



Mangal Group
We believe in trust

Presents



**Mangal
Heights**

HOTEL | COMMERCIAL | SERVICE APARTMENT

Raj Nagar Extension, Ghaziabad (U.P.), India

RERA Reg. No. - UPRERAPRJ17834

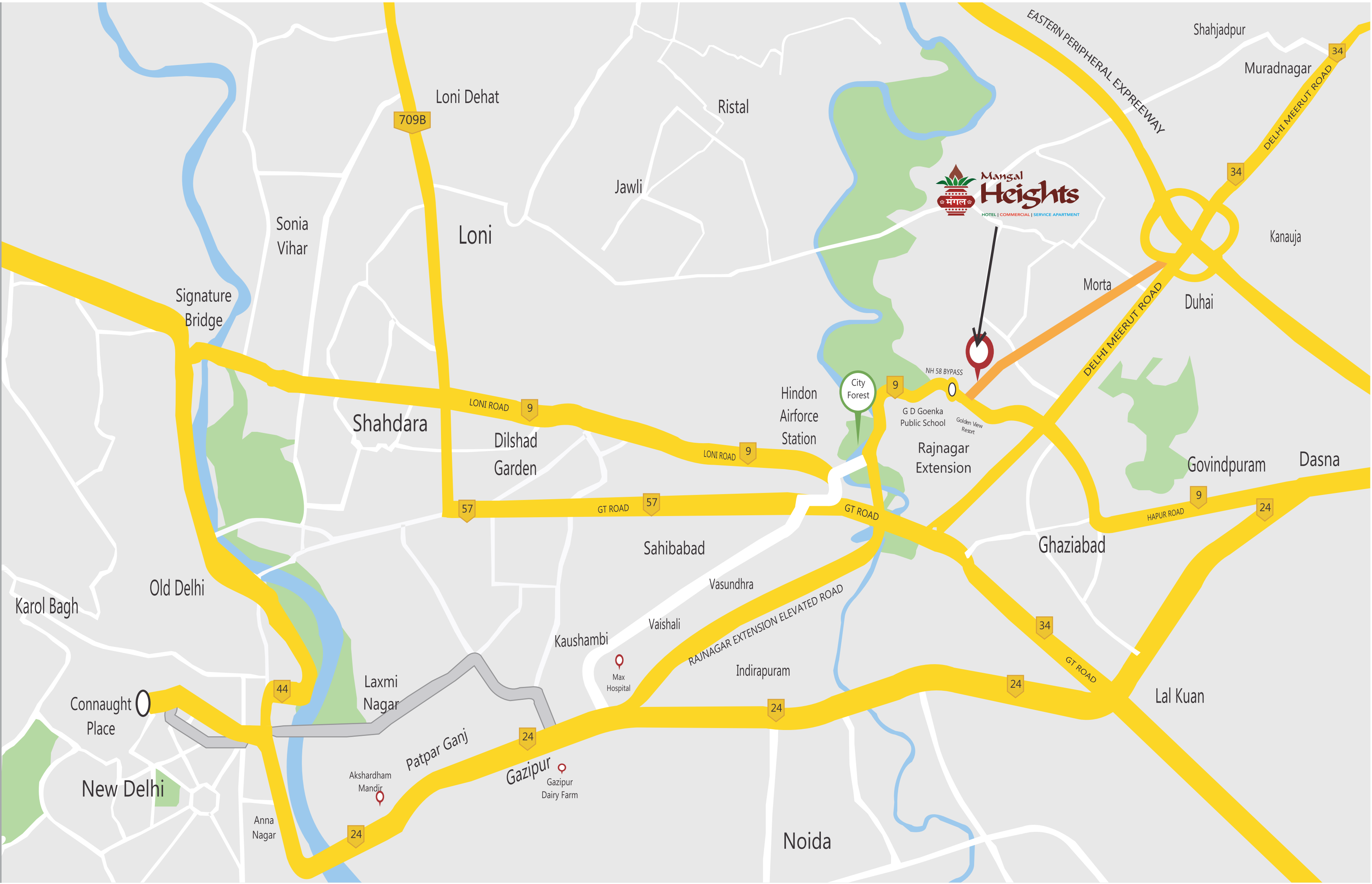


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Location Advantages:

- Delhi - UP Elevated Road
- Domestic Airport - Hindon Airbase
- Eastern Peripheral Expressway (EPE)
- India’s Biggest BCCI International Cricket Stadium
- Raj Nagar Extn. Metro Station
- Proposed Rapid Rail from Delhi to Meerut
- GD Goenka, Modern, Gurukul, Presidium and DPS School in vicinity
- 4 KM from New Ghaziabad Railway Station
- Well Connected to Anand Vihar ISBT
- 2 KM from IMT Campus
- 4 KM from Ghaziabad Bus Stand
- Well Connected with Entry & Exit from Ghaziabad / Meerut / Noida / Faridabad / Kundli (Haryana) and Gurgaon
- Few Minutes Drive to National Highway (Like - NH 58, NH 9, Eastern Peripheral Expressway)







MANGAL - A WORLD OF TRUST

An Organization Built on Trust

We at **Mangal Group** believe in Trust. We follow the path of Trust, to create wealth, prosperity life & well being of our customers. We touch aspects of people's lives with an aim to create comfort and to help them progress and live a better life. We have always been known for our integrity, honesty and transparency in all dealings and offerings.

What our logo indicates:- Our logo, The Kalash, is considered a symbol of abundance and "source of life" in the Vedas. It is believed to contain amrit, the elixir of life and thus is viewed as a symbol of wisdom and immortality.

Excellence in our work and commitment in our mind, this is what defines The Mangal Group. We believe in standing out in the crowd, trailblazer of quality with hard work, dedication and determination of a team that values people and their aspirations.

Mangal Buildwell inherits equity from the mother brand **MANGAL**, to promote an array of vertical like Hotel, Commercial and Service Apartment. Mangal Buildwell ,The real estate arm of Mangal Group, has embarked on a journey to become one of finest growing real estate developer in the NCR.



About Mangal Heights

Welcome to **Mangal Heights**, A marvel rising bang in the Heart of Raj Nagar Extension, Ghaziabad, in sheer scale, it exceeds any thing ever witnessed by the vicinity, where more than One Lac Families will reside. The greatest mix use of commercial and hospitality development ever built within a city, Its scope is unprecedented, but the most critical factor in the building of **Mangal Heights** is our underlying principal of an entire project shaped and managed by the dreams, hopes and aspirations of future citizens.

Mangal Group is developing a Luxurious Hotel, Commercial Space and fully furnished Service Apartments in the name of **Mangal Heights**. **Mangal Heights** is constructed with world class architectural design, superior technology and all other ace amenities for enjoying a luxurious life style. The décor is an impeccable beauty and a great value to its esteemed occupants.

The complete team at Mangal Group is passionate about elevating the desires of our customers to beyond the current norm and delivering not just a livable work of art but also giving a human touch to Luxury.

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Duplex Showrooms

Ground and First Floor

Specifications

Rediscover the Quality of Construction

BUILDING

- Ultra-Modern Building Facade
- Floor to Floor Height 19'-0"

INFRASTRUCTURE

- Earth Quake Resistant RCC Framed Structure
- Building Structure Vetted By IIT - Roorkee
- Optimum Utilisation of Natural Light to Enlighten The Internal Space
- Italian Marble / Granite / Natural Stone / Vitrified Tile Flooring in Common Areas
- Stone / Tile Wall Cladding Up To Ceiling Height In Common Toilets

ELECTRICITY

- Power Back-Up
- Electrification by Good Quality Wires and Switches (Finolex, Polycab, Havells, Universal) or equivalent brand
- Sufficient Load Compatible Power Connection
- Water and Drainage Connection in Selected Showrooms at an Additional Cost

SECURITY

- GI / MS Rolling Shutter For Duplex Showrooms
- Fire Fighting and Alarm System
- 3 Tier Security Systems with CCTV Surveillance

Site Map



Features

Rediscover the Joy of Shopping

- Two Entry Points From The Main 45 Mtr, & 24 Mtr. Road
- High-street Showrooms On 45 Meter Wide Road
- 30 Feet Wide Front Pavement
- Numerous International And National Brands
- Elegant Retail Showrooms With High Visibility
- Sophisticated Ambiance To Attract High Footfalls
- Low Maintenance
- Ample Parking Area In 3 Level Basements



About Multi-Use Commercial Service Apartments

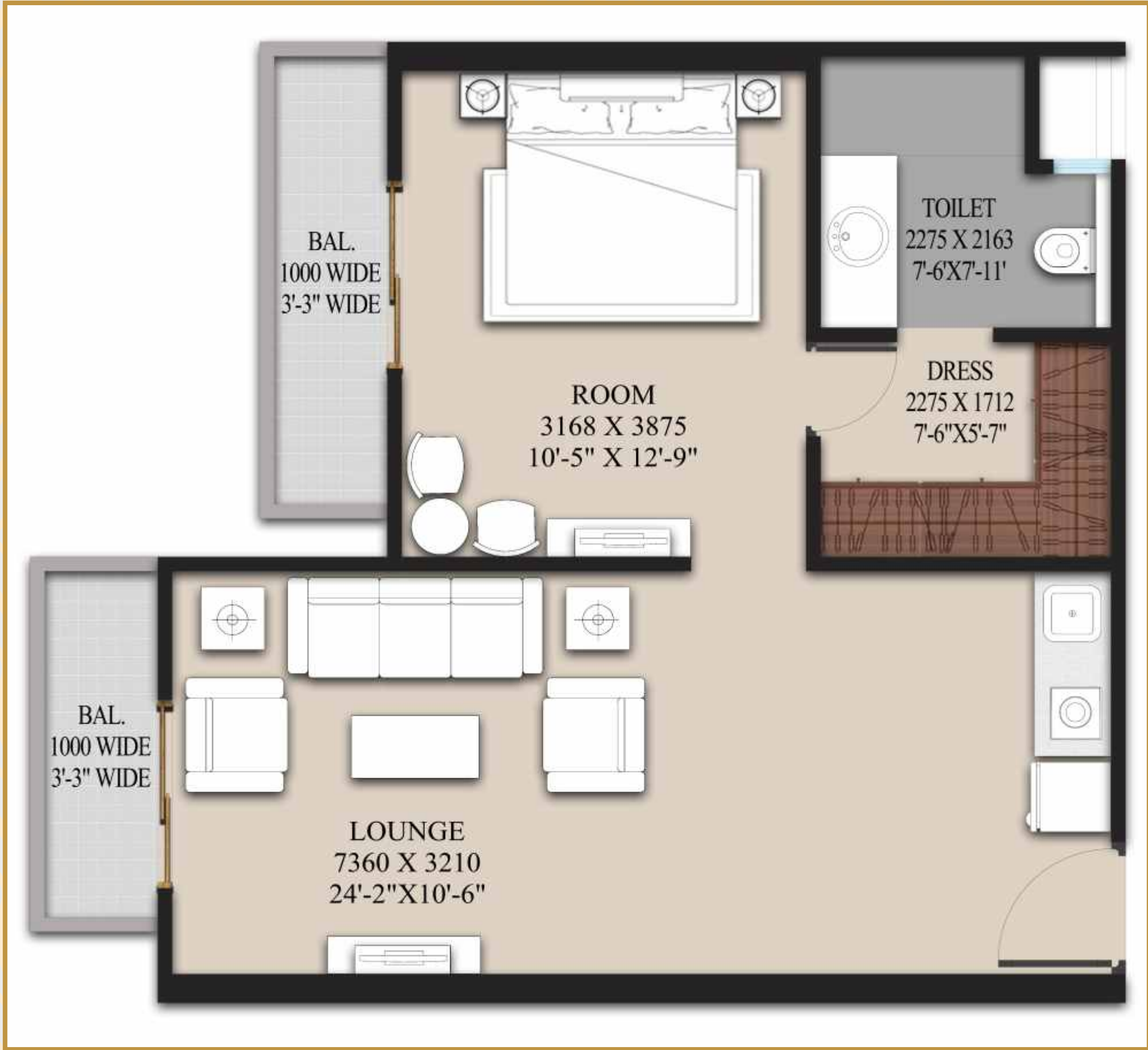
Everyday, you make efforts to enrich your life, and that hardly leaves you the time to live, but times have changed. At Mangal Heights, we bring your high life that is not just a flashy tag. These are ultra modern living spaces, surrounded by the best of infrastructure luxury, leisure for work, everything that you would want is just a short walk away from you. Talk of living and this is where it finds a meaning.

Some people see an opportunity in every moment. They see a chance to live better, faster, more interestingly, They live life on the go, every waking minute. And for them, Mangal Group presents Mangal Heights Multi-use Fully furnished, luxuriously Service Apartment, with amenities that can vitalize any business or serve as a convenient residential option.

Mangal Heights is where you will find our innovative Service Apartments. Innovative, because not only are they fully-furnished and fully-serviced, but also because they're multi-purpose, real economical alternatives to hotels for traveling executives (particularly over longer periods of time). Each Service Apartment is equipped with a commercial license enabling to be used as business space (eminently suitable for start-up enterprises). Whatever is required: serviced apartment, office, art or photographic studio, exhibition gallery, medical clinic or consulting suite, residents allocate space flexibility as they wish and according to their needs.

Every conceivable service is close at hand: Wi-Fi connectivity, house-keeping on demand, power backup and security. In a real sense, the fully furnished Service Apartments offer infinite possibilities. Will find there ideal space to work and to live here.

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SPECIFICATIONS FOR SERVICE APARTMENTS

Living/Dining Room

- Walls** : POP punning with acrylic emulsion paint
- Floor** : Vitrified Tiles/Wooden Flooring
- Ceiling** : POP punning with acrylic emulsion paint or OBD
- Doors** : Flush door with veneer finish complete with polish and necessary hardware
- Windows/Glazing:** UPVC/powder coated aluminum door & windows with clear/frosted glass as required
- Electrical** : Branded modular switches/fan & lights

Bedroom

- Walls** : POP punning with one highlighter texture paint wall / wallpaper and balance acrylic emulsion paint
- Floor** : POP punning with acrylic emulsion paint or OBD
- Ceiling** : UPVC/ powder coated aluminum door & windows with clear/frosted glass as required
- Windows/Glazing:** Branded modular switches/fan & lights
- Electrical** : Vitrified Tiles/Wooden Flooring

Kitchenette

Modular Kitchenette

Balconies & Terrace

- Walls** : MS railing with handrail, exterior weather proof paint
- Floor** : Anti skid Ceramic Tiles
- Ceiling** : Exterior weather proof paint

Bathroom

- Walls** : Glazed Ceramic tiles
- Floor** : Matt Ceramic Tiles
- Ceiling** : OBD
- Doors** : Flush door
- Windows/Glazing:** UPVC/ powder coated aluminum door & windows with clear/frosted glass as required
- Electrical** : Branded modular switches, lights & Exhaust fan
- Others** : Branded CP fitting and chinaware, geyser

Dress Area

- Walls** : POP with acrylic emulsion paint
- Floor** : Vitrified Tiles
- Ceiling** : Acrylic emulsion paint or OBD
- Electrical** : Branded modular switches & lights

Others

24 Hour Water and Electricity Supply
3 Tier Security with CCTV



Typical Floor Plan

FEATURES

- Separate lavish Reception Lobby for Service Apartments
- Low rise building of 8 storeys
- Three level basement car parking
- Dedicated lifts from the car parking
- Well planned spaces available in 406 sq ft to 855 sq ft sizes
- All rooms with a panoramic view
- A noise free environment with multi-use Service Apartments from the 4th floor
- High end internal and external finish
- Fully furnished, equipped and air conditioned
- High quality furniture
- Fixtures, Linen and electronics of standard quality
- On Demand Concierge Service and Housekeeping
- Common areas maintained by the company / Agency

FURNISHING SPECIFICATIONS

SI No.	Area	Item Description	Uom	Qty.
1	Living/ Dining Room	Sofa Set	Set	1
		Side Table	Nos	1
		40" LED	Nos	1
		Table Lamp	Nos	1
		Split Air Conditioner	Nos	1
2	Bedroom	Double bed with side tables	Nos	1
		Mattress	Nos	1
		Pillow	Nos	2
		Cushions	Nos	2
		Linen	Set	1
		Table lamp	Nos	2
		Intercom	Set	1
		Wardrobe	Nos	1
		Split Air Conditioner	Nos	1
3	Kitchenette	Modular Kitchen with chimney, sink with drain board, branded CP fittings	Set	1
		Refrigerator	Nos	1
		Microwave	Nos	1
		Tea/ Coffe maker	Nos	1
		Toaster	Nos	1
		Dinner set for 4 persons, Induction Cooker	Set	1
		Drinking Water - RO	Nos	1
4	Curtains	Dining area, Living area, Bedroom	Set	1
5	Dress Area	Full height mirror in dress area	Nos	1
		Ironing table	Nos	1
		Steam iron	Nos	1
		Electronic safe	Nos	1
6	Bathroom	Sanitary ware, CP fittings	Set	1
		Bathroom Accessories	Set	1
		Bathroom vanity	Nos	1
		Shaving Mirror	Nos	1
		Geyser	Nos	1
		Shower cubicle glass	Set	1



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Hotel

We at **Mangal Heights** developing highly rated among the luxury hotels in Delhi-NCR is situated in the heart of the Raj Nagar Extention. Our luxury hotel in Raj Nagar Extention redefines avant-garde hospitality. Stylish spaces coupled with discreet luxury and impeccable service renders this hotel a unique flavor. Lined with handpicked contemporary art throughout the public and private spaces, this hotel will provides an elevated standard of style, design and decor. State-of-the-art technology and amenities for commerce, leisure and relaxation makes hotel an ideal choice for guests seeking accommodation in Raj Nagar Extention.

The luxury rooms are models of personal touch and superior amenities and services. Access to indulgent restaurants, open to sky swimming pool, a Fitness Centre and spacious 6 party/Conference Halls with Capacity of 150 to 1000 Guests guarantee a gamut of innovative and inspired moments.



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Mangal Buildwell Pvt. Ltd.

CIN No.: U45201DL2004PTC131314

Regd. Office: RSN Arcade, 6 L.S.C., Near Prince Apartment, I.P. Extension, Patparganj, Delhi-110092

Site Office: "Mangal Heights", 6 Lane Road, Raj Nagar Extn., NH-58, Ghaziabad - 201017

Email: info@mangalgroup.in, **Web:** www.mangalgroup.in, **Mob:** +91 8448492410

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* 1 sq. mtr. = 10.764 sq. ft.