

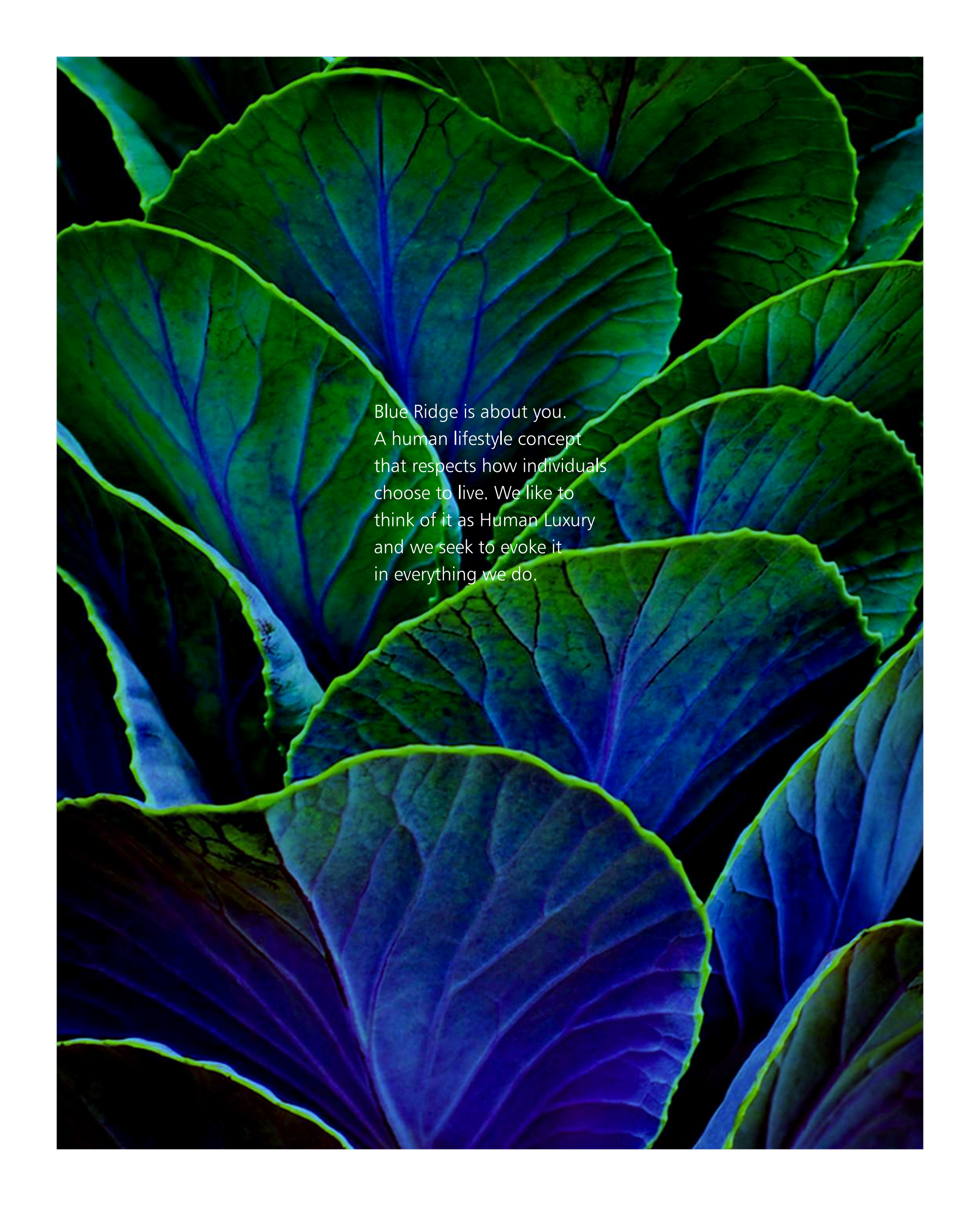


MOTIA

BLUE
RIDGE

ELEMENT OF SHEER OPULENCE!

Human
luxury...



Blue Ridge is about you.
A human lifestyle concept
that respects how individuals
choose to live. We like to
think of it as Human Luxury
and we seek to evoke it
in everything we do.

A photograph of a man in a red and black striped shirt carrying a young child on his shoulders. The child is laughing joyfully with their mouth wide open. They are outdoors, with a bright sunset or sunrise in the background, creating a warm, golden glow. The image is split vertically down the middle. The left side shows the child's arm extended to the left, and the right side shows the child's head tilted back and their arm extended to the right. The text 'Rise, shine & celebrate' is overlaid on the bottom left in a white serif font.

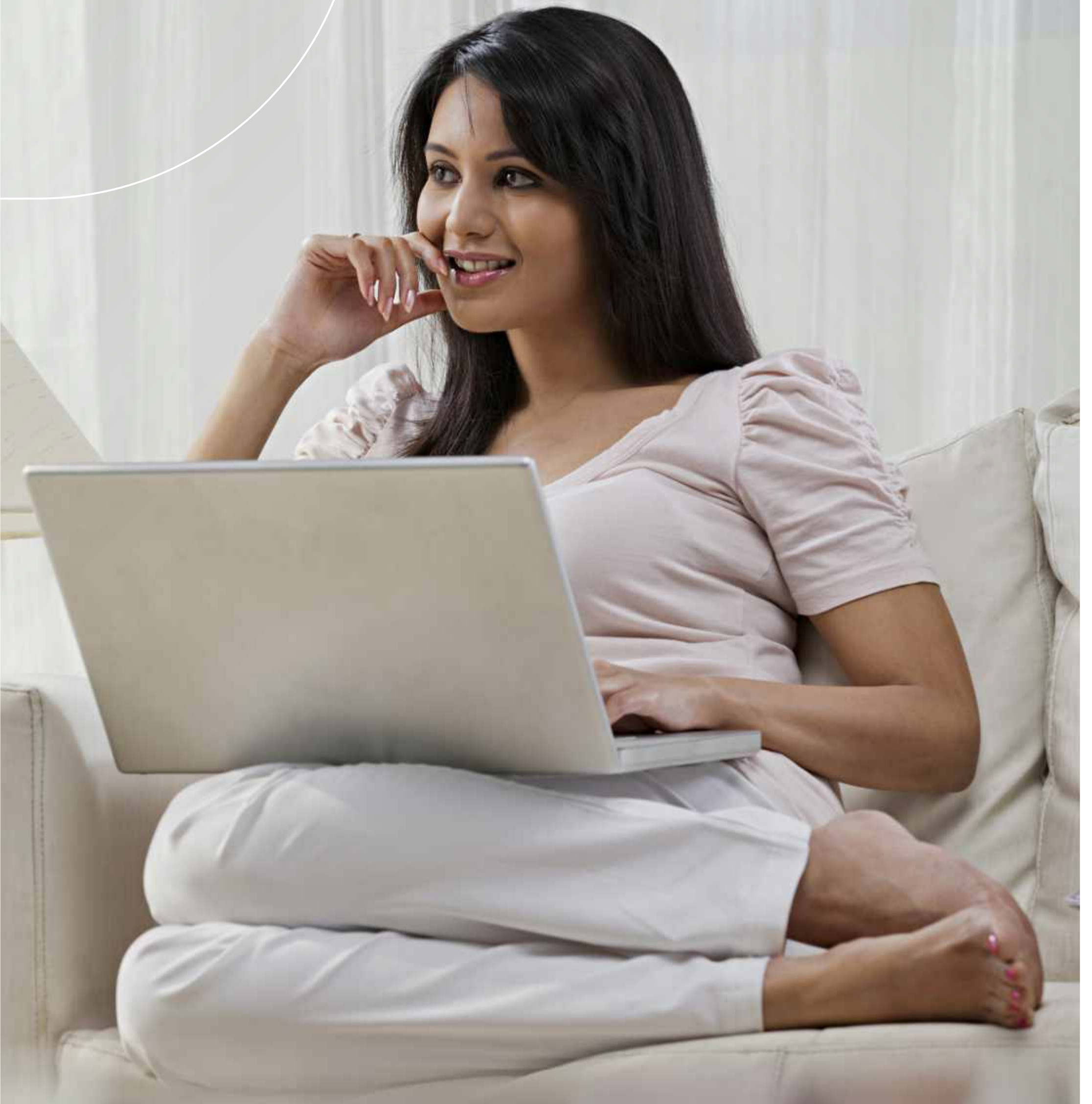
Rise, shine
& celebrate

**Motia Group Introduces...
Blue Ridge!**

A new offering by highly renowned Pawan Bansal's Motia Group offers you a modern and integrated residential development designed to offer you a better and secure life.

Unfold a world that is one step ahead of time.

Away from the buzz of the city, adore a life that is filled with contentment and merriment. Come home to a place where you can entertain your guests and savour personal moments of relaxation.

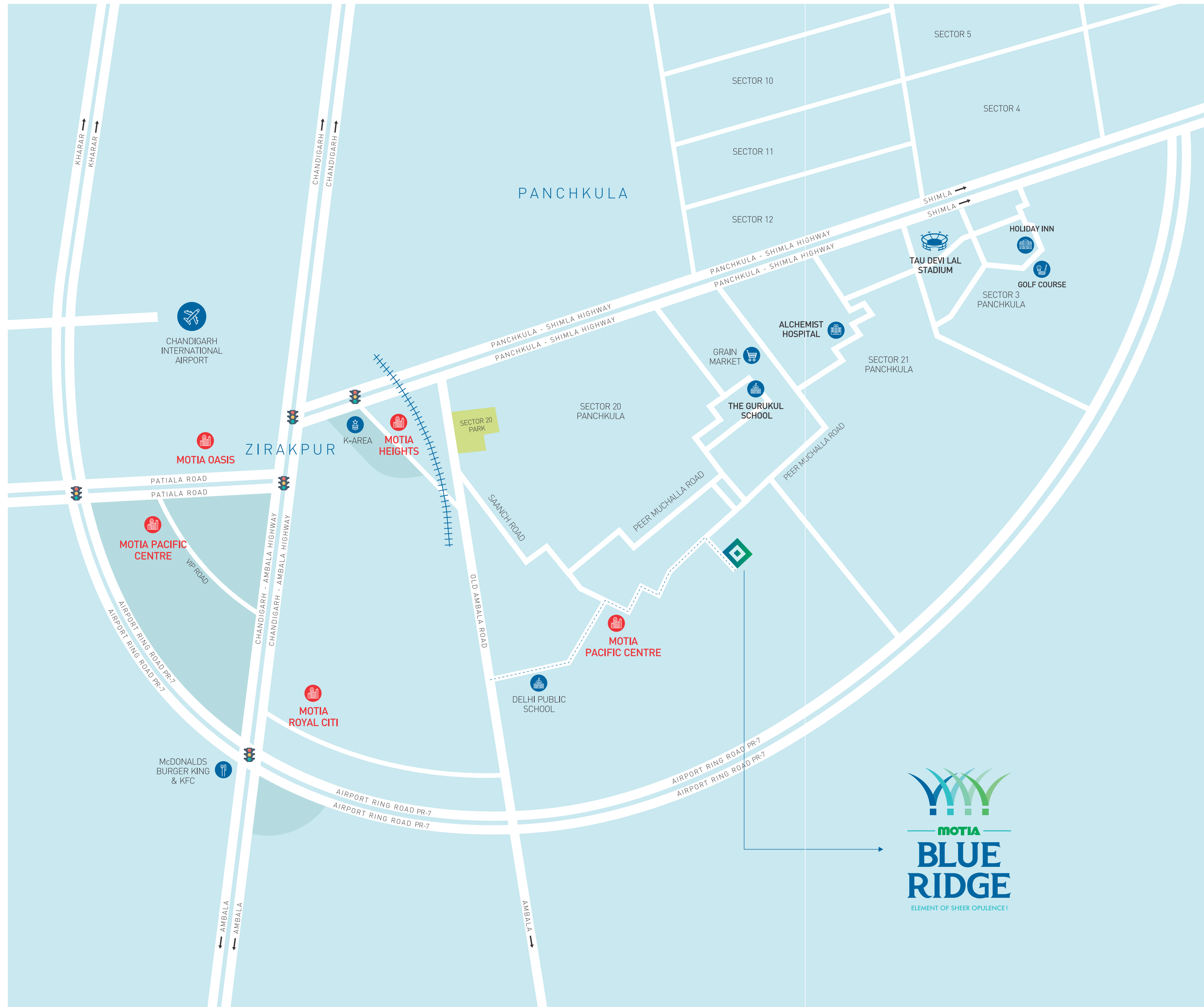


Welcome the new days
in new ways.

From a morning dip in the pool, a session in the gym, spending quality time with the kids at the Trampoline Play - Blue Ridge Residences is not just a great place to live, but a great place to get the most out of life. Open, accessible and welcoming - a place for all, built with the highest quality materials and expertise. It's time to live it up!

Blue Ridge
Welcome
Home!





The Location

Peer Muchalla is a place that is gaining popularity due to its easy connectivity, strategic location and most importantly – Affordability. It adjoins Sector 20, Panchkula and Kalka-Ambala Highway. Its direct connectivity to Chandigarh, Panchkula, Mohali, Ambala, Delhi, Patiala and Himachal Pradesh makes it an ideal location for those who often travel. It is coming up as a posh area and developed suburb with many multi-storied residential and commercial complexes. Apart from great connectivity, another major advantage that Peer Muchalla offers is affordability. This place is the perfect opportunity for the people to move out of their rented properties and invest in highly affordable and better dwellings. Along with this, the place has its own markets to meet the everyday needs of the local residents. It is a one-stop destination for your realty dreams!





Blue Ridge

A home to feel loved, appreciated and safe.

Awe inspiring modern, sleek and stylish architectural design will leave you lost for words. The entire structure is shaped to create harmony with its surroundings.

Every inch is intricately designed to give you the very best. This is the place where you will get utmost comfort and love coming back to because it will be YOUR home.





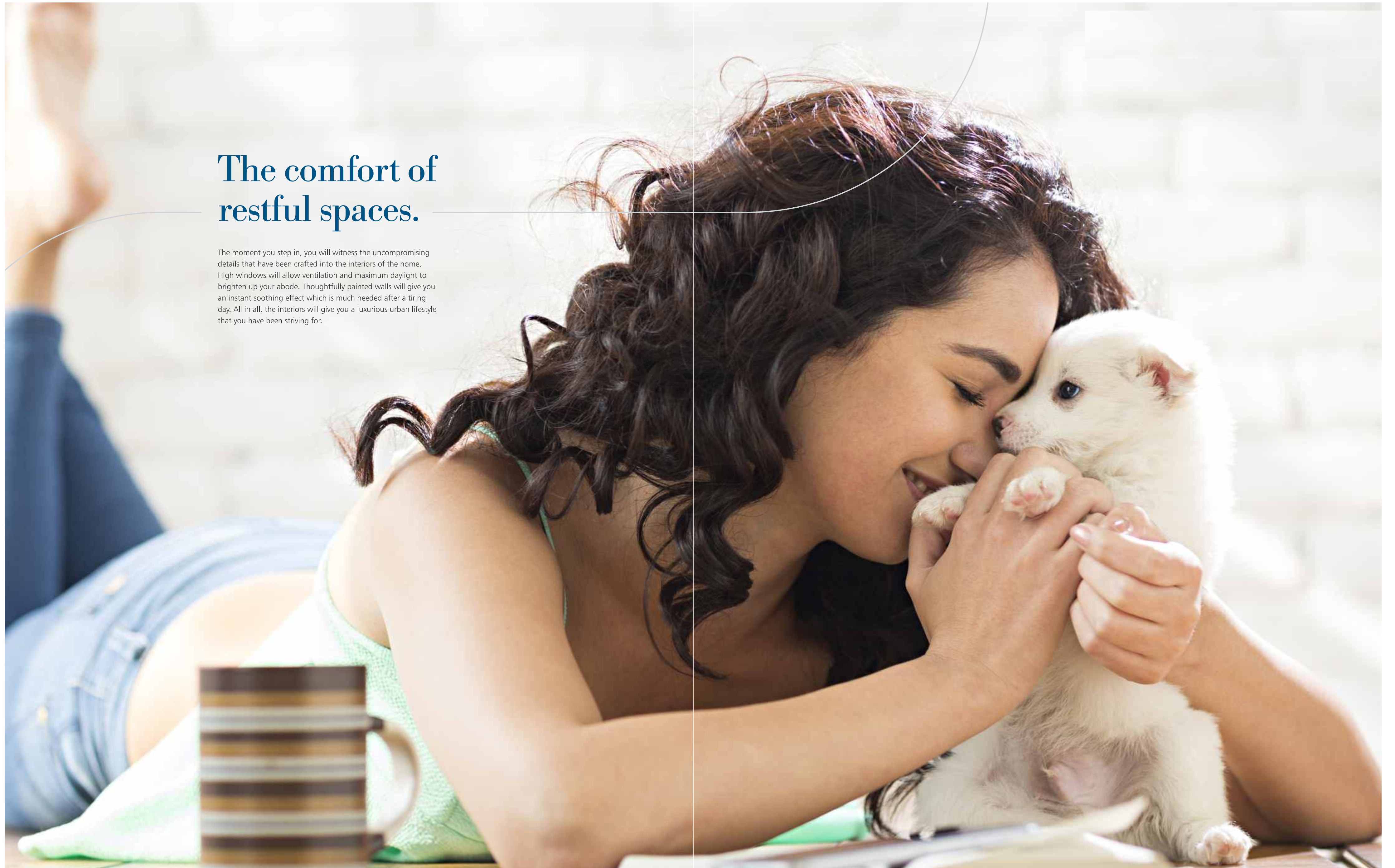
Living amidst green spaces boosts your well-being and improves your life.

Elegantly designed architecture and environment-friendly open spaces are something that you visualize every day and night? Blue Ridge is the right project to fulfil your dreams. Plentiful open spaces with luscious landscaping give you a place where you can enjoy a breath of fresh air.



The comfort of restful spaces.

The moment you step in, you will witness the uncompromising details that have been crafted into the interiors of the home. High windows will allow ventilation and maximum daylight to brighten up your abode. Thoughtfully painted walls will give you an instant soothing effect which is much needed after a tiring day. All in all, the interiors will give you a luxurious urban lifestyle that you have been striving for.



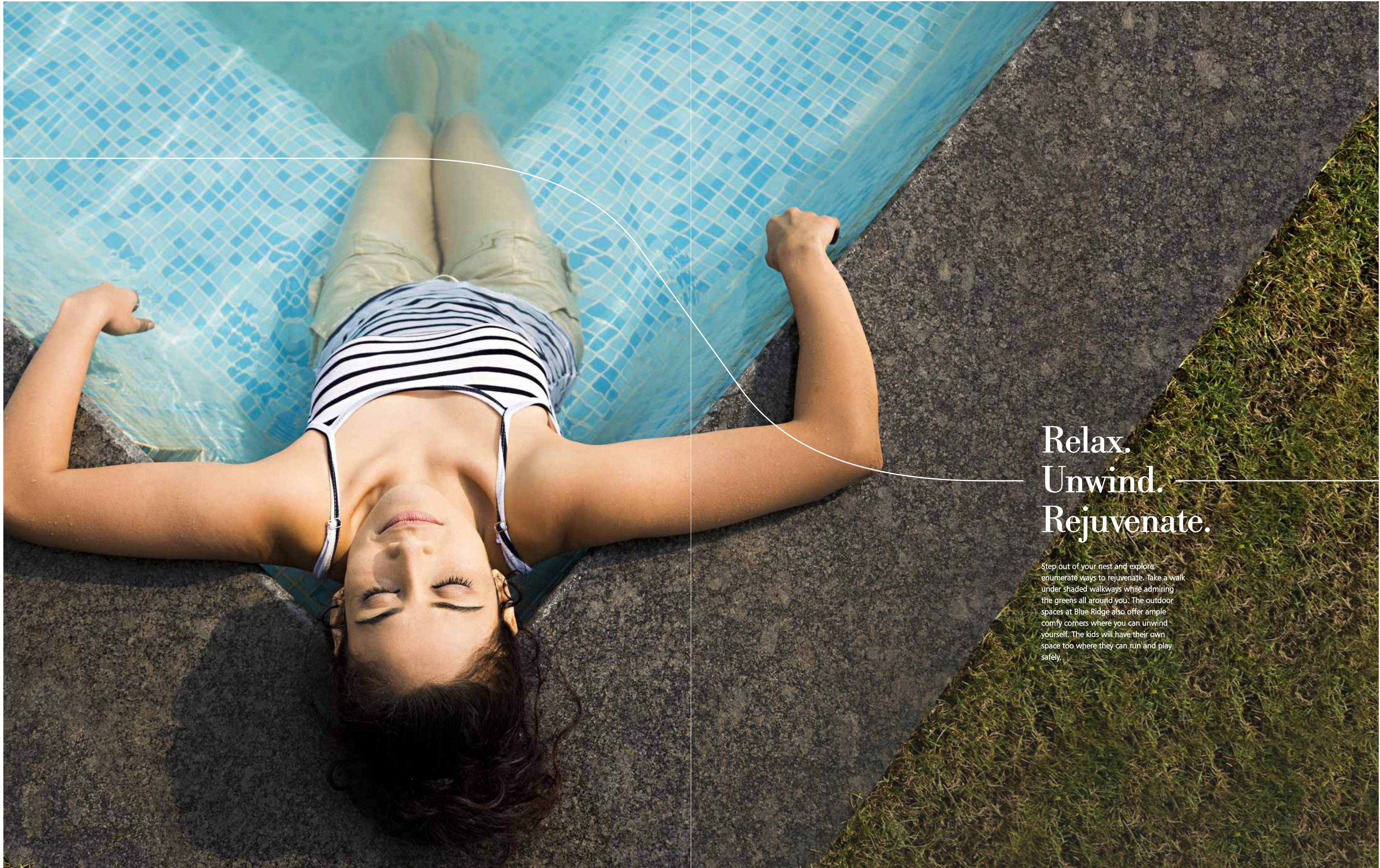


- Free flow of air and natural light inside each home.
- Spacious balconies with practical usability.
- Stain-free flooring and furnishing.
- Modular kitchen with custom cabinetry, polished countertop, branded sink and fixtures.
- All bedrooms fitted with built-in wardrobes.
- LED light fittings for low power consumption.
- False ceiling in drawing and dining room.

Lifestyle Amenities

Sprawling spaces intricately crafted into intimate living space, in the lap of luscious green landscape. Here, fresh air wafts gently and hospitality is in the aroma will give you a feel of a luxury holiday that will never end.





Relax. Unwind. Rejuvenate.

Step out of your nest and explore
enumerate ways to rejuvenate. Take a walk
under shaded walkways while admiring
the greens all around you. The outdoor
spaces at Blue Ridge also offer ample
comfy corners where you can unwind
yourself. The kids will have their own
space too where they can run and play
safely.



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Club Amenities

An array of exercise equipment, pool, recreational spaces and variety of other amenities, members of all ages will surely be pleased to be here. When you are in a space that offers utmost comfort and relaxing atmosphere, you will definitely love to enjoy it every moment with your loved ones.







Site Plan & Legends

1. Entrance Plaza
2. Commercial Plaza
3. Day Parking
4. Drop Off
5. Clubhouse
6. Lap Pool
7. Kids Pool
8. Cabana
9. Change Rooms
10. Ramp to Basement
11. Chess Board
12. Buddha Statue
13. Amphitheater
14. Tree Court
15. Water Body
16. Meditation Area
17. Sleeping Buddha Statue
18. Multipurpose Lawn
19. Badminton Court

Unit Plan - 3 BHK

- Total Area - 1611.00 sq.ft
- Unit Carpet - 963.00 sq.ft
- Balcony Area - 249.00 sq.ft



Unit Plan - 3+1 BHK

- Total Area - 1721.00 sq.ft
- Unit Carpet - 949.00 sq.ft
- Balcony Area - 383.00 sq.ft





Technical Specifications

MODULAR KITCHEN

Walls	Ceramic Tiles upto 2ft.
Flooring	Vitrified Tiles/Ceramic Tiles
Doors	Flush Door Shutter/Skin Doors
External Window & Glazing	UPVC Frames & Shutters
Switches	SModular
Others	Granite Counter Top, Stainless Steel Sink Pipeline Supply
LPG	

TOILETS

Walls	OBD & Ceramic Tiles upto roof.
Flooring	Anti Skid Tiles
Doors	Flush Door Shutter/Skin Doors
Fittings & Fixtures	Jaguar/Hindware (or Equivalent)
External Window & Glazing	UPVC Frames & Shutters
Switches	Modular
Others	Provision of Geyser Points & Exhaust Fans Points

STAIRCASE

Walls	OBD
Flooring	Granite/Marble
External Window & Glazing	UPVC Frames & Shutters

BALCONIES

Flooring	Anti Skid
Switches	Modular
Others	MS Railing

PARKING

Car Parking	Open Car Parking for one car
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FLOORING

Flooring	Superior quality vitrified tiles
Balconies	Ceramic Titled
Others	Anti Skid ceramic Tile floors & glazed ceramic tile cladded toilets

PAINTS

Internal Walls	Oil bound distemper paint
External walls	Anti-Fungal weather shield paint

DOORS AND WINDOWS

Internal	Flush Door / Skin Door and paint finish flush shutter
Extenal	Windows/Glazing in UPVC/Powder coated aluminum

SAFETY & SECURITY

	CCTV with recording
	Latest Fire Fighting Equipment
	Designed with seismic Consideration

POWER SUPPLY & BACKUP

	Power Backup
	Concealed electrical wiring with fire resistant wires

Note - All these specifications are subject to change at the sole discretion of the developer / builder.



Motia Group – A Legendary Developer since 1997

Mr. Pawan Bansal is a very well known name in the real estate industry and is highly reputed for delivering quality projects on time. He started his journey with one of the landmark project- Royal Estate. Backed by experience, adherence and hard work, Mr. Bansal has transformed a startup into a brand in no time.

Recently, Mr. Mukul Bansal, after completing his education from abroad has joined the family business with a vision to take it to the next level. High in energy, brand focused and quality conscious, Mr. Mukul Bansal is a young entrepreneur who understands the changing taste and trends of home buyers. The father-son duo is bringing new age living in their upcoming projects. Delivering value added properties is the aim and commitment of Motia Group.

Motia Group has delivered 18 projects including commercial and residential and has couple of more is in the pipeline. Their extensive belief in architectural designs, technology interference and other trending amenities, made their journey unique and notable from others.





Completed Projects in Tricity-

- Welkom Shopping Complex - Baltana (150 independent Shops)
- Preet Vihar
- Swami Enclave - Dhakoli
- Shopping Complex Near Grace Banquet (20 Showrooms)
- Mamta Enclave (Around 700 independent plots)
- Motia Heights (160 Flats)
- Royale Estate
- Royal Paam (High Street Block A + Block B)
- Motia Homes
- Royal Citi
- Chandigarh One
- Motia Oasis
- Motia Greens
- Motia Plaza - Baddi
- Royal Fame - Kharar
- Royal Enclave - Kharar
- Industrial Park - Derabassi

On Going Projects-

- Motia Pacific Centre - Kishanpura
- Pacific Centre - Gazipur
- Blue ridge- Peer Muchalla
- Industrial Park - Bhagwanpura
- Taj Industrial Park -Derabassi

Completed Projects in other Cities-

- Century enclave - Nabha (Colony of 40,000 sq yard)
- Adarsh Nagar - Nabha (Colony of 40,000 sq yard)
- Green View - Nabha (Colony of 20,000 sq yard)
- Moti Bagh - Nabha (Colony of 30,000 Sq yard)
- Bishan Nagar - Bhawanigarh (Colony of 60,000 Sq yard)
- Shakti Vatika - Samana (Colony of 25 acre)
- Shiv Shakti Vatika - Barnala (colony of 25 acre)
- Mahesh Nagar - Barna (colony of 20 acre)



Site Office:

Motia Blue Ridge,
(Adjoining Sector 20, Panchkula),
Peer Muchalla, Zirakpur
Call: 72593 72953
www.motiablueridge.com

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