



centrio.in | mjshahgroup.com

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Site Address: Centrio, Off Eastern Freeway, Opp RBK International School, Govandi, Mumbai - 400043.

Project jointly developed by Centrio Lifespaces Limited & LDPL.

MAHARERA REGISTRATION NO. P51800012170 and is available on the website <https://maharera.mahaonline.gov.in> under registered project.

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YOUR
REASON
TO RISE AND
SHINE



by **MJ SHAH**

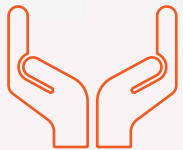
A LEGACY OF 5 DECADES



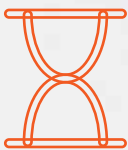
M.J. Shah Group, with interests in Pharmaceuticals, Finance and Private Equity has recently entered the Real Estate sector. For over 60 years, the group has carefully nurtured a culture of innovation and commitment to human values. For instance, Biochem Pharmaceuticals, one of our earliest companies, not only brought the first cancer medicine to India, but also made cancer drugs affordable. In an industry where people invest their life savings, the assurance that one is dealing with a company that stands for quality and trust is the need of the hour. With our rock solid commitment to putting people first, that is exactly what we are bringing to the market.



TRUST



CARE



LEGACY

*stock photograph for representation only.

IT'S TIME TO RISE UP TO A WORLD YOU DESERVE

Make a smart decision of owning your home in a futuristic destination. All those years of tough grind that you have put in, would be justified, when you would rise up to an exclusive address. Your dreams would finally take shape, when you would shift to a world, which is not just spacious, but peaceful as well.



HOMES AT THE HEART OF FUTURE

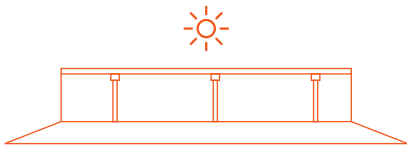
Modern 1, 1.5 and 2 BHK Residences.

 **CENTRIO**
UPPER C H E M B U R
by **MJ SHAH**

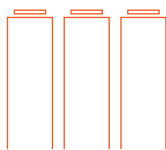
PROJECT HIGHLIGHTS



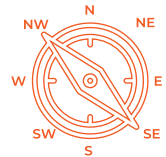
22 floors
RERA approved



All residences with
wrap-around sundecks



3 Wings



Vastu compliant
homes



Panoramic
scenic views



Health club, swimming pool
and other modern facilities.



*Artist's impression. The image is used merely for representation purpose to depict the elevation of the building and does not represent the site condition and surroundings to the building.

WELCOME THE WORLD TO YOUR PRIVATE SUNDECK

At Centrio luxury is not just confined to the larger units. Each apartment comes with a wrap-around sundeck that offers panoramic scenic views of the city from all rooms. It's time to upgrade to a privileged lifestyle.



RISE UP TO THE CENTRE OF ACTION

Name it and have it all. Centrio offers unparalleled accessibility to most of the city's social infrastructure within 30 mins radius. Be it reaching to work on time or picking up your child from the school, it will all be a drive away. Best of schools, banks and healthcare facilities are right next to your home at Centrio.

RISE UP TO THE HEART OF CONNECTIVITY

With the freeway connecting to South Mumbai and the central corridor in minutes, this side of the city is ripe to explore the untapped potential of premium real estate.

CONNECTIVITY TO REST OF MUMBAI

• EASTERN FREEWAY	1 MIN.	• AIROLI IT PARK	25 MINS.
• CHEMBUR RAILWAY STATION	8 MINS.	• BANDRA STATION	34 MINS.
• BKC	9 MINS.	• MILLENNIUM PARK GHANSOLI	40 MINS.
• CHEMBUR MONORAIL STATION	13 MINS.	• BHENDI BAZAAR	38 MINS.
• LOKMANYA TILAK TERMINUS	15 MINS.	• ANDHERI STATION	43 MINS.
• BALLARD ESTATE	21 MINS.	• BHIWANDI INDUSTRY ESTATE	48 MINS.
• MAZGAON DOCKYARD	20 MINS.	• SEEPZ INDUSTRIAL	49 MINS.
• GHATKOPAR METRO STATION	25 MINS.	• KALYAN BHIWANDI JUNCTION	51 MINS.
• GATEWAY OF INDIA	30 MINS.		
• NAVI MUMBAI	32 MINS.		

*Commuter times according to Google Maps taken during non-peak hours.





BANKS, ATMS

- STATE BANK OF INDIA ATM
- IDBI BANK ATM
- KOKAN MERCANTILE CO-OP BANK
- ICICI BANK ATM
- HDFC BANK
- AXIS BANK

COLLEGES

- VIVEKANAND EDUCATION SOCIETY'S COLLEGE OF ARTS SCIENCE & COMMERCE
- PADMABHUSHAN VASANTDADA PATIL PRATISHTHAN'S COLLEGE OF ENGINEERING
- N. G. ACHARYA & D. K. MARATHE COLLEGE

RESTAURANTS

- BLEND & BREW
- WILD ORCHIDS
- ASTRIX
- IVY RESTAURANT AND BANQUETS
- N BAR & GRILL
- INDIA BISTRO
- JHAMA SWEETS
- CHINA BISTRO
- LUCKY RESTAURANT



HOSPITALS

- BARC HOSPITAL
- PANDIT MADAN MOHAN MALAVIYA SHATABDI HOSPITAL
- ZEN MULTI SPECIALITY HOSPITAL
- APOLLO SPECTRA HOSPITALS JAI HIND HOSPITAL & ICCU

TRAIN STATIONS

- GOVANDI STATION
- VNP & IRC MARG
- FERTILIZER TOWNSHIP
- CHEMBUR STATION
- CHEMBUR MONORAIL

AIRPORT

- SANTACRUZ DOMESTIC AIRPORT
- CHHATRAPATI SHIVAJI INTERNATIONAL AIRPORT

PARKS

- DIAMOND GARDEN
- DR. H D PATIL GARDEN
- GREEN FIELDS PRIVATE PARK
- SANDU UDHYAN

SCHOOL

- RBK INTERNATIONAL ACADEMY
- ST ANTHONY'S GIRLS HIGH SCHOOL
- ST GREGORIOS PRIMARY SCHOOL
- THE GREEN ACRES PRE-PRIMARY
- OUR LADY OF PERPETUAL SUCCOUR HIGH SCHOOL

CLUBS

- CHEMBUR GYMKHANA
- BOMBAY PRESIDENCY GOLF CLUB
- SINDHI SOCIETY GYMKHANA
- ACRES CLUB
- CLUB EMERALD

RETAIL

- SHOPPERS STOP
- K-STAR MALL
- CUBIC MALL





RISE UP TO FUTURE

The metropolitan city is spawning with its infrastructure development reaching its maximum potential. Roads, Flyovers, Metro lines and Monorail are going to make commute much faster and life much better.

UPCOMING INFRASTRUCTURE



- METRO LINE 2 (CHARKOP MANKHURD)
A PROPOSED METRO LINE WILL
IMPROVE CONNECTIVITY TO WESTERN
SUBURBS AND TOWN.



- 3 KMS EXTENSION OF THE EASTERN FREEWAY,
CONNECTING EASTERN EXPRESS HIGHWAY NEAR
CHATKOPAR WILL REDUCE TRAVEL TIME TO
THANE, NAVI MUMBAI, POWAI.



- A 1,240 METRE TWO-LANE FLYOVER FROM THE INDIAN OIL
JUNCTION TO EASTERN EXPRESS HIGHWAY ON THE
THANE-BOUND CORRIDOR.

REDEVELOPMENT OF THE MAZGAON DOCK

The Mazgaon dock will be getting revamped in a few years' time and the development is a rich and exciting one.

The eastern water front of the city will soon have a 'MARINE DRIVE – VERSION – 2' (Proposed) of its own, which will be built between Mazgaon Docks till Wadala. This would be a 7 kms long belt, which will be nearly twice the length of the famous 'QUEEN'S NECKLACE'.

The proposed site plan would have additional projects like Ropeway, Marina, convention centre, entertainment hub, ecological park and Commercial Offices.

-Source: Mumbai Mirror, Mar 20, 2017

Centrio is not far away from the proposed infrastructure. In fact, to be precise, it would be just a 15 minutes drive. Keeping the future in mind, it would be one logical and beneficial decision to buy your dream home at Centrio. Once completed it will elevate Centrio's lifestyle quotient several notch higher.



*POSSIBLE FUTURE! HAFEEZ CONTRACTOR'S IDEA OF WHAT THE MUMBAI PORT LAND DEVELOPMENT SHOULD LOOK LIKE, INCLUDING THE WORLD'S TALLEST BUILDING.
SOURCE : THE GUARDIAN

RISE UP TO A WORLD OF FACILITIES

While Centrio's prime location brings you close to your world, its thoughtful planning opens to another world filled with space, peace, beauty and elegance. Upgrade to a community of the like-minded and enjoy exclusive facilities and amenities the project has in store.

TREAD ON THE PATH OF
AN ACTIVE & LIVELY LIFE

YOGA CENTRE



BREATHE IN HAPPINESS &
PUMP IN SOME ENERGY
HEALTH CLUB AND FITNESS CENTRE

*Stock photograph only for representation purpose.

PLUNGE IN THE POOL OF HAPPINESS WITH FAMILY

SWIMMING POOL



*Stock photograph only for representation purpose.

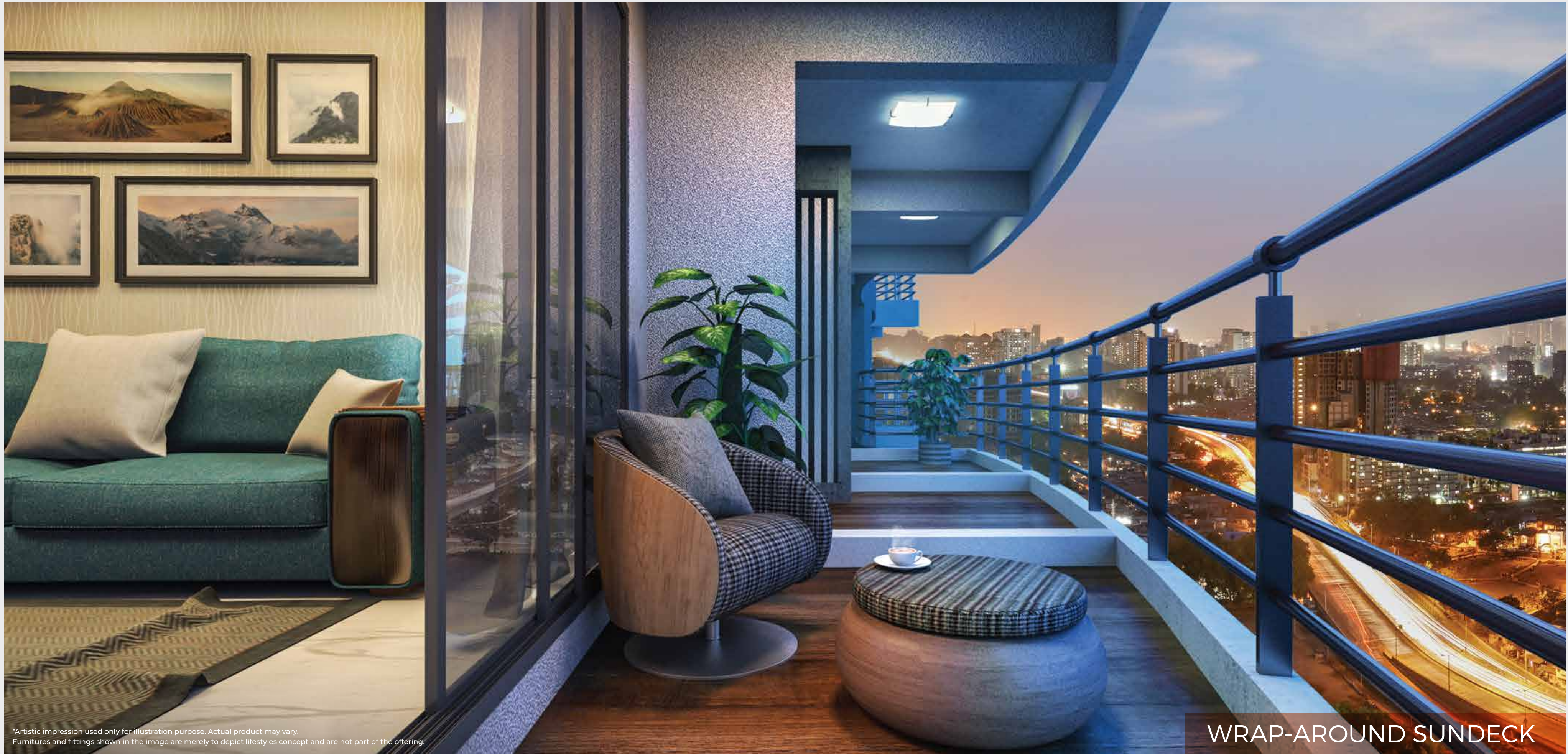


RISE UP TO SPACIOUS LUXURIES

Whoever said, spacious decks are for the luxurious few, its time to revisit. Centrio

offers wrap-around sun decks in every apartment irrespective of the unit size.

A comfort that very few get to enjoy in a city with lack of living space.



*Artistic impression used only for illustration purpose. Actual product may vary.
Furnitures and fittings shown in the image are merely to depict lifestyles concept and are not part of the offering.

WRAP-AROUND SUNDECK



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SPACIOUS LIVING ROOM



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MASTER BEDROOM



*Actual Kitchen, shot at location

MODULAR KITCHEN

BEST-IN-CLASS AMENITIES.

APARTMENT

- ENTRANCE DOOR WITH SAFETY LOCK, NIGHT LATCH
- INTERNAL FLUSH DOOR WITH LAMINATE FINISH
- ACRYLIC PAINT ON INTERNAL WALL
- INTERNAL WALLS WITH POP FINISHING
- TWO-WAY SWITCHES
- PROVISION FOR INTERNET POINT
- PROVISION FOR AC

LIVING ROOM / BEDROOM

- VITRIFIED FLOORING
- VENEER FINISHED DOOR
- ANODISED SLIDING WINDOWS
- ADEQUATE ELECTRICAL POINTS
- PROVISION FOR TELEPHONIC AND CABLE POINT

GENERAL AMENITIES

- DECORATIVE ENTRANCE LOBBY
- HIGH SPEED ELEVATORS

ENVIRONMENT

- RAIN WATER HARVESTING SYSTEM
- SEWAGE TREATMENT PLANT

KITCHEN

- VITRIFIED FLOORING
- MODULAR KITCHEN WITH HOB AND CHIMNEY
- GRANITE PLATFORM WITH STAINLESS STEEL SINK
- TILED DADO ABOVE THE PLATFORM
- PROVISION FOR EXHAUST FAN
- PROVISION FOR WATER PURIFIER
- PROVISION FOR PIPELINE GAS

SAFETY AND SECURITY FEATURES

- ANTI - TERMITE TREATMENT TO THE FOUNDATION
- EARTHQUAKE RESISTANT STRUCTURE
- ADVANCE FIRE-FIGHTING SYSTEM
- GENERATOR BACK UP FOR ELEVATOR
- MCB'S AND ELCB'S
- CONCEALED COPPER WIRING WITH MODULAR SWITCHES
- CCTV CAMERA IN COMMON AREAS ONLY



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