SITE PLAN

UNITS

MOTI RESIDENCY
PHASE-II TOWER E

2 BHK + 2TOILET + STORE

MOTI RESIDENCY
PHASE-II TOWER H

3 BHK + 3TOILET + STORE

Note: • Cheques / Pay Order/ Bank Draft / Digital Payment to be Issued in favour of **"Techman Buildwell Pvt. Ltd." LICHFL Escrow A/C : No. 00030350022930** payable at New Delhi only.
- All payment must be made by Cheque / Pay Order / Demand Draft / Digital Payment only. No payments shall be acceptable in cash.
- The flat booking price shall be firm.
- Price and Schemes are subject to change without any prior notice, at the sole discretion of the company. Price prevailing on the date of booking acceptance shall be applicable.
- The area of flats being allotted is Super Built-up area including Covered area / Built-up area plus proportionate share of services and common areas as described in the Application Form and the Flat Allotment Letter.
- All building plans, layouts, specification are subject to change/ modification or revision as decided by the Company /Architect or any other competent authority.
- The terms and conditions of sale stated herein are only indicative and are subject to detailed terms and conditions in the Application Form and Flat Allotment letter.
- Stamp duty, Registry Expenses, GST and Electricity meter and other applicable Government & GDA Charges & Statutory Levies, if any, will be charged extra and are to be borne by the customer.
- Moti Residency Phase-II, Tower E (RERA Regd. No. UPRERAPRJ2600), Moti Residency Phase-II, Tower H (RERA Regd. No. UPRERAPRJ3010)
- Project Financed from LICHFL.

TECHNICAL SPECIFICATION

Specific Specification

Flooring	Drawing/Dining/ Bedrooms	Vitrified tiles or equivalent flooring.
	Balconies	Anti-skid Ceramic Tiles.
	Staircase and Common passage	Kota stone / Baroda Green Marble.
Toilet	Flooring	Anti-skid Ceramic Tiles.
	Walls	Ceramic tiles upto 7 ft. high.
	Fittings	Hot & Cold water supply (without geyser) with CP fitting of Standard make/ reputed make Shall be provided.
	Sanitary ware	Pastel vitreous ceramic sanitary ware of reputed makes.
Kitchen	Platform	Working platform in Granite top with single bowl Stainless steel kitchen sink.
	Walls	2 feet ceramic tiles above working platform.
	Flooring	Anti Skid Ceramic Tiles/verified tiles or equivalent flooring
	Fittings	Hot and Cold water supply (without Geyser) with CP Fittings of Standard make

Note:
- Colour and Design of tiles may change subject to availability and discretion of the company or any other competent authority.
- Variation in colour / texture of vitrified tiles, marbles, granite and wood / wooden products may occur.

Facilities Specification

Power backup**	Power back-up for all individual Flats. Monthly running cost of the Power back-up shall be payable extra.
Television & Telephone Lines	Television points in all Bedrooms and Drawing / Dining rooms, Telephone points in master Bedroom and Drawing/ Dining rooms.
Fire fitting arrangements	Modern Fire fitting arrangements / systems as per prescribed norms.

General Specification

Structure		Earthquake Resistant RCC framed structure with infill brick wall.
Finishes	Internal walls	All walls Plastered and painted with Emulsion in pleasing shades.
	External walls	Exclusive finish in texture paint / cement base paints.
	Ceiling	Painted with Emulsion White Colour.
	Plaster of Paris	Cornices in all Bed / Drawing / Dining rooms.
Windows	Shutters	Good quality seasoned hard wood glass Shutters only.
	Door frame	Good quality seasoned hard wood.
Doors	Internal Doors & Main Entrance Door	Flush Shutter Doors painted with satin enamel paint. Internal bedroom & main entrance doors shall have CP mortise locks of standard/reputed make.
Electrical		Copper wiring in concealed PVC conduits. Modular switches for light and power points of standard /reputed make.

Fixtures

- Fans of reputed make in all Bedrooms and Drawing/Dining rooms.
- Single C.F.L. light in each Bedroom and Drawing / Dining room, Kitchen and Toilets.
- Exhaust fan in Master Bed toilet.
- Cup Boards in Bedrooms.
- Semi Modular Kitchen cabinets (As per Designed by Architect)
- Entrance iron jali door.
- Chimney in Kitchen. Individual R.O. in Kitchen.

** On Extra Payment

LOCATION PLAN
(Not to Scale)

A symbol of Perfection, Reliability & Excellence

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A-20/21 Moti Kunj,
Mathura, U.P. - 281002
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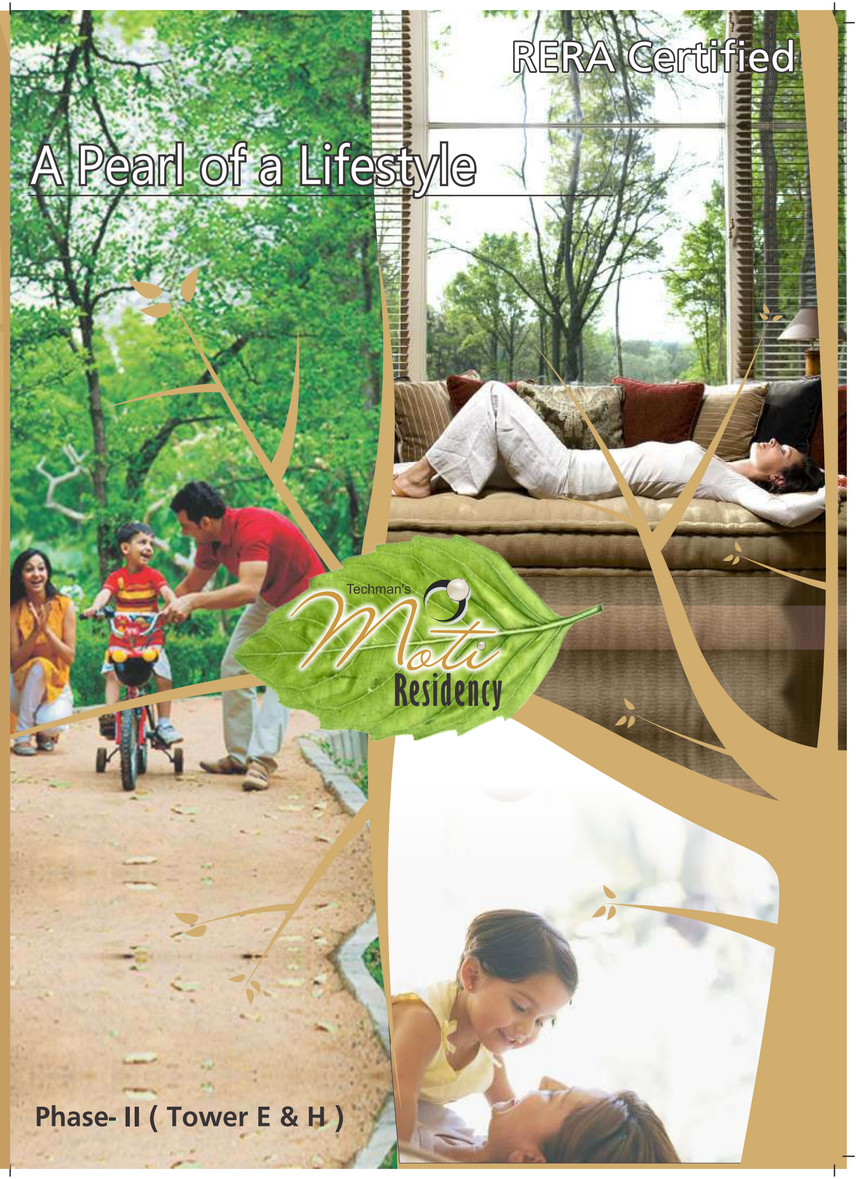
"This brochure is purely conceptual and not a legal offering. Further the Promoters/Architects reserve the right to add/delete any details/specification/ elevation mentioned if so warranted by the circumstances."



Techman's

Moti Residency

Come!
Where Life Blooms

Home at Moti Residency, where you treasure every moment, captivate happiness, pamper yourself...where freedom is not just a word but a feeling. Where you relax, unwind and rejoice life. It's a place where your dreams are realized and you just want to be yourself.

Stay !
Where Attitude Reflects

Techman's Moti Residency is such a habitat where you live with style and pride. Created amidst the sprawling Greens, these modern homes are positioned in Ghaziabad, well-connected with Delhi and NCR. Moti Residency is surrounded by:

- Excellent Metro connectivity through metro station in rajnagar extension.
- 10-15 minutes drive from Delhi border through elevated road (Presently under construction)
- Excellent connectivity to Delhi, Ghaziabad & Meerut through proposed rapid rail from Guldhar & Duhai railway Stations at 10 minutes drive.
- Proposed International Cricket Stadium in Rajnagar Extension.
- Free hold rights.
- Free from Air, Water and Noise pollution.
- Reputed schools like D.P.S. & Modern within 5 minutes drive.
- Engineering and Management Institutes nearby.

Step in!
Where Features Fascinate

Moti Residency possesses a host of fascinating features like

- Swimming Pool.
- Splash Pool for Kids.
- GYM.
- Commercial Complex
- Jogging Track.
- 24 Hour Security.
- Power Backup.
- Adequate Car Parking Space.
- Leisure Sitting Area.
- Intercom Facilities.
- Game Zone.
- Rest Room
- Multi Purpose Hall.

MOTI RESIDENCY
Phase- II, Tower E
2BHK+ 2TOILET+ STORE
SUPER AREA - 975 Sq. ft./90.57 Sq.mt.

TYPICAL FLOOR ENTRY

MOTI RESIDENCY
Phase- II, Tower H
3BHK+ 3TOILET+ STORE
SUPER AREA - 1410 Sq. ft./130.99 Sq.mt.

SECOND & THIRD FLOOR ENTRY

MOTI RESIDENCY
Phase- II, Tower H
3BHK+ 3TOILET+ STORE
SUPER AREA - 1410 Sq. ft./130.99 Sq.mt.

FOURTH FLOOR & ONWARDS ENTRY