

AURIS
ILARIA

NEXT-GEN LIVING



Transcon
Art of Transforming



SHETH CREATORS
Envisioning Landmarks



Artist's Impression

FROM THE CREATORS OF
INDIA'S 7TH TALLEST SKYSCRAPER

AURIS SERENITY IS THE TALLEST AND LARGEST RESIDENTIAL ADDRESS IN MALAD, WITH
BREATHTAKING SEA VIEWS AND THE PROMISE OF A MODERN,
SERENE LIFESTYLE RIGHT IN THE HEART OF THE CITY'S BEAT.



TRANSCON IS A SUSTAINABILITY-FOCUSED DEVELOPER WITH A PROMINENT HISTORY OF DEVELOPING MODERN PROJECTS WITH GLOBAL STANDARDS. WITH A HISTORY OF FUTURISTIC PROPERTIES DOTTING SKYLINES ACROSS INDIA, THE BRAND COMBINES CREATIVE DESIGN WITH HONEST, FUNCTIONAL ENGINEERING TO BRING WORLD-CLASS SPACES TO INDIA.

SHETH CREATORS IS A LEADING REAL ESTATE COMPANY, SYNONYMOUS WITH BUILDING LUXURIOUS AND LANDMARK PROJECTS. IN A RECORD SPAN OF 26 YEARS, THE GROUP HAS BEEN AT THE HELM OF 60 MIXED USE DEVELOPMENTS (COMPLETE AND ON-GOING), 18000 HOMES AND HAVE DEVELOPED 20 MILLION SQUARE FEET RESIDENTIAL, COMMERCIAL AND RETAIL PROJECTS IN INDIA AND ABROAD.



Representative Image



Representative Image

AWARD WINNING DEVELOPER WITH OVER 33 NATIONAL AND INTERNATIONAL AWARDS.

- Most Luxurious Residential Project of the Year - Auris Serenity The Rising Leadership Awards 2017
- Most Admired Ultra-Luxury Project – Residential Beaumonte The Rising Leadership Awards 2017
- Best Premium Apartments – People’s Choice Beaupride The Rising Leadership Awards 2017
- Best Intergrated Township of the Year - Vasant Oasis The Rising Leadership Awards 2017
- Developer of the Year – Residential Beaumonte CMO Asia Awards 2016
- Developer of the Year – Luxury Beaumonte CMO Asia Awards 2016
- Times Realty Icons Award Beaumonte 2016
- Most Admired Upcoming Project of the Year - Auris Serenity CMO Asia Awards 2016

Presenting

AURIS
ILARIA

NEXT-GEN LIVING

STYLISHLY DESIGNED CONTEMPORARY 1, 2 & 3 BED

RESIDENCES FOR MODERN LIVING.

HOME TO A HOST OF 35+ MODERN LIFESTYLE

INDULGENCES WITH AN UNRIVALLED LEVEL OF

CHOICE. LOCATED IN THE PRIME NEIGHBOURHOOD

OF MALAD WEST, IT OFFERS THE BEST OF

SUBURBAN MUMBAI WITHIN A SHORT DISTANCE.

WELCOME TO PEACEFUL HOMES, IN THE HEART OF

A FAST-PACED CITY, SURROUNDED WITH

EVERYTHING YOU NEED.



Artist's Impression



Representative Image

AURIS ILARIA OFFERS BEAUTIFULLY PLANNED RESIDENCES, KEEPING IN MIND THE MODERN-DAY REQUIREMENTS OF A NEW-GENERATION FAMILY.

- EFFICIENTLY PLANNED HOMES
- MAXIMUM UTILIZATION OF SPACE
- 35+ LIFESTYLE EXPERIENCES
- STRATEGICALLY LOCATED IN THE HEART OF MUMBAI

THE BEST OF MUMBAI,
IN JUST A FEW MINUTES.

AURIS ILARIA IS LOCATED IN THE PRIME NEIGHBOURHOOD OF MALAD WEST,
A LOCALITY KNOWN FOR UNPARALLELED RETAIL AND ENTERTAINMENT OPPORTUNITIES.
LOCATED WITHIN MINUTES OF MAJOR BUSINESS PARKS AND OFFICE COMPLEXES. THE PROJECT'S LOCATION
ALLOWS ITS RESIDENTS TO ENJOY THE BEST OF BIG CITY LIVING, WITH NONE OF THE STRESS.



Actual View

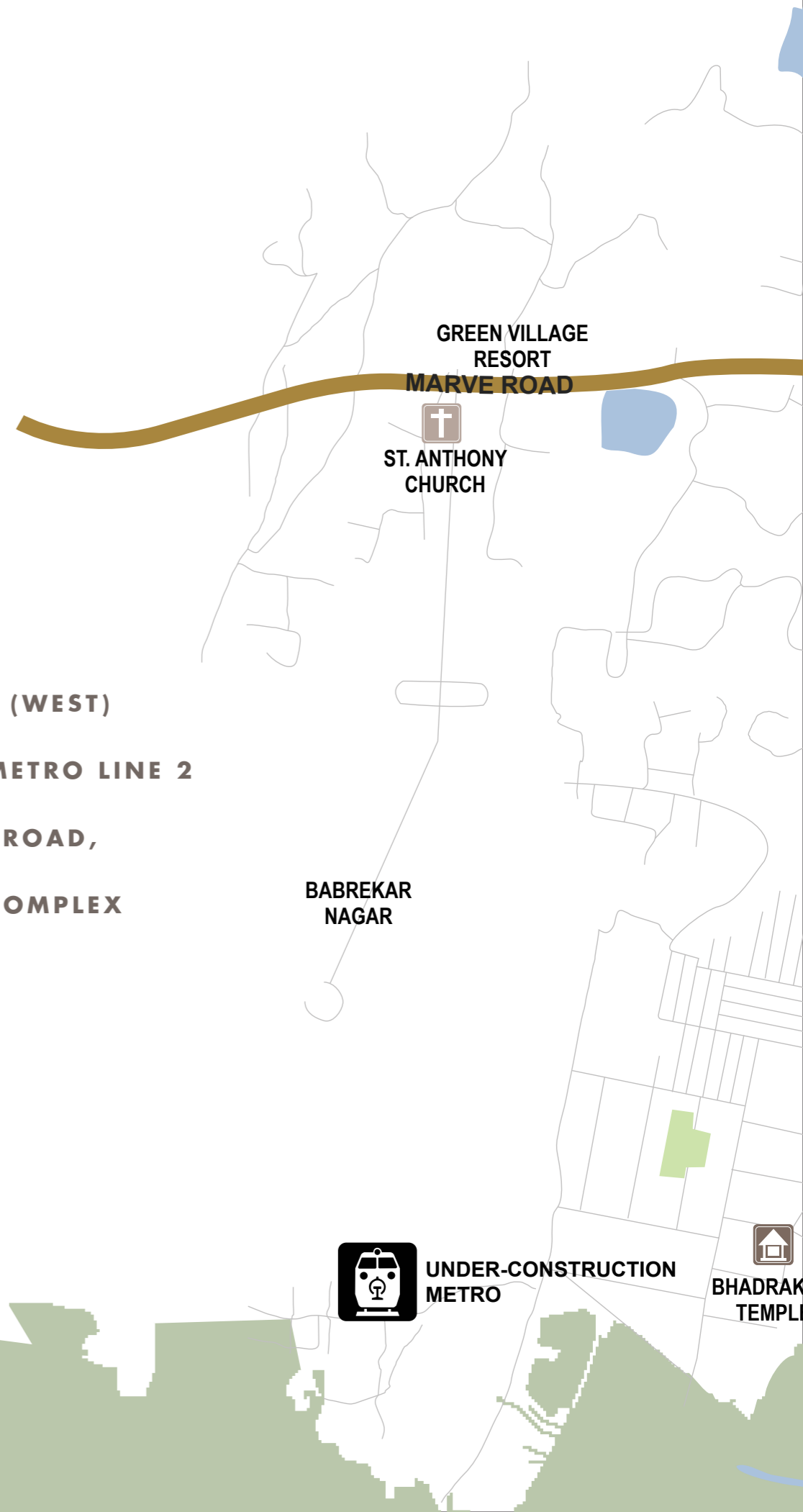


Actual View



LOCATION MAP

**PROPOSED COASTAL ROAD FROM MALAD (WEST)
UNDER-CONSTRUCTION METRO STATION ON METRO LINE 2
PROPOSED ROAD CONNECTING MARVE ROAD,
MALAD WITH CHARKOP TOUCHING THE COMPLEX**





AURIS ILLARIA
NEXT-GEN LIVING

AURIS SERENITY

AURIS BLISS

JANKALYAN NAGAR

MALVANI

SAMNA NAGAR

KANDIVALI WEST

MALAD EAST

PROPOSED COASTAL ROAD

MATHURADAS ROAD

SHANKAR LANE

SV ROAD

SV ROAD

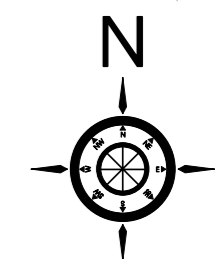
LINK ROAD

TOWARDS ANDHERI

TOWARDS BORIVALI

TOWARDS BORIVALI

W.E.H



NOT TO SCALE

GROWEL'S 101

ESIC HOSPITAL

PROPOSED METRO STATION

PROPOSED METRO STATION

ORLEM CHURCH

ST. JOSEPH'S SCHOOL

PVR MILAP CINEMA

ZENITH MULTISPECIALTY HOSPITAL

RYAN INTERNATIONAL SCHOOL

BALAJI INTERNATIONAL SCHOOL

ORCHID INTERNATIONAL SCHOOL

UNCLE'S KITCHEN

RIDDHIVINAYAK CARE & CARDIAC CENTRE

MALVANI POLICE STATION

EVERSHINE NURSING HOME

DIAMOND HOSPITAL

AURIS BLISS

SANJAY PARIKH GARDEN

MOVIE TIME CINEMA

THE CHILDREN'S HOSPITAL

CROMA

LIBERTY GARDEN MCGM

MALAD STATION

SANGEETA CINEMA

DADA DADI PARK

EIDGAH MAIDAN

BMC GARDEN

DMART MALAD

INFINITY MALL

NAVY COLONY BUS STOP

JAIN DERASAR

MALAD STATION

PASSPORT SEVA KENDRA

PROPOSED METRO STATION

CINEMAX PVR CINEMA

GOREGAON SPORTS CLUB

SMT. KG MITTAL INSTITUTE OF MANAGEMENT

MALAD POLICE STATION

SAMNA NAGAR

MINDSPACE

GOREGAON SPORTS CLUB

CHINCHOLI BUNDER

DALMIA COLLEGE

JOEY'S PIZZA

FLAG'S

INORBIT MALL

HYPER CITY



■ CONNECTIVITY

WESTERN EXPRESS HIGHWAY - **6KM | 16 MIN**

KANDIVALI - **2KM | 12 MIN**

MALAD - **2KM | 9 MIN**

GOREGAON - **4KM | 17 MIN**

■ IN AND AROUND

RAJIV GANDHI UDYAN PUBLIC PARK - **1.2KM | 5 MIN**

SIGREE GLOBAL GRILL - **1KM | 5 MIN** - UNCLE'S KITCHEN - **0.5KM | 3 MIN**

STACKS AND RACKS - **1.4KM | 6 MIN** | JOEY'S PIZZA - **1.8KM | 8 MIN**

LANDMARK RESTAURANT - **1KM | 4 MIN** | AKSA BEACH - **7.5KM | 23 MIN**



Representative Image

■ INFRASTRUCTURE

GOREGAON SPORTS CLUB - **1.3KM** | **6 MIN** | BMC Football Ground - **1KM** | **4 MIN**

INFINITI MALL - **1KM** | **5 MIN** | INORBIT MALL - **2.5KM** | **9 MIN** | EVERSHERE MALL - **1.6KM** | **7 MIN**

CARMEL OF ST. JOSEPH SCHOOL - **1KM** | **4 MIN** | RYAN INTERNATIONAL SCHOOL - **1KM** | **5 MIN**

OBEROI INTERNATIONAL SCHOOL - **6KM** | **17 MIN** | WITTY INTERNATIONAL SCHOOL - **2.6KM** | **10 MIN**

WELCOME TO NEXT-GENERATION LIVING.

EVERYTHING YOU WOULD EVER NEED,
RIGHT AT HOME.

AURIS ILARIA IS ONE OF THE FEW PROJECTS IN THE WESTERN SUBURBS TO

HOST MORE THAN 35 STATE-OF-THE-ART AMENITIES

AND A NEXT-GENERATION LIFESTYLE.

UNWIND, PLAY AND ESCAPE, RIGHT AT HOME.

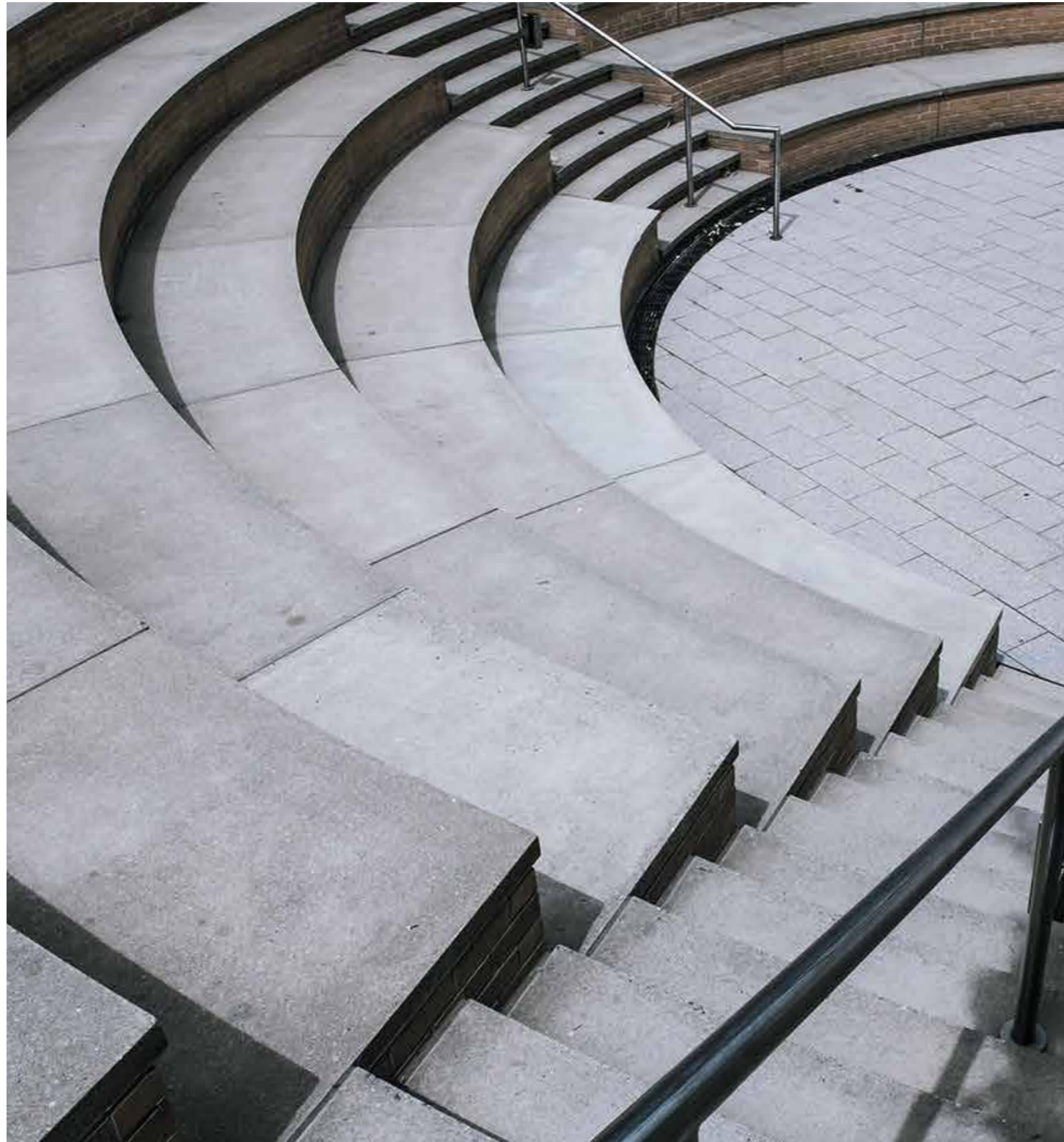


Representative Image



Representative Image





Representative Images



SWIMMING
POOL



OUTDOOR
DINING AREA



ROCK
CLIMBING WALL



REFLEXOLOGY
AREA



SAND
PIT



MULTIPURPOSE
PLAY AREA



SENIOR CITIZENS
CORNER



COVERED
SEATING AREA



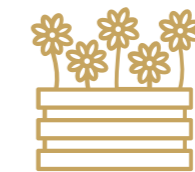
BOX
CRICKET



SCULPTURE
GARDEN



MOUND
GARDEN



FLOWER
POCKET/GARDEN



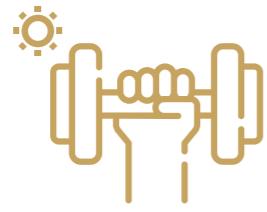
TREE
GROVE



SKATING
RINK



AROMA
POCKET/GARDEN



OUTDOOR FITNESS
CORNER



JOGGING
TRACK



GYM



ENTRANCE LOBBY



LOUNGE AND
SEATING ZONE



TODDLERS
PLAY AREA



GAMES
ZONE



YOGA
STUDIO



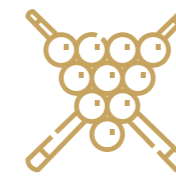
MEDITATION
STUDIO



MULTI-PURPOSE
AREA



FITNESS CENTRE
(SEPARATE FOR EACH TOWER)



MULTI-GAMES
ROOM



BANQUET



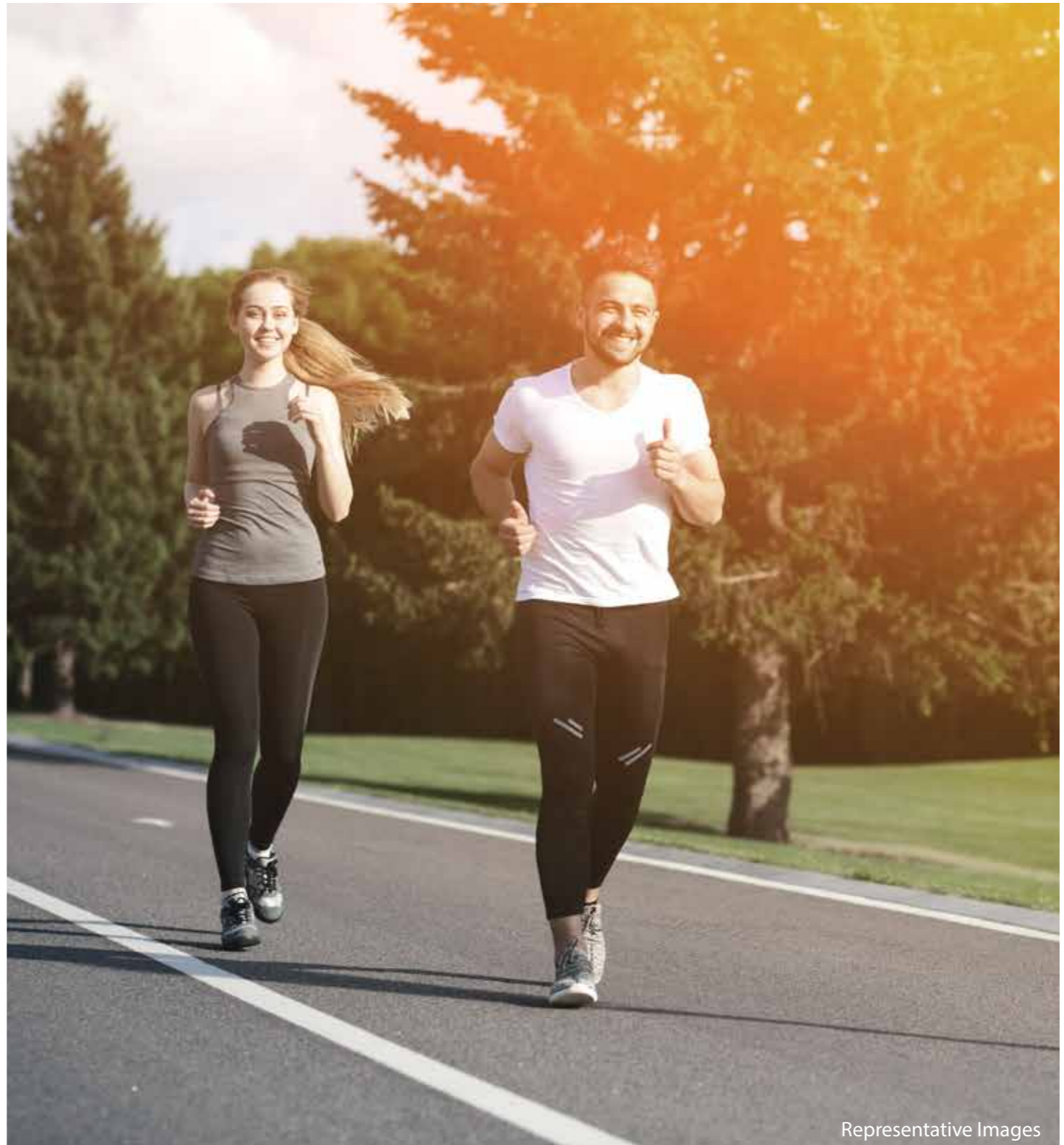
POOL CHANGING
ROOMS



JACUZZI



OUTDOOR READING
CORNER



Representative Images



Representative Image

A FIRST IMPRESSION THAT LASTS.

CONTEMPORARY DESIGN AND LUXURIOUS FINISHING,

COME TOGETHER IN A GRAND ENTRANCE LOBBY

THAT WELCOMES BOTH GUESTS AND RESIDENTS

WITH AN AURA OF SPLENDOUR.

A SPACE FOR THE YOUNG AT HEART.

POST-RETIREMENT BLISS LOOKS LIKE THIS.

A DEDICATED SPACE FOR YOU TO RELAX,

SPEND TIME WITH YOUR LOVED ONES OR SIMPLY HAVE FUN.



Representative Image

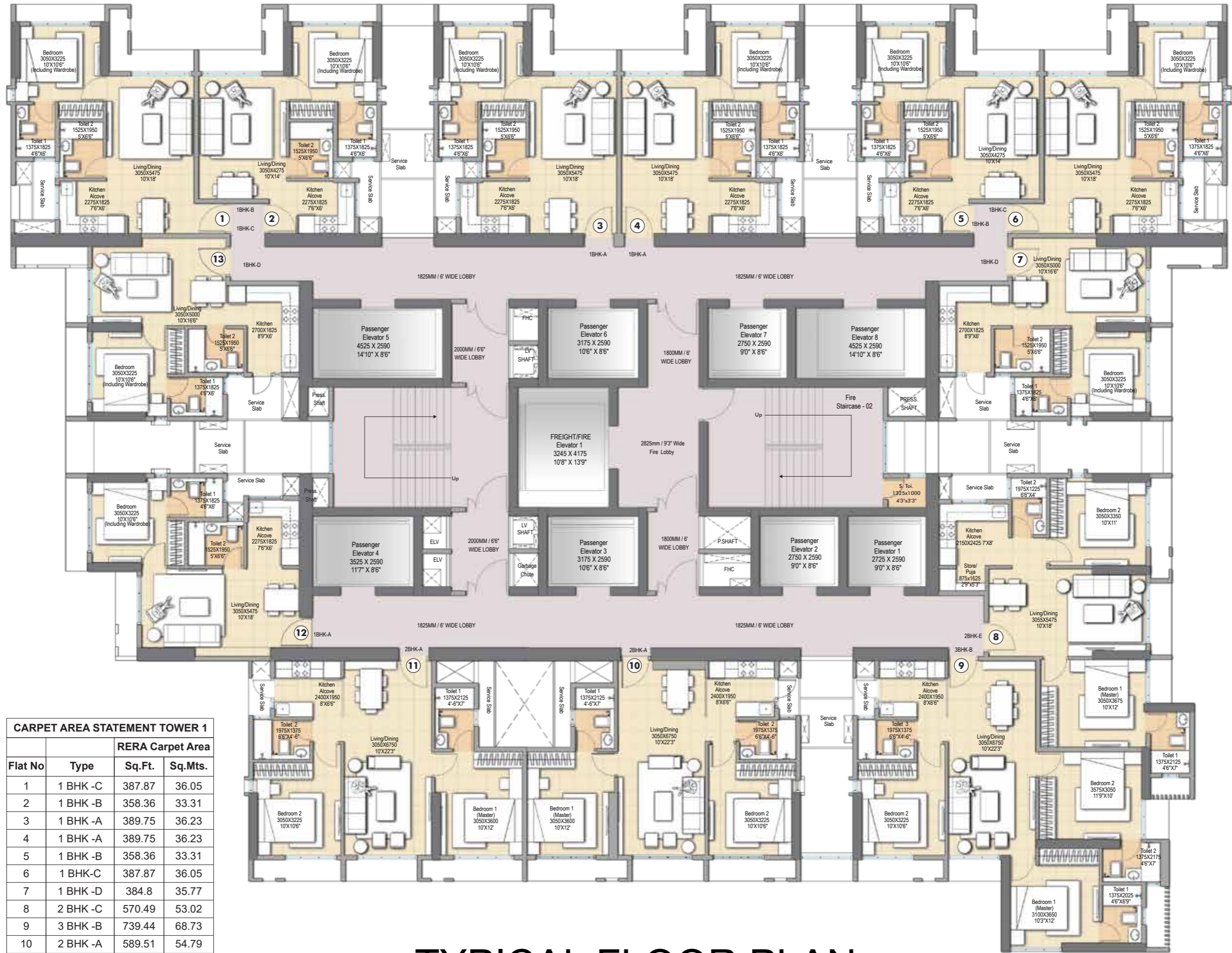
COMPLEX LAYOUT



- LEGEND:**
1. LAP POOL AREA
 2. POOL STEPS
 3. KID'S POOL
 4. POOL CABANA
 5. BBQ AREA
 6. POOL LOUNGE
 7. OUTDOOR DINING AREA
 8. SEATING LOUNGE
 9. OPEN AMPHITHEATER
 10. PARTY LAWN
 11. FLOWER POCKET GARDEN
 12. TREE COURT
 13. YOGA STUDIO
 14. COVERED SEATING
 15. SKATING RINK
 16. ROCK CLIMBING WALL
 17. CHILDREN'S PLAY AREA
 18. SAND PIT
 19. TODDLER'S PLAY AREA
 20. SCULPTURE GARDEN
 21. TREE GROOVE SEATING
 22. GAMEZONE
 23. SENIOR CITIZEN'S CORNER WITH REFLEXOLOGY
 24. FITNESS AREA
 25. READING CORNER
 26. FITNESS CENTER
 27. SEATING PLAZA
 28. MEDITATION STUDIO
 29. CLUBHOUSE WITH ROOFTOP MULTI-PURPOSE COURT



TYPICAL FLOOR PLAN



CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
1	1 BHK -C	387.87	36.05
2	1 BHK -B	358.36	33.31
3	1 BHK -A	389.75	36.23
4	1 BHK -A	389.75	36.23
5	1 BHK -B	358.36	33.31
6	1 BHK-C	387.87	36.05
7	1 BHK -D	384.8	35.77
8	2 BHK -C	570.49	53.02
9	3 BHK -B	739.44	68.73
10	2 BHK -A	589.51	54.79
11	2 BHK -A	589.51	54.79
12	1 BHK -A-a	383.87	35.68
13	1 BHK -D	384.81	35.77

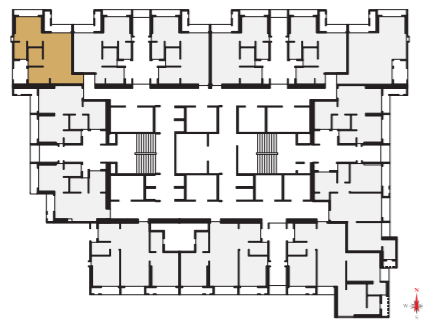
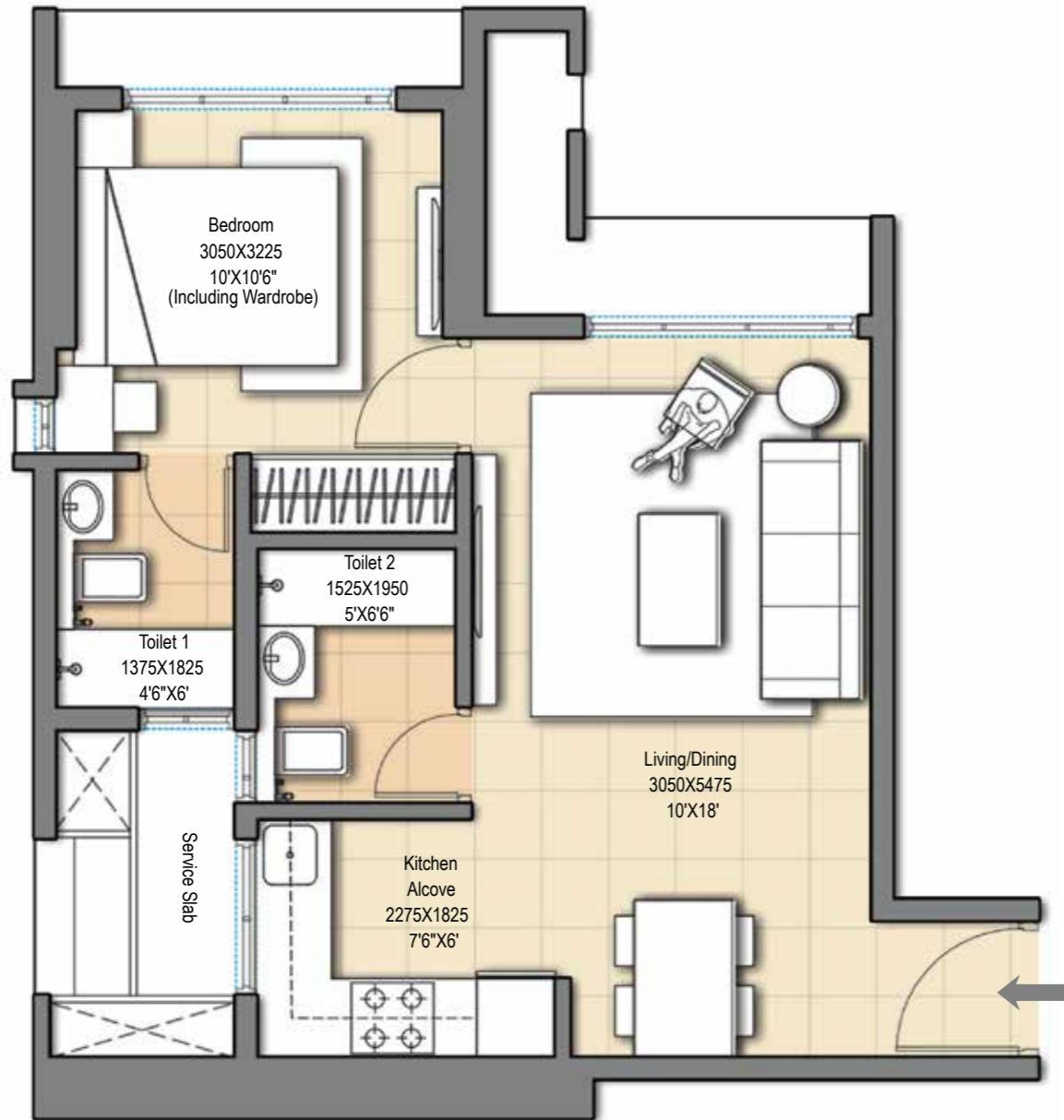
TYPICAL FLOOR PLAN

10TH TO 13TH, 15TH TO 20TH, 22ND TO 27TH,
29TH TO 34TH, 36TH TO 40TH FLOOR



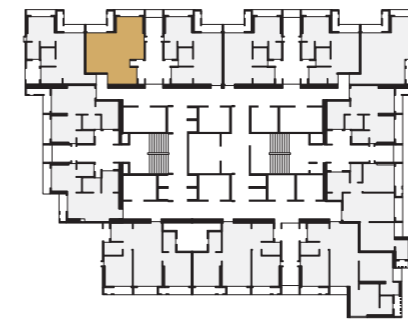
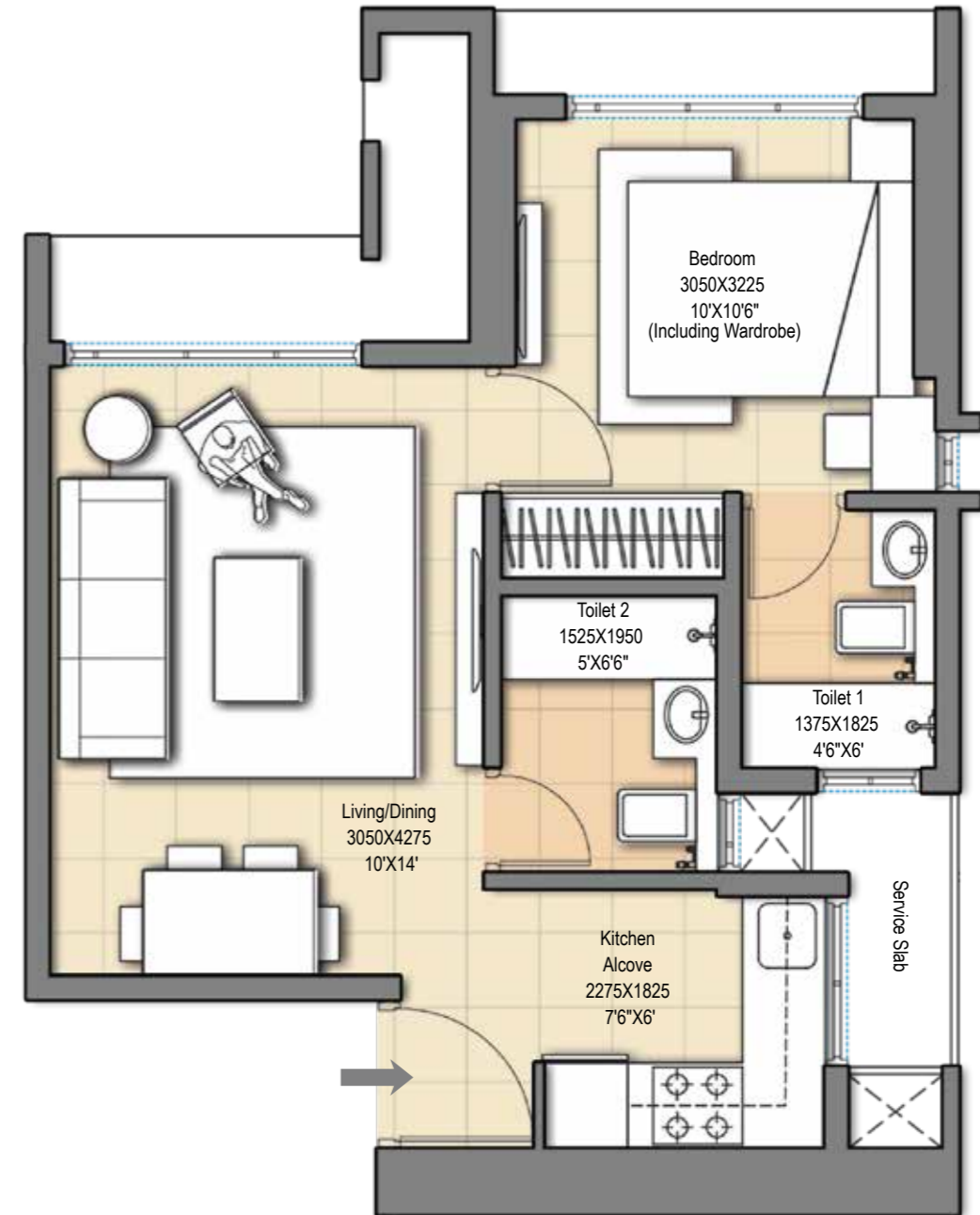
UNIT PLANS

1 BHK - C



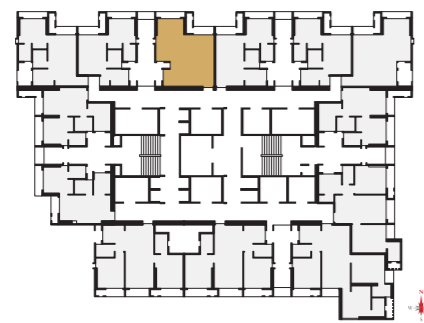
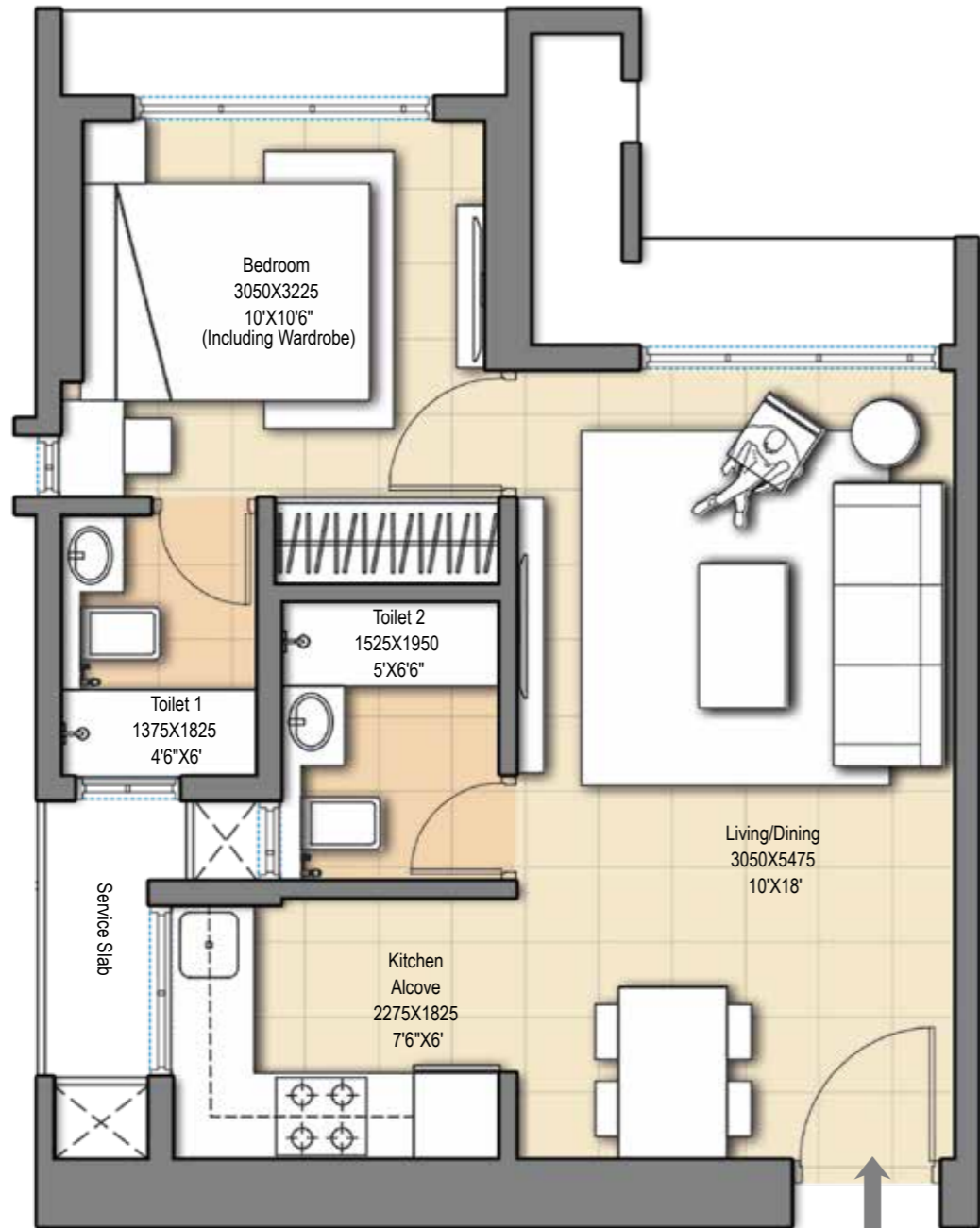
CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
1	1 BHK - C	387.87	36.05

1 BHK - B



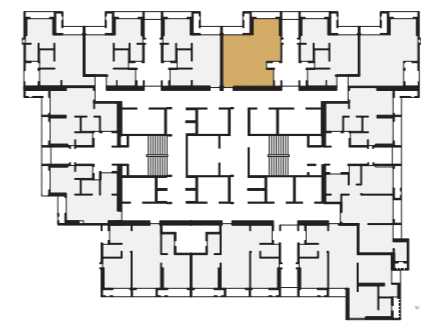
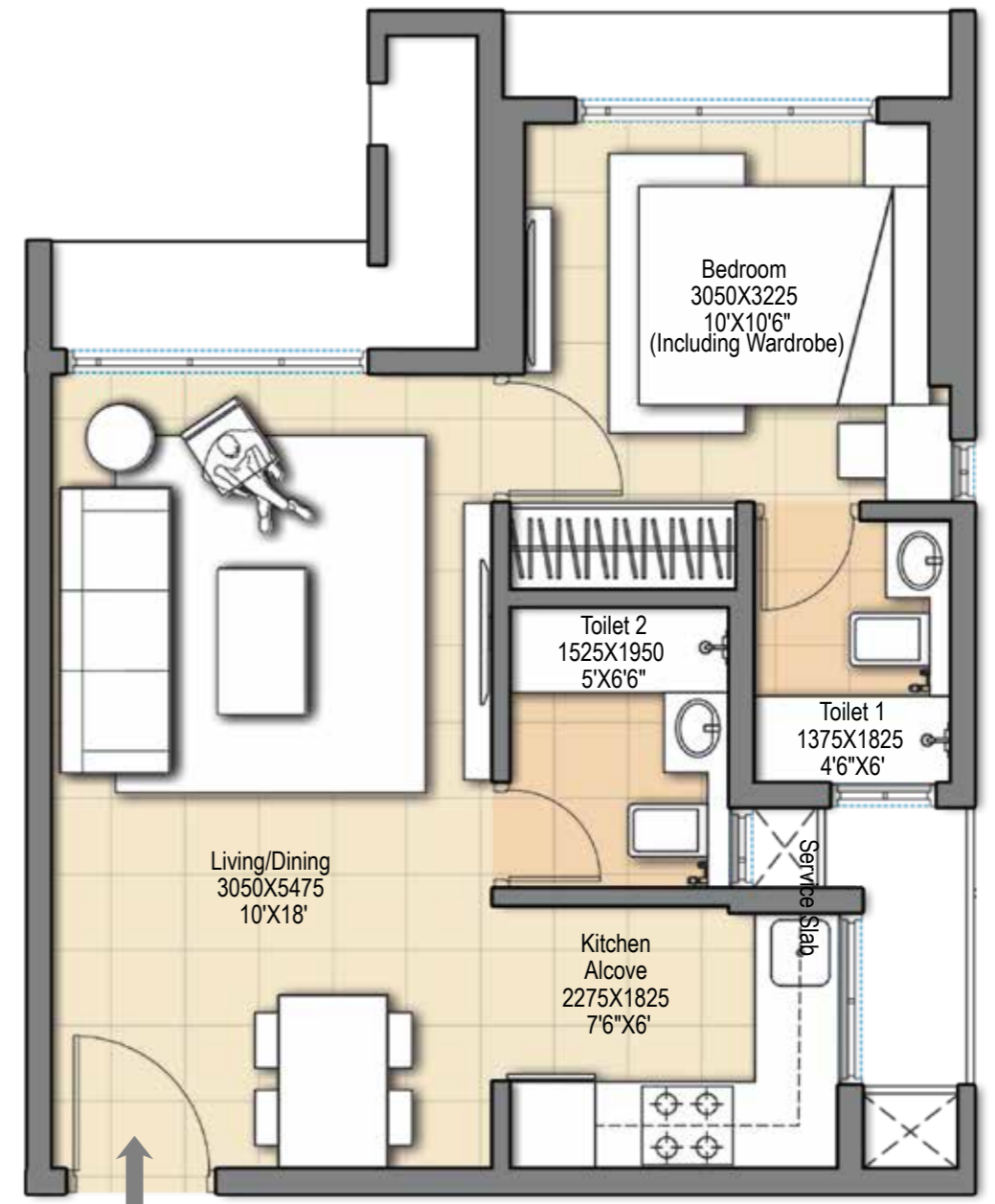
CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
2	1 BHK - B	358.36	33.31

1 BHK - A



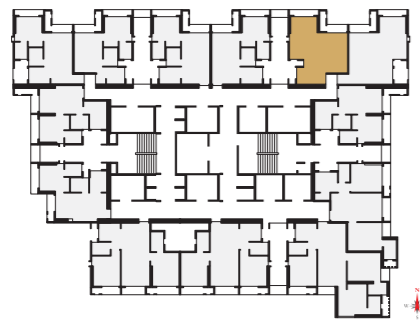
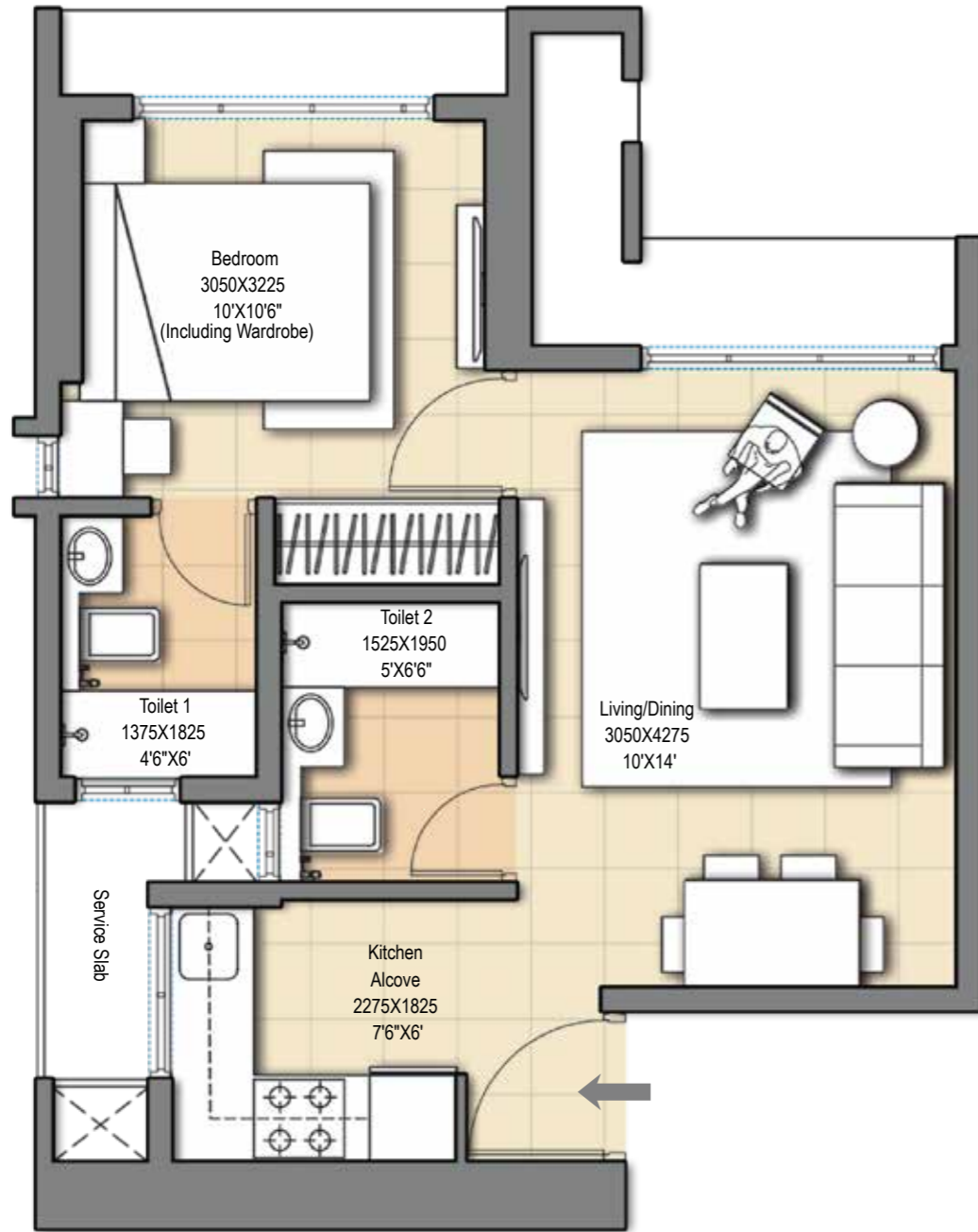
CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
3	1 BHK -A	389.75	36.23

1 BHK - A



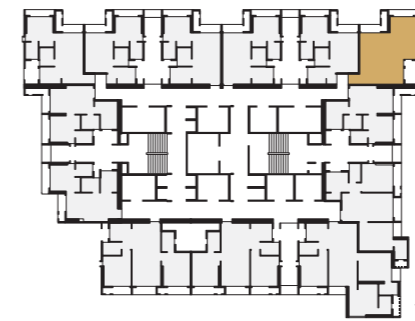
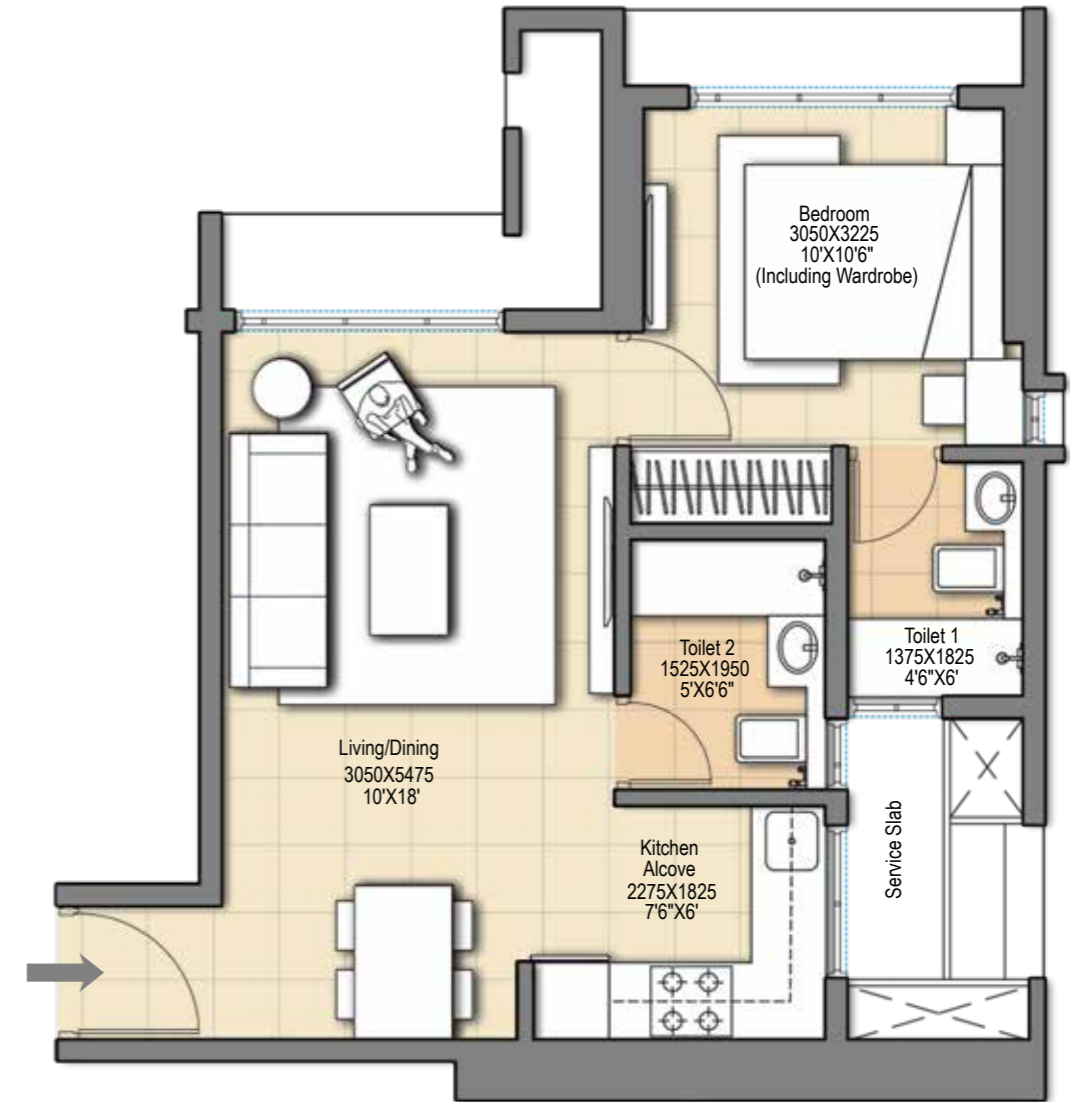
CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
4	1 BHK -A	389.75	36.23

1 BHK - B



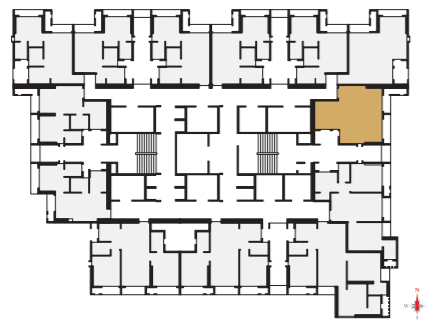
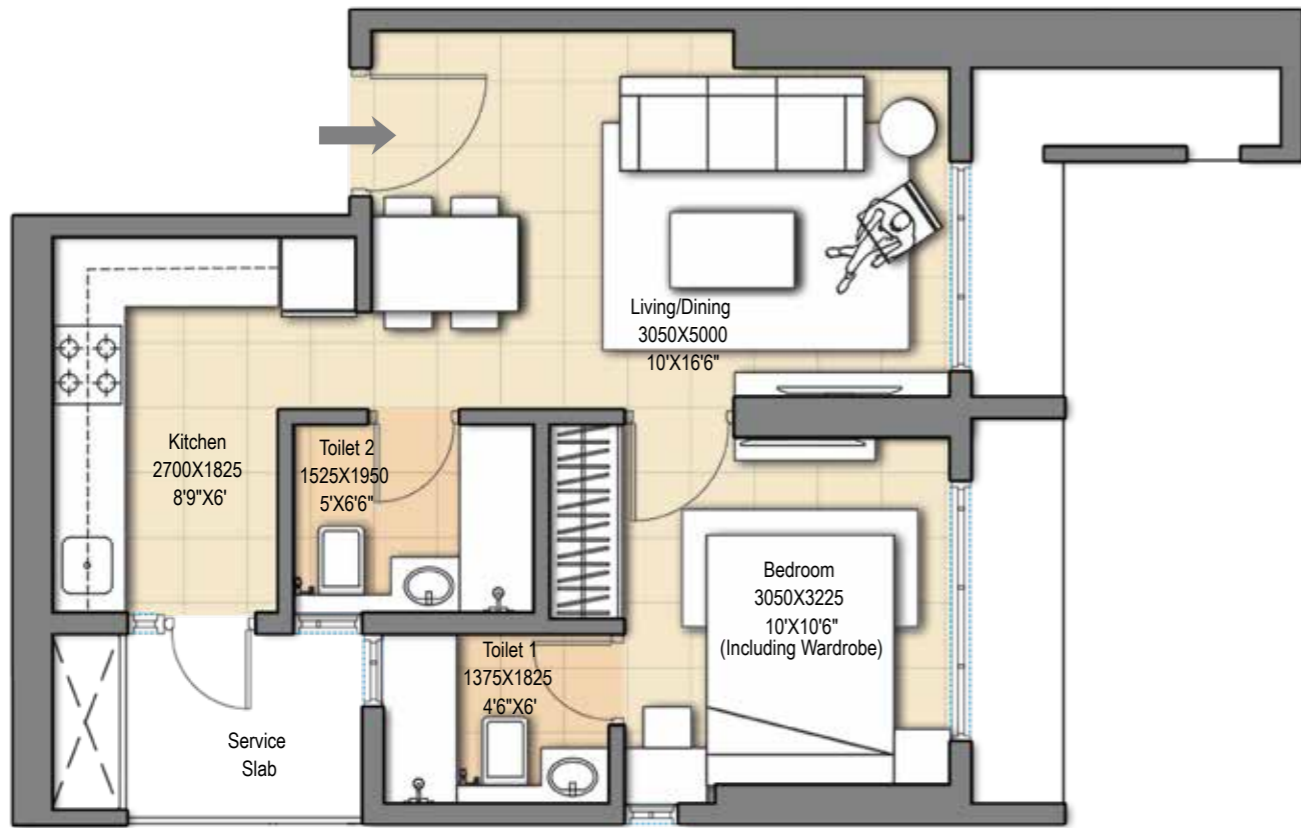
CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
5	1 BHK - B	358.36	33.31

1 BHK - C



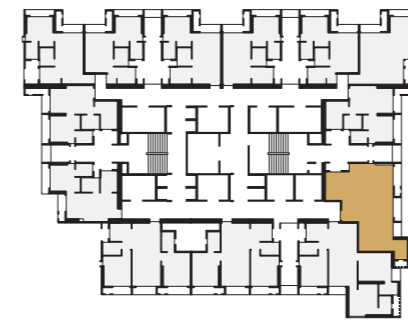
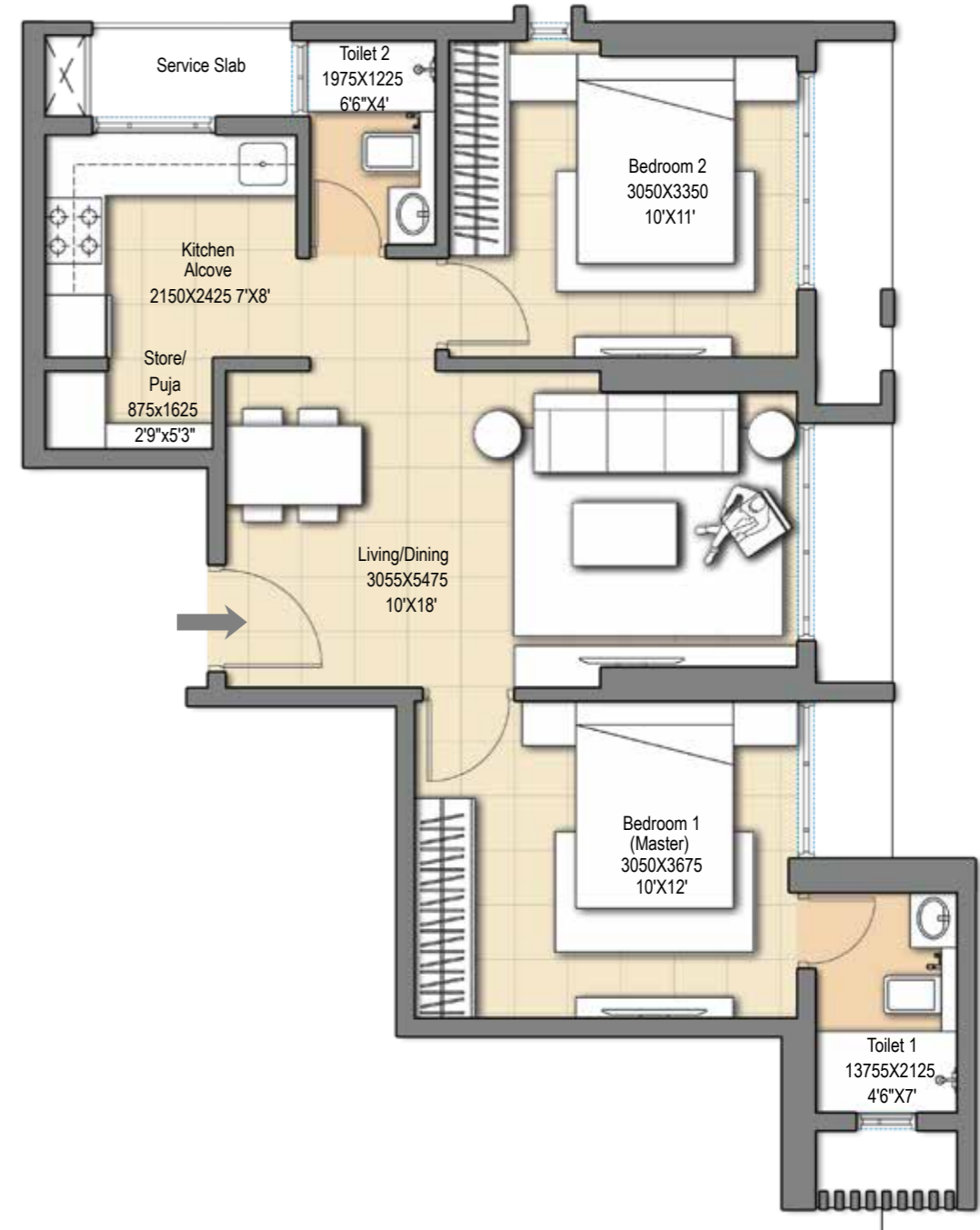
CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
6	1 BHK - C	387.87	36.05

1 BHK - D



CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
7	1 BHK - D	384.8	35.77

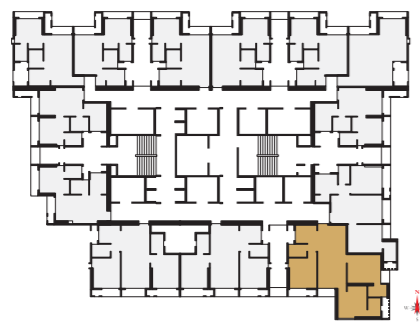
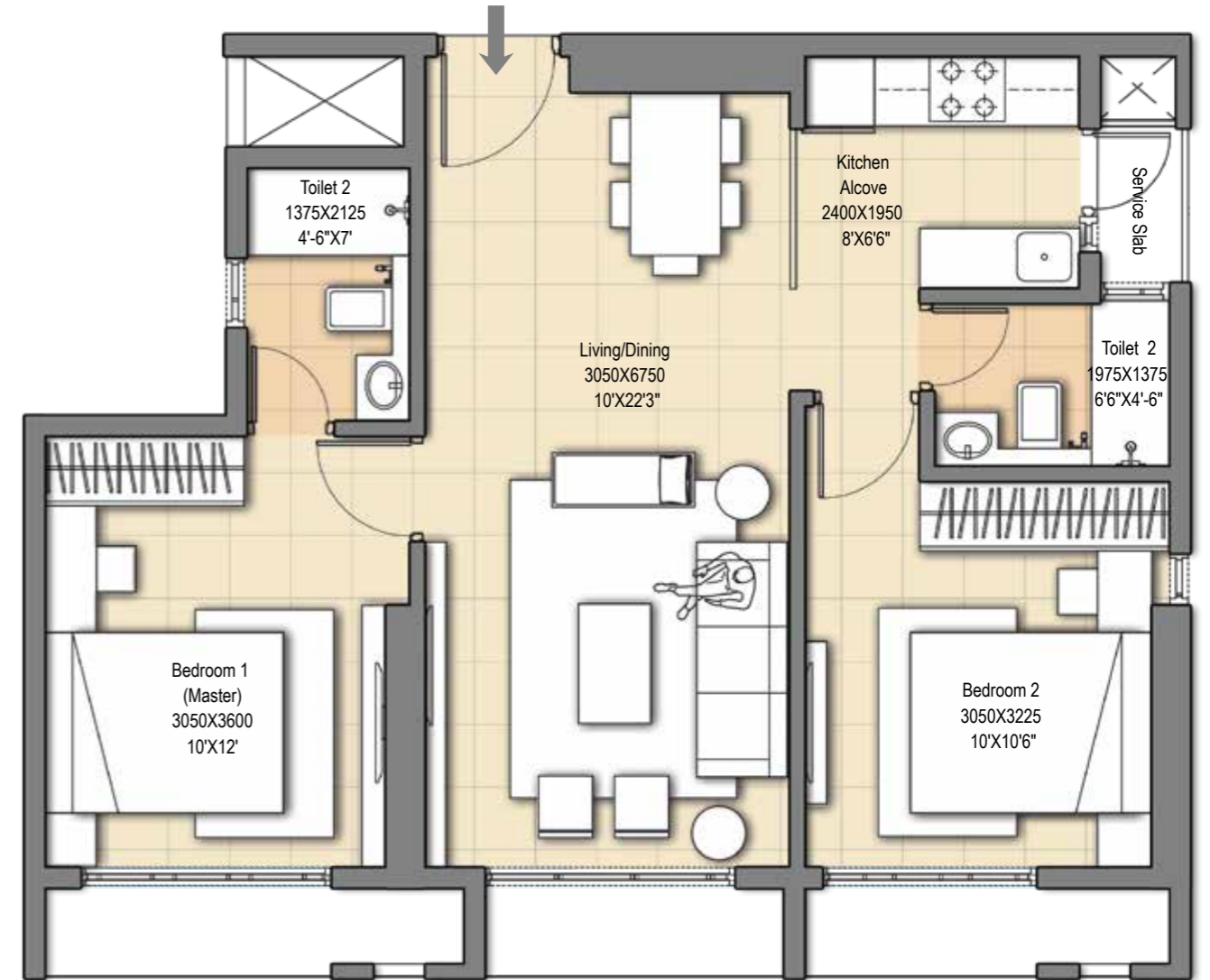
2 BHK - C



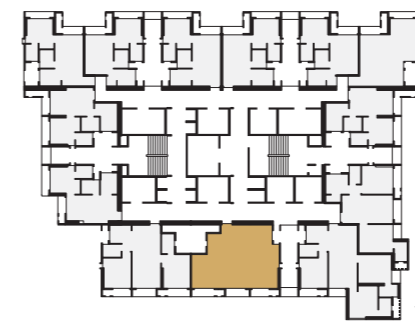
CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
8	2 BHK - C	570.49	53.02

3 BHK - B

2 BHK - A



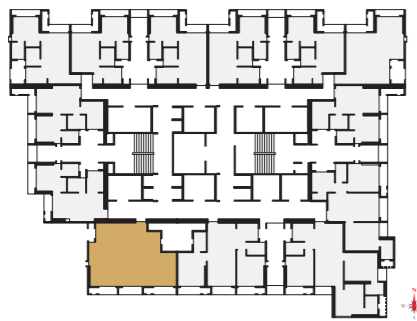
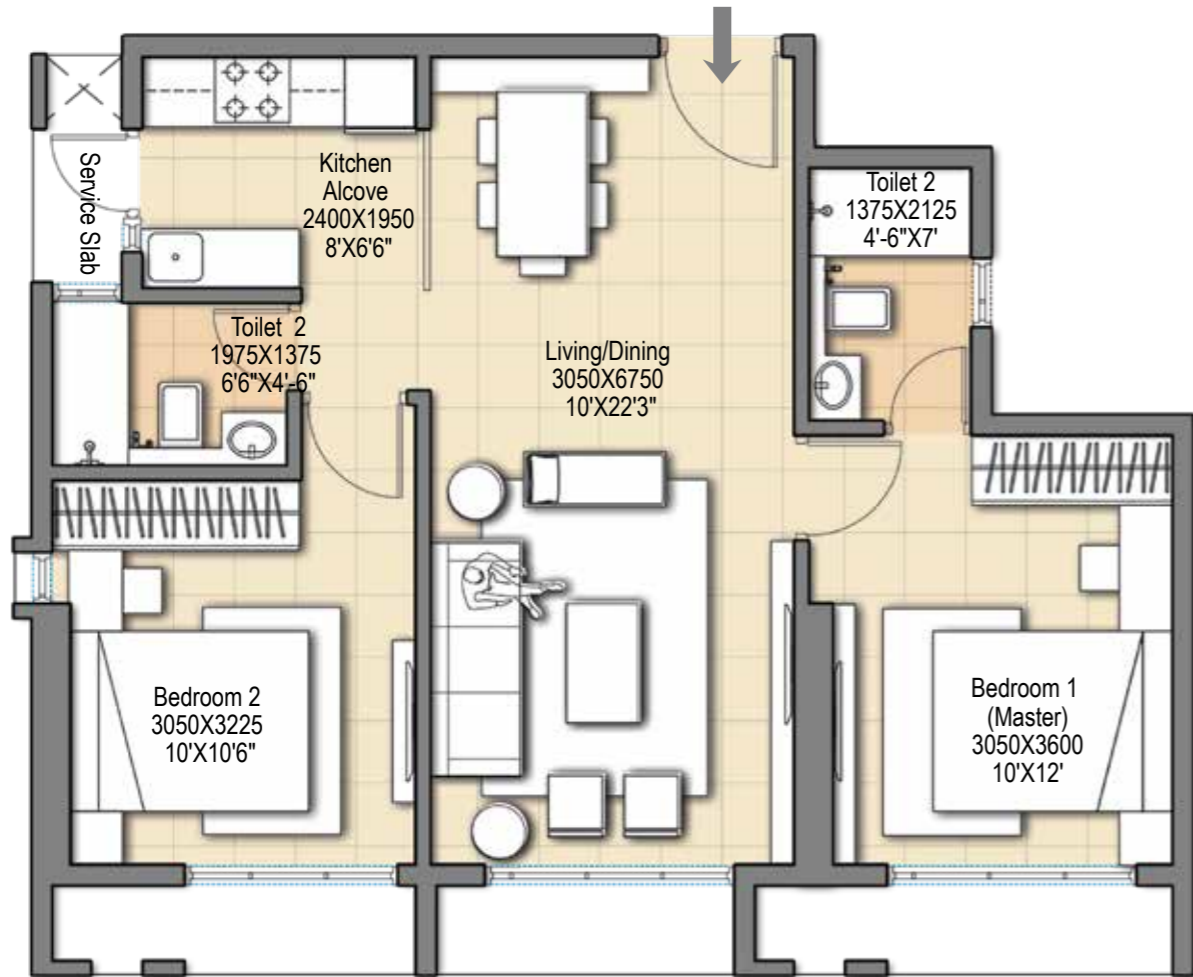
CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
9	3 BHK - B	739.44	68.73



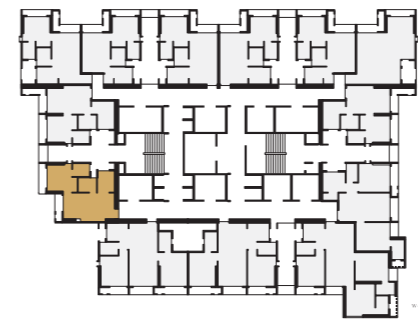
CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
10	2 BHK - A	589.51	54.79

2 BHK - A

1 BHK - A-a

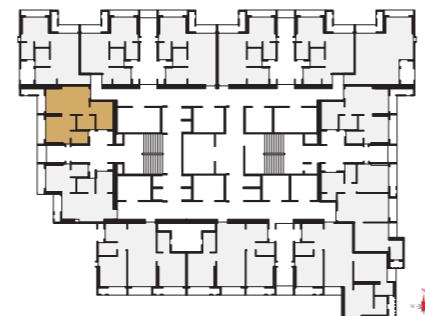
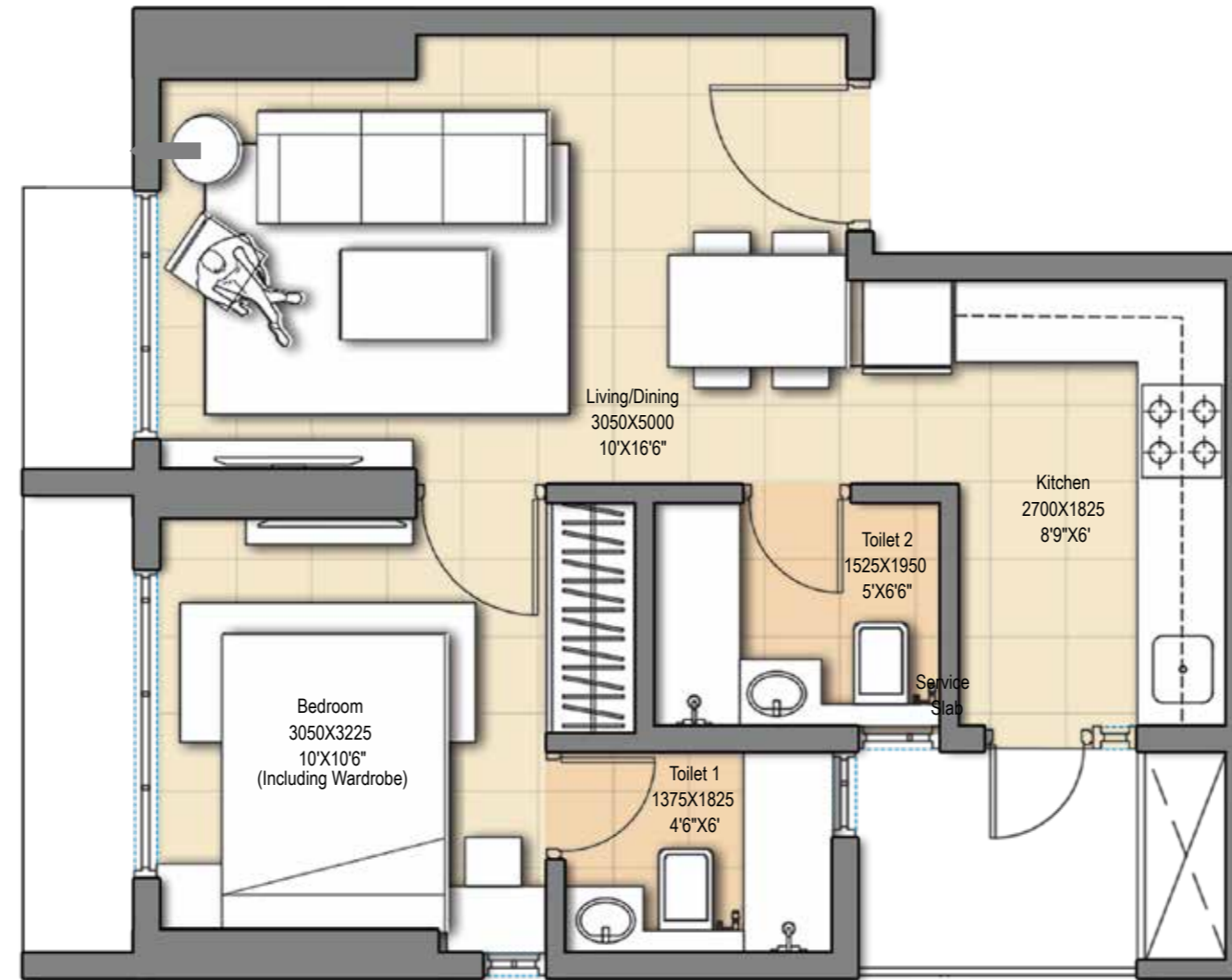


CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
11	2 BHK - A	589.51	54.79



CARPET AREA STATEMENT TOWER 1			
Flat No	Type	RERA Carpet Area	
		Sq.Ft.	Sq.Mts.
12	1 BHK - A	383.87	35.68

1 BHK - D



CARPET AREA STATEMENT TOWER 1			
		RERA Carpet Area	
Flat No	Type	Sq.Ft.	Sq.Mts.
13	1 BHK - D	384.81	35.77

OUR OTHER PROJECTS



AURIS SERENITY
MALAD, LINK ROAD



AURIS BLISS
MALAD WEST



AURIS GALLERIA (COMMERCIAL)
MALAD, LINK ROAD

PLACE YOUR TRUST IN AWARD-WINNING DEVELOPERS
WITH AN ESTABLISHED HISTORY OF BRINGING
INDIA'S MOST AMBITIOUS PROJECTS TO LIGHT.

IDEAL LIVING STARTS HERE.