



SITE ADDRESS

Shreepati Jewels, Pearl & Diamond, Wing D & E,
Khattar Ali Lane, Opp Morarbaug, Sukhanand Chawl, Near CP Tank Circle, Girgaon, Mumbai -400004.

HEAD OFFICE

401/501/601, Shreepati Arcade, A.K. Marg, Grant Road, Mumbai - 400026.

+91 22 67824444  mail@shreepatigroup.in  www.shreepatigroup.co.in

MahaRERA Registration No. : P51900001201

Available at Website : <http://maharera.mahaonline.gov.in>

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“ Home - an address
on earth supremely blessed,
A dearer, sweeter place
than all the rest. ”





Welcome to the Jewels Community!

Gleaming with opulence, in the heart of South Mumbai.

A much coveted location with apartments that render a perfect balance of the aquamarine sea view, enveloped within golden sunsets, ruby skies, footed in emerald gardens and surmounted with a diamond crown peircing through the misty clouds with pride.

It is designed to be future proof with facilities exclusive to the Jewels family that trumps every other development in Mumbai. Owners thrive in the majesty of the Jewels which has to offer a treasure trove of experiences, meticulously crafted for your royalty.

Proclaiming this a piece of real estate to adorn for years to come!











All hail!

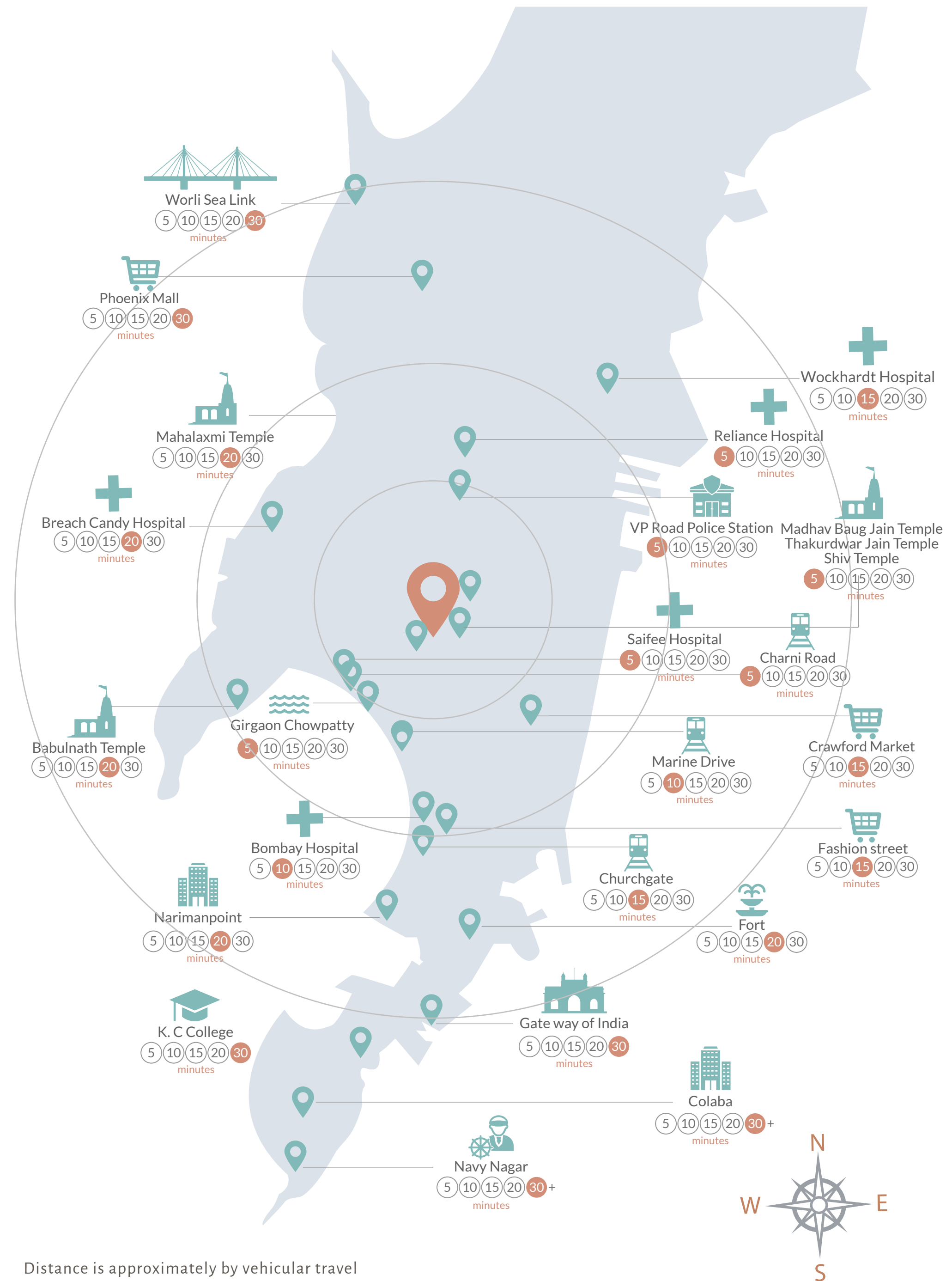


The Shreepati Group is acclaimed for its sustained and reliable presence in the Mumbai Real Estate arena, backed by a strong core of 2nd generation civil engineers and a close-knit family of friends, well-wishers, buyers and tenants, over the years. Being the pioneer in high rises in India, Shreepati group holds a 7 year record in the Limca book for the tallest building in India.

They held their ground solidly, especially during relentless years of the market recessions and pandemic, through their 34 years and 20 mega projects, across Mumbai. They have contributed to infrastructural developments of utmost quality which add to South Mumbai's ethos and rehabilitated tenants, adding value, changing lifestyles, while replacing crowding and chaos by elegance and comfort.

SEAMLESS CONNECTIVITY TO LIVE IN THE CITY'S FINEST NEIGHBOURHOOD

-  5 minutes to Charni Road Station
-  5 minutes to Girgaon Metro Station (Line 3)
-  10 minutes to Chhatrapati Shivaji Maharaj Terminus
-  15 minutes to Upcoming Coastal Road
-  15 minutes to Marine Drive
-  15 minutes to Eastern Freeway
-  25 minutes to Gate way of India
-  30 minutes to Worli Sea Link
-  40 Minutes to BKC / Bandra
-  50 minutes to Chhatrapati Shivaji Maharaj International Airport



Distance is approximately by vehicular travel

**DESIGNED & PLANNED BY
PADMA BHUSHAN AWARDEE ARCHITECT
HAFEEZ CONTRACTOR.**

Hafeez Contractor - is one of India's leading architect, having won over 75 National and International Awards for his contributions to architectural excellence. The firm started in 1982 with 3 people and today, has over 2500 clients and 550 professionals working under his banner- in 5 countries and over a 100 cities.

They have successfully designed and executed numerous projects for clients across all sectors of Indian Industry. Mr. Contractor himself designs every project, subsequently his able team further develops the designs focusing on the potential of each work, converting them into built reality, within time frames - from the drawing board to the project completion.

72 STORIES CLOSER TO THE CLOUDS

Shreepati Jewels is set in about 4 acres of land in the heart of Mumbai. It's the first time that a development of this quantum will be created in the Old South Mumbai.

Accommodating about 450 luxurious flats, Jewels offers ample options of 2BHK, 3BHK, 4BHK, 5BHK apartments and penthouses, ideal for all family sizes.





Drive Way

Grand Foyer

An enriching experience of the drive way surrounded with tall trees and water installations giving you a grand drop off and pick up under the architectural canopies creating a sense of warm invitation into the building.



Arrival

A tastefully dramatic entrance greeting you with hospitality and magnificence in the form of vast light-filled lobbies. A 24/7 concierge service staffed with full security and check - in system to conserve the sanctity of the space.

Entrance Lobby

AMENITIES ON 2ND FLOOR LOBBY

- | | | | |
|-------------------|-----------------|---------------------|---------------------|
| 1. Supermarket | 6. Indoor Games | 11. Jacuzzi | 16. Worship Place 1 |
| 2. Atm | 7. Washrooms | 12. Massage Rooms | 17. Paathshala |
| 3. Cafeteria | 8. Salon | 13. Mini Theatre | 18. Worship Place 2 |
| 4. Creche Room | 9. Steam | 14. Business Center | 19. Vending Machine |
| 5. Golf Simulator | 10. Sauna | 15. Society Office | 20. Grand Reception |



THE AMENITIES ARE ENDLESS; REPLETE WITH THOSE LITTLE-THOUGHTFUL ONES – MUCH MORE, THAN ONE COULD WISH FOR, TRULY!
ALLOW US TO TAKE YOU THROUGH AN EXPERIENCE OF GRANDEUR!



AMENITIES ON 2ND FLOOR PODIUM

- | | | |
|---------------------------|-------------------------|----------------------------|
| 1. Walking /Jogging Track | 7. Pet Garden | 13. Gazebo |
| 2. Open Air Gym | 8. Kid's Park | 14. Sound System |
| 3. Box Cricket | 9. Treehouse | 15. Swimming Pool |
| 4. Landscaped Garden | 10. Community Garden | 16. Leisure Deck |
| 5. Hillocks | 11. Nana Nani Park | 17. Multipurpose Hall |
| 6. Rock Climbing | 12. Reflexology Pathway | 18. Yoga & Meditation Room |



Club House

ADDITIONAL AMENITIES IN CLUBHOUSE

- | | |
|--------------------------|---------------------------------|
| - Gymnasium | - Kick-boxing |
| - Zumba and Pilates Room | - Volleyball / Basketball Court |
| - Squash Court | - Lounge |

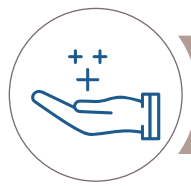


An Oasis of calm with pockets of adventure scattered across the land parcel creating a holiday like living along with a level of service that surpasses international standards.

Apartments overlooking the majestic Arabian Sea, studded with the necklace of gleaming city lights and harbour views on the anterior.

Wholesome Habitat

Meticulously planned apartments, flexible enough to accommodate all the diverse needs with 10ft clear height, top line of building materials and futuristic technologies.



HOMES THAT BENEFIT YOUR CONVENIENCES

- ▶ All Flats are Vastu Compliant - curated by Shri Ashish Biyani, Kolkata.
- ▶ Clear bottom to ceiling height – 10 ft.
- ▶ Fibre Optic Internet and Video Door Phone connection at each flat entrance.
- ▶ All bedrooms have attached toilets and a separate powder bathroom.
- ▶ Spacious living rooms with large glass windows and heavy duty slidings.



Living / Dining



Bed Room



Bed Room



Kitchen



Living



Washroom

METICULOUSLY PLANNED AMENITIES AT A GLANCE

▶ SPIRITUAL AROMA

Worship Space 1
Worship Space 2
Preaching Hall
Paathshala

▶ FITNESS ZONE

Gymnasium curated by Celebrity Fitness Trainer.
Swimming Pool
Pilates and Zumba Room
Jogging / Walking / Bicycle track.
Open Air Gym

▶ SPORTS ARENA

Basketball / Volley Ball Court
Box Cricket Net
Squash Court
Kick Boxing Ring

▶ LUSH GREEN LANDSCAPE

Garden Landscape with thematic plantation
Rooftop Sky Garden with panoramic viewing deck
Lounge amidst Nature
Gazebo
Fountains
Sculptural Art pieces
Music Enabled Environment
Community Gardening
Pet Garden

▶ INDOOR ACTIVITY HUB

Mini Theatre
Recreation Area – Billiards, Table Tennis, Chess, Carrom, Board Games, Foosball
Indoor Golf Court.

▶ KIDS ZONE

Rock climbing area
Tree House
Crèche Room
Trampoline
Children's play area with Slides & Swings

▶ RETREAT AREA

Multipurpose Hall Sprawling over 2000 sq.ft.
Cafeteria
Amphitheatre with Projector
Rooftop Cafe Lounge with Bonfire style leisure area
Rooftop Telescoping Star Gazing Zone

▶ WELLNESS ZONE

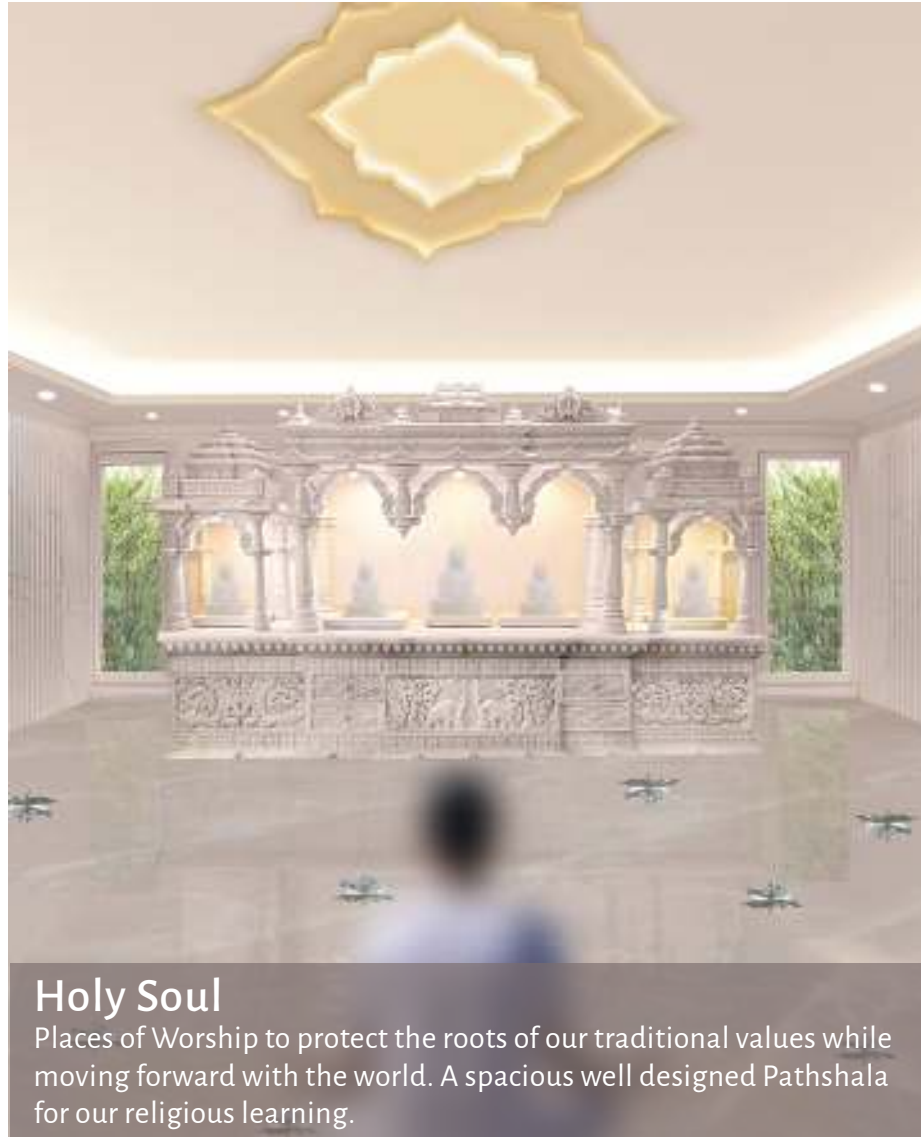
Tranquil Spa treatment with Steam, Sauna, Jacuzzi, Facial, Salon, Massage Rooms
Yoga & Meditation Room
Nana Nani Park
Reflexology Pathway

▶ ESSENTIAL SERVICES

Super market for General Conveniences.
Business Centre.
ATM
Vending Machines
Concierge Services for Electrical, Plumber and Carpenter Services

SIX SENSES

Rediscover the luxury of peace at the spa with steam, sauna, salon, massage rooms and a hot jacuzzi bath to perfectly end a stressful day.



POWER HOUSE

A gymnasium overlooking the azure blues of the pool, boasts of top notch equipments alongside squash court, kick boxing ring, yoga / meditation room, zumba / pilates room, volleyball / basketball court, box cricket and ample activities to support diverse fitness regimes.





Swimming Pool



Zumba Room



Basket Ball / Volley Ball Court



Kids Zone



Box Cricket



Squash Court



Yoga & Meditation

CONVENIENCE AT DOOR STEP

An exclusive supermarket with vending machines maximising convenience for last minute needs.
24/7 access to the concierge.



Convenience Store

NEXUS

A well connected business centre with flexible meeting rooms and ATMS at your disposal.



Business Center



Cafeteria



Indoor Games



Mini Theatre



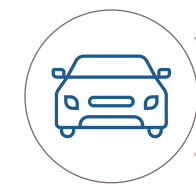
HALLMARK FEATURES OF THE PROJECT

- ▶ Designed and Planned by Padma Bhushan Awardee Architect Hafeez Contractor.
- ▶ Total number of floors planned : 72 floors.
- ▶ Well planned apartments of 2,3,4,5 BHKS & Penthouses.
- ▶ External Facade Cladded with Bisazza Mosaic Tiles.
- ▶ Centrally Air conditioned Lobby on ground and 2nd floor, finished in premium Italian Marble.
- ▶ Podium level of 46,000 plus sqft.
- ▶ Amenities of 25,000 plus sqft. expertly managed by a professional agency.
- ▶ 16 - High-speed, spacious Elevators of Schindler/Similar for D & E wings combined, Including 4 Stretcher Lifts, 2 piano lifts (12 Elevators for Residences and 4 Elevators for Helpers/ Services).
- ▶ 4 Service Floors of approx. 40,000 plus sqft collectively planned, other than refuge floors for better servicing of utilities.
- ▶ Beautifully planned Crown on the terrace with high power Laser Lights.



FORTRESS OF INFRASTRUCTURE

- ▶ DG Set as Alternate Electrical support for Common areas.
- ▶ Spacious society office.
- ▶ 2 Staff Toilets on Each Floors (Including D & E Wing).
- ▶ Environment compliant Project – Rain water Harvesting, Sewage Treatment plant.
- ▶ State of art Fire Protection Systems as per CFO Norms.
- ▶ Earthquake Resistance Structure.
- ▶ Overhead stainless steel water tank.
- ▶ Fire retardant common doors between staircase and lobby of each floor.
- ▶ Swipe card lobby access.
- ▶ CCTV surveillance cameras · Security Guards' cloak room.
- ▶ Conceirge room services for electric, plumbing and carpenter work.



VEHICULAR FACILITIES

- ▶ Ample covered Robotic Car Park with valet Service.
- ▶ Automised Car Washing system.
- ▶ Electric Vehicle Charging Points.
- ▶ App Based Car Calling System.
- ▶ Ample Scooter parking.
- ▶ Visitors car park.
- ▶ Visitors scooter park.
- ▶ Chauffers' waiting area.
- ▶ Designated pick up / drop off point for ola, uber & cabs.



PROJECT ASSOCIATES

Developer
Shreepati Jewels (A.O.P)

Project Funded by
Faith Financials Pvt. Ltd.

Design Consultant
Architect Hafeez Contractor

Structural Consultant
M.R. Patil Consulting Engineers Pvt. Ltd.

Liasoning Architect
Mr. Kalpesh L. Shah

Sub Contractor
Pisharom Construction

Advocate
Ms. Annie Fernandes

Hydro Mechanical Consultant
Mr. Vinod Menon

Vaastu Consultant
Mr. Ashish Biyani

Solicitor
Markand Gandhi & Co.

Environment Consultant
**Mr. Hrushikesh Kolhatkar &
M/s. Building Environment Pvt. Ltd**

Auditor
Bansal & Co.

**TYPICAL FLOOR PLAN
16TH TO 21ST FLOOR
WING D & E**

MARINE DRIVE SIDE

**3 BHK
RCA: 1339 sq.ft.**

**4 BHK
RCA: 1682 sq.ft.**

**4 BHK
RCA: 1682 sq.ft.**

**3 BHK
RCA: 1339 sq.ft.**

GATEWAY OF INDIA / THAKURDWAR SIDE



**3 BHK
RCA: 1355 sq.ft.**

WING-D

**2 BHK
RCA: 882 sq.ft.**

**2 BHK
RCA: 882 sq.ft.**

WING-E

**3 BHK
RCA: 1355sq.ft.**

HARBOUR VIEW / MORARBAUG SIDE



**TYPICAL FLOOR PLAN
23RD TO 28TH FLOOR
WING D & E**

MARINE DRIVE SIDE

**3 BHK
RCA: 1339 sq.ft.**

**4 BHK
RCA: 1682 sq.ft.**

**4 BHK
RCA: 1682 sq.ft.**

**3 BHK
RCA: 1339 sq.ft.**

GATEWAY OF INDIA / THAKURDWAR SIDE



**3 BHK
RCA: 1355 sq.ft.**

WING-D

**2 BHK
RCA: 882 sq.ft.**

**2 BHK
RCA: 882 sq.ft.**

WING-E

**3 BHK
RCA: 1355sq.ft.**

HARBOUR VIEW / MORARBAUG SIDE



TYPICAL FLOOR PLAN
29TH FLOOR
WING D & E



TYPICAL FLOOR PLAN
30TH TO 35TH &
37TH TO 42ND &
44 TH TO 49TH &
51ST TO 56TH FLOOR
WING D & E

MARINE DRIVE SIDE

3 BHK
RCA: 1466 sq.ft.

4 BHK
RCA: 1723 sq.ft.

3 BHK
RCA: 1351 sq.ft.

GATEWAY OF INDIA/THAKURDWAR



3 BHK
RCA: 1467 sq.ft.

WING-D

2 BHK
RCA: 882 sq.ft.

2 BHK
RCA: 882 sq.ft.

WING-E

3 BHK
RCA: 1467 sq.ft.

HARBOUR VIEW/MORARBAUG



TYPICAL FLOOR PLAN
36TH, 43RD, 50TH &
57TH FLOOR
WING D & E

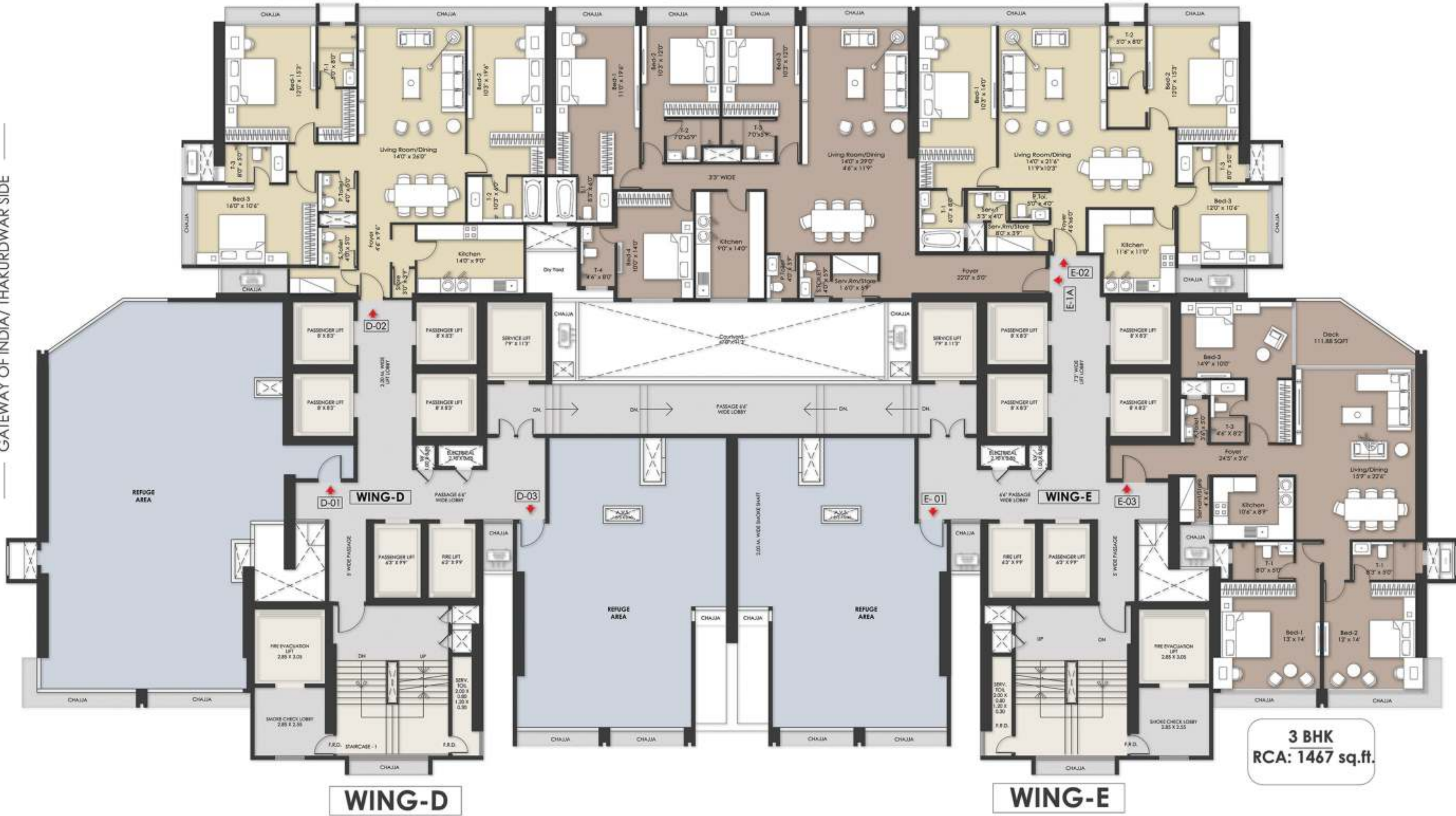
MARINE DRIVE SIDE

3 BHK
RCA: 1466 sq.ft.

4 BHK
RCA: 1723 sq.ft.

3 BHK
RCA: 1351 sq.ft.

GATEWAY OF INDIA/ THAKURDWAR SIDE



WING-D

WING-E

HARBOUR VIEW/ MORARBAUG SIDE



“ One feels privileged, almost Utopian,
being right in the midst of South Mumbai;
yet somehow aloof from all the crowds, traffic, noise,
pollution – in your personal haven in the
skies – naturally well-lit, open,
breezy with views on all sides;
reminiscent of the glory of her yester years.”

– Swarnendu Kr. Biswas



THANK YOU !

Jewels ensures a legacy of exuberance with world class facilities and
uncompromised privacy that the Mumbai's elite desire.