

The Biggest Pre-launch Opportunity in Virar

By the Most Trusted Real Estate Brand[#]

Shapoorji Pallonji

At Just **₹ 18,985/-^{*}** Per Month



Presenting

CODENAME ARISE

Exclusive Offer for the First 99 Units Only

With Pre-launch Prices up to 15% Lower and Easy 5-65* Payment Plan



VIRAR

Virar is one of the fastest growing suburbs in the Mumbai Metropolitan Region (MMR). Presently, it is one of the most affordable places around Mumbai. Therefore, it makes for an ideal choice for investment in real estate.

A RISING SUBURB



Ample open space and excellent **social infrastructure**



Home to various **entertainment** avenues and **educational** institutes



Proposed Western Railway **elevated corridor** from Churchgate to Virar and **Trans Harbour Railway** line from Virar to Panvel will ensure seamless connectivity



A **cosmopolitan suburb** with an average literacy rate of 91.95%, higher than the national average of 59.5%



Located away from Mumbai's hustle and bustle, Virar enjoys unpolluted air and **natural greenery**



Increase in **employment opportunities** expected due to emergence of more small-scale industries & IT/ITES parks

A WELL-CONNECTED LOCATION



THANE AND VIKHROLI CORPORATE HUB

Via Ghodbunder Road

SOUTH MUMBAI CORPORATE HUB

Starting train directly up to Churchgate



BUSINESS DISTRICT OF GUJARAT

Vapi, Valsad, Surat, Ahmedabad via Mumbai-Ahmedabad Highway and direct trains

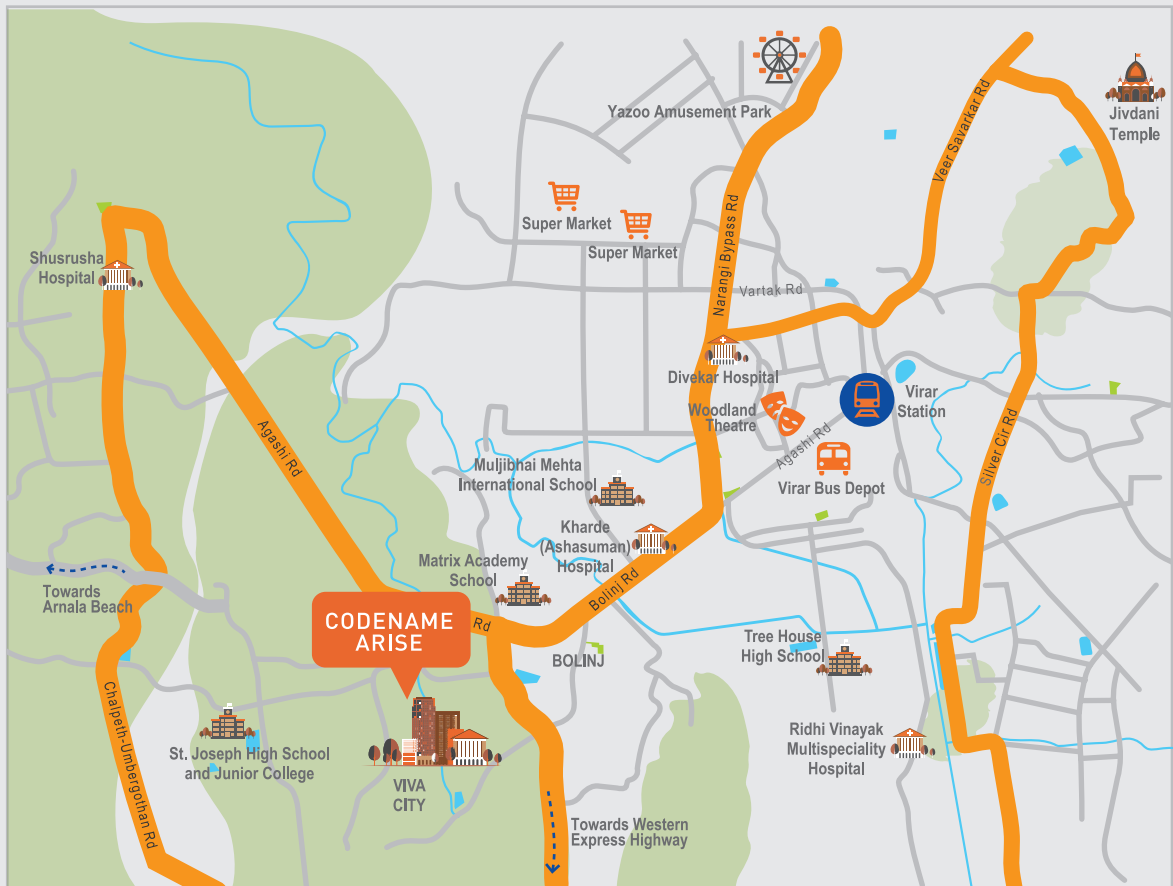


VIRAR

ANDHERI CORPORATE HUB

Starting train directly up to Andheri, taxi services





A LANDMARK NESTLED AMIDST VIRAR'S BEST

Supermarket, ATM, 2 Schools, Cafe, Medical store
Clinic & Diagnostic Centre, Library, Optician,
Multi-cuisine Restaurants, Coaching Class,
Markets, Grand Clubhouse, Bus Stop



5 mins

5 Schools, 2 Colleges, 5 Hospitals,
Virar Station, Shopping Plazas



10 mins

15+ Schools, Colleges, Hospitals, Supermarkets,
Amusement Park, Beach, Malls, Recreational
and Lifestyle Points



20 mins

Business Parks, Colleges



40 mins

PRESENTING

CODENAME ARISE

AN OPPORTUNITY OF LIVING AN ELEVATED LIFESTYLE

Thoughtfully planned by Shapoorji Pallonji, Codename Arise offers an enthralling lifestyle. Residences surrounded by numerous recreational amenities make for an ideal abode. Life here greets you with a smile every day. Amidst the hustle and bustle of life, this is your oasis of wonderful experiences.



One of the tallest towers in Virar



Easy connectivity to every comfort and convenience



Well-equipped clubhouse and retail centre



Expansive open space



Over 7 acres of gated community



Exclusive bus facility for the residents

AVENUES OF LEISURE & RECREATION



Clubhouse



Skating Rink



Swimming Pool



Billiards and TT



Jogging & Cycling Tracks



Gymnasium



Kids' Play Area



Senior Citizens' Park



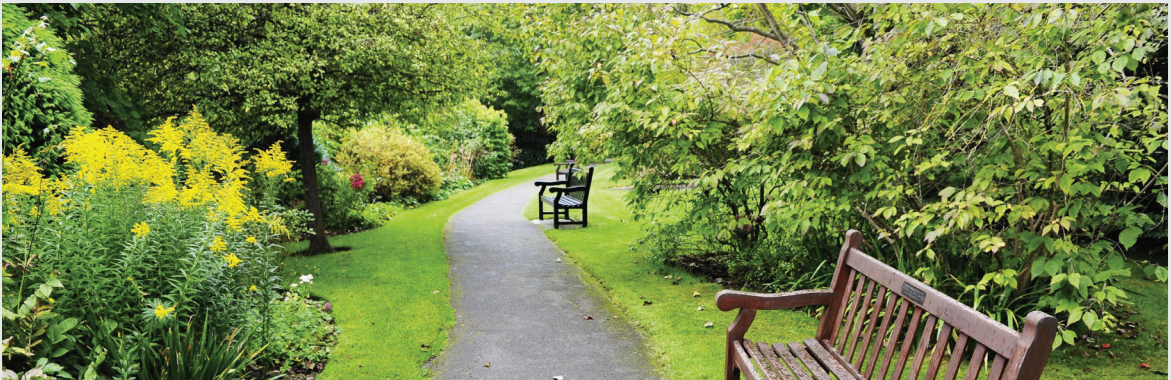
Banquet/ Party Lawn



Creche

CODENAME ARISE





RESIDENCES DESIGNED TO OFFER HIGH LEVEL OF COMFORT

- Well-planned 2 and 3 bed residences optimizing the living space
- Lifestyle residences with splendid view of landscaped greenery
- Premium vitrified flooring in all rooms
- Designer bath fittings of modern brands
- High grade kitchen finishes with granite platform
- 24X7 power supply^



A PROMISING FUTURE

Infrastructural growth triggers the overall development of any place. Virar scales to the top of it with numerous infrastructure projects in the pipeline.



THE GREATEST ASSET

Investing in real estate with the most trustworthy brand in the industry - Shapoorji Pallonji offers double the joy with higher and **more stable returns** than other asset classes.



THE NEXT BIG WAVE

Virar has seen **over 100% capital appreciation** in the last six years. A global real estate brand like Shapoorji Pallonji is poised to bring the next big wave in Virar making it a haven for investment. Other **infrastructure developments** like the proposed multi-modal corridor from Virar-Panvel -Alibaug only add greater value and more returns.



FIRST MOVER'S ADVANTAGE

Investing in Codename Arise today offers an exceptional opportunity to buy at **special pre-launch prices** with exclusive early bird offers, which in turn will transform into higher returns in the years to come.

THE DECISION FOR AN ENRICHED LIFE



BUY EARLY, OWN YOUNG

- Today, a young salaried employee need not wait to buy his dream home until a certain age
- Low interest rates combined with an even lower entry barrier allows you to own your dream home at just Rs. 18,985/- per month
- An investment in this under-construction property at a young age can help you buy a larger home in the future from the returns of this investment



GIFT YOUR FAMILY A PLACE WHERE LIFESTYLE MEETS CONVENIENCE

- Gift your children green spaces, sporting amenities and the best educational institutes for all-round development
- Gift your parents peace, security and happiness in tranquil and secure environs of Codename Arise
- Gift yourself and your spouse the convenience of daily needs along with avenues of recreation, luxury and career growth

AN OFFER OF A LIFETIME

A special pre-launch offer with a bumper budget announcement for home buyers. There has never been a better time to buy a home.

Multiply your joys with:

- Easy finance schemes
- Booking token of Rs. 27,000/- only
- Low interest rates
- Great tax savings

'Special Pre-launch Price + Exclusive Offer' for 99 Units Only

Residences	Description	Indicative Price (Rs)	Effective EMI** (Rs)
Delight	Lifestyle residences with a spacious living room and 2 smartly designed rooms that offer comfort, privacy and complete utility for the family	42.1 Lakh ⁺	18,985/-
Grande	Lifestyle residences with a lavish living room and 2 grand rooms that offer abundant space, comfort and utility for the family	48.1 Lakh ⁺	22,900/-
Luxe	Luxury lifestyle residences with a lavish living room and the luxury of space, comfort and utility with 3 rooms defining lifestyle of the family	58.1 Lakh ⁺	29,500/-
+Development Charges, FRC & PUC Charges, Clubhouse & Other Charges, Government and other taxes applicable over and above.			
**Effective EMI is indicative and calculated for repayment of 80% loan amount across 20 years at 8.80% rate of interest minus tax saved during the tenure.			

Applications are now available at our booking pavilion and with all our associate partners

To apply for Codename ARISE IPO:

Contact our associate Channel Partners or visit us at

Shapoorji Pallonji Booking Pavilion

Office No. 101-104, First Floor, Viva Gokul Arcade Corner, Bolinj, Virar(W), Mumbai

CODENAME ARISE

Disclaimer: The layout, amenities, specifications & features shown and/or mentioned, and the flats/buildings' image rendering used are purely indicative. The developer reserves the right to change the layout plan, building plans, amenities, specifications & features without prior notice.

*Terms & Conditions Apply

#Midday Real Estate Icons 2016 - Most Trusted Developer - Mumbai