



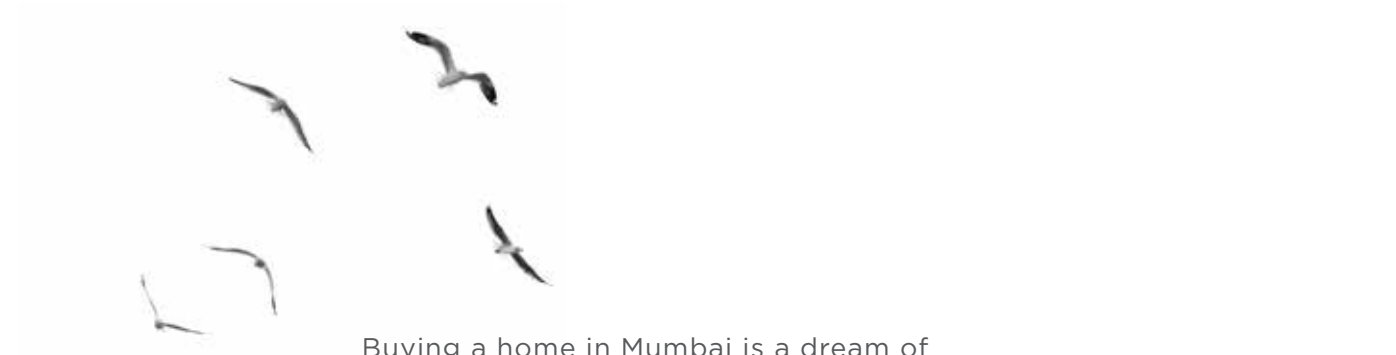
**IS A CLASS APART.  
GREAT IS HERE.**

✦ PASSCODE ✦  
**GREAT  
GUARANTEE**  
✦ WADALA ✦





# THE CITY OF GREAT



Buying a home in Mumbai is a dream of many who live here. Amongst the largest real estate markets in India right now, Mumbai promises great growth in the residential and commercial real estate sectors despite the ongoing pandemic.

The property sales in the residential sector in the Mumbai Metropolitan Region (MMR) grew threefold in the first quarter of 2021 and is expected to grow at an even more tremendous rate, thanks to the reduction in stamp duty rates declared by the state government. Lower home loan rates and easy availability of loans have also contributed to the upward trajectory of real estate sales this year.

Rising affordability means a conducive market for buyers in the current times, guaranteeing a great future for all those who invest.

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An aerial photograph of a large cable-stayed bridge spanning a body of water. The bridge has two tall, white, A-frame pylons and numerous white stay cables. The bridge deck is dark and has multiple lanes with white lane markings. A few vehicles are visible on the bridge. The water is a deep blue-grey color. In the background, there are some distant landmasses and a hazy sky. Overlaid on the image is large, bold, grey text that reads "THE LAND OF GREAT OPPORTUNITIES". The text is arranged in four lines: "THE", "LAND OF", "GREAT", and "OPPORTUNITIES". The text is semi-transparent, allowing the bridge and water to be seen through it.

# THE LAND OF GREAT OPPORTUNITIES



Wadala is the new centre of the city with multiple infrastructural projects developing rapidly in and around. This massive development guarantees great opportunities for the future.



**MUMBAI TRANS-HARBOUR SEA LINK**

The Mumbai Trans Harbour Link (MTHL) is a **22km**-long sea bridge being developed over the Mumbai Harbour in the Mumbai Metropolitan Region (MMR), Maharashtra, India. When completed, the MTHL will become the longest sea link in India.



**BANDRA VERSOVA SEA LINK**

The Versova-Bandra Sea Link is an under-construction bridge in Mumbai, Maharashtra, India. The **17.17 km** bridge will connect Versova, a neighbourhood in the suburb of Andheri to the Bandra-Worli Sea Link in Bandra, as part of the Coastal Road.



**METRO LINE**

The **32.32 km** line is planned to be fully elevated and is expected to consist of 32 stations from Wadala (Mumbai) to Kasarvadavali (Ghodbunder Road, Thane) via Ghatkopar, Mulund and Teen Hath Naka, a popular track crossing in Thane.



**SEWRI-WORLI ELEVATED CORRIDOR (SWEC)**

SWEC is a **4.5-km** elevated corridor connecting the under-construction MTHL at Sewri on the east and the upcoming coastal road at Worli. The project includes two rail overbridges (RoB) at Sewri and another two-tier bridge at Prabhadevi.

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## WADALA

Wadala is a growing residential and commercial area in the heart of the economic capital, giving it an advantage of connectivity with all the other areas and great proximity with business hubs and infrastructural projects. This has led to Wadala becoming the hotspot for investments and development.

As a result, the project offers benefits such as:

- Centrally located in Wadala
  - Well connected to schools, commercial places, healthcare facilities and entertainment centres.
  - At close quarters with business hubs like BKC, Parel and Fort.
-







- GTB Monorail Station
- Eastern Freeway
- Proposed Wadala Metro Station

3 MIN

- Wadala Monorail Station
- Eastern Express Highway
- GTB Nagar Railway Station
- BKC Elevated Road

5 MIN

- Sion Railway Station
- Mumbai Trans Harbour Link
- Sewri-Chembur Road
- BKC

10 MIN

- Link Road (SCLR)
- Lower Parel

15 MIN

- Bandra Worli Sea Link
- Domestic & International Airport
- CSMT (Chhatrapati Shivaji Maharaj Terminus)

25 MIN



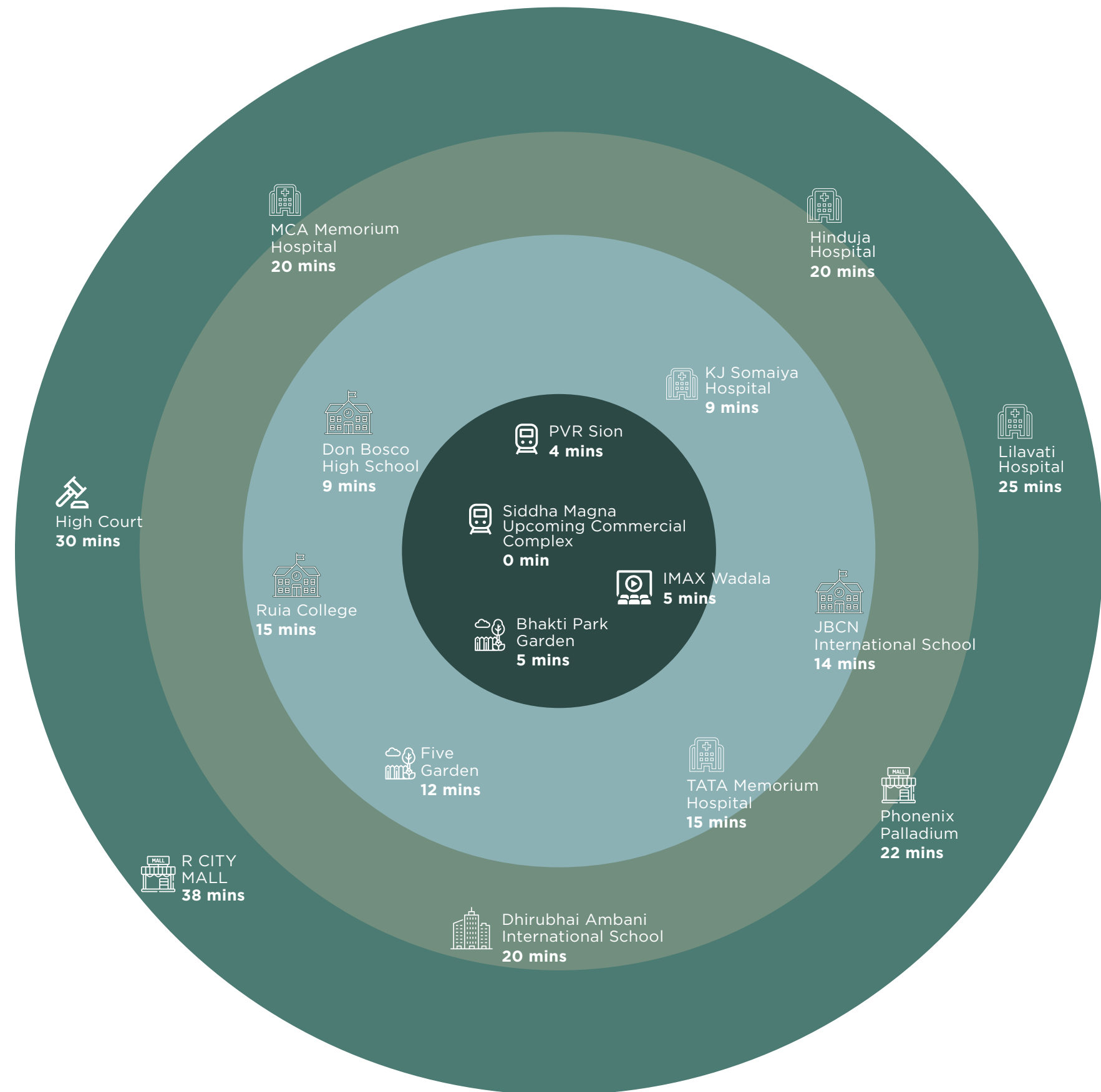
Wadala is a prime location at the heart of Mumbai. It is fast becoming a coveted address thanks to the development and a well-connected network of transport.



# GREEN

CONNECTIVITY







# GREAT



NEIGHBOURHOOD



An aerial photograph of a modern urban landscape. On the right, a tall, slender skyscraper with a blue and white facade rises above the surrounding city. To the left of the skyscraper, a large, green residential complex is visible, featuring a central courtyard with a swimming pool, a basketball court, and a playground. The complex is surrounded by lush greenery and trees. In the background, a dense forest of tall trees is visible. The overall scene depicts a harmonious blend of modern architecture and nature.

**GREEN**

**IS NOT JUST A WORD. IT IS YOUR WORLD.**





## GREAT

is not just a word.

Great is a feeling.

Of safety, security, and certainty.

Of uncompromised luxury.

Of monumental comfort and conveniences.

Great is not just a word.

Great is the feeling of home.

◆ PASSCODE ◆  
**GREAT**  
**GUARANTEE**  
◆ WADALA ◆





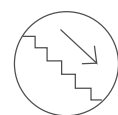
Come, experience the true sense of great among smartly designed 1, 2 and 3 BHK homes accompanied by a multitude of exclusive outdoor amenities.



3+ acres of open spaces across multiple levels



3 towers with 39 residential floors



2 basements along with stilt and podium floors

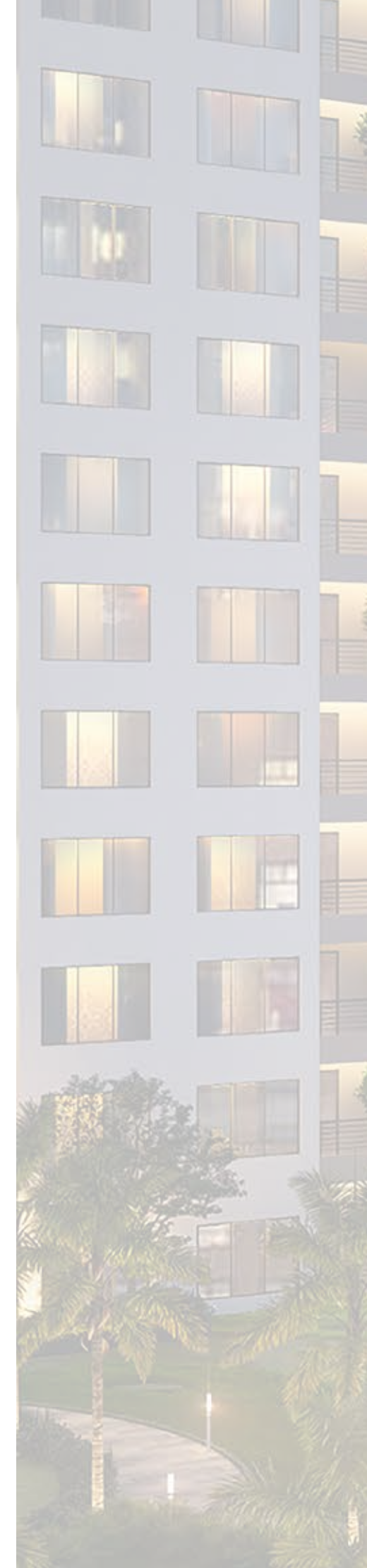


6 elevators in each wing for ultra-comfort



Retail + commercial spaces for better convenience

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**REDEFINING**

**GREAT**

**LIVING**



THE



GREENS





Rejoice in the beauty of extensive **3+ acres** of green. Recuperate in the atmosphere of luxury and purity by being close to nature.

**Ground Level**



Bird Bath & Feeder Area



Reflexology Area



Flower Garden



Pets Corner



Forest Themed Plantation



Butterfly Garden

**Podium Level**



Outdoor Dining Area



Sensory Garden



Mist Fountain Area



Work From Garden



Tree House



Multipurpose Lawn



Healing Garden





PLAY





Discover the true meaning of ‘Work hard,  
play hard’, at our clubhouse. Equipped  
with a host of facilities like



Common Garden Play Area



Crèche



Toddlers' Play Area



Multi-games Room



Cricket Pitch



Professional Badminton Court



Multi-purpose Court



Billiards Room



Squash Court

Get a chance to live your best life. All  
inside your great home.

---





Foster a great lifestyle in our  
state-of-the-art homes equipped with



Swimming Pool



Amphitheatre



Gymnasium



Jacuzzi



Mini-theatre



Jogging Track



Meditation Area



Lounge & Seating Zone



Library



Banquet Hall

THE STATE OF





INDULGE IN



Soak up the luxury in our beautifully designed living rooms. A light, spacious area overlooking the greens where living becomes extraordinary.

Our magnificently planned bedrooms ensure zero wastage of space and offers ultimate comfort so that you get to dream great.

Experience the fun of cooking in our sleek yet straightforward kitchens, designed to ease your effort and raise your comfort.

Discover exquisitely designed bathrooms made just to uplift your experience and satisfy your senses as you relax and let the steam off.



MORE THAN



GREAT







**HOME SPECIFICATIONS**

**Doors**

Wooden frames  
Wooden flush shutters

**Windows**

Powder coated aluminium windows

**Flooring**

Living /Dining ~ Vitrified tiles  
Master bedroom ~ Vitrified tiles  
Other bedrooms ~ Vitrified tiles

**Kitchen**

Floor ~ Double charged vitrified tiles  
Countertops ~ Granite with steel sink  
Dado ~ Ceramic tiles above counter top

**Toilet**

Floor ~ Anti-Skid ceramic floor  
Dado ~ Ceramic tiles

**CP and Sanitary fixtures**

Chromium plated fittings with high-quality  
sanitary fixtures

**Electricals**

Superior quality concealed copper wiring,  
latest modular switches and miniature circuit  
breakers, provision for broadband point

**Exterior finish**

Texture paint

**Ground floor lobby finish**

Ceiling ~ Gypsum/Grid false ceiling  
Lift facia ~ Granite/Marble  
Wall cladding ~ Combination of tiles,  
marble and paint

**Typical floor lobby finish**

Ceiling ~ Gypsum/Grid false ceiling  
Lift facia ~ Granite/Marble  
Dado ~ Vitrified tiles and paint combination



**ALL**





MASTER PLAN



GROUND FLOOR

- 1. Security
- 2. Drop-Off Area/Waiting Plaza
- 3. Water feature with bubblers
- 4. 1.5M Wide Pathway
- 5. Landscape Feature
- 6. Landscape Mounds Area
- 7. Gravel bed
- 8. Planting Area
- 9. Multipurpose Court
- 10. 1.8M Wide Jogging Track
- 11. Reflexology Area
- 12. Open Gym
- 13. Sit Out
- 14. Cross-Fit Arena
- 15. Badminton Court
- 16. Outdoor Table Tennis
- 17. Cricket Net
- 18. Flower Garden
- 19. Rose Garden
- 20. Butterfly Garden
- 21. Forest Plantation
- 22. Pets Park
- 23. Nature Walk
- 24. Nature Seating Area
- 25. Bird Bath & Feeder

PODIUM

- 26. Entry Court
- 27. Jogging Track
- 28. Kids Play Area
- 29. Multiutility Area

- 30. Amphitheatre
- 31. Wooden Deck
- 32. Nana-Nani Park
- 33. Toddler's Play Area
- 34. Tree House
- 35. Swing park
- 36. Mist fountain
- 37. Chess Board
- 38. Reading Corner
- 39. Creative Corner
- 40. Sensory Garden
- 41. Fragrance Garden
- 42. Chit-Chat
- 43. Teenage Corner
- 44. Juice Bar+BBQ
- 45. Adults Pool
- 46. Kids Pool
- 47. Jacuzzi
- 48. Sunken Seating
- 49. Pool Deck
- 50. Overflow Edge
- 51. Pool Cafe
- 52. Healing Garden
- 53. Seating Area
- 54. Meditation Corner
- 55. Yoga lawn
- 56. Open Air Gym
- 57. Office Garden
- 58. Labyrinth Plaza & Zen Garden
- 59. Tree Court
- 60. Herb & Spice Garden
- 61. Seating Nook
- 62. Stage
- 63. Gymnasium
- 64. Changing Room/Spa
- 65. Changing Room/Spa
- 66. Club

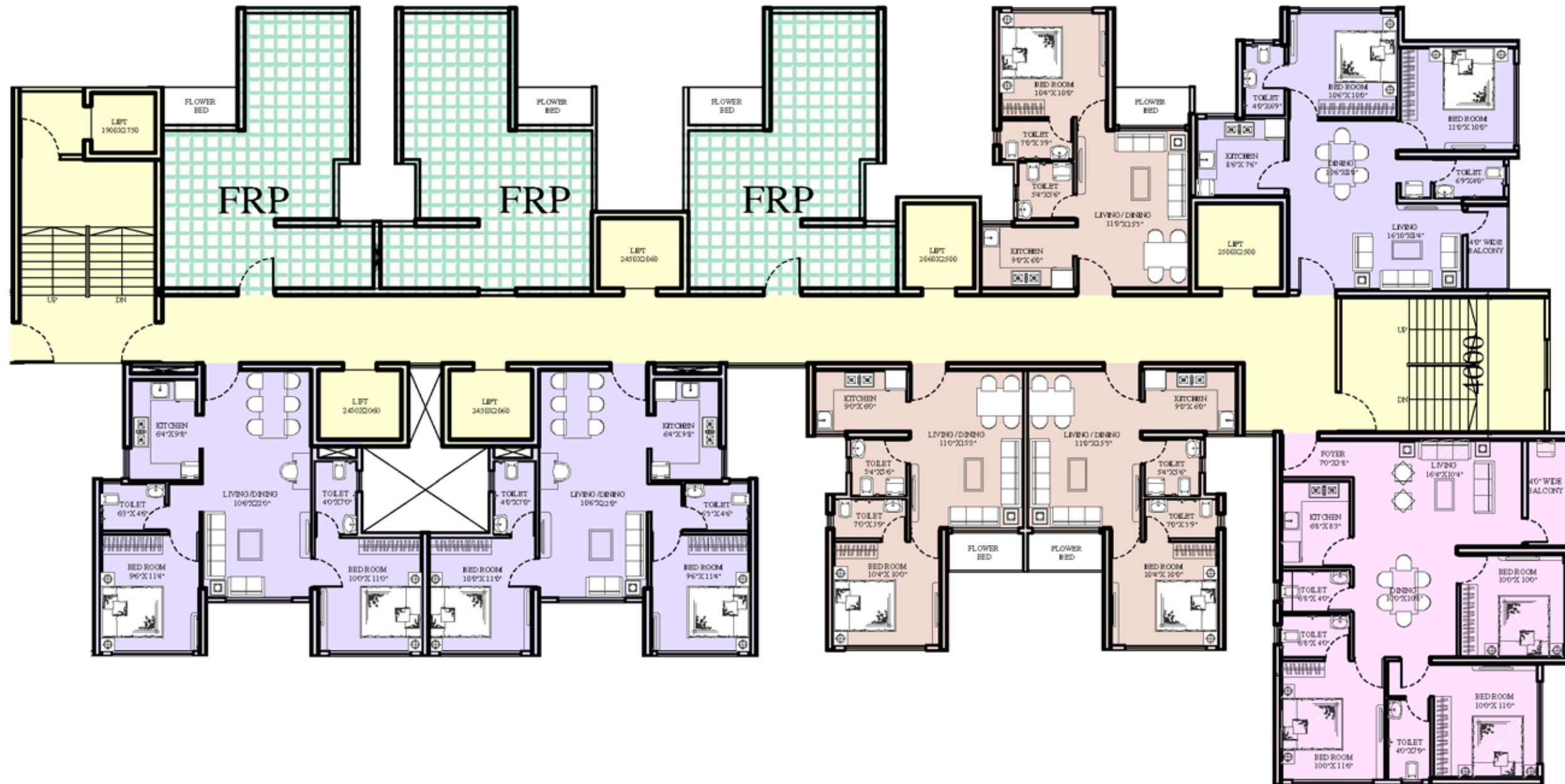
The floor plan shows a complex arrangement of apartment units. Key features include:

- Central Corridor:** A wide corridor runs horizontally through the center, providing access to all units.
- Stairwells:** Multiple stairwells are located throughout the floor, including a large one on the right side and several smaller ones near the units.
- Unit Types:**
  - Yellow Units:** Smaller units, often featuring a living/dining area, kitchen, and a single bedroom.
  - Purple Units:** Medium-sized units, typically with a living/dining area, kitchen, and two bedrooms.
  - Pink Units:** Larger units, some with multiple bedrooms and living/dining areas.
- Room Dimensions:** Most rooms are labeled with their dimensions (e.g., 10'4" x 10'0", 11'0" x 15'3").
- Common Areas:** There are several common areas, including a large central space with a staircase and a smaller area on the right with a staircase.





## REFUGE FLOOR PLAN



## 1 BHK WITH BALCONY

RERA CARPET AREA - 404 SQ FT  
BALCONY AREA - 24 SQ FT

### KEY PLAN





1 BHK WITHOUT BALCONY

RERA CARPET AREA - 404 SQ FT

KEY PLAN



2 BHK WITH BALCONY



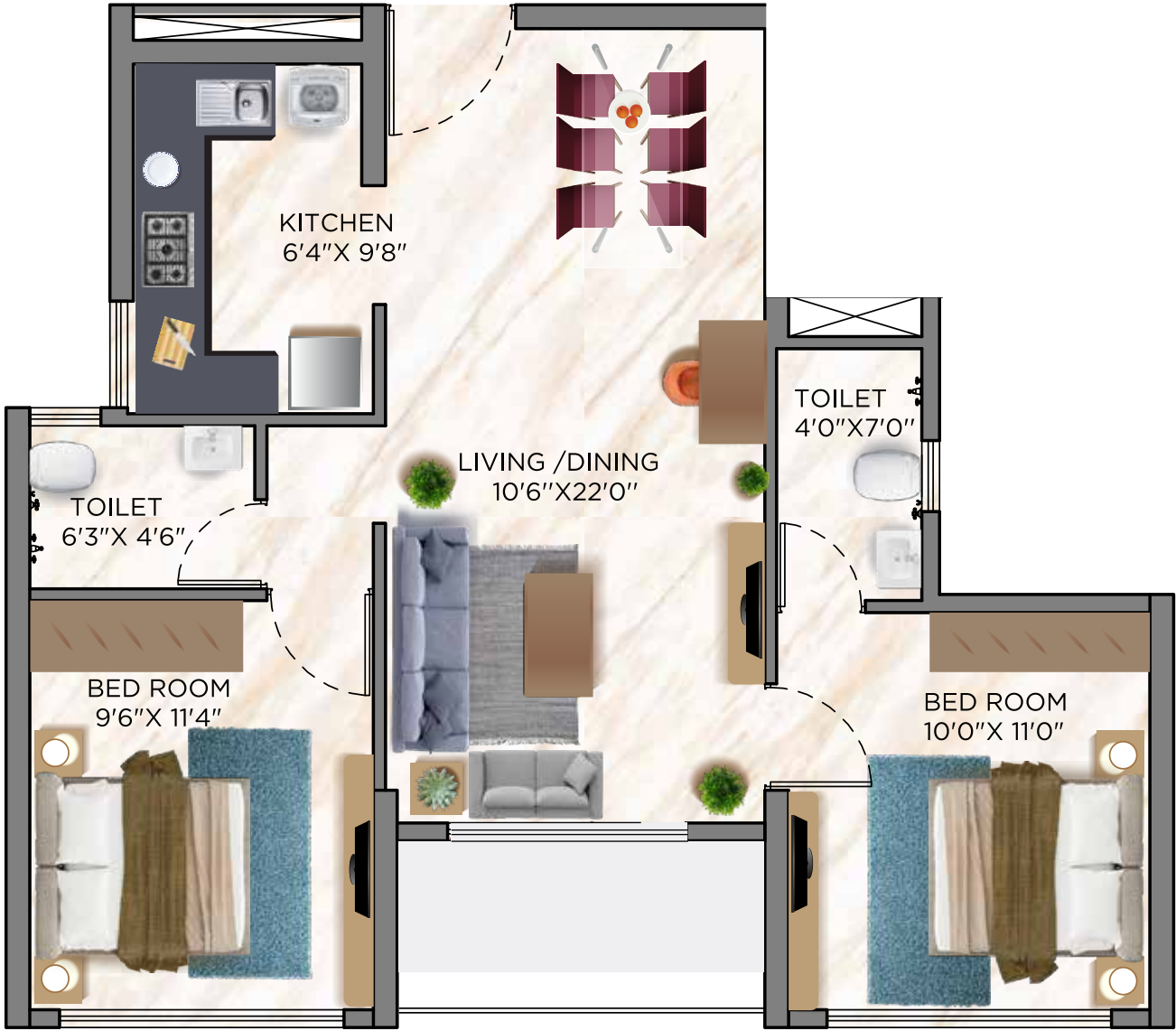
RERA CARPET AREA - 606 SQ FT  
BALCONY AREA - 26 SQ FT

KEY PLAN



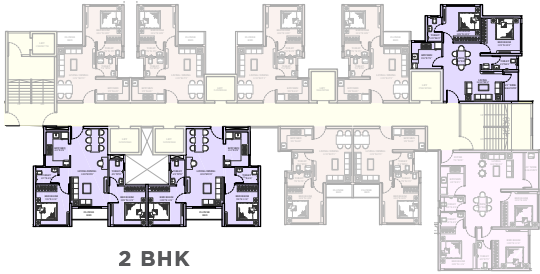


2 BHK WITHOUT BALCONY



RERA CARPET AREA - 606 SQ FT

KEY PLAN



### 3 BHK WITH BALCONY

RERA CARPET AREA - 832 SQ FT

BALCONY AREA -36 SQ FT

#### KEY PLAN



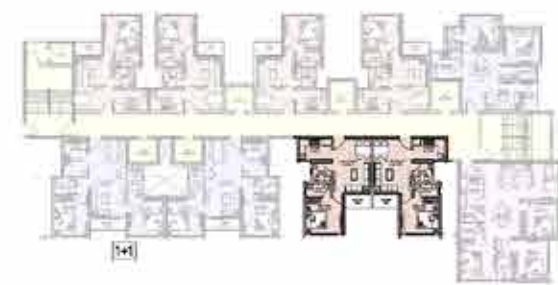


JODI FLAT (1+1)



RERA CARPET AREA - 803 SQ FT

KEY PLAN



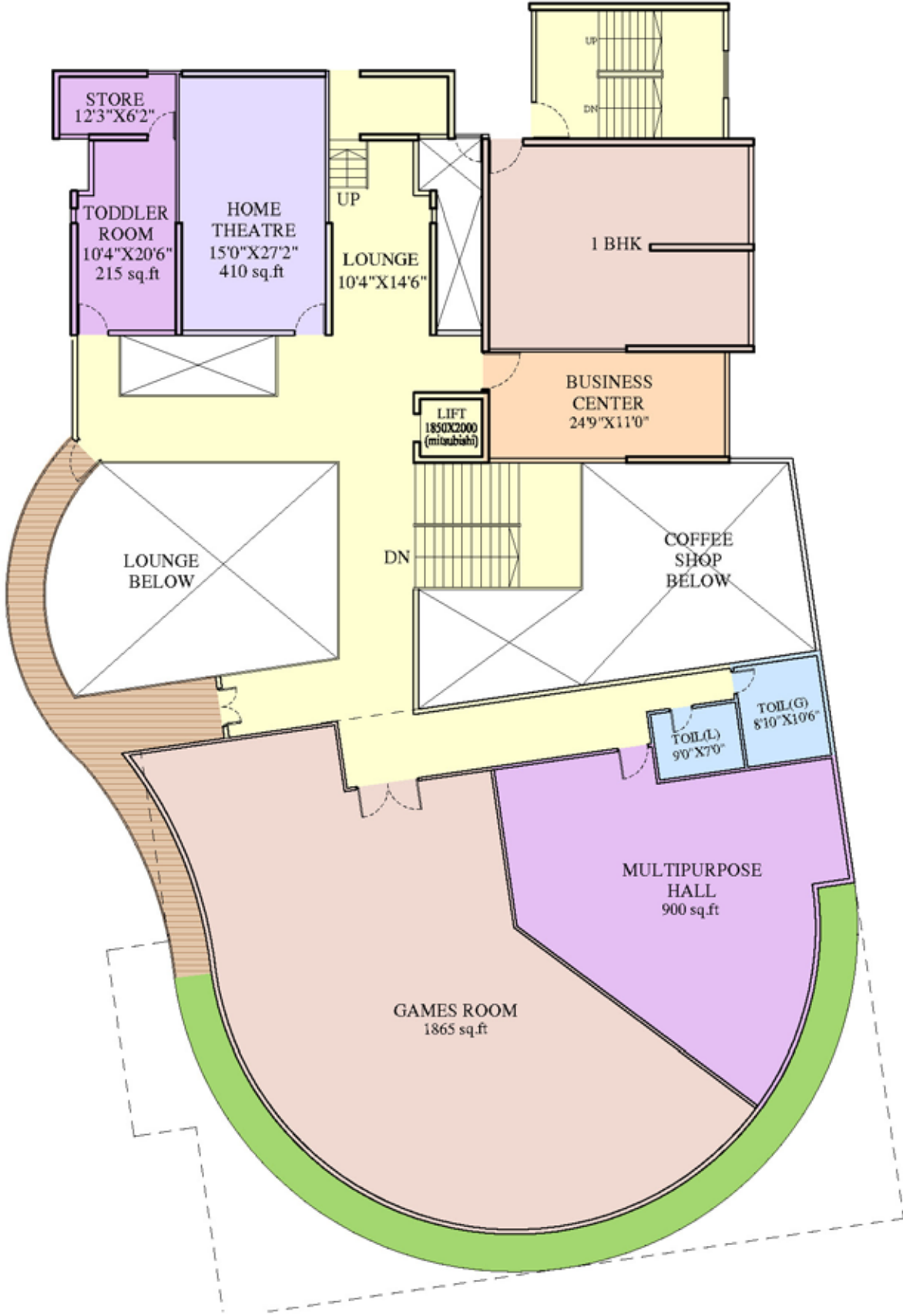
CLUB HOUSE PODIUM LEVEL

CLUB HOUSE PODIUM LEVEL





CLUB HOUSE LEVEL 1





# PARTNERS IN MARKETING







## SIDDHA

Since its inception in 1986, Siddha has been crafting residential and commercial spaces with a difference, to make good living affordable in 4 cities across India, namely Kolkata, Mumbai, Jaipur and Bengaluru.

Under the leadership of Group Chairman Shri Chandra Prakash Jain and Group Managing Director Shri Sanjay Jain, Siddha has won 25+ prestigious awards over 33 years of experience. They have been the pioneers of Rooftop Skywalks in India.

## SEJAL

Sejal Realty was formed with the sole objective of changing the current landscape of Indian Infrastructure by focusing on the redevelopment of society and SRA projects to promote the conservation of built and natural heritage structures in Mumbai, which needed to be protected, nourished and maintained.

With the foresight and strong vision of our Chairman, Managing Director and a team of dedicated professionals, the Group is poised to launch many more projects, with its commitment to 'Excellence', 'Innovation' and 'Passion' with trust.

## starom

StarOm Group, under the leadership of Shri Vishal Jhajharia, has established itself as a premier realty company in less than a decade. Driven towards creating homes with a soul, the vision of the Group is to reach out to varied consumers with focused demand and to understand consumer requirement. The group intends to create landmark projects which reflects a lifestyle and culture in entirety. StarOm is now coming up with a variety of projects in the LIG, MIG, luxury residential as well as in the commercial, retail and industrial spaces.

## SPRING CITY

Spring City Group is one of the leading real estate developers in East India. SCG is focusing on residential and commercial projects across the country since a decade, with the principles of innovation and reliability. The SCG team led by Shri Vijay Kumar Goyal, is well supported by industry experts, leading management and consultants along with over 50 combined years of management experience amongst the executives.



Design  
Architect



Landscape  
Consultant



Structural  
Consultant

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