



Uncover  
*Unseen Mumbai*

# Mumbai,

The city of dreams has two sides.

One that's happening, one that's calming.

One that's joyful, one that's beautiful.

One that's glamorous, one that's miraculous.





You have seen the  
*Mumbai*

Where lifestyle is ever changing,  
Where night life is more amazing,  
Where luxuries are highly enticing,  
And dreamers are truly inspiring.

Now it's Time to See the Unseen

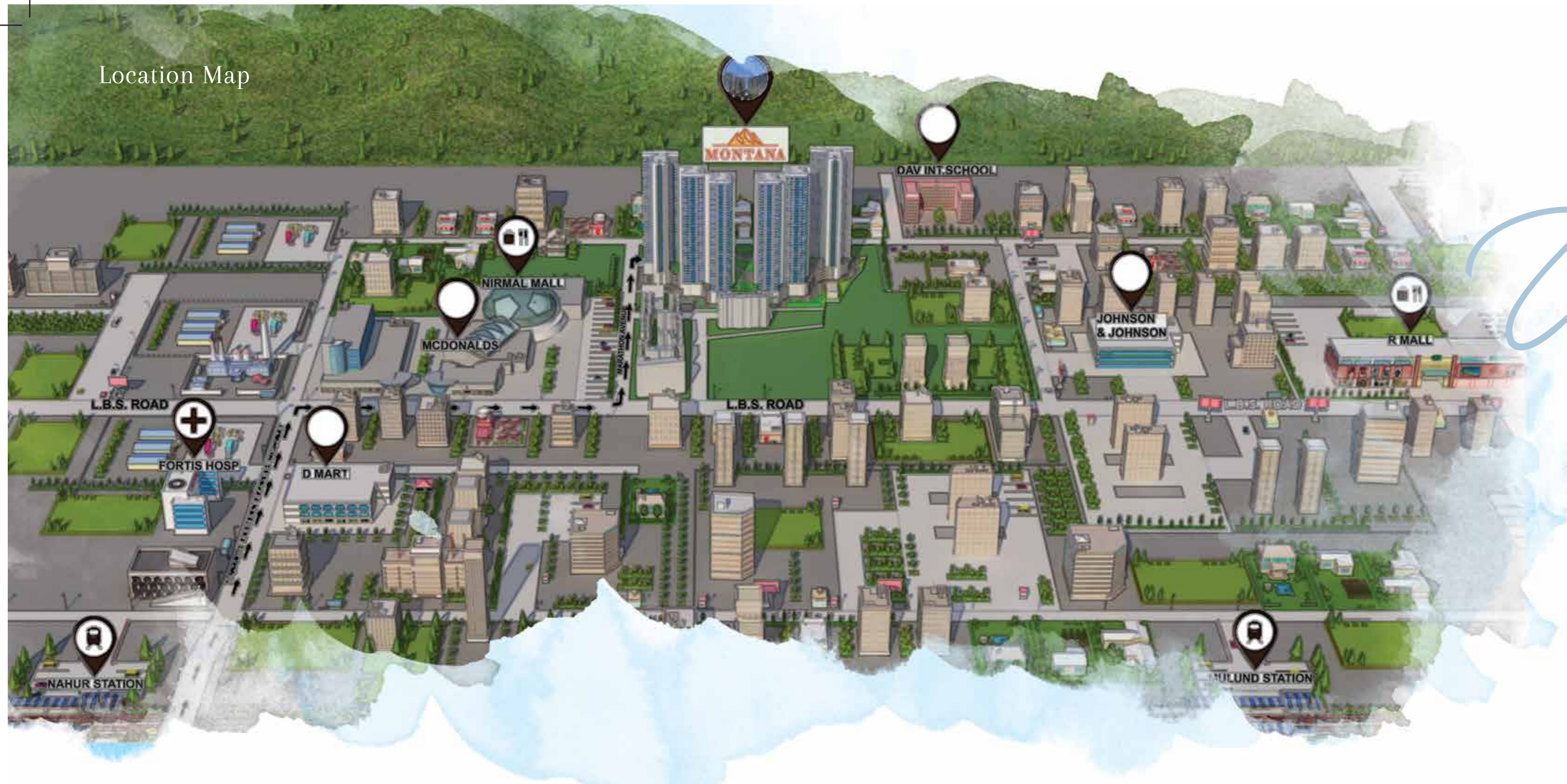
# Mulund:

Mumbai's unseen paradise



Perched in the nature's bliss,  
Mulund enchants you with mountain's view,  
The fresh air, evergreen surroundings  
And advanced infrastructure,  
Here everything is thought for the next generation.

## Location Map



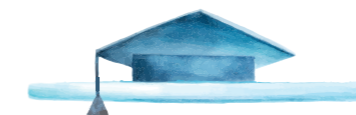
# Unparalleled location

Mulund's vibrant locality is well-known for its cheerful community living, innumerable socializing avenues and lavish restaurants. With Eastern Express Highway nearby, commuting from Mulund to your desired destination is more convenient than you could imagine. Be it schools, hospitals, malls or office, everything is within easy reach.



### TRANSPORT

- Eastern Express Highway - 3.5 KM
- JVLR - 6 KM
- Eastern Freeway - 16 KM
- International Airport- 19 KM
- Mulund Railway Station- 2.5 KM



### EDUCATION

- Billabong High International School - 2.6 KM
- D.A.V. International School - 2 KM
- Holy Cross Convent High School - 6.7 KM
- Euro Kids - 4.6 KM
- People's Education Society High School & Junior College - 7 KM
- Dr V.N Bedekar Institute of Management Studies - 6.5 KM



### HEALTHCARE

- Fortis Hospitals Ltd - 1.5 KM
- VERTEX Hospitals - 2.6 KM
- E.S.I.S Hospital - 1.7 KM
- Jupiter Hospital - 6.9 KM
- ESIC Hospital - 4.8 KM



### MALLS

- Viviana Mall - 7 KM
- Korum Mall - 5.8 KM
- Eternity Mall - 5 KM
- R Mall - 2.4 KM

# Unveiling

Mulund's new aspiration



Discover a lifestyle that Mumbai has never seen before at Montana. A living inspired by international architecture, breathtaking mountain views and world class lifestyle features. It's a new age masterpiece embellished by nature's bliss. Here you live at the most convenient location, where nothing is far away from your beloved home. So breakaway from Mumbai's chaos and reside in Mumbai's unseen paradise.

- 4 Towers of 43-48 Storey Each
- 7 Acres Project with Hill Views
- 40+ Lifestyle Amenities
- Architecture by James Law (Hong Kong)
- Landscape Designed by TROP (Bangkok)
- Show Flat Interiors by HBA (Singapore)

  
**MONTANA**  
2, 3 & 4 BHK HOMES





# *Unobstructed* views of mountain

Savour the beautiful sunrise & sunset view from your elegant home. Here lofty mountains will inspire you every day. The fresh air, chirping birds and spectacular panorama, everything is meant to mesmerize you.





*Unlimited*  
lifestyle features to delight you



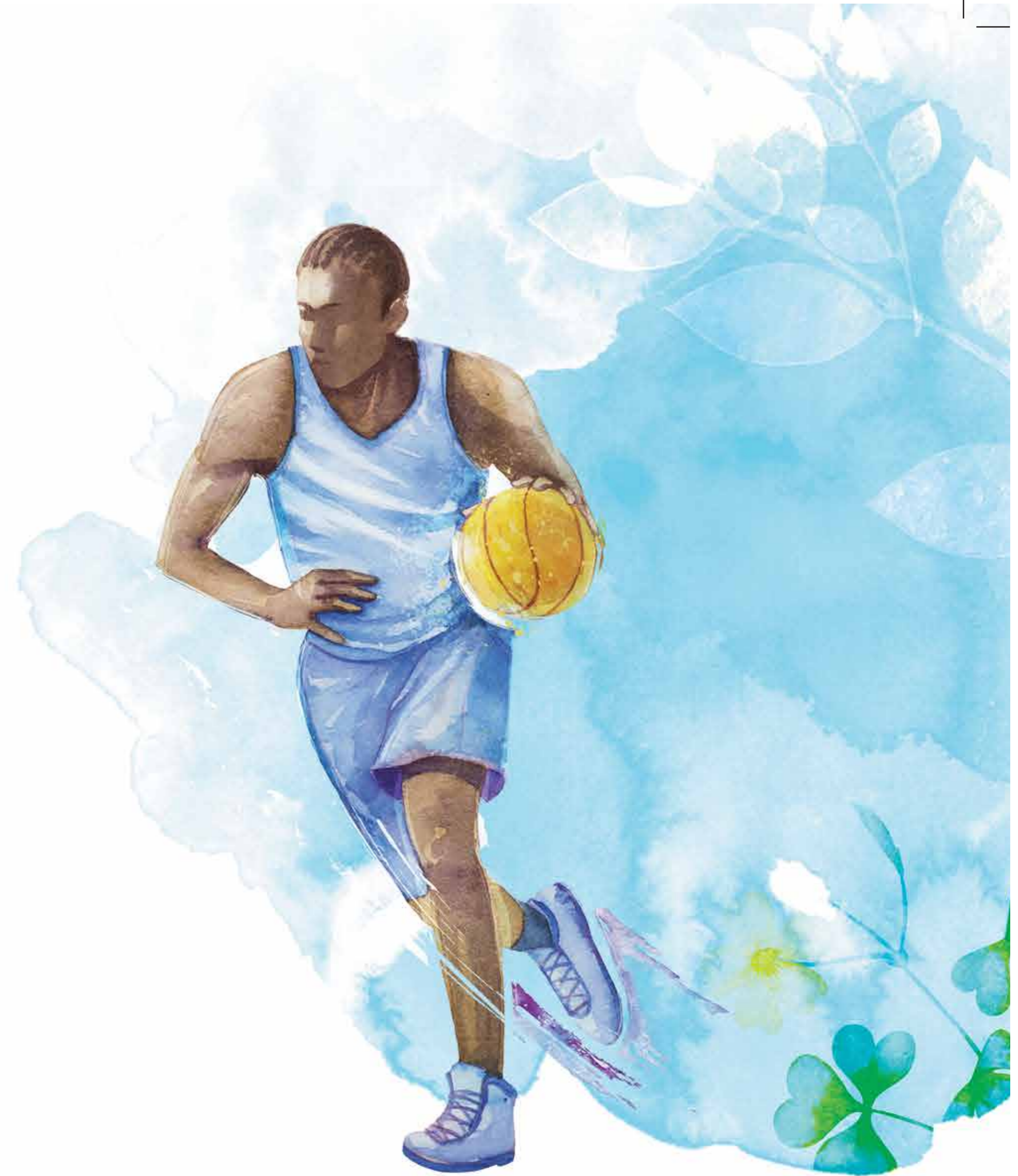


# Unlock

doors to your passion

Your passion has a right platform at Montana. With diversified outdoor and indoor sports, you will discover the best of sporting avenues to inspire the champion inside you. Be it kids, youngsters or elders, we have an ideal place for every generation.

- Table Tennis
- Badminton
- Squash
- Billiards
- Basketball Court
- Games Room





# *Unprecedented*

recreational activity

Amenities at Montana are designed to make you live an active lifestyle. Here, you can engage with limitless challenging activities that are meant to elevate your fitness.

- Golf Simulator
- Bowling Alley
- Cricket Nets



# Uncompromised

social life

Experience the true joy of togetherness at Montana. With plentiful socializing avenues, you can reunite with your friends, gossip for hours, celebrate every occasion and make every moment memorable.

- Private Library
- Entertainment Room
- TV Lounge
- Auditorium (60 pax)
- Banquets
- Refreshment Bar
- Business Center
- ATM
- Day Care
- Elders' Zone
- Socializing Pavilions
- Jogging track
- Kids Zone
- Party Lawn
- Amphitheatre



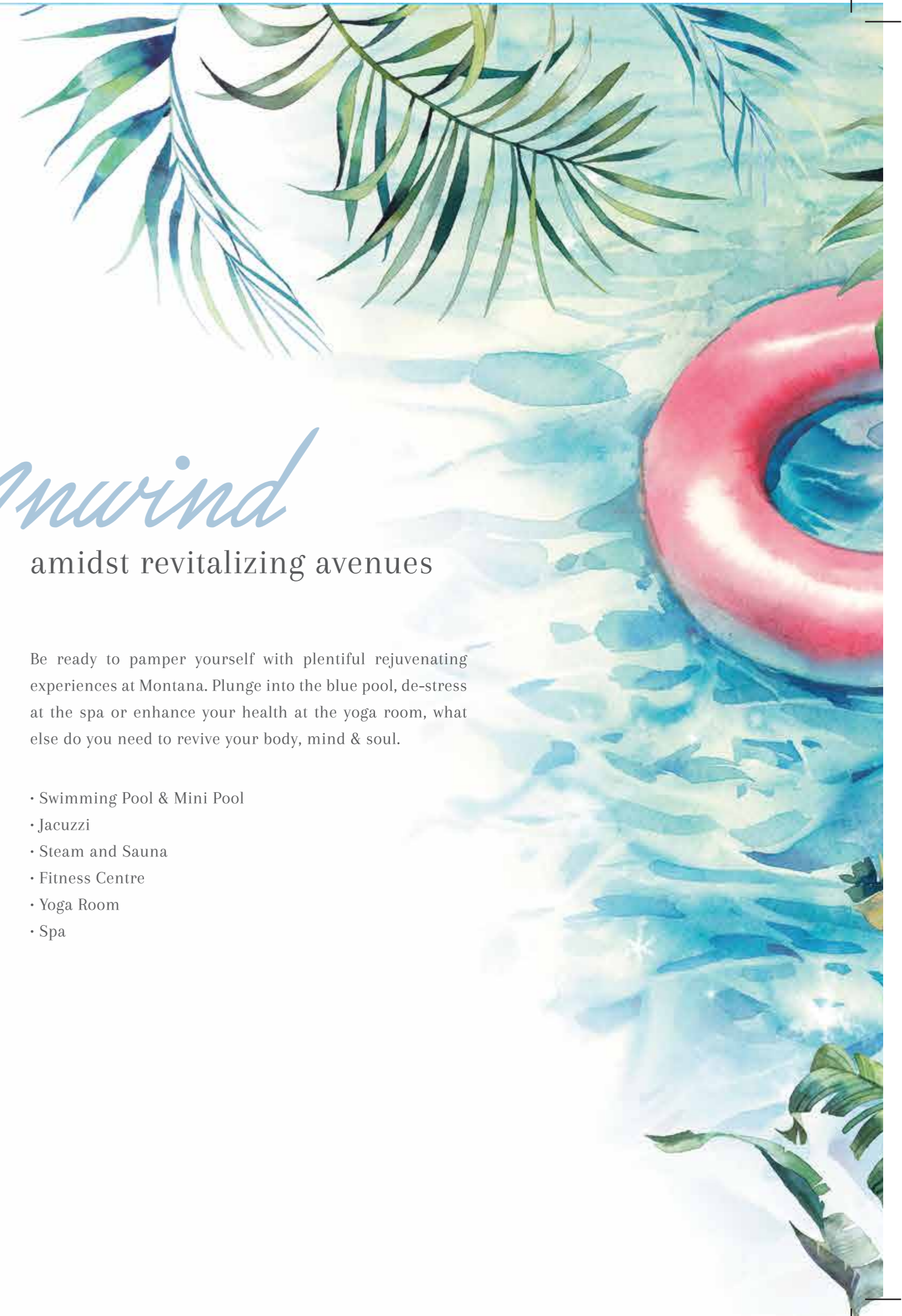


# Unwind

amidst revitalizing avenues

Be ready to pamper yourself with plentiful rejuvenating experiences at Montana. Plunge into the blue pool, de-stress at the spa or enhance your health at the yoga room, what else do you need to revive your body, mind & soul.

- Swimming Pool & Mini Pool
- Jacuzzi
- Steam and Sauna
- Fitness Centre
- Yoga Room
- Spa





Layout Plan

# Unimaginable planning

Montana's rare living experience has been planned to meet the global standards. We have minimized space wastage to maximize the expanse of your living. Excellence reflects in its planning, making sure you live freely and absolutely.

- 1 Entry Pavilions
- 2 Tennis Court
- 3 Senior Citizen's Corner
- 4 Children's Play Area
- 5 Jogging Track & Cycling Track
- 6 Basketball Court
- 7 Kid's Pool
- 8 Main Pool
- 9 Deck
- 10 Amphitheatre
- 11 Park Walks
- 12 Sitouts
- 13 Lawn Pavilions
- 14 Sunken Seats
- 15 Jain Temple

# Unmatched

living experience

Beyond all the luxuries, Montana embodies every element of fine living. Its flawless design, quality fitments and stylish decor, each aspect reflects the sheer excellence.



CITY VIEW



2 BHK (STANDARD)  
654 sq.ft.

2 BHK (LARGE)  
733 sq.ft.



3 BHK (STANDARD)  
934 sq.ft.

3 BHK (LARGE)  
1028 sq.ft.



HILL VIEW



TYPICAL PLAN

Disclaimer: The unit plan shown is indicative & tentative, and subject to modification on account of any changes in plans, permission & final approval of the respective appropriate authorities. unit plan is for marketing purpose and to be used for reference purpose only, unit plan is intended to give a general indication of the proposed unit layout.

# Giona



Type	Rera	Balcony	Dry Balcony	Total Area
2 BHK (STANDARD)	654 Sq. Ft.	21 Sq. Ft.	13 Sq. Ft.	688 Sq. Ft.



## UNIT PLAN

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# Giona



Type	Rera	Balcony	Dry Balcony	Total Area
2 BHK (LARGE)	733 Sq. Ft.	21 Sq. Ft.	14 Sq. Ft.	768 Sq. Ft.



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# Giona



Type	Total Area
2 BHK (JODI)	1456 Sq. Ft.



## JODI PLAN

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# Giona



Type	Rera	Balcony	Dry Balcony	Total Area
3 BHK (STANDARD)	934 Sq. Ft.	25 Sq. Ft.	15 Sq. Ft.	974 Sq. Ft.



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# Giona



Type	Rera	Balcony	Dry Balcony	Total Area
3 BHK (LARGE)	1028 Sq. Ft.	38 Sq. Ft.	16 Sq. Ft.	1082 Sq. Ft.



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# Giona



Type	Total Area
3 BHK (JODI)	2056 Sq. Ft.



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Rosa



2 BHK  
723 sq.ft.

2 BHK  
723 sq.ft.

CITY VIEW



3 BHK (LARGE)  
1054 sq.ft.

3 BHK (STANDARD)  
940 sq.ft.



HILL VIEW



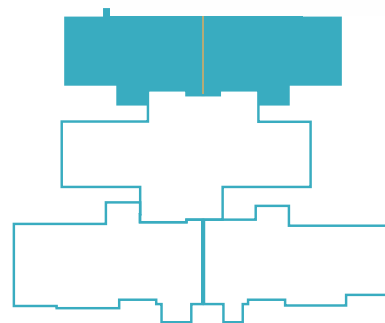
TYPICAL FLOOR PLAN

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# Rosa



Type	Total Area
2 BHK	723 Sq. Ft.



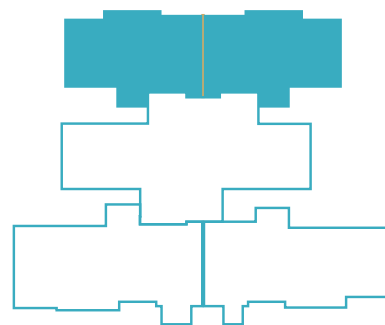
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# Rosa



Type	Total Area
2 BHK (JODI)	1446 Sq. Ft.



## JODI PLAN

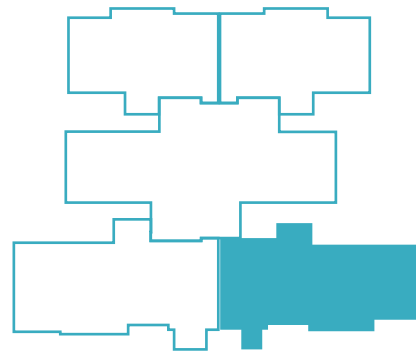
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# Rosa



Type	Rera	Balcony	Total Area
3 BHK (STANDARD)	940 Sq. Ft.	25 Sq. Ft.	965 Sq. Ft.



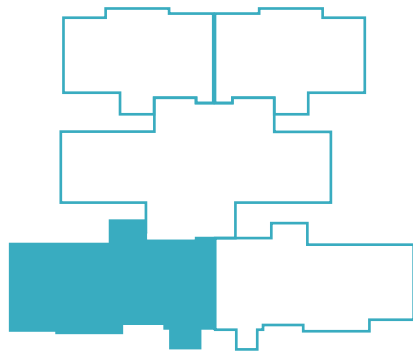
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# Rosa

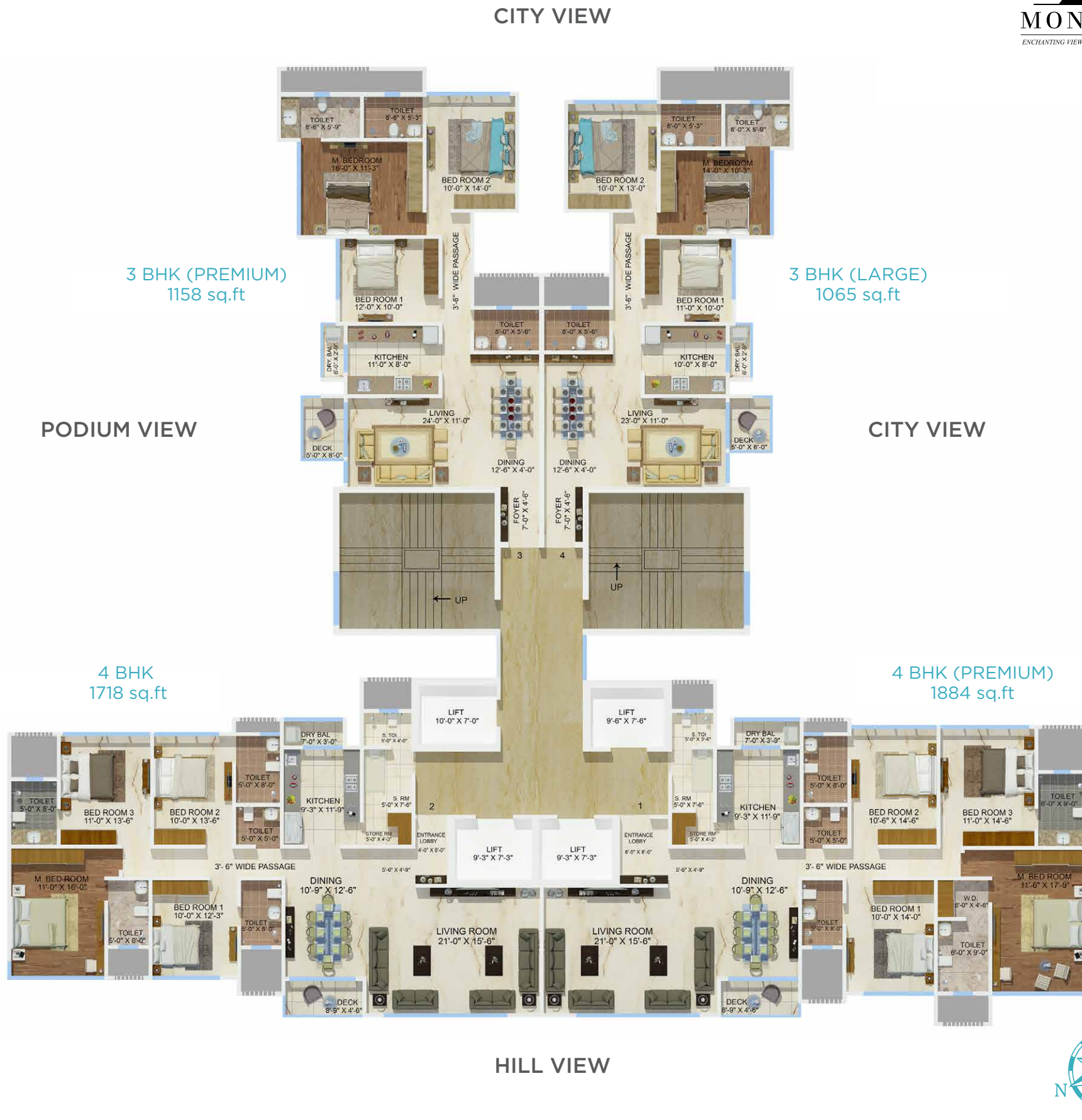


Type	Rera	Balcony	Total Area
3 BHK LARGE	1054 Sq. Ft.	39 Sq. Ft.	1093 Sq. Ft.



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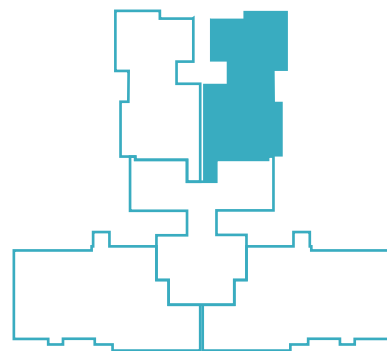


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# Sierra



Type	Rera	Balcony	Dry Balcony	Total Area
3 BHK (LARGE)	1065 Sq. Ft.	30 Sq. Ft.	16 Sq. Ft.	1112 Sq. Ft.



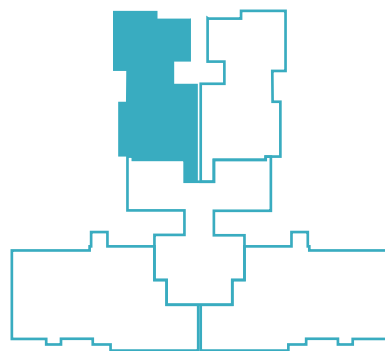
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# Sierra



Type	Rera	Balcony	Dry Balcony	Total Area
3 BHK (PREMIUM)	1158 Sq. Ft.	39 Sq. Ft.	16 Sq. Ft.	1213 Sq. Ft.



## UNIT PLAN

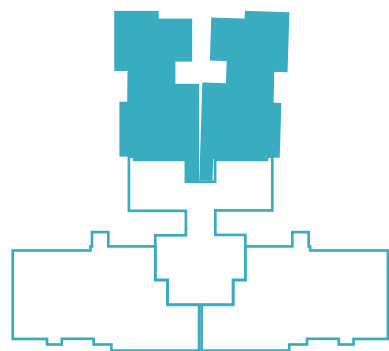
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# Sierra



Type	Total Area
3 BHK (JODI)	2325 Sq.ft.

No.	Areas	Total Sq.ft*
1	ENT. LOBBY	65
2	LIVING	567
3	DINING	153
4	DECK	30
5	STORE	45
6	KITCHEN	80
7	D. BAL	17
8	FAMILY ROOM	114
9	BED ROOM 1	142
10	A. TOILET	43
11	BED ROOM 2	130
12	A. TOILET	43
13	P. TOILET	45
14	DECK	39
15	DECK	17
16	BED ROOM 3	121
17	MAST. BEDROOM	245
18	TOILET + WW	97



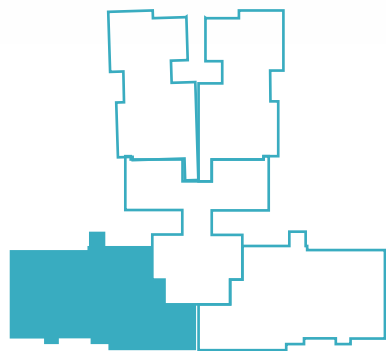
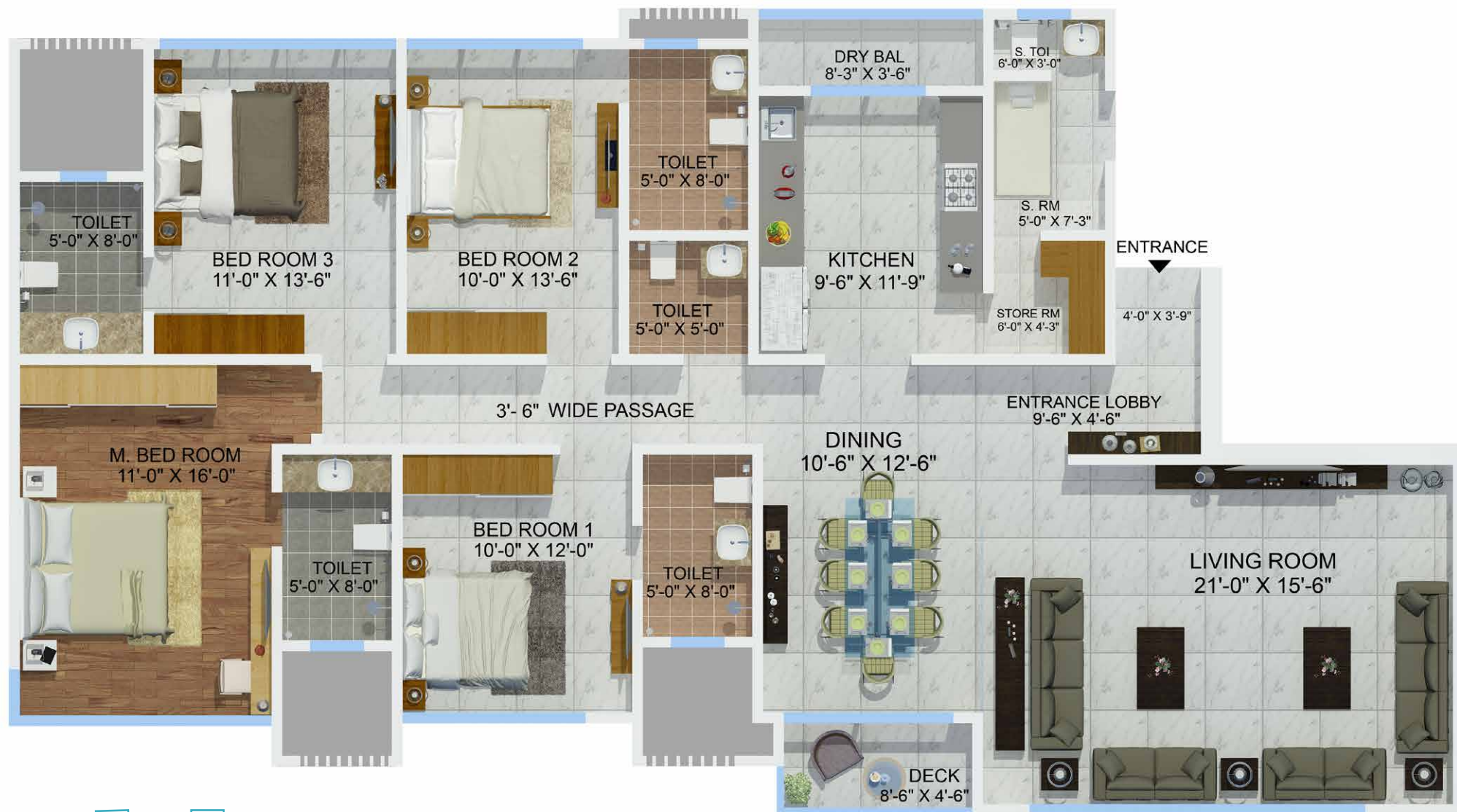
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# Sierra



Type	Rera	Balcony	Dry Balcony	Total Area
4 BHK	1718 Sq. Ft.	41 Sq. Ft.	21 Sq. Ft.	1781 Sq. Ft.



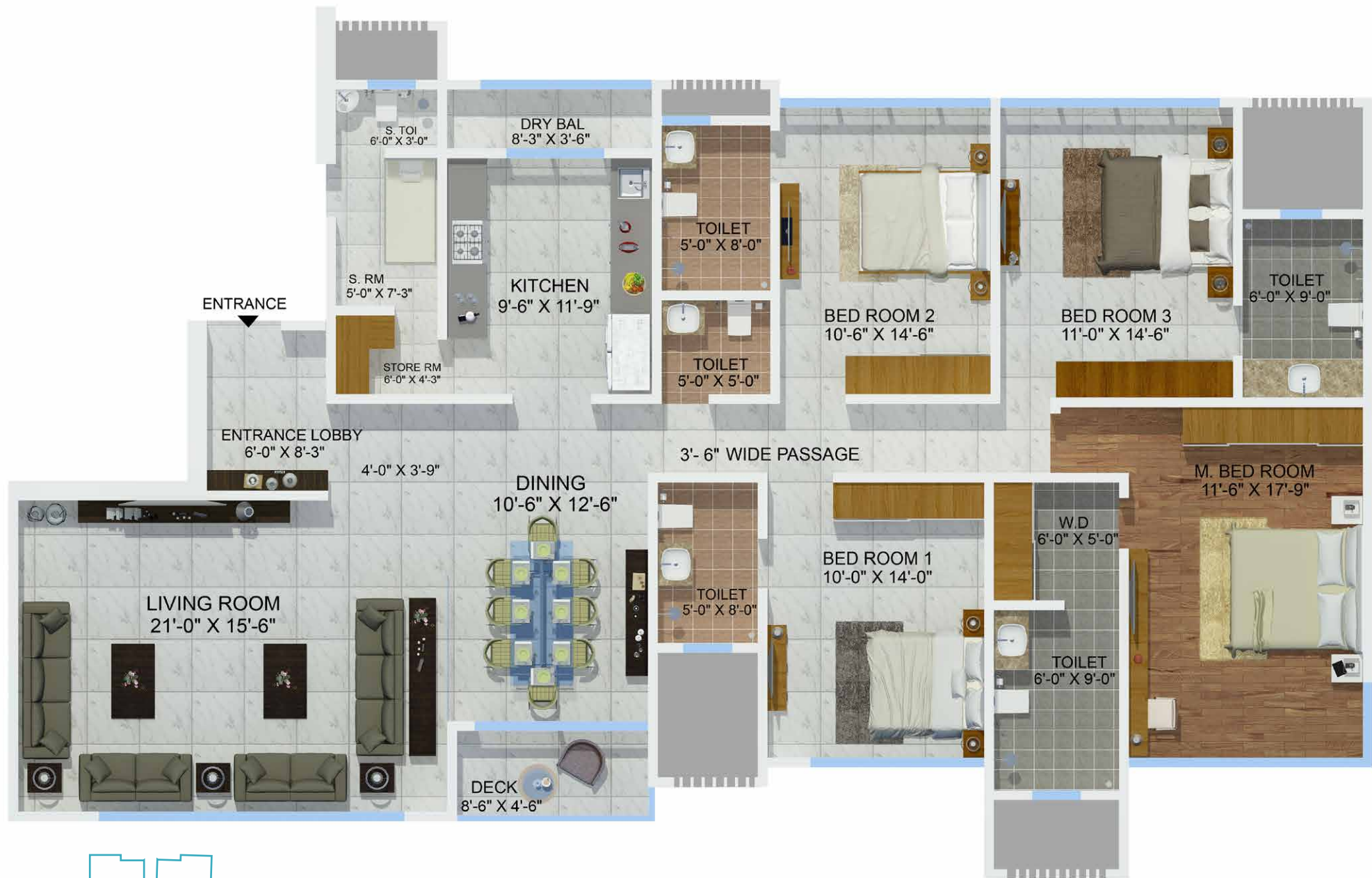
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# Sierra



Type	Rera	Balcony	Dry Balcony	Total Area
4 BHK (PREMIUM)	1884 Sq. Ft.	41 Sq. Ft.	26 Sq. Ft.	1951 Sq. Ft.



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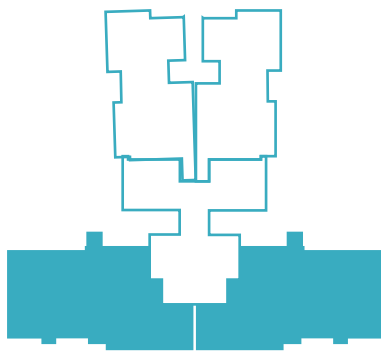
# Sierra



Type	Total Area
4 BHK (JODI)	3732 Sq. Ft.



No.	Areas	Total Sq.ft*	No.	Areas	Total Sq.ft*
1	ENT.LOBBY	80	17	A. TOILET	85
2	LIVING	662	18	BAR AREA	86
3	LIVING INFORMAL SEATING	167	19	DECK	37
4	KITCHEN	109	20	POOJA ROOM	109
5	DRY BAL.	26	21	DRY BAL.	21
6	STORE	81	22	P. TOILET	25
7	DINING	167	23	BEDROOM 1	122
8	DECK	38	24	A. TOILET	43
9	P. TOILET	25	25	BEDROOM 4	135
10	BEDROOM 5	145	26	A. TOILET	40
11	A. TOILET	40	27	BEDROOM 2	176
12	BEDROOM 6	140	28	A. TOILET	39
13	A. TOILET	45	29	BEDROOM 3	148
14	MASTER BEDROOM	178	30	A. TOILET	45
15	M. BED INFORMAL SEATING	209	31	SERVANT ROOM	42
16	M. BED W W	91	32	SERVANT TOILET	20



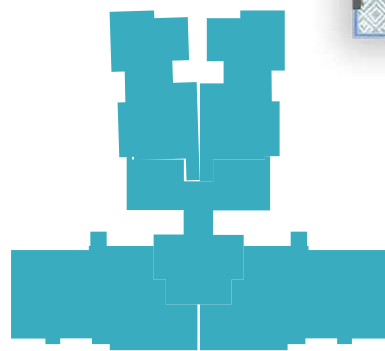
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# Sierra



No.	Amenities	Area
1	RECEPTION AREA	306
2	SALON	144
3	SPA / MASSAGE	322
4	G.& L.TOILET	134
5	TOILET	209
6	GYM / YOGA	733
7	LOUNGE	446
8	RECEPTION AREA	170
9	DRY PANTRY	50
10	G.& L.TOILET	162
11	PARTY HALL	873
12	RECEPTION AREA (MAIN LOBBY)	639
13	MINI THEATRE	177
14	MEETING ROOM	122
15	BUSINESS CENTRE	197
16	COMPUTER WORK PLACE	231
17	GAME ZONE	778



## EXCLUSIVE AMENITY PLAN

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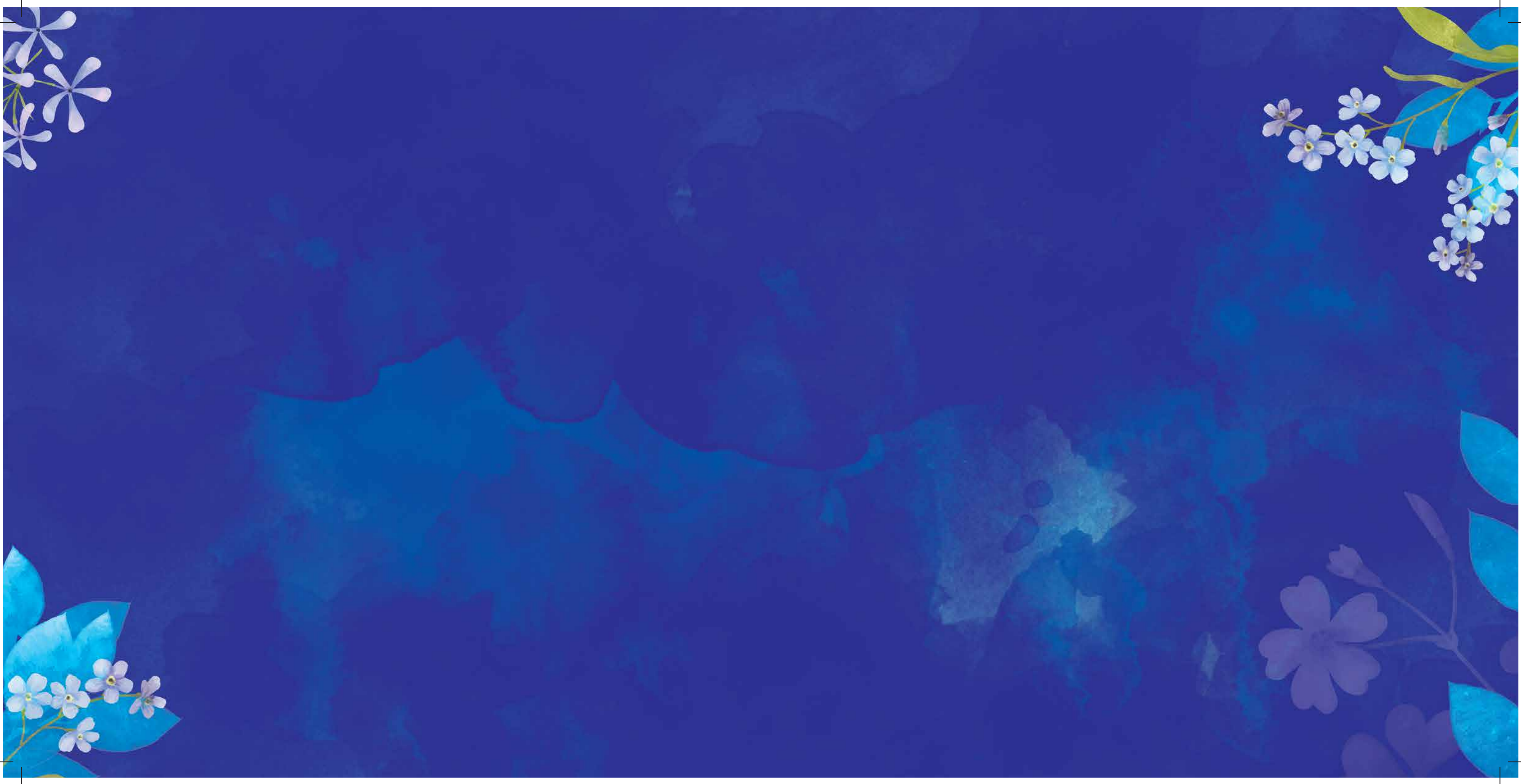
*Uniting*  
to create unique experiences

**sheth**  
ASHWIN SHETH GROUP

Ashwin Sheth Group, a name that's eminent for its design focussed creations, has delivered over 80 diversified projects and crafted over 20 million sq.ft. of spaces in India and Dubai. Sheth's developments are home to more than 40,000 happy families. Company's portfolio comprise of landmarks like Viviana Mall, Beaumonde, Vasant Oscar, Vasant Garden and Vasant Galaxy. From the blueprint to the blue sky, their every project is in coherence with their corporate responsibilities.

  
**emami\***

A renowned brand in FMCG segment has extended its footprints in real estate world. From residential to commercial, from retail to infrastructure, they have expertise in developing diversified projects. The company has pan India presence with over 3.6 cr. sq. ft. of development. Some of their landmark creations are: Emami City - Kolkata, Emami Tejomaya - Chennai, Emami Nature - Jhansi, Emami Swan Lake - Hyderabad.



A JOINT VENTURE BY

**sheth**  
ASHWIN SHETH GROUP



SITE ADDRESS

Montana, Behind Vasant Oscar, LBS Marg, Mulund - West, Mumbai - 400080

T: 022 4296 4444 | SMS SHETH TO 56677 | W: ashwinshethgroup.com

The project has been registered via MahaRERA registration number: Phase 1-P51800000735 Phase 2-P51800014539 Phase 3 - P51800017754 and is available on the website <https://maharera.mahaonline.gov.in/> under registered projects

Disclaimer " This Brochure is purely conceptual. The information contained in the Brochure including the number of buildings/tower/wings/structures, elevations, photographs, sketches, visuals, pictures, images, details, specifications, dimensions, common area, amenities, facilities, the fixtures, fittings, soft furnishing/furniture, landscaping and other details therein are strictly provided for representative and illustrative purposes. List of amenities, specifications, designs and facilities provided in the Agreement for Sale shall stand final and binding. Distance and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. The layout plan shown is indicative and tentative, and subject to modification on account of any change in plans, permissions and final approval of the respective appropriate authorities and any further developments in surrounding areas in future"