

#### A PROJECT BY



#### CORPORATE OFFICE

Godrej Coliseum, 'A' Wing -1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai - 400 022 | Tel.: 022 62704900 | www.terraformrealty.com

#### SITE OFFICE

Money Magnum Nest Pvt. Ltd.

Terraform Dwarka, Damji Compound, Opp. Ghatkopar Railway Station, Beside Neelyog Mall, Jawahar Road, Ghatkopar (East), Mumbai - 400 077 | Tel.: 022 25080041/42 | E: dwarka@terraformrealty.com



The project has been registered via MAHARERA registration number Wing-A: P51800002718, Wing-B: P51800002826, Wing-C: P51800020608 & Wing-D: P51800020666 and is available on the website https://maharera.mahaonline.gov.in under registered projects.

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ies and facilities will be set out in the anges/revisions/alterations in terms of from time to time Inviting of the store



# Happiness is not how you live your LIFE.





It is how well you live your *Life*. The difference between 'how one lives' and 'how well one lives' may seem to be insignificant, but to come to think of it, it is this very difference that decides the happiness quotient of your life. In other words, the quality of your life depends upon the kind of lifestyle you choose to live. Better the lifestyle, better the life.

Besides the configuration of your home, it is how well your home scores in terms of entertainment, relaxation, wellness, etc. that ultimately determines how happiness radiates through and impacts style of living.

#### Presenting



- Wings A, B, C & D
- 15 stories + additional provision of one storey
- 2 basements and one level of podium parking
- 3 BHK apartments with balconies also available
- Located next to Ghatkopar (E) railway & metro station







Railway Station 🧮 Airport 🔹 Proximity & Connectivity

# At the *Heart* of GHATKOPAR

Terraform Dwarka has been sited at a high regarded, well planned location from where all of life's basic as well as leading-edge necessities are just a few quick minutes away.

Be it the station, mall, market place, or corporate addresses, every essential destination is opportunely, just within your vicinity.

So reduce your travel time and raise the bar of happiness two notches higher.

Let time fly. While you, take it easy.



# Living in a *Blissful* Location





# HAPPY Life. HAPPIER *Lifestyle*.

At Terraform Dwarka, you will set the special standard of life; owing to the self-sufficient locality and the smoothly functional residences and amenities. The resulting effect being a supreme state of well-being, streaming through all of life's aspects.

- Swimming pool
- Landscaped podium garden
- Children's play area
- Fitness center
- Ample Car Parking
- DG back-up for common areas



- Smoke detectors in common areas



# FINE *Living*. REFINED *Interior*.

At Terraform Dwarka, the residences drive you to a calming stillness and quietude; at the same time the lavish edge enriches your status quo. Every wall, interior features and fine details have been thought through and designed after studying your superior tastes. This is evidently and directly proportional to your and your precious ones' happiness quotas.



\*All are actual images of show flat





Vitrified tiles in living room, bedroom, kitchen and passage
Wooden flooring in master bedroom
Internal walls with quality paints
Kitchen platform with SS sink
Video door phone
Gypsum finish
Powder coated / Anodized aluminium windows











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Carpet Area as per RERA is defined as "the net useable area of an Apartment excluding the area covered by external walls, areas Under service shaft, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the Internal partition walls of the apartment". 1 Mt = 3.28 feet. For Completion date, Payment Schedule, refer to RERA Registration as above. Additional Provision for 1 Storey - Subject to Approvals.



# FLOOR PLAN





2 BHK

]1 BHK





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# Brands UTILIZED FOR FITMENTS

- Vitrified tiles in living room, bedroom, kitchen and passage (Kajaria/Asian/NITCO/Johnson/Ajanta or equivalent)
- Wooden flooring in master bedroom
- Tile flooring and Dado in toilets & kitchens (Kajaria/Asian/NITCO/Johnson/Ajanta or equivalent)
- W.C. (Hindware/CERA or equivalent brands) and flush tank with fittings and shower (Jaquar or equivalent brands) with fittings
- Powder coated/Anodized aluminium windows
- Kitchen platform with SS sink (Nirali/Diamond brand or equivalent)
- Main door with mortise lock (Godrej/Sobert brand or equivalent) polished/painted from inside & outside
- Gypsum finish
- Internal walls with quality paints (ICI/Asian/New World brand or equivalent)
- Modular type electrical switches / sockets (Bajaj/GM/Anchor brand or equivalent)
- One UV water purifier (Alfa or equivalent)
- Video door phone
- Intercom facility

#### COMMON AREAS

- DG backup for common areas (Kirloskar/Cummins or equivalent)
- Lifts (Johnson/Thyssenkrupp/Kone Elevators or equivalent brands)

# PROJECT Professional INFORMATION

Architects

Venkataramanan Associates Vishwas Satodia

**Structural Engineer** H. M. Raje Structural Consultants Pvt. Ltd.

Project Approved by Leading Banks & Financial Institutions

Contractor Tricon Infra Buildtech Pvt. Ltd.



Founded in 1976, Terraform Realty has established itself as one of the leading Real Estate Developers in Mumbai and Thane. The Company was earlier popularly known as Everest Developers.

Our core values and progressive vision has been the guiding force which keeps us ahead of everyone. We aim to create a positive difference in the Indian real estate space with designs that are aesthetic, sound, future ready and in harmony with this spirit of confidence, dedication and commitment to enrich lives, we step towards the future.

With an experience of over 40 years, we have proved our expertise by developing various state-of-the-art townships that include offices, retails, outlets, malls, hospitality, education and large-scale master-planned communities, across Mumbai and Thane.

The group has completed 25 projects and has ongoing ventures and operations at Thane as well as Ghatkopar.





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WING 'A' & 'B'

#### UNIT FLOOR PLAN - 3



| Wing A                       |                    |                 |
|------------------------------|--------------------|-----------------|
| Туре                         | 1 BHK              |                 |
| Floor No.                    | 2nd to 15th        |                 |
| Flat No.                     | 3                  |                 |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 46.70<br>502.68 |

| 14'6                                 | D ROOM<br>5" X 10'0"<br>5X3050 | BED ROOM<br>13'6" X 10'0"<br>4125X3050 |                           |
|--------------------------------------|--------------------------------|--|---------------------------|
| TOILET<br>7'10" X 3'11"<br>2400X1200 | 6'5" X<br>1950X                |  | K 3'11"                   |
| LIVING<br>21'0" X 9'10<br>6400X3000  |                                | 3'00'                                  | JA RM<br>"X 3'6"<br>(1075 |
|                                      |                                | ENT. LOBBY<br>5'5" X4'11"<br>1650X1500 | •                         |

#### UNIT FLOOR PLAN - 2

| Wing A                       |                    |                 |
|------------------------------|--------------------|-----------------|
| Туре                         | 1 BHK              |                 |
| Floor No.                    | 3rd to 15th        |                 |
| Flat No.                     | 2                  |                 |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 46.70<br>502.68 |





h K



| Wing A                       |                    |                 |
|------------------------------|--------------------|-----------------|
| Туре                         | 2 BHK              |                 |
| Floor No.                    | 3rd to 7th, 9      | )th & 15th      |
| Flat No.                     | 1                  |                 |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 69.46<br>747.67 |







| Wing A                       |                    |                 |
|------------------------------|--------------------|-----------------|
| Туре                         | 2 BHK              |                 |
| Floor No.                    | 2nd to 14th        |                 |
| Flat No.                     | 5                  |                 |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 66.71<br>718.07 |









| Wing A                       |                    |                 |
|------------------------------|--------------------|-----------------|
| Туре                         | 2 BHK              |                 |
| Floor No.                    | 2nd to 14th        |                 |
| Flat No.                     | 4                  |                 |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 69.31<br>746.05 |

<sup>h</sup> <sup>c</sup>

#### UNIT FLOOR PLAN - 7



<sup>h</sup> s

| Wing B                       |                    |                 |
|------------------------------|--------------------|-----------------|
| Туре                         | 3 BHK              |                 |
| Floor No.                    | 4th to 13th        |                 |
| Flat No.                     | 8                  |                 |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 87.75<br>944.54 |











| Wing B                       |                    |                 |
|------------------------------|--------------------|-----------------|
| Туре                         | 3 BHK              |                 |
| Floor No.                    | 2nd, 3rd, 14t      | :h & 15th       |
| Flat No.                     | 8A                 |                 |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 89.96<br>968.33 |







| <sup>1</sup> / |
|----------------|
| 2 VE           |

| Wing B                       |                    |                  |
|------------------------------|--------------------|------------------|
| Туре                         | 3 BHK              |                  |
| Floor No.                    | 4th to 7th &       | 10th to 13th     |
| Flat No.                     | 9                  |                  |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 99.51<br>1071.13 |

#### UNIT FLOOR PLAN - 10







| Wing B      |
|-------------|
| Туре        |
| Floor No.   |
| Flat No.    |
| Carpet Area |
| (as per RER |
|             |

|             | 3 BHK              |                   |
|-------------|--------------------|-------------------|
|             | 2nd, 3rd, 14t      | h & 15th          |
|             | 9A                 |                   |
| rea<br>ERA) | Sq. Mt.<br>Sq. Ft. | 106.23<br>1143.46 |









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WING 'C' & 'D'

## 3D ISOMETRIC UNIT - 1 BHK



| Wing D                       |                    |                |  |  |
|------------------------------|--------------------|----------------|--|--|
| Туре                         | 1 BHK              |                |  |  |
| Floor No.                    | 2nd to 15th        |                |  |  |
| Flat No.                     | 16                 |                |  |  |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 37.18<br>400.2 |  |  |

| A | Lobby       | 1860X1050 | 6'1"X3'5"    |
|---|-------------|-----------|--------------|
| В | Living Room | 4145X3300 | 13'7"X10'10" |
| С | Kitchen     | 1860X2100 | 6'1"X6'11"   |
| D | Passage     | 1270X1650 | 4'2"X5'6"    |
| Е | Bedroom     | 3450X3020 | 11'4"X9'11"  |
| F | Bath        | 1270X1370 | 4'2"X4'6"    |
| G | WC          | 1060X1500 | 3'6"X4'11"   |
|   |             |           |              |

## 3D ISOMETRIC UNIT - 3 BHK



| А  | Lobby          | 1880X1350 | 6'2"X3'8"    |
|----|----------------|-----------|--------------|
| В  | Puja           | 1880X1120 | 6'2"X3'8"    |
| С  | Living Room    | 3300X6530 | 10'10"X21'5" |
| D  | Kitchen        | 3300X2450 | 10'10"X8'0"  |
| Е  | Bedroom        | 3000X3810 | 9'10"X12'6"  |
| F  | Toilet         | 1350X2400 | 4'5"X7'10"   |
| G  | Toilet         | 1350X2400 | 4'5"X7'10"   |
| Н  | Master Bedroom | 3000X3810 | 9'10"X12'6"  |
| I. | Toilet         | 2400X1200 | 7'10"X3'11"  |
| J  | Bedroom        | 3000X3810 | 9'10"X12'6"  |

| Wing C                       |                    |                |
|------------------------------|--------------------|----------------|
| Туре                         | 3 BHK              |                |
| Floor No.                    | 4th to 7th &       | 10th to 13th   |
| Flat No.                     | 10 A               |                |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 90.7<br>976.30 |

## 3D ISOMETRIC UNIT - 2 BHK







| Wing C                       |                    |                 |      |
|------------------------------|--------------------|-----------------|------|
| Туре                         | 1 BHK              |                 | "    |
| Floor No.                    | 2nd to 15th        |                 | s ve |
| Flat No.                     | 14                 |                 |      |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 32.57<br>350.60 |      |

UNIT FLOOR PLAN - 2



| Wing C                       |                    |                 |
|------------------------------|--------------------|-----------------|
| Туре                         | 2 BHK              |                 |
| Floor No.                    | 2nd to 15th        |                 |
| Flat No.                     | 12                 |                 |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 56.24<br>605.40 |

h S E

#### UNIT FLOOR PLAN - 3



 
 MASTER BEDROOM 3050 X 3480 10'0"x11'5"
 BEDROOM 2 3000 X 3100 9'10"x10'2"

 3'11"x7'10"
 PASSAGE 4680 X 900 15'4"x2'11"

|              | Wing C                       |                    |                 |
|--------------|------------------------------|--------------------|-----------------|
|              | Туре                         | 2 BHK              |                 |
| n N          | Floor No.                    | 2nd to 15th        |                 |
| S <b>∕</b> € | Flat No.                     | 11                 |                 |
|              | Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 56.99<br>613.40 |





| Wing C                       |                    |                |
|------------------------------|--------------------|----------------|
| Туре                         | 2 BHK              |                |
| Floor No.                    | 2nd to 15th        |                |
| Flat No.                     | 13                 |                |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 54.81<br>590.0 |





| MASTER<br>BEDROOM<br>3000 X 4510<br>9'10"x14'10"                  | BEDROOM 2<br>3000 X 4510<br>910"x1410"  | LIVING/DINING<br>3300 X 7230<br>10'10"x23'8" |                                  |                              |                    |                  |
|---|---|--|----------------------------------|------------------------------|--------------------|------------------|
| TOILET  | PASSAGE<br>4650 X 1200<br>15'3"x3'11"   |  | LOBBY<br>1880 X 1350             |                              |                    |                  |
| 1500 X 2790<br>4'11"x9'2"<br>TOILET<br>1350 X 2400;<br>4'5"x7'10" | BEDROOM 1<br>3000 X 3810<br>9'10"x12'6" | KITCHEN<br>3300 X 2450<br>10'10"x8'0"        | PUJA<br>1880 X 1120<br>6'2"x3'8" | Wing C                       | 3 ВНК              |                  |
|   |   |  |                                  | Floor No.                    | 2nd, 3rd, 1        | 4th & 15th       |
|   | -                                       |  |                                  | Flat No.                     | 10                 |                  |
| TOILET<br>1350 X 2400<br>4'5"x7'10"                               |   |  |                                  | Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 97.43<br>1048.70 |

## UNIT FLOOR PLAN - 6

| MASTER<br>BEDROOM                           | BEDROO<br>3000 X 3<br>9'10"x1         | 810 _ |  |                                   |
|---|---------------------------------------|-------|--|-----------------------------------|
| 3000 X 3810<br>9'10"x12'6"                  | PASSAGE<br>4650 X 1200<br>15'3"x3'11" |       | LIVING/DINING<br>3300 X 6530<br>10'10"x21'5" | LOBBY<br>1880 X 1350<br>6'2"x4'5" |
| 4'11"x9'2"<br>TOILE<br>1350 X 2<br>4'5"x7'1 | 400.<br>10" 3000 X 3<br>9'10"x1       | 810   | KITCHEN<br>3300 X 2450<br>10'10"x8'0"        | PUJA<br>1880 X 1120<br>6'2"x3'8"  |

| Wing C                       |                    |                |
|------------------------------|--------------------|----------------|
| Туре                         | 3 BHK              |                |
| Floor No.                    | 4th to 7th &       | 10th to 13th   |
| Flat No.                     | 10 A               |                |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 90.7<br>976.30 |



|      | Wing C                        |                    |  |
|------|-------------------------------|--------------------|--|
|      | Туре                          | 3 BHK              |  |
|      | Floor No.                     | 9th                |  |
|      | Flat No.                      | 10 B               |  |
| W DE | Carpet Area<br>(as per RERA)  | Sq. Mt.<br>Sq. Ft. |  |
| 2.   | Balcony Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. |  |





| 91.64<br>986.40 |
|-----------------|
| 4.61<br>49.60   |





| Wing D        |                         |       |
|---------------|-------------------------|-------|
| Туре          | 1 BHK                   |       |
| Floor No.     | 3rd to 7th, 9th to 15th |       |
| Flat No.      | 19                      |       |
| Carpet Area   | Sq. Mt.                 | 32.44 |
| (as per RERA) | Sq. Ft.                 | 349.2 |

#### UNIT FLOOR PLAN - 9



| Wing D                       |                    |                |
|------------------------------|--------------------|----------------|
| Туре                         | 1 BHK              |                |
| Floor No.                    | 2nd to 15th        |                |
| Flat No.                     | 16                 |                |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 37.18<br>400.2 |

#### UNIT FLOOR PLAN - 10



| Wing D                       |                    |                |    |
|------------------------------|--------------------|----------------|----|
| Туре                         | 1 BHK              |                |    |
| Floor No.                    | 2nd to 15th        |                | h. |
| Flat No.                     | 17                 |                |    |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 35.05<br>377.3 |    |



| Wing D                       |                    |                |
|------------------------------|--------------------|----------------|
| Туре                         | 1 BHK              |                |
| Floor No.                    | 3rd to 15th        |                |
| Flat No.                     | 18                 |                |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 35.05<br>377.3 |







|               | Wing D                       |                    |                |  |
|---------------|------------------------------|--------------------|----------------|--|
|               | Туре                         | 1 BHK              |                |  |
| h N           | Floor No.                    | 2nd to 15th        |                |  |
| s <b>∕</b> ∕, | Flat No.                     | 21                 |                |  |
|               | Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft. | 32.51<br>350.0 |  |

#### UNIT FLOOR PLAN - 13



| Wing D                       |                         |                |
|------------------------------|-------------------------|----------------|
| Туре                         | 1 BHK                   |                |
| Floor No.                    | 3rd to 7th, 9th to 15th |                |
| Flat No.                     | 20                      |                |
| Carpet Area<br>(as per RERA) | Sq. Mt.<br>Sq. Ft.      | 32.44<br>349.2 |





<sup>h</sup>

|               | 2 BHK              |                |
|---------------|--------------------|----------------|
| Э.            | 2nd to 15th        |                |
| 1             | 15                 |                |
| Area<br>RERA) | Sq. Mt.<br>Sq. Ft. | 51.24<br>551.5 |

