

REDEVELOPMENT

With several landmark projects to its credit, Mayfair Housing has come a long way since its inception in 1964. The group is known to construct and provide affordable flats in Mumbai of international standards, in order to meet the growing needs of better homes and workplaces.

Mayfair Housing has a team of dedicated executives and personnel's who have been working together for achieving the common goal for the organisation. Mayfair not only believes in hiring the services of well-qualified people but also imparts training to its staff, which has been the key reason for Mayfair Housing being one of the well-managed businesses in the industry. Mayfair Housing has predominantly concentrated on developing residential houses in and around the suburbs of Mumbai.

With redevelopment, the members get a new building, more space and monetary benefits without shelling out any money from their own pockets. They often are also offered facilities.

Over the years, Mayfair Housing is regarded as a sort of pioneers in the business of redevelopment and remains well-versed with various procedural matters and hurdles. This makes it easy for the project management team to foresee a problem and solve it in a timely manner.

The timely completion of redevelopment projects ensures that the society members living on rent when their building is being redeveloped is less anxious and at peace.

The financial security provided by the company towards all its stakeholders in redevelopment projects has gone a long way in making prospective customers understand the nuances of good business practices followed by Mayfair Housing.

Mayfair Housing has become a leader in the business of redevelopment

of old dilapidated buildings in the city of Mumbai in the past few years, after having gained the trust of thousands of home owners who have seen a surge in their property value and made pecuniary benefits out of the timely completion of the projects. Redevelopment of old buildings is necessary because every construction has an inbuilt shelf-life, after which it becomes unsafe, difficult to maintain

and unattractive to market.

Mumbai city needs redevelopment of old buildings not only to provide better living conditions to existing home owners but also choice to new home owners. In completely developed city centres there will be little supply available for home buyers if there is no redevelopment.

While managing successfully completion of so many redevelopment

projects on time to the satisfaction of its customers, Mayfair Housing has emerged as a name to reckon with. The timely completion of redevelopment projects ensures that the society members living on rent when their building is being redeveloped is less anxious and at peace. The management of Mayfair Housing also state that all the approvals needed for the redevelopment of a building

are taken before the project is put on stream. Also, the entire project cost is met through internal accruals of Mayfair Housing which only means that the project does not come under any strain of interest burden or financial stress. The professionalism shown by Mayfair Housing in such projects emanates from the management's core value of commitment to quality construction and timely completion.

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The other part of the redevelopment story is dominated by the project management company (PMC) which has to overlook the entire process as well as the construction schedule and meet the tight deadline which will make the redevelopment process worthwhile for the home owners. Mayfair Housing has put in place a strong professional team in its PMC to ensure that all the finer details of the redevelopment of a building are taken care of and there no unpleasant surprises once the project starts to gain momentum.

Over the years because of extensive work, Mayfair Housing has garnered the reputation of being in the top-10 list of builders in Mumbai providing properties in Mumbai of the highest order. Designed for the connoisseurs of the luxury living, the assortment of luxurious flats in Mumbai offer an unmatched living environment. The range of luxury flats in Mumbai such as Mayfair Legends consisting of 2 BHK and 3 BHK apartments in Malad, Mayfair Greens consisting of 2 BHK, 3 BHK and 4 BHK apartments in Kandivali, Mayfair Heritage consisting of 2 BHK and 3 BHK apartments in Santacruz, Mayfair Meridian consisting of 2 BHK & 3 BHK apartments in Thane, Mayfair Hillcrest consisting of 1 BHK and 2 BHK apartments in Vikhroli, Mayfair Astral consisting of 2 BHK and 3 BHK apartments in Jogeshwari, Mayfair Gardens consisting of 1 BHK and 2 BHK apartments in Virar, Mayfair Vishwaraja consisting of 2 BHK and 3 BHK apartments in Titwala, Mayfair Meadows that offers apartments in Asangaon are second to none.

For all those seeking to buy house in Mumbai, Mayfair Housing thus aim to offer them 1 BHK, 2 BHK, 3 BHK, 4 BHK flats in Mumbai that are beyond the ordinary, at market competitive prices while simultaneously ensuring customer satisfaction on every level. Further to this, Mayfair Housing follows systematic steps in dealing with the legal proceedings to avoid any housing issues.

Rising up to the challenge of redevelopment



Building projects that are an ode to quality in construction and sustainability

With an eye for detail and perfection, The Baya Company, which has a legacy of five decades, extends an experience comprising the synergy of the engineering, resource planning and lifetime value that ensures on-time delivery of each of the projects

With over 50 years of experience in the realty domain, The Baya Company is renowned for designing projects that remain a class apart. Some of the prestigious projects in prime locations at Dadar, Byculla, Wadala, Kanjurmarg and Andheri are testimonials to their superior quality.

PERFECTION WITH EYE ON DETAILS: THE BAYA COMPANY

The Baya Company is one of Mumbai's premier new-generation real estate developers and home to a set of values, experience and culture that spans five decades. Crafted with meticulous details, the projects in Mumbai span over 5,00,000 square feet across preferred locales like Dadar, Byculla, Wadala, Kanjurmarg and Andheri, just to name a few.

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THE USP FACTOR

The Baya touch and the attention to details is what make The Baya Company unique –or the group's tagline: Details make a difference. That shows in the intricate planning of every single apartment - maximized natural lighting, cross-ventilation, even the smallest things such as placement of switch boards is optimized.

The group provides immense safety and security features in its projects such as a panic button in every apartment, video-door phone in every apartment, Closed-Circuit Television (CCTV) on all floors and common areas and intercom connecting all apartments.

While maintaining optimum quality, The Baya Company is well-known for its speed of construction using the latest technology from around the globe. In fact, the group has

successfully completed and delivered all past residential projects before time. For instance, The Baya Park, Dadar was completed in 30 months and The Baya Grove, Wadala was completed in 28 months. Currently, the group has two ongoing projects– The Baya Victoria, Byculla and The Baya Junction, Chembur.

THE BAYA JUNCTION: EXPLORE THE GREEN GOLD CORRIDOR

In its quest to respond to the rapidly changing market trends and preferences of clients, The Baya Junction at Chembur (W) has been designed in a way that it promotes sustainable architecture and suitably respects the environment around. This address is poised for a price appreciation in the future on account of its location in the Green Gold Corridor of

Chembur – a 2.5 sq. km. area that is set to become a real estate goldmine in the next two years due to the development of the project, the vicinity, the green cover and the connectivity.

While being strategically located, the project is just minutes away from the Eastern Freeway, the Eastern Express Highway (EEH), as well as Chembur, Tilak Nagar and Ghatkopar railway stations, thus reducing the commuting time dramatically and allowing an inhabitant to spend quality time with family and friends, every day.

The location remains exceptional as the sprawling green cover of this Green Gold Corridor includes four parks and grounds in the vicinity. The project is in proximity to workplaces, educational institutes, shopping destinations and healthcare facilities.

AMENITIES

- Gymnasium
- Indoor games facility such as table-tennis, carrom, chess, among others
- Multipurpose hall
- Yoga and meditation room
- Library

LOCATION ADVANTAGES:

- Ghatkopar Station: 2km
- Tilak Nagar Station: 1.1 km
- Lokmanya Tilak Terminus: 3.4 km
- Vidyavihar Station: 1.3 km
- Chembur Station: 2.1 km

CONNECTIVITY:

- Eastern Express Highway: 500 m
- Eastern Freeway: 1.7 km
- Santacruz Chembur Link Road (SCLR): 2 km

EDUCATIONAL FACILITIES:

- The Universal School: 850 m
- KJ Somaiya College: 1 km

PARKS AND GREEN COVER

- Pestom Sagar Jogger's Park: 130 m
- Circus Ground Municipal Park: 550 m
- Chedda Nagar Reserved Forest: 1.8 km
- CRWA Grounds: 2.2 km

RETAIL THERAPY

- Shoppers Stop: 650 m
- Phoenix MarketCity: 4.5 km
- R City Mall: 5 km

HEALTHCARE FACILITY

- Parekh Nursing Home: 1 km

BUSINESS HUB

- Bandra-Kurla Complex (BKC): 6 km

For details, contact:

Site address: The Baya Junction, Pestom Sagar Cross Road No.6, Juna Reti Bunder Road, Chembur (W), Mumbai-400 089
Call: 1800-313-7171
sales@thebayacompany.com



“At The Baya Company, we offer homes at extremely competitive prices, making sure that we always remain affordable to the masses. An icon of trust, transparency and credibility, our foundation has been built on a core vision of customer-centricity. All the spaces we have developed emphasize on strong execution and quality standards. We thrive on the loyalty of our customers and take pride in our sustainable developments that are luxurious yet provide true value-for-money.”

— VILAS KHARCHE
Founder and MD
The Baya Company



MahaRERA No.: P51800015307 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



“From the beginning, quality, and strong execution have been the hallmark of every project by The Baya Company. We understand the importance of buying a home, and we make sure our customers feel confident and comfortable throughout the buying process. The Baya Company is undertaking some new initiatives that will further give a boost to our customers. Today, The Baya Company continues its quest for attaining new milestones and creating landmark developments across Mumbai.”

— ROHIT KHARCHE
Director
The Baya Company