

A black and white photograph of a woman wearing a white dress, a wide-brimmed hat, and sunglasses, relaxing on a striped lounge chair. She is holding a cigarette in her right hand. The background shows a pool area with some plants and a building in the distance.

THE INDULGENCE CODE

- G+ 31 storey twin tower
- Grand double height lobby: 5000 sq ft
- Branded Club house
- Indoor & Outdoor Gym
- Spa + Sauna + Steam + Massage Rooms
- Mumbai's 1st skyresort
- Landscaped Gardens + Gazebos
- Open Amphitheatre
- Sky Deck or Observatory Lounge
- Jacuzzi & Sun Deck
- Kid's Play Area
- Observatory with Telescope & Star-gazing Events

A black and white photograph of a woman with dark hair, wearing a light-colored sleeveless dress, sitting on a piano bench and playing a grand piano. The piano is dark and polished. The floor is made of light-colored square tiles in a checkered pattern. A large, bright white circle is projected onto the wall behind the piano. The background wall is dark and textured. The overall mood is elegant and sophisticated.

THE PRESTIGE CODE

- **Arrival Code** – A grand entrance that announces your success, where every step exudes elegance.
- **Elegance Code** – Interiors that speak in hushed tones of sophistication, crafted for those who appreciate the finer details.
- **Comfort Code** – A home that blends grandeur with warmth, where luxury is not just seen but felt.
- **Address Code** – A residence that is more than just a location—it's a landmark of stature.

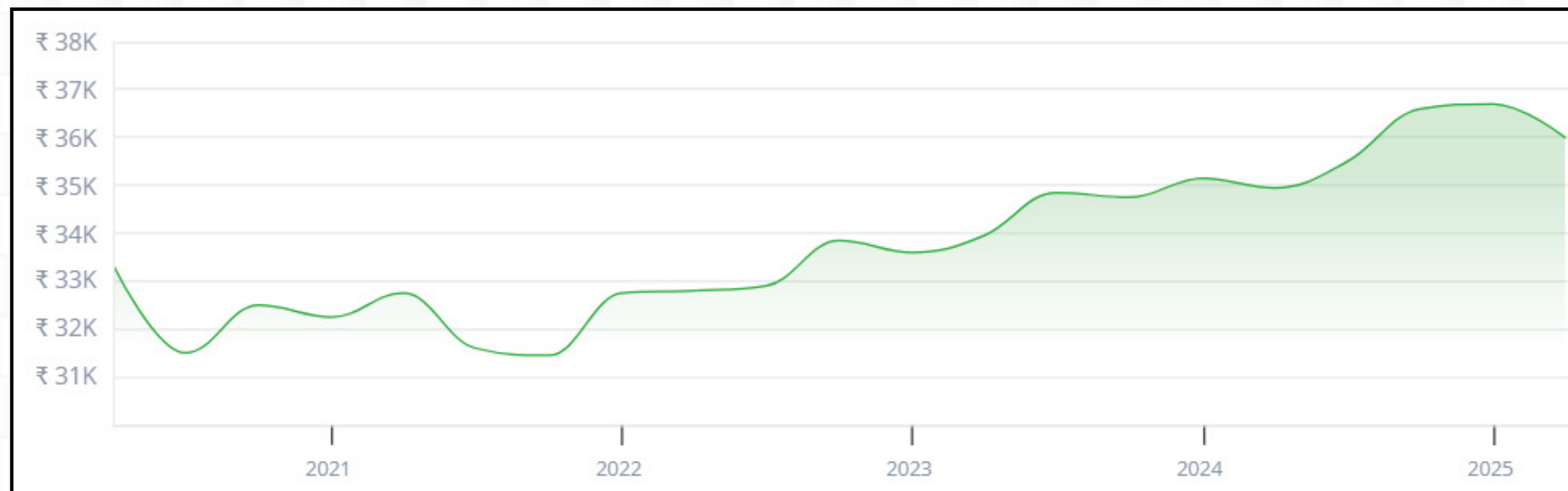
THE OPPORTUNITY CODE

› An approximate 10% price appreciation in the past three years.

Lokhandwala offers a perfect mix of luxury and convenience with its vibrant lifestyle, top-tier infrastructure, and seamless connectivity. A prime choice for homebuyers and investors, Andheri stands out as a top investment hotspot, driving high rental demand with its unmatched growth and accessibility.

› Highest rental yield among the suburbs at 3% p.a.

Lokhandwala, Andheri's prime hotspot, blends vibrant lifestyle, upscale retail, and top-tier connectivity, making it a magnet for trendsetters and professionals alike.



Source - <https://www.99acres.com/property-rates-and-price-trends-in-andheri-west-mumbai-andheri-dahisar-prffid#:~:text=About%20Andheri%20West%2C%20Mumbai,in%20the%20last%205%20year>

THE POSSIBILITY CODE



Shopping Malls

- Infinity Mall - 5 Mins
- City Mall - 6 Mins
- Fun Republic - 8 Mins



Connectivity

- Lower Oshiwara Metro Station - 5 Mins
- SV Road - 10 Mins
- Link Road - 3 Mins
- Western Express - 15 Mins
- Upcomong Swami Samarth Metro Station - 3 Mins
- Andheri Railway Station - 23 Mins



Schools & Hospitals

- Ryan Global School - 5 Mins
- St. Mary's High School - 6 Mins
- C.P Goenka Int. School - 5 Mins
- RIMS Int. School - 7 Mins
- JBCN Int. School - 7 Mins
- Kokilaben Dhirubhai Ambani Hospital - 5 Mins
- Bellevue Multispeciality Hospital - 10 Mins
- Kritika Asia Multispeciality Hospital - 10 Mins



Restaurants & Cafe

- Foo Andheri - 5 Mins
- Starbucks - 2 Mins
- Food Inn - 2 Mins
- Que Sera Sera - 5 Mins
- Butterfly High - 6 Mins
- Tim Horton - 2 Mins
- Third Wave Coffee - 4 Mins
- Cafe Coffee Day - 6 Mins
- Yazu - Pan Asian Supper Club - 6 Mins



Clubs & Gardens

- Celebration Club - 3 Mins
- Country Club - 7 Mins
- Lokhandwala Garden - 5 Mins
- The Club Mumbai - 10 Mins
- Walawalker Garden - 5 Mins



Conveniences & Banks

- Reliance Digital - 5 Mins
- Croma - 5 Mins
- DMart - 12 Mins
- Star Bazar - 12 Mins
- SBI Bank - 1 Mins
- Bank Of Maharashtra - 1 Mins
- ICICI Bank - 2 Mins
- HDFC Bank - 2 Mins
- YES Bank - 2 Mins

THE LEGACY CODE

With a rich legacy of excellence in real estate, we at DGS Group have created iconic landmarks that testify to our expertise and commitment. Our latest project continues this tradition, merging our values with modern living.

A LEGACY OF
39
YEARS

75
LAKHS
SQ. FT OF
EXCELLENCE

7K+
HAPPY
CUSTOMERS
& GROWING

45
LAKH
SQ. FT OF
PROGRESS

THE DEVELOPER CODE

COMPLETED PROJECTS



SHEETAL MEGHDOOT
BORIVALI (W)



SHEETAL INDERMOHINI
SANTACRUZ (W)



SHEETAL USHA - NISHA
MALAD (W)



SHEETAL AIRWING
MALAD (W)



SHEETAL ARADHANA
MALAD (W)



SHEETAL VISHAL DHARAMRAJ
MALAD (W)

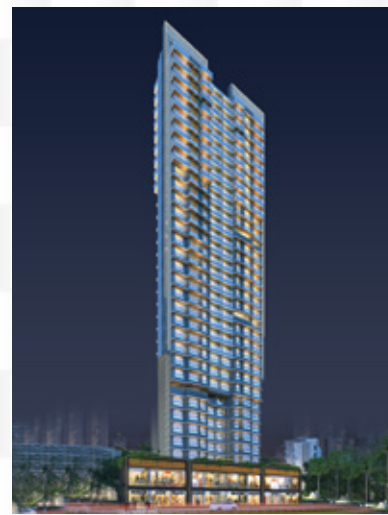
ONGOING PROJECTS



SHEETAL KIARA
GOREGAON (W)



SHEETAL SHASHANK
BORIVALI (W)



SHEETAL LENNIE
ANDHERI (W)



SHEETAL UPTOWN
KANDIVALI (W)

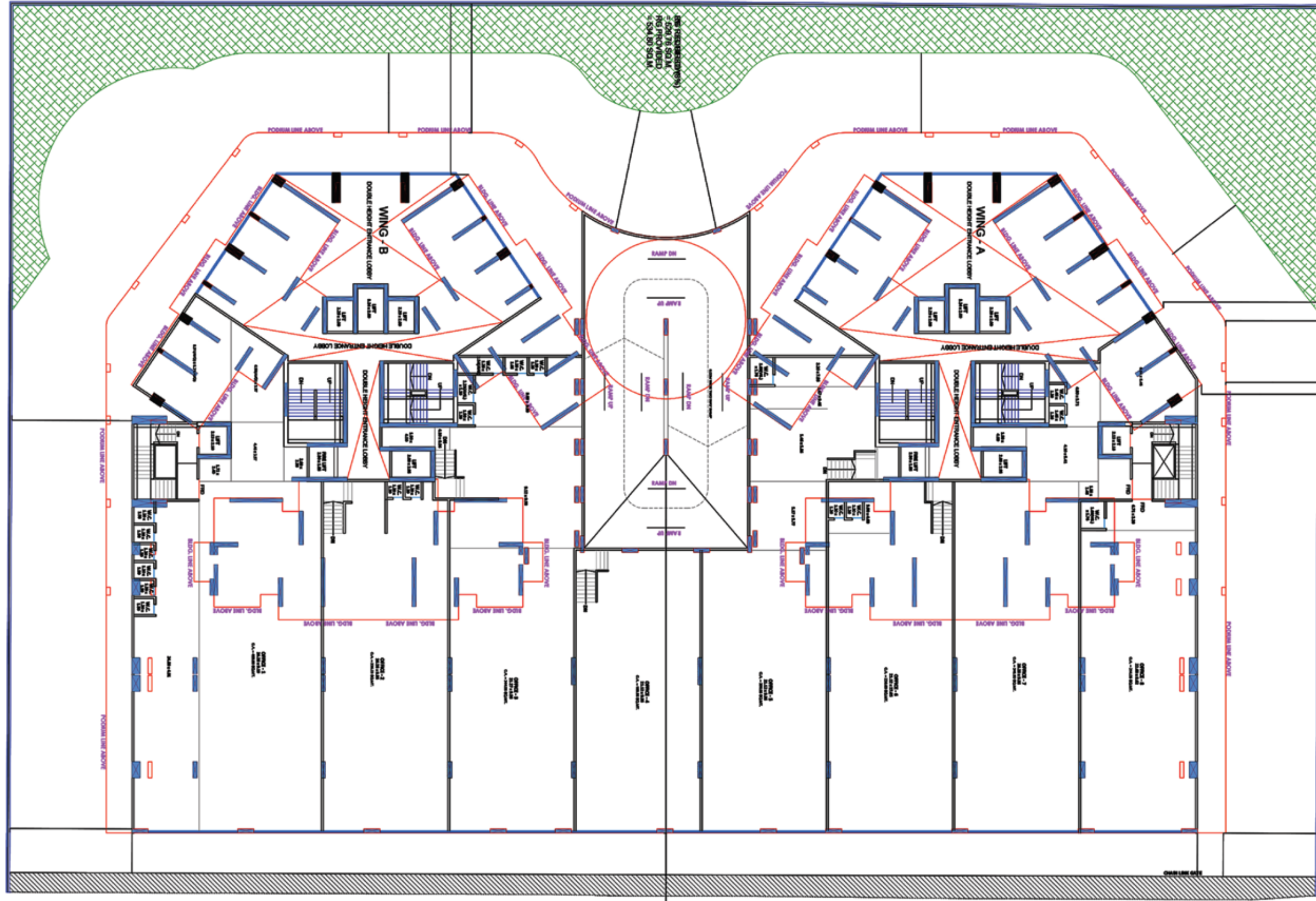


SHEETAL HARINIKETAN
ANDHERI (W)



SHEETAL SURYAPRAKASH
ANDHERI (W)

1ST FLOOR PLAN



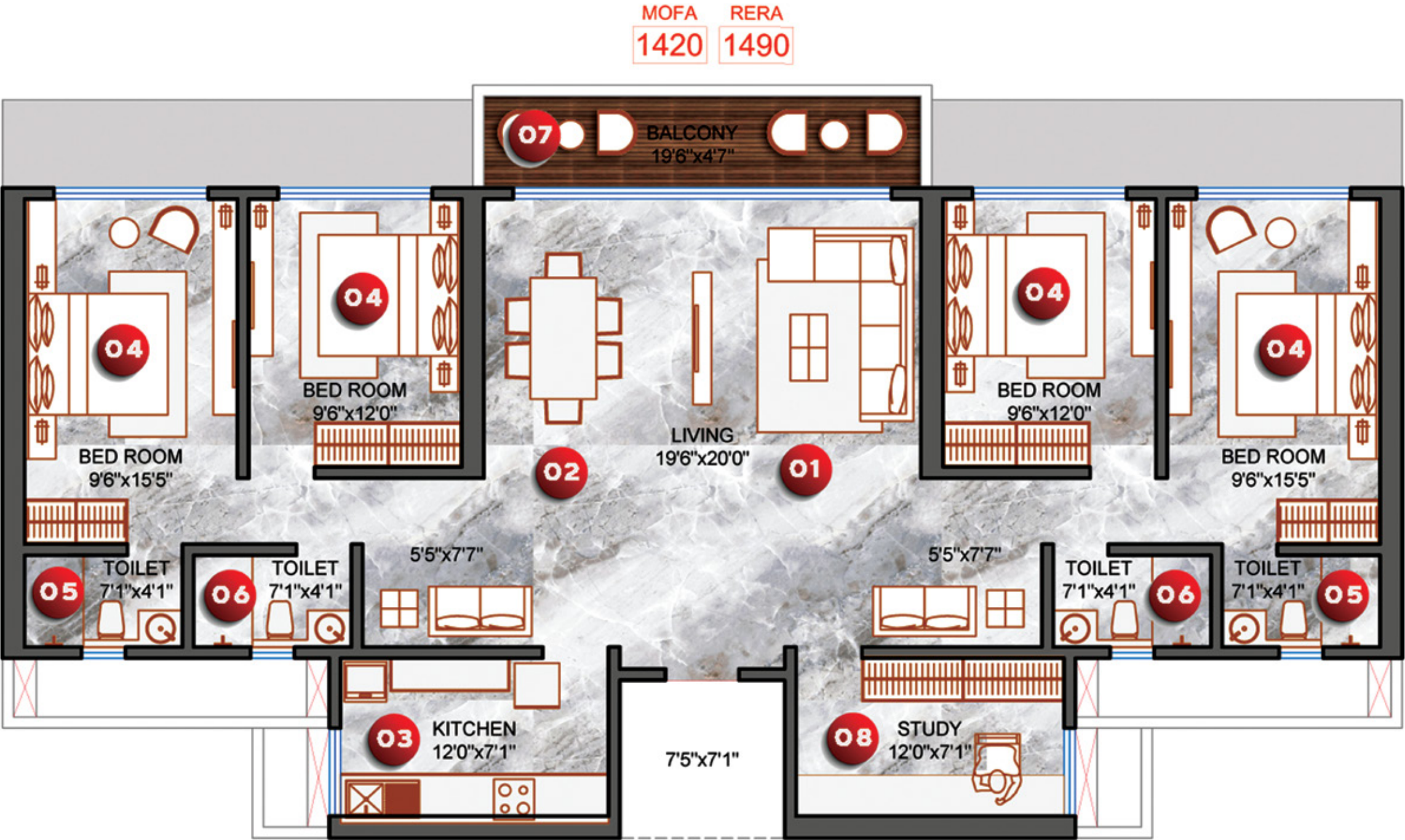
GURU DARSHAN FLOOR PLANS



GURU PRASAD FLOOR PLANS



JODI PLAN OF 2 BHK



JODI PLAN OF 3 BHK



RERA 2411
MOFA 2286

LEGEND

- 01 LIVING
- 02 DINING
- 03 KITCHEN
- 04 BEDROOM
- 05 TOILET
- 06 C. TOILET
- 07 BALCONY
- 08 STUDY
- 09 FOYER