



A Symbol of Perfection,  
Reliability & Excellence

TECHMAN'S  
**MAoti**  
city  
1/2/3 BHK APARTMENTS  
MODI NAGAR GHAZIABAD



*Where life is bright  
and the wind sounds happy  
where dreams turn real  
and smiles are chirpy*

SUCH IS A PLACE THAT CAN BE,  
**CHAUKHAT, BHAVISHYA KI.**



## Welcome to Moti City

Step in and you will know.

This is a house for simple dreams.

The most important things that define a happy, blissful life – peace, pure air and prosperity.

Thoughtfully created for those who value these virtues and find it hard to acquire them in the chaos of the city. Everything from amenities to

connectivity to facilities makes it a place where you will want to nurture your dreams of the future.

So, step in and explore how **Moti City** is truly a **Chaukhat Bhavishya Ki**

## Because, Location Matters

Moti City can be considered as an expansion of the existing map which links South Delhi, Noida, and Ghaziabad together.

- 👉 Close to proposed RRTS and Delhi-Meerut Super Expressway
- 👉 Minutes away from local railway station and bus stand
- 👉 Schools, Engineering and Management Colleges in close vicinity
- 👉 Hospitals and Retails in close proximity
- 👉 Healthy lifestyle - clean air, pollution free surroundings and good water quality
- 👉 Peace and comfort at a very affordable price





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### LEGEND

- 1- ENTRY/EXIT
- 2- COMMERCIAL
- 3- LANDSCAPED GREEN
- 4- SWIMMING POOL
- 5- CAR PARKING
- 6- BADMINTON COURT
- 7- CHILDREN'S PLAY AREA
- 8- CLUB HOUSE
- 9- PRIMARY SCHOOL

Site  
plan



## Type 2

## 3 BHK

- **Super Area:**  
1240.00 Sq. Ft.
- **2 Toilet**
- **Drawing/Dining**
- **Kitchen**
- **Balcony Attached With All Bedrooms And Kitchen**



## Type 3

## 2 BHK

- **Super Area:**  
1025.00 Sq. Ft.
- **2 Toilet**
- **Drawing/Dining**
- **Kitchen**
- **Store**
- **Balcony Attached With All Bedrooms And Kitchen**



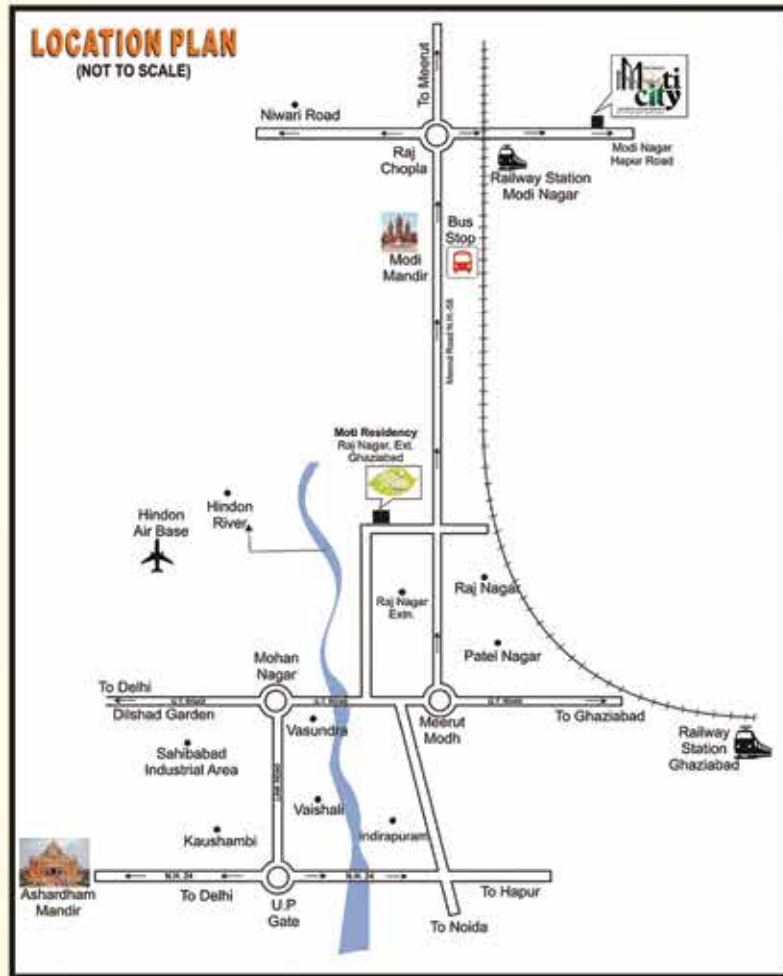
## Type 4

## 2 BHK

- **Super Area:**  
**865.00 Sq. Ft.**
- **2 Toilet**
- **Drawing/Dining**
- **Kitchen**
- **Balcony Attached With All Bedrooms And Kitchen**

### TECHNICAL SPECIFICATIONS

Structure		Earthquake resistant RCC framed structure with infill light weight AAC blocks wall
Finishes	External Walls	Exclusive finish in texture paints / cement base paints
	Internal Walls	All walls plastered and painted with emulsion in pleasing shades
	Ceiling	Painted with emulsion in white color
	Plaster of Paris	Cornices in all bed / drawing / dining rooms
Windows		Good quality seasoned hard wood window glazed shutters
Doors		Flush doors painted with satin enamel paint
Electrical		Copper wiring in concealed PVC conduits Standard switches for light and power points
Flooring	Staircase and Common Passage	White / Baroda green marble
	Drawing/ Dining/ Bedrooms	Vitrified tiles or equivalent flooring
	Balconies	Anti-skid ceramic tiles
Toilet	Flooring	Anti-skid ceramic tiles
	Walls	Ceramic tiles up to 7 ft. high
	Fittings	CP fittings of standard make (without geyser)
	Sanitary Ware	Pastel vitreous ceramic sanitary ware of standard makes
Kitchen	Platform	Working platform in Baroda Green / Granite top with single bowl 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 (without geyser)
Power Backup**		Adequate power backup for all individual flats plus common areas including lift in each building. Monthly running cost of the power backup shall be payable extra
Fire Fitting Arrangements		Fire fitting arrangements / systems as per prescribed norms
Notes :	<ul style="list-style-type: none"> <li>• Color &amp; design of tiles may change subject to availability and discretion of the company</li> <li>• Variation in color / texture of vitrified tiles, marbles, granite and wood / wooden products may occur. In case of W.C. all specifications will be same as of toilet except height of ceramic wall tiles will be 5ft. and cold water supply (without geyser) with CP fittings of standard make</li> </ul>	



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#### Corporate Office:

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[www.techmangroup.in](http://www.techmangroup.in)



#### Site Sales Off:

Moti City, Village Aurangabad Gadana,  
Modinagar-Hapur Road, Modinagar,  
Ghaziabad, U.P.,  
Tel No., **8585983983**, 8006639993,  
8392902802, 9711623 499

### RERA REGISTRATION NO: UPRERAPRJ4035

Eligible For Credit Linked Interest Subsidy Scheme Under Pradhan Mantri Awaas Yojana.  
Home Loans Available From Leading Banks/NBFCs.

**Disclaimer:** This brochure is purely conceptual and not a legal offering. Further, the promoters/Architects/Concerned Authorities reserve the right to add/delete any details/specifications/elevation mentioned if so warranted by the circumstances.