



La Montaña
live the life you imagine

NEAR TALEGAON, PUNE

La Montaña

A PERFECT SECOND HOME ADORNED BY A SPANISH LIFESTYLE



TATA GROUP



- Tata Group was founded by Jamsetji Tata in 1868
- Strong presence across 6 continents
- Comprises over 100 companies
- Operations in more than 100 countries
- Exporting products & services to over 150 countries
- 150 year old legacy

TATA VALUE HOMES – NATIONAL FOOTPRINT

- Tata Housing was established in 1984
- Over 70 million sq. ft. under construction
- Delivered happiness to over 12,000 families
- On time delivery with 5000 units delivered last year
- Constant Innovation for a sustainable tomorrow
- Adhering to quality norms at all times



TATA VALUE HOMES – NATIONAL FOOTPRINT

VADSAR, NEAR AHMEDABAD



Vadsar, Near Ahmedabad



Vadsar, Near Ahmedabad

OFF TUMKUR ROAD, BENGALURU



Off Tumkur Road, Bengaluru



Off Tumkur Road, Bengaluru

CHENNAI



Mambakkam, Chennai



Poonamallee, Chennai

DELHI NCR



Bahadurgarh

BOISAR, NEAR MUMBAI



Boisar, Near Mumbai



Boisar, Near Mumbai

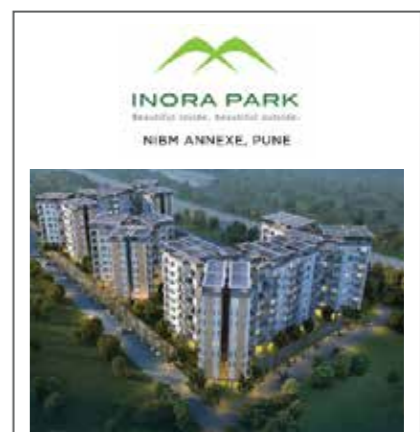


Boisar, Near Mumbai

NEAR PUNE



Talegaon, Near Pune



NIBM Annex, Pune

OUR COMPLETED & ONGOING PROJECTS NEAR PUNE



COMPLETED PROJECT

INORA PARK

- 3 BHK
- Situated in Pune's upcoming development corridor of Undri, located close to IT hubs



ONGOING PROJECT

LA MONTANA

- 1.5 BHK | 2 BHK
- Inspired by the Mediterranean architecture, La Montana is nestled in nature near Talegaon

QUALITY - A NORM AT TATA



- Standardisation in audits to reduce variability across projects
- Quality Assurance & Quality Control (QA-QC) has a Three Tier structure i.e. Corporate, Regional & Site
- THQH assessment & scoring is done for work that are inspected for the first time and no re-scoring is allowed; just that it's first time right.
- Regular assessment by project QC along with execution team, uses checklists having a Hallmark criteria in more accurate and objective way.
- NDT UPV Tests are conducted for confirming concrete uniformity and durability emphasising on the long term right concept
- Life-cycle tests on fixtures and fittings benefit the customers by minimising the maintenance cost



QA & QC PROCESSES



DISTINCTIVE ADVANTAGE

- **Over 1900 checks across the life cycle of the project**
- Certification through a cross functional team comprising of Engineering, Design and customer facing departments such as CRM and Estate through the Tata Quality Hallmark

PRE CONSTRUCTION

- Quality Prequalification for Contractors
- Kick off Meeting with contractor
- Quality Prequalification for vendors & pre-dispatch inspection of major material
- Actions based on Feedback from the Customers for sample flat

CONSTRUCTION SHELL & CORE

- Optimisation of Concrete mix designs
- Regular inspection (1988 checks) and approval of incoming materials at site
- Training of workers, supervisors and engineers
- Monitoring of Quality Rating.
- Contractor and vendor performance evaluation with respect to Quality

FINISHING & HANDOVER

- Training on finishing works to supervisors and engineers
- Customer Feedback on handed over units
- Learnings report and incorporation of learnings in new projects
- Analysis and initiation of quality improvement projects

TALEGAON – A PERFECT AND PEACEFUL LOCATION

Talegaon's biggest advantage is its strategic location that connects two major cities, Mumbai & Pune. The future developments look promising with the new upcoming Pune Ring Road.



Pune Ring Road Development is the future of connectivity:

- The upcoming Pune Ring Road shall be a boon to the location with respect to connectivity.
- It shall now be easier to touch the periphery of Pune city.
- 6-lane highway to be developed with expressway standard with provision of future 8-lane.
- The Pune Ring Road once developed will connect Talegaon to various highways namely: Pune - Solapur, Pune - Kolhapur, Pune Nagar & Pune - Mumbai Highway.



Metro – Experience Easy Commute

Ease of commute for the citizens now as Metro is soon going to be launched in select areas to serve maximum number of people.

Key highlights:

- In phase 1 - Metro will now be connected from Pimpri Chinchwad to Swargate, covering a distance of 31 kms.
- There is an expansion of metro till Nigdi, which is just 20 mins. drive from Talegaon, thus improving connectivity.



WHY TALEGAON?



CONNECTIVITY

Talegaon is about 25 kms. from Hinjewadi. The area is easily accessible from Mumbai via the Mumbai-Pune Expressway and is well connected to the Mumbai-Nashik Road.



ENVIRONMENT AND CLIMATE

Talegaon is also very favourably placed for its natural climate. The pollution free climate and scant population make it a very attractive getaway in Talegaon.



AFFORDABILITY

With rising property prices in Pune and the outskirts of Mumbai, the upcoming areas such as Talegaon, present an encouraging picture.



PROXIMITY TO IT & INDUSTRIAL HUBS

Talegaon is close to the 'Pimpri Chinchwad Municipal Corporation' (PCMC) industrial belt and Hinjewadi IT Park that houses over 200 Blue Chip IT companies namely TCS, IBM, Infosys, Cognizant, Capgemini, etc.



INFRASTRUCTURAL FACILITIES

The infrastructure of Talegaon is undergoing massive changes. Residential societies are creating demand for basic amenities like schools and hospitals.

LA MONTANA - MEDITERRANEAN THEMED RESIDENCES

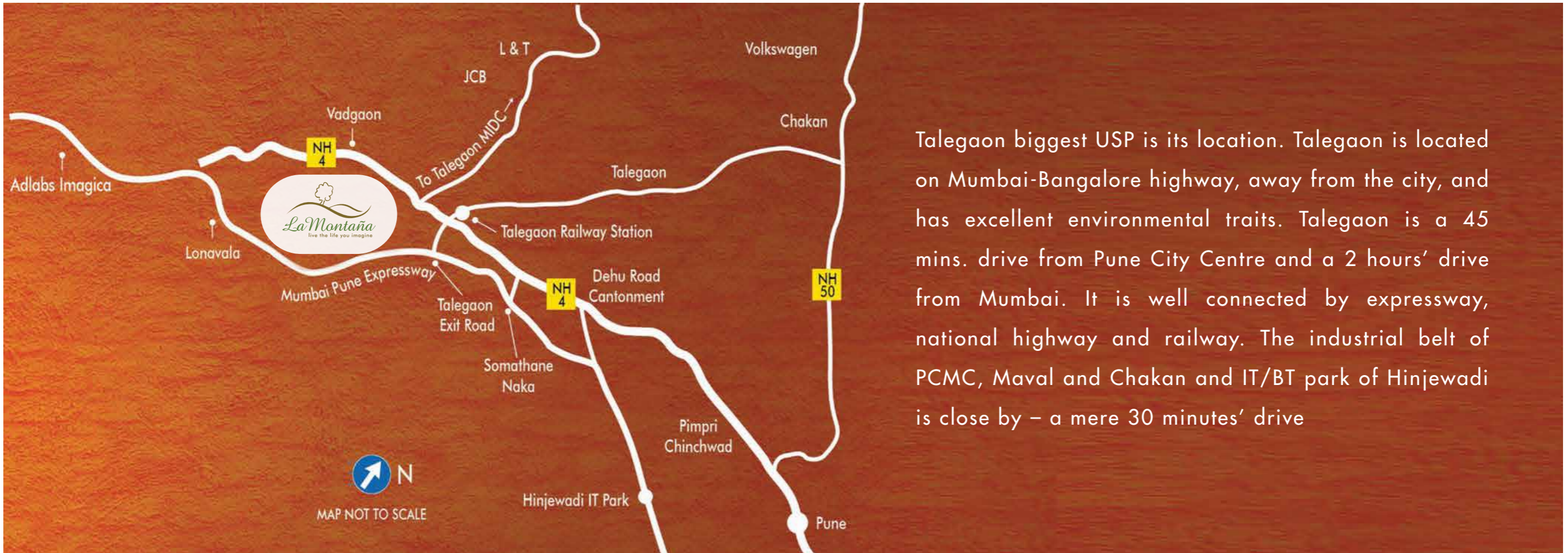


La Montana is a perfect haven that offers the gift of nature and the luxury of world-class amenities. What's impressive is the Mediterranean Architecture that's displayed elegantly through the entrance gates, elevation façade, light fixtures, the garden, etc. which adds beauty and splendour to the entire township spread over 20 acres of land. Situated in lush green landscapes near Talegaon, La Montana serves as the perfect getaway from the noise and chaos of the city. It's strategic location on the Old Mumbai-Pune Highway, a few kilometres ahead of Lonavala, offers excellent to both Mumbai and Pune.

These homes offer a serene view of the hills with plush gardens, a contemporary clubhouse, a modern gymnasium and lots more, thus offering you the lifestyle you've always desired. Welcome to the perfect home away from home.

1.5 & 2 BHK apartments designed to aesthetically improve your living space.

LOCATION



Talegaon biggest USP is its location. Talegaon is located on Mumbai-Bangalore highway, away from the city, and has excellent environmental traits. Talegaon is a 45 mins. drive from Pune City Centre and a 2 hours' drive from Mumbai. It is well connected by expressway, national highway and railway. The industrial belt of PCMC, Maval and Chakan and IT/BT park of Hinjewadi is close by – a mere 30 minutes' drive

- | | | | | | | |
|-----------------------------------|--------------------------------------|----------------------------------|--|---------------------------|-------------------------|-------------------------------|
| | | | | | | |
| Mumbai-Pune Expressway
5 Mins. | Talegaon Railway Station
10 Mins. | Medical Institutions
10 Mins. | Reputed Schools & Colleges
10 Mins. | Talegaon MIDC
10 Mins. | Chakan MIDC
20 Mins. | Hinjewadi IT Park
30 Mins. |

Distance and timelines (shortest) are indicative and approximate, subject to road and infrastructure facilities provided by the appropriate authorities.

THE PROMISING INDUSTRIAL BELT

With leading companies and IT parks makes this area a promising one, which is certainly shaping the future of the city.



TALEGAON MIDC

- L&T
- JCB
- General Motors
- INA Bearings
- POSCO India



CHAKAN MIDC

- Mercedes Benz
- Volkswagen
- Bajaj Auto
- Mahindra Navistar
- Tata Motors
- Bridestone India



HINJAWADI IT PARK

- Infosys
- TCS
- Cognizant
- IBM
- Wipro
- Capgemini.

SOCIAL INFRASTRUCTURE



Images for representation



EDUCATION INSTITUTIONS

- Eden International School 6 Mins.
- Poddar International School 7 Mins.
- Heritage School 12 Mins.
- D.Y. Patil College of Engineering 5 Mins.
- Hutchings High School 20 Mins.



HOSPITALS

- Pawana Hospital 10 Mins.
- Pioneer Multi-Specialty Hospital 10 Mins.
- General Hospital 10 Mins.



RETAIL

- More Shop 9 Mins.
- Vishva Mall 10 Mins.
- Fun Square Multiplex 12 Mins.



RESTAURANTS

- Hotel Orritel 1 Min.
- Sheetal Hotel 5 Mins.

IGBC PRE-CERTIFIED GOLD PROJECT



LA MONTANA IS IGBC PRE-CERTIFIED GOLD PROJECT

IGBC Green Homes Rating System is a voluntary and consensus based programme. The objective of IGBC Green Homes is to facilitate the effective use of:

- Effective use of site resources • Water conservation
- Energy efficiency • Optimum material utilisation
- Environmental friendly homes

MASTER PLAN – LA MONTANA



CLUB MONTANA



ACTUAL IMAGE OF PHASE-I. SHOT ON MAY 2016

GOOD NEWS FOR LIFE LOVERS

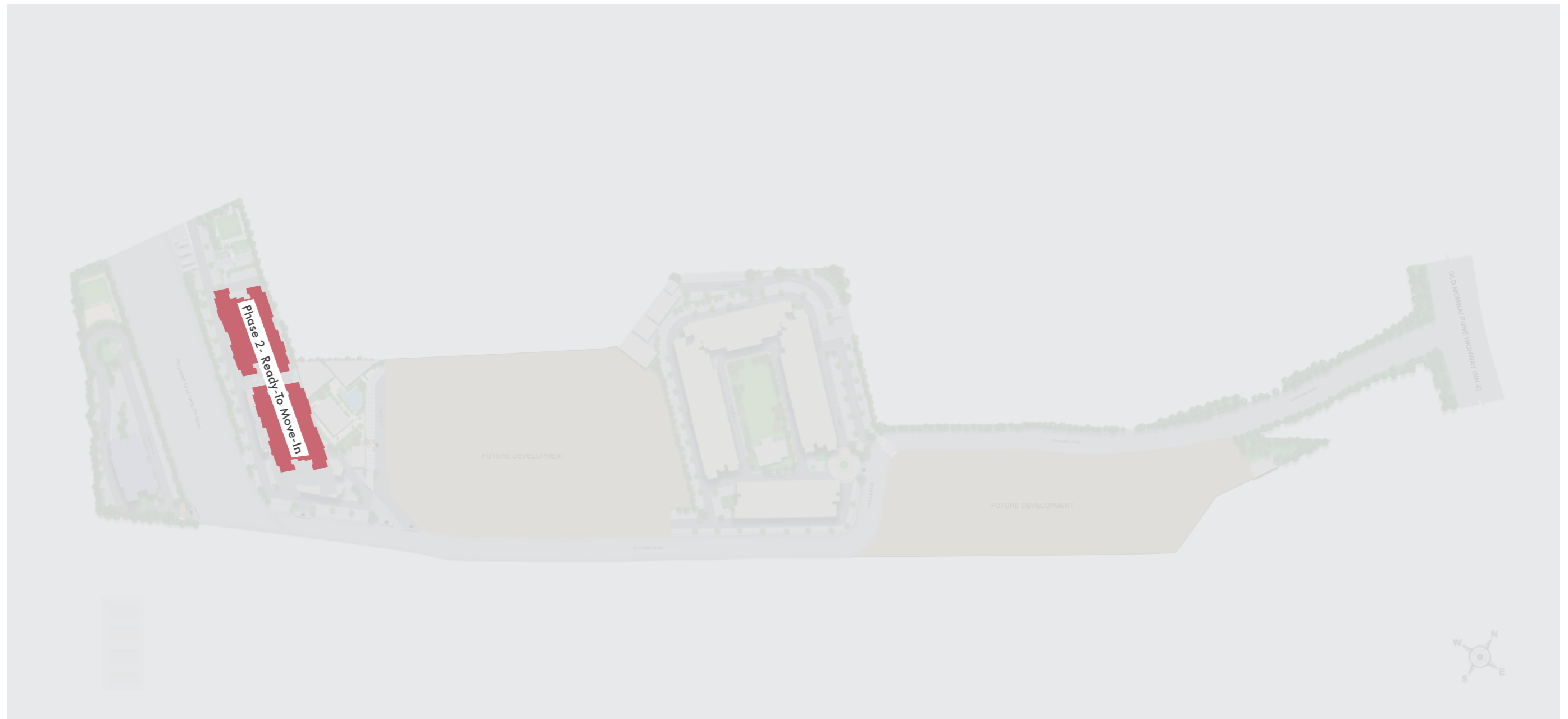


READY-TO-MOVE-IN HOMES

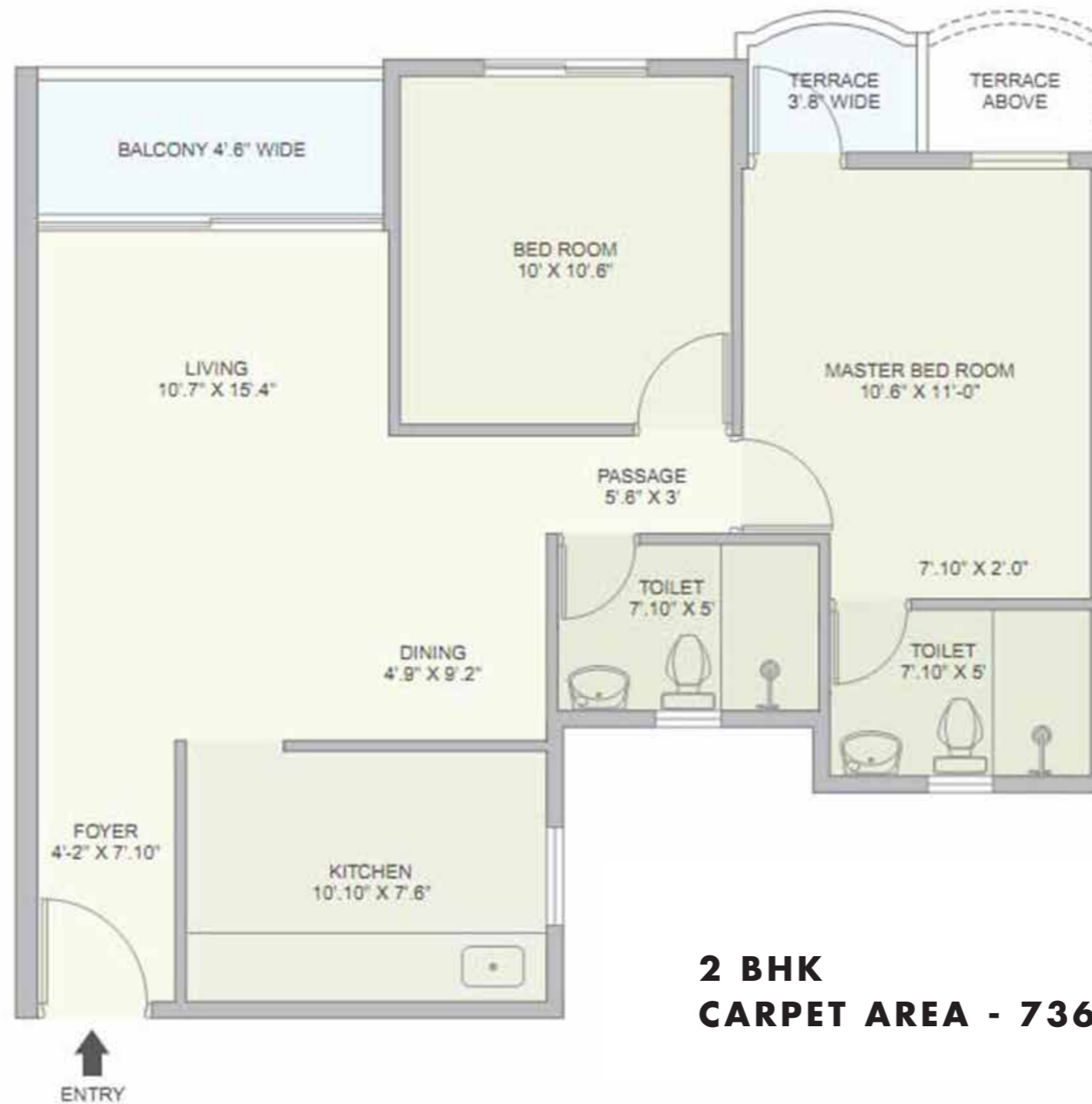
Why postpone life when it is ready to be cherished! Our phase 2 has ready-to-move-in 2 BHK homes. What are you waiting for? Don't miss out on life. Book your home now.

- 2 BHK Homes
- OC Received on 22/07/2016
- Carpet Area – 736 sq. ft.
- Starting from Rs. 61.5 Lakhs* (All Inclusive)

READY-TO-MOVE-IN 2 BHK HOMES



FLOOR PLAN



2 BHK
CARPET AREA - 736 SQ. FT.

INTRODUCING "SIERRA" AT LA MONTANA



Registration No.:
P52100000145



<http://maharera.mahaonline.gov.in>
Validity upto 30/09/2019

THE VIEW TO LIVE FOR

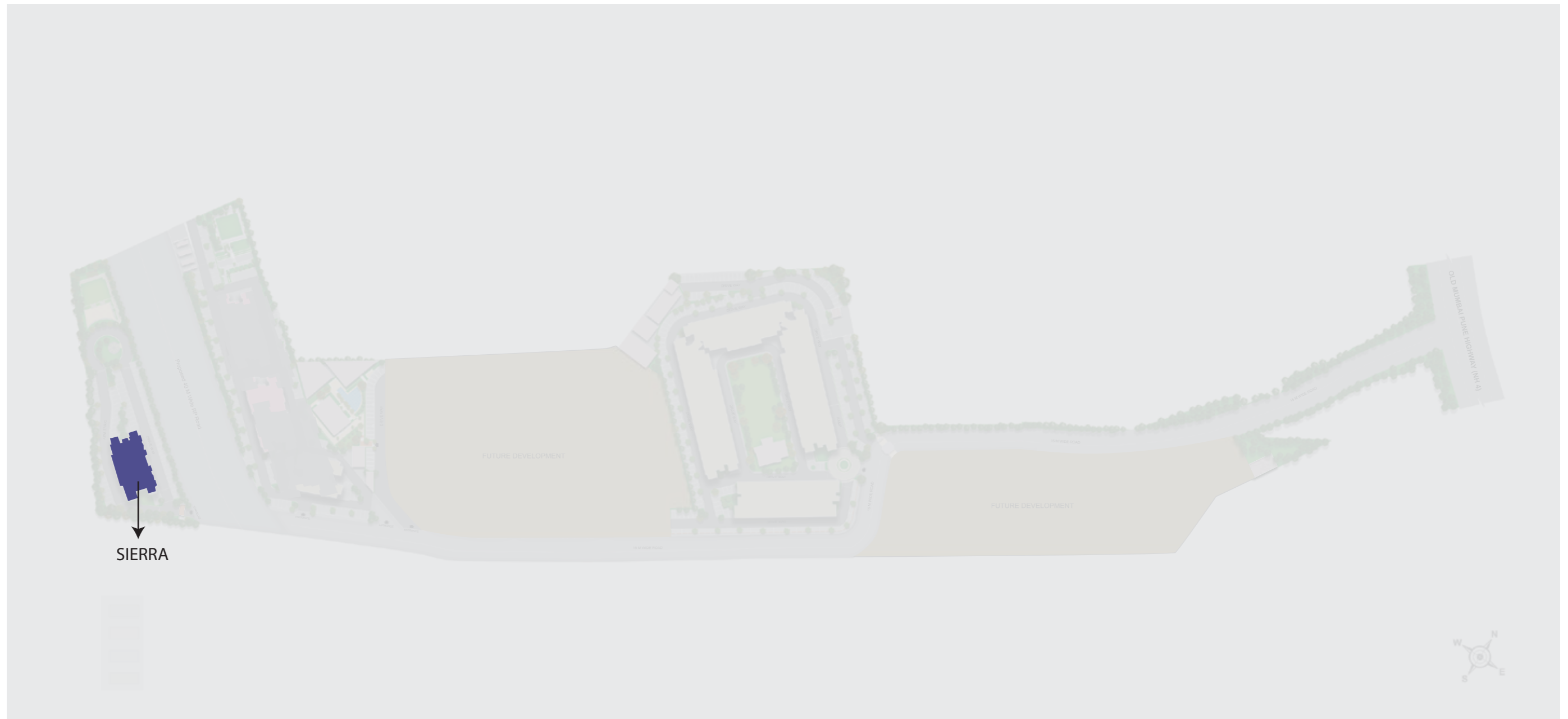
Sierra at La Montana has the breathtaking hill views[^] for company. Wake up to blissful mornings and bask in its beauty as nature takes center stage. Experience peace, everyday.

- 1.5 BHK Homes
- Carpet Area ranging between 35.20 to 41.65 sq.m. (As per RERA)
- Starting from ₹45 Lakhs* (Excl. GST)

Rendered Image

[^] For Selected Apartments

SIERRA 1.5 BHK HOMES



AMENITIES, SPECIFICATIONS & CONFIGURATION



Actual Image

AMENITIES



CHILDREN'S PLAY AREA



STEAM & JACUZZI



SWIMMING POOL



INDOOR GAMES ROOM



GYM



CLUBHOUSE

ADDITIONAL AMENITIES & FEATURES

At La Montana, we have designed an array of additional amenities and features to offer you complete comfort and a desired standard of living. Here are a few additional benefits at La Montana:



Images for representation

- STP (Sewage Treatment Plant) • WTP (Water Treatment Plan) • Drinking Water – 24X7
- Well maintained internal Roads with provision of light for added safety • Geyser* in Master washroom
- Video door phone • Power back-up of 0.75 KVA inside the apartment* • Exhaust in kitchen & washrooms

SPECIFICATIONS

LIVING ROOM

- Vitrified tiles
- Point for split air-conditioning system
- Modular switch/sockets
- Laminate finished door for rooms
- Good quality hardware fittings
- PVC door for toilets
- Good quality CP & sanitary fixtures
- Intercom
- Powder coated aluminium windows
- Oil bound distemper paint

BEDROOMS

- Vitrified tiles
- Point for split air-conditioning system in master bedroom
- Modular switch/sockets
- Oil bound distemper paint
- Powder coated aluminium windows

KITCHEN

- Green marble kitchen platform
- Ceramic tile dado above counter
- Single bowl stainless steel sink
- Exhaust fan
- Modular switch/sockets
- Powder coated aluminium windows

UTILITY / DRY BALCONY

- Ceramic tiles
- Powder coated aluminium sliding windows

MASTER & COMMON WASHROOM

- Good quality CP & sanitary fixtures
- Ceramic tiles
- Dado up to door height

LIFT / ELEVATOR

- Vinyl finish floor
- Powder coated panels for walls, ceiling and door

CONFIGURATIONS (Unit Carpet Area)



1.5 BHK	Carpet Area: 35.20 sq.m.
1.5 BHK	Carpet Area: 38.05 sq.m.
1.5 BHK	Carpet Area: 38.53 sq.m.
1.5 BHK	Carpet Area: 38.65 sq.m.
1.5 BHK	Carpet Area: 39.04 sq.m.
1.5 BHK	Carpet Area: 39.94 sq.m.
1.5 BHK	Carpet Area: 40.28 sq.m.
1.5 BHK	Carpet Area: 41.65 sq.m.

UNIT PLAN



1.5 BHK - ROAD CORNER ①

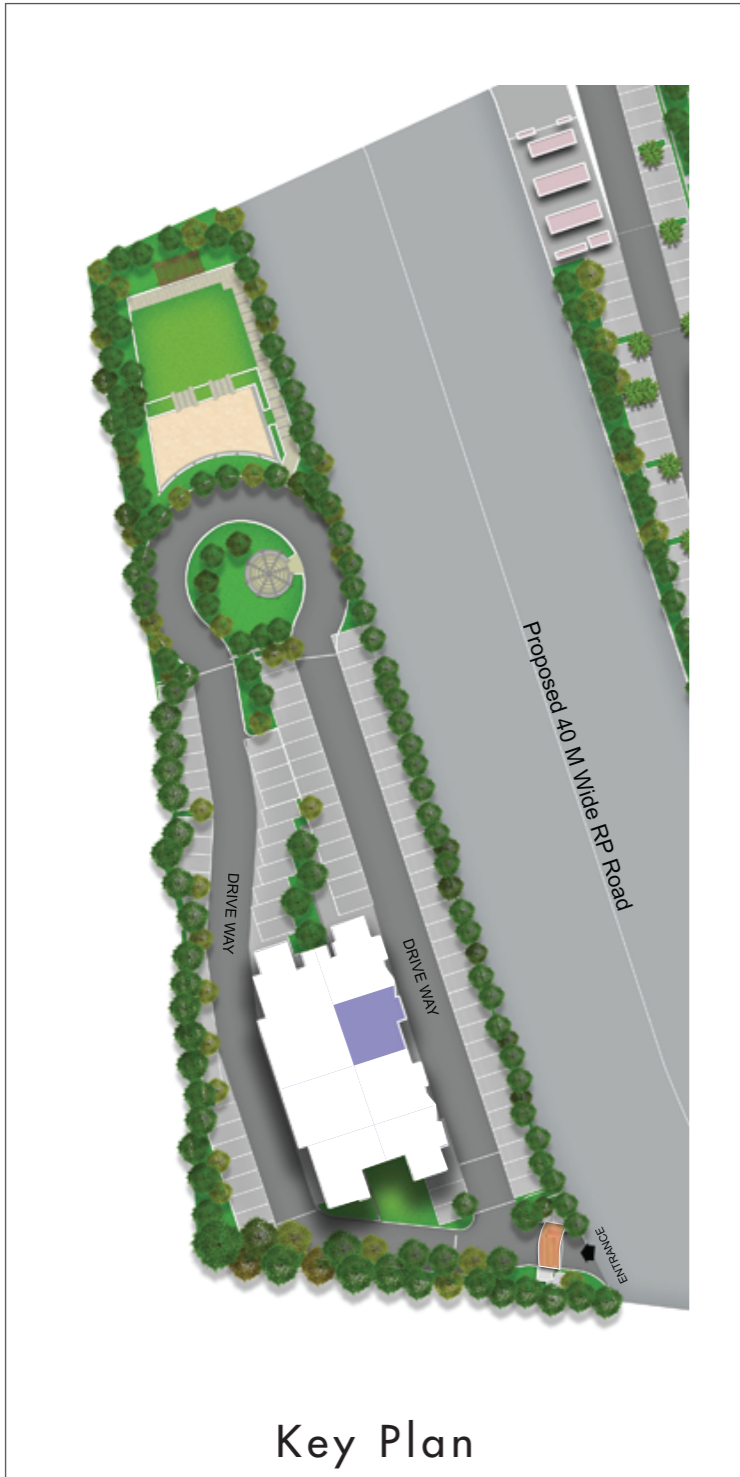


UNIT CARPET AREA (As Per RERA) : 38.65 SQ. M.

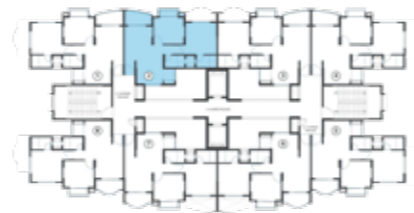


Measurements and dimensions are approximate and subject to minor variation. Furniture not part of the final product.

UNIT PLAN



1.5 BHK - ROAD CENTRE ②



Tower Sierra (Typical Even Plan)



UNIT CARPET AREA (As Per RERA) : 39.04 SQ. M..

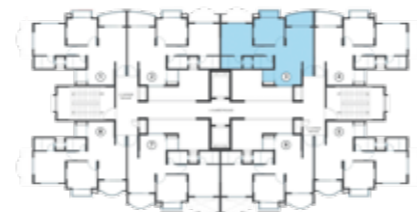


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UNIT PLAN



1.5 BHK - ROAD CENTRE ③



Tower Sierra (Typical Even Plan)

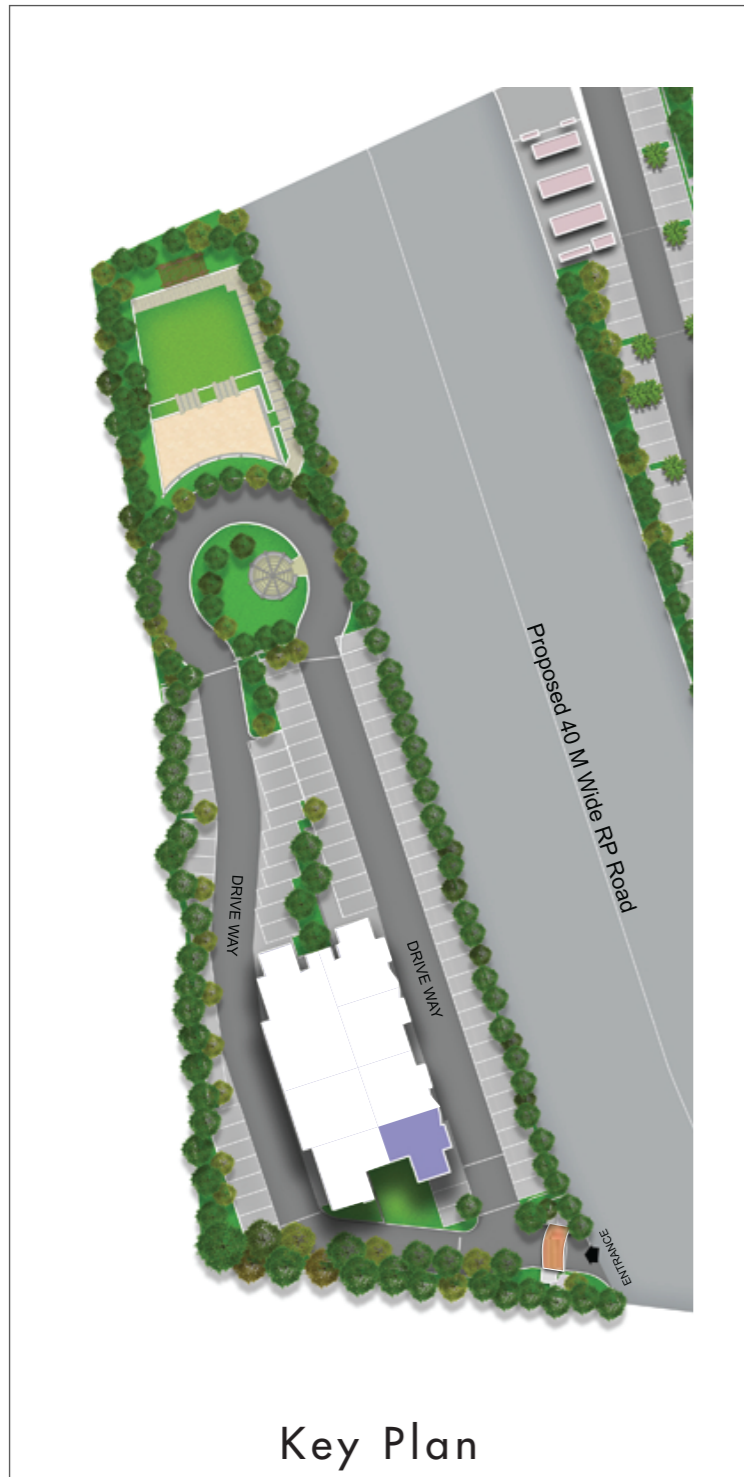


UNIT CARPET AREA (As Per RERA) : 39.04 SQ. M.

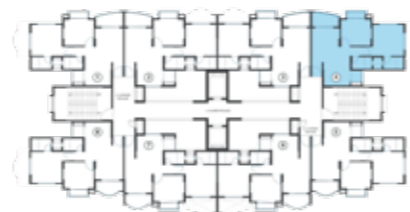


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UNIT PLAN



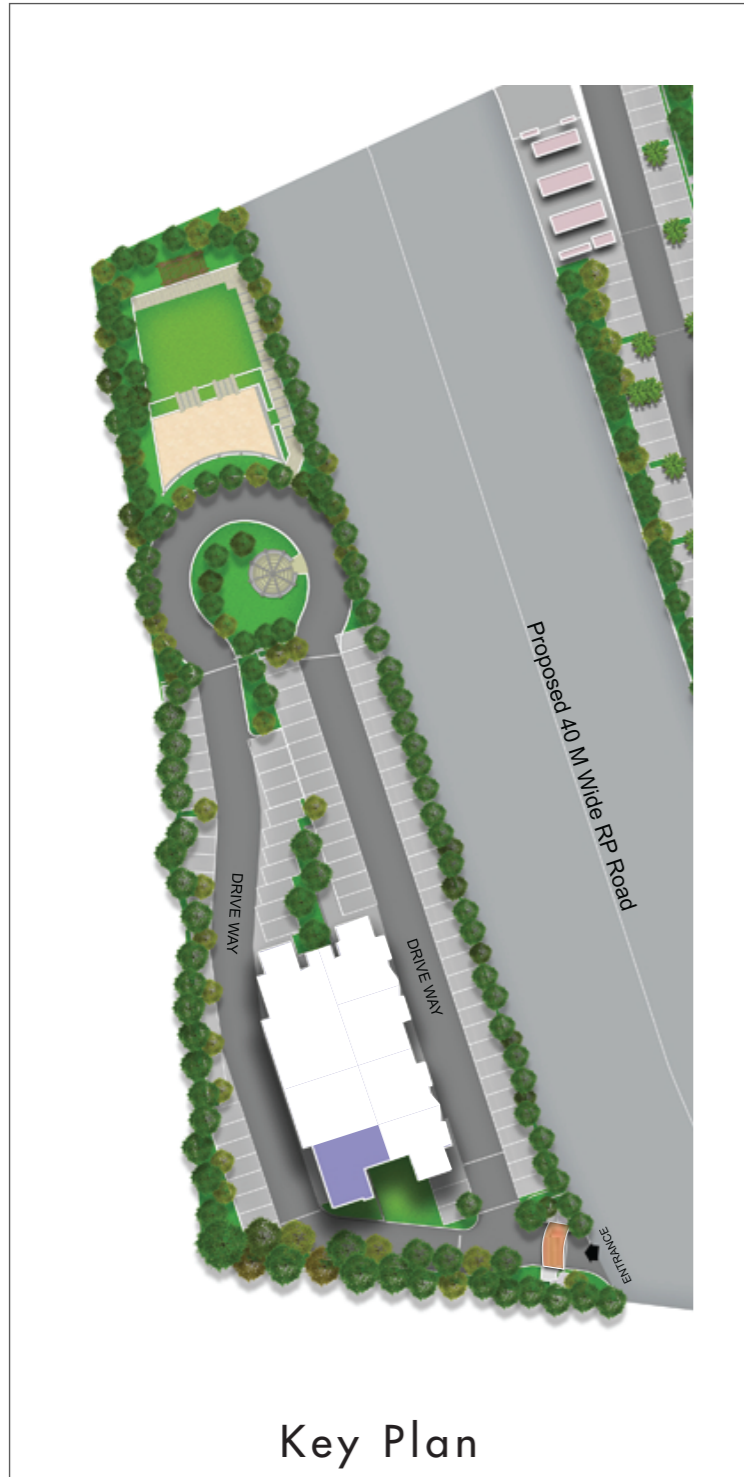
1.5 BHK - ROAD CORNER ④



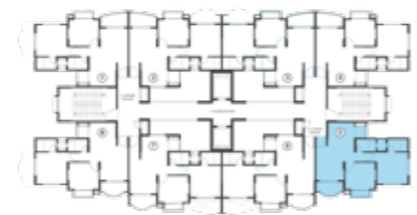
UNIT CARPET AREA (As Per RERA) : 38.65 SQ. M.



UNIT PLAN



1.5 BHK - REAR CORNER ⑤

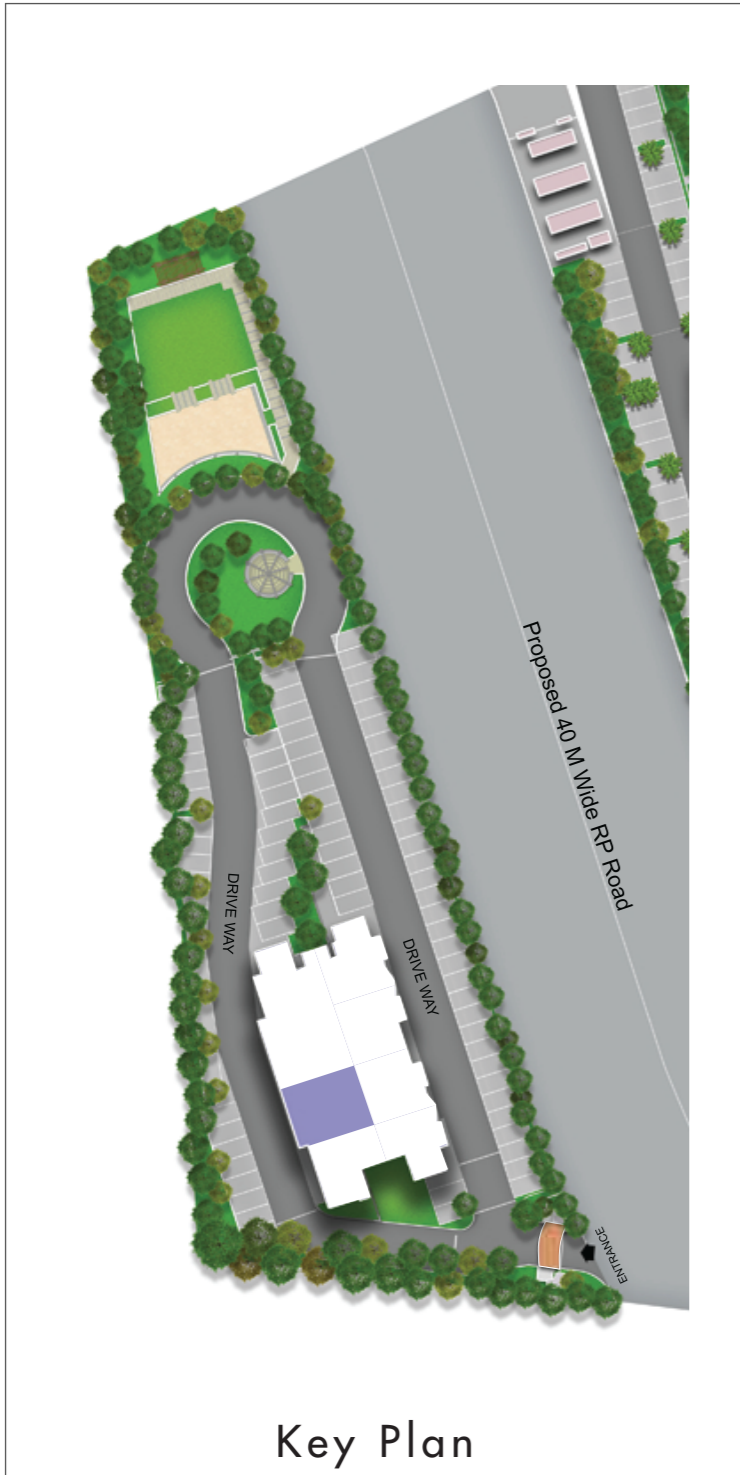


UNIT CARPET AREA (As Per RERA) : 38.05 SQ. M.

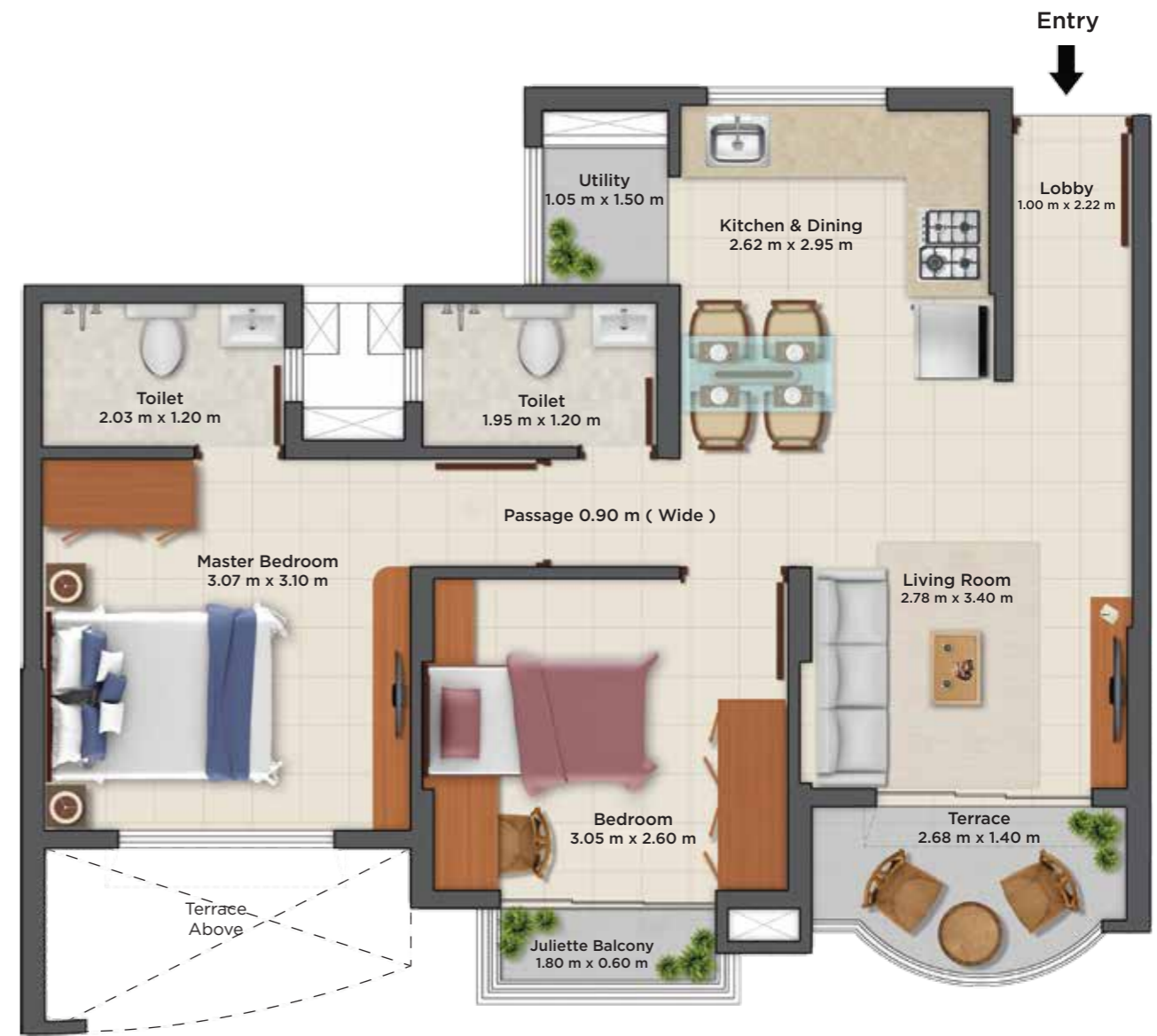
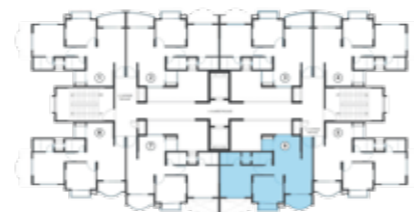
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UNIT PLAN



1.5 BHK - REAR CENTRE ⑥



UNIT CARPET AREA (As Per RERA) : 39.94 SQ. M.



Measurements and dimensions are approximate and subject to minor variation. Furniture not part of the final product.

UNIT PLAN



1.5 BHK - REAR CENTRE ⑦



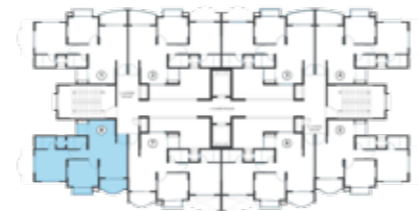
UNIT CARPET AREA (As Per RERA) : 39.94 SQ. M.



UNIT PLAN



1.5 BHK - REAR CORNER ⑧



Tower Sierra (Typical Even Plan)



UNIT CARPET AREA (As Per RERA) : 38.05 SQ. M.



Measurements and dimensions are approximate and subject to minor variation. Furniture not part of the final product.

GET IN TOUCH WITH US



Actual Image

Site Address

La Montana, Opp. Talegaon MIDC
Junction, Old Mumbai-Pune Highway,
Wadagaon(CT), Mawal,Pune - 412106.



<http://tatavaluehomes.com/la-montana-phase-3/pune-talegaon/detail>