

adani
Realty



Disclaimer: The information and material contained in this marketing collateral pertain to the Whole Project as disclosed on the website of the MahaRera at <https://maharera.mahaonline.gov.in>. The information and material contained in this marketing collateral are intended to supplement the information available on the website of MahaRera and is not intended to be a substitute thereto. Any person who is considering/evaluating any apartment in any of the registered real estate Projects in the Whole Project, are required to independently analyse, acquaint and familiarise themselves with the information and disclosures pertaining to the Whole Project as uploaded on the website of MahaRera. In the event of any conflict (whether actual or perceived) between the information and material contained in this marketing material and the details of the Whole Project available on the website of MahaRera, the details as available on the website of MahaRera shall prevail.

The Whole Project is a mix-use multiphase Projects comprising of residential and commercial component inter-alia comprising: (i) 1 (one) basements, (ii) 1 (One) Ground / Stilt Level, (iii) 1st (first) Podium Level, 2nd (second) Podium Level, 3rd (Third) Podium Level plus Service Floor / Podium Top Level and (iv) 5 (Five) Towers viz., Tower 1, Tower 2, Tower 3, Tower 4 and Tower 5. The Developer proposes to construct Tower 1, Tower 2 and Tower 3 upto 34 (Thirty-Four) upper floors and Tower 3 and Tower 5 upto 50 (fifty) Upper Floors premises in addition to the commercial user premises including retail shops, commercial units, restaurants, business centres or any other commercial user premises on the Ground / Stilt Level and 2nd (second) Podium Level of Tower 1, Tower 2, Tower 4 and Tower 5 along with common area amenities which shall be commonly used by all Allottees of the Whole Project. The Developer proposes to register each Tower of the Whole Project as separate real estate project under MahaRera. The Developer has duly registered Tower 1 & 4 with MahaRera as Codename Triumph Tower 1- P51800055125 and Codename Triumph Tower 4- P51800055166 respectively (herein collectively referred to as "Projects"). The Developer has submitted application with MahaRera for change in name of the Projects i.e., "Codename Triumph Tower 1" to "Arica Tower 1" and "Codename Triumph Tower 4" to "Arica Tower 4".

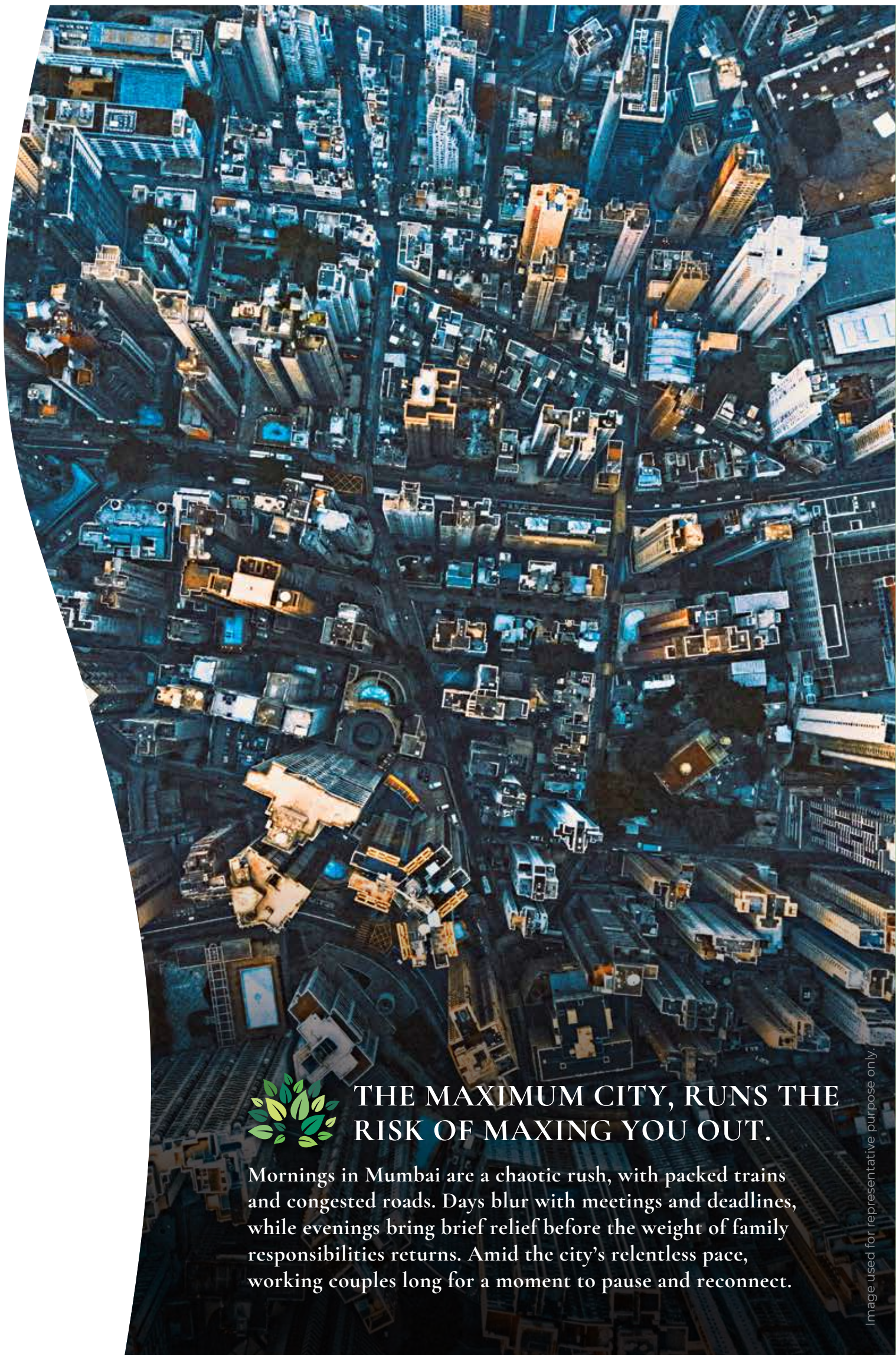
The photographs, images, videos, plans, drawings, sketches, renderings, pictorial and graphical representations, specifications, illustrations, other information etc. contained in the marketing collateral in respect of the Whole Project including but not limited to front & rear elevation of the Whole Project, common area and amenities are typical stock/standard photography used by the industry at large and are for representational purpose only. These are indicative of the kind of development proposed in the Whole Project and its finality is subject to the approval of the respective authorities or as required by the Developer in the interest of continuing improvement, without prior notice or obligation at their sole discretion. The other buildings and Projects appearing in the images of Kanjurmarg (W) and constructed in the vicinity of the locality of the Whole Project are constructed by various other persons who are not connected with the Developer.

The Developer expressly reserves the right to make modifications, revisions, amendments, relocations substitutions and/or withdrawals with respect to any facet or component of the Projects/Whole Project, including as depicted in any information or material contained in this marketing collateral, in the manner it may deem fit. The view shown in the marketing collateral from the Whole Project / and from selected flats may vary over a period of time and the Developer does not guarantee the same. The pictures of furniture, fixtures, artifacts, interiors, electronic equipment's including air conditioning units, floor coverings, curtains, mirrors, tiles, floor tiles, ceiling, wall hangings, light fittings, and fillings shown in the marketing collateral are for reference purpose only and are not part of the standard actual flat offerings and are purely for showcasing possibilities. The prospective purchaser can take the reference of the same and carry out the interior of the flat as per his desire and contentment at his own cost. The specifications agreed between the Developer and the purchaser under the agreement for sale to be entered between the parties shall only be taken as final. These printed material does not constitute an offer and / or contract of any type between the Developer and the recipient. All transactions in respect of this Projects shall be subject the terms and conditions of the agreement for sale entered between the Developer and the Purchaser. While effort is made to provide correct information, however recipient or user of any information may avail of the same entirely at his/her own risk as to costs and consequences. The Projects are funded by Standard Chartered Bank, Standard Chartered Capital Limited and Aditya Birla Finance Limited and mortgaged with IDBI Trusteeship Services Limited (security trustee) *T&C Apply.



Image used for representative purpose only.

TIME TO LIVE A LIFE OF
WELLNESS, EVERY DAY.



THE MAXIMUM CITY, RUNS THE RISK OF MAXING YOU OUT.

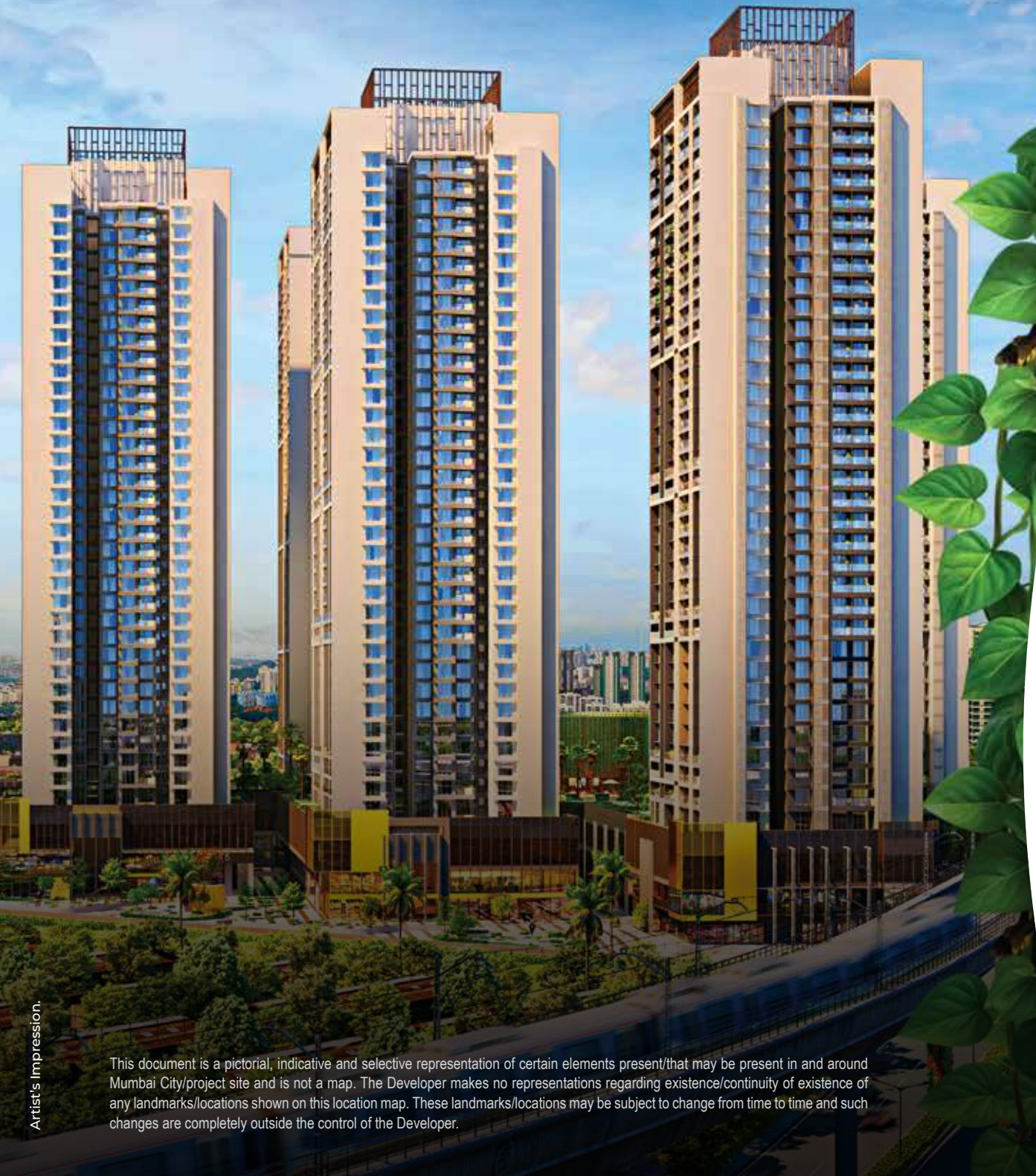
Mornings in Mumbai are a chaotic rush, with packed trains and congested roads. Days blur with meetings and deadlines, while evenings bring brief relief before the weight of family responsibilities returns. Amid the city's relentless pace, working couples long for a moment to pause and reconnect.

Image used for representative purpose only.

IT'S TIME TO UPLIFT YOUR LIFE.
IT'S TIME TO EVOLVE YOUR WELLBEING.

AIRICA

— WELLNESS FOR LIFE —



Artist's Impression.

This document is a pictorial, indicative and selective representation of certain elements present/that may be present in and around Mumbai City/project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subject to change from time to time and such changes are completely outside the control of the Developer.



IT'S TIME TO UPLIFT
YOUR LIFE WITH
THE FULL SPECTRUM
OF WELLNESS AT AIRICA.

 MENTAL *Wellness*



 SOCIAL *Wellness*



 EMOTIONAL *Wellness*



 ENVIRONMENTAL *Wellness*



 PHYSICAL *Wellness*



 SPIRITUAL *Wellness* AND MANY MORE...

Images used for representative purpose only.

HOME IS WHERE HEALTH IS.

Step into a world where spacious, elegantly designed apartments cater to your physical, mental and emotional needs.



Images used for representative purpose only.

LOCATION

HOSPITALS:

Fortis Hospital: 15 min
Dr L H Hiranandani Hospital: 16 min
Gaurav Maternity & Ortho Surgical Hospital: 5 min

MALLS:

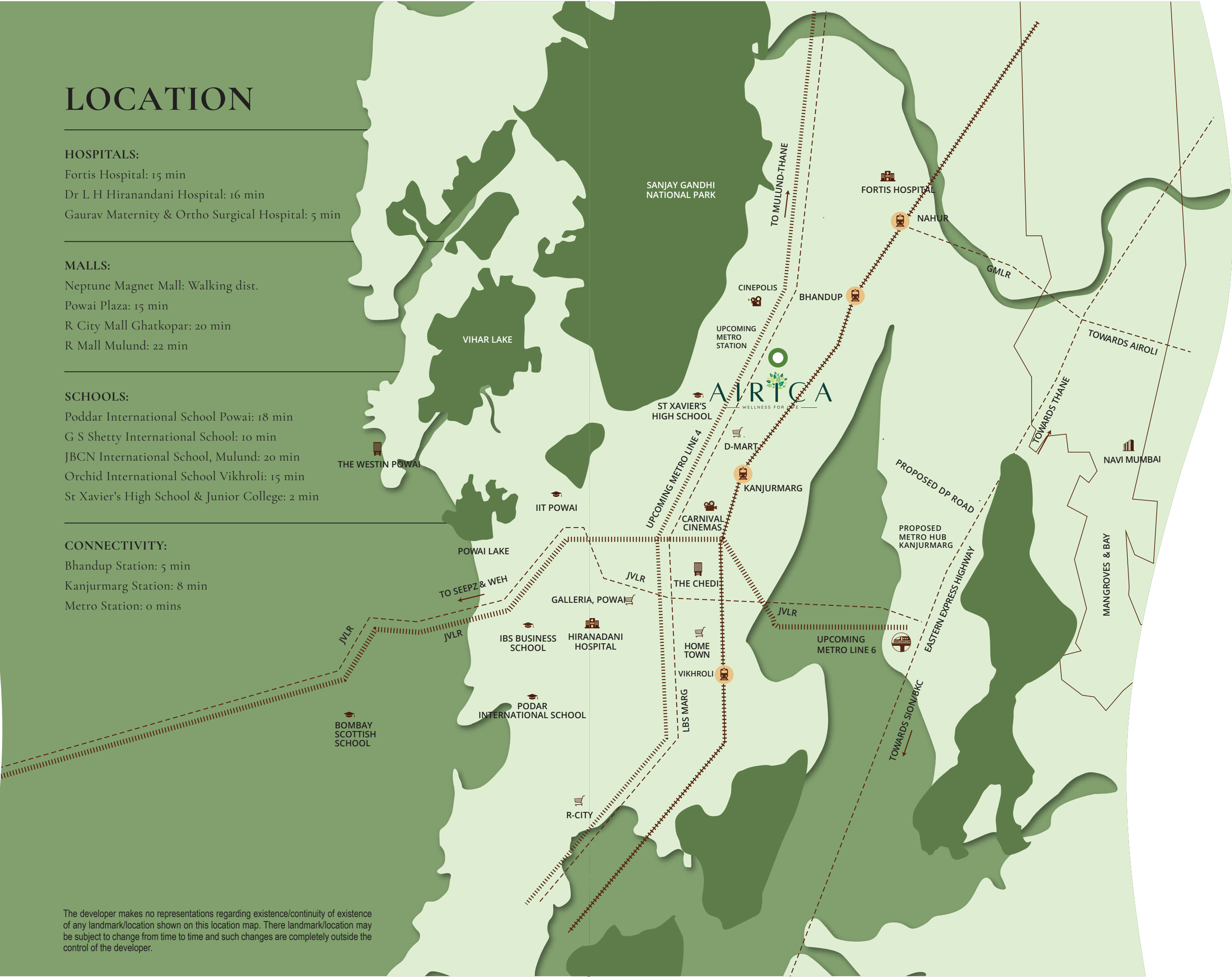
Neptune Magnet Mall: Walking dist.
Powai Plaza: 15 min
R City Mall Ghatkopar: 20 min
R Mall Mulund: 22 min

SCHOOLS:

Poddar International School Powai: 18 min
G S Shetty International School: 10 min
JBCN International School, Mulund: 20 min
Orchid International School Vikhroli: 15 min
St Xavier's High School & Junior College: 2 min

CONNECTIVITY:

Bhandup Station: 5 min
Kanjurmarg Station: 8 min
Metro Station: 0 mins



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BUILDING MAHARASHTRA'S TOMORROW, TODAY.



TEN BKC



LINKBAY
RESIDENCES
PHASE I



INSPIRE
BKC
MUMBAI



9 PBR



WESTERN HEIGHTS
up and away
ANDHERI WEST, MUMBAI

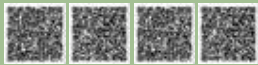


ATELIER
GREENS
KOREGAON PARK
ANNEXE, PUNE.



THE VIEWS
GHATKOPAR (E)

Adani Realty is cementing its reputation as a leading developer in Maharashtra, undertaking both residential and commercial projects. Our commitment to excellence can be seen in upcoming iconic landmarks like Western Heights in Andheri West, the vibrant and upscale Inspire in BKC, the serene Atelier Greens in Pune's Koregaon Park, and the breathtaking Views in Ghatkopar East. Their unwavering focus on Maharashtra translates into a deep understanding of the region's needs and aspirations, making them a trusted name for discerning homebuyers and businesses alike.



9PBR TOWER B1 - P51700032812, TOWER B2 - P51700033690,
TOWER C1 - P51700033678, TOWER C2 - P51700076870,



ATELIER GREENS
P52100018596



LINKBAY RESIDENCES PHASE I
P51800047539



TEN BKC
P51800004889,



THE VIEWS
P519000031165, P519000033194

CONSULTANTS & PARTNERS



DP Architects [DPA] is
a Singaporean multinational
architectural industrial design firm.



Wellness Leadership Advisor affiliated to
American Counseling Association, USA.



Ecofirst specialize in creating sustainable design
& responsible development solution by a seamless
integration of architecture, engineering
& environmental technology.



Philippines based Landscape
designers with rich legacy of
landscape projects internationally.



Structural Consultants with over
43 years of rich Experience.