




A GOOD LIFE  
UP & ABOVE ALL.

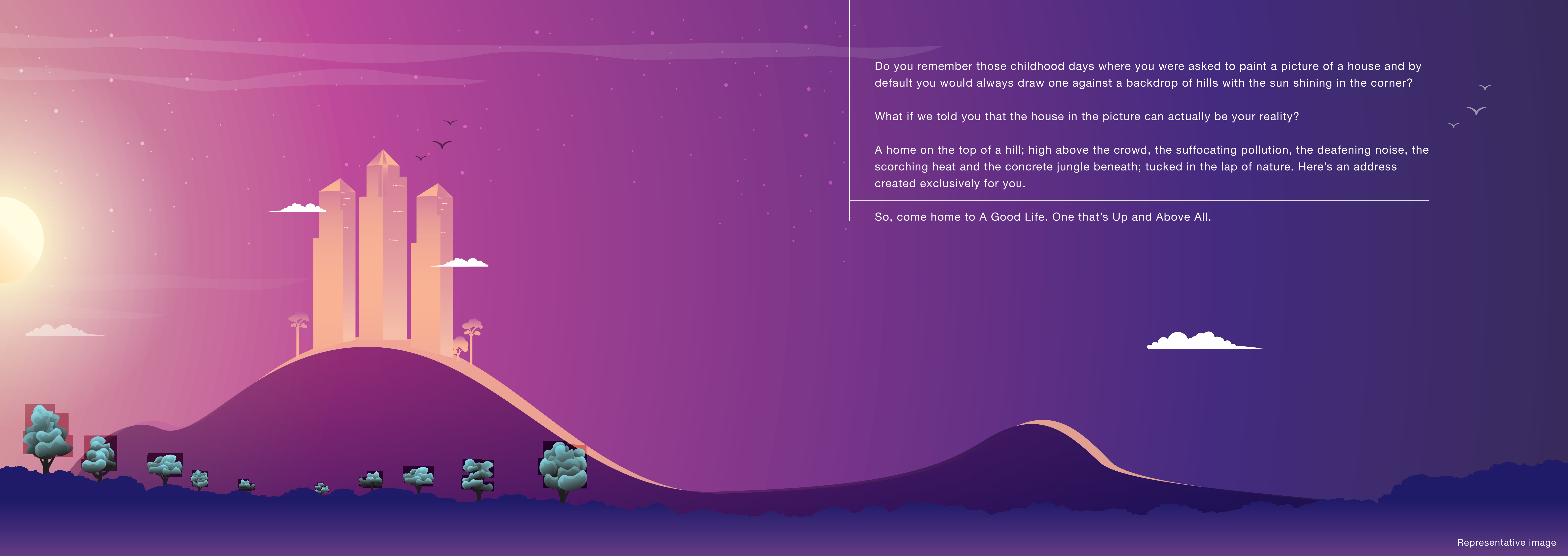
PASSCODE  
**BEVERLY HILLS**  
ANDHERI (E)

**SITE ADDRESS: VKG Sales Lounge, VKG Estate, Bhavani Nagar, Marol, Andheri East, Mumbai - 400 059.**

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Interior designing used in the flat/unit plan and images are only for representation purpose. The picture of the proposed Residential Flat/Unit and all furniture, fixtures, items, electronic goods, amenities, landscaping, accessories etc. specified therein are only for the purpose of show casing the Residential Flat/Unit and the Developer is not liable / required to provide any furniture, items, electronic goods amenities, accessories etc. as displayed in the pictures. The Recreational Facilities and amenities will form a part of Developer/Promoter's retained area and will not form a part of common amenities and facilities. This advertisement is purely conceptual and does not constitute part of a legal offer or contract and purchase in this Project shall be governed by the terms and conditions of the Agreement for Sale specifically. While every reasonable care has been taken in this advertisement, any intended recipient/reader/viewer/interested party should verify all the informations such as area, amenities, specifications, services, terms of Sale, payments and all other related terms independently with the Promoter prior to purchase in the project. The Promoter cannot be held responsible for any inaccuracies or omissions. The Promoter shall not be responsible for any action taken by the intended recipient/reader/viewer/interested party relying on such materials /informations on the Website and/or brochures and/or any information provided by Real Estate Agent / Broker / Channel Partner without independently verifying with the Promoter. The relationship between the Promoter and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of the website or the terms as mentioned in the Brochures.

 Beverly Hills is the passcode name for the project has been registered under MAHARERA : RERA No. P51800001980 is available on the website <https://maharera.mahaonline.gov.in> under registered projects. \*T&C Apply.



Do you remember those childhood days where you were asked to paint a picture of a house and by default you would always draw one against a backdrop of hills with the sun shining in the corner?

What if we told you that the house in the picture can actually be your reality?

A home on the top of a hill; high above the crowd, the suffocating pollution, the deafening noise, the scorching heat and the concrete jungle beneath; tucked in the lap of nature. Here's an address created exclusively for you.

So, come home to A Good Life. One that's Up and Above All.



## YOUR DREAM CRAFTED INTO OPULENT REALITY.

How would it feel to have a home atop a hill approx. 180 ft. above sea level? A place from where you gaze at the lush green valley views from your full-height glazed windows every day... where the fresh, clean air blows on your face with abundance of natural light to soak in.

Situated in the heart of the city, yet surrounded by nature's sounds; it's a space where every square inch is enhanced to create a paragon of luxurious living. Welcome home to the good life you always wished for.



Artistic Rendition



## YOUR ADDRESS, ELEVATED TO A HILLTOP.

A location that's deeply connected to the city, yet far enough to be in the lap of nature, Passcode Beverly Hills is the perfect address of luxury to adorn Andheri (E). Combining the perks of city life with lush greenery and smart living; a lifestyle adorned with luxurious comforts and seamless connectivity awaits you on a hilltop.

 **Easy accessibility**

 **Close proximity to social and commercial hubs**

 **Surged with good socio-economic infra**

 **Near Aarey Forest**

 **Approx. 180 ft. above sea level**

 **Lush green open spaces**

 **Flexible home configurations**



## EMBRACED BY THE CITY, YET IN THE LAP OF NATURE.

You know you're living the best life when you reside on top of a hill yet the city is within reach. An address that is in the immediate vicinity of major business hubs as well as social and cultural hotspots.

### Connectivity:

Marol Metro Station – 2.8 km  
 JB Nagar Metro Station - 3.4 km  
 Andheri Station – 5.3 km  
 Western Express Highway – 4.5 km  
 Chhatrapati Shivaji Maharaj International Airport – 4.1 km  
 Domestic Airport – 7.1 km  
 JVLR – 4 km

### Education Institutions:

Marol Education Academy's High School & Junior College – 850 m  
 Narayana e-Techno School – 1.5 km  
 St. Lawrence High School – 1.5 km  
 St. John The Evangelist High School – 2.9 km  
 Tolani College of Commerce – 3.7 km  
 Shrinivas Bagarka College & S. P. D. T College – 3.7 km  
 Bombay Scottish School (Powai) – 5.3 km  
 Bhavan's College – 8 km  
 IIT Mumbai – 8.3 km

### Healthcare:

Chiranjeevi Hospital – 0.8 km  
 Seven Hills Hospital – 1.6 km  
 Holy Spirit Hospital – 3.5 km  
 Central Hospital & Child Care Centre – 3.8 km

### Supermarket:

Sahakari Bhandar – 3.9 km  
 Nature's Basket – 5.5 km  
 D Mart - 5.8 km

### Commercial Hubs:

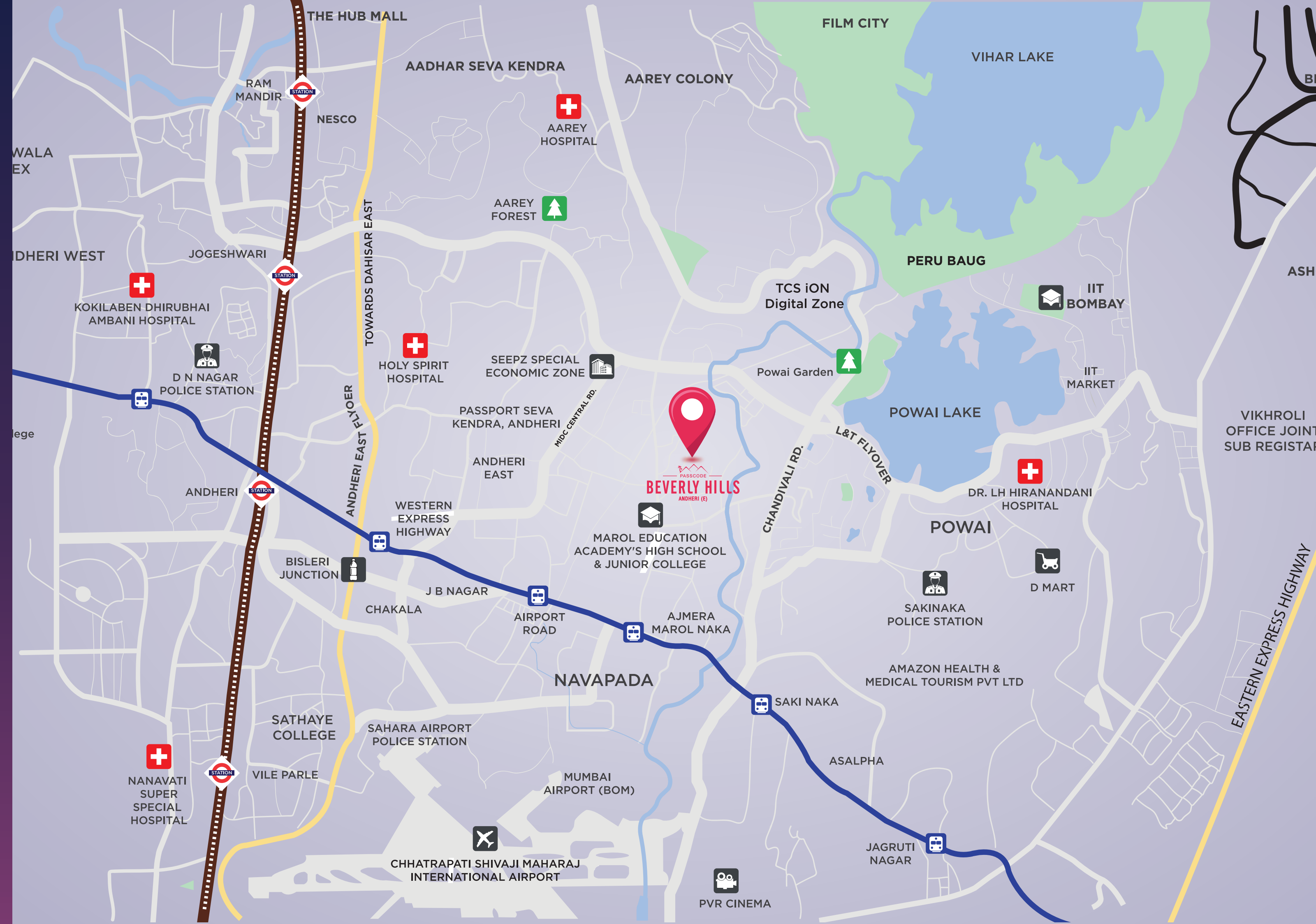
Seepz Special Economic Zone – 2.2 km  
 VITS Corporate Office – 2.7 km  
 We Work – 2.8 km  
 Divine Hub Co-working Space – 3.4 km  
 The Empire Business Centre – 3.4 km  
 Hubtown Solaris – 6 km

### Social Life:

Cafe Mojo – 2.3 km  
 The Stables 2.5 km  
 Rodeo Drive - 2.5 km  
 Domino's Pizza – 2.7 km  
 Tap Resto Bar – 2.8 km  
 British Brewing Company - 2.8 km  
 Citrus - Fine Dining Restaurant - 2.8 km  
 McDonald's – 2.9 km  
 Peshwa Pavilion – 3.7 km  
 The Finch – 4.9 km

### Malls & Entertainment:

Phoenix Marketcity – 6.7 km  
 PVR – 6.8 km  
 Citi Mall – 8.7 km  
 Infinity Mall – 9.3 km

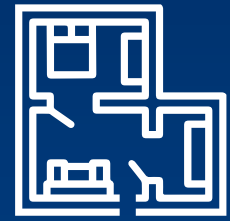


Disclaimer: \*Travel distance as per Google Maps | Map not to scale



## NATURE MEETS TECHNOLOGY FOR AN UPSCALE LIVING EXPERIENCE.

What's better than a thoughtfully designed home tucked on a hilltop with all the contemporary comforts that make for a luxurious life? The outward-facing 1 & 2 BHK homes are adorned with full-height glazed windows enabling maximum sunlight and ventilation that open up to breath-taking natural vistas that the project site is blessed with. Here's a life you always dreamed of; now wake up to it every day.



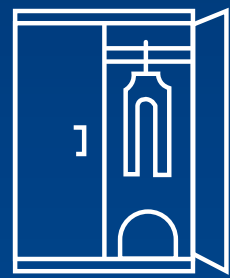
Spacious Residences



Video Door Phones



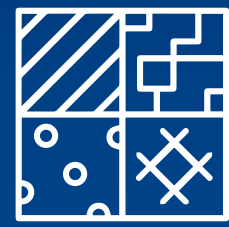
French Window



Optimum Storage Spaces



Granite Kitchen Tops



Vitrified Tiles



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## PRIVATE LUXURIES IN THE LAP OF NATURE.

The L-shaped windows in the Master Bedroom of the corner-unit apartments open up to breath-taking natural vistas that the project site is blessed with. Flooded with natural light and breeze, these resplendent apartments ensure that you sleep peacefully and wake up refreshed.



Representative image



Representative image



Artistic Rendition



## TAKING INDULGENCE A NOTCH HIGHER.

With a lifestyle specially curated to spoil you at every step, at Passcode Beverly Hills you'll never run out of things to do. With a plethora of amenities to choose from, rest assured knowing that you won't have a dull moment here ever.

Spread over the plinth level as well as the terrace, the plethora of amenities available here will keep you entertained year on year!



SWIMMING POOL WITH DECK



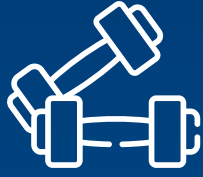
LADIES' & GENTS' SPA



SOCIETY ROOM



BANQUET HALL WITH PANTRY



INDOOR GYM



YOGA & MEDITATION ROOM



BUSINESS CENTRE WITH MEETING ROOMS & CAFÉ LOUNGE



INDOOR GAMES ROOM



JOGGING TRACK



Artistic Rendition





Representative image



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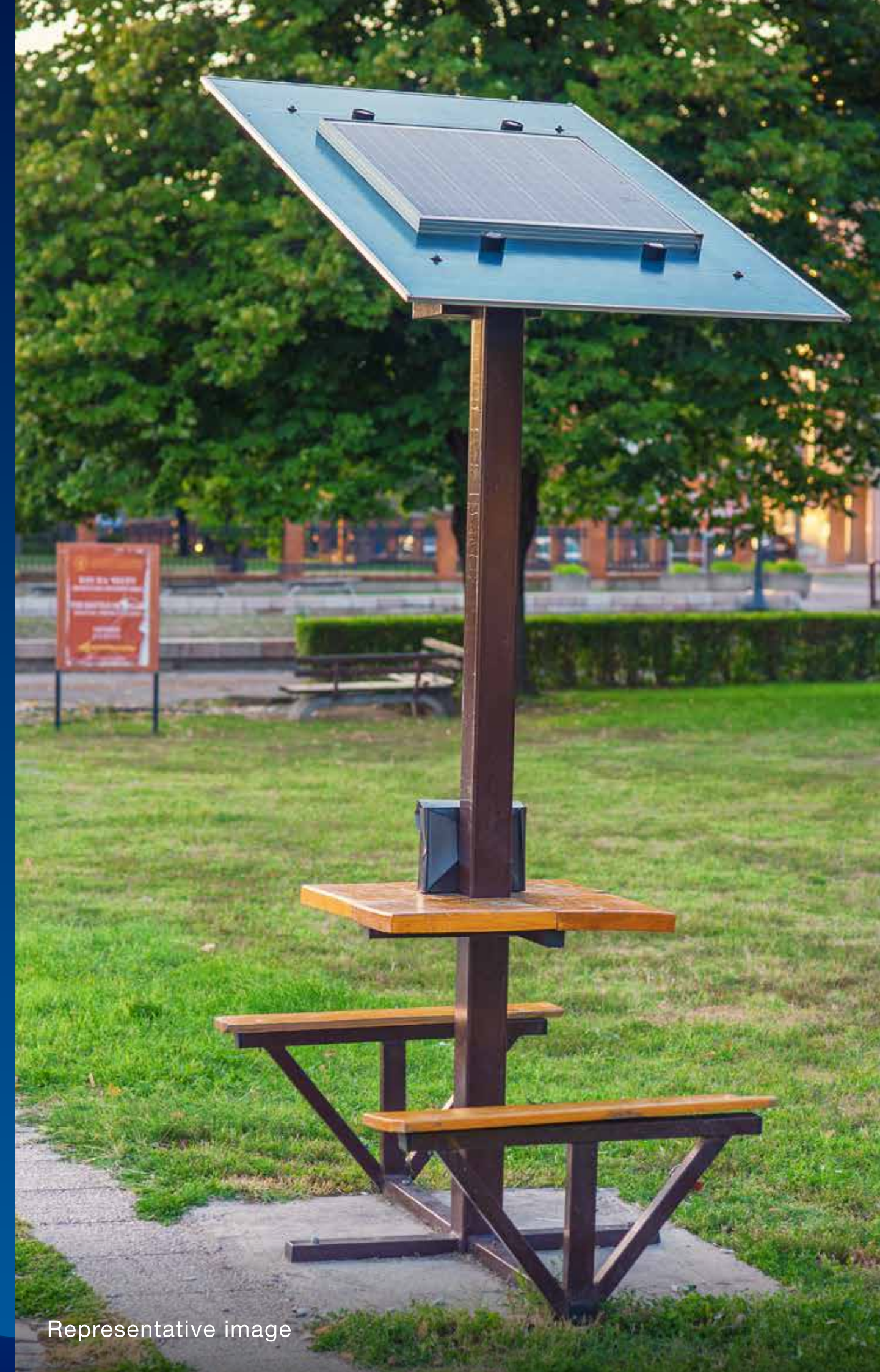
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**Privileged work life balance with nature:**

**In these tumultuous times it can be tough to maintain a work life balance. Working from home also can become tedious if other stakeholders are involved. To counter these contemporary issues, a state of the art business centre and solar power work stations are provided to make for a healthy workflow.**

- Professional business centre so that you can work close to home
- High speed internet access
- Meeting spaces with refreshments
- Work with nature's energy at solar desks
- Multiple options, indoors and outdoors



Representative image



Representative image



**Hi tech conveniences at your finger tips:**

At Passcode Beverly Hills, nature meets contemporary design and technology to create an unparalleled living experience. Carefully thought out add-ons such as digi-boxes allow you to seamlessly connect with delivery partners while keeping your items secure.

- Remote delivery and pickup for parcels and documents
- Safe and secure storage
- Active access control



Representative image

Representative image







## A WORLD ABOVE THE REST IN ALL ASPECTS.

Here's an address that is crafted to elevate your lifestyle to greater heights. The moment you step in, an aesthetically designed grand entrance lobby greets you with a reception and opulent seating space. While ensuring privacy, it can also be an ideal place to have quick meetings with your colleagues or any visitors. Keeping exclusivity in mind, this double-height air-conditioned lobby also has 2 elevators to help cut down the waiting.



Artistic Rendition



## THE STORY BEHIND OUR TRAILBLAZING SUCCESS.

Since its inception in 2001, VKG (Vijay Khetan Group) has become one of Mumbai's prominent names within the realty sector. Established under the leadership of Mr. Vijay Khetan, VKG has created a diverse portfolio in a very short time, spanning across developments catering to residential, commercial, I.T parks and business centres in strategic locations.

## A SHOWCASE OF SOME OF OUR ACHIEVEMENTS SO FAR:



“THE BUSINESS MAN OF THE YEAR- 2012”



DONATED CA GIRLS HOSTEL TO “RAJASTHANI VIDYARTHI GRAH”



“UDAAN” AWARDED BY THE TIMES GROUP AT THE HANDS OF SHRI. PRITHVIRAJ CHAVAN, THE THEN HON. CHIEF MINISTER OF MAHARASHTRA.



“FAMOUS BUILDERS” AWARD BY THE PAROPKAR GROUP - 2015



“VOCATIONAL EXCELLENCE AWARD” TO SHRI VIJAY KHETAN FROM ROTARY CLUB OF MUMBAI NORTH END FOR HIS OUTSTANDING ACHIEVEMENT IN THE FIELD OF INFRASTRUCTURE AND IMMENSE CONTRIBUTION IN THE FIELD OF SOCIAL SERVICE.



## A GLIMPSE OF OUR PAST PROJECTS:

VKG is continually setting high standards of excellence where each project delivered is renowned for its strategic locations, superior quality, impeccable detailing, and an unparalleled experience of luxury and comfort.

Our Esteemed Clientele:



### -VKG Corporate Pride

A modern architectural, commercial building that's strategically located near the T2 Terminal, Andheri (E). This project boasts of aesthetically designed office spaces along with an atrium and lobby. The rooftop cafeteria here, has a spectacular view of the airport runway; while the business address also has its own gymnasium and recreation zone along with adequate parking facilities.



### -VKG Corporate Centre

Located right in the heart of the commercial hub of Andheri (E), this business address is crafted with a futuristic and modern hi-tech design. With the option of being warm-shell and fully customisable, the office spaces here are also vastu-compliant. Coupled with a myriad of amenities and conveniences, this commercial address boasts of an impressive clientele. From Axis Bank to Oyo to Madison World, various business houses have their offices at VKG Corporate Pride.



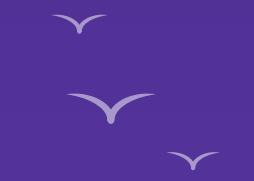
### -VKG Krishna Residences

One of the best residential developments, it is a massive complex that's centrally located at Chakala, Andheri (E) with four 11-storey towers. This exquisitely designed project is adorned with a plethora of indoor as well as outdoor amenities to revel in. From a well-equipped Clubhouse to lifestyle 2 and 3 bed apartments to vastu-friendly spaces to home automation and security features, this residential complex is home to many privileged residents.



### -VKG Corporate Scape

Situated at Goregaon (E), here's a business address that's not only in close proximity to the Domestic and International Airport, but also minutes away from major social and cultural hotspots. This commercial tower has an appealing modern architectural design. It is equipped with vastu-compliant building and office spaces that are well-designed yet affordable. With its modern façade, multi-level parking and host of features in a promising neighbourhood with the best connectivity, this is the place to be.







## YOU DREAMT OF AN IDEAL HOME AND WE BUILT YOU ONE. WHY WAIT NOW?

Our aim is to create and establish spaces that empower you to live a virtuous lifestyle. More than a home, it's about crafting a life for you that takes care of all your needs and goes beyond. So come, invest in your future now. It's not every day you get an opportunity to own a home on a hilltop that's as technologically advanced as it is close to the heart of the city. A good life up and above all, awaits you.

 **Impeccable location**

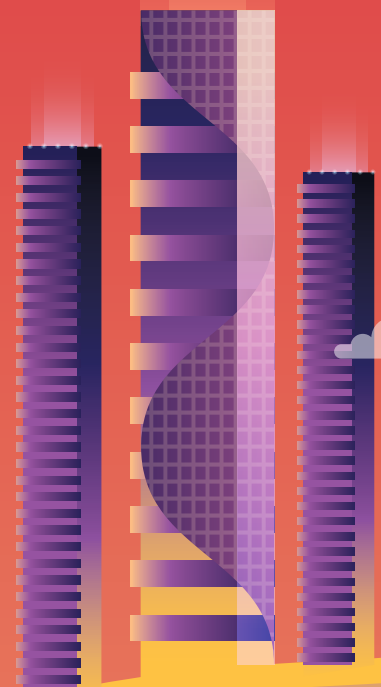
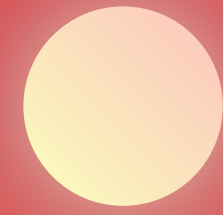
 **Spacious homes**

 **Opulent amenities**

 **Great future ROI**

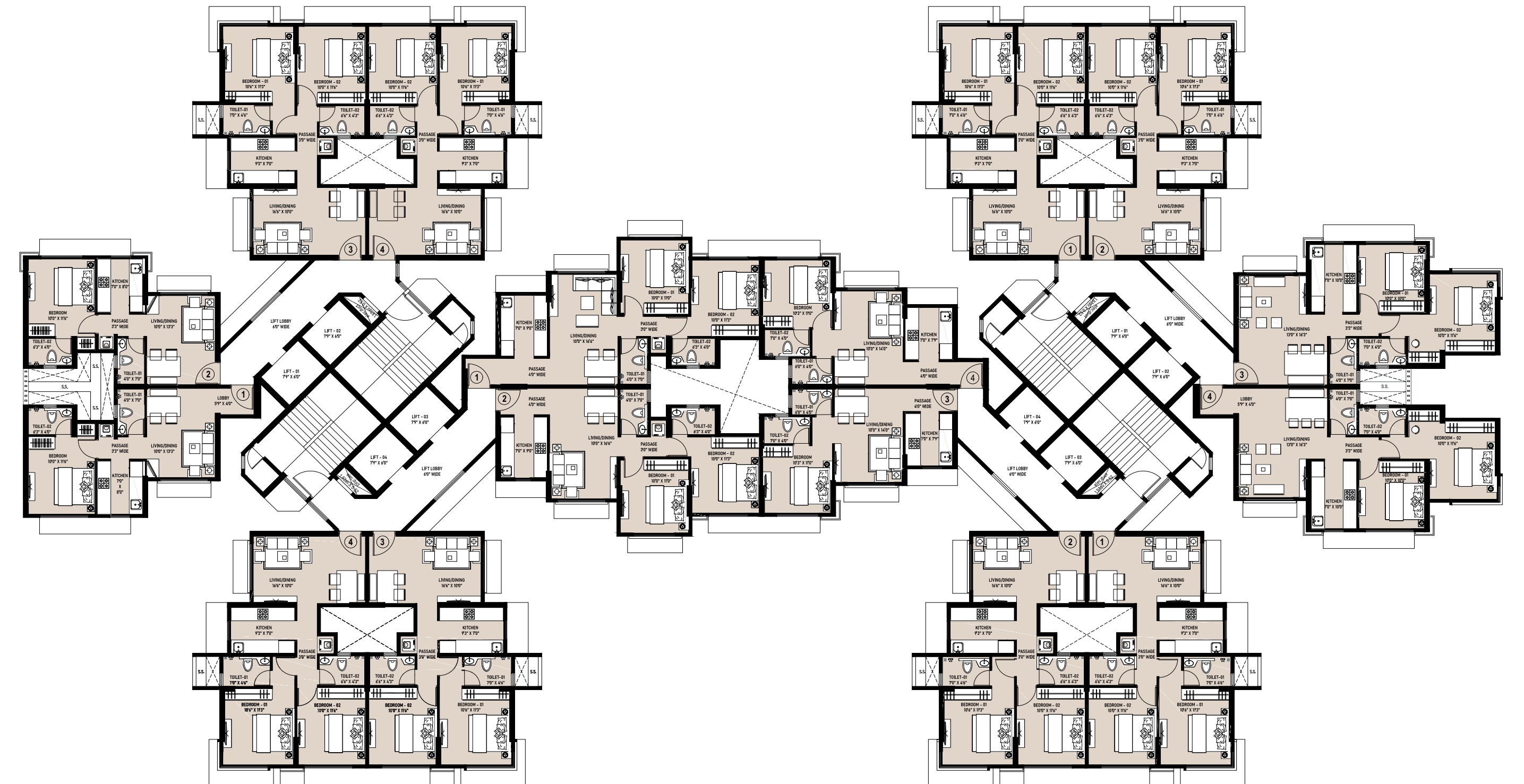
 **Lush green open spaces**

 **And the VKG Trust**





# PLANS

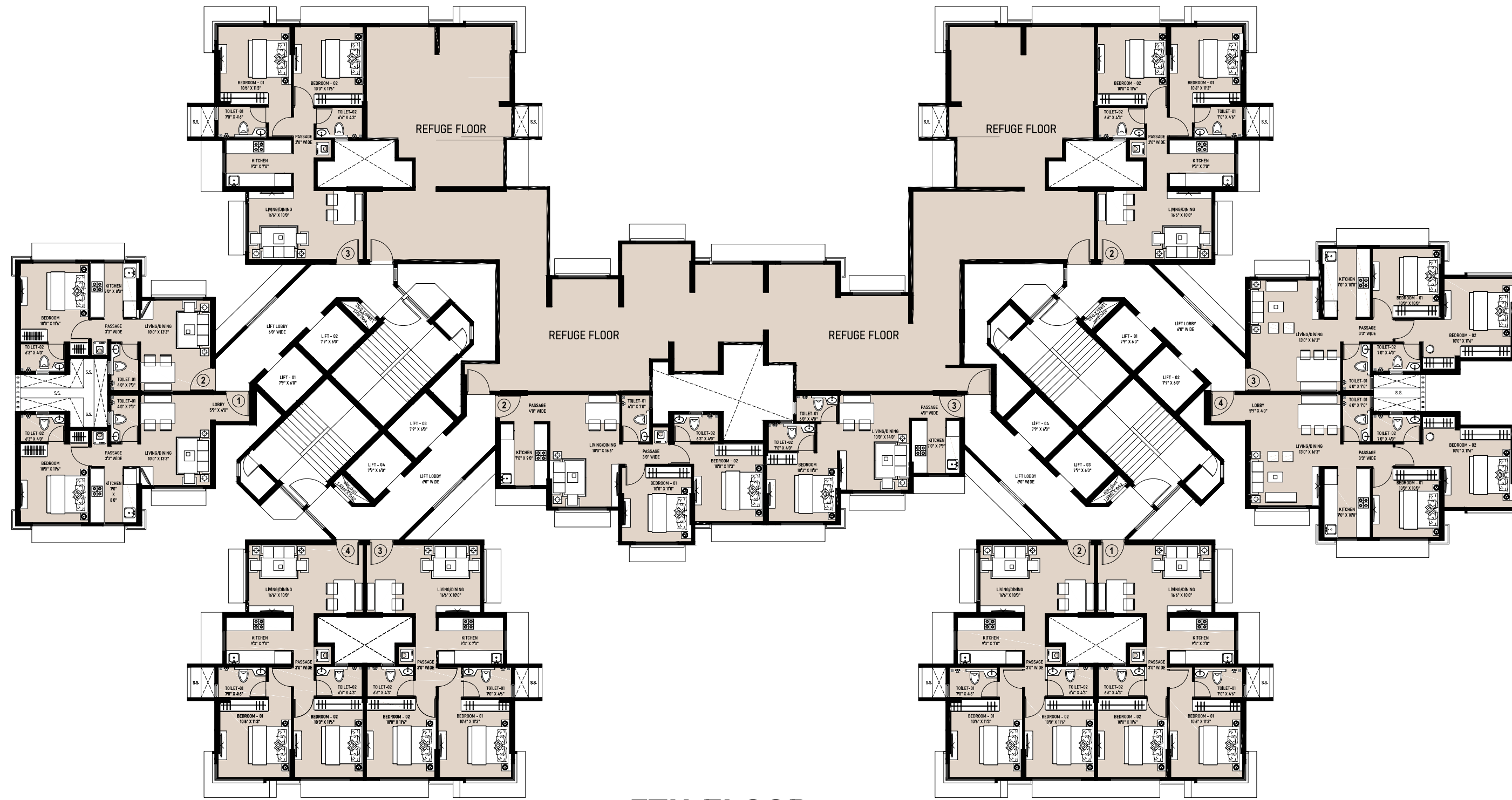


**TYPICAL FLOOR**

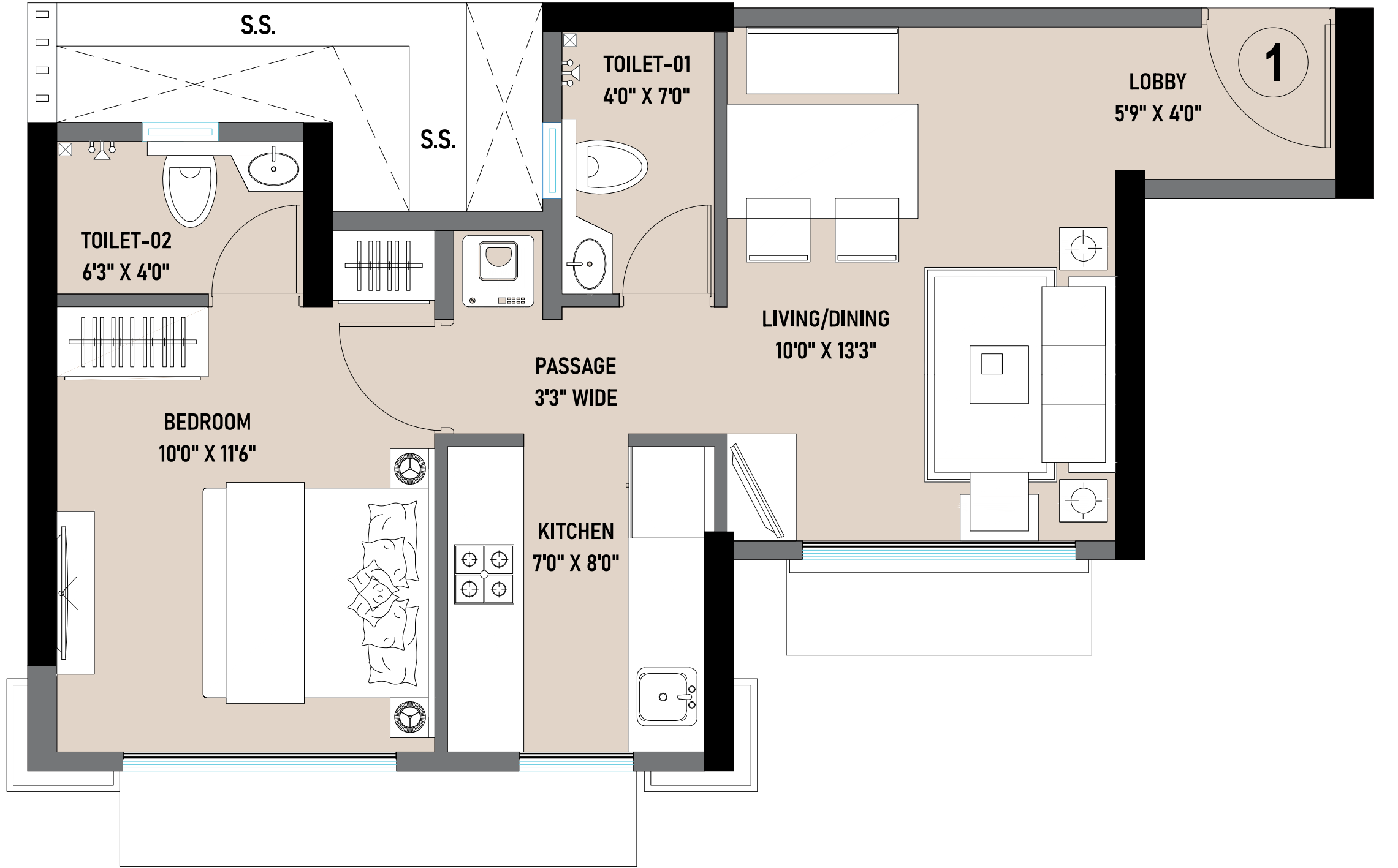
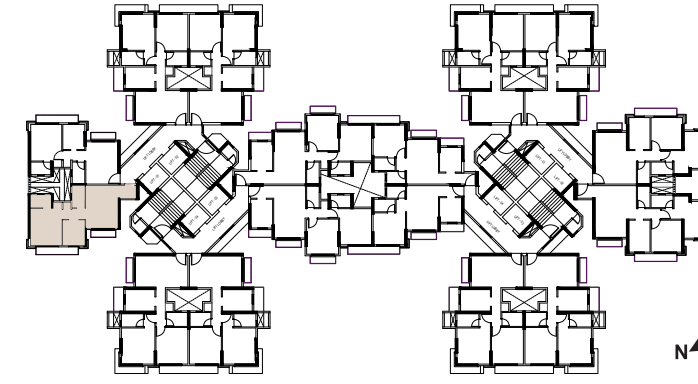
1ST TO 6TH & 8TH TO 13TH







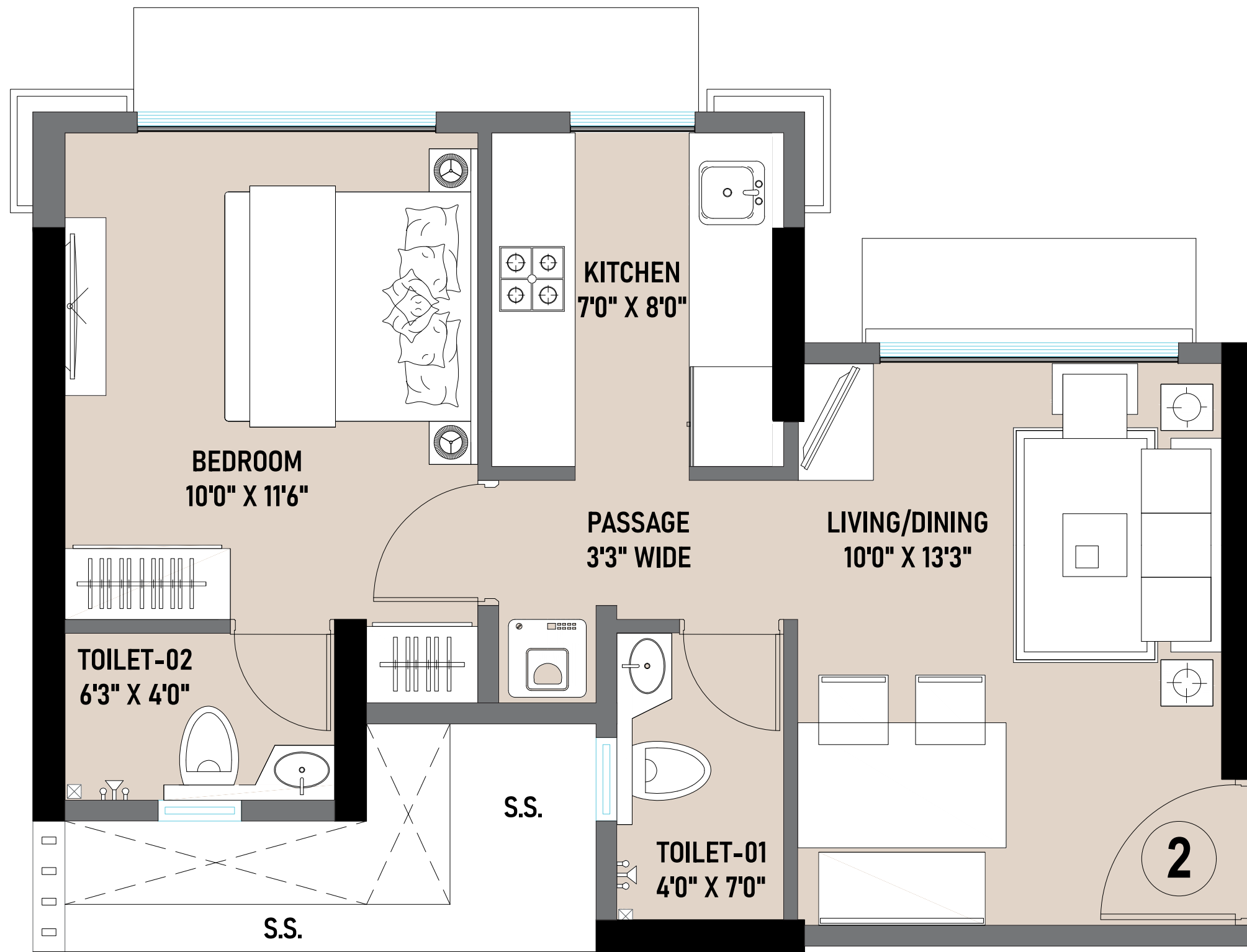
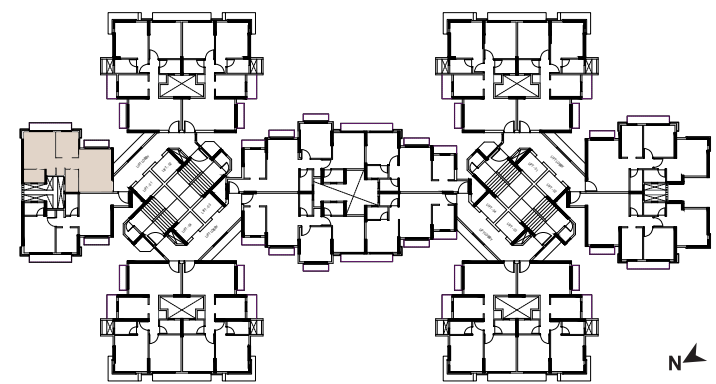
**7TH FLOOR**  
REFUGE FLOOR



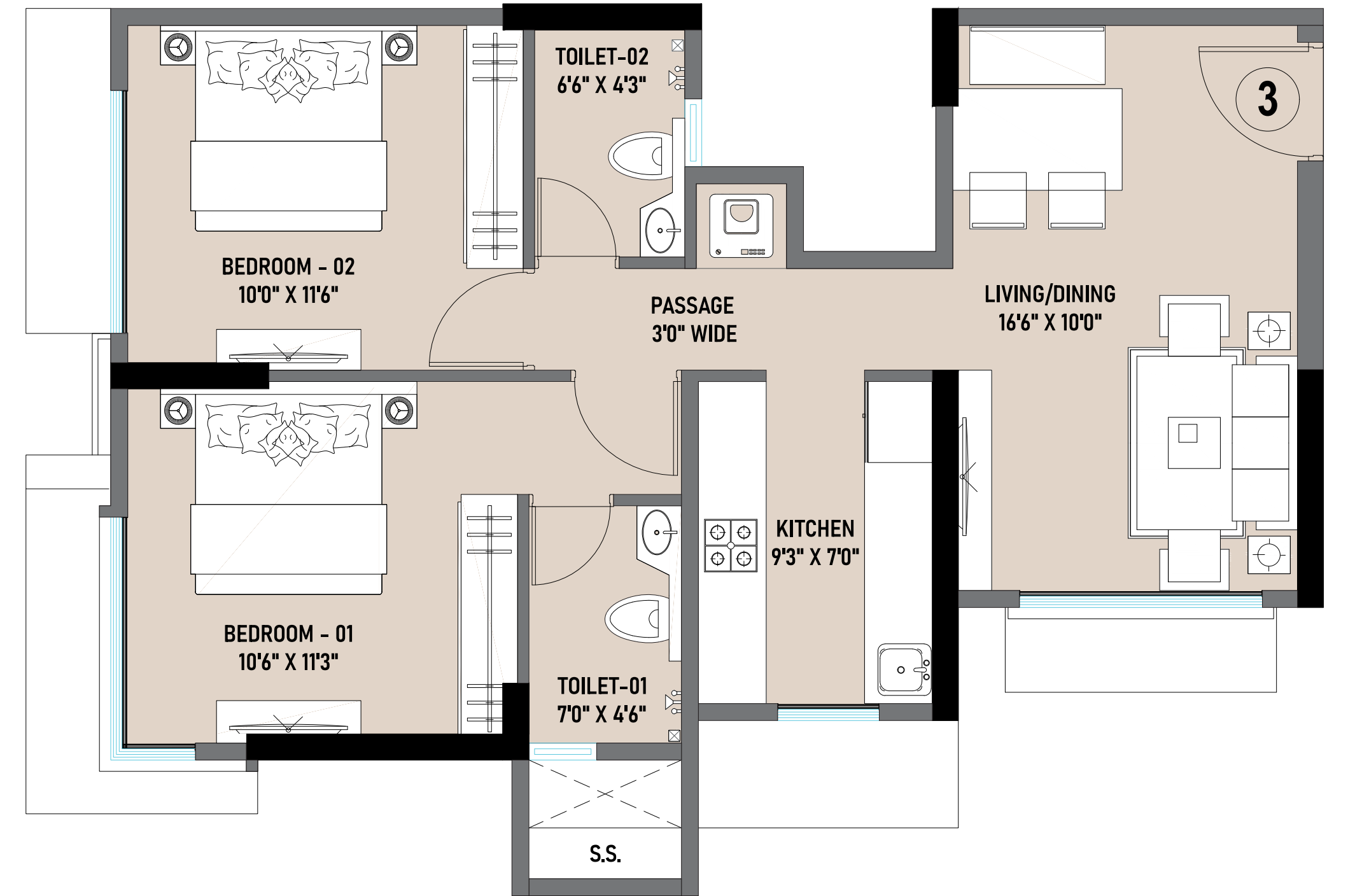
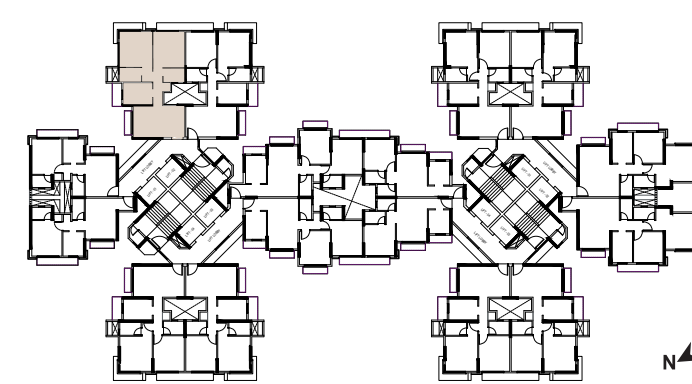
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RERA C.A. - 430.00 Sq.Ft.





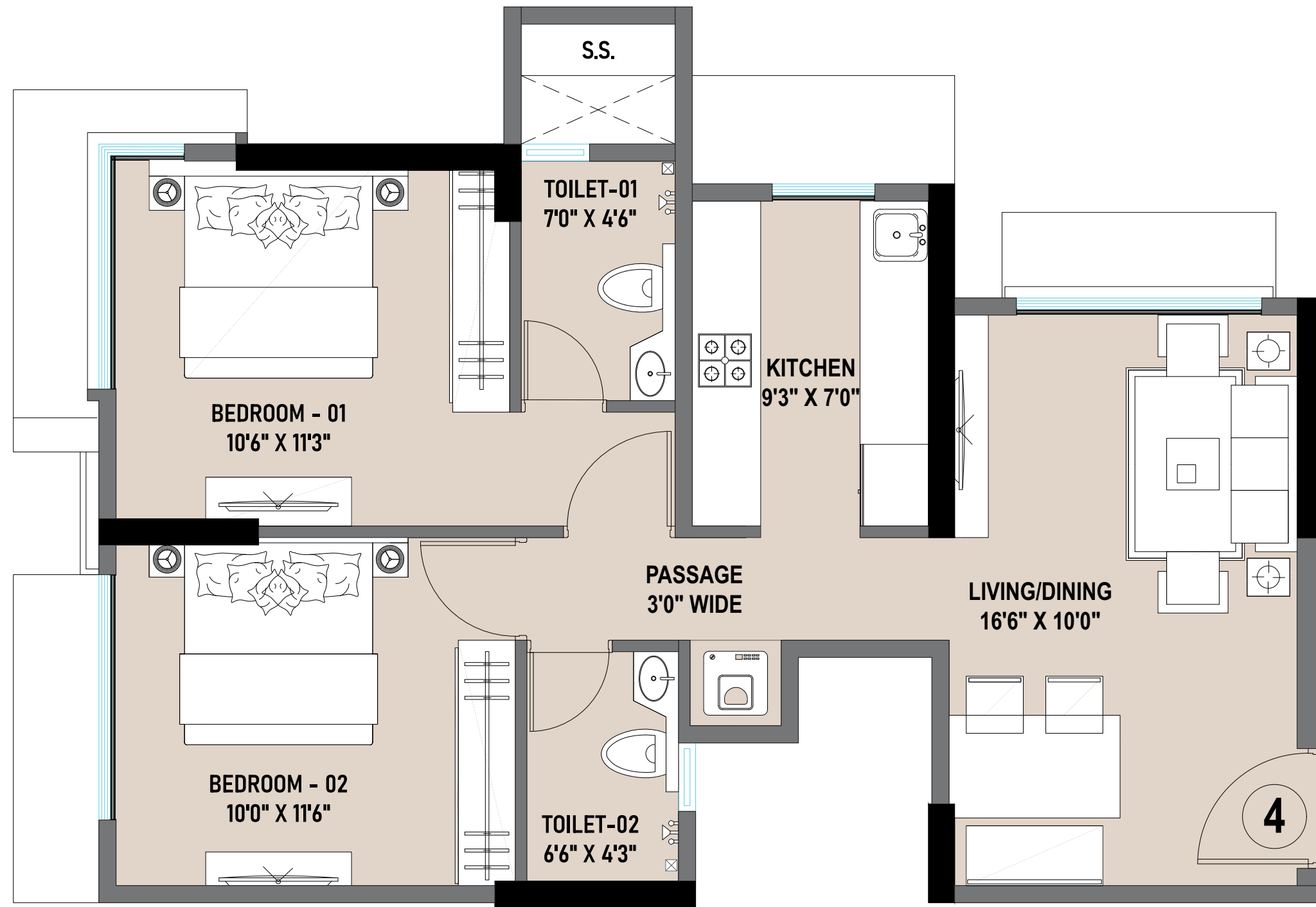
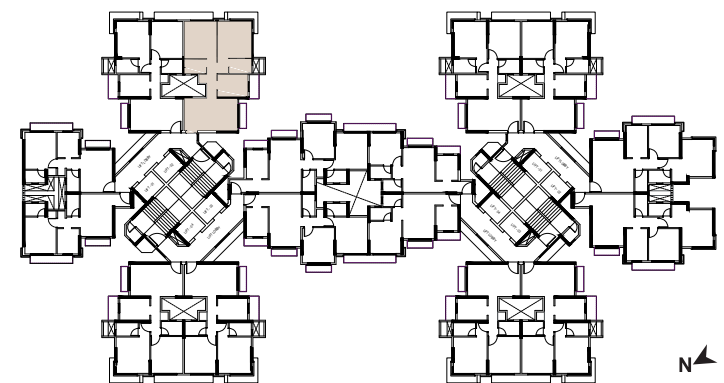


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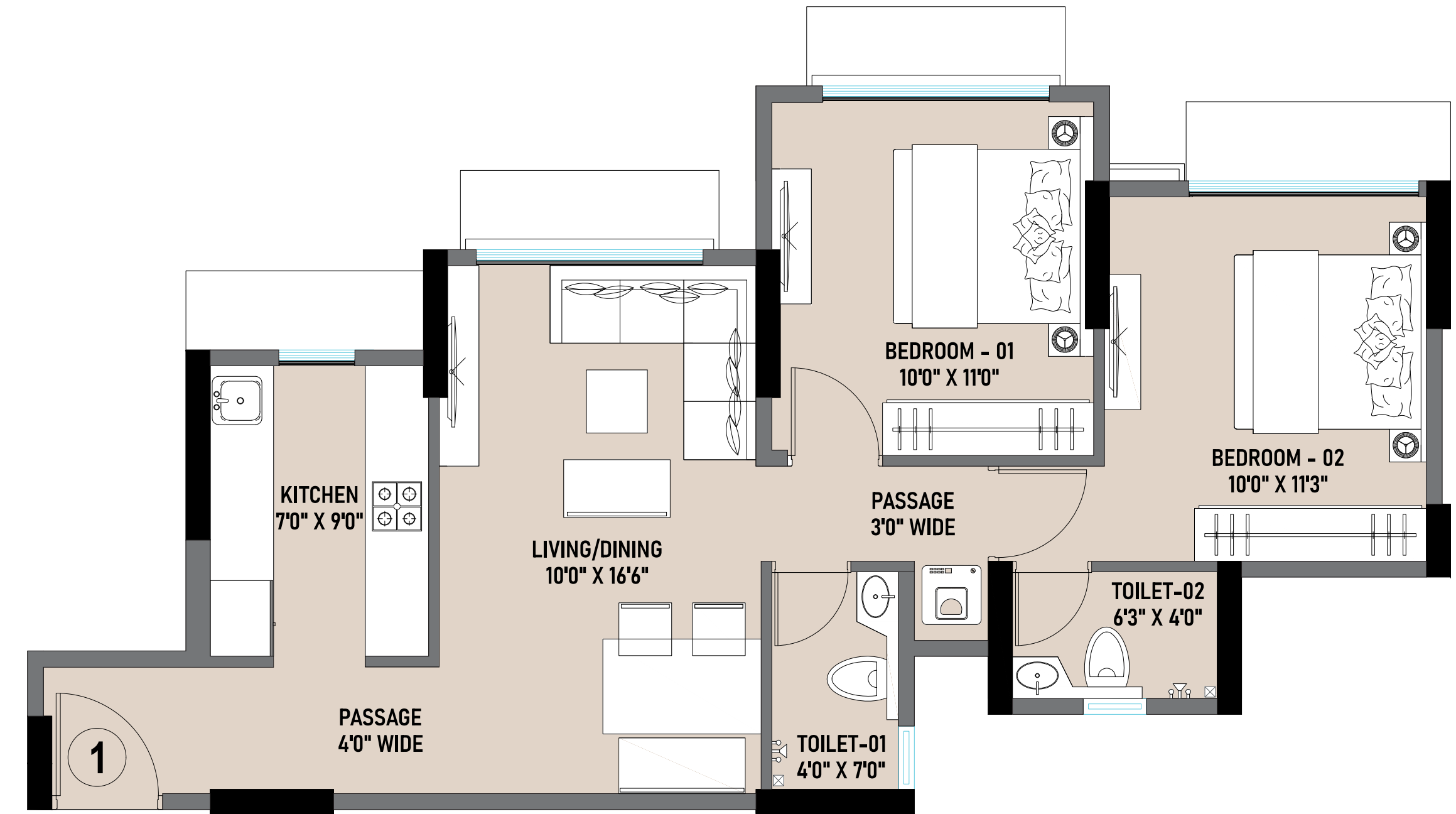
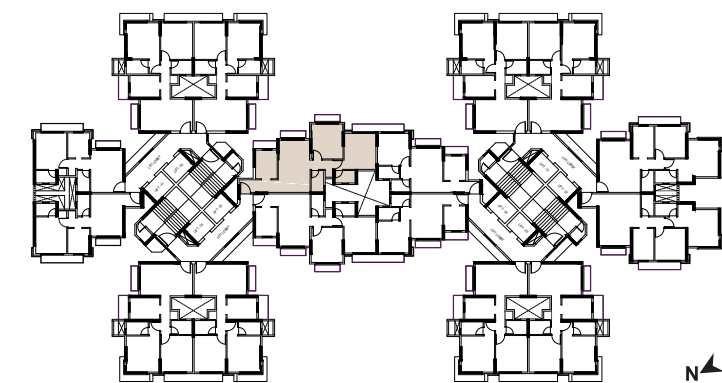


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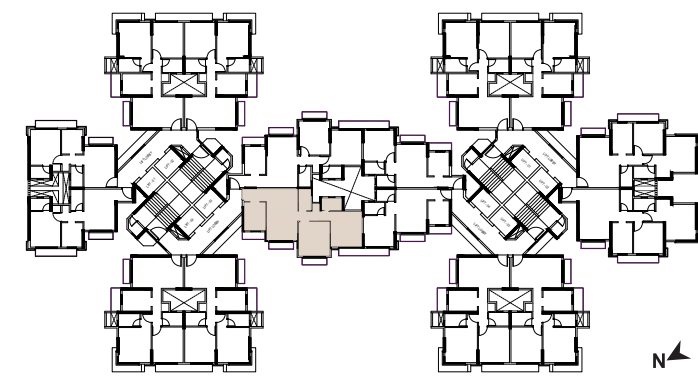
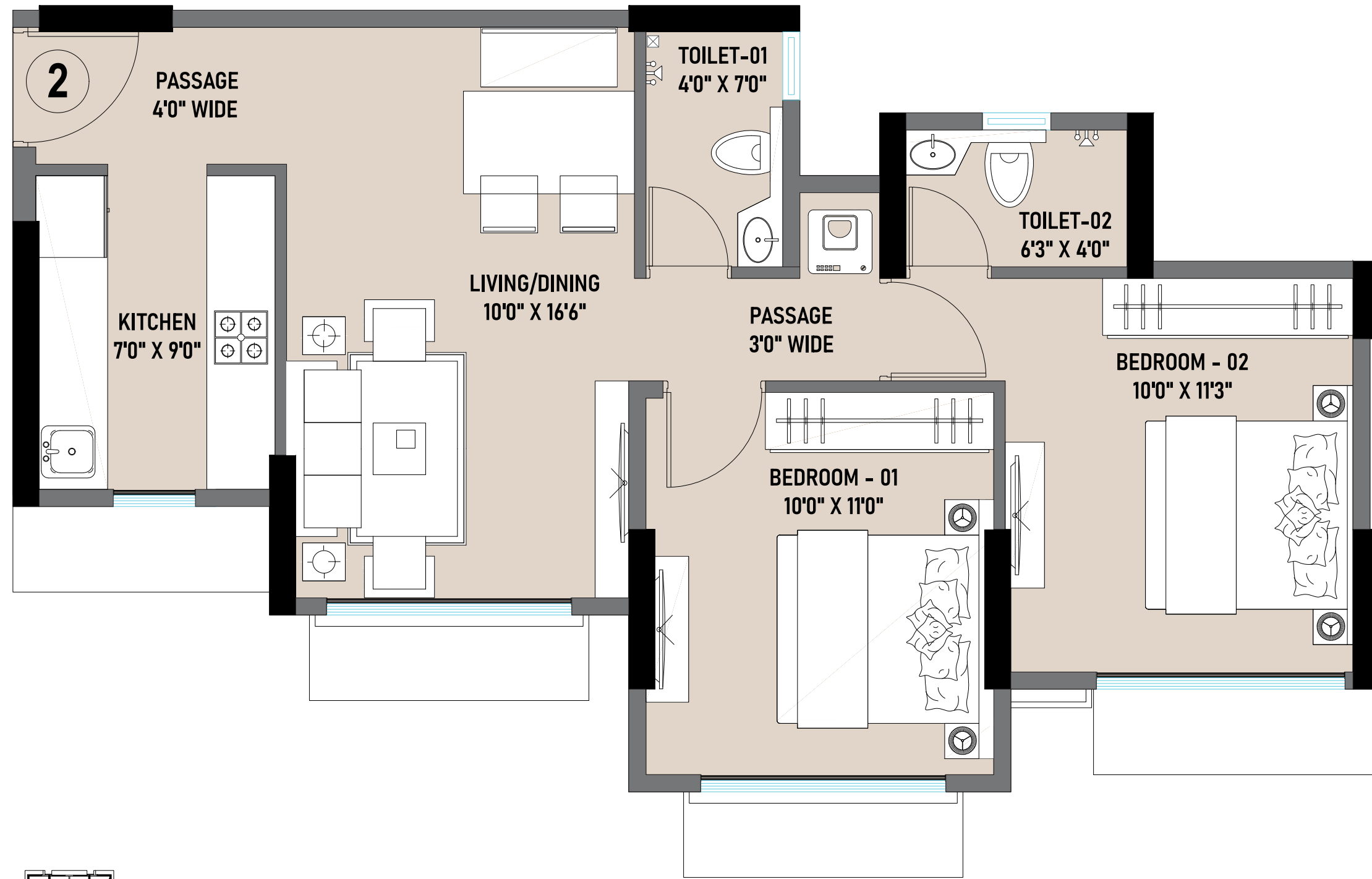
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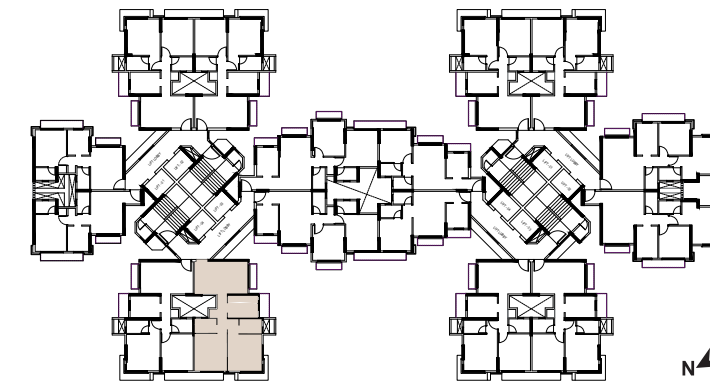
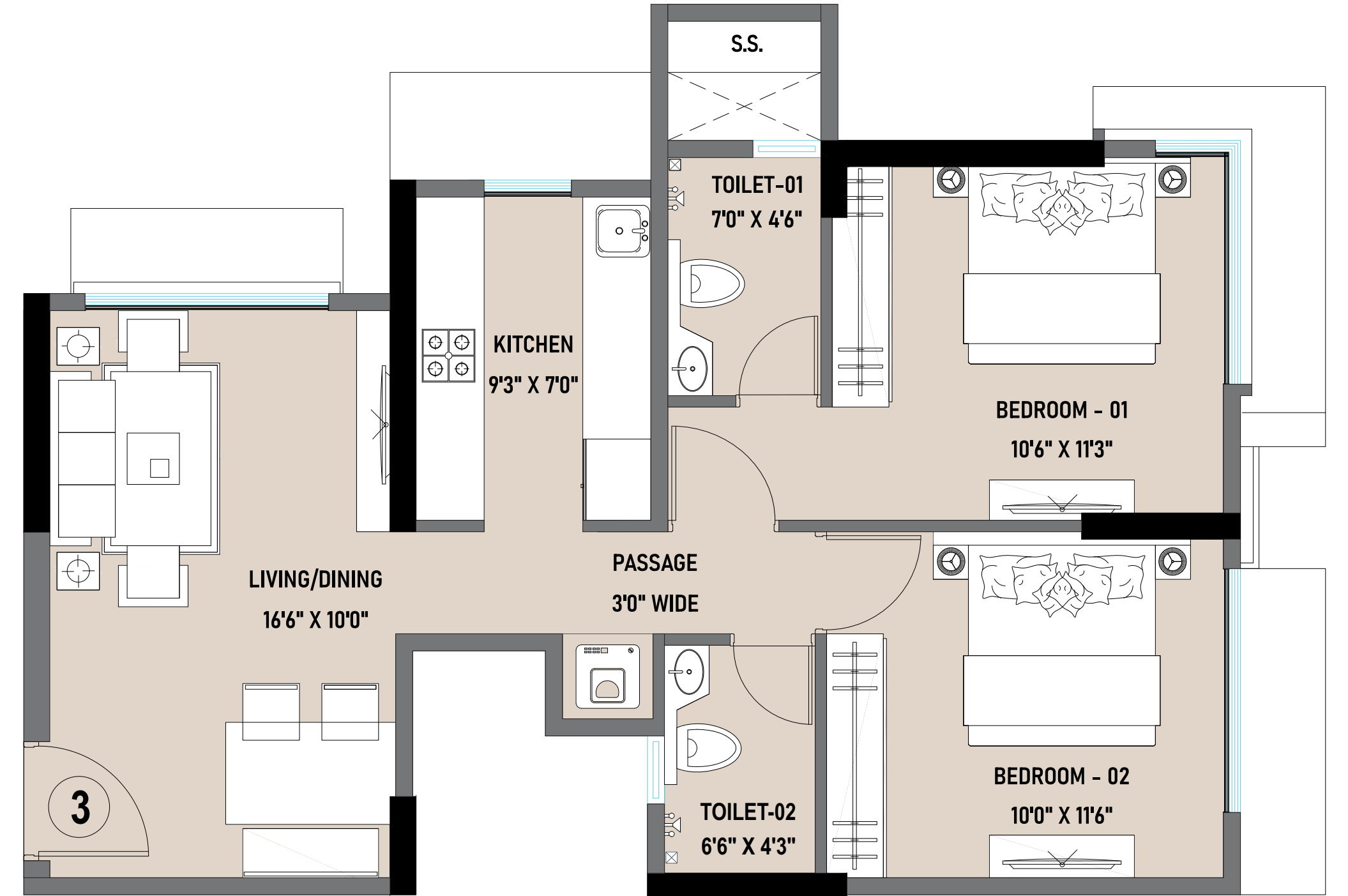
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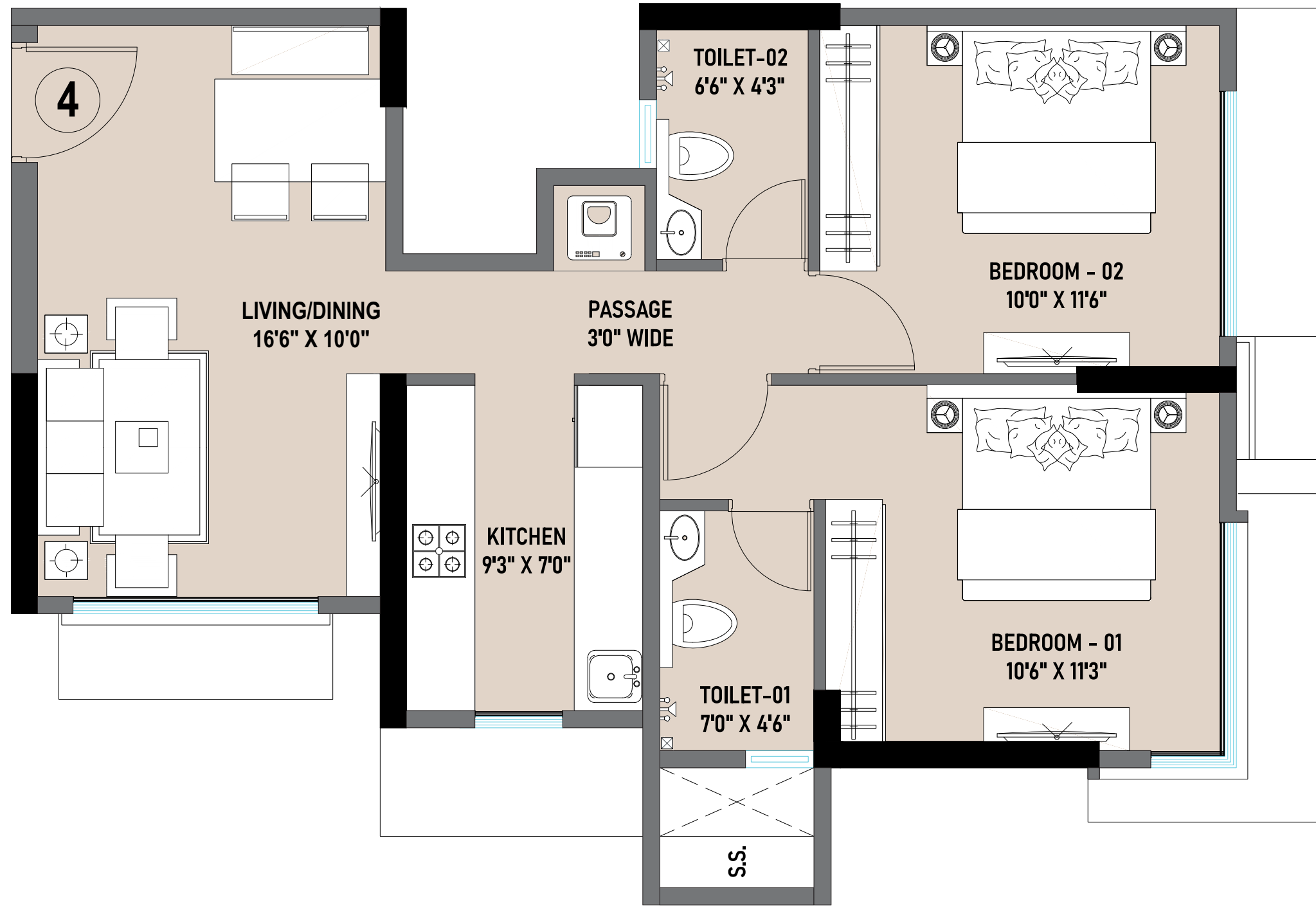
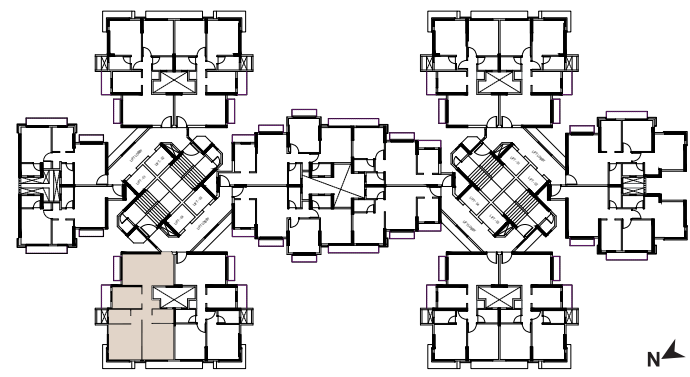
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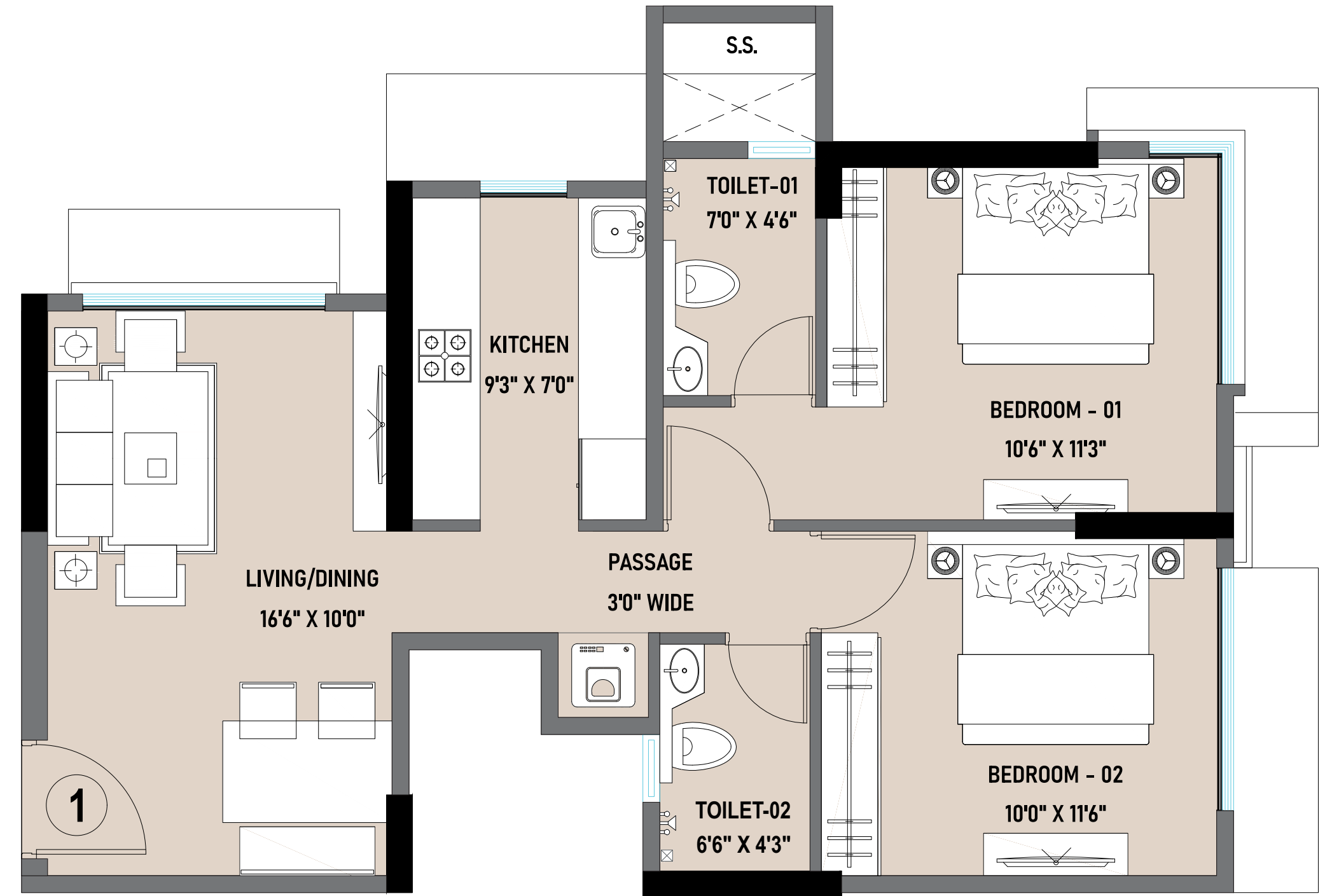
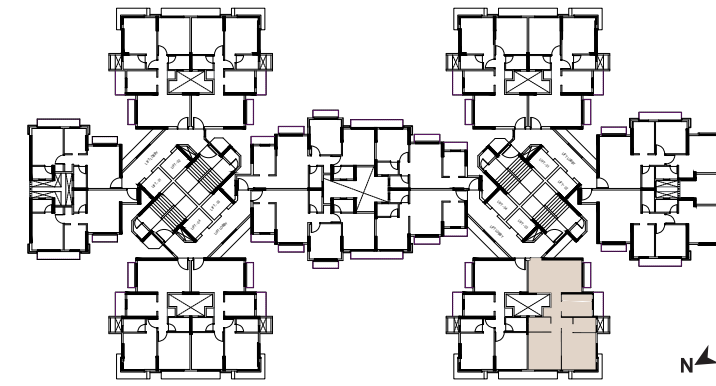
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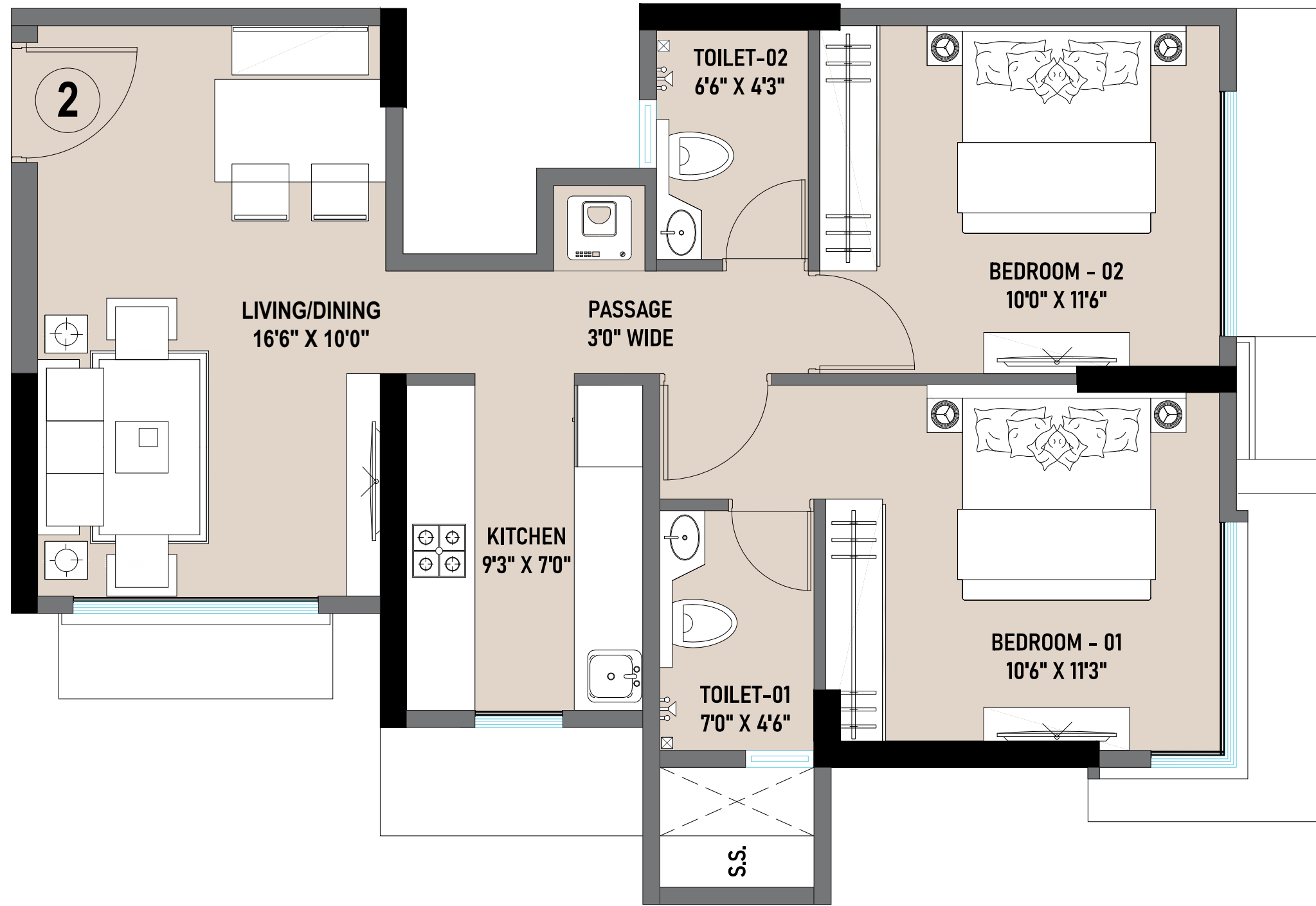
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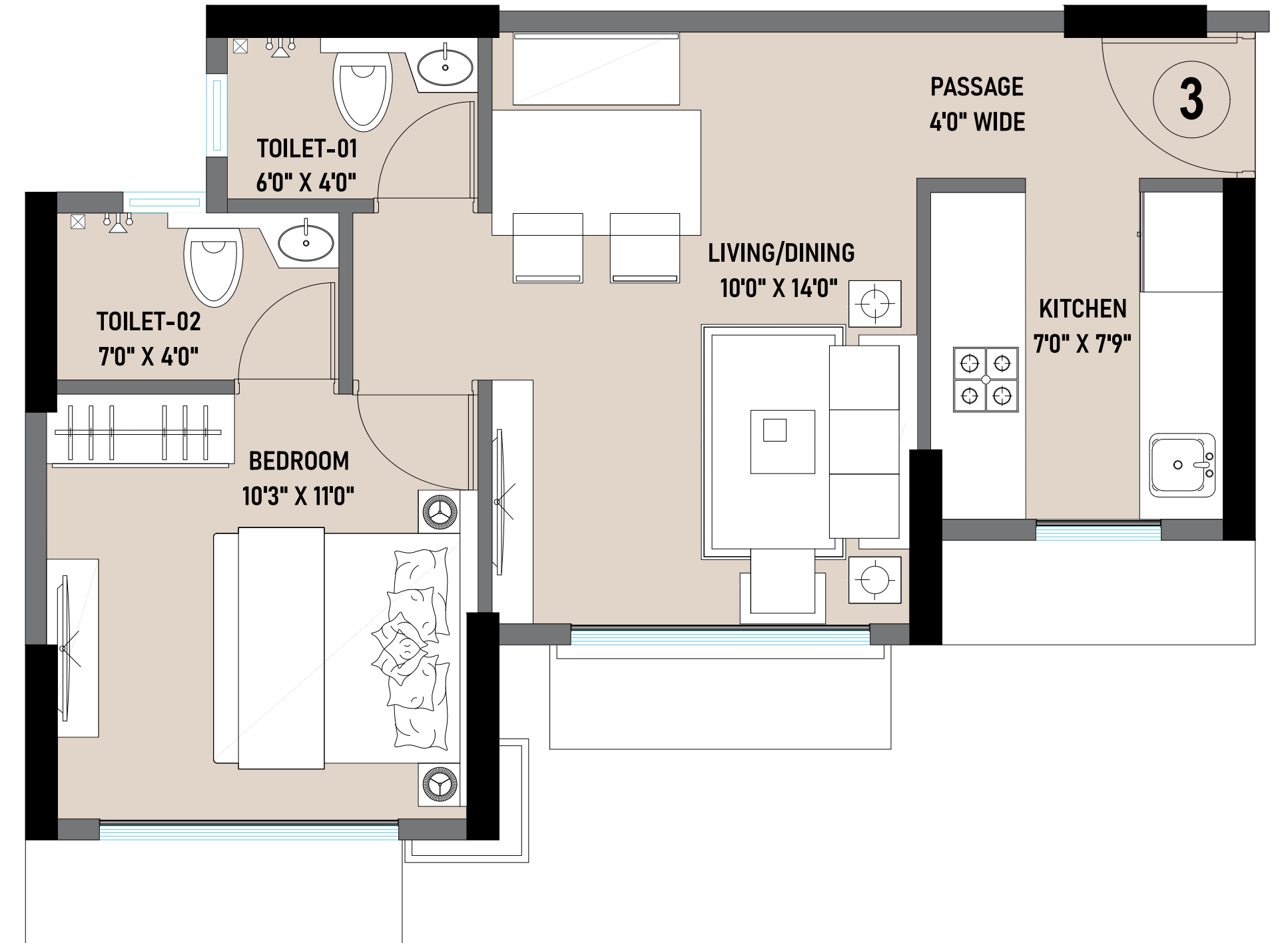
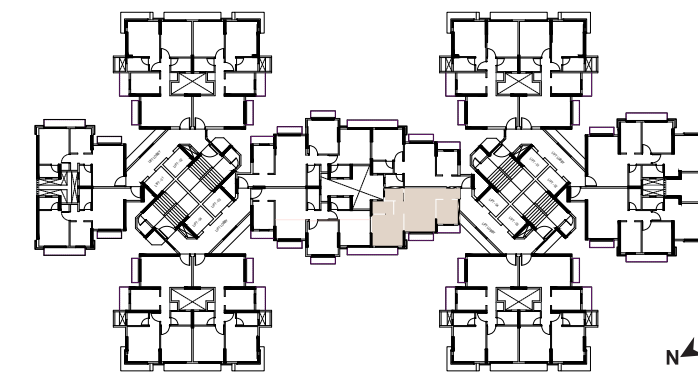
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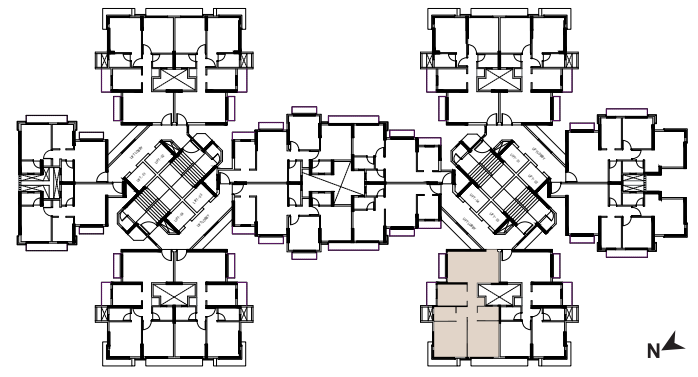




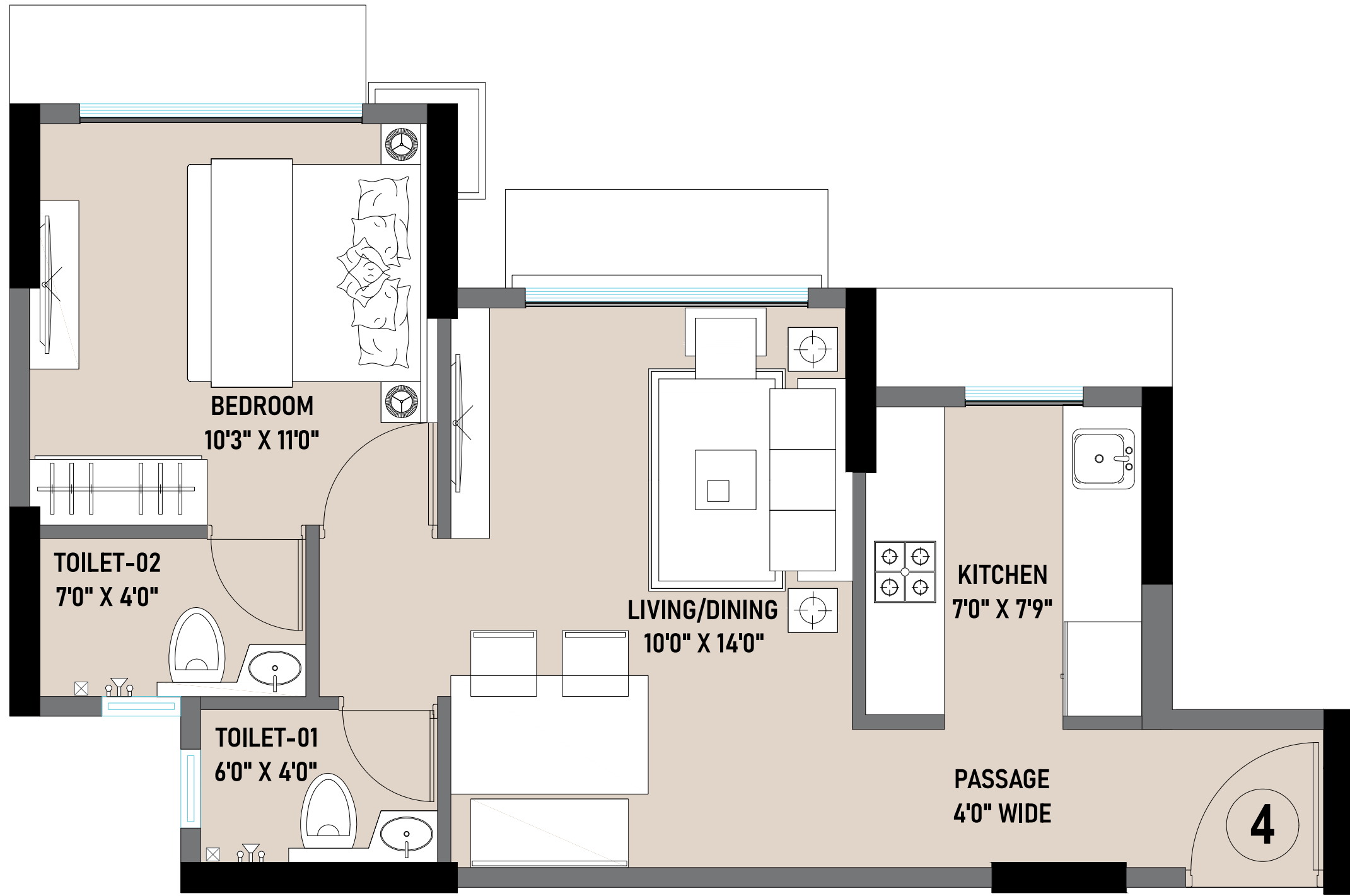
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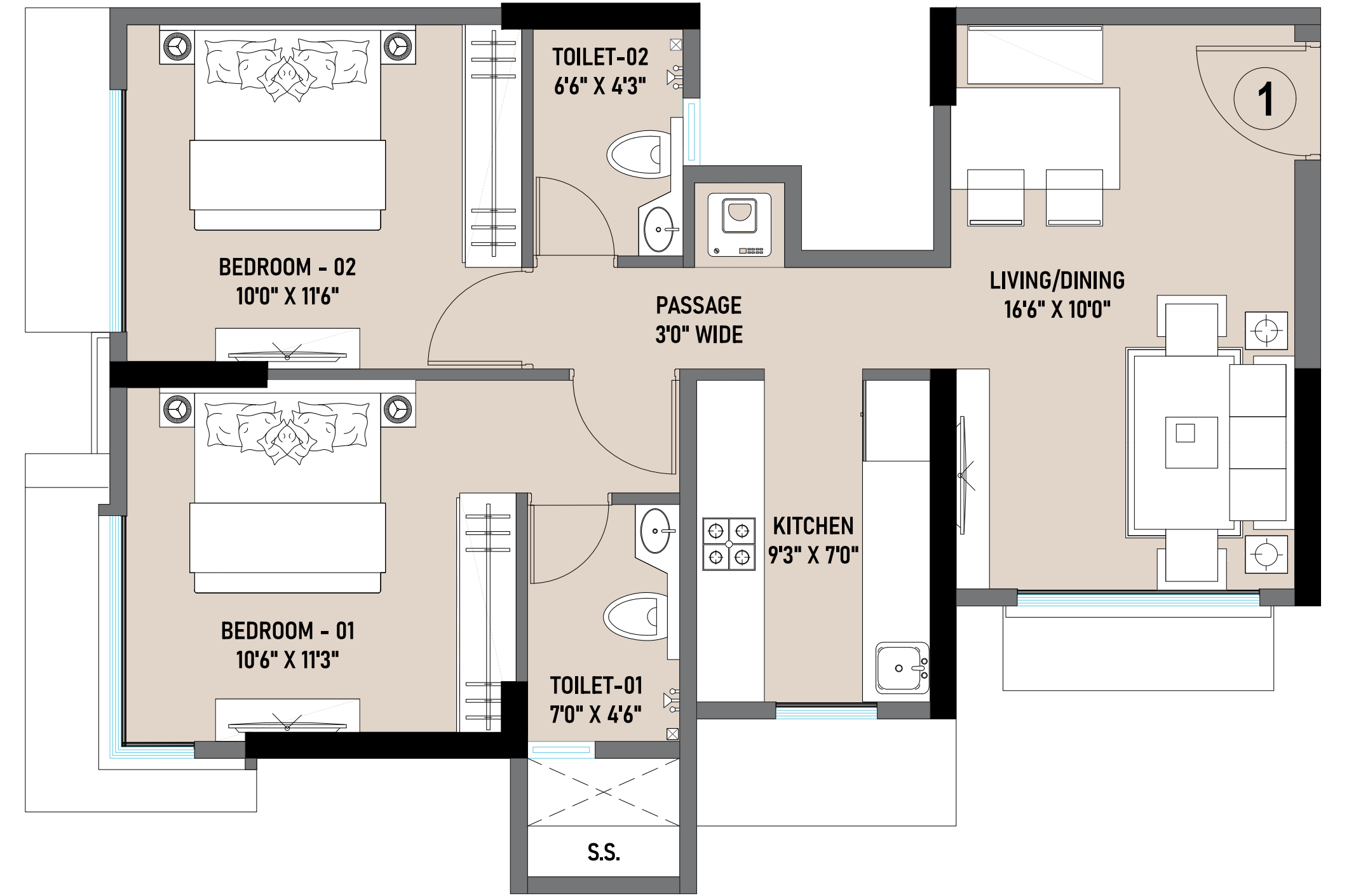
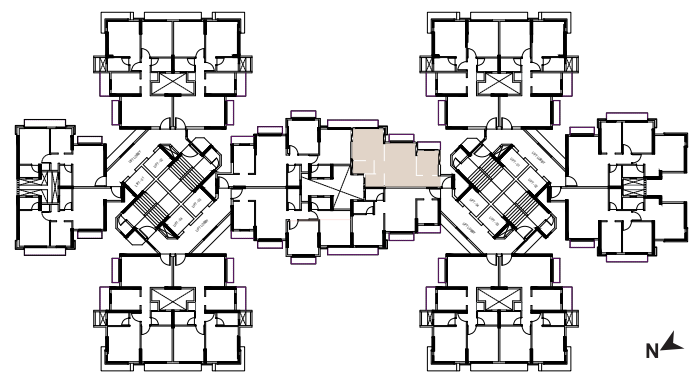
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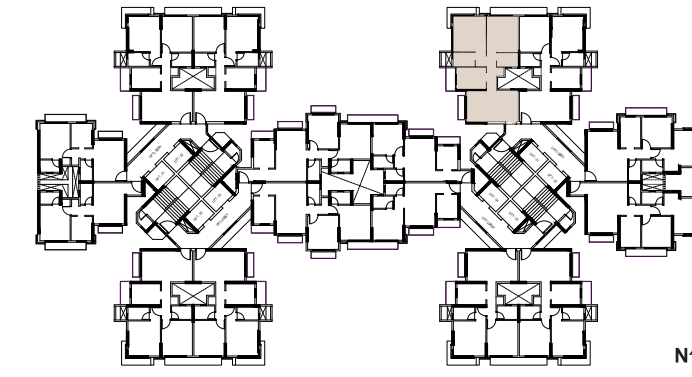




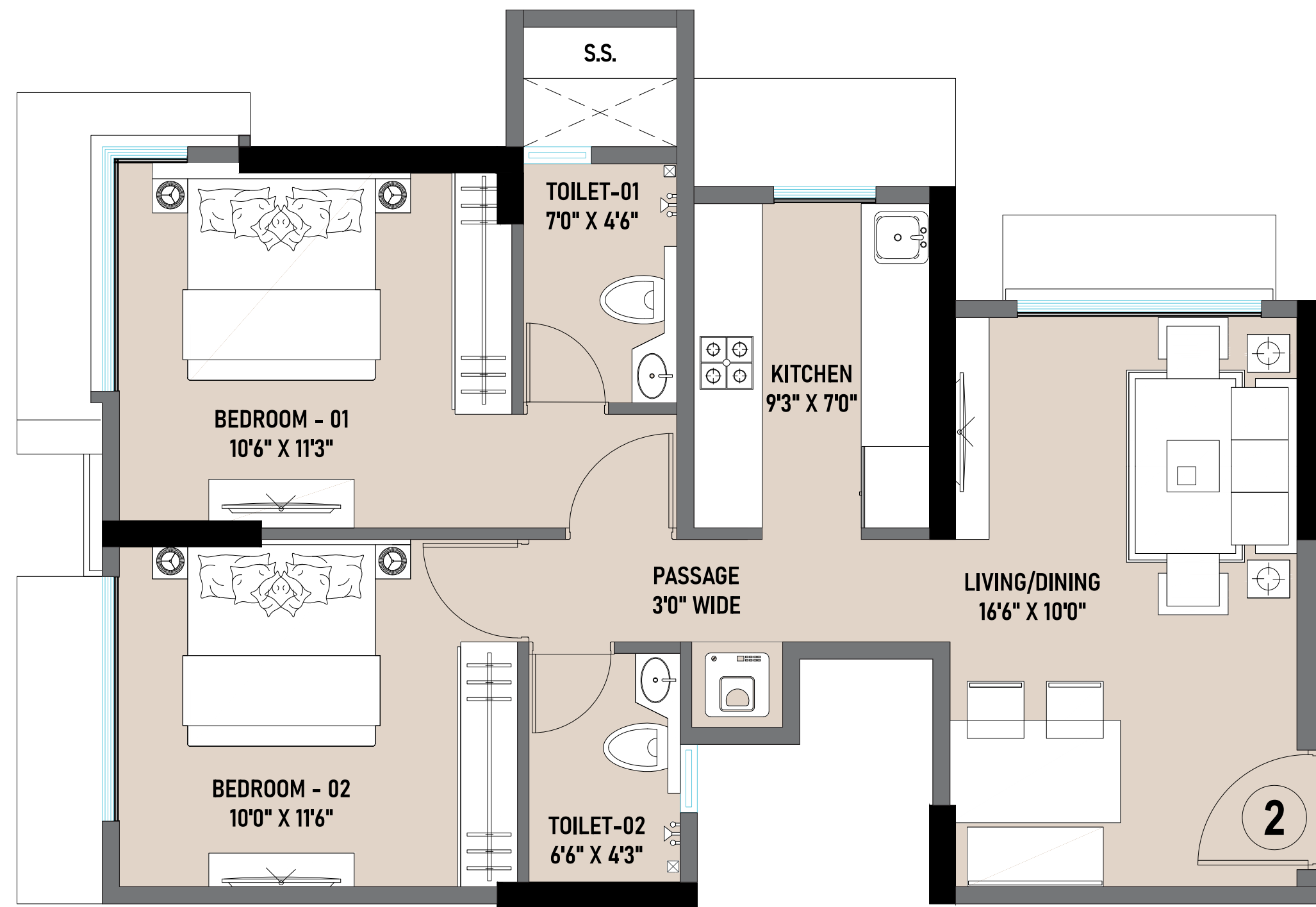
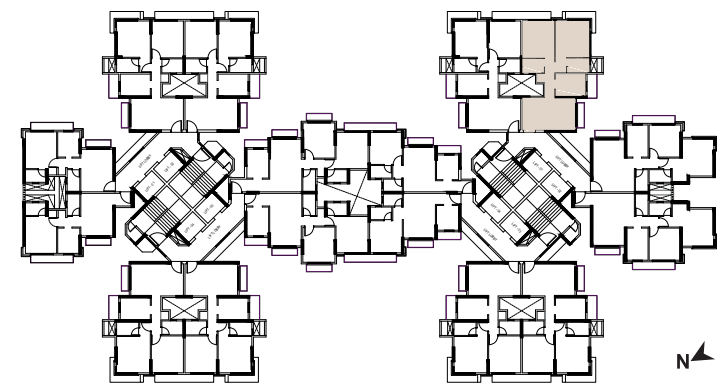
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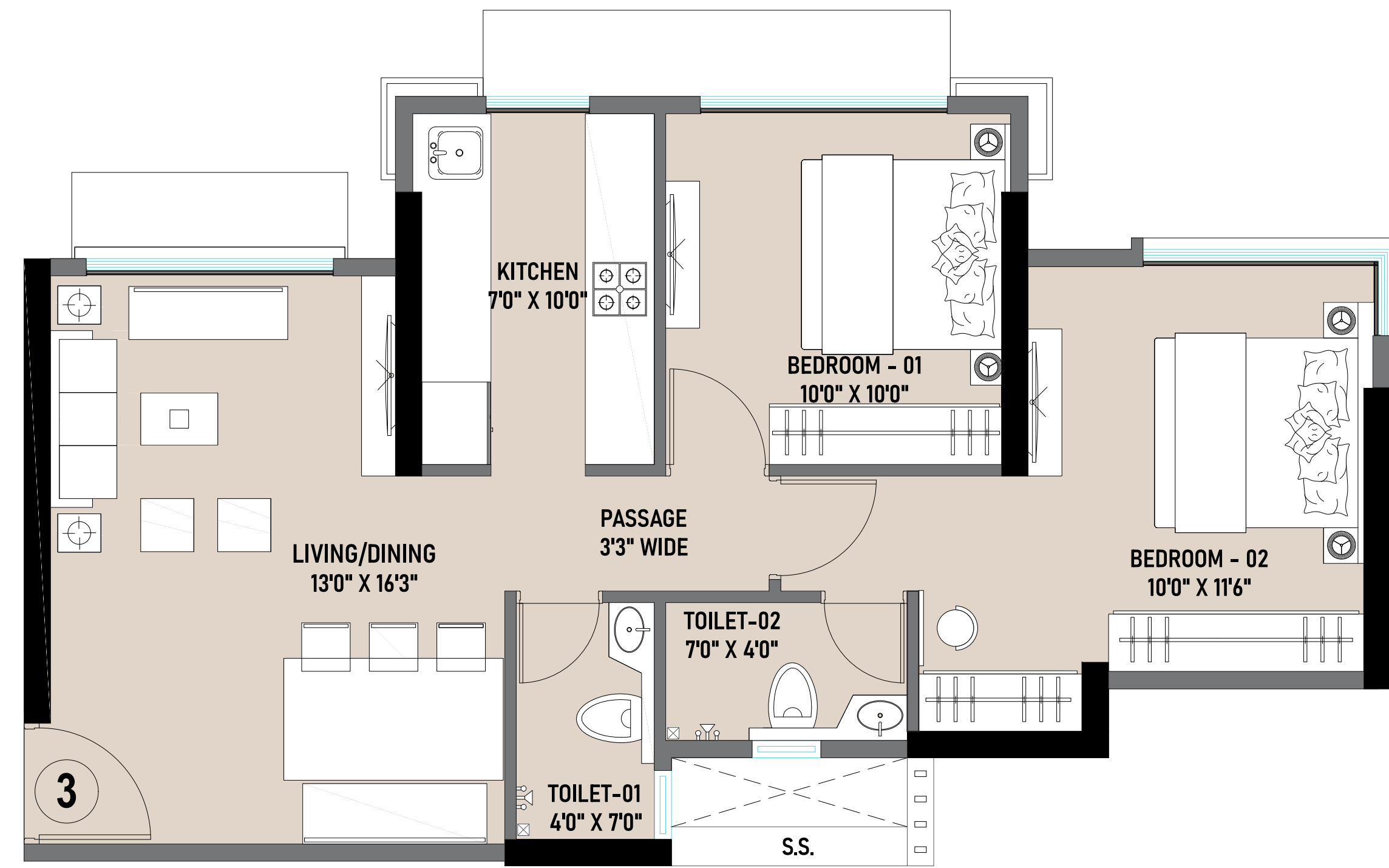
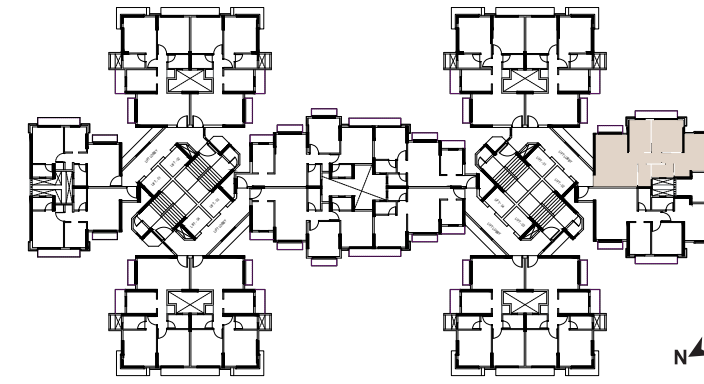
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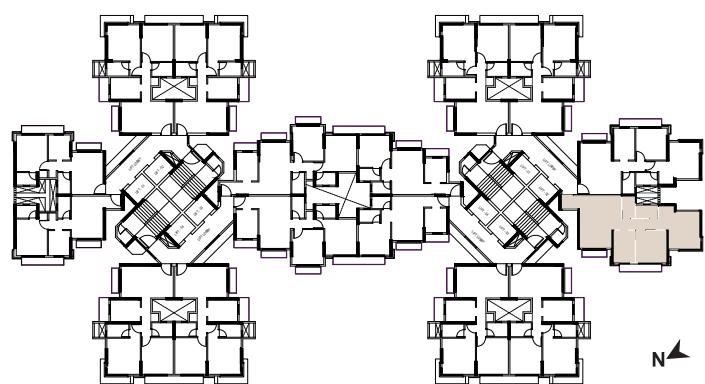
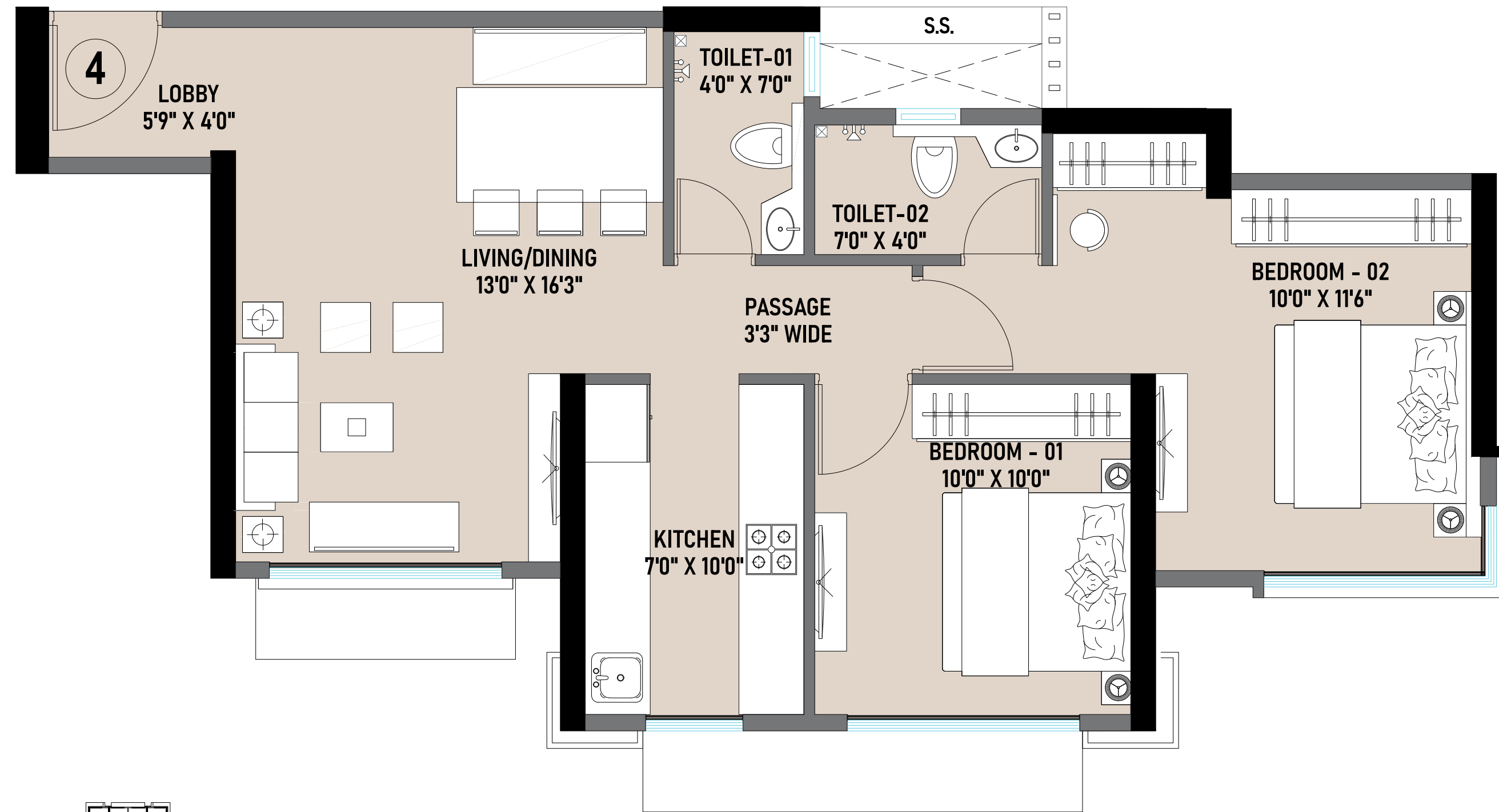
**D - 2 BHK UNIT**  
RERA C.A. - 615.00 Sq.Ft.



**D - 2 BHK UNIT**  
RERA C.A. - 625.00 Sq.Ft.







**D - 2 BHK UNIT**  
**RERA C.A. - 645.00 Sq.Ft.**



ARTICULATEDLY PLANNED  
 HOMES FOR AN UPSCALE  
 LIVING EXPERIENCE