

COMMERCIAL PROSPECTUS

OTRA CERA

*Where Nallasopara
does business.*

NALLASOPARA WEST, MUMBAI
G+4 STANDALONE COMMERCIAL BUILDING

A prime location on a busy road.

Otra Cera stands on the 100 ft. main road linking Nallasopara and Virar, with a double-height entrance and 4.5-metre floor heights that set it apart from everything else on the street. Every business inside inherits the same frontage, the same sightline, the same road that thousands travel every day.

This is a complete commercial structure, sold whole or floor by floor, in a stretch of Nallasopara built for footfall.



**DIRECT FRONTAGE ON
100 FT. MAIN ROAD**



**G+4 COMMERCIAL
STRUCTURE**

Architectural elevation on the 100 ft. Nallasopara–Virar Main Road



FRONTAGE

100 ft.

Main road direct access



STRUCTURE

G+4

Standalone commercial
building



FLOOR HEIGHT

4.5 metres

Double-height ground
entrance



COMMERCIAL AREA

~9,000 sq. ft.

Total commercial
carpet space



High Footfall Location
Thousands commute daily



Ideal for Multiple Businesses
Retail, Offices, Showrooms & More



A Solid Investment Opportunity
In a Fast-Growing Corridor

*Space today.
Greater possibilities tomorrow.*





OTRA CERA
COMMERCIAL HUB • MUMBAI
BUSINESS SPACES FOR A BRIGHTER TOMORROW

PRIME LOCATION
PREMIUM SPACES
PROSPEROUS TOMORROW

Where Nallasopara does business.

NALLASOPARA WEST, MUMBAI
G+4 STANDALONE COMMERCIAL BUILDING



PRIME LOCATION
High Footfall



**IDEAL FOR
MULTIPLE BUSINESSES**
Retail | Offices | Showrooms
& More



**A SOLID
INVESTMENT OPPORTUNITY**
In a Fast-Growing Corridor



**DIRECT FRONTAGE ON
100 FT. MAIN ROAD**



**G+4 COMMERCIAL
STRUCTURE**

Architectural elevation on the 100 ft. Nallasopara-Virar Main Road

● Project details.

Location	Nallasopara West, Mumbai
Structure	Ground + 4 floors
Total commercial Carpet Area	~9,000 sq. ft.
Full building P-LINE AREA	11,300 sq. ft.
Floor height	4.5 metres
Frontage	100 ft. main road
Status	● Under construction
Possession	Within 1.5 years

● Floor-wise area.

FLOOR	AREA
Ground floor	1,616 sq. ft.
1st floor	1,824 sq. ft.
2nd floor	1,824 sq. ft.
3rd floor	1,824 sq. ft.
4th floor	1,824 sq. ft.

Each floor runs as its own independent unit. Or take all five: 11,300 sq. ft., one deed, one address, one decision. Full-building buyers are especially welcome.



EXPANSIVE OFFICE FLOOR PLATES • 4.5M CEILING HEIGHT



DOUBLE-HEIGHT ENTRANCE LOBBY WITH PREMIUM FINISHES



Well connected, close to everything.



Nallasopara Railway Station — a short ride away



Virar Railway Station — equally close, doubling the catchment



100 ft. Nallasopara-Virar main road — direct frontage



Mumbai International Airport — about 2 hours away

*Space today.
Greater possibilities tomorrow.*



OTRA CERA | NALLASOPARA WEST, MUMBAI

55,000 new homes coming nearby.

Nallasopara West is about to change scale.

A residential complex of roughly 55,000 flats is rising in the immediate neighbourhood of Otra Cera, and every one of those homes becomes a potential customer for the businesses that open here first. The neighbourhood will fill in around Otra Cera. Businesses that arrive early get to define it.



~55,000 HOMES RISING
IN IMMEDIATE NEIGHBOURHOOD

A THRIVING RESIDENTIAL CATCHMENT FOR A STRONGER TOMORROW

Suited to many kinds of business.

Otra Cera is zoned to work as hard as the businesses that occupy it.



Retail destinations
shops, supermarkets,
hypermarkets



Healthcare
clinics, diagnostic centres,
polyclinics



Corporate
offices, headquarters,
BPOs, call centres



Hospitality & education
boutique hotels, training
institutes, coaching centres

Amenities included.



Grand double-height
entrance



High-speed
elevators



24/7 CCTV
surveillance



Ample visitor
parking



Reliable power
backup



Complete fire
safety systems



Professional
on-site security



Commercial-facing
signage for maximum
visibility



**PARTNERING TODAY
FOR A BRIGHTER TOMORROW**

Easy loan and financing options.



Dedicated finance and loan support



Simple paperwork, from enquiry
to possession



Backed by trusted banking partners



Payment plans and current offers
shared on request

*A Bigger Neighbourhood.
Greater Opportunities.*



How Otra chooses every project.

OTRA Litespace LLP has spent over a decade turning land into lasting neighbourhoods and business addresses across Mumbai's growth corridors. One question guides every acquisition: *would we buy here, would we live here, will this location matter ten years from now.*

A clear yes to all three is the only way a project moves forward. That discipline shows up in every Otra address, including this one.



150,000+

SQ. FT. SUCCESSFULLY DELIVERED



199,000+

SQ. FT. CURRENTLY UNDER DEVELOPMENT



1,100,000+

SQ. FT. PLANNED FOR THE FUTURE

Awards and recognition.

A LEGACY OF EXCELLENCE.



2018 RECOGNITION

Lokmat Corporate Excellence Award, 2018

for outstanding contribution to innovation, quality and excellence in business



2019 RECOGNITION

Lokmat Legacy Award, 2019

recognising OTRA Litespace LLP's sustained growth and industry contribution



2022 RECOGNITION

Kokan Gaurav Award, 2022

honouring business excellence and contribution to regional development

Get in touch.

Otra Cera, Nallasopara West, Mumbai

Under construction | Possession in 1.5 years | Loan assistance available

Enquire today.

OTRA Litespace LLP — Building what tomorrow needs.



Trusted Developer



Prime Location



Growing Community



A Better Tomorrow

SALES DESK

Otra Cera Sales Office



100 ft. Main Road,
Nallasopara West, Mumbai

Developed by OTRA Litespace LLP



Phone: +91 90826 11751



Email: enquiries@otracera.com

*More than spaces.
A stronger tomorrow.*

