

FLOOR PLANS

**MOTI RESIDENCY
Phase-II, Tower H**
3 BHK + 3 TOILET + STORE +
UTILITY BALCONY WITH KITCHEN
SUPER AREA - 1110 Sq. Ft. 111.39 Sq.mt.



THIRD FLOOR & ONWARDS

**MOTI RESIDENCY
Phase-II, Tower E**
2 BHK + 2 TOILET + STORE +
UTILITY BALCONY WITH KITCHEN
SUPER AREA - 715 Sq. Ft. 86.57 Sq.mt.



FIRST FLOOR & ONWARDS

**MOTI RESIDENCY
Phase-II, Tower H**
3 BHK + 3 TOILET + STORE +
UTILITY BALCONY WITH KITCHEN
SUPER AREA - 1415 Sq. Ft. 131.33 Sq.mt.



FIRST & SECOND FLOOR

TECHNICAL SPECIFICATIONS

| | | |
|----------|------------------------------|---|
| FLOORING | Drawing/Dining/Bedrooms | Verified tiles or equivalent flooring |
| | Balconies | Anti-skid Ceramic Tiles |
| | Staircase and Common passage | Water Resistant Green Marble / Tiles (Common passage) |
| TOILET | Flooring | Anti-skid ceramic tiles |
| | Walls | Ceramic tiles upto 7' E. height |
| | Fittings | CP fittings of standard make (Without geyser) |
| | Sanitary ware | Painted vitreous Ceramic sanitary ware of Standard make |
| KITCHEN | Platform | Working platform in Brandeis Green Granite top with single level Stainless Steel kitchen sink |
| | Walls | 2 feet ceramic tiles above working platform |
| | Flooring | Anti Skid Ceramic Tiles / Verified tiles or equivalent flooring |
| | Fittings | CP fittings of Standard make (with/without geyser) |

EXCLUSIVE FIXTURES

- * Wardrobes in all bedrooms.
- * Modular Kitchen.
- * Fans of standard make in all Bedrooms & Drawing / Dining rooms.
- * LED Tube Lights in all Bedrooms and Drawing / Dining Rooms, Kitchen, Toilet & Store.
- * Intercom Facility.
- * Texture Paint in one wall of Drawing Room.

FACILITY SPECIFICATIONS

| | |
|----------------------------|--|
| Power Back Up** | Adequate power backup for all individual flat plus common areas including lift. Monthly running cost of the power backup shall be payable extra. |
| Fire Fighting Arrangements | Fire fighting arrangements / systems as per prescribed norms. |

GENERAL SPECIFICATIONS

| | |
|----------------|--|
| Structure | Earthquake Resistant RCC framed structure with AAC Brick/Fly Ash Brick. |
| Internal Walls | All walls plastered & painted with emulsion in pleasing shades. |
| External Walls | Exclusive finish in texture paints / cement base paints. |
| Ceiling | Painted with emulsion white colour. |
| Windows | Good quality screened hand wood glass windows shutters. |
| Doors | Flush shutter doors painted with wood natural paint. |
| Electrical | Copper wiring in concealed PVC conduits. Standard switches for light & power points. |

NOTE:

- Colour and design of this may change, subject to availability and discretion of the company.
- Variation in colour / texture of verified tiles, marble, granite and wood / woods products may occur.
- ** On-site Payment.



Corporate Office

Techman Buildwell Pvt.Ltd., G-1354, Chitranjan Park,
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Email: sales@techmangroup.in
Web: www.techmangroup.in

Site Office

Moti Residency Village Motta,
Raj Nagar Extension, NH-58, Ghaziabad, U.P.
Mobile: No. 8585 983 983, 9711623499

RERA Registration No. (Tower E) - UPRERAPR2600 & (Tower H) - UPRERAPR2010

These images do not constitute an offer of any real estate project. The developer has managed the project land with LICHEL and NOC can be provided as and when needed. ** Prices exclude stamp duty registration, statutory charges, club charges, P.C. zone rent and taxes. The fixtures, accessories, paintings, items, electronic goods, additional fittings / fittings decorative items, tile cutting including finishing materials, specifications, shades, sizes and color of the tiles, etc. shown in the image are only indicative and are only for the purpose of illustrating / indicating a concept and do not form part of the standard specifications mentioned. Legal offering is through Official website. For the project is www.techmangroup.in. Please do not rely on any other website. T & C Apply.



A symbol of Perfection,
Reliability & Excellence

Techman's
Moti

Residency Phase II
(Tower E, Tower H)

RAJ NAGAR EXTN., NH-58, GHAZIABAD (DELHI/NCR)

AFFORDABILITY. CONNECTIVITY. GREENERY. PROXIMITY. QUALITY LIVING



RERA REGN NO.

Project Name: Moti Residency Phase II (Tower E) - UPRERAPR2600

Project Name: Moti Residency-Phase II (Tower H) - UPRERAPR2010

Project Financed by LICHEL

All payments should be made in favor of "TECHMAN BUILDWELL PVT. LTD LICHEL ESCROW A/C

No.0003050022930" payable at Delhi.

PANCHTATVA

It is said that humans are made of five elements. Fire, Water, Earth, Air and Sky when come together, they create the life. Similarly, when Affordability, Connectivity, Greenery, Proximity and High Living Quality come together, they create the Pearl amidst the concrete jungle.

Moti Residency is one such project which is lively and boasts the five basic elements of real estate. The five 'Tatvas' which make Moti Residency a special residential project in its category are Affordability, Connectivity, Greenery, Proximity and High Living Quality.

WHAT YOU GET AT MOTI RESIDENCY

HIGH LIVING QUALITY

We understand that every inch of the space matters. It is, therefore, that we have designed the project in such a way that every unit boasts space and aesthetic quotient. At Moti Residency, every residents' living standards get escalated, having more power to design and decor the interior in their own way.

AFFORDABILITY

Unique and customized payment plans crafted with a purpose to unburden the customers, make the project affordable in true sense.

CONNECTIVITY

Moti Residency is at a 5-minutes drive from NH-58, and is smartly connected through other means of transportation. The proposed stoppage stations of Delhi – Meerut RRTS (Rapid Rail Transit System) at Guldhar & Duhai lies within 2 to 2.5 Kms.



GREENERY

A well-planned project with dedicated green areas not only enhances the greenery, it also adds to the overall beauty. More so, a several acres of green in front of Moti Residency ensures the peace and serenity to its residents.

PROXIMITY

Moti Residency is in proximity to the proposed international cricket stadium, hindon river (Raj Nagar Extn.) metro station, eastern peripheral road etc. It is also closely surrounded by schools of global standards, hospitals and healthcare centres and other necessary amenities.

FREE FLOW CONNECTING ROADS & RAIL SYSTEM



Delhi-Meerut Super Expressway
5 to 7 Min. Drive



Elevated Road from U.P Gate to Raj Nagar Extn.
7 to 8 Min. Drive



Eastern Peripheral Road from site location
3 to 4 Min. Drive



Hindon River (Raj Nagar Extn.) Metro Station
3 to 4 Min. Drive



Proposed RRTS Stops at Guldhar and Duhai only 2 km (Approx.) away
4 to 5 Min. Drive



Several acres of green in front of the project



Proposed Cricket stadium just 5 mins away from the project



DPS & Modern School 5 Min. away from the project



Multi Speciality Hospital available in the locality



AMENITIES

A) Swimming Pool I B) Entrance I C) Children's Play Area I D) Retail Shops I E) Green Lawn I F) Club I G) Reserve Parking Space I H) School

- 2 BHK + 2 Toilet + Store + Utility Balcony with Kitchen
- 3 BHK + 3 Toilet + Store + Utility Balcony with Kitchen

ALL KINDS OF FACILITY IN NEARBY LOCATIONS



7 Minutes from Delhi (UP Gate) 9 Minutes from NOIDA sector 63 15 Minutes from Akshardham Temple