

# SunteckCity

OSHIWARA DISTRICT CENTRE, GOREGAON (W)

# OSHIWARA DISTRICT CENTRE: THE NEXT BKC OF MUMBAI

THE BIGGEST OPPORTUNITY TO INVEST  
IN THE DESTINATION OF TOMORROW

SPREAD  
ACROSS  
**160**  
ACRES

THE  
**NEW**

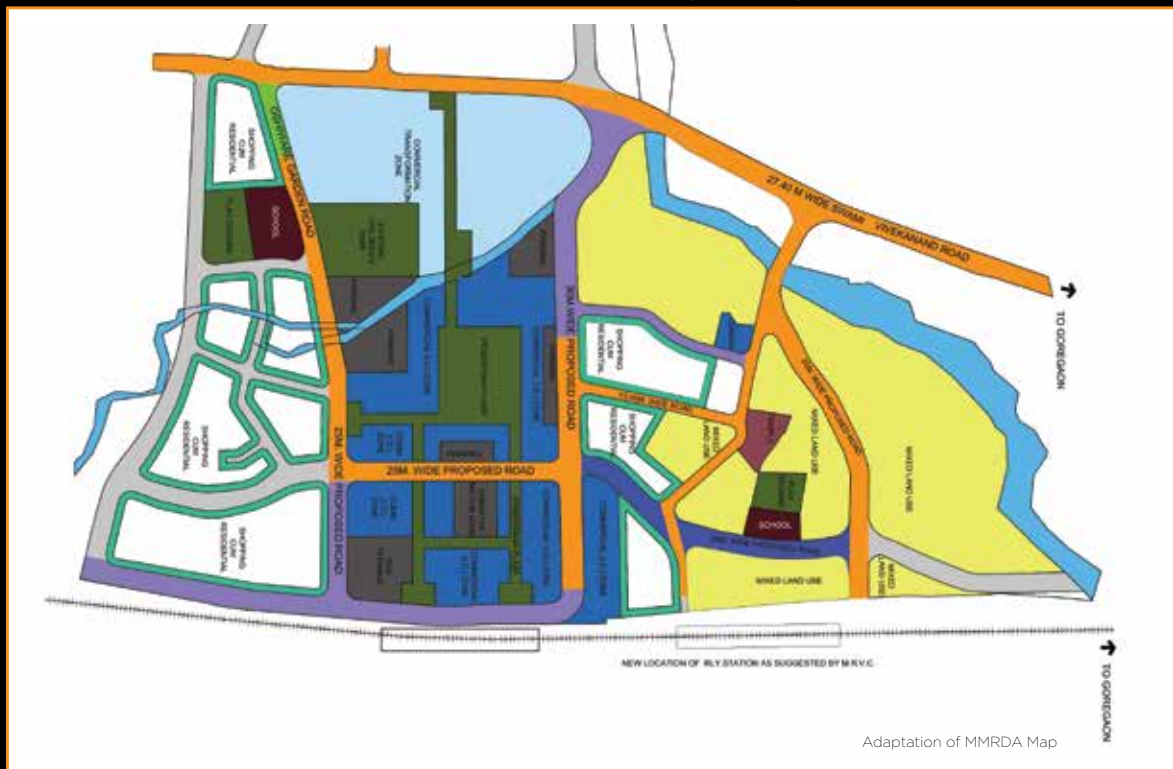
CENTRAL BUSINESS DISTRICT  
OF MUMBAI

THE HUB OF  
CONNECTIVITY &  
CONVENIENCE

KEY TO  
APPRECIATION &  
LUXURY

Oshiwara District Centre (ODC) is being envisioned by **MMRDA** as the next BKC of Mumbai. Conveniently located between Andheri (W) and Goregaon (W), this neighbourhood has been planned to provide the best of mixed use development. Explore the endless possibilities at Oshiwara District Centre to get the perfect balance of personal and professional life.

## OSHIWARA DISTRICT CENTRE (ODC) MAP BY MMRDA



- NOTICES ISSUED BY MMRDA FOR CONSTRUCTING D. P. ROAD
- DEVELOPED D. P. ROAD
- D. P. ROAD UNDER CONSTRUCTION
- 13.00 MT WIDE ROAD PROPOSED TO BE WIDENED TO 25.00 MT WIDTH

# A STRATEGIC LOCATION, PAVING WAY TOWARDS AN EVOLVING TOMORROW



## SOCIAL INFRASTRUCTURE AROUND OSHIWARA DISTRICT CENTRE (ODC)

- Corporate Hubs - Nirlon | Nesco
- Schools - Vibgyor High School | Ryan International School | Oberoi International School
- Malls - Infiniti Mall | Inorbit Mall | Oberoi Mall
- Medical Facility - Kokilaben Dhirubhai Ambani Hospital
- Hotels - The Westin Hotel | JW Marriott | Novotel | Sun-n-Sand

## LOCATION ADVANTAGE

- Close proximity to Chhatrapati Shivaji International & Domestic Airport (25 mins. drive)
- Improved connectivity with easy access to Goregaon & Ram Mandir Railway Station

## INFRASTRUCTURE

- Ram Mandir Station  
- 2 mins Drive
- Mrinaltai Gore Flyover  
- 2 mins Drive
- JVLR  
- 3 mins Drive

## UPCOMING

- Metro line 7
- Mrinaltai Gore Flyover Extension
- JVLR Extension
- Goregaon-Mulund Link Road (GMLR)
- Coastal road from South Mumbai to North Mumbai

# AVENUE 1

RERA REGISTRATION NO.: P51800001281

Avenue 1 offers a lifestyle that's second to none. Experience the luxury with convenience of a township.

- Aerodynamically designed towers overlooking the beautifully designed podium
- 3 magnificent towers with only 4 apartments per floor
- Luxurious 2 & 3 Bed residences with spacious decks
- 1<sup>st</sup> habitable floor at 89 feet from ground level
- Windows of each room faces either East or West
- 3 levels of podium parking



## AMENITIES AT A GLANCE



- Jogging Track
- Zen Garden
- Swimming Pool with Deck & Kids' Pool
- Yoga & Meditation Decks
- Kids' Play Area
- Senior Citizen Area
- Party Lawn
- Multi-play Court
- Moveable Barbeque & Bar Counter
- Fully equipped Gymnasium
- Seating Alcoves
- Outdoor Training Track
- Outdoor Board Games
- Multipurpose Hall
- Plunge Pool
- And Many More...

## AVENUE 2

RERA REGISTRATION NO.: P51800002637

Avenue 2 offers a home that provides the finest of luxuries. Come reside at one-of-the-best location in Mumbai.

- Contemporary style towers overlooking the beautifully landscaped podium
- Intelligently designed 2 & 3 BHK homes
- 2 Palatial Towers with double height lobby
- 5 levels of covered parking
- All amenities on ground and podium level
- 1<sup>st</sup> habitable floor at 92 feet from ground level



## AMENITIES AT A GLANCE



- Swimming Pool with Deck
- Sensory Meditation Garden
- Yoga Deck
- Kids' Play Area
- Reflexology Path for Senior Citizen's
- Party Lawn
- Multi-play Court
- Multipurpose Hall
- Gym
- Indoor & Outdoor Games Zone
- Nakshatra Garden
- Maze Garden
- Herb Garden
- Kids' Pool
- Jogging Track
- And Many More...

# THINK BEYOND 2 & 3 BHK. THINK 23 ACRE CITY.

A cosmopolitan lifestyle at its best

Welcome to one of the proposed largest mixed-use development. Oshiwara District Centre (ODC) SunteckCity is a self-sustaining blend of luxurious homes, and proposed commercial spaces, fine-dining restaurants, entertainment facilities and much more.

## RESIDENTIAL



A lifestyle as lavish as your new home.  
Experience the finest of luxury.

## COMMERCIAL



Live a hassle-free life.  
Prime commercial hubs in the vicinity.

## RETAIL



Step out of your home and  
discover alluring retail outlets.

## ENTERTAINMENT & FINE DINING



Fun. Feast. Fashion.  
A fine fusion.

Disclaimer: The PROPOSED PLANS ARE TENTATIVE & AS OF NOW WE HAVE NOT RECEIVED APPROVALS ON THE SAME. THE DEVELOPMENT OF THE ENTIRE TOWNSHIP AS SHOWN ABOVE MAY TAKE FEW YEARS.

Disclaimer: The plans, designs, and dimensions are as per current sanctioned plans and approvals. Specifications, amenities, and facilities will be as set out in the agreement for sale as uploaded on the RERA website (<https://mahareraonline.gov.in>) under Registration No. P51800001281 | P51800002637. The same may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time and/or in line with our customer policies. We may modify/alter the above by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules").

# EXPERIENCE THE FINEST OF TOWNSHIP LIVING

SunteckCity is suburb's one of the proposed largest mixed-use development with residential, Commercial and Retail at Oshiwara District Centre (ODC) with over 23 acres (approx.) which comprises of 7 acres of Avenue 1 and 2 with future development spread across 16 acres (approx.)



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# OSHIWARA DISTRICT CENTRE (ODC) IN THE NEWS

**06 metro hindustantimes**

## City's next big biz hub back on track

**PICKING UP PACE** Govt push for mixed-use model at Oshiwara District Centre may lead to more houses than companies there

### OSHIWARA, THE NEW BUSINESS HUB IN MUMBAI?

Shrihari Khatavkar, Chairman and Managing Director of Sunteck Realty, which built luxury homes in the commercial business district (CBD) of Bandra Kurla Complex, says, "Connectivity to the island, supporting infrastructure and location are the three must-haves, before anything else." He cites Sunteck as an example of a planned CBD which failed to take off because of lack of connectivity to Mumbai.

Khatavkar has acquired 23 acres in the 160-acre plot deemed as the Oshiwara District Centre (ODC) by the Mumbai Metropolitan Region Development Authority (MMRDA) because of expected infrastructural changes — a flyover connecting the area to the developed suburb of Powai, a highway, a railway station, and two metro rail stations.

Specifically, these include the operational Jogeshwari-Vikhroli Link Road (JVLR) flyover that connects ODC to Western Express Highway and Powai. Also, the Ram Mandir station on the western railway line (already operational) and nearby upcoming Metro rail stations that include Metro 7 line (Dahisar East to Andheri East) — Aarey and Mahanand stations and Metro 2a line (Dahisar to VSN Nagar stretch) or the Adarsh Nagar station.

Karim Sodhi, managing director in JLL India's Mumbai office, says it will take a few years for the ODC to become an established centre. "For 1.2 million sq ft of BPO (banking, financial services and insurance) capex hubs offices at Nand and 1.1 million sq ft at Niran are under construction. Until they are complete, the ODC won't be ready. "What does have potential is the mixed-use model which Sunteck is developing and offering mixed facility usage," Sodhi says, adding that in the next decade the ODC will be a mature business location. However, the potential for residential development is higher because of private projects being executed by developers.

Principal architect Bhutan Yamsanwar of Team One Architects, who has executed government projects for four decades, says, "The ODC in particular is a viable bet for residential projects because of nearby growth centres such as Andheri." But for overall readiness of a CBD, it requires last-mile government push, which can be done in a year or so.

While Khatavkar says his residences will be ready in a year and a half or so, he acknowledges it takes a minimum of a decade for any business district to fully mature. "BKC took around 15 years to get to where it is now. But if anyone saw

## ODC set to be new BKC of back office world

**FROM LEFT**  
Mumbai, 28/07

How does a developer create the city's next business district? For starters, Mumbai, toughest market in Indian real estate, has traffic clogging its road arteries. There is cut-throat competition for land. Most of all, it requires a constant tussle to developers lowering terms of BKC in a futuristic play for something that might take years to pull off.

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**TIMES PROPERTY**

## ODC: A MIXED-USE HUB IN THE MAKING

**EXPERT SPEAK**

The Mumbai Metropolitan Region Development Authority (MMRDA) is set to develop the Oshiwara District Centre (ODC) as the next stage planned growth centre after Bandra-Kurla Complex (BKC).

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**02 htstates**

## CHANGING CITYSCAPES OSHIWARA

### Corporate hub

**BUSINESS CENTRE.** New office spaces, apartment complexes and seamless connectivity make Oshiwara a high-end residential and commercial area.

**BUILDING BLOCKS**

- Oshiwara District Centre
- Dombivli-Kalyan Axis
- Viltvodi-Mulund Axis
- Eastern-Waterfront Project (Colaba to Wadala)
- Wadala

**THE FORMULA FOR A CBD**

- Sizeable acreage to support internal infrastructure
- City connectivity that translates to a comfortable commute
- Proximity to key residential pockets for work force
- Flexibility of retrofitting with changing times
- Balancing environmental safety concerns

Source: JLL, Knight Frank.

It's back to the day they wouldn't have thought it is possible," he says.

Other developers IRDA and Universal Group have also set up residential buildings. Sunteck is architecting a mixed-campus akin to what Hiranandani has done in Powai and Lokhandwala in Versova. That's happening by creating residential, commercial and entertainment zones, fine dining, malls and high

## ABOUT SUNTECK

- Sunteck Realty Limited (SRL) is the **fastest growing** Mumbai-based real estate development company. Sunteck's presence across the spectrum is differentiated by uber luxury, ultra-luxury, premium luxury & aspirational luxury segments.
- SRL focuses on a city-centric development portfolio of about **30 million square feet** spread across **25 projects** at various stages of development and **4 rented assets**.
- The company is **listed on BSE & NSE** and enjoys one of the strongest balance sheets with almost **negligible debt** levels and visible cash flows.
- SRL's flagship project Signature Island in Bandra-Kurla Complex (BKC) is home to some of the most renowned head honchos of leading financial institutions, corporates, global conglomerates and renowned celebrities.



022 - 39 31 57 51 | [sunteckindia.com](http://sunteckindia.com)

Site Address:

Sunteck City, Ram Mandir Road, Nahar Singh Estate, Near Ram Mandir Station, Off S.V. Road, Oshiwara District Centre (ODC), Goregaon (W), Mumbai - 400 062, India.

Corporate Office:

Sunteck Centre, 5<sup>th</sup> Floor, 37 - 40 Subhash Road, Vile Parle (E), Mumbai - 400 057, India.

MAHARERA NO : P51800001281 | P51800002637. Details available at [maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)

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