

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, other interior shown including wall paneling and wall dressings shown in Computer Generated Image and photos are indicative only and constitute no legal offering.

Project Rera Registration No.
UPRERAPRJ2110



MAHAGUN INDIA PVT. LTD.

Corporate Office: A-19, Sector 63, Noida - 201301, (U.P.)

Telephone: 0120 - 4839900

Site Address: Plot No. GH-03, Crossing Republik, Dundaheera, Ghaziabad (Uttar Pradesh)

Email: montage@mahagunindia.com | www.mahagunindia.com

LIVING SPACES • WORK SPACES • COMMERCIAL SPACES



RERA/01/18

MAHAGUN

MON | AGGE
2/3/4/5 BHK HOMES — CROSSINGS REPUBLIK

SIMPLY LUXURIOUS

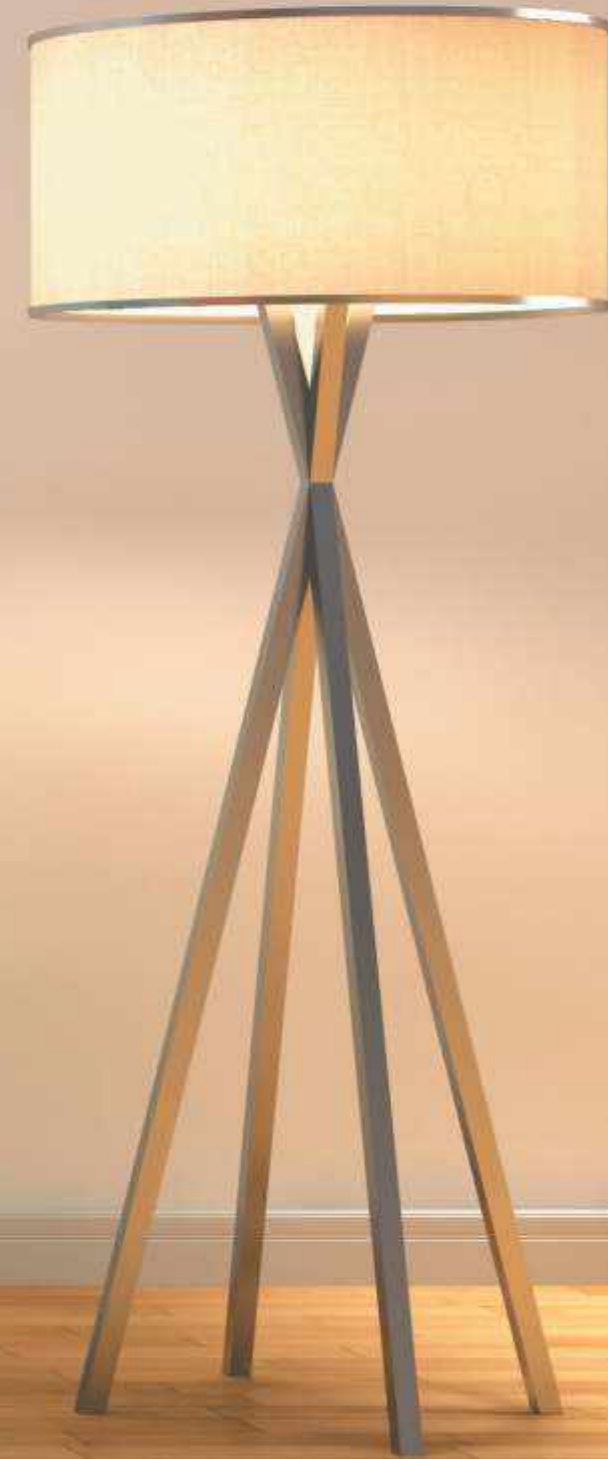


"It's time to gather the pieces of life
for eternal happiness
at Mahagun Montage."

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

Crossings 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



Mahagun Montage

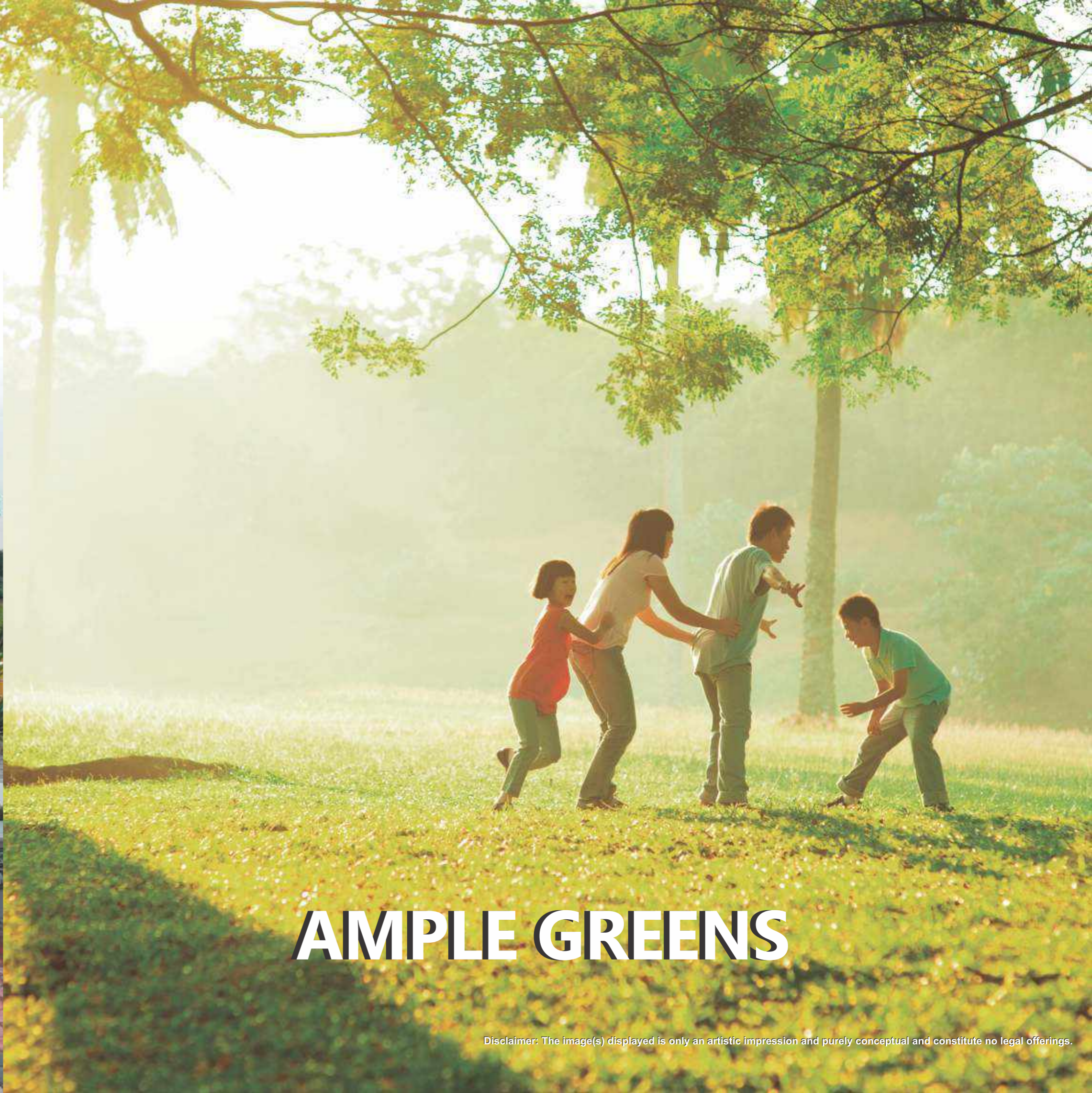
We present to you a place you will always cherish. A fusion of amenity and luxury conceptualized to make your living picture perfect. Montage is your heaven etched with love and care by Mahagun, a name that performs. A perfect destination for you and your family to relax, unwind and connect.



GOLF COURSE

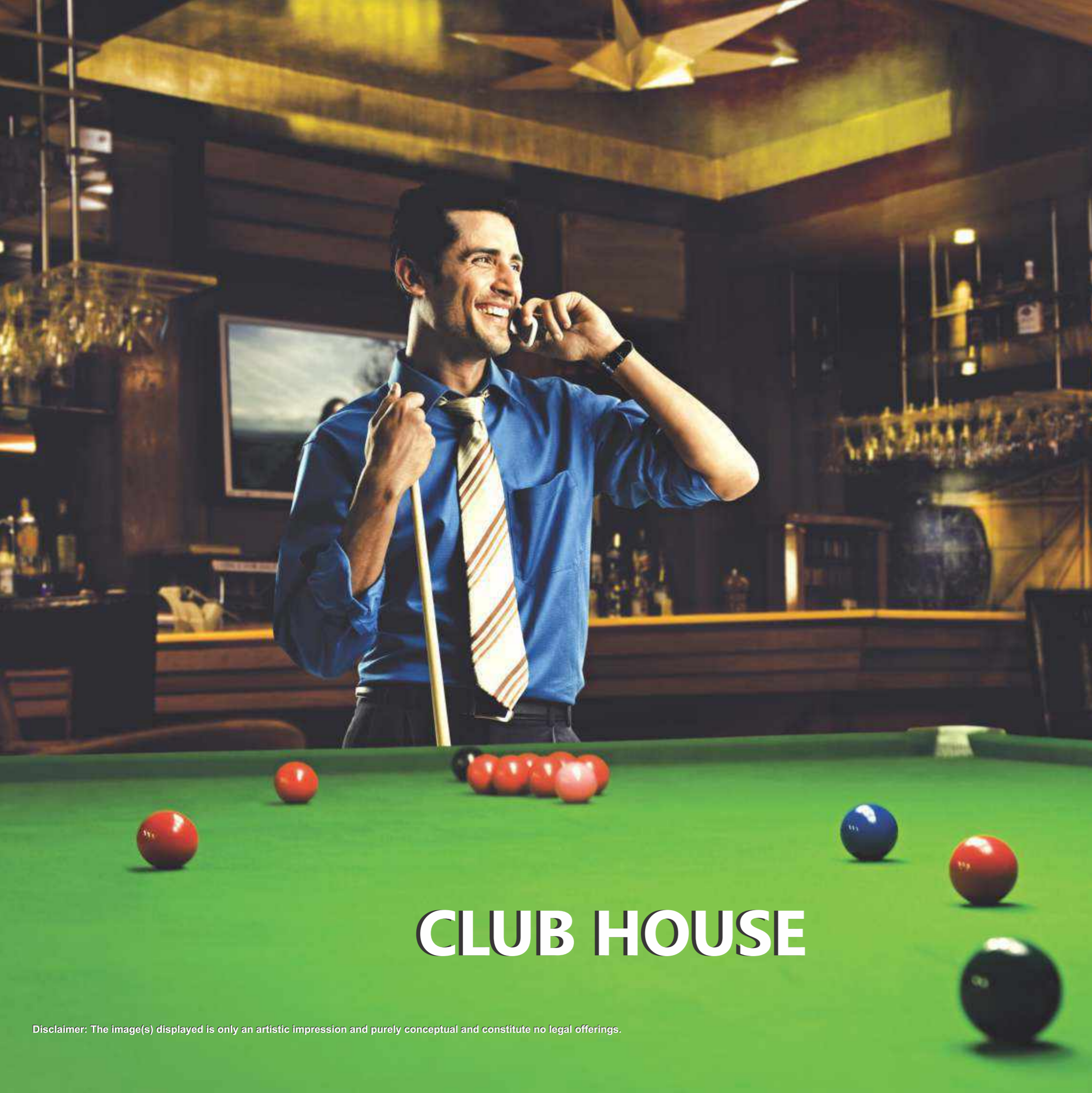
CROSSINGS REPUBLIK

ACTUAL IMAGE



AMPLE GREENS

Disclaimer: The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offerings.



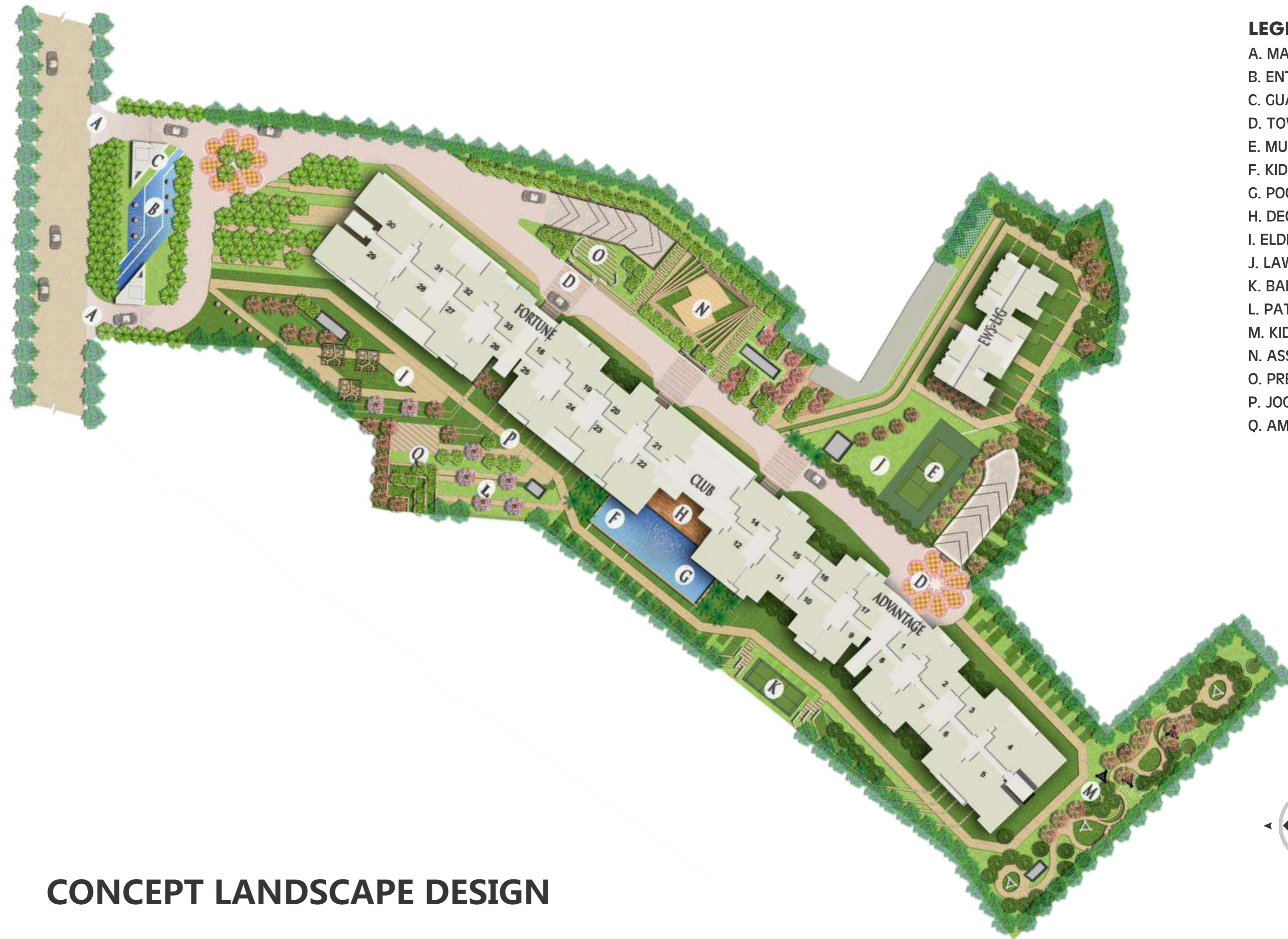
CLUB HOUSE

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COVERED PARKING

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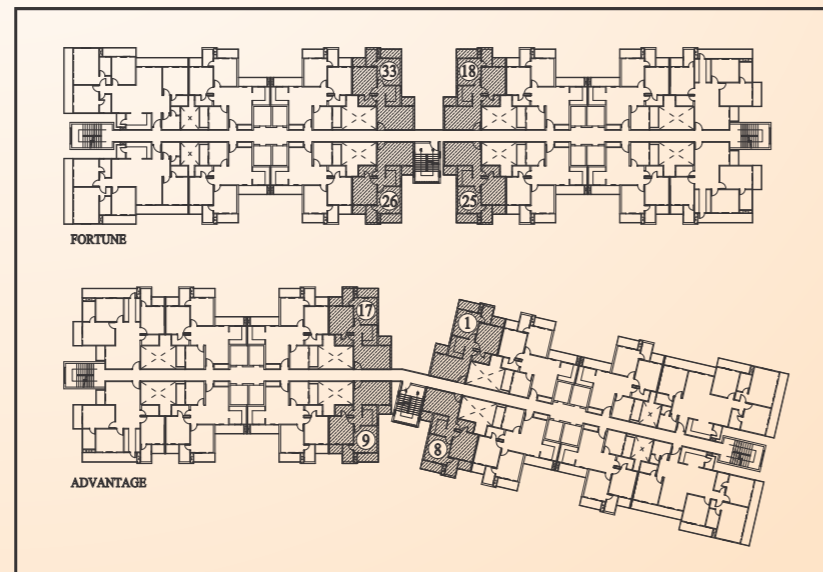
- LEGEND**
- A. MAIN ENTRY EXIT
 - B. ENTRY WATER BODY
 - C. GUARD HOUSE
 - D. TOWER DROP OFF
 - E. MULTI PURPOSE COURT
 - F. KIDS / SHALLOW POOL
 - G. POOL
 - H. DECK
 - I. ELDER`S SEATING
 - J. LAWN / LANDSCAPED GREEN
 - K. BADMINTON COURT
 - L. PATHWAY WITH SEAT WALL
 - M. KIDS PLAY ZONE / THEME PARK
 - N. ASSEMBLY COURT
 - O. PRETEEN AREA
 - P. JOGGING TRACK
 - Q. AMPHITHEATER

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CONCEPT LANDSCAPE DESIGN

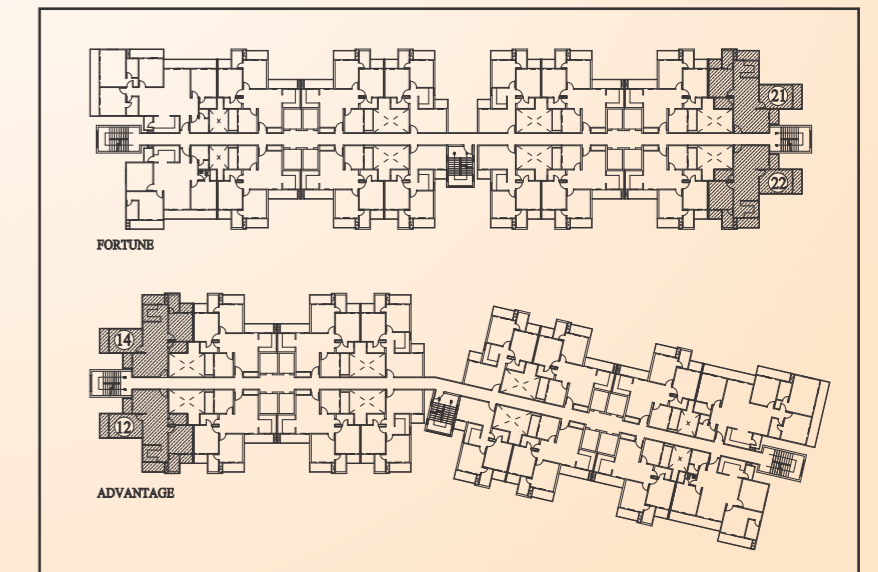
MIG-I (2 BHK)

Super Area – 900 sq.ft./83.6 sq.mt.
 Built-up Area – 724 sq.ft./67.26 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



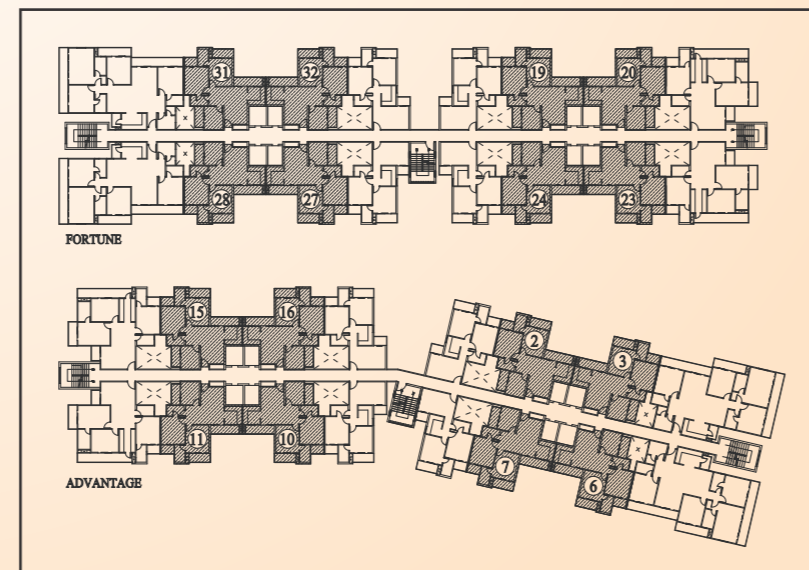
MIG-II (2 BHK)

Super Area – 1117 sq.ft./103.77 sq.mt.
 Built-up Area – 907 sq.ft./84.26 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



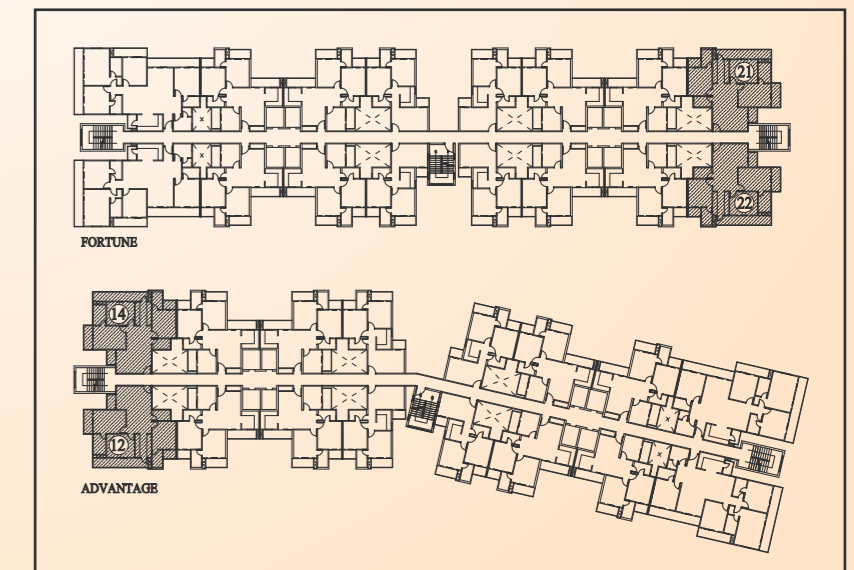
HIG-1 (2 BHK + St. Room)

Super Area – 1120 sq.ft./104.05 sq.mt.
 Built-up Area – 909 sq.ft./ 84.44 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)

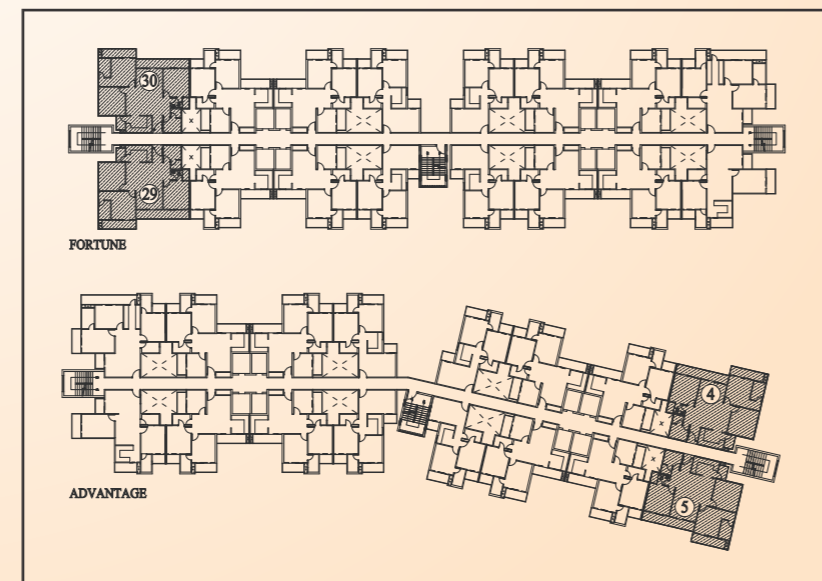
Super Area – 1380 sq.ft./128.2 sq.mt.
 Built-up Area – 1121sq.ft./ 104.14sq.mt.
 Carpet Area – 903 sq.ft./83.89sq.mt.
 Balcony Area - 162.25 sq.ft./15.07 sq.mt.
 3 Bedrooms+3 Toilets, Living/Dining
 Room, Kitchen & Balconies
UNIT Nos.: 12,22
FLOOR: 2,6,7,8,9,10,15,16,17
 18,22,23,24,25,29,30,31
UNIT 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.
 Built-up Area – 1224 sq.ft./113.71 sq.mt.
 Carpet Area – 1006.75 sq.ft./93.52sq.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

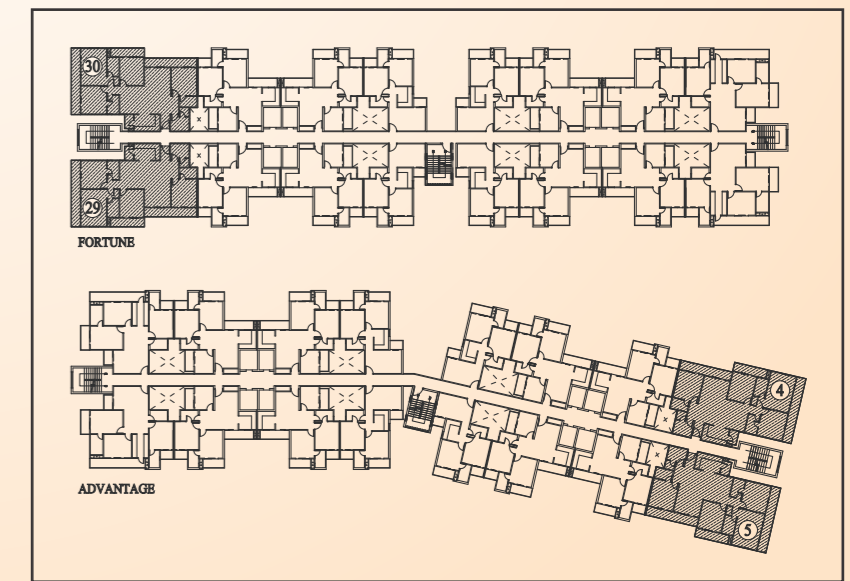
UNIT Nos.: 5,29
FLOOR: 5,14,21,28
UNIT NOS.: 4,30
FLOOR: 9,17,24,31



SHIG-I (4 BHK)

Super Area – 2040 sq.ft./189.5 sq.mt.
 Built-up Area – 1657 sq.ft./153.94 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



DUPLEX-1 (4 BHK)

Super Area – 2340 sq.ft./217.39 sq.mt.
 Built-up Area – 1950 sq.ft./181.16 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

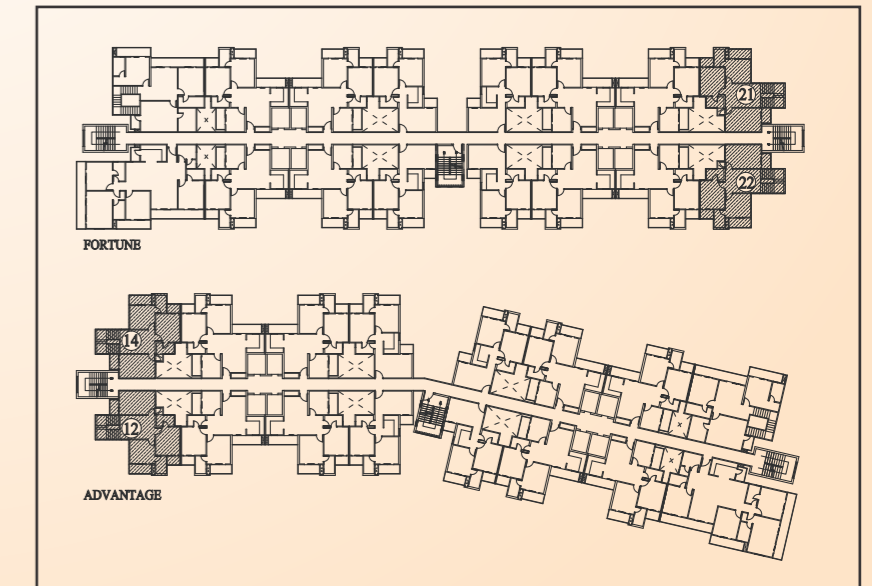
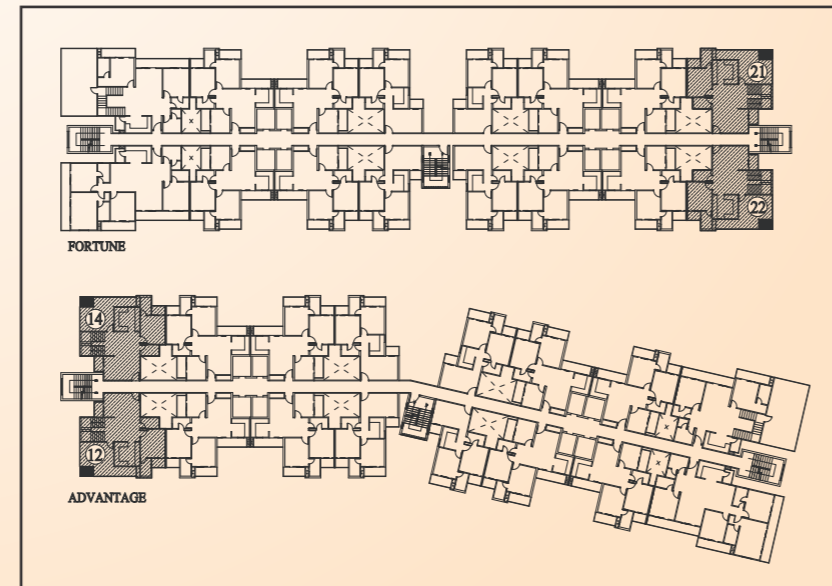
UNIT NOS.: 14,21

FLOOR: 7,15,22,29

LOWER LEVEL



UPPER LEVEL



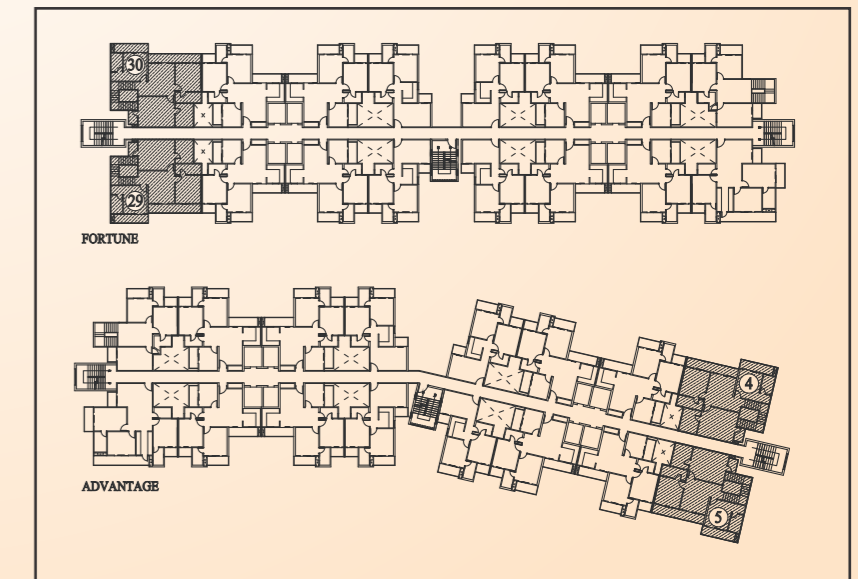
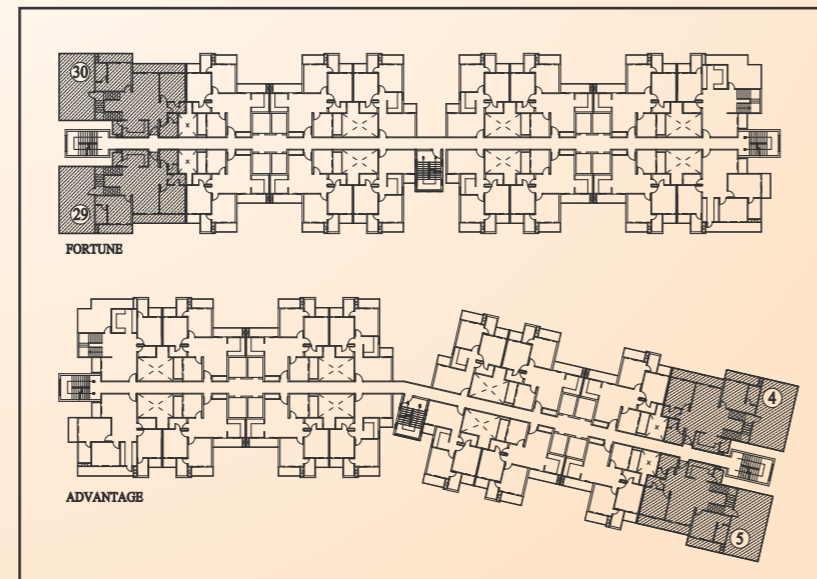
DUPLEX-II (5 BHK)

Super Area – 3440 sq.ft./319.5 sq.mt.
 Built-up Area – 2895 sq.ft./268.95 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

LOWER LEVEL

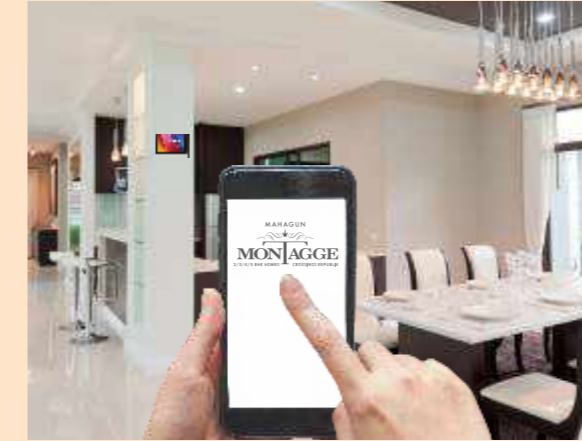
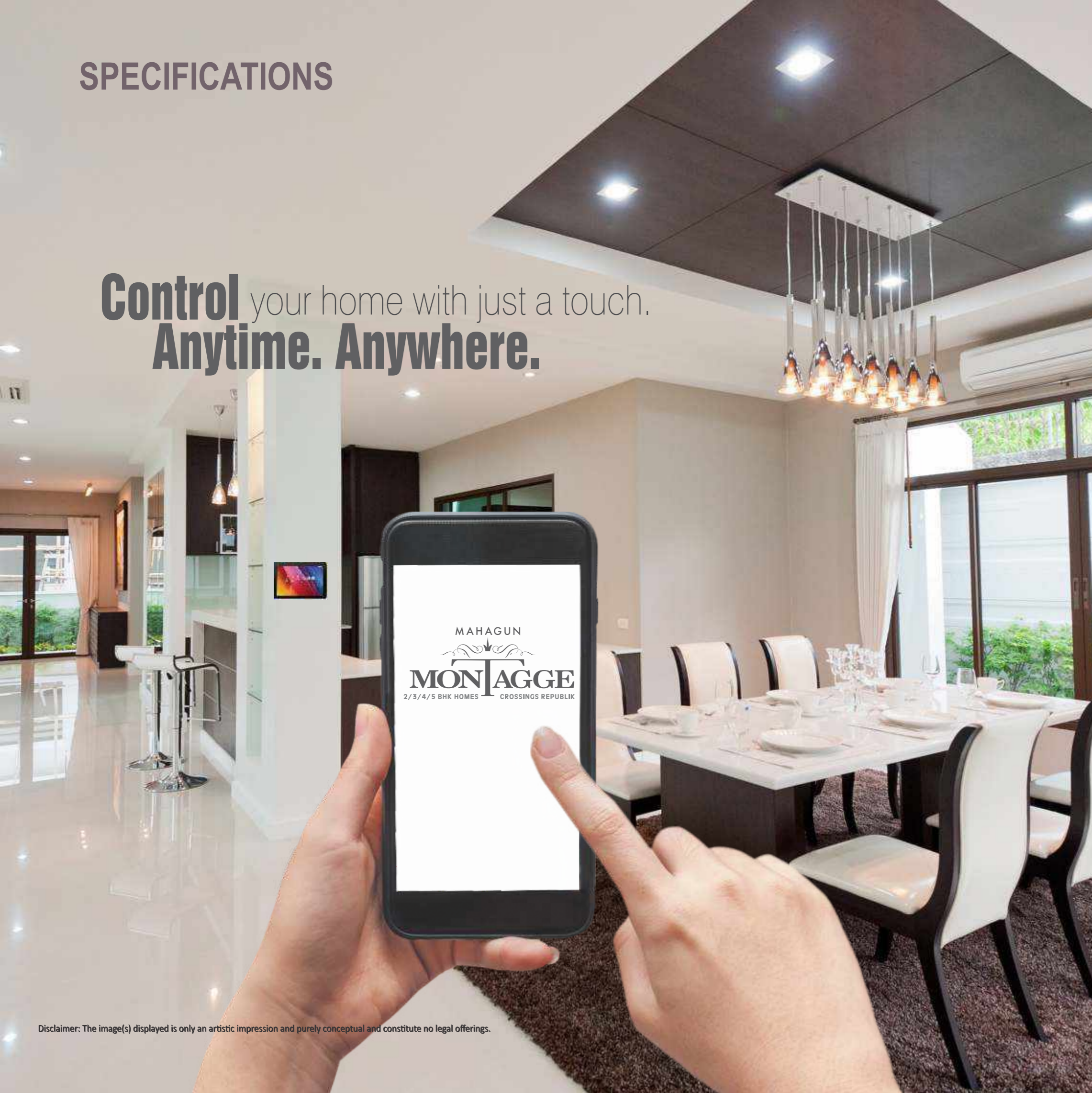


UPPER LEVEL



SPECIFICATIONS

Control your home with just a touch.
Anytime. Anywhere.



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 Door/windows | UPVC |
| Paint | Oil Bound Distemper |
| Main Entrance Door | Laminated Flush Door |



MASTER BED ROOM

- | | |
|-----------------------|---|
| Floors | Laminated wooden flooring |
| External Door/windows | UPVC |
| Paint | Oil Bound Distemper |
| Internal Door | Hard wood frame with painted flush door shutter |



OTHER BEDROOMS

- | | |
|-----------------------|---|
| Floors | Vitrified Tiles |
| External Door/Windows | UPVC |
| Paint | Oil Bound Distemper |
| Internal Door | Hard wood frame with painted flush door shutter |

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Disclaimer: The colour & design of the tiles are subject to availability at the time of construction. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. The extent/number/variety of the equipment/appliances and their make/brand are subject to availability at the time of construction. The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offerings.



TOILETs

Floors	Ceramic Tiles
External Windows	Aluminium
Fixtures & Fittings	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



ACTUAL IMAGE

KITCHEN

Floors	Vitrified Tiles
External Door/Windows	Aluminium
Fixtures & Fittings	Granite top with stainless steel sink with C.P. Fittings
Walls	Ceramic Tile upto 2 ft above counter & Oil Bound Distemper
Ceiling	Oil Bound Distemper



BALCONIES

Floors	Ceramic Tiles
Paint	Exterior Grade Paint



MAIN ENTRY LOBBY

Floors	Vitrified Tiles
Paint	Acrylic Emulsion paint

1 KVA Power Backup Free with each flat

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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 basement+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 Passenger) External door - M.S painted Internal car - stainless steel wall & stone flooring	Tower (EWS+LIG building) - 2 Nos. (13 Passenger Lifts)
Staircase	Flooring - Stone flooring Paint - OBD paint Railing - MS railing	Flooring - Concrete / IPS flooring Painting - White wash 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 equipment 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 Transformer - 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.

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CARVING TRUST WITH EACH BRICK

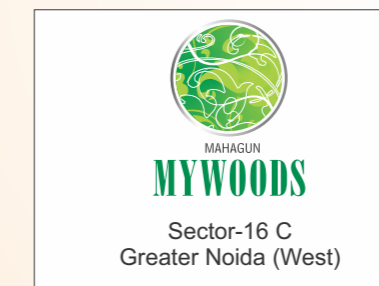
Mahagun group is a conglomerate of companies operating in commercial, residential real estate and hospitality sectors. The group is synonymous with transforming barren lands into brilliant masterpieces of architecture and style. It has successfully delivered a number of residential projects in the NCR in addition to the development of Commercial Real Estate like Shopping malls, Hotels, Cineplexes etc. However, the development of residential real estate continues to be the core focus area for the group. It has already delivered approx 13.6 million sq. ft. of residential space covering about 9100 units and projects involving development of approx. 13.6 million sq. ft. covering about 9100 approx. units are currently under execution.

Absolute transparency in dealings, coupled with the highest standards and quality and timely delivery, continue to be the cornerstone of operations of the group. The group employs latest technology and techniques to cut down cost and to ensure development with sustainability by using 'Green building' techniques and through optimum usage of natural resources like water, air and natural light to cut down carbon foot print of its projects.

In addition to catering to the requirements of the mid-market segment, the group has also ventured into user luxury housing segment with the recent launch of its signature brand 'M Collection'.

Guided by absolute commitment, customer focus, innovation and professional expertise gained over the years, Mahagun endeavors to emerge as one of the key players in real estate construction and development, expanding its footprints to other geographical areas of the country, simultaneously diversifying its business interests.

ONGOING PROJECTS



DELIVERED PROJECTS

 Sector-50, Noida	 SHAHDARA-DELHI	 VAISHALI GHAZIABAD	 Vaishali, Ghaziabad	 Sector-78, Noida	 Sector-78, Noida
 Vaishali, Ghaziabad	 Sector-50, Noida	 Crossings Republik, NH-24	 Crossings Republik, NH-24	 Sector-50, Noida	 Vaishali, Ghaziabad
 Indirapuram, Ghaziabad	 Sector-50, Noida	 NH-24, Delhi NCR	 Sector-16 C Greater Noida (West)	 Sector-79, Noida	 SECTOR-78, NOIDA

LOCATION MAP

