

**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.



**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, Dundahera, Ghaziabad (Uttar Pradesh)

Email: [montage@mahagunindia.com](mailto:montage@mahagunindia.com) | [www.mahagunindia.com](http://www.mahagunindia.com)

**LIVING SPACES • WORK SPACES • COMMERCIAL SPACES**



Project Rera Registration No.  
**UPRERAPRJ2110**

MAHAGUN  
  
**MONTAGGE**  
2/3/4/5 BHK HOMES CROSSINGS REPUBLIK  
  
**SIMPLY LUXURIOUS**



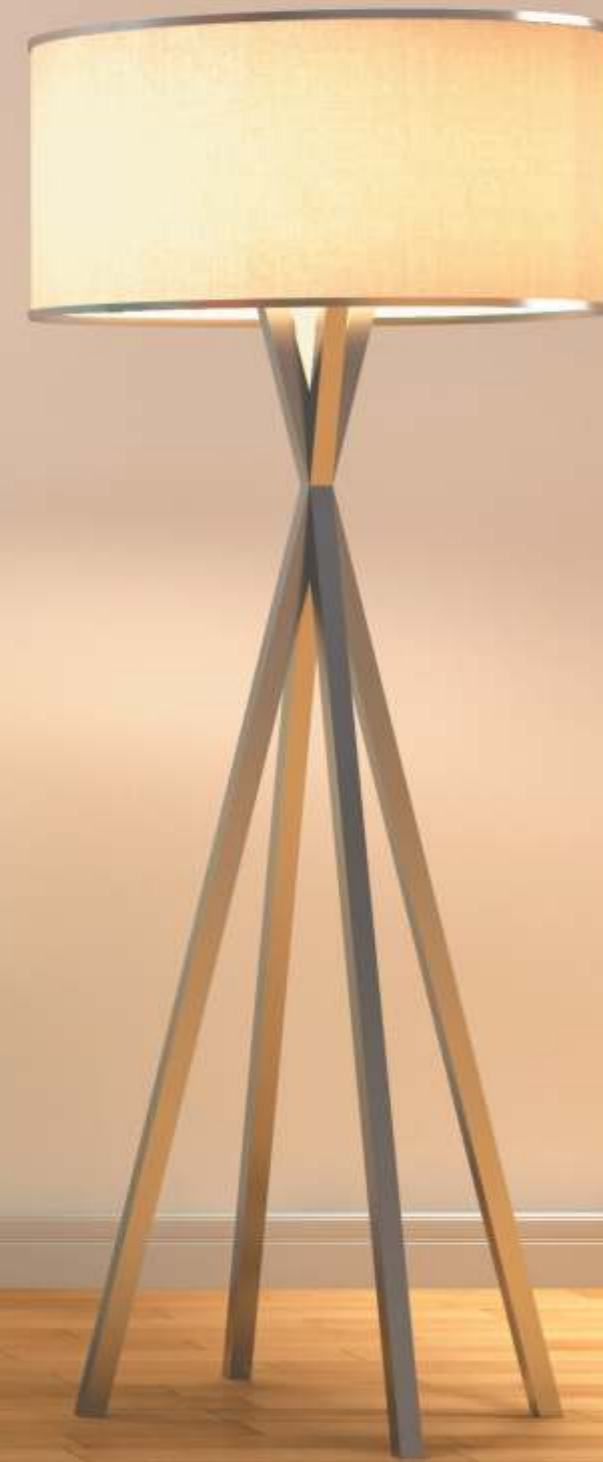
"It's time to gather the pieces of life  
for eternal happiness  
at Mahagun Montage."

**Hafeez Contractor**  
*Design Consultant*

A handwritten signature in black ink, appearing to read 'Hafeez'.

## 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.

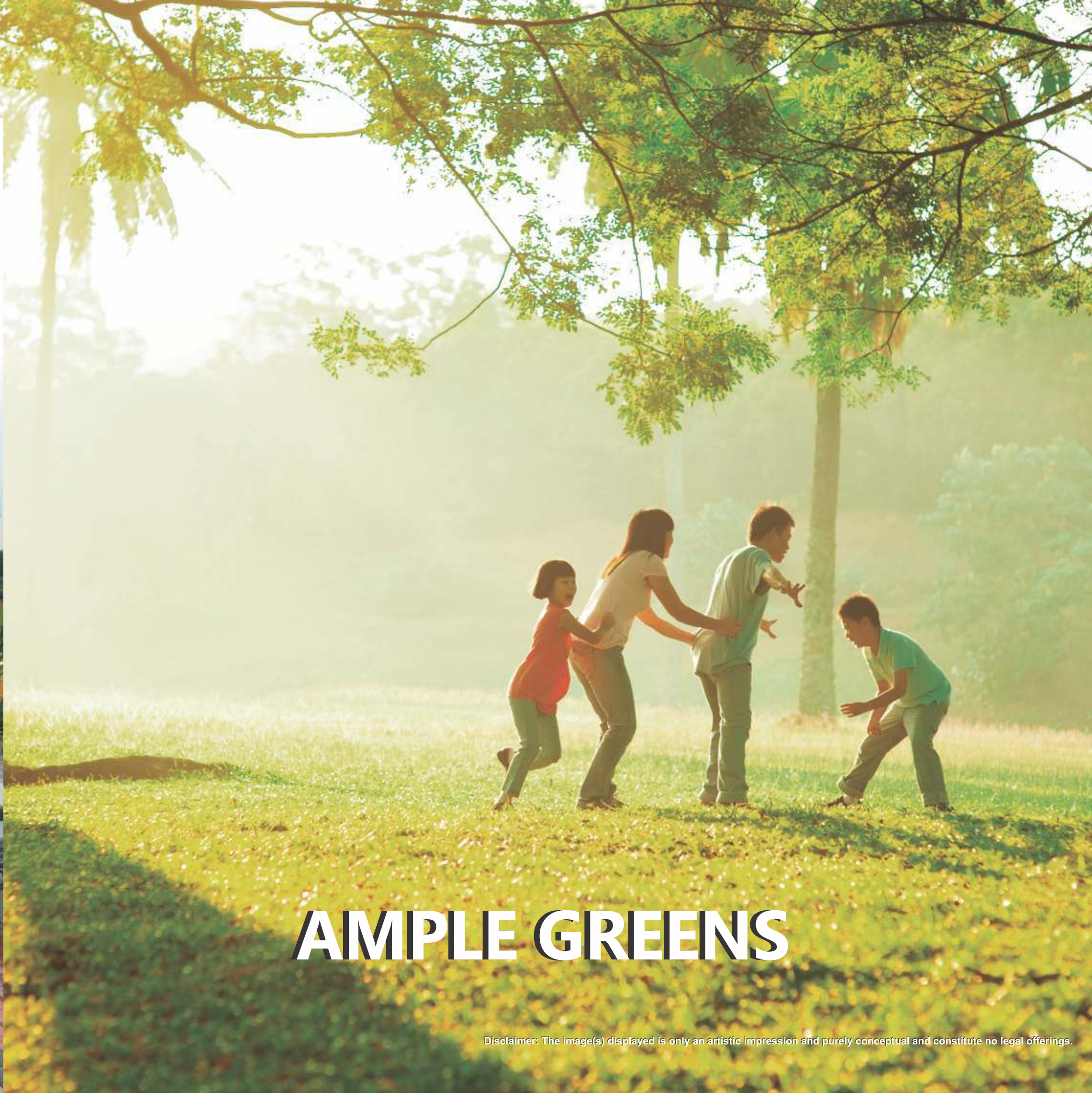
Disclaimer: The image(s) displayed is only an artistic impression and purely conceptual and constitute no legal offerings.



# 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.



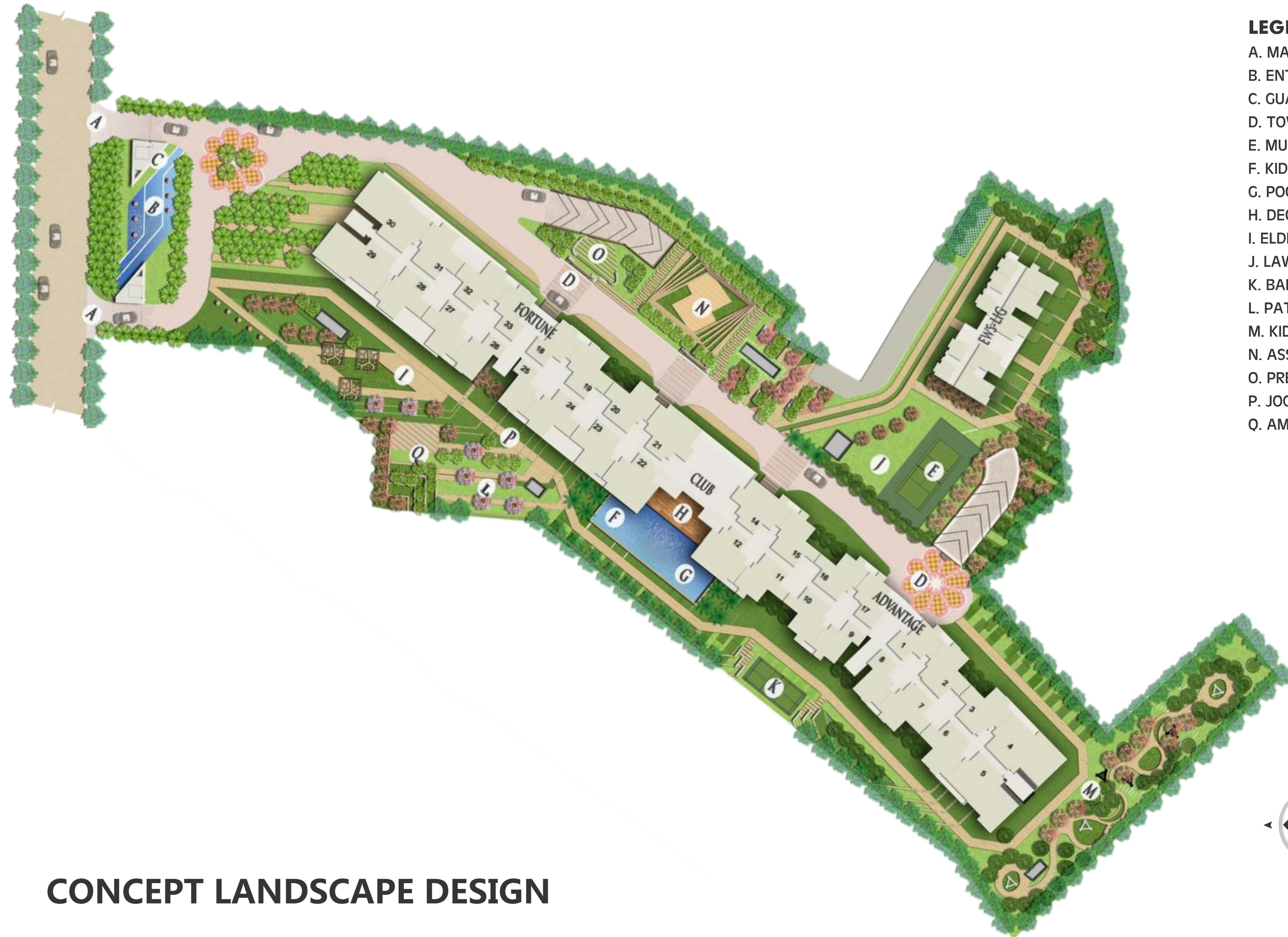
## CLUB HOUSE

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



## COVERED PARKING

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



## LEGEND

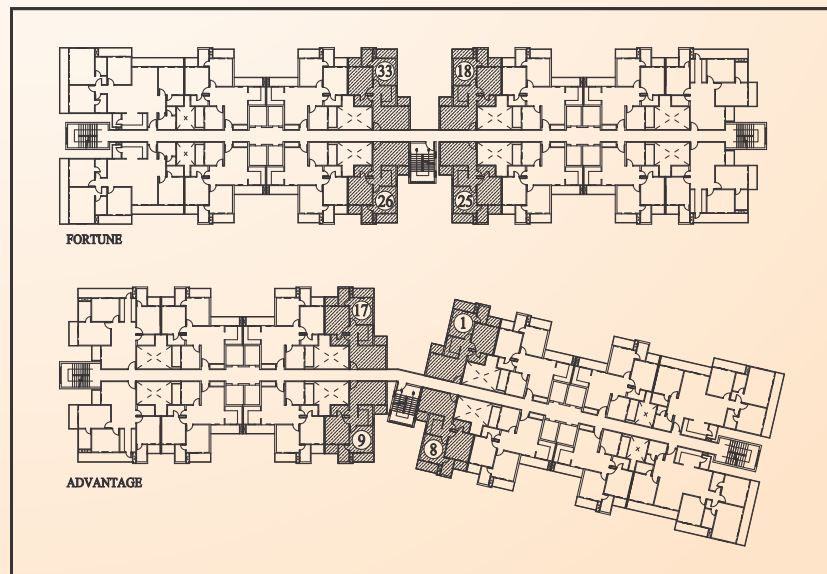
- A. MAIN ENTRY EXIT
- B. ENTRY WATER BODY
- C. GUARD HOUSE
- D. TOWER DROP OFF
- E. MULTI PURPOSE COURT
- F. KIDS / SHALLOW POOL
- G. POOL
- H. DECK
- I. ELDER`S SEATING
- J. LAWN / LANDSCAPED GREEN
- K. BADMINTON COURT
- L. PATHWAY WITH SEAT WALL
- M. KIDS PLAY ZONE / THEME PARK
- N. ASSEMBLY COURT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

**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.

## CONCEPT LANDSCAPE DESIGN

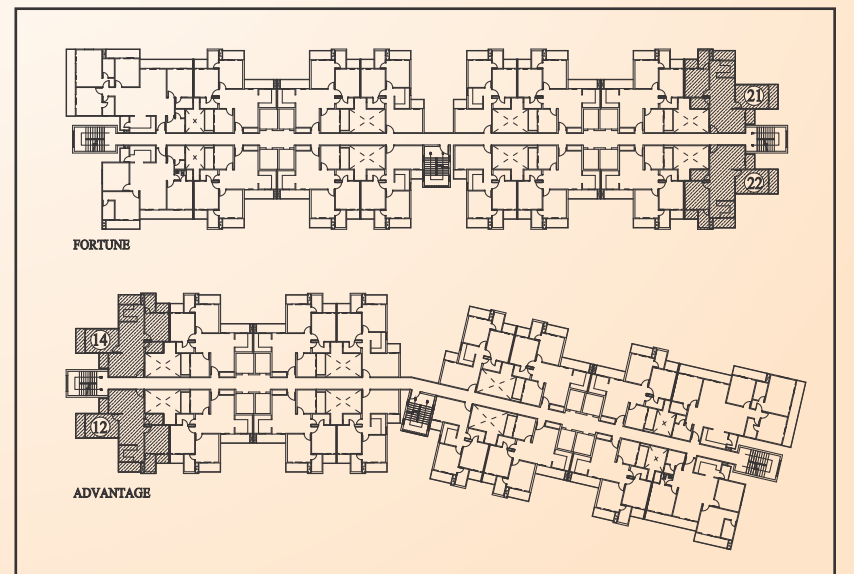
## MIG-I (2 BHK)

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

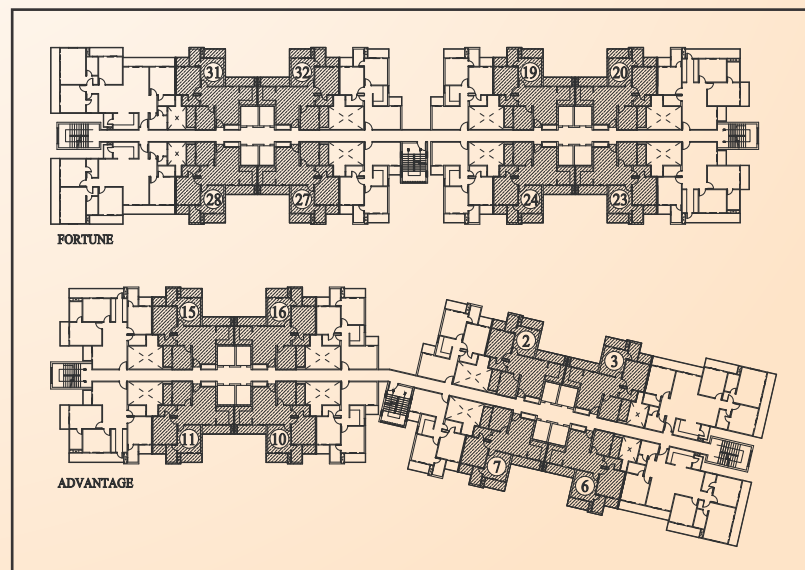
23,24,27,28,31,32

**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

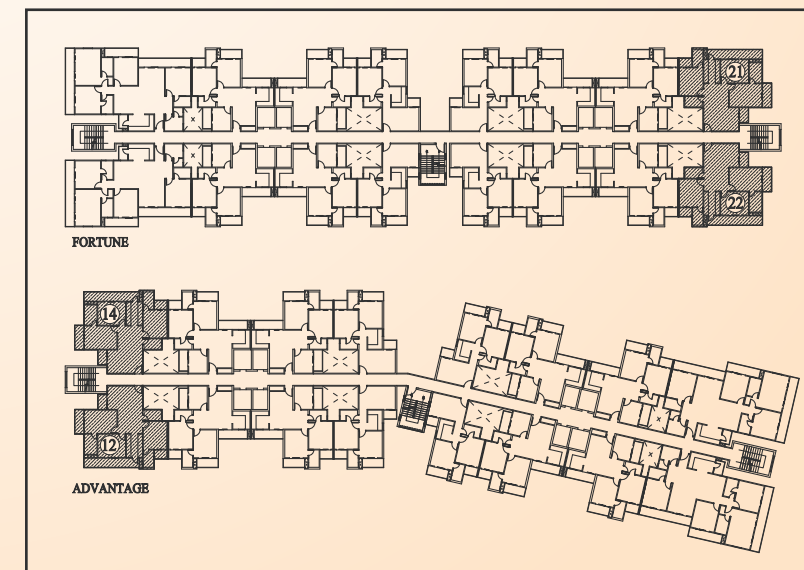
**FLOOR:** 2,6,7,8,9,10,15,16,17

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



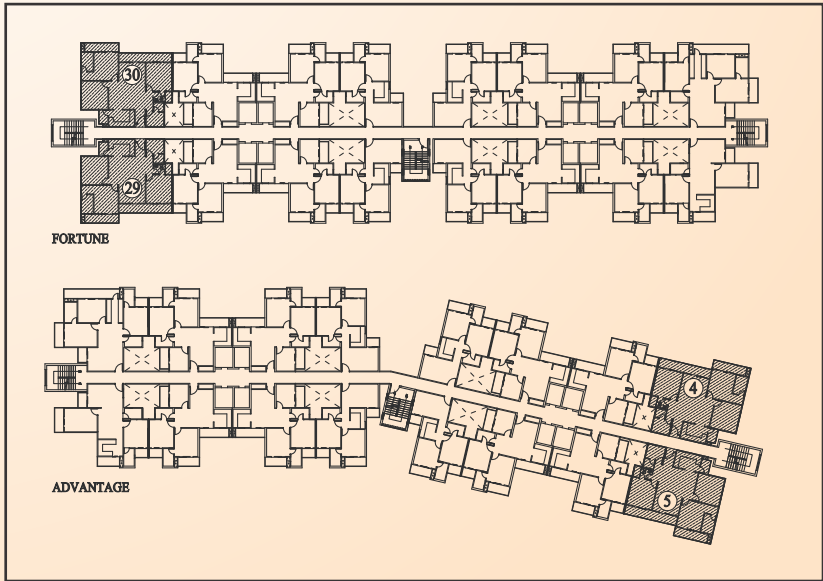
**Disclaimer:** The depiction of images of layout and features as mentioned above are based on artistic impression. The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).

**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. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).

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

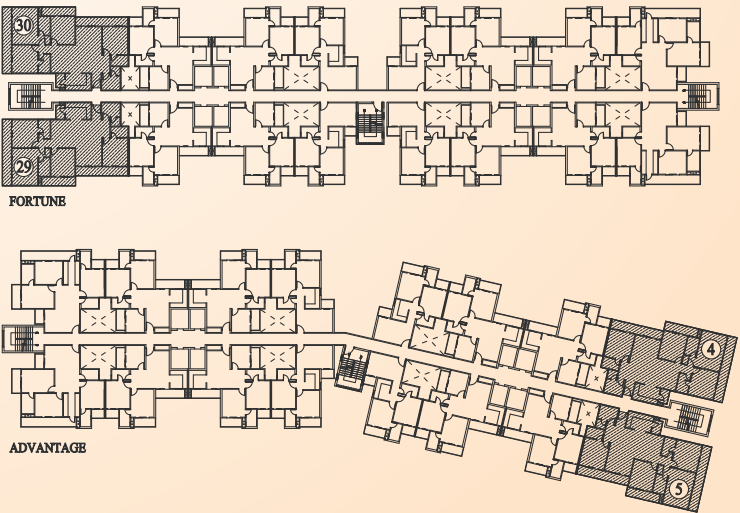
UNIT Nos.: 5,29  
FLOOR: 5,14,21,28  
UNIT NOS.: 4,30  
FLOOR: 9,17,24,31



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



**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. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).

**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. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).

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

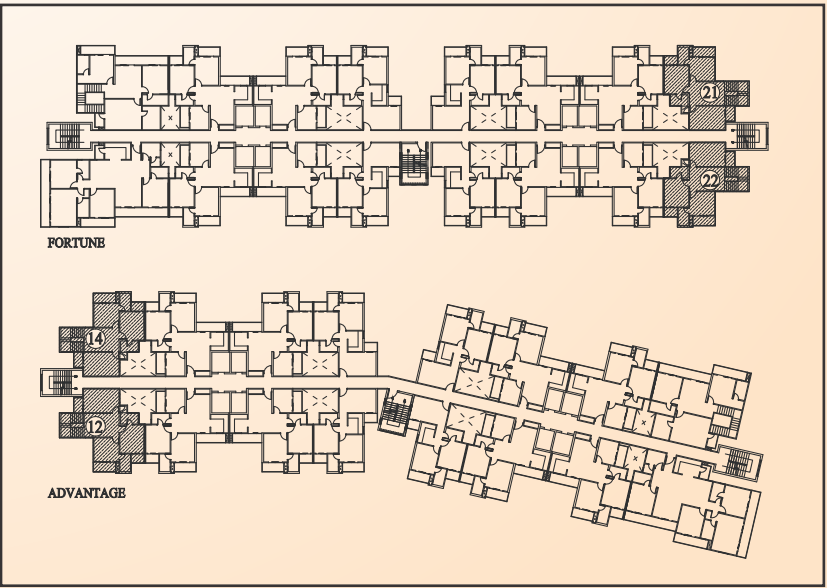
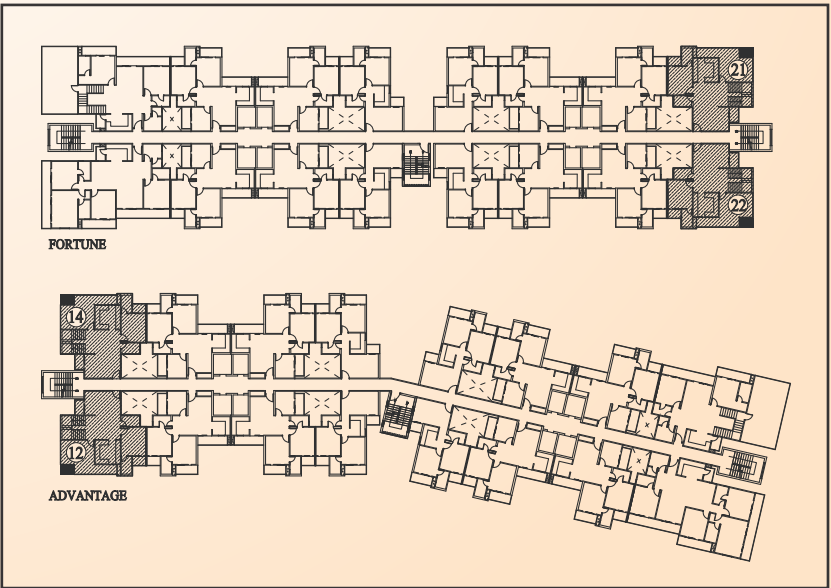
UNIT NOS.: 14,21

FLOOR: 7,15,22,29

LOWER LEVEL



UPPER LEVEL



**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. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).

**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. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).

## 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

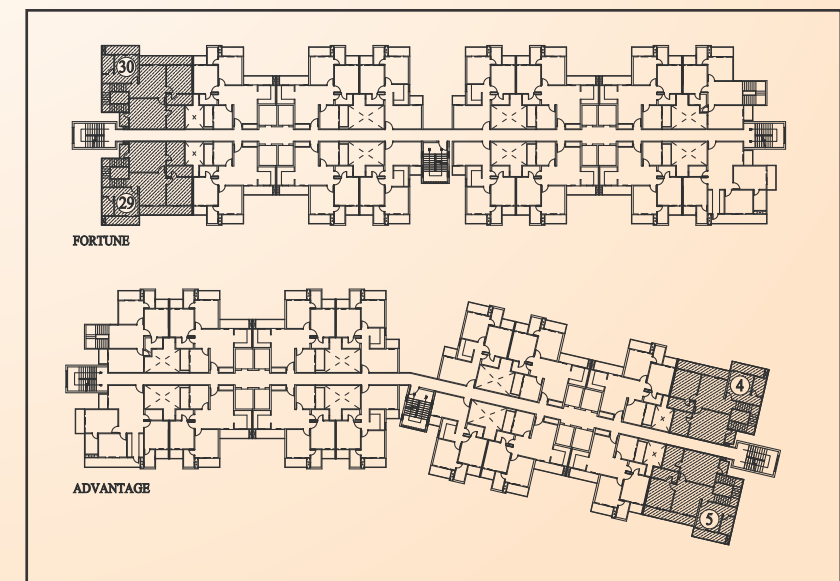
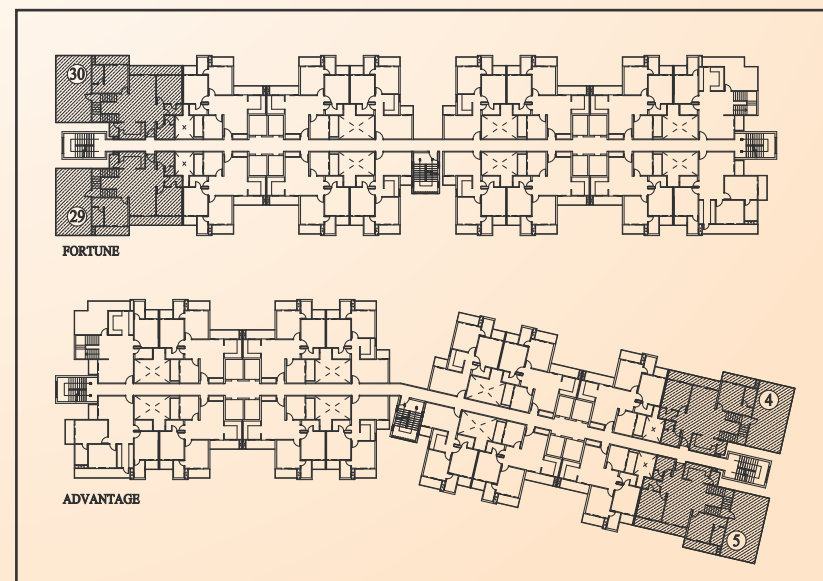
**UNIT NOS.:** 4,30

**FLOOR:** 7,15,22,29

## LOWER LEVEL



## UPPER LEVEL



**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. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).

**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. 1Sq mtr. = 10.764 sq. ft. The dimensions are from the unfinished walls (including skirting thickness).

# 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 |

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

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 |

| 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

**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.

## 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)                                     | 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 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.

**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.



## 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 toother 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



Disclaimer: The location map is only indicative and not to scale.