



MAYFAIR GREENS

A LUXE 50' GARDEN

S. V. Road, Kandivali (W)

Extensive 2, 3 BHK & combination 4 BHK homes

ELEGANT, LUXURIOUS, BEAUTIFUL, MODERN
- A HOME WITH CHARACTER

Behold a breathtaking new high-rise tower amidst the beautiful landscaped greenery and nestled in perfection. You just can't keep it hidden from the world.

It's not only a house, but an exquisite beginning of new family life.

Try Mayfair Greens - for a richer family experience.

A PLACE WORTH LIVING IN IS A PLACE WORTH INVESTING IN.

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LOOKS LIKE A FLAT, BEHAVES LIKE A BUNGALOW

- More Volume, 8% increase in size, price the same
- Floor to floor height - 10 ft. 2 inches
- More space, better ventilation

ZRICKS



LIVING DINING AREA

MAYFAIR LIVING
(Floor-to-Floor Height - 10 ft. 2 inches)

2' 0"

7' 8"

9' 8"

ZRICKS

ORDINARY LIVING
(Floor-to-Floor Height - 9 ft. 4 inches)

2' 0"

9' 0"

7' 0"



OPULENT INTERIORS



TRICKS

ELEGANCE AND LUXURY PERSONIFIED

- The interior is carefully designed
- Lifestyle to match your choice
- Composite marble flooring in the living & dining areas



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BE DROOM

- The highest quality fittings and furnishings gracing the entire space
- Open from 3 sides and floor to ceiling opening
- Fully compliant

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A COOKING PARADISE



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ZRICKY



360° AERIAL PANORAMIC VIEW

- Panoramic view of landscaped grounds on 3 sides
- Open on 2 sides - 100 feet road to the north, 40 feet road to the east, and Pinar river to the south
- Another sea view from upper floors in the distance
- Stunning views of the surrounding National Park



LIFT & STAIRCASE CORE AREA IS 33.28% OF FLOOR AREA

- No more of claustrophobic experience. Get space. Breathe life.
- Only three lifts per floor.
- Two spacious 2.0M² lifts of 807 sq ft, largest area and one large 3.0M² lift of 1200 sq ft, largest area per floor.
- Combination lift concept – gives you the option of entering a combined 4.0M².
- Elements that bring you closer outdoors, and make you feel calm and comfortable in your surroundings.
- A noticeable emphasis on openness, privacy and natural light.
- Scientific space management.



Office sizes:
2.0M² – 75.00 sq metres equivalent to 807 sq ft
3.0M² – 110.00 sq metres equivalent to 1180 sq ft

TYPICAL FLOOR PLAN





3 BRK ISOMETRIC VIEW



3 BRK FLOOR PLAN



2 BHK ISOMETRIC VIEW



2 BHK FLOOR PLAN



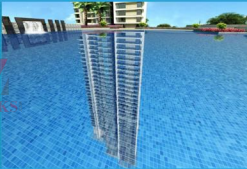
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EXQUISITE EXTERIORS



ZBRICKS



A LIVELY PODIUM



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THIRD PODIUM FLOOR PLAN



FITNESS CENTRE

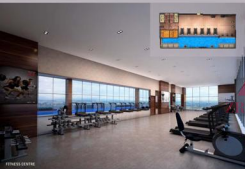
• Fully equipped fitness centre



FITNESS CENTRE PLAN



FITNESS CENTRE





At Wynn's Creek, everything is designed around your comfort and convenience—from the exquisite structure of the exterior to the elegant interior.

Landscaping by the world renowned landscape architect, Mr. Mark Mathai.

ZRICK'S



- 0 level swimming pool
- Edge horizon edge swimming pool with a special trickle wall
- Kids pool
- Lounge pool
- Floating planters and water features bordering the sides with beautiful water spray



ZRICK





PARKING WORRIES GONE

- A nearby car space to end your parking troubles
- Four special lifts for parking alone
- With mechanical stack arrangement
- With and 8-story podium car parking
- Separate and convenient 2-wheeler parking



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SECOND PODIUM FLOOR PLAN



FIRST PODIUM FLOOR PLAN





STILT FLOOR PLAN



STILT PARKING



- Double height entrance lobby
- Grand waiting lounge
- 4 lifts of 12 passengers each
- 2 Staircases



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ENTRANCE LEFT LOBBY

GRAND ENTRANCE LOBBY



ZRICH



A GRAND ENTRANCE

Stepping into the building itself is a stunning experience. There is a detailed focus on customer service like lobby, etc. The built double height lobby extends a gracious welcome, while the glass flooring makes you and your guests feel you've entered some place truly special.

There is also a grand meeting lounge. As they say, true style should begin at the doorway.



ZRIKHA



MAIN ENTRANCE

SAFE SECURED GARDEN AREA



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GARDEN / THE GARDEN

- Exquisite paved entrance with driveway on either side
- Lawn bordered by bushes and trees with granite bands
- Unique reflecting pool
- Paved driveway



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GROUND LEVEL GARDEN

BEEN MADE TALL TO STAND TALL

The Suburban city has never been this tall before from anywhere but Mayfair Square. It is built to stand tall among all the structures in the vicinity. It has three many-podium car parking facility. The first residential floor begins at a height of approximately 200'.

ZRICK'S



CITY VIEW



ARABIAN VIEW



NATIONAL PARK VIEW



GLOBAL PAGODA VIEW



SAFETY AT YOUR HAND

- Best of the world protections provided in the event of an unforeseen incident of fire occurring
- Three open refuge floors, 2 separate staircases for wheelchair evacuation, plus fire escape routes dedicated to your safety
- One floor at the mid level, dedicated for safety in the event of a fire
- Fitout and the latest fire-fighting systems and equipment



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SUPERLATIVE PLANNING

- Buildings made to waste design
- There are 4 large lifts and 2 staircases
- Special garbage chutes & garbage collection room
- Generator backup for lift and common areas
- Unique eco-friendly sewage treatment plant, which purifies & reuses waste water



TRICKS

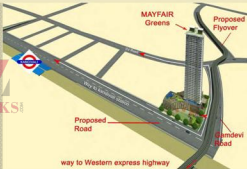
- GITANJALI SHWETAMBAR JAIN MANDIR - HARIDAS NAGAR
- KAMELA VINAY JAIN DEWASAR - BHAKYAR NAGAR
- KALA HANUMAN MANDIR - M.G. ROAD
- MUNISUVRAF - MATHERNADAS ROAD
- PARSHVANATH - INTERBAUG
- SHREE SAIBABA MANDIR - SAIBABA NAGAR
- SHWETAMBAR JAIN MANDIR - DEVI NAGAR
- UVERANATH - SAIBABA NAGAR
- VASUPULLA - SHANKAR LANE
- PRDODA

MORE CENTRAL

It's all about the Location. At Mayfair Greens, you're so central that you are right between Kanheri and Borivali stations. There is an easy accessibility to the Western Bus Depot. In the vicinity, there are 3 main east-connecting flyovers, which connect the Western Highway & Link Road both within a kilometer radius. Also there is a proposed flyover coming right next to our plot which connects the east to the west. To add to it, there are great shopping malls, gourmet restaurants, clubs and multiplexes just a stone's throw away. Plus there are Schools, Hospitals, Church, and Temples in the neighborhood.



CLICKS







BUCKS!



MEDITATION CENTRE



CKS



RECREATION



SHOPPING



TRANSPORTATION

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ARCHITECT -
BORN FERRARO ASSOCIATES



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LIFT - CAR



LIFT - LIFT
ELECTRICAL SUPPLIES PRIVATE LIMITED



LIFT - ELEVATOR

LIFT - ELEVATOR (LIFT & LIFT) TO STAIRS
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VS



YOUR FLAT • YOUR TRUE WEALTH • FOR YOUR LIFE TIME & BEYOND!

WE HAVE RECEIVED THE FULL OCCUPANCY CERTIFICATE (OC) AND MUNICIPAL WATER CONNECTION FOR MAYFAIR KUMKUM, BUT WE WILL CONTINUE OUR WORK UNTIL THE FOLLOWING 12-POINTS ARE COMPLETED.

POST OC FORMALITIES:

- Formation of Co – Operative Housing society
- Election of Managing committee
- Transfer of name of the individual Electricity Meter
- STS A Certificate from MCGM
- BCC – I (Building Completion Certificate I)
- Property Tax Assessment
- Handing over certified copies of Approved Drawings, Certificates, Warranties and Title Deeds
- Finalize the Maintenance Amount and handing over balance maintenance to society
- Show Certificate to members or Bank / Financial Institution
- Provide the Coprocessor in favor of Society
- Mutation in the Property Register Card i.e. Change of Ownership from MHFL to Society
Change in name of the bills Issuance: Collector for P&T Tax + MCGM for Assessment bills; Water bills from MHFL, to Society

IT DOES'NT STOP WITH KUMKUM

MILESTONES IN THE CREATION OF MAYFAIR KUMKUM

	• Shown Plan	→ Fri, 08 March, 2012
	• Received 200 copies from OC Rules	→ Wed, 14th March, 2012
	• CC app Assessment on Site	→ Thurs, 29th March, 2012
	• First Floor Start	→ Wed, 29th June, 2012
	• Terrace Start	→ Thurs, 14th February, 2013
	• Part OC Ground + 1st Floor	→ Sat, 20th April, 2013
	• Completion of Top Structure	→ Fri, 03rd May, 2013
	• Installation of Piped Parking	→ Fri, 03rd May, 2013
	• Finishing of all Floor	→ Thurs, 20th June, 2013
	• Full Occupancy Certificate	→ Wed, 01 September, 2013



MAKING
KUMKUM
Luxury inside you
Andheri East, B. K. Road

HC: Illegal to move into property without OC

By [Name]



The court said that if a building is constructed without an OC, it is illegal and the owner cannot move into it.



ZRICKS

KNOW THE LAW

WHAT IS AN OC?

To construct a building, a developer needs commencement certificate and Intimation of Disapproval. Once the building is complete, the developer has to obtain an OC, certifying that the building has complied with the approved plans.

WHY IS AN OC IMPORTANT?

Only once the OC is issued can flat owners occupy the apartments as per law, as otherwise the building is considered illegal. A new flat owner should insist on an OC before moving in.

WHAT IF THERE IS NO OC?

BMC charges double the taxes and can initiate action against flat owners. Many builders do not bother to get OC and owners move into flats once the construction is complete.

WHAT DOES THE COURT SAY?

Occupying the building without OC and commencing the activity styled as nursing home, can't be countenanced and permitted. They will have to be proceeded against by the civic body.

MAYFAIR - 50 YEARS OF STELLAR PERFORMANCE

- Over 1200, 50 years in Real Estate Industry
- 20 Housing Societies already approved (Redevelopment)
- 20 Housing Societies under Mayfair approval (Redevelopment)
- Winner of various Real Estate Awards
- Transparency in Title • Carpet Area • Approval • Possession • Pricing
- 1st Developer to get Approval under amended DCR, 2003
- 1st Developer to have completed a project under amended DCR, 2003
- 1st Developer to voluntarily comply to Proposed
- Maharashtra Housing Regulatory Authority Act (MHRA) (Governs & Real Estate Regulation & Development) Bill 2013 (Central)
- Developed and delivered over 6.8 million sq.ft. of constructed space 07 state across Mumbai
- Further 6.4 million sq.ft. is under development as on date



MAYFAIR AWARDS



Best Luxury Project of the Year 2012
MAYFAIR SILVER (CHIC AWARDS)



Best Affordable Project of the Year 2012
MAYFAIR SILVER (CHIC AWARDS)



Best Customer Experience 2012
MAYFAIR GOLDEN (CHIC - Runner-up)



Best Value Project of the Year 2011
MAYFAIR (JUPITER
Accommodation Times)



Integrated Territory of the Year 2008
MAYFAIR (JUPITER
Accommodation Times)



Redevelopment Project of the Year 2008
MAYFAIR (JUPITER
Accommodation Times)



Mayfair's Best Garden Trophy
2008, MAYFAIR (JUPITER
Accommodation Times)

