

DISCOVER THE LIFE



DESERVE.

INTRODUCING 1, 2 & 3 BED BOUTIQUE RESIDENCES

A PATH-BREAKING PRE-MARKET OPPORTUNITY AT ONE OF THE MOST SOUGHT-AFTER LOCATIONS IN THE WESTERN SUBURBS OF MUMBAI.



*Stock photograph only for indicative purpose. Actual product may differ.
The furniture, fittings and fixtures shown in the image are merely indicative in nature and may not be provided with final product.

BE READY TO GET SPOILT

Innovatively planned 1, 2 & 3 bed boutique residences will offer breathtaking views of manicured & landscaped courtyards, the city & the urban infrastructure across the development. These residences come along with 30+ luxury & lifestyle amenities, convenience shopping & much more. An array of international & hospitality partners ensure a lifestyle, way beyond your aspirations!!



WHY INVEST

“Improved physical and social infrastructure and proximity to new commercial hubs has led to increased premium real-estate activity in the Andheri-Goregaon region.”

- **Sunil Mishra**, Chief Business Officer, PropTiger

WHY YOU SHOULD BUY A PROPERTY IN THE UPCOMING AREAS OF A METRO CITY

The Metro will also have a positive impact on the Western suburbs due to the faster connectivity to the Eastern suburbs. Absorption rates and supply will increase marginally. Residential markets will also take off in areas closer to the Metro.

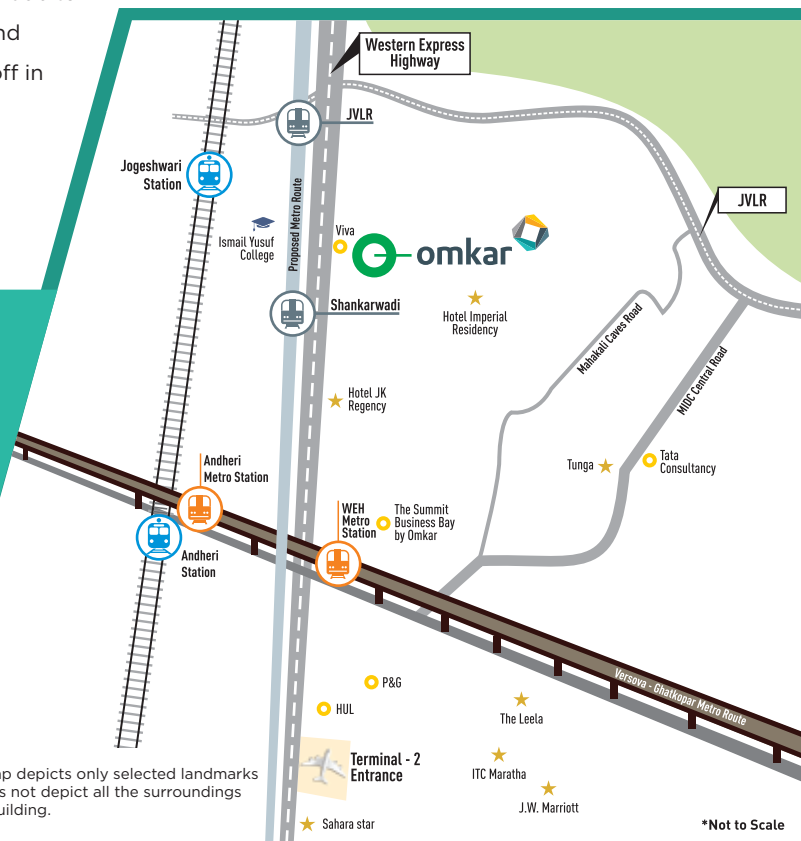
- **Ramesh Nair**, CEO & Country Head - JLL India.

LOCATION ADVANTAGES OF THE PROPOSED LANDMARK:

- Direct access from the Western Express Highway
- 2 mins* walk to the upcoming metro station
- 5 mins* to the International & Domestic Airport
- 5 mins* drive to Luxury Hotels & hangouts
- 5 mins* drive to entertainment and recreation hot spots
- 5 mins* to central business districts

*Under normal traffic conditions (except peak hours).

*This map depicts only selected landmarks and does not depict all the surroundings to the building.



*Not to Scale

LUXURY & LIFESTYLE

AMENITIES

Internationally Branded, Grand Club House |
Luxury Spa* | Urban Farming | Tennis Court |
Swimming Pool | State of the art Gymnasium |
Skating Rink | Juice Bar* | Banquet Hall |
Jogging Track | Yoga Deck & Zone | Indoor
Games Room | Restaurant* | Terrace Gardens |
Senior Citizen Sit - out | Barbeque | Rock
Climbing | Half Basketball Court | Mini Football
Turf | Sand Volleyball | Outdoor Chess |
Temple

DEVELOPMENT USPS

- Best in-class, branded development & contemporary product planning
- Globally renowned International, Hospitality partners
- Sacrosanct delivery timelines

FINANCING & PAYMENT OPTIONS**

- One of it's kind Payment Plan
- Exciting Payment Holiday
- Minimal Down Payment



*This amenity/service is on chargeable basis and subject to terms and conditions of third party service provider.
**Subject to the customer meeting loan eligibility criteria of banks. The option available is with select banks and for a limited period.

FLAGSHIP PROJECTS



Project registered with MahaRERA.
Registration No.: P51900003316



Project registered with MahaRERA.
Registration No.: P51800010463

CRESCENT BAY PAREL

JV with L&T Realty

Project registered with MahaRERA.
Registration No.: P51900010178*

Over
13 PROJECTS
delivered across Mumbai

Over
20
Mn. Sq. Ft.
(Construction BUA)
Under Development

Additional
40
Mn. Sq. Ft.
(Construction BUA)
Upcoming Projects

INDUSTRY LEADERS



Best Super Luxury Residential
Development - Omkar 1973



Best upcoming Residential
Project 2015 - Alta Monte



Redevelopment
Project of the Year



Developer of
the Year - Residential

DREAM TEAM

- Lead by second generation entrepreneurs
- A strong legacy of over 5 decades
- Professional talent pool from leading business schools
- 10000+ workers engaged across projects

Working with the Best across various projects

DESIGN			FINANCE		INFRASTRUCTURE
Foster + Partners	HIRSCH BEDNER ASSOCIATES	.dha design	LD&DESIGN™	Piramal Indiareit	YES BANK
LUXURY			MEDIA		Buro Happold
THE BARKLEY™ Pet Hotel & Day Spa	ESPA	ELLE	LAW & KENNETH	MADISON WORLD	LT

A project by Omkar Ventures Pvt. Ltd.

This project is financed by Yes Bank Limited and various debenture holders acting through Catalyst Trusteeship Limited.

Project registered with MahaRERA. Registration No.: P51800014105 available at website: <http://maharera.mahaonline.gov.in>.
Applicable only for part of the Project. It is clarified that this presentation is applicable only for RERA registered phase of the Project.

Disclaimer: All images, specifications, facilities & other details herein are purely indicative in nature for illustrative purpose only and are subject to modification without prior notice. Tolerance of +/-3 % is possible in the unit areas. The photographs/images herein are stock photographs used for illustrative purpose taken at a location other than Project advertised herein. Furniture, fixtures or white goods, if any shown, herein do not form part of offering. Amenities which are available on chargeable basis are subject to terms agreed with third party vendors/service providers for a limited tenure which may have to be renewed /replaced on expiry of tenure. The contents herein should not be construed as an offer / invitation to offer / contract. Any party desirous / interested in the project need to enter in to Agreement for Sale which will govern the transaction. Government Fees & Taxes, Stamp Duty & Registration Charges as applicable and other charges payable at the time of Possession are extra and not included in the prices if any mentioned in this document. *Applicable for part of the Project