

The
RESIDENCES
CHEMBUR



Make it your home

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CHEMBUR

Welcome to The Residences at Chembur.

With options of 1 and 2 bedroom apartments, you can feel the pulse of the city here while being at peace with your inner self. The conveniences of contemporary urban living against a backdrop of exclusivity, is at the heart of what “The Residences” promises you - a truly exceptional lifestyle.



Most of our projects are designed and conceived by international architects such as RMJM, JTC Intl., HOK, RKA and Callison.

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech has a pan-India footprint with projects in Delhi NCR, West Bengal, Punjab and Maharashtra, with an endeavor to attain leadership in every market it operates in. Unitech's developments have the most diversified product mix comprising of Residential, Commercial, Retail, IT Parks, SEZs, Hotels, Schools & Amusement Parks. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001:2000 certification in North India.

Our well-managed architectural and engineering teams have closely worked and partnered with internationally acclaimed architects such as Callison (USA), RMJM (UK), SWA, HOK (USA) and many others, to achieve both aesthetic and efficient design and adopting best practices that exude superior quality of construction in our developments.

At present, Unitech has more than 22 major ongoing residential projects in cities such as Delhi NCR, Mumbai, Kolkata, Chennai, Bangalore, Mohali and Lucknow.

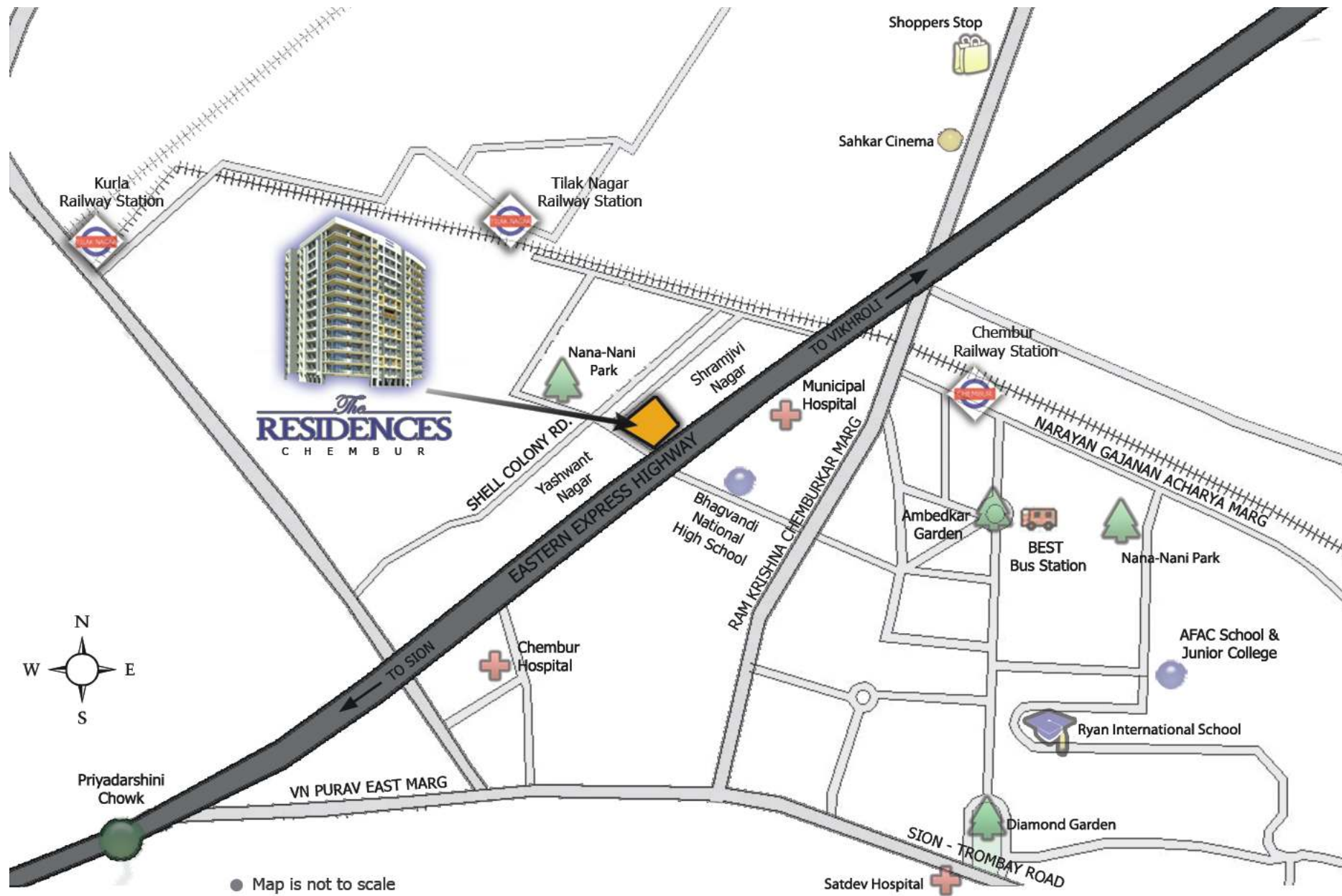


Omkar is a part of Ghasiram Gokalchand Group - a 56 years old steel conglomerate of Mumbai. Omkar is a well known and respected developer operating in the Mumbai Metropolitan region. Promoted by Gupta and Varma families, it has interests in Real Estate development, Construction, Steel manufacturing, Oil Exploration and Ship-breaking businesses.

Executing projects having area approximately 3 million sq. ft. in MMR, Omkar's ongoing projects involve construction of residential and commercial blocks in island and suburban districts alike. The company is heralded as specialist in redevelopment projects and is fast expanding its presence across Mumbai.



Location Map



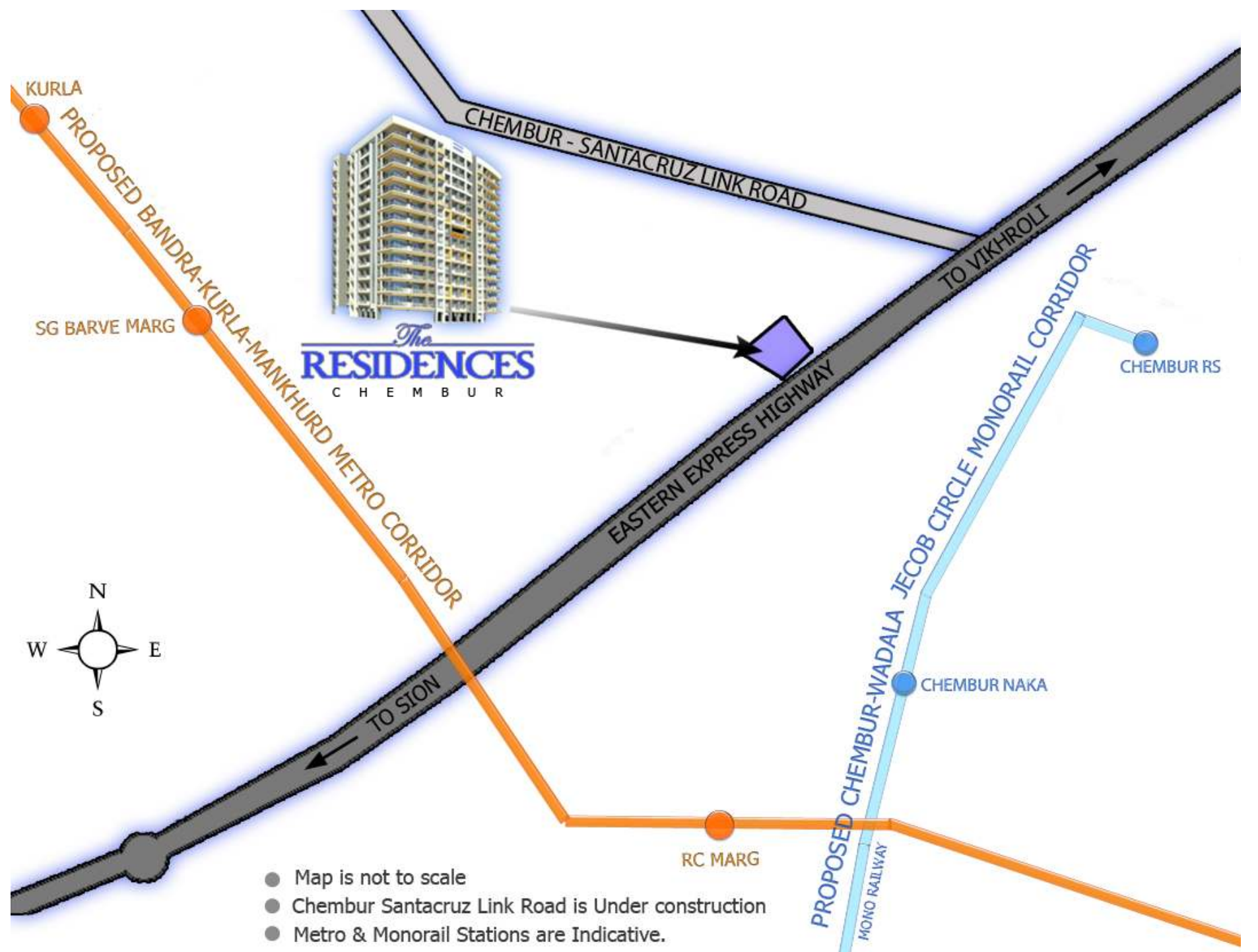
Location Advantages

The Residences is located in the heart of Chembur and is bang on Eastern Express Highway, and has connectivity to Western Express Highway through proposed Santacruz-Chembur Link Road, Mumbai's first double-decker flyover.

The Residences has easy accessibility to major Business Hubs like Bandra Kurla Complex & Andheri offices and is just 30 minutes drive from Domestic and International Airports. The Residences is very close to Banks, Bus Service, Kurla, Chembur and Tilak Nagar Railway Station and connects well with major Hospitals, Schools & Shopping Malls in the vicinity. It also has an excellent connectivity to Southern Mumbai & Northern suburbs and Navi Mumbai.



Upcoming Accessibility Options



- Chembur Santacruz Link Road: Connecting Eastern Express Highway and Western Express Highway
- Monorail: Connecting Chembur and Island City
- Metro: Accessing Bandra Kurla Complex and Western Suburbs.



A unique and exclusive place to call home



Take the rejuvenating journey at the clubhouse or get some quiet time in the yoga room. Round off a long day with stress busting green areas on rooftop that has barbeques and juice bar, or an energizing workout at the gym.

At The Residences, the choices are countless.

- Gymnasium
- Landscaped Garden
- Green terrace
- Shaded recreation spaces
- Children's play area
- Yoga room
- Multi purpose hall

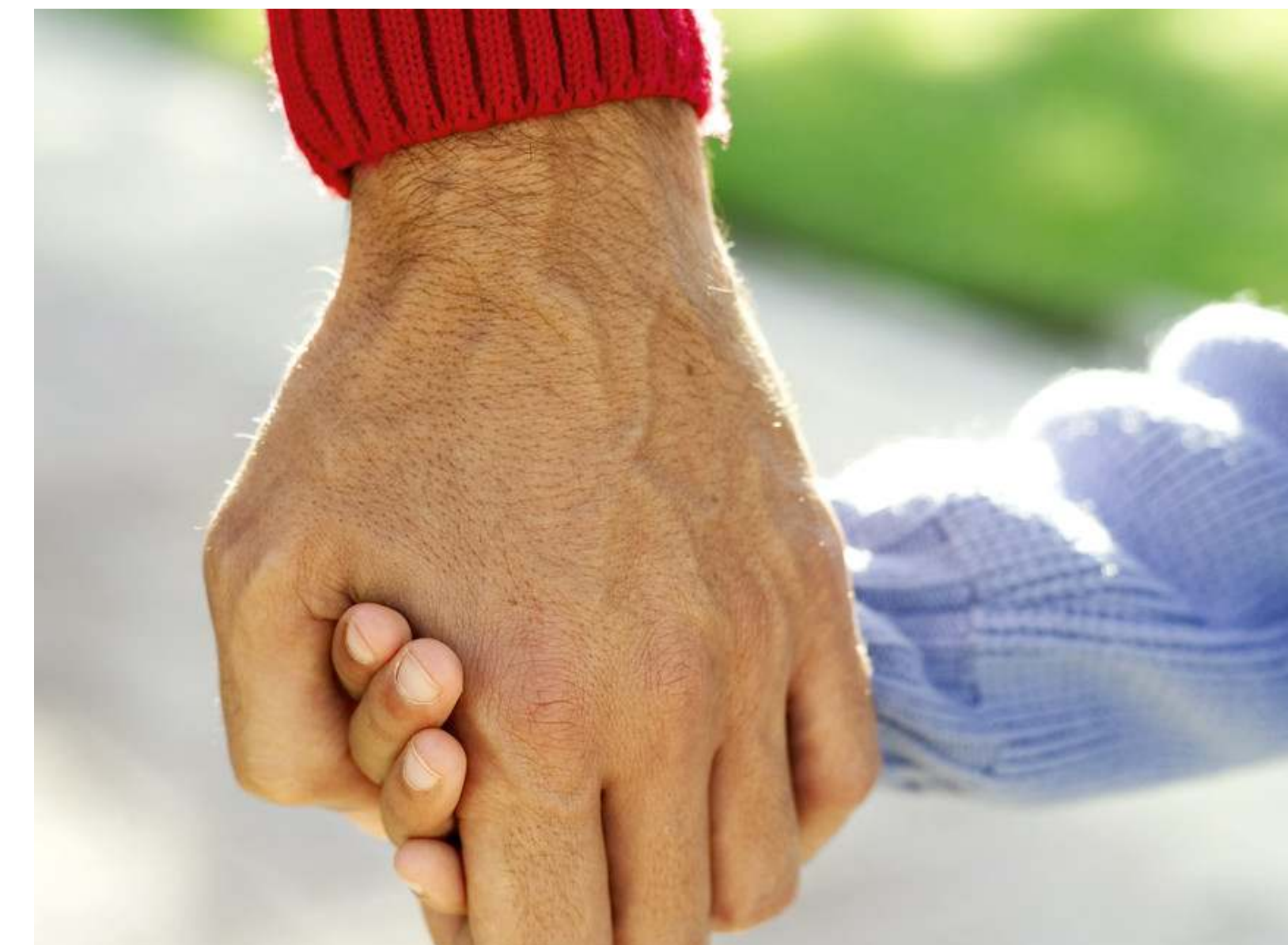
Value engineering for your home



'The Residences' has been designed so as to minimize hassles of maintenance. A lot of care has been taken to build superior quality homes at affordable prices. From weather-proof exteriors, rain water harvesting to simple yet intelligent structural design, 'The Residences' is a unique blend of value engineering and excellence in architecture.

- Weather proof exteriors
- Rainwater harvesting
- Anti termite treatment
- Power back-up for common areas
- Ample parking
- Noise resistant structure

A secure urban haven for your loved ones



The entire complex is gated to ensure that you live and prosper in a safe environment. Starting right from the main gate to individual security arrangements, we have taken care to ensure your safety. A state-of-the-art security system comprising audio-communication with the guard unit, fire-alarm system and more is well in place so that you live free, safe and secure.

- Audio communication from guard unit
- Fire alarm system
- Barriers at main entry and exit options
- Fire fighting system

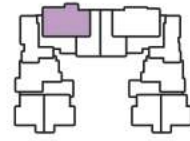
Master Layout



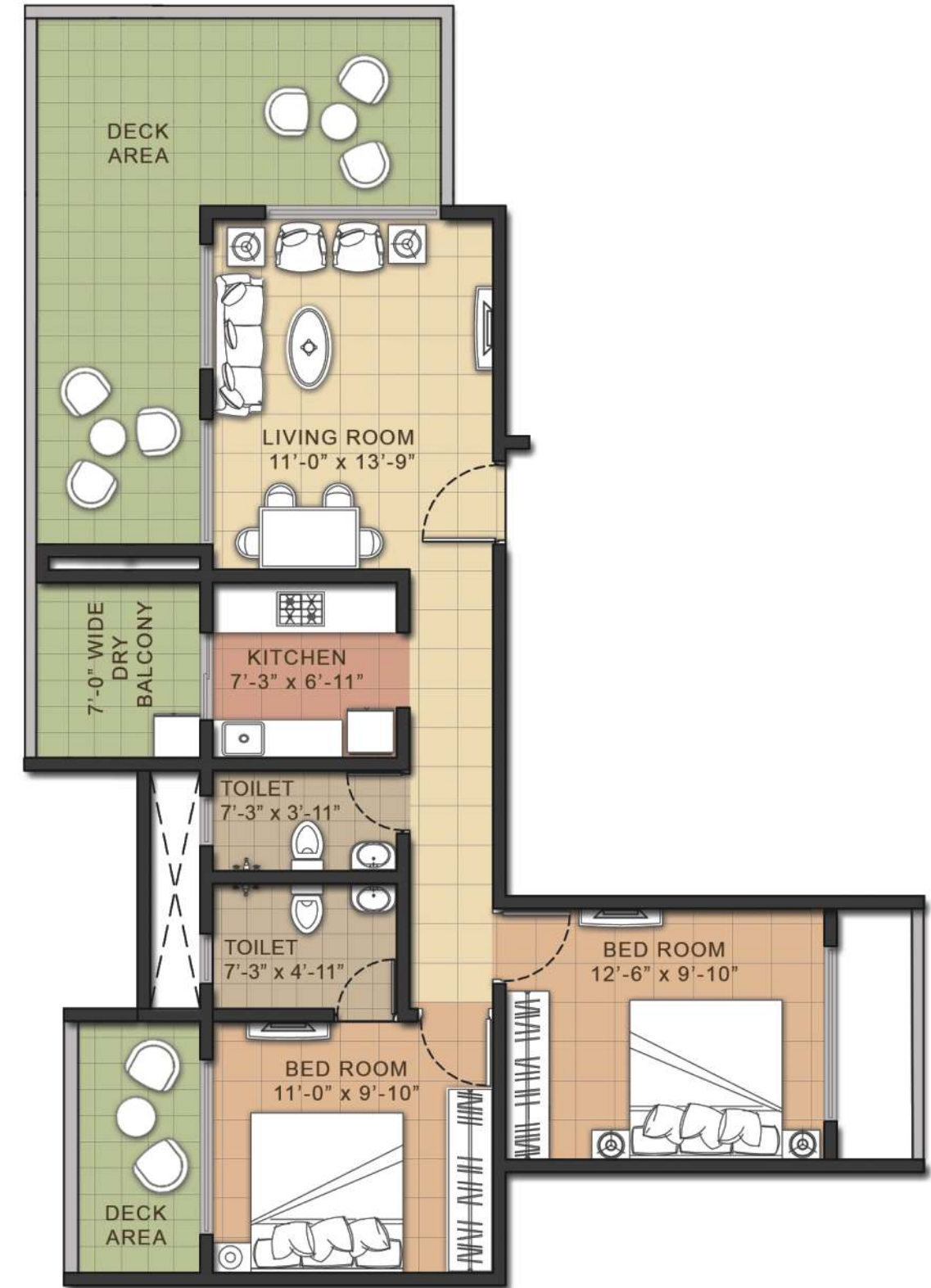
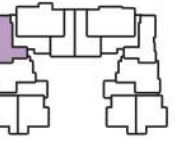
Typical Floor Plan



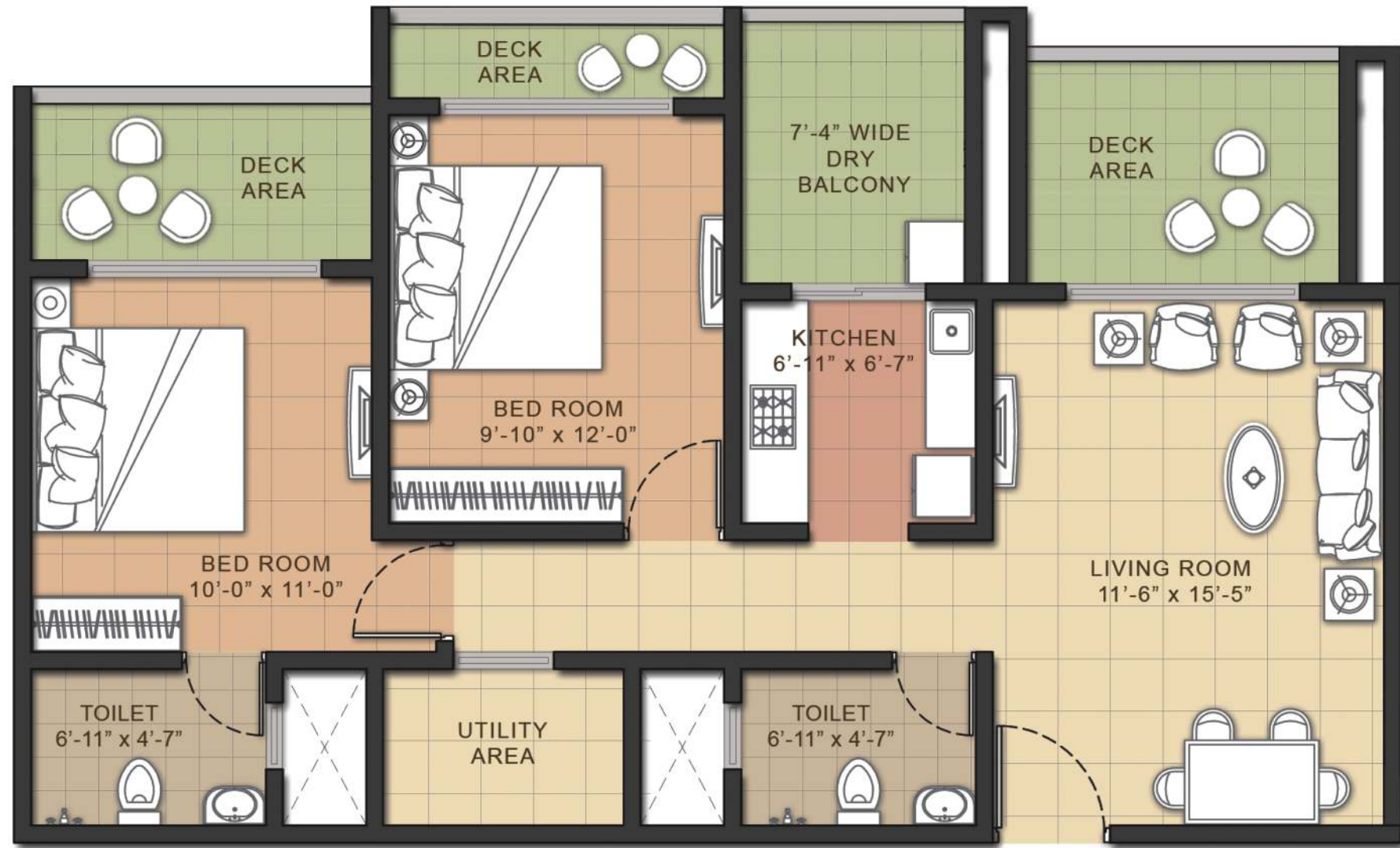
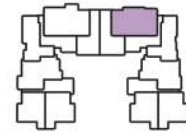
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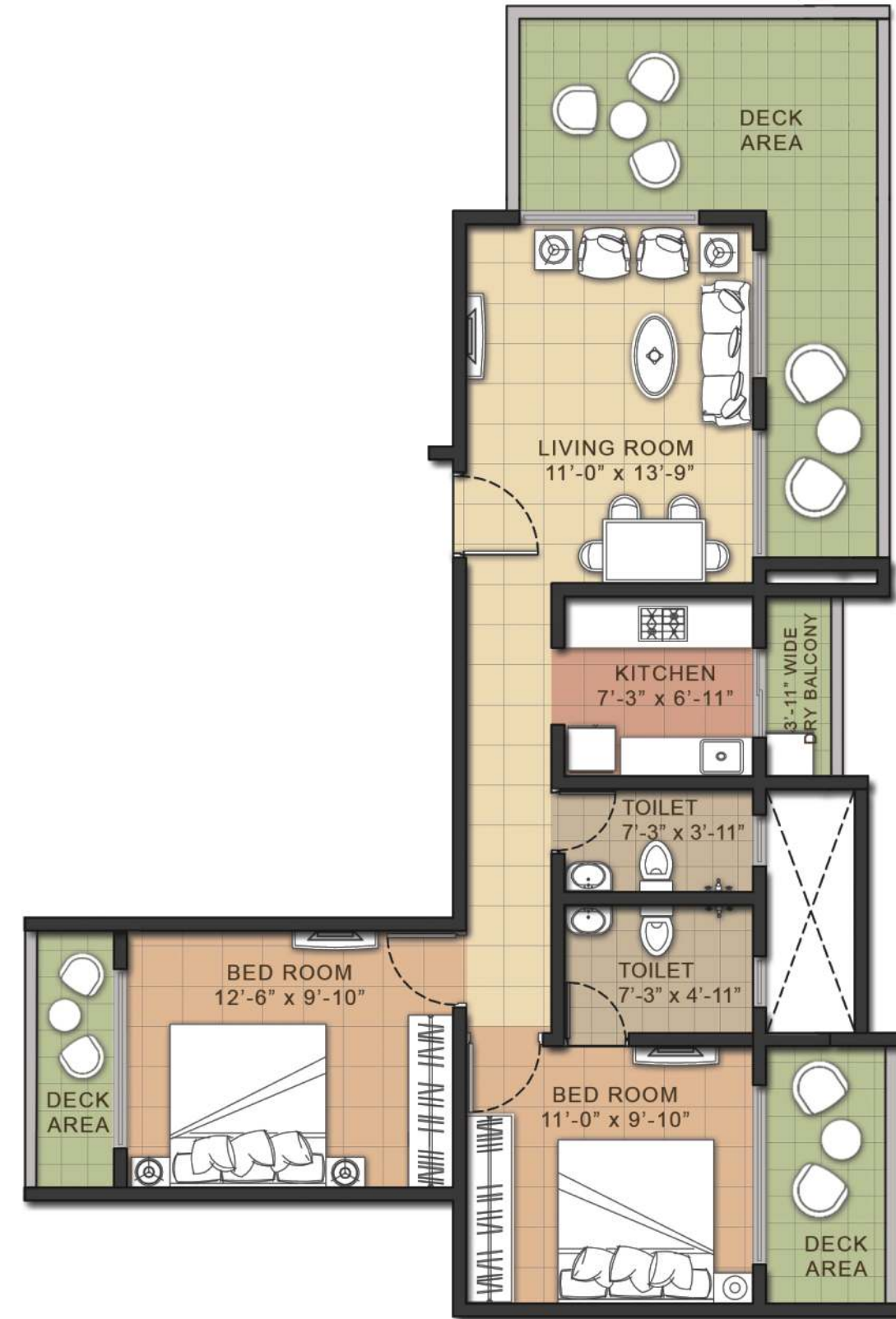
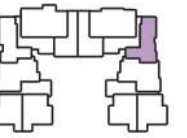
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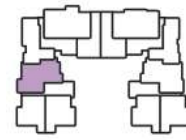
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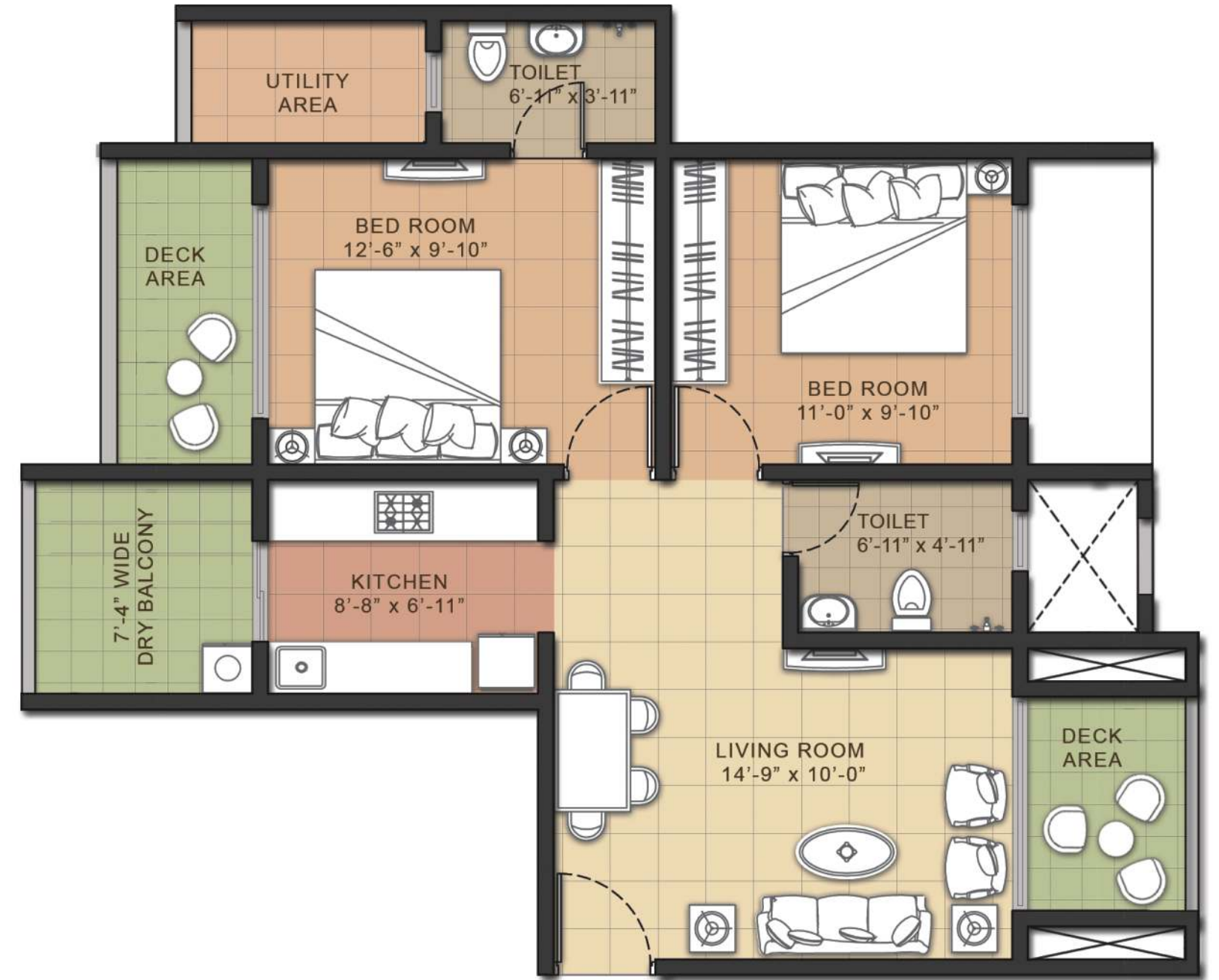
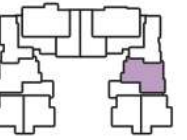
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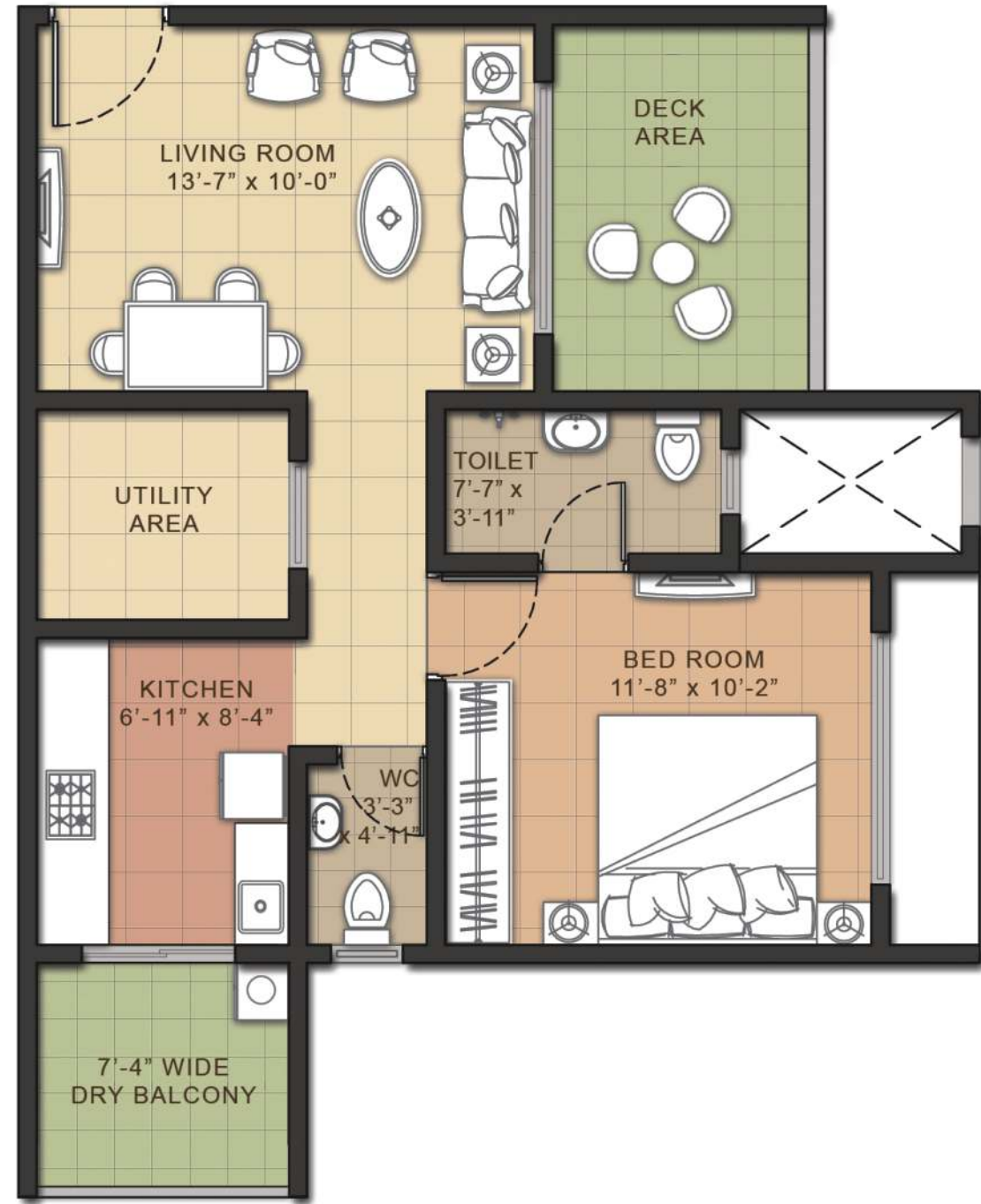
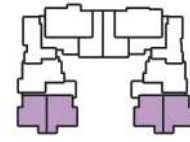
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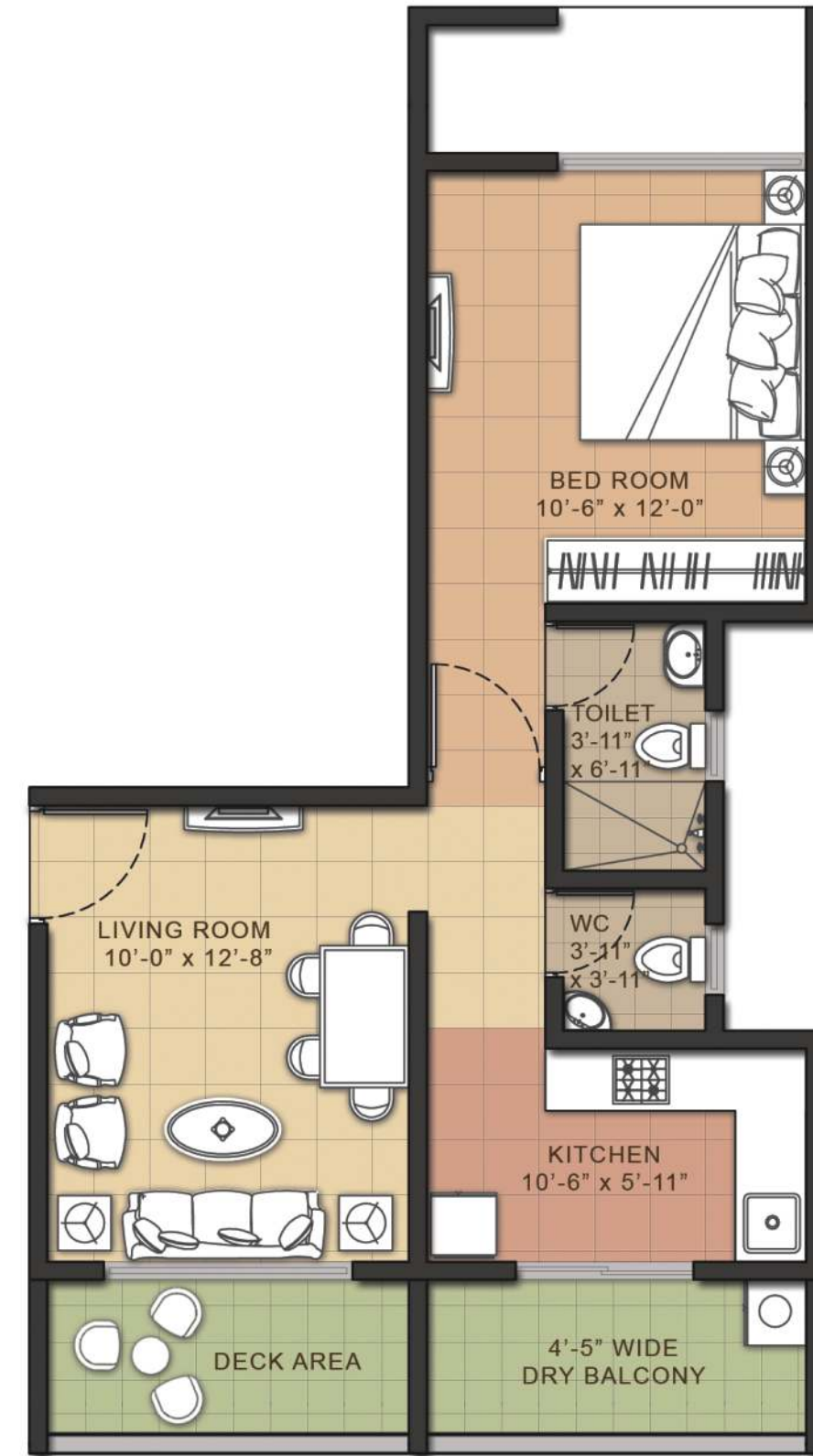
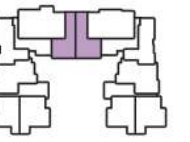
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Type - A1
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Type - A2
1BR2T



Specifications

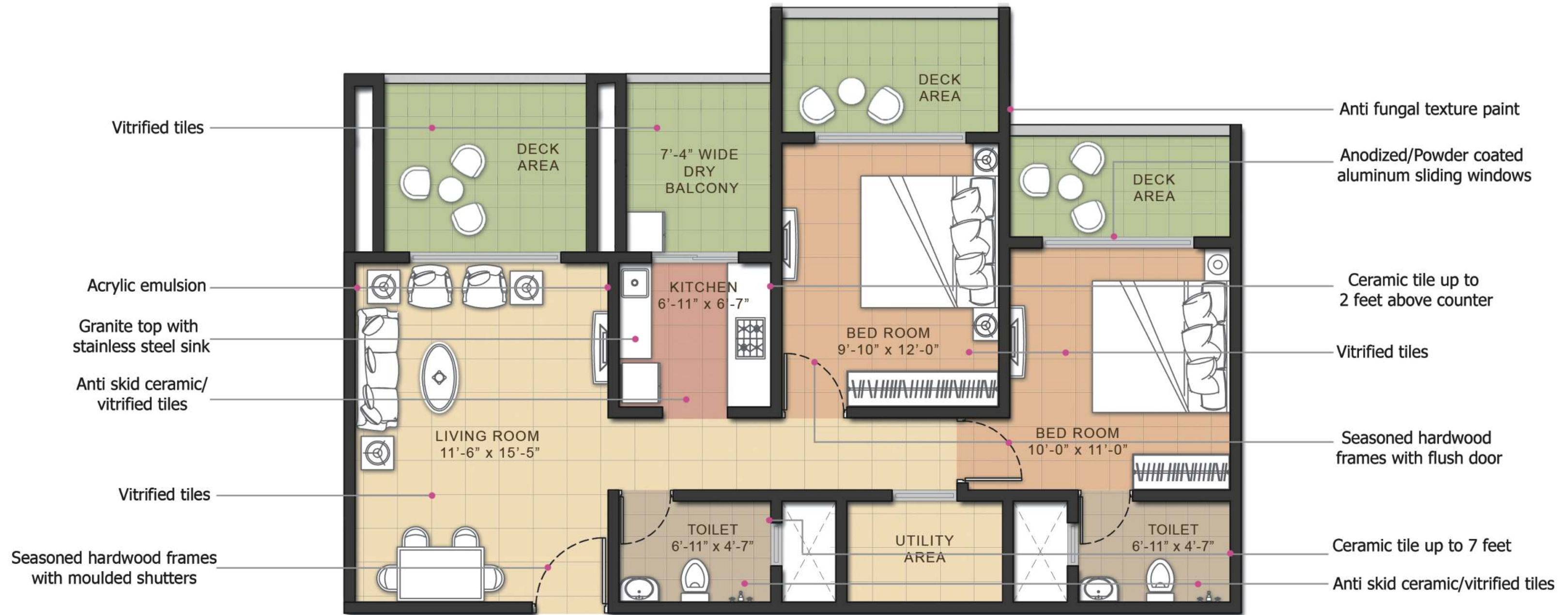
Structure		Earthquake resistant RCC framed structure
Flooring	Living / Dining / Bedrooms Dry balcony / Flower Beds Lift lobby	Vitrified tiles Vitrified tiles Vitrified tiles
Wall Finishing	External Internal Lift lobby	Anti Fungal texture paint Acrylic emulsion Cladding / texture paint
Lift		Two no. of passenger elevator in each core
Kitchen	Flooring Wall finishes Kitchen Counter	Anti skid ceramic / vitrified tiles Ceramic tile up to 2 feet above counter Granite top with stainless steel sink
Doors	Internal Main door	Seasoned hardwood frames with flush door Seasoned hardwood frames with moulded shutters
Windows		Anodized / Powder coated aluminum sliding windows
Toilet fittings	Wall Flooring Fittings	Ceramic tile up to 7 feet Anti skid ceramic / vitrified tiles Marble / granite counter, standard white sanitary fixtures, single lever CP fittings with pipeline for geyser
Electrical		Copper electrical wiring in conceal conduit with provision for light points and modular switches
Power back-up		100% back-up for lifts and common areas
Others		Provision for telephone / internet / intercom / TV point / split AC / washing machine / hob / chimney / geyser / piped gas

All floorplans, layouts, specifications, amenities, facilities and perspective are tentative in nature and are subject to revision



Terrace Plan







Club House Facilities

- Gymnasium
- Yoga Room
- Children Play Area
- Multipurpose Hall

FAQs

Where is the proposed development?

Shramjivi Nagar, Shell Colony Road, Chembur (East), Mumbai-71. The Residences is situated bang on Eastern Express Highway having easy accessibility to major Business hubs. It is also having excellent connectivity to both South Mumbai & Northern Suburbs.

How far is the location from airport, railway station and bus terminus?

Distance from Airport is just a 30 mins drive. Kurla Bus Depot is less than 1 Km and Chembur, Tilak Nagar & Kurla Station are less than 1.5 km away.

How far is the location from Central Business District?

BKC is just 15-20 mins drive from The Residences.

Is there public transport available to other parts of the city?

Yes, Trains, Station and Bus Stands are available very close to the site.

Is there a market/convenience store near the location?

Yes, there are several convenience stores within a km of The Residences to cater to your day to day shopping needs.

Are there schools near the location?

There are several Schools such as - Ryan International, St Anthony, St. Gregorious, and Loreto in the vicinity of The Residences.

Are there any hospitals/medical centres near the location?

Several Hospitals such as Satdev, Gajanan, Sion Hospital, and Godrej Hospital are in the vicinity of The Residences.

How far is the nearest Petrol Pump?

The nearest Petrol Pump is approx. ½ km away

Are there bank branches/ATMs near the location?

ICICI, HDFC, SBI & various other Banks & ATMs are there in the vicinity of the site.

Can a group visit to the site be arranged?

Yes, we would be pleased to arrange a visit on your request. Kindly contact our office for the same.

What are the proposed amenities in the Complex?

Gymnasium, Landscaped Garden, Yoga Room, Children Play Area, Multi Purpose Hall, Green Terrace, Shaded Recreation Spaces, Power Back-up for common Areas & Ample Car Parking.

What is the Procedure to obtain Club Membership?

You will automatically become an esteemed member of the Club after taking possession of your Apartment. There are no membership charges

How do I book my home at 'The Residences'?

You can book your Apartment by simply paying the Booking Charges, completing the Application Form and providing other related documents at our Office. Kindly contact our Office for further details (address overleaf).

What is nature of the agreement to be signed by us?

A Sale agreement will be signed and it is to be registered.

What is the nature of Car Parking available within the Complex?

We have both Basement & Still car parks.

Are modifications permitted in the apartments?

Post possession, the customer is free to modify the internal specifications as per his taste as long as there is no effect of the same on other occupants of the Tower. Any structural & elevational changes to the apartment will not be permitted.

Is it possible to get housing finance in this Project?

We are in the process of tying-up with leading Banks. It will be done within a short span of time.

What is my responsibility for disbursement of instalments in case of loan taken through Banks?

It is the flat owner's responsibility to ensure timely disbursement of instalments from the Bank.

Whom to contact if I have any more Questions / Clarifications?

Please E-mail us at: salesmumbai@unitechgroup.com or meet us at our Office address mentioned overleaf.



Corporate Address:

Omkar Esquire, Off. Eastern Express Highway
Opp. Sion Chunabhatti Signal, Sion East,
Mumbai - 400022.
Ph.: 022 - 66254333, 9987759004, 9987759006

Site Address:

The Residences - Chembur,
Shell Colony Road, Nr. Eastern Express Highway
Shramjivi Nagar,
Chembur, Mumbai - 400071.

salesmumbai@unitechgroup.com
www.unitechgroup.com

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