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Site Address: Raheja Exotica - Sorento, Madh Island, Mumbai.

Corporate Address: Raheja Universal (Pvt.) Ltd., Raheja Centre-Point, 294, C.S.T. Road, Kalina, Santacruz (E), Mumbai - 400 098.



Raheja Universal supports YouWeCan, an initiative by Yuvraj Singh Foundation (YSF). A foundation which will help in creating awareness on cancer prevention, early detection of the disease and fight against the stigma related to cancer.



You can Volunteer & Donate by visiting the website www.youwecan.com

Disclaimer: The plans, specifications, images, configurations and other details herein are only indicative and the Developer/Owner reserves the rights to change any or all of these at its/their sole discretion. All images and views are indicative architects impressions and may not be to scale and are for illustration only. The information contained in this brochure is indicative of the kind of development that is proposed, subject to the approval of the authorities or otherwise. This brochure does not constitute an offer and/or a contract of any type between the Developer/Owner and the Recipients. Any purchaser of this development shall be governed by the terms and conditions of the Agreement for Sale that may be entered into between the parties.
Note: The Project "Raheja Exotica - Sorento" is mortgaged with HDFC Limited and Raheja Universal (Pvt.) Limited would obtain/provide No Objection Certificate from HDFC Limited for sale of flats, if required.

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DELIGHT IN THE 
FINER THINGS IN LIFE
WITH AN EXPERIENCE THAT'S *LARGER THAN LIFE.*



www.Zricks.com

ALL IT TAKES IS 
A SINGLE MOMENT
TO CREATE A MEMORY OF A LIFETIME.



ISLAND LIVING

Presenting the amazing world of Raheja Exotica. A luxury masterpiece standing tall on Madh Island that redefines the very concept of sea-side homes. With exotic amenities like a swimming pool, sun decks, a gymnasium, a convenience store and an amphitheatre, Raheja Exotica - Sorento takes luxury living to newer heights and indulgences to greater depths. Add to it the scenic view of the Arabian Sea and you already have a fight of inner desires.

One of its many advantages is its proximity to Mumbai's heartland, being minutes away from Versova and Mindspace, Malad (W). So you can stay off the city's busy life while staying within city limits.

Designed by: Architect - P&T Consultants Pte. Ltd.

RAHEJA
EXOTICA
SORENTO
OFF VERSOVA, MADH ISLAND




INDULGE IN
ISLAND LIVING
WITH ALL THE LUXURIES OF **THE MAINLAND.**



ACTUAL PHOTO

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MARVEL AT THE VIEW OF
AN INFINITY POOL
ALSO KNOWN AS *THE ARABIAN SEA.*

Move into Raheja Exotica - Sorento and open your windows to the Arabian Sea. With almost every apartment having a splendid sea view, life here is the perfect metaphor for nirvana.



ACTUAL PHOTO



*A LIFE THAT'S
AWAY FROM THE CHAOS,
BUT CLOSE TO THE CITY.*

Imagine standing at the edge of a cliff with only the sight of the horizon, where the clear blue sky meets the deep blue sea. Such is the feeling as you unwind on the deck of your apartment at Raheja Exotica - Sorento, where you are away from the maddening city life, yet connected to every beat of the mainland.



WHILE YOU ENJOY
*YOUR PRIVACY, ALSO ENJOY THE BENEFITS OF
OWNED SERVICED
RESIDENCES.*

At Baheja Exotica - Sorento, you are sure to experience the best. Especially when it comes to our services. Presenting **Owned Serviced Residences*** with services that will enthral your mind and delight your soul. From house maintenance and cleaning to running errands, the concierge service is always available for your assistance.



*Conditions apply

www.Zricks.com



TURN THE SPECTACULAR,
LARGE LIVING SPACES
INTO YOUR FAVOURITE **COSY CORNER.**

Every apartment at Raheja Exotica - Sorento is designed with utmost precision, keeping in mind the most important aspect that anyone would wish for – Space. 2 BHK, 3 BHK and 4 BHK apartments, each with a sun deck and almost every one of them having an uninterrupted view of the Arabian Sea.

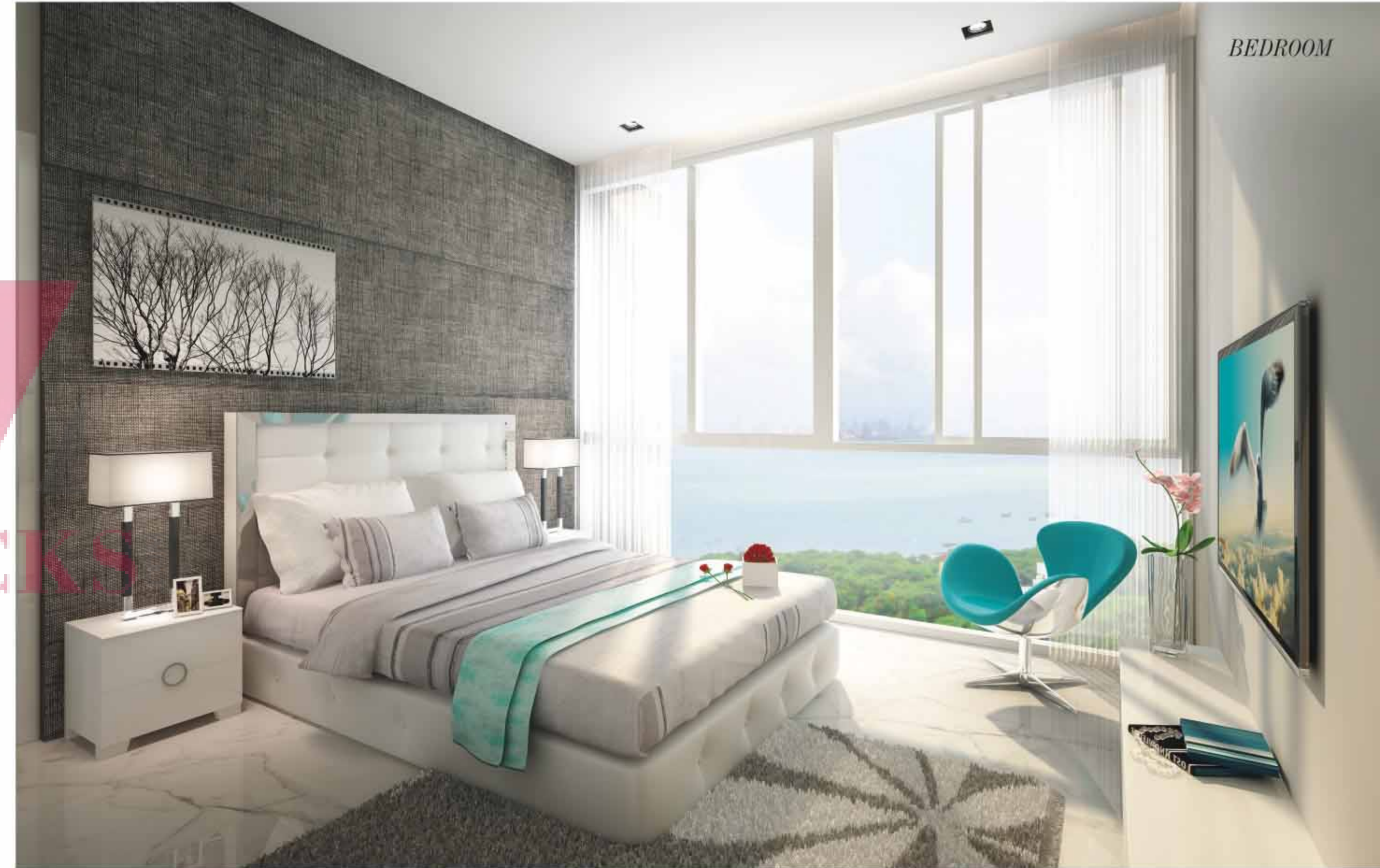


LIVING ROOM

MASTER BEDROOM



BEDROOM



DINING ROOM



KITCHEN

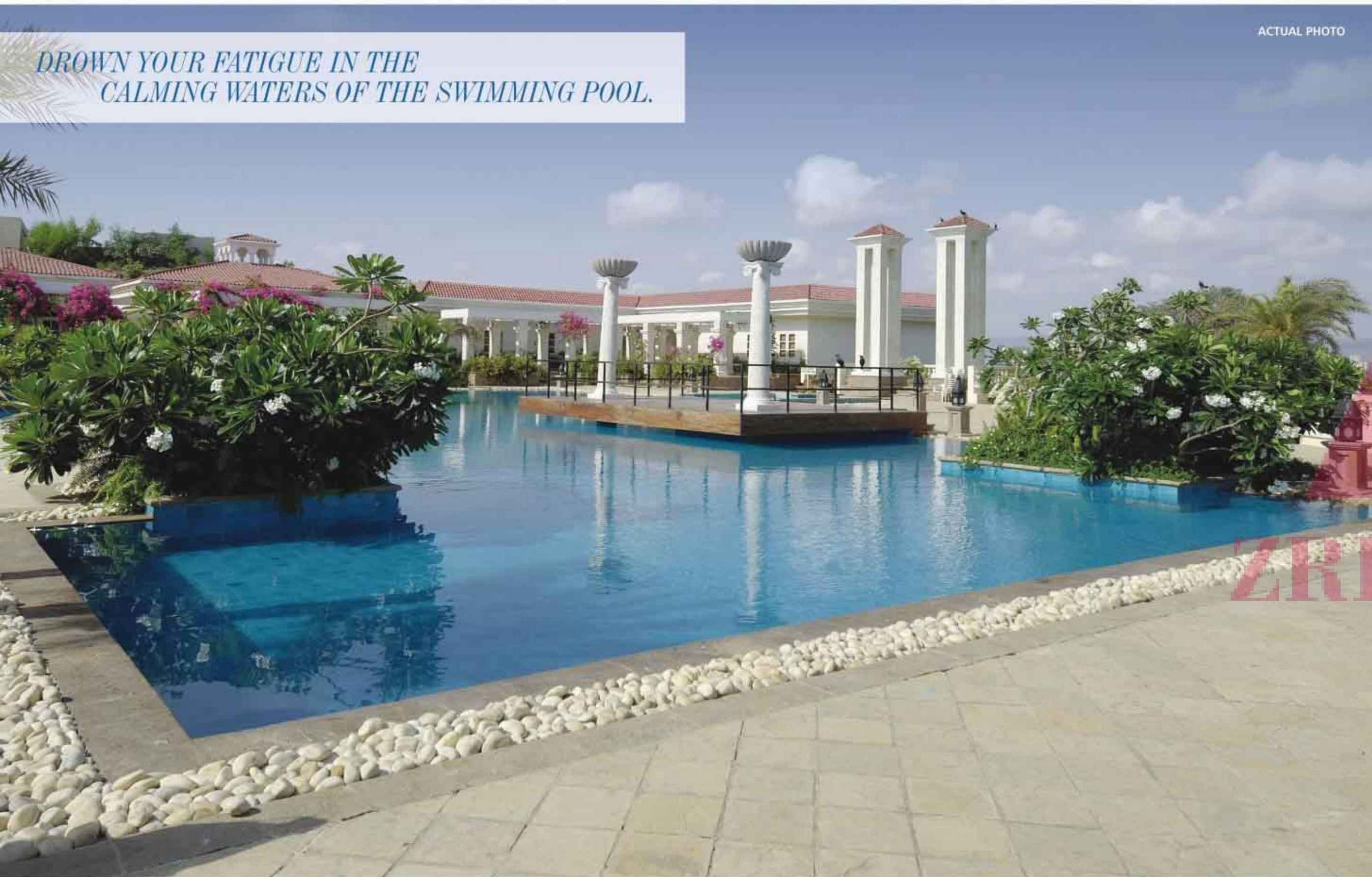


TO HOLD OUT
THE EXHAUSTING WORLD,
GIVE IN TO 
YOUR SENSES.

Welcome to the hub of luxury - Club Exotica.
Acquaint yourself with modern, world-class
amenities like the swimming pool, gymnasium,
spa, restaurant, amphitheatre and extensive
landscaped gardens. Life on an island surely
can't get any better.

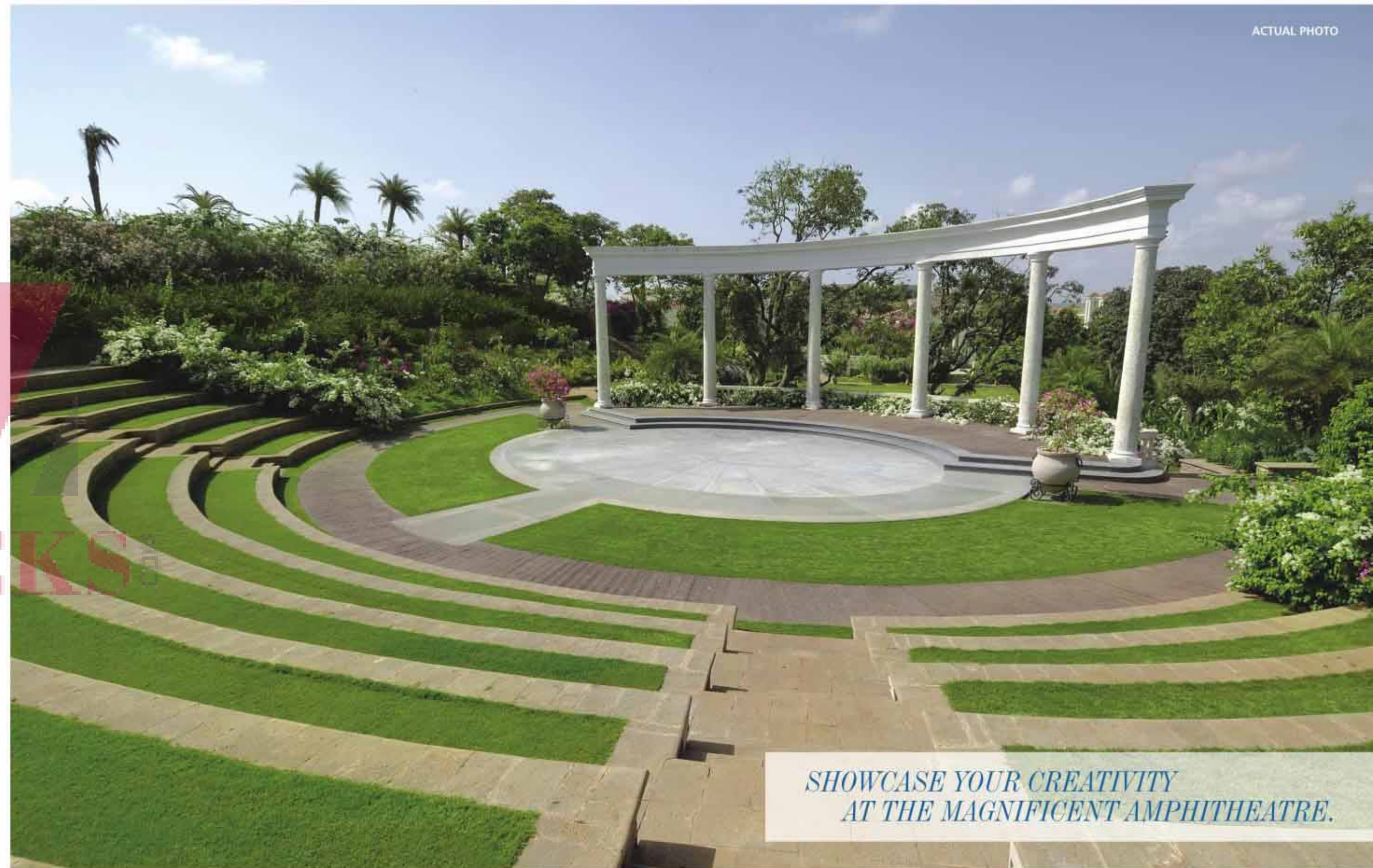


ACTUAL PHOTO



DROWN YOUR FATIGUE IN THE CALMING WATERS OF THE SWIMMING POOL.

ACTUAL PHOTO



SHOWCASE YOUR CREATIVITY AT THE MAGNIFICENT AMPHITHEATRE.

ACTUAL PHOTO



ACTUAL PHOTO

*INDULGE IN FINE CUISINE AND
GOOD COMPANY AT THE COSY RESTAURANT.*



ACTUAL PHOTO

*REVIVE YOUR ENERGY
AT THE FULLY EQUIPPED GYMNASIUM.*

*LIKE A LOTUS,
BEAUTIFY YOUR EXISTENCE
AND FIND YOURSELF IN PARADISE,
AT THE LOTUS POND CLUB.*



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ACTUAL VIEW

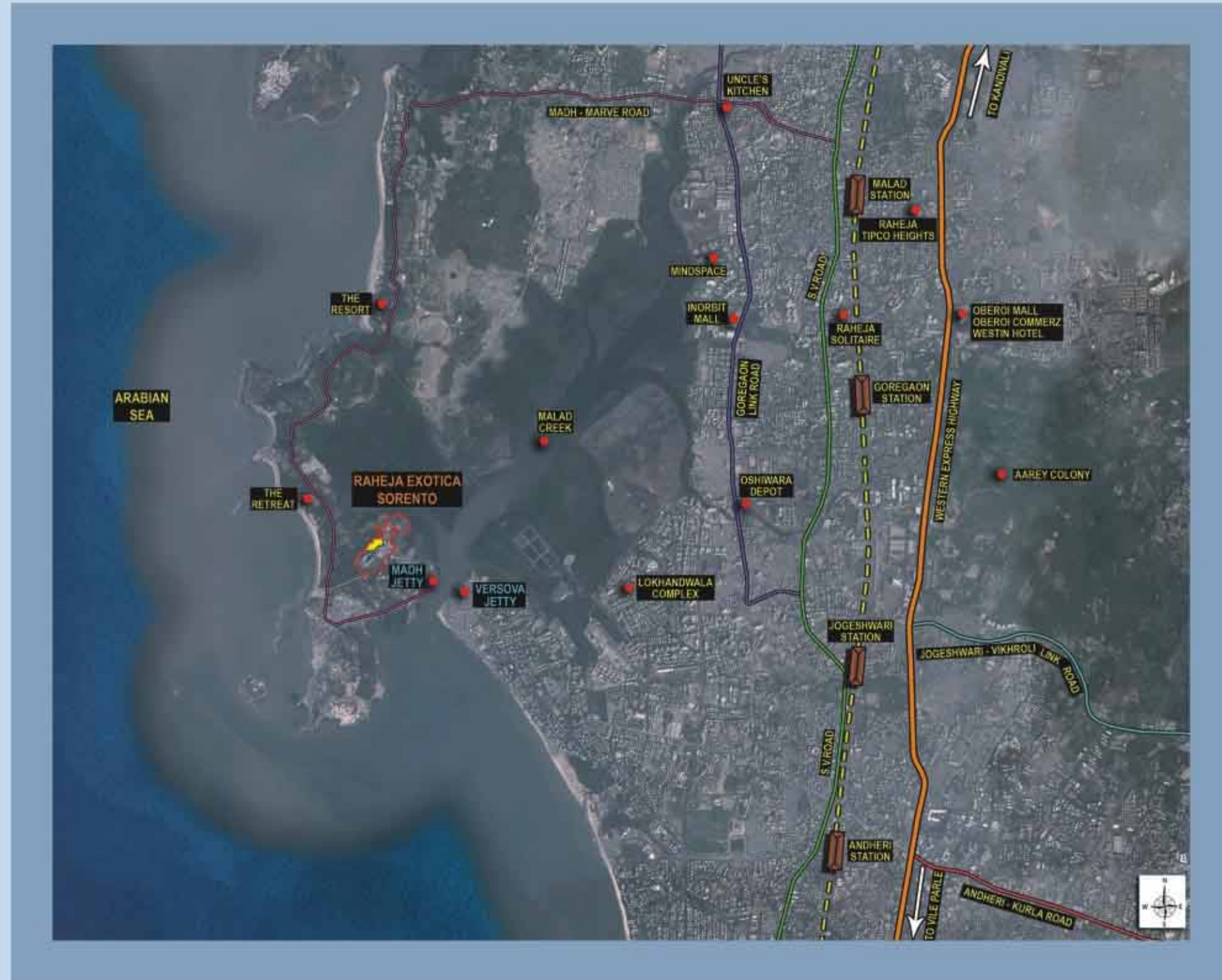
OPEN YOUR EYES TO INFINITY AND HEART TO
THE UNIQUENESS OF THIS UNIVERSE.
AWAKEN, BE STILL, AND **ATTAIN ENLIGHTENMENT,**
EVERY MORNING.

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ACTUAL VIEW

WITNESS A CITY THAT BREATHES AND
LIVES IN FULL RADIANCE. WATCH THE EVENING PASTELS OF
THE SKY TURN INTO A STARRY DREAM,
EVERY NIGHT.

LOCATION PLANS



Disclaimer: Illustrator map for reference. Not to scale.



PROJECT HIGHLIGHTS

- | Luxury apartments with 2 BHK, 3 BHK and 4 BHK
- | All apartments with decks
- | **Owned Serviced Residences**
- | Operational splendid clubhouse
- | 5 minutes from Versova by ferry
- | 25 minutes from Mindspace, Malad (W)
- | Proposed bridge between Versova and Madh Island
- | Proposed coastal road from Nariman Point to Borivali (via Madh)
- | Extensive landscaping
- | **Club Exotica** - a full-fledged clubhouse with a Swimming Pool, Health Club, Gym, Gents Spa, Ladies Spa, Games Room, Cafeteria, Multi-purpose Hall, Business Centre, Pavilion, Convenience Store and Amphitheatre
- | High quality of construction and luxury amenities

PROPOSED SPECIFICATIONS AND AMENITIES

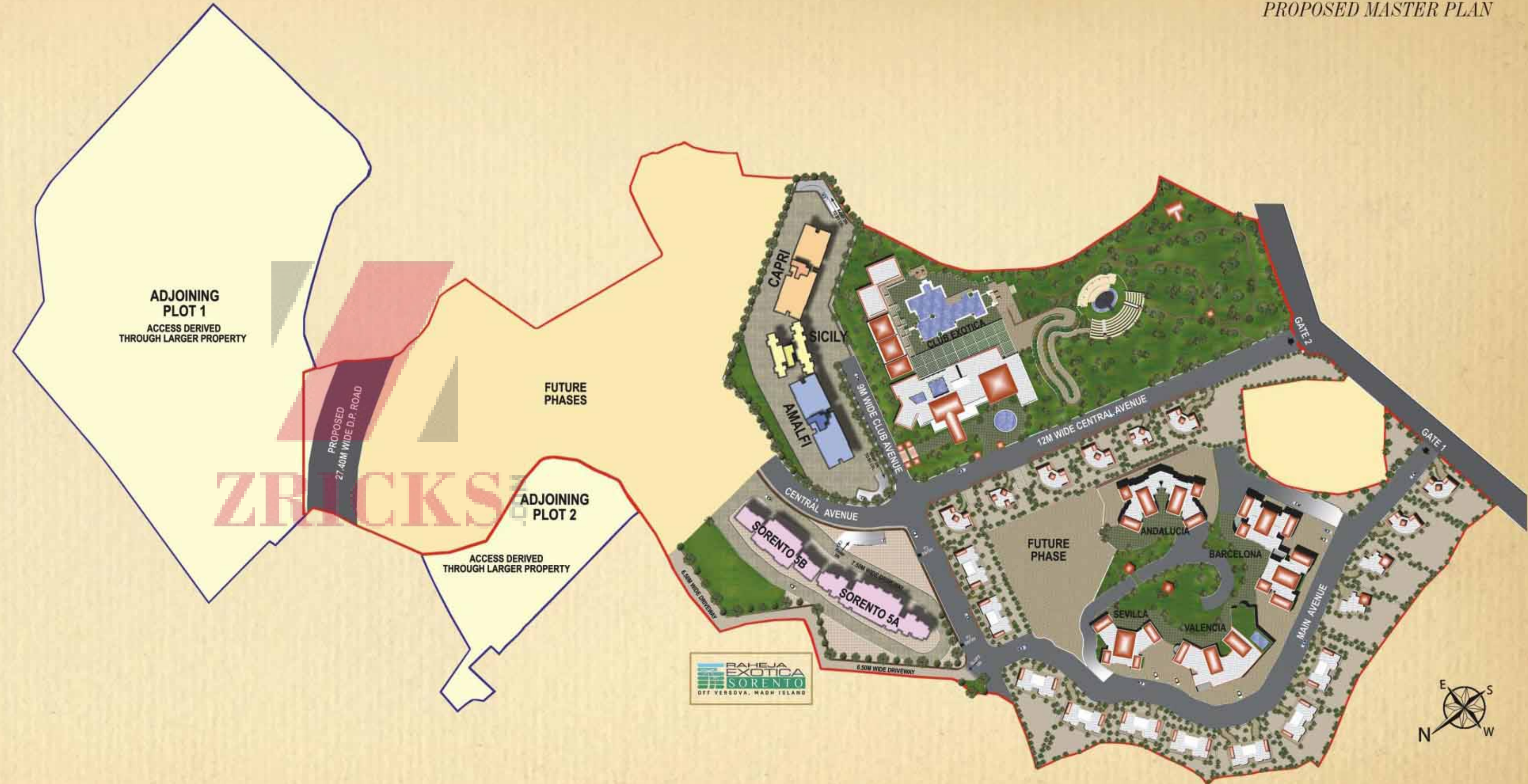
Rabeja Exotica - Sorento

Construction	<ul style="list-style-type: none"> • A class earthquake-resistant construction
Flooring	<ul style="list-style-type: none"> • Vitrified tiles in all rooms • Ceramic/Vitrified tile flooring in toilets
Walls and Ceilings	<ul style="list-style-type: none"> • Gypsum punning on the walls • Lustre paint for walls and plastic paint for ceilings
Water Proofing	<ul style="list-style-type: none"> • Patented water proofing by a reputed company
Windows	<ul style="list-style-type: none"> • Powder-coated/PVDF aluminium sliding windows
Doors	<ul style="list-style-type: none"> • Flush doors with SS fittings
Kitchen	<ul style="list-style-type: none"> • Granite kitchen counter with a stainless steel sink • Glazed tile dado behind the kitchen counter • Water purifier
Plumbing, Bathrooms and Toilets	<ul style="list-style-type: none"> • Concealed plumbing with CP/sanitary fittings of a premium brand • Toilet dado with ceramic/vitrified tiles • Boilers in all bathrooms • Glass partition with door for the shower area in the master toilet
Electrical	<ul style="list-style-type: none"> • Concealed copper wiring in the entire flat with ELCB and MCB switches in the main board • Adequate points for lights, fans and TV • Telephone points in the living room and bedrooms • Provision for cable TV and broadband connectivity
Entrance Lobby	<ul style="list-style-type: none"> • Designer-finished entrance lobby
Lifts	<ul style="list-style-type: none"> • Modern, automatic lifts of a reputed make
External Finish	<ul style="list-style-type: none"> • Entire building painted with weatherproof external grade texture paint
Safety	<ul style="list-style-type: none"> • Intercom facility • Stand alone video door phones • Gas leak detectors
Parking	<ul style="list-style-type: none"> • Covered car park

Existing Common Facilities

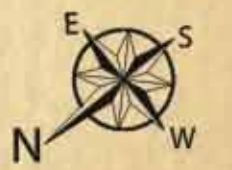
- Club Exotica with:
- (a) Swimming Pool
 - (b) Amphitheatre
 - (c) Gents Spa
 - (d) Ladies Spa
 - (e) Gymnasium
 - (f) Games Room
 - (g) Multi-purpose Hall
 - (h) Business Centre
 - (i) Cafeteria
 - (j) Pavilion
 - (k) Convenience Store
 - (l) Squash Court
 - (m) Extensive Landscaping





Disclaimers:

- Plans & configurations may change at developer's discretion.
- All images, renderings and views are indicative architect's impressions and may not be to scale and are for illustration only.
- All units to be finished as per specifications annexed excluding furniture, fixtures, false ceiling, soft furnishings, etc.
- Future phases will be as per developer's discretion and the developer or its nominees alone shall have full right and authority to develop the larger properties.
- All any facilities and/or ROs may be relocated and/or removed as may be decided by developer at its sole discretion.
- All plans are subject to MCGM approval.
- All dimensions mentioned in the plans are for unfinished walls i.e. without considering plaster, pop, etc.
- Adjoining plot 1 & 2 derive access through the larger property and have all rights to the roads, club, RO or any other facilities of the larger property that may be proposed or as may be decided by the developer.



TYPICAL FLOOR PLAN (1ST TO 20TH FLOORS)
TOWER A



Flat nos. 5 and 6 are refuge on 7th and 14th floors.



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TYPICAL FLOOR PLAN (21ST TO 33RD FLOORS)
TOWER A



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TYPICAL FLOOR PLAN (34TH TO 36TH FLOORS)
TOWER A



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2 BHK UNIT PLAN (C.A. = 843 sq.ft.)



TOWER A

2 BHK UNIT PLAN (C.A. = 857 sq.ft.)



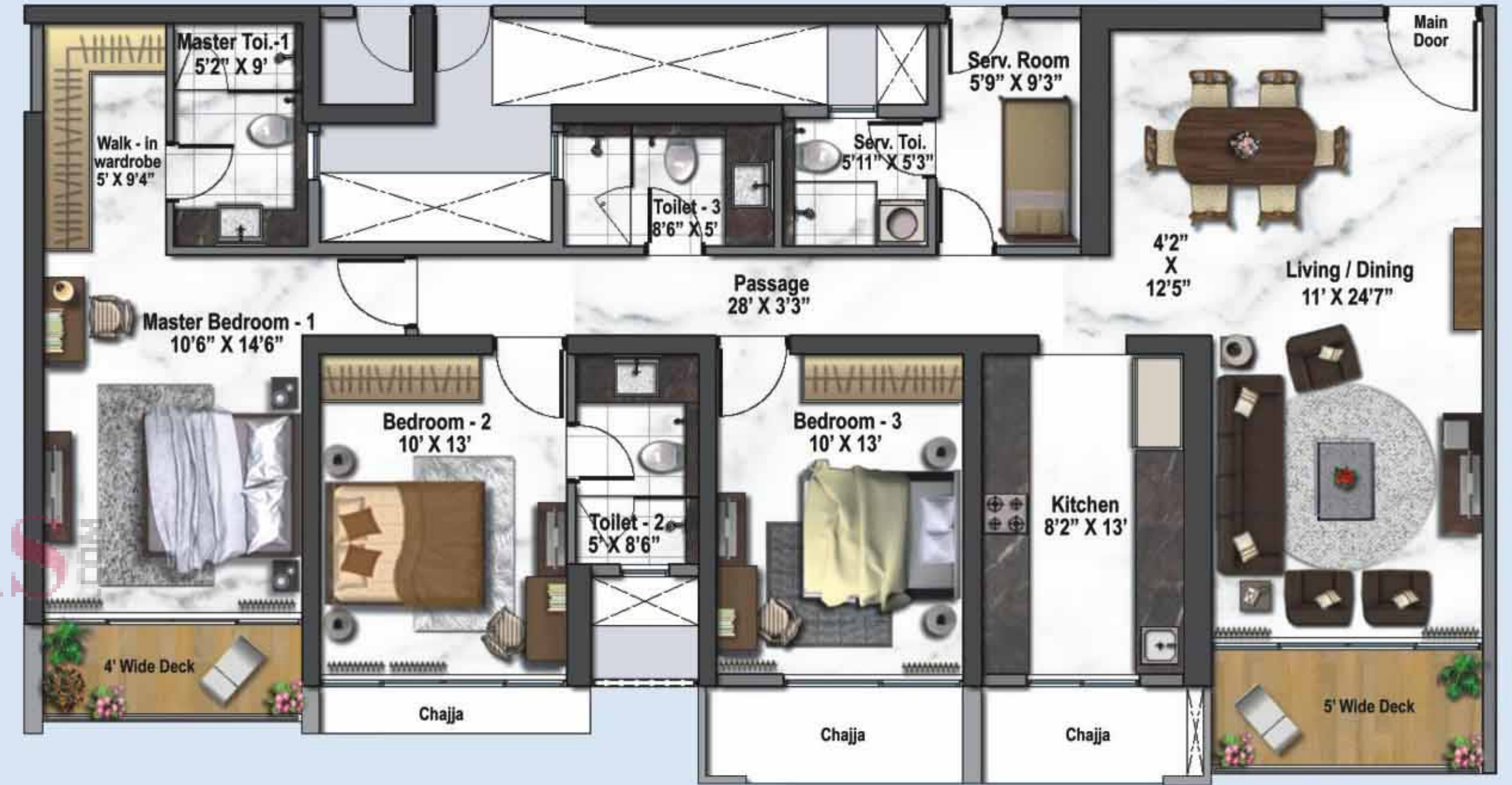
TOWER A

3 BHK UNIT PLAN (C.A. = 1119 sq.ft.)



TOWER A

3 BHK UNIT PLAN (C.A. = 1320 sq.ft.)



TOWER A

4 BHK LUXURY UNIT PLAN (C.A. = 1833 sq.ft.)



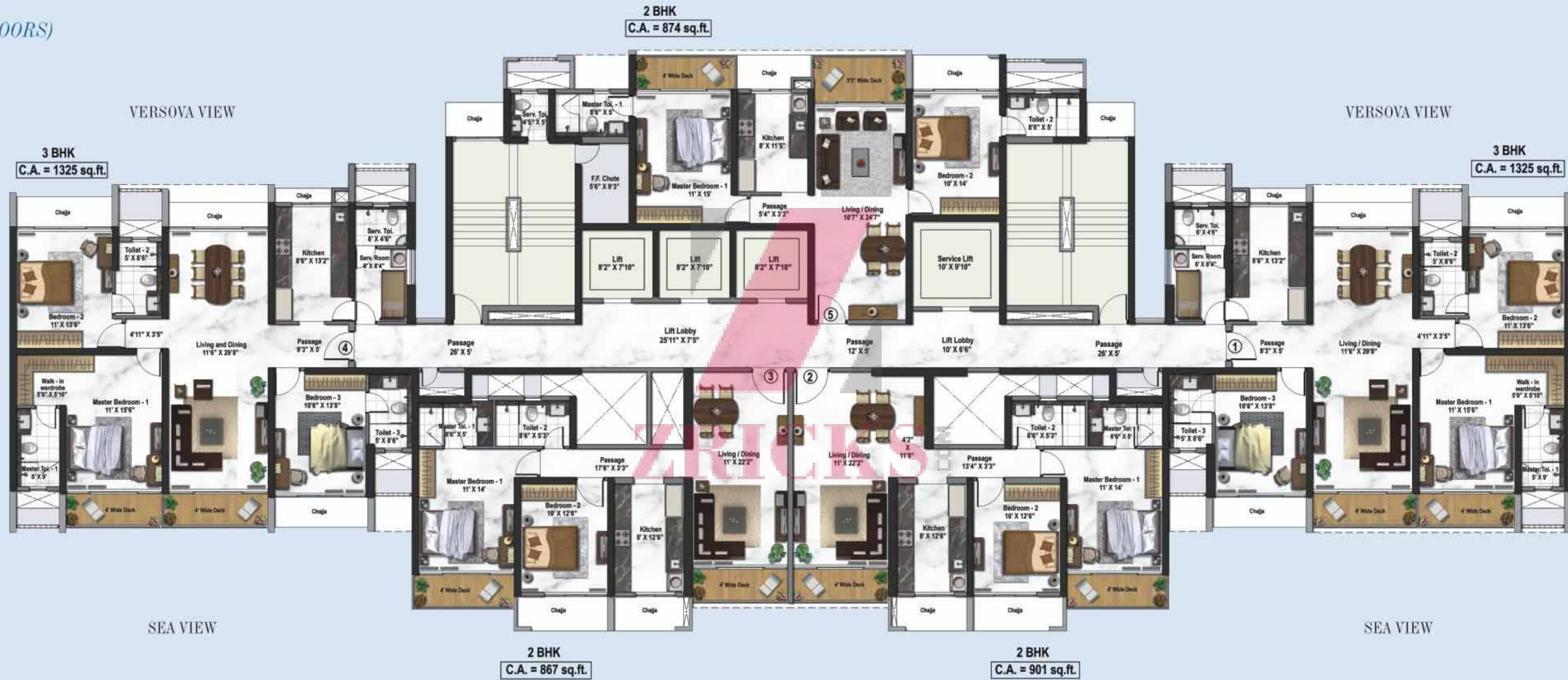
TOWER A

4 BHK GRANDE UNIT PLAN (C.A. = 2682 sq.ft.)



TOWER A

TYPICAL FLOOR PLAN (1ST TO 15TH FLOORS)
TOWER B



Flat no. 1 is refuge on 7th and 14th floors.



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TYPICAL FLOOR PLAN (16TH TO 20TH FLOORS)
TOWER B



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TYPICAL FLOOR PLAN (22ND TO 27TH AND 29TH TO 36TH FLOORS)
TOWER B



Flat no. 1 is refuge on 21st and 28th floors.



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2 BHK UNIT PLAN (C.A. = 867 sq.ft.)



TOWER B

2 BHK UNIT PLAN (C.A. = 874 sq.ft.)



TOWER B

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2 BHK UNIT PLAN (C.A. = 901 sq.ft.)



TOWER B

3 BHK UNIT PLAN (C.A. = 1325 sq.ft.)



TOWER B

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4 BHK PREMIUM UNIT PLAN (C.A. = 1777 sq.ft.)



TOWER B

4 BHK LUXURY UNIT PLAN (C.A. = 1828 sq.ft.)



TOWER B

RAHEJA EXOTICA - I & II

Raheja Exotica I and II is a cluster of spacious ownership villas and condominiums, designed in charming Mediterranean style. The architecture, thoughtful planning and high-end facilities have set a new standard for luxurious living in India. Raheja Exotica phases I & II have been runaway successes. Connoisseurs from the world over have booked their space here. The stage is set to commence work on the new tower, Raheja Exotica - Sorrento.



RAHEJA EXOTICA - AMALFI, SICILY & CAPRI



BRINGING YOU THE WORLD TO COME

With a legacy of over 25 years, Raheja Universal (Pvt.) Ltd. today is one of the leading real estate development companies in India that primarily operates in the Mumbai Metropolitan Region (MMR).

VISION

To be recognised as a thought leader in the real estate industry and by customers for creating world class real estate assets.

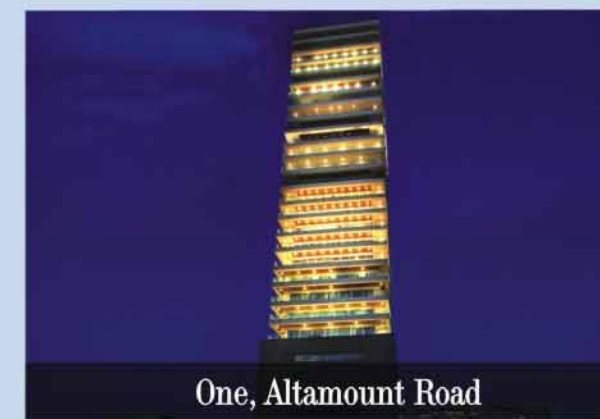
MISSION

To be a strategic, path breaking and specialised high value asset creator in the world of real estate.

OUR PROFILE

- Over 5.2 million sq.ft. of development completed and delivered across 44 projects
- Executing and planning best-in-class real estate projects in the Mumbai Metropolitan Region (MMR) and Mangalore
- Reputable and strong brand name as real estate developers
- Known for its high quality and innovative lifestyle projects
- Successful track record of project execution across a portfolio of residential and commercial real estate developments

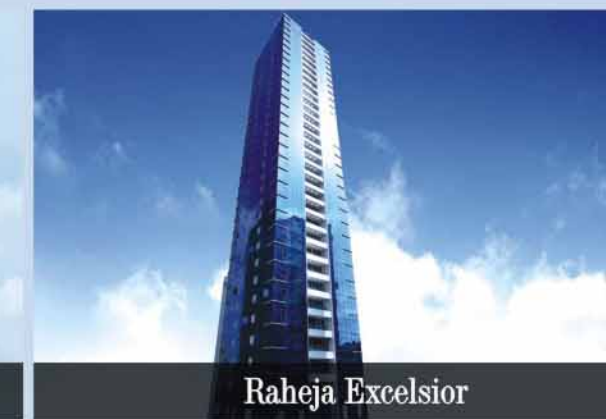
Few of our Completed Residential Projects in MMR



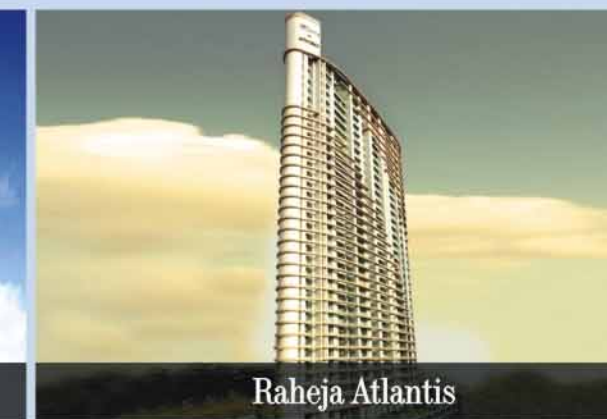
One, Altamount Road



Raheja Anchorage



Raheja Excelsior



Raheja Atlantis



Raheja Legend



Raheja Tipco Heights



Raheja Willows



Raheja Acropolis - I

AWARDS & ACCOLADES



Star Realty 2011-2012
'Lords of the Land'
insignia awarded by
Planman Media.



'Developer of the Year'
award at the Realty Plus
Excellence Awards 2012
for West India.



Top 10 Builders Award for
3 consecutive years - 2007,
2008 and 2009 - at the
Construction World Top 10
Builders & Architects Awards.