



 **vicinia**TM
REACH LIFE

A Project By



**REAL
ESTATE**



From the house of Shapoorji Pallonji

- ❖ Legacy of 150 years of expertise in building residential, commercial and industrial structures
- ❖ Group Turnover of US\$ 3 billion with over 35000 employees
- ❖ The first Indian construction company to enter the Middle East in the 1970's.
- ❖ List of architectural landmark include The Imperial – tallest residential tower in India, Mantri Pinnacle – tallest residential tower in South India, the palace of the Sultan of Oman among many others



SP Group Companies:



150 years of proven Experience



Crescent Tower, Mumbai



The Imperial, Mumbai



Sterling Heritage, Mumbai



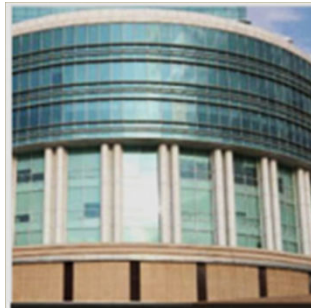
Sterling Tower, Mumbai



The Palace of Sultan of Oman



Great Eastern Royale, Mumbai



DLF IT Park, (Hyderabad)



I-Flex, Bengaluru



Millinea Software, Bengaluru



llabs, Hyderabad



Wipro Limited, Pune



TCS, Noida



The Oberoi Hotel, Mumbai



Hotel Chancery, Bengaluru



The Taj Hotel, Mumbai



ITPL, Bengaluru



Sarla Birla Academy, Bengaluru



Brabourne Stadium, Mumbai

our Creations...your Landmarks...

Vicinia - The legend in making

Salient Features

Project type	Residential
Location	Chandivali – Powai
Land area	5 Acres
Land ownership type	Freehold
No. of towers	8 Towers
No of floors	S + 19 to S + 21
Configuration type	2 BHK Premium 3 BHK Grande 3.5 BHK Luxury
Ground breaking	Q1 2016
Possession	48 Months
Promoters	Forbes and Videocon

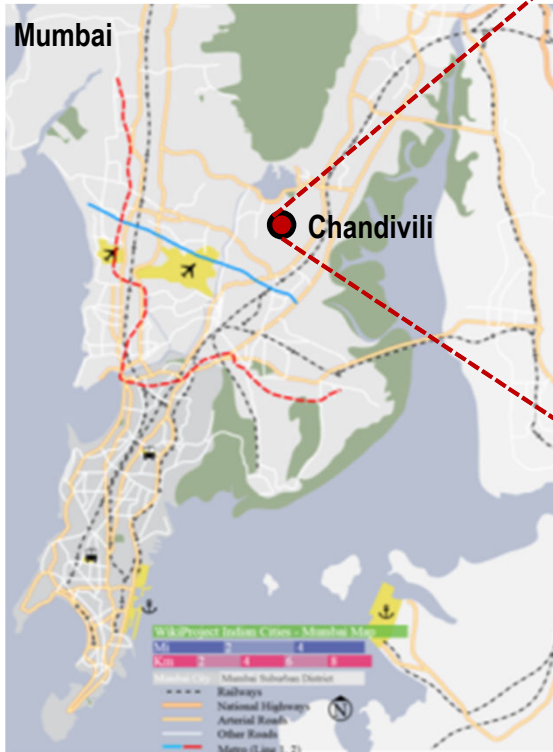


Vicinia is designed by renowned architect **KAPL**, landscaping by **Site Concepts** (Singapore) and managed & developed by **Shapoorji Pallonji Real Estate**

Vicinia - Locational Proximities

Vicinia located at Chandivili - Powai, in the north-east of Mumbai

- ❖ JVLR / Powai Lake 2.0 Km
- ❖ Western Express Hwy 6.3 Km
- ❖ Eastern Express Hwy 6.8 Km
- ❖ International Airport 8.0 Km
- ❖ Bandra Kurla Complex 10.1 Km



School & Colleges

Surrounded by city's best Schools and Colleges such as **Hiranandani School**, **Bombay Scottish**, **Podar International School**, IIT Bombay, ICFAI Biz School etc.

Social Infrastructure

In close proximity of renowned Hospitals such as **Hiranandani Hospital**, **Seven Hills Hospital**, etc. and Haiko Mall, D Mart, R- City mall, Restaurants, Banks & ATMs

Site Surroundings - Arial Views



North View



East View



West View



South View

Master Plan



Configurations	Saleable Area
2 BHK Premium	1350 sft.
3 BHK Grande	1611 sft.
3 BHK Grande	1625 sft.
3.5 BHK Luxury	2495 sft.

- LEGEND**
- ① Ramp
 - ② Drop-off Area
 - ③ Paved Plaza with Seating
 - ④ Cycling & Jogging Track
 - ⑤ Swimming Pool
 - ⑥ Kid's Pool
 - ⑦ Pool Deck
 - ⑧ Grand Lawn
 - ⑨ Clubhouse
 - ⑩ Party Lawn
 - ⑪ Senior's Plaza with Reflexology
 - ⑫ Kid's Play Area
 - ⑬ Adventure Wall
 - ⑭ Tennis Court
 - ⑮ Box Cricket

An Urban Oasis... in the heart of Mumbai



A fully integrated Community

Club House

Swimming Pool
Kids Pool
Pool Deck
Gymnasium & Yoga
Indoor Games
Table Tennis
Snooker
Carom & Chess
Party Hall
Business Centre
Guest Rooms

Sports Activity Centre

Multi Purpose court for
Badminton court /
Volley court /
Half Basketball court,
Squash Court
Skating Rink

Toddlers -Teenagers, Parents - Elders

We're building an

“inclusive family friendly environment”



External Amenities

Kid's Play Area
Tot Lot
Adventure Wall
Cycling & Jogging Track
Tennis Court
Box Cricket
Senior's Plaza
Reflexology Path
Paved Plaza with Seating
Grand Lawn
Party Lawn
BBQ Pit
Pets Corner
Focal Garden

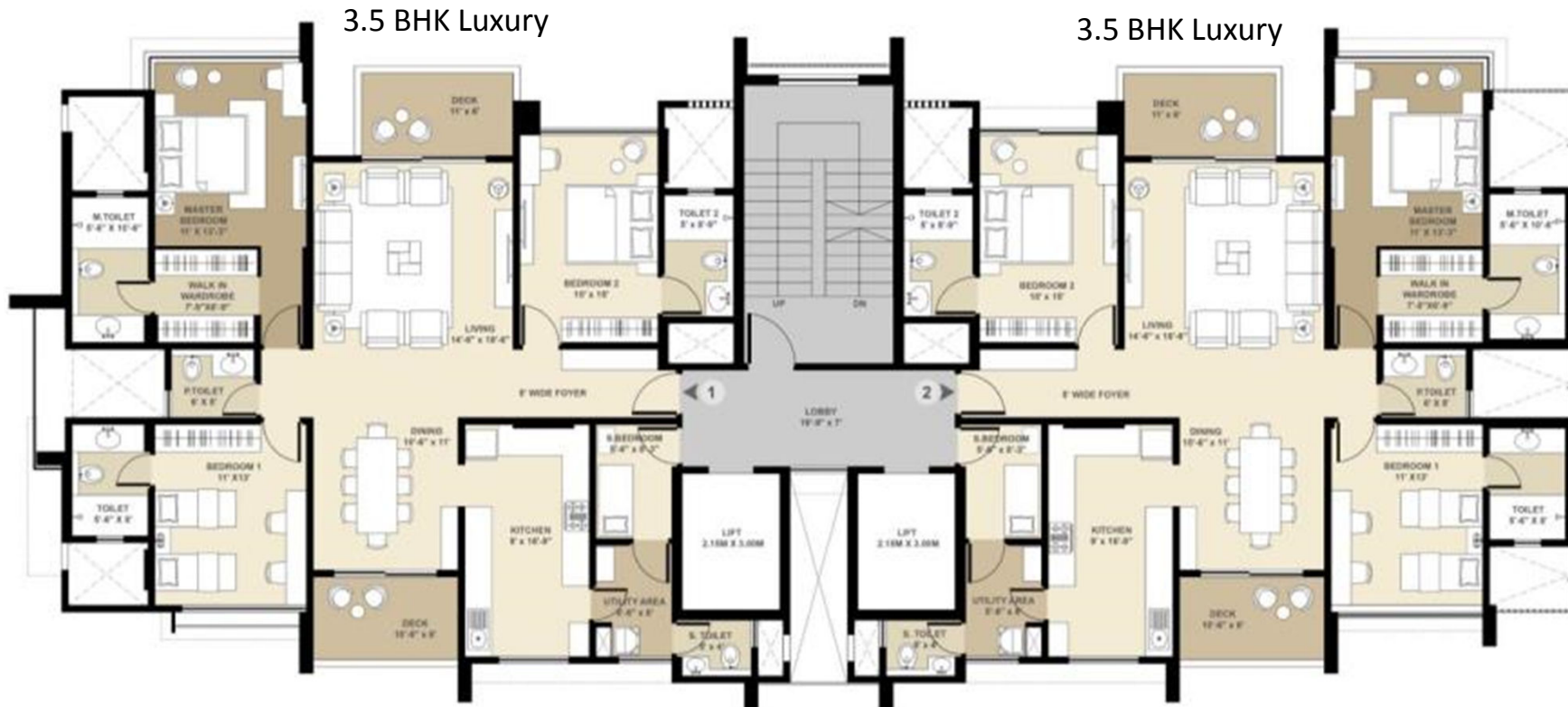
Timeless Design



- ❖ Vicinia is designed by renowned architect KAPL, landscaping by Site Concepts (Singapore) and constructed by Shapoorji Pallonji
- ❖ Bouquet of offerings including 2 & 3 BHK Premium and 3.5 BHK Luxury residences
- ❖ Limited number of units per floor
- ❖ Spacious Bedroom and living room designed to bring in ample sunlight and cross ventilation
- ❖ Italian marble for living, dining and master bed room
- ❖ Modular Kitchen (without kitchen appliances)
- ❖ Premium fixtures and fittings
- ❖ Maid's room with separate entrance
- ❖ Video door phone with intercom facility

Luxury Towers - A and B

Public Garden View

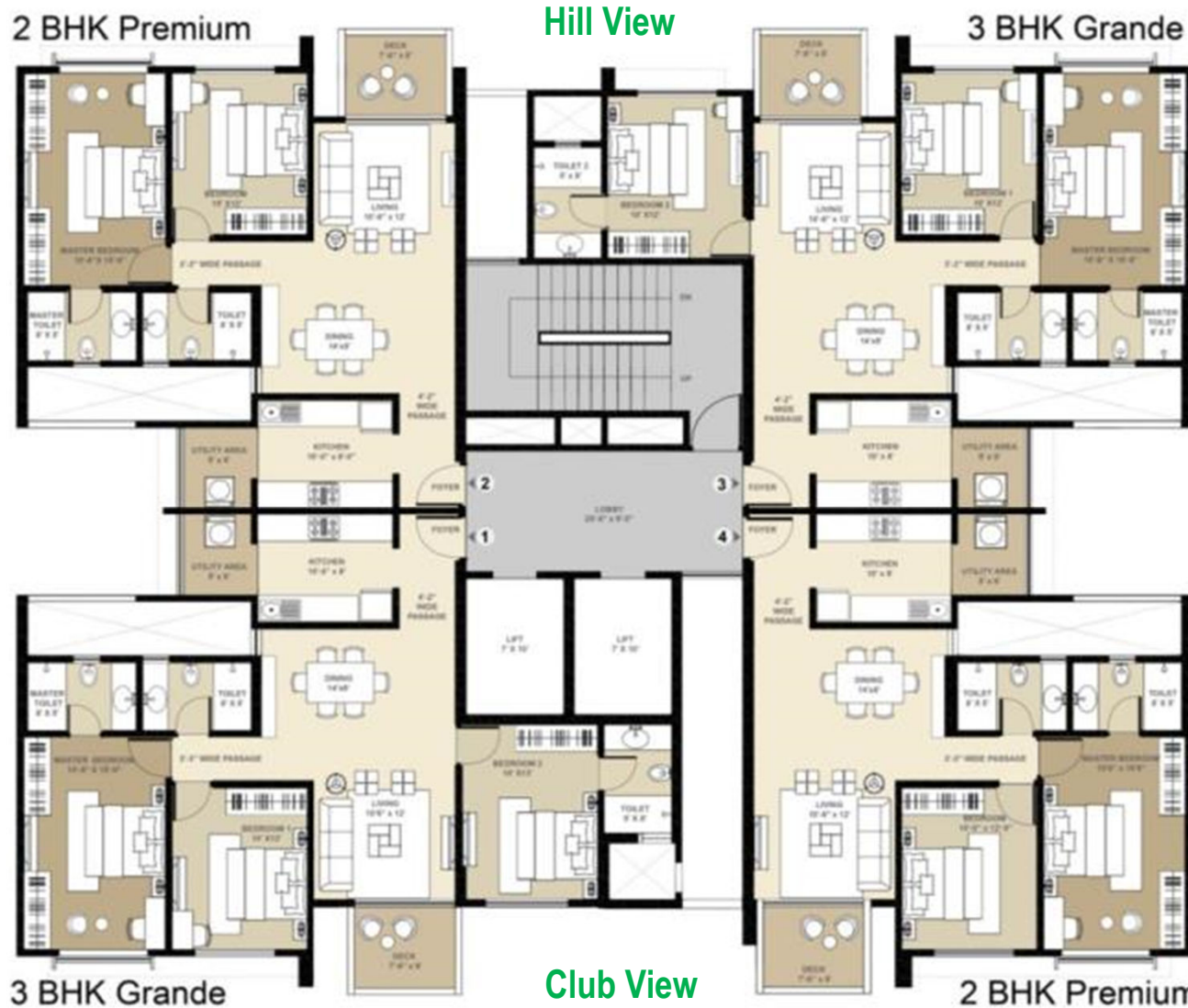


Series No. 01
Sale Area : 2,495 Sq.Ft.

Club View

Series No. 02
Sale Area : 2,495 Sq.Ft.

Premium Tower - F



Series No. 02
Sale Area : 1350 Sq.Ft.

Series No. 03
Sale Area : 1611 Sq.Ft.

Series No. 01
Sale Area : 1625 Sq.Ft.

Series No. 04
Sale Area : 1350 Sq.Ft.

3.5 BHK Interior Layouts



Living Room



Dining Room



Master Bedroom

Rendered views

2 & 3 BHK Interior Layouts



Living Room



Dining Room



Master Bedroom

Rendered views

Payment Schedule

#	Nos	Stages of Payment Collection	Payment Breakup
Booking Stage	1	First Part of Earnest Money Deposit (Part - I EMD) along with Application for Allotment	3.5 BHK Luxury @ Rs. 20,00,000/- per Residential Flat; 3 BHK Grande and 3 BHK Premium @ Rs. 15,00,000/- per Residential Flat; 2 BHK Premium @ Rs. 10,00,000/- per Residential Flat
	2	Second Part of Earnest Money Deposit (Part - II EMD) on 30th day from Application for Allotment	3.5 BHK Luxury @ Rs. 30,00,000 per Residential Flat; 3 BHK Grande and 3 BHK Premium @ Rs. 25,00,000/- per Residential Flat; 2 BHK Premium @ Rs. 15,00,000 per Residential Flat
	3	Balance EMD on receipt of Commencement Certificate (CC)	20% of Sale Consideration Amount [Less - Amounts Received in Item Nos. 1 & 2 above] + VAT
Construction Linked Payments	4	Payable on Completion of Raft Foundation	10% of Sale Consideration Amount
	5	Payable on Completion of 1st Level Top Slab	10% of Sale Consideration Amount
	6	Payable on Completion of 6th Level Top Slab	10% of Sale Consideration Amount
	7	Payable on Completion of 11th Level Top Slab	10% of Sale Consideration Amount
	8	Payable on Completion of 16th Level Top Slab	10% of Sale Consideration Amount
	9	Payable on Completion of 20th/21st Level Top Slab	10% of Sale Consideration Amount
	10	Payable on Completion of Brickwork & Plastering	10% of Sale Consideration Amount
	11	Payable on Completion of Plumbing & Flooring	5% of Sale Consideration Amount
	12	Payable on Receipt of Occupation Certificate [OC] and 100% Other Charges	5% of Sale Consideration Amount + 100% of "Other Charges"

Partners

Developers & Promoters

Project Developed and Managed by : **Shapoorji Pallonji Real Estate**
Project Promoters : Forbes and Videocon

Project Partners

Principal Architects : Kiran Kapadia Associates Pvt. Ltd.
Landscape Architects : Site Concepts (Singapore)
Structural Consultants : Ascent Structural Engineers
MEP Consultants : AECOM
Liaisoning Architects : Brighton Architects India Pvt. Ltd.
Environmental Clearance Consultant : ENVIRO Analysts and Engineers Pvt. Ltd.
Interior Design Consultant : KdnD Studio LLP
Principal Contractors : Shapoorji Pallonji & Co Pvt. Ltd

Thank You



Shapoorji Pallonji | Estd. 1865

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