

The art of exquisite living



LINKBAY RESIDENCES
PHASE I - P51800047539

TATA CAPITAL

Construction Finance

The project has been registered under MahaRERA registration number P51800047539 and is available for details on the website <https://maharera.mahaonline.gov.in>

LinkBay Residences Sales Lounge: Gr. Floor, Glory House, Andheri (W). | Site Address: CTS Nos. 825/1 (part) and 825/2 (part) of Village Ambivali, Link Road, Andheri (West), Mumbai 400 053.

Disclaimer: The information and material contained in this marketing collateral pertain to the Whole Project as disclosed on the website of the MahaRera at <https://maharera.mahaonline.gov.in>. The information and material contained in this marketing collateral are intended to supplement the information available on the website of MahaRera and is not intended to be a substitute thereto. Any person who is considering/evaluating any apartment in any of the registered real estate projects in the Whole Project, are required to independently analyse, acquaint and familiarise themselves with the information and disclosures pertaining to the Whole Project as uploaded on the website of MahaRera. In the event of any conflict (whether actual or perceived) between the information and material contained in this marketing material and the details of the Whole Project available on the website of MahaRera, the details as available on the website of MahaRera shall prevail. The Whole Project is multiphase project presently contains 1 registered real estate project vis. LINKBAY RESIDENCES PHASE I- P51800047539 ("Project") inter-alia comprising of residential component of 6 (Six) Wings viz., Wing C, Wing D, Wing E, Wing F, Wing G and Wing H along with common area amenities which shall be commonly used by all Allottees of the Project / Whole Project and the Commercial component of all the 8(Eight) Wings i.e. Wing A to H. The Residential portion of Wing A and Wing B shall be registered separately with MahaRera as Phase 2 of the said Whole Project. "Panache" is the name of Wing H in the Project. The photographs, images, plans, drawings, sketches, renderings, pictorial and graphical representations, specifications, illustrations, other information etc. contained in the marketing collateral in respect of the Whole Project including but not limited to front & rear elevation of the Whole Project, common area and amenities are typical stock/standard photography used by the industry at large and are for representational purpose only. These are indicative of the kind of development proposed in the Whole Project and its finality is subject to the approval of the respective authorities or as required by the Developer in the interest of continuing improvement, without prior notice or obligation at their sole discretion. The Developer is evaluating the designs of the building facade / window system which is subject to the approval of the respective authorities and reserves the right to change the design, features, and specifications in the interest of continuing improvement, without prior notice at their sole discretion. The other buildings and projects appearing in the images of Andheri West and constructed in the vicinity of the Whole Project are constructed by various other persons who are not connected with the Developer. The Whole Project is part of a Slum Rehabilitation Scheme, and the Developer reserves its rights to construct the Whole Project and rehab buildings as per the approval received from the respective authorities from time to time. The Developer expressly reserves the right to make modifications, revisions, amendments, relocations substitutions and/or withdrawals with respect to any facet or component of the Project/Whole Project, including as depicted in any information or material contained in this marketing collateral, in the manner it may deem fit. The view shown in the marketing collateral from the Whole Project / and from selected flats may vary over a period of time and the Developer does not guarantee the same. The furniture, fixtures, artifacts, interiors, electronic equipment's including air conditioning units, floor coverings, curtains, mirrors, tiles, floor tiles, ceiling, wall hangings, light fittings, and fillings depicted in the marketing collateral are for reference purpose only and are not part of the standard actual flat/offering and are purely for showcasing possibilities. These printed material does not constitute an offer and / or contract of any type between the Developer and the recipient. All transactions in respect of this Project shall be subject the terms and conditions of the agreement for sale entered between the Developer and the Purchaser. While effort is made to provide correct information, however recipient or user of any information may avail of the same entirely at his/her own risk as to costs and consequences. The Project is funded by Tata Capital Financial Services Limited.*T&C Apply

INDIA'S LARGEST

Goodness creators



Image for representation purpose only

adani

As a leading business conglomerate, we aim to carve out a niche for ourselves. We believe that the Adani Group is not in the business of Resource, Logistics, Energy or Agri, rather it strives to transform lives by means of creating opportunities for employment and sustainable livelihoods, using our business as the medium to attain these goals of goodness.

ESTABLISHING INDIAN REAL ESTATE

At par with the world



Image for representation purpose only

adani

Realty

Every creation is a testament to our vision of "nation building" and "growth with goodness" with world-class craftsmanship. Our eminent landmarks are perched in India's most promising destinations.

GURUGRAM | AHMEDABAD
MUMBAI | PUNE

An incredible Collaboration



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The group has an impeccable reputation for its performance-driven commitment, strict schedule adherence, high customer satisfaction, and successful line of projects.

The company's developments embody a posh lifestyle and excellent design that integrates art, aesthetics, and architecture.

Adani Realty's

FOOTPRINT IN MAHARASHTRA



WESTERN HEIGHTS
up and away
ANDHERI WEST, MUMBAI.



INSPIRE
BKC
MUMBAI



AG
ATELIER GREENS
KOREGAON PARK
ANNEXE, PUNE.
RERA NO:
P52100018596



THE VIEWS
GHATKOPAR (E)
RERA NO: P51900033194



CODENAME TRIUMPH
KANJURMARG WEST
RERA NO: P51800055125

LAUNCHING



PANACHE

LAST TOWER WITH 3 BED EAST-FRONT RESIDENCES

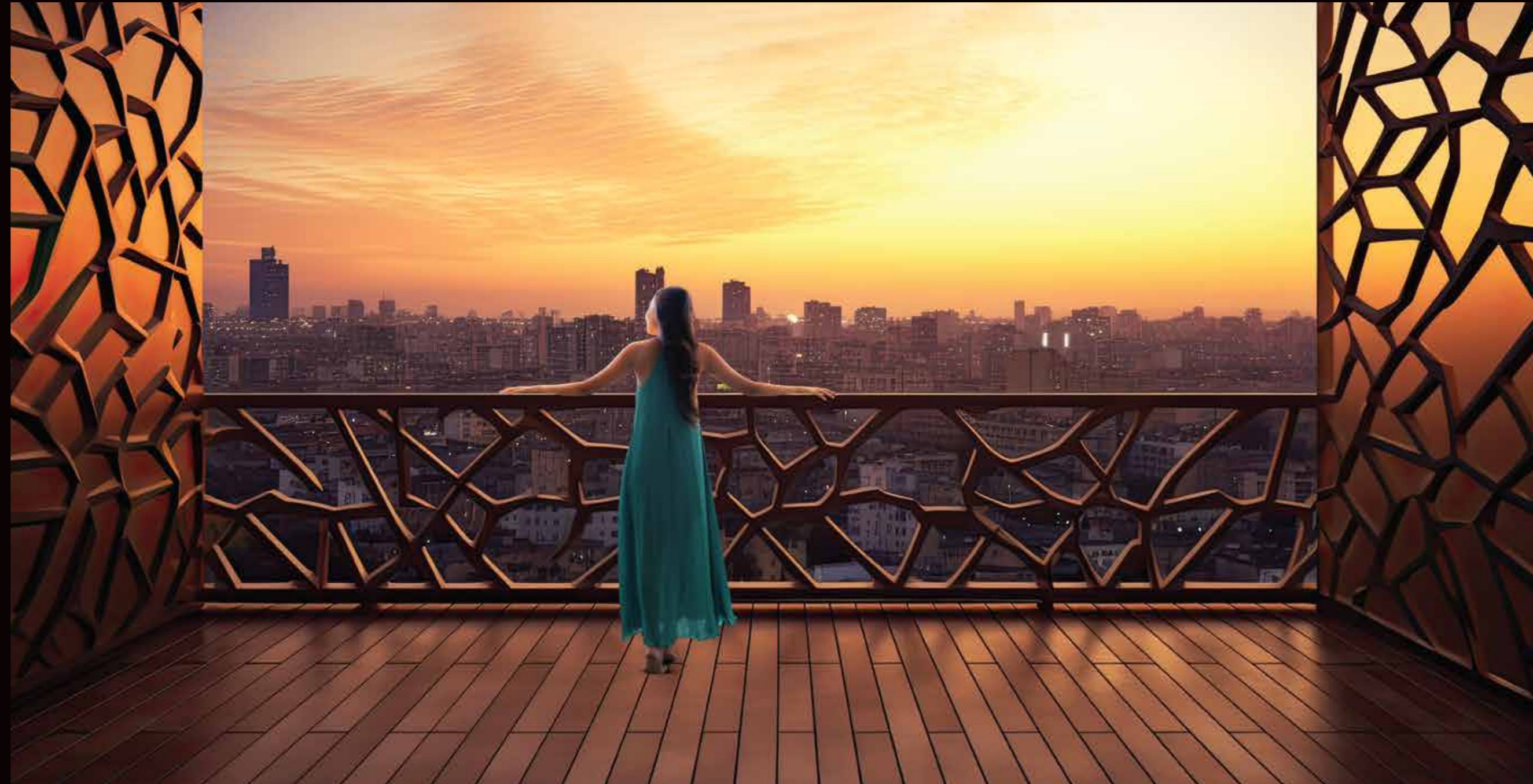


Image for representation purpose only. *View from selected apartments.



An ode to the aspirants of elegance,
A canvas to elevate the lifestyle of tomorrow.
A home that defines a life of distinction,
Where the world converges in style.
For the Mumbaikar with limitless aspirations,
And an eye for the exquisite in life.
Here, each sunrise from deck unveils an art,
Shaping a residence of supreme luxury.



North



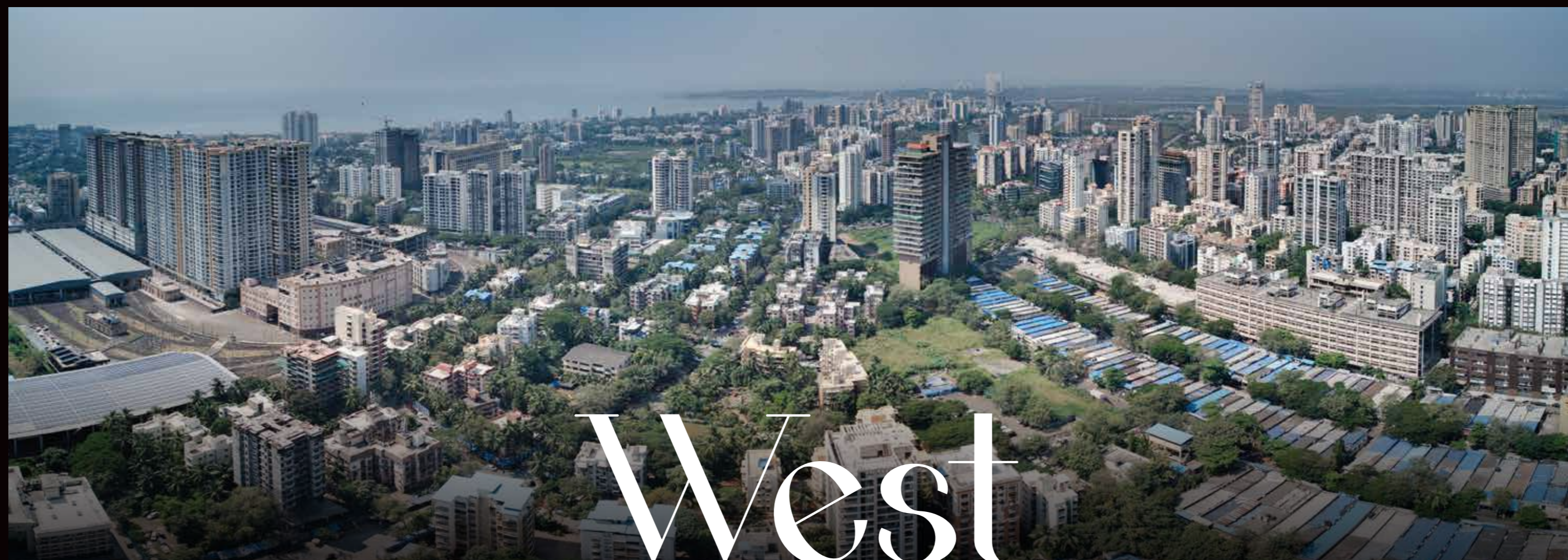
East



South

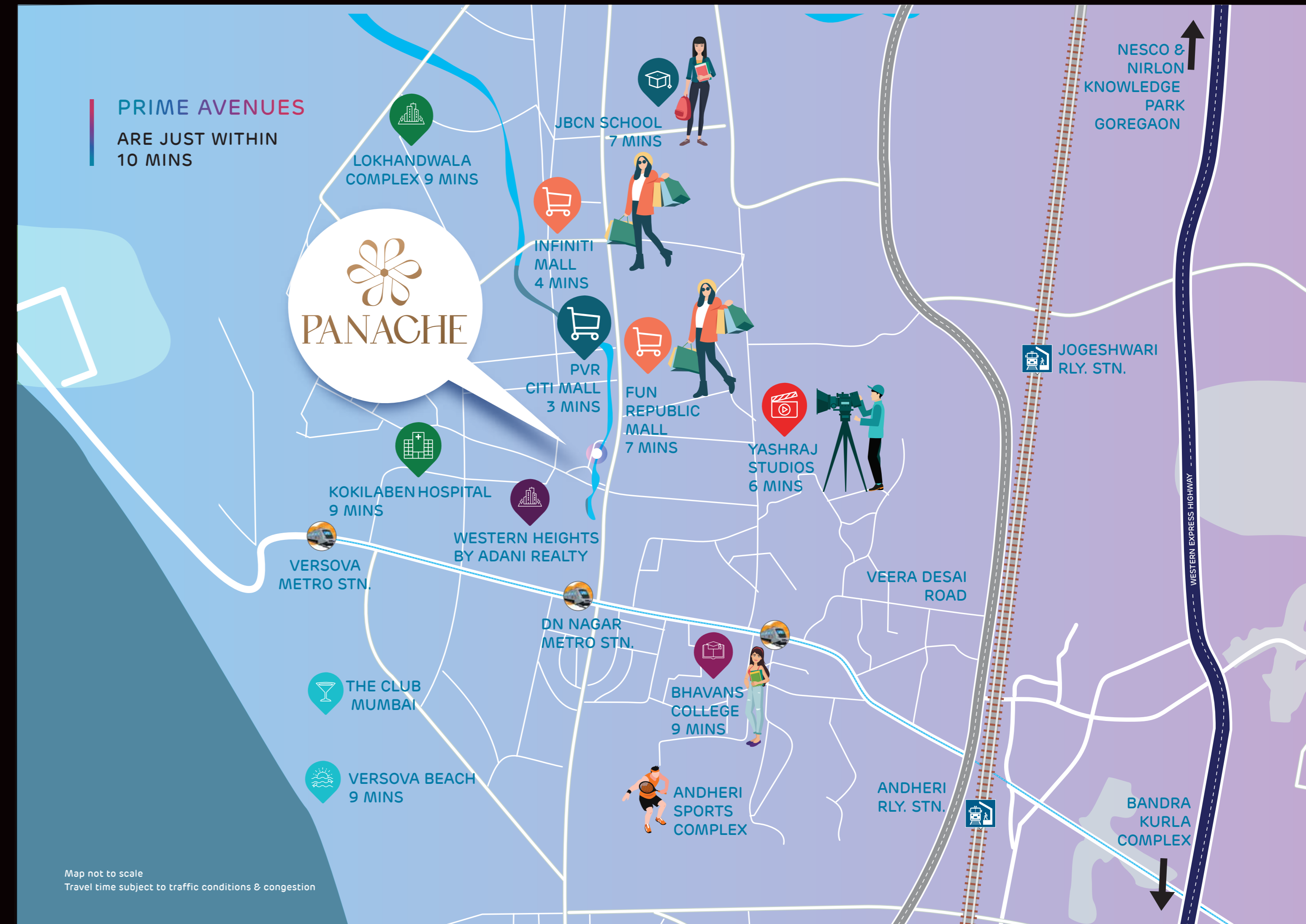


West



DISCOVER THE

art of connected living



ANDHERI'S MOST COVETED

Lifestyle Destination



Artists' impression

PROJECT HIGHLIGHTS



GRAND
CONNECTED LOBBY



HIGH STREET
RETAIL ARCADE



GRAND CLUB HOUSE
ON 25TH FLOOR



MESMERIZING
CITY SKYLINE



SPORTS ARENA
ON PODIUM



50+ LIFESTYLE
AMENITIES

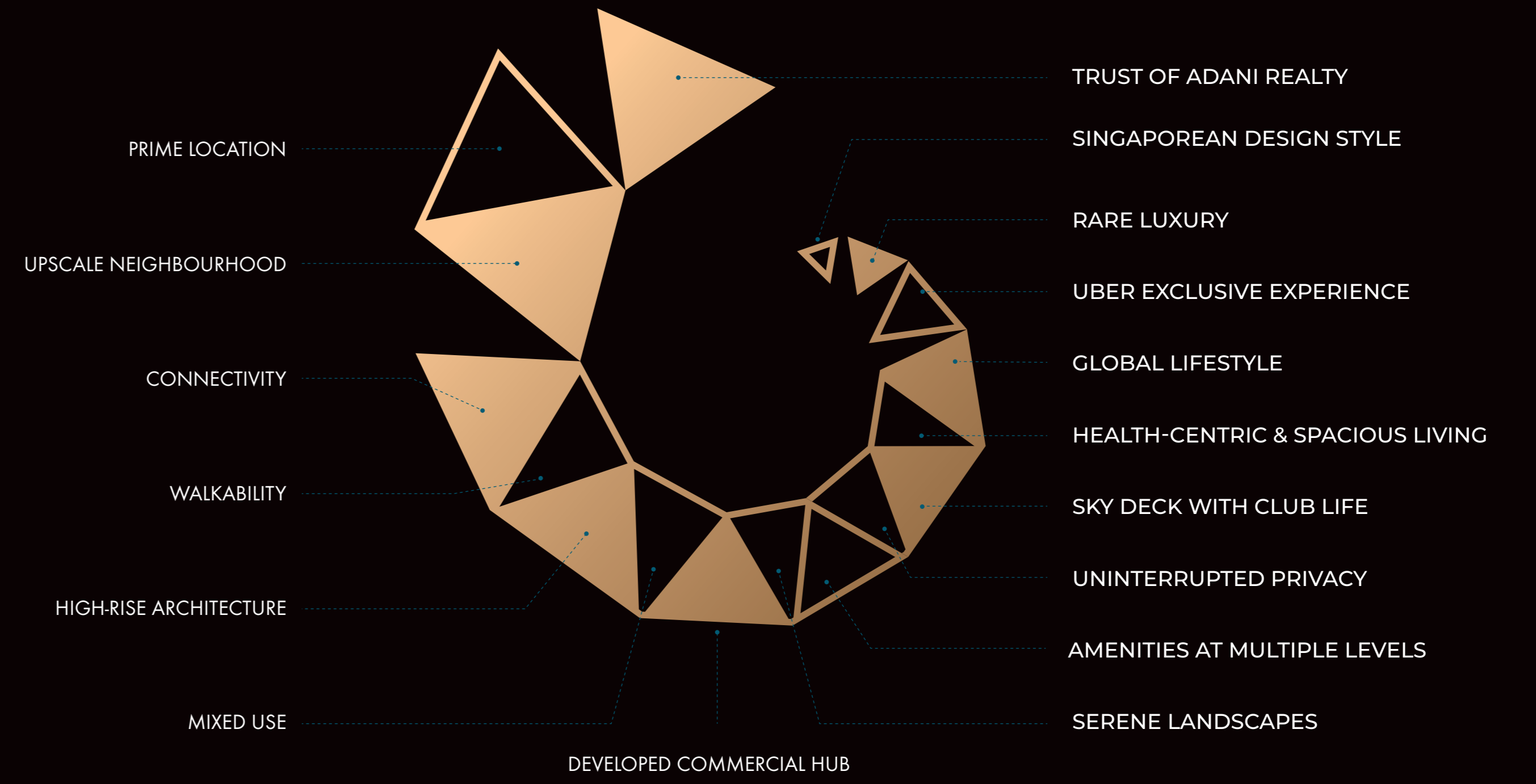


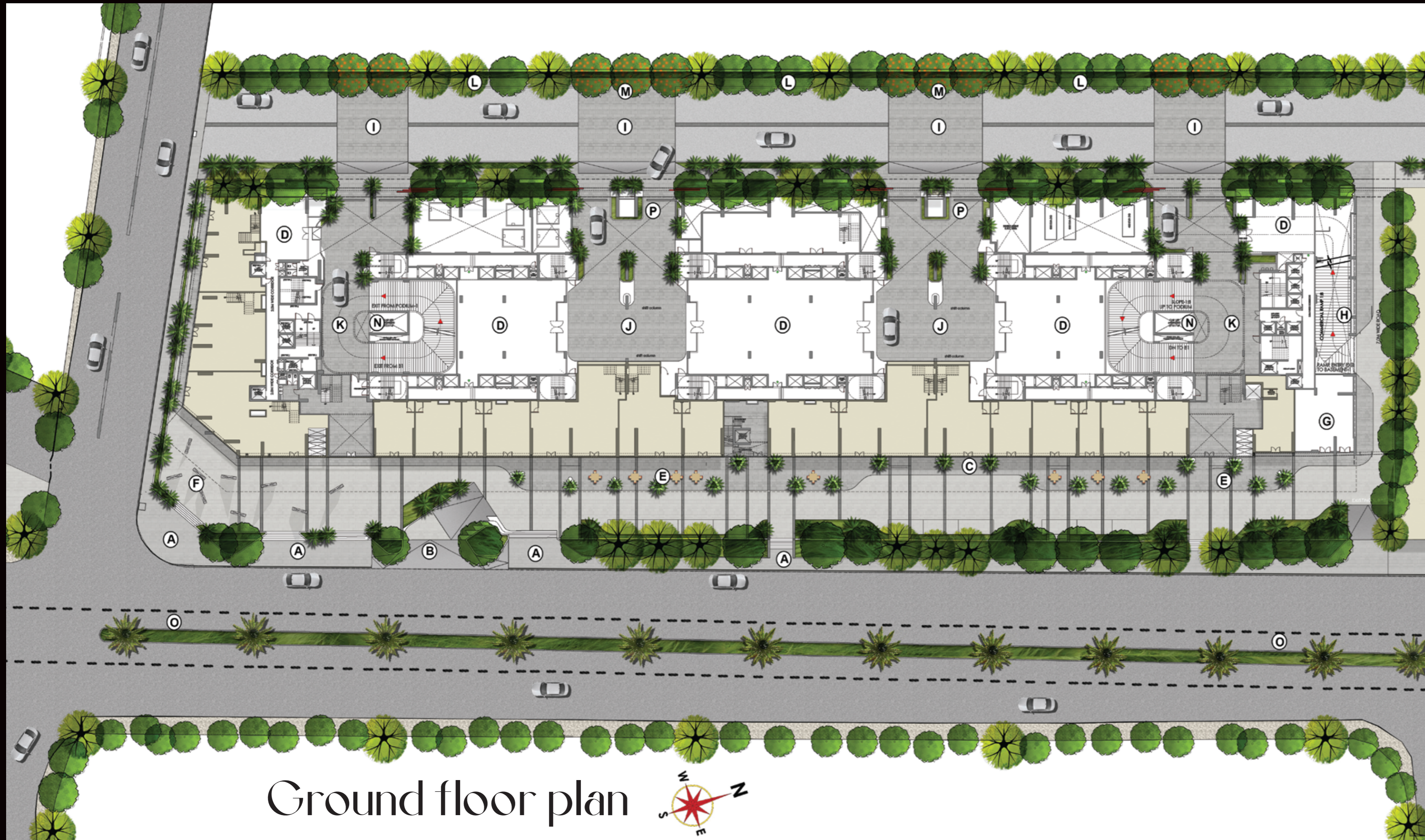
ROOFTOP
LEISURE POOL



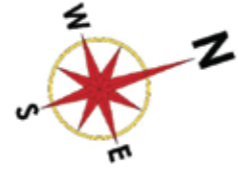
DESIGN BY ARCHITECT
HAFEEZ CONTRACTOR

Experience artistry in every detail



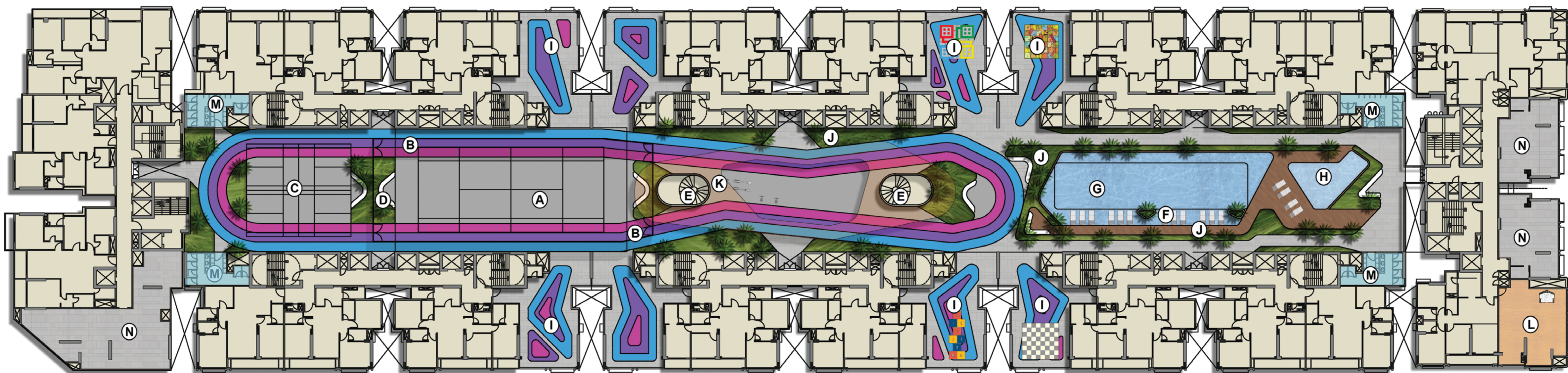


Ground floor plan



Legends

- A. Pedestrian access to retail street
- B. Driveway access to retail street
- C. Vehicular drop-off area
- D. Double height entrance lobby
- E. Urban plaza with furniture and seats
- F. Sculpture at retail plaza
- G. Temple
- H. Access ramp for retail parking
- I. Vehicular access to lobby drop off
- J. Drop-off area
- K. Access ramp for residential car parking
- L. Tree lines avenue
- M. Pedestrian promenade
- N. Car lift for residential parking
- O. Metro line above
- P. Security cabin



Legends

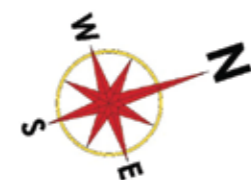
- A. Multipurpose Court (Cricket/Tennis/Basketball, etc.)
- B. Walking/Jogging area
- C. Badminton Court (open to sky)
- D. Seating

- E. Feature pod with spiral staircase
- F. Pool Deck with recliners
- G. Swimming Pool
- H. Kids Pool

- I. Open sky kids play area
- J. Plantation
- K. Elevated deck space
- L. Jain community hall

- M. Wash room & lockers
- N. Refuge

8th floor podium lvl.



A stylized, dark grey graphic of a plant with several large, rounded leaves and a central stem, positioned on the left side of the image.

EXPERIENCE

life elevated with podium recreations

CHOICEST LIFESTYLE AMENITIES



Lavish swimming pool
with kids pool

Artista's impression. Not an actual site photograph.



OPEN TO SKY SPORTS ARENA



KIDS' PLAY AREA

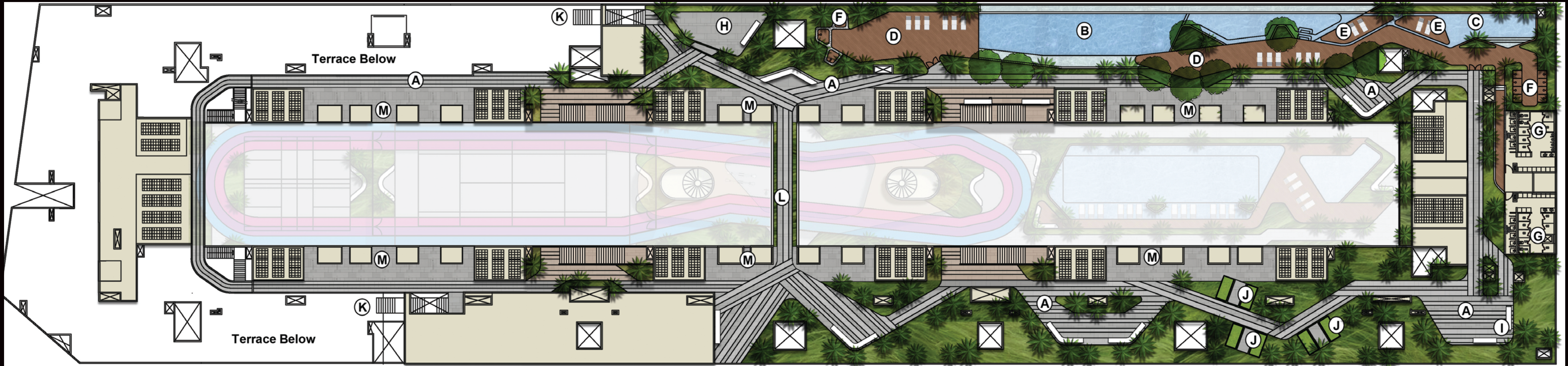


MULTIPURPOSE HALL

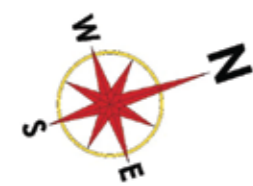


LOCKERS, CHANGING ROOM

Images for representation purpose only.

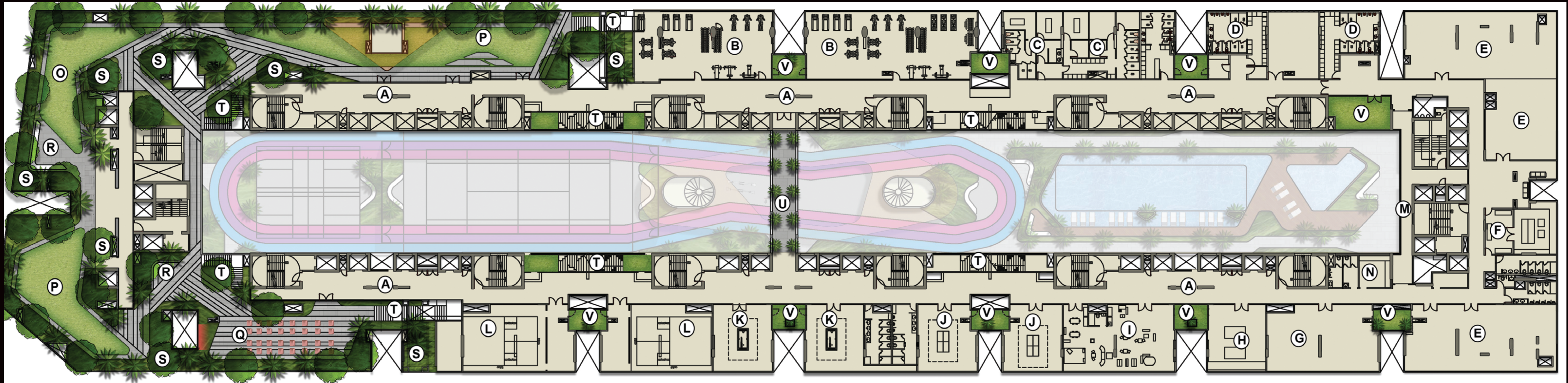


Terrace Ml.



Legends

- | | | | |
|-------------------------------|---------------------------|---------------------------|------------------|
| A. Landscape and Terrace Walk | E. Floating Deck | I. Cove Seating | M. Services Area |
| B. Leisure pool | F. Outdoor Shower | J. Urban Farming | |
| C. Kid's Pool | G. Toilet & Changing Room | K. Access to Club Terrace | |
| D. Pool deck | H. Sky Gazing deck | L. Connecting Bridge | |



Legend indoor amenities

A. Lift lobby for club

B. Gymnasium

C. Health Club (Lockers & Steam)

D. Toilets, Showers & Changing Rooms

E. Multipurpose Hall

F. Pantry for Multipurpose Hall

G. Cards, Carrom, Chess, Reading Alcove
& Board Games Room

H. Air Hockey / Foosball

I. Dramatic Play / Daycare

J. Table Tennis

K. Snooker & Pool Tables

L. Squash Courts

M. Service Corridor

N. Club Office

O. Lawn Area

P. Yoga Area

Q. Open Air Theatre with Projection screen

R. Cove Seats

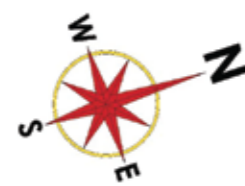
S. Plantation

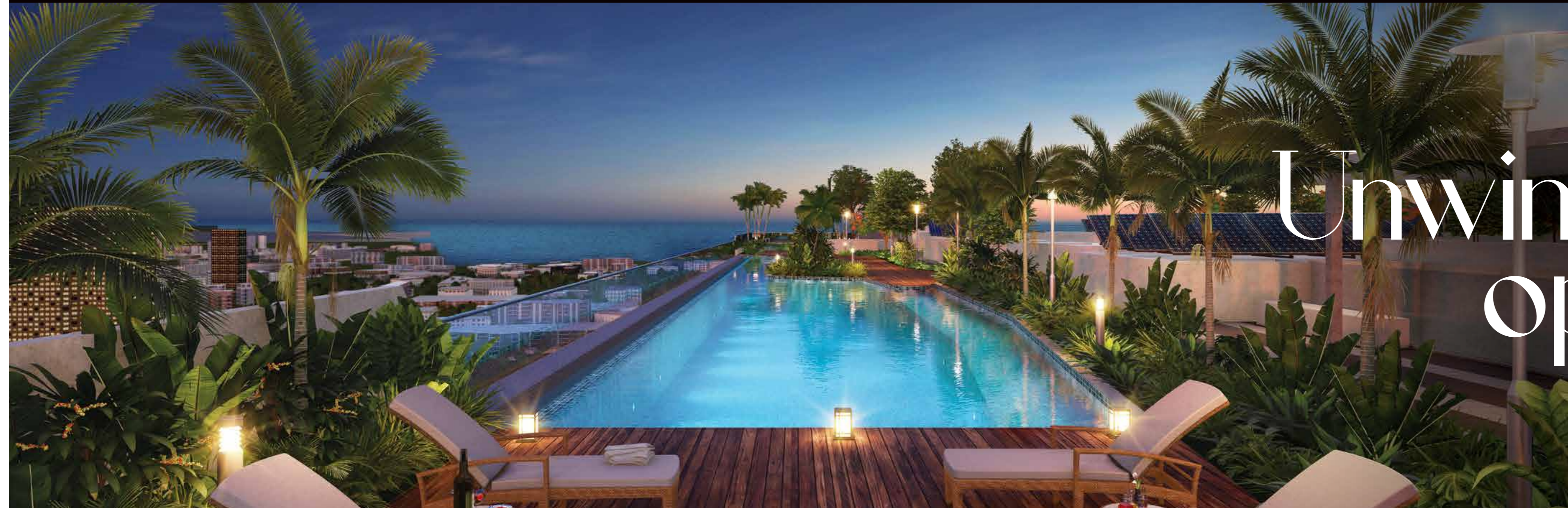
T. Access to Club Terrace

U. Connecting Bridge

V. Landscaped Courts

Club terrace Ml.





Unwind in the opulence

OF ROOFTOP INFINITY POOL



Artists' impression



REVEL IN THE

Glorious art of indulgences

SKY CLUB AMENITIES





FITNESS CENTER & GYM



STEAM ROOM



YOGA AREA



POOL TABLE



AIR HOCKEY



FOOSBALL



MULTIPURPOSE HALL



TABLE TENNIS



SQUASH COURT



TODDLERS PLAY AREA



READING ALCOVE



Impressive high-street

RETAIL ARCADE



Splendid double - height

1,00,000 SQ.FT. GRAND ENTRANCE LOBBY



WHERE
living spaces
are crafted like art



GREET EACH DAY WITH A

peaceful canvas of sunshine



EXTRAVAGANT DECKS

to cherish
urban vistas



Image for representation only.



Own a limited edition

SUNDECK ABODE