



Phase - 2

CODENAME

# LEGEND

IS BACK

@ CHEMBUR, 89

VALUE FOR MONEY | 1, 2 & 3 BED HOMES



Artistic impression

## OVERVIEW

Founded in the year 1950, Orient Group boasts a remarkable heritage of four generations, accumulating over 70 years of invaluable experience. With a substantial portfolio spanning more than 25,00,000 sq. ft. of projects, we are positioned for continuous growth and innovation.

Orient Group has been a pioneering force in Mumbai's real estate arena, seamlessly blending tradition and modernity to redefine excellence, all while maintaining an unwavering dedication to our customers. Through a diverse portfolio of real estate developments, the company has not only advanced its growth but has also served as a catalyst for community progress by being a part of developing institutions like **J. J. Hospital Extension, St. Gregorious School and Abhay International School**. These endeavors exemplify Orient Group's commitment to both real estate and social causes.

With expertise in both greenfield development and redevelopment, the company excels in navigating all aspects of a project. From liaising with authorities to meticulous planning, designing, and securing necessary approvals, we ensure the success of our ventures while maintaining a commitment to green practices. This comprehensive approach makes its projects ideal choices for prime real estate investments.

At Orient Group, we recognize the significance of owning a home that not only fulfills your desires but also aligns with your budget. That's why we take pride in offering "Value For Money" homes that strike the perfect balance between luxury and affordability.



## OUR TEAM

Our team is a dedicated ensemble of professionals, each contributing their unique expertise to ensure our construction projects surpass expectations.

**Ramesh S. Patel** excels in building and nurturing client relationships, fostering trust through clear communication and industry insights.

**Anil J. Bhayani** is the financial wizard, optimizing resources and crafting client-centric solutions.

**Dilip D. Ukani** is our project execution virtuoso, ensuring on-time, on-budget and high-quality delivery with a proactive approach to solving challenges and minimizing risks.

Together, they form a cohesive unit that propels our company forward, offering innovative solutions and maintaining a strong industry presence.



## ABOUT THE PROJECT

### — LEGEND IS BACK —

Nestled in Chembur, **'Legend Is Back'** redefines lifestyle with competitive pricing, unbeatable quality, and unwavering compliance. It's not just a home; it's an elevated living experience where **'Value For Money'** seamlessly merges with pure luxury. Situated within one of the limited NDR (New Development for Residence) plots in the area, **Orient Regency's Phase-1** has delighted residents with complete Occupancy Certificates. For **'Legend is Back'**, All Permissions are In Place, making this an opportunity to not miss out.

What truly sets **"Legend Is Back"** apart is our steadfast commitment to quality and compliance. Here, quality, comfort and elegance harmonize, offering contemporary living that won't break the bank.

Explore the epitome of living with our thoughtfully-priced, meticulously-curated homes by the best of architects. Experience the legend and elevate your living with **"Legend Is Back"**. Don't miss the opportunity to make these beautiful homes your own.



## AMENITIES

Welcome to "**Legend Is Back**", where best-in-class amenities redefine your lifestyle. Picture starting your day with a refreshing stroll on the **scenic rooftop walk trail** while your children explore the specially designed play area just for them. Perhaps your elderly parents find solace in a peaceful **sit-out area**. For those seeking inner peace, the **yoga and meditation** area provides the perfect sanctuary. Fitness enthusiasts will delight in our fully air-conditioned state-of-the-art **gym**, while all our apartments come with the comfort of air conditioning as a standard feature.

"Legend Is Back" proudly features an RCC Frame Structure with mechanized parking, ensuring its longevity matches that of the residential tower, offering maintenance-free parking for years to come. The grand entrance lobby, elegantly designed, sets the tone for your extraordinary living experience. What's more, our planning ensures perfect ventilation and maximizes space utilization, offering added convenience and comfort. With thoughtfully designed homes, we offer various configurations to match your budget and preferences, considering every detail to make your living experience truly exceptional.



SCENIC ROOFTOP  
WALK TRAIL



CHILDREN  
PLAY AREA



SENIOR CITIZEN  
SIT-OUT AREA



YOGA AND MEDITATION  
CENTER



FITNESS  
CENTER

## LOCATION SALIENCE

### — PRESTIGE LIVING IS BACK —

Step into a realm of prestige, where every corner echoes the whispers of **Chembur's** charm. Our project unveils a legendary address that's more than just a home – it's a lifestyle statement. Prepare to reclaim luxury in the heart of Mumbai, where leisure possibilities and a food lover's delight await you at every turn.

Amidst the urban landscape, **Chembur, 89** boasts a remarkable abundance of open spaces, offering a serene retreat from the bustling city. The charm of Sahyadri graces the neighborhood, with its renowned open ground that comes alive during all festivities.

Planned roads ensure seamless connectivity, and a strong sense of community living binds it all together.



## CONVENIENCE

### — SEAMLESS LIVING IS BACK —

In the heartbeat of Mumbai's spirited rhythm, Orient Group unveils a haven of convenience. Our project is your ticket to a life without compromise, where each moment is a seamless transition to your desires. Bid adieu to the frantic pace of commuting and embrace the luxury of arriving where you belong, effortlessly.

## WELL CONNECTED TO KEY LOCATIONS SUCH AS THE

- 📍 Santacruz Chembur Link Road - Eastern Express Highway
- 📍 Eastern Freeway
- 📍 Tilak Nagar Railway Station
- 📍 Vidyavihar Railway Station
- 📍 Chembur Railway Station
- 📍 Chembur Monorail Station
- 📍 Ghatkopar Metro Station
- 📍 Lokmanya Tilak Terminus



TYPICAL FLOOR PLAN



**1 BHK**  
RERA AREA : 452.95 SQ.FT

1



Artistic impression

**2 BHK**  
RERA AREA : 611.50 SQ.FT

3



Artistic impression

**2 BHK**  
RERA AREA : 652.51 SQ.FT

2



Artistic impression

**3 BHK**  
RERA AREA : 832.70 SQ.FT

4



Artistic impression

## INTERNAL AMENITIES



### WALL FINISH

- Internal wall covered with POP and elegant plastic paint finish.
- Double coat plastered external wall with weather resistance acrylic paint.
- Ceiling covered with Gypsum punning and elegant plastic paint.
- Exquisite paint finishes in floor lobby.

### BATHROOM & WC

- Excellent quality branded fittings and wash basins by Jaquar or a similar brand.
- Hot and cold concealed diverter along with all CP fittings by Jaquar or a similar brand.



### ELECTRICALS

- Concealed copper wiring by Polycab with MCB and DB by Siemens or a similar brand.
- Premium switches from Legrand or a similar brand.
- Telephone and cable point in living room and Master bedroom.



### DOORS AND DOOR FRAMES

- Decorative laminated flush main door with branded fittings and lock.
  - Laminated bedroom doors with tubular lock.
  - Water proof laminated doors for washroom.
- Wooden Frames on main door and bedroom doors.
  - Marble frames on bathroom doors.



## INTERNAL AMENITIES



### FLOORINGS AND TILES

- Vitrified flooring tiles by Kajaria or a similar brand throughout the flat.
- Antiskid tiles in bathrooms.
- Full glazed wall tiles in the kitchen above the platform.
- Full wall tiles in bathroom and WC.

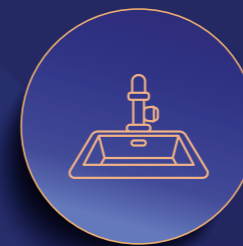
### WINDOWS

- Marble frame on all windows.
- Powder coated aluminum windows with branded hardware.



### PLUMBING AND KITCHEN

- Concealed plumbing and outdoor piping by Prince or a similar brand.
- All sanitary ware and brass fittings by Jaquar or a similar brand.
- Granite kitchen platform with stainless steel sink by Nirali or a similar brand.



### CCTV SURVEILLANCE

- State-of-the-art CCTV surveillance system ensuring round-the-clock security.
  - High-resolution cameras strategically placed for comprehensive coverage.
- Continuous recording and storage capabilities for thorough incident analysis.



# LEGEND

— IS BACK —

is not just a home; it's a lifestyle reimagined,  
a haven of convenience and a statement of prestige.  
Discover your legend today!



**ORIENT**  
R E G E N C Y

Phase - 2

**PLOT NO. NDR4, TILAK NAGAR, CHEMBUR (WEST), MUMBAI, MAHARASHTRA 400089.**



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