

S I O N DESTINATION



RICH HISTORY

Sion's very name is steeped in history. According to historical records, in 1543, the Portuguese took possession of the islands of Bombay by force, naming it Sào. The Portuguese gave the Jesuit priests the sole ownership of some of these islands. The Jesuits then built a chapel on the hill near the present-day railway station and named it after Mount Zion (Sion) in Jerusalem. Much later, in the 17th century, at the time of the British, Sion was a boundary village between Mumbai and Salsete Island and thus marked the end of Mumbai, in fact the name of Sion is derived from the Marathi word Sheev which means boundary or limit. The name has remained even though now Mumbai has grown to such an extent that Sion is now at the centre rather than the end of the city. What still remains of its history are the ruins of the Sion Fort.

CONNECTIVITY

The very central nature of Sion's location ensures that connectivity is a dream for the residents. From Sion the Eastern Expressway Highway can be easily accessed and from there one has excellent connectivity to South Mumbai. Many arterial roads run through Sion and whether one wants to travel to BKC or Navi Mumbai, the road network supports all destinations. The area

is also serviced by the Sion Railway Station. International and domestic airports are a short distance away.

Moreover, connectivity is set to improve with several other infrastructural projects in the pipeline such as the Sion-BKC Link, the construction of the road and bridge over Mithi River which will benefit the residents of Wadala, Chembur and Sion. Then there is the Sion-Panvel Highway which will be

one of the important road corridors in the Mumbai Metropolitan Region -connecting Sion in Mumbai to Panvel in Navi Mumbai.

FACILITIES THAT BENEFIT ALL

There are several things that are essential for a comfortable life in Mumbai and Sion has them all. Every requirement of every member of the family would be fulfilled here. There are excellent schools and

colleges in the close vicinity of Sion. When it comes to shopping and entertainment, other than the sprawling Gandhi Market close by, malls like High Street Phoenix, Belle Mall, Kohinoor City are also a short drive away. The PVR multiplex is right at Sion Circle. Excellent restaurants and street food, including the famous Sion Koliwada, make eating out a pleasure. The cosmopolitan nature of the area means that religious places

of worship including Gurudwaras, Churches, Hindu and Jain temples are also located here.

CENTRAL LOCATION - A GAME CHANGER

The essential factor that has played a major role in what making Sion what it is today - a residential hub - is its geographical location. The fact that it is one of the most central locations in Mumbai has added to its demand and real estate prices have been on the upswing. The developers who are setting up projects here have correctly gauged the requirement of buyers for luxury projects with world class amenities and spacious apartments. Of course, given the issue of land availability, there aren't too many projects coming up here and the few iconic ones that are, are being snapped up by buyers.

A MEGA TRANSFORMATION INTO A RESIDENTIAL HUB

From being a border village in the 17th century to becoming one of the prized residential locations in Mumbai - Sion sure has come a long way!



SHETH CREATORS THE MAKERS OF LANDMARKS

Quality is at the core of everything at Sheth Creators. Right from 'Envisioning Landmarks' that define the city's skyline to offering a standard of living that surpasses dreams.

Sheth Creators, also known as the Sheth Group, is one of the leading real estate companies in Maharashtra, synonymous with building luxurious and landmark projects, founded around 2011. The Sheth Group derives its legacy from Sheth Developers Pvt. Ltd. ("SDPL"). SDPL was founded by an implacable visionary Mr. Ashwin Sheth, Mr. Jitendra Sheth and Mr. Vallabh Sheth.

The driving force behind the company's project design and execution has always been to live up to their motto of 'Envisioning Landmarks'. This has provided the blueprint in their success of developing projects that are focused on quality and customer-oriented designs. Sheth Creators is today a high-performance organisation that conceives each of its projects with an endeavour to create value for all its stakeholders.

Whether it is projects, organisation structure or employees, the group's mission has been to excel in reliability, safety, and operational efficiency. They aim to achieve this by upgrading the competence levels of employees and partners alike with state-of-the-art technology and modern management practices.

THE FOUNDERS OF A VISIONARY ENTERPRISE

Mr. Jitendra N. Sheth : With over 25 years of experience in acquiring and marketing ultra-luxury properties to delivering stellar performances, he knows exactly how to weave deep market insights and consumer's needs and aspirations to create spaces that offer value for a lifetime.

He is known for his customer-centric decisions and pragmatic approach based on the latest trends in the real estate industry.

Beaumont' sits on one of the biggest land parcels in Sion. Built with superior construction quality also expect premium, world-class building design, by P&T architects of Singapore.

KEY HIGHLIGHTS OF THE PROJECT

- Ample parking space
- Largest amenity space in all of Sion, a swish facility called E Deck.
- To top it all, E Deck has one-of-a-kind landscaping, by Eco Plan Asia, also of Singapore. World-class? There's no doubt about it.

The Tower A was launched earlier and the construction is in full swing hence the delivery is expected before time. Another Master piece Tower B which was launched in March and has more to offer.

Mr. Vallabh N. Sheth: With over 26 years of exposure to the international real estate market, Mr. Sheth's acumen for acquisition and execution of landmark is truly commendable. His gift of foresight on innovative architectural trends and modern construction techniques has ensured that every project from Sheth Creators is a work of dynamism and precision.

Together with their other able and experienced team of professionals they have built an organization that stands tall with integrity and a respected reputation - much like the landmarks that they have built across the city.

IMPRESSIVE TRACK RECORD

SDPL has amazing achievements in a record short span of 26 years that are unrivalled, including the following:

- 60 mixed use developments (complete and ongoing)
- 18000 homes built;
- Developed a record 20 million square feet residential, commercial and retail projects in India and abroad
- Winner of 48 National & International awards
- ISO 9001: 2008; and ISO 14001: 2004 Certified and LEED certified.
- American Concrete Institute (ACI) and LEED certifications.
- Sheth Group for growth and value has been so profound that today we're known more for our ultra-luxury residential projects in places like Bandra, Sion, Malad, Andheri and Charni Road.

RERA NO for Tower A - P51900008720

ACTUAL IMAGE - BEAUMONTE' TOWER A (FEB 2018)

BEAUMONTE' A LANDMARK IN THE MAKING

Located in one of the most prized residential locations in Mumbai, Beaumonte' is a luxury tower par excellence.

Sion – Its very name is rooted in history – the Marathi derivation of Sion is 'Sheev' which means boundary and the British named the village that formed a boundary between Mumbai and Salsette as Sion. The name has remained even though the Mumbai Metropolitan region has since extended its boundaries. Today, Sion from once being a boundary village has transitioned into one of the most coveted addresses in Central Mumbai.

A SPECTACULAR RESIDENTIAL PROJECT

Sion is getting more upscale and at the epicenter of it all is Sion Circle which is set to get more definitive as Beaumonte' luxury tower soars skywards and poses to become a landmark in itself. Set on the largest land parcels in the vicinity Beaumonte' will be setting several records of all sorts to its credit – it is set to be one of the tallest tower and biggest luxury project in vicinity. Moreover, it will boast of the largest amenity space in the area with twenty-four amenities planned.

The design brainchild of international architects P & T Consultants, Singapore, Beaumonte' will have well-appointed apartments in 2 and 3BHK size variants. The grand entrance lobby is equipped with branded elevators which are supported by generator backup. A separate service elevator ensures privacy for the residents from delivery and other service personnel. The interiors have been done up impeccably with the best branded fittings and facilities. Moreover, security and safety have been accounted for and along with standard security features, there is also provision of video door phones, gas leak detector in the kitchen and panic buttons in the living room and master bedroom.

CENTRALIZED LOCATION

Beaumonte's location at Sion Circle means that they are privileged to enjoy all the advantages of living in a centralized location like Sion. It is blessed with many of Mumbai's top educational institutes, healthcare centres, and retail and entertainment hubs. Connectivity is a major issue that faces Mumbai denizens and on that aspect the residents of Beaumonte' can rest easy as the network of roadways that

pass through Sion which provides easy and quick connectivity to a majority of Mumbai's top destinations. Whether it is the Eastern Express highway, the Western Express Highway or the Bandra Sea Link, Sion connects to them all. Both domestic and international airports are easily accessible, perfect for an executive on the move or those who enjoy a jet-setting lifestyle. The Sion local railway station is also just a short distance away.

“Sion has transitioned into one of the most desirable residential locations in Mumbai. It has the best of connectivity, infrastructure and facilities. It was the perfect choice for us at Sheth Creators as the location for our luxury residential project Beaumonte'. We have collaborated with the world renowned architect, P & T consultants, Singapore and other renowned experts of the industry - Ecoplan Asia for landscape design, Ramboll India Private Limited as RCC Consultants, S. N. Joshi Consultants Pvt. Ltd as MEP Consultants and Hirsch Bedner Associates, Singapore are our interior design consultant - to make Beaumonte' a landmark in Sion. For those who choose to reside in this project, we can assure an elevated lifestyle that will surpass any other project in Mumbai.”

— Hiral Sheth

Director, Marketing & Sales

AWARDS & ACCOLADES

- ET Now-Project of the year -2018

LOCATIONAL ADVANTAGE

Road Connectivity

- Eastern Express Highway
- Western Express Highway
- Bandra-Worli sea link
- Sion Circle

Hospitals

- Asian Heart Hospital
- K. Somaiya Hospital
- Hinduja Hospital, Mahim

Educational Institutes

- R. A. Poddar College
- Ruia College, Dadar
- Don Bosco International School

Malls

- R City Mall
- Phoenix Market City
- PVR Sion

Others

- Temples
- Restaurants
- Five Gardens
- Clubs
- Auditoriums

IMPECCABLE INTERIORS

FLOORING

- Vitrified tile flooring in the living and dining area
- Vitrified tile flooring in all other bedrooms and kitchen
- Laminated wooden flooring in master bedroom
- Vitrified tile flooring in deck area
- Vitrified tile flooring in maids room and dry yard

KITCHEN

- Granite or similar stone kitchen platform with stainless steel sink
- Vitrified tile dado above kitchen platform till lintel level
- Electrical points for kitchen appliances.
- Provision of piped gas connection

TOILETS

- Master toilet with vitrified flooring and dado till lintel level
- All other toilets with vitrified tile flooring and dado till lintel level
- Glass partition in shower area of master toilet
- Marble basin counter in all toilets
- Branded sanitary ware and CP fittings

DOORS

- Wooden solid core flush doors with laminate finish

WINDOWS

- Powder coated aluminum windows

ELECTRICAL

- Provision for AC, telephone, lights, fans & TV points, D2H, internet (Wi-Fi)
- DG Power back up for designated areas in the apartments

INTERNET

- Wi-fi enabled residences with internet connectivity provision

SECURITY

- Video door phones with intercom facility
- Panic button in the living room and master bedroom
- Gas leak detector in the kitchen

WALL FINISH

- Gypsum wall finish with paint

COMMON AREA AMENITIES

- Well planned Entrance Lobby with branded passenger elevators
- Separate Service elevator
- CCTV in designated common area
- DG Power back up for Elevators in designated common area
- Fire safety features as per CFO norms

CONTACT DETAILS

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RERA NO for
Tower B - P51900015342

ARTIST IMPRESSION - BEAUMONTE' TOWER B