

A PROJECT BY



IN ASSOCIATION WITH



Unthinking The Rules-

Introducing

CODENAME

THE

CEPTION





Home
seekers
have a lot of
preconceived
unwritten
'RULES'

RULE:ONE

Your
1st home
must be a
1BHK



RULE:TWO

To afford
to live in
Mumbai,
you must make
location
compromises



RULE:THREE

Affordable
homes cannot
come with luxuries
like a rooftop
swimming pool,
stargazing deck,
banquet hall...



We say
unthink
all of that,
because
we are
the Xception,*
not the
rule.





Prime Chembur
location



Premium
modern indoor
and lifestyle
amenities



Xceptional
affordable 2BHKs
STARTING AT
₹1.15 Cr



Artist's impression



More than a location-
AN XCEPTIONAL ADDRESS

*Xception is located in a prime neighbourhood
in the heart of Chembur – one of Mumbai's oldest
and best-connected residential hubs*

A home
close to all
people
hold dear



A vibrant neighbourhood
gives them a variety of places
to form special memories
with friends and family



Easy connectivity gives
them more time with
loved ones, and less time
spent commuting



Basics and conveniences
around the corner give them
peace of mind that all their
necessities will be met

An investment rich with *possibility*



A vital central hub, connected via

- Eastern Express Highway
- Eastern Freeway • BKC Connector
- Ghatkopar Metro • SCLR

A promising future with the upcoming

- Wadala-Kasaravadavali Metro line
- Seepz-Bandra-Colaba metro line
- SCLR connectivity to Vakola & Kurla

**An infrastructure boom set to increase
rental yield**



CONNECTIVITY

SCHOOLS & COLLEGES

Green Acres, Swami Vivekanand, St. Gregorios, OLPS, St. Anthony's Girls 5 mins - 10 mins

Ryan International & RBK International
15 mins – 20 mins

HOSPITALS

Surana Sethia, Sushrut & MAA Hospital
2 mins - 10 mins

RESTAURANTS, CLUBS & MALLS

Splitsvilla, BSE, Grand Mamas, Lambas,
Grand Central Restaurant 8 mins

Acres Club, Chembur Gymkhana,
Golf Club, Club Emerald 5 mins - 10 mins

K Star Mall, Cubic Mall, Phoenix City &
R-City Mall 15 mins

C.B.D. & MAJOR INFRASTRUCTURE

- E. E Highway - 2 mins
- Eastern Freeway - 8 mins
- BKC - 7 mins
- Powai - 30 mins
- SCLR - 10 mins
- Lower Parel - 25 mins
- Nariman Point - 30 mins
- Navi Mumbai & Thane - 30 mins
- Domestic & International Airport - 30 mins
- Chembur Monorail - 5 mins
- Proposed Chembur Metro - 5 mins



SWIMMING POOL

Artist's impression



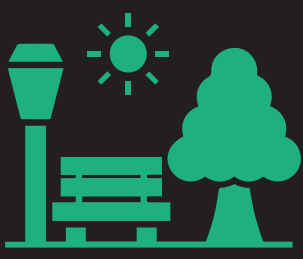
STAR GAZING

Artist's impression



GYMNASIUM

Artist's impression



XCEPTIONAL *Living*



RIGHT-SIZED

2 Bed homes



XCEPTIONAL

2 Bed homes



Swimming
Pool



Gymnasium



Meditation
Cabanas



Roof Deck



Star
Gazing



Banquet
Hall



Barbeque
Area



Vastu Compliant



High Speed Elevator



Intercom



Natural Light



Double Height
Entrance Lobby



**ALWAYS THE XCEPTION,
NEVER THE RULE**

**UNMET
PROMISES
ARE
UNACCEPTABLE**



**UNREACHABLE
LIFESTYLES
ARE
UNACCEPTABLE**



**UNPERFECT
QUALITY
IS
UNACCEPTABLE**



**HERE, AT SPENTA,
WE FIND ELITISM UNACCEPTABLE.
LUXURIOUS, FAMILY-FRIENDLY
LIFESTYLES MUST BE WITHIN
EVERYONE'S REACH.**

*Every project
we create
is marked by:*

A legacy built over
3 decades, across
12 million square feet of
Mumbai, from SoBo
to the most in-demand
suburbs





Prime,
well-connected
locations

Amenities
that help
celebrate
life





No-compromise
construction
and design
quality

A delightful
customer
experience
before and
after sales





Founded in 1989, Spenta Corporation is Mumbai's leading real-estate developer. Under the leadership of Aspan Cooper, Farshid Cooper and Anaisha Cooper, Spenta Corporation in almost 3 decades has redefined over 12 million sq.ft. of Mumbai's landscape, dotting its skyline with landmarks across Forjett Street, Hughes Road, Altamount Road., Walkeshwar, Breach Candy, Tardeo, Andheri, Powai, Chembur, BKC, Matunga, Juhu and Mahim demonstrating its real-estate development powers across iconic well planned residential towers & complexes, intelligent office spaces and shopping arcades.



The Sabari Group calls Chembur home for ages, and is one of the suburb's oldest and most reputed construction firms. Its several residential, commercial and retail projects have earned it the trust and respect of patrons over the years because of a steadfast commitment to timely delivery, customer service, value for money and the highest standards of quality and safety.



Artist's impression

The project is designed by Architect Hafeez Contractor

Site Address: VN Purav Marg, Sion-Trombay Road, Chembur East, Mumbai - 400071

The project is developed by Spenta Enclave Private Limited and is financed by JM Financial Credit Solutions Limited, JM Financial Products Limited and Motilal Oswal Real Estate Investment Advisors II Private Limited.

MahaRERA Registration Number: P51800026905. Available at website: <http://.maharera.mahaonline.gov.in>.
Project name is registered under MahaRera as "Ornata – Sapphire"

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