

A PROJECT BY



IN ASSOCIATION WITH



COUNT DOWN X

Chembur

LIFE YOU DREAM OF

is now

HERE

1 & 2 BHK Fully-Finished
Smartly Designed Homes





This is an artistic representation*

COUNT DOWN X

Fulfilling your dreams of luxurious living with 1 & 2 BHK fully finished apartments with all the amenities that you would want.



PROJECT HIGHLIGHTS

- Countdown X is one of the most luxurious residential projects in Chembur that comes with an unbelievable price & connectivity
- Fully finished 1 & 2 BHK homes with a semi-modular kitchen & white goods and an array of luxurious amenities
- Spaces designed by renowned architect Hafeez Contractor



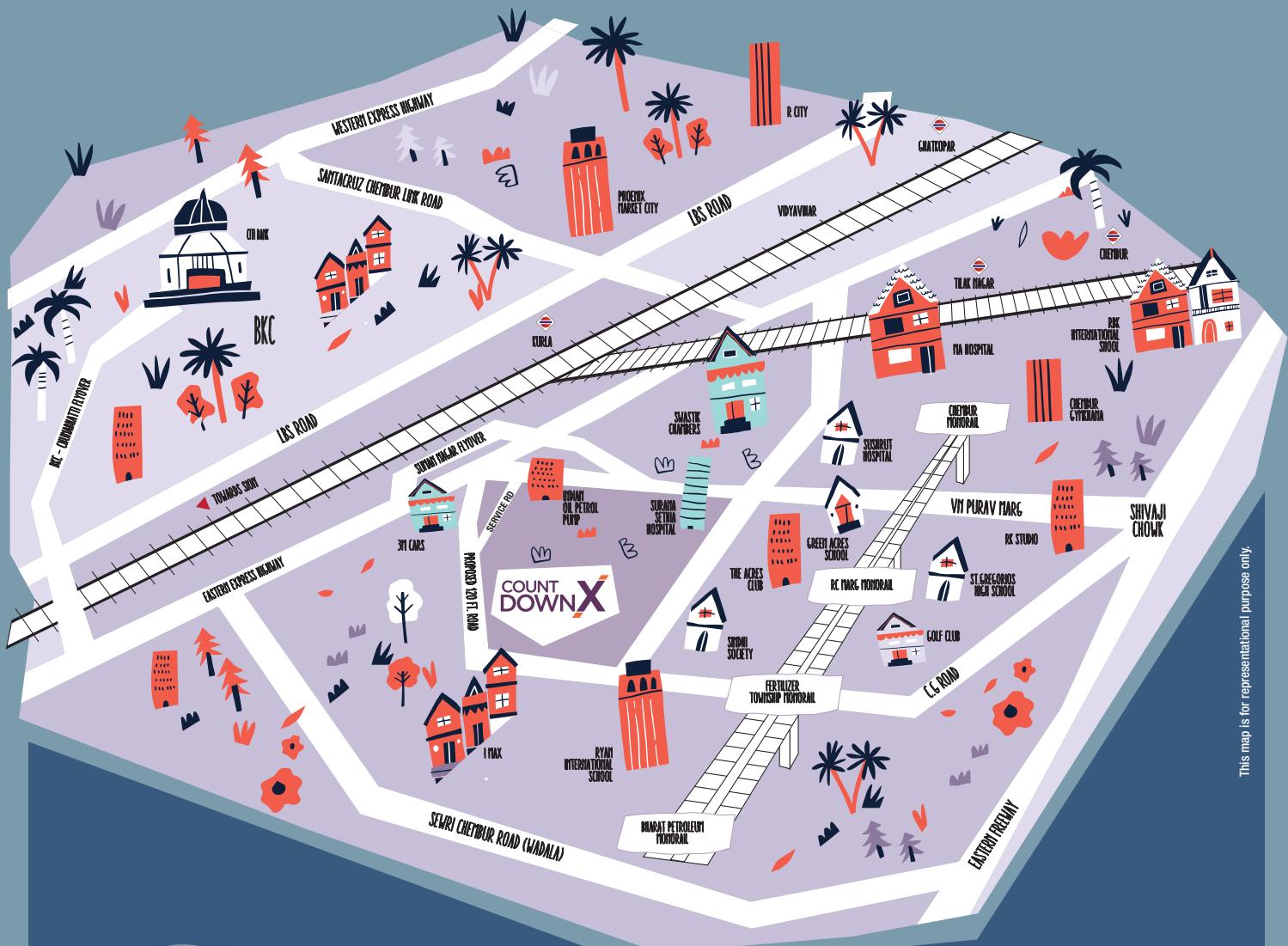
INTERNAL AMENITIES

- Stay comfy in every weather, with quality branded AC's in the living room and bedrooms
- Bathrooms with branded CP fittings for sanitary ware & anti-skid floor tiles and dado tiles
- Modern semi-modular kitchen with polished granite counter tops, a stainless steel sink and vitrified floor tiles
- The kitchen comes fully equipped with a refrigerator, washing machine, microwave & has been fitted with piped gas



COMMON AMENITIES

- | | | | |
|---|--------------------|---|------------------------------|
|  | Swimming Pool |  | Double Height Entrance Lobby |
|  | Gymnasium |  | High Speed Elevator |
|  | Meditation Cabanas |  | Intercom |
|  | Banquet Hall |  | Vastu Compliant |
|  | Barbeque Area |  | Star Gazing |
|  | | | |



This map is for representational purpose only.



CONNECTIVITY

SCHOOLS & COLLEGES

Green Acres, Swami Vivekanand, St. Gregorios, OLPS, St. Anthonys Girls 5 mins - 10 mins

Ryan International & RBK International
15 mins - 20 mins

HOSPITALS

Surana Sethia, Sushrut & MAA Hospital
2 mins - 10 mins

RESTAURANTS, CLUBS & MALLS

Splitsvilla, BSE, Grand Mamas, Lambas, Grand Central Restaurant 8 mins

Acres Club, Chembur Gymkhana, Golf Club, Club Emerald 5 mins - 10 mins

K Star Mall, Cubic Mall, Phoenix City & R-City Mall 15 mins

C.B.D. & MAJOR INFRASTRUCTURE

- E. E Highway - 2 mins
- Eastern Freeway - 8 mins
- BKC - 7 mins
- Powai - 30 mins
- SCLR - 10 mins
- Lower Parel - 25 mins
- Nariman Point - 30 mins
- Navi Mumbai & Thane - 30 mins
- Domestic & International Airport - 30 mins
- Chembur Monorail - 5 mins
- Proposed Chembur Metro - 5 mins



AN INVESTMENT POTENTIAL

- Since 2013, Chembur has seen a rapid development of over 14,000 units of residential apartments. It is one of the largest suburbs of Eastern Mumbai with established cosmopolitan societies and is home to many industries, commercial and retail outlets.
- Affluent real estate markets of Mumbai which attract property buyers basis it's growing infrastructure, excellent connectivity and vibrant culture
- Connectivity to BKC & Colaba via SCLR & Eastern Freeway has made Chembur gain a lot of popularity today in the global market
- Upcoming projects like the Navi Mumbai International Airport and the Monorail Phase-II Wadala to Jacob Circle are expected to increase the demand for residential properties in the area



MICRO MARKET ANALYSIS

| Location | Carpet Rate | 1 BHK | 1.5 BHK | 2 BHK |
|---------------------------------------|---------------|----------------------|----------------------|-------------------|
| | (PSF) | (340-436 Sq.ft) | (450-510 Sq.ft) | (550 - 623 Sq.ft) |
| Chembur Station | 28000 - 29000 | ₹95 lakhs - 1.15 Cr. | ₹1.30 - 1.50 Cr. | ₹1.50 - 1.80 Cr. |
| Chembur Sindhi Society to Suman Nagar | 24000 - 28000 | ₹90 lakhs - 1.25 Cr. | ₹1.25 - 1.45 Cr. | ₹1.45 - 1.75 Cr. |
| Wadala | 26500 - 32500 | ₹1.10 Cr - 1.50 Cr. | ₹1.25 - 1.60 Cr. | ₹1.70 - 2.20 Cr. |
| Kurla East | 19000 - 23000 | ₹77 - 98 lakhs | ₹90 lakhs - 1.10 Cr. | ₹1.55 - 1.65 Cr. |
| Sion | 23000 - 27000 | ₹83 - 92 lakhs | ₹1.10 - 1.30 Cr. | ₹1.35 - 1.80 Cr. |
| Tilak Nagar | 20000 - 24000 | ₹81 - 92 lakhs | ₹1.10 - 1.20 Cr. | ₹1.15 - 1.30 Cr. |
| Ghatkopar | 24000 - 30000 | ₹79 - 85 lakhs | ₹1.15 - 1.35 Cr. | ₹1.35 - 1.65 Cr. |

The market analysis above is for the projects with scale of amenities comparable to Countdown X.



Founded in 1989, Spenta Corporation is Mumbai's leading real-estate developer.

Under the leadership of Aspan Cooper, Farshid Cooper and Anaisha Cooper, Spenta Corporation in almost 3 decades has redefined over 12 million sq.ft. of Mumbai's landscape, dotting its skyline with landmarks across Fort Street, Hughes Road, Altamount Road., Walkeshwar, Breach Candy, Tardeo, Andheri, Powai, Chembur, BKC, Matunga, Juhu and Mahim demonstrating its real-estate development powers across iconic well planned residential towers & complexes, intelligent office spaces and shopping arcades.



The Sabari Group calls Chembur home for ages, and is one of the suburb's oldest and most reputed construction firms. Its several residential, commercial and retail projects have earned it the trust and respect of patrons over the years because of a steadfast commitment to timely delivery, customer service, value for money and the highest standards of quality and safety.

The project is designed by
Architect Hafeez Contractor

Site Address: VN Purav Marg, Sion-Trombay Road, Chembur East, Mumbai - 400071
T: 022-6129 5555 / 022-2284 5555

The project is developed by Spenta Enclave Private Limited and is financed by JM Financial Credit Solutions Limited, JM Financial Products Limited and Motilal Oswal Real Estate Investment Advisors II Private Limited.

MahaRERA Registration Number: P51800026905. Available at website: <http://maharera.mahaonline.gov.in>.
Project name is registered under MahaRera as "Ornata - Sapphire"

Disclaimer: The company reserves the right to make modifications, changes or alterations at their sole discretion without any prior notice or reference.