

Kustomjee®  
**BELLA**  
**BHANDUP**

A PROJECT IN PARTNERSHIP WITH  **TREC**  
30 YEARS OF TRUST

THOSE LOOKING TO  
MOVE UP IN LIFE,  
MAY WE RECOMMEND  
THE UPPER STOREYS.



ARTIST'S IMPRESION

# THINGS TO DO

*Walk barefoot in the garden.*

*Watch the kids play.*

*Plan date nights on the Stargazing Deck.*

*Lose a match and win a friend.*

*Master the art of keeping everyone happy.*



## CHANGING THE DEFINITION OF LIFE IN THE CITY.

*At Rustomjee, we believe ideas transform houses into homes and offices into innovation centres. This thought has inspired us to innovate, discover and deliver newer lifestyle solutions since 1996. From child friendly parks, play areas and learning centres in our townships created with the help of eminent child psychologists, to 'My Spaces' nooks and corners that allow business magnates to pursue their long-forgotten hobbies and passions in our gated estates, ideas have been at the heart of our blueprints.*

*Today, thoughtful design and people-friendly practices are the hallmarks of a Rustomjee property.*

*With a projected 22 million sq. ft. of development planned across the most prime locations of Mumbai Metropolitan Region, we are poised to add some significant new landmarks to our existing portfolio of townships, gated estates, standalone residential spaces, commercial and retail developments, schools, and centres of learning.*

*After introducing Prabhadevi, BKC Annexe, Khar, Kandivali, Juhu Circle, Borivali, Virar and Thane to a life beyond the four walls of home, we are delighted to be in Bhandup.*



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

## OVERVIEW



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

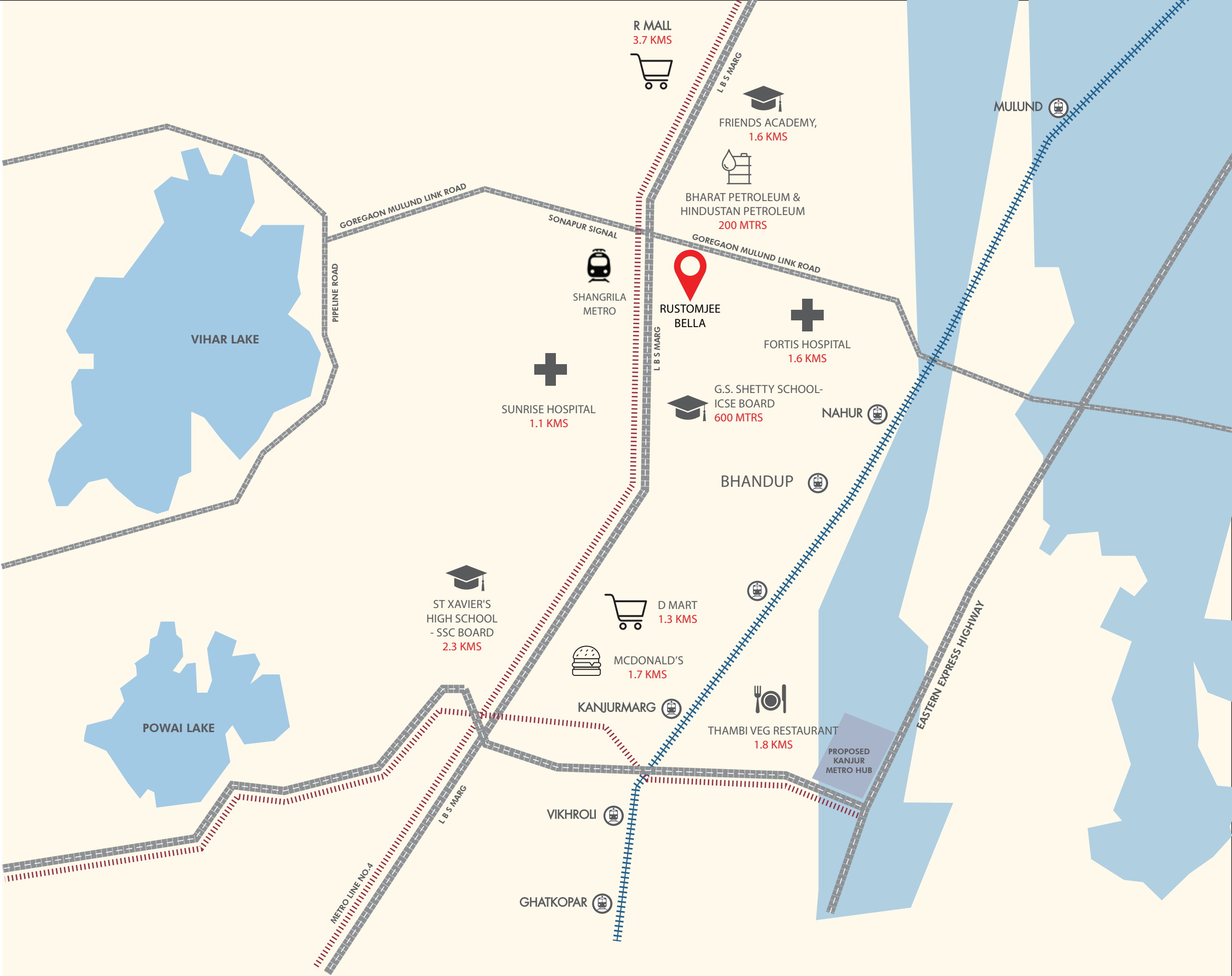
HOME. SHOPPING.  
WORK. SCHOOL.  
GET FROM ANYWHERE  
TO ANYWHERE IN A  
**BREEZE.**

METRO CONNECTIVITY  
TO REDUCE  
TRAVEL TIME BY HOURS.

- Metro Line 4 from Wadala to Kasarvadavali is 32.32 km long
- It is an elevated corridor with 32 stations
- It will connect Eastern Express Roadway, Central Railway, Mono Rail, the ongoing Metro Line 2B (D N Nagar to Mandale), and the proposed Metro Line 5 (Thane to Kalyan), Metro Line 6 (Swami Samarth Nagar to Vikhroli) and Metro Line 8 (Wadala to General Post Office)

Road Connectivity:

- Domestic Airport: 16.1 kms
- International Airport: 16.5 kms
  - Thane: 9.2 kms
- Eastern Express Highway: 3.2 kms
  - Powai: 6.2 kms
  - Eastern Freeway: 23.4 kms
- Bhandup Railway Station: 1.8 kms
  - CST: 31.5 kms
- Bhandup Metro Station: 2.5 kms



SCHOOLS & COLLEGES

G.S. Shetty: 600 mtrs  
Pawar Public School: 1.2 kms  
Holy Angel: 1.4 kms  
Ratnam College: 1.4 kms  
Menon College: 1.5 kms  
Friends Academy: 1.6 kms  
St. Xavier's: 2.4 kms

MALLS & SUPERMARKETS

D Mart: 1.3 kms  
R Galleria: 2 kms  
Magnet Metro: 2.5 kms  
R Mall: 3.7 kms

HOSPITALS

Lotus Multispeciality: 750 mtrs  
Sunrise Hospital: 1.1 kms  
Sarathi Hospital: 1.2 kms  
Sanjivani: 1.5 kms  
Fortis Hospital: 1.6 kms

RESTAURANTS

Gopala's Restaurant: 100 mtrs  
Varanda: 600 mtrs  
Namaste Restaurant: 900 mtrs  
McDonald's, Mulund: 1.6 kms  
McDonald's, Bhandup: 1.7 kms  
Thambi Veg Restaurant: 1.8 kms

LANDMARKS

Bhagwati Banquets: 10 mtrs  
Govind Banquets: 20 mtrs  
Hyundai Service Centre: 20 mtrs  
Shangrila Biscuit Factory: 190 mtrs  
Filix Tower: 500 mts

FUEL STATIONS

Bharat Petroleum and Hindustan Petroleum : 200 mtrs





YOU SENSE JOY.  
YOUR CHEST SWELLS  
UP WITH PRIDE. IT IS,  
AFTER ALL, YOUR NAME  
**ON THE PLATE.**

*They tell you owning a home in Maximum City is an impossible dream. But you know it's not impossible. At Bella, you don't just own an address in one of the city's fastest growing neighborhoods, you own a home in a gated community. One that comes with some coveted features. After work matches at the multipurpose court, nights of stargazing on the terrace, picnics in the garden, get-togethers at the Banquet Hall. What's not to be proud of?*

*A home at Bella by Rustomjee and TREC proves that the good life shouldn't cost you the world and new beginnings should be the stuff of reality, not dreams.*

**PRESENTING**  
THE ONLY ANTIDOTE TO  
WEEKDAYS:  
MORNING WALKS,  
LAZING IN THE GARDEN,  
TEA ON THE TERRACE.







**A Banquet Hall**  
for celebrations that turn into  
unforgettable memories.



**An Indoor Games Room**  
to turn neighbours into friends.



**A Fitness Centre**  
to make self-care part of  
the routine.



**A Children's Play Area**  
where there's just one rule: fun.

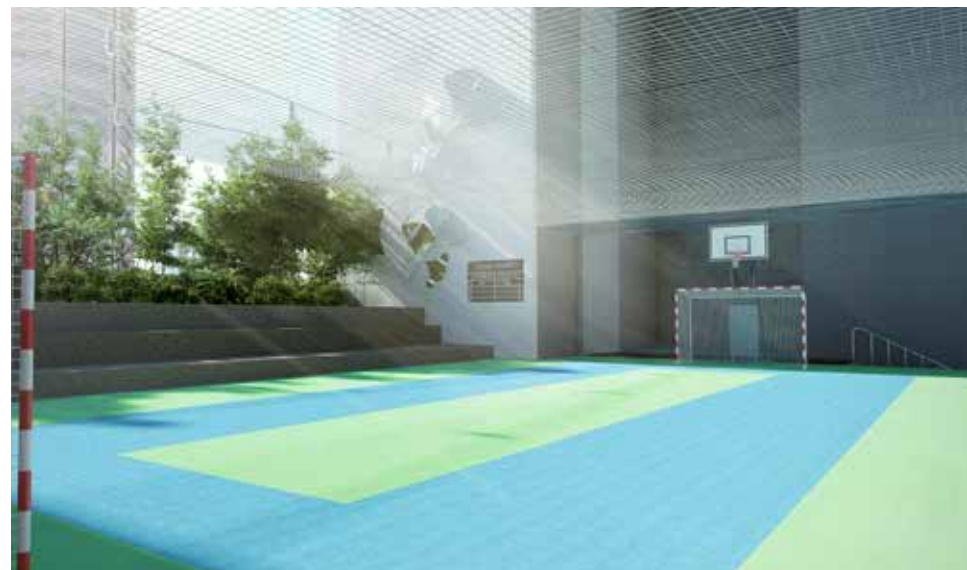




**Open To Sky Podium:**  
So you never miss the sun, the breeze  
and the great outdoors.



**Rooftop Bar and Party Lounge:**  
To turn ordinary evenings with friends  
into evenings to remember.



**Multipurpose Court:**  
Where fun times with the kids meet  
a good workout.



**Rooftop Seating Area:**  
The perfect place to enjoy a sunrise,  
a sunset and everything in between.

THE RUSTOMJEE  
EDUCATE A CHILD  
INITIATIVE

*Rustomjee believes in giving back to the society and our education initiatives are one of the many steps we have taken in this direction. By identifying potential, giving everyone equal opportunities and nurturing talent, we're helping create the next generation of leaders.*





IT'S THOUGHTFUL. IT'S **Rustomjee®**

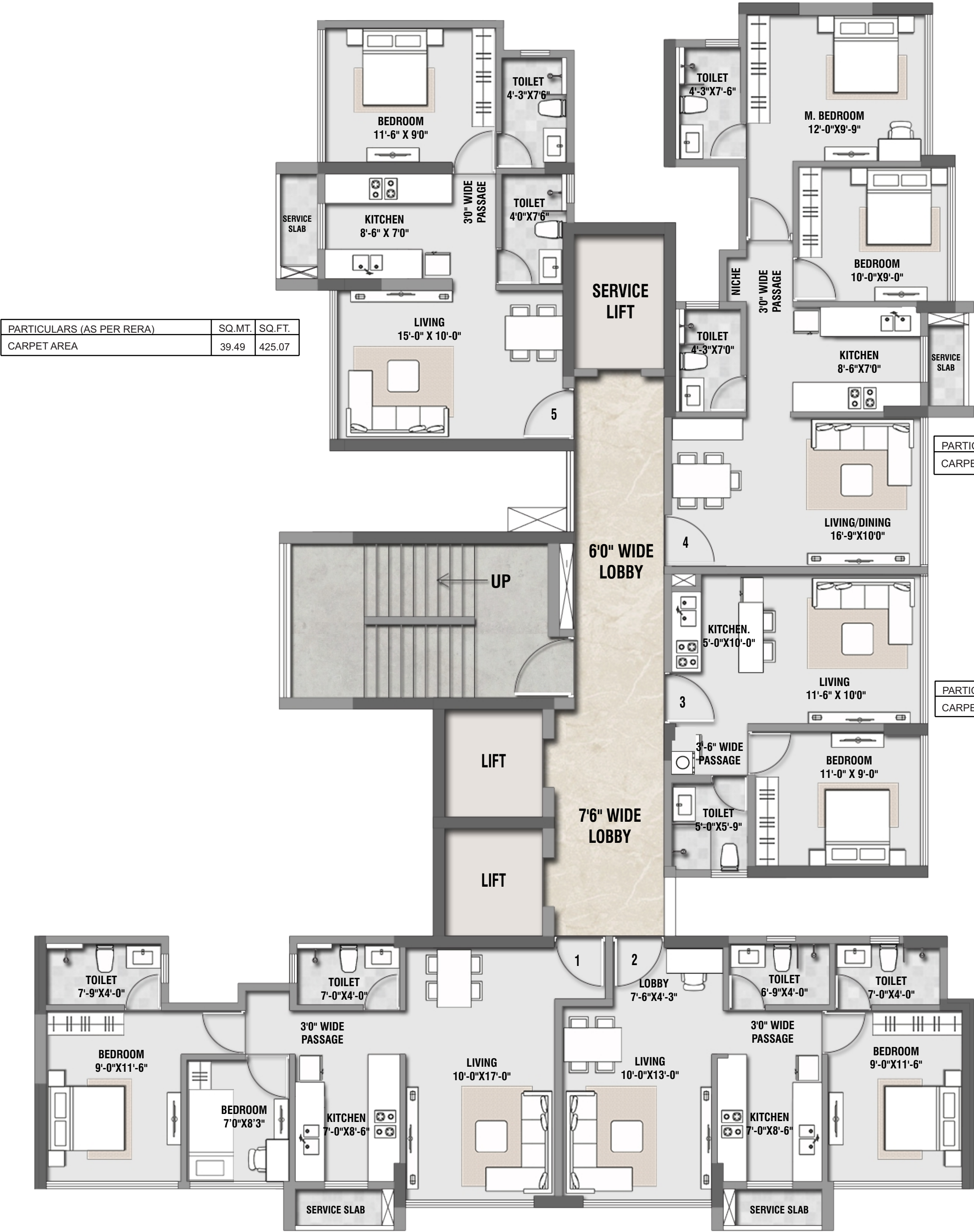
CALL: 6111 6111 | SMS 'HOMES' TO 566778 | [WWW.RUSTOMJEE.COM](http://WWW.RUSTOMJEE.COM)

CORPORATE OFFICE: 702 NATRAJ BY RUSTOMJEE,  
M.V. ROAD JUNCTION, WESTERN EXPRESS HIGHWAY, ANDHERI (E), MUMBAI - 400 069

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MaharERA registration no: BELLA - WING C AND D, P51800029526.  
Available at website <https://maharera.mahaonline.gov.in/>



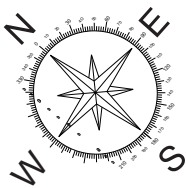
| PARTICULARS (AS PER RERA) | SQ.MT. | SQ.FT. |
|---------------------------|--------|--------|
| CARPET AREA               | 39.49  | 425.07 |

| PARTICULARS (AS PER RERA) | SQ.MT. | SQ.FT. |
|---------------------------|--------|--------|
| CARPET AREA               | 53.55  | 576.41 |

| PARTICULARS (AS PER RERA) | SQ.MT. | SQ.FT. |
|---------------------------|--------|--------|
| CARPET AREA               | 30.33  | 326.47 |

| PARTICULARS (AS PER RERA) | SQ.MT. | SQ.FT. |
|---------------------------|--------|--------|
| CARPET AREA               | 49.16  | 529.15 |

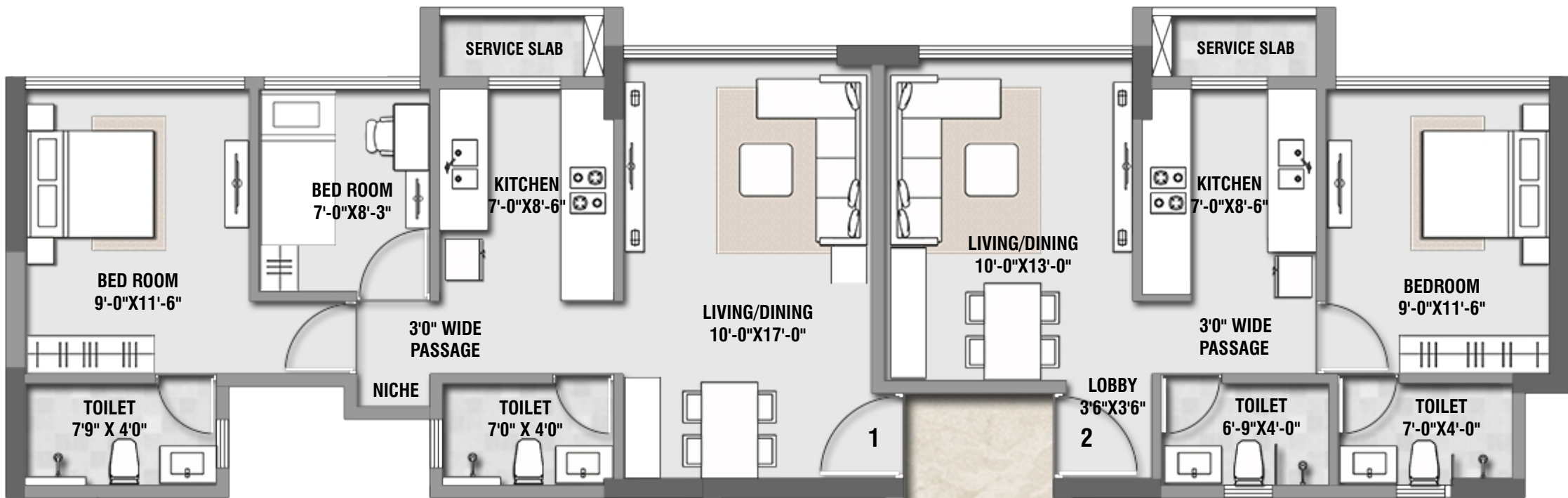
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|---------------------------|--------|--------|
| CARPET AREA               | 38.96  | 419.36 |



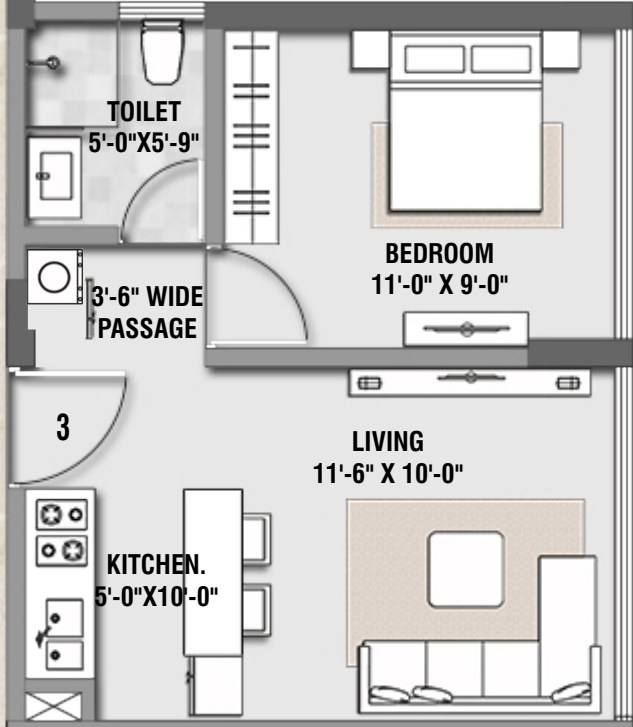
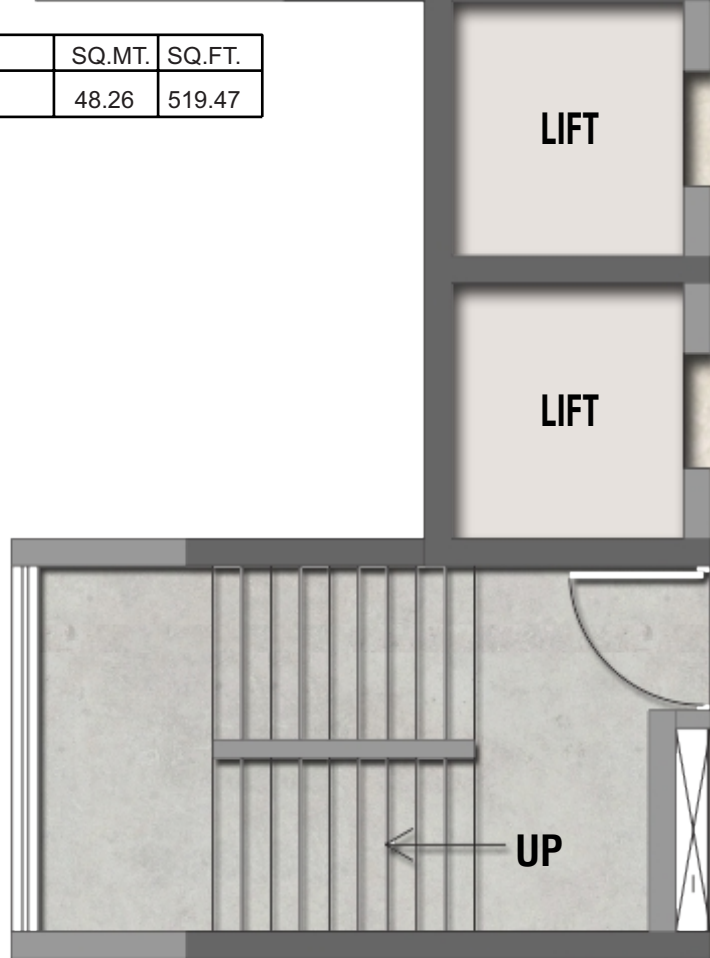
# WING - C



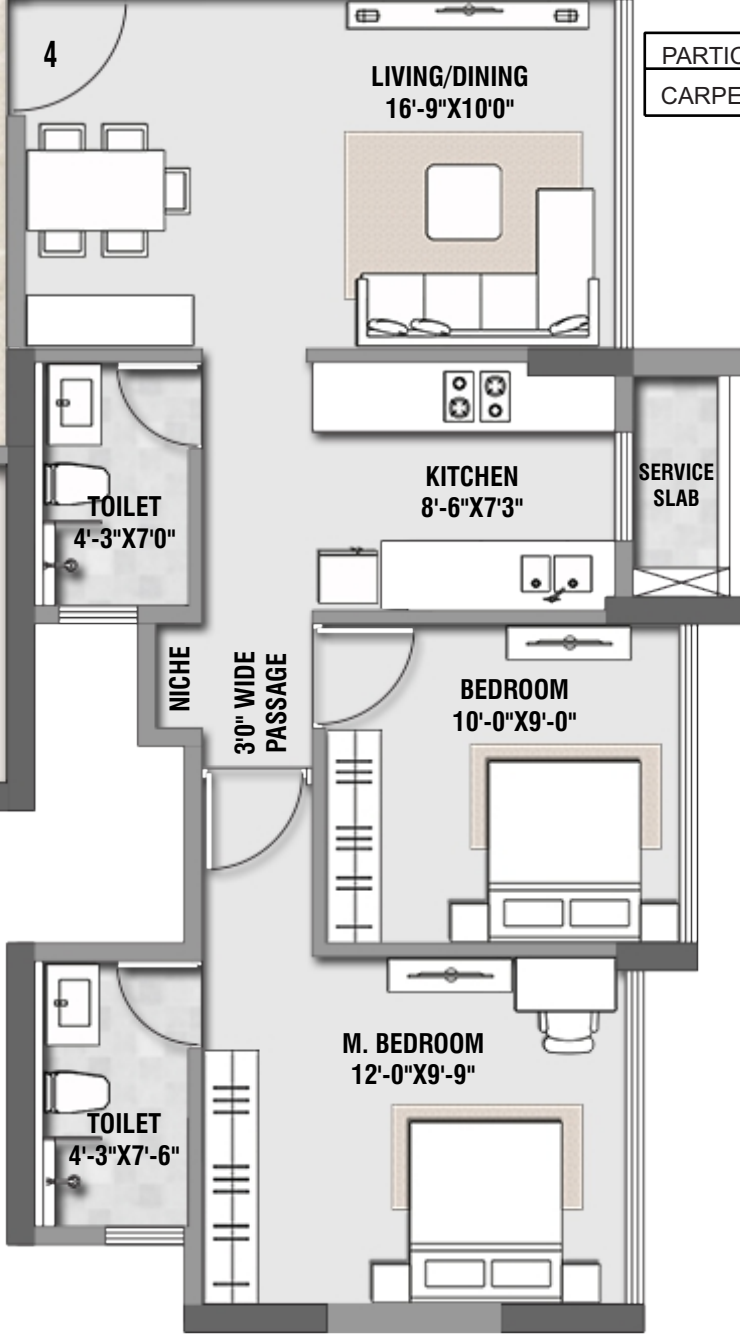
|                           |        |        |
|---------------------------|--------|--------|
| PARTICULARS (AS PER RERA) | SQ.MT. | SQ.FT. |
| CARPET AREA               | 37.41  | 402.68 |



|                           |        |        |
|---------------------------|--------|--------|
| PARTICULARS (AS PER RERA) | SQ.MT. | SQ.FT. |
| CARPET AREA               | 48.26  | 519.47 |

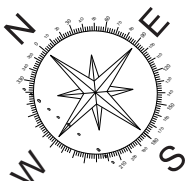
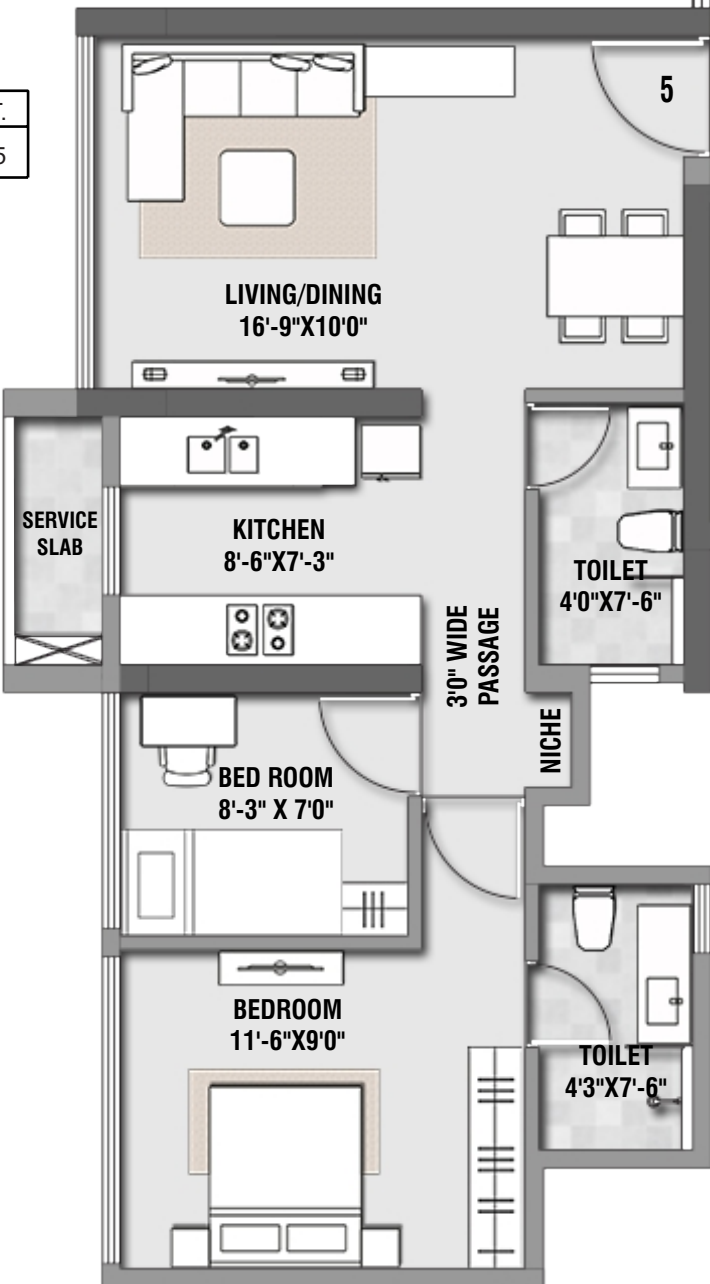


|                           |        |        |
|---------------------------|--------|--------|
| PARTICULARS (AS PER RERA) | SQ.MT. | SQ.FT. |
| CARPET AREA               | 30.33  | 326.47 |



|                           |        |        |
|---------------------------|--------|--------|
| PARTICULARS (AS PER RERA) | SQ.MT. | SQ.FT. |
| CARPET AREA               | 53.55  | 576.41 |

|                           |        |        |
|---------------------------|--------|--------|
| PARTICULARS (AS PER RERA) | SQ.MT. | SQ.FT. |
| CARPET AREA               | 49.03  | 527.75 |



# WING - D