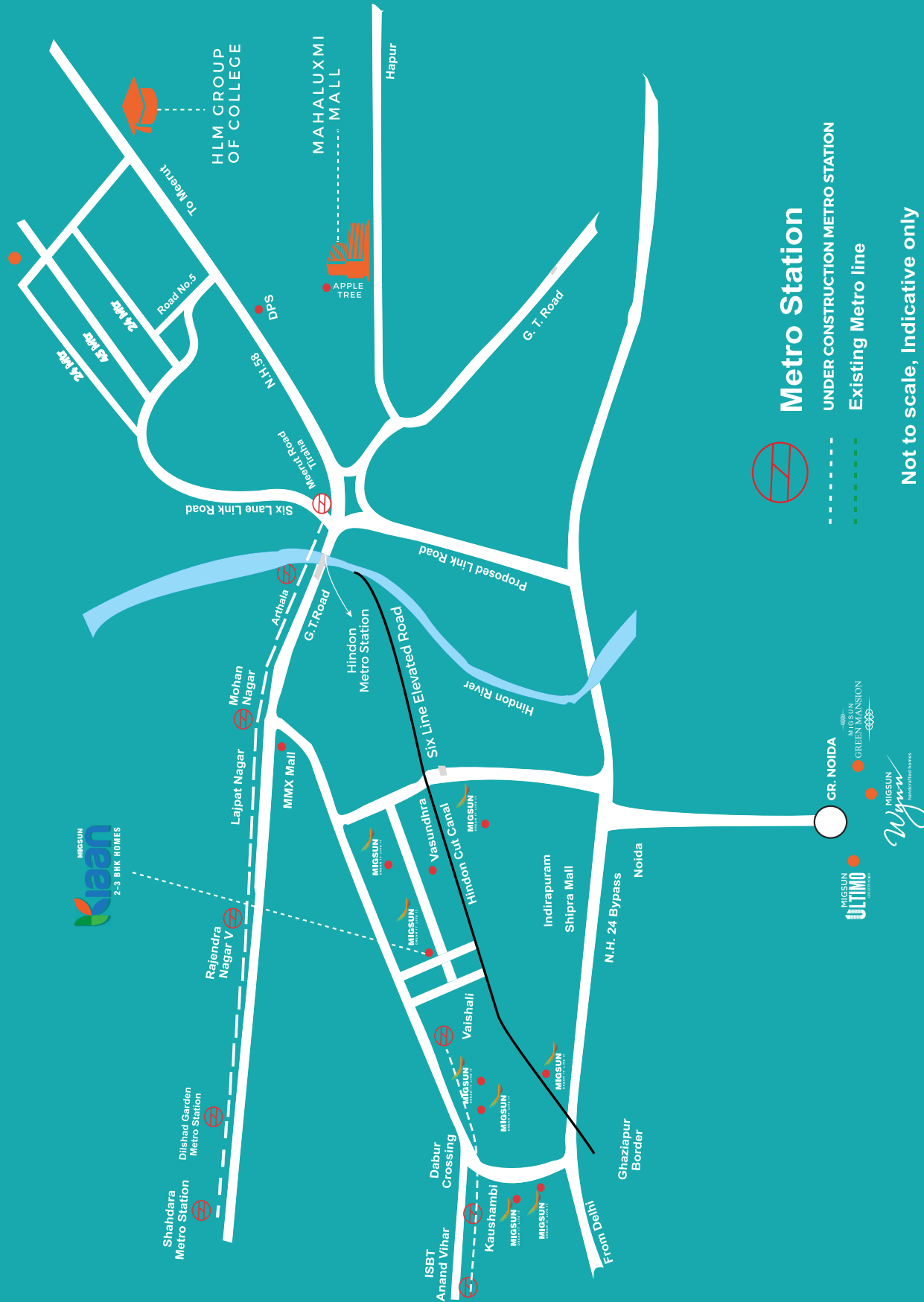


LOCATION PLAN

**Roof**  
chain ki neend



**Metro Station**  
 UNDER CONSTRUCTION METRO STATION  
 Existing Metro line  
 Not to scale, Indicative only



**Roof**  
MIGSUN  
chain ki neend

**Disclaimer:**  
The contents/ pictures/ images/ renderings/ maps indicated in this Brochure are purely indicative in nature and are artist's conception and not actual depiction of buildings/ landscapes and shall not be considered as our offer/ promise/ commitment of any nature in respect of the project. The Developer reserves the right to change Floor Plans, locations, features and specifications at any time without prior notice. They should not be relied upon as representations, express or implied.

Affordable Homes to support the  
**प्रधानमंत्री आवास योजना**



**MIGSUN** DREAM IT LIVE IT

COMMERCIAL RESIDENTIAL EDUCATIONAL HOSPITALITY

Site Address: Khasra Number - 5/4/51, Raj Nagar Extn, NH-58, Ghaziabad  
 Visit: [www.migsun.in](http://www.migsun.in) | Follow us on:

RERA Registration No - UPRERAPRJ2761

## 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.



### 2/3 BHK Homes

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



### 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 Pari Chowk



### 2/3 BHK Homes

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

## Specifications

S.NO.	Particular	Imagica	Prima
1	Flooring	Floor Tiles in Drawing, Dining & Kitchen	Verified Tiles in Drawing, Dining & Kitchen
		Floors Tiles in all Bedrooms	Verified Tiles in all Bedrooms
2	Wall & Ceiling Finish	OBD Painted Walls in Drawing, Dining and Kitchen	Plastic Painted Walls in all Drawing, Dining & Kitchen
		OBD Painted Walls in All Bedroom	Plastic Painted Walls in all Bedrooms
3	Kitchen	Concrete Slab	Granite Counter Top
			Tiles upto 2.5 ft
			SS kitchen sink
4	Toilets	Tiles upto 5 ft	CP Fittings
			Tiles upto 5 ft
			Washbasin
5	Doors & Windows	External Doors with locks	WC & CP Fittings
			32mm flush door shutters with M.S. angle door frames good quality M.S./Aluminum hardware
6	Electrical	PVC Conduiting only	PVC Conducting
			Copper Wirinig
			Electrical Switches

### FEATURES OF PRADHAN MANTRI AWAS YOJANA i.e., 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 ₹18 lacs only.
- Family should not own pacca house in urban area.
- No restriction on cost of unit.
- No restrictions on loan amount

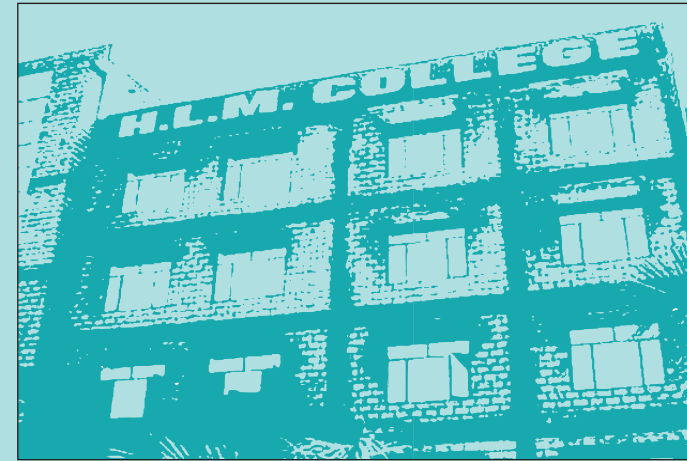
#### BENIFITS:

- Interest subsidy @3% P.A., upto a loan amount of Rs 12 lacs.
- Interest subsidy @4% P.A., upto a loan amount of Rs 9 lacs.
- 6.5% Subsidy on Interest rates on home loan upto 6 Lacs.
- Rate of interest - same as applicable to indivisual housing loan.

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

**Disclaimer:** The scheme has been in support of Pradhan Mantri Awas Yojana (PMAY) under which the buyer can avail interest rate subsidies provided by the central government. We neither guarantee the benefits nor liable for any non - availability of the benefits the scheme.

# Site Plan



**EDUCATION**  
HLM GROUP OF COLLEGE

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.



**HOSPITALITY**  
APPLE TREE  
Ghaziabad

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**  
Kaushambi

**MAHALUXMI PLAZA**  
Vaishali

**MAHALUXMI SQUARE**  
Indrapuram

**MAHALUXMI SQUARE**  
Vasundhra

**MAHALUXMI PLAZA**  
Indrapuram

**MAHALUXMI PLAZA**  
Vasundhra

**MAHALUXMI PLAZA**  
Rajender Nagar

**MAHALUXMI MALL RDC**  
Raj Nagar

### EDUCATIONAL

**HLM GRADUATE COLLEGE.**

**HLM LAW COLLEGE**

**HLM COLLEGE OF MGMT.**

**HLM COLLEGE FOR GIRLS.**

### HOSPITALITY

**APPLE TREE**

# Cluster Plan

Type: 2 BK+1T  
 Saleable Area - 732 sq ft / 68.00 Sq mtr  
 Covered Area ( Balcony, Wardrobe Included) - 521.838 Sq ft/ 48.48 Sq mtr  
 Carpet Area (Balcony, Wardrobe and Walls Excluded)- 400.959Sq ft / 37.25 Sq mtr

Type: 2 BK+1T  
 Saleable Area - 732 sq ft / 68.00 Sq mtr  
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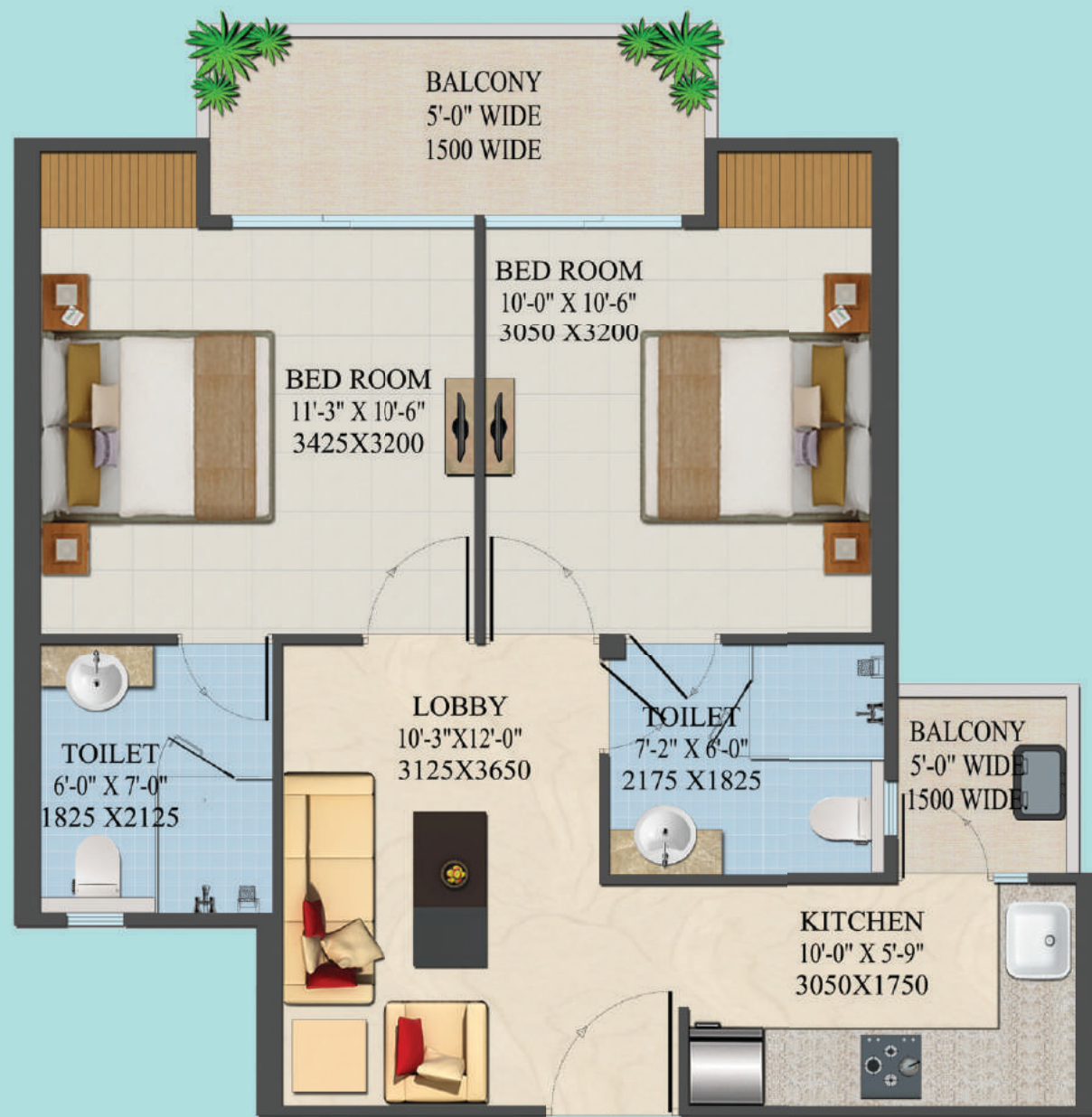
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Type: 2BK + LOBBY + 2T  
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 Carpet Area (Balcony, Wardrobe and Walls Excluded) 503.217 Sq ft / 46.75 Sq mtr

Type: 3BK + 2T  
 Saleable Area - 1083 sq ft / 100.61 Sq mtr  
 Covered Area ( Balcony, Wardrobe Included) - 802.025 Sq ft/ 74.51 Sq mtr  
 Carpet Area (Balcony, Wardrobe and Walls Excluded) - 630.124 Sq ft / 58.54 Sq mtr



## PHASE-1 FLOOR PLAN - SUN 1 TOWER-A



Type: 2BK + LOBBY + 2T  
 Saleable Area - 894 sq ft / 83.05 Sq mtr  
 Covered Area ( Balcony, Wardrobe Included) - 636.475 Sq ft/ 59.13 Sq mtr  
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PHASE-1  
 FLOOR PLAN - SUN 2  
 TOWER-A



KEY PLAN

Type: 2 BK+1T  
 Saleable Area - 732 sq ft / 68.00 Sq mtr  
 Covered Area ( Balcony, Wardrobe Included) -  
 521.838 Sq ft/ 48.48 Sq mtr  
 Carpet Area (Balcony, Wardrobe and Walls Excluded)-  
 400.959Sq ft / 37.25 Sq mtr

Type: 2 BK+1T  
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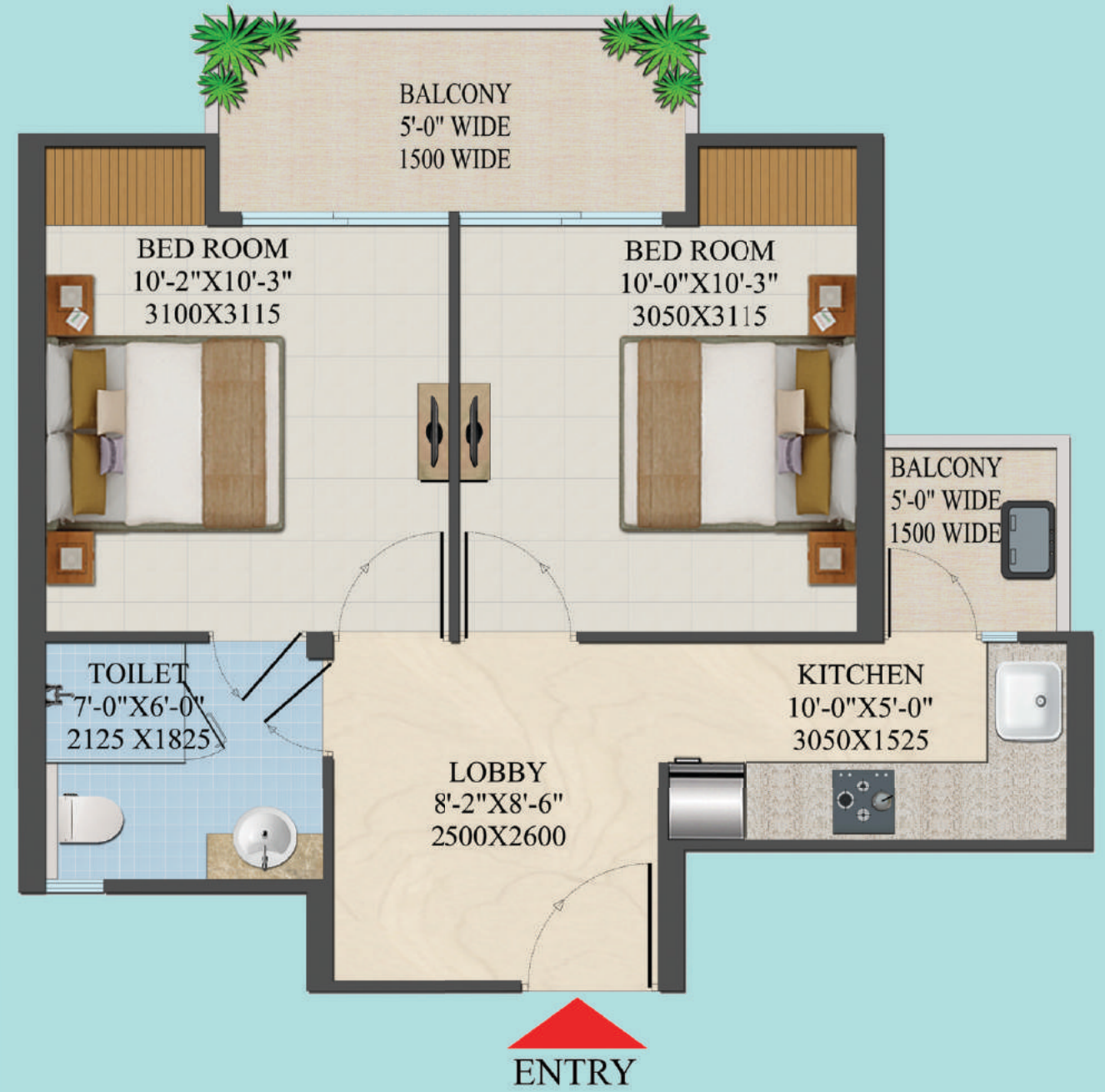
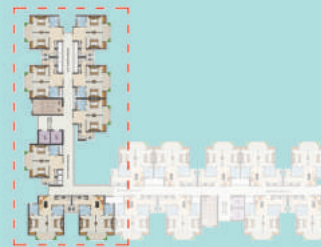
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**PHASE-1  
 FLOOR PLAN - SUN 3  
 TOWER-A**



# Floor Plan



**Type: 1 BK+1T+ STUDY**  
 Saleable Area - 651 sq ft / 60.47 Sq mtr  
 Covered Area ( Balcony, Wardrobe Included) - 468.66 Sq ft/ 43.54 Sq mtr  
 Carpet Area (Balcony, Wardrobe and Walls Excluded) - 356.288 Sq ft / 33.10 Sq mtr

**Type: 1 BK+1T+ STUDY**  
 Saleable Area - 651 sq ft / 60.47 Sq mtr  
 Covered Area ( Balcony, Wardrobe Included) - 468.66 Sq ft/ 43.54 Sq mtr  
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 Covered Area ( Balcony, Wardrobe Included) - 468.66 Sq ft/ 43.54 Sq mtr  
 Carpet Area (Balcony, Wardrobe and Walls Excluded) - 356.288 Sq ft / 33.10 Sq mtr

**Type: 2BK + LOBBY + 2T**  
 Saleable Area - 894 sq ft / 83.05 Sq mtr  
 Covered Area ( Balcony, Wardrobe Included) - 636.475 Sq ft/ 59.13 Sq mtr  
 Carpet Area (Balcony, Wardrobe and Walls Excluded) - 503.217 Sq ft / 46.75 Sq mtr

**Type: 2BK + LOBBY + 2T**  
 Saleable Area - 894 sq ft / 83.05 Sq mtr  
 Covered Area ( Balcony, Wardrobe Included) - 636.475 Sq ft/ 59.13 Sq mtr  
 Carpet Area (Balcony, Wardrobe and Walls Excluded) - 503.217 Sq ft / 46.75 Sq mtr

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 Carpet Area (Balcony, Wardrobe and Walls Excluded) - 356.288 Sq ft / 33.10 Sq mtr

## PHASE-2 FLOOR PLAN SUN 4 TOWER - B



Type: 1 BK+1T+ STUDY  
 Saleable Area - 651 sq ft / 60.47 Sq mtr  
 Covered Area ( Balcony, Wardrobe Included)  
 468.66 Sq ft/ 43.54 Sq mtr  
 Carpet Area (Balcony, Wardrobe and Walls Excluded)  
 356.288 Sq ft / 33.10 Sq mtr

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 503.217 Sq ft / 46.75 Sq mtr



Type: 2BK + LOBBY + 2T  
 Saleable Area - 894 sq ft / 83.05 Sq mtr  
 Covered Area (Balcony, wardrobe Included)  
 636.475 Sq ft / 59.13 Sq. mtr  
 Carpet Area (Balcony, wardrobe and Walls Excluded)  
 503.217 Sq ft / 46.75 Sq. mtr

Type: 2BK + LOBBY + 2T  
 Saleable Area - 894 sq ft / 83.05 Sq mtr  
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Type: 3BK + 2T  
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 Covered Area ( Balcony, Wardrobe Included)  
 802.025 Sq ft/ 74.51 Sq mtr  
 Carpet Area (Balcony, Wardrobe and Walls Excluded)  
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SUN 5

SUN 6