



CODENAME HELLO
EPIC!

MahaRERA Registration No. P51900026182 available at website: <http://maharera.mahaonline.gov.in>

Shapoorji Pallonji is a name which has become synonymous with trust and quality in India as well as Internationally. Over the years, the Shapoorji Pallonji group has Evolved and grown exponentially to become a huge conglomerate with multiple business segments.

Shapoorji Pallonji with over 150+ years of expertise in building residential spaces and commercial structures that symbolise beauty, innovation and reliability; Shapoorji Pallonji is a name synonymous with quality and trust globally. Craftsmanship of global standards

We employ more than 84,000 people and operates in more than 53 Countries with revenue of \$5 Billion

SD Corp Legacy



Iconic Developments like
The Imperial Towers,
Sarova - Kandivali



One of the tallest
and most luxurious
twin towers



We have more than
30 international
and national level
awards to our name



India's largest
MHADA unified
redevelopment project
- Sarova Kandivali (E)

ACTUAL VIEW FORM
THE IMPERIAL TOWER - TARDEO

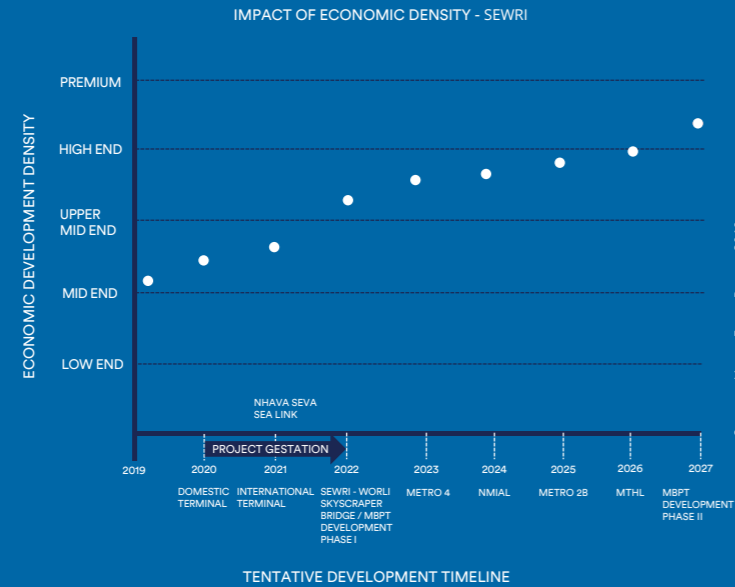


THE MAKERS OF IMPERIAL, NOW PART OF THE MAKING OF SEWRI.

With the announcement of multiple infrastructure projects and the availability of land parcels, Sewri is expected to see an influx of development in the near future with a rush of employment opportunities. At

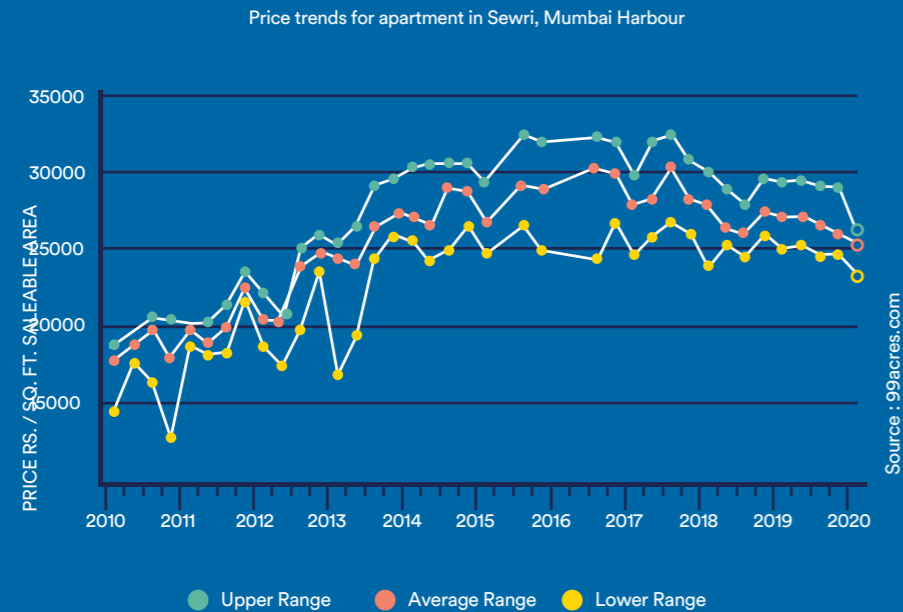
Mumbai's East is rising, with one of the most transformative infrastructure changes the country has seen in modern times. Sewri, the location of SD Corp's next venture, is right at the heart of the change.

PROJECTED SOCIO-ECONOMIC TRANSFORMATION OF THE MICRO-MARKET FROM MID END TO ABOVE HIGH END DUE TO INFRASTRUCTURE DEVELOPMENT



Mumbai's East is rising, with one of the most transformative infrastructure changes the country has seen in modern times. Sewri, the location of SD Corp's next venture, is right at the heart of the change.

POST THE SOCIAL & ECONOMIC CATCHMENT TRANSFORMATION EXPECTED TO START FROM 2020, THE PRICING IS EXPECTED TO GROW EXPONENTIALLY



CRUISE TERMINAL

Gateway to the world just 6.8 km away.



UPCOMING SKYSCRAPER BRIDGE

The bridge will be built at a height of 32 metres and will connect Sewri to Worli in a matter of minutes. The project is expected to be completed by mid 2022.



UPCOMING TRANS HARBOUR

Connecting South Mumbai to Navi Mumbai, 21.8 km long architectural masterpiece just (longest sea link in India) 0.9 km away.



UPCOMING MBPT DEVELOPMENT

Massive 28 km of Eastern Waterfront. Sea transport, sea tourism, urban and cultural development.



THE EASTERN WATERFRONT

LOCATION CONTEXT

Connectivity

- Sewri Railway Station 0.3 km
- Monorail Station 1.5 km
- Proposed Metro Station 2.7 km
- Eastern Freeway Exit 2.9 km
- CSTM Railway Station 8.3 km
- CSIA Airport 17.4 km
- Worli 5.2 km
- Lower Parel/Prabhadevi 4.2 km
- BKC 9.7 km
- Nariman Point 11 km
- Fort 8.1 km
- Haji Ali 6.0 km

Shopping Destinations

- Palladium 5.5 km
- Phoneix Market City 13 km
- Atria Mall 7 km
- CR2 10.5 km

Education Institutes

- JCBN international School 1.2 km
- RA Poddar College of Commerce and Economics 3.2 km
- Don Bosco High School 3.1 km
- Ruia College 3.2 km
- Bombay Scottish School 4.7 km
- Cathedral and John Connon School 9 km

5 Star Hotels

- ITC Grand Central 2 km
- The St. Regis 4 km
- Four Seasons 5 km
- The Taj Mahal Palace 9.7 km

Hospitals

- KEM Hospital 1.5 km
- TATA Memorial Hospital 1.8 km
- Global Hospital 1.7 km



GREENS VIEWS



SEA VIEWS



Actual Image

Actual Image

NIGHT VIEW OF THE CITY



Actual Image

NIGHT VIEW OF THE TRANS-HARBOR SEA LINK AND EASTERN FREEWAY



Actual Image

MASTER LAYOUT PLAN



The Site Plan of the Project including other plans and the provision for and the area of the amenities mentioned therein are subject to changes in case the same are required due to subsequent changes in the applicable Development Plan and Development Control and Promotion Regulation.



EPIC 1, 2 & 3 AMENITIES : PODIUM LEVEL

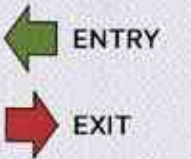


Outdoor Amenities

- ① Swimming Pool
- ② Kids Pool
- ③ Kids Play Area
- ④ Outdoor Gym
- ⑤ Seating Area
- ⑥ Open Lawn

Indoor Amenities

- ⑦ Fitness Center
- ⑧ Multipurpose Hall



The Site Plan of the Project including other plans and the provision for and the area of the amenities mentioned therein are subject to changes in case the same are required due to subsequent changes in the applicable Development Plan and Development Control and Promotion Regulation.

EPIC 1, 2 & 3 AMENITIES : PODIUM LEVEL

Outdoor Amenities

- ① Swimming Pool
- ② Kids Pool
- ③ Kids Play Area
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- ⑤ Seating Area
- ⑥ Open Lawn

Indoor Amenities

- ⑦ Fitness Center
- ⑧ Multipurpose Hall



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EPIC 1, 2 & 3 AMENITIES : TERRACE LEVEL

TERRACE AMENITIES

- | | |
|-----------------------------|---------------------------|
| ① ENTRANCE LOBBY ON TERRACE | ⑩ JOGGING TRACK |
| ② ENTRANCE PLAZA | ⑪ SENIOR CITIZEN'S ALCOVE |
| ③ HALF NET CRICKET | ⑫ LAWN |
| ④ SKY LOUNGE | ⑬ BENCH SEATING |
| ⑤ OUTDOOR BOARD GAMES | ⑭ READING DECK |
| ⑥ REFLEXOLOGY WALKS | ⑮ SEATING ALCOVE |
| ⑦ PARTY DECK | ⑯ MEDITATION SPACE |
| ⑧ PERFORMANCE SQUARE | ⑰ PLANTING LAYERS |
| ⑨ BARBEQUE CORNER | |



The Site Plan of the Project including other plans and the provision for and the area of the amenities mentioned therein are subject to changes in case the same are required due to subsequent changes in the applicable Development Plan and Development Control and Promotion Regulation.



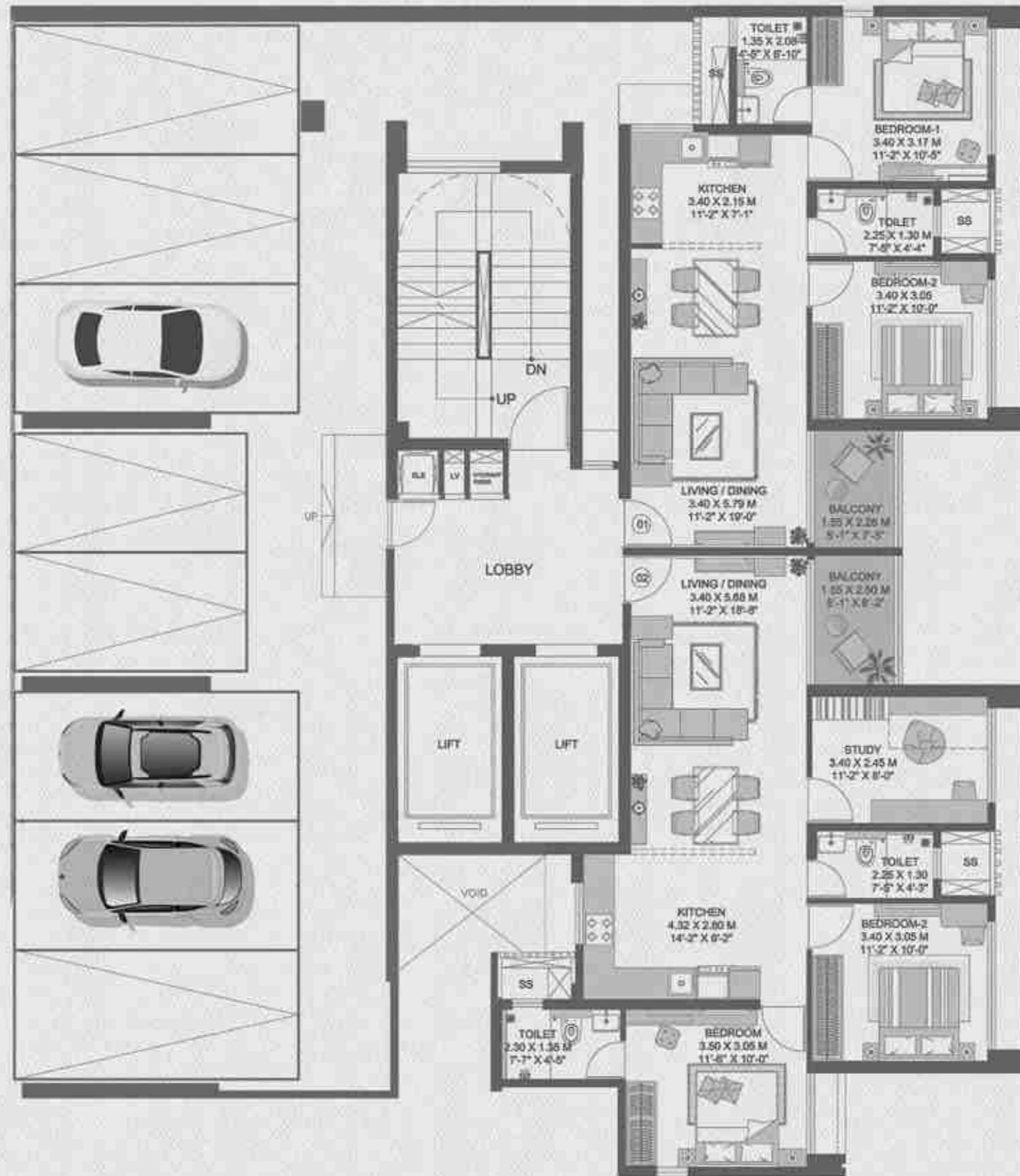
EPIC 1, 2 & 3 PODIUM PARKING PLAN



"This is a Typical floor plan, subject to minor variations. The Furniture, fixtures and fittings etc. are for representative purposes and does not constitute part of the final product or any part there of. Internal furniture layout is indicative for understanding. Windows are shown indicative and will be provided as per final elevation drawing. Parking shown is tentative & might change during handover"



EPIC 1, TYPICAL 1 TO 5 FLOOR PLAN



2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.78	611.14
RERA E.C.A.	1.25	13.45
RERA BALCONY	3.51	37.78

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.38	757.53
RERA E.C.A.	1.20	12.92
RERA BALCONY	3.88	41.76

" This is a Typical Floor plan, subject to minor variations. The furniture, fixtures and fittings etc. are for representative purposes and does not constitute part of the final product or any part there of. Internal furniture layout is indicative for understanding.Windows are shown indicative and will be provided as per final elevation drawing"

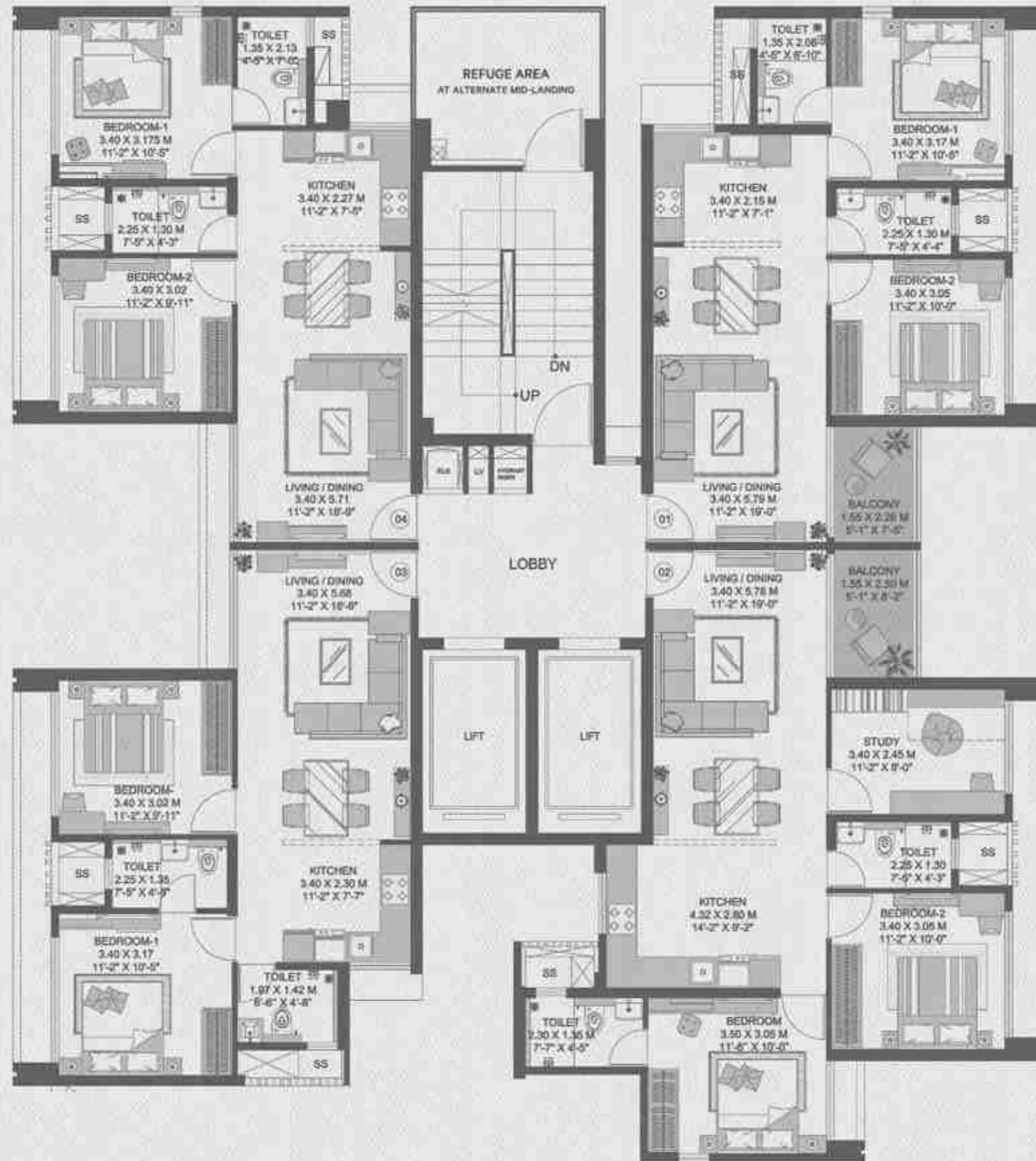


EPIC 1, TYPICAL REFUGE FLOOR PLAN

8th & 15th Floor



2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.18	604.67
RERA E.C.A.	1.13	12.16



2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.78	611.14
RERA E.C.A.	1.25	13.45
RERA BALCONY	3.51	37.78

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.23	605.23
RERA E.C.A.	1.10	11.81

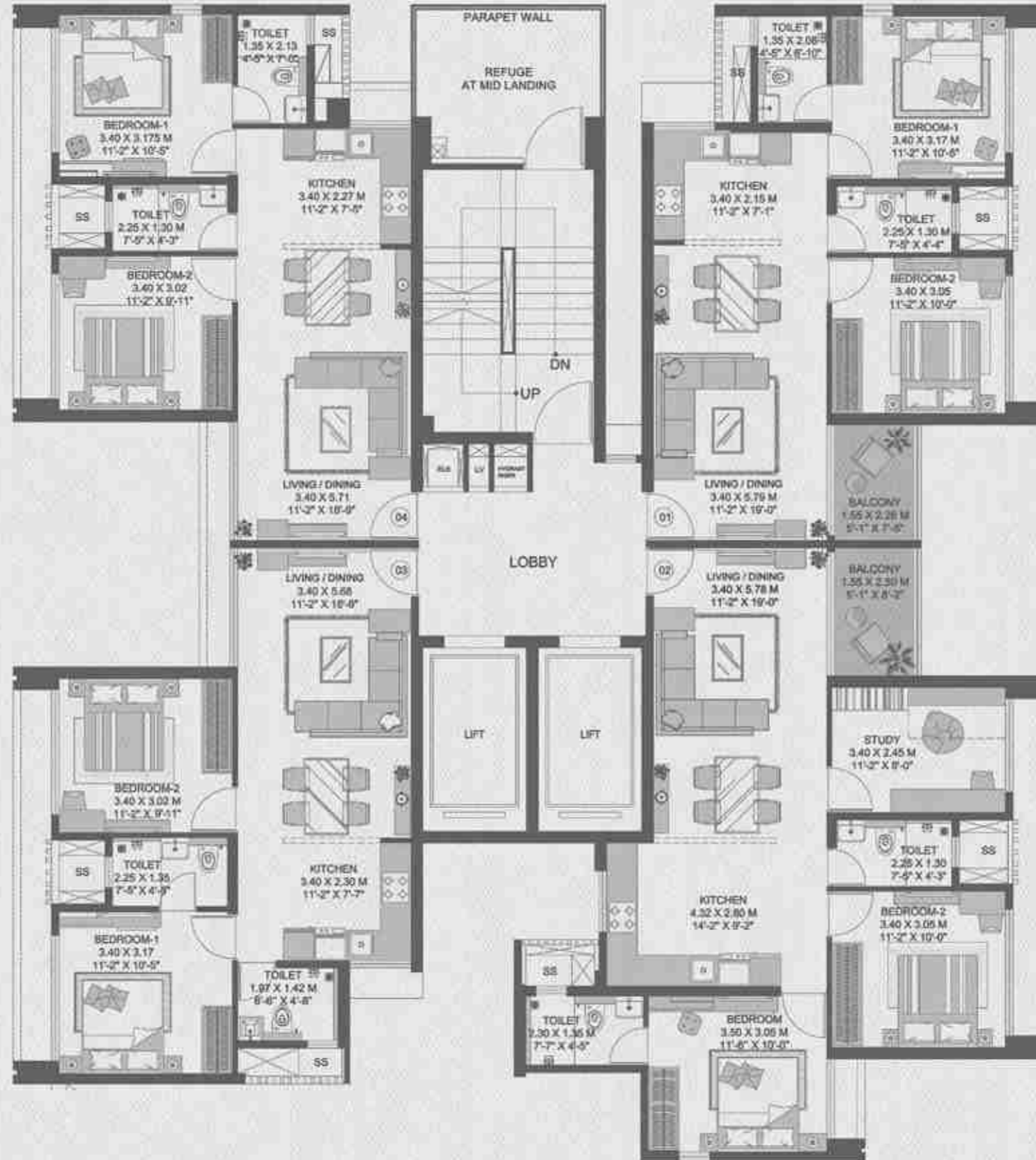
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.38	757.53
RERA E.C.A.	1.20	12.92
RERA BALCONY	3.88	41.76

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EPIC 1, TYPICAL 7 TO 21 FLOOR PLAN

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.18	604.67
RERA E.C.A.	1.13	12.16



2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.78	611.14
RERA E.C.A.	1.25	13.45
RERA BALCONY	3.51	37.78

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.23	605.23
RERA E.C.A.	1.10	11.81

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.38	757.53
RERA E.C.A.	1.20	12.92
RERA BALCONY	3.88	41.76

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EPIC 2, TYPICAL 1 TO 5 FLOOR PLAN



2 BHK	SQ.MT	SQ.FT
RERA C.A.	59.85	644.22
RERA E.C.A.	2.05	22.07

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.53	748.38
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.37	757.41
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.05

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EPIC 2, TYPICAL REFUGE FLOOR PLAN

8th & 15th Floor



2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.19	604.78
RERA E.C.A.	2.01	21.64

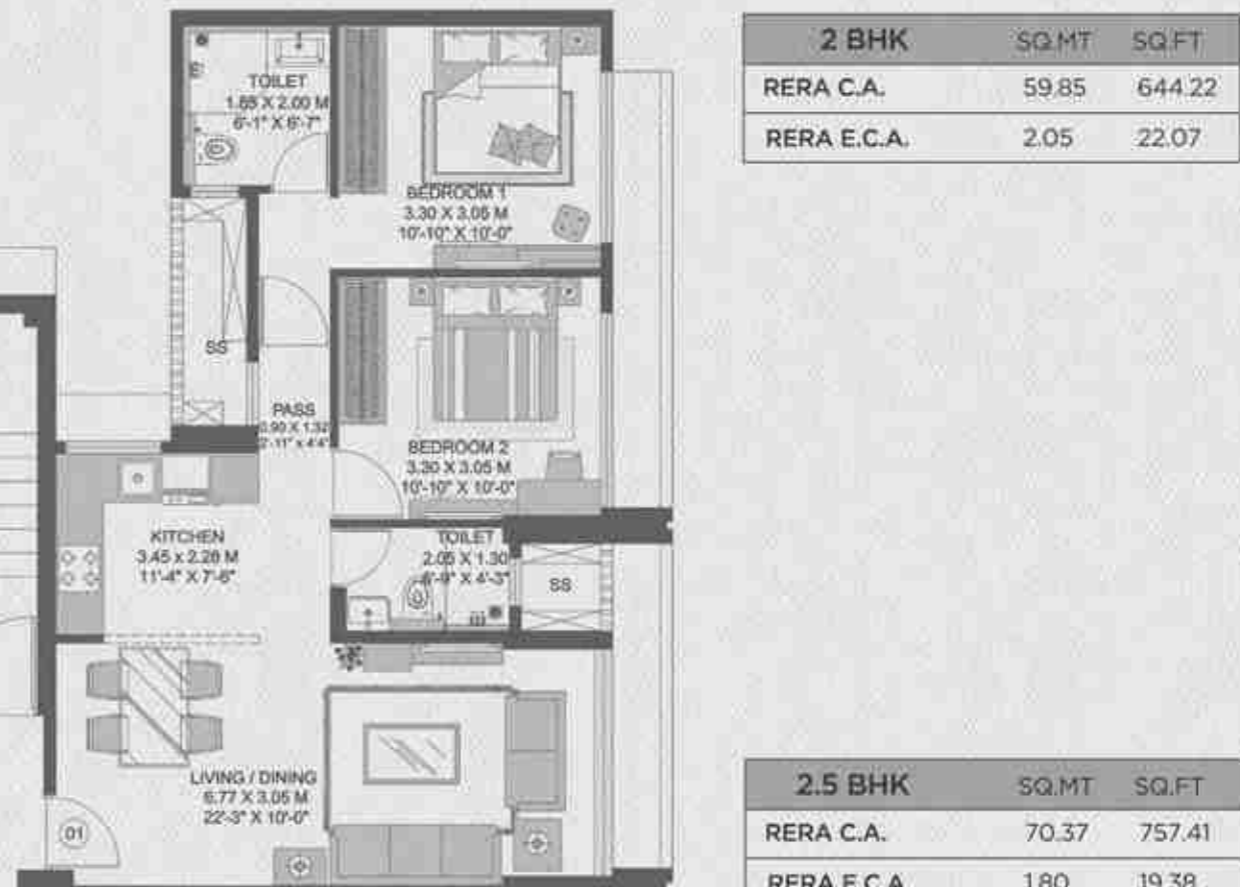
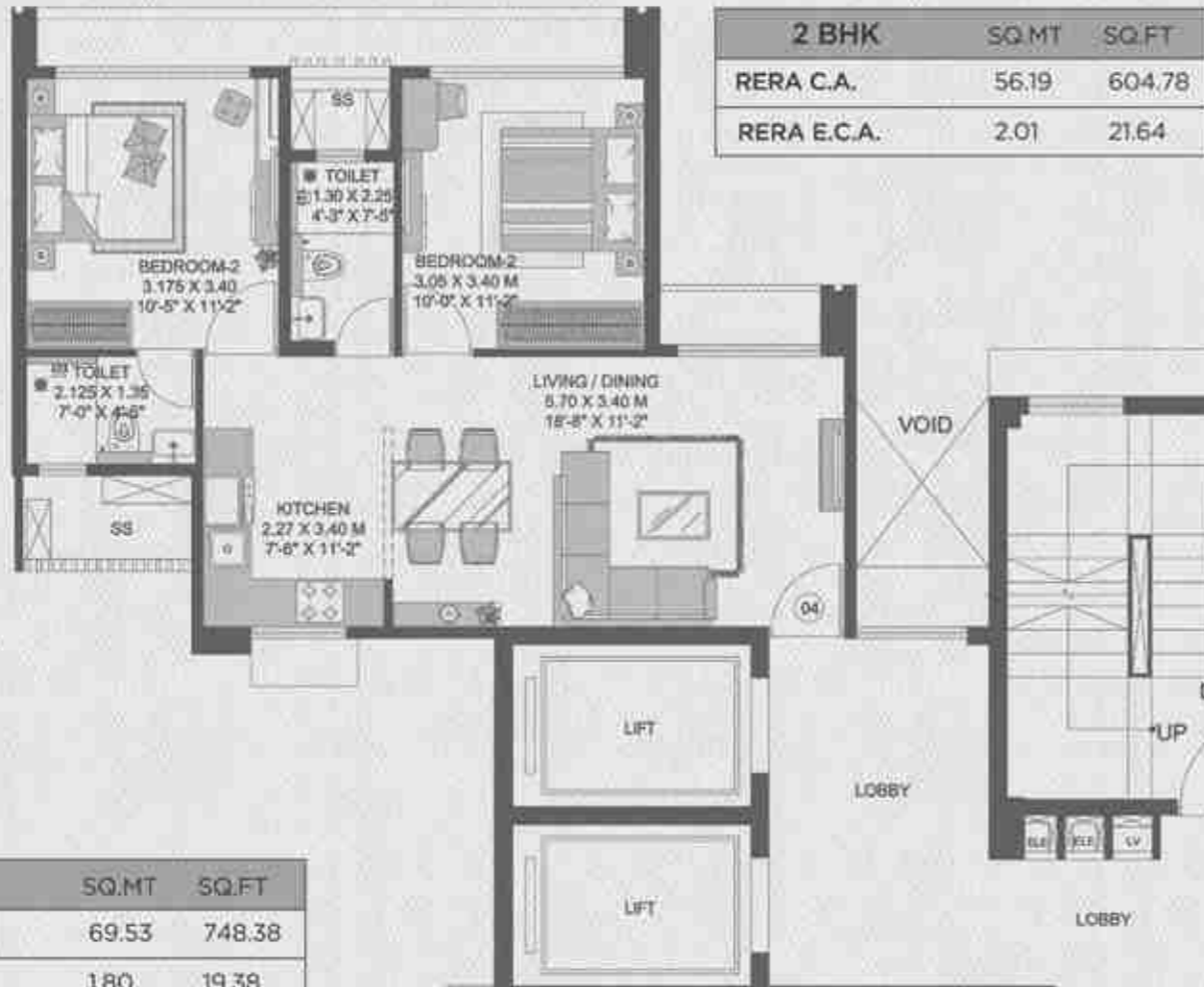
2 BHK	SQ.MT	SQ.FT
RERA C.A.	59.85	644.22
RERA E.C.A.	2.05	22.07

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.53	748.38
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

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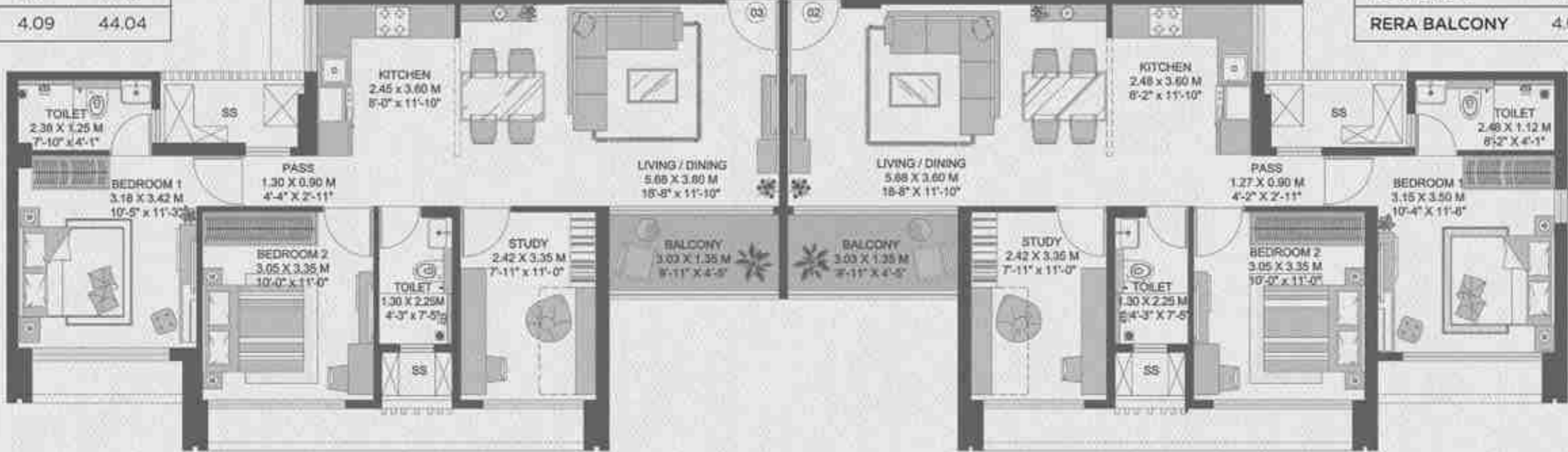


EPIC 2, TYPICAL 7, 9 TO 14 & 16 FLOOR PLAN



2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.53	748.38
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.37	757.41
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.05



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EPIC 2, TYPICAL 17 TO 21 FLOOR PLAN



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EPIC 3, TYPICAL 1 TO 5 FLOOR PLAN



2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.64	749.62
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.40	747.03
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

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EPIC 3, TYPICAL REFUGE FLOOR PLAN

8th & 15th Floor



2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	72.52	790.63
RERA E.C.A.	2.01	21.64
RERA BALCONY	3.93	42.33

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.19	604.78
RERA E.C.A.	2.01	21.64

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.40	747.03
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

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EPIC 3, TYPICAL 7, 9 TO 14 & 16 FLOOR PLAN



2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	72.52	790.63
RERA E.C.A.	2.01	21.64
RERA BALCONY	5.95	42.33

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.19	604.78
RERA E.C.A.	2.01	21.64

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.64	749.62
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.40	747.03
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

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EPIC 3, TYPICAL 17 TO 21 FLOOR PLAN



2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	72.52	780.63
RERA E.C.A.	2.01	21.64
RERA BALCONY	3.93	42.33

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.19	604.78
RERA E.C.A.	2.01	21.64

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	75.51	812.78
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.55	48.92

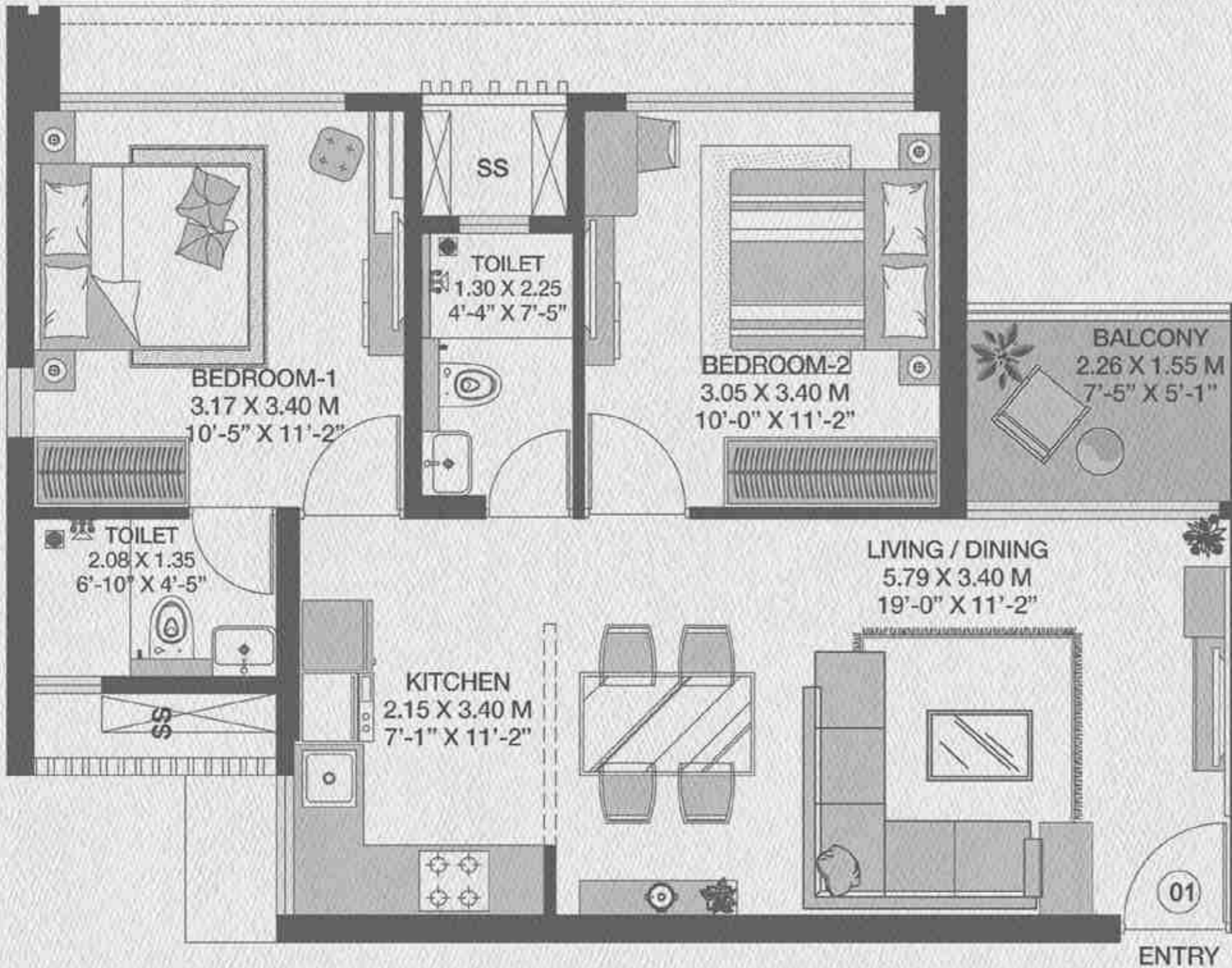
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	75.30	810.55
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.55	48.92

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EPIC 1, UNIT 01 (2 BHK) WITH BALCONY

1st to 21st Floor



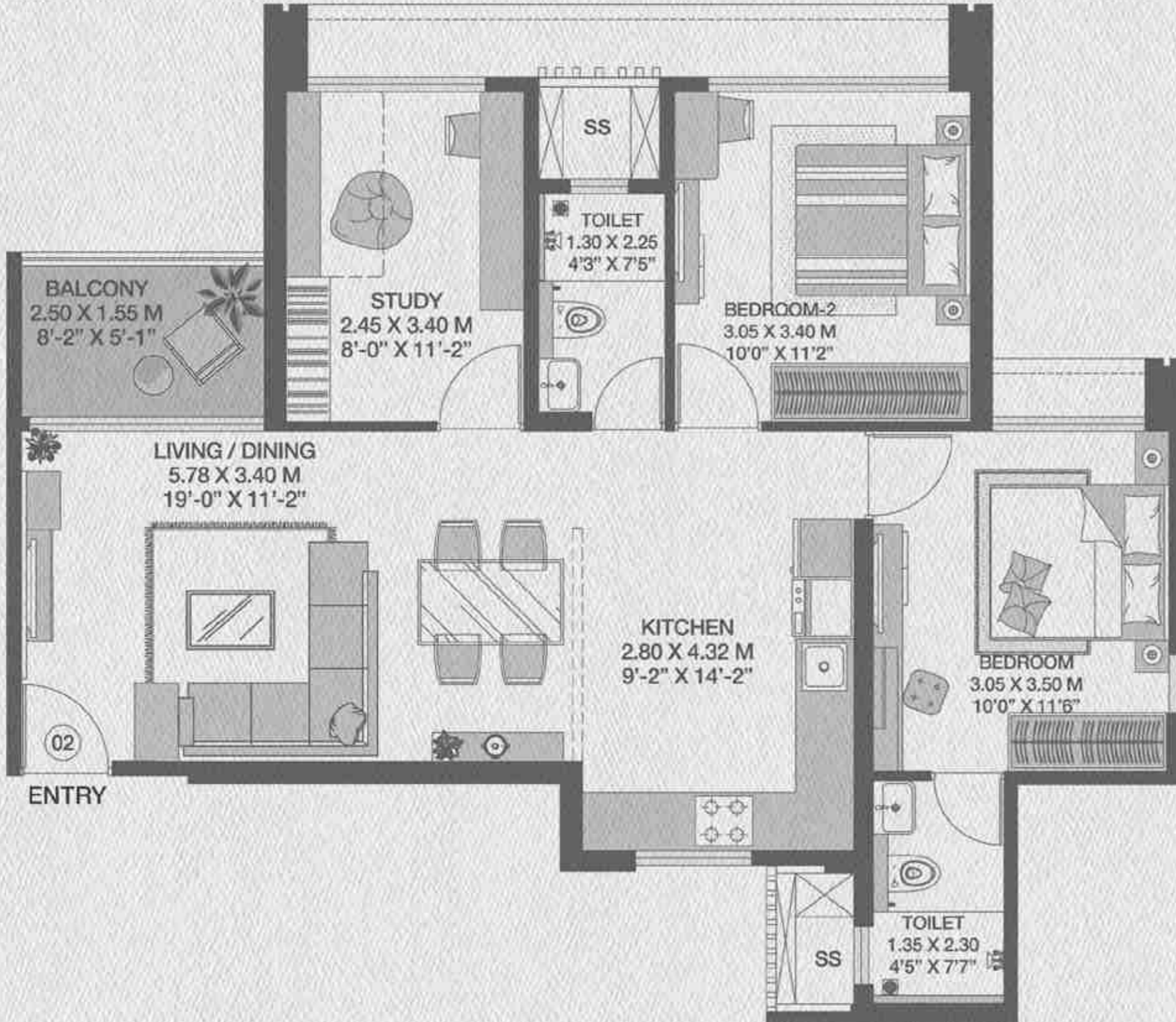
2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.78	611.14
RERA E.C.A.	1.25	13.45
RERA BALCONY	3.51	37.78



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EPIC 1, UNIT 02 (2.5 BHK) WITH BALCONY

1st to 21st Floor



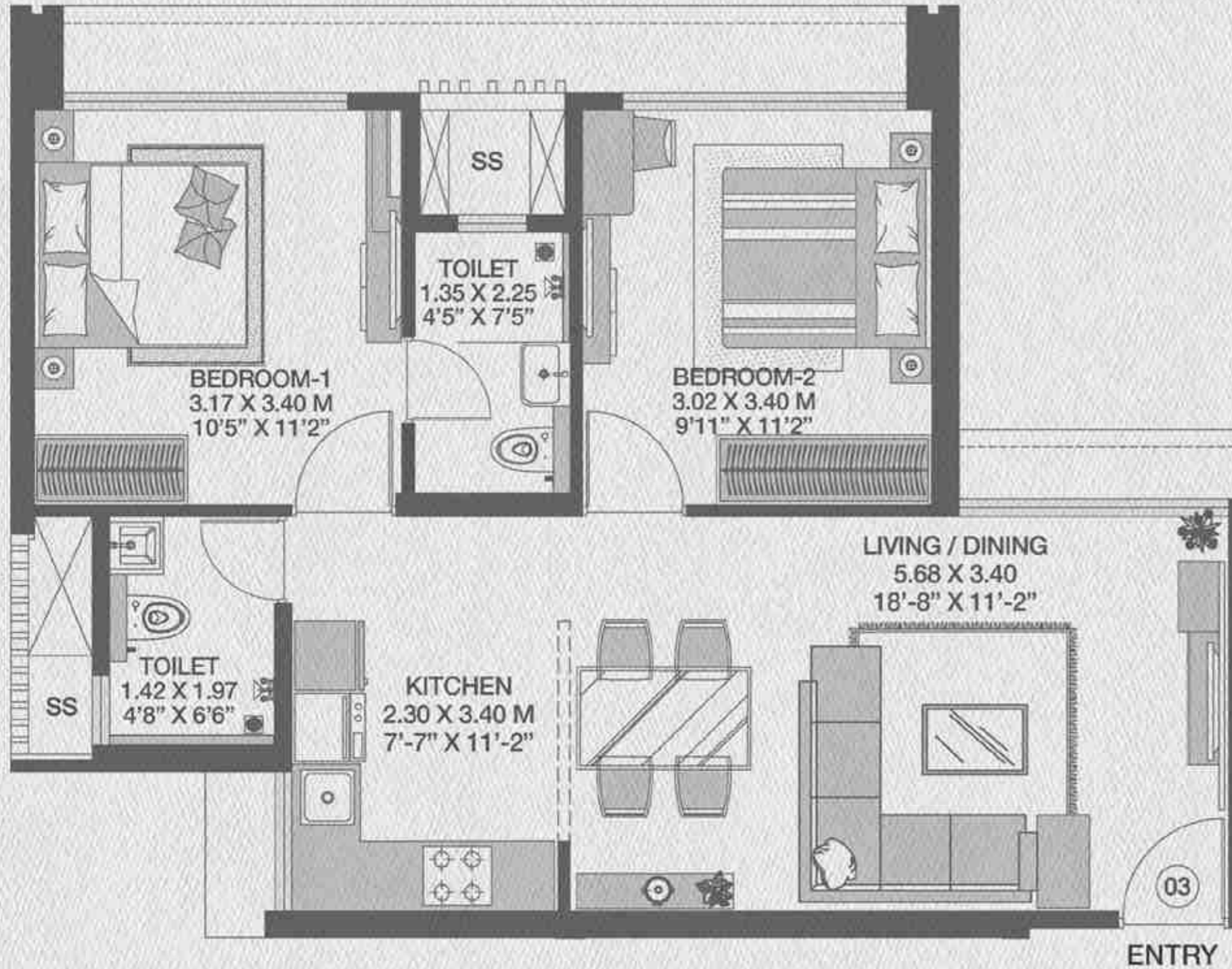
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.38	757.53
RERA E.C.A.	1.20	12.92
RERA BALCONY	3.88	41.76



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EPIC 1, UNIT 03 (2 BHK)

7th to 21st Floor



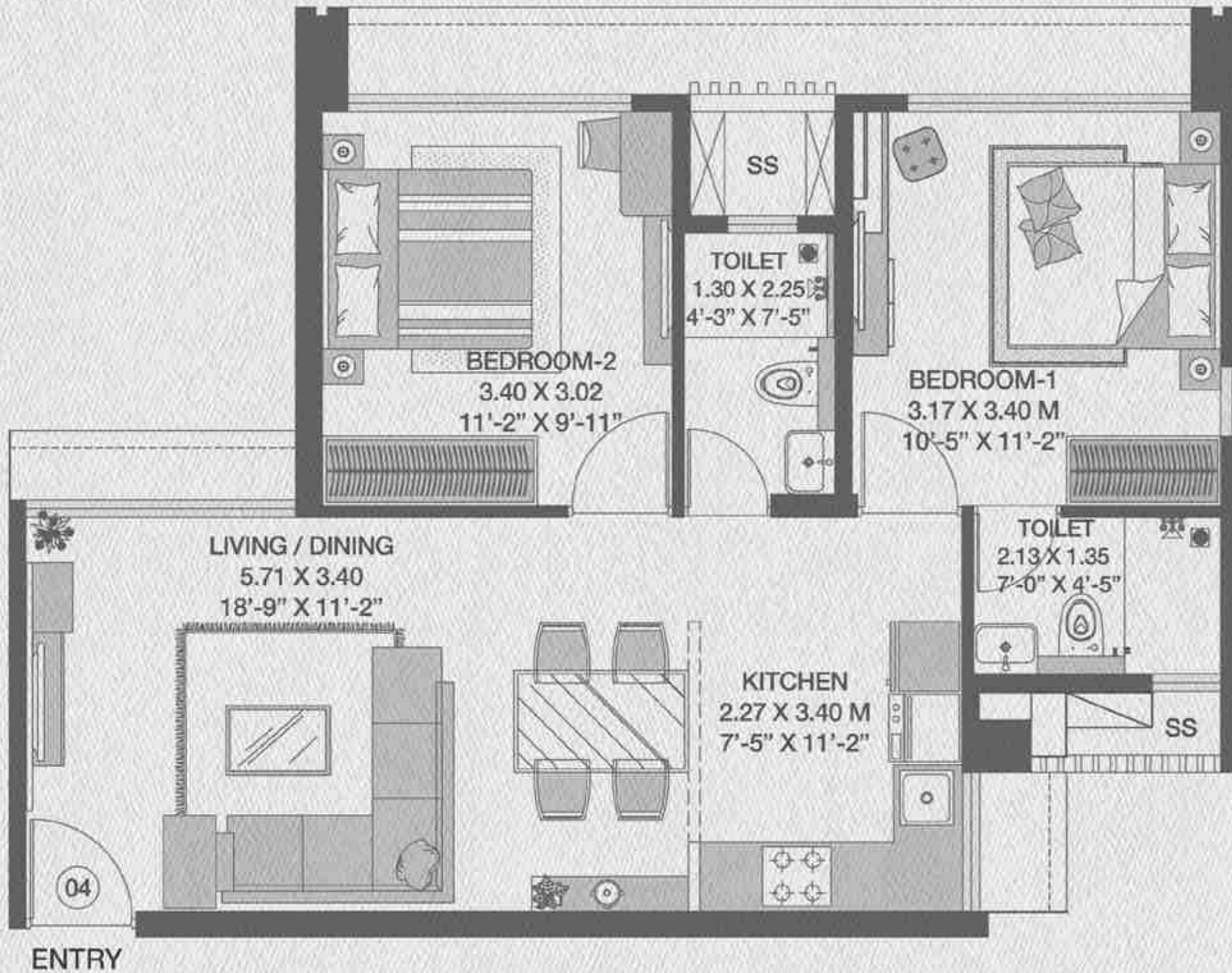
2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.23	605.23
RERA E.C.A.	1.10	11.81



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EPIC 1, UNIT 04 (2 BHK)

6th to 21st Floor



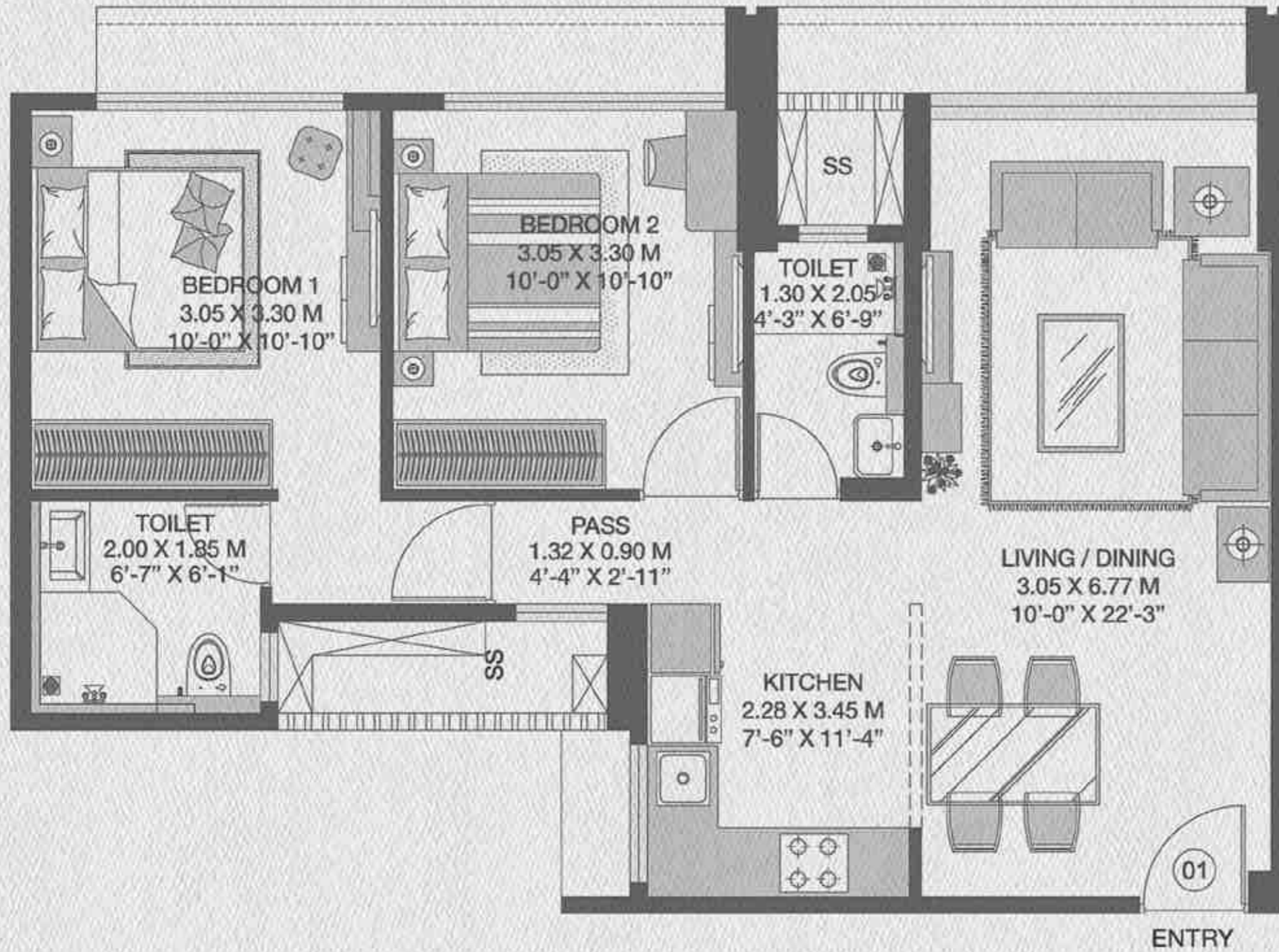
2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.18	604.67
RERA E.C.A.	1.13	12.16



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EPIC 2, UNIT 01 (2 BHK)

1st to 21st Floor



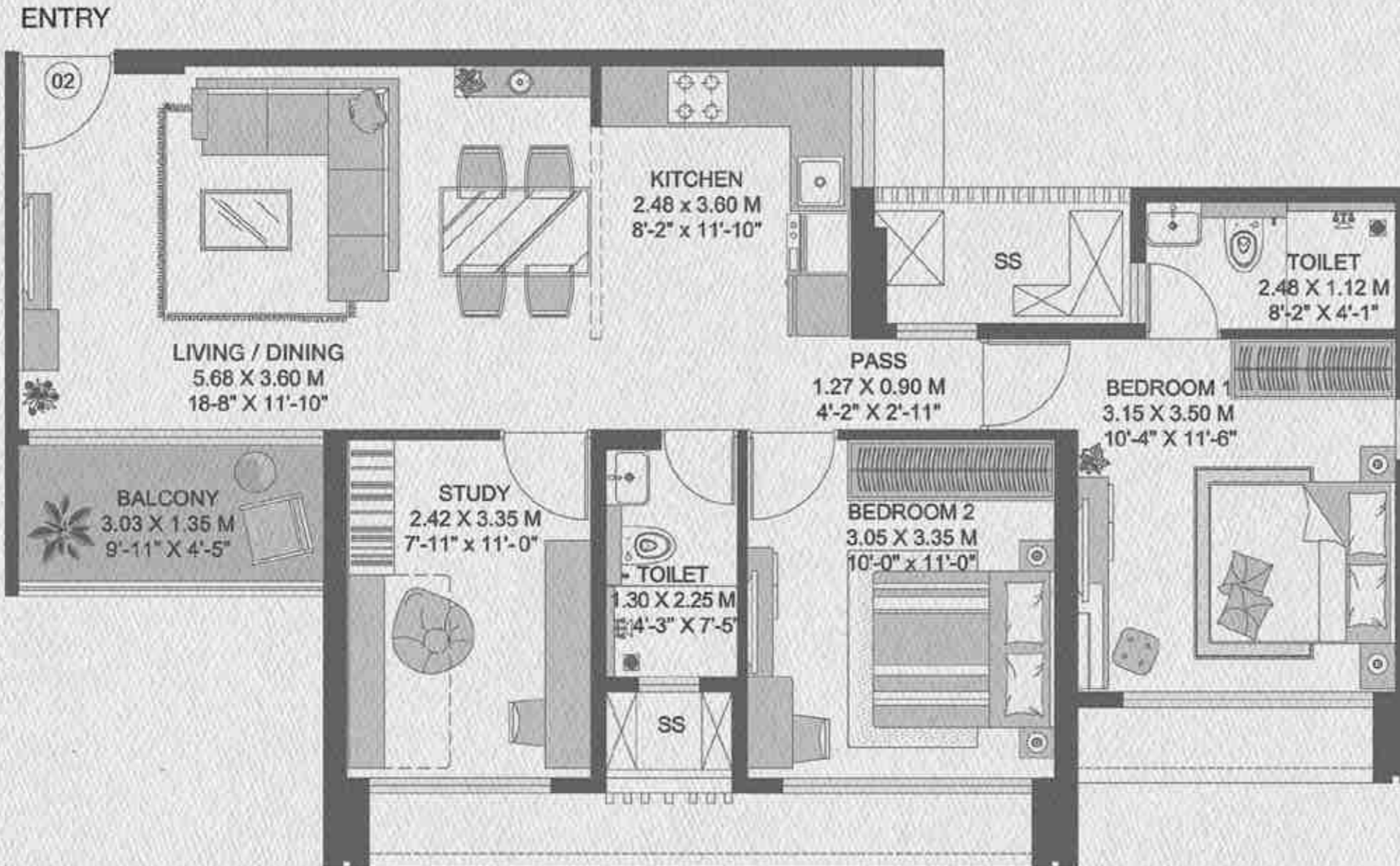
2 BHK	SQ.MT	SQ.FT
RERA C.A.	59.85	644.22
RERA E.C.A.	2.05	22.07



" This is a Typical unit plan, subject to minor variations. The furniture, fixtures and fittings etc. are for representative purposes and does not constitute part of the final product or any part there of. Internal furniture layout is indicative for understanding. Windows are shown indicative and will be provided as per final elevation drawing"

EPIC 2, UNIT 02 (2.5 BHK) WITH BALCONY

1st to 7th, 9th to 14th & 16th Floor



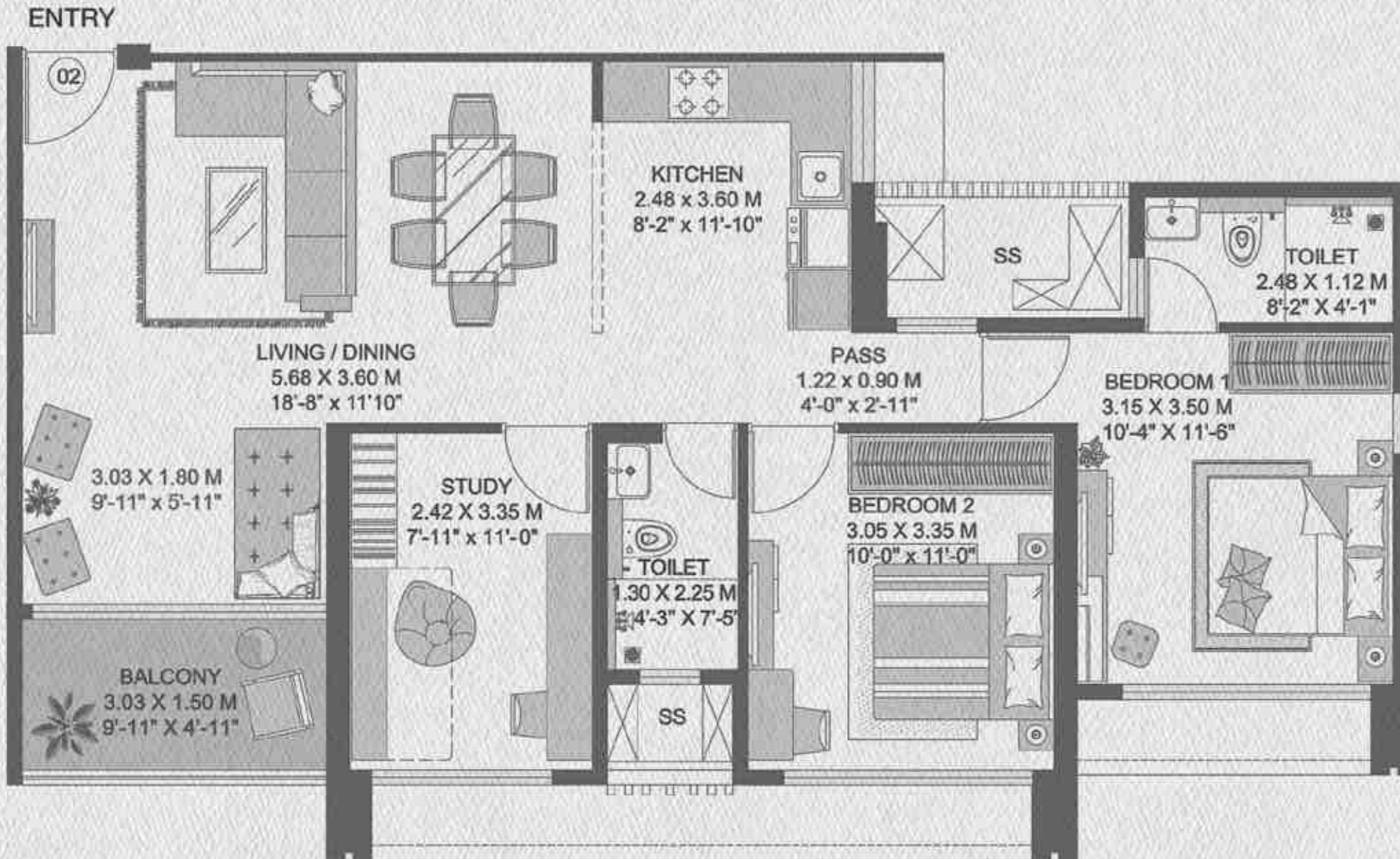
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.37	757.41
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.05



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EPIC 2, UNIT 02 (2.5 BHK) WITH BALCONY

17th to 21st Floor



2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	76.27	820.95
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.55	48.92



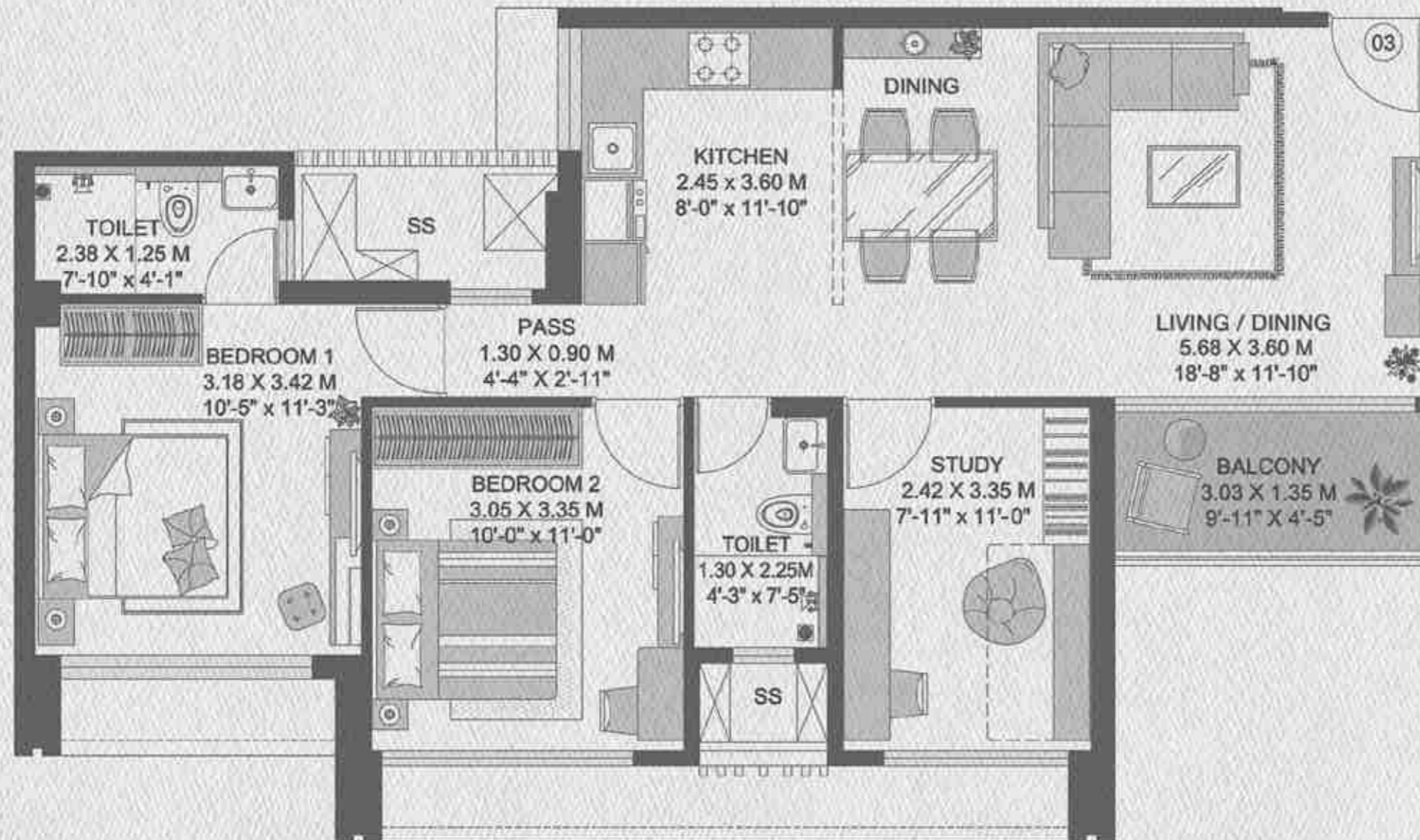
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EPIC 2, UNIT 03 (2.5 BHK) WITH BALCONY

1st to 16th Floor



ENTRY



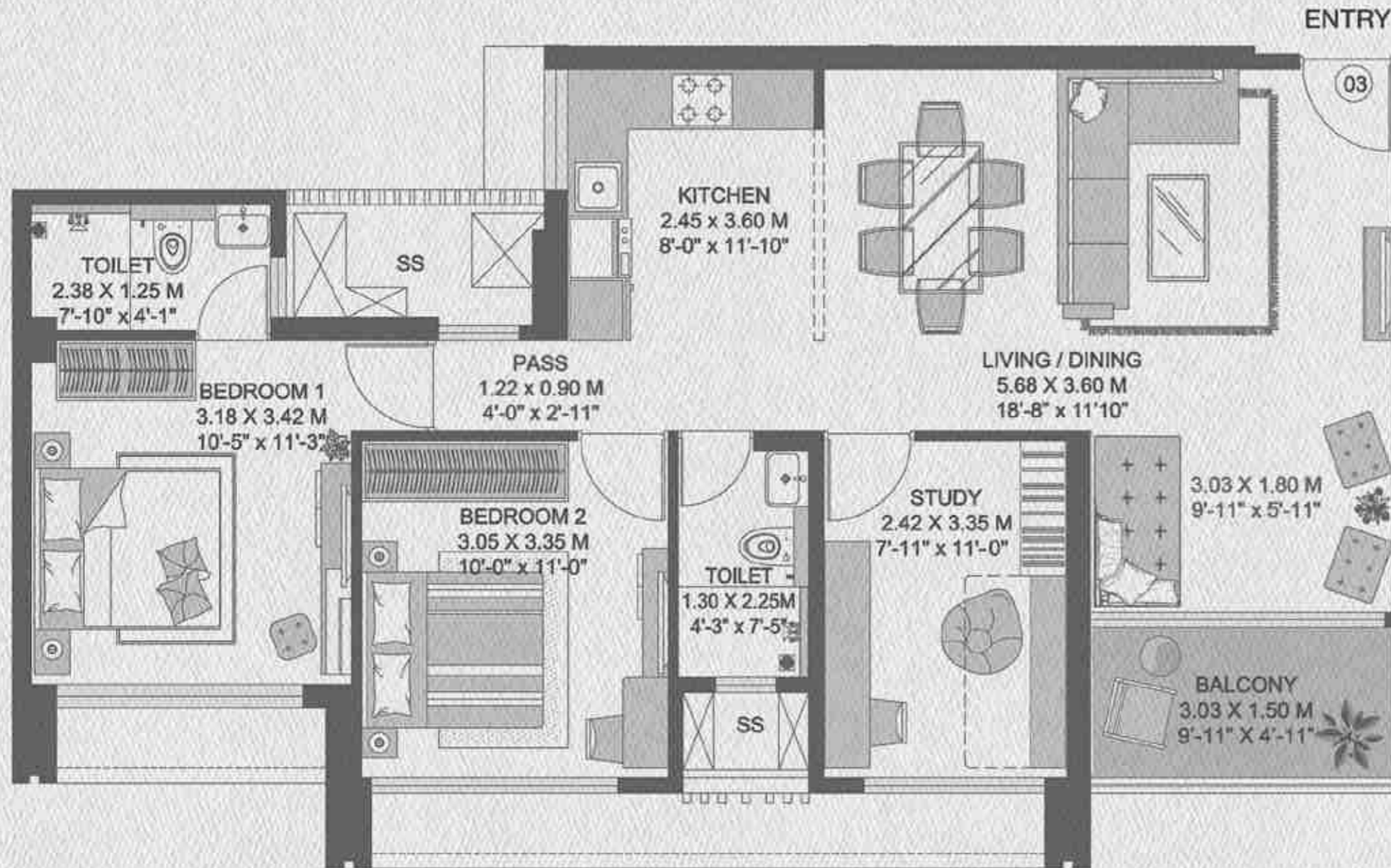
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.53	748.38
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04



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EPIC 2, UNIT 03 (2.5 BHK) WITH BALCONY

17th to 21st Floor



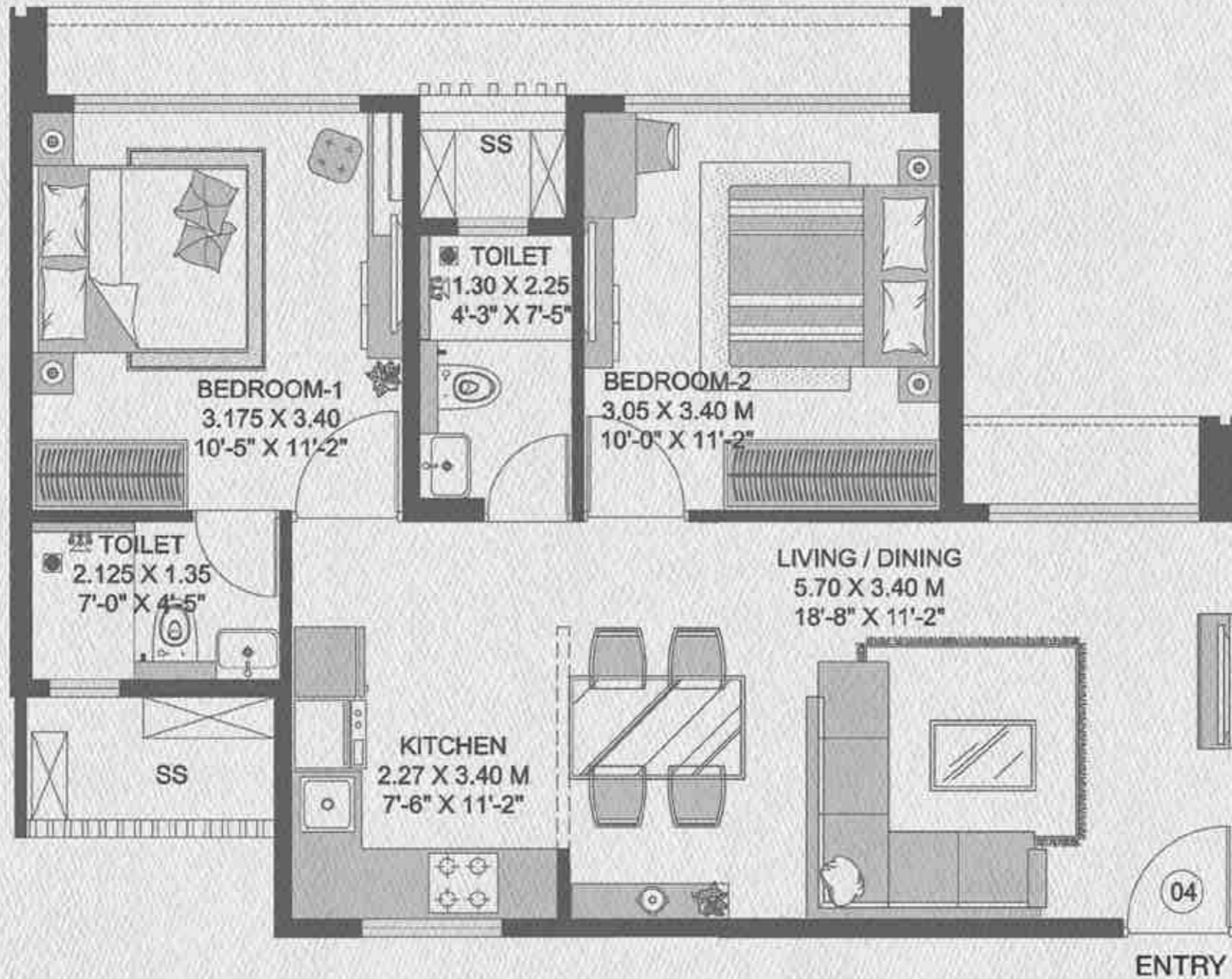
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	75.42	811.80
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.55	48.93



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EPIC 2, UNIT 04 (2 BHK)

7th to 21st Floor



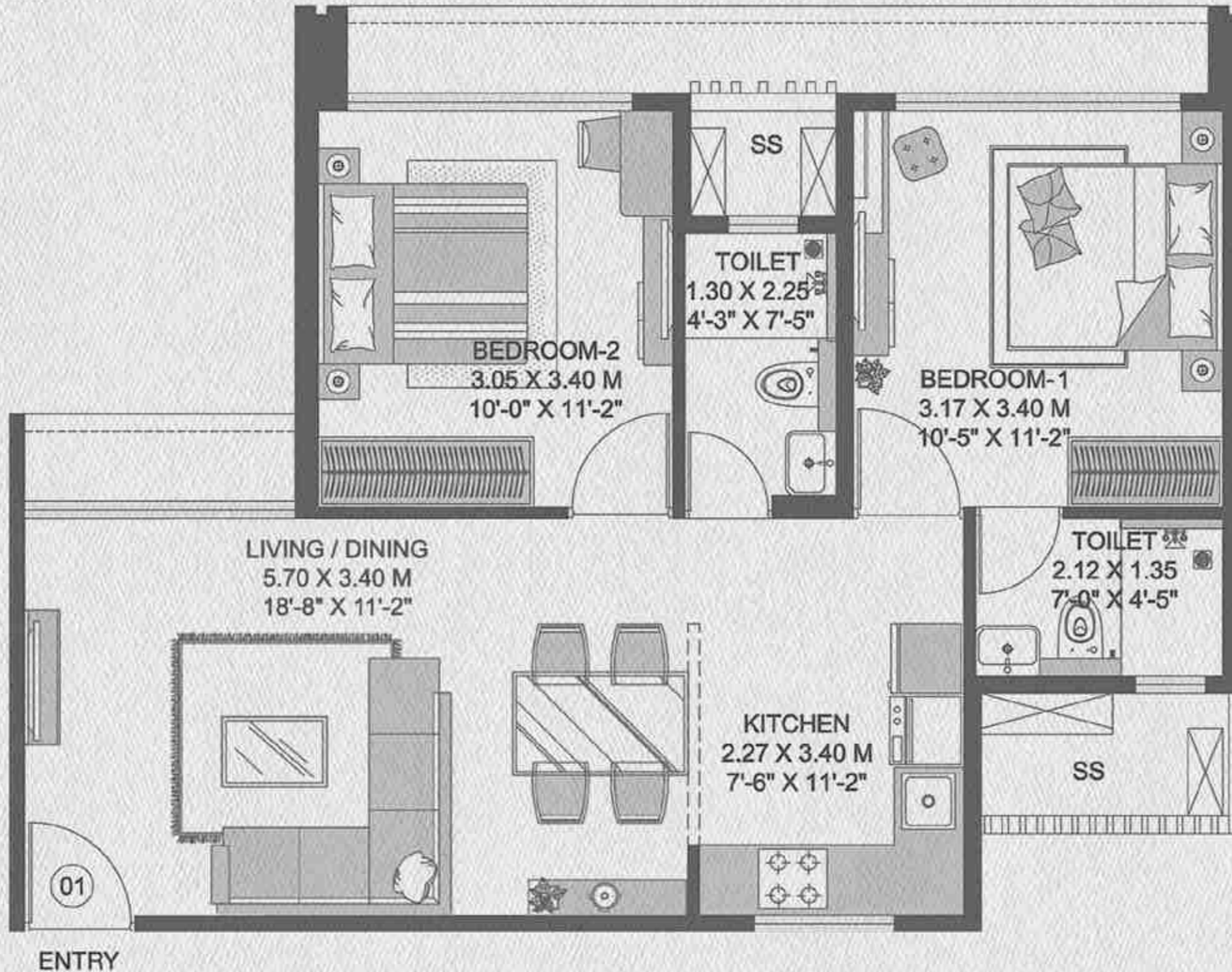
2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.19	604.78
RERA E.C.A.	2.01	21.64



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EPIC 3, UNIT 01 (2 BHK)

7th to 21st Floor



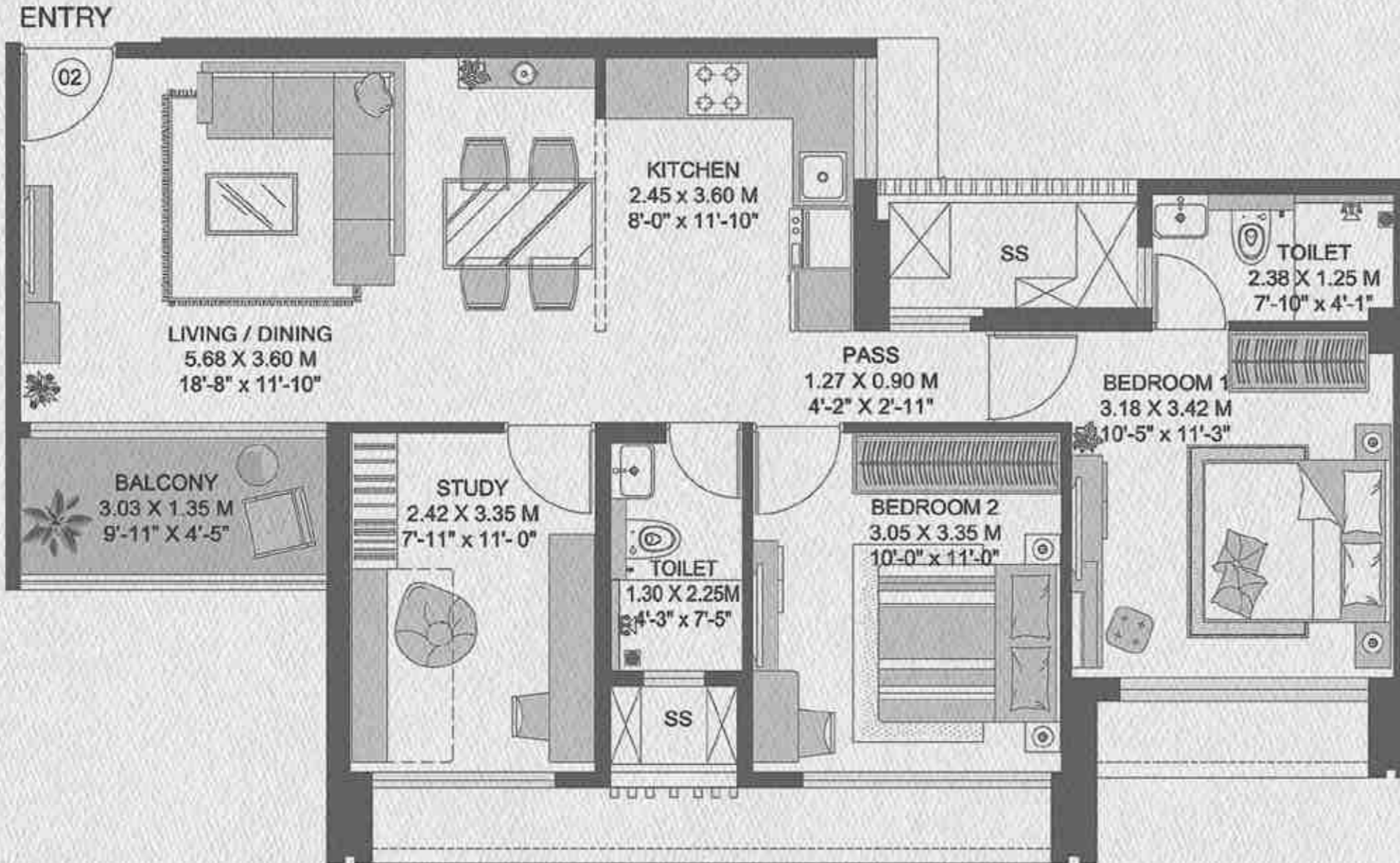
2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.19	604.78
RERA E.C.A.	2.01	21.64



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EPIC 3, UNIT 02 (2.5 BHK) WITH BALCONY

1st to 16th Floor



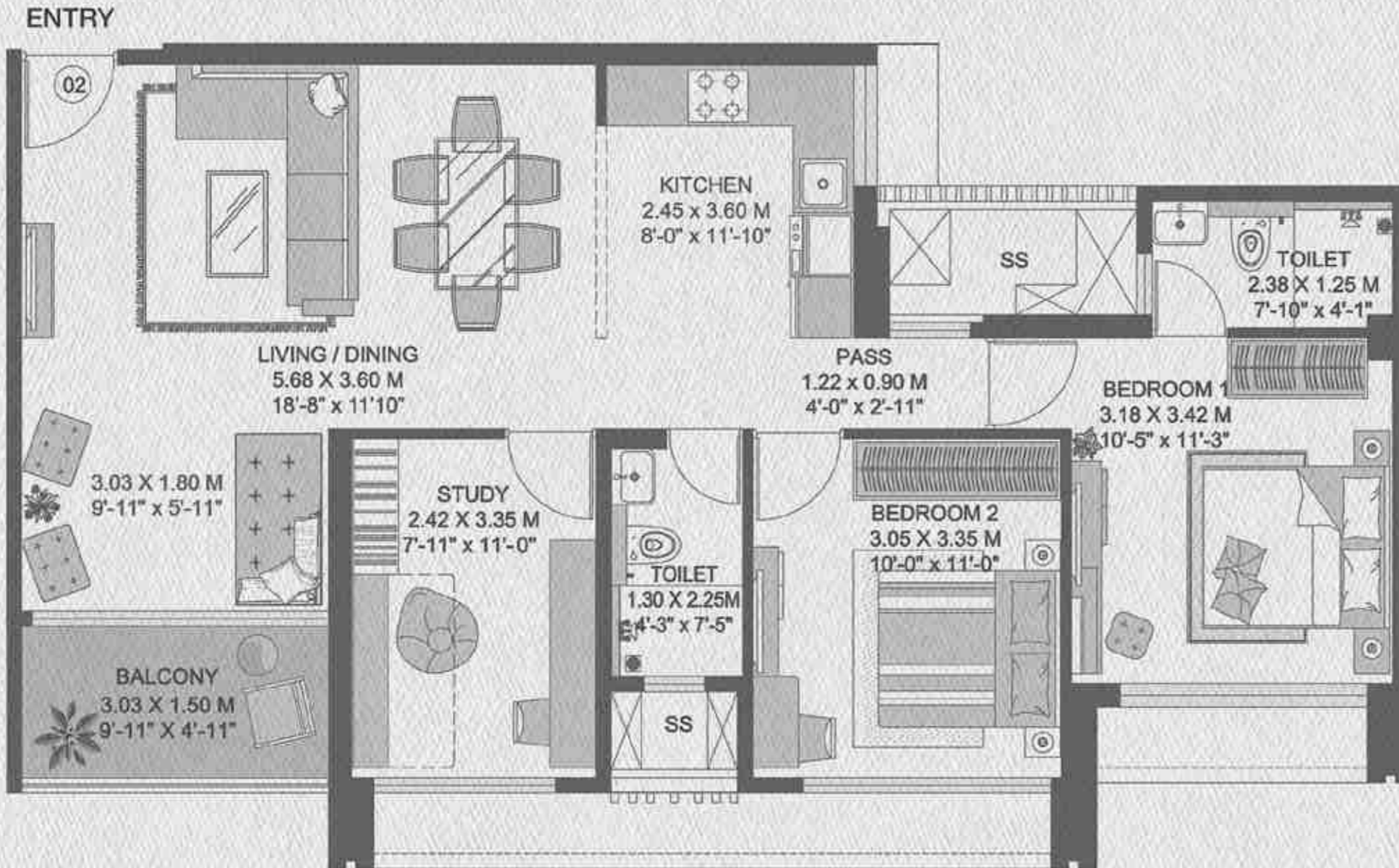
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.40	747.03
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04



" This is a Typical unit plan, subject to minor variations. The furniture, fixtures and fittings etc. are for representative purposes and does not constitute part of the final product or any part there of. Internal furniture layout is indicative for understanding. Windows are shown indicative and will be provided as per final elevation drawing"

EPIC 3, UNIT 02 (2.5 BHK) WITH BALCONY

17th to 21st Floor



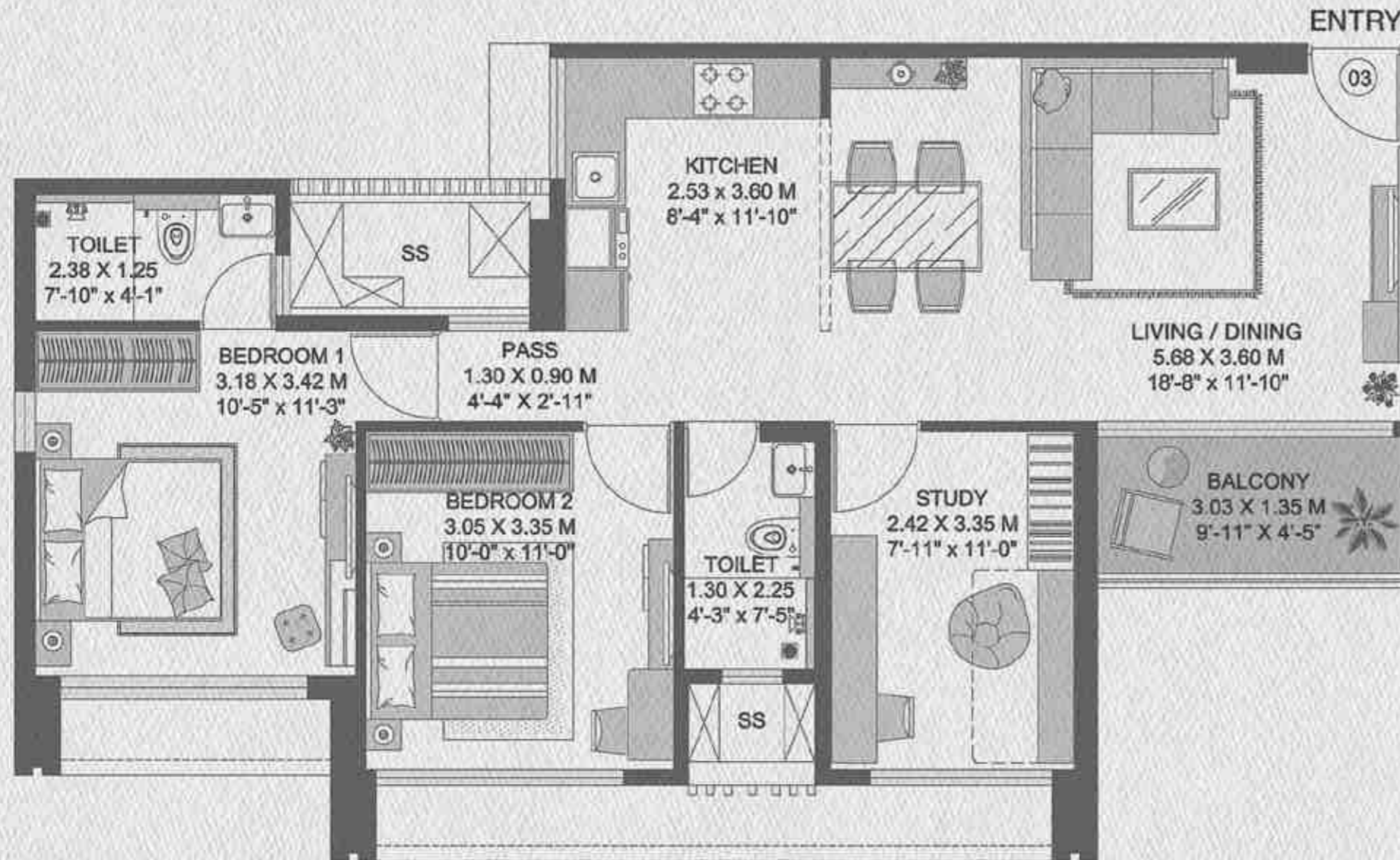
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	75.30	810.55
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.55	48.92



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EPIC 3, UNIT 03 (2.5 BHK) WITH BALCONY

1st to 7th, 9th to 14th & 16th Floor



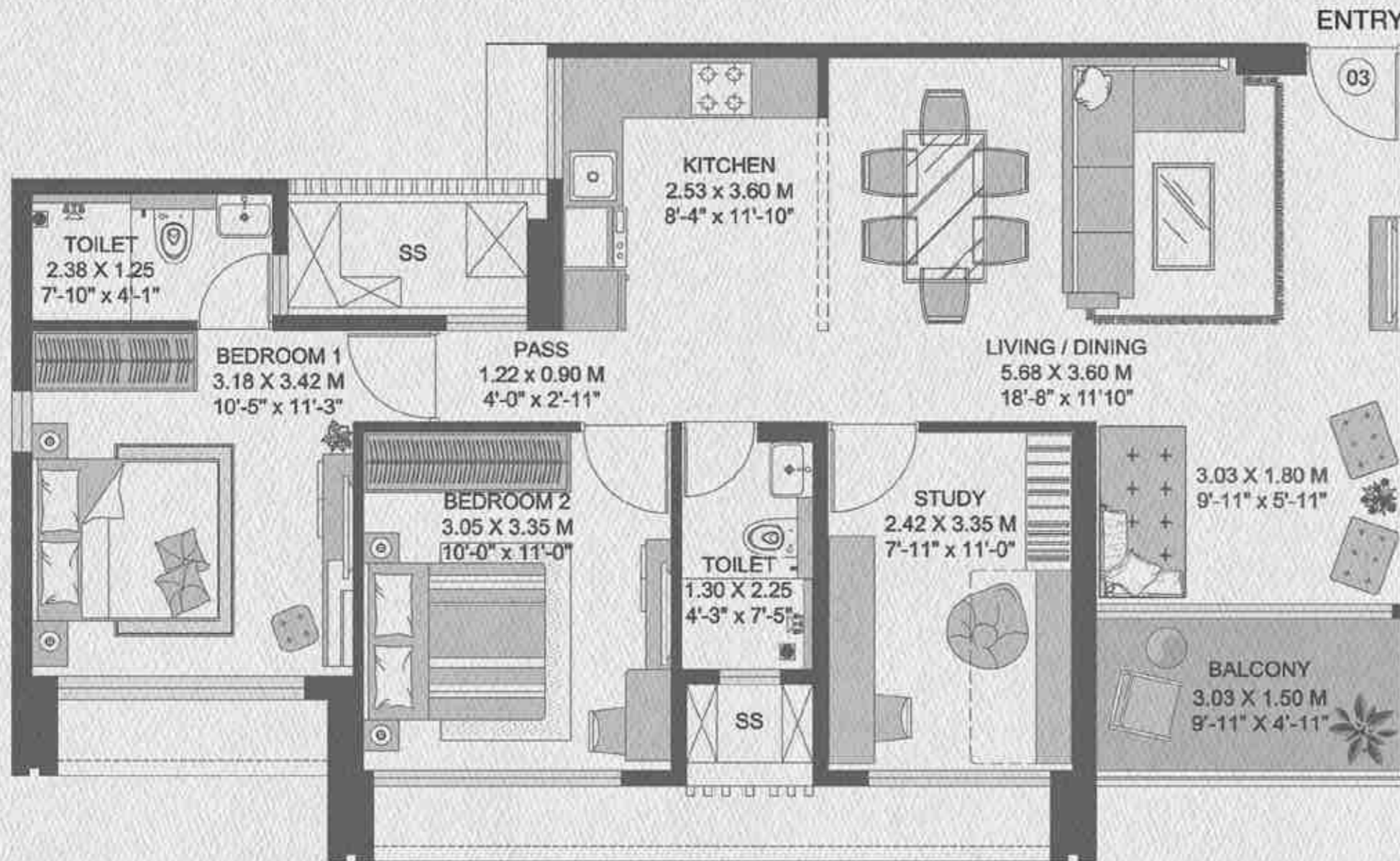
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.64	749.62
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04



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EPIC 3, UNIT 03 (2.5 BHK) WITH BALCONY

17th to 21st Floor



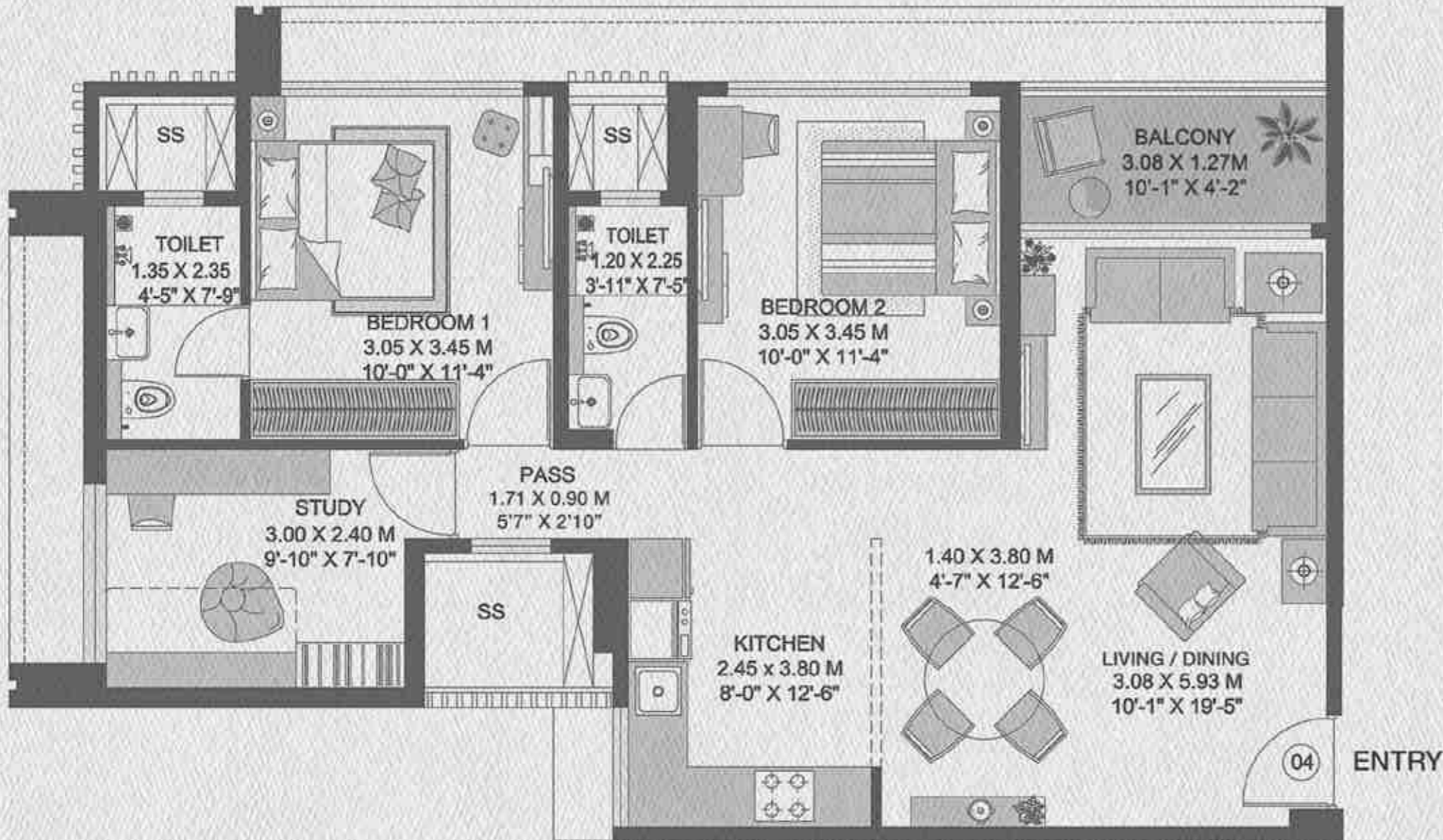
2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	75.51	812.78
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.55	48.92



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EPIC 3, UNIT 04 (2.5 BHK) WITH BALCONY

6th to 21st Floor

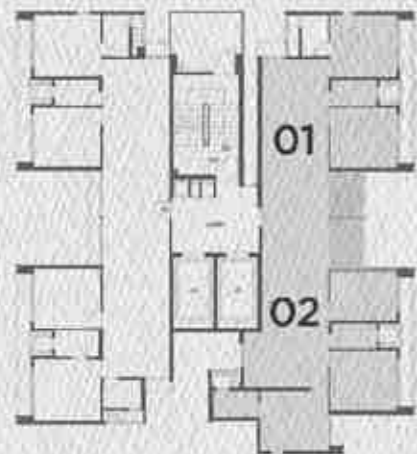


2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	72.52	780.63
RERA E.C.A.	2.01	21.64
RERA BALCONY	3.93	42.33



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EPIC 1, JODI APARTMENT UNIT 01+UNIT 02



UNIT 02

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.38	757.53
RERA E.C.A.	1.20	12.92
RERA BALCONY	3.88	41.76

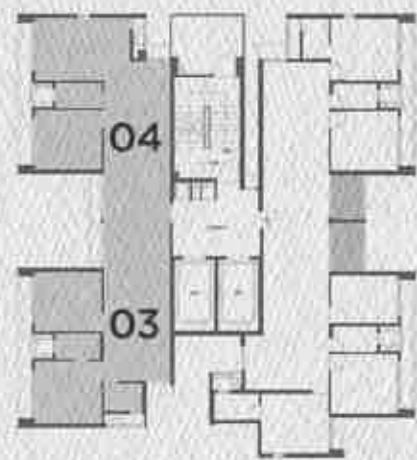
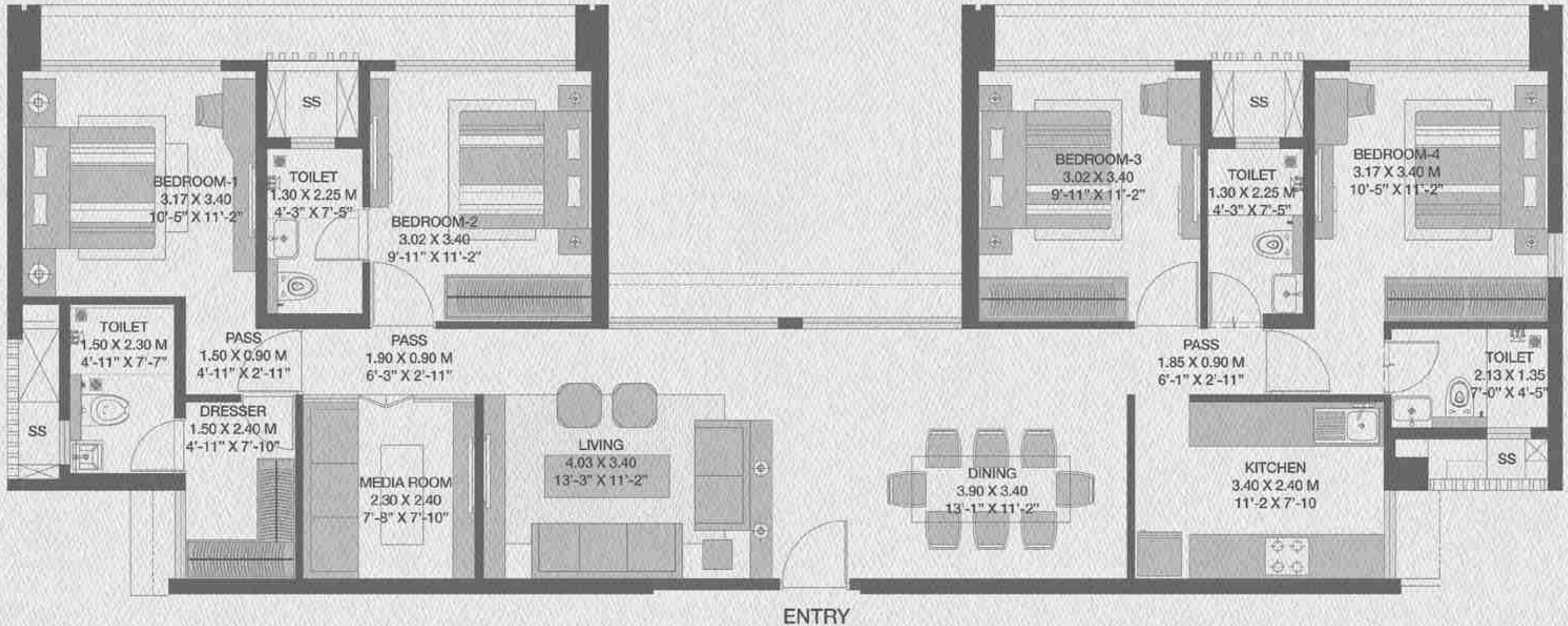
UNIT 01

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.78	611.14
RERA E.C.A.	1.25	13.45
RERA BALCONY	3.51	37.78



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EPIC 1, JODI APARTMENT UNIT 03+UNIT 04



UNIT 03

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.23	605.23
RERA E.C.A.	1.10	11.81

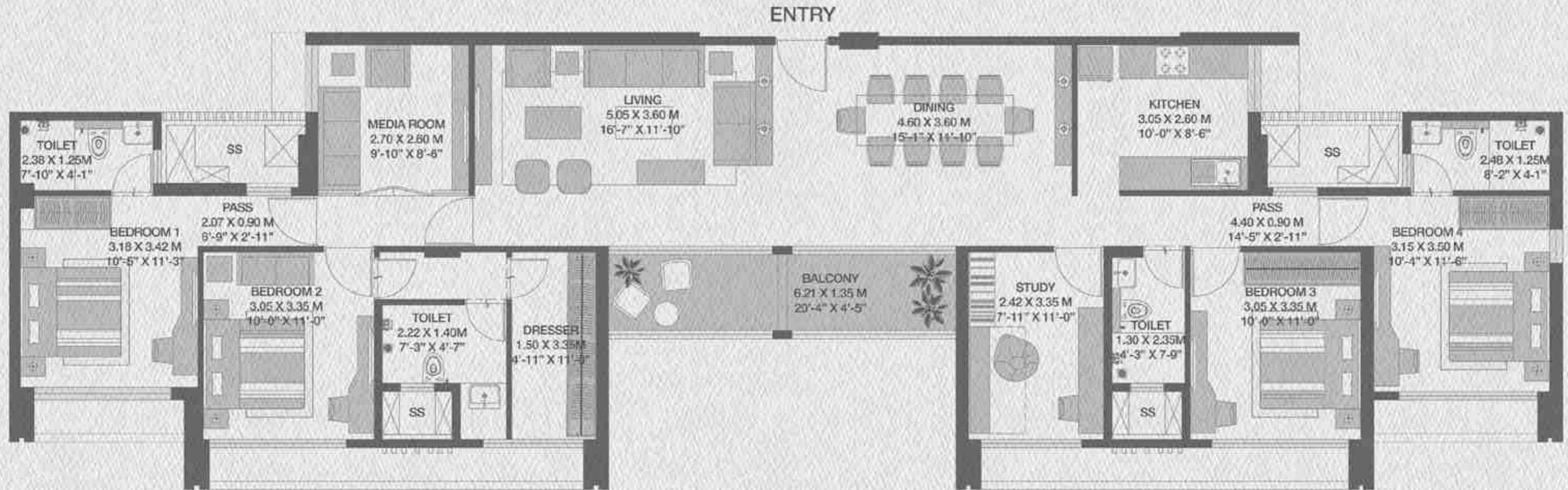
UNIT 04

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.18	604.67
RERA E.C.A.	1.13	12.16



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EPIC 2, JODI APARTMENT UNIT 02+UNIT 03



UNIT 03

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.53	748.38
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

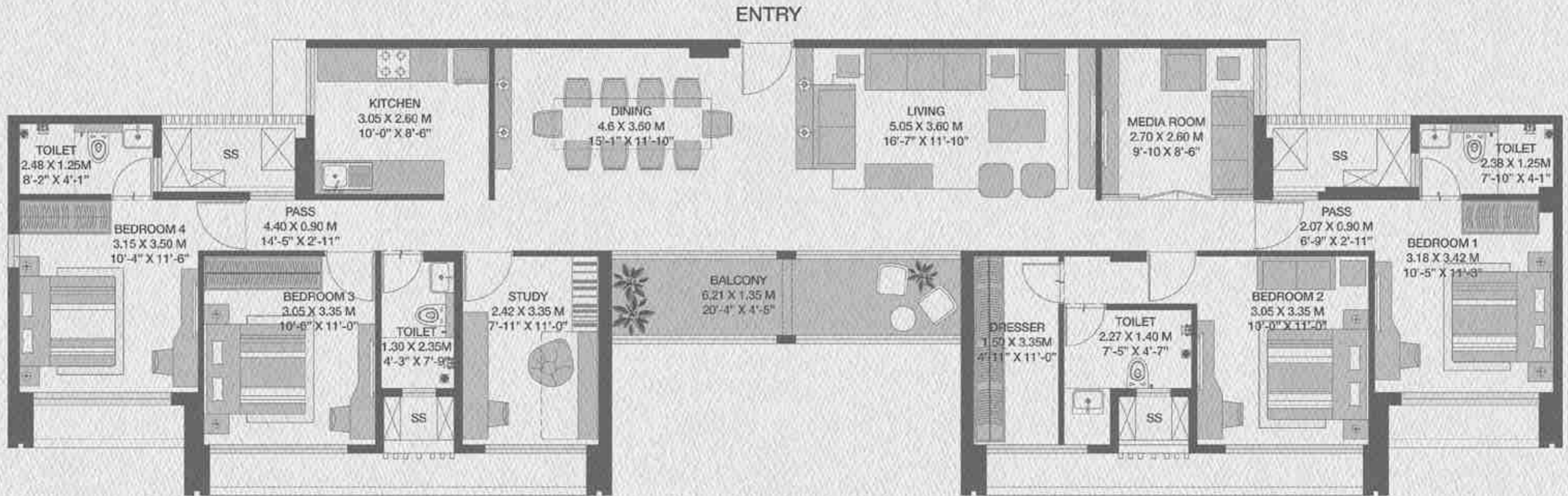
UNIT 02

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.37	757.41
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04



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EPIC 3, JODI APARTMENT UNIT 02+UNIT 03



UNIT 03

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.64	749.62
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04

UNIT 02

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	69.40	747.03
RERA E.C.A.	1.80	19.38
RERA BALCONY	4.09	44.04



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Site Address: Junction of RA Kidwai road and D.G Mahajani Road, Sewri, Mumbai 400015
MahaRERA Registration No. **P51900026182** available at website:<http://maharera.mahaonline.gov.in>