

**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:** Office No. 44, 4th Floor, Tower B, Corenthum,

Sect-62, Noida-201309, India,

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

[www.mahagunindia.com](http://www.mahagunindia.com)

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



Project Rera Registration No.  
**UPRERAPRJ2110**

MAHAGUN  
  
**MON TAGE**  
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.

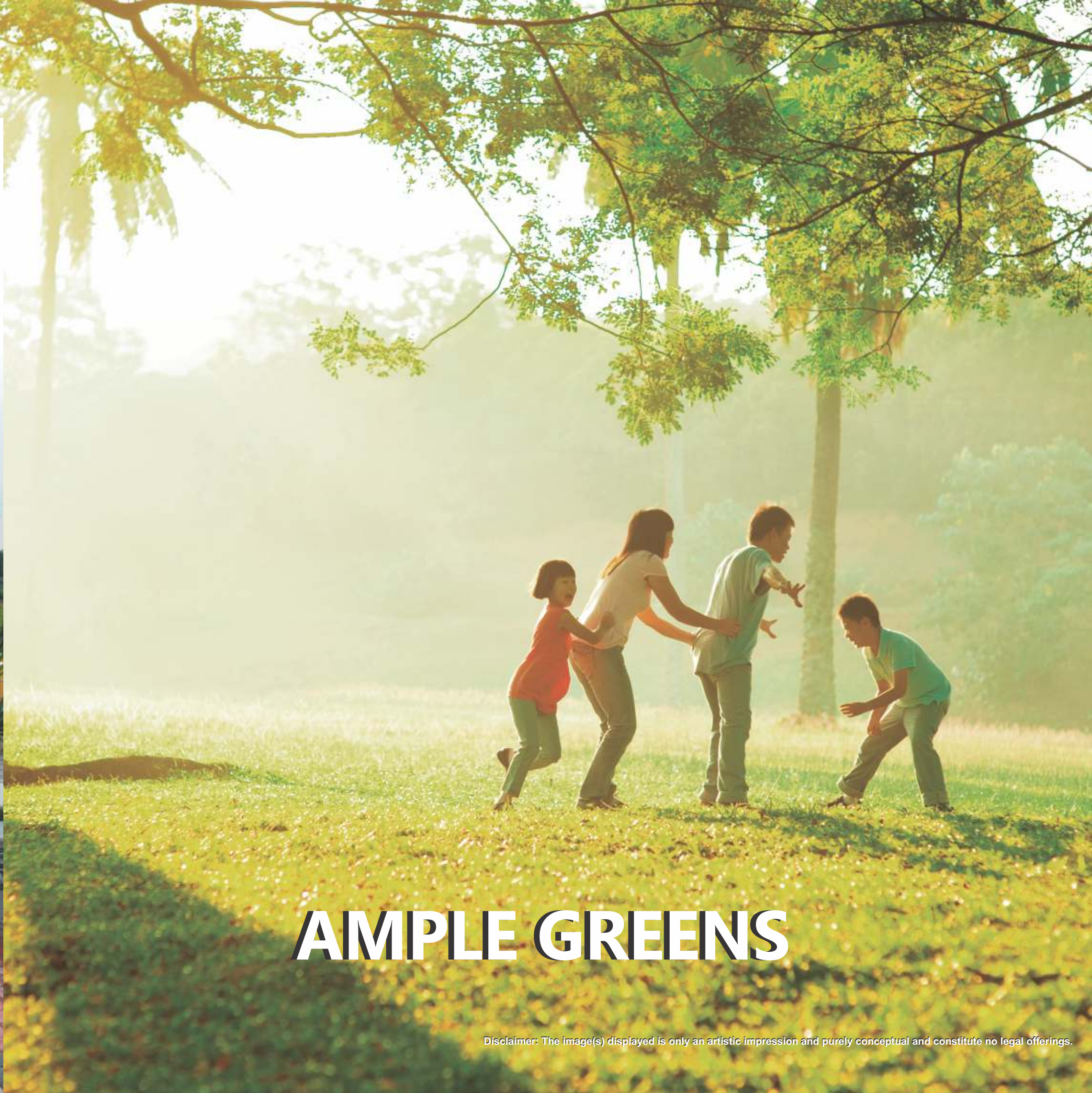




# GOLF COURSE

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

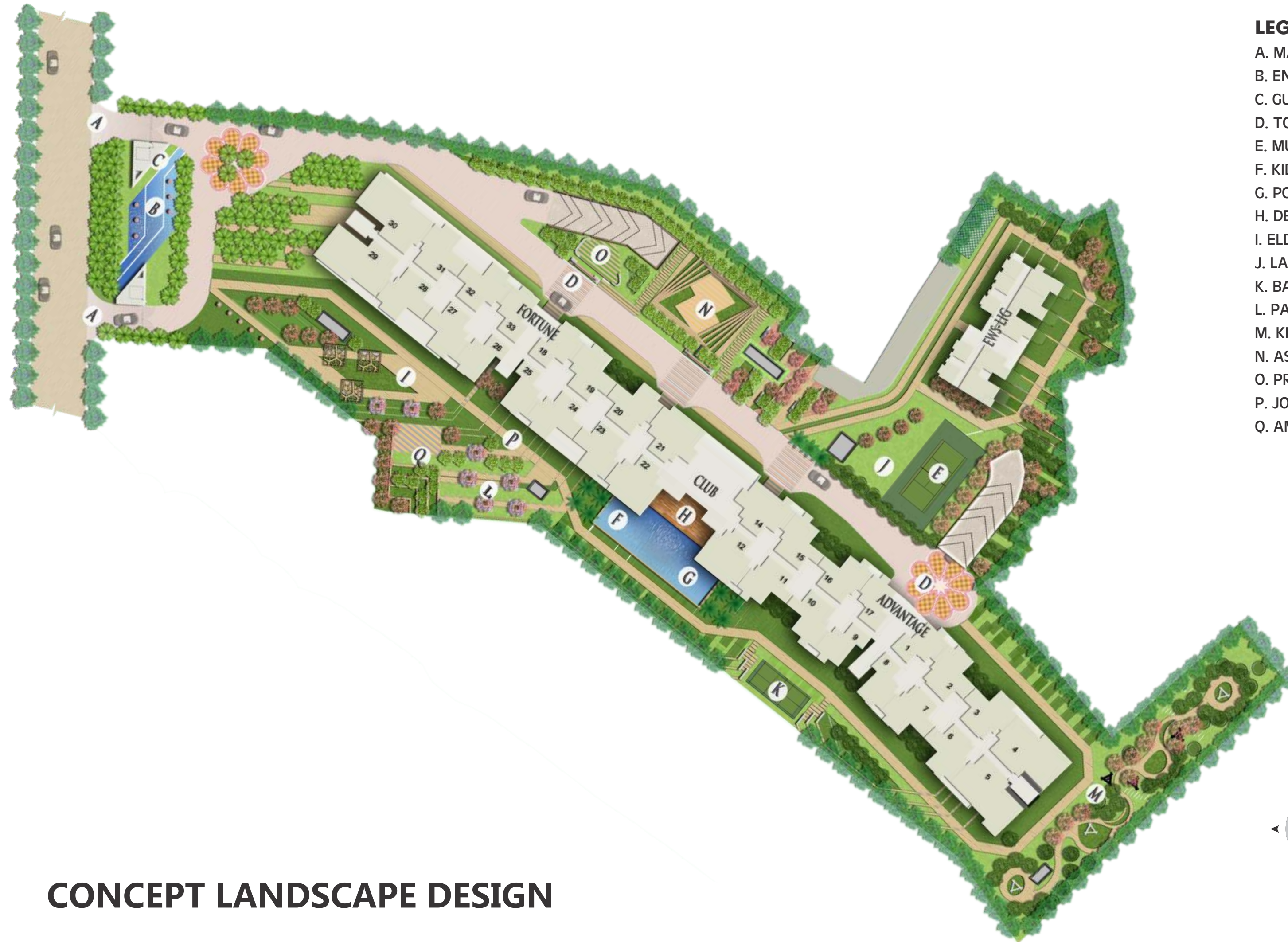
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# COVERED PARKING

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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

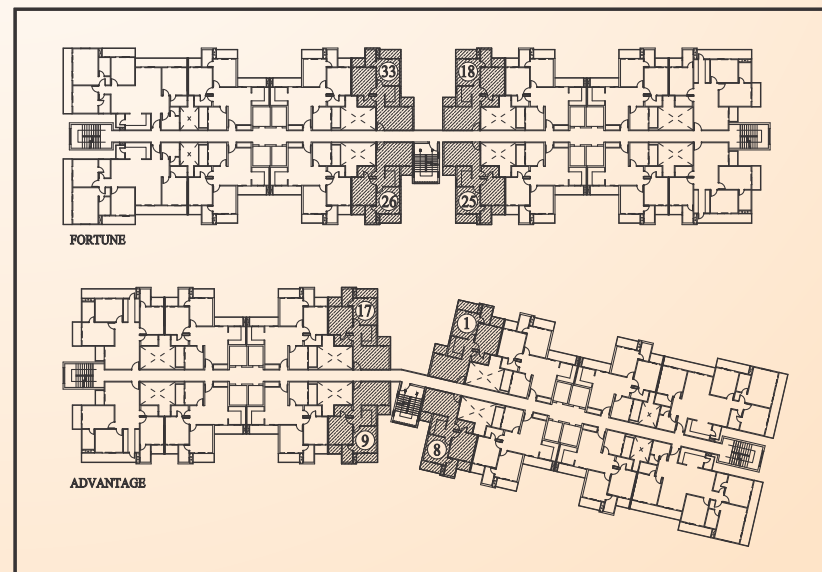
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**CONCEPT LANDSCAPE DESIGN**



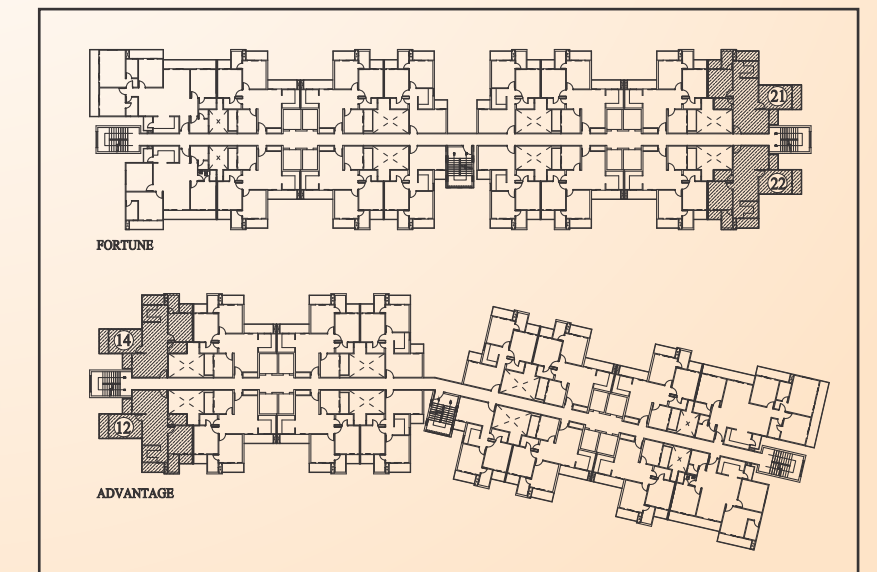
## MIG-I (2 BHK)

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)

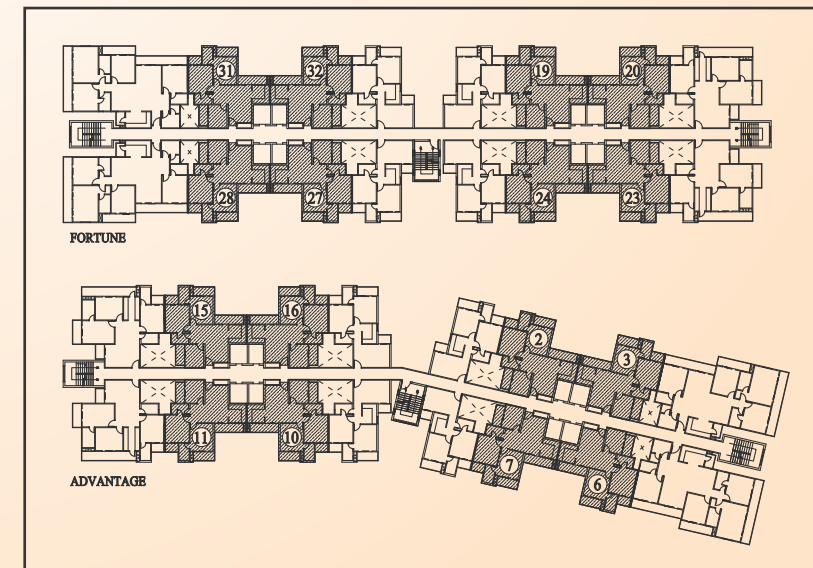
Super Area – 1117 sq.ft./103.77 sq.mt.  
 Built-up Area – 907 sq.ft./84.26 sq.mt.  
 Carpet Area – 761.8 sq.ft./70.77 sq.mt.  
 Balcony Area - 112.15 sq.ft./10.41 sq.mt.  
 2 Bedrooms, 2 Toilets, Living/Dining Room, Kitchen & Balconies  
**UNIT Nos.:** 14,21  
**FLOOR:** 9,17,24,31  
**UNIT NOS.:** 12,22  
**FLOOR:** 5,14,21,28





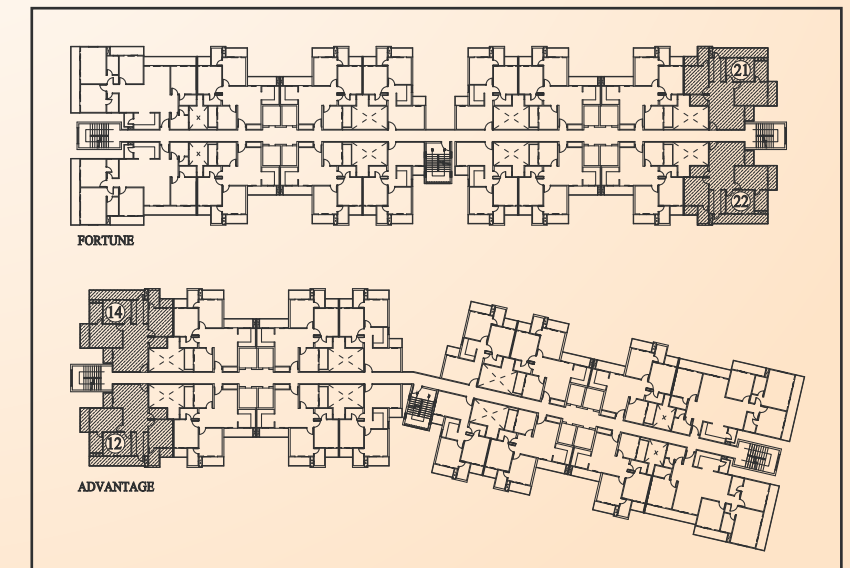
## HIG-1 (2 BHK + St. Room)

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

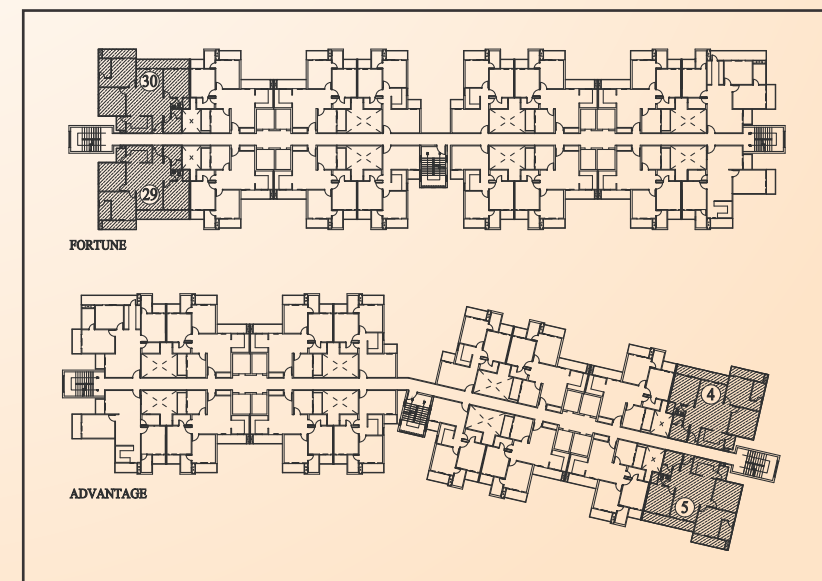




## HIG-III (3 BHK+St. Room)

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

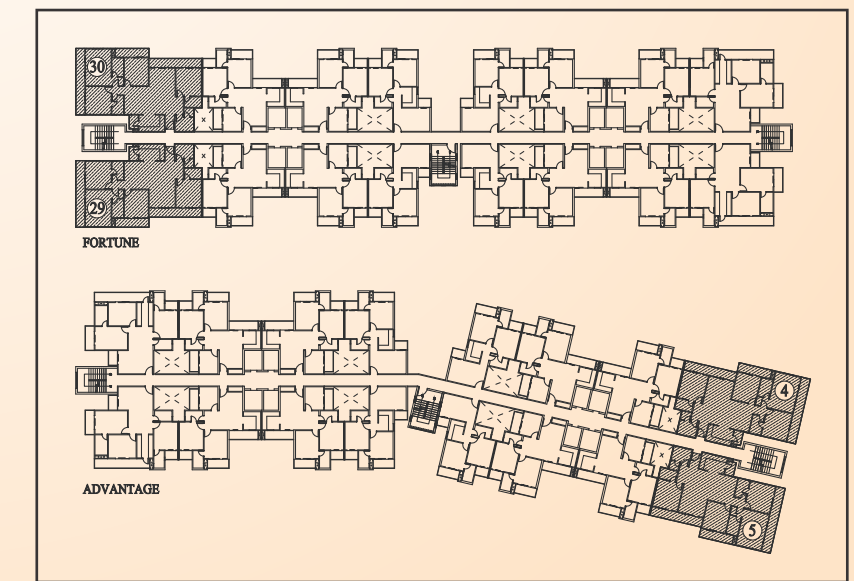
**UNIT Nos.:** 5,29  
**FLOOR:** 5,14,21,28  
**UNIT NOS.:** 4,30  
**FLOOR:** 9,17,24,31



## 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)

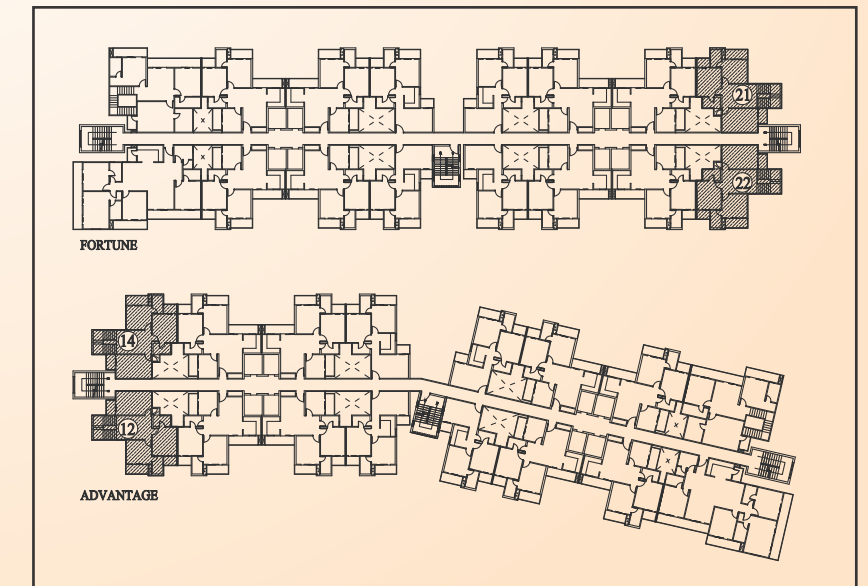
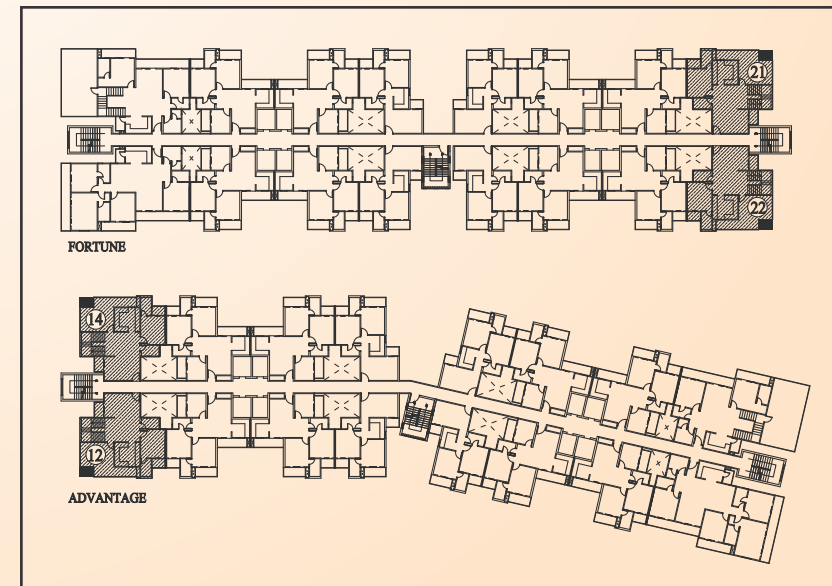
Super Area – 2340 sq.ft./217.39 sq.mt.  
 Built-up Area – 1950 sq.ft./181.16 sq.mt.  
 Carpet Area – 1499.95 sq.ft./139.34 sq.mt.  
 Balcony Area - 148.6 sq.ft./13.80 sq.mt.  
 4 Bedrooms, 4 Toilets, Living/Dining Room,  
 Family Lounge, Kitchen & Balconies

**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

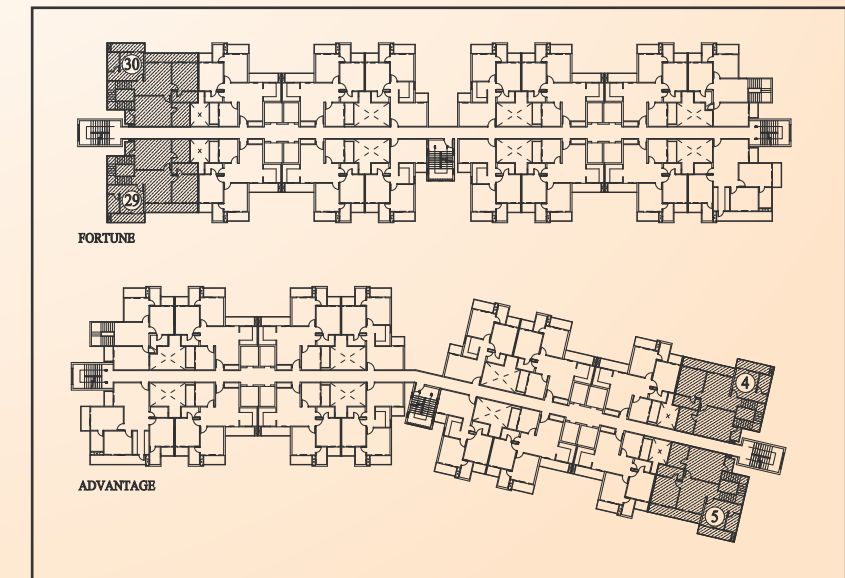
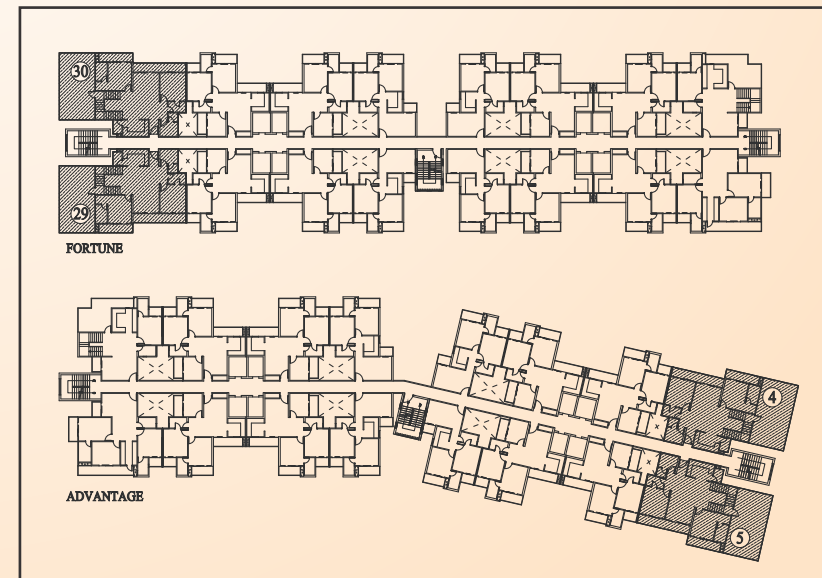
UNIT NOS.: 4,30

FLOOR: 7,15,22,29

## LOWER LEVEL



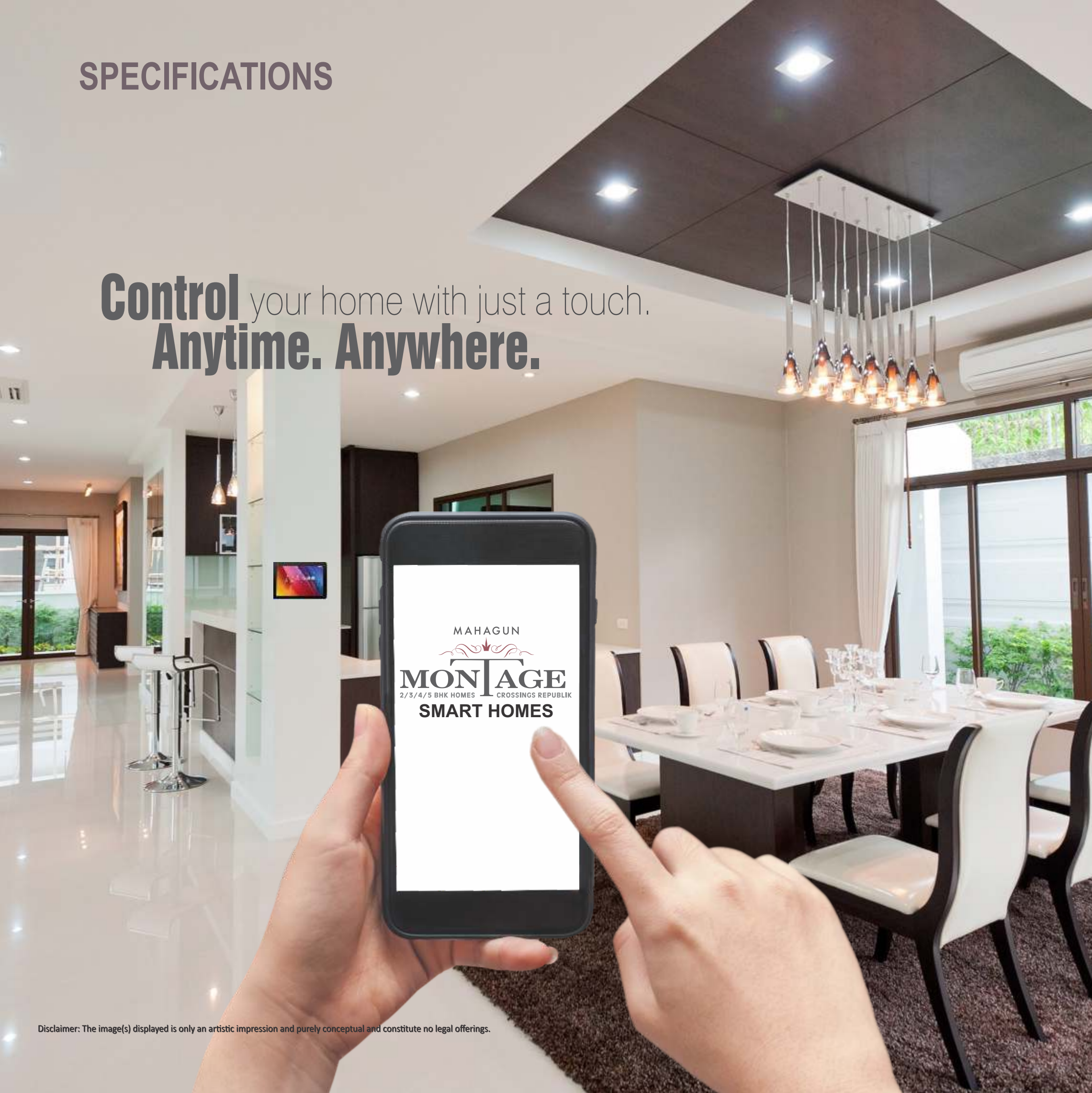
## UPPER LEVEL





# 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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### 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

<b>Total No. of Towers</b>	02 Towers (Fortune & Advantage)	01 Tower (EWS & LIG Tower)
<b>Total No. of Flats</b>	Residential = 917 units	EWS / LIG - 190 units
<b>No. of Floors</b>	Residential -3 basement+stilt+30	EWS / LIG - 3 basements + ground + 18
<b>No. of Flats per floor per block/tower</b>	Fortune - 16 nos. & Advantage-16 nos.	EWS / LIG - 10 nos.
<b>Specifications of lifts</b>	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	
<b>Staircase</b>	Flooring - Stone flooring	Flooring - Concrete / IPS flooring
	Paint - OBD paint	Painting - White wash
	Railing - MS railing	Railing - MS railing
<b>Basement area- Lower, Upper and third basement</b>	Flooring - trimix/ concrete flooring	
	Lighting- tube lights	
	Paint - Enamel-cement paint	
<b>Club</b>	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	
<b>ESS &amp; DG (Maximum capacity)</b>	DG sets -1 No. 750 KVA & 2 Nos. 500 KVA	
	Transformer - 2 Nos. 1250 KVA	
<b>Amenities</b>	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

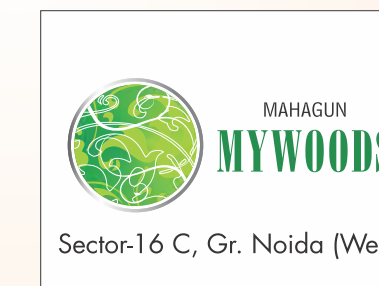
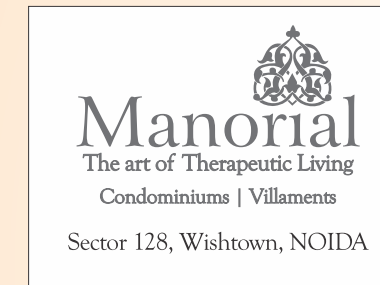
Mahagun group is a conglomerate of companies operating in commercial, residential real estate and hospitality sectors. The group is synonymous with transforming barren lands into brilliant masterpieces of architecture and style. It has successfully delivered a number of residential projects in the NCR 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





# LOCATION MAP

## DELIVERED PROJECTS

 <p><b>Mahagun Villa</b> Vaishali, Ghaziabad</p>	 <p><b>Mahagun Manor</b> Sector-50, Noida</p>	 <p><b>Mahagun MAESTRO</b> Sector-50, Noida</p>
 <p><b>Mahagun MORPHEUS</b> Sector-50, Noida</p>	 <p><b>MAHAGUN SCOT</b> Crossings Republik, NH-24</p>	 <p><b>MAHAGUN Maple</b> 2/3/4 BR APARTMENTS Sector-50, Noida</p>
 <p><b>Mahagun Mansion</b> Indirapuram (Ghaziabad)</p>	 <p><b>MAHAGUN MOSAIC</b> Modern Homes. Modest Budget. Vaishali, Ghaziabad</p>	 <p><b>MAHAGUN Moderne</b> Sector-78, Noida</p>
 <p><b>Park Plaza</b> Shahdara, Delhi</p>	 <p><b>MAHAGUN SAROVAR PORTICO</b> vaishali, ghaziabad A SAROVAR HOTEL Vaishali, Ghaziabad</p>	 <p><b>MAHAGUN METRO MALL</b> VAISHALI Vaishali, Ghaziabad</p>



MAP NOT TO SCALE