A Project by

MANGLA
GROUP

Building Trust through
Quality & Service !



AURA

3 & 4 BHK Premium Apartments & Penthouses

Mangla Group

Mangla Group is a shining example of enterprise, skill, ethical business practices, technical expertise and creative finesse. Our success is a reflection of the validity of the group's investment in a work culture that lays emphasis on doing the right thing always.

Mangla Group is involved in construction activities that range from residential to commercial, apartment blocks to luxurious bungalows, land development, conceptual realty development, consulting and lots more.

Started in the early 70s with the objective of developing projects in the housing sector, **Mangla Group** has grown in terms of size, business and stature to become a well known and reputed business house in the real estate development industry. Today **Mangla Group** undertakes varied projects in commercial, residential, industrial and corporate sectors. We have to our credit some of the finest buildings and projects developed in and around Baroda.

The strength of the group lies in our stringent quality policies. Right from our choice of site to the finalisation of designs and construction material to extending high-end facilities to the buyers. **Mangla Group** takes each aspect with utmost seriousness and delivers to complete satisfaction.

Take a tour of our web site **www.manglagroup.in** to know more about us and our varied operations. For more details about our present and ongoing projects and your particular interests do get in touch with us. We look forward to associating with you.

Let **Mangla Group** be your guide to the vibrant real estate of Baroda.

AURA

3 & 4 BHK Premium Apartments & Penthouses

We all are born with an **Aura** of our own and this is reflected in our personality traits, type, nature and the skills that we have. It is an electromagnetic energy field within and around us. It is found in every living being, including trees and animals. This defines how we are perceived by others.

A healthy **Aura** is believed to be bright and luminous, radiating positive energy and vitality.

Your personal **Aura** is also enhanced by your living space and lifestyle. A home that defines you is not just a reflection of your thoughts but is also a projection of who you are.

Mangla group welcomes you to **Aura**… super premium luxurious apartments. It is the right blend of peaceful privacy and elevated living space in the midst of the commercial hub of the city.

'Aura' super luxury apartment homes are for those who are looking for high end amenities that complement a simplified and blissful life choice. **Aura** is all about a mind set, a way to life, a way of thinking.

Aura welcomes you to a higher level …

MANGLA LANDMARKS

Ongoing Residential Projects



MANGLA GREENS - Tarsali



MANGLA MAJESTY - Vasna-Bhayli Road



MANGLA MARVEL - Tarsali

Completed Residential Projects



GREEN LEAF - Alkapuri



SHARANAM BUNGALOWS - Gotri



SHAKUNTAL - Vasna Road

MANGLA LANDMARKS

Completed Commercial Projects



OZONE - Vikram Sarabhai Marg



OCEAN - Vikram Sarabhai Marg



BILLABONG SCHOOL - Vadsar



VCCI - Makarpura G.I.D.C



C.H. JEWELLERS - Alkapuri



AMIGO HOUSE - O.P. Road



ROYAL BANK OF SCOTLAND (RBS) - Alkapuri

3D VIEWS



3D VIEWS



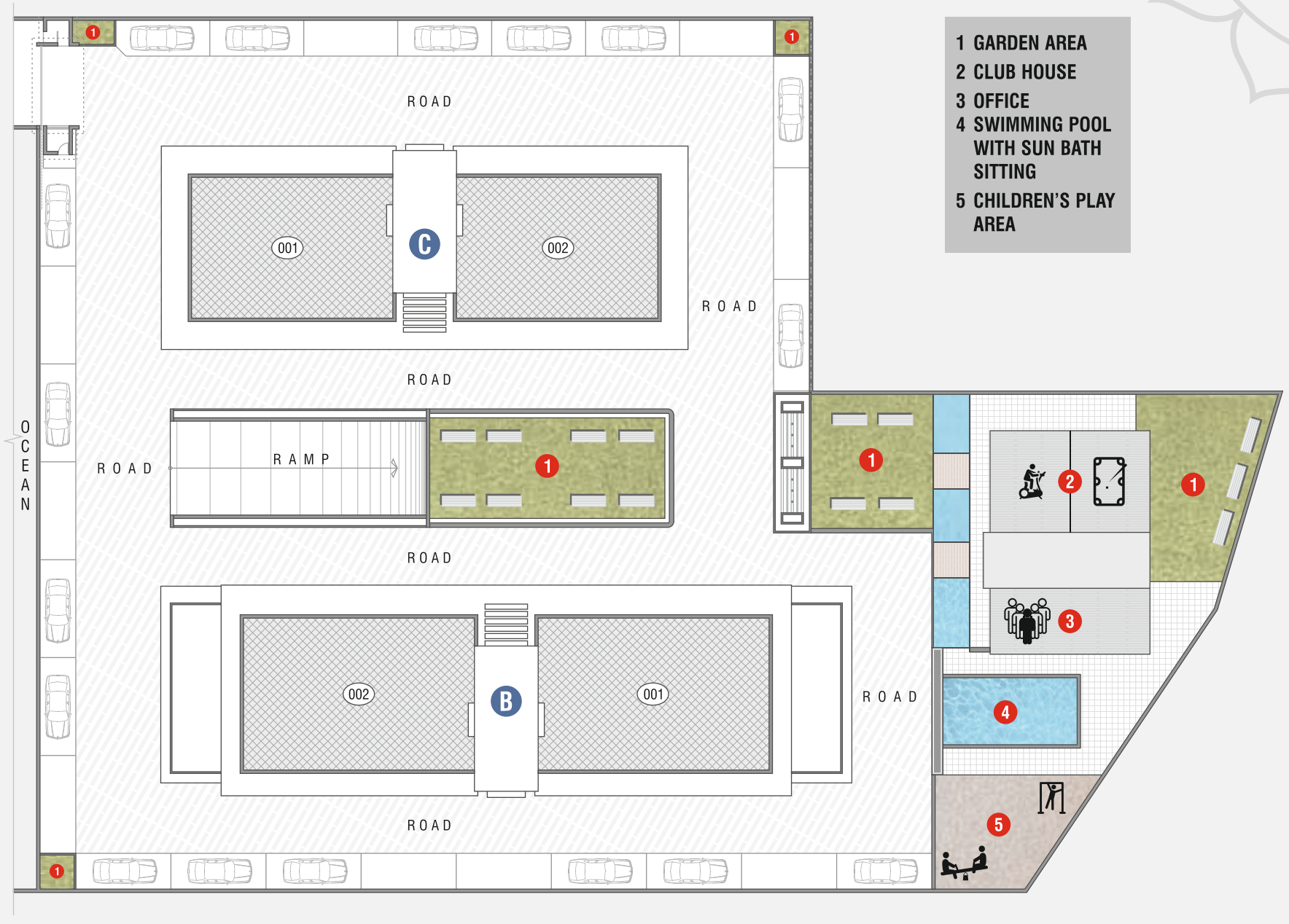
3D VIEWS







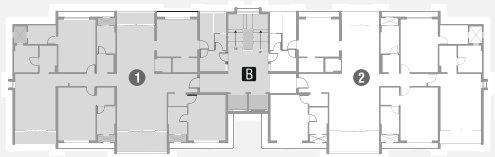
LAYOUT PLAN

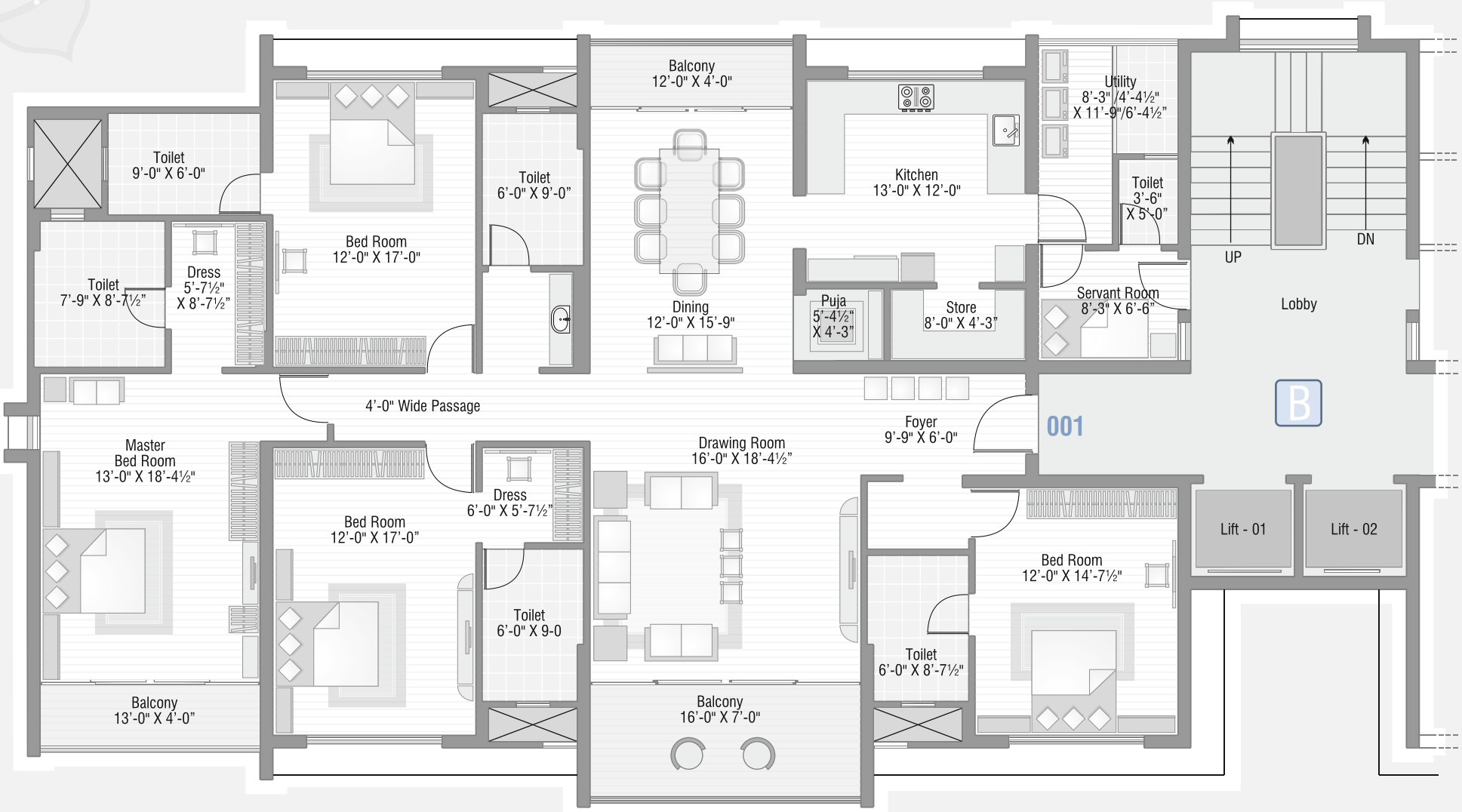

1 GARDEN AREA
2 CLUB HOUSE
3 OFFICE
4 SWIMMING POOL WITH SUN BATH SITTING
5 CHILDREN'S PLAY AREA
ROAD
ROAD
ROAD
ROAD
ROAD
ROAD
ROAD
RAMP
OCEAN
001
002
C
002
001
B
N

TOWER - B

4 BHK - TYPICAL FLOOR PLAN

Carpet Area : 2351 sq. ft.
Other Area : 273 sq. ft.

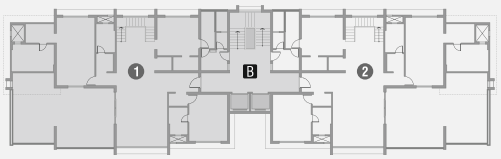


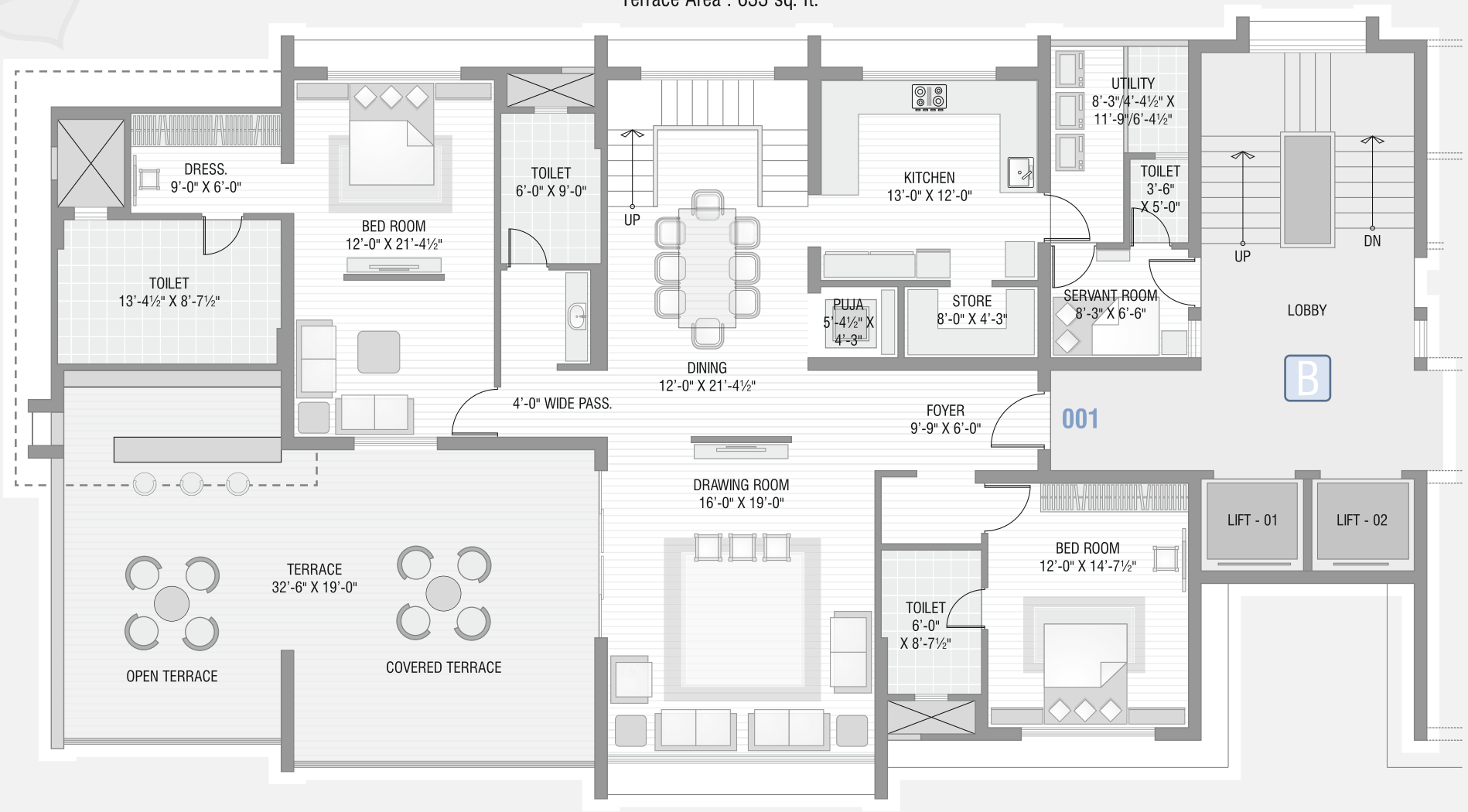


TOWER - B

PENTHOUSE - LOWER LEVEL
11th FLOOR PLAN

Carpet Area : 1883 sq. ft.
Other Area : 76 sq. ft.
Terrace Area : 633 sq. ft.



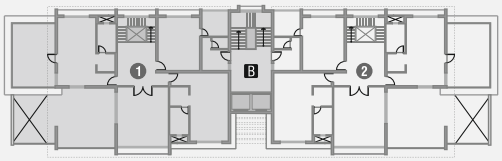


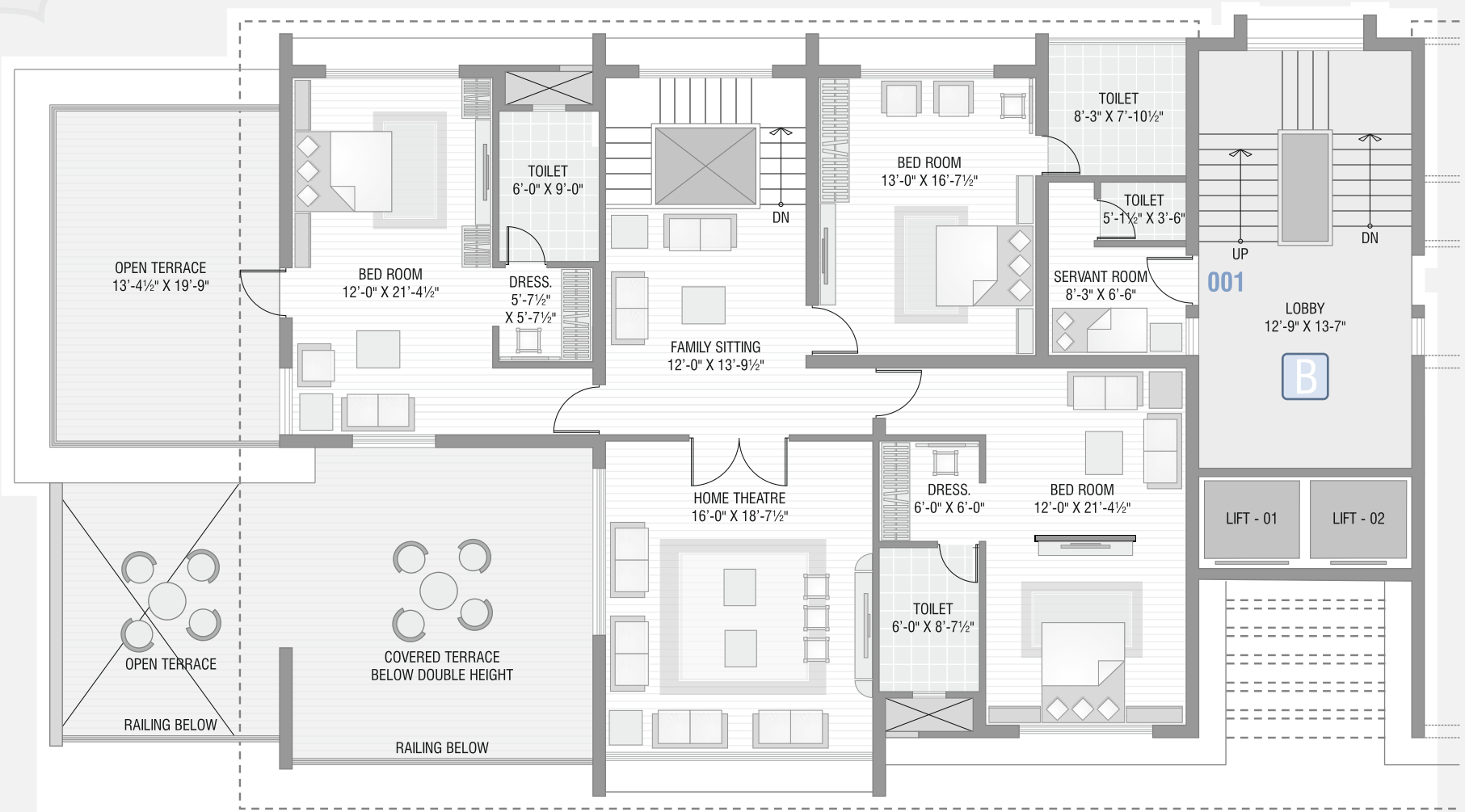
TOWER - B

PENTHOUSE - UPPER LEVEL
12th FLOOR PLAN

Carpet Area : 1828 sq. ft.
Terrace Area : 264 sq. ft.

Total Carpet Area : 3711 sq. ft.
Total Other Area : 76 sq. ft.
Total Terrace Area : 897 sq. ft.



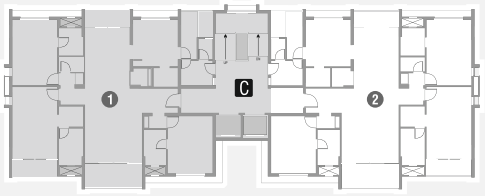


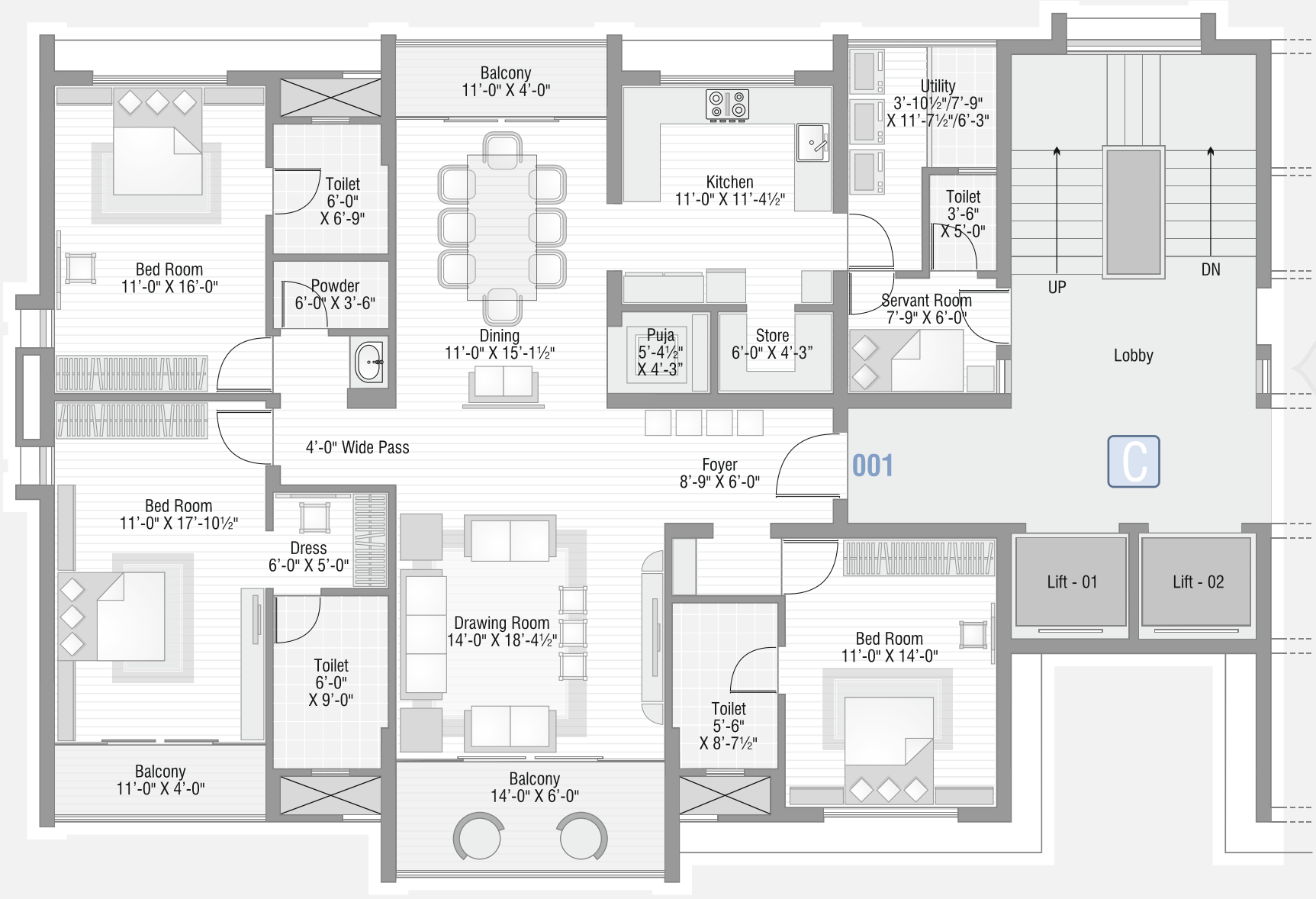


TOWER - C

3 BHK - TYPICAL FLOOR PLAN

Carpet Area : 1643 sq. ft.
Other Area : 228 sq. ft.

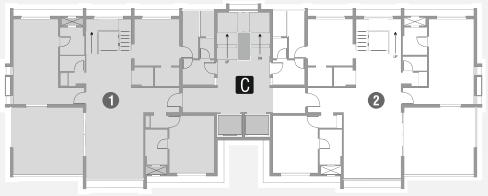


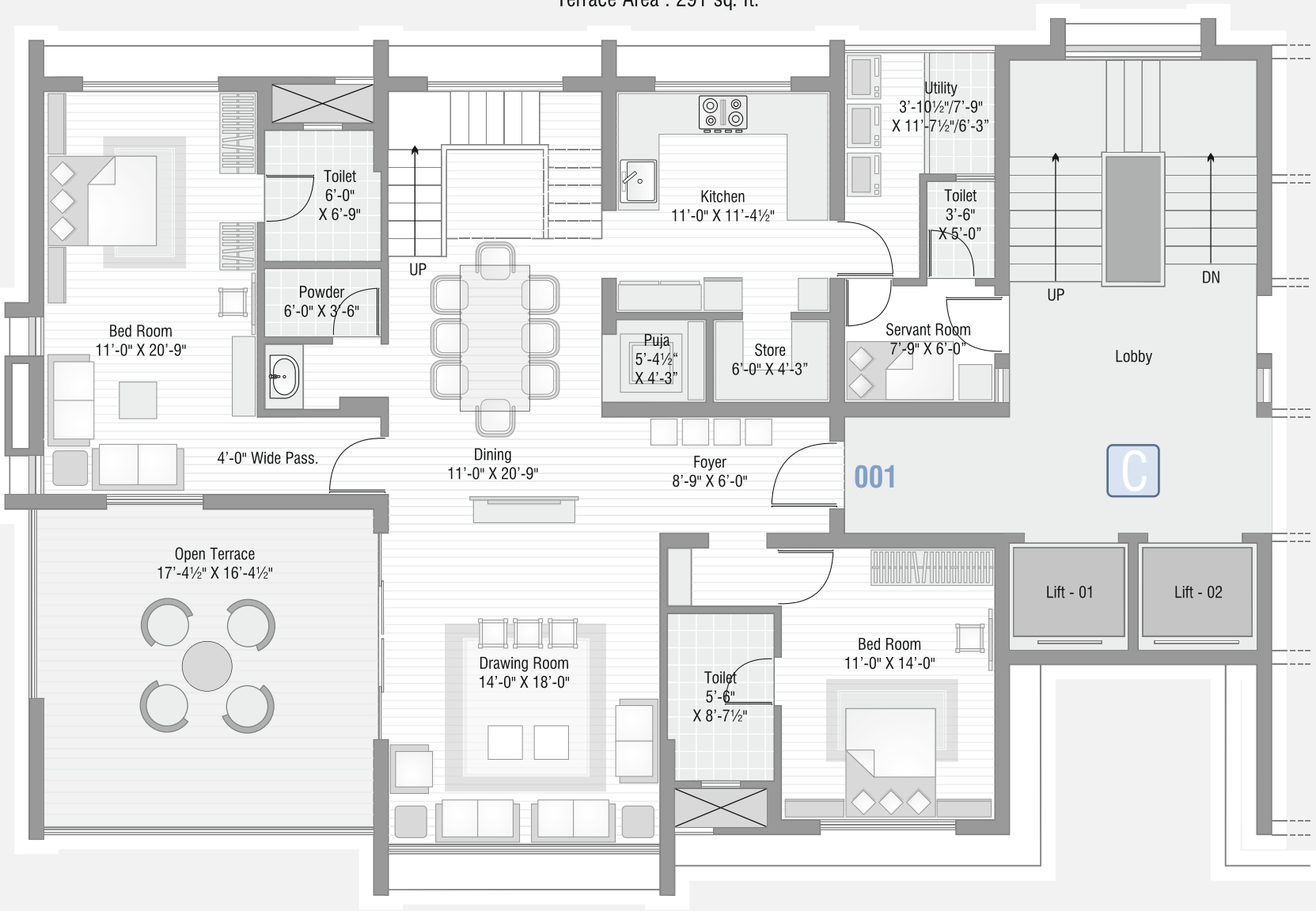


TOWER - C

PENTHOUSE - LOWER LEVEL
11th FLOOR PLAN

Carpet Area : 1495 sq. ft.
Other Area : 69 sq. ft.
Terrace Area : 291 sq. ft.

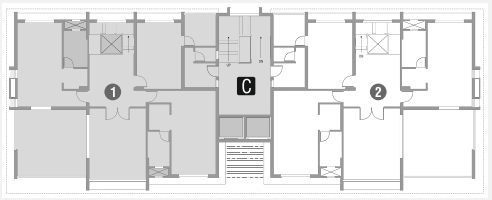


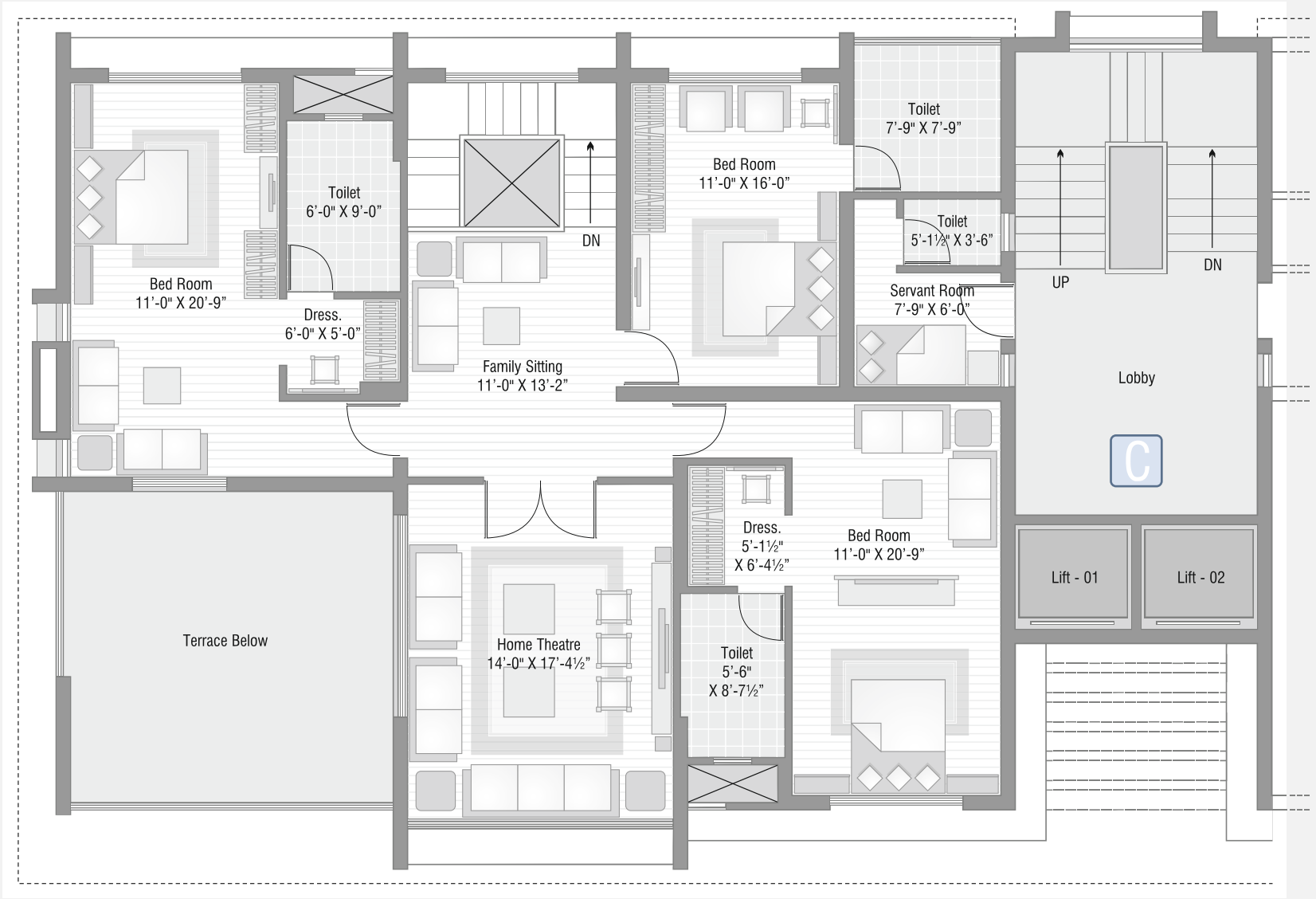


TOWER - C

PENTHOUSE - UPPER LEVEL
12th FLOOR PLAN

Carpet Area : 1602 sq. ft. Total Carpet Area : 3097 sq. ft.
Total Other Area : 69 sq. ft.
Total Terrace Area : 291 sq. ft.





AMENITIES

- Club house with swimming pool, table tennis, pool table, gymnasium and office room for society with toilet blocks.
- Compound wall & gate surrounding the complex with security cabin.
- Fully paved parking & margin areas.
- Landscaped garden at ground level as per design.
- Adequate lights for parking area, margin and garden area.
- 2 nos. automatic lift of reputed make for 8 persons capacity for every tower.
- An allotted covered car parking space at ground level and in basement area.
- Separate under ground and overhead tank for drinking water.
- Bore well with submersible pump and overhead tank for 24 hours domestic water supply.
- Water proofing treatment to the terrace.
- Intercom facilities with video door phone.
- Fire fighting system in every tower.
- Generator for lift, common lights & pumping system and fire fighting system.
- Common emergent water heating system.
- Common water softening plant with sand filter for domestic water.
- Water harvesting system.
- Common toilet for servants and drivers at ground level.
- CC TV camera at basement, ground level and entrance lobbies for security.

SPECIFICATIONS

STRUCTURE : RCC/PT structure for earthquake resistance and as per code of practice.

FLOORING : Italian marble flooring in drawing room, dining room, foyer and puja room. Wooden flooring in master bed room. Vitrified tiles flooring in other bed rooms, kitchen and store room. Anti-skid vitrified tiles flooring in balconies.

KITCHEN : R.O. system for drinking water on kitchen platform, granite platform with quartz finished sink, dado of glazed tiles up to lintel level.

TOILETS : Composite Italian marble / vitrified tiles / ceramic tiles flooring in toilets, dado of composite Italian marble / vitrified tiles / ceramic tiles / glazed tiles up to full height (slab level) as per design. Premium quality sanitary and plumbing fixtures.

PLUMBING : Superior quality CPVC concealed plumbing.

ELECTRIFICATION : Concealed copper wiring of approved quality with modular switches. TV & telephone points in drawing room and all bed-rooms.

AIR CONDITIONING : Japanese brand air conditioners in drawing room, dining room & all bed rooms.

DOORS & WINDOWS : Main door with wooden frame and wooden shutter of decorative veneer polished on both sides and all other doors of stoned frames and both sides laminated wooden shutters. Fully glazed UPVC / WOODEN windows with stoned sill.

PAINTING : Inside surface shall be washable distemper finished with putty and out side surface shall be acrylic emulsion painted.

KEY PLAN



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www.manglagroup.in

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Contractors
Chetan Builders
Vadodara

Purple Crayon