



You were born for great things
Let's start with your home

**INTRODUCING
VARDHAN ROYALE**



A TRADITION OF TRUST



INNOVATION. SUSTAINABILITY. EXCELLENCE.

You will find these values embedded in everything we build at Vardhan Group.

With a commitment to cutting-edge developments and a reputation for timely completion, Vardhan Group has established a tradition of trust in the Indian real estate industry.

Deeply rooted in principles of good and green, we have built over 20 million square feet of land, including a dozen residential complexes, commercial spaces and shopping centers. And we are on path to deliver 10 million square feet in the next 5 years.

We find ourselves busy, constantly trying to delight our customers with developments that are truly one of a kind.



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01 PROJECT OVERVIEW

An address that redefines the skyline of Mumbai city.

A landmark G+21 floor high rise recognisable from afar with a gleaming copper crown atop its head.

An address with landmark amenities and unparalleled connectivity.

Where royal living from the signature old era meets with conveniences of the new era.

An address to Boast About

WELCOME TO VARDHAN ROYALE



DAY VIEW



Photorealistic Actual Image*



02 | LOCATION ADVANTAGE

NOW YOU CAN SPEND LESS TIME COMMUTING, AND MORE TIME DOING THE THINGS YOU LOVE.

An address with all the right connections, Vardhan Royale is located within Mumbai's most vibrant communities.

Notable landmarks like BMC Poddar park, Omkareshwar & Jain Temple and Sanjeevani Hospital are only a few minutes away.

One of its best features is its direct connectivity to every corner of Mumbai city - via rail, highway and proposed Metro.

MALAD RAILWAY STATION (4 MIN WALK)
 WESTERN EXPRESS HIGHWAY (5 MIN WALK)
 PROPOSED METRO STATION (6 MIN WALK)



HOSPITALS & CONVENIENCE STORES

Sanjeevani Hospital
Lifewave Hospital
Sanjivni Medical Stores
Ganesh Medical & General Stores
JJ General stores



EDUCATIONAL INSTITUTIONS

Nirmala College of Commerce & Science
Nagindas Khandwala College
Mahila College of Arts & Commerce



BANKS & ATMS

Axis Bank
State Bank of India
Punjab National Bank



TEMPLES

Jain Temple
Omkareshwar Temple
Hanuman Mandir
Sai Baba Mandir



LEISURE

BMC Podar Park
Raheja Federation Garden
Shree Maheshwari Park
16 Hour Fitness Club
Bombay Northwest Rotary Club
Makeover Fitness Club



ENTERTAINMENT

Malad Mall
Sahara Restaurant
Hotel Royale Regency

03 | LANDMARK DESIGN



A CROWN JEWEL THAT REDEFINES
MUMBAI'S SKYLINE AS A LANDMARK OF LUXURY

Vardhan Royale is not just an address, but a crown jewel that will soon grace the skyline of Mumbai.

Recognizable from afar with a gleaming crown atop its head, every stone, metal and design element used to build this landmark is inspired by royal legacy.

The jaali elevation, for instance, showcases intricate design that draw inspiration from Mughal architecture.



04 | LIFESTYLE AMENITIES



PAMPER YOURSELF WITH PLATTER OF IN-HOUSE CONVENIENCES

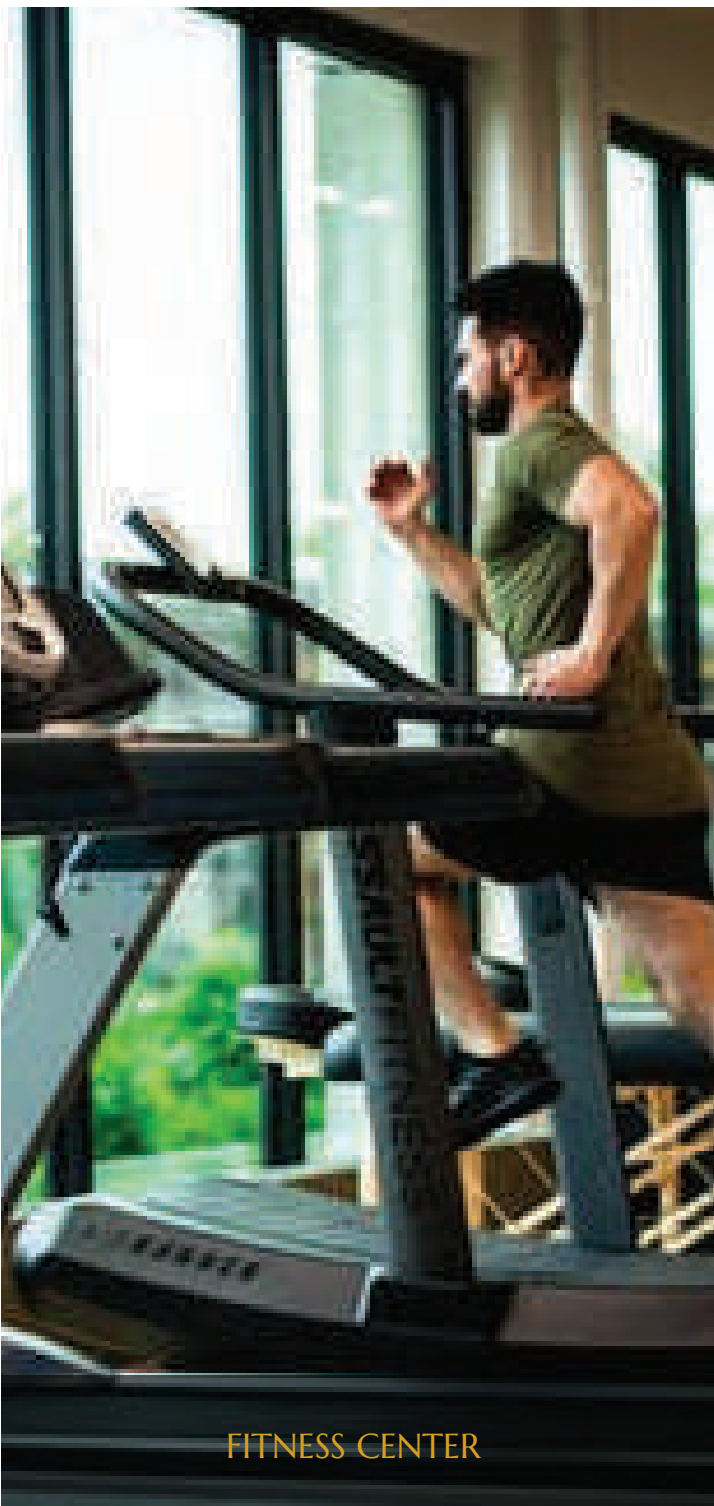
Enjoy exclusive access to in-house amenities such as a 24x7 private concierge, fitness center, cafe lounge, landscaped rooftop garden and much more.

Marked with double heightened grand entrances and picturesque drop-offs, feel the sweet smell of luxury the minute you step in.

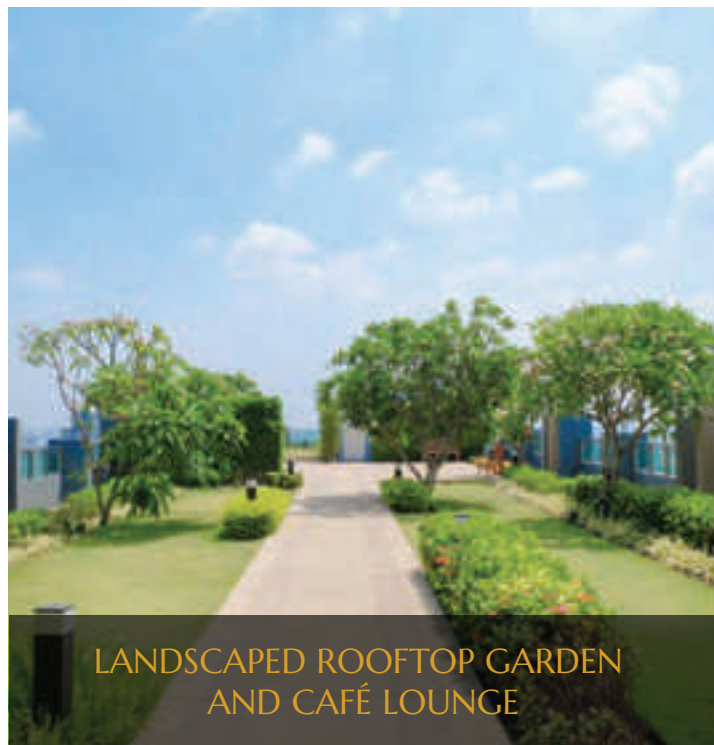
Step out of your door into a thriving social landscape. Stroll along premium retail outlets, enjoy a gourmet meal or raise a toast with the society's elite.



Photorealistic Actual Image*



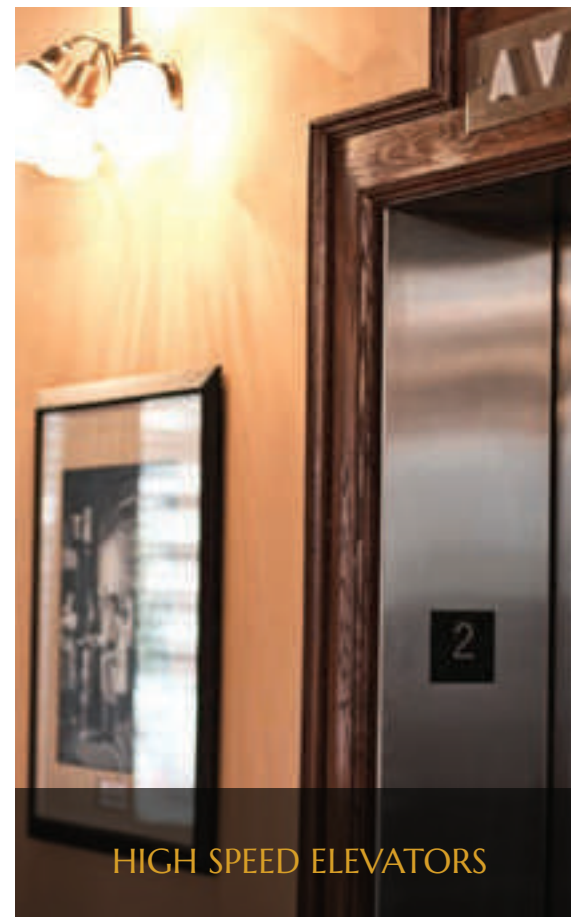
FITNESS CENTER



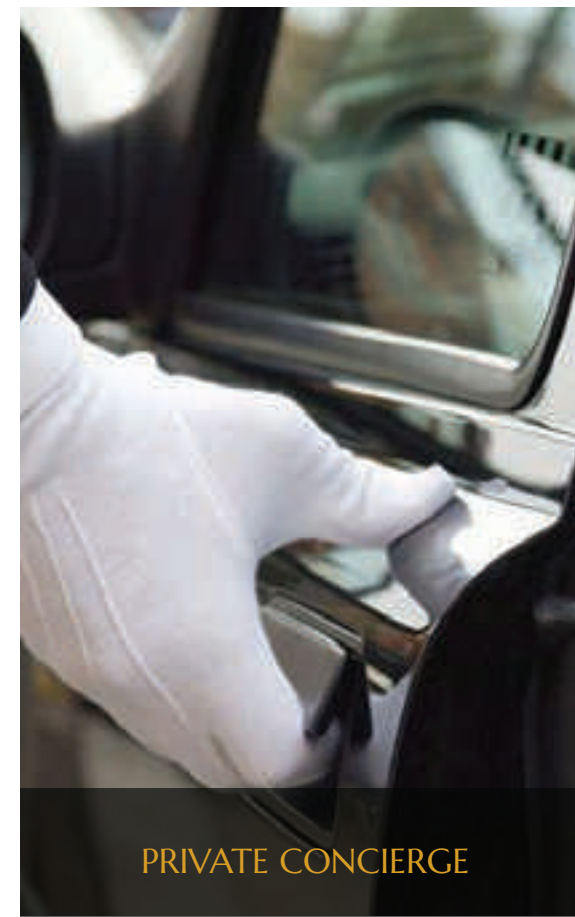
LANDSCAPED ROOFTOP GARDEN AND CAFÉ LOUNGE



CHILDREN'S PLAY AREA



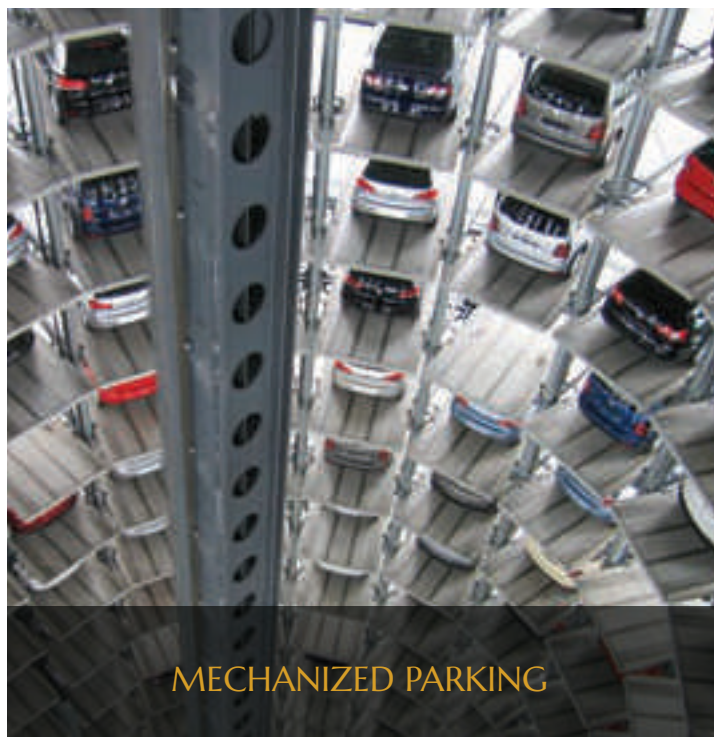
HIGH SPEED ELEVATORS



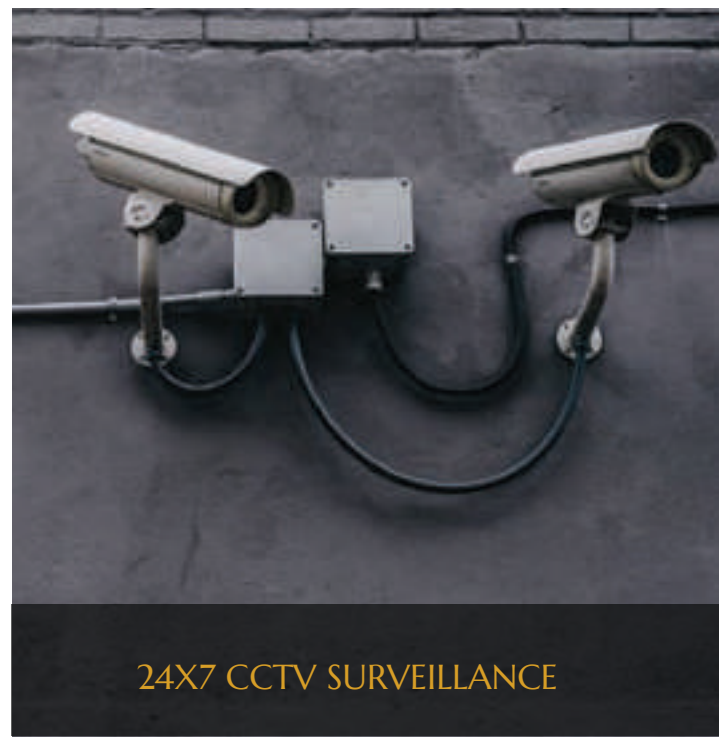
PRIVATE CONCIERGE



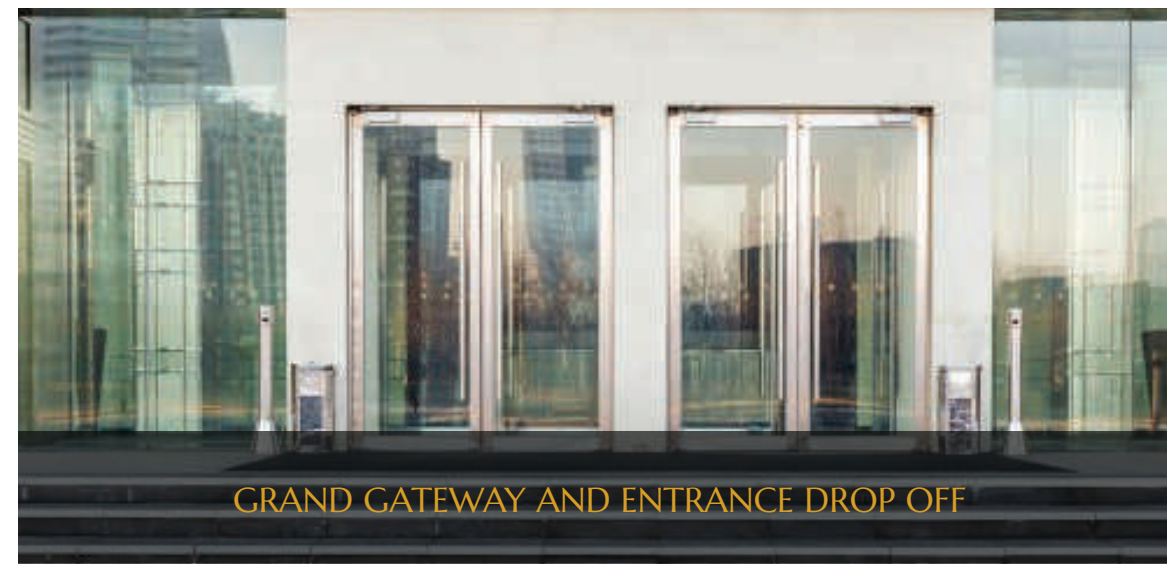
SOLAR LIGHTING



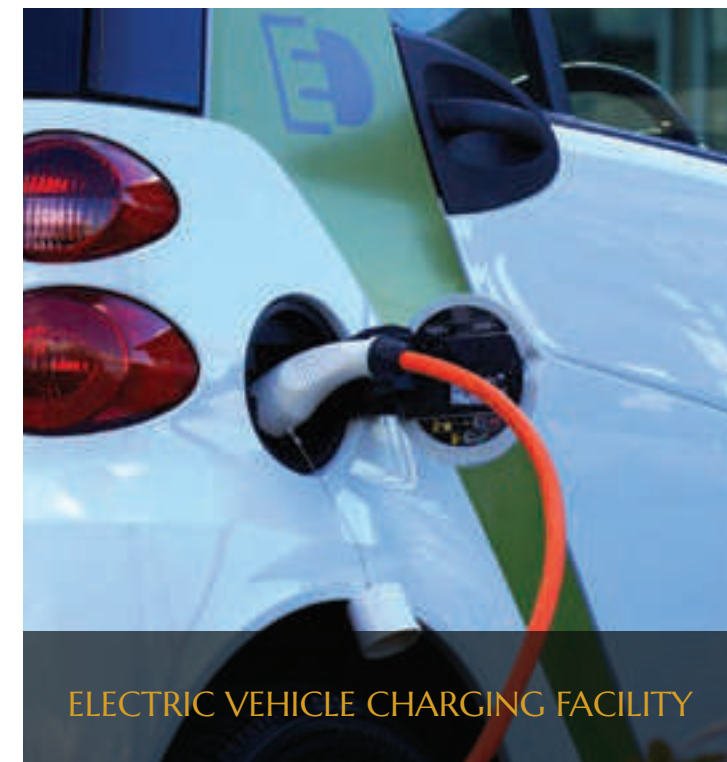
MECHANIZED PARKING



24X7 CCTV SURVEILLANCE



GRAND GATEWAY AND ENTRANCE DROP OFF



ELECTRIC VEHICLE CHARGING FACILITY

SMART LIVING AMENITIES



Live in a home that offers stylish furnishings and smart living features with pre-installed home automation provisions such as digital door locks and time scheduled lighting.

Save on your energy bills with solar lighting and energy-efficient fixtures installed across all common spaces.

1

FIRE RESISTANT FLUSH
MAIN DOOR

2

MODULAR KITCHEN WITH
QUARTZ MARBLE TOP

3

MARBLE FINISHED TILES
ON DADO

4

WINDOW SILS IN
COMPOSITE MARBLE

5

ANTI SKID FLOORING
IN BATHROOMS

6

PREMIUM JAQUAR BRASS
FITTINGS IN TOILETS

7

P.O.P FINISHED WALLS WITH ACRYLIC
EMULSION PAINT IN ALL ROOMS

8

ALUMINIUM, ANODIZED &
FULL HEIGHT FRENCH
SLIDING WINDOWS

9

PREMIUM QUALITY
MODULAR SWITCHES

10

PRE-INSTALLED VIDEO
DOOR PHONE

11

PRE-INSTALLED EARTH
LEAKAGES CIRCUIT BREAKERS

12

HOME AUTOMATION
PROVISIONS

05 | HOMES CRAFTED WITH CARE

THOUGHTFULLY PLANNED HOMES
TO CARE FOR YOUR WELL BEING

At Vardhan Royale, every aspect, whether large or small, is crafted to care for you.

Thoughtfully designed residences come with King Sized, French windows that offer panoramic views of the city.

Conceptualized for enhanced daylight and ample ventilation, you will feel an elevated sense of well being in every breath.



Photorealistic Actual Image*

06 | LUXURY OF SPACE



PALATIAL PERSONAL SPACES
FOR INDULGENT COMFORT

To give you enough space as you celebrate your victories or ponder over your failures, through all of life's ups and downs.



07 | GO GREEN



YOUR HOME AT VARDHAN ROYALE IS AS CLOSE AS IT GETS TO A MODERN DAY PARADISE.

A landscaped rooftop garden with expansive greens and ornate water bodies, meticulously planned to drown out the city's humdrum and enjoy time in nature.

Here you will find plenty of green corners to lose yourself in a book, an evening stroll and hours of conversation.

We also have an adjoining cafe lounge to sip away to a fresh chai or coffee.



Photorealistic Actual Image*

OUR ECO-FRIENDLY ENDEAVOURS



RAIN WATER HARVESTING SYSTEM
It saves more natural water for future use and vastly improves water sustainability



WATER EFFICIENT FIXTURES
This simple addition ensures that water consumption is optimised and water bills are reduced



SOLAR PHOTOVOLTAIC SYSTEM
This system makes use of solar energy, thereby reducing electricity bills. Use of material with high reflectivity



RECYCLED CONSTRUCTION MATERIALS
Recycled and locally produced materials are used with CFC free equipment to reduce CO2 emissions and the negative impact on the environment



HEALTH-SAFE PAINTS AND ADHESIVES
Low volatile Organic Compound (VOC) paints, adhesives and sealants for interior fixtures ensure your health and safety. Use of CFC free equipments



SMART LIGHTING
CFLs and LEDs are used in external and common lighting areas to promote low electricity consumption



ELECTRIC CAR CHARGING FACILITY
A few parking spaces in the parking lot have Electric Car Charging Facility allowing residents to play an active role in saving the planet



WASTE SEGREGATION SYSTEM
Wet and dry waste management ensures that waste is handled in an eco-friendly manner

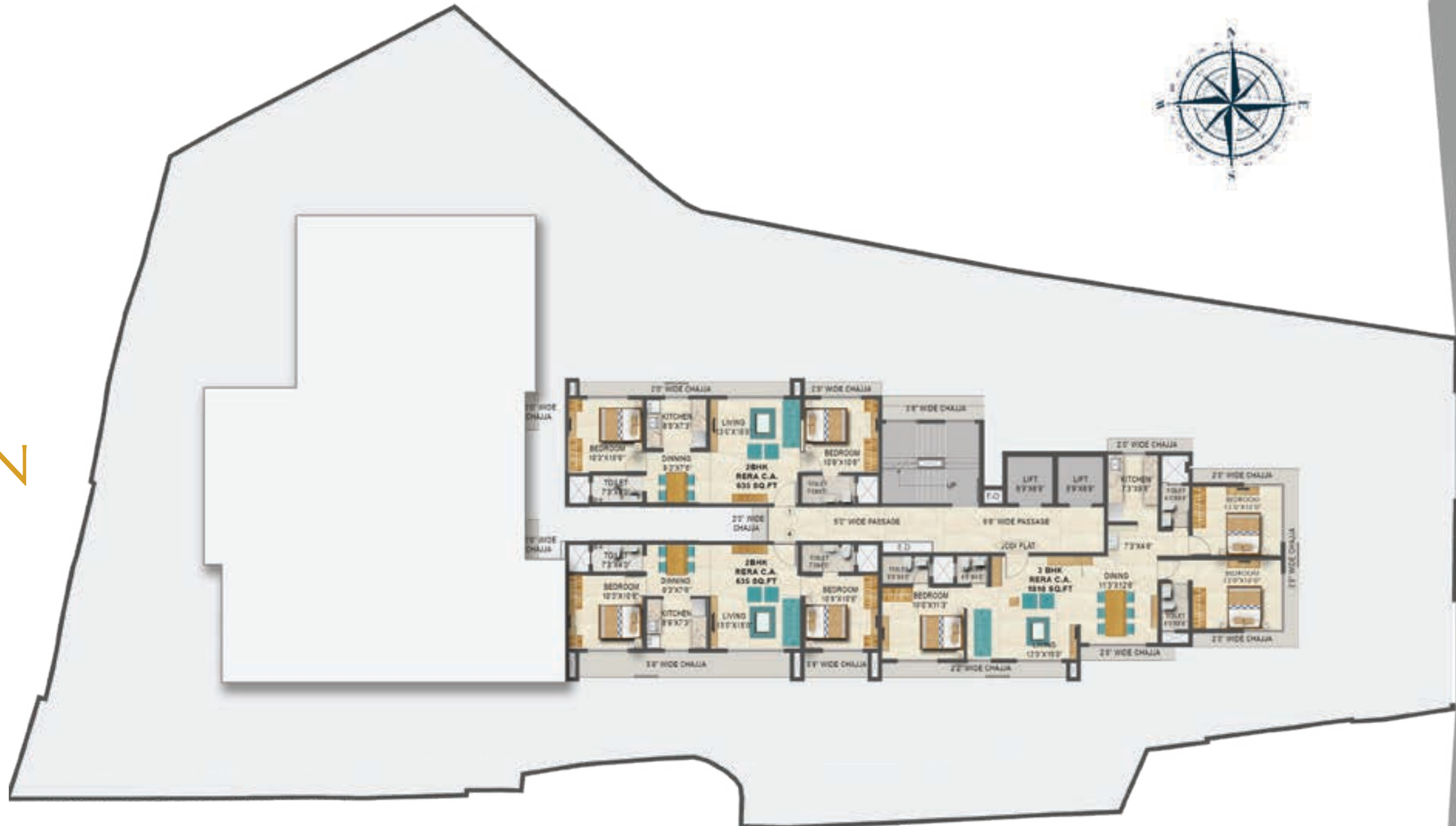
08 PROJECT SPECIFICATIONS

MASTER LAYOUT





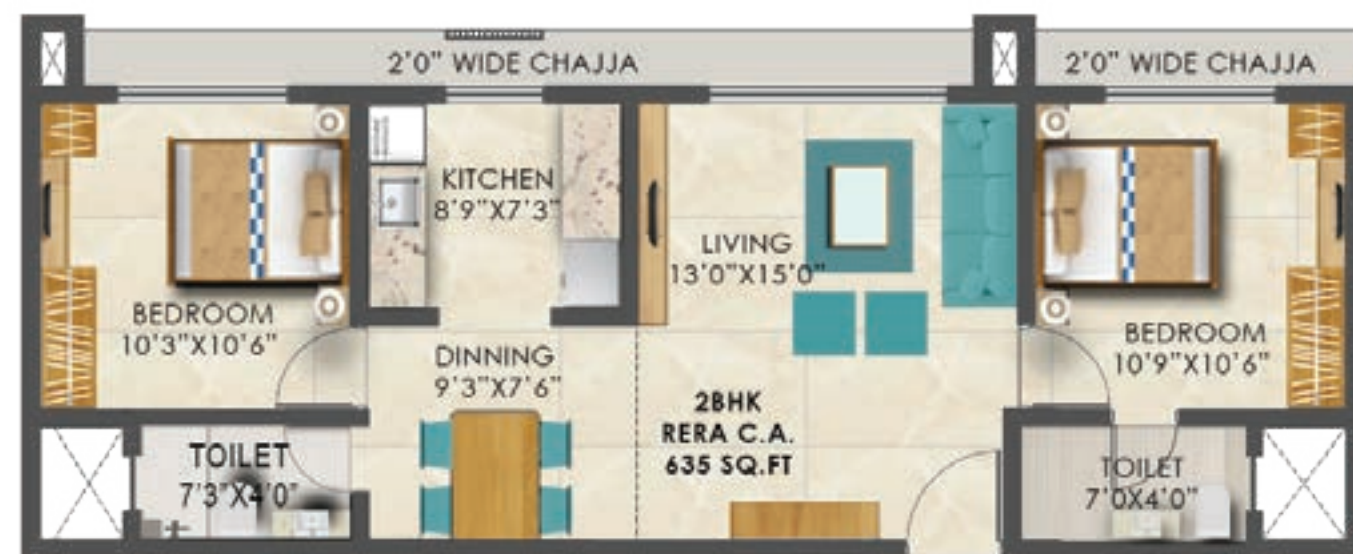
TYPICAL FLOOR PLAN



13.40 M WIDE PANDIT SOLICITOR ROAD

2 BHK

Flat no. 1 - 635 Sq.ft. RERA C.A

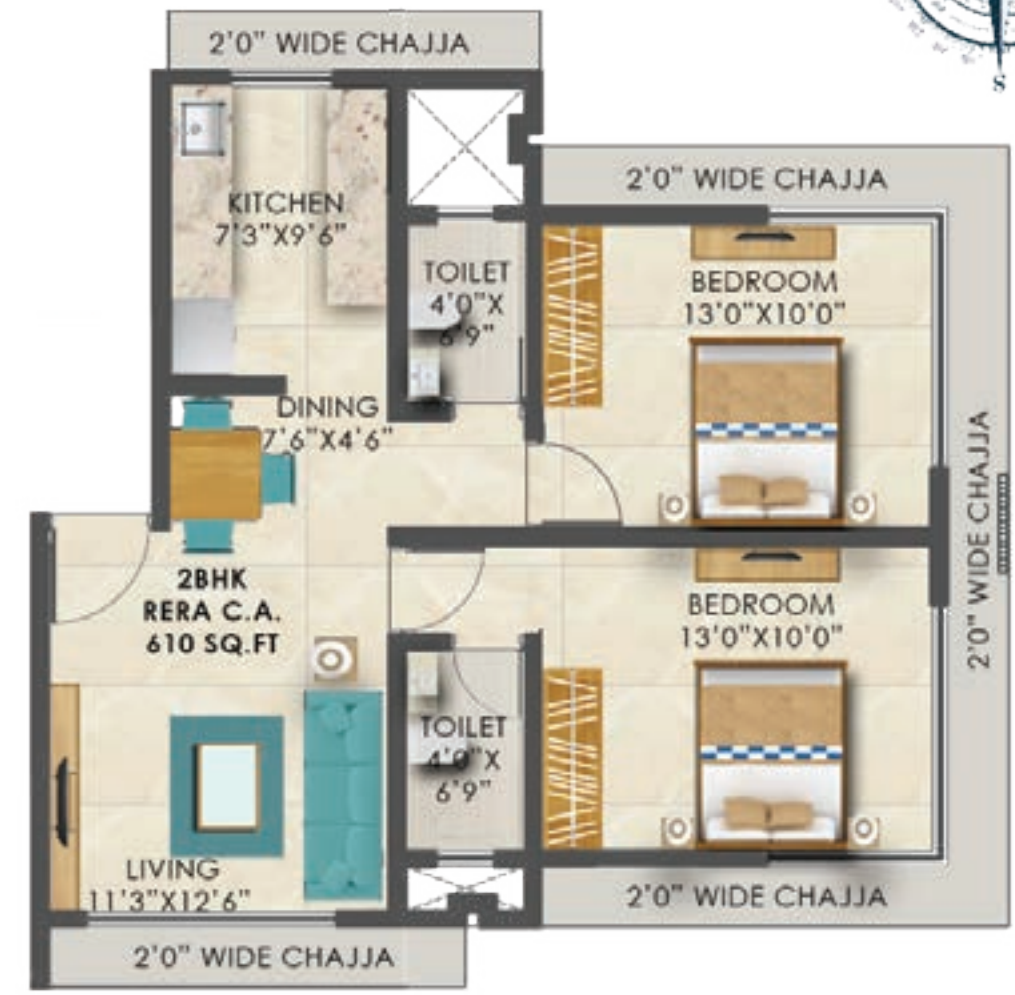
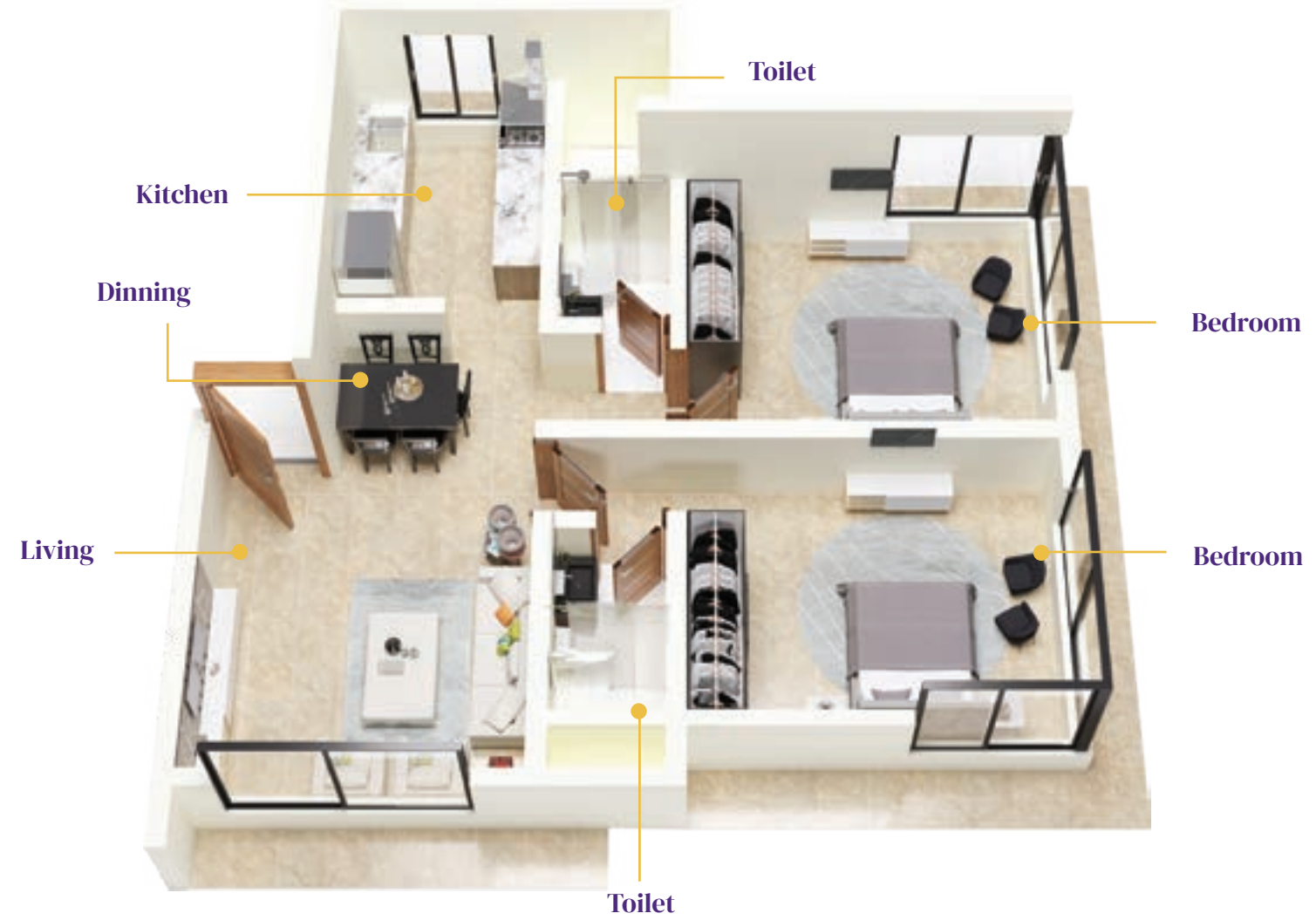


FLAT NO. 1- 2BHK
RERA C.A. - 635 SQ.FT



2 BHK

Flat no. 2 - 608 Sq.ft. RERA C.A

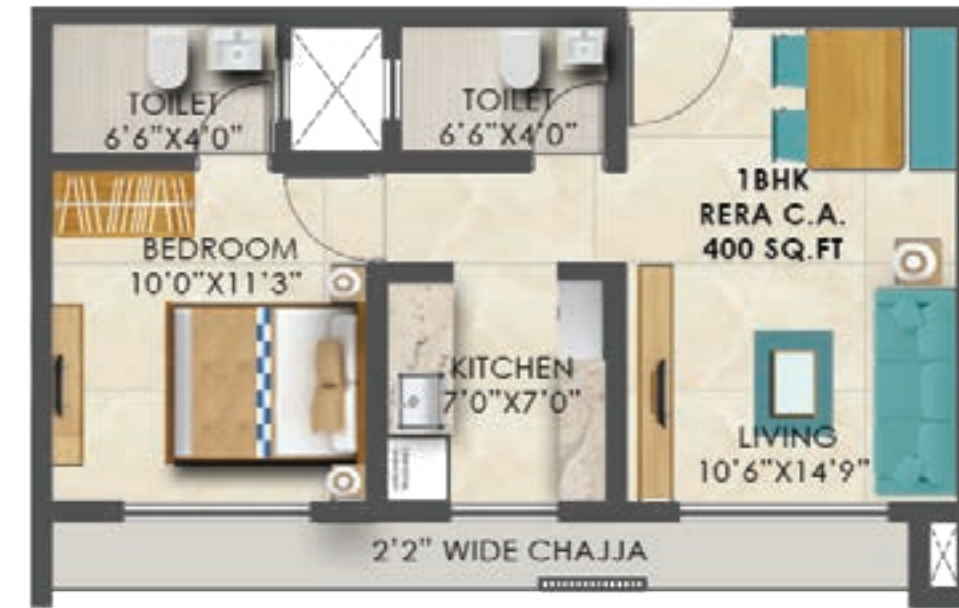


FLAT NO. 2- 2BHK
RERA C.A. - 608 SQ.FT



1 BHK

Flat no. 3 - 399 Sq.ft. RERA C.A

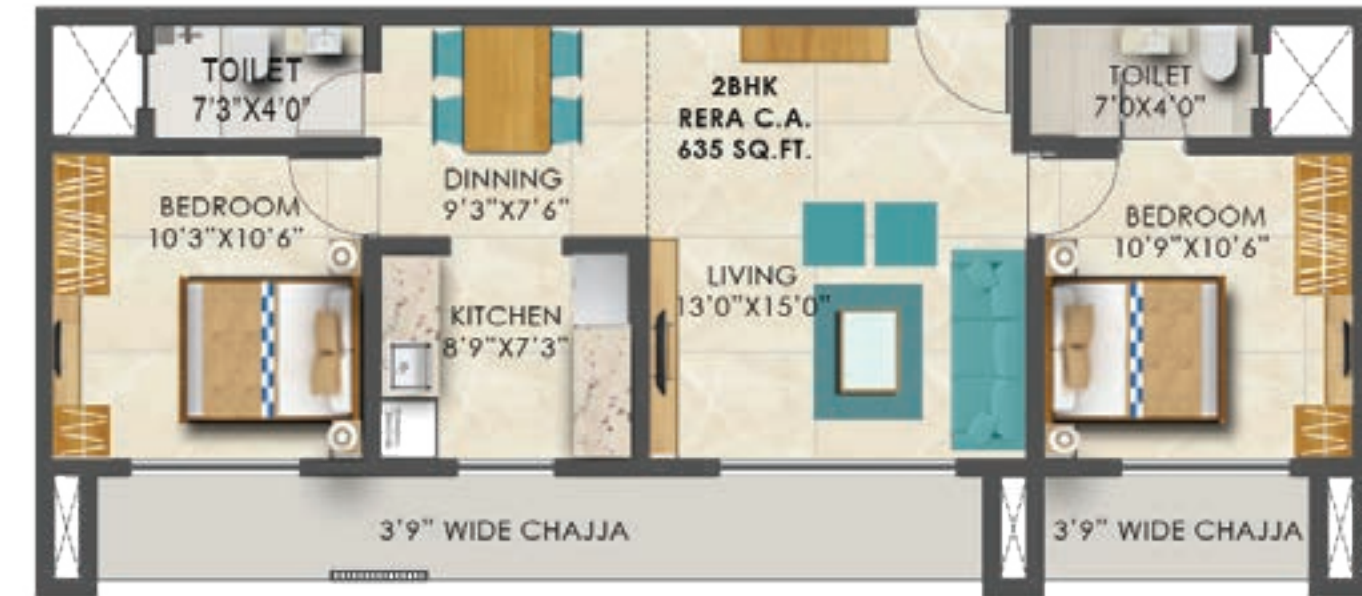


FLAT NO. 3- 1BHK
RERA C.A. - 399 SQ.FT



2 BHK

Flat no. 4 - 635 Sq.ft. RERA C.A



FLAT NO. 4- 2BHK
RERA C.A. - 635 SQ.FT



ABOUT VARDHAN GROUP



70+
Years
Experience



5000+
Happy
Families



100%
record of
Timely completion

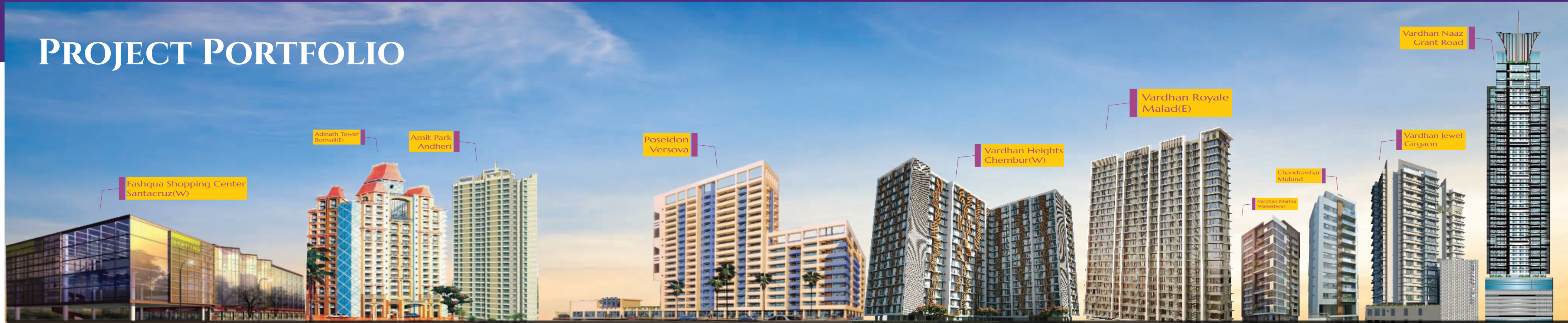


20+
million
square feet
developed



\$10
billion +
in Funding

PROJECT PORTFOLIO



TIMES GROUP REALTY ICON AWARD 2019



An Industry badge of honor for superior quality housing at affordable prices

Certified as premium developers, invest in your future worry-free.



10

PROJECT ALLIANCES & ASSOCIATES



WORKING WITH
THE BEST

ARCHITECTS



ARCHITECT MUKESH BAHADUR

R.C.C CONSULTANT

PARAS
CONSULTANT

DESIGN ARCHITECT



KNS ARCHITECTS

MEP CONSULTANT



AXIOM CONSULTING

LEGAL CONSULTANT

KISHORE
THAKURDAS & CO

ADVOCATE
SHARAD WAKCHOURE

