

*"Our new address:
Mumbai North, South,
East, West."*





“Welcome to my world!”

“Now that our family’s moving to The Baya Junction, we will soon be at the centre of things, and have quicker access to every corner of Mumbai.

Yes, you’d never believe a place like Chembur was so well-connected.

Not only will we have the finest conveniences around, we’ll also be within easy reach of the main modes of transport. The kids will be close to school and my daily office trips won’t be so stressful...

In fact, we’re looking forward to spending more time together as a family, and wasting less time on commuting.

And with Baya’s well-known attention to detail, even the smallest things will be taken care of.”

Access to anywhere



100 metres

Eastern Express Highway



1700 metres

Ghatkopar Railway Station



2600 metres

Tilak Nagar Railway Station



1700 metres

Eastern Freeway



1300 metres

Santacruz Chembur Link Road



1800 metres

Chembur Railway Station

No necessity **too far**



Within **700 metres**

Shoppers Stop and other shopping destinations



1800 metres

Chembur Fine Arts Society



Under **500 metres**

Holy Family and Vidya Bhavan School



500 metres

KJ Somaiya College



Within **1700 metres**

Rajawadi Hospital and Parikh Nursing Home

Location Map



Details make
the difference

The security every family needs





..... Video door phone, CCTV surveillance on every floor and in common areas
for assured safety.

Benefits that you can actually feel





- Well-equipped gymnasium
- Ample covered car parking spaces in a separate parking tower
- Intercom System connecting all flats
- Self-cleaning waterproof exterior paint, to keep the building looking new for years
- Designer Entrance Lobby, so it feels grand just walking into the premises
- Hindware & Jaquar, or equivalent sanitary & CP fittings to add to the plush feeling
- Panic switches in every flat to help you cope with emergencies

Cost savings too





..... LED lights in common areas for energy efficiency

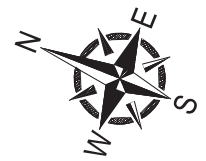
Solar water heater to reduce electricity consumption

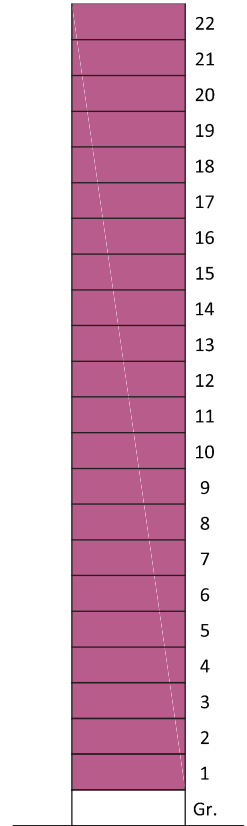
Building Floor Plan



LEGEND

- 1 BHK - 6 UNITS / FLOOR
- 2 BHK - 2 UNITS / FLOOR





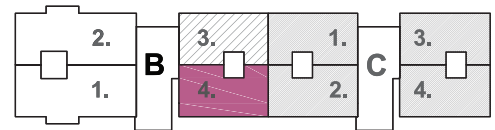
1 BHK

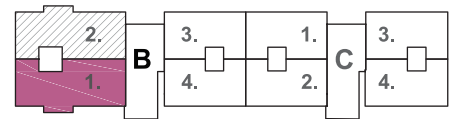
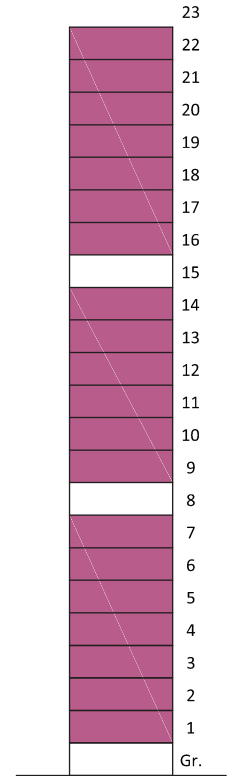
Municipal Carpet Area: 369 sq ft

RERA Carpet Area: 380 sq ft

WING B

FLAT NO 104 - 2204





2 BHK

Municipal Carpet Area: 516 sq ft

RERA Carpet Area: 537 sq ft

WING B

FLAT NO 101 - 2201



Our past projects



The Baya Grove, Wadala: an architect's perspective ▲



The Baya Park, Dadar (W): an architect's perspective ▲



The Baya Goldspot, Andheri (E): an architect's perspective ▲

- Project Affected Persons (PAP) project, Kanjurmarg (E): three phases completed, fourth phase work in progress.

Our **ongoing projects**



The Baya Victoria, Byculla (W): an architect's perspective ▲

Our **future projects**

- Mulund (E)
- Lower Parel (W)

The Baya Company:
Creators of the project

The Baya Company is a highly experienced real estate developer that believes life is in the details.

At The Baya Company, we understand that your home is probably the most important purchase you'll ever make. Therefore, we build it with as much care as we'd build our own, to help you live a good life for years to come.

We believe in providing lifelong value through thoughtful planning, maximization of utility and minimization of maintenance costs.

All of this gets reflected in homes that help you enjoy a higher standard of living, without increasing your cost of living.

Our name is inspired by the Baya, a weaverbird that meticulously and skilfully builds weather-proof, predator-proof nests. Our identity is formed out of two fresh green leaves uniting to create a bird.

Key people behind The Baya Company

Vilas Kharche Founder & Managing Director

Among the most trusted figures of Mumbai's real estate world, Mr Kharche specialises in redevelopment projects.

He was instrumental in formulating key industry policies and amending various acts and regulations while working with civic bodies. And he played a key role in the construction of over 1,00,000 affordable housing units at strategic locations.

Mr Kharche has an MBA in Real Estate & Construction from Reading University, UK, and a BE Civil, from Shivaji University, Maharashtra. With over 25 years' experience, he has held senior positions with the Brihanmumbai Municipal Corporation (BMC), the Thane Municipal Corporation and the Slum Rehabilitation Authority (SRA).

After joining the private sector, Mr Kharche provided strategic advisory services to some of the largest developers in Mumbai. Currently, he is in discussion with an African nation to evaluate the redevelopment model in the continent.

He is also a consultant to the Mumbai Metro Redevelopment Plan and acts as a liaison between the government and the people. His role involves providing an action plan for the metro line and enabling the rehabilitation of affected persons.

Always a hands-on person, Mr Kharche strongly believes that the promoters of the company should be fully involved in the execution of a real estate project.

Anil Deshmukh Partner

The real estate arena is rapidly changing, both in terms of construction technology and in opportunities. Mr Anil Deshmukh has the all-important role of identifying opportunities and new areas of growth. His holistic understanding of market dynamics and an intricate knowledge of construction enable him to chart the future course of the group.

Mr Deshmukh is a staunch believer in multi-tasking. He supervises the group's operational and construction activities across the length and breadth of the state.

A renowned specialist in infrastructure development, he has over two decades of hands-on experience in heading and managing medium to large-scale real estate and infrastructure projects.

Before he became an integral part of the group, he had a rich experience of undertaking construction contracts for roads, bridges and several other infrastructure projects across the nation.

Rohit Kharche Director

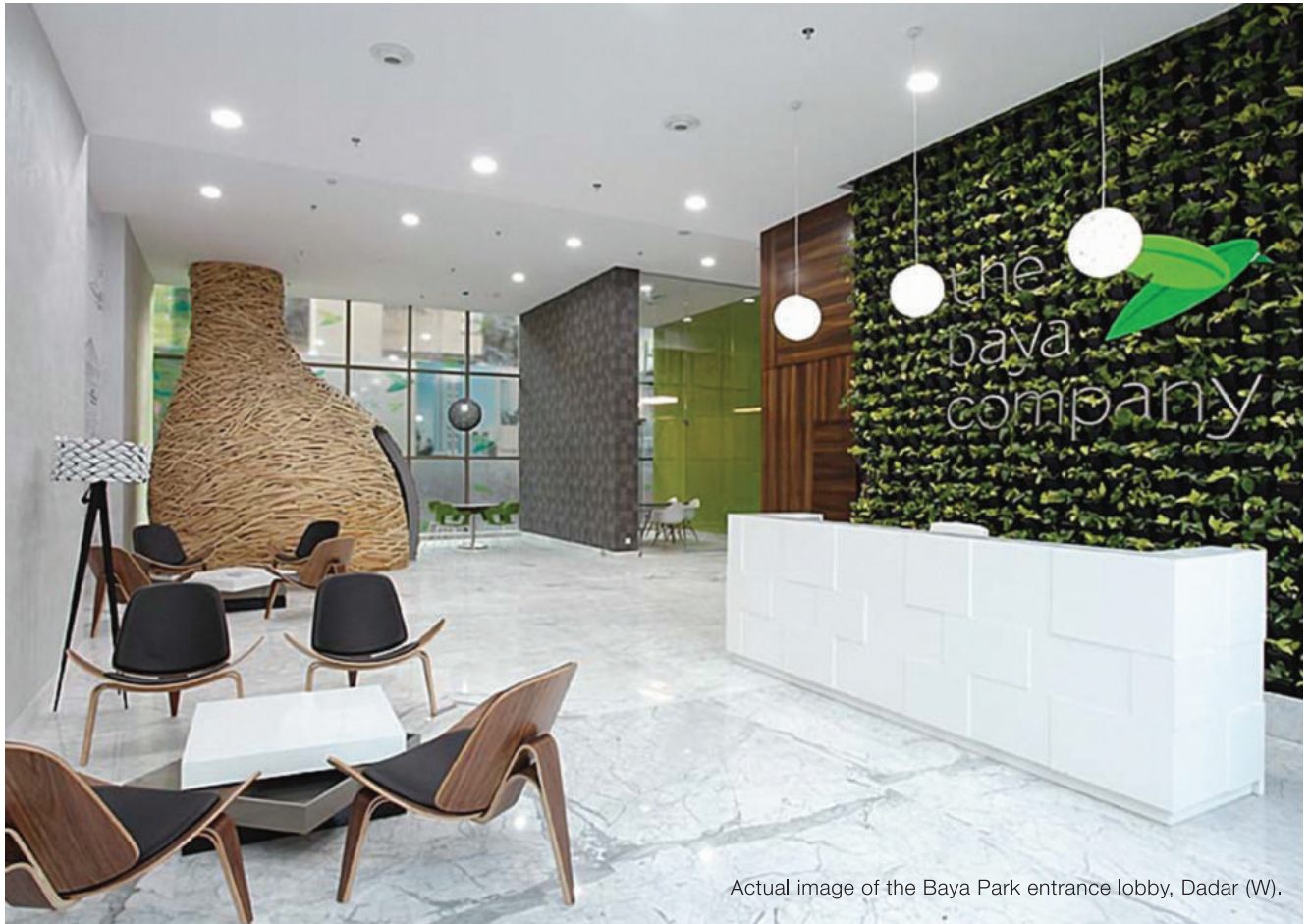
Rohit Kharche is a multi-faceted personality who adroitly manages several key responsibilities of the group company. He heads the crucial departments of construction and infrastructure and concurrently manages the execution of several projects by providing strategic expertise on matters of critical importance.

He is also responsible for formulating solutions on all technical matters ranging from appropriate sequencing of work processes, to optimum usage of materials, manpower and equipment.

As the youngest director of the group, he is imbued with a creative drive that enables him to lead, develop and implement new-age marketing and sales strategies to bolster the group's market presence. His vision also drives the company's online presence, editorial design and the effective deployment of the company's publications.

Mr Kharche takes a keen interest in legal matters and in the redevelopment policy of the government. This enables him to expand, modify and improve the organisation's procedures, standards and policies, and thus make a difference.

A certified Commercial Pilot, armed with a degree in Civil Engineering from Purdue University, USA, Mr Kharche has a Masters in Economics. He truly embodies the spirit of cross-functional prowess.



Actual image of the Baya Park entrance lobby, Dadar (W).

the
baya
company



details make a difference

203-204, 2nd Floor, Orbit Plaza, New Prabhadevi Road, Prabhadevi, Mumbai 400 025
M: +91 77380 57511 www.thebayacompany.com "MahaRERA Registration No. P51800015307
MahaRERA URL: <https://maharera.mahaonline.gov.in>"

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