the baya company

details make a difference

Corporate Address:
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New Prabhadevi Road, Prabhadevi,
Mumbai 400 025

M: +91 77380 57511
www.thebayacompany.com

Site Address:
The Baya Junction, Pestom Sagar
Cross Road No.6, Juna Reti Bunder Road,
Chembur (West), Mumbai 400 089

M: +91 77380 57514 / 12

The project has been registered via MahaRERA registration number: P51800015307 and is available on the website https://maharera.mahaonline.gov.in under registered projects.

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Back Cover

CELEBRATE THE BEST JUNCTION OF YOUR LIFE!

Make Mumbai's North, South, East and West,
your new address.



the baya junction

Chembur (W)

Cover



An architect's perspective

MOVE TO AN ADDRESS THAT'S WORTH THE WAIT.

Life in Mumbai has been anything but easy. But isn't it nice to know that now you are at a junction of life where you can give your loved ones all that they deserve and more? A prestigious address, a stylish home and a life you always aspired for.

Welcome to The Baya Junction, Chembur.

Located at the serene side of Chembur and in the vicinity of 4 parks and grounds, The Baya Junction beckons those who want more from life. True to its name, it keeps you close to workplaces, educational institutes, shopping destinations and healthcare facilities. Most of all, it keeps you connected to your family as it drastically cuts down the commuting time and allows you to spend quality time with your family.

Move to the finest junction of life.

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The location makers shown are indicative and for reference purpose only. Not to be taken at scale.

BE AT THE JUNCTION OF GREENERY, LIFESTYLE AND MUMBAI.

Zip away to your office in South Mumbai via the Eastern Freeway or via the Santacruz Chembur Link Road if you work in Western Mumbai. Both are just a few hundred metres from your home. So are the buzzing Ghatkopar, Chembur and Tilak Nagar Railway Stations.

In mood for some retail therapy? Walk to Shopper's Stop or take a short drive to Phoenix Market City. If soothing your mind is on the cards, then there are quite a few gardens, grounds and venues to choose from – the Citizen's Garden and Nana Nani Park are just a glance away, while Chembur Fine Arts Society and Circus Ground are less than 2 kms away.

In other words, the North, South, East and West of Mumbai is within your reach. So is the best of Chembur and Ghatkopar.

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LOCATION MAP



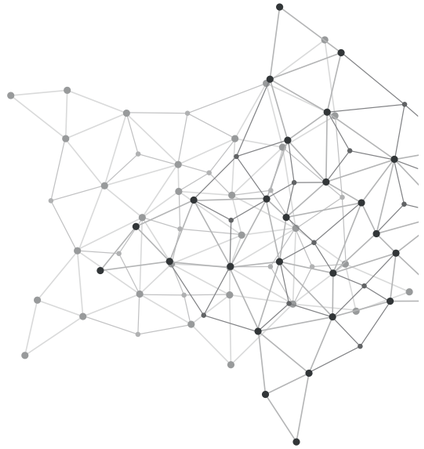
DETAILS MAKE THE DIFFERENCE

The Baya Junction comes with the signature concept of The Baya Company, which believes in creating living spaces where details make the difference.

The Baya Junction is a premium address that stands tall at 22 storeys. As an exclusive stand-alone tower, it ensures that your family has ample of privacy and security.

Furthermore, the entire tower has been conceptualised to give a lifetime value. Be it in terms of a recurring saving through smart energy concepts or the saving of time and fuel while commuting to work.

Discover all that what awaits you at the best junction of your life.



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THE SECURITY YOUR FAMILY DESERVES

In addition to the innate privacy and security that comes when living in a gated standalone tower, we have a two-tier security system.





Video door phone in every home, CCTV surveillance on every floor and in common areas for assured safety.

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THOUGHTFUL ELEMENTS THAT ADD VALUE TO LIFE





- Well-equipped gymnasium for a daily workout
- Ample covered car parking spaces in a separate parking tower
- Intercom system connecting all apartments
- Self-cleaning waterproof exterior paint, to keep the tower looking new for years
- Designer Entrance Lobby that exudes grandness
- Hindware & Jaquar, or equivalent sanitary and CP fittings for that plush feeling
- Panic switch in every apartment to ensure help is just a button away

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SAVE COSTS AND THE ENVIRONMENT TOO



LED lights in common areas for energy efficiency



Solar water heater to reduce electricity consumption and bills

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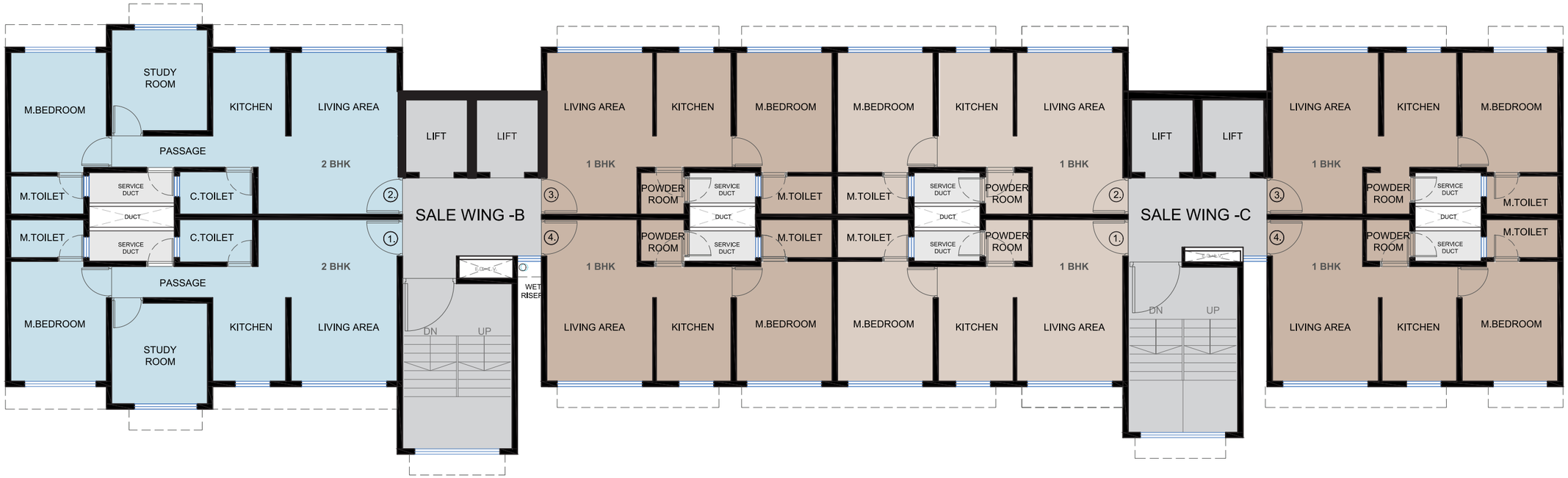
BUILDING FLOOR PLAN

LEGEND

- 1 BHK - 6 UNITS / FLOOR
- 2 BHK - 2 UNITS / FLOOR



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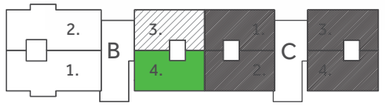
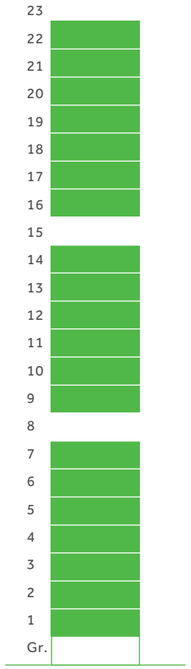
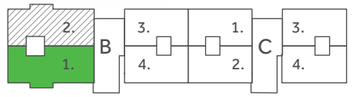


1 BHK
RERA Carpet Area: 380 sq ft

WING B
FLAT NO 104 - 2204







2 BHK
RERA Carpet Area: 537 sq ft

WING B
FLAT NO 101 - 2201

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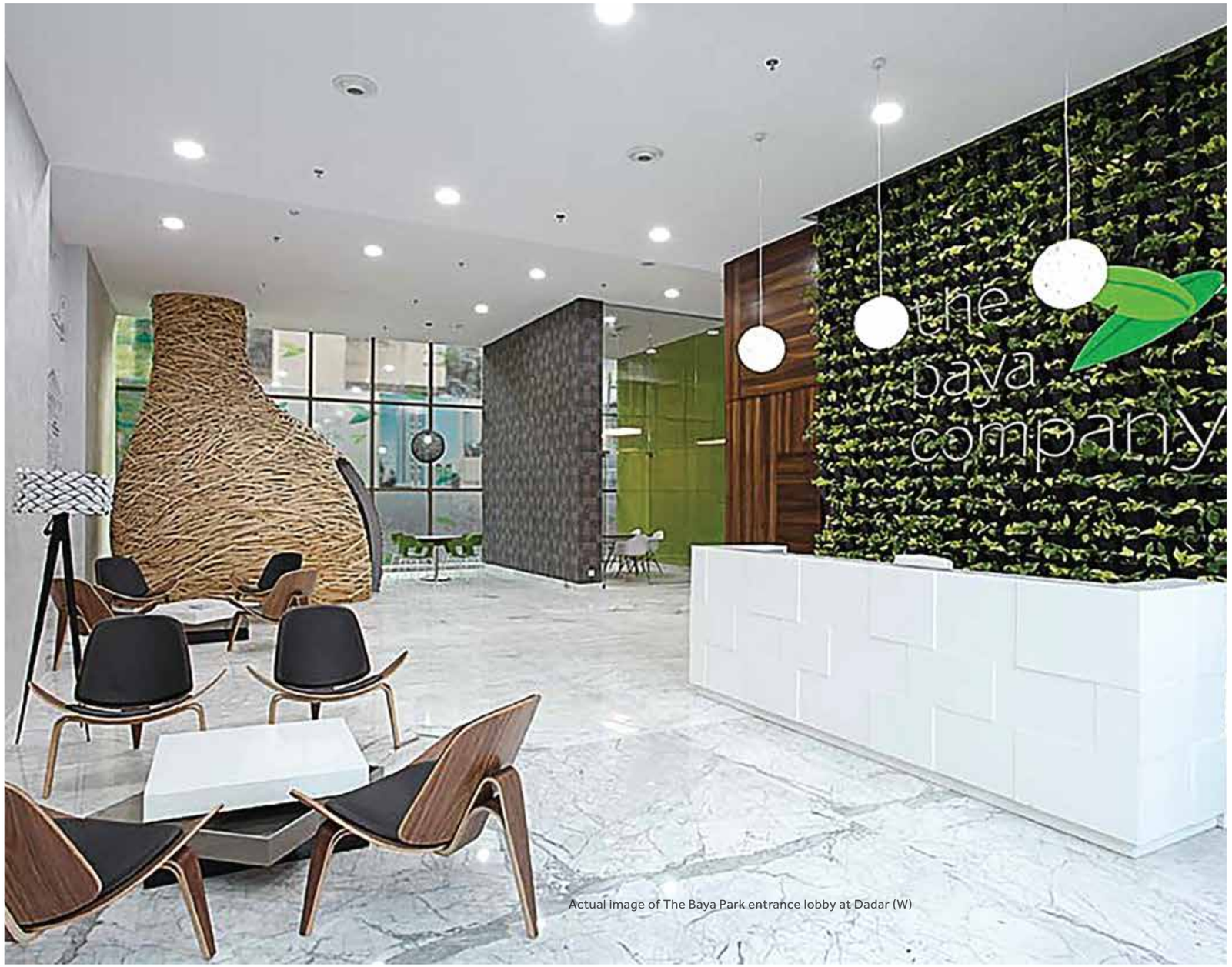

Actual image of The Baya Park entrance lobby at Dadar (W)

KNOW MORE ABOUT THE BAYA COMPANY: THE CREATORS OF THE PROJECT

The Baya Company is a part of an integrated group that has real estate well nested in its DNA. As one of Mumbai's premier new-generation real estate developers, we are home to a set of values, experience and culture that spans five decades.

We are inspired by the Baya, a weaverbird that meticulously and skilfully builds weather-proof and predator-proof nests. Our visual identity is formed out of two fresh green leaves uniting to create a bird.

What does this mean for you

At The Baya Company, we understand that your home is probably the most important purchase you'll ever make. Therefore, we build it with as much care as we'd build our own, to help you live a good life for years to come.

We believe in providing lifelong value through thoughtful planning, maximisation of utility and minimisation of maintenance costs. All of this gets reflected in homes that help you enjoy a higher standard of living, without increasing your cost of living.

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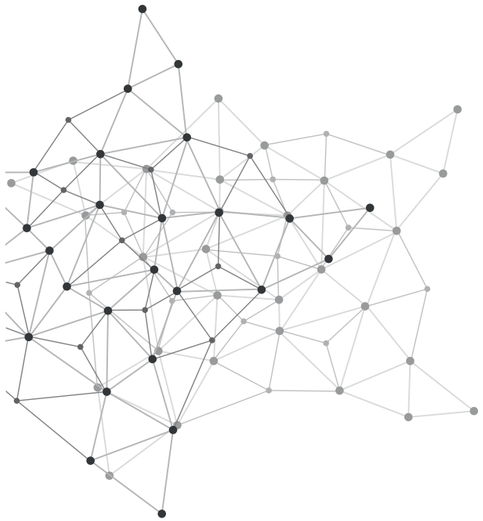
KEY PEOPLE BEHIND THE BAYA COMPANY



Vilas Kharche

Founder & Managing Director

One of the most trusted figures in Mumbai's real estate world, Mr. Kharche specialises in redevelopment projects.

He has been instrumental in formulating key industry policies and amending various acts as well as regulations while working with government bodies. He has played a key role in the creation of over 1,00,000 affordable housing units at strategic locations.
Mr. Kharche has over 25 years of experience and has held senior positions with the Brihanmumbai Municipal Corporation (BMC), the Thane Municipal Corporation and the Slum Rehabilitation Authority (SRA). He has an MBA in Real Estate & Construction from Reading University, UK, and a B.E. Civil Engineering Degree from Shivaji University, Maharashtra.

After joining the private sector, Mr. Kharche has provided strategic advisory services to some of the largest developers in Mumbai. Currently, he is in discussion with an international delegation to evaluate the redevelopment model in their continent.

He is also a consultant to the Mumbai Metro Rail Corporation. His role involves providing an action plan for ensuring in-situ rehabilitation of affected persons and to assist in implementation of the said plan.

Always a hands-on person, Mr. Kharche strongly believes that the promoters of the company should be thoroughly involved in the execution of a real estate project.

Anil Deshmukh

Partner

The real estate arena is rapidly changing, both in terms of construction technology and in opportunities. Mr. Anil Deshmukh has the all-important role of identifying opportunities and new areas of growth. His holistic understanding of market dynamics and an intricate knowledge of construction enable him to chart the future course of the group.

Mr. Deshmukh is a staunch believer in multi-tasking. He supervises the group's operational and construction activities across the length and breadth of the state.

A renowned specialist in infrastructure development, he has over two decades of hands-on experience in heading and managing medium to large-scale real estate and infrastructure projects.

Before he became an integral part of the group, he had a rich experience of undertaking construction contracts for roads, bridges and several other infrastructure projects across the nation.

Rohit Kharche

Director

Mr. Rohit Kharche is a multi-faceted personality who adroitly manages several key responsibilities of the group company. He heads the crucial departments of construction and infrastructure and concurrently manages the execution of several projects by providing strategic expertise on matters of critical importance.

He is also responsible for formulating solutions on all technical matters ranging from appropriate sequencing of work processes, to optimum usage of materials, manpower and equipment.

As the youngest director of the group, he is imbued with a creative drive that enables him to lead, develop and implement new-age marketing and sales strategies to bolster the group's market presence. His vision also drives the company's online presence, editorial design and the effective deployment of the company's publications.

Mr. Kharche takes a keen interest in legal matters and in the redevelopment policy of the government. This enables him to expand, modify and improve the organisation's procedures, standards and policies, and thus make a difference.

In addition to being a certified Commercial Pilot, armed with a degree in Civil Engineering from Purdue University, USA, Mr. Kharche also has a Masters in Economics. He truly embodies the spirit of cross-functional prowess.

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OUR COMPLETED PROJECTS



The Baya Grove, Wadala
An architect's perspective



The Baya Park, Dadar (W)
An architect's perspective



The Baya Goldspot, Andheri (E)
An architect's perspective



TDR Project, Kanjurmarg (E)
Project Affected Persons (PAP) project, three phases completed, fourth phase under progress

OUR ONGOING PROJECT



The Baya Victoria, Byculla (W)
An architect's perspective



OUR UPCOMING PROJECTS

- Mulund (E)
- Lower Parel (W)

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