# FLOOR PLANS

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




THIRD FLOOR & ONWARDS ENTRY

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




FIRST & SECOND FLOOR ENTRY

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




FIRST FLOOR & ONWARDS ENTRY

## TECHNICAL SPECIFICATIONS

| | | |
|---|---|---|
| FLOORING | Drawing/Dining/Bedrooms | Vitrified tiles or equivalent flooring |
| | Balconies | Anti-skid Ceramic Tiles |
| | Staircase and Common passage | White/ Bansda Green Marble / Tiles (Common passage) |
| TOILET | Flooring | Anti-skid ceramic tiles |
| | Walls | Ceramic tiles upto 7 ft. hight |
| | Fittings | CP fittings of standard make (Without geyser) |
| | Sanitary ware | Pastel vitreous Ceramic sanitary ware of Standard make |
| KITCHEN | Platform | Working platform in Bansda Green/ Granite top with single bowl Stainless Steel kitchen sink |
| | Walls | 2 feet ceramic tiles above working platform |
| | Flooring | Anti Skid Ceramic Tiles/ Vetrified tiles or equivalent flooring |
| | Fittings | CP fittings of Standard make (without geyser) |

## FACILITY SPECIFICATIONS

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

## GENERAL SPECIFICATIONS

| | | |
|---|---|---|
| Structure | | Earthquake Resistant RCC framed structure with AAC Block/Fly Ash Brick. |
| Finishes | 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 seasoned hard wood glass windows shutters |
| Doors | | Flush shutter doors painted with satin enamel paint |
| Electrical | | Copper wiring in concealed PVC conduits, Standard switches for light & power points |

## 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.

## NOTE:

Colour and design of tiles may change, subject to availability and discretion of the company
Variation in colour / texture of vitrified tiles, marbels, granite and wood / wooden products may occur
** On extra Payment.

**RERA REGN NO.**
Project Name: Moti Residency Phase II (Tower E) - **UPRERAPRJ2600**
Project Name: Moti Residency- Phase II (Tower H) - **UPRERAPRJ3010**
**Project Financed by LICHFL**
All payments should be made in favor of "**TECHMAN BUILDWELL PVT. LTD LICHFL ESCROW A/C No.000303500229 30**" payable at Delhi.

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A symbol of Perfection, Reliability & Excellence


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Raj nagar Extension, NH-58, Ghaziabad, U.P.
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RERA Registration No. (Tower E) - **UPRERAPRJ2600** & (Tower H) - **UPRERAPRJ3010**
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Techman's
# Moti
**Residency Phase II**
**(Tower E, Tower H)**

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

## AFFORDABILITY. CONNECTIVITY. GREENERY. PROXIMITY. QUALITY LIVING



Techman's Moti
Residency Phase II
(Tower E, Tower H)
RAJ NAGAR EXTN., NH-58, GHAZIABAD (DELHI/NCR)

# 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 acers 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

ALL KINDS OF FACILITY IN NEARBY LOCATIONS






### AMENITIES

A) Swimming Pool I B) Enterance 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




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