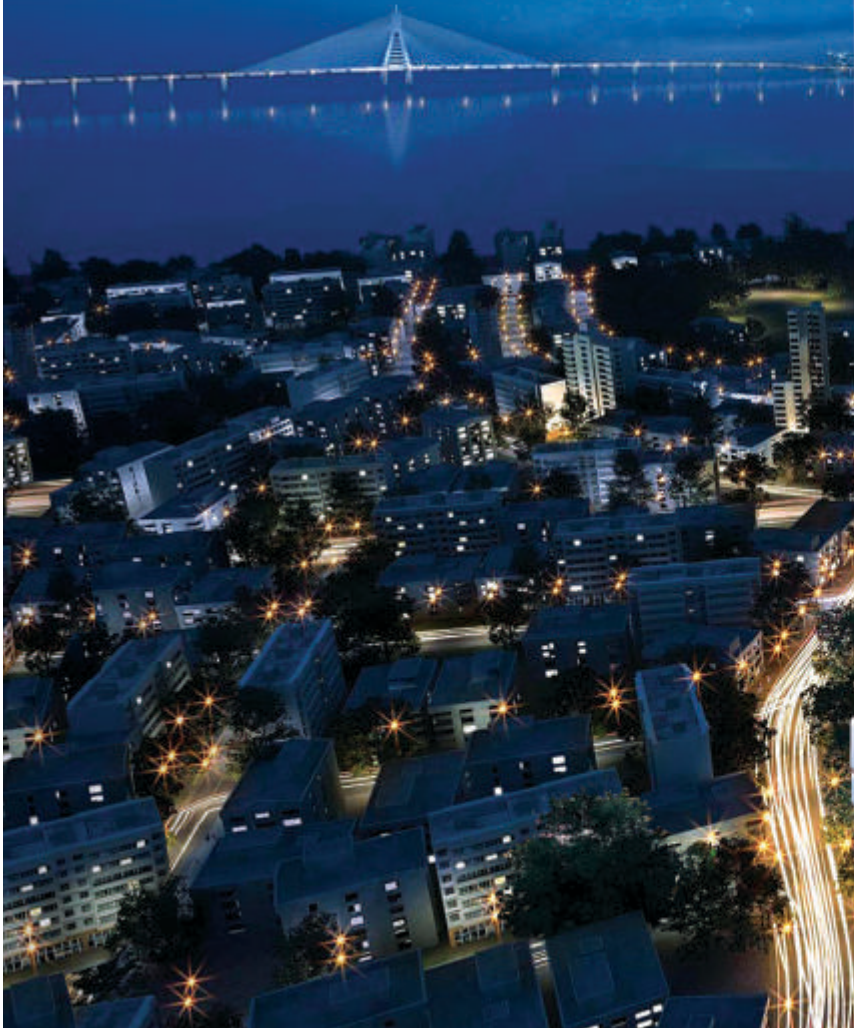




BECAUSE LEGACIES DESERVE LANDMARKS

Welcome to one of the
tallest mixed-use developments in India



THE
Chambers

at

KOHINOOR  SQUARE
Homes | Offices | Galleria



Kohinoor Square Mumbai's first mixed-use development project

Mixed-use development has emerged as the new trend in global cities. Keeping pace with this new paradigm shift in urban living, Kohinoor Square has put Mumbai on the world stage.

Sprawled across 2.6 million sq.ft. on 5 acres of land, Kohinoor Square has earned the status of housing one of India's tallest Commercial Towers. The Residential Tower abuts its fraternal twin. Apart from luxury residences, this project will see a heady mix of high-street retail arenas, signature dining spaces and 10 floors of parking at the most strategic location in Mumbai.

Come and experience the launch pad to reach higher.



Because new-age business monarchs deserve majestic spaces

Today's entrepreneurs, be it a young high-profile lawyer or an upcoming architect, look at office spaces which are much more than just brick-and-mortar. They search for appealing urban locations that enable them to attract the best talent. 'The Chambers', starting from the 4th floor of the Commercial Tower at Kohinoor Square, offers office spaces for professionals, like yourself, starting from 758 sq.ft. If these spaces aren't enough to fit your lofty dreams, we offer you larger office spaces, with an average floor plate of approximately 12,000 sq.ft., starting from the 14th floor till the 43rd floor. All the floors above the 43rd floor are reserved exclusively for premium commercial spaces.



Because it pays to own
a piece of an iconic property

Here's why, 'The Chambers' will be
the right address for legacy builders

'The Chambers' is one of the few office spaces tailored specially for entrepreneurs. Here are a few reasons to consider 'The Chambers':

- Right-sized offices starting from 758 sq.ft.
- Semi-furnished offices with a server room and access to a host of amenities
- Safe investment: Presence in an iconic project will make your investment appreciate faster than market benchmarks and yet be relatively more protected in a downturn
- Conveniently located in the centre of the city
- 10 floors of ample parking space within the project

'THE CHAMBERS' 4TH TO 13TH FLOOR

COMMON AMENITIES

- RCC framed structure
- Earthquake resistant structure
- Gypsum plaster on walls and columns
- Elevation in unitized curtain glazing
- Passenger elevators and service elevators
- Decorative lift lobbies
- Vitrified tiles flooring in corridor and elevator lobby
- Staircase and service elevator lobby will be finished in kotah stone
- Service elevator lobby walls finished with acrylic emulsion paint above dado
- Vitrified tiles dado for passenger elevator lobby
- Kotah stone dado for service elevator lobby up to 4 feet
- Common toilet, shaft, electrical room will have metal doors and metal frames of reputed make with necessary hardware paint finish
- Toilets with anti-skid flooring and dado with vitrified tiles
- Toilet will have concealed plumbing
- All C.P fittings and sanitary fittings in toilets will be of good quality
- Light fittings in corridors
- Fire fighting and sprinkler system
- Public address system
- Escalators in atrium
- External lighting
- Site landscaping and paving around the building
- Common STP plant
- D.G power for strategic common lighting

Green & clean:

- Applied for Indian Green Building Council Gold Certification (Subject to the approvals)

LIST OF FIXTURES, FITTINGS AND AMENITIES INSIDE OFFICES

Civil:

- RCC framed structure
- Block masonry and drywall internal partition walls
- Internal plaster: Gypsum plaster on wall and column

Flooring:

- Vitrified tiles
- Non-skid vitrified tile in toilets

Painting:

- 'The Chambers' office finished with acrylic emulsion paints
- Toilet walls finished with acrylic emulsion paint above dado

Dado:

- Vitrified tiles for toilet dado

Windows:

- Unitized glazing system

Doors:

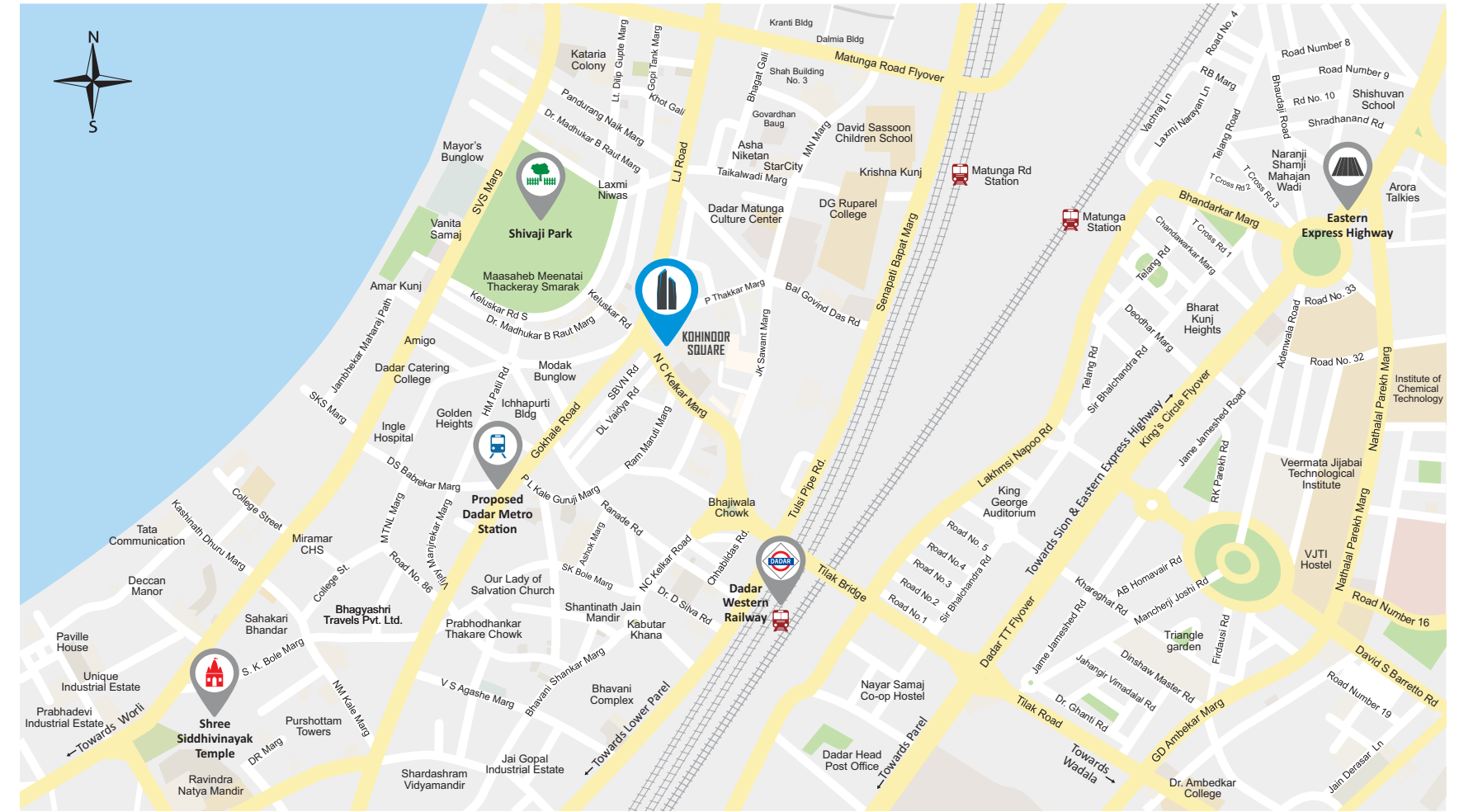
- Office door frames in wood-painted finish
- Toilet door frames of marble/ granite stone
- Wooden flush doors with laminate finish for office, AHU and server room
- Toilet doors will have marine flush door, finished with laminate and with necessary hardware

Plumbing:

- Toilet will have concealed plumbing
- All C.P fittings and sanitary fittings in toilets will be of good quality

Electrical work:

- Adequate power supply with main circuit breaker (All internal wiring and fixtures will be purchaser's responsibility) (Subject to the payment for services by purchaser)
- Main air-conditioning chillers, along with chilled water piping (AHU, All AC low side work, internal fan coil unit, ducting grids, diffusers will be purchaser's responsibility) (Subject to the payment for services by purchaser)



Map not to scale

Because royalty deserves to be the centre of attention

KOHINOOR SQUARE
Homes | Offices | Galleria

Sales & Site Office:

Kohinoor Square, N.C. Kelkar Marg, Gadkari Chowk, Shivaji Park, Dadar (W), Mumbai – 400028. Tel.: 022-24228220

Write to us: info@kohinoorsquare.in

Visit: www.kohinoorsquare.in

Truth: Location plays a big role in bestowing an 'iconic' status to a property.

Kohinoor Square is geographically in the centre of town with an easy access to both the Eastern and Western Express Highways. Being adjacent to both the main North-South thoroughfare, makes it easier to drive down, while the short walk to Dadar station – where both the Western and Central Railway lines meet, makes for easy public transport commute. Add to that a small factoid that could make a huge difference; unlike other business districts like Lower Parel, Dadar does not have scope for any supply of large commercial spaces in the future. As a result, this location will always remain less congested than most of its counterparts.

The project has been registered via MAHARERA registration No. P51900004769 for Kohinoor Square Phase 1 (Wing A & B) and P51900012308 for Phase 2 (Wing C) and is available on website <https://maharera.mahaonline.gov.in> under registered projects.

Conditions Apply: This is not an invitation to offer and/or commitment of any nature. The details shown in the image/s are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided. All specifications of the project/unit shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions.

The Recipients acknowledges that this is a sales document and some details may change over a time in best interest of the development, as may be decided by the Developer.