

Embrace a Truly Unparalleled Life
of Luxury and Grandeur, Everyday...
as a Rewarding Lifestyle
awaits for the select few, like **You!**



Mumbai Real Estate Industry has seen a sharp decline in its growth, due to the pandemic. Regardless of the pandemic's whip on the industry, Shreenathji Group, ensured timely activation of its real estate projects to ensure that its Purchaser's Investments with them were safe.

During the pandemic, Shreenathji Group, successfully completed construction of over 6 Real Estate Projects, enriching lives of many households and businesses even through these difficult times.

Our Development Achievements during this Pandemic (2020-22):



2

Ongoing Projects with
90% Construction Completed



7

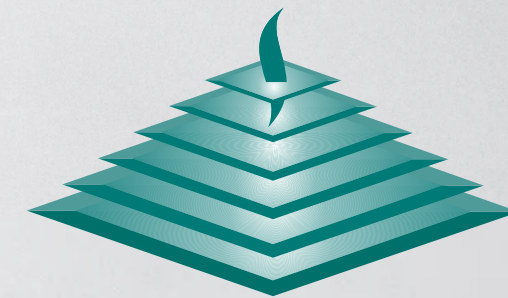
O.C.s
Received



1000+

Families received
Possession

Shreenathji Group believes that, a sound investment with the right developer ensures that their investment will be safe and protected. With such belief, Shreenathji Group, is now launching its most sought-after private development in Malad, to offer some of the most spectacular and marvellous residential spaces to the very few!



**SHREENATHJI
GROUP**





A home is one of the biggest investments you'll ever make. Buying a house, is a sound investment for Your future and also an excellent opportunity to upgrade Your lifestyle. As You are looking for a new home, You deserve an upgraded lifestyle and such an excellent opportunity is now here, in Your very own Malad.

Shreenathji Group is now launching its exquisite and landmark residential project,

— P A S S C O D E —
**MARVEL OF
MALAD**

Upgrade Yourself to the Masterpiece!

with luxurious homes and carefully chosen amenities to give You and Your family the much deserving upgrade with it's Masterpiece!

Built with only the finest materials and finishes, You can be sure of being spectacted with the rewarding lifestyle You are here to experience everyday! With the finest and the few homes at disposal, You will have everything You need to live Your truly Unparalleled Life of Luxury and Grandeur!

A new life awaits You at Your very own Masterpiece!

**Actual Skyline of 'Marvel of Malad' from the 22nd Floor*

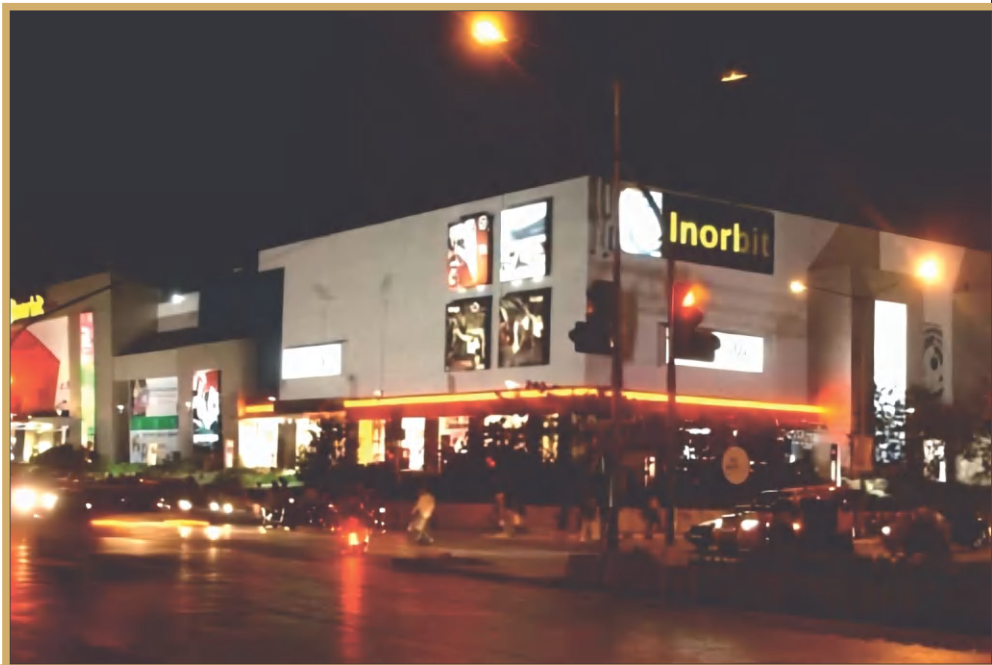


Malad offers a wonderful balance between having access to all the conveniences and amenities of city life that You have been always wanting for!

Living close to a bustling commercial hub, Mindspace, and having excellent entertainment places around You, like Inorbit Mall, Infiniti Mall, Goregaon Sports Club etc., Malad offers a perfect balance of family life. It offers the perfect blend for families, who want to be close to the action, but also want to experience peace and serene once at home!



Undoubtedly, Malad is truly the place to live in, and Shreenathji Group is pleased to bring its most promising Real Estate Marvel in the heart of Your Malad.



— P A S S C O D E —
**MARVEL OF
MALAD**

Upgrade Yourself to the Masterpiece!

'Marvel of Malad' is the perfect opportunity to upgrade Your living experience with a Masterpiece! With luxurious amenities and excellent travel connectivity, You are assured of a better life in no time.

'Marvel of Malad' is a luxurious residential development that offers spacious homes with lavish private green-decks in every room along with excellent amenities.

**Grace yourself at this Masterpiece, as we await
to offer You the much deserving upgrade!**



Artist's Representation



Stay in the Heart of Malad!

Experience the comfort of being perfectly located to assure an upgraded life for You and Your family.

Connectivity

S.V. Road	0.0 Kms	Proposed Inorbit Metro Stn.	2.0 Kms
Malad Railway Stn.	0.3 Kms	Proposed Infiniti Metro Stn.	2.0 Kms
Malad Link Road	1.5 Kms	Western Express Highway	2.6 Kms
Malad Bus Depot	1.6 Kms		

Essentials

Indian Oil Petrol Pump	0.2 Kms	HP Petrol Pump	0.5 Kms
Bank of Baroda	0.3 Kms	Dmart Ready	0.7 Kms
Kotak Mahindra Bank	0.3 Kms	ICICI Bank	1.2 Kms
State Bank of India	0.4 Kms	Dmart Supermarket	2.3 Kms

Educational Centres

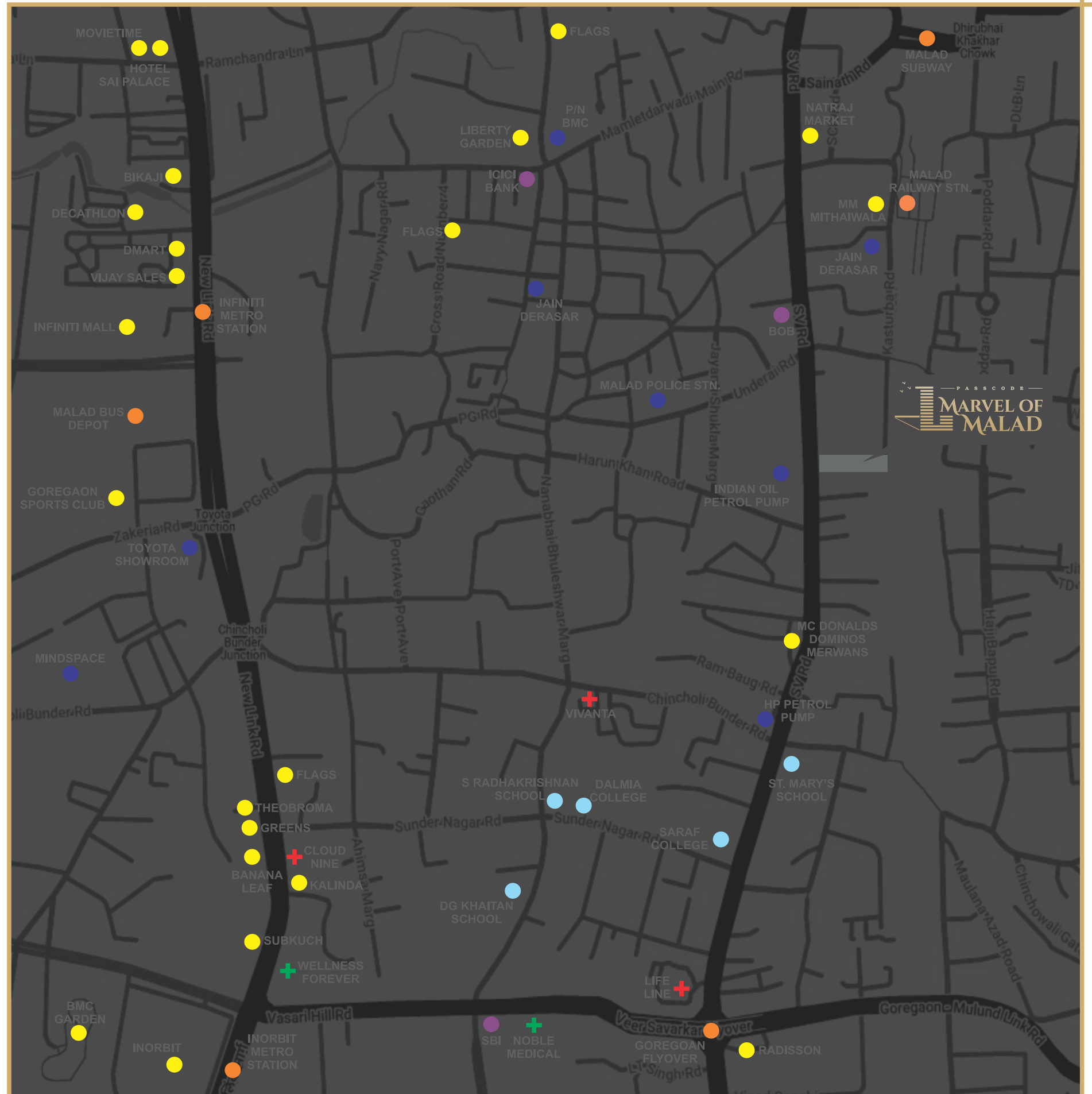
Saraf College	0.7 Kms	D.G. Khaitan School	1.3 Kms
Dr. S. Radhakrishnan School	1.1 Kms	Dalmia College	1.3 Kms

Leisure & Entertainment

Mc Donald's / Merwans / Dominos	0.3 Kms	Infiniti Mall / PVR Cinemas	1.8 Kms
Gupta Snacks Corner	0.3 Kms	Flags - Malad Link Road	1.8 Kms
MM Mithaiwala	0.5 Kms	Inorbit Mall / INOX Cinemas	2.0 Kms
Jumbo King	0.7 Kms	Decathlon / Bikaji Food	2.0 Kms
Hotel Radisson	1.0 Kms	Movie Time / Hotel Sai Palace	2.2 Kms
Goregaon Sports Club	1.4 Kms	Oberoi Mall / PVR Cinemas	2.6 Kms
Greens / Theobroma / Kalinda	1.6 Kms		

Hospitals & Medical Care

Vivanta Hospital	0.9 Kms	Cloud Nine Hospital	1.8 Kms
Life Line Medicare Hospital	1.2 Kms	Chemist Hub	1.9 Kms
Noble Plus 24x7	1.4 Kms	Wellness Forever 24x7	2.0 Kms



*Source: Google Maps



The Layout of Your New Abode!










'Marvel of Malad' is a private development of a large land parcel offering extraordinary residences that will upgrade Your life. These luxurious homes will be set atop beautifully in this project.



Artist's Representation

Specifications that Upgrade You for an Enriching Tomorrow!

With features and specifications meant to upgrade and improve Your life, You can rest assured that, You are making a Wise Investment in Your future.

-  Earthquake Resistant RCC Structure
-  Provision for Electric Vehicle Charging
-  Lavish Entrance Lobby with Italian Marble walls and flooring
-  3 Hi-Speed Branded Stainless Steel Elevators
-  24x7 CCTV Surveillance and Security Systems
-  Multi-Level Parking with Ramp for added Convenience
-  Landscaped Podium and Rooftop Area with premium amenities



Artist's Representation

 **An Adobe that Compliments
Your Desire for Luxury**



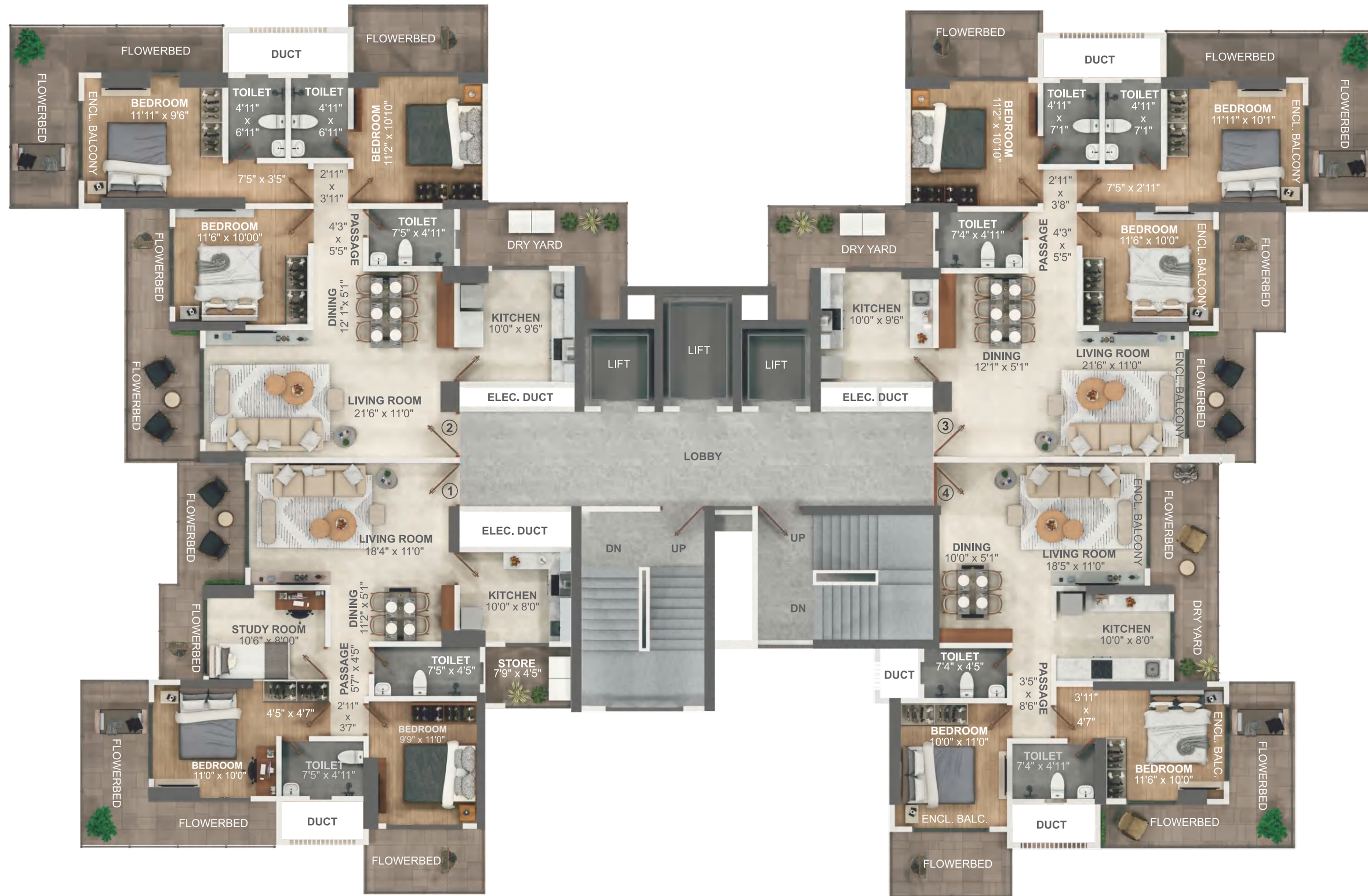
Artist's Representation

- Vitrified Flooring in all Rooms
- Fire Resistant Main Door and laminate Finish Doors for Internal Rooms
- Anodized / Powder Coated Sliding French Windows
- Gypsum finished internal walls
- Premium quality plastic paint on interior walls
- Private green-decks in every room with Toughened Glass Railing
- Kitchen with Granite/Composite Marble Platform/s and Stainless Steel Sink
- Premium Branded Bathroom Fittings and Sanitary ware
- Concealed Plumbing and Premium CP Fittings
- Branded Electrical Fittings and Modular Switches
- Automated Smart Lighting in Living Room
- Provision for Internet Connection
- Video Door Phone



Typical Residential Floor Plan

S.V. ROAD



DISCLAIMER: The plans, specifications, images and other details herein are only indicative and subject to approval of the concerned authorities. The Developer / Owner reserves the right to change any or all of these in the interest of the development, under compliance with the norms of The Real Estate (Regulation and Development) ACT, 2016. Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select apartments only. All internal dimensions for carpet area includes enclosed balcony, if any, and measured from unfinished wall surfaces. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. This printed material does not constitute an offer and/or contract of any type between the Developer / Owner and the recipient. No allotment shall be deemed to have been made on the basis of this printed material. Any Purchaser / Lessee of this development shall be governed by the terms and conditions of the agreement for sale / lease entered into between the parties, and no details mentioned in this printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Developer / Owner. The Developer / Owner does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein.

	Flat No.01 2.5 BHK			Flat No.02 3 BHK			Flat No.03 3 BHK			Flat No.04 2 BHK		
	RERA C.A.	ENCL. BALC.	TOTAL RERA C.A.	RERA C.A.	ENCL. BALC.	TOTAL RERA C.A.	RERA C.A.	ENCL. BALC.	TOTAL RERA C.A.	RERA C.A.	ENCL. BALC.	TOTAL RERA C.A.
Sq.Mts.	81.10	-	81.10	92.32	1.8	94.12	82.97	10.94	93.91	59.79	7.54	67.33
Sq.Ft.	873	-	873	994	19	1,013	893	117	1,010	643	81	724

* 1 Sq.Mt. = 10.764 Sq.Ft. | 1 Mt. = 3.28 Ft. | Flat No.2 is Refuge Area on 8th and 16th Floor



Amenities that resonate a Luxurious Lifestyle



Podium Amenities:

- 01 Plunge Pool
- 02 Sky Gazebo
- 03 Landscaped Garden
- 04 Amphitheater Step-Area
- 05 Performance Stage & Karaoke Zone

- 06 Indoor Sit-Out Gallerie
- 07 Toddler Zone
- 08 Senior Citizen Sitting Area
- 09 Tranquil Buddha
- 10 Hi-Tech Fitness Centre

- 11 Zen Waterfall
- 12 Walking Track
- 13 Reflexology Walking Pathway

**Subject to Approvals of Proposed Future Development*

Additional Rooftop Amenities...



Amenities that resonate a Luxurious Lifestyle



Artist's Representation

Roof-Top Amenities:*

- 14 Panoramic Yoga Centre
- 15 Celestial Turf
- 16 Audience Stand
- 17 Rattan Relax-O-Zone
- 18 Pergola Lounge

- 19 Multi-Utility Service Table
- 20 Barbeque Station
- 21 Sky Lounge

*Subject to Approvals of Proposed Plans

Spoil Yourself with Upgraded Amenities

Toddler Zone

Your kids will love playing in this vibrant and exciting play area! They'll have a blast climbing, jumping, and exploring, and You will be able to relax knowing they're safe and happy.



Artist's Representation



Artist's Representation

Hi-Tech Fitness Centre

Stay in top physical condition with our carefully planned fitness centre. Whether You are a beginner or a fitness fanatic, our fitness centre will offer You the best because You have earned it!



Artist's Representation

Spoil Yourself with Upgraded Amenities

Plunge Pool & Sky Gazebo

The fresh air and natural light will help You relax while You overlook the Plunge pool offering a perfect way to relax and cool down.

Amphitheater & Social Zone

Be it a community celebration or a private occasion with Your family and friends, the outdoor amphitheater gazing up at the beautiful, moonlit sky is always at Your disposal!



Artist's Representation

Spoil Yourself with Upgraded Amenities

Zen Waterfall

Experience the calm and peaceful feeling, while You sit by the waterfall to rejuvenate and soothe Yourself with Your loved ones after a long tiring day.



Artist's Representation



Artist's Representation

Tranquil Buddha & The Walking Track

After the hustle and bustle of city life, the serene beauty of Buddha will enlighten Your soul and ease Your mind as You pass by over our Walking track that unwinds through the lush green Podium of Your new abode.



Spoil Yourself with Upgraded Amenities

Celestial Turf

Organizing Your own private cricket tournament is the perfect way to enjoy some competitive fun with friends. Playing Your favorite sport under the moon lit sky offers the perfect leisure time with Your friends and family.

Sky Lounge

Welcome Your friends and family to a delightful sundown party at Your rooftop Sky Lounge, where You watch the colours of the sky change as the sun goes down.



Spoil Yourself with Upgraded Amenities

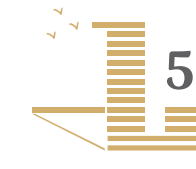
Barbeque Station

Greet the setting sun with a smile as You host a festive party at Your rooftop terrace, complete with delicious barbeque feast to enjoy under the breathtaking skyline as the sun sets and casts a warm glow on everything below.



Panoramic Yoga Zone

Give a perfect start to Your day and improve Your overall health with Yoga at the panoramic Yoga Zone and boost Your flexibility, strength, and balance to experience Your day with positivity.

 **5 Reasons Your New Abode
should be at 'Marvel of Malad'**

1.

Malad is set to experience Capital
Appreciation with the growing
Infrastructural Developments.

2.

Exclusive Private Green-Decks offer
perfect aesthetics for Your luxurious Abode

3.

Excellent Connectivity with Unmatched
Location Advantages

4.

A gated community building with 20+
Modern Lifestyle Amenities just like a
Residential Township

5.

Ample Multi-Level Parking Spaces
With Two-Way RCC Ramp



Artist's Representation



Make this Masterpiece the Pride of Your Legacy!

PASSCODE
**MARVEL OF
MALAD**

