

# SABKA HOGA APNA AASHIANA!!

AFFORDABLE HOUSING FOR ALL

SUPPORTING

**प्रधानमंत्री आवास योजना**



MIGSUN   
**मूलत**  
2-3 BHK Homes

[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*  
LUXURY APARTMENTS

### 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**  
LUXURY APARTS

### 2/3 BHK Apartments

- Premium high rise apartments (1005-1595 sq.ft.)
- Integrated infrastructure and amenities
- 6 Spaces 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 Pari Chowk



**MIGSUN**  
**GREEN MANSION**  
LUXURY APARTS

### 2/3 BHK Homes

- Strategically located opposite Zeta-1, Gt. 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



**Z**rick's Group of Institution was established in the year 2005 under the aegis of HLM Educational society a registered body with Registration No. 885, under "The Society Registration Act" 1960. 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**  
Rasundhri

**MAHALUXMI PLAZA**  
Indrapuram

**MAHALUXMI PLAZA**  
Vasundhri

**Mahaluxmi Plaza**  
Rajender Nagar

**MAHALUXMI MALL RDC**  
Raj Nagar

Cluster Plan



TOWER-5



**TOWER-6**



**TOWER-7**

## Floor Plan



2 B.H.K. LOBBY, 1-TOILET  
(SUPER AREA-695 SQ.FT)



2 B.H.K. 2-TOILET  
(SUPER AREA-845 SQ.FT)



3 B.H.K. 2-TOILET ( TYPE-A)  
(SUPER AREA-995 SQ.FT)



3 B.H.K. LOBBY, 2-TOILET ( TYPE-B)  
(SUPER AREA-995 SQ.FT)



3 B.H.K. LOBBY, 2-TOILET  
(SUPER AREA-1255 SQ.FT)



3 B.H.K., 3-TOILET  
(SUPER AREA-1360 SQ.FT)





4 B.H.K. 4-TOILET ( TYPE-A)  
(SUPER AREA-1595 SQ.FT)

**ZRICKS**.COM

# SPECIFICATIONS

S. No.	Particular	Imagica	Prima
1.	Flooring	Floors Tiles in Drawing, Dining & Kitchen	Vitrified Tiles in Drawing, Dining & Kitchen
		Floors Tiles in all Bedrooms	Vitrified Tiles in all Bedrooms
2.	Wall & Ceiling Finish	OBD Painted Walls in Drawing, Dining & Kitchen	Plastic Painted Walls in Drawing, Dining & Kitchen
		OBD Painted Walls in All Bedroom	Plastic Painted Walls in All Bedroom
3.	Kitchen	Concrete Slab	Cranite counter top
			Tiles upto 2.5ft
			SS kitchen Sink
			CP Fittings
4.	Toilets	Tiles upto 5ft	Tiles upto 5ft.
			Washbasin
			WC & CP Fittings
5.	Doors & Windows	External doors with locks	32mm flush door shutters with M.S angle door frames good quality M.S/ Aluminum hardware.
6.	Electrical	PVC Conduiting only	PVC Conduiting
			Copper Wiring
			Electrical Switches

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

The features of Pradhan Mantri Awas Yojana are as following:

- Government Loan of upto 6 lacs for a period of 15 years or less.
- Interest subsidy @4% P.A., upto a loan amount of Rs. 9 lacs & @3% P.A. upto a loan amount of Rs. 12 lacs\*  
\*As per the speech given by honorable prime minister on 31st dec. 2015
- Exemption of Service Tax for units under 60 sq mt (carpet area as per RERA) for the eligible, as per GOI Service Tax Mega exemption notification 25/2012-ST

### New Entries in Exemption Notification (W.e.f. 01-04-2016 except specified mentioned)

Services by way of construction etc. in respect of-

(a) housing projects under Housing For All (HFA) (Urban) Mission/Pradhan Mantri Awas Yojana (PMAY);

(b) low cost houses up to a carpet area of 60 square meters in a housing project under 'Affordable housing in Partnership' component of PMAY;

(c) low cost houses up to a carpet area of 60 square meters in a housing project under any housing scheme of the State Government;

are being exempted from Service Tax with effect from 01.03.2016.

Source: <http://taxindiaupdates.in/mega-exemptions-notification/>

## Samajwadi awas yojna

- Samajwadi Awas Yojna is an ambitious affordable housing scheme of UP government in which the UP aims to develop about 3 Lakh affordable houses by 2016 in the state for Middle Income Group of the society.
- Under the Samajwadi Awas Yojna, the eligible shall be exempted from STAMP DUTY

The PMAY & UP Awas Yojana are respective schemes of Central and State government. Migsun shall follow the govt scheme as it is, and shall not be liable for any change/modification/exemption/deduction to these schemes by the Central or State Government.

# SPECIFICATIONS

S.No.	Particulars	"CANVAS" ( Base shell)	Classic Interior (Semi-Furnished)	Esthetic 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 Chookey & 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(Liquid 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(Liquid 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 powder coated/UPVC Internal Wooden Door Frames made of Marandi 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 Marandi or equivalent wood Good quality hardware fittings All Doors laminated Flush Shutter
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	One Almirah in all bedrooms 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	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 16 lacs only.
- Family should not own pucca house in urban area.
- No restriction on cost of unit.
- No restrictions on loan amount.

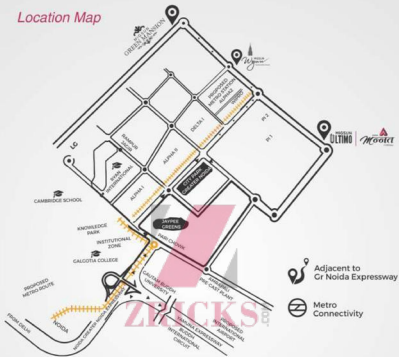
### BENEFITS:

- Interest subsidy @6.5% PA, 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



## Location Map



### PROJECT FEATURES

- Metro Connectivity
- Golf Course
- Educational Institutes nearby
- Connectivity to Agra through Taj Expressway

**MIGSUN**  
DREAM IT LIVE IT

Site Address:

Plot No.: GH-03, Sector- OMRICON-3, Greater Noida, U.P.

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**www.Zricks.com**



OTHER'S PROPERTY

52

INTERNAL ROAD

52



130M WIDE ROAD

100M GREEN BELT

12 M. WIDE SERVICE ROAD

12 M. WIDE SERVICE ROAD

INTERNAL ROAD

12 M. WIDE SERVICE ROAD

60M WIDE ROAD