Shapoorji Pallonji
Real Estate

Shapoorji Pallonji

BKC 28

Bandra East

In Partnership With

Vakratunda
Dedicated To Build Value

PRESENTING

Shapoorji Pallonji

BKC 28

KHERNAGAR, BANDRA

Artist’s impression

Surroundings are not as per actual area.

This is not an offer, an invitation to offer and/or commitment of any nature but an artist's impression of the project as intended to be constructed by the promoter. As on March 2021, the project has sanctioned plans to construct 2 basements, ground+3 storeys of parking along with 14 habitable floors in Wing A and 16 habitable floors in Wing B. Subject to requisite consents and approvals, the promoter intends to construct up to 5 additional habitable floors in Wing A and up to 3 additional habitable floors in Wing B. All specifications of the project shall be as per the agreement for sale between the parties.

KEY HIGHLIGHTS

22 STORIED TOWER#

DOUBLE HEIGHTED ENTRANCE LOBBY

PREMIUM VASTU COMPLIANT* HOMES

4 HIGH SPEED ELEVATORS

FRENCH WINDOWS FOR MAXIMUM VIEWS

4 UNITS TO A CORE

CAR CHARGING FACILITY

ROOF TOP AMENITIES WITH SEA VIEW

Actual Panoramic view from higher floors

Views may vary basis the apartment location. This view may not be perpetual.

*Only entry and exit are vastu compliant

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VIEWS

EAST

Actual view from higher floors,
which may vary basis the apartment location. This view may not be perpetual.

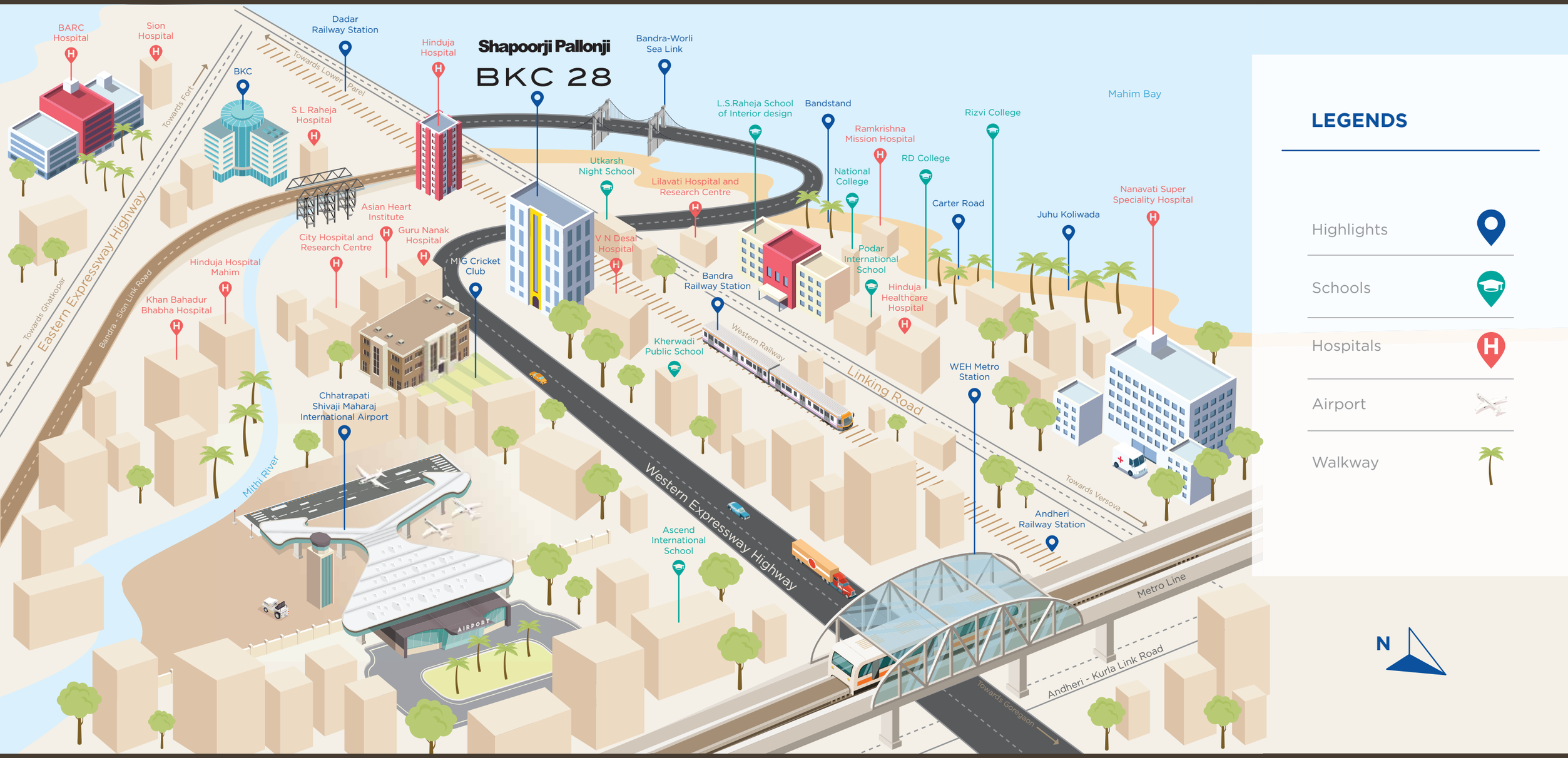
WEST

Actual view from higher floors,
which may vary basis the apartment location. This view may not be perpetual.

NORTH EAST

Actual view from higher floors,
which may vary basis the apartment location. This view may not be perpetual.

LOCATION MAP



LEGENDS

- Highlights
- Schools
- Hospitals
- Airport
- Walkway

N

*__Source:__ Internet. Map not to scale. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities. The map depicts only selected landmarks and does not depict all the surroundings of the project.

BKC - THE GROWTH CATALYST OF BANDRA EAST

AND KHERNAGAR

Bandra East's property market has benefited tremendously from the many infrastructural upgrades taking place around it as well as its proximity to Mumbai's biggest and most prominent CBD - BKC. It has brought to prominence smaller realty micro markets like Khernagar, thus unlocking real estate opportunities and value. The upcoming underground metro line will boost this market further. A number of premium and luxury residential developments by some of the top developers in Mumbai and India will enhance the lifestyle quotient of this micro market.

RISE OF KHERNAGAR

- The growth of Bandra East as a coveted residential realty hub has brought to prominence many of its smaller neighborhoods such as MIG Colony, Khernagar and Y Colony among others.
- Located right next to the WEH, it extends up to the Bandra East railway station. This proximity to the WEH which allows one to quickly access a transport route enhances Khernagar's attractiveness.
- While EPFO office is located in Khernagar, Metropolitan Magistrate Court is right next door.
- Besides being just 10 minutes from BKC, Khernagar is also 20 minutes from Lower Parel, 30 minutes from Andheri SEEPZ and 50 minutes each from Malad West and Churchgate. Thus, most of the popular employment hubs of Mumbai are easily accessible from Khernagar.

MICRO - MARKET PRICE COMPARISON:



Source: LiasesForas - March 2021

Khernagar offers an opportunity to own a home at a fairly lower capital value compared to other projects in the vicinity while enjoying the advantages of a similar geographical location. The average per sq. ft. (saleable area) rate of a residential project in Khernagar is ₹35,000 while that in nearby BKC on an average is ₹68,000, in Bandra West is ₹62,500 and further north in Khar-Santa Cruz is ₹56,700. One can thus own a home in Khernagar at nearly 40% – 50% of the prices prevailing in Khar, Bandra West and SantaCruz. There is a constantly burgeoning middle class which aspires to stay in the city center, however the ever-increasing prices have only made this dream a distant one. Thus Khernagar acts as an attractive untapped option, which is located centrally yet priced competitively. The locality is expected to attain its full potential as the infrastructure story unfolds in the times to come

NEIGHBORHOOD

HOSPITALS

Lifeline Hospital	200 m	01 minutes
Urban Health Care Center	1.3 Kms	08 minutes
Gurunanak Hospital	1.4 Kms	08 minutes
Asian Heart Institute	3.3 Kms	10 minutes
Lilavati Hospital	4.0 Kms	12 minutes
Bhabha Hospital	4.0 Kms	12 minutes
Holy Family Hospital	4.5 Kms	15 minutes
Hinduja Hospital Mahim	4.5 Kms	20 minutes

MALLS

Bandra West Linking Road	4.2 Kms	12 minutes
Phoenix Market City, Kurla	7.2 Kms	25 minutes

METRO

Upcoming Metro - Line 3	1.6 Kms	04 minutes

MULTIPLEXS

Cinemax	1.4 Kms	10 minutes
La Reve Bandra W	3.8 Kms	11 minutes
G7 Multiplex Bandra W	4.2 Kms	12 minutes
PVR - Phoenix Market City, Kurla	7.2 Kms	25 minutes

TRANSPORT

Bandra Worli Sea Link	3.6 Kms	10 minutes
Western Express Highway	600 M	05 minutes
Bandra Railway Station	750 M	09 minutes

AIRPORT

Chhatrapati Shivaji International Airport	8.5 Kms	25 minutes

SCHOOLS

Navjeevan School	1.4 Kms	08 minutes
Ascend International School Mount	2.0 Kms	20 minutes
Litera International School	3.5 Kms	11 minutes
Dhirubhai Ambani Internatinal School	4.1 Kms	13 minutes
Arya Vidya Mandir	4.8 Kms	20 minutes
Podar International School	5.0 Kms	20 minutes

Source: Internet. Travel time and distances are estimates. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities. *1 sq. ft. = 0.092 sq. m.

AMENITIES

TERRACE LEVEL
TODDLERS PLAY AREA | SPACE FOR BOOK READING | SPACE FOR LOUNGE | SKYWALK VIEWING DECK | SENIOR CITIZEN AREA | SPACE FOR KICKBOXING | AEROBIC COURT OUTDOOR GYMNASIUM | PATTERNED LAWN AREA | SPACE FOR BOARDGAME AREA

LEVEL 4
KIDS PLAY AREA

LEVEL 2
GYMNASIUM

LEVEL 1
MULTI-PURPOSE HALL

LEVEL G
LOBBY

LOBBY



Stock image for indicative purposes only

GYMNASIUM



Artist's impression

TERRACE


Artist's impression

SHAPOORJI PALLONJI GROUP LEGACY AND GLOBAL FOOTPRINT



Creating landmarks for over 150 years

Global presence in more than 60 countries

Over 200 mn. sq. ft. (18.5 mn. sq. m.) constructed in India

Over 69,000 employee base

16+ GROUP COMPANIES

Shapoorji Pallonji ENGINEERING & CONSTRUCTION	Shapoorji Pallonji Real Estate	Shapoorji Pallonji OIL & GAS
Shapoorji Pallonji EPC	Shapoorji Pallonji FINANCE	OSCO BUILT ON TRUST
FORVOL Journeys & Beyond	Shapoorji Pallonji INVESTMENT ADVISORS	AFCONS
STERLING & WILSON	S D Corp A Shapoorji Pallonji – Dilip Thacker Group Joint Venture	EUREKA FORBES Your friend for life
Shapoorji Pallonji INFRA	FORBES	NEXT GEN PUBLISHING

CREATING HISTORY AT EVERY STEP, IN INDIA AND BEYOND



Malabar Hill Reservoir, Mumbai



Palace of The Sultan of Oman



Barakhamba Underground Metro Station



The Imperial, Mumbai



MCA Stadium, Pune



Park Towers, `Dubai



Chenani- Nashri Tunnel, Jammu & Kashmir



Atal Tunnel

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Real Estate

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Dedicated To Build Value

2 BHK LUXURY HOMES

Site Address: Shapoorji Pallonji BKC 28, Plot No. 28, Road No. 8, Kherwadi, Bandra East, Mumbai, Maharashtra 400051

MahaRERA Number: P51800028474. For more details, visit https://maharera.mahaonline.gov.in

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