

# THE CITY STEALS HOURS OF YOUR LIFE DAILY.



**IT'S TIME TO STEAL THEM BACK!**

# TAKE BACK YOUR TIME. BRING BACK YOUR LIFE.



You don't realise it at first. But every day, you're losing time. Three hours. Maybe four. Sitting in traffic, stuck in a train, staring at the clock. That's 60 to 80 hours a month, or almost a whole month every year, stolen and gone forever.

But it wasn't always like this. There was a time when living in Mumbai made sense. You worked hard, socialised harder and relaxed more, and all in one rhythm and in one neighbourhood.

Then the gaps grew. The car became your second home. Then the stress became the default setting.

This isn't living!

But what if we could reverse it? Not just shorten the commute but erase it. That's not a fantasy, that's urban clarity.

Ask yourself: If Mumbai takes hours from you every day, why not demand them back?



# TIME IS MONEY. AND MUMBAI COLLECTS TOLL ON BOTH.

THE CITY CONTINUED TO GROW AND EVOLVE.  
BUT SOMEWHERE, WE STOPPED  
GAINING FROM IT.

East Navi Mumbai is more than just an affordable business alternative. It's fast becoming one of the region's most dynamic urban centres. It's not just shifting the centre of gravity, it's redefining what a city centre can mean for the next generation of urban India.

## PRE 1980

Fort - South Mumbai.  
Walkable once. Then, severely overpriced, overcrowded and crumbling.



## 1980 – 1990

Nariman Point.  
Reclaimed, reigned for decades and then collapsed under its own weight.

## 1990 – 2000

Bandra-Kurla Complex.  
Sleek, smart CBD with modern infrastructure to decongest the south, but now already overstretched.



## 2000 – 2020

The rise of East Navi Mumbai.  
As BKC grew, East Navi Mumbai emerged with better land availability and infrastructure, transforming from industrial to a growing business district.

## BEYOND 2025

East Navi Mumbai takes centre stage. Mumbai evolves for the better.





# EAST NAVI MUMBAI. WHERE TIME COMES BACK INTO FOCUS.



**THIS ISN'T JUST  
THE NEXT PLACE.  
IT'S THE NEXT IDEA.**



Can you live, work, shop, and unwind without ever hitting a traffic jam?

Can your neighbourhood become your entire lifestyle?

Can a city stop measuring success in square feet and start measuring it in minutes saved?

Things happen when a city begins asking more thoughtful questions. East Navi Mumbai is evolving. A new international airport, new upcoming metro lines, high-speed link roads, a new bridge across the creek and new tunnels to enter and escape the city.

But more than infrastructure, what we're building is a shift in mindset. This isn't expansion. It's compression. Compression of your schedule, stress, and city life. To bring your whole life into a compact, walkable, five-minute orbit.

This is not urban planning. We are witnessing an urban awakening.

# THE CITY AT THE CENTRE OF EVERYTHING.

**EAST NAVI MUMBAI:  
STRATEGICALLY POSITIONED,  
SEAMLESSLY CONNECTED.**



Borivali-Thane Link Road: 12.7 km underground, reducing travel from 60-90 mins to 15-20 mins.



Goregaon-Mulund Link Road: 12.2 km underground, easing arterial congestion.



Airoli-Katai Naka Tunnel: Connecting Navi Mumbai with KDMC.



Mulund-Airoli Bridge: Slashes travel time to just 10 minutes.



Elevated Route from Thane to Navi Mumbai International Airport: Direct and fast access.



Metro Line 8 (Gold Line) & Line 14: Connecting both Mumbai airports and outlying suburbs.



Mumbai Ring Road: Integrating the entire region through smooth connectivity.



Water Taxi Terminals: Connects Navi Mumbai to South Mumbai in just 17-20 mins.

When infrastructure is built to shorten time, it expands your possibilities.



# A CITY THAT'S ALREADY PLUGGED IN.

In the planned city of Navi Mumbai, the basics aren't promises. They're present tense. Pre-schools are within walking distance. High schools are around the corner. Hospitals don't require a half-day leave. Offices are a bike ride away. Groceries, cinemas, and restaurants are all within reach.

This is how you bring people back into focus. By bringing life closer.



## PRE-SCHOOLS

Rising Star Pre-primary School :	3 Mins
Rainbow Preschool :	4 Mins
Foundree Preschool :	4 Mins
Kidzee Preschool & Daycare :	4 Mins
Eurokids Preschool :	6 Mins

## HIGH SCHOOLS

St. Xavier's High School :	3 Mins
Phoenix International School :	4 Mins
Vibgyor High School :	4 Mins
New Oxford English School :	7 Mins
New Horizon Public School :	9 Mins

## HOSPITALS

Indravati Hospital :	4 Mins
Sanjivani Hospital :	4 Mins
Lifeline Multispecialty Hospital :	4 Mins
Apple Hospital :	6 Mins
Kokilaben Multi-Speciality Hospital:	8 Mins

## SHOPPING,

## ENTERTAINMENT, CINEMAS

Daily Fresh Vegetables :	3 Mins
KisanKonnnect Farm Store :	5 Mins
DMart :	7 Mins
Reliance Supermarket :	7 Mins
IKEA :	14 Mins
InOrbit Mall Vashi :	24 Mins
Nexus Seawoods Mall :	33 Mins

## BUSINESS PARKS &

## INDUSTRIAL AREAS

Mindspace Airoli East :	4 Mins
Reliable Tech Park :	8 Mins
Millennium Business Park :	10 Mins
Airoli Business Park :	10 Mins
Plan M Business Park :	15 Mins
Mahape Business Park :	20 Mins
Gigaplex IT Park :	24 Mins
360 Degree Business Park :	24 Mins
Odyssey IT Park :	25 Mins
Reliable Business Park :	27 Mins
Times Business Park :	24 Mins

# PRESENTING INDIA'S FINEST ORRC.

**THE ALL-IN-ONE,  
ONE-FOR-ALL ADDRESS IN EAST NAVI MUMBAI.**



East Navi Mumbai is now emerging as Mumbai's most exciting ORRC destination. Here, **Office-Retail-Residential Complex (ORRC)** aren't scattered across the map but are stitched into one seamless lifestyle zone. This isn't theory. It's how the best cities in the world do it.

The best addresses in the world's greatest cities are all built on this model, seamlessly blending work, life, and leisure to create complete, self-sufficient communities. These aren't just addresses to live or work; they're places where life comes together perfectly. It's this integrated lifestyle that defines iconic destinations like:



**CANARY WHARF (LONDON)**



**MARINA BAY (SINGAPORE)**



**HUDSON YARDS (NEW YORK)**

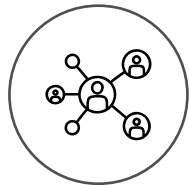


**THE PEARL (DOHA)**

**AND NOW, IT'S OUR TURN TO JOIN THIS LEAGUE.**

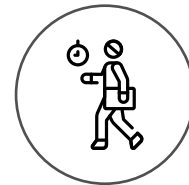


## THE ORRC ADVANTAGE



### EVERYTHING WITHIN REACH

Shop, dine, work,  
and relax without crossing a flyover



### ZERO-COMMUTE LIFESTYLE

Walk to work.  
Walk home for lunch. Walk into life.



### A MAGNET FOR GROWTH

High demand.  
Fast appreciation. Strong rental value.



### SAFE BY DESIGN

A vibrant 24/7 community means  
natural safety, always-on activity,  
and shared security.

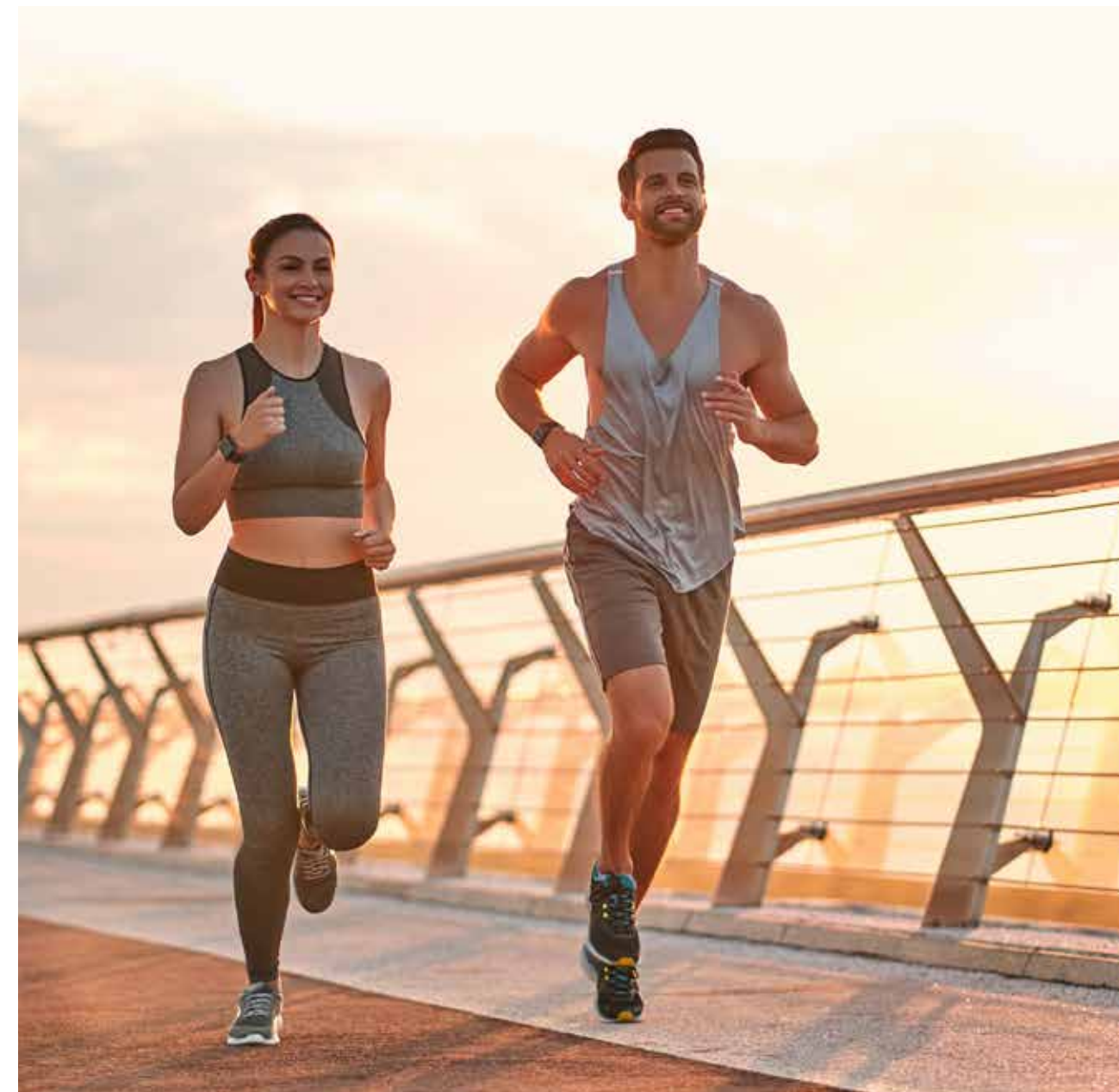


### SHARED AMENITIES, MULTIPLIED LIFE

From wellness zones to co-working spaces,  
you don't need multiple memberships, just one doorstep.

Less commuting. More living. You live, work, recharge here and run into neighbours, not traffic. You shop next door, catch movies anytime you want, see your kids during lunch breaks, not just dinner. It's smart. It's self-sufficient. It's not just a lifestyle. It's an antidote to the daily urban suffering that afflicts Mumbai today.

ORRC is a walkable urban core. A five-minute lifestyle. A complete ecosystem.







Artist's impression

# RECLAIM YOUR TIME.

**UNVEILING  
EAST NAVI MUMBAI'S  
FIRST INTERNATIONALLY  
DESIGNED ORRC.**

For the first time in decades, we are ready to experience a development built around one radical principle: Your time matters. This is no ordinary mixed-use project. This is a towering urban statement, crafted with international design, bold architecture, and intelligent planning that respects the clock and rewards its dwellers.



A SNEAK PEEK INTO THE WORLD-CLASS  
ORRC LIVING ACROSS THREE LEVELS.



GROUND LEVEL

A themed arrival lobby that seamlessly connects all towers, creating a unified entry experience.



E-DECK PODIUM

The Pavilion Club: an elevated lifestyle zone with state-of-the-art indoor and outdoor amenities.

NO CLUTTER. NO CLICHES.

Just pure, progressive urbanism, designed to give every second back to the families.



TERRACE LEVEL

The Horizon Deck: one of the highest social terrace in the city, built for evenings that deserve a skyline and hills in equal measures.



And we are just talking about a fraction of the advantages that await in the future of time-rich living.

# ONE CAN IMAGINE THE FUTURE.



## MAKERS OF MAGNIFICENCE. MASTERS OF PERFECTION.

At Delta, values aren't just a foundation, they're the blueprint. For over 40 years, we've delivered more than just buildings, we've delivered promises, before time and beyond expectation. Every project carries the Delta signature: Relentless quality. Thoughtful innovation. Exceptional execution. From precision planning to purposeful amenities, Delta creates more than homes, Delta creates trust that stands tall.

### A GROWING FOOTPRINT ACROSS MUMBAI & NAVI MUMBAI



40 YEARS LEGACY



2.7 MILLION+ SQ. FT.  
DELIVERED



5.5 MILLION+ SQ. FT.  
UNDER CONSTRUCTION



5000+  
FAMILIES EMPOWERED

# IT TAKES TWO WITH A VISION TO BUILD IT.



## THE FACE OF INSPIRED REALTY.

At Tricity, we don't just build homes, we imagine what life could be. Where form meets feeling, and every line drawn adds beauty to daily living. For 24 years, we've designed spaces that do more than shelter, they uplift, connect, and inspire. With bold design, crafted precision, and a deep human touch, we're reshaping skylines and rethinking how people live, grow and belong.

### PIONEERING LIFESTYLE, REDEFINING LIVES



24 YEARS LEGACY



13.8 MILLION+ SQ. FT.  
DELIVERED



41 TOTAL PROJECTS



1500+  
FAMILIES EMPOWERED



# THE FUTURE HAS GIFTED YOU TIME. WILL YOU EMBRACE IT?



ORRC isn't just a concept, it's a welcome correction. This is how cities should be, what we should expect from them and how we can reclaim our time and control. Today, instead of asking, "Where should I live next?" perhaps the truer question is, "How do you want to live next?"





**7888011103**

This project is registered with RERA as 'Aveon City Building B' under MahaRERA Registration No. PR1331012500415 and is available on the website [maharera.maharashtra.gov.in](http://maharera.maharashtra.gov.in).

This project is phase of a larger development. Any purchaser in this development shall strictly be governed by the terms and conditions of the agreement for sale that may be entered into between the parties. Furniture, fixtures and interiors shown are not standard offerings. The terms and conditions of the Agreement for sale shall prevail. In the interest of continuing improvement and development of the complex, the Developer reserves the right to alter, amend and modify the layout plans without prior notice or obligation. All the images, plans, amenities, elevations, specifications, and dimensions are shown for representation purpose only. \*T&C apply.

