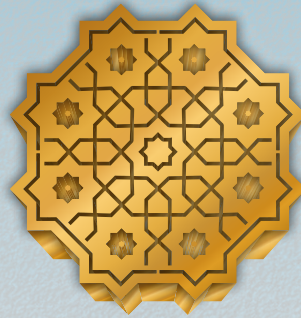




JIVAN PRAKASH EIGHTY NINE BUILDCON

The Perfect Address For You !!!



M/s. Eighty Nine Buildcon LLP is a sister concern of the Deekay Group. For over five decades, Deekay Group has become one of the most respected real estate companies in Mumbai.

Under our able leadership, we have come a long way, leaving behind footprints of excellence across the length and breadth of the city.

SYMBOL OF PRESTIGE AND PROSPERITY

**GIRGAON | TARDEO | BHULESHWAR | MAZGAON
LOWER PAREL | MATUNGA | SION | GOREGAON | KANDIVALI**



**3 YEARS AVERAGE
CONSTRUCTION TURNAROUND TIME**



**ZERO RERA
COMPLAINTS**



**2,16,000 SQ. FT.
UNDER DEVELOPMENT**



**50+ YEARS
LEGACY OF EXCELLENCE**



**500+ HAPPY FAMILIES
TRUST ACHIEVED**



EXPERTISE

Experience professionals bring expertise to the project.

RELIABILITY

We meet deadlines and budgets for a smooth construction journey.

INNOVATION

We use the latest advancements to create sustainable structures.

TRANSPARENCY

We believe that transparency is needed to create trust.

JIVAN PRAKASH EIGHTYNINE BUILDCON MATUNGA

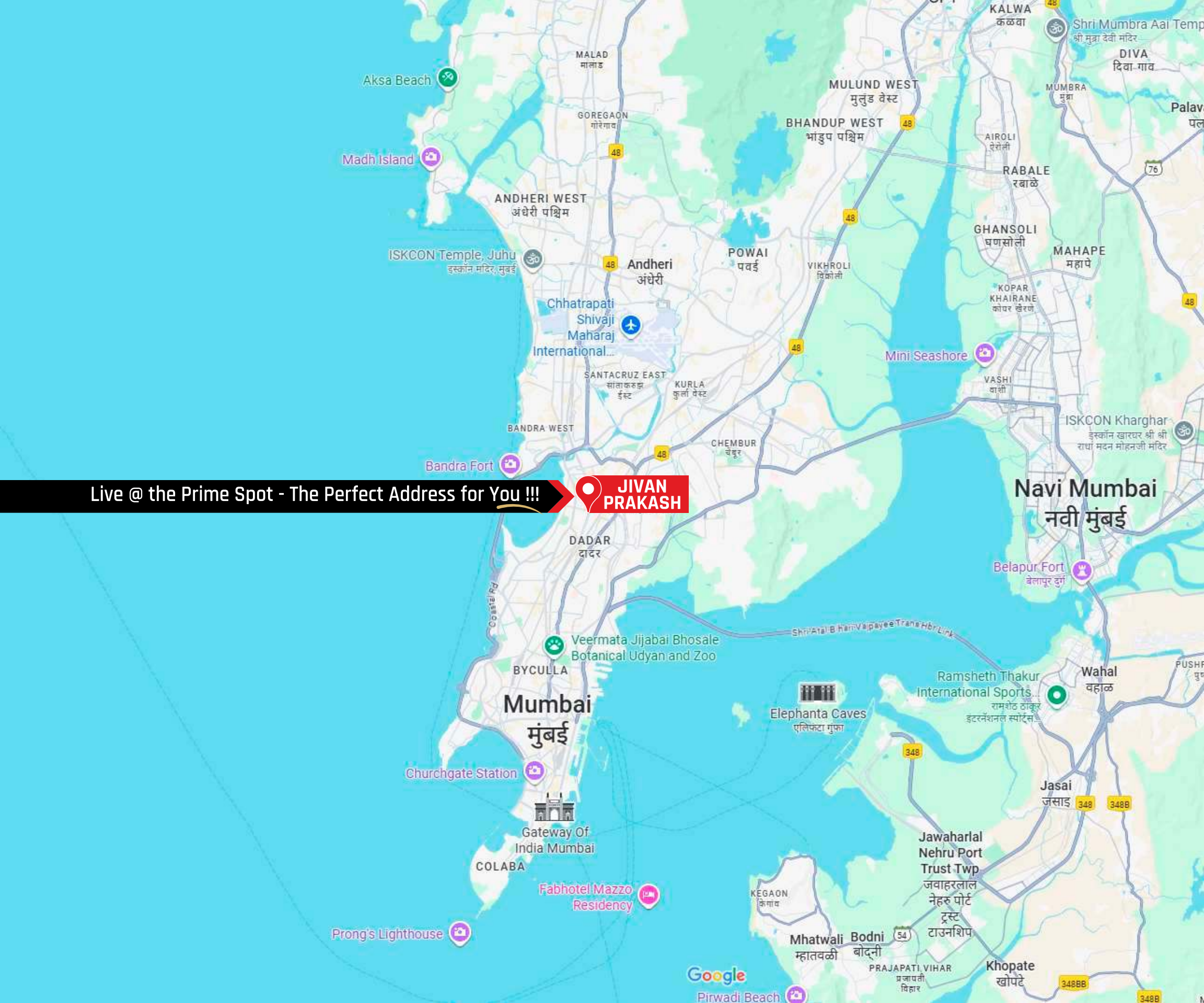
INTRODUCING JIVAN PRAKASH EIGHTY NINE BUILDCON

Imagine waking up to the gentle Mumbai breeze, sunlight streaming into your spacious new home, and the vibrant city at your doorstep.

JIVAN PRAKASH - "The Perfect Address For You". A Home to Illuminate your Life. To enlighten your world with simple, positive, and encouraging self-expression and optimism. Nestled in a well-connected locality and thoughtfully designed residences crafted for modern living.

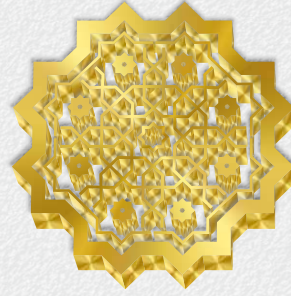
A 21 Storey building, where in we offer high- end luxury apartments. With only 6 apartments per floor, each of these floors are exclusively designed in a way that any two apartments can be combined to create a single apartment.





Live @ the Prime Spot - The Perfect Address for You !!!

**JIVAN
PRAKASH**



The Perfect Address For You !!!

EVERYTHING, NEARBY

Centrally located, experience the ease of
quick connectivity to everywhere

CONNECTIVITY

- ◆ Connectivity to Bandra-Worli Sea Link 14 mins.
- ◆ Matunga Station 02 mins.
- ◆ Western Express Highway 20 mins.

MALLS & SUPERMARKETS

- ◆ Kohinoor Square 11 mins.
- ◆ Jio World Drive 15 mins.

RESTAURANTS

- ◆ Bastian - At the top 10 mins.
- ◆ The Bombay Canteen 20 mins.
- ◆ Ram Ashraya 15 mins.

RECREATION & CLUB

- ◆ Chatrapati Shivaji Maharaj Park 06 mins.
- ◆ Dadar Chowpatty 09 mins.
- ◆ Matunga Gymkhana 20 mins.

HOSPITALS

- ◆ Hinduja Hospital 07 mins.
- ◆ S. L. Raheja Hospital 07 mins.

SCHOOLS & COLLEGES

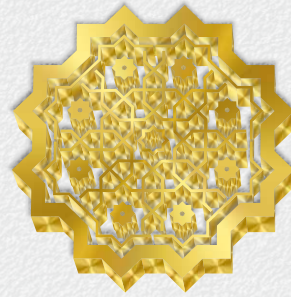
- ◆ Bombay Scottish School 06 mins.
- ◆ RA Podar College 18 mins.
- ◆ Welingkar Institute of Mgt & Research 17 mins.
- ◆ Don Bosco International School 17 mins.

WORSHIP PLACES

- ◆ Siddhivinayak temple 12 mins.
- ◆ Sitladevi Temple 07 mins.
- ◆ Kashi Vishweshwar 05 mins.

UPCOMING INFRASTRUCTURE NEARBY

- ◆ Underground Metro Station (Sitladevi Metro Station) 05 mins.
- ◆ Promenade Connecting Mahim Beach to Bandra 10 mins.
- ◆ Versova-Bandra Sea Link 10 mins.



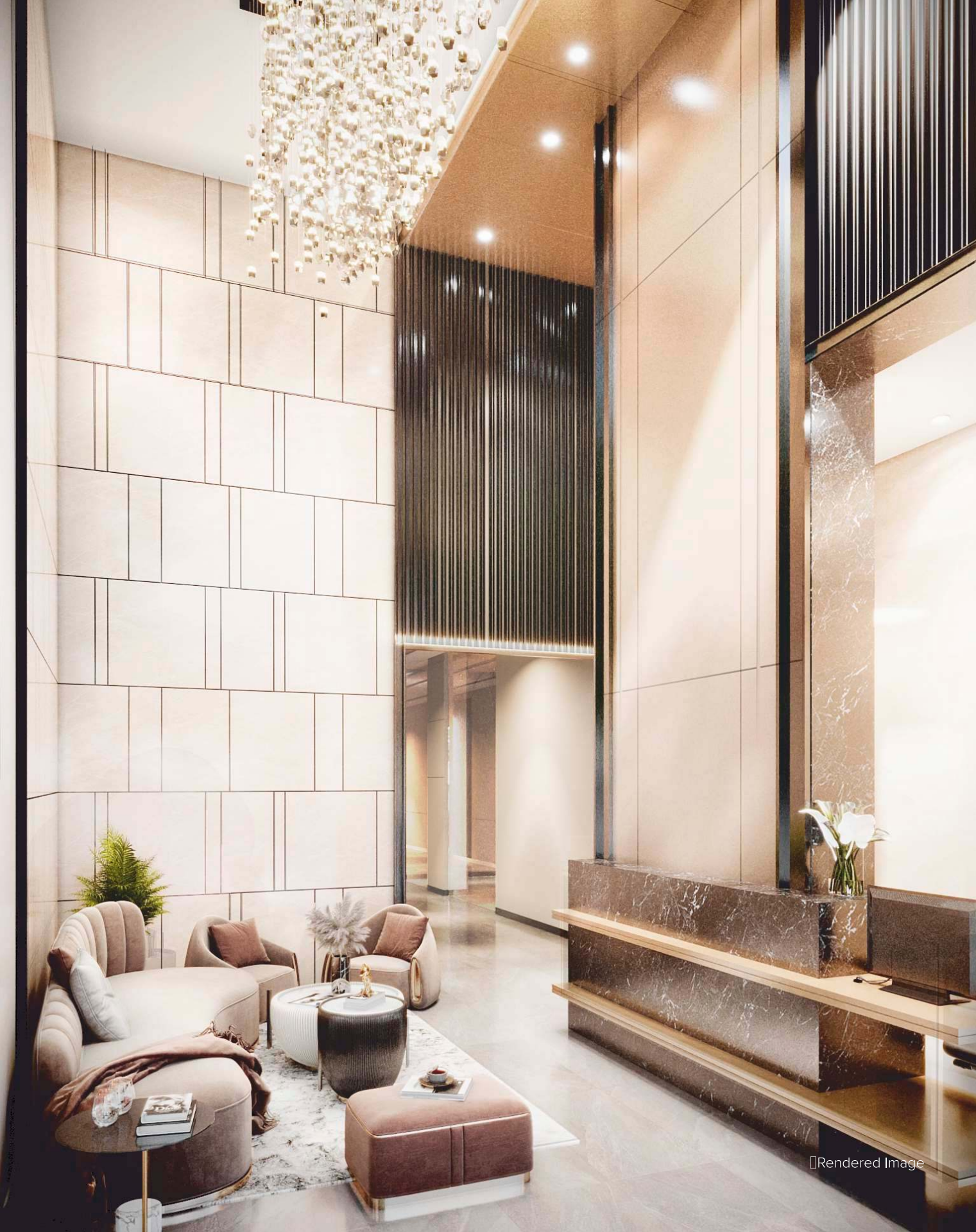
“Indulge in a World of Refinement and A New Standard of Luxury Living”

TOWER AMENITIES

- ◆ Rooftop Terrace Garden
- ◆ Panoramic View Of The City
- ◆ Fully Equipped Gym & Yoga Room spread across 800 Sq.ft. area
- ◆ Cozy Sit Outs
- ◆ Multi Function Party Zone
- ◆ Recreation Room & Kids Play
- ◆ Garden at Ground Level
- ◆ Fully Covered Driveway
- ◆ Instant Water Heaters
- ◆ 24 ft Grand Air Conditioned Entrance Lobby
- ◆ Fire Resistant Main Door & Safety Door with Wood Frame
- ◆ 24 Hours Security System for Safety
- ◆ 24 Hours CCTV Surveillance at Common Areas
- ◆ Wi-Fi Connectivity in the Entire Building

CUSTOMER PRIVILEGES

- ◆ 4 sided Unobstructed View
- ◆ 3 High Speed Elevators for Residents
- ◆ 1 High Speed Elevator dedicated to Non-Residents
- ◆ Concierge Desk
- ◆ Valet Services
- ◆ EV Charging Facility
- ◆ 1 Level Stack & 5 Level Podium with Surface Parking
- ◆ Entry & Parking Separate for Residents & Non-Residents
- ◆ Intercom Services at all Flats for Ease of Communication
- ◆ Servant Toilet On Each Floor Mid-Landing
- ◆ Driver Toilet On Each Parking Floor
- ◆ 8 High Street Retail Shops & a Well Know Consumer Bank



ARRIVE HOME IN STYLE

'Welcome' would be a word that's an understatement when you walk the path with designer architecture. Every square foot will be like a marvel so awaited. The design features high ceilings, dramatic lighting, and expansive open spaces, creating an immediate sense of grandeur.

DOUBLE HEIGHT
LOBBY

HIGH SPEED
ELEVATORS

MULTI-LEVEL
SECURITY

PLENTY OF
PARKING SPACE

Rendered Image

DRAWING ROOM

"A home that I can admire, and a home that admires me". It is called a Drawing Room for a reason. What you draw sitting here is inspiration, you draw ideas, you draw plans for your future, doing nothing. A living space that is filled with positive energies, with small details that touch and make it a breathing and caring space for you and your loved ones



KITCHEN

For our homes, the way to a woman's heart has always been through the kitchen. Quite the reason why we have planned for kitchens that are vast, open, and most of all, airy. We want the cooking in-charge to savour cooking, and then the food.



BEDROOM

Each bedroom is a master bedroom with an attached bathroom. The layout will definitely help you to impress like elegance. The planning that we have done, complement it with the passion that you have for your home.



*Rendered Image

GYM & YOGA ROOM

A little attention to health will take you a long way. Pamper yourself, stay in the pink of health by indulging in an exhilarating range of activities, from a work-out at the gym to a peaceful meditation time for self and live a complete and healthy lifestyle. Keep your body, mind and spirit in balance all day.



Artist's Impression

ROOF TERRACE GARDEN

The roof terrace garden transforms empty space into a thriving, multi-functional area that enhances aesthetics of the building with wellness at its core.

Make every day a day to laze on the green carpet or walk on the beautiful track after a meal.

Make every day a day to gaze the sky, while lying on the greens. A perfect time with your loved ones!



RECREATION & TODDLER ZONE

After a busy day in the hustle & bustle of life, this recreation area is best suitable for you. A perfect time with family & friends to lighten your day and add some fun.

Give your children the space to interact in the children's play area. This will be a perfect time for them to catch up with their little friends and have a good time.

Great care has been taken to ensure that there's a fine balance for both kids & adults.





TYPICAL FLOOR PLAN



C.A. - 60.50 SQ.M.
R.A. - 63.36 SQ.M.
R.A. - 682.00 SQ.FT.

JIVAN PRAKASH MATUNGA - FLAT NO. - 04



C.A. - 65.91 SQ.M.
R.A. - 69.40 SQ.M.
R.A. - 747.02 SQ.FT.

JIVAN PRAKASH MATUNGA - FLAT NO. - 05



KEY PLAN



C.A. - 68.10 SQ.M.
R.A. - 71.88 SQ.M.
R.A. - 773.72 SQ.FT.

JIVAN PRAKASH MATUNGA - FLAT NO. - 03



KEY PLAN

C.A. - 79.41 SQ.M.
R.A. - 82.85 SQ.M.
R.A. - 891.80 SQ.FT.

JIVAN PRAKASH MATUNGA - FLAT NO. - 06



KEY PLAN



C.A. - 83.75 SQ.M.
R.A. - 88.69 SQ.M.
R.A. - 954.65 SQ.FT.

JIVAN PRAKASH MATUNGA - 3BHK (01)



KEY PLAN



C.A. - 96.74 SQ.M.
R.A. - 101.11 SQ.M.
R.A. - 1088.33 SQ.FT.

JIVAN PRAKASH MATUNGA - 3BHK (02)

Crafting Homes, Forged in Teamwork.
"Together Everyone Achieves More."
"Alone we go fast, together we go far."



Liaisoning Architect

P R DHARIA & ASSOCIATES

With over half a century of experience, a leading architectural firm offering services including architectural design, interior design, and project management.



Design Architect & Interiors

BEYOND I

is a thought which will always place US before I and Beyond I Design Studio will always strive to give results Beyond Imagination



Structural Engineering

ZZ Consultants a highly reputable name in civil engineering and construction whose success is built on unmatched resources and an unwavering commitment to customer satisfaction.



LEGAL

KIRTI NAGDA & ASSOCIATES

Their expertise ensures compliance with regulations, mitigates risks, and protects the interests of everyone.

DREAM HOMES BUILT BY DEEKAY GROUP

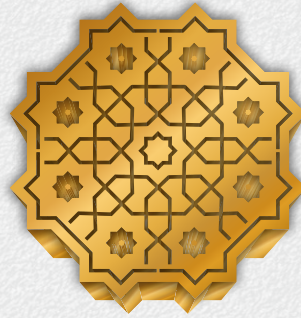


FUTURE PROJECTS



Sr.	Site Location	Plot Area
1	PATEL BUILDING Lower Parel, Mumbai	592.81 Sq.Mt.
2	SIDDHA SADAN Sion, Mumbai	378.77 Sq.Mt.
3	SAMRUDDHI BUILDING Jayprakash Nagar, Goregaon (E), Mumbai	601.20 Sq.Mt.
4	AZAD SHOPPING CENTRE COMMERCIAL BUILDING Station Road, Goregaon (W), Mumbai	971.20 Sq.Mt.
5	RUKHMANI NIWAS & P. VANMALI BUILDING Khetwadi 10th Lane, Mumbai	548.50 Sq.Mt.





JIVAN PRAKASH EIGHTY NINE BUILDCON

The Perfect Address For You !!!

Site Address

Jivan Prakash Eighty Nine Buildcon
Senapati Bapat Marg, Mahalaxmi Sindhi Colony, Matunga West,
Mumbai, Maharashtra 400016

MahaRERA Registration No: P51900034521
Also Available on Maharera.mahaonline.gov.in

Project by

DEEKAY GROUP

146/B Patel Building, Gala No 1 And 2, Ground,
N. M. Joshi Marg, Lower Parel Mumbai, Maharashtra - 400013.

Email

dharia.associates@gmail.com

Disclaimer:

The Developer/Owner developing the complex known as Jivan Prakash Eighty Nine Buildcon comprising of OC received RERA Project known as Jivan Prakash Eighty Nine Buildcon (P51900034521) and under construction RERA Project - The specifications, floors, building elevation, typology, areas and other details are only indicative, and the Developer/Owner reserves the right to change any or all of these at its /their sole discretion subject to final approvals amended from time to time. All maps, images, scale model and views are indicative of the architect's impressions and may not be to scale and are for illustrative purposes only.

This document/model is purely conceptual and does not constitute an offer and/or a contract of any type between the Developer/Owner & the recipients of the unit/s in the Project which shall strictly be governed by the terms and conditions of the Agreement to be executed between the parties with regard to the respective Project/s. The upcoming infrastructure and other information/s are subject to statutory approvals.