

Rodium Realty Ltd.

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rodium®

Rodium Realty Ltd.

P E R S P E C T I V E T O P E R F E C T I O N



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ABOUT RODIUM

Making a noteworthy mark in the real estate sector under the guidance of virtuoso personalities of the Industry, Rodium has worked towards paving a revolutionary path for “GLOCAL” architecture. It constitutes design solutions developed by keen understanding of the “loCAL” necessities and delivering in line with “GLObal” parameters and quality standards.

Rodium is an avant-garde organization in the field of property development, project management, building management and build-to-suit solutions. Today “Perspective to Perfection” is the motto of our young and dynamic team of professionals.

OUR PRIORITIES

INNOVATIVE ARCHITECTURAL SOLUTIONS
QUALITY CONSTRUCTION
TRANSPARENT AND RATIONAL DOCUMENTATION
TIME BOUND PROJECTS



ABOUT THE PROMOTERS

Mr. DEEPAK CHHEDA

EXECUTIVE CHAIRMAN AND MANAGING DIRECTOR

He holds a masters degree in architecture from California Polytechnic State University, San Luis Obispo, CA, U.S.A. He is the strategist and motivator of the company. He has over 35 years of experience in the field of AEC (Architecture, Engineering and Construction).

His vision, foresight and creativity knows no bound.



Mr. HARISH NISAR *EXECUTIVE DIRECTOR*

He is a science graduate from Mumbai University. He is the promoter director of the company and has more than 21 years of experience in manufacturing and business of industrial safety products. His experience in redevelopment of properties is over 16 years



Mr. ROHIT DEDHIA *EXECUTIVE DIRECTOR*

He is a commerce graduate from Bombay University. He is the Chief Operating Officer of the Company. He has an enormous experience in project execution, operation as well as financial management.



Mr. ROHAN CHHEDA

Mr. Rohan Chheda is the CFO and Head of Business Development at Rodium Realty Ltd. and spearheads new acquisitions, redevelopments and JD's. He has over 7 years of Real Estate finance and development experience. Prior to Rodium, he was an Associate at Spirit Realty Capital, managing acquisitions and asset management of a \$2B+ portfolio of over 700 retail properties across USA. He has a Masters in Real Estate from New York University and a Bachelors in Business Administration from the University of Southern California.

THEIR VISION

Rodium's perspective for the future is to develop environmentally sustainable live-work-play habitats that will elevate living standards and improve efficiency. We aspire to change people's lives for the better by creating iconic landmarks that will not only change the city's skyline, but also create environments that increase value and drive productivity.



THE TEAM

We work together towards a common goal by committing to support and respect each other. Enthusiasm and passionate attention to detail is the fundamental key to our success. We believe in a work culture that's united, and it exhibits throughout all our creations.

The Designing & Execution Team:

ARCHITECTS, INTERIOR DESIGNERS, DRAUGHTSMAN, ENGINEERS AND SITE SUPERVISORS
The team develops solutions for complex design problems. Right from conceptualization to execution on site, the team does a commendable job. The interior designing teams formulate ideas to help clients find a unique amalgamation of taste and space. The on-site team undertakes technical studies, generates bar charts, site progress reports, schedules material delivery, etc.

The Management Team:

CHIEF FINANCIAL OFFICER, COMPANY SECRETARY, FINANCE AND ACCOUNTS, LEGAL, MARKETING REPRESENTATIVES, FRONT DESK, P. R. PERSONNEL AND OUR SUPPORT STAFF.
The highly motivated team functions in close coordination with the designing team and amongst each other to successfully conceptualize and execute our developments.



SERVICES

REALTY DEVELOPMENT AND REDEVELOPMENT

Realty Development includes multifaceted activities from the renovation and re-lease of existing buildings to the purchase of raw land and the sale of improved land or parcels to others.

We also undertake redevelopment of existing society buildings and revamp them to swanky new premises for occupation. The entire process of redevelopment is carried out with due consultation with all the members and society's consultants. The plans are made to suit the requirements of the existing members and as a Developer we undertake responsibility to obtain all the necessary approvals from The Municipal Corporation of Greater Mumbai and all other statutory and Government offices and departments.

DESIGN AND PROJECT MANAGEMENT

Our design team members provides our planning and design management services with backgrounds in urban and regional design and planning, architecture, development management, property law, engineering communications and project management.

Our projects are specifically designed to cater to the needs of the 21st century lifestyles and incorporate futuristic technologies with classic design sensibilities. But most importantly, they remain sensitive to the needs of the environment, which is just another extension of the signature thoughtfulness of Rodium.

- Due Diligence Services
- Entitlement approvals and Legal Assessments
 - Project Planning and Feasibility
- Project Assessment Studies including Financial Analysis
 - Geological and Soil Investigation, Maps
 - Architectural / Engineering / Interior Designs
 - Evaluation of Bids
 - Construction Supervision
 - Quality Management
 - Construction Management
 - Cost Management
 - Contract Management

PROPERTY MANAGEMENT

- Inspection Services for property Safety and Utilities
 - Security and Facility management
 - Electrical utility management
- Plumbing and Water Resources Utility Management
- Managing Sales Lease, Leave and License of premises.

DOING ONE'S PART

Rodium is committed to fulfilling its role as a responsible corporate citizen by supporting and adding value to the communities in which our employees live and work.

- Donation and Charity
- Planting and distributing seeds
- Distributing reusable cloth bags
- Employing local workers
- Staff Medi-claim

GREEN INITIATIVES

Driving sustainable real estate practices is a fundamental principal of our environmental leadership. Protecting the health of our planet is a responsibility we embrace.

- Waste management and Vermicompost pits
- Water management (Rain water harvesting)
 - Construction Waste Management
 - Maximim light and air ventilation
 - Use recycled material
 - LED / Solar automated lights
- Eco-friendly products and materials
 - Low carbon footprints
 - Maximize green spaces

THE ROAD AHEAD

VACATION HOMES

The concept of home away from home has been recently developed and caught the attention of the higher income group. We aim to build on this, and the locations shortlisted for the same are Lonavala, Karla, Khandala.

MEDICAL TOURISM

India is regarded as one of the best medical tourism destinations. While the statistics are just for conventional Western system of medicine, the number of people coming to India for healthcare tourism or wellness tourism is much more. We intend to expand our horizon by entering into Medical Tourism in the near future.

AFFORDABLE HOUSING

We strongly believe that our efforts would result in creation of quality housing stocks which could be effectively used to house the needy especially from the economically challenged sections. Locations shortlisted for this purpose are Panvel, Uran, Mangaon, Boisar.

COMPLETED PROJECTS

*The Flat is Very Beautiful our Dream Comes True. Very Well Made Whether It is the Ambience, Gym, Terrace Garden and All Other Amenities . Thank you So Much for Giving Us such and Amazing, Awesome Flat.Great Efforts Done by your Entire Team.
Kudos to All!!!*

-Sejal Tarun Vasani

Quality of Construction at project X' POINT is Good and Specically the Amenities Given are the same that had been shown to us Before the Construction.

*Entrance Lobby, Garden and Compound Area are Elegent and Very Positive Vibes Come While Entering the Property.
The Staff is Highly Friendly and Disciplined
Wishing Rodium Group All the very best for its Future Endeavours.*

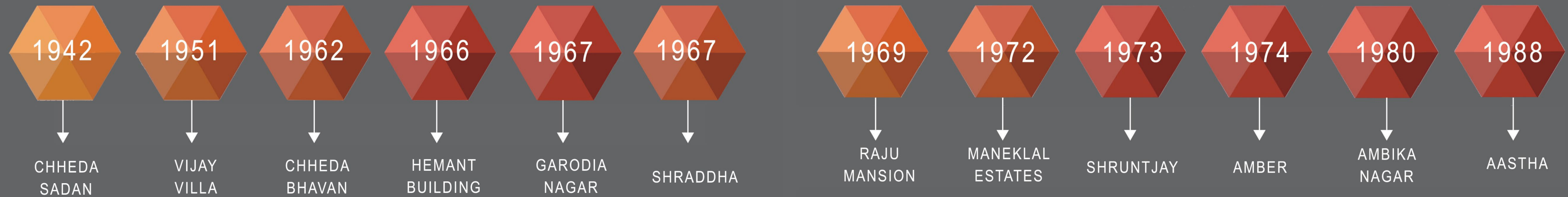
-Manish Gandhi

We Have Purchased a Flat in the Project X'czar and are Satisfied with the Quality and Finishing of the Work. There are Very Few Builders in Mumbai who Maintain Designing and Quality Part Intact as Projected in their Brouchures During Purchase of Flats.

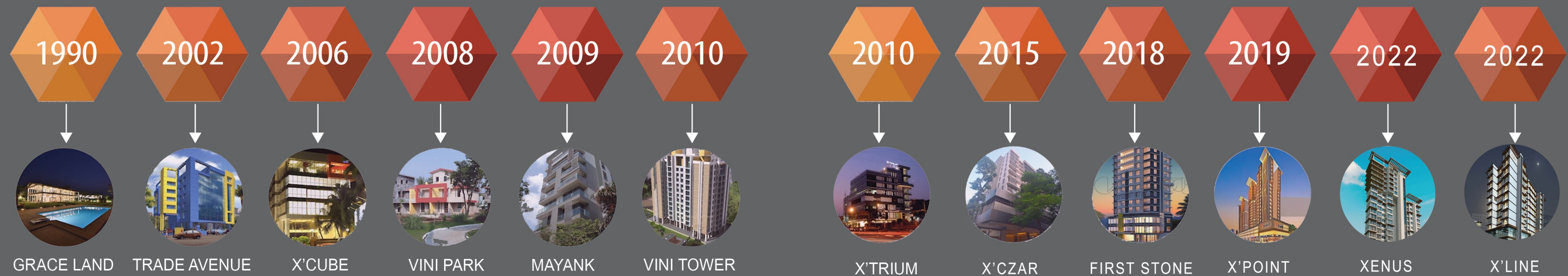
Thank You So much for Your Help in Building Our Dream Home ! Your Input Was Invaluable and We know the House Would Have Never Turned Out So Well Without Your Efforts.

-Anuj Choudhary

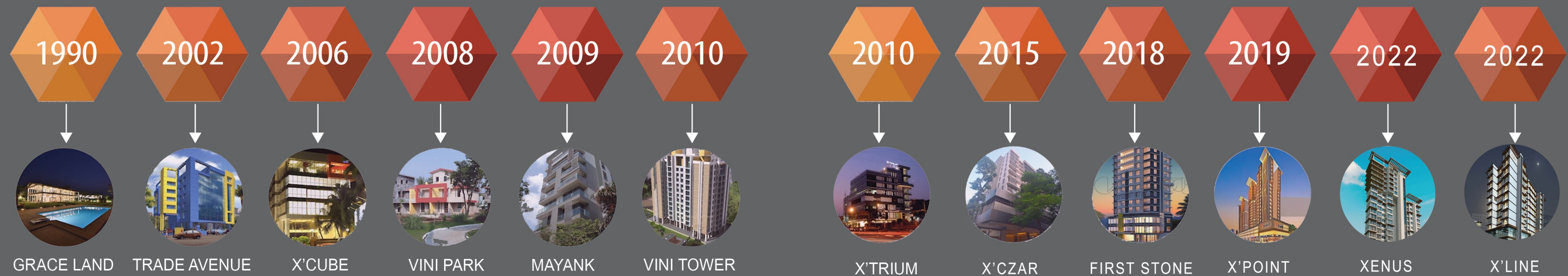
TIME LINE



TIME LINE

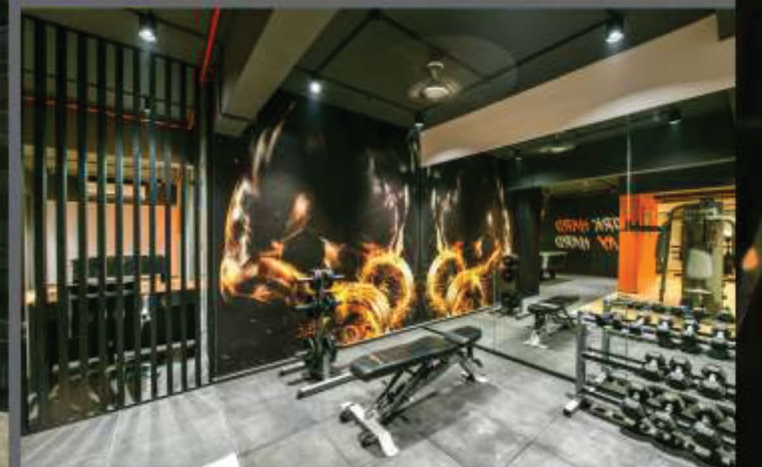


TIME LINE



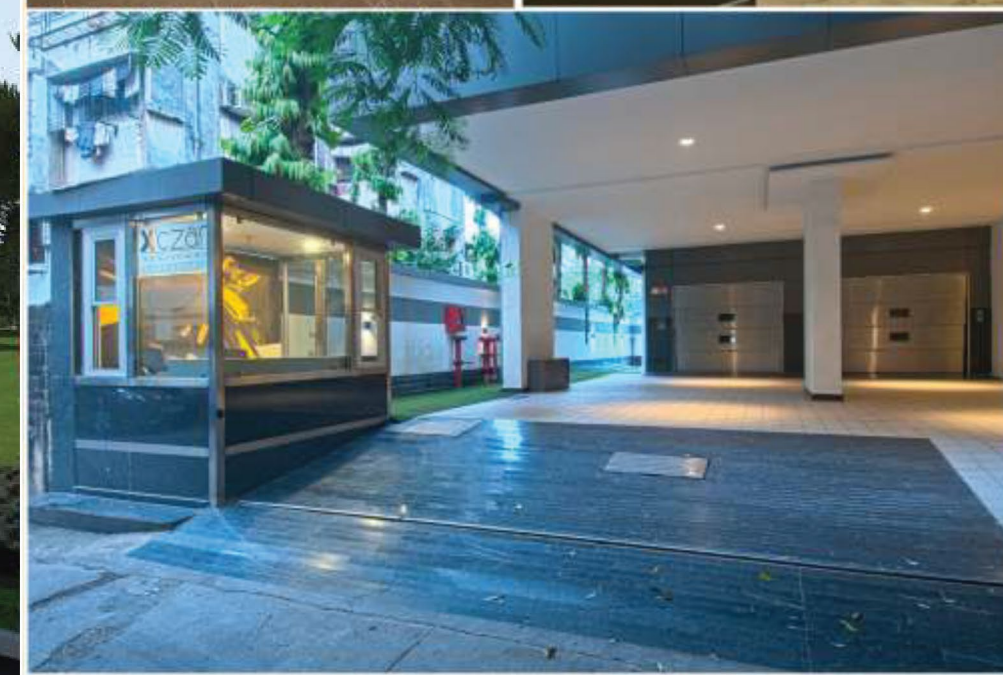
X'POINT

Plot Area : 4412 Sq.M
Type : Residential And
Commercial
Location : Kandivali (W)
Category : Re-develop-
ment Building
Status: OC recieved
Completion : May, 2019
Rera no : P51800001187



X'CZAR

Plot Area: 763 Sq.M.
Type: Premium
Residences
Location: Juhu Scheme,
Mumbai
Category : Re-develop-
ment Building
Status: OC recieved
Completion : Aug, 2015



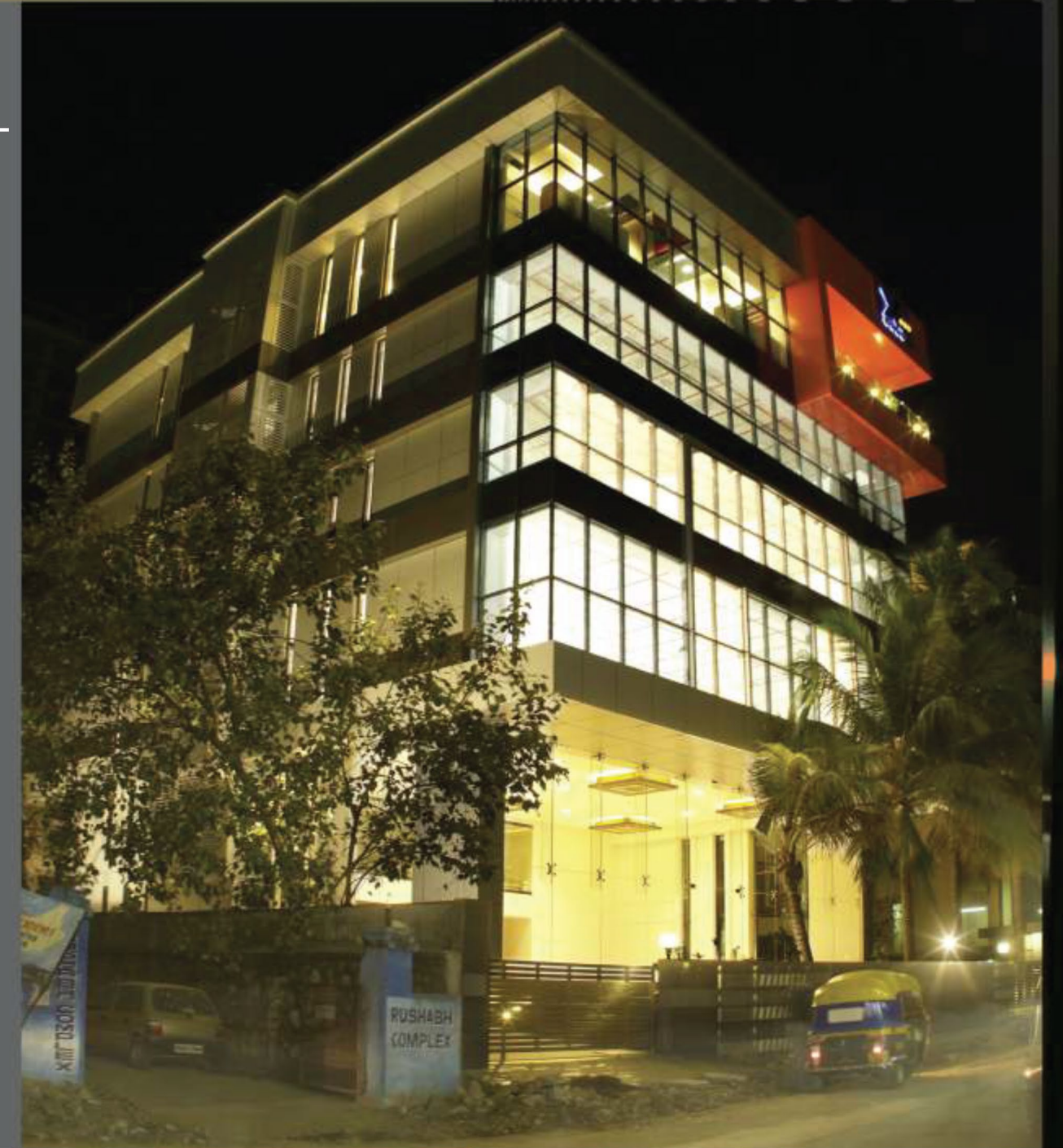
X'TRIUM

Plot Area: 1,500 Sq.M.
Type: Commercial
Location:
Andheri-Kurla Road,
Mumbai
CRISIL Rating: 5 Star
Completion : 2010



X'CUBE

Plot Area: 850 Sq.M.
Type: Commercial
Location: Andheri (W)
Mumbai
CRISIL Rating: 5 Star
Completion : 2007



MAYANK

Plot Size: 669 Sq.M.
Type: Residential
Location:
Juhu Scheme, Mumbai
Category:
Re-development
Project
Completion : 2009



FIRST STONE

Plot Area: 655.71 Sq.M.
Type: Luxury Residence
Location : Matunga (Cr)
Category : ReDevelopment
Completion : 2018



VINI PARK

Plot Area: Phase 1 (5 Acres)
Type : Vacation Home Complex
Location : Devlali, Nashik
Category : Row house / Bungalow



VINI TOWER

Plot Area: 3737.00 Sq.mt.
Type : Premium residents
Location : Malad
Category :

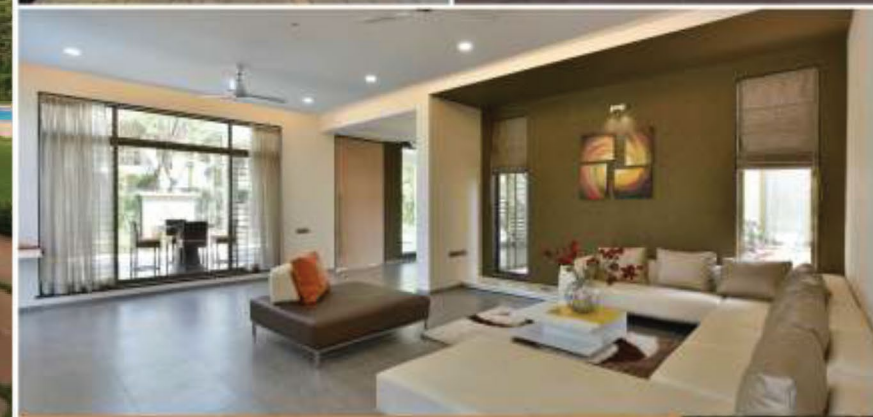
GALA OPTIMUM

Plot Area: 2037 Sq.M.
Type: Commercial
Location : Andheri (EAST), Mumbai
Category : Project Managment Consultancy



GRACELAND

Plot Area : 12 Acres
Type : Vacation home
Location : Karla
Category :Bungalow





ONGOING PROJECTS

*"Price is what you pay,
value is what you get."*

- Warren Buffet

X'ENUS

Plot Area : 863.5 Sq.M
Type : Luxury Residences
Location : Matunga (Cr)
Category : Redevelopment
Rera no : P51900015095



X'LINE

Plot Area: 944 Sq.M.
Type: Mid-Segment
Residences & Commercial
Offices
Location : Kandivali (W)
Category : Redevelopment
Rera No. : P51800045264



UPCOMING AND PROPOSED PROJECTS

X'PERIA

Plot Area: 1086 Sq.M.
Type: Luxury Residences
Location : Matunga (W)
Category : Joint
Development



X'ONE

Plot Area : 2668 Sq.M
Type : Premium Residences,
Commercial Offices & Retail
Showrooms
Location : Kandivali (W)
Category : Redevelopment



X'MEADOWS

Plot Area: 11940 Sq.M.
Type: Affordable Housing
& Retail Showrooms
Location : Bhiwandi
Category : Joint
Development



OUR FOOTPRINTS IN MUMBAI

- 1. X'POINT
- 2. VINI TOWER
- 3. X'CUBE
- 4. MAYANK
- 5. X'CZAR
- 6. TRADE AVENUE
- 7. X'TRIUM
- 8. GALA OPTIUM
- 9. 72 CORPORATE PARK
- 10. X'ENUS
- 11. AMRUT TOWERS
- 12. FIRST STONE
- 13. AMRUT DHARA HEIGHTS
- 14. X'PERIA
- 15. X'MEADOWS
- 16. X'ONE
- 17. X'LINE

OUR FOOTPRINTS IN THE OUTSKIRTS

- 1. GRACELAND
- 2. VINI PARK





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