



DEVELOPERS
DERAIYA REALTORS PVT. LTD.

F-97, Kohinoor City Mall, Off LBS Marg
Kurla (West), Mumbai - 400 070.
M : 9324939995

ARCHITECT
SPACE MOULDERS
281/2229, Motilal Nagar No.1
Sreerang Sable Marg
Goregaon (West), Mumbai - 400 104.

RCC CONSULTANT
FRAME DESIGN
6/109, Lilly Annexe, 255 Sharma Estate
S.V. Road, Jogeshwari (West)
Mumbai - 400 102,

DESIGN CONSULTANT
S4 STUDIO'S
706, E Wing, Galaxy Apartment,
Kurla (East)
Mumbai - 400 078.

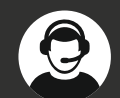
MEP CONSULTANT
MAK MEP CONSULTANT
297/2361, 1st Floor, Shree Ganesh CHS
Motilal Nagar II, Goregaon (West)
Mumbai - 400104

LEGAL ADVISOR
ADV. FARID DERAIIYA
F - 97, Kohinoor City Mall, Premier Road
Off. LBS Marg, Kurla (West)
Mumbai - 400 070.

SITE ADDRESS | Nehru Nagar Guruprasad C.H.S. Ltd., Building Number 40, Nehru Nagar, Kurla (East), Mumbai - 400 024.

The information contained in this Brochure is indicative of the kind of development that is proposed. It is prepared in good faith and is for guidance only. It does not constitute part of an offer or contract. Subject to the approval of the authorities or in the interest of the continuing improvement, the developers reserve the right to alter the layout, plans, specification or features without prior notice or obligation.

E : deraiya.office@gmail.com | W : www.deraiyagroup.com

 **For Booking Enquiry**
9324939991 / 9324939992




REGISTERED WITH MAHARERA
MahaRERA Registration No.
P51800023015
<http://maharera.mahaonline.gov.in/>


Member of
NAREDCO
National Real Estate Development Council
Under the aegis of Ministry of Housing & Urban Affairs, Government of India

1&2 BHK WITH ATTRACTIVE AMENITIES

DERAIYA ICONICO

Project by | DERAIIYA REALTORS Pvt. Ltd.

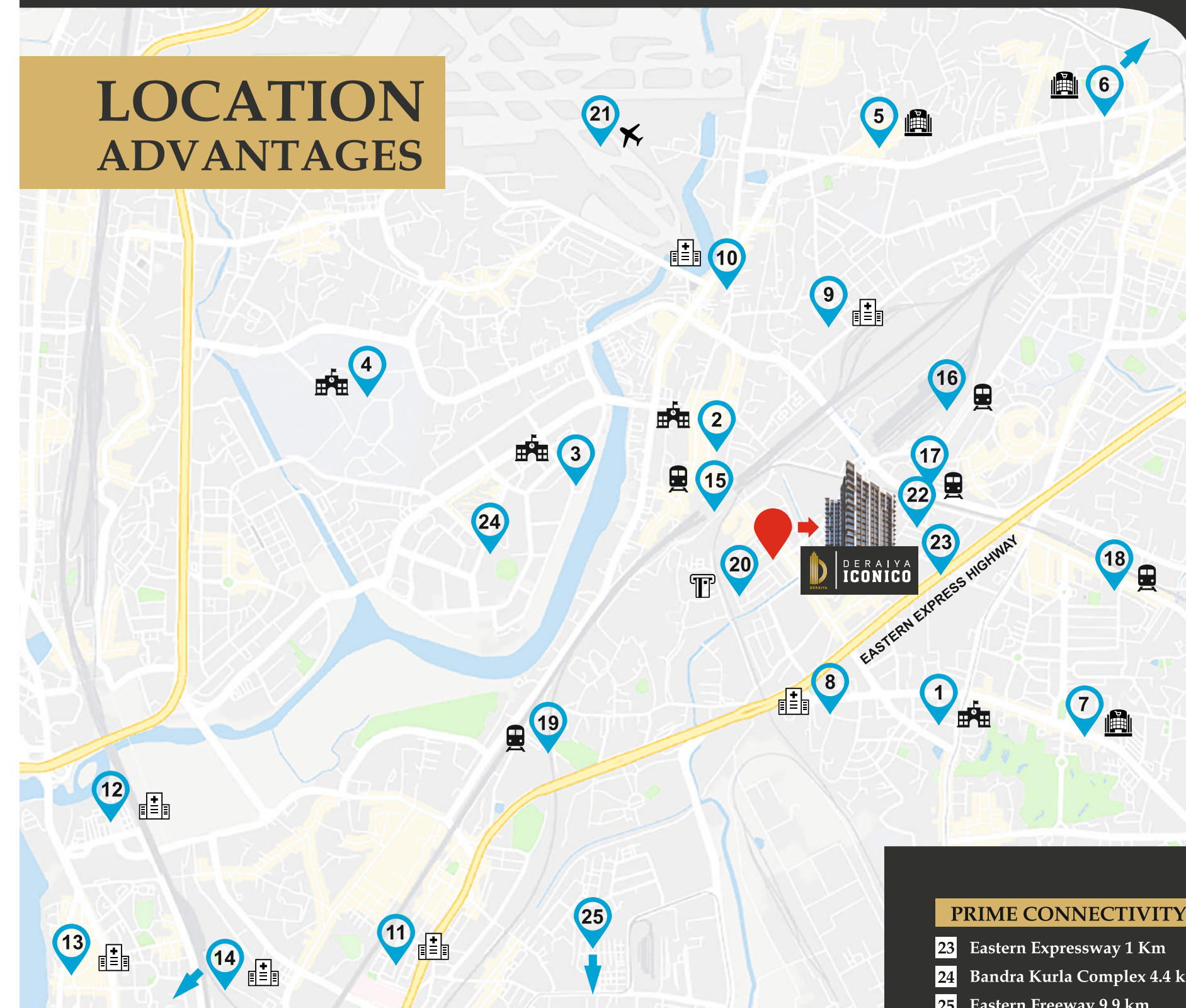
Welcome to
DERAIYA ICONICO
 where dreams come true

DERAIYA ICONICO is a place where every corner has been artistically designed to give you the perfect living space. With great state of the art interiors and exteriors that makes your home looks more beautiful. Our team of professionals takes all attention and care to fulfill beyond expectations of our customers in most cost effective way. Our offerings define a superior lifestyle along with supreme quality.

DERAIYA ICONICO also features a massive rooftop recreation area, taking leisure to new height. We also offer you an array of amenities all designed to make your home look beautiful & secured. Transforming a house into a heaven and recreating an incredible standard of living. We have also added the finest Security features to make you feel safe in the confines of your own walls.



LOCATION ADVANTAGES



SCHOOL & COLLEGES

- 1 The Green Acres Academy 2.2 km
- 2 Orchid The Inter. School 3.1 km
- 3 Dhirubhai Ambani Inter. School 4.5 km
- 4 Mumbai University 5 km

MALLS & SHOPPING CENTER

- 5 Phoenix Marketcity 4.3 km
- 6 R City Mall 8 km
- 7 K Star Mall 4.5 km

HOSPITALS

- 8 Surana Sethia Hospital 2 km
- 9 Kohinoor Hospital 3 km
- 10 Habib Hospital 3.5 km
- 11 Lokmanya Tilak Hospital 5.5 km
- 12 S.L. Raheja Hospital 6.8 km
- 13 Hinduja Hospital 8.6 km
- 14 Lilavati Hospital 9.6 km

RAILWAY STATIONS

- 15 Kurla Station 750m
- 16 Lokmanya Tilak Terminus 1.9 km
- 17 Tilak Nagar Railway Station 2.9 km
- 18 Chembur Station 3 km
- 19 Chunabhatti Railway Station 3.2 km

BANKS & ATMs

- 20 ATMs, Bank Within 2 Mins Walking Distance

AIR PORT

- 21 Domestic & International Airport 9.5 km

METRO STATION

- 22 Upcoming Metro within 400 m

PRIME CONNECTIVITY

- 23 Eastern Expressway 1 Km
- 24 Bandra Kurla Complex 4.4 km
- 25 Eastern Freeway 9.9 km



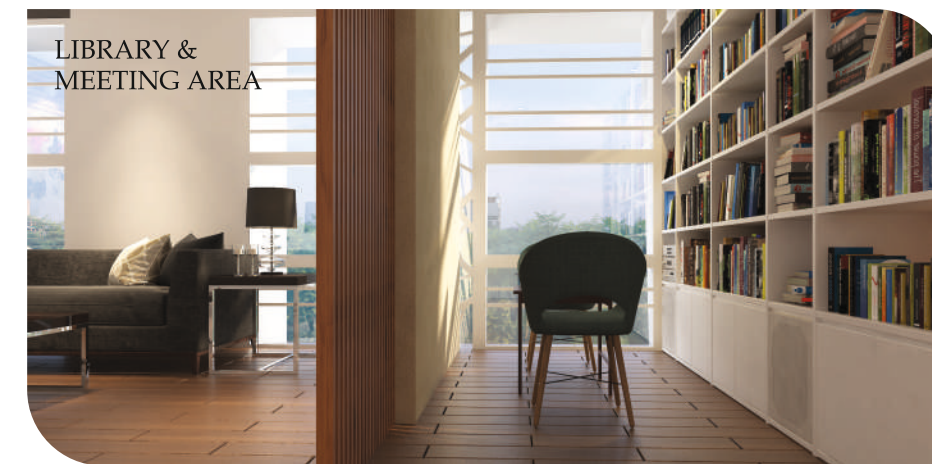
DESIGNER ENTRANCE LOBBY



INDOOR GAMES



GYMNASIUM



LIBRARY & MEETING AREA

The images shown are artistic impression

A LUXURY LANDMARK FOR THE NEW BEGINNING FOR LIFE



YOUR SAFETY IS OUR PRIORITY



Advanced technology and trained personnel monitor each wing at **DERAIYA ICONICO** around the clock. Access to your wing is controlled through CCTVs that rigorously watch over public area. This security system ensures that you and your family enjoy your dream lifestyle in total safety.



Let happiness touch the new grounds just below the vast blue sky at **DERAIYA ICONICO**. The astonishing recreation avenues set along the rooftop define a top way entertainment and delights. With numerous features to play, enjoy and celebrate life to the fullest on sky level, **DERAIYA ICONICO** has reached a top level of luxurious living in the vicinity.



AMENITIES ON TERRACE

- | | | | | |
|-------------------------------|----------------------|-----------------------------|----------------------------|------------------------------|
| 1. SKY LOUNGE WITH BONFIRE | 5. SKY LAWN SITTING | 9. CHILDREN PLAY AREA | 13. ELEVATED MOUNT PARK | 17. YOGA AND MEDITATION DECK |
| 2. STAR / GALAXY TRACKER ZONE | 6. SKY WALKING TRACK | 10. KIDS DANGAL SAND PIT | 14. CONTOUR SKY LAWN | 18. WOODEN GAZEBO PAVILION |
| 3. FLOWER SANCTUARY | 7. COFFEE LOUNGE | 11. SKY DECK / PARTY LOUNGE | 15. BIRD POND | |
| 4. ROCKING READING LOUNGE | 8. ELDERLY SITTING | 12. PARTY COUNTER | 16. OPEN AIR SKY GYMNASIUM | |

The image shown is artistic impression

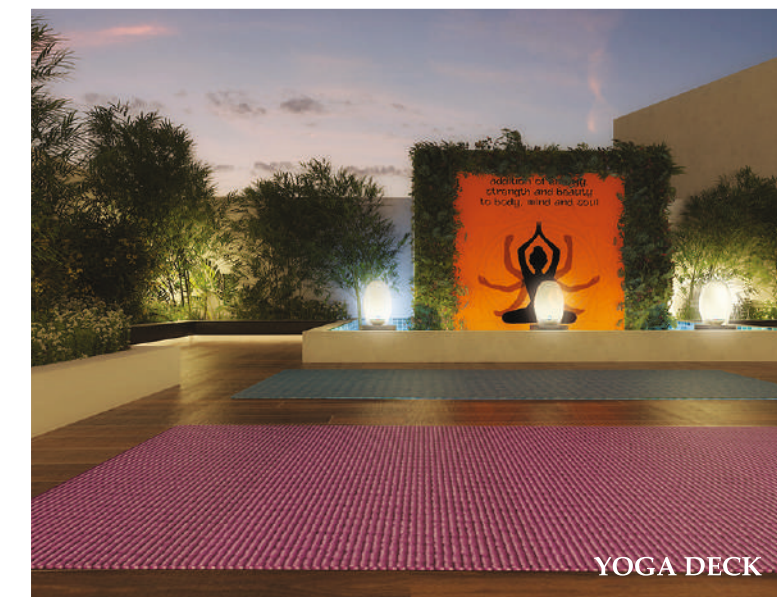
A PLUNGE OF REJUVENATION MADE AVAILABLE IN THE SKY



SKY LOUNGE WITH BONFIRE
STAR / GALAXY TRACKER ZONE



GAZEBO & SENIOR CITIZEN SEATING



YOGA DECK



CHILDREN PLAY AREA



BBQ GARDEN AREA

The image shown is artistic impression



The images shown are artistic impression



FLAT AREA STATEMENT

A WING	RERA
FLAT NO. 1	528 SQ. FT
FLAT NO. 2	664 SQ. FT
FLAT NO. 3	429 SQ. FT
FLAT NO. 4	425 SQ. FT
FLAT NO. 5	615 SQ. FT

B WING	RERA
FLAT NO. 1	530 SQ. FT
FLAT NO. 2	530 SQ. FT
FLAT NO. 3	425 SQ. FT
FLAT NO. 4	425 SQ. FT

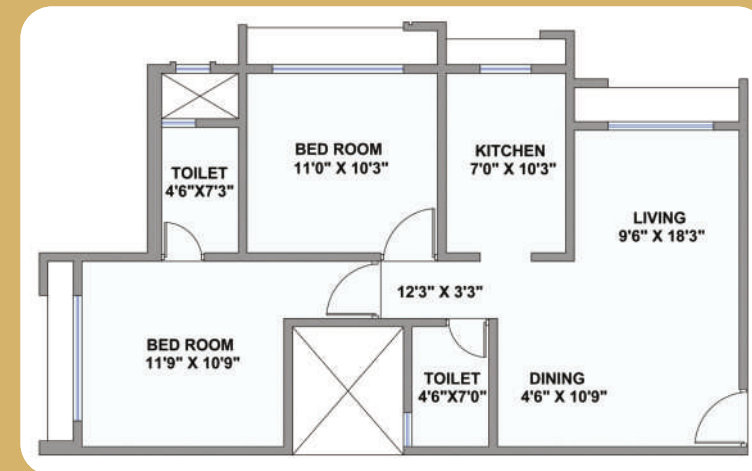
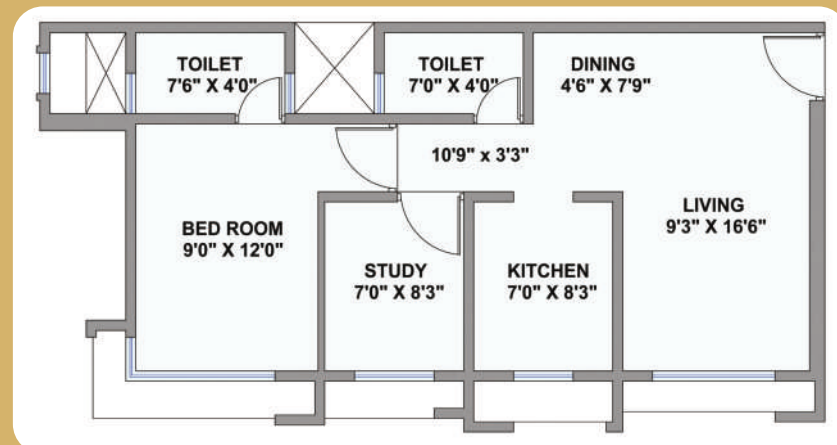


**A WING / FLAT No. 1
2 BHK**



RERA CARPET = 528 SQ. FT

A WING / FLAT No. 1	
LIVING	9'3" X 16'6" A
DINING	4'6" X 7'9" B
KITCHEN	7'0" X 8'3" C
STUDY	7'0" X 8'3" D
BEDROOM	9'0" X 12'0" E
TOILET	7'6" X 4'0" F
TOILET	7'6" X 4'0" G
PASSAGE	10'9" X 3'3" H



A WING / FLAT No. 2	
LIVING	9'6" X 18'3" A
DINING	4'6" X 10'9" B
KITCHEN	7'0" X 10'3" C
BEDROOM	11'0" X 10'3" D
BEDROOM	11'9" X 10'9" E
TOILET	4'6" X 7'3" F
TOILET	4'6" X 7'0" G
PASSAGE	12'3" X 3'3" H

RERA CARPET = 664 SQ. FT

**A WING / FLAT No. 2
2 BHK**

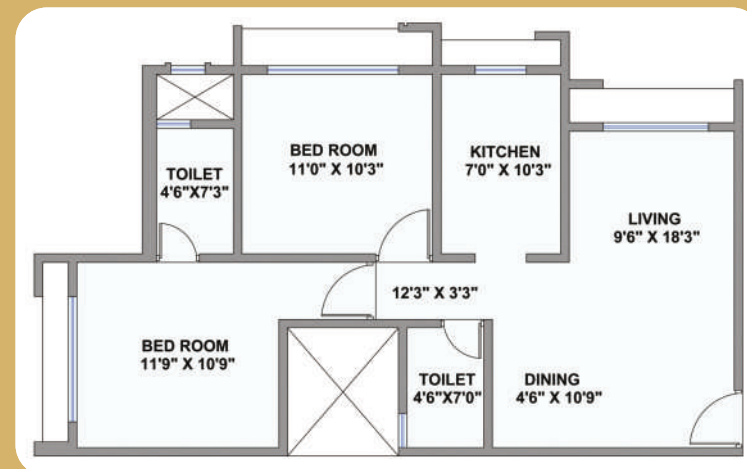
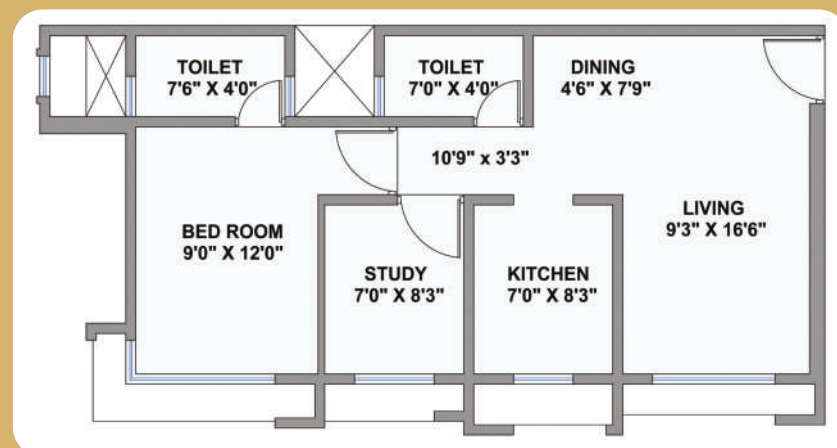


**A WING / FLAT No. 1
2 BHK**



RERA CARPET = 528 SQ. FT

A WING / FLAT No. 1	
LIVING	9'3" X 16'6" A
DINING	4'6" X 7'9" B
KITCHEN	7'0" X 8'3" C
STUDY	7'0" X 8'3" D
BEDROOM	9'0" X 12'0" E
TOILET	7'6" X 4'0" F
TOILET	7'6" X 4'0" G
PASSAGE	10'9" X 3'3" H



A WING / FLAT No. 2	
LIVING	9'6" X 18'3" A
DINING	4'6" X 10'9" B
KITCHEN	7'0" X 10'3" C
BEDROOM	11'0" X 10'3" D
BEDROOM	11'9" X 10'9" E
TOILET	4'6" X 7'3" F
TOILET	4'6" X 7'0" G
PASSAGE	12'3" X 3'3" H

RERA CARPET = 664 SQ. FT

**A WING / FLAT No. 2
2 BHK**

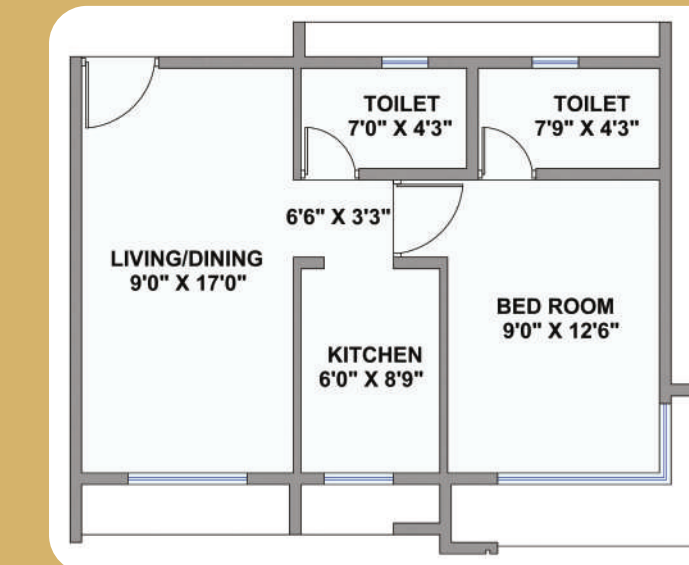
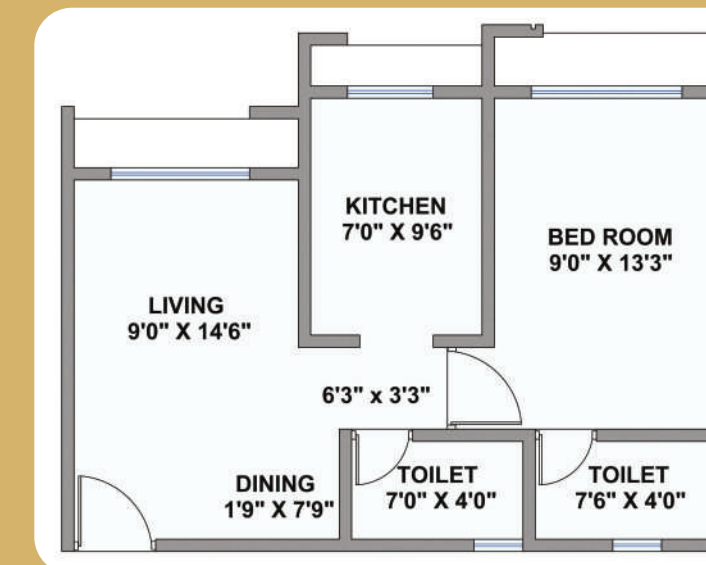


**A WING / FLAT No. 3
1 BHK**



A WING / FLAT No. 3	
LIVING	9'0" X 14'6" A
DINING	1'9" X 7'9" B
KITCHEN	7'0" X 9'6" C
BEDROOM	9'0" X 13'3" D
TOILET	7'6" X 4'0" E
TOILET	7'0" X 4'0" F
PASSAGE	6'3" X 3'3" G

RERA CARPET = 429 SQ. FT



A WING / FLAT No. 4 B WING / FLAT No. 3 & 4	
LIVING/DINING	9'0" X 17'0" A
KITCHEN	6'0" X 8'9" B
BEDROOM	9'0" X 12'6" C
TOILET	7'9" X 4'3" D
TOILET	7'0" X 4'3" E
PASSAGE	6'6" X 3'3" F

RERA CARPET = 425 SQ. FT

**A WING / FLAT No. 4
B WING / FLAT No. 3 & 4
1 BHK**

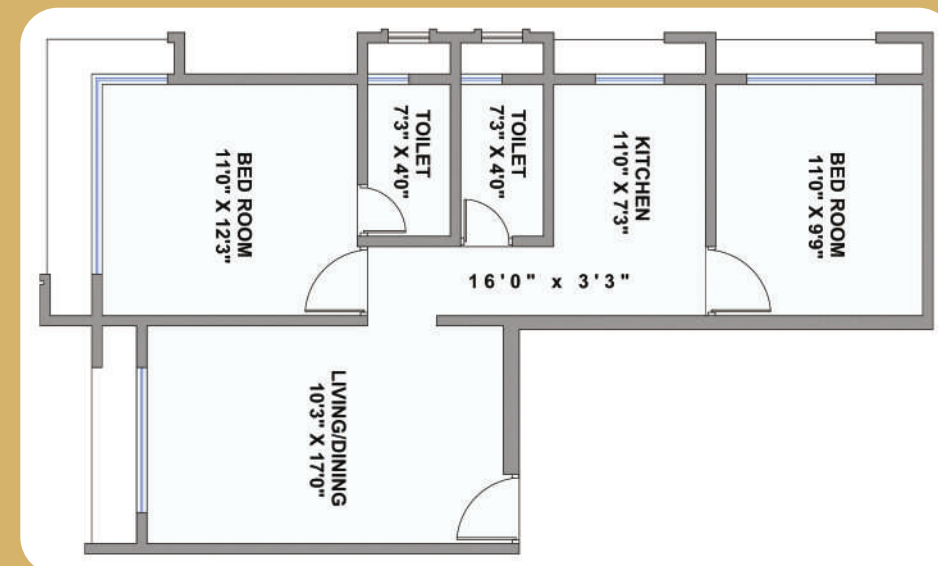


A WING / FLAT No. 5
2 BHK



A WING / FLAT No. 5	
LIVING/DINING	10'3" X 17'0" A
BEDROOM	11'0" X 12'3" B
TOILET	7'3" X 4'0" C
TOILET	7'3" X 4'0" D
KITCHEN	11'0" X 7'3" E
BEDROOM	11'0" X 9'9" F
PASSAGE	8'9" X 3'3" G

RERA CARPET = 615 SQ. FT

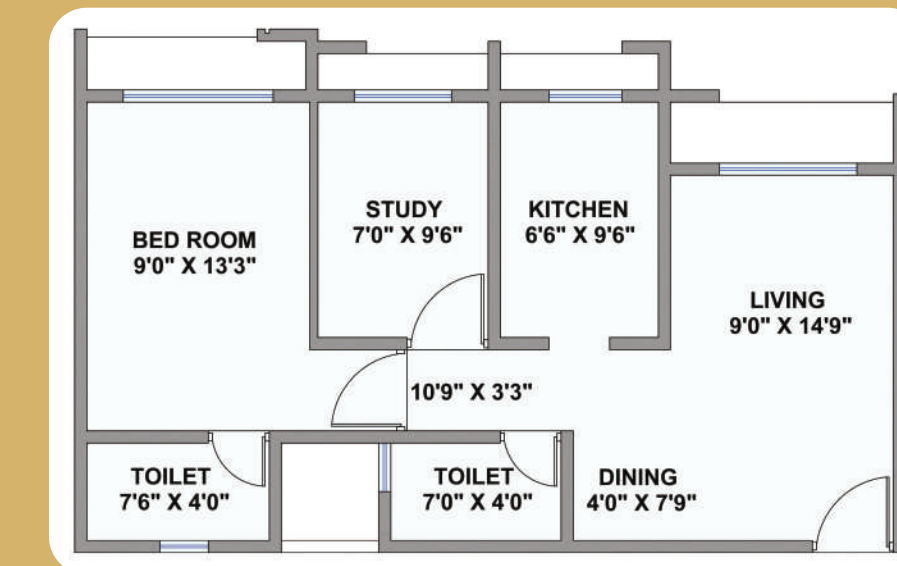
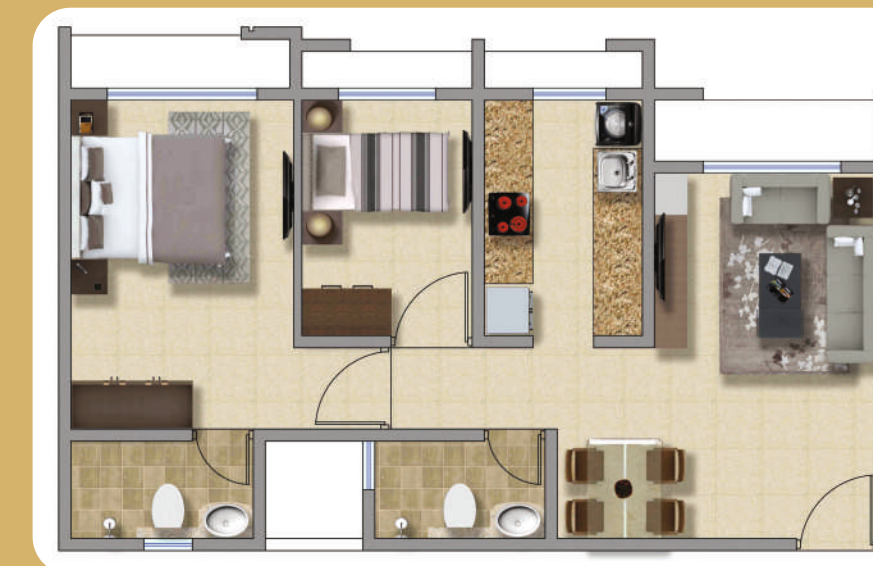


B WING / FLAT No. 1 & 2
2 BHK



B WING / FLAT No. 1 & 2	
LIVING	9'0" X 14'9" A
DINING	4'0" X 7'9" B
KITCHEN	6'6" X 9'6" C
STUDY	7'0" X 9'6" D
BEDROOM	9'0" X 13'3" E
TOILET	7'6" X 4'0" F
TOILET	7'0" X 4'0" G
PASSAGE	10'9" X 3'3" H

RERA CARPET = 530 SQ. FT





Amenities

1. **Construction :** The Re-developed Building will be construct as per the Approval received from MCGM and as per MHADA's permission for the number of floors and as approved by MCGM. We shall use TMT brand Steel for the entire Building and the Cement will be of Ultra Tech, ACC or Ambuja.
2. **Building Structure :** The entire Building structure will be resting on Structural Piles, subject to Soil Testing and confirmation from the Geologist whether we have to go for Pile work or Open Footing. The Building shall have all the latest features and highest standards of Earthquake resistance.
3. **Flooring :** The entire Flat will be provided with good quality we can provide the latest branded Vitrified Tiles of size 4ft x 2ft6" of Simpolo Brand or Equivalent.
4. **Toilet :** Glazed Tiles of a good quality will be fitted on flooring and on the walls up to full height.
5. **Designer Bathroom :** Glazed Tiles of a good quality will be fitted on flooring and on the walls up to full height.
6. **Modular Kitchen :** The Kitchen will be provided with the fully loaded Modular Storage rack system, Granite Tabletop, Stainless Steel Sink, ISI Taps & Fitting, Sleek brand or equivalent Exhaust System and 360 Liter Double door Refrigerator make of LG, Samsung or Equivalent.
7. **Painting :** The internal walls of the Flats shall be painted with Acrylic Emulsion of a reputed paint Company. The external wall of the building will be painted with Snow-cem paint or an equivalent Paint of a Reputed Brand as per Elevation drawings to give an impressive and good show of the Exterior of the Building.
8. **Wash Basin :** We will provide Wash Basin of the latest Simpolo Brand or Equivalent.
9. **Hot Water Geysers :** We will provide Gas based Geyser in the attached Bedroom Toilet and Electric Geyser in the common Toilet of a good quality.
10. **Windows :** All the windows will be provided with Heavy Duty Aluminum Sections of 1 inch thickness with Powder coated Sliding windows with tinted glasses and M S Grills for safety as per Elevation drawings and shall be fitted in Granite Frame work.
11. **Doors :** The main entrance door and the other doors of the Living room, Bedroom and Study Room will be of Flushed type. The doors of the Toilets will be of Powder coated Aluminum Frame with water proof laminated Ply or Acrylic / Bakelite.
12. **Electric Wiring :** We shall provide total 45 Electrical points at appropriate places all over in the Flat with concealed approved Copper wiring and PVC fittings as per Safety norms. All switches will be of Anchor or equivalent latest Brands and will be shock proof.
13. **Interior Plug Points :** We shall provide Intercom, Land line, T.V., Cable points at suitable spots in all the rooms of the Flat. We will make provision for electric cables, Mahanagar Gas and any other utility.
14. **Plumbing :** The exterior plumbing will be open type with R C C Grill (jali). The interior plumbing will be of concealed type with adequate number of taps and other fittings of Angle and Bib Cock, Hot and cold mixer, adjustable showers, Stop Cock, pillar cock and others of Grohe make (German Company)
15. **Exhaust Fans :** 3 nos. of good quality Electrical Exhaust Fans will be fitted in 2 Toilets and 1 Kitchen.
16. **Water Purifier Unit :** A good quality water purifier machine of a reputed brand will be fitted at a convenient spot in the kitchen.
17. **Tower Parking :** Modern Hidden Tower Parking situated center of the building.

18. **Entrance Lobby :** We shall provide a very well designed grand entrance lobby with a fully paved compound.
19. **Library :** Library on 1st floor.
20. **Indoor Games :** Indoor Games area on 1st floor with necessary equipments.
21. **Meeting Room :** Meeting Room on 1st floor.
22. **Gym :** Gym & Fitness center on 1st floor with all necessary equipments.
23. **VDP System :** Video door phone facility on each flat.
24. **Safety Door :** Extra Safety door fitted on each flat.
25. **Fire Fighting :** High Quality Fire Fighting system available.
26. **Elevators :** We shall be providing of reputed manufacturers with Stainless Steel Heavy Duty Cabin and Doors of Heavy Duty Stainless Steel on all floors and with all latest Safety features. The lifts will be of good branded company like OTIS or Equivalent.
27. **Bore Well :** We shall provide a 6 inches Diameter Bore well with an Electric Pump for usage of Water in Flushing, Gardening, Car Washing, etc... Separate water tanks for this Bore Well water will be provided below the Ground level and on the Terrace.
28. **Watchman's Cabin :** An attractive well designed Watchman's Cabin will be provided near the Main Entrance Gate of the Building compound.
29. **Society's Office :** We shall provide an Air conditioned Society's Office of around 20 sq. mts Carpet area with a Toilet. Also, we shall be giving one Office Table, 3 main chairs for the Office Bearers, 1 Cupboard, 1 Computer with Printer, and 100 good quality Plastic Chairs.
30. **Terrace :** We shall provide proper water proof base with Mosaic china tiles on the Terrace flooring and shall be with 5 years guarantee.
31. **Water Tanks :** We shall be providing one Underground and Overhead Water tank with proper inlet and outlet connections with Pipes of good quality.
32. **CCTV System :** CCTV cameras provided in Lobby, Lifts, Gymnasium & common areas.

Amenities on Terrace

- | | | | |
|-------------------------------------|---------------------------------------|------------------------------------|-----------------------------------|
| 33. Sky Lounge With Bonfire | 34. Star / Galaxy Tracker Zone | 35. Flower Sanctuary | 36. Rocking Reading Lounge |
| 37. Sky Lawn Sitting | 38. Sky Walking Track | 39. Coffee Lounge | 40. Elderly Sitting |
| 41. Children Play Area | 42. Kids Dangan Sand Pit | 43. Sky Deck / Party Lounge | 44. Party Counter |
| 45. Elevated Mount Park | 46. Contour Sky Lawn | 47. Bird Pond | 48. Open Air Sky Gymnasium |
| 49. Yoga And Meditation Deck | 50. Wooden Gazebo Pavilion | | |