



**Vardhan Group**  
Since 1951

**VARDHAN**  
— HEIGHTS —  
CHEMBUR (W)

📍 **Head Office** : G-7, Surya Mahal, Ground  
Floor, 5 Bujorji Bharucha Marg,  
Off N.M.Road, Near Commerce House,  
Fort, Mumbai - 400023.  
☎ 022-22665513 | 022-22665514

📍 **Site office** : P.L. Lokhande Marg.  
Near Amar Mahal Junction Flyover and  
Shankaralaya Temple. Mumbai - 400089  
2-minute walk from Chembur  
Railway Station.

## CONTACT

☎ **7998 7998 52** 📞 **+91 93724 92540**

✉ **sales@vardhangroup.com** 🌐 **www.vardhanheights.com**

**MAHARERA REGISTRATION NUMBER: P51800014198**

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*Choose Kijiye Apne  
Sapnon Ka Aashiyan*  
**AB MUMBAI PIN CODE MEIN**



**Premium 1 BHK flats in Chembur  
with Exclusive Amenities**



**A Project By**



*Vardhan Group*

*Since 1951*

A TRADITION OF TRUST

# VARDHAN

— HEIGHTS —

CHEMBUR (W)



**70+** YEARS  
EXPERIENCE



**20+** MILLION  
SQ.FT. DEVELOPED



**50+** MILLION  
SQ.FT. IN  
DEVELOPMENT



**100%** RECORD  
OF TIMELY COMPLETION



**5000+**  
HAPPY FAMILIES



**100 CRORE**  
+ IN FUNDING

**Award Winning  
Realty Developers**

**Building the skyline of  
Mumbai city - Since 1951**



# Winner of the prestigious Times Group Realty Icon Award



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**VARDHAN**  
— HEIGHTS —  
CHEMBUR (W)

An industry badge of honor for superior quality housing at affordable prices

Certified as a premium project, invest in your future worry-free!



# A Journey of Commitment, Excellence & Trust

## Past, Ongoing & Upcoming Project Portfolio



**FASHQUA SHOPPING CENTER**  
SANTACRUZ (W)

**ADINATH TOWER**  
BORIVALI (E)

**AMIT PARK**  
ANDHERI

**POSEIDON**  
VERSOVA

**VARDHAN JEWEL**  
GIRGAON

**VARDHAN MARINA**  
WALKESHWAR

**VARDHAN BLISS**  
MULUND

**VARDHAN HEIGHTS**  
CHEMBUR (W)

**VARDHAN ROYALE**  
MALAD (E)

**VARDHAN NAAZ**  
GRANT ROAD

**VARDHAN COURT**  
MALABAR HILL



Presenting  
**VARDHAN**  
—HEIGHTS—  
CHEMBUR (W)

**PREMIUM  
1 BHK  
HOMES  
IN CHEMBUR**

**EXCLUSIVE AMENITIES  
OPPOSITE RAILWAY STATION  
NEARING POSSESSION**



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# Why Vardhan Heights?

## MARKET RIGHT PRICE

Fair & transparent pricing means that investing in Vardhan Heights is superb value for money.

## SMART FLOOR PLANS

Super efficient, flexible floor plans that let you use space to the best of your needs.

## SENSIBLE AMENITIES

All the amenities you need for an active and luxury lifestyle, without burdening you with high maintenance costs.



## FUTURE PROOF LOCATION

Less than 2-minutes from the prime Chembur Railway Station. The Eastern Express Highway, upcoming metro and new road constructions are set to transform Chembur to the heart of Mumbai city. Vardhan heights will be right at the center of it all

## HIGHEST QUALITY CONSTRUCTION

The highest quality raw materials, premium finishes, advanced aluminium formwork & industry best practices resulting in rock solid structures

## THE VARDHAN PROMISE

Experience of 70+ years in the real estate industry. One of the most trusted names in Mumbai city committed to delivering best quality homes on time.





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# Live in the heart of Mumbai City

Centrally located for you to reach  
any part of the city in less than 30 minutes

**GHATKOPAR**  
Snow World Mumbai  
सुनो वर्ल्ड मुंबई

**AIRPORT**

**BKC**

**Mumbai**  
मुंबई

**BANDRA WEST**  
बांद्रा वेस्ट

**GOVANDI EAST**  
गोवंडी

**DADA**  
दादर

**WORLI**  
वरळी

**NARIMAN POINT**

**FORT**

**CHEDDA NAGAR POLICE STATION**

**TYAGABRAMHA BHAJAN SAMAJ**

**SHANKARALAYA TEMPLE**

**CHEMBUR RAILWAY STATION**

**DR. BABASAHEB AMBEDKAR COLLEGE OF ARTS, SCIENCE & COMMERCE**

**AMAR MAHAJ JUNCTION**

**SANTA CRUZ - CHEMBUR LINK RD (SCLR)**

**EASTERN FREEWAY**

**VARDHAN HEIGHTS**

- AIRPORT
- GHATKOPAR
- VASHI
- NARIMAN POINT
- BKC



# Leisure & Convenience At Your Doorstep



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Close proximity to the best facilities in the city

## Temples

- 1) Shankaralayam Temple - 0.1 KM / 1 Min
- 2) Hanuman Temple - 0.1 KM / 1 Min
- 3) Thiruchembur Murugan Temple - 1.5 KM/ 5 Min

## Parks

- 1) Diamond Garden - 2.4 km / 5 min
- 2) Ambedkar Garden - 1.4 km / 4 min
- 3) Dr. HD Patil Garden - 1.7 km / 4 min
- 4) Green Fields Private Park - 2.5 km / 6 min
- 5) Sandhu Garden - 1.6 km / 4 min

## Roadways

- 1) Eastern Express Highway - 2 km / 4 min
- 2) Santacruz - Chembur Link Road - 3.5 km / 6 min
- 3) Bandra Kurla Complex - 4.5 km / 8 min
- 4) Mumbai - Pune Highway - 2.5 km / 6 min

## Groceries

- 1) Chembur Vegetable Market - 1.2 km / 3 min
- 2) D Mart - 1.5 km / 6 min
- 3) Sahakari Bhandar - 1.5 km / 5 min

## Hospitals

- 1) Zen Multispeciality Hospital - 1.7 KM / 7 Min
- 3) Sushrut Hospital - 2.3 KM / 8 Min
- 4) Appolo Hospital - 3.9KM / 10 Min
- 5) Swastik Hospital - 2.6 KM / 7 Min

## Banks & ATM

- 1) State Bank Of India - 1.3 KM / 6Min
- 2) HDFC Bank - 1.9 KM / 6Min
- 3) ICICI Bank - 1.2 KM / 5Min
- 4) Kotak Mahindra Bank - 2.1 KM / 7 Min
- 5) Bank Of India - 1.9 KM / 6 Min

## Railways

- 1) Chembur Station - 0.2 KM / 2 Min
- 2) Chembur Monorail - 0.9 KM / 3 min
- 3) Ghatkopar Station - 3 km / 8 min
- 4) Tilaknagar Station - 1.5 km / 3 min
- 5) Govandi Station - 2.8 km / 7 min

## Shopping & Food

- 1) K-Star Mall - 2.4 km / 5 min
- 2) Cubic Mall - 2 km / 4 min
- 3) Starbucks - 1.2 km / 4 min
- 4) McDonalds - 0.8 km / 3 min
- 5) Ivy Restaurant & Banquets - 1 km/ 3 min
- 6) Sadguru - 1.7 km / 4 min

## Schools & Colleges

- 1) Narayan Guru School & College - 0.5 KM / 2 Min
- 2) St. Francis International School - 0.8 KM / 3 Min
- 3) RBK International School - 1 KM / 5 Min
- 4) Nalanda School & College - 0.2 KM / 2 Min
- 5) St. Anthony's Girls High School - 2.6 KM / 8 Min

## Leisure

- 1) Chembur Gymkhana - 1.8 KM / 5 Min
- 2) Cinopolis Cinema - 2 km / 6 min
- 3) Club Emerald - 2.5 km / 5 Min

## Airports

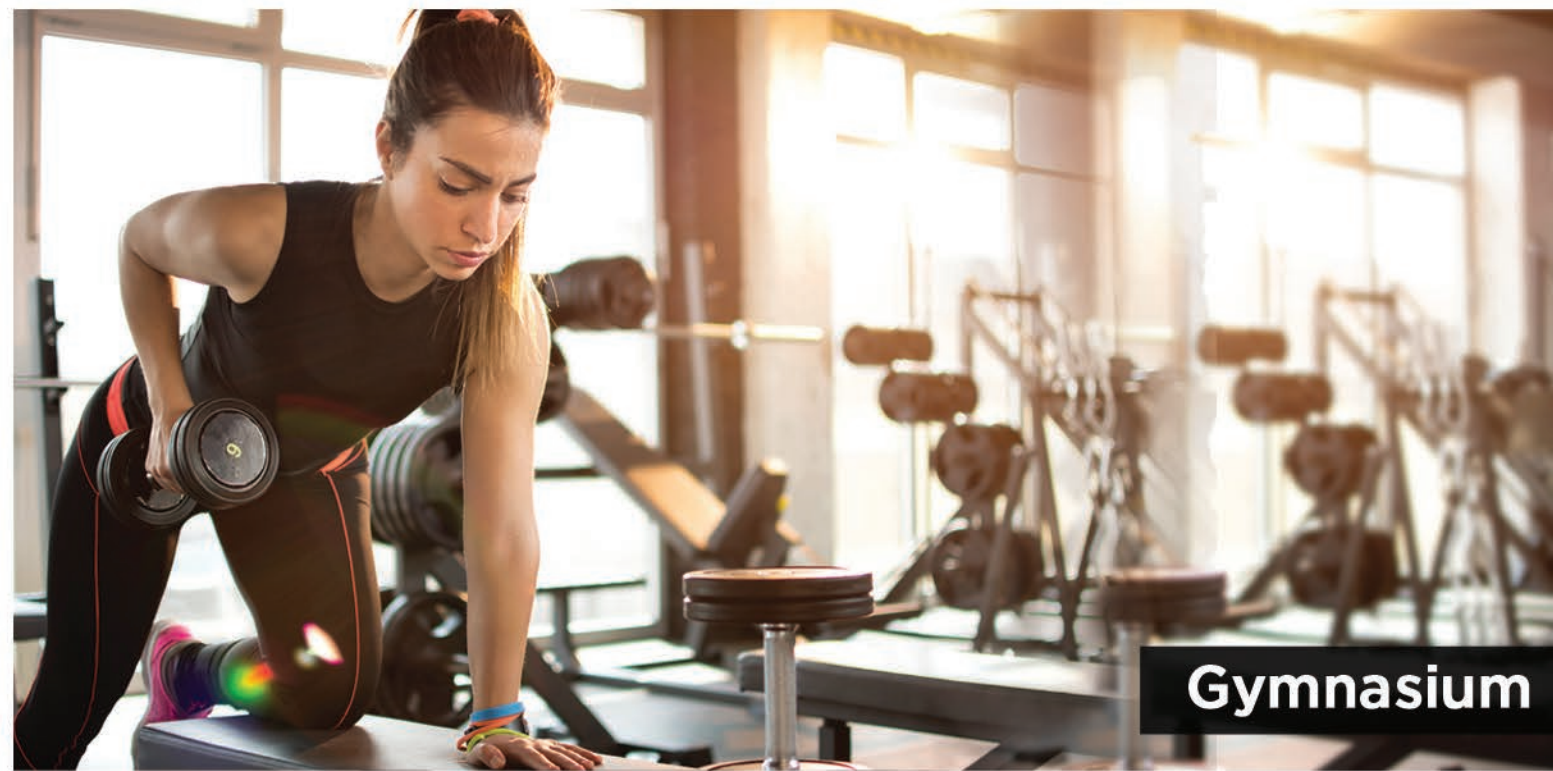
- 1) International Airport - 12 km / 18 min
- 2) Domestic Airport - 13 km / 18 min



# Enjoy Exclusive Amenities In the tranquility of your own building



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**Gymnasium**



**High Speed Elevators**



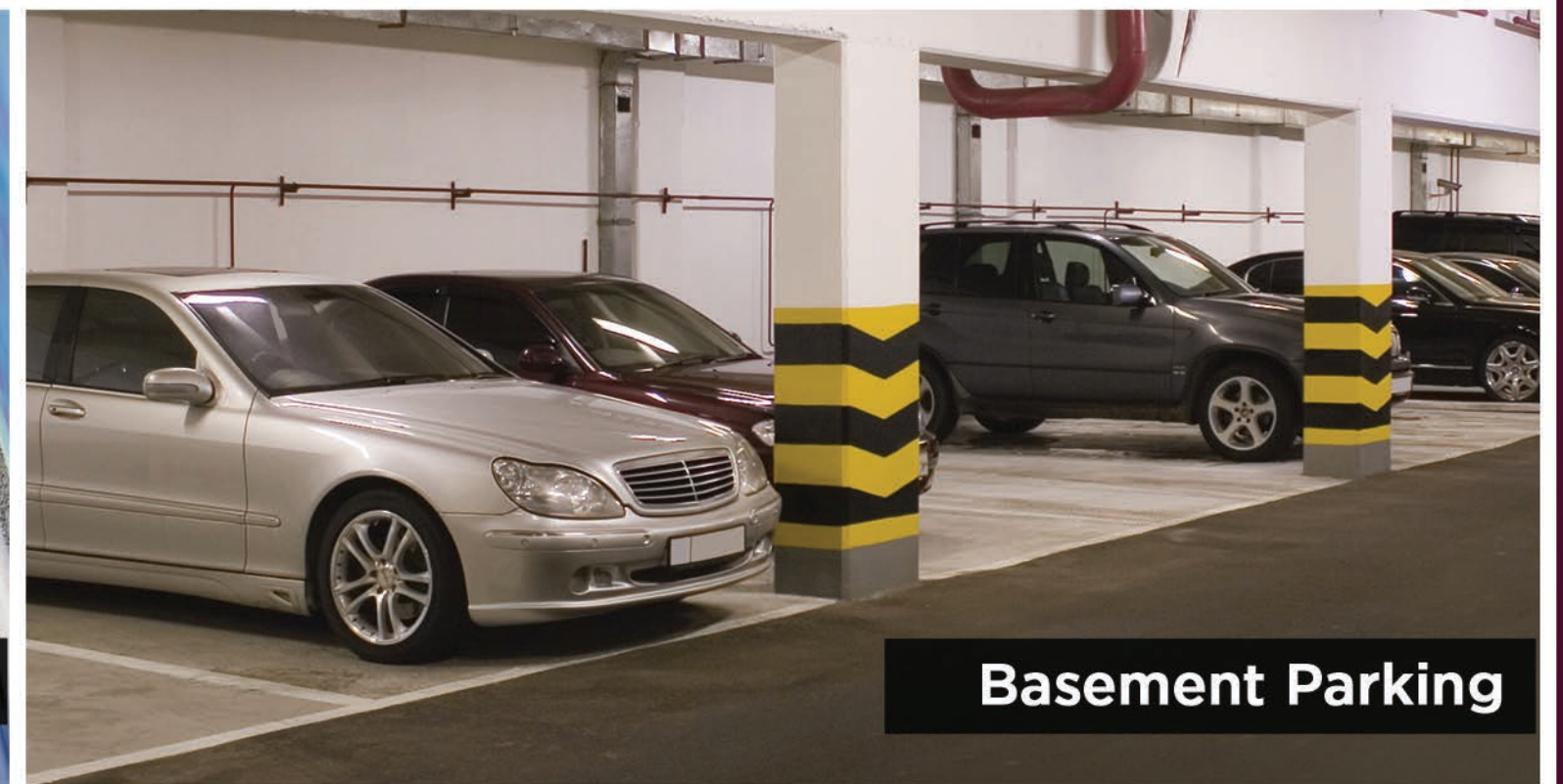
**Kids Play Area**



**Multipurpose Ac Hall**



**CCTV Surveillance**



**Basement Parking**



# Premium Homes designed for your luxury



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## Flats equipped with world class amenities

**01**

Ceramic tile dado up to beam  
Bottom above the kitchen  
Platform

**02**

Concealed Fire Resistant  
Copper Wiring

**03**

Imported Marble High  
Strength Platform

**04**

P.O.P. Finished walls with  
acrylic emulsion  
Paint In all the rooms

**05**

Plug Point Provision For  
Telephone, Lights,  
Fan & Tv Point

**06**

Anti-skid Flooring In  
The Bathroom

**07**

Louvered windows for  
Toilets and bathrooms

**08**

Earthquake Resistant  
Superstructure

**09**

Aluminum Anodized  
Sliding Window

**10**

Ceramic tile dado up to  
7 Feet Height in toilets

**11**

Fire Resistant Flush  
Main Door & Video Door  
Phone

**12**

Vitrified Tiles In All Rooms



# Apartment Layout



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# Apartment Layout



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# Typical Floor Plan



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FLOOR PLAN



# Site Layout



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SITE LAYOUT

SITE LAYOUT



# Show Flat



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*Panoromic Views*  
**FROM YOUR DREAM HOME**



# Client Testimonials



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## Radha Patil

*Accountant*

The whole Vardhan Group is amazing! The booking process is quite easy with them and are always supportive and transparent.



## Prashant Patel

*Mathematics Professor*

I recently booked my home at Vardhan Heights Chembur. The location & flat layout is great, meets all requirements & is very well priced.



## Rushabh Reddy

*Working Professional*

Me and my wife had a dream of buying an apartment at the best location in Mumbai. Vardhan Heights, Chembur has helped us fulfill that dream at an affordable price.



# Reasons to invest in Chembur



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**World-class facilities:** Chembur's skyline now boasts of world class hospitals, international schools like St. Gregorios High School, RBK International Academy, Loreto Convent School & colleges.

**High ROI:** According to Square Yards GIC, Chembur has shown price appreciation by nearly 8.37%, that is greater than other localities of Central Mumbai between 2016 - 2021.

**Centrally located:** The Chembur Monorail serves as a feeder line to the metro network of the city, allowing for quick connection to all parts of the city: South Mumbai, BKC or Navi Mumbai. The Airport, Eastern and Western Expressway are all in close proximity, making it the most convenient location.

**Luxurious lifestyle:** Chembur is a hot spot, buzzing with plenty of malls, restaurants, fitness clubs and recreational facilities such as golf courses, gardens and event halls, allowing its residents to live truly luxurious lifestyles.





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# Home Loans Available From Leading Banks







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# Expert Project Partners

## WORKING WITH THE BEST



CONSULTANTS COMBINED  
ARCHITECT - MUKESH BAHADUR



MEP CONSULTANT  
AXIOM CONSULTING



DESIGN ARCHITECT  
KNS ARCHITECTS

**Kishore  
Thakurdas & CO**

LEGAL CONSULTANT  
KISHORE THAKURDAS & CO

**Paras  
Consultant**

R.C.C CONSULTANT  
PARAS CONSULTANT

**Advocate  
Sharad Wakchoure**

ADVOCATE  
SHARAD WAKCHOURE