

Making homes today,  
for tomorrow.

We're,



**MOHAN LIFESPACES LLP.**

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**MOHAN WATERS EDGE**

Site office:

Barvi Dam Road, Eranjad Village,  
Badlapur (W), - 421503.

All plans drawings, amenities, facilities, etc. are subject to the approval of the respective authorities and would be changed if necessary. The discretion remain with developer. All renderings, floor plans, pictures and maps are the artist's conception and actual depiction of the buildings, its walls, roadways or landscaping, dimensions in plan are mention in British system for user's ease.  
Conversion: 1 SMT = 10.764 sq.ft. 1 RMT = 3.25 ft.



**Phase-I : Rera Reg No. P5170002550**  
**Phase-II : Rera Reg No. P51700010737**



*Make yourself available for life's surprises*

**#WaterFront Villas**  
**#OpulentLuxury**  
**#ConvenientLocation**  
**#GatedCommunity**  
**#GreenLocales**  
**#LifestyleAmenities**  
**#SpaceForEveryone**  
**#RelaxingRejuvenation**  
**#FourBed Villas**  
**#ThreeBed Villas**  
**#TwoBed Villas**

So, if you see yourself  
luxuriating in the undeniable  
splendor of your home at  
Mohan Waters Edge,  
Talk to us.





## #WaterFront Villas

A good waterfront view makes your stay at a place worthwhile, a great one however, makes you want to remain there forever. We present to you spectacular villas that simply take your breath away and transport you to another world.

Get entranced by sparkling waters, green trees that appear to be melting into the waters ...



# #OpulentLuxury

Mohan Waters Edge is a beautiful, private, detached and stylish luxury-gated villas township with a clubhouse and all necessary infrastructure. The elevation and streetscapes are tastefully designed. Careful attention has been paid to space planning and the villas are designed to have ample setback areas. The villas are of lavish 2, 3 & 4 bed configuration across two levels.







## #ConvenientLocation

Mohan Water Edge is located at 5 minutes' drive from Badlapur railway station and 45 minutes' drive from proposed International Airport. The township is well connected to Karjat Highway (9 minutes), Kalyan Highway (5 minutes) and Murbad Highway (1 minutes) that bring it closer to Mumbai, Pune and Nashik.





## #LifestyleAmenities

The escape to a place full of greenery happens only on vacations in a city like Mumbai. Mohan Waters Edge is situated amongst nature and ample of greenery. Living at Mohan Waters Edge will make your stay here feel like a life long vacation.





## #SpaceForEveryone

Mohan Waters Edge offers residents the chance to engage in a wide variety of activities close to their own homes. Activities inside this township include basketball court, skating rink, amphitheatre, swimming, golf courses tennis, and many other "leisure" activities for residents.





## #RelaxingRejuvenation

Imagine sipping your morning tea witnessing the glow of the rising Sun reflecting on a serene beautiful river while the birds are chirping on the trees. The bounty of nature doesn't mean that you have to compromise on luxurious living. Mohan Waters Edge has all the modern amenities for complete living experience.

- *Children's Play Area*
- *Skating Rink*
- *Maze Garden*
- *Basket Ball*
- *Tennis Court*
- *Amphitheatre*
- *Gymnasium*
- *Banquet - Hall*
- *Mini - Theater*
- *Shopping*
- *Barbeque Pits*
- *Nature Trail*
- *Cafeteria*
- *Cricket Pitch*
- *Golf Putting*
- *Swimming Pool*



# #GatedCommunity

Mohan Group wishes to bring to Badlapur the unparalleled gated community villa experience which offers, within it, the opportunity to relax and unwind at the elegant clubhouse, which is reminiscent of a world class resort. Mohan Waters Edge is for those who love the good life. With our 'Going Green' concept, we want to bring human more closer to the nature. It is a living environment that encompasses all the modern luxuries and promises happiness for eternity.





## #FourBedVillas

The spacious lavish villa has four bedrooms, five restrooms, one of each kitchen, dining area and living area. It also has media room and beautiful sun deck attached to each room for you to enjoy the views.





## #ThreeBedVillas

The craft-fully designed villa has three bedrooms, one on level one and two on second level. The spacious kitchen double height living area with a very large sun deck makes it a real special place







## #TwoBedVillas

The two bed villas spread across two levels keeps your family time intact at the lavish living area connected with the kitchen and dining area on level one. The two spacious bedrooms on level two with attached bathrooms gives you a complete personal space.





**WALL FINISH** : Double coat plastered external wall with highly durable acrylic paint | POP covered internal walls with elegant plastic paint finish | POP covered ceiling surfaces with elegant paint finish | Decorative paint finish in floor lobbies.

**UTILITY AREA** : Sun breakers attached to living room, bedroom with elegant railings | Loft spaces above bathroom for individual water tank & for general storage

**BATHROOM & WC** : Hot & cold water mixer of reputed brand in bathroom | Designer wash basins | Good quality branded fitting.

**ELECTRICALS** : Concealed copper wiring with Miniature Circuit Breaker | Branded quality modular switches throughout the villa | Telephone point in living room & master bedroom | Inverter wiring | Cable point in living room & master bedroom..

**FRAMES** : Teak wood frames on main entrance & bedroom doors | Marble frame on bathroom doors.

**DOORS** : Decorative Laminated flush main door with brass fitting & lock | Laminated bedroom doors with tabular lock | Long life waterproof lamination doors for Washrooms.

**FLOORING** : Wooden flooring in Master Bedroom | Vitrified flooring tiles throughout the villa | Anti-skid ceramic tiles in the Sun Breakers.

**WINDOWS** : Decorative marble frames on all windows | Full size colour powder coated aluminium windows.

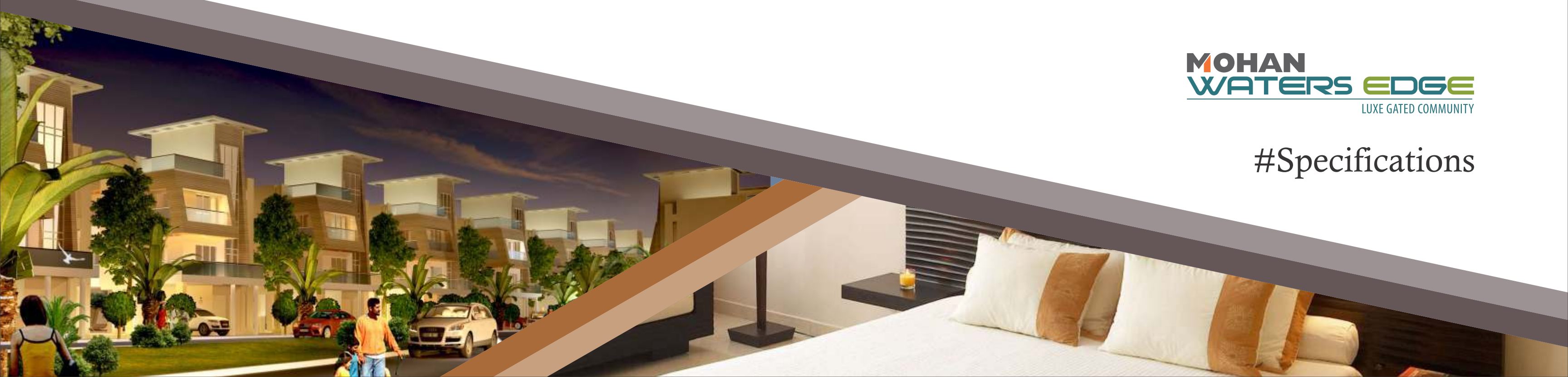
**TILES** : Glazed wall tiles in kitchen : 4' dado above platform | Designer wall tiles in bath & WC.

**PLUMBING** : Concealed plumbing with branded sanitary ware.

**KITCHEN** : Granite kitchen platform with stainless steel sink.



#Specifications





# #GOINGGREEN

- Energy Efficient lighting fixtures
- Water saving plumbing fixtures
- Energy-efficient ventilation systems
- Low-flow shower heads
- Dual flush toilets
- Rainwater Harvesting
- Solar power
- Eco-friendly garbage disposal system
- Hybrid eco-systems to recycle water and effluence
- On-site nursery
- Large water-bodies
- Green patches
- Nature trail and outdoor recreational area



A View of Layout Plan & Amenities



## #TheLocation

- 5 Minutes drive from Badlapur railway station
- 10 Minutes drive from Ambernath railway station
- 9 Minutes drive from Karjat highway
- 45 Minutes drive from Proposed international airport
- 30 Minutes drive from Mumbai-Pune express highway
- Location is witnessing interest from Prominent Industrial Houses
- Proximity to Business centers





# THE WALL OF FAME



Making homes today,  
for tomorrow.

We're,



Established in 1987, with a firm view of providing value for money solutions in real estate, the Mohan Group today is a multi-faceted entity with projects that span the spectrum of the industry verticals, ranging from construction of residential and commercial spaces to professional consultancy services in project execution and marketing.

The Mohan Group has a strong presence in the Central Suburbs of Mumbai, Pune and Goa with more than 65 Lacs square feet of developed area to their credit and a satisfied customer base of more than 14,000 happy families. The group has a further 75 Lacs square feet of ongoing and planned development in commercial and residential spaces scheduled for completion.

In tune with evolving urban lifestyles, the Mohan Group has continuously sought to provide the best solutions that cater fully to customer needs within affordable budgets without compromising on design, quality and timely delivery.

Professional project management expertise and strict adherence to quality processes, including ISO 9001:2008 and ISO 14001:2004 certification, has helped the group build a reputation for excellence and reliability.

## On-going Projects

- MOHAN** RITTEKA
- MOHAN** OCEAN PARK
- MOHAN** ALTEZZA
- MOHAN** SKY VILLE
- MOHAN** ALCOVES
- MOHAN** SUBURBIA KINGSTON
- MOHAN** KIDZENIA
- MOHAN** HIGHLANDS
- MOHAN** TRIBECA
- MOHAN** NANO CITY
- MOHAN** BOULEVARD
- MOHAN** SUBURBIA RICHMOND
- MOHAN** WILLOWS
- MOHAN** WATER'S EDGE

## Iconic Landmark

- MOHAN** HEIGHTS
- MOHAN** SRISHTI - II
- MOHAN** PRIDE
- MOHAN** PURAM
- MOHAN** PARADISE - I
- MOHAN** REGENCY
- MANAV** PARK
- MOHAN** JYOT
- MOHAN** PLAZA
- MOHAN** PARK
- MANAV** GARDENS
- MOHAN** PARADISE - II
- MOHAN** SRISHTI - I
- PODAR** INTERNATIONAL SCHOOL

## Up-coming Projects

- MOHAN** PALAZZIO
- MOHAN** HILLS
- MOHAN** ALTUS
- MOHAN** ARCADE
- MOHAN** ARECA
- MOHAN** OAKWOODS
- MOHAN** VERDE
- MOHAN** PURNA
- MOHAN** AURUM
- MOHAN** ERIA
- MOHAN** ESPACIA
- MOHAN** EXCELLENCE
- MOHAN** FOUNDATION SCHOOL

## Recent Achievements

- MOHAN** SUBURBIA CAMBRIDGE
- MOHAN** SUBURBIA SCHOOL
- MOHAN** PALMS VISTA
- MOHAN** GREENWOODS OLIVE
- MOHAN** VALLEY
- MOHAN** TULSI VIHAR
- MOHAN** PLAZA-I
- MOHAN** SUBURBIA OXFORD
- MOHAN** PALMS VIVA
- MOHAN** GREENWOODS CLOVER
- MOHAN** PALMS AQUA
- MOHAN** GREENWOODS JADE
- MOHAN** SUBURBIA SALISBURY
- MOHAN** PLAZA-II



