



MONTANA

ENCHANTING VIEW. ENCHANTING LUXURY



DELIVERED
DREAMS OF OVER
40,000
HAPPY FAMILIES

BUILT A
WIDE RANGE OF
80
DIVERSIFIED
PROJECTS

PROFICIENT TO
DEVELOP
7.50 LAKH
SQ.FT.
PER ANNUM

CRAFTED OVER
20 MILLION
SQ.FT.

sheth
A BRAND LED
By Design
Ideology.

PROJECTS BY EMAMI

Emami City, Kolkata: At 2.5 mn sq. ft., this is North Kolkata's largest residential project with amenities like golf putting green, mini cricket, soccer field and a 30000 sq. ft. (approx.) clubhouse | Emami Tejomaya, Chennai: 1.6 mn sq. ft. of premium living in India's 2nd largest IT hub. Built with international expertise and Indian sensibilities | Emami Nature, Jhansi: A luxury villa project spread across 300 acres | Emami Swanlake, Hyderabad: 1.1 mn sq. ft. with 80% open space, set amidst a serene lake | Altair, Colombo: An iconic landmark of 1.3 mn sq. ft. designed by the internationally celebrated architect, Moshe Safdie. At 240 mts it is twice the height of the tallest tower in Colombo
Urbana, Kolkata: 7 mn sq. ft. of uber-urban living set amidst 66 acres of prime land | South City, Kolkata: An integrated residential development of 4.5 mn sq. ft. with a 1 mn sq. ft. iconic mall and school Other projects across India: 3 mn sq. ft.

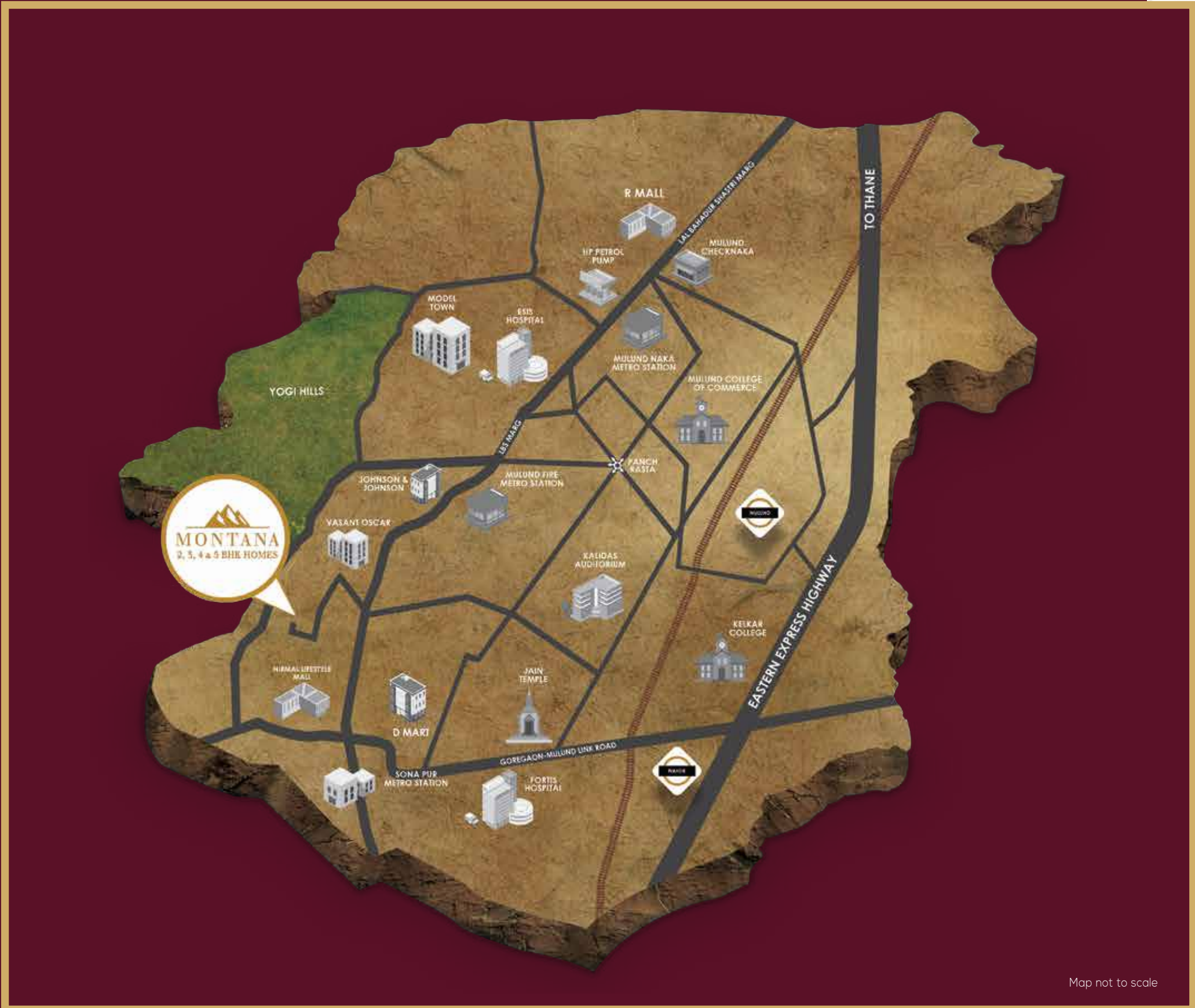




Rendered Image

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.





**STRATEGIC LOCATION TO
CONNECT AND SOCIALIZE**

Map not to scale



Rendered Image

ENCHANTING VIEW ENCHANTING LUXURY

- Phase I - 2 & 3 BHK Homes
- 4 towers of 45+ storeys each
- Designed by Globally Acclaimed Architect - James Law
- 7.5 acres of nature's luxury
- Landscape Designed by Renowned TROP
- 5 level podium packed with infinite recreations
- Indoor + Outdoor world-class sports courts

Disclaimer: The common areas and amenities available for the entire Project are not specific for any particular building or phase of the Project. The common areas and amenities will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed.



MONTANA

PHASE I - 2 & 3 BHK HOMES



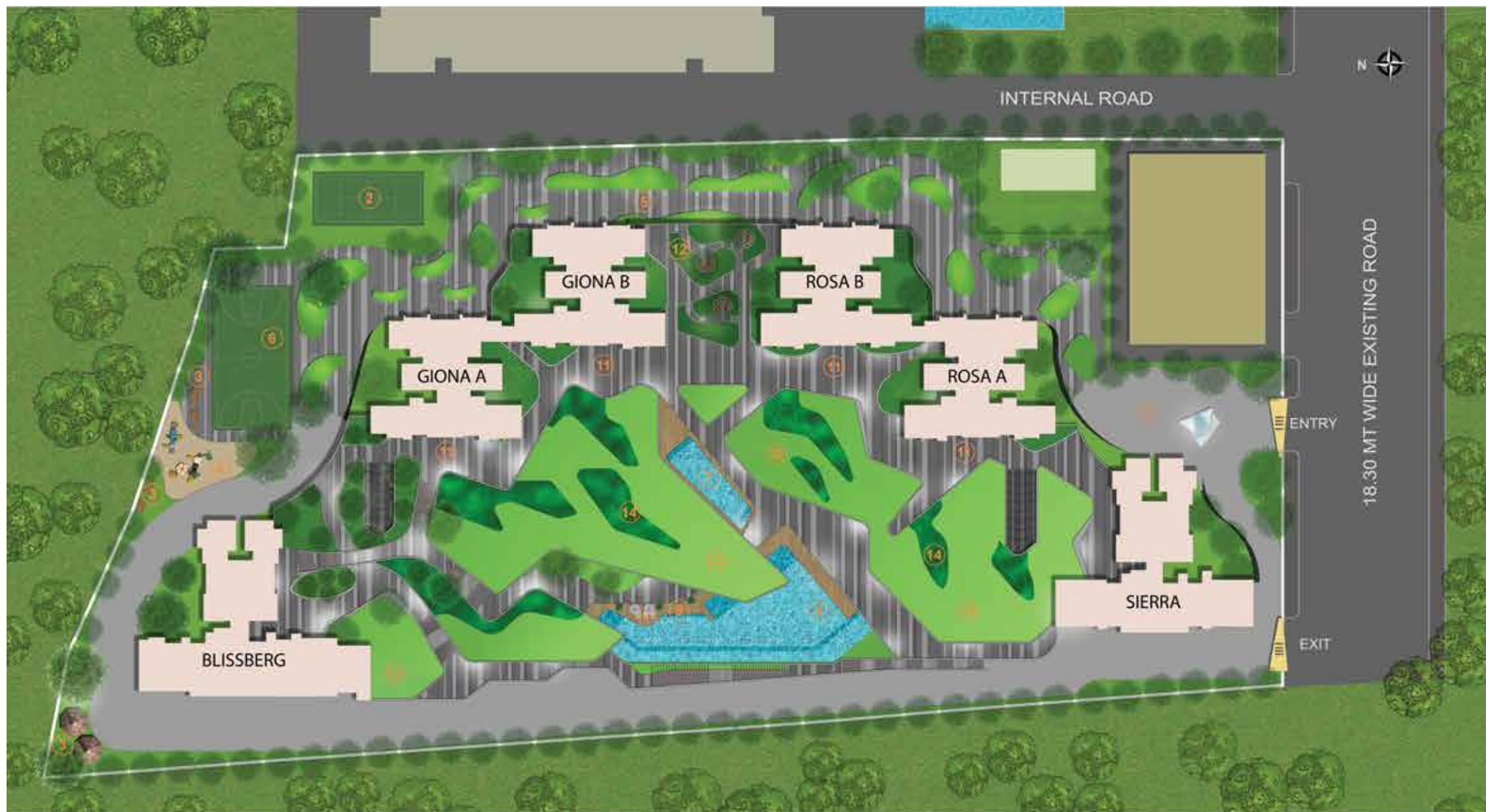
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EXTERNAL AMENITIES

- Multipurpose Court
- Squash
- Swimming Pool & Mini Pool
- Games Room
- Tennis Court
- Bowling
- Jogging Track
- Steam and Sauna
- Jacuzzi
- Fitness Centre
- Private Library
- Mini Theatre
- Banquet Hall
- Business Center
- Kids Play Area
- Party Lawn
- Yoga Room
- Spa

LAYOUT PLAN

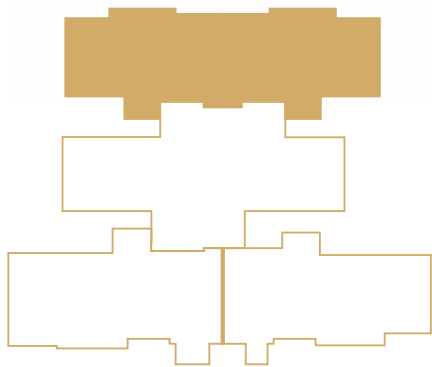
THE HOME OF YOUR DREAMS, SPREAD ACROSS 7 ACRES.



- 1 ENTRY PAVILIONS
- 2 TENNIS COURT
- 3 SENIOR CITIZEN'S CORNER
- 4 CHILDREN'S PLAY AREA
- 5 JOGGING TRACK & CYCLING
- 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

ROSA

Type | **Carpet Area**
 2 BHK COMBO | 1397 Sq. Ft.

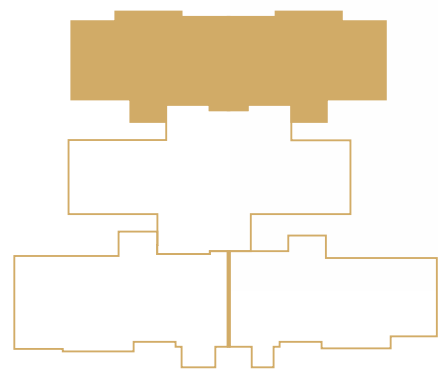


UNIT PLAN

Disclaimer: Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop

ROSA

Type	Carpet Area
2 BHK	696 Sq. Ft.

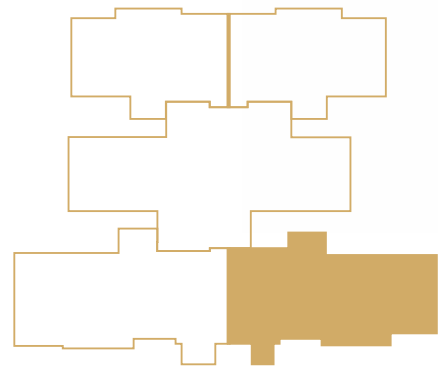


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ROSA

Type | **Carpet Area**
 3 BHK STANDARD | 923 Sq. Ft.



UNIT PLAN

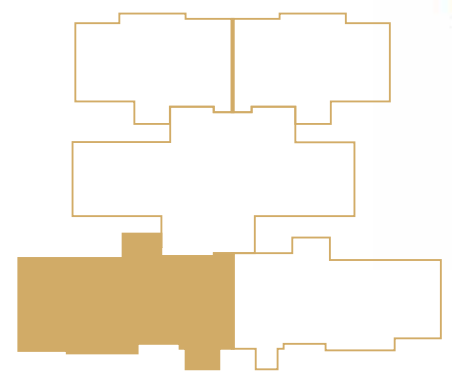
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ROSA

Type	Carpet Area
3 BHK LARGE	1046 Sq. Ft.



ENTRANCE



UNIT PLAN

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City Facing



Mountain Facing

ROSA TYPICAL PLAN

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