

“प्रधानमंत्री का सपना सबका घर हो अपना”



**PRE-PLAN**  
ANNOUNCEMENT

ZRICKS.COM

Affordable Homes to support the  
प्रधानमंत्री आवास योजना



Bookings not open

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[www.Zricks.com](http://www.Zricks.com)

## Building Excellence

Apart from real estate, we have spread our arms far and wide to diversify into areas like hospitality, education, FMCG and steel. All this was made possible under the dynamic leadership of Mr. Sunil Miglani who ardently believes in change. So far, Migsun has developed over 10 million sq. ft. of area into prime residential and commercial estate and is all set to introduce innovative projects in the future.



### MIGSUN Wynn Handcrafted Homes

#### 2/3 BHK Homes

- High speed elevators
- Ample parking for residents and visitors
- 3.25 acre Central Park
- Ultra-modern Clubhouse spread over 15,000 sq.ft.
- Convenience stores
- Swimming pool, Kids pool, Jacuzzi
- Proposed airport & metro connectivity



### MIGSUN ULTIMO Urban Living

#### 2/3 BHK Apartments

- Premium high rise apartments (1005-1595 sq.ft.)
- Integrated infrastructure and amenities
- 6.5 acres of landscaped greens and walkways
- Tranquil setting with maximum privacy
- Design & landscaping by world renowned architects
- Ample sunlight and ventilation
- Situated at 130 mtr road, near Pan Chowk



### MIGSUN GREEN MANSION Urban Living

#### 2/3 BHK Homes

- Strategically located opposite Zeta-1, Gr. Noida
- Gated community with 24x7 security
- Dedicated green area with lawns, gardens
- Ultra-modern Clubhouse
- Pool, spa, sauna, fine dining and community area
- Eco-friendly design and sustainable living



HLM Group of Institution was established in the year 2005 under the aegis of HLM Educational society a registered body with Registration No. 856, under "The Society Registration Act" 1860. Its objective is to provide "Quality Education" at a reasonable cost.



#### EDUCATION

##### HLM GROUP OF COLLEGE

HLM GRADUATE COLLEGE.

HLM LAW COLLEGE

HLM COLLEGE OF MGMT.

HLM COLLEGE FOR GIRLS.



#### HOSPITALITY

##### CLARKS-INN APPLE TREE Ghaziabad

Clarks Inn Apple Tree, Delhi/NCR is committed to provide a world-class hotel experience, accessible to the value - conscious travelers all around the world.

Our hotels provide services like Deluxe rooms, Banquet halls, fitness Centre and an Executive lounge. A complimentary breakfast buffet awaits you each morning at our coffee shop.



#### Past Projects

### COMMERCIAL

MAHALUXMI METRO TOWER  
Vaishali

MAHALUXMI TOWER  
Kausambi

MAHALUXMI PLAZA  
Vaishali

MAHALUXMI SQUARE  
Indrapuram

MAHALUXMI SQUARE  
Vasundhara

MAHALUXMI PLAZA  
Indrapuram

MAHALUXMI PLAZA  
Vasundhara

Mahaluxmi Plaza  
Rajender Nagar

MAHALUXMI MALL RDC  
Raj Nagar

# SITE PLAN



	697 Sq.Ft.		995 Sq.Ft.
	845 Sq.Ft.		1060 Sq.Ft.

## Cluster Plan



SUN-5

SUN-4

## Floor Plan



2BHK + 1 TOILET  
SUPER AREA = 697 SQ.FT.



2BHK + 2 TOILET  
SUPER AREA = 845 SQ.FT.



TYPE-A  
3BHK + 2 TOILET  
SUPER AREA = 995 SQ.FT.

## Floor Plan



TYPE-B  
3BHK + 2 TOILET  
SUPER AREA = 995 SQ.FT.



2BHK + 2 TOILET  
SUPER AREA = 1060 SQ.FT.

# SPECIFICATIONS

S. No.	Particulars	"CANVAS" ( Bare shell)	Classic Interior (Semi Furnished)	Ethetics Interior ( Furnished with Woodwork)
1	Flooring	N/A ( No flooring will be provided)	Vitrified tiles in Drawing, Dining, Kitchen & Entrance Lobby Vitrified tiles in all Bedrooms	Vitrified tiles in Drawing, Dining, Kitchen & Entrance Lobby Vitrified tiles in all Bedrooms Wooden Flooring in Master Bedroom
2	Wall & Ceiling Finish	Only Plaster will be provided	POP Plaster finished walls & Plastic Paint 2'-0" dado above the working top and 4'-0" from floor level on remaining walls by tiles Cornish in all bedrooms Wallpaper/ Paint in Bedrooms on 1 wall	POP Plaster finished walls & Plastic Paint 2'-0" dado above the working top and 4'-0" from floor level on remaining walls by tiles Cornish in all bedrooms Wallpaper/ Paint in Bedrooms on 1 wall
3	Kitchen	Only counter will be provided with Granite Top	RO unit in Kitchen for Drinking water Only Counter with Granite top	RO unit in Kitchen for Drinking water Woodwork in kitchen with Accessories with Chimney & HOB
4	Toilets	Only Plaster on walls will be provided	Granite counter washbasin in Master Bedroom toilet Floor mounted EWC White sanitary ware CP Fittings(Jaguar or Marc or equivalent standard) Mirror & Towel rack Ceiling Exhaust fan in each toilet	Granite counter washbasin in Master Bedroom toilet Floor mounted EWC White sanitary ware CP Fittings(Jaguar or Marc or equivalent standard) Mirror & Towel rack Ceiling Exhaust fan in each toilet Shower area separated by fixed glass partition in Master Bedroom Toilet
5	Doors & Windows	Main Door with Lock will be provided Window Frame in all rooms	Outer doors & windows aluminium-jalodir coated UPVC Internal Wooden Door Frames made of Maranti or equivalent wood Good quality hardware fittings All Doors laminated Flush Shutter	Outer doors & windows aluminium powder coated UPVC Internal Wooden Door Frames made of Maranti or equivalent wood Good quality hardware fittings All Doors laminated Flush Shutter One Almirah in all bedrooms
6	Electrical	Copper wire in PVC conduits with MCB supported circuits	Copper wire in PVC conduits with MCB supported circuits 1 Tube light in each Bedroom Conduits for DTH connection Intercom facilities for communication with lobby, main gate and other apartments	Copper wire in PVC conduits with MCB supported circuits 1 Tube light in each Bedroom Conduits for DTH connection Intercom facilities for communication with lobby, main gate and other apartments
7	Wood work	Not Provided	Not Provided	Only provision of split AC points in All Bedrooms, Drawing & Dining area Video Door phone in Main Door Wooden Flooring in Master Bedroom Wood work in kitchen (upper & below)

\* Client will be provided 2 choices for selection of tiles / wallpaper / paints / wardrobe / modular kitchen.

\*\* The colour of and design of the tiles can be changed without any prior notice.

\*\*\* Variation in the colour and size of vitrified tiles / granite may occur.

## Features of Pradhan Mantri Awas Yojana aka Housing for All 2022

One of the primary needs of any human being is a house that allows every individual to flourish under a sense of security, knowing that at the end of the day's hard work, there is a place where he or she can relax. A house is where new dreams are born and are nurtured, thus making it one of the most basic needs for survival.

### ELEGIBILITY & CRITERIA:

- Family/households annual income upto ₹6 lacs only.
- Family should not own pucca house in urban area.
- No restriction on cost of unit.
- No restrictions on loan amount

### BENEFITS:

- Interest subsidy @6.5% P.A., upto a loan amount of Rs 6 lacs for maximum 15 years or actual

term, whichever is lower.

- Maximum subsidy amount Rs 2.20 lacs (approx)
- Rate of interest - same as applicable to individual housing loan.

**Note:** FAMILY = Husband,Wife and Unmarried Children



