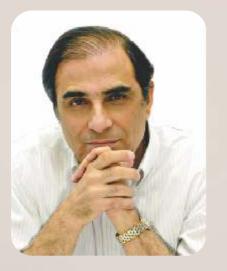


SIMPLY LUXURIOUS



"It's time to gather the pieces of life for eternal happiness at Mahagun Montage."

Hafeez Contractor

Design Consultant

SIMPLY LUXURIOUS

Luxury is a state of affluence and grace. Mahagun Montage is designed with the vision to deliver luxury in its purest, yet simplest form. It is a fine balance of Innovative Architecture and aesthetics, designed to bring the homespun feeling of warmth and conviviality. With plenty of features space, Montage offers the perfect home for those who expect the best of economy living.





CROSSINGS REPUBLIK A WORLD CLASS LOCATION

Crossing Republik, India's first global city spread out in 360 acres, is planned to bring a whole new world within an arm's distance not just for you and your family, but for your coming generations as well with world-class ambience, meticulous design, premium infrastructure and futuristic facilities within the premises.

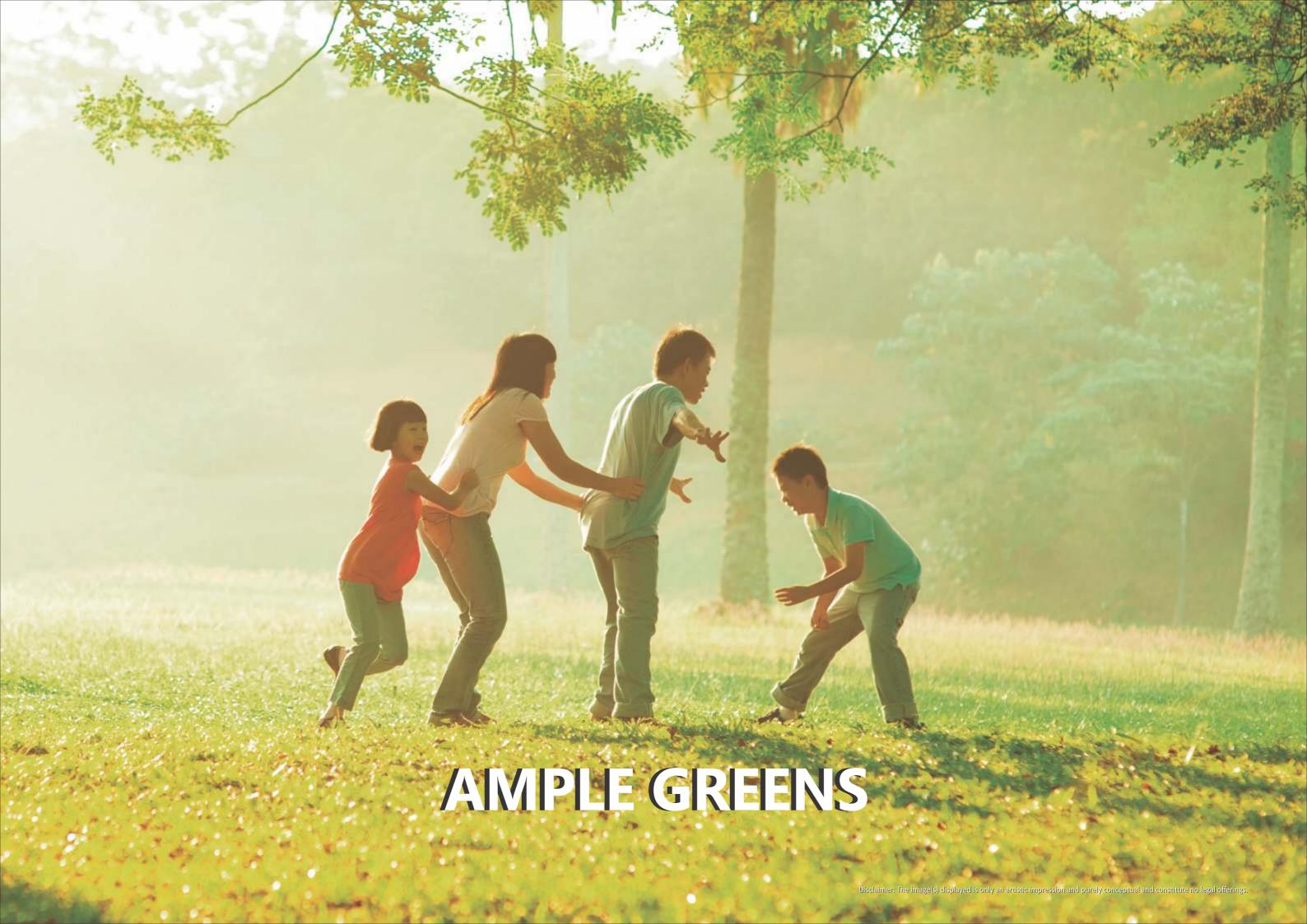
Crossings Republik has been designed by the world's finest architecture firm, Sasaki Associates Inc., who have dotted the entire world with brilliant pieces of their ingenuity.

- Approved freehold property with vastu compliant projects
- Centrally located with convenient approach located between GZB, Noida & Greater Noida on NH 24
- 360 Acres of township endowed with malls, retail outlets, office spaces, hospital, banks, schools etc.
- 100% Power Backup along with 24 Hour water supply
- Elaborate public utilities like High Capacity Bus Transport Sys., Post Office, Police Station, Fire Station
- 9 hole Golf Course within the township

















CONCEPT LANDSCAPE DESIGN

LEGEND

A. MAIN ENTRY EXIT
B. ENTRY WATER BODY
C. GUARD HOUSE
D. TOWER DROP OFF
E. MULTI PURPOSE COURT

Disclaimer: The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer.



MIG-I (2 BHK)

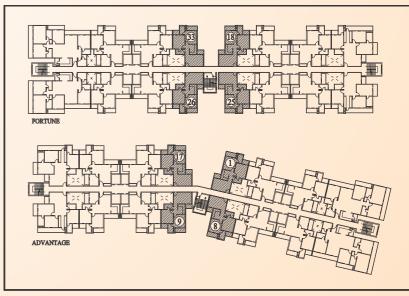
Super Area – 900 sq. ft. / 83.6 sq. mt.
Carpet Area - 594.8 sq.ft./55.25 sq.mt.
Balcony Area - 68.90 sq.ft./6.40 sq.mt.
2 Bedrooms, 2 Toilets, Living/Dining
Room, Kitchen & Balconies

UNIT NOs.: 1,8,9,17,18,25,26,33 FLOOR: 2 TO 31

UNIT NOS.: 8,9,25,26

FLOOR: 1





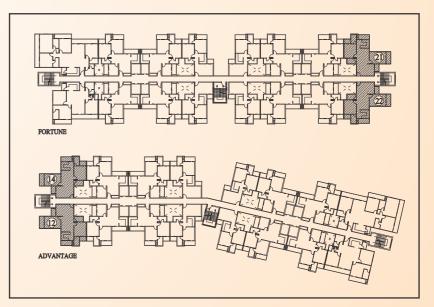


-MIG-II (2 BHK)

Super Area – 1117 sq. ft. / 103.77 sq. mt. Carpet Area - 761.8 sq.ft./70.77 sq.mt. Balcony Area - 112.15 sq.ft./10.41 sq.mt. 2 Bedrooms, 2 Toilets, Living/Dining Room, Kitchen & Balconies

> UNIT NOs.: 14,21 FLOOR: 9,17,24,31 UNIT NOS.: 12,22 FLOOR: 5,14,21,28







- HIG-I (2 BHK + St. Room)

Super Area – 1120 sq. ft. / 104.05 sq. mt.
Carpet Area - 723.7 sq.ft./67.23 sq.mt.
Balcony Area - 130.45 sq.ft./12.11 sq.mt.
2 Bedrooms+1 St. Room, 2 Toilets,
Living/Dining Room, Kitchen & Balconies

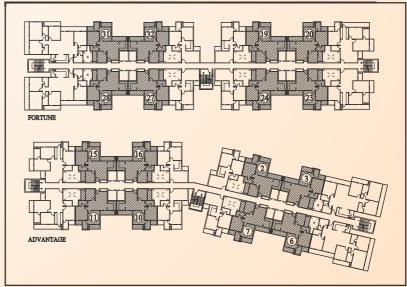
UNIT NOs.: 2,3,6,7,10,11,15,16,19,20 23,24,27,28,31,32

FLOOR: 2 TO 31

UNIT NOS.: 2,3,6,7,10,11,15,16,24

27,28,31,32 **FLOOR:** 1







HIG-II (3 BHK) -

Super Area –1380 sq. ft. / 128.2 sq. mt.
Carpet Area - 903 sq.ft./83.89 sq.mt.
Balcony Area - 162.25 sq.ft./15.07 sq.mt.
3 Bedrooms, 3 Toilets, Living/Dining
Room, Kitchen & Balconies

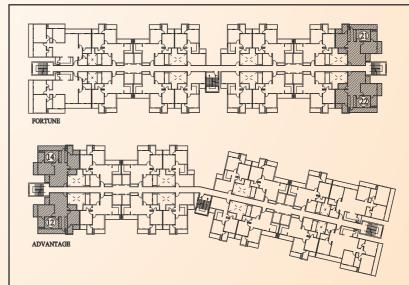
UNIT NOs.: 12,22

FLOOR: 2,6,7,8,9,10,15,16,17, 18,22,23,24,25,29,30,31

UNIT NOS.: 14,21

FLOOR: 2,3,4,5,6,10,11,12,14, 18,19,20,21,25,26,27,28





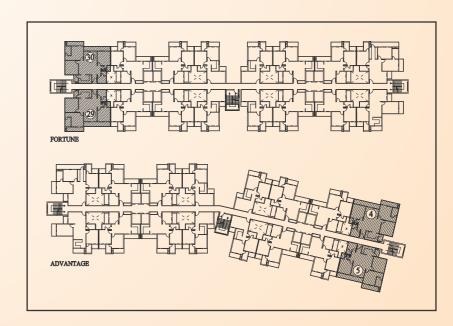


HIG-III (3 BHK+ St. Room) -

Super Area –1520 sq. ft. / 141.2 sq. mt.
Carpet Area - 1006.75 sq.ft./93.52 sq.mt.
Balcony Area - 147.3 sq.ft./13.68 sq.mt.
3 Bedrooms, 1 St. Room with Toilet, 2 Toilets,
Living/Dining Room, Kitchen & Balconies

UNIT NOs.: 5,29 FLOOR: 5,14,21,28 UNIT NOS.: 4,30 FLOOR: 9,17,24,31







SHIG-I (4 BHK) —

Super Area –2040 sq. ft. / 189.5 sq. mt.
Carpet Area - 1338.9 sq.ft./124.38 sq.mt.
Balcony Area - 248.75 sq.ft./23.10 sq.mt.
4 Bedrooms, 1 St. Room with Toilet,
3 Toilets, Living/Dining Room, Kitchen
& Balconies

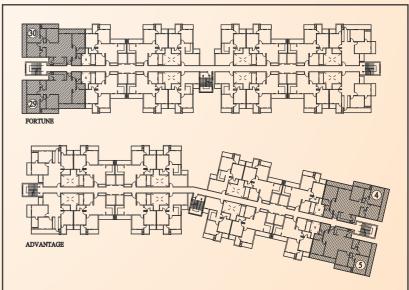
UNIT NOs.: 5,29

FLOOR: 1,2,6,7,8,9,10,15,16,17 18,22,23,24,25,29,30,31

UNIT NOS.: 4,30

FLOOR: 1,2,3,4,5,6,10,11,12,14 18,19,20,21,25,26,27,28





LOWER LEVEL

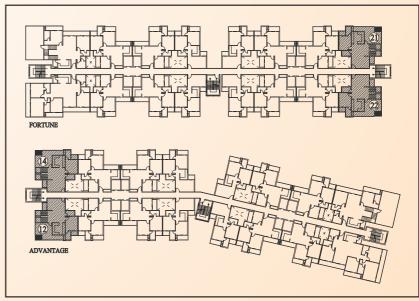


DUPLEX-I (4 BHK)

Super Area –2340 sq. ft. / 217.39 sq. mt.
Carpet Area - 1499.95 sq.ft./139.34 sq.mt.
Balcony Area - 148.6 sq.ft./13.80 sq.mt.
4 Bedrooms, 4 Toilets, Living/Dining Room,
Family Lounge, Kitchen & Balconies

UNIT NOs.: 12,22 FLOOR: 3,11,19,26 UNIT NOS.: 14,21 FLOOR: 7,15,22,29

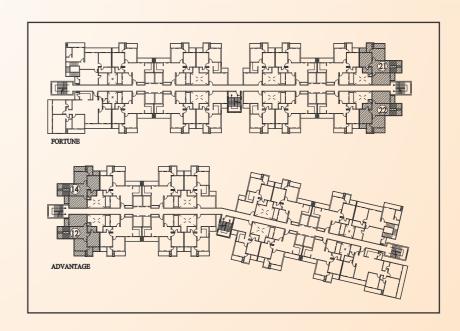




UPPER LEVEL







LOWER LEVEL

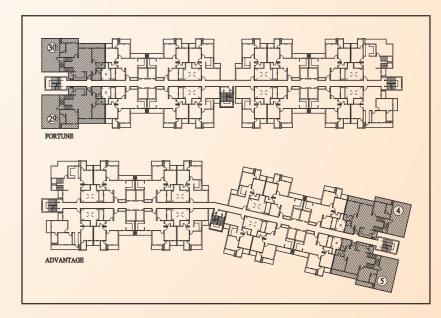


DUPLEX-II (5 BHK) -

Super Area –3440 sq. ft. / 319.5 sq. mt.
Carpet Area - 1997.7 sq.ft./185.59 sq.mt.
Balcony Area - 294.8 sq.ft./27.38 sq.mt.
5 Bedrooms, 1 St. Room with Toilet, 5 Toilets,
Living/Dining Room, Family Lounge,
Kitchen & Balconies

UNIT NOs.: 5,29 FLOOR: 3,11,19,26 UNIT NOS.: 4, 30 FLOOR: 7,15,22,29

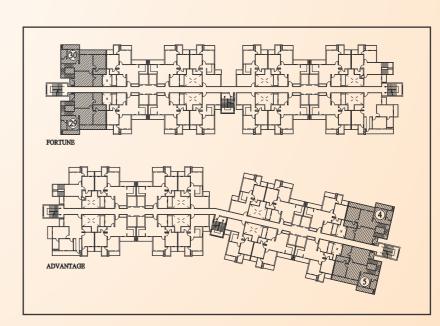


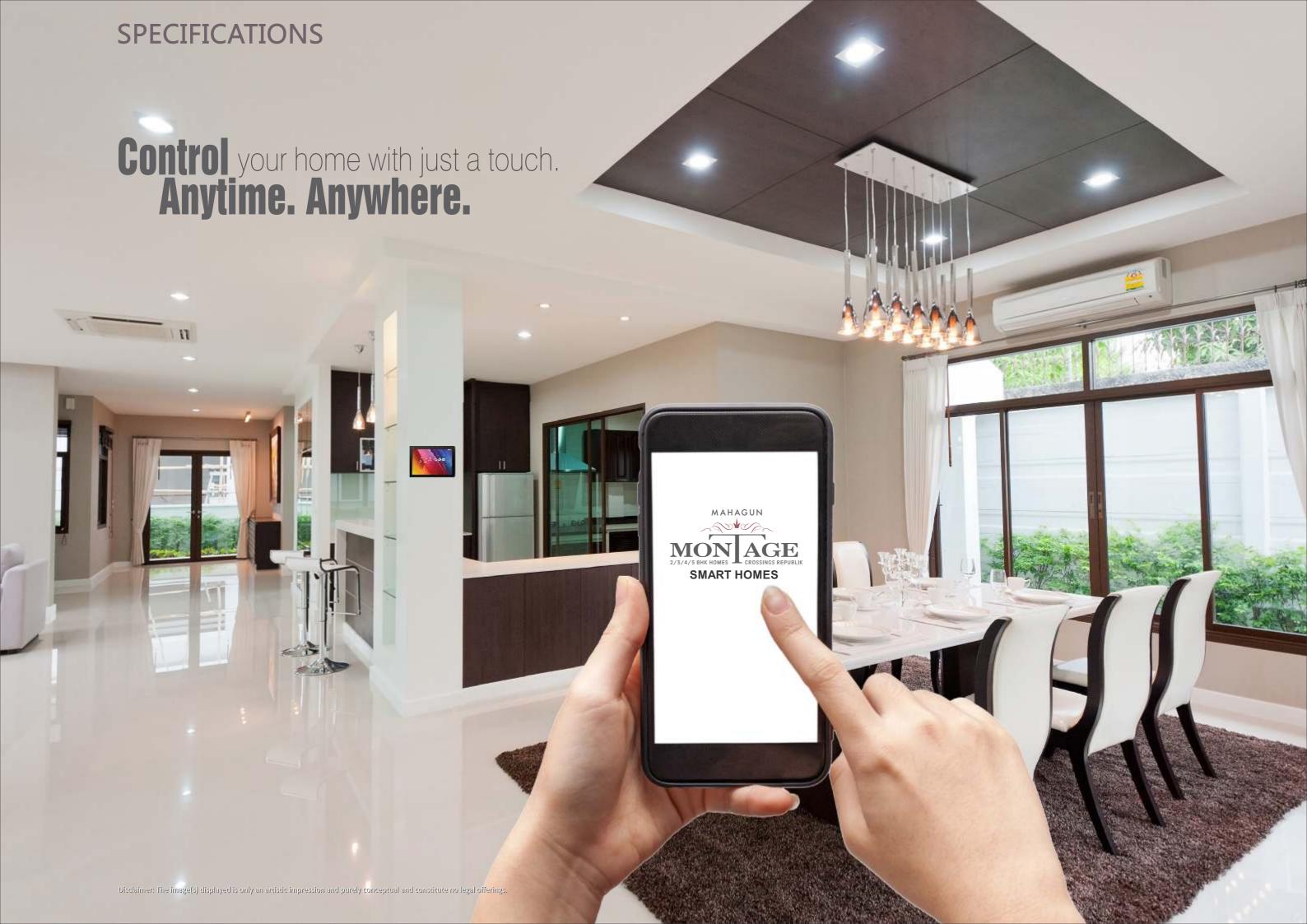


UPPER LEVEL











SMART HOMES—

Light Control

Climate Control

Magic button for turning On/Off all lights

LPG leak detection

Main entry sensor



· LIVING / DINING ROOM ———

Floors Vitrified Tiles

External Doors/windows UPVC

Paint Oil Bound Distemper

Main Entrance Door Laminated Flush Door



- MASTER BED ROOM —

Floor Laminated wooden flooring

External Doors/windows UPVC

Paint Oil Bound Distemper

Internal Doors Hard wood frame with painted flush

door shutter



Other BEDROOMs —

Floors Vitrified Tiles

External Doors/Windows UPVC

Paints Oil Bound Distemper

Internal Doors Hard wood frame with painted flush

door shutter



TOILETs

Floors Ceramic Tiles
External Windows Aluminium

Fixtures & Fitting White chinaware with C.P. fitting

Walls Ceramic Tiles up to 7 ft
Ceiling Calcium silicate grid ceiling

Internal Doors Hard wood frame with painted flush

door shutter



-KITCHEN

Floors Vitrified Tiles
External Doors/Windows Aluminium

Fixtures & Fitting Granite top with stainless steel sink

with C.P. Fittings

Walls Ceramic Tile upto 2 ft above counter

& Oil Bound Distemper
Oil Bound Distemper



-BALCONIES -

Ceiling

Floors Ceramic Tiles

Paint Exterior Grade Paint



MAIN ENTRY LOBBY

Floors Vitrified Tiles

Paint Acylic Emulsion paint

1 KVA Power Backup Free with each flat

PROJECT'S SPECIFICATIONS

Total No. of Towers 02 Towers (Fortune & Advantage) 01 Tower (EWS & LIG Tower)

Total No. of Flats Residential = 917 units EWS / LIG - 190 units

No. of Floors

Residential - 3 basements + stilt + 30

EWS / LIG - 3 basements + ground + 18

No. of Flats per floor per block/ tower Fortune - 16 nos. & Advantage -16 nos. EWS / LIG - 10 nos.

Specifications of lifts Fortune - 8 nos. & Advantage - 8 nos. (13 Passenges) Tower (EWS + LIG building) - 2 Nos. (13 Passenger Lifts)

External door - M.S painted

Internal car - stainless steel wall & stone flooring

Staircase Flooring - Stone flooring Flooring - Concrete/ IPS flooring

Paint - OBD paint Painting - White wash
Railing - MS railing Railing - MS railing

Basement area - Lower,

 Upper and Third basement
 Flooring - trimix/ concrete flooring

Lighting - tube lights
Paint - Enamel- cement paint

Club Banquet hall with kitchen & male female toilets

Pre-Function lobby

Kitchen with all necessary equipments required for hosting

functions/ parties in banquets.

Flooring - Vitrified tiles/ marble stone

Ceiling - POP false ceiling

Table tennis Billards

Children Play area

Separate male & female spa with jacuzzi, steam, changing rooms & lockers

GYM

Swimming pool, Kids pool & Jacuzzi Space for Administration & account office

ESS & DG (Maximum capacity)

DG sets - 1 No. 750 KVA & 2 Nos. 500 KVA

Transformers - 2 Nos. 1250 KVA

Amenities Green Lawn

Kid's play area Water features Jogging Track Multi purpose court

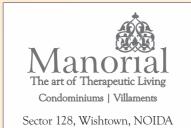
Note: Other specifications, not mentioned above, is as per Developers/ Architects directions.



The name Mahagun signifies a promise on quality. A promise that has been honoured for more than four decades with innovation in comfort and design. As pioneers in real estate and development, we've completed construction of almost 6.7 million sq.ft. of residential and commercial space.

Guided by customer focus and professional expertise honed over the years, we endeavour to continue leading the real estate and development scene in India.

ONGOING PROJECTS



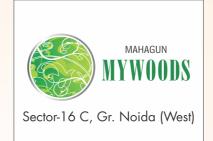














DELIVERED PROJECTS

























LOCATION MAP



Disclaimer: The information and the plans, specifications, design, layout, artistic renderings, images, structural details and other details as mentioned in this Brochure are only indicative and the customers are advised to check and re-verify the information and the plans, specifications, design, layout, artistic renderings, images and other details as mentioned in this Brochure from the website of RERA and/or from the office of the Developer. The depiction of towers and architectural features is purely conceptualize and is based on artist impression to illustrate the appearance of tower once it is completed. No warranty is given that the tower will comply to any degree of this artist's impression. Soft furnishing, furniture and gadgets are not part of the offering. While every reasonable care has been taken in providing the information in the brochure, company, its promoters, officers or its agents cannot be held responsible for any inaccuracies. Fixtures and furnishings and other interiors shown including wall paneling and wall dressings shown in Computer Generated Image and photos are indicative only and constitute no



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Project Rera Registration No. **UPRERAPRJ2110**