



## About GoodBuild

GoodBuild India Pvt. Ltd. brings to you the finest luxury residency amidst the city. With 3 floors of car parking and 13 storeys of exquisite homes, The Shepherd Royal is fit for a king's lifestyle. Strategically located at Link Road, Goregaon (W), it lies in close proximity to schools, hospitals, shopping malls, markets, Goregaon railway station and an upcoming Bangur Nagar Metro Station.

The Shepherd Royal is where imperial grandeur meets modern day luxury. The magnificent structure combines a royal elevation and splendid modern architecture. Every house welcomes you to a life of elegance and privilege.



### Architects - Delta Arch

Jagdish Khedekar  
+91 9920209691

Yusuf Khan  
+91 9967031392

### Consulting Architects

Ahmed & Associate.  
Tel: 022 26557983 / 022 66960092

### R.C.C. Consultant

R. D. Magdum  
Tel: 022 28885353 / 022 28895777

### Advocate

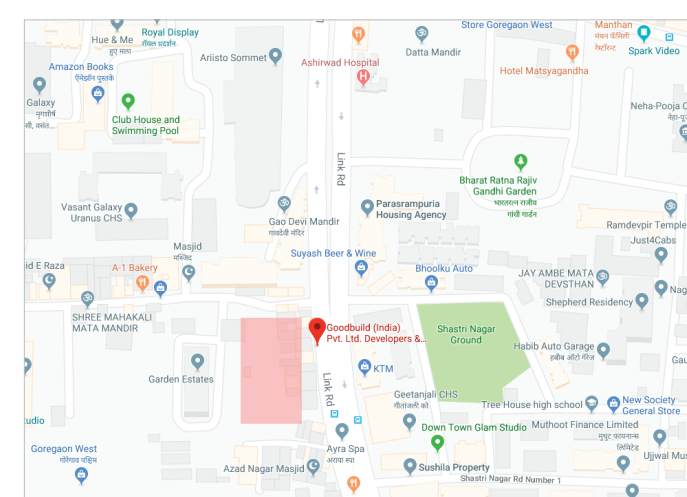
Vishal Hegde  
+91 8097152880

### Chartered Accountants

V. N. Shetty & Co  
Tel: 022 25006232 / 25006252

### Contact Person

Irshad Jahan  
+91 9987776037



MahaRERA Reg No. - **P51800004539**

Site Address:  
Link Road, Goregaon (W), Mumbai - 400 104.  
Phone: +91 99877 76037  
Email: shepherdroyal.sales@gmail.com

Head Office Address:  
GoodBuild India Pvt. Ltd.  
302, God Gift Tower, Bandra (W), Mumbai 400 050.  
Tel.: 022 26556400/26404017  
Email: goodbuildindia@gmail.com

## Amenities

### Elegance with the highest Standards

Well designed decorated Entrance lobby with Italian marble flooring & wall.  
P.O.P & Paint in the entire flat.  
Anodized aluminum windows with toughen/dome glass.  
3 floors of Car Parking.  
Branded Lift for Residence 2 No's & Car lift 2 No's.  
Firefighting area as per municipal norms.  
Intercom facility / Modern security .  
CCTV Installed at Road and lobby entrance.

### Bathroom

Designer ceramic flooring.  
Designer ceramic tile on wall.  
Sanitary ware & C. P. Fitting from Jaguar / SICO or equivalent.  
Concealed plumbing, KLUDI or equivalent make fittings and Fixtures.  
Exhaust fan.  
Instant Geyser.

### Electrical

Anchor/Roma or equivalent makes modular switches.  
Telephone, T.V., A.C., Internet point.

### Kitchen

Kitchen with high quality Granite platform.  
Stainless steel sink & premium vitrified tile flooring.  
Exhaust fan, CP fittings & Water Purifier.

### Common Recreation Activity Area

Gym with latest equipment's.      Indoor game area table tennis and carom board.  
Yoga Center.      Terrace garden .  
Provision for Playing (Under-arm Cricket)      Children play area.  
Cycling track .      Walking and jogging track on terrace.

### Note:-

Maha Rera Registration no. **P51800004539** Available At Website <https://maharera.mahaonline.gov.in>  
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Please do not rely Upon other information provided by any other person. T&C Apply \*

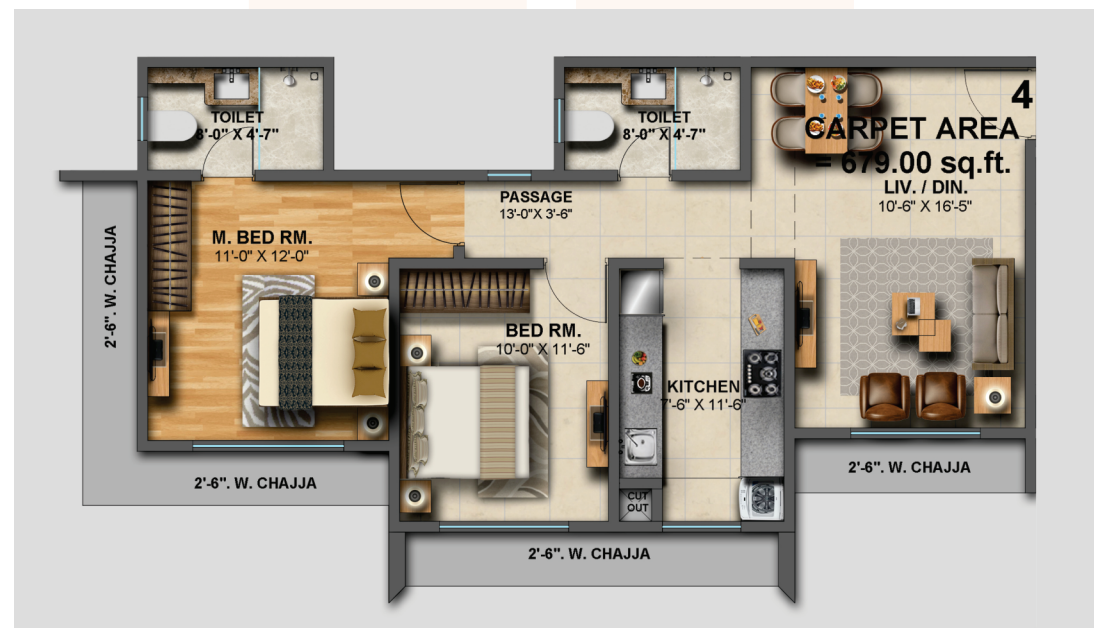


**SHEPHERD ROYAL - MAGNIFICENT LIVING**



## 2BHK

Carpet area as per  
MahaRERA - 679.00 sq.ft.



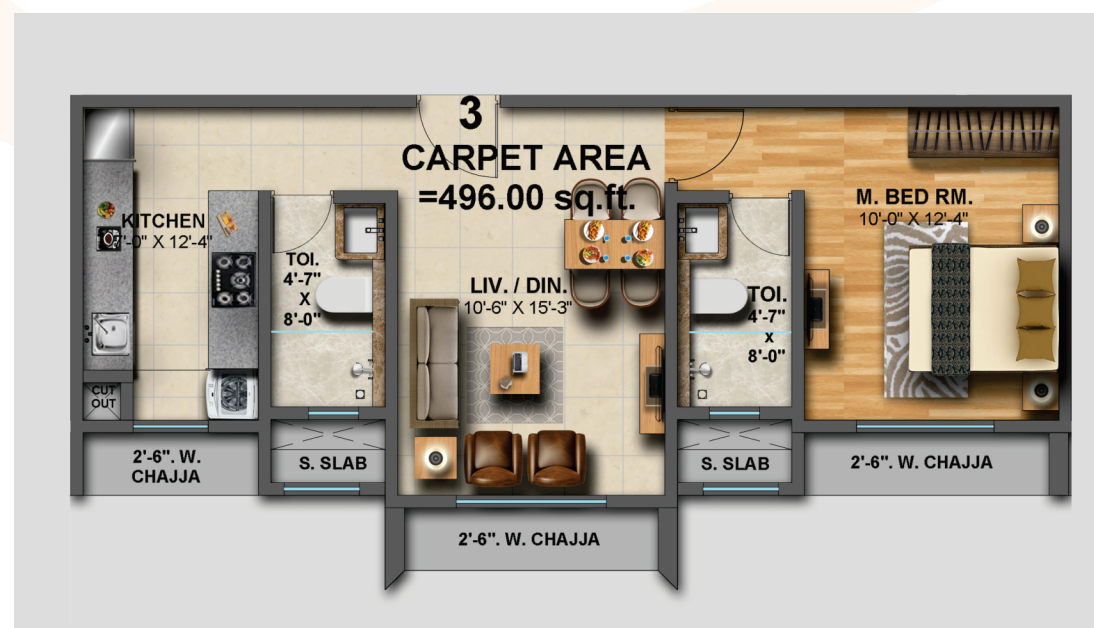
## 3BHK

Carpet area as per  
MahaRERA - 922.00 sq.ft.



## 1BHK

Carpet area as per  
MahaRERA - 496.00 sq.ft.



## LOBBY