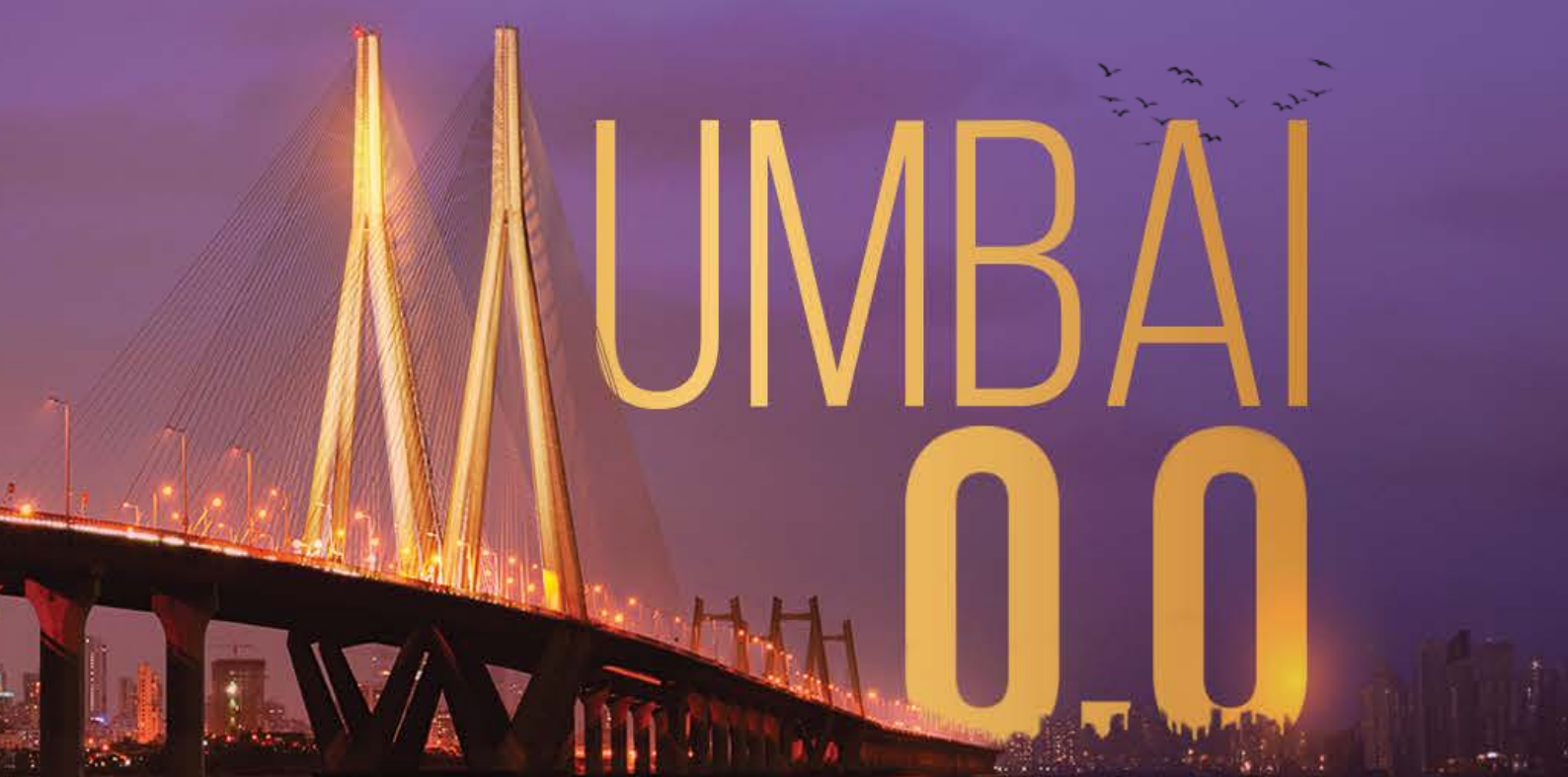


ATTENTION HERITAGE MUMBAIKARS!

— Announcing —

MUMBAI'S MOST UNCOMPLICATED DEAL OF THE DECADE

... at ...



MUMBAI 0.0



MORAJ CODENAME

SHIVAJI PARK

...

THE ONLY OPPORTUNITY TO OWN PRESIDENTIAL 3 BED SEA-FRONT RESIDENCES

AT THE HERITAGE CAPITAL OF MUMBAI : SHIVAJI PARK

AT A MARKET-BREAKING PRICE STARTING ₹4.49 CR+*

PAY JUST 30% NOW & 70% ON POSSESSION*

2024'S NEXT CHAPTER IN LUXURY AT 2014'S VINTAGE PRICES



HERE IS YOUR SYMBOL OF

Pride
Respite

HERE IS YOUR MOMENT OF

Never in the last 10 years has South Mumbai seen an opportunity quite like this, nor will it anytime soon. The most aspirational location of Mumbai : Shivaji Park will now see the birth of its first true skyscraper. For the first time, a 30+ year old multi-city legendary developer brings the best of the world to the **Heritage Capital of Mumbai**. Here's a glimpse of Mumbai's tallest and widest windows to the world : A market-defining opportunity for Mumbai's elite and discerning to seize their permanent heirloom address!

WHAT MAKES THIS MUMBAI'S MOST UNCOMPLICATED DEAL OF THE DECADE ?



The Least Dense : One of Shivaji Park's only developments with just 2 apartments per floor and 5 elevators for select homes



The Most Expansive : Shivaji Park's only residences with 12 feet high ceilings and 5-foot wide decks with sea-views from every home



The Most Exclusive : Shivaji Park's only development with 10,000+ sq.ft. of recreational amenities spread across 3 zones



The Most Disruptive : Mumbai's only market-breaking prices of 2024 with a decade-defining builder subvention payplan



Artist's impression of the luxurious living & dining room overlooking the Sea-Link

Mumbai 0.0

THE ORIGIN POINT OF MUMBAI

The city of maximum opportunities has evolved over time to form its own characteristics with each pocket forming a niche for itself and providing housing options tailored to its essence.



DO YOU KNOW ABOUT THE 3 BROAD GEOGRAPHIES MUMBAI CAN BE DIVIDED INTO?

Decision Parameters	Mumbai 1.0 South and Western Mumbai	Mumbai 2.0 Navi Mumbai	Mumbai 3.0 N.A.I.N.A.
Lifestyle Factor	Luxurious	Aspirational	Non-Existent
Location Factor	Preferred	Compromised	Avoidable
Transportation Factor	Well Connected	Mediocre Connectivity	Minimal Connectivity
Price Factor	Exorbitant Prices	Moderate Prices	Affordable Prices

Yet, India's financial hub lacks an accessible city center, desired by many but affordable to few

YOU ARE AT THE CENTRE OF YESTERDAY, TODAY AND TOMORROW

Mumbai 0.0 comprising of Dadar, Matunga, Mahim is the first planned scheme of Mumbai and the city's most desired location, connecting all the three parts of Mumbai effortlessly in less than 30 minutes.

WITH UNPARALLELED INFRASTRUCTURE LINED UP



Metro Line 3 (Seepz - Colaba)
2 Mins



Mumbai Coastal Road - Phase 1
10 Mins (Marine Lines - Worli)



Worli- Sewri Elevated Corridor
10 mins



Mumbai Trans - Harbour Link
15 mins

The epicentre

OF MUMBAI 0.0, SHIVAJI PARK

Set up in the 1920s as Mumbai city's biggest recreational space, Shivaji Park has been the icon of Mumbai for ages-being the cradle of Indian cricket, Mumbai politics, biggest festivals & social reforms. Now, is a chance for the ubiquitous elite Mumbaikar to call Shivaji Park their home for generations to come.

MUMBAI'S ONLY LOCATION THAT PROMOTES THE PHENOMENON

FIFTEEN MINUTE CITY-LIFE

Why is this a big deal?

1



The most revolutionary urban planning concept of the 21st century

2



In process of adoption by the leading cities: Paris, Madrid, Milan, Seattle, etc.

3



Reduce carbon footprint for your future generations to come

4



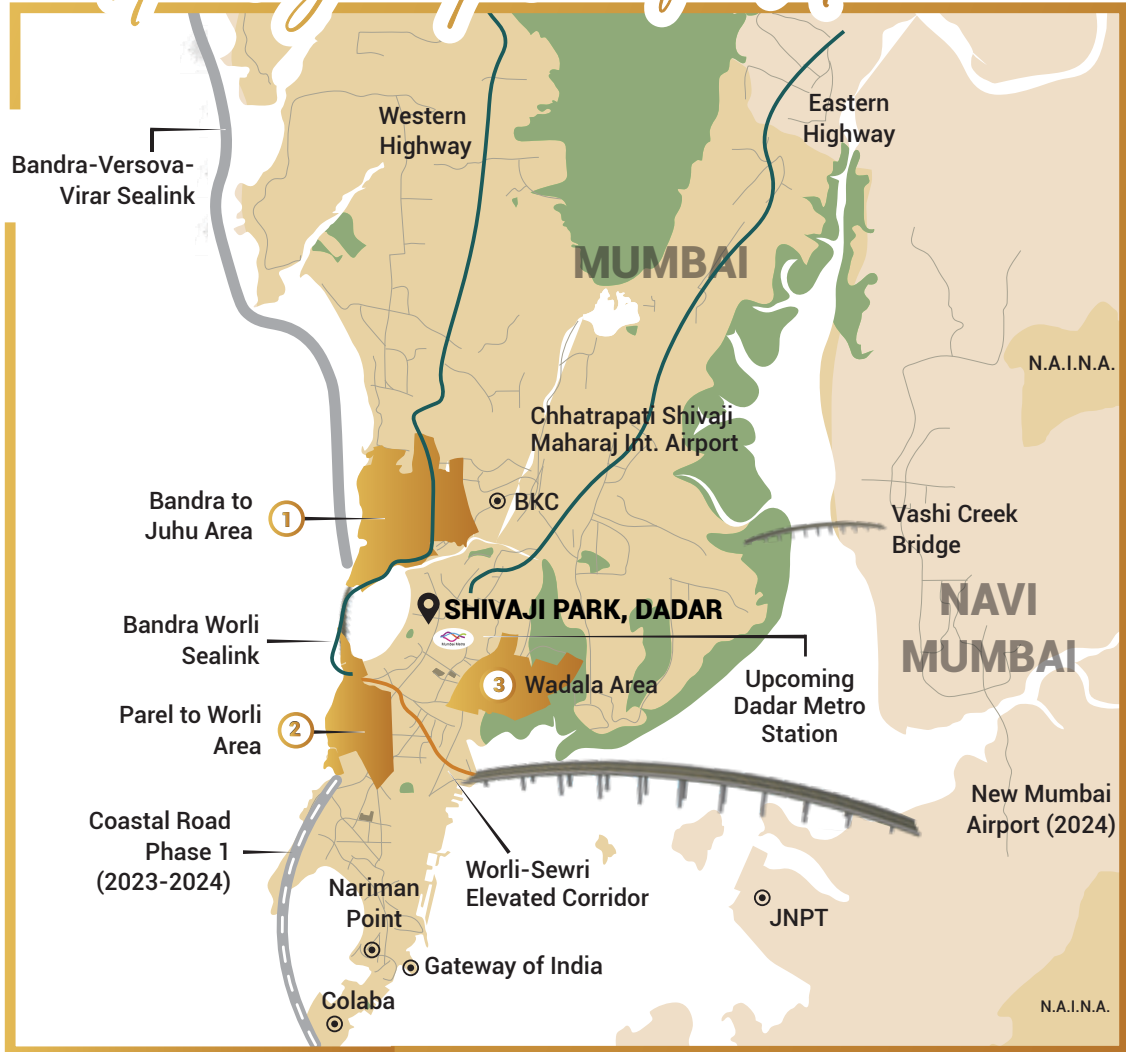
Add 11 days of family time every year through reduction of traffic time



CHOOSE THE
*15 minute
city life*

Where every convenience
of life is a hop, skip and
jump away

Heritage capital of Mumbai



	1 Bandra-Juhu	2 Parel-Worli	3 Wadala
What you get there today?	Compromised 2 beds at ₹5 Cr	Compromised 2 beds at ₹5 Cr	Compromised 3 beds at an unaspiring location
Why should you consider moving to Shivaji Park?	Value Upgrade: Presidential 3 bed at the price of 2 bed	Value Upgrade: Presidential 3 bed at the price of 2 bed	Location Upgrade: Upgrade to the 15 Minute City-Life

••• Here is the best of both : value and location upgrades •••

SHIVAJI PARK



Universally celebrated, yet with compromised choices



... Option 1: Compromised Lifestyle with Relaxed Price ...

- High Density Projects
- Mixed Gentry
- Compromised Construction Quality



... Option 2: Me-too Products from Local Players ...

- Limited Amenity Options
- Doubtful Construction Quality
- Project Completion Issues



... Option 3: Branded luxury at exorbitant prices ...

- Scarce Amenity Options
- Limited Availability
- Prices upwards of ₹7 Cr

THE ONLY SOLUTION: SHIVAJI PARK'S MOST ILLUSTRIOUS ADDRESS



The development with the least density across entire Dadar



The only lifestyle destination with 3 exclusive amenity zones



The only branded development with assured construction quality

Unveiling

SHIVAJI PARK'S UNCOMPROMISED UPGRADE



Artist's impression of the grand triple height entrance lobby designed as per international standards



The most exclusive living with just 2 apartments per floor and 5 elevators for select apartments



Shivaji Park's only energy-efficient homes with solar panels and rain-water harvesting



Future-ready homes featuring advanced robotic parking technology and EV charging stations



India's most assured quality of construction materials used : primary steel and grade-A cement

IN COLLABORATION WITH THE WORLD'S MOST ELITE BRANDS



ARCHITECT



WIND TUNNEL TESTING (USED BY BURJ KHALIFA)



GERMAN ROBOTIC PARKING



ELEVATORS

Unveiling

SHIVAJI PARK'S ONLY INTERNATIONAL LIFESTYLE

With 10,000+ sq.ft. of amenity offerings spread across 3 exclusive zones



Representative image



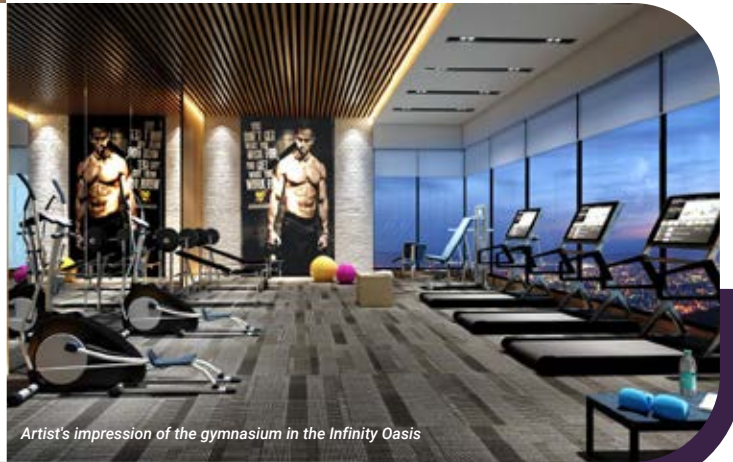
THE COMMUNITY *nexus*

Where brotherhood flourishes : A sanctuary of shared experiences, featuring a multi-purpose hall, mini-theatre, indoor games room and cards room, fostering a sense of togetherness and camaraderie amongst the residents.



THE INFINITY *oasis*

Where tranquillity meets vitality : An oasis of indulgence, boasting an 'L-shaped infinity pool, two jacuzzis, a state-of-the-art gymnasium, spa, and an open-to-sky zen garden, offering residents a retreat to rejuvenate mind, body, and soul.



Artist's impression of the gymnasium in the Infinity Oasis

Artist's impression of the observatory at the Serenity Sanctuary on the 42nd floor



THE SERENITY *sanctuary*

Where relaxation knows no bounds : A haven for tranquility and recreation, offering a multi-purpose arena for skating and basketball, jogging track, observatory deck, sky-bar and cafe, children's play area, senior citizen's area, and much more, providing residents with endless opportunities for leisure and unwinding.

Basic comfort designed for hundreds or exclusive privileges for the select seventy? **You choose!**

Uncover

SHIVAJI PARK'S PRESIDENTIAL 3 BED SEA-FRONT HOMES

The true amalgamation of horizontal and vertical living



Artist's impression of the luxurious master bedroom overlooking the sea-link



One of the biggest 3 bed homes of Shivaji Park



Every apartment with expansive decks facing the Arabian Sea



One of the tallest floor-to-ceiling heights of 12-feet



Vaastu certified homes with East-West orientation

Beyond luxury: Discover 13,000* cubic feet of private space

Presenting

SHIVAJI PARK'S 1ST MULTI-CITY LEGENDARY BRAND

Crafting a string of unparalleled developments across cities, across decades



MORAJ RESIDENCY

Leading to the locality to be named as Moraj Circle

PALM PARADISE

An imposing 26 storeyed building on Palm Beach Road

CASABLANCA

Awarded best commercial building by the Institute of Indian Engineers

RIVERSIDE PARK

A serene riverfront complex in Panvel

WATERFALL GATEWAY

A unique residential complex within MIHAN, Nagpur SEZ

MORAJ MANOR

Residential plus commercial development in Sanpada

The makers of Navi Mumbai skyline now set to design an iconic marvel in Mumbai's heartland: Shivaji Park



••• Unmatched legacy backed by proven metrics •••

QUESTIONABLE LOCAL PLAYERS OR A LEGENDARY PROVEN DEVELOPER?

the choice is yours

••• Delivering ahead of the curve •••

📍 Nerul

GAYATHRI NIWAS

Iconic office quarters of Karur
Vysya Bank : occupied in 2012

📍 Kopar Khairane

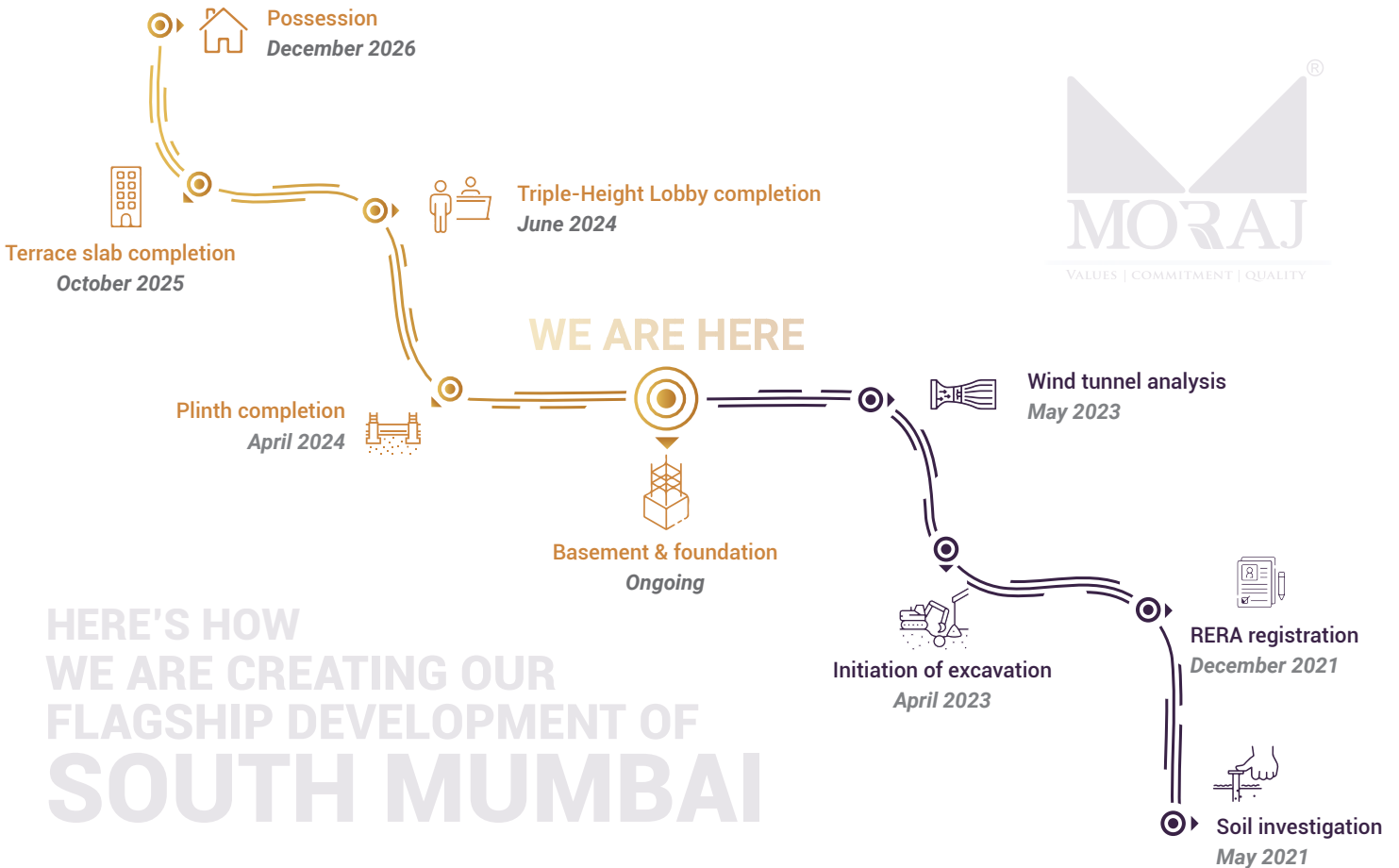
CASA GRANDE

The area's flagship 22 storey
tower, delivered in 14 months

📍 Ulwe

MORAJ PRIDE

Delivered in January 2020:
one year before rera deadline



HERE'S HOW
WE ARE CREATING OUR
FLAGSHIP DEVELOPMENT OF
SOUTH MUMBAI

ET Realty.com

ICONIC WOMAN ACHIEVER
OF 2021, TIMES REAL ESTATE
CONCLAVE 2021

लोकमत

LOKMAT LEGACY AWARDS
AWARDED TO GURNANI & FAMILY

mid-day

MID-DAY REAL ESTATE AND
INFRASTRUCTURE ICONS
2019 & 2020

••• Awarded time and again for delivering excellence •••

For the elite few

CLAIM MUMBAI'S DECADE-DEFINING OPPORTUNITY!

- ✦ At the heritage capital : Shivaji Park, beside Jain Derasar & surrounded by religious centres
- ✦ The only true skyscraper of Shivaji Park: tallest tower with iconic features
- ✦ The only true amalgamation of horizontal expanse and vertical living
- ✦ The most experiential 12-feet high residences overlooking the Arabian Sea
- ✦ The most assured quality of construction in collaboration with International brands
- ✦ The biggest deal of 2024 at market-breaking prices and a decade-defining payment plan



Artist's impression of the imposing facade of Shivaji Park's tallest tower



The makers of Navi Mumbai skyline now set to design an iconic marvel in Mumbai's heritage capital: Shivaji Park



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The project has been registered via MahaRERA registration number A51700021052 is under registered projects. This is only an invitation to Offer and Does not Constitute an offer. The purpose of this Brochure/ Advertisement is, to indicate to the customers the extent of the Amenities and facilities that may come up in the project as per the present approved layout. Reader's discretion is advised.*T&C Apply

