





The image(s) displayed is only an artistic impression and purely conceptual and constitutes no legal offering.

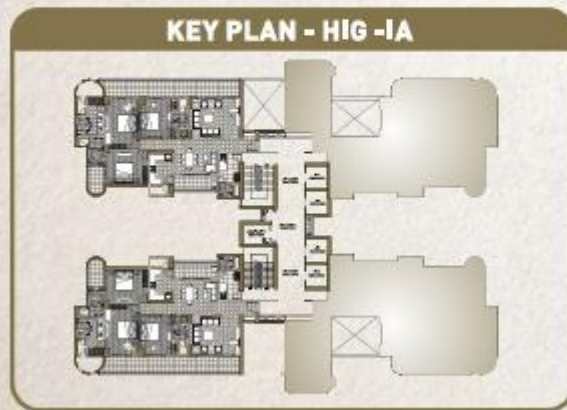


The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. Site area = 99,764 sq. ft.



Layout Plan

- | | |
|-------------------------------------|--|
| 1. Entry & Exit with Security cabin | 14. Seating Pitstop |
| 2. Entrance Plaza | 15. Party Lawn |
| 3. Drop off Court | 16. Water Feature With Sculpture |
| 4. Club House Drop off | 17. Multipurpose/Activity Garden With Water Body |
| 5. Palm Garden | 18. Seating Area |
| 6. Tree Lined Garden | 19. Toddler Area |
| 7. Swimming Pool | 20. Aromatic Garden |
| 8. Kid's Pool | 21. Half Basketball Court |
| 9. Skating Rink | 22. Jogging Track |
| 10. Children's Play Park | 23. Cycling Track |
| 11. Toddler Play Area | 24. Reflexology Path |
| 12. Palm Island | 25. Healing Garden |
| 13. Youth Corner | 26. Tennis Court |



Balcony
1835 mm
6'-0" wide

M. Toilet
2780X1130
9'-2"X7'-0"

Dresser
1650X1650
5'-5"X5'-5"

M. Bedroom
3350X3465
11'-0"X11'-3"

Passage
1300 X 3465
4'-0"X 11'-5"

Balcony
1835 mm
6'-0" wide

Toilet
1525X1435
5'-0"X4'-8"

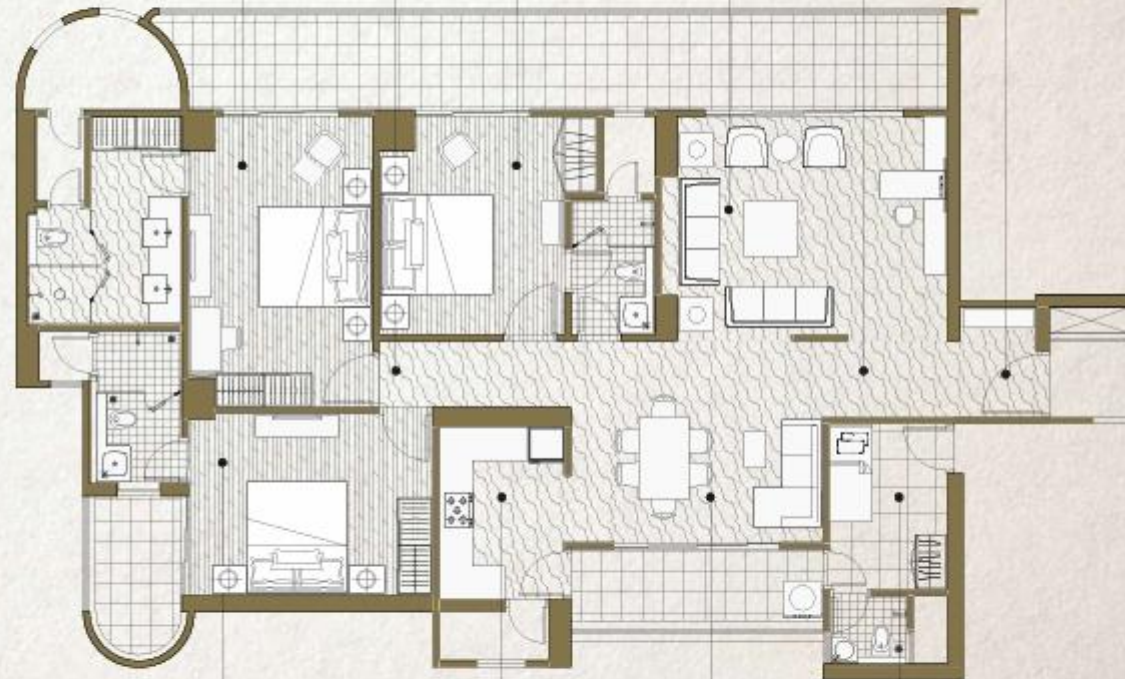
Bedroom
3350X3950
11'-0"X13'-0"

Balcony
1835 mm
6'-0" wide

Double Height
Living Room
5060 X 3950
16'-7" X 13'-0"

Passage
2470 X 1390
8'-1" X 4'-7"

Entrance
1390 X 1000
4'-7" X 3'-2"



Bedroom
4455X3350
14'-6"X11'-0"

Toilet
1525X1435
5'-0"X4'-8"

Balcony
1775 mm
5'-10" wide

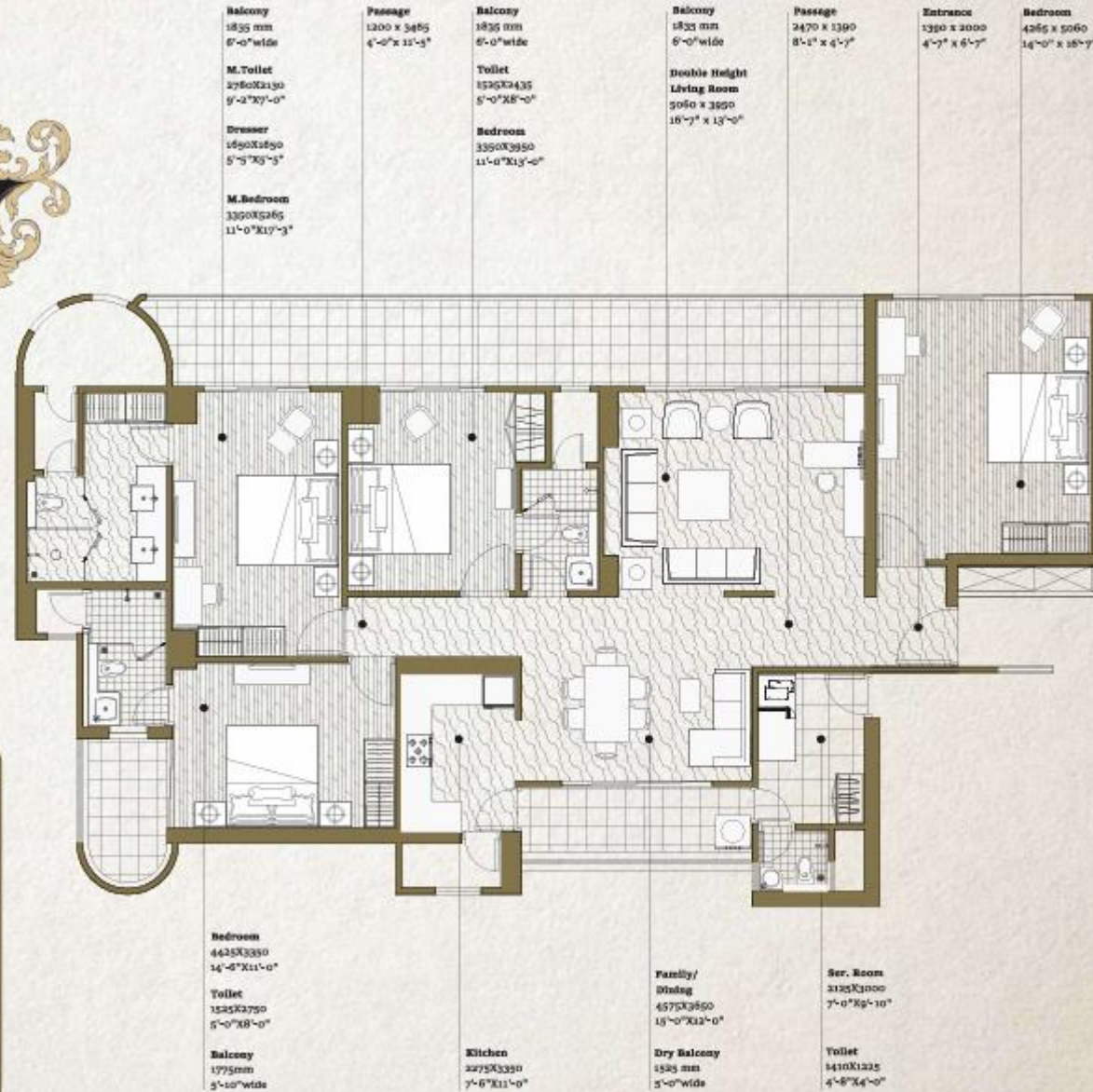
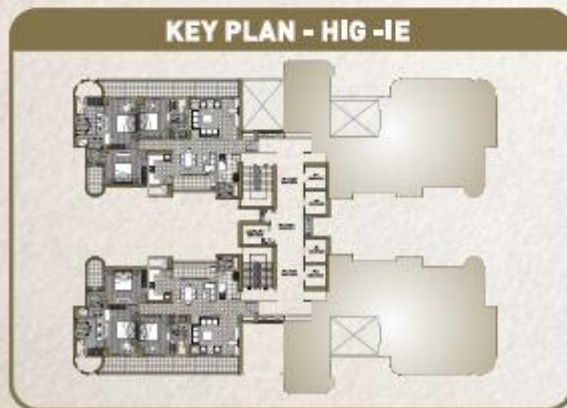
Kitchen
3275X3350
7'-6"X11'-0"

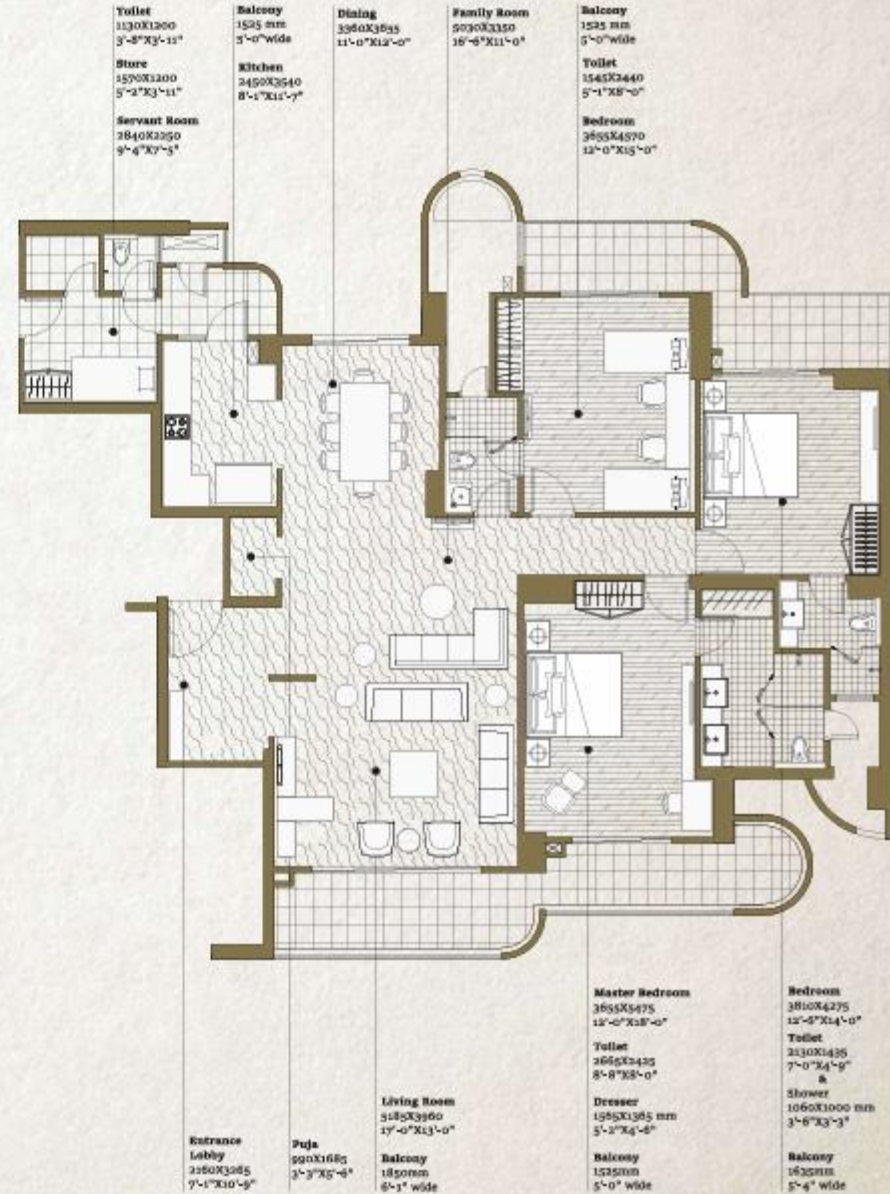
Family/
Dining
4575X3950
15'-0"X13'-0"

Dry Balcony
1525 mm
5'-0" wide

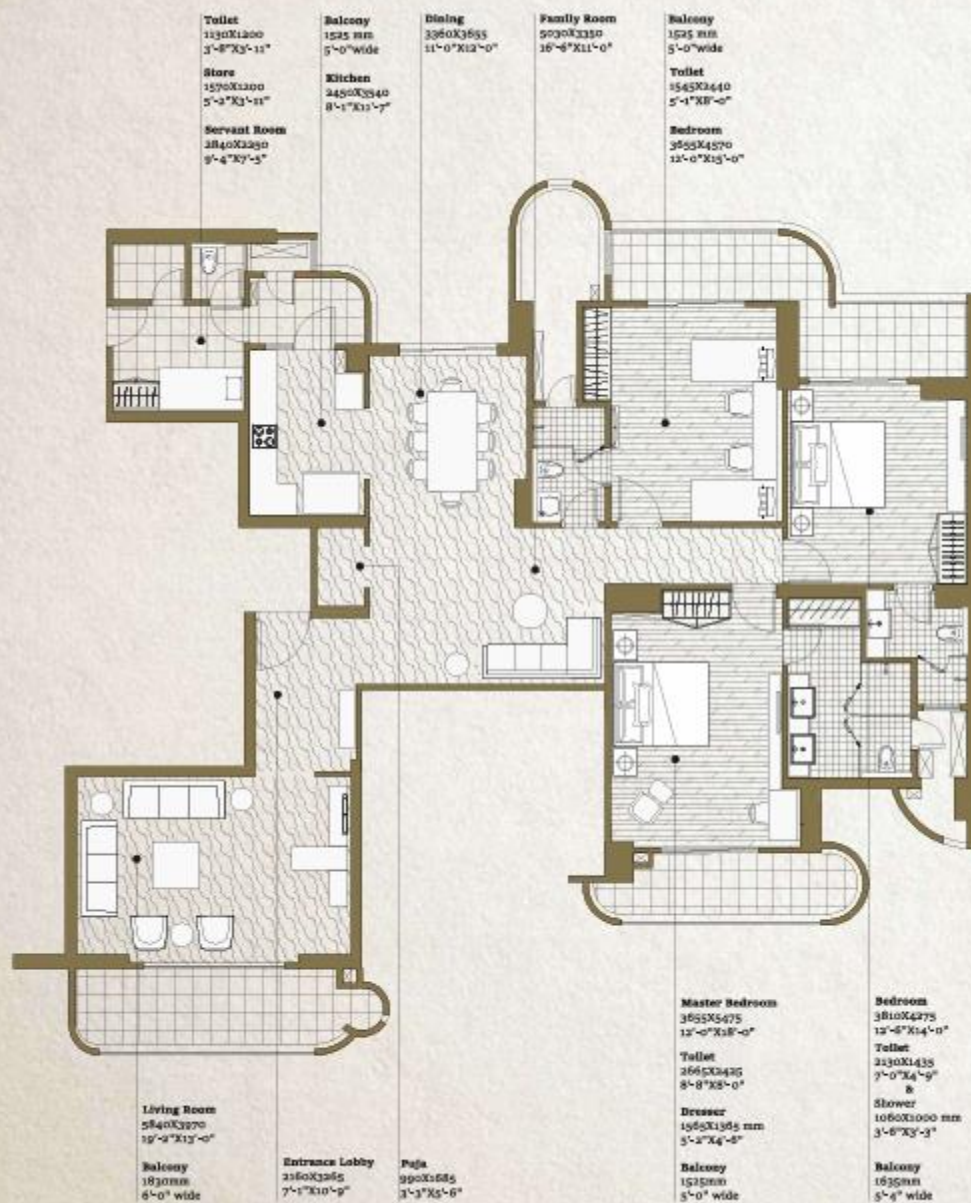
Ser. Room
2125X3000
7'-0"X9'-10"

Toilet
1410X1225
4'-6"X4'-0"

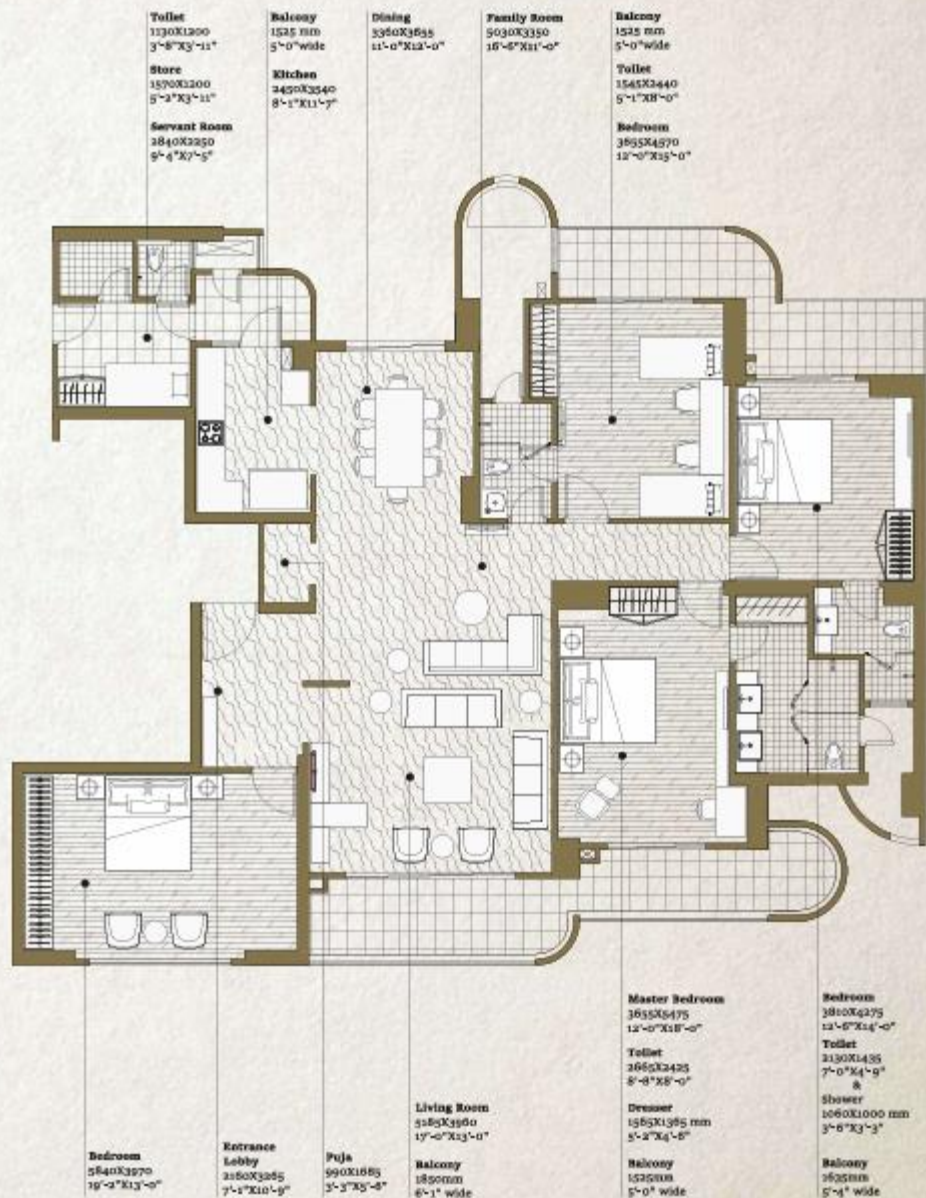


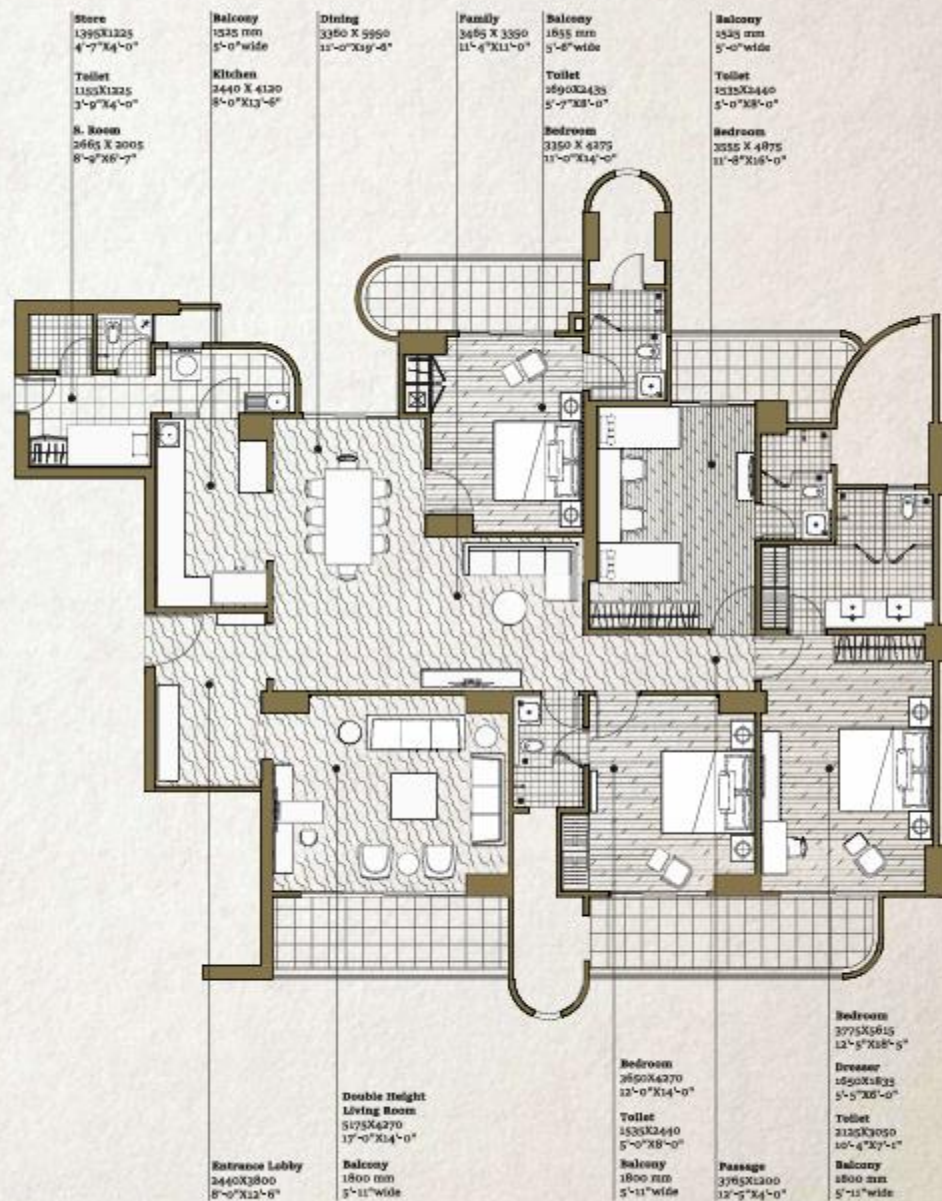
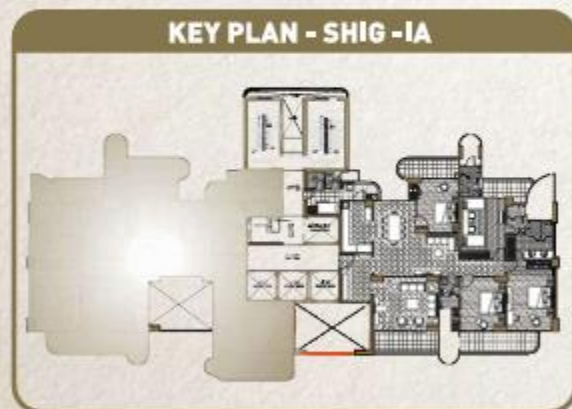


The depiction of images of layout and fixtures as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and fixtures as mentioned from the website of RIBA and/or from the office of the Developer. 15q. mtr. = 161.794 sq. ft.
The dimensions are given in millimeters (including skirting thickness).

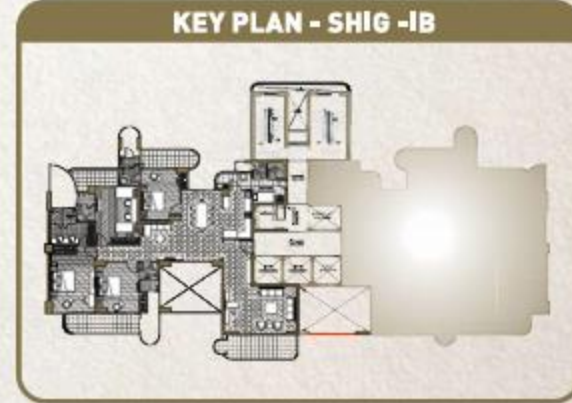
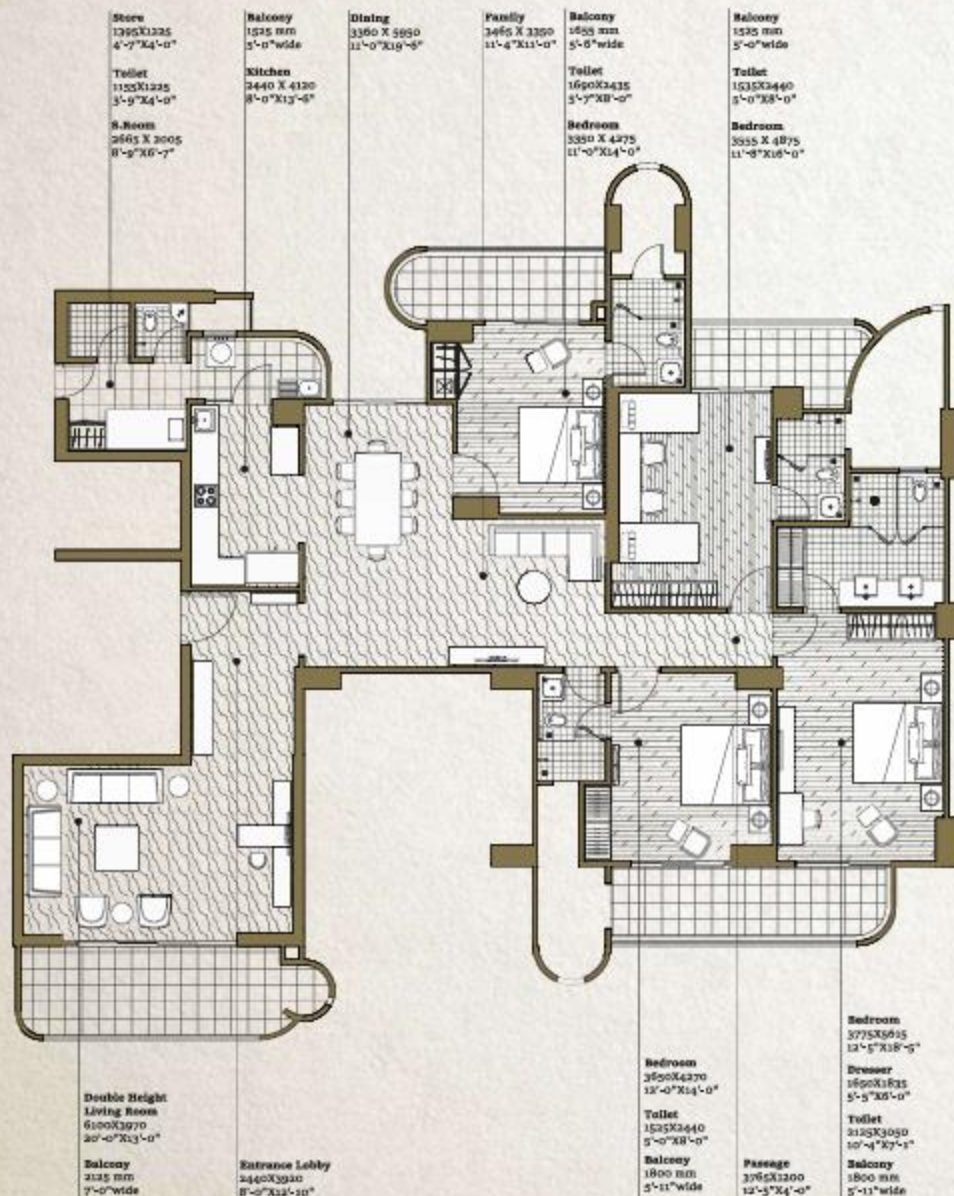


The depiction of images of layout and furniture as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and furniture as mentioned from the website of RERA and/or from the office of the Developer. Sq. mt. = 11.764 sq. ft.

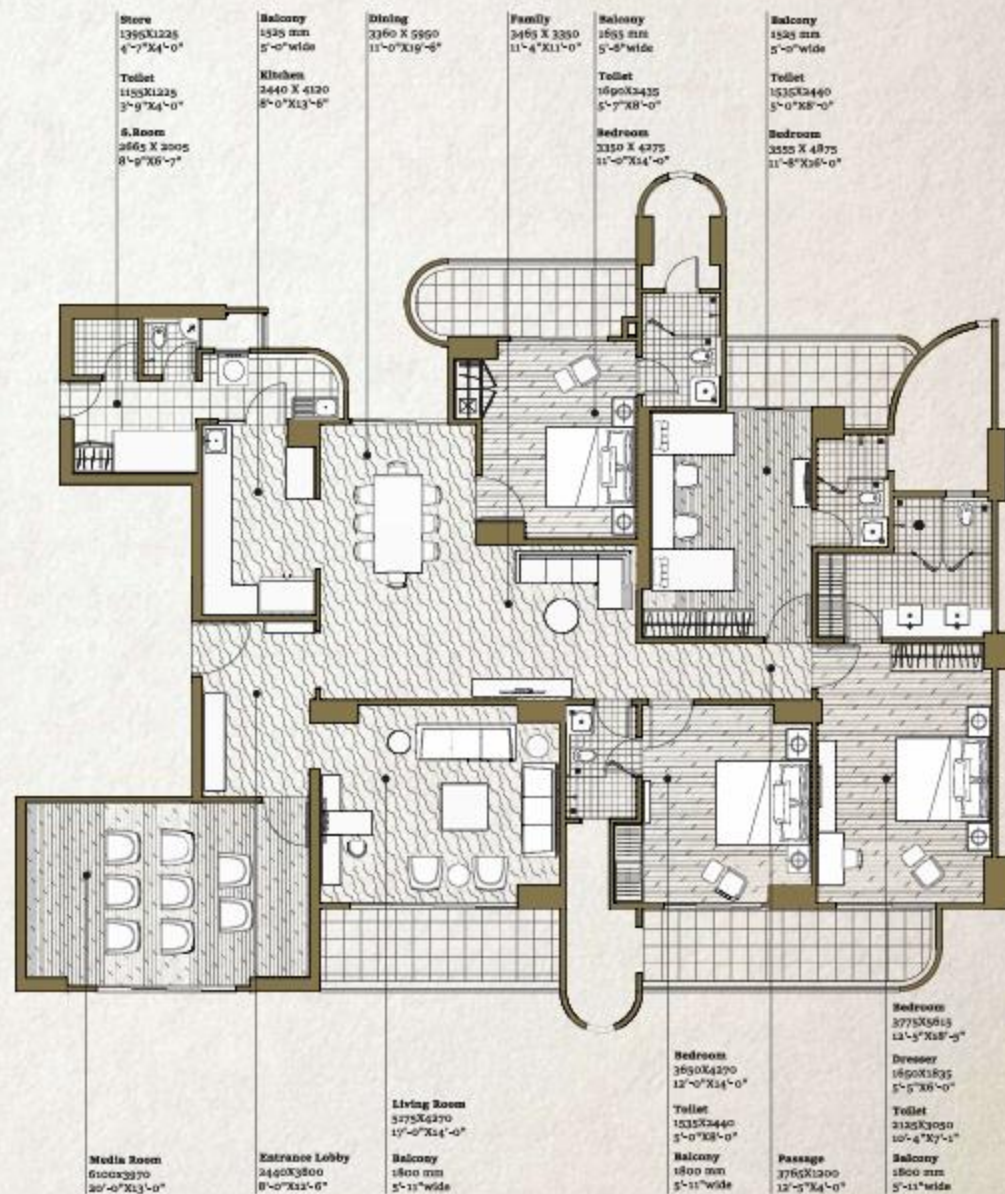




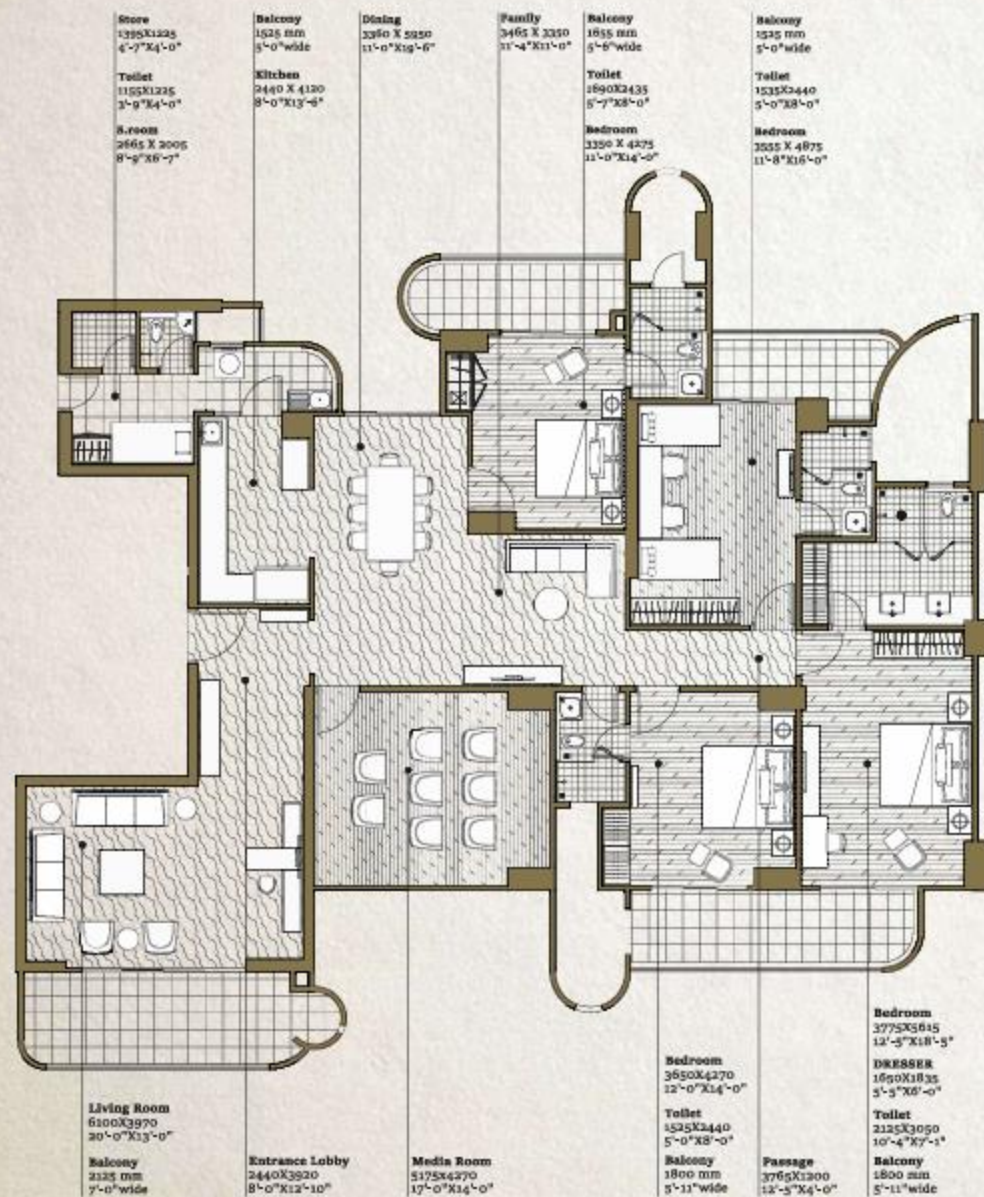
The depiction of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 1Sq. mtr. = 10.764 sq. ft.
 The dimensions are from the individual walls (including skirting thickness).



The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of KERA and/or from the office of the Developer. 15q mtr. = 15.764 sq. ft.
The dimensions are from the unfinished walls (including driving thickness).



The depiction of images of layout and features as mentioned above are based on graphic representation. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 15q mtr. = 163.69 sq. ft.
The dimensions are from the unfinished walls (including sloring thickness).



KEY PLAN - SHIG -IF



The depiction of images of layout and fixtures as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and fixtures as mentioned from the website of RERA and/or from the office of the Developer. 1Sq.mtr. = 10.764 sq. ft. The dimensions are from the external wall (including skirting/doorcase).

Floor Plan

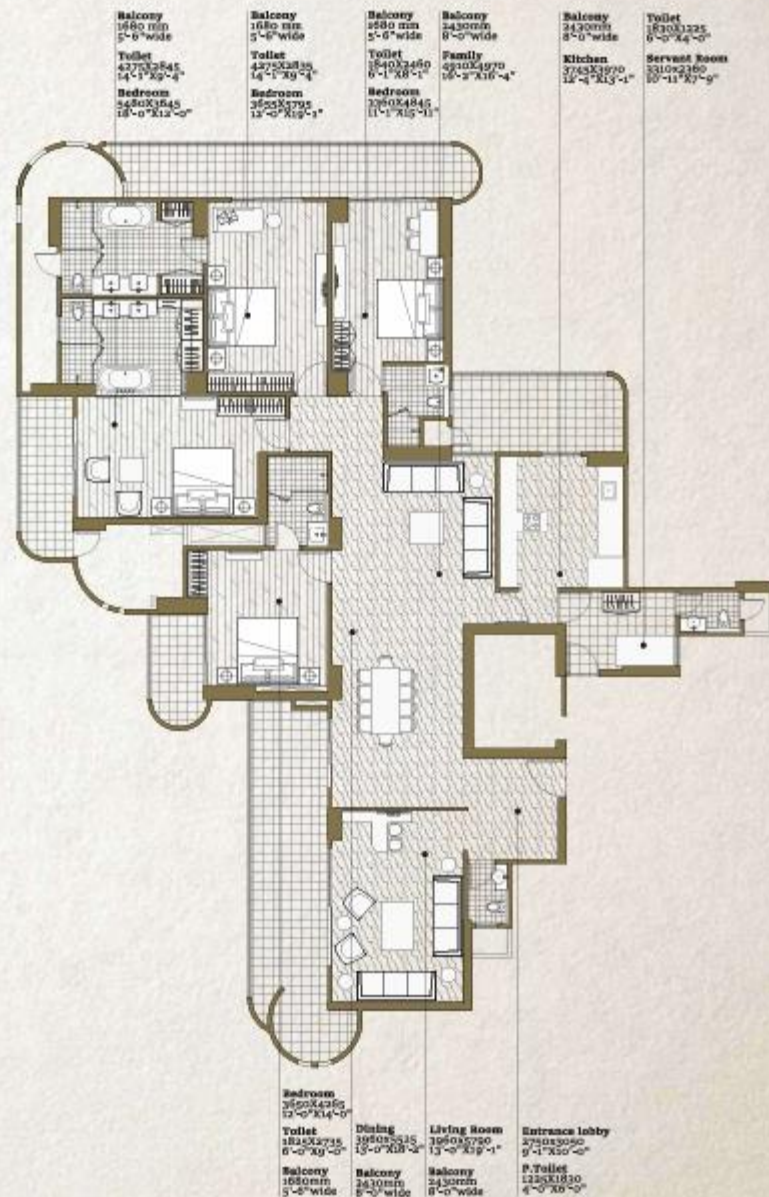
4 BHK BIG FLOOR PLAN
Type SHIG II A

Super Area: 411 sq. mtr./ 4425 sq. ft. approx
 Built-up Area: 339.1 sq. mtr./ 3650 sq.ft. approx
 Carpet Area: 238 sq. mtr./ 2567 sq. ft. approx
 Balcony Area: 67.4 sq. mtr./ 726 sq. ft. approx

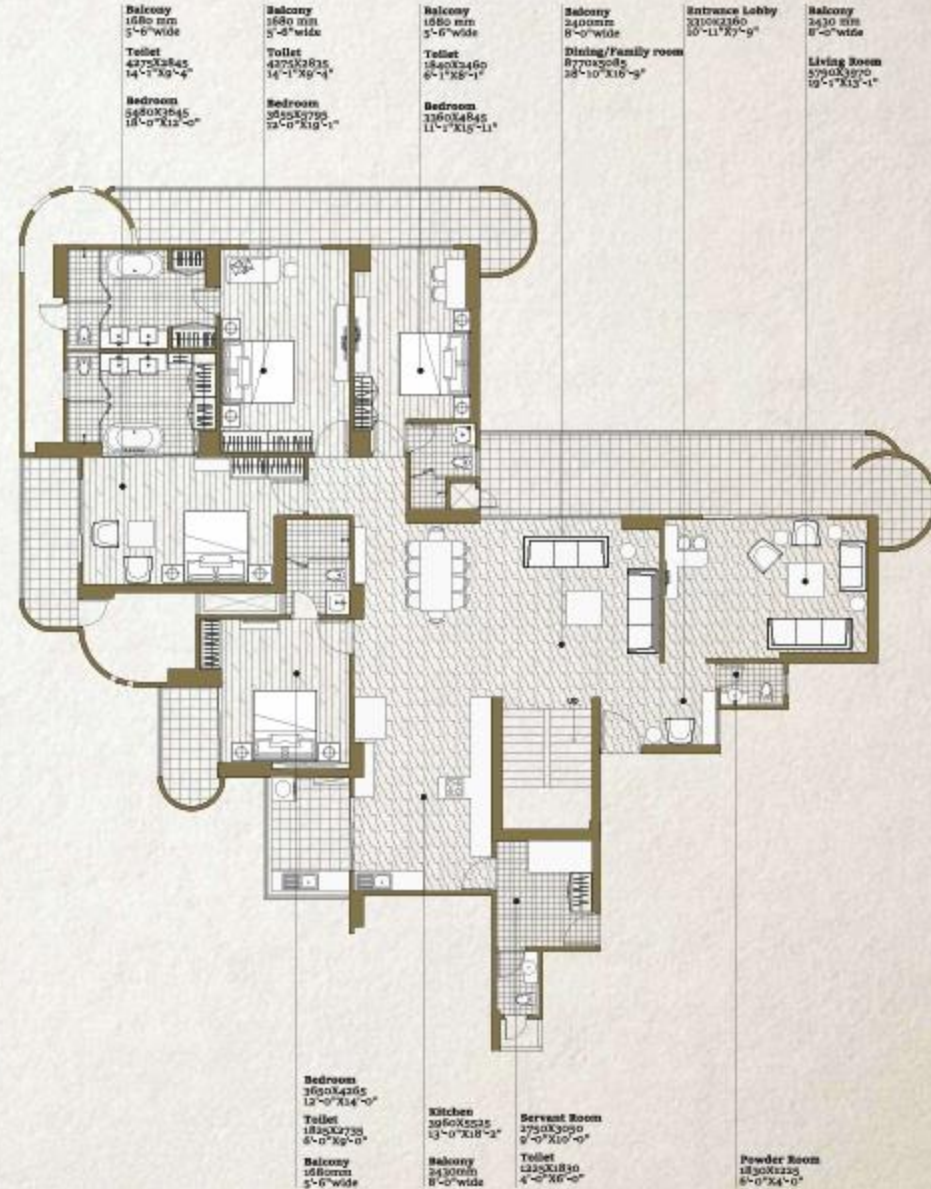
Unit: 14 and 15 from 1st to 33rd Floor (Odd Floors)
 4 Bedrooms, 4 Toilets, Double height Living Room,
 Dining Room, Family Lounge, Kitchen with Utility
 Balcony, Servant Room with Toilet,
 Powder Room, Balconies

Type SHIG II A

Super Area: 411 sq. mtr./ 4425 sq. ft. approx
 Build-up Area: 339.1 sq. mtr./ 3650 sq. ft. approx
 Carpet Area: 238 sq. mtr./ 2567 sq. ft. approx
 Balcony Area: 67.4 sq. mtr./ 726 sq. ft. approx
 Unit 14 and 15 from 1st to 33rd Floor (Odd Floors)
 4 Bedrooms, 4 Toilets, Double height Living Room,
 Dining Room, Family Lounge, Kitchen with Utility
 Balcony, Servant Room, with Toilet,
 Powder Room, Balconies



The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of KEBA and/or from the office of the Developer. Size: 10.766 sq. ft. The dimensions are from the unfinished walls (including slurring thickness).



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The dimensions are given for the calculated walls (including plaster thickness).

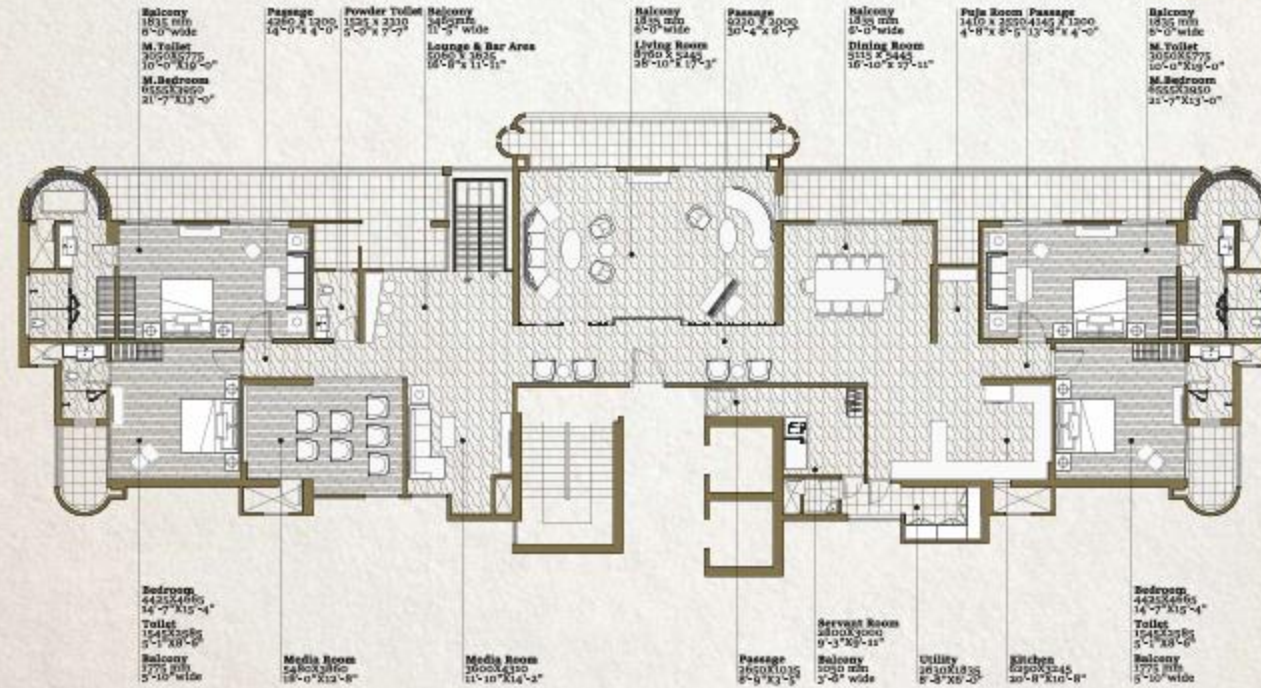
Floor Plan

4 BHK FLOOR PLAN

Type PENTHOUSE

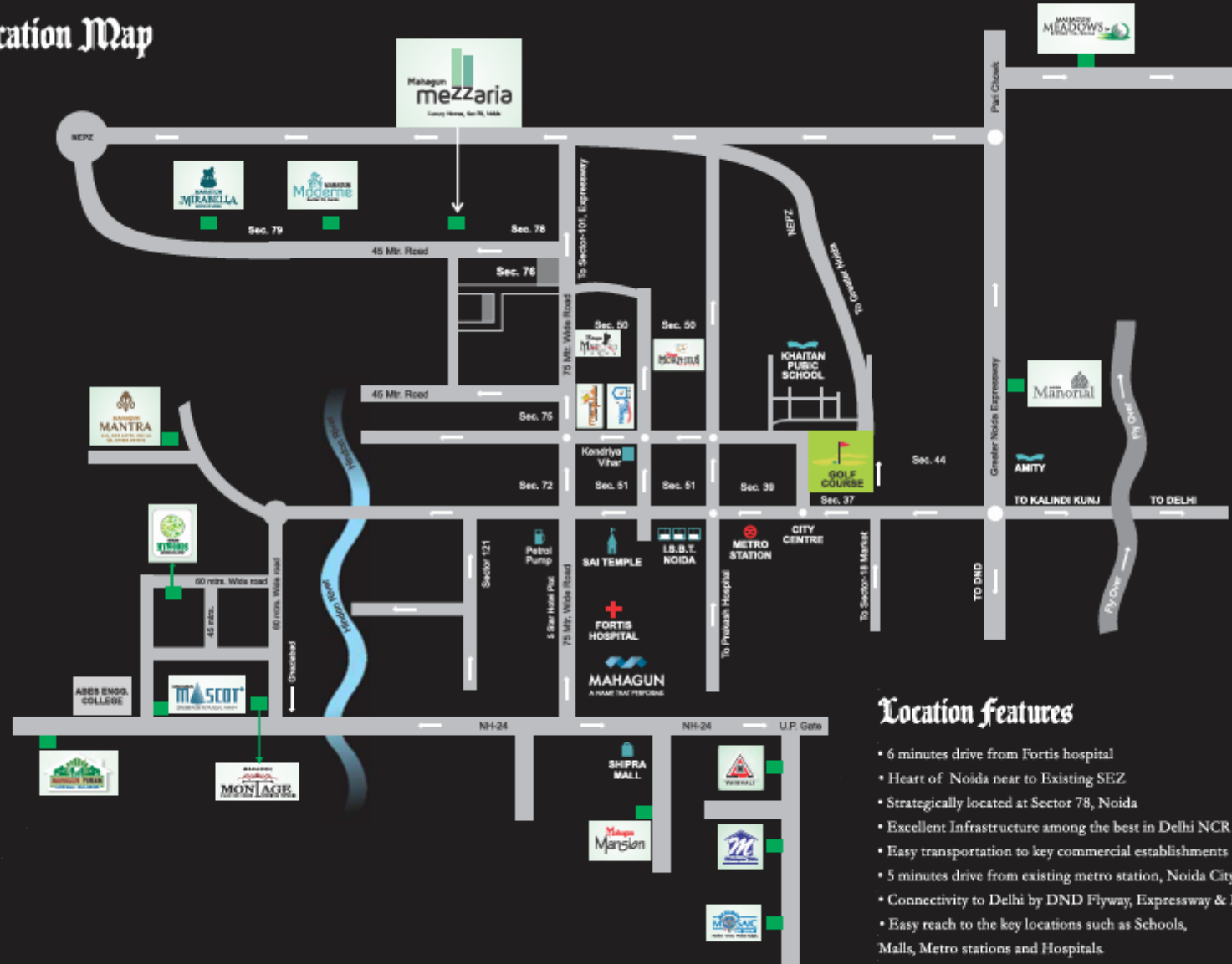
Super Area: 557 sq. mtr. / 6000 sq. ft. approx.
Built-up Area: 461.3 sq. mtr. / 4965 sq. ft. approx.
Carpet Area: 354 sq. mtr. / 3813 sq. ft. approx.
Balcony Area: 64.5 sq. mtr. / 699.45 sq. ft. approx.
Usable Terrace: 232 sq. mtr. / 2500 sq. ft. approx.
Unit 1, 2, 16 & 17 at 31st Floor
(Tower CATANIA & VALENCIA)
Unit: 20 & 21 at 34th Floor
(Tower FERRARA)

4 Bedrooms, 4 Toilets, Double Heights Living Room,
Dining Room, Family Lounge, Media Room, Pupa Room,
Kitchen with Utility Balcony, Servant Room with Toilet,
Powder Toilet, Terrace and Balconies



The depiction of images of layout and fixtures as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and fixtures as mentioned from the website of REDA and/or from the office of the Developer. 15q mtr. = 16,764 sq. ft.
The dimensions are from the wall-to-wall (including skirting distance).

Location Map



Location Features

- 6 minutes drive from Fortis hospital
- Heart of Noida near to Existing SEZ
- Strategically located at Sector 78, Noida
- Excellent Infrastructure among the best in Delhi NCR
- Easy transportation to key commercial establishments
- 5 minutes drive from existing metro station, Noida City Center
- Connectivity to Delhi by DND Flyway, Expressway & Highway
- Easy reach to the key locations such as Schools, Malls, Metro stations and Hospitals.
- Proposed sector 78 Metro Station.

Specifications

ARCHITECTURE

- Designed by Architect Hafeez Contractor, an opulent lifestyle, world-class space and spectacular outdoor living, spring to life across 10 acres of luxury - The Mezzania - an address as posh as the property itself

LANDSCAPE

- Where your back garden is a 17,000 square meter park (approx). The stunning landscape designed by Singapore based Architect - Taih Landscape Studio, will set your pulse racing.

INTERIOR FINISHES

- All apartment walls finished in acrylic emulsion paint, over POP punning for a rich smooth look.
- The large format imported marble flooring will start with the entrance foyer and move on to the living, dining, lounge areas.
- Warm and cozy laminated wooden flooring will add to your comfort in all the bedrooms.
- Limited False ceiling with acrylic emulsion paint in all living areas of your condominium, enhances the element of luxury.

HEATING & COOLING

- Energy efficient Variable Refrigerant Flow provides precise comfort to indoor environments, in both summers and winters

KITCHEN

- Bespoke kitchen counter top with premium quality granite
- Tiled splash back up to 2ft above counter
- Modular kitchen with featured aluminium profile handles, soft close function and a laminated carcass
- Abode Stainless steel under mounted sink with drainboard and mixer tap
- The large format imported marble flooring and acrylic emulsion painted walls and ceiling.

FLOOR TO FLOOR HEIGHTS

- Entrance Hall: 7.2 Mtrs
- Living Room: 6.7 Mtrs
- Bedroom: 3.35 Mtrs
- Bathrooms and Kitchen: 3.35 Mtrs

BATHROOMS

- Frameless fixed screen for bath
- Large format tiling on all walls, combined with acrylic emulsion paint

- Etched feature mirror above basin
- Chrome plated ceiling/wall mounted shower head
- Chrome plated retractable hand held shower
- Chrome plated diverter in shower
- White Wall hung WC with soft close function, concealed cistern and discrete chrome dual flush plate
- Enclosed Water Closet with glass screens, that enhances the look of the master toilets
- Ceramic Wash basin sits on granite plinth with feature chrome basin mixer
- Large Format Anti-skid tiles on floor

DOOR FINISHES & IRONMONGERY

- Majestic 8ft high designer entrance door with polished veneer, hardwood frame and high quality lock & door fittings.
- 8ft high polished hard wood door frames for all bedrooms and bathrooms and Polished veneer flush door shutter and feature handles
- SS brushed finish ironmongery
- 7ft high painted flush door shutter for STR room
- External windows, Glazing with high quality UPVC and reflective glass

WINTER BALCONIES

- All balconies accessed via opening or sliding glazed doors
- Multiple access to winter balconies, from the living room and bedrooms via glazed UPVC doors
- Your bedroom extends into winter balconies with large format anti-skid floor tiles
- Frameless structural glass railing, with bespoke MS Painted balustrade and handrails.

PLUMBING

- CPVC & UPVC piping for water supply inside the toilet, Kitchen & Vertical Down takes

ELECTRICAL

- Telephone data points in living area and bedrooms
- Energy efficient surface mounted down lights in balconies
- Modular high quality switch plates from Le Grand or equivalent
- Provision for table and floor lamps
- 5 AMP lighting and 16 AMP Power circuits, on copper wiring

POWER BACKUP

- 100% DG Power back-up as mentioned below

- 2500 sq ft to 4000 sq ft : not exceeding 10KVA per apartment
- Above 4001 sq ft: not exceeding 15KVA per apartment
- DG capacity shall be at 70% of load factor & 70% overall diversity for apartment as well as for common areas

SECURITY & PEACE OF MIND

- Secured Gated Community
- CCTV in driveway of parking basements, ground floor & basement entrance lobbies, lifts, Club & external periphery.
- Video Door Phone
- Fire Fighting System with sprinklers, smoke detection system etc. as per standard.

LIFTS AND LOBBIES

- Three to four High Speed Passenger Lifts from Otis for all residential floors and the basement car park
- 1 Service Lift for all residential floors and the basement car park
- Walls decked up with an elegant combination of Granite, Tile, Acrylic emulsion paint on POP punning
- Typical floor lift lobbies decoated with large format tiles to welcome your guests
- Double height entrance lobby of the tower, decked up with large format imported marble and luxury furniture, welcomes you with open arms.

STR ROOM AND TOILET

- Tile floor with Oil Bound distemper on walls, and conventional CP fittings in toilet.