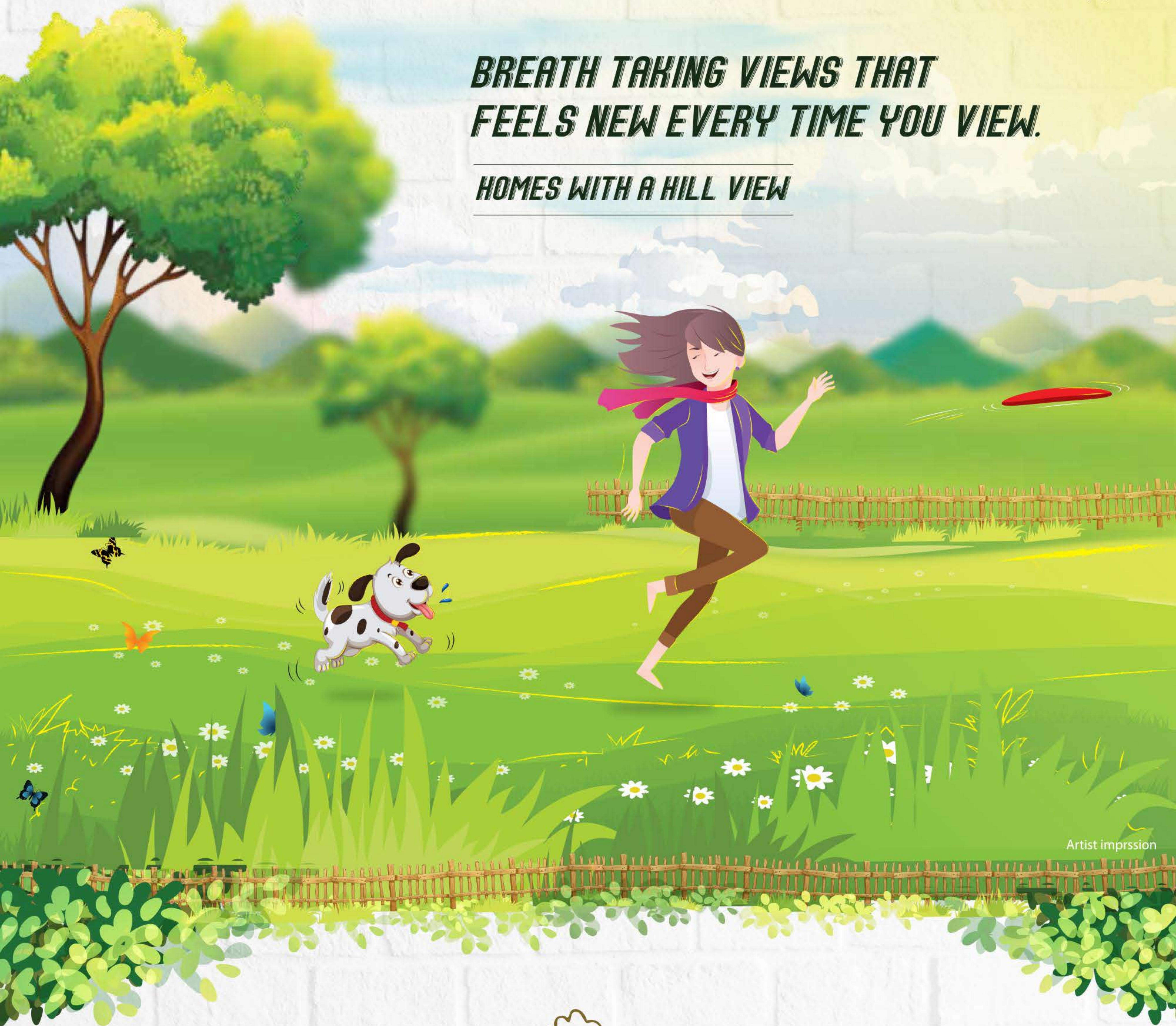


***BREATH TAKING VIEWS THAT
FEELS NEW EVERY TIME YOU VIEW.***

HOMES WITH A HILL VIEW



Artist impression

The logo for La Montaña features a stylized tree icon above the name 'La Montaña' written in a green, cursive font.

AT VADGAON MAVAL, NEAR TALEGAON-PUNE

“

La Montana situated near Talegaon Pune, which is a Spanish theme inspired project by Tata Value Homes. This Project situated in the lush green landscapes near Talegaon, La Montana is a perfect getaway from the hustle and bustle of the city. These homes offer a serene view of the hills^ with evergreen gardens, a contemporary clubhouse, a modern gymnasium and lots more.

”

Experience the bright side of life, at La Montana by Tata Value Homes.

- 2 and 1.5 BHK Spanish-styled homes
- Ready-to-move-in 2 BHK homes
- Intricately designed podium garden
- Close-knit gated community
- One of the biggest clubhouse in Talegaon
- Around 250 families already residing



Club House for Phase II & III

Spain is renowned for its charming colonial-style architecture. La Montana embraces the taste of the entire mediterranean within its beautifully-designed community. From artistic curves and aesthetic balconies, to podium gardens and elegant walkways, La Montana offers exotic highlights of Spain amidst Pune's vibrancy. Stylish architecture crafted with intricate spanish details offer you a tasteful lifestyle.

- Spanish balconies with cornices
- Roof with crown like feature
- Podium gardens
- Circular columns and decorated cornices
- Semi-circular arches
- Lush courtyards, patios
- Sophisticated lighting



All images are actual shot on site in September, 2018

LOCATION ADVANTAGES

<p>Podar International School 4 Mins.</p>	<p>Mumbai-Pune Expressway 5 Mins.</p>	<p>Talegaon Railway Station 10 Mins.</p>	<p>Pioneer Multi-Speciality Hospital 10 Mins.</p>	<p>Talegaon MIDC 10 Mins.</p>	<p>Hinjewadi IT Park 35 Mins.</p>	<p>Chakan MIDC 45 Mins.</p>
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*Strategically located on the Old Mumbai-Pune Highway, a few kilometers ahead of Lonavala, offering excellent connectivity and reach to both Mumbai and Pune. Talegaon is 120 km from Mumbai and 35 km from Pune. It is situated on highest altitude between the two metros (Mumbai and Pune) which is at 2200 feet above sea level. The town is higher in altitude than the famous nearby hill station Lonavala (2047 ft.), thus has pleasant weather throughout year.

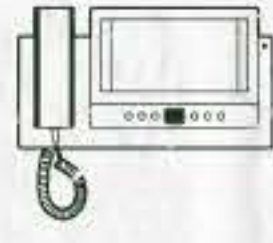
*Source: Google map



PROJECT HIGHLIGHTS



Good Air Quality



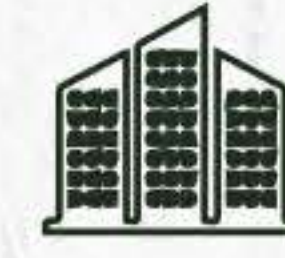
Intercom & Video Door Phone



24x7 Security



Exclusive Clubhouse



Spacious Apartments

- Scenic Hill Views[^]
- 800 existing customers
- 20 acres of land to be developed in phases
- Indian Green Building Council Green Homes Pre-certified Gold
- The building is designed to provide excellent day-lighting, ample fresh air and scenic views
- One of the largest mediterranean theme gated community with few elements like juliet balcony, cut stone cladding on towers, design lamps, etc.
- Landscaped internal court with native species of trees at stilt level reduces the heat island effect and hence provide thermal comfort.



PHASE II & III CLUB HOUSE



VIEW FROM PHASE II & III



VIEW OF PHASE I (TOWER A1&D2)



MAIN ENTRANCE GATE



WAY TO PHASE II & III



AMENITIES FOR PHASE II & III



INDOOR GAMES



AUDIO VISUAL ROOM



FULLY EQUIPPED GYMNASIUM



CAFETERIA

— One of the largest Club House* in Talegaon —

Ground + 2 Floors with elevator | Reception /Guest Lounge/Reading Room - Double Height ceiling | Multi-purpose Banquet Hall | Steam Room - Separate for Him & Her | Sauna Room - Separate for Him & Her | Jacuzzi - 6 Seater with warm water provision | Massage Room - separate for Him & Her Indoor Games Zone - Pool Table, Table Tennis, Carrom Board, Chess | Kids zone - Library, Writing Wall | Aerobics/Yoga/Meditation Room | Separate Wash rooms for Him & Her on each floor | Landscaped area | Open Pergola

All images are actual shot on site in September, 2018



TYPICAL UNIT PLAN: 1.5 BHK



1.5 BHK RERA CARPET AREA (EXCL. BALCONY, TERRACE & UTILITY) - 416 S.FT / 38.65 SQ. MTR.

1.5 BHK SIZES VARY FROM 38.05 SQ.MTR. TO 39.94 SQ.MTR. (EXCL. BALCONY, TERRACE & UTILITY)

TOWER : T6

Disclaimer:- The furniture, fixtures and fittings etc. are for representative purposes and does not constitute part of the final product or any part thereof. The room measurements are mentioned in meters.

TYPICAL UNIT PLAN: 2 BHK

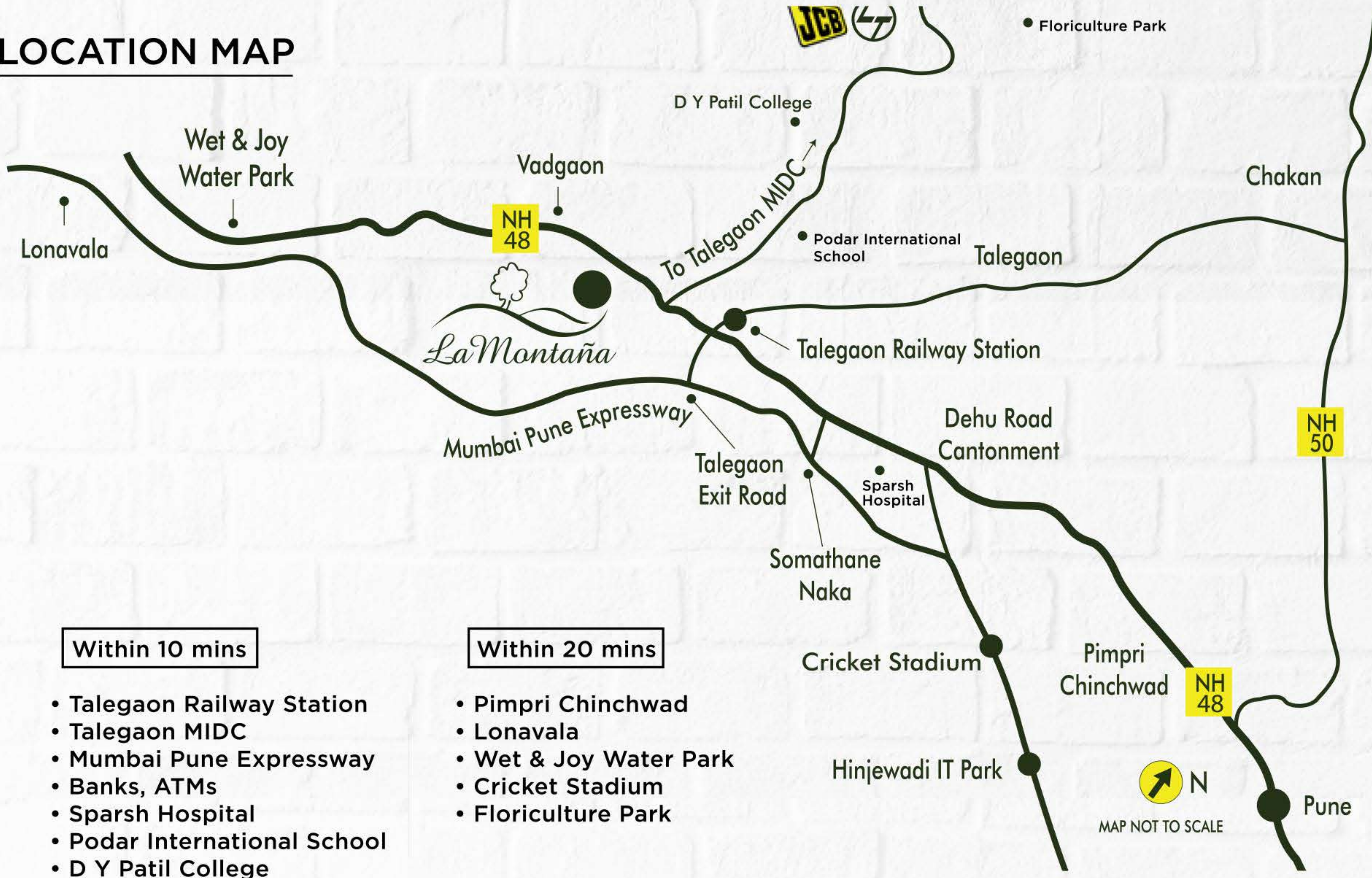
2BHK RERA CARPET AREA (EXCL. BALCONY & TERRACE) - 624 SQ.FT. / 58 SQ.M.

TOWER : C4, C5, C6 & C7



Disclaimer:- The furniture, fixtures and fittings etc. are for representative purposes and does not constitute part of the final product or any part thereof. The room measurements are mentioned in meters.

LOCATION MAP



The distances and timelines are indicative and may vary subject to weather conditions, traffic and infrastructural facilities provided by third parties / appropriate authorities



AT VADGAON MAVAL, NEAR TALEGAON-PUNE

1.5 BHK APARTMENTS-PHASE III | MAHARERA REG. NO. P52100000145#
2 BHK APARTMENTS-PHASE I & II | OC RECEIVED

<http://maharera.mahaonline.gov.in>

1800 200 3553 | tatavaluehomes.com

Date of disclaimer 10th Dec. 2018

Occupation Certificate for Phase I, i.e. building Nos. A1 to A4 and E1 received on 02/09/2015, for B1 to B3 and D1 & D2 on 05/12/2015, for C1 to C3 on 26/05/2016 and for Phase II, i.e. building Nos. C4 to C7 on 22/08/2016. Phase III is registered with MAHARERA bearing Registration No. P52100000145 available on <https://maharera.mahaonline.gov.in/>. Disclaimer: The Project is being developed in phases. This creative is in respect of apartments in phase II & III only. ^ The scenic hill views is for select apartments only. The distances and timelines are indicative and may vary subject to weather conditions, traffic and infrastructural facilities provided by third parties / appropriate authorities. The sale is subject to terms of the Application Form and Agreement for Sale. For more information, please contact sale office at the Site: La Montana, Opposite Talegaon MIDC Junction, Old Mumbai - Pune Highway, Wadagaon (CT), Mawal, Pune 412106 or visit <https://www.tatavaluehomes.com/la-montana/pune-near-talegaon/or> call 1800 200 3553.