**Rustomjee** SEASONS BKC ANNEXE

Disclaimer: The facade render depicts the broad architectural massing intent. Materials used for the facade subject to final design & detailing with the facade consultant.

## A LOCATION THAT NEEDS NO INTRODUCTION

#### **CONNECTIVITY**

Western Express Highway: 0.5 Kms | Bandra Worli Sea Link: 2.5 Kms International airport: 8.8 Kms | Eastern Express Highway: 4.3 Kms

#### CLUBS, CAFES & RESTAURANTS

The MCA Club | The MIG Club | Masala Library | Le Pain Quotidien Smoke House Deli | The Good Wife | SodaBottleOpenerWala | Pizza Express | Starbucks | Café Sabrosa Theobroma | Yauatcha

#### **SCHOOLS**

Ascend International School | Dhirubhai Ambani International School American School of Bombay | Mount Litera School | Arya Vidya Mandir

#### **5 STAR HOTELS**

Sofitel | Trident | Grand Hyatt

#### **PROPOSED LUXURY HOTELS\***

Bellagio | MGM Grand | SkyLOFTS

#### **PROPOSED LUXURY MALL\***

The Maker Mall

\* Ref : cnn.com

\* Ref : Business

Standard



## LIFESTYLE AMENITIES

AROMATIC GARDEN	SWIMMING POO
SENIORS CORNER	MINI-THEATRE
REFLEXOLOGY PATHWAY	CHILDREN'S PLA
PERFORMANCE DECK	TENNIS / BASKE
CREATIVE ART STUDIO	KOI LAGOON
BANQUET HALL	HERB GARDEN
INDOOR GAMES ROOM	COOLING MIST
FOREST WALK	BARBEQUE POD
YOGA DECK	rain shower e
OUTDOOR EXERCISE STATION	ALFRESCO DINII
MULTIPURPOSE COURT	SPA
JOGGING/WALKING PATH	MAZE GARDEN
GYMNASIUM	DRY FOUNTAIN

### OL WITH FUN POOL FOR KIDS

- AY AREA
- TBALL COURT

- POD
- DECK
- ING

#### **GENERAL AMENITIES**

GRAND ENTRANCE LOBBY

AIR-CONDITIONED 3 & 4 BEDROOM RESIDENCES WITH SUNDECK

HIGH SPEED ELEVATORS WITH SEPARATE STRETCHER / SERVICE ELEVATOR

ADEQUATE CAR PARKING & GUEST CAR PARKING

#### **APARTMENT FEATURES**

IMPORTED MARBLE FLOORING IN LIVING ROOM & DINING AREA

LAMINATED WOODEN FLOORING IN BEDROOMS

ANTI-SKID FLOORING IN SUNDECK

LUSTER PAINT ON INTERNAL WALLS

GYPSUM FINISHED INTERNAL WALLS

MAIN DOOR WITH WOOD GRAIN FINISH SKIN

POWDER COATED ALUMINIUM WINDOWS WITH PERFORMANCE GLASS

ADEQUATE ELECTRIC POINTS IN THE APARTMENT

PROVISION FOR HOME AUTOMATION SYSTEM

PROVISION FOR TV & TELEPHONE POINTS IN LIVING ROOM & BEDROOMS

LOW VOC PAINTS

## **INTERNAL AMENITIES**

#### **KITCHEN FEATURES**

GRANITE / QUARTZ / SYNTHETIC SURFACE COUNTER

IMPORTED MARBLE / VITRIFIED TILE FLOORING

#### BATHROOM FEATURES

IMPORTED MARBLE FLOORING IN BATHROOM

IMPORTED MARBLE / PREMIUM TILED DADO IN BATHROOMS

STATE-OF-THE-ART SANITARY FIXTURES & CP FITTINGS

## **INTERNAL AMENITIES**

SAFETY FEATURES

TWIN LEVEL SECURITY SYSTEM WITH VIDEO DOOR PHONE & INTERCOM

GAS LEAK DETECTOR IN THE APARTMENT

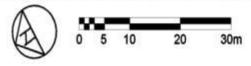
CCTV SURVEILLANCE FOR COMMON AREAS

FIRE LIFT IN EACH WING

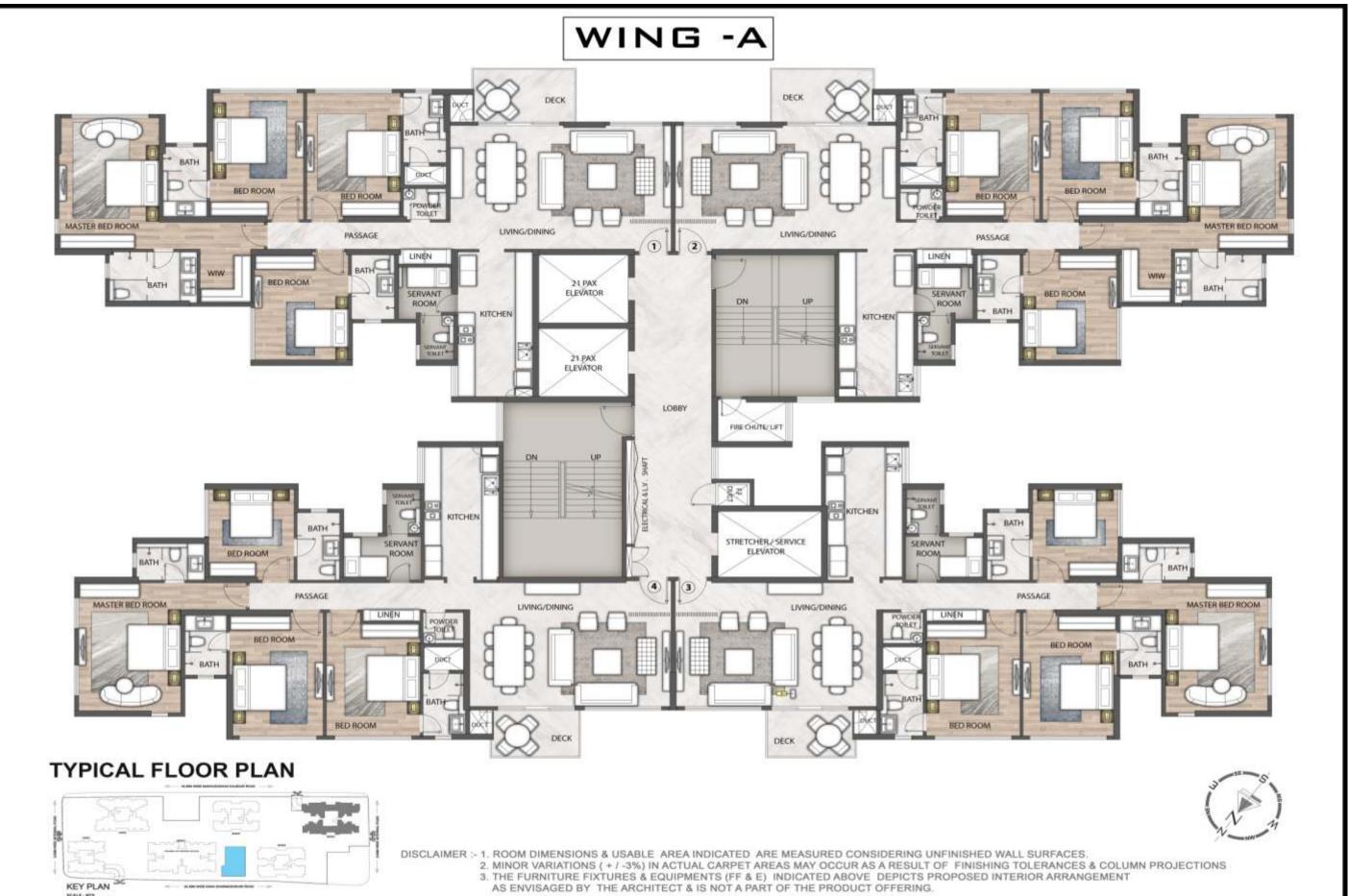
GENERATOR BACK-UP FOR EMERGENCY SERVICES

# LAYOUT PLAN



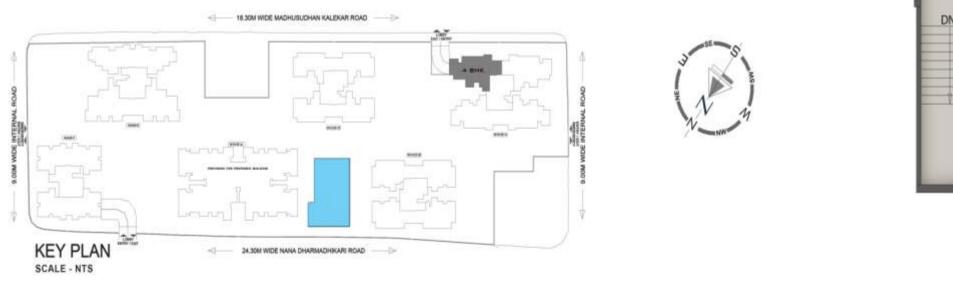


# FLOOR PLANS



IYP	PICAL UNIT - FLA	AT- 1 4 BH	ĸ
1	DECK	11'9"X6'6"	(3.60X1.95)
2	LIVING & DINING	26'0"X16'0"	(7.89X4.88)
3	KITCHEN	8'9"X18'9"	(2.67X5.70)
4	S.TOIL.	4'0"X5'9"	(1.19X1.75)
5	S.RM.	6'3"X6'0"	(1.89X1.80)
6	LINEN	6'3"X2'0"	(1.89X0.60)
7	PASSAGE	21'6"X3'6"	(6.54X1.05)
8	P.TOIL.	5'0"X4'0"	(1.52X1.22)
9	BATH - 3	5'0"X9'0"	(1.52X2.70)
10	BEDROOM - 3	11'0"X16'0"	(3.35X4.88)
11	BEDROOM - 2	11'0"X16'0"	(3.35X4.88)
12	BATH - 2	5'0"X9'0"	(1.52X2.75)
13	MASTER BED	11'9"X17'0"	(3.57X5.18)
14	PASSAGE	12'3"X3'6"	(3.75X1.05)
15	MASTER TOILET	10'3"X6'3"	(3.13X1.93)
16	W/W	6'0"X7'0"	(1.84X2.12)
17	BEDROOM - 4	11'0"X13'6"	(3.35X4.11)
18	BATH - 4	5'0"X8'3"	(1.52X2.52)





DISCLAIMER :- 1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES.

2. MINOR VARIATIONS (+/-3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS 3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT

ARTICULARS (AS PER RERA)	SQ.MT.	SQ.FT.
ARPET AREA	170.87	1839.24
REA UNDER EXCLUSIVE ALCONY / DECK	7.85	84.50

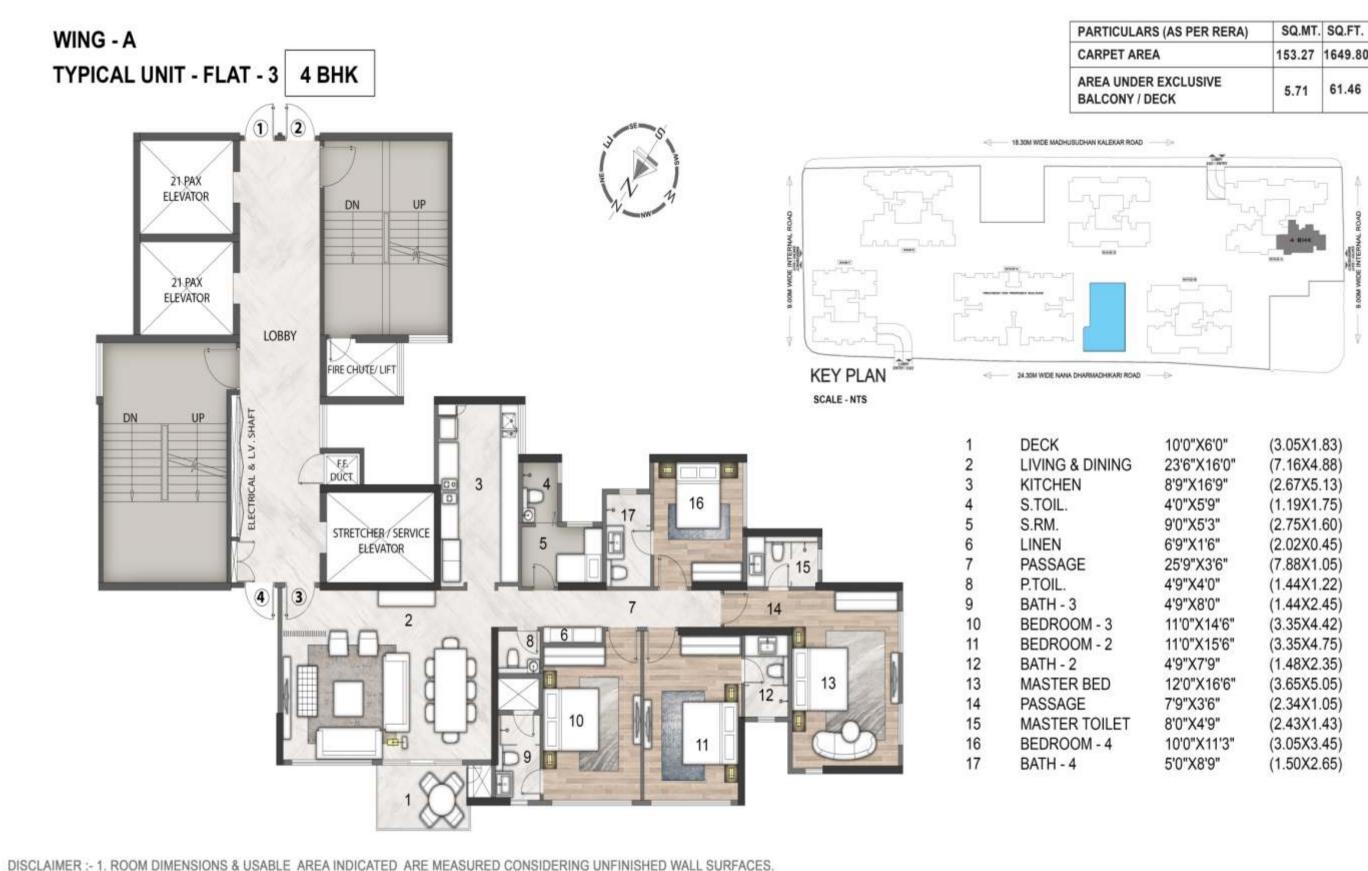


DISCLAIMER :- 1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES.

2. MINOR VARIATIONS (+/-3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS

3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT

RERA)	SQ.MT.	SQ.FT.		
	170.87	1839.24		
E	7.85	84.50		
	11'9"X6'6	5"	1	(3.60)
NG	26'0"X16	o'0"		(7.89)
	8'9"X18'9	Э"		(2.67)
	4'0"X5'9"			(1.19)
	6'6"X6'0"			(2.00)
	6'6"X2'0"			(2.00)
	21'6"X3'6	20		(6.54)
	5'0"X4'0"			(1.52)
	5'0"X9'0'			(1.52)
	11'0"X16	272		(3.35)
	11'0"X16			(3.35)
	5'0"X9'0"			(1.52)
	11'6"X17			(3.57)
	12'3"X3'6			(3.75)
ET	10'3"X6'3			(3.13)
	6'0"X7'0"			(1.84)
0102	11'0"X13			(3.35)
	5'0"X8'3"			(1.52)

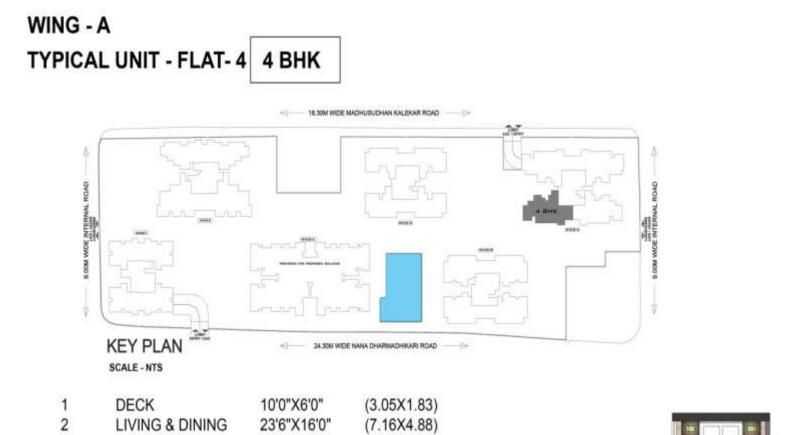


2. MINOR VARIATIONS (+/-3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS

3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT

	Ľ.	New York Hole
CHIKARI ROAD	>	
	10'0"X6'0"	(3.05X1.83)
NING	23'6"X16'0"	(7.16X4.88)
	8'9"X16'9"	(2.67X5.13)
	4'0"X5'9" 9'0"X5'3"	(1.19X1.75) (2.75X1.60)
	6'9"X1'6"	(2.02X0.45)
	25'9"X3'6"	(7.88X1.05)
	4'9"X4'0"	(1.44X1.22)
	4'9"X8'0"	(1.44X2.45)

RTICULARS (AS PER RERA)	SQ.MT.	SQ.FT.
RPET AREA	153.27	1649.80
EA UNDER EXCLUSIVE _CONY / DECK	5.71	61.46

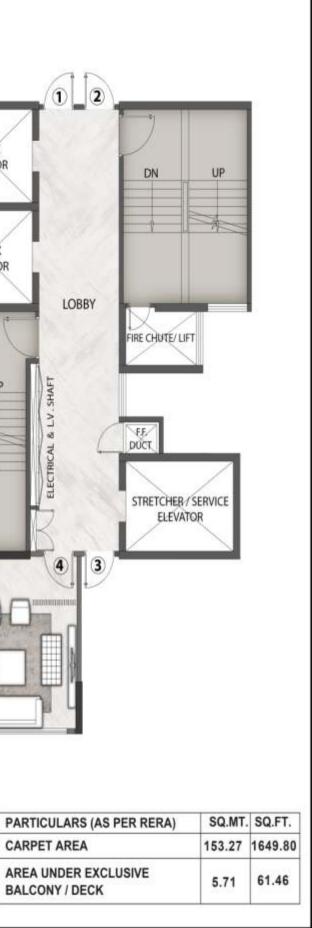


2	LIVING & DINING	23'6"X16'0"	(7.16X4.88)
3	KITCHEN	8'9"X16'9"	(2.67X5.13)
4	S.TOIL.	4'0"X5'9"	(1.19X1.75)
5	S.RM.	9'0"X5'3"	(2.75X1.60)
6	LINEN	6'9"X1'6"	(2.02X0.45)
7	PASSAGE	25'9"X3'6"	(7.88X1.05)
8	P.TOIL.	4'9"X4'0"	(1.44X1.22)
9	BATH - 3	4'9"X8'0"	(1.44X2.45)
10	BEDROOM - 3	11'0"X14'6"	(3.35X4.42)
11	BEDROOM - 2	11'0"X15'6"	(3.35X4.75)
12	BATH - 2	4'9"X7'9"	(1.45X2.35)
13	MASTER BED	12'0"X16'6"	(3.65X5.05)
14	PASSAGE	7'9"X3'6"	(2.34X1.05)
15	MASTER TOILET	8'0"X4'9"	(2.43X1.44)
16	BEDROOM - 4	10'0"X11'3"	(3.05X3.45)
17	BATH - 4	5'0"X8'9"	(1.50X2.66)

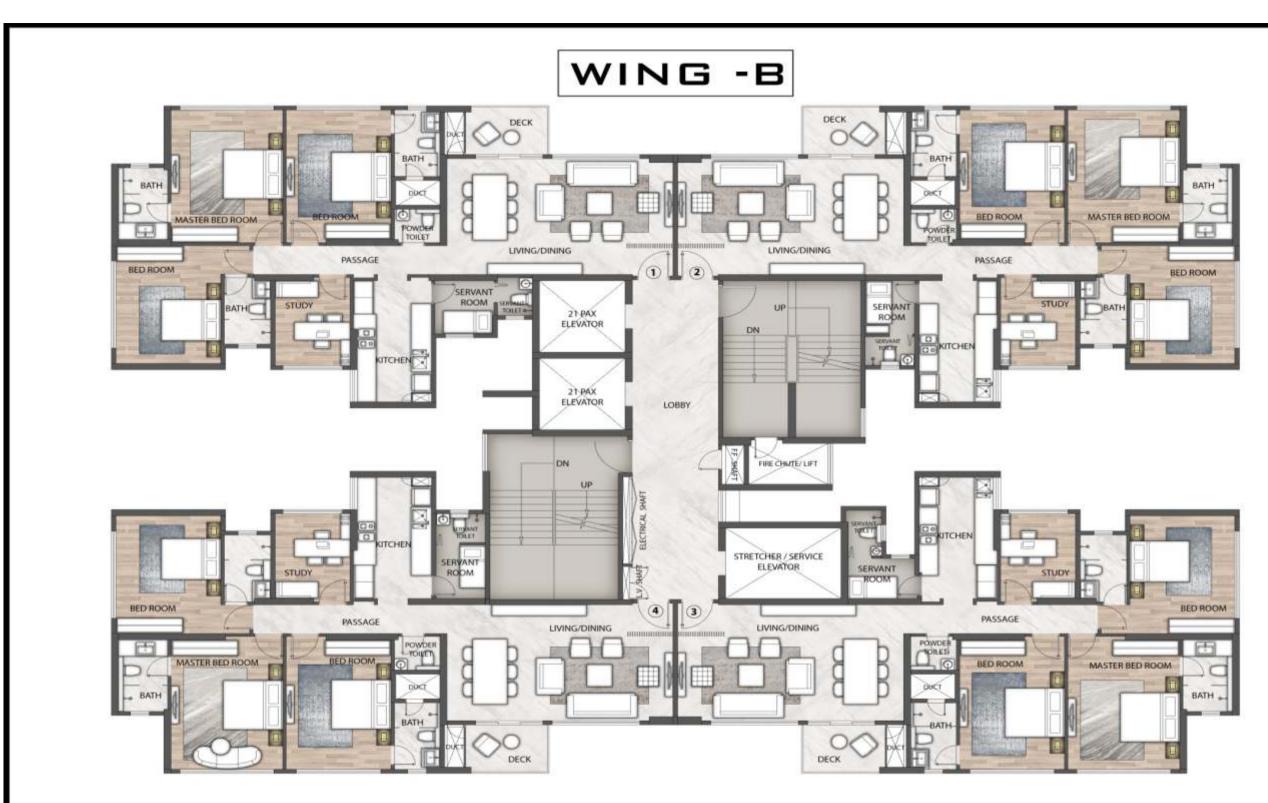
DISCLAIMER :- 1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES.

- 2. MINOR VARIATIONS ( + / -3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS
- 3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT

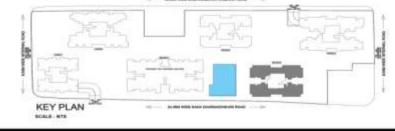
AS ENVISAGED BY THE ARCHITECT & IS NOT A PART OF THE PRODUCT OFFERING.



21 PAX ELEVATOR



## TYPICAL FLOOR PLAN



DISCLAIMER :- 1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES. 2. MINOR VARIATIONS ( + / -3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS 3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT AS ENVISAGED BY THE ARCHITECT & IS NOT A PART OF THE PRODUCT OFFERING.



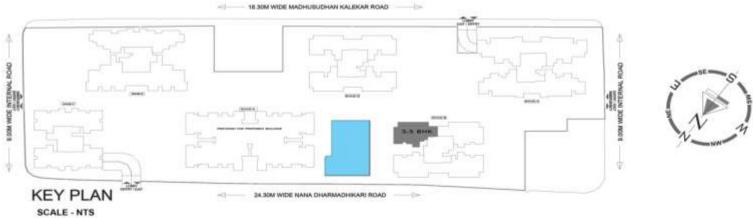
PARTICULARS CARPET ARE AREA UNDER BALCONY / DE

# TYPICAL UNIT - FLAT- 1 4 BHK METERS)



# WING - B

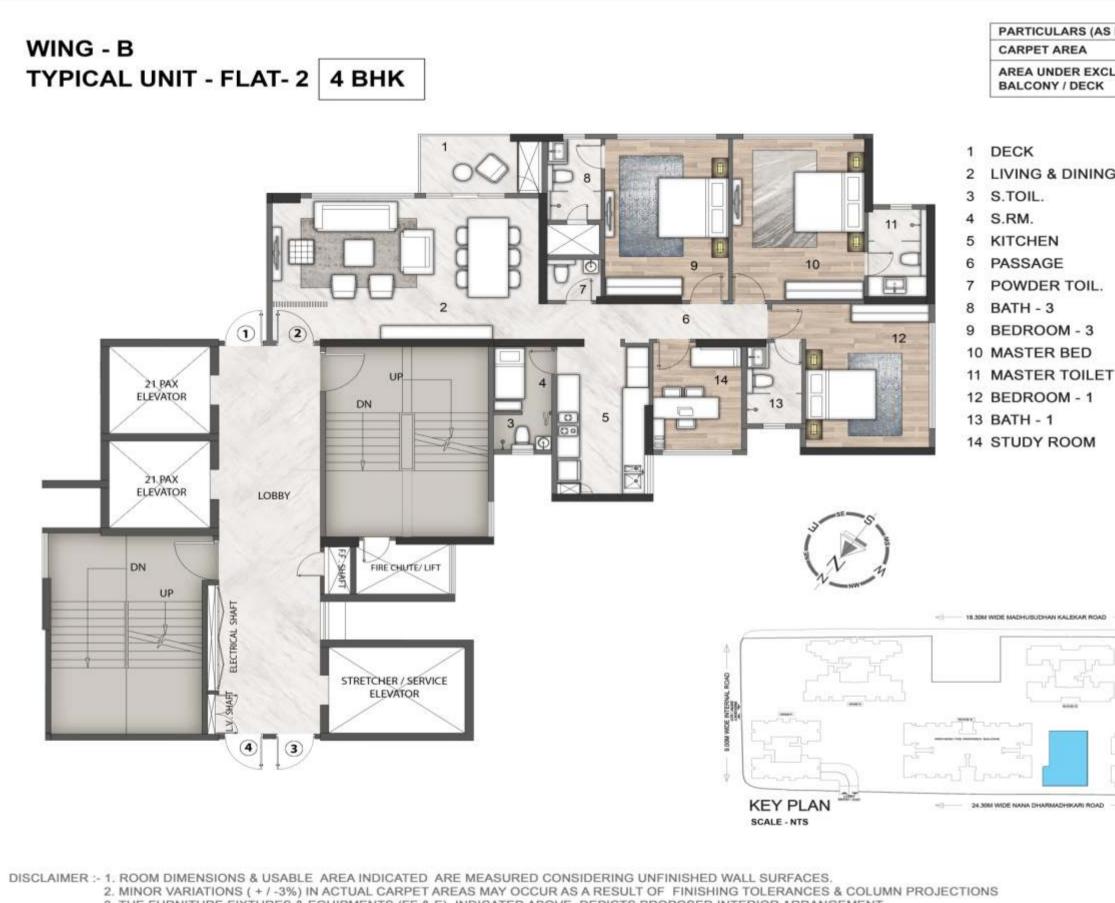
		(FEET)	(METERS)
1	DECK	8'0"X5'9"	(2.44X1.74)
2	LIVING & DINING	23'9"X14'0"	(7.22X4.26)
3	S.TOIL.	3'9"X4'6"	(1.10X1.37)
4	S.RM.	6'0"X6'6"	(1.82X1.95)
5	KITCHEN	8'0"X14'6"	(2.44X4.45)
6	PASSAGE	20'3"X3'6"	(6.20X1.05)
7	POWDER TOIL.	4'9"X4'0"	(1.44X1.22)
8	BATH - 3	4'9"X8'0"	(1.44X2.44)
9	BEDROOM - 3	11'0"X15'6"	(3.35X4.76)
10	MASTER BED	11'9"X16'0"	(3.58X4.88)
11	MASTER TOILET	5'0"X8'9"	(1.52X2.66)
12	BEDROOM - 1	11'0"X14'3"	(3.35X4.33)
13	BATH - 1	4'9"X8'0"	(1.45X2.44)
14	STUDY ROOM	7'9"X10'9"	(2.40X3.12)



DISCLAIMER :- 1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES.

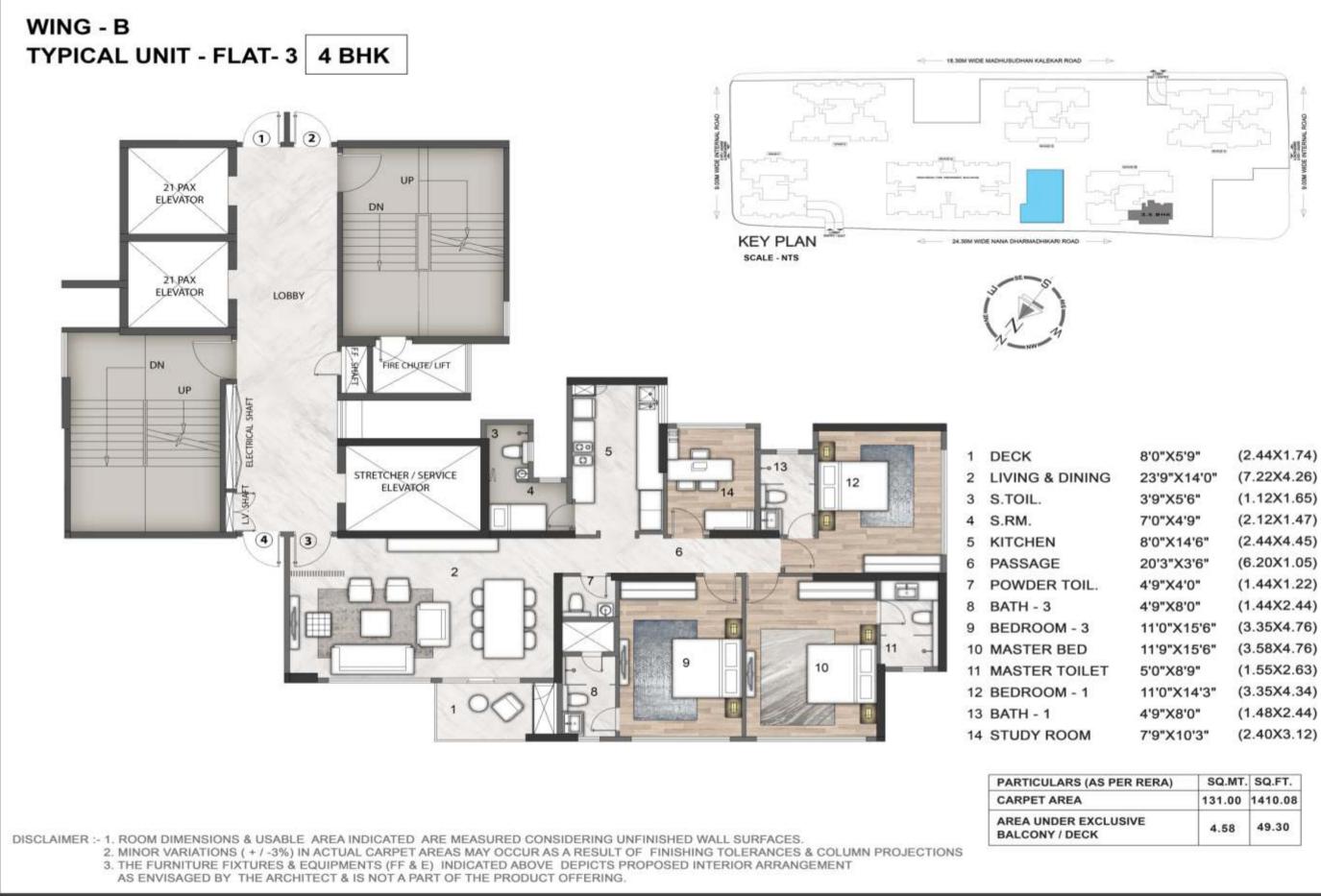
- 2. MINOR VARIATIONS ( + / -3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS
- 3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT AS ENVISAGED BY THE ARCHITECT & IS NOT A PART OF THE PRODUCT OFFERING.

S (AS PER RERA)	SQ.MT.	SQ.FT.
A	131.00	1410.08
R EXCLUSIVE	4.58	49.30



- 3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT
- AS ENVISAGED BY THE ARCHITECT & IS NOT A PART OF THE PRODUCT OFFERING.

PEI	R RERA)		SQ.FT.	
119	IVE		1410.08	
03	IVE	4.58	49.30	
	8'0"X5'	9" (	2.44X1.7	4
	23'9"X1	4'0" (	7.22X4.2	26
	5'3"X3'	6" (	1.57X1.0	)4
	5'3"X6'	6" (	1.57X1.9	95
	8'0"X14	l'6" (	2.44X4.4	15)
	20'3"X3	8'6" (	6.20X1.0	)5)
	4'9"X4'	0" (	1.44X1.2	22)
	4'9"X8'	0" (	1.44X2.4	14)
	11'0"X1	5'6" (	3.35X4.7	76)
	11'9"X1	6'0" (	3.57X4.8	38)
	5'0"X8'	9" (	1.52X2.6	53)
	11'0"X1		3.35X4.3	
	4'9"X8'(	o" (	1.48X2.4	15)
	7'9"X10	)'3" (	2.40X3.1	12)
				T T T T T T T T T T T T T T T T T T T
	i			



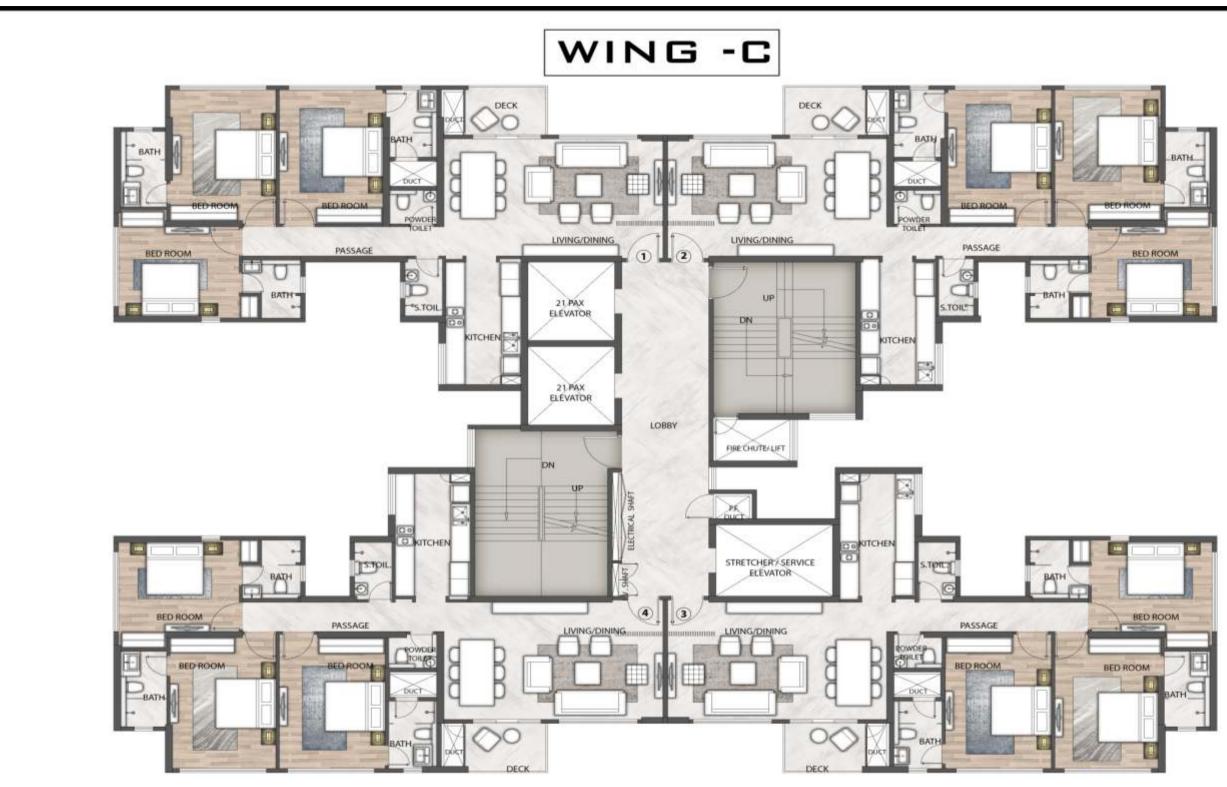
ER EXCLUSIVE DECK	4.58	49.30
REA	131.00	1410.08
RS (AS PER RERA)	SQ.MT.	SQ.FT.

DINING	23'9"X14'0"	(7.22X4.26)
	3'9"X5'6"	(1.12X1.65)
	7'0"X4'9"	(2.12X1.47)
	8'0"X14'6"	(2.44X4.45)
	20'3"X3'6"	(6.20X1.05)
TOIL.	4'9"X4'0"	(1.44X1.22)
	4'9"X8'0"	(1.44X2.44)
1 - 3	11'0"X15'6"	(3.35X4.76)
BED	11'9"X15'6"	(3.58X4.76)
OILET	5'0"X8'9"	(1.55X2.63)
1 - 1	11'0"X14'3"	(3.35X4.34)
	4'9"X8'0"	(1.48X2.44)
MOM	7'9"X10'3"	(2.40X3.12)

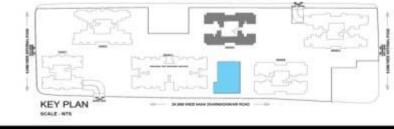
WING - B					PARTICULARS (AS PER RERA)		SQ.FT.
TYPICAL UNI	T - FLAT-	4 4 BHK			CARPET AREA	131.00	1410.08
					AREA UNDER EXCLUSIVE BALCONY / DECK	4.58	49.30
CPU MULLIU INM NOU KEY PLAN SCALE - NTS			UNIT SE SOL	21 PAX ELEVATO 21 PAX ELEVATO	DN	UP	
<ol> <li>DECK</li> <li>LIVING &amp; DINING</li> <li>S.TOIL.</li> <li>S.RM.</li> <li>KITCHEN</li> <li>PASSAGE</li> </ol>	8'0"X5'9" 23'9"X14'0" 5'3"X3'6" 5'3"X6'6" 8'0"X14'6" 20'3"X3'6"	(2.44X1.74) (7.22X4.26) (1.57X1.05) (1.57X1.95) (2.44X4.45) (6.20X1.05)		DN	THE STRETCH		E
<ul> <li>7 POWDER TOIL.</li> <li>8 BATH - 3</li> <li>9 BEDROOM - 3</li> <li>10 MASTER BED</li> <li>11 MASTER TOILET</li> <li>12 BEDROOM - 1</li> <li>13 BATH - 1</li> <li>14 STUDY ROOM</li> </ul>	4'9"X4'0" 4'9"X8'0" 11'0"X15'6" 11'9"X15'6" 5'0"X8'9" 11'0"X14'3" 4'9"X8'0" 7'9"X10'3"	(1.44X1.22) (1.44X2.44) (3.35X4.76) (3.58X4.76) (1.55X2.63) (3.35X4.33) (1.48X2.44) (2.40X3.12)					

DISCLAIMER :- 1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES. 2. MINOR VARIATIONS ( + / -3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS 3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT AS ENVISAGED BY THE ARCHITECT & IS NOT A PART OF THE PRODUCT OFFERING.





#### **TYPICAL FLOOR PLAN**



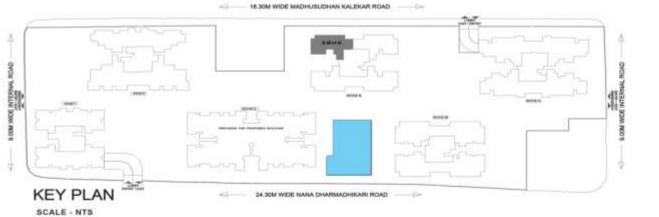
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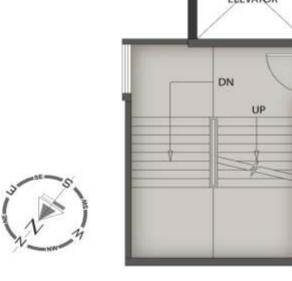


## WING - C TYPICAL UNIT - FLAT- 1 3BHK

1 DECK	8'0" X 5'9"	(2.44 X 1.75)
2 LIVING & DINING	22'9" X 14'0"	(6.93 X 4.26)
3 KITCHEN	7'9" X 14'6"	(2.37 X 4.45)
4 S.TOI.	3'6" X 6'9"	(1.05 X 2.05)
5 PASSAGE	21'0" X 3'6"	(6.37 X 1.05)
6 POWDER TOILET	4'9" X 4'0"	(1.44 X 1.22)
7 BATH - 3	4'9" X 8'0"	(1.44 X 2.44)
8 BEDROOM - 3	10'9" X 16'0"	(3.27 X 4.88)
9 MASTER BED	11'0" X 15'6"	(3.35 X 4.76)
10 MASTER TOILET	4'6" X 9'0"	(1.40 X 2.75)
11 BEDROOM - 1	12'6" X 10'9"	(3.81 X 3.30)
12 BATH - 1	6'0" X 7'0"	(1.83 X 2.11)



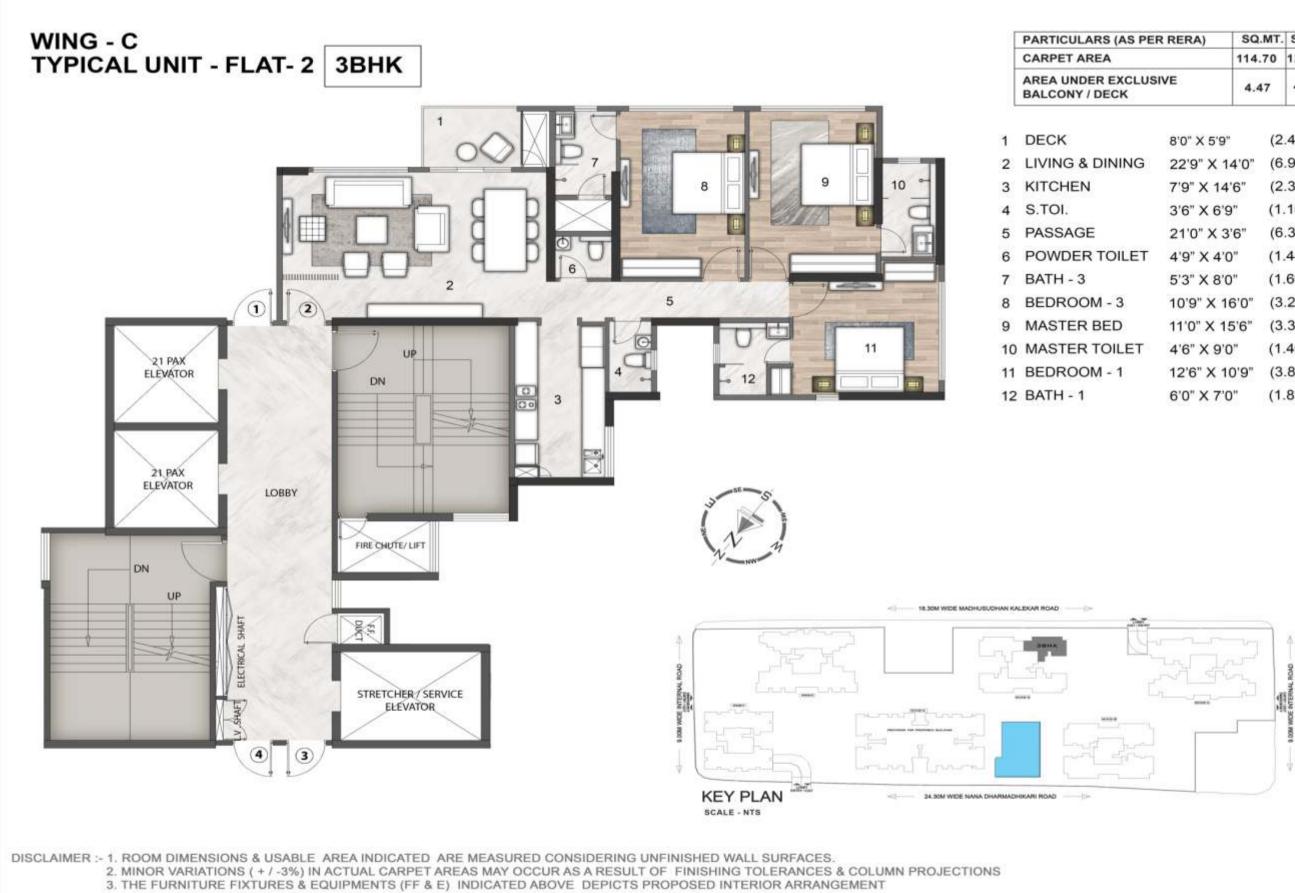




DISCLAIMER :- 1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES.

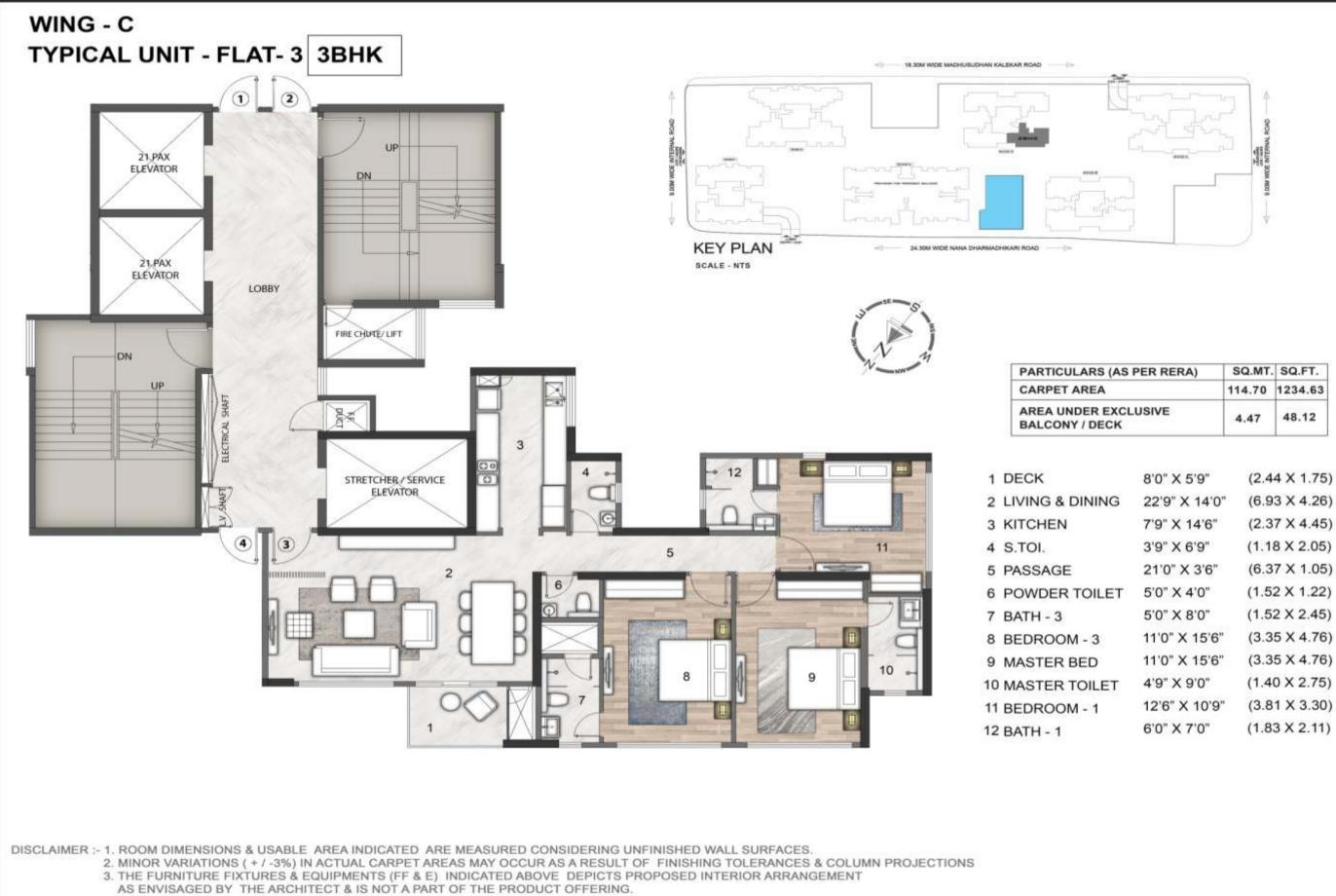
- 2. MINOR VARIATIONS ( + / -3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS
- 3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT
  - AS ENVISAGED BY THE ARCHITECT & IS NOT A PART OF THE PRODUCT OFFERING.

PARTICULARS (AS PER RERA)	SQ.MT.	SQ.FT.
CARPET AREA	114.70	1234.63
AREA UNDER EXCLUSIVE BALCONY / DECK	4.47	48.12

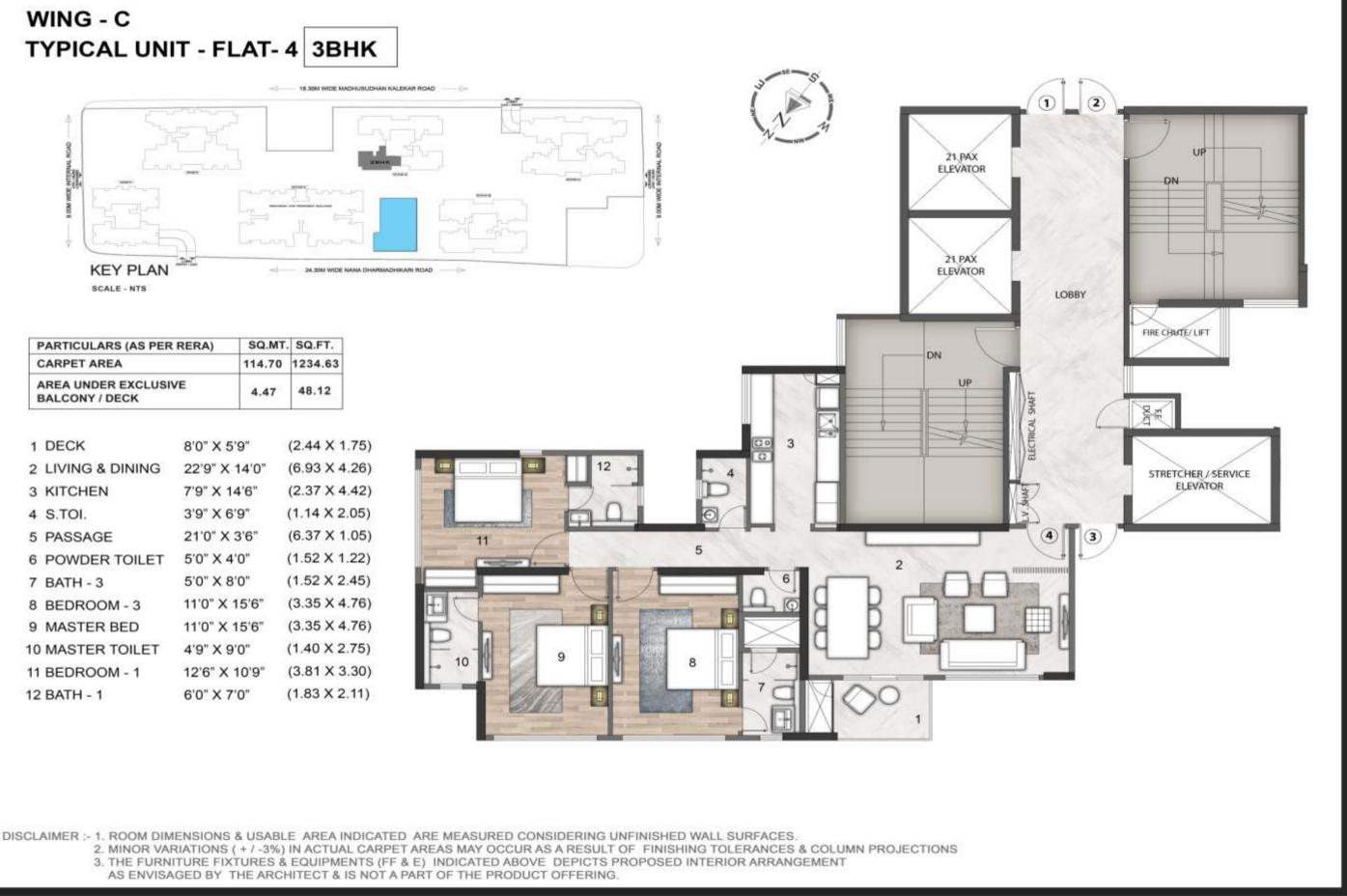


S (AS PER RERA)	SQ.MT.	SQ.FT.
A	114.70	1234.63
EXCLUSIVE	4.47	48.12

8'0" X 5'9"	(2.44 X 1.75)
22'9" X 14'0"	(6.93 X 4.26)
7'9" X 14'6"	(2.37 X 4.42)
3'6" X 6'9"	(1.10 X 2.05)
21'0" X 3'6"	(6.37 X 1.05)
4'9" X 4'0"	(1.44 X 1.22)
5'3" X 8'0"	(1.60 X 2.44)
10'9" X 16'0"	(3.27 X 4.88)
11'0" X 15'6"	(3.35 X 4.75)
4'6" X 9'0"	(1.40 X 2.75)
12'6" X 10'9"	(3.81 X 3.30)
6'0" X 7'0"	(1.83 X 2.11)
	22'9" X 14'0" 7'9" X 14'6" 3'6" X 6'9" 21'0" X 3'6" 4'9" X 4'0" 5'3" X 8'0" 10'9" X 16'0" 11'0" X 15'6" 4'6" X 9'0" 12'6" X 10'9"



ARS (AS PER RERA)	SQ.MT.	SQ.FT.
AREA	114.70	1234.63
DER EXCLUSIVE //DECK	4.47	48.12



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