

Techman's

Moti
city

1/2/3 BHK APARTMENTS
MODI NAGAR GHAZIABAD

A well acclaimed realty
with ultra affordability



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city
1/2/3 BHK APARTMENTS
MODI NAGAR, GHAZIABAD

*An ideal location to
enliven dreams*

“Smart homes for smart people, who always go for value for money”

Moti City is strategically located at main 200 ft. wide “Modi Nagar- Hapur” highway at a very short distance from NH-58 giving easy approach to Delhi, Noida & Old Ghaziabad City.

A beauty to behold, Moti City is well-designed residential project that offers 1, 2 and 3 bedroom comfort-rich homes in fully-developed campus.

The layout and the exterior of the project is planned to incorporate aesthetics, quality, strength, utility and value. The interiors of the project are pepped up by excellent architectural inputs and space.

These vastu compliant and earthquake resistant apartments are second to none on the count of quality and strength. With a score of other features meant to zest up living, life at Moti City is really blissful.

Crucial Distances:

From	To	Distance (In Kms)
Anand Vihar, ISBT(New Delhi)	RAJ CHOUPALA, Modinagar	37.2
Dilshad Garden Metro Station (New Delhi)	RAJ CHOUPALA, Modinagar	34.8
Noida Sector -62	RAJ CHOUPALA, Modinagar	35.3
Navyug Market Bus Station	RAJ CHOUPALA, Modinagar	24.7
Bus Stand, Modinagar	Moti City	3.1
Railway Station, Modinagar	Moti City	3.2

-Source Google Maps



Modern living space amid rich green landscape

Moti City is well-endowed residential project that has all the elements for open and airy living overlooking manicured green spans spread within as well as outside the campus. The landscape facilitates lawns, parks, children's play area and jogging tracks. Much of the nearly 70% open space of the project is invested in increasing its green beauty, that too, in such a way as it gives you company forever offering the same freshness to mind and soul day in day out.





Amenity galore to enrich life

Specially crafted places for all age groups greet in the premises making life easy and full of freedom. Decked up with open area and beautiful landscaped lush green areas, the fully secured gated Group housing society has a lineup of features to enrich life. There is space for plenty of sports and leisure activity.

Amenities that make Moti City special:

Swimming Pool • Kids Play Area • Club, Jogging Tracks & Parks • Nursery School • 100% Power Backup • Round-the-clock Water Supply • 24 hour Security • Adequate Car Parking Space, etc



Surrounded by a whole metropolis facilities

The 'second fastest developing city of the world', Ghaziabad is attractive for industrial setups, educational institutes and to home buyers for premium location, connectivity through public transport yet at reasonable prices.

Important Facilities: Bus-stand • Railway Station • Proposed RRTS Station • Hospitals • Community markets • Schools • Engineering & Management colleges • Restaurant & Hotels • Temples all within a periphery of 2-3km from Moti City.





LEGEND

- 1 Entry/Exit
- 2 Commercial
- 3 Landscaped Green
- 4 Swimming Pool
- 5 Half Basket Ball Court
- 6 Car Parking
- 7 Badminton Court
- 8 Mazze
- 9 Skating Rink
- 10 Children's Play Area
- 11 Amphitheatre
- 12 Hard Landscape
- 13 Club House
- 14 Primary School

Site Plan



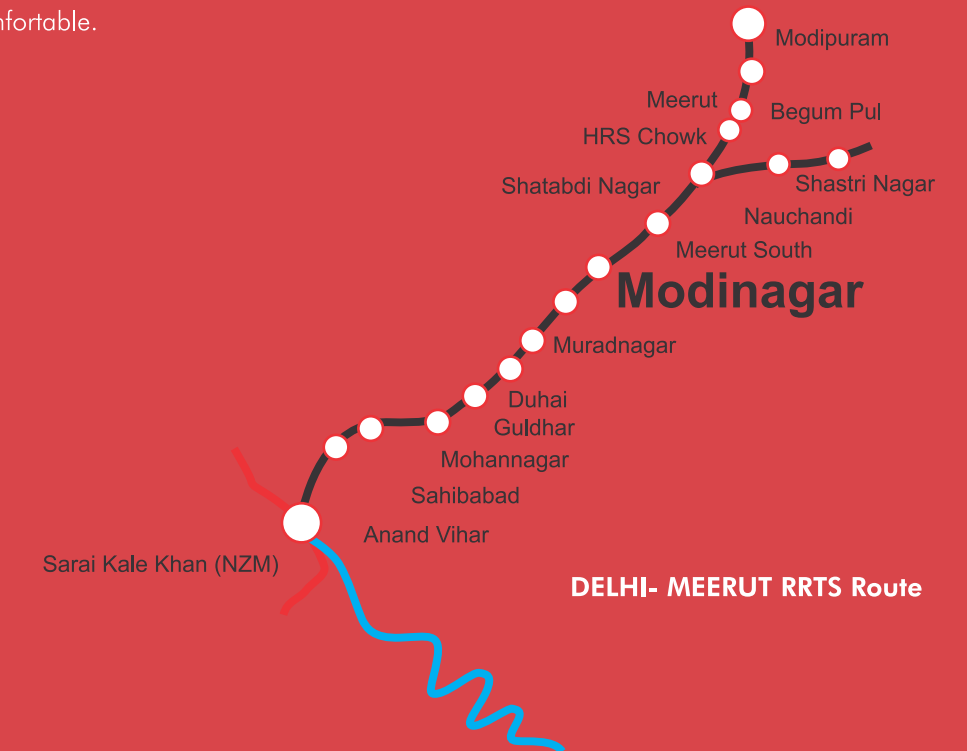
RRTS-

*facilitating easy commuting
between home and workplace*

The Rapid Rail Transit System (RRTS) proposes to set up a dedicated track with a modern communication system and affordable fares to enable high speed commuting experience between Delhi and Modi Nagar. This enables the goal to reduce dependence on road based transportation and facilitates the ease of selecting workplace in the downtown while having residential space in the city of your choice. The combination of road-cum-rail transport system including Metro makes transport between Modi Nagar and the other parts of Delhi NCR very fast and comfortable.

Besides RRTS, other public transports are also available viz....

- Existing strong network of daily Chartered bus service from Modi Nagar to Delhi, Noida etc. and back.
- Continued availability of buses & 8 seaters Autos from Modi Nagar to Mohan Nagar, Sahibabd and Vaishali metro station.
- Local train/ EMU connectivity from Modi Nagar to Ghaziabad City at frequent intervals.





A Dream city to delight citizenry

Choicest residences, renowned educational institutions, shopping complexes, up-to-date sports facilities, reputed healthcare institutions, leisure places and green environment to breathe fresh, yes you have arrived at Modinagar, a well developed city just 40 minutes drive from Delhi border.

Modinagar is blessed with peace. You can feel it in the air. The warm hospitality endears you everywhere. This is the perfect place to make your home and give your children pollution-free and peaceful surroundings to grow. Live closer to your roots and still be an integral part of the fast expanding NCR. **You might have dreamt of it. Now you can own it.**



Topic	Modinagar	Other new developing Group housing belts
Developed township with greenery	Already a fully developed township, self contained yet green	Only Buildings/Flats, No Greenery, No fresh air
Basic Infrastructure	Schools, Hospitals, Colleges, Shops, Market etc already exists with in 2-3km from Moti City; therefore easy to educate, protect, develop your child and enjoy your living	In the initial period No Schools, Hospitals, Colleges, Shops, Market etc within 5-6km
Transport	Very good, affordable and easy accessible pubic transport facilities either via Road (NH-58) or Rail (RRTS & Railway) and daily need autos buses etc also accessible through nearby places	No public transport available in the beginning.
Market	Shops for daily needs are already existing in close vicinity. at reasonable rates.	No market, no shops, etc for daily needs within 5-6 km in the initial period that too costly.

Expertise *in* excellence



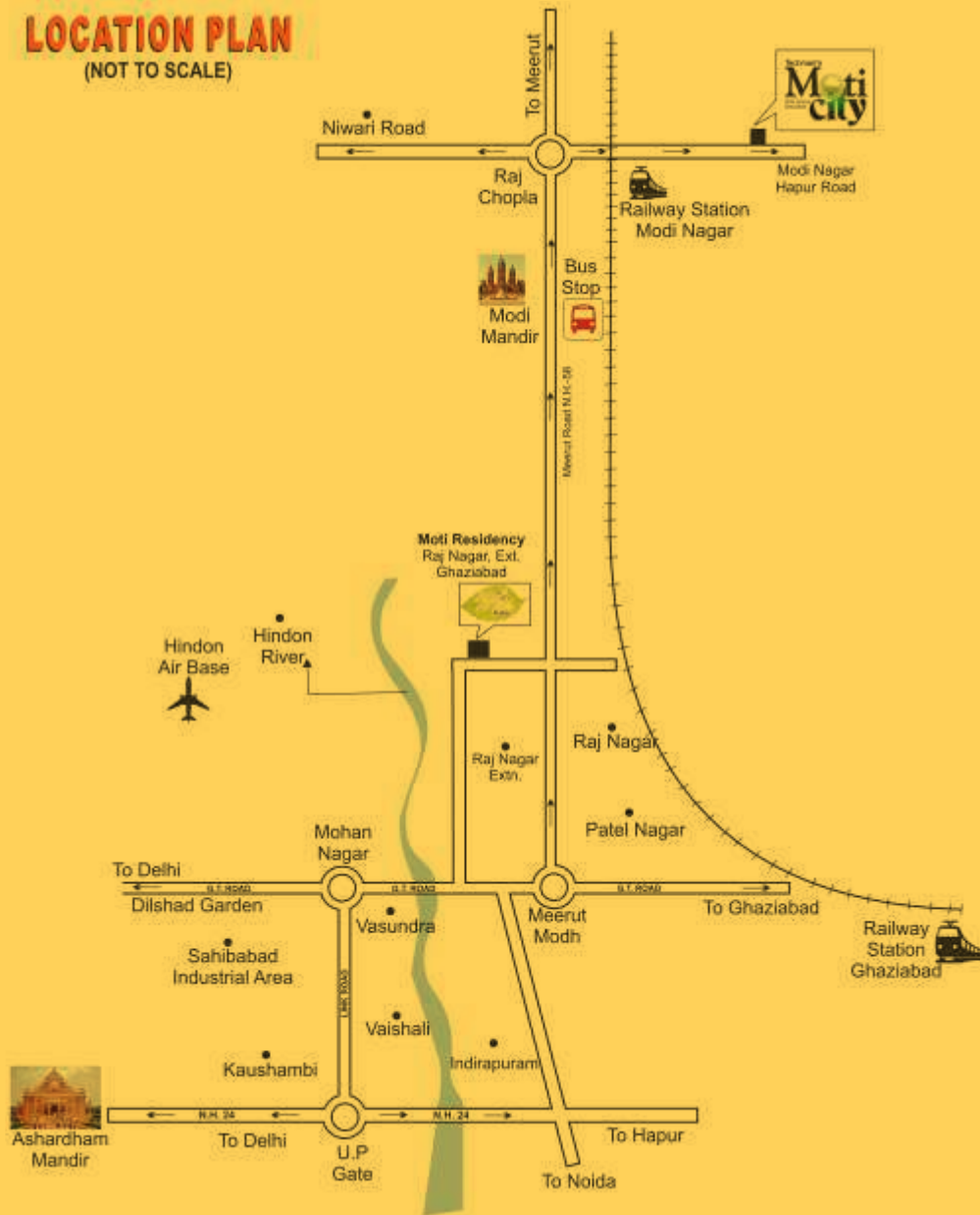
A symbol of Perfection,
Reliability & Excellence

Techman Buildwell is founded by Mr. Vishwa Nath Agrawal, the Chairman & Managing Director of the company. He is Civil Engineering graduate from IIT with a post graduation in Structural Engineering from the same institute. His uncompromising bent for quality, discipline and excellence is the hallmark of the entire group and the same reflects in every project irrespective of size and price. The Group has already executed and plotted residential developments spread over an area of approx 11,00,000 sq. mtrs., commercial of about 1,00,000 sq. mtrs. (approx.) area, and built-up housing of about 2,00,000 sq. ft. area in Mathura, Agra, Ghaziabad and Delhi.

Executed Projects

Moti Residency – Phase I	: Rajnagar Ext., Ghaziabad
Moti Apartments – I to XII	: Vaishali, Ghaziabad
Moti Apartments – XIV to XX	: Indrapuram, Ghaziabad
Dev Karan Moti, Commercial Complex	: New Delhi
Moti Manzil, Commercial Complex	: Mathura
Nilgiri Apartments	: Mathura
Himgiri Apartments	: Mathura
Techman's Independent Villas	: Mathura
G.M Sarrafa, Commercial Complex	: Mathura
Moti Kunj, Residential Township	: Mathura
Moti Kunj Extn, Residential Township	: Mathura
Chandanvan- Phase I	: Mathura
Chandanvan- Phase II	: Mathura
Moti Enclave, Residential Township	: Mathura
Techman City, Residential Township	: Mathura
Techman City – Phase I, II, III	: Mathura
Karmyogi Nagar, Residential Township	: Mathura
Krishna Kunj, Residential Township	: Mathura
Moti Nagar, Residential Township	: Mathura
Karmyogi Enclave, Residential Township	: Agra

LOCATION PLAN (NOT TO SCALE)



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MODI NAGAR GHAZIABAD



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Branch Office: A-20/21 Moti Kunj, Mathura, U.P. - 281002, Ph.: 0565-2407550

Moti Residency, Raj Nagar Extension, Vill. Morta, Ghaziabad Ph.: 09650011989

