



**AN EXTRAORDINARY
NEW OPPORTUNITY
AWAITS YOU.**

INDIA IS NOW THE LAND OF GREAT OPPORTUNITIES.

India stands today as a thriving economic powerhouse, driving global growth with its dynamic markets and innovative industries. As India takes its proud new place on the world stage, new exciting opportunities abound for you.



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With GDP growth for FY23/24 at 6.3%, India is set to be the world's third largest economy by 2027, surpassing Japan and Germany.¹



\$120-160 billion FDI annually expected by 2025. NRI contributions to Indian real estate to reach 20% by 2025.³



India to spend nearly Rs.143 lakh crores on infrastructure between FY24 and FY30.²



India to become the world's third-largest equity market by 2030.⁴

¹ - India's Growth to Remain Resilient Despite Global Challenges (worldbank.org) ² - India to spend nearly Rs 143 lakh crores on infrastructure between FY24 and FY30: Crisil - The Economic Times (indiatimes.com) ³ - India can attract \$120-160 billion FDI annually by 2025: CII-EY report - The Economic Times (indiatimes.com) ⁴ - India Economic Boom: 2031 Growth Outlook | Morgan Stanley.

THE OPPORTUNITY LIKE NO OTHER.

Within a booming India, Mumbai, the maximum city, shines like never before and is at the forefront of real estate development. Chembur is Mumbai's new epicentre and has evolved into one of its most attractive cultural and residential destinations.



Stock Image

MUMBAI'S EXISTING INFRASTRUCTURE

- Eastern Freeway**
Chembur to Fort
25 minutes
- Monorail**
Chembur to Wadala
20 minutes
- Monorail**
Wadala to Mahalaxmi
30 minutes
- BKC Connector**
Eastern Express Highway (EEH) to BKC
10 minutes
- Ghatkopar - Mankhurd Link Road**
Mankhurd Link Road
10 minutes
- Santacruz - Chembur Link Road (SCLR)**
Santacruz to Chembur
25 minutes
- Chhatrapati Shivaji Mumbai International Airport**
40 minutes from Chembur
- Atal Bihari Vajpayee Sewri-Nhava Sheva Atal Setu**
Sewri to Proposed Navi Mumbai International Airport
35 minutes

The above game-changing infrastructural projects have increased Chembur's desirability as a residential destination and helped raise its property prices.

Distance mentioned are approximate. Data represented is as per Cushman & Wakefield report 'Chembur Market Outlook April 2024'.



EXISTING INFRASTRUCTURE	UPCOMING INFRASTRUCTURE
Eastern Freeway	Metro Line 8
Monorail	Metro Line 2B
BKC Connector	Metro Line 4
Ghatkopar - Mankhurd Link Road	Navi Mumbai International Airport (NMIA)
Santacruz - Chembur Link Road (SCLR)	Mumbai Coastal Road Project (MCRP)
Chhatrapati Shivaji Mumbai International Airport	Mumbai-Ahmedabad Bullet Train Project
Atal Bihari Vajpayee Sewri-Nhava Sheva Atal Setu	Nagpur-Mumbai Expressway (Samruddhi Mahamarg)
Bandra-Worli sea link	Metro Line 3 (Aqua Line)
	Sewri- Worli Elevated Corridor

Each one of these infrastructure projects has the power to transform Chembur's connectivity. With property prices forecasted to grow by over **35%** by 2028.

These infrastructure projects will together boost price appreciation in Mumbai and in Chembur, as well as spark increased connectivity, economic growth and improved quality of life for this vibrant metropolis.

Locations/Landmarks mentioned above are as per their presence in and around the project site as on April 2024. These landmarks/locations may be subject to change from time to time and the Promoter has no control over the same. Distance mentioned are approximate.

— P R E S E N T I N G —

Nature-Blessed 1, 2 & 3 BHKs

Imagine a home that gives you expansive acres, in a nature-rich, premium ecosystem, spread across the largest residential project[^] in Chembur, which is designed to offer a life of more. Discover true multifaceted living and the best of lifestyle features, set amidst stunning beauty.

—
MORE NATURE.
MORE SPACE.
MORE AESTHETICS.
MORE PEACE.
MORE TO DO.
—

BUY AN APARTMENT.
MOVE INTO ACRES OF JOYS AND DELIGHTS.



[^]As per Cushman & Wakefield report 'Chembur Market Outlook April 2024'.

▶ Live Art Space



▶ Mini Theatre

45+*
 CURATED AMENITIES,
 SPREAD ACROSS ACRES OF
 JOYS AND DELIGHTS.

▶ Pilates Room



▶ VR Gaming Room



▶ Yoga Room

Connectivity

Eastern Freeway	1 km
Eastern Express Highway	3.6 km
Bharat Petroleum Monorail Stn.	1.7 km
Sewri - Chembur Road	4.7 km
Chembur Railway Station	4.9 km
SCLR	4.3 km
Lokmanya Tilak Terminus	5.8 km
BKC Connector	5.2 km
Ghatkopar Metro Station	7.4 km
Atal Setu	9.2 km
International Airport	11 km

Commercial Hubs

BKC	6.3 km
Lower Parel	11 km
Powai	15.8 km
Nariman Point	18 km

Sports

The Acres Club	2.9 km
The Bombay Presidency Golf Club	3 km
Sindhi Society Gymkhana	3.1 km
Diamond Garden	4 km
The Chembur Gymkhana	4.4 km

Stores & Malls

Cubic Mall	3.1 km
The Fine Arts Society	3.8 km
D Mart	4.2 km
Phoenix Marketcity Kurla	8.2 km

Hospitals

Zen Multi Speciality Hospital	3.5 km
Sushrut Hospital	3.6 km
Apollo Spectra Hospital	4.2 km
Sanjeevani Hospital	4.5 km
K.J. Somaiya Hospital	5.4 km
Asian Heart Institute	7.8 km

School & College

St. Sebastian's High School	900 m
Ryan International School	1.7 km
Vivekanand Education	2.5 km
Society's Institute of Technology	
JBCN International School	3.2 km
The Green Acres Academy	3.5 km
St. Anthony's Girls' High School	4.5 km
St. Gregorios High School	4.7 km
Tata Institute of Social Sciences	4.7 km

Monorail		Hospitals	
Eastern Freeway		Sports	
Metro		Educational Institutes	
Santacruz - Chembur Link Road (SCLR)		Shopping	
Sewri - Chembur Road		The Fine Arts Society	
BKC Connector		Railway Station	
International Airport		Diamond Garden	



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THE STORY OF CHANDAK GROUP IS THE STORY OF PROMISES KEPT.

With over 35 years of legacy, we at Chandak Group aim to transform the Real Estate canvas of Mumbai. Today, our humble yet significant contribution to the growth of the city stands as testimony to our reliability. With over 12 million sq. ft. developed, every brick laid, and every blueprint drawn is an effort led by our passionate team. Our unwavering commitment to Excellence In Delivery has been our foundation, and with over 30 completed projects we are proud to have fulfilled this promise and create spaces for over 10,000 families who provide us with optimism to stand by our tagline Promises Made. Promises Kept.

Our Legacy



35+ Years
of creating landmarks
across Mumbai



30+
Completed
projects



12 Million+
sq.ft.
developed



10,000+
Happy
families

Speedy Delivery



All projects were
completed on or
before time.



7 OCs in one year.

Winning Hearts and Awards

Excellence In Delivery.
For 4 Consecutive
Years: From 2020 to 2023.



**Developer With Focus
On Sustainability.**
Real Estate Awards.
The Economic Times, 2021.

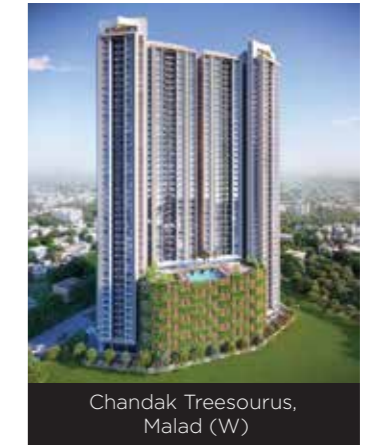
9 STELLAR PROJECTS ACROSS MUMBAI.



Chandak GreenAiry,
Borivali (E)



34 Park Estate, Goregaon (W)



Chandak Treesourus,
Malad (W)



Nishchay Wing-B, Dahisar (E)



Atmosphere O2,
Mulund (W)



Cornerstone, Worli



Unicorn, Andheri (W)



Codename GreenBiz,
Borivali (E)



The Gateway, Mulund (W)

Artist's Impression

The building design, project amenities and facilities are subject to final approval granted/to be granted by the concerned authority. All the artworks, features, facilities, views, surroundings, landscape, amenities, images, models, aesthetics, building elevation, furniture, fixtures, interior work, design and/or any other details are artistic conceptualization for illustration purposes only and do not purport to replicate the offering. The list of standard offerings, amenities and other details are available for verification at site. Intending purchasers are requested to verify all the details before acting in any manner with respect to the project.



WEBSITE QR CODE

THE COMPLETE OPPORTUNITY



THE LARGEST RESIDENTIAL PROJECT[^] IN CHEMBUR:

A meticulously designed, dynamic ecosystem that has the power to delight, on a daily basis, every member of the family.

EASY CONNECTIVITY:

To BKC, Navi Mumbai and Mumbai's major commercial and industrial hubs.

35%[^] RISE IN CHEMBUR'S PROPERTY PRICES FORECASTED:

Making this the ideal location for investment, backed by current and upcoming infrastructure.

GREAT OPPORTUNITY FOR FIRST-MOVERS:

With steady appreciation in property prices of Chandak Group projects, this is the right time to take full advantage of early prices.

THE RICH LEGACY OF CHANDAK GROUP:

35+ years of creating landmarks across Mumbai and a proud record of excellence in delivery.



PROMISES MADE. PROMISES KEPT.



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Sahyadri Nagar, Chembur (E),
Mumbai - 400074



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chandakgroup.com



chandakgroup



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MAHARERA QR CODE