



**The Wadhwa Group**  
Landmarks planned with passion

## UNLOCKING VALUE FROM **IT'S CONNECTIVITY**



**THE  
EPI-CENTRE**

CHEMBUR



MahaRERA Registration No. P51800025299  
Website <http://maharera.mahaonline.gov.in>

For representation purpose only

## A CENTRAL LOCATION THAT BRINGS A **WEALTH OF BUSINESS OPPORTUNITIES**

A new corporate landmark is on the rise - The Epicentre. Planned to keep the location quotient as key, 'The Epicentre' commands an enviable position in a stellar location that's in the centre of it all creating seamless accessibility & close proximity to all business districts, transit points, etc.



Proposed Elevation

# EPICENTRE – CENTRE OF IT ALL



# BEST ROAD CONNECTIVITY TO ANY **BUSINESS DISTRICT** IN MUMBAI



Nariman Point & Fort  
via the Eastern Freeway  
**39 mins**



Domestic &  
International Airport  
**30 mins**



Thane - via the Eastern  
Express Highway  
**36 mins**



Navi Mumbai via  
Ghatkopar - Mankhurd Link Road  
**42 mins**



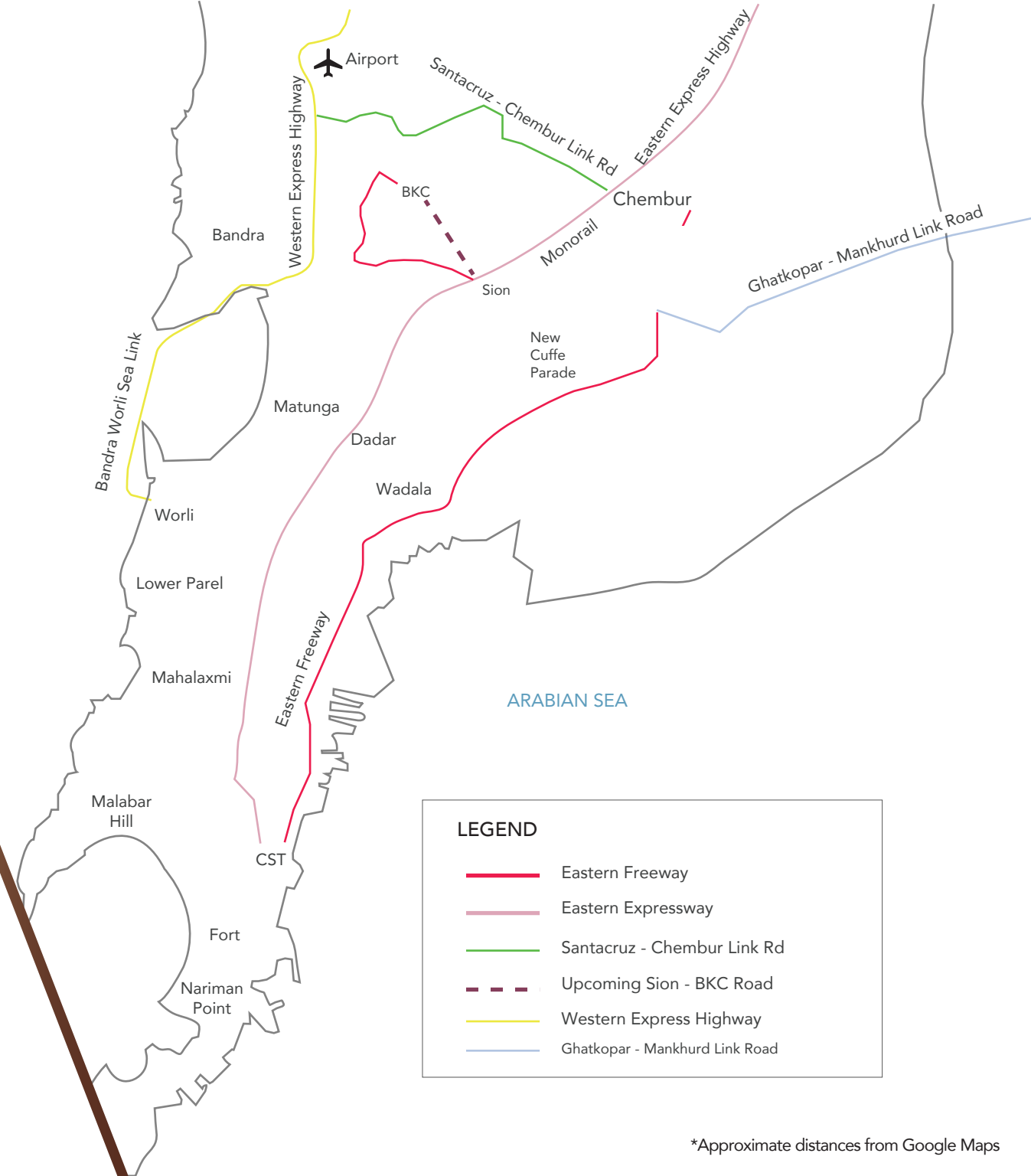
Sion - BKC Elevated Road  
**23 mins**



Upcoming Navi Mumbai Airport  
**50 mins**



Eastern Freeway



**LEGEND**

- Eastern Freeway
- Eastern Expressway
- Santacruz - Chembur Link Rd
- Upcoming Sion - BKC Road
- Western Express Highway
- Ghatkopar - Mankhurd Link Road

\*Approximate distances from Google Maps



# SEAMLESS CONNECTIVITY MAKES IT THE **MOST DESIRED BUSINESS DISTRICT** IN MUMBAI



Monorail Station  
Chembur to Jacob Circle  
**2 mins walk**



Sion (Central line) - **10 mins**  
Chembur (Harbour) - **14 mins**  
Wadala (Harbour and Trans Harbour/ Western) - **10 mins**



Monorail Station  
Mankhurd  
& Arya Samaj Chowk  
**2 mins walk**



Upcoming **Metro Line 4** from Colaba-Bandra-Santacruz & Upcoming **Metro Line 3** from Wadala-Thane-Kasarvadavali



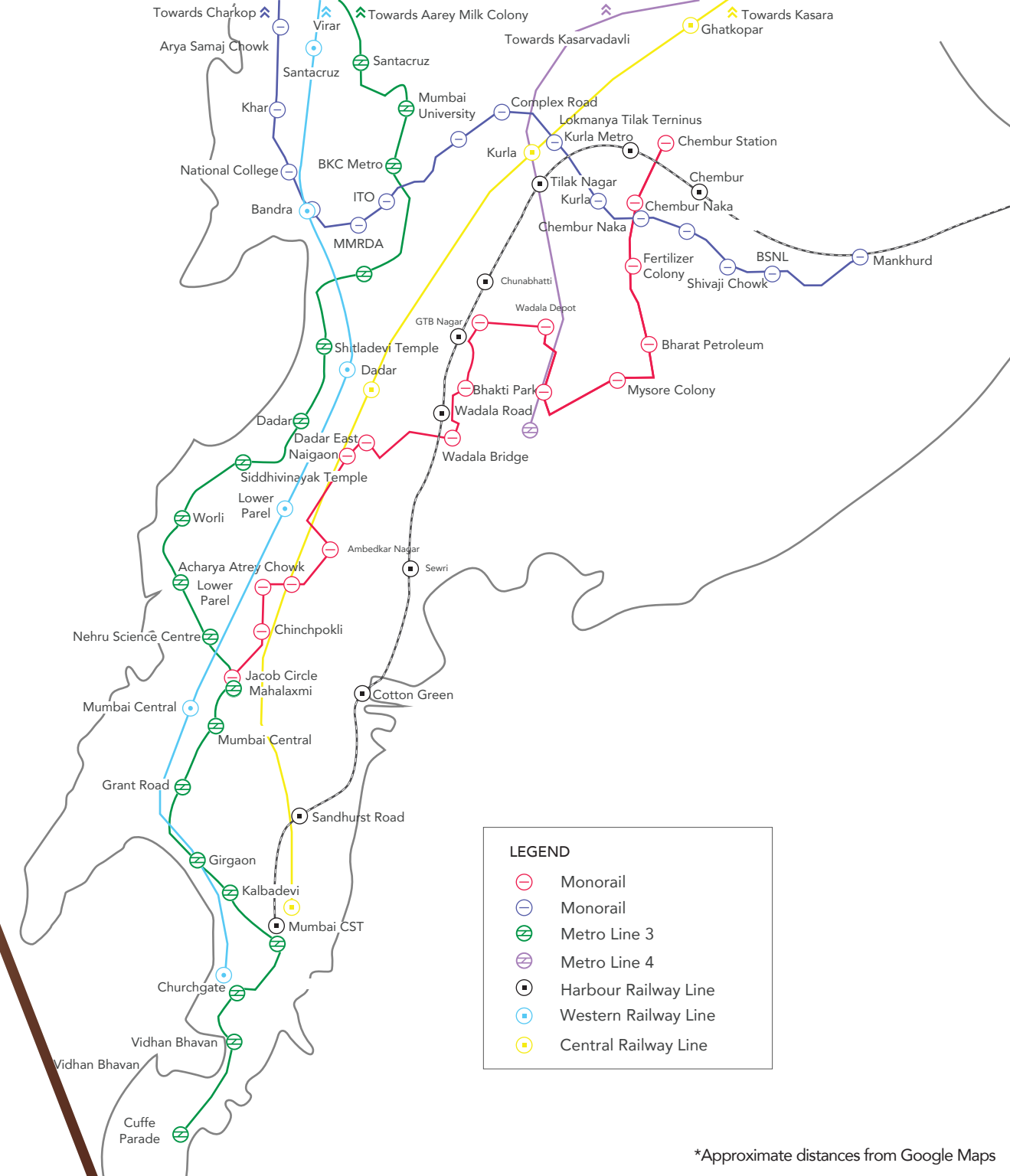
Actual Image

Monorail



Actual Image

Metro Line



\*Approximate distances from Google Maps

## A LOCATION THAT BRINGS **A WEALTH OF BUSINESS OPPORTUNITIES**

True to its name, The Epicentre is indeed at the centre of all that you need. Located in close proximity to the Eastern Freeway amidst the buzzing neighbourhood of Chembur, Epicentre lends seamless access to Thane, Navi Mumbai, BKC & South Mumbai.



### **CONNECTIVITY**

Eastern Freeway	1 min
Chembur Railway Station	14 mins
Eastern Express Highway	12 mins
Santacruz - Chembur Link Road	19 mins
Sion - BKC Road	23 mins
International Airport	30 mins
Domestic Airport	30 mins
Western Express Highway	40 mins



### **HOTELS**

The Royal Orchid	7 mins
Hotel Jewel Of Chembur	9 mins
Sofitel Mumbai BKC	23 mins
Trident Hotel	23 mins



### **HOSPITALS**

BARC Hospital	4 mins
Kohinoor Hospital	17 mins

# AN OFFICE SPACE THAT'S MORE THAN JUST **AN HEALTHY WORKING ENVIRONMENT**



Robust security



Energy efficient glass façade



Dedicated pantries & washrooms at every office



Exquisite drop off & air-conditioned entrance lobby



Elevators for owners, visitors, service providers & staff



Café & waiting lounge



Provision for private washrooms at every office & separate his & her washrooms at alternate floors for utmost hygiene



Designed such that office plates can be seamlessly combined



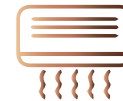
Floor lobbies & staircases have adequate natural ventilation



Conveniences of retail just an elevator ride away



Separate STP with UV & ultrafiltration system for retail & offices

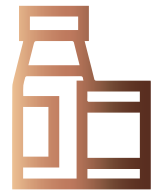


Separate air conditioning systems for retail & offices

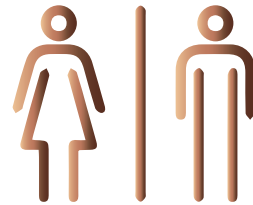


Common substation for office component & D.G backup provided for common areas

## COMFORTS OF HEALTHY BUSINESS **PERFECTING THE NEW NORMAL**



Dedicated pantries  
at every office



Private washrooms  
at every office  
for utmost hygiene



Elevators for core  
members & visitors with  
hygiene compliance measures



CRAFTED PRECISELY  
**FOR YOUR ARRIVAL**



Artistic Impression



**DROP OFF LOBBY**  
FOR A PERFECT FIRST  
IMPRESSION



Artistic Impression

A GRAND  
**ENTRANCE LOBBY**



Artistic Impression



**ENERGY-EFFICIENT,  
RESOURCE-EFFICIENT,  
NATURALLY IT'S ALSO  
COST EFFICIENT**



Artistic Impression

**THOUGHTFULLY  
DESIGNED TO  
BOOST PRODUCTIVITY**



Artistic Impression

CRAFTED TO  
MATCH YOUR  
**EXUBERANT IDEAS**



Artistic Impression



THE ARCADE OF  
**THE EXPERTS**



Artistic Impression

RETAIL CONVENIENCES  
**JUST AN ELEVATOR  
RIDE AWAY**



Artistic Impression



## PROJECT SPECIFICATIONS

Commercial tower	G+1 retail floors (15 typical office floors)
No. of basements	1
Podium	2 levels
Typical floor plate area	18421.29 sq.ft
Total carpet area (offices)	276319.41 sq.ft
Unit size range (all sale offices)	Rera carpet area 602 to 667 sq.ft. (300 units) Rera carpet area 1167 to 1440 sq.ft. (75 units)
Total no. of units	375
Elevators	6
Handover condition	Bare shell



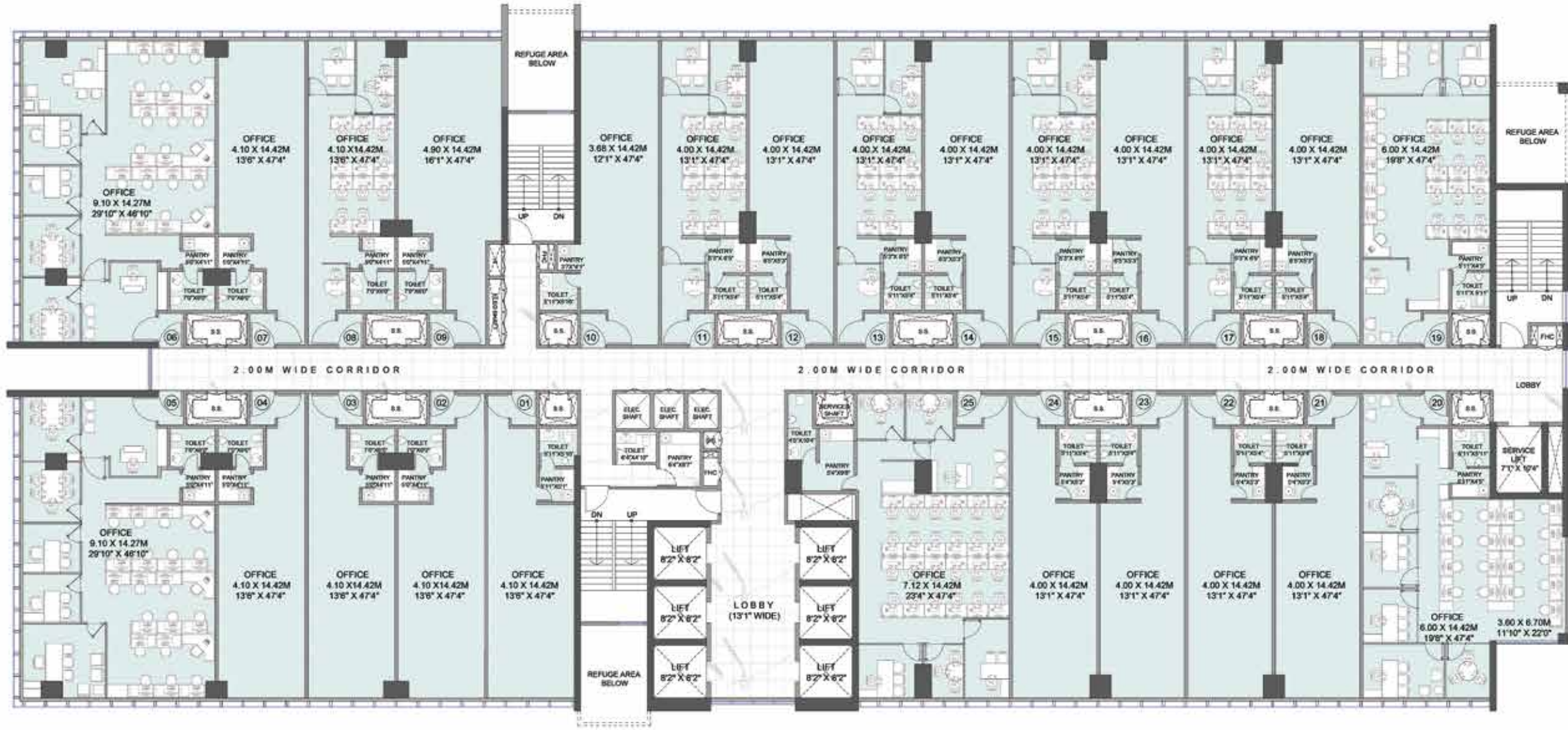
# MASTER PLAN





# TYPICAL FLOOR PLAN

4<sup>th</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>-15<sup>th</sup> & 17<sup>th</sup> floors





# TYPICAL REFUGE FLOOR PLAN






6<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup> & 18<sup>th</sup> floors









# OUR LEGACY

## THE WADHWA GROUP

-  5 DECADES OF EXCELLENCE
-  20,000+ HAPPY FAMILIES
-  150 MNC CLIENTS
-  40+ AWARDS FOR EXCELLENCE IN REALTY
-  4.21 MILLION SQ.M DEVELOPED, ONGOING & FUTURE

## SALARPURIA SATTVA

-  122 PROJECTS COMMERCIAL AND RESIDENTIAL
-  28 MILLION SQ.FT. OF DEVELOPMENT ACROSS INDIA
-  38 MILLION SQ.FT. OF DEVELOPMENT IN PROGRESS
-  60% COMMERCIAL DEVELOPMENT WHICH WILL BE COMPLETED OVER THE NEXT 4 YEARS



The Wadhwa Group  
Landmarks planned with passion



**The Capital, BKC**



**Platina, BKC**



**Trade Centre, BKC**



**Glenmark, Andheri**

OUR LEGACY  
OF **COMMERCIAL**  
**SPACES**





**Touchstone, Bengaluru**



**Symbiosis, Bengaluru**



**Hallmark, Bengaluru**



**GR Tech Park, Bengaluru**

OUR LEGACY  
OF **COMMERCIAL**  
**SPACES**

OUR MARQUEE CLIENTS





**The Wadhwa Group**  
Landmarks planned with passion



TRUST. IT'S WHAT WE BUILD



**Site Address:** The Epicentre, Off Eastern Freeway, BEST Colony, Near Shivaji Chowk, Chembur East, Mumbai – 400088.

**MahaRERA Registration No. P51800025299 | Website <http://maharera.mahaonline.gov.in>**

The information provided in this brochure including all pictures, visuals, perspective views of the building and amenities are as per architectural drawings and the same shall be constructed subject to approvals of competent authorities and shall be in compliance of RERA Act and Rules and Regulations. Distances mentioned are as per Google Maps. Furniture, Fixtures, Accessories and furnishings shown in the show flat are only for representation and shall not be provided in the actual flat. The mentioned project is mortgaged to IDBI Trusteeship Service Limited. No Objection Certificate (NOC) from Trustee would be provided for sale of flats/units/property, if required. T & C Apply'. Version 0.1 March 21.