



**You Are Entering
The New EPIC CENTRE
Of Comfort And Excellence**

L A U N C H I N G

EPIC CENTRE
at The Canvas Residences



Artist's Impression

Sewri With Its EPIC CENTRE

Imagine a home that is the centre of your life, where you can spend time with your family and enjoy beautiful views. The walls of this home are not barriers, instead, they offer you a new environment where you can work, play and be yourself. Step into a world of luxury and comfort at Epiccentre by The Canvas Residences, where your home is not just a place to live, but an experience in itself. Tucked away in the flourishing Eastern hub of Mumbai, Sewri. It boasts stunning vistas of the ocean and the vibrant hues of flamingos in the backdrop.

What's more, getting to everything you need is a breeze, thanks to the excellent connectivity of the area. With every convenience at your fingertips, Epiccentre by The Canvas Residences is the perfect abode for those who seek a life of convenience and fulfilment.



Everything In Close Proximity

• Sewri Railway Station	0.3 Kms	• ITC Grand Central	2.0 Kms	• KEM Hospital	1.5 Kms
• Monorail Station	1.3 Kms	• The St. Regis	4.0 Kms	• Global Hospital	1.7 Kms
• Proposed Metro Station	2.7 Kms	• Four Seasons	5.0 Kms	• TATA Memorial Hospital	1.8 Kms
• Eastern Freeway Exit	2.9 Kms	• Palladium Mall	5.5 Kms		
• Worli	5.2 Kms				
• BKC	9.7 kms				

Disclaimer-Time and distances mentioned are approximate

Discover the Epicentre Of Seamless Connectivity

1. Trans-Harbour Link: (MTHL)

- India's longest sea bridge, 21.8 kms long and 6 lanes wide
- Connecting Mumbai to Navi Mumbai
- Reducing travel time by 90 minutes
- Faster connectivity with the proposed Navi Mumbai International Airport

2. Sewri-Worli Connector:

- 4.5 kms long, 4-lane bridge
- A sea link for East-West connectivity

3. Metro Line 11: (Wadala – CSMT)

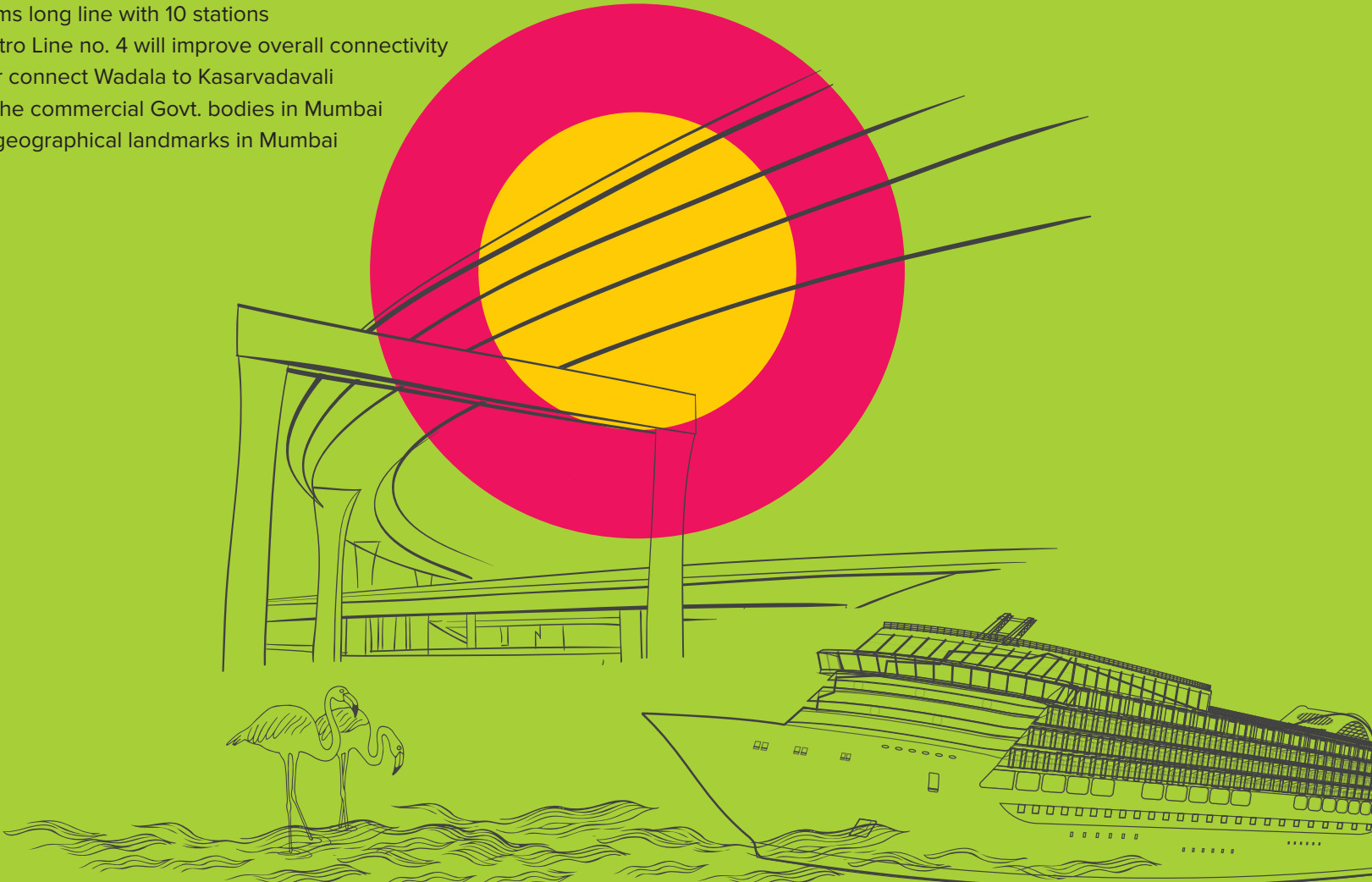
- This 12.8 kms long line with 10 stations
- Further Metro Line no. 4 will improve overall connectivity and further connect Wadala to Kasarvadavali
- Access to the commercial Govt. bodies in Mumbai
- Access to geographical landmarks in Mumbai

4. Mumbai Port Trust Development:

- A 10 kms development on the Eastern Waterfront
- New Cruise Terminal & Promenade
- Tourist and recreational zone

5. Mumbai Monorail: (Chembur – Wadala)

- 20 kms long Monorail corridor
- Connectivity boosts convenient transport for Sewri residents



Where Your Life Takes Centre Stage

We take pride in our expertise in crafting 2 and 2.5 bed residences that are truly exceptional. Every aspect of our key project features has been meticulously designed, leaving no stone unturned. Our commitment to perfection is evident in every detail, as we have mastered the art of creating homes that are truly remarkable.

Common Features:

1. 24 Hour CCTV Monitoring
2. Video Door Phone
3. Earthquake Resistant Structure
4. Air conditioned entrance lobby with imported marble flooring
5. High speed elevators

Apartment Features:

1. Intercom in every apartment
2. Premium laminated wooden flooring in master bedroom
3. Premium vitrified flooring in other bedrooms, living & dining and kitchen
4. Premium ceramic and anti-skid flooring in bathrooms, balcony and dry areas
5. Premium sanitary and CP fittings
6. Premium electrical fittings
7. Provision for air-conditioning, geyser, water purifier and exhaust fan





EPIC CENTRE Giving All The Epics

A project that showcases beautiful scenic views, including flamingo and cruise views, would offer an idyllic retreat for those looking to experience the natural beauty of Mumbai. The views of the picturesque flamingos would provide a tranquil and serene ambiance, while the spectacular cruise views would offer a sense of excitement and adventure. A project with these views, situated in a waterfront location, would allow residents to soak in the stunning vistas from the comfort of their homes. Whether residents choose to enjoy the flamingo views or take in the sight of the majestic cruise ships, they would be able to do so in a serene and picturesque setting, making every day feel like a vacation.

Rooftop Amenities:

Sky Lounge | Outdoor Board Games | Barbeque Corner | Party Deck and many more...

Podium Level Amenities:

Kids' Play Area | Swimming Pool & Kids Pool | Outdoor Gym | Seating Area | Open Lawn

Indoor Amenities:

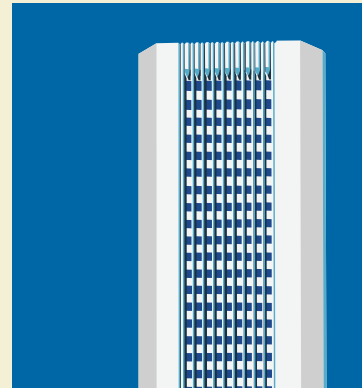
Fitness Centre | Multi-purpose Hall

Crafted With Pride, A Lasting Legacy

With a significant part to play in the 158-year journey of Shapoorji Pallonji, we've built our reputation by building some of India's iconic structures that have stood the test of time. SD Corp, a joint venture between Shapoorji Pallonji and the Dilip Thacker Group, has completed some of the most well-known real estate developments that have changed Mumbai's skyline. Shapoorji Pallonji is transforming Sewri with new residential project. Their commitment to quality and innovation is expected to make Sewri a desirable location to live in.



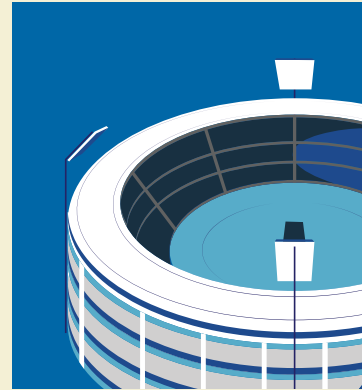
THE IMPERIAL TOWERS



RESERVE BANK



LILAVATI HOSPITAL



BRABOURNE STADIUM





MahaRERA Registration No. P51900026182 available at website:<http://maharera.mahaonline.gov.in>.

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Mumbai's New
EPICENTRE
SEWRI CALLING!

EPICENTRE
at The Canvas Residences

Shapoorji Pallonji is a name which has become synonymous with trust and quality in India as well as Internationally. Over the years, the Shapoorji Pallonji group has Evolved and grown exponentially to become a huge conglomerate with multiple business segments.

Shapoorji Pallonji with over 150+ years of expertise in building residential spaces and commercial structures that symbolise beauty, innovation and reliability; Shapoorji Pallonji is a name synonymous with quality and trust globally. Craftsmanship of global standards

We employ more than 84,000 people and operates in more than 53 Countries with revenue of \$5 Billion

SD Corp Legacy



Iconic Developments like
The Imperial Towers,
Sarova - Kandivali



One of the tallest
and most luxurious
twin towers



We have more than
30 international
and national level
awards to our name



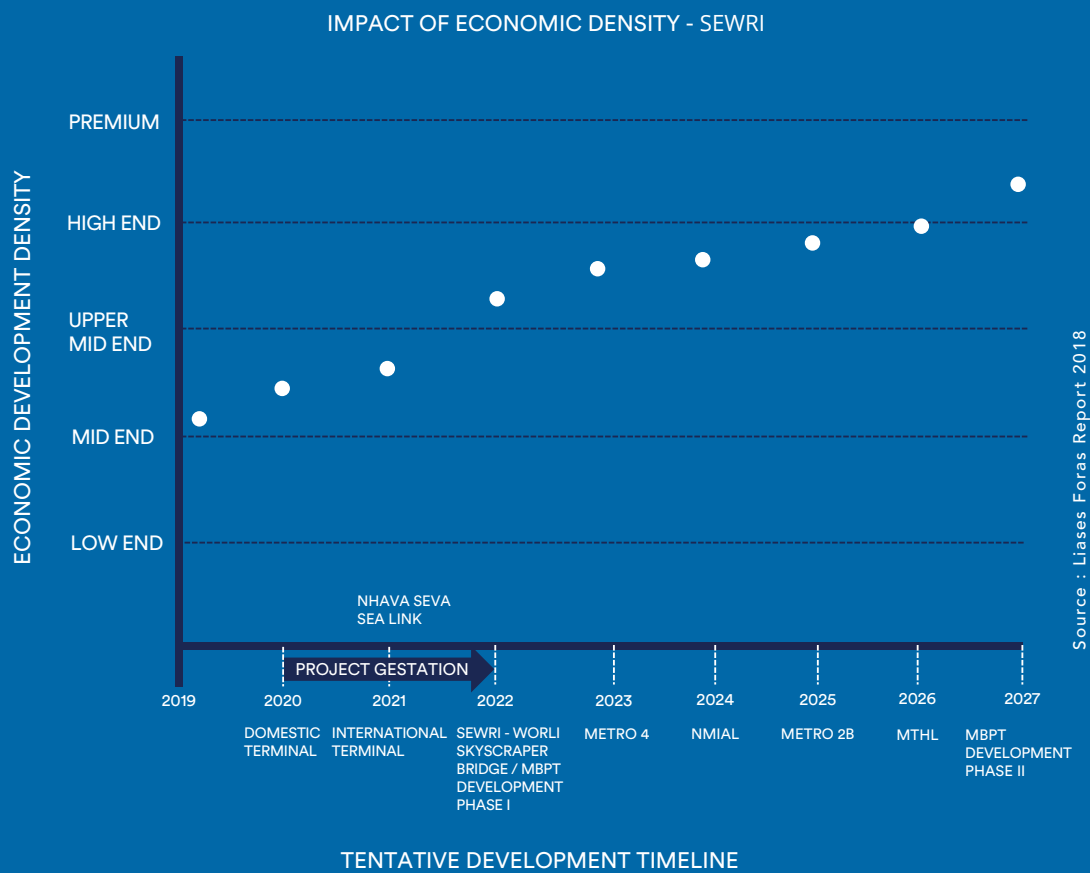
India's largest
MHADA unified
redevelopment project
- Sarova Kandivali (E)

**ACTUAL VIEW FORM
THE IMPERIAL TOWER - TARDEO**

THE MAKERS OF IMPERIAL, NOW PART OF THE MAKING OF SEWRI.

With the announcement of multiple infrastructure projects and the availability of land parcels, Sewri is expected to see an influx of development in the near future with a rush of employment opportunities. At Mumbai’s East is rising, with one of the most transformative infrastructure changes the country has seen in modern times. Sewri, the location of SD Corp’s next venture, is right at the heart of the change.

PROJECTED SOCIO-ECONOMIC TRANSFORMATION OF THE MICRO-MARKET FROM MID END TO ABOVE HIGH END DUE TO INFRASTRUCTURE DEVELOPMENT



CRUISE TERMINAL

Gateway to the world just 6.8 km away.



SEWRI - WORLI CONNECTOR

The bridge will be built at a height of 32 metres and will connect Sewri to Worli in a matter of minutes. The project is expected to be completed by 2023.

Status : Work in full swing



UPCOMING TRANS HARBOUR

Connecting South Mumbai to Navi Mumbai, 21.8 km long architectural masterpiece just (longest sea link in India) 0.9 km away.

Status : 75% Work Completed



UPCOMING MBPT DEVELOPMENT

Massive 28 km of Eastern Waterfront. Sea transport, Sea tourism, Urban and Cultural development.



THE EASTERN WATERFRONT



EPIC^oENTRE

at The Canvas Residences

LOCATION CONTEXT

Connectivity

- Sewri Railway Station 0.3 km
- Monorail Station 1.5 km
- Proposed Metro Station 2.7 km
- Eastern Freeway Exit 2.9 km
- CSTM Railway Station 8.3 km
- CSIA Airport 17.4 km
- Worli 5.2 km
- Lower Parel/Prabhadevi 4.2 km
- BKC 9.7 km
- Nariman Point 11 km
- Fort 8.1 km
- Haji Ali 6.0 km

Shopping Destinations

- Palladium 5.5 km
- Phoneix Market City 13 km
- Atria Mall 7 km
- CR2 10.5 km

Education Institutes

- JCBN international School 1.2 km
- RA Poddar College of Commerce and Economics 3.2 km
- Don Bosco High School 3.1 km
- Ruia College 3.2 km
- Bombay Scottish School 4.7 km
- Cathedral and John Connon School 9 km

5 Star Hotels

- ITC Grand Central 2 km
- The St. Regis 4 km
- Four Seasons 5 km
- The Taj Mahal Palace 9.7 km

Hospitals

- KEM Hospital 1.5 km
- TATA Memorial Hospital 1.8 km
- Global Hospital 1.7 km



Railway Line



Metro Line





GREEN VIEW



SEA VIEW



NIGHT VIEW OF THE CITY



NIGHT VIEW OF THE TRANS-HARBOR SEA LINK
AND EASTERN FREEWAY

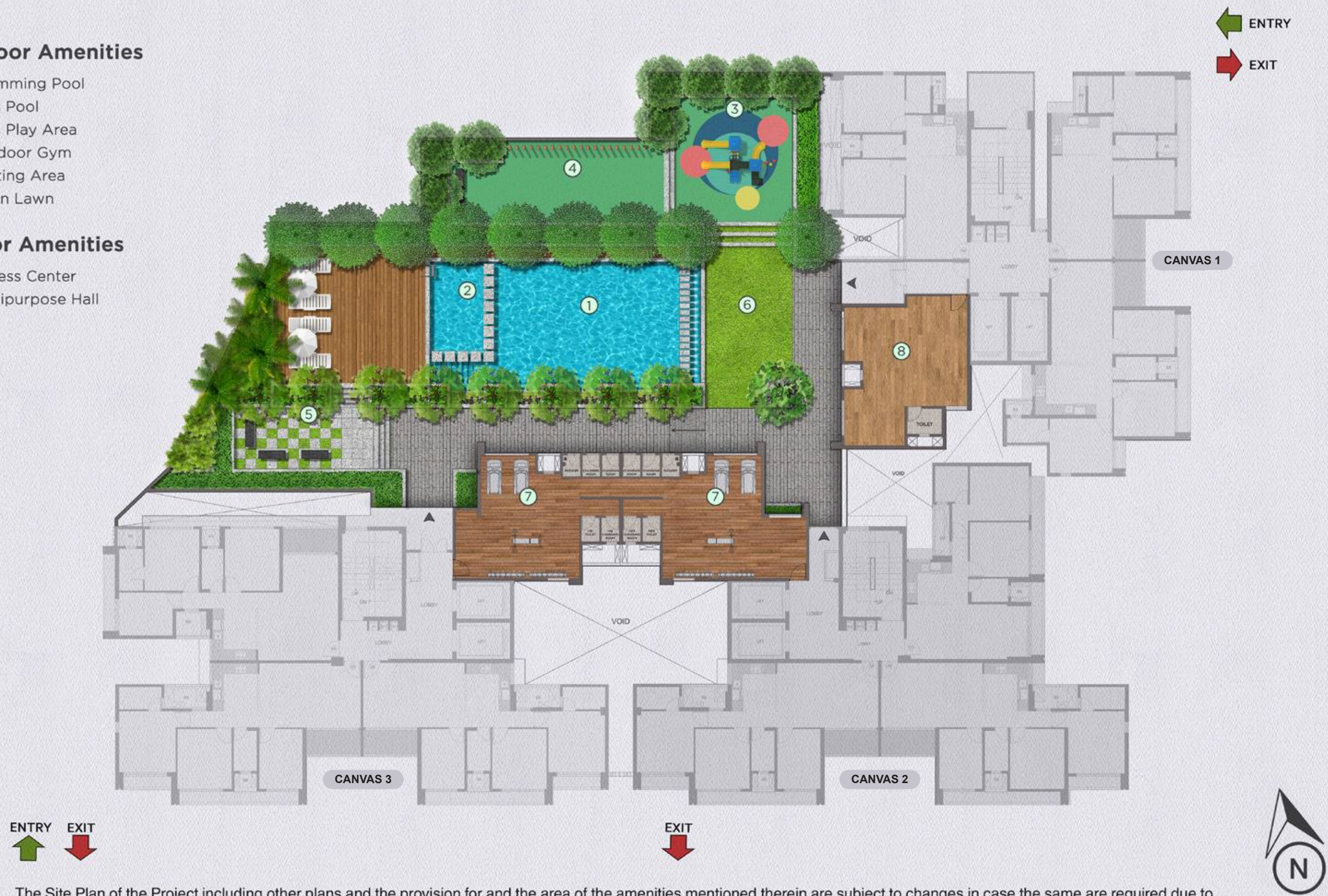
MASTER LAYOUT PLAN



The Site Plan of the Project including other plans and the provision for and the area of the amenities mentioned therein are subject to changes in case the same are required due to subsequent changes in the applicable Development Plan and Development Control and Promotion Regulation.



CANVAS 1, 2 & 3 AMENITIES : PODIUM LEVEL



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CANVAS 1, 2 & 3 AMENITIES : PODIUM LEVEL

Outdoor Amenities

- ① Swimming Pool
- ② Kids Pool
- ③ Kids Play Area
- ④ Outdoor Gym
- ⑤ Seating Area
- ⑥ Open Lawn

Indoor Amenities

- ⑦ Fitness Center
- ⑧ Multipurpose Hall



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CANVAS 1, 2 & 3 AMENITIES : TERRACE LEVEL

TERRACE AMENITIES

- | | |
|-----------------------------|---------------------------|
| ① ENTRANCE LOBBY ON TERRACE | ⑩ JOGGING TRACK |
| ② ENTRANCE PLAZA | ⑪ SENIOR CITIZEN'S ALCOVE |
| ③ HALF NET CRICKET | ⑫ LAWN |
| ④ SKY LOUNGE | ⑬ BENCH SEATING |
| ⑤ OUTDOOR BOARD GAMES | ⑭ READING DECK |
| ⑥ REFLEXOLOGY WALKS | ⑮ SEATING ALCOVE |
| ⑦ PARTY DECK | ⑯ MEDITATION SPACE |
| ⑧ PERFORMANCE SQUARE | ⑰ PLANTING LAYERS |
| ⑨ BARBEQUE CORNER | |



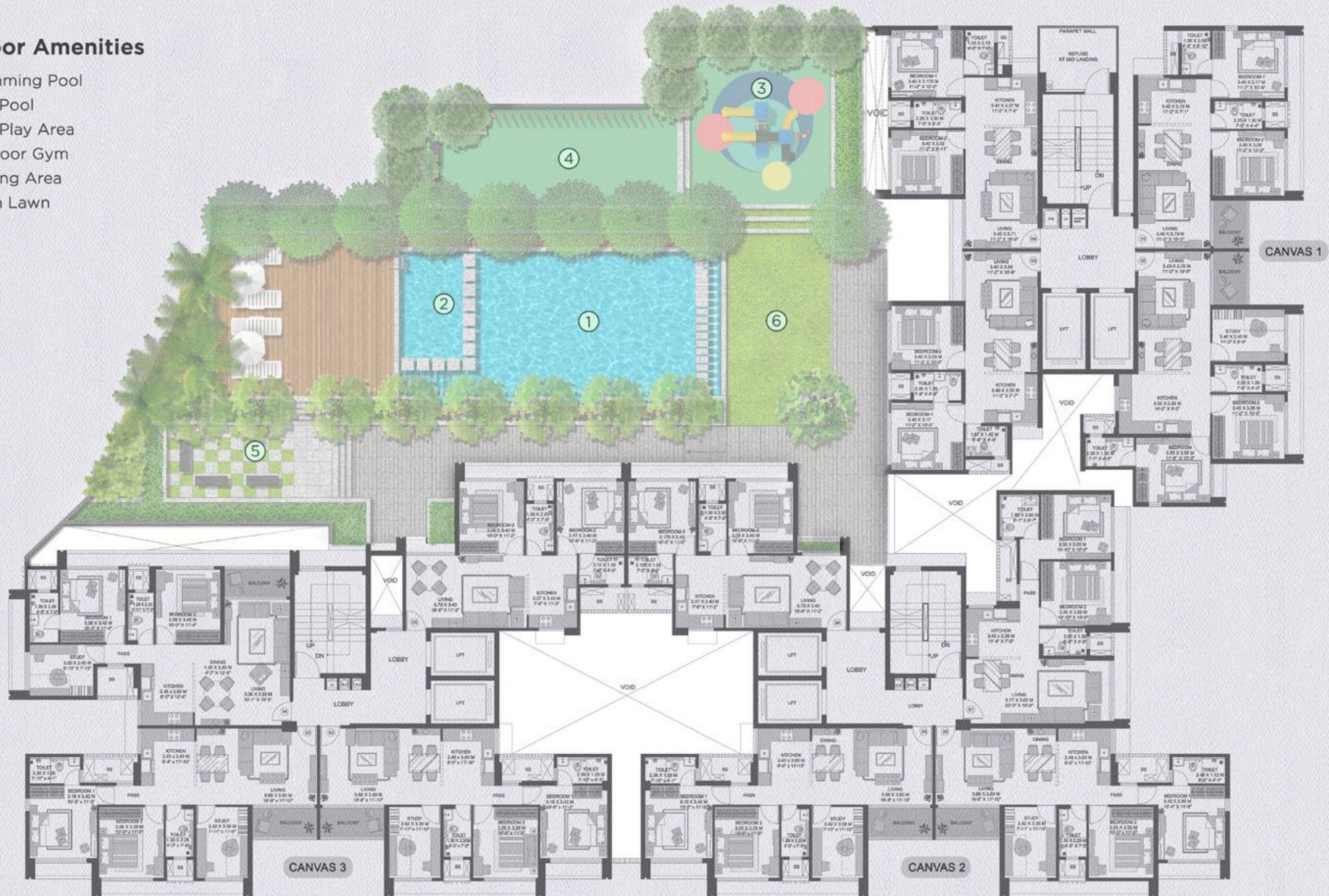
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CANVAS AMENITIES TYPICAL FLOOR

Outdoor Amenities

- ① Swimming Pool
- ② Kids Pool
- ③ Kids Play Area
- ④ Outdoor Gym
- ⑤ Seating Area
- ⑥ Open Lawn

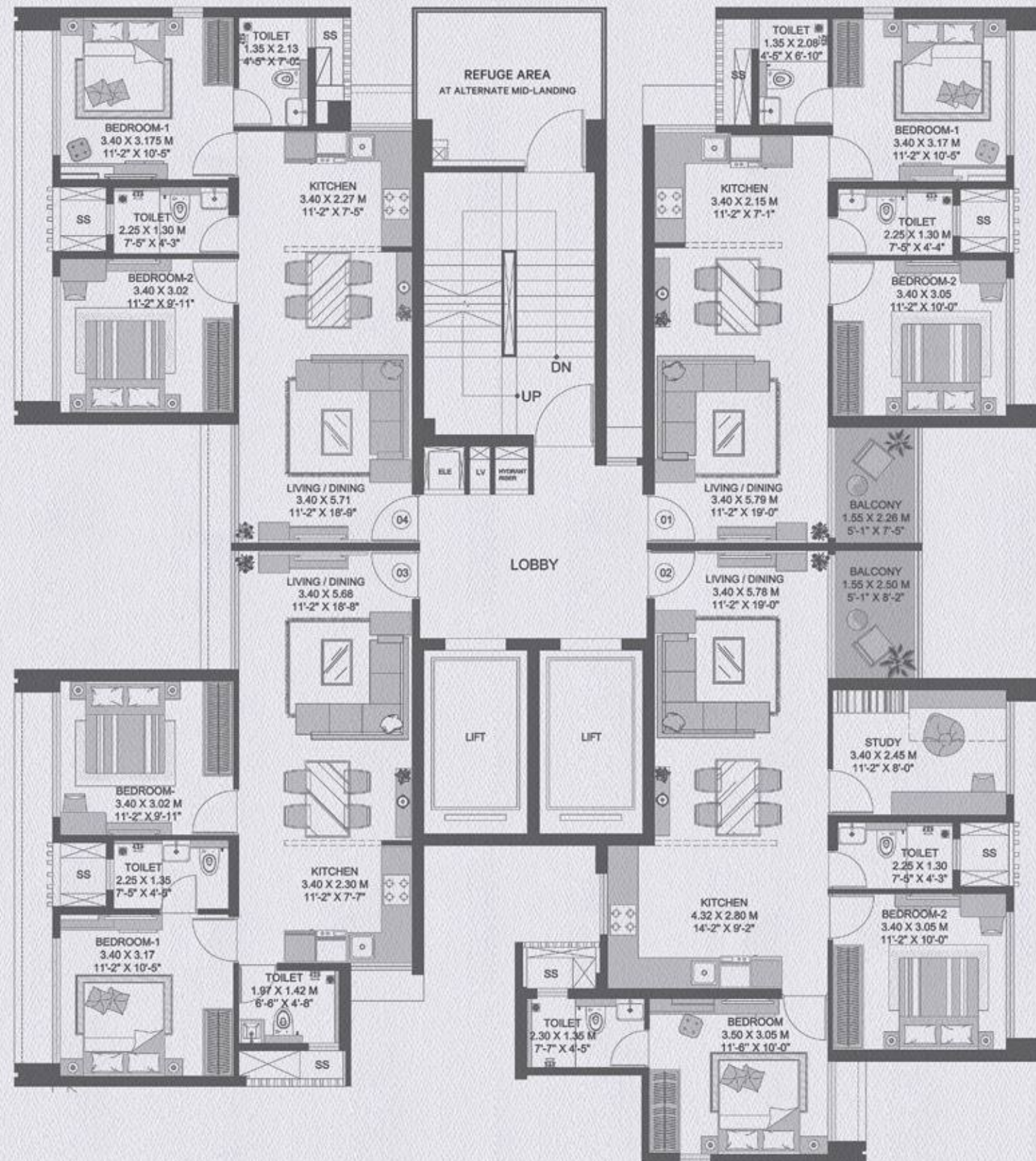


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CANVAS 1 - TYPICAL FLOOR PLAN

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.18	604.67
RERA E.C.A.	1.13	12.16

2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.23	605.23
RERA E.C.A.	1.10	11.81



2 BHK	SQ.MT	SQ.FT
RERA C.A.	56.78	611.14
RERA E.C.A.	1.25	13.45
RERA BALCONY	3.51	37.78

2.5 BHK	SQ.MT	SQ.FT
RERA C.A.	70.38	757.53
RERA E.C.A.	1.20	12.92
RERA BALCONY	3.88	41.76

" This is a Typical Floor plan, subject to minor variations. The furniture, fixtures and fittings etc. are for representative purposes and does not constitute part of the final product or any part there of. Internal furniture layout is indicative for understanding. Windows are shown indicative and will be provided as per final elevation drawing"



CANVAS 2 - TYPICAL FLOOR PLAN



" This is a Typical Floor plan, subject to minor variations. The furniture, fixtures and fittings etc. are for representative purposes and does not constitute part of the final product or any part there of. Internal furniture layout is indicative for understanding. Windows are shown indicative and will be provided as per final elevation drawing"





Site Address : 10, Rafi Ahmed Kidwai Road, Sewri West, Shivaji Nagar, Parel, Mumbai – 400015
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