

centrio.in | mjshahgroup.com

Call: 860960 60 60 | Email: sales.centrio@mjshahgroup.com

Site Address: Centrio, Off Eastern Freeway, Opp RBK International School, Chembur, Mumbai 400043

Project jointly developed by Centrio Lifespaces Limited & LDPL.

MAHARERA REGISTRATION NO. P51800012170 and is available on the website https://maharera.mahaonline.gov.in under registered project.

All the plans, designs, images, specifications, dimensions, facilities and other details herein are purely indicative in nature and the intended recipient should note that these are to be treated as purely provisional and informative and as such only tentative subject to the approval from respective authorities. The Sample/ Show Flats displayed on the brochure are only for the purpose of showcasing the potential of the flats after fitouts. Area thereof shall be subject to a variation of +/- 3%. It is also made clear that the images of sample/show flats are neither an offer nor a contract by the Developer/Co-Developer/Promoter to provide to the intending purchaser "furnished flats". The Amenities displayed on the brochure are also tentative and proposed, and subject to approval from the Competent Authorities, final list whereof shall be provided in the Agreement for Sale as and when executed. We reserve the right to modify / change / amend / alter any of the aforesaid in the best interest of the development without prior intimation / notice and without any obligation. The contents herein should not be construed as an offer / invitation to offer / contract. Any party desirous / interested in the project needs to enter into agreement for sale and the development / transaction shall be governed by the terms and conditions of the agreement for sale. The printed material inter alia images, content herein is for illustrative and representational purposes only.

YOUR REASON TORISEAND SHINE



A LEGACY OF OVER 6 DECADES



M.J. Shah Group, with interests in Pharmaceuticals, Finance and Private Equity has recently entered the Real Estate sector. For over 60 years, the group has carefully nurtured a culture of innovation and commitment to human values. For instance, Biochem Pharmaceuticals, one of our earliest companies, not only brought the first cancer medicine to India, but also made cancer drugs affordable. In an industry where people invest their life savings, the assurance that one is dealing with a company that stands for quality and trust is the need of the hour. With our rock solid commitment to putting people first, that is exactly what we are bringing to the market.



IN 2017, THE GROUP DIVERSIFIED FURTHER AND ENTERED INDIA'S BUSTLING REAL ESTATE SECTOR AS A DEVELOPER

Our Ongoing Projects



81 AUREATE - BANDRA WEST

ULTRA LUXURY 4 BHK LIMITED EDITION APARTMENTS

MAHARERA REGISTRATION NO.: P51800010171



SPACIOUS 2, 3 & 4 BED RESIDENCES
MAHARERA REGISTRATION NO.: P51900006005





HOMES AT THE HEART OF FUTURE

OC Received Modern and Spacious 1BHK, 2 BHK Optima and 2 BHK Ultima Residences



22 floors
FULL OC RECEIVED



Panoramic scenic views



All residences with wrap-around sundecks



Large carpet area



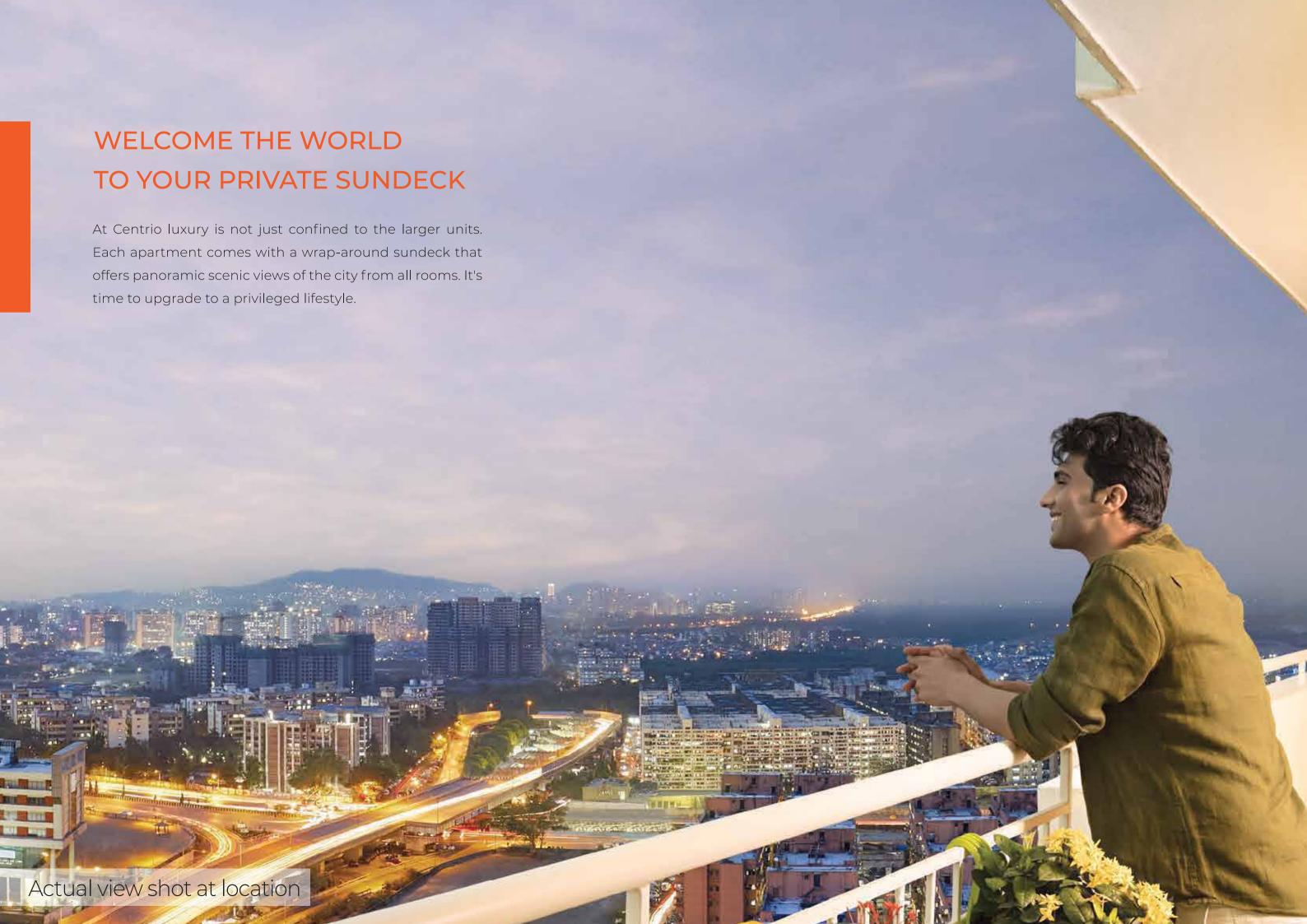
Vastu compliant homes



Health club, swimming pool and other modern facilities.



Proposed A-wing *Artist's impression. The image is used merely for representation purpose to depict the elevation of the building and does not represent the site condition and surroundings to the building.



RISE UP TO THE HEART OF CONNECTIVITY

WITH THE FREEWAY CONNECTING TO SOUTH MUMBAI AND THE CENTRAL CORRIDOR IN MINUTES, THIS SIDE OF THE CITY IS RIPE TO EXPLORE THE UNTAPPED POTENTIAL OF PREMIUM REAL ESTATE.

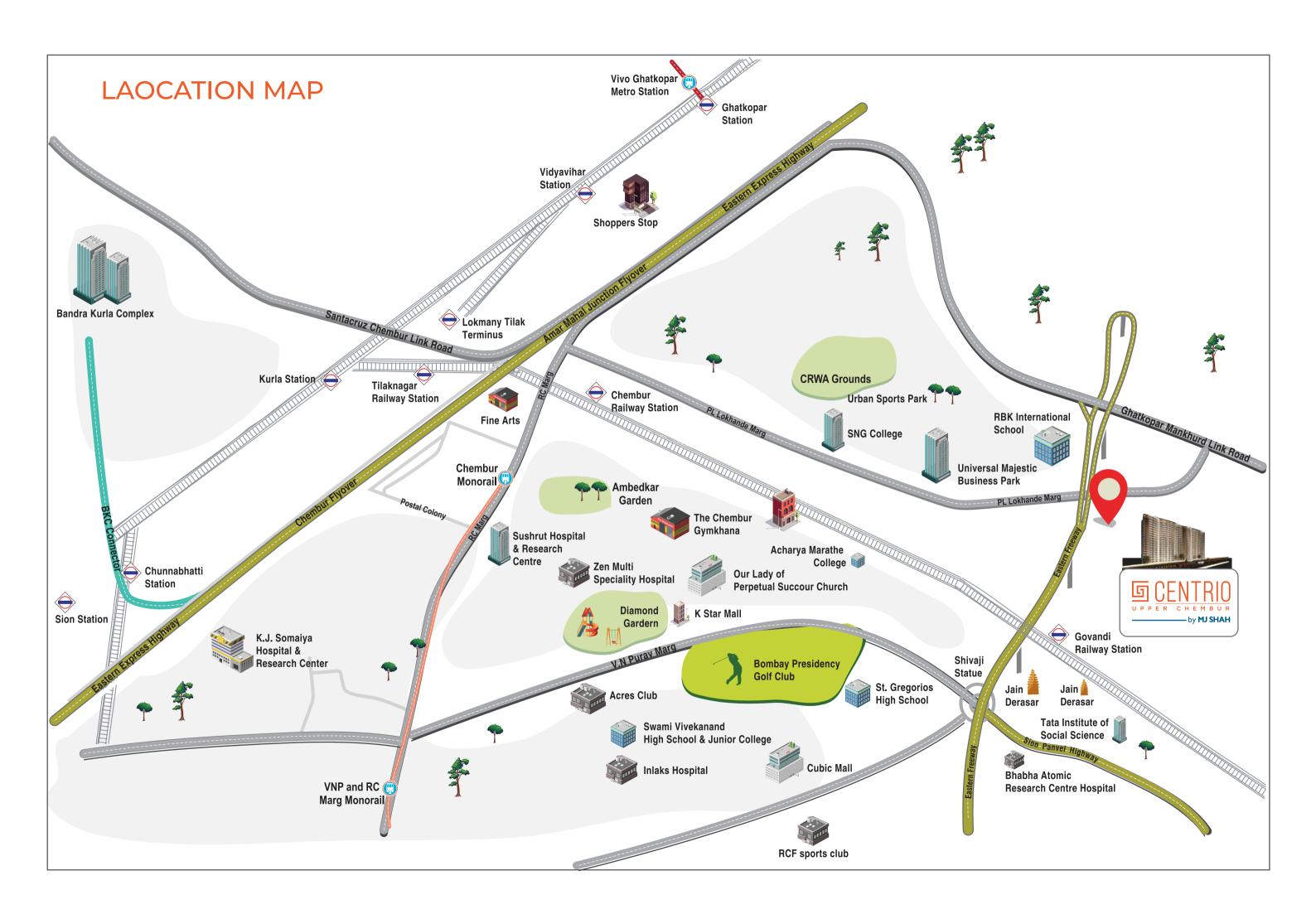


*Stock photographs for representation purpose only

CONNECTIVITY IN MUMBAI

•	EASTERN FREEWAY	1	MIN.
•	GOVANDI RAILWAY STATION	3	MINS.
•	CHEMBUR RAILWAY STATION	8	MINS.
•	ВКС	9	MINS.
•	CHEMBUR MONORAIL STATION	13	MINS.
•	LOKMANYA TILAK TERMINUS	15	MINS.
•	BALLARD ESTATE	21	MINS.
•	MAZGAON DOCKYARD	20	MINS.
•	GHATKOPAR METRO STATION	25	MINS.
•	DOMESTIC & INTERNATIONAL AIRPORT	29	MINS.
•	GATEWAY OF INDIA	30	MINS.
•	NAVI MUMBAI	32	MINS.
•	AIROLI IT PARK	25	MINS.
•	BANDRA STATION	34	MINS.
•	MILLENNIUM PARK GHANSOLI	40	MINS.
•	BHENDI BAZAAR	38	MINS.
•	ANDHERI STATION	43	MINS.
•	BHIWANDI INDUSTRY ESTATE	48	MINS.
•	SEEPZ INDUSTRIAL	49	MINS.
•	KALYAN BHIWANDI JUNCTION	51	MINS.

*Commute times according to Google Maps taken during non-peak hours.



RISE UP TO THE CENTRE OF ACTION

NAME IT AND HAVE IT ALL. CENTRIO OFFERS UNPARALLELED

ACCESSIBILITY TO MOST OF THE CITY'S SOCIAL INFRASTRUCTURE

WITHIN 30 MINS RADIUS. BE IT REACHING TO WORK ON TIME OR

PICKING UP YOUR CHILD FROM THE SCHOOL, IT WILL ALL BE A DRIVE

AWAY. BEST OF SCHOOLS, BANKS AND HEALTHCARE FACILITIES ARE

RIGHT NEXT TO YOUR HOME AT CENTRIO.



*Stock photographs for representation purpose only

BANKS, ATMS

- STATE BANK OF INDIA ATM
- · IDBI BANK ATM
- KOKAN MERCANTILE CO-OP BANK
- ICICI BANK ATM
- HDFC BANK
- · AXIS BANK

COLLEGES

- VIVEKANAND EDUCATION SOCIETY'S
 COLLEGE OF ARTS SCIENCE & COMMERCE
- PADMABHUSHAN VASANTDADA PATIL
 PRATISHTHAN'S COLLEGE OF ENGINEERING
- · N. G. ACHARYA & D. K. MARATHE COLLEGE

RESTAURANTS

- · BLEND & BREW
- WILD ORCHIDS
- ASTRIX
- IVY RESTAURANT AND BANQUETS
- · N BAR & GRILL
- INDIA BISTRO
- · JHAMA SWEETS
- · CHINA BISTRO
- LUCKY RESTAURANT

SCHOOL

- · RBK INTERNATIONAL ACADEMY
- · ST ANTHONY'S GIRLS HIGH SCHOOL
- ST GREGORIOS PRIMARY SCHOOL
- THE GREEN ACRES PRE-PRIMARY
- OUR LADY OF PERPETUAL SUCCOUR
 HIGH SCHOOL

AIRPORT

- · SANTACRUZ DOMESTIC AIRPORT
- CHHATRAPATI SHIVAJI
 INTERNATIONAL AIRPORT

HOSPITALS

- BARC HOSPITAL
- PANDIT MADAN MOHAN MALAVIYA
 SHATABDI HOSPITAL
- · ZEN MULTI SPECIALITY HOSPITAL
- · APOLLO SPECTRA HOSPITALS
- · JAI HIND HOSPITAL & ICCU

TRAIN STATIONS

- GOVANDI STATION
- CHEMBUR STATION

MONORAIL STATIONS

- VNP & IRC MARG
- FERTILIZER TOWNSHIP
- · CHEMBUR

METRO STATIONS

· GHATKOPAR

PARKS

- · DIAMOND GARDEN
- · DR. H D PATIL GARDEN
- GREEN FIELDS PRIVATE PARK
- SANDU UDHYAN

CLUBS

- · CHEMBUR GYMKHANA
- BOMBAY PRESIDENCY GOLF CLUB
- SINDHI SOCIETY GYMKHANA
- · ACRES CLUB
- · CLUB EMERALD

RETAIL

- SHOPPERS STOP
- · K-STAR MALL
- · CUBIC MALL

RISE UP TO THE FUTURE

The metropolitan city is spawning with its infrastructure development reaching its maximum potential. Roads, Flyovers, Metro lines and Monorail are going to make commute much faster and life much better.

UPCOMING INFRASTRUCTURE



Revamped Mazgaon dock is to be the city's newest hotspot. The eastern water-front will have a 7 kms long MARINE DRIVE VERSION - 2 (Proposed). The proposed site will have Ropeway, Marina Convention Centre, Entertainment Hub, Ecological Park, Offices etc. Centrio is a 15 mins drive from the proposed development. Once completed it will elevate Centrio's lifestyle quotient several notch higher.



Metro Line 2 (Dahisar - Bandra - Mankhurd) is a proposed metro line. It will not only provide faster access between northwest, south and central Mumbai but also reduce the road traffic by over 30 percent.



A 3 km extension of the Eastern Freeway, connecting EEH near Ghatkopar wi**ll** reduce trave :ime to Thane, Navi Mumbai and Powai.



Trans Harbour Link, Goregaon Mulund Link Road, Ghansoli Ghatkopar Sea Link will all be ready soon. Besides that, a 1,240-metre Two-Lane Flyover from the Indian Oil Junction to Eastern Express Highwayon the Thane-bound corridor is being planned, too.



Another Bandra Kurla Complex is proposed to come up at Wadala with the Wadala Truck Terminal (WTT) being shifted to Dahisar to Mankhurd.



MBPT is also planning to tap into tourism at Sassoon Docks, converting the area into a vibrant tourist spot. The plan has also proposed public parks, plazas, promenades, walking trails.



A 55 ft. Buddha statue is going to add a wow factor to the entire Chembur-Govandi pocket. The statue would be made of fiberglass and will be erected in the stretch of land between Mumbai's Anik-Panjarpol Link Road tunnels of the Eastern Freeway. The project which is estimated to be of Rs. 10 Crores would be a major tourist attraction with a Buddha park, a meditation center, and a jogging track and will be a replica of the Buddha statue at Ravangla, Sikkim.

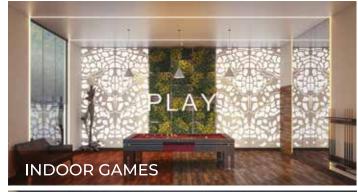


RISE UP TO A WORLD OF FACILITIES

WHILE CENTRIO'S PRIME LOCATION BRINGS YOU CLOSE TO YOUR WORLD, ITS THOUGHTFUL PLANNING OPENS TO ANOTHER WORLD FILLED WITH SPACE, PEACE, BEAUTY AND ELEGANCE. UPGRADE TO A COMMUNITY OF THE LIKE-MINDED AND ENJOY EXCLUSIVE FACILITIES AND AMENITIES THE PROJECT HAS IN STORE.











Artist's impression

RISE UP TO SPACIOUS LUXURIES

WHOEVER SAID, SPACIOUS DECKS ARE FOR THE
LUXURIOUS FEW, ITS TIME TO REVISIT. CENTRIO OFFERS
WRAP-AROUND SUNDECKS IN EVERY APARTMENT
IRRESPECTIVE OF THE UNIT SIZE. A COMFORT THAT
VERY FEW GET TO ENJOY IN A CITY WITH LACK OF
LIVING SPACE.







Actual Show Flat Images