

A NEW LIFE AT NEW MALWANI



APNO KI KHUSHI, HUMARA BHAROSA



MAHARASHTRA POLICE
CO-OPERATIVE HOUSING
FEDERATION LTD.

RERA REGISTRATION NO.: P51800045503



FROM THE CHAIRMAN'S DESK

Dear Members and Families,

The Maharashtra Police Co-operative Housing Federation Limited (FEDERATION) was formed in 1998 with the socio-economic objective of providing its members affordable, subsidized, habitable and high-quality homes in Maharashtra.

Keeping in mind the socio-economic objectives, the Federation prioritizes providing affordable homes at subsidized rates to person/s employed with:

1. Police Department
2. State and Central Government
3. Government undertakings such as MHADA, MCGM, Nationalised Banks, Schools, Colleges etc.
4. To provide affordable home to public in general

The Federation always remains passionate about its commitment in its noble mission of reaching out to the above-mentioned sections of society and providing them with homes within their budget with highest level of design and craftsmanship.

The Federation has overcome several challenges during the process of obtaining permissions and approvals at various stages, but it has capitalized on the opportunities and has expanded its reach.

Presently, the demand for affordable housing in India is rising at a swift pace due to rapid urbanization, growing population, increase in nuclear families and joint income earning members.

We are one of the few organisations who have delivered and will continue to deliver affordable and budget homes in Mumbai and the rest of Maharashtra. The Federation has completed and delivered approximately **880 flats and 70 shops** at Saraf Choudhari Nagar, Thakur Complex, Kandivali (E) and developed another plot allotted by the MHADA on the directions of the State Government at Dadasaheb Gaikwad Nagar, Malwani, Malad (W) and handed over possession to over **954 flats and 26 shops**.

Now the Federation is in the process of further developing an open plot in the adjoining area (New Malwani) for which the requisite permissions and approvals from the respective authorities have been granted.

It will be a good opportunity for all the individuals to become a member of the Federation and become a part of this project.

Regards,
Chairman



When life is all about providing your family with the best you can, why compromise on the single most important investment of your life, your home! With state-of-the-art amenities, world-class connectivity and a view to enjoy every day, be a part of one of the Largest Gated Communities in the new heartland of Malad West.



Unbeatable Price
within Mumbai Limits



Subsidized
Homes



Township of 1,800+
Residential Housing



Water Supply
by BMC



Ample Modern
Amenities



Proposed
Coastal Road



Metro
Connectivity



Clean
Air Zone



High Rental
Income

BEGIN YOUR **NEW LIFE** AT
NEW MALWANI.



 **GALAXY
HEIGHTS**
APNO KI KHUSHI, HUMARA BHAROSA

1 BHK WITH BALCONY AND MASTER BEDROOM
RERA Carpet Area: 354 sq. ft.

2 BHK WITH BALCONY AND MASTER BEDROOM
RERA Carpet Area: 455 sq. ft and 536 sq. ft.



AMENITIES

ADJOINING GARDEN/PARK

<p>Skating Area</p>	<p>Open Gym</p>		<p>Plantations and Natural Grass</p>	<p>Volley Ball and Basket Ball</p>	
<p>Sitting and Swing Area with shades</p>	<p>Badminton</p>		<p>Music Speakers</p>	<p>Security Cabin</p>	
	<p>Box Cricket and Boxing Ring</p>	<p>Rock Garden</p>		<p>Fans and Tube Lights</p>	<p>Newspaper and Library Section</p>
	<p>Washroom and Changing Room Area</p>	<p>Drinking Water Area</p>		<p>Boundary Fencing</p>	<p>Open Amphitheatre</p>



COMPLEX FLOOR PLAN





1 BHK

2D AND 3D VIEW

RERA Carpet Area: 354 sq. ft.



2 BHK

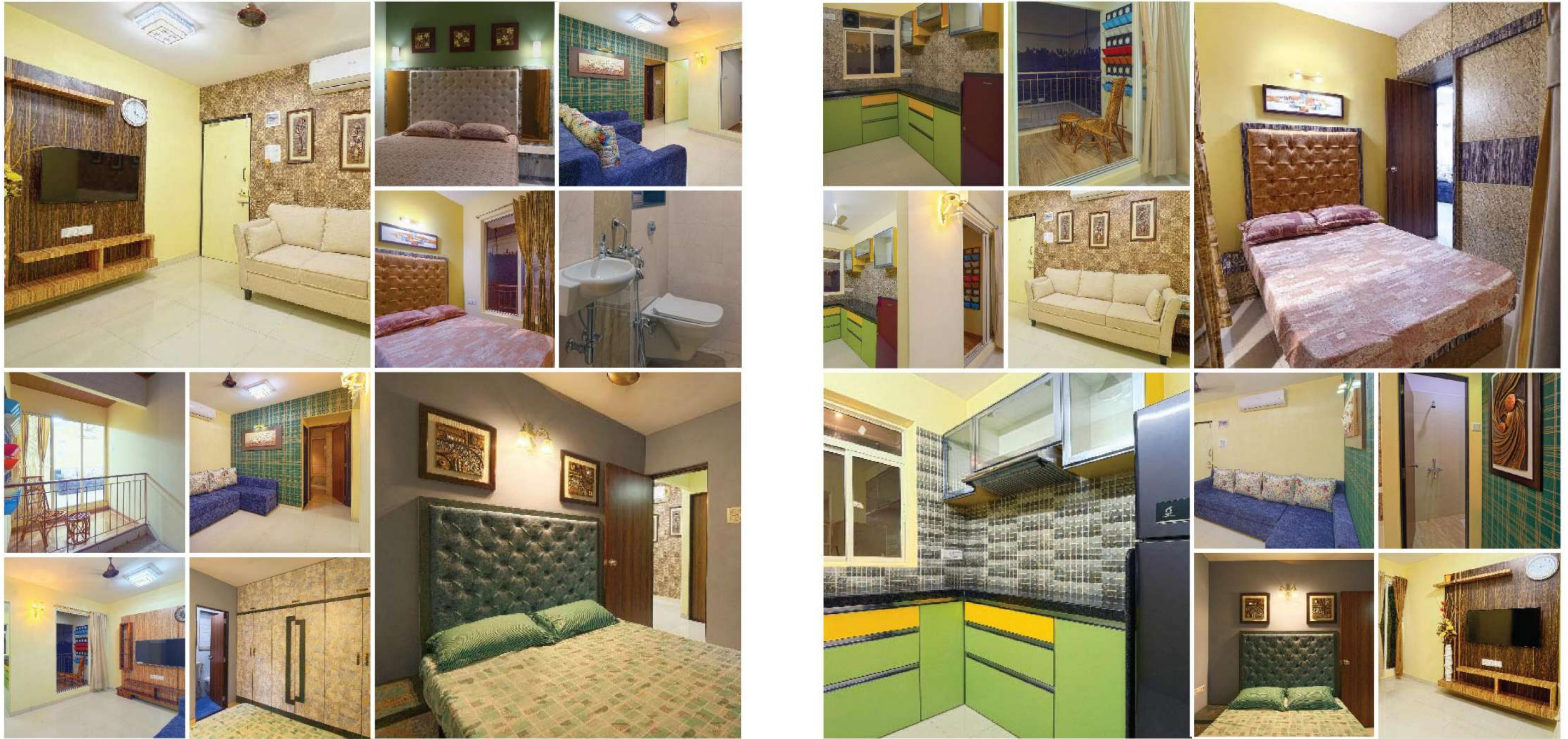
2D AND 3D VIEW

RERA Carpet Area: 455 sq. ft.





EXISTING SHOW FLAT PHOTOS



White goods and furniture are for representation purposes only. They are not part of the actual flat delivery.



AMENITIES IN YOUR NEW HOME



FLOORING

24" x 24" Vitrified Tiles

Antiskid Flooring in Toilets



BEDROOM

Light Points

Fan Point

A/c and TV Point



KITCHEN

Double Granite Platform

Branded SS Sink

Provision for Exhaust Fan
and Water Filter Points

Designer Wall Tiles

Fan and Light Points

Provision for Refrigerator
and Washing Machine Points



DOOR AND WINDOWS

Laminated and Decorative
Doors

Internal Doors - SS
Fittings

Powder Coated Sliding
Windows with provision of
Anti-Mosquito Net



ELECTRICAL FITTINGS

Concealed Copper Wiring

MCB in every apartment

Internet Point Provision



WALLS AND PAINTS

Gypsum Plaster for
Internal Walls

External Wall Paint - Asian Apex Paint or Equivalent



BATH AND WC

Branded Sanitaryware
and Bath Fittings

Dado Tiles up to
7 feet height

Powder Coated Windows
with provision for
Anti-Mosquito Net

Overhead Water Tank
Connection Provision

Concealed Plumbing

Geyser Point

Exhaust Fan Point

Provision for AC Point

TV Point Provision

Conduit for TV Cable

Pipe in Beam for AC unit -
Only for 2BHK

WHY **NEW MALWANI**

Your new home at new Malwani comes with easy connectivity to everything important around you. With ongoing and proposed roads around your home, you will be walking into your new home, as a center of attention of Malad.



MEDICAL AND HOSPITAL

Zenith Hospital
Multi-specialty Hospital
BMC Hospital
Mangalmurti Hospital



RAILWAY AND METRO STATION

Malad Station
Malad Metro



SHOPPING MALL

Infinity Mall
Inorbit Mall



AIRPORT

Chhatrapati Shivaji
Maharaj International
Airport
Chhatrapati Shivaji
Maharaj Domestic
Airport



SCHOOLS

Kala Vidyalaya
BMC Secondary School
St. Joseph School,
Orlem Church
Holy Angel School
Mother Teresa School
National School
St. Paul's School
N.T.C.C School



UNIVERSITY AND COLLEGES

Atharva College
Kala Vidyalaya Polytechnic
and Engineering College
N.L College
Shri. M. D. Shah Mahila College
Dalmia Lions College
Nagindas Khandwala College



PROPOSED PROJECTS AT **NEW MALWANI**



Coastal Road within
1,200 meters



Bridge to connect with
Mind Space and Andheri
Lokhandwala



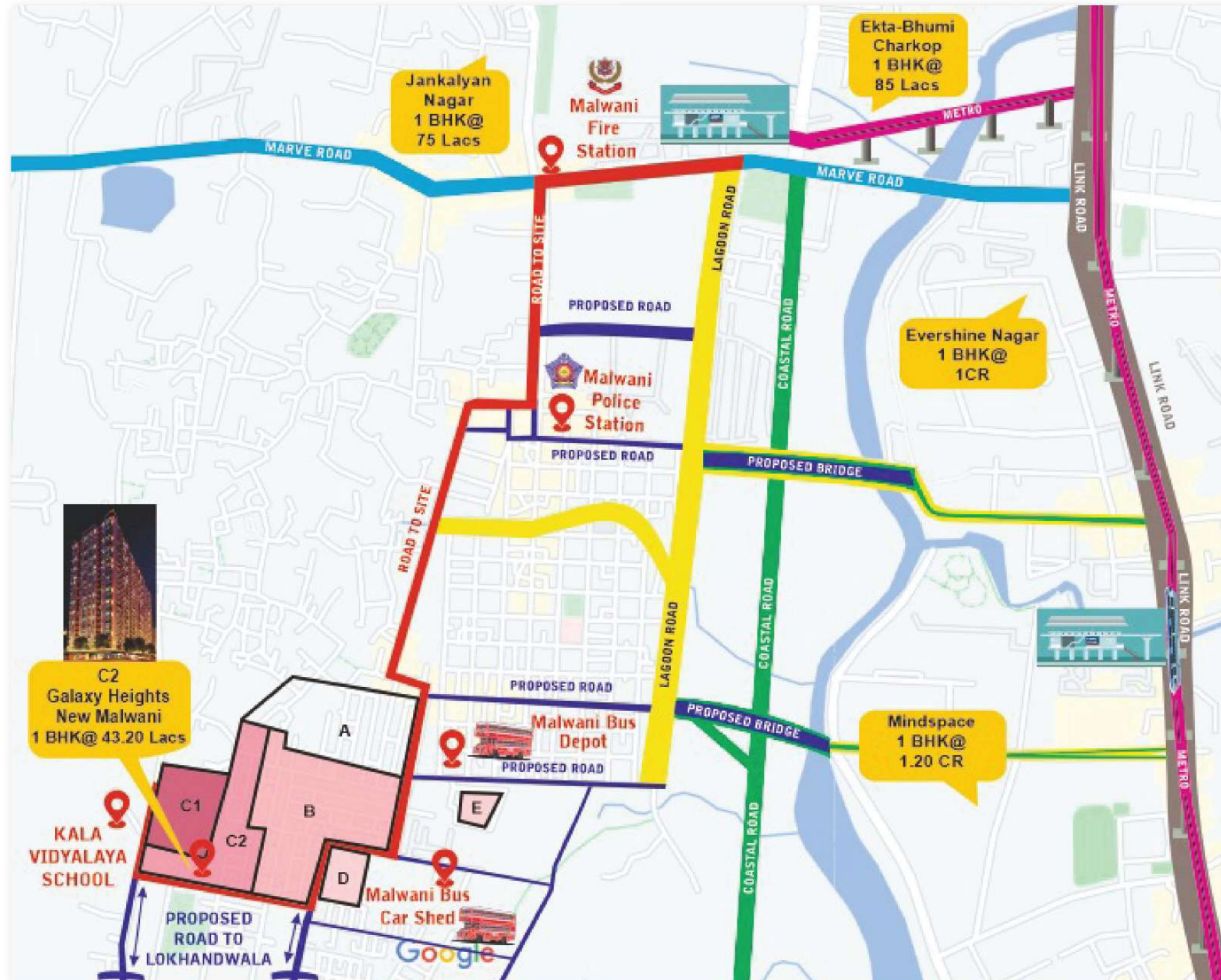
Bridge facilitating easy
commute and Metro Station
in close proximity



Lagoon Road ready for use
(36.5 meters in width)



LOCATION





GROWTH STORY

New Malwani has seen unparalleled growth as compared to any other part of Mumbai and it has immense potential in the next 5 to 10 years.

GROWTH STORY OF NEW MALWANI HAS JUST BEGUN!

FEDERATION GROWTH INDEX

LOCATION	YEAR	VALUE	CURRENT VALUE
Thakur Complex	1995	1.5 Lakhs	50 Lakhs
Malwani	2010	7.25 Lakhs	25 Lakhs
New Malwani	2021	21 Lakhs	25 Lakhs

With increased connectivity and development in the area, Galaxy Heights, as the Largest Gated Community, is expected to be the center of the growth, offering a really high value on your investment.





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20/09/2021 सूची क्र.2 दृष्यम निबंधक : सह दु.नि. बोरीवली 3
दस्त क्रमांक : 8565/2021
नोंदणी :
Regn:63m

गावाचे नाव : पोयसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4901183.1
(4) भू-मापन, पोटहिस्सा व घरकामांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनािका नं: बी-28/302, माळा नं: तिसरा, इमारतीचे नाव: सराफ चौधरी नगर सीएएस न 12 लिमिटेड, ब्लॉक नं: ठाकूर संकुल कांदिवली पूर्व, रोड नं: मुंबई PUI: RS0509907010000 ((C.T.S. Number : 755E ;))
(5) क्षेत्रफळ	1) 301 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संदीप सत्यवान हुले वय:-38; पत्ता:- प्लॉट नं: बी-२८/३०२, माळा नं: - इमारतीचे नाव: सराफ चौधरी नगर सीएएस न १२ लिमिटेड, ब्लॉक नं: ठाकूर संकुल कांदिवली पूर्व, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ACBPH3325A 2): नाव:- सत्यवान नारायण हुले वय:-75; पत्ता:- प्लॉट नं: बी-२८/३०२, माळा नं: - इमारतीचे नाव: सराफ चौधरी नगर सीएएस न १२ लिमिटेड, ब्लॉक नं: ठाकूर संकुल कांदिवली पूर्व, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400101 पॅन नं:-ACXPH3486J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- योगेश कृष्ण रेडकर वय:-37; पत्ता:- प्लॉट नं: अ-४०३, माळा नं: - इमारतीचे नाव: मोरेश्वर पार्क, ब्लॉक नं: अष्टविनायक संकुल कळंबा, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ALWPR4998K 2): नाव:- नमता भीमसेन शैलदकर वय:-34; पत्ता:- प्लॉट नं: अ-४०३, माळा नं: - इमारतीचे नाव: मोरेश्वर पार्क, ब्लॉक नं: अष्टविनायक संकुल कळंबा, रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CIQPS7891K
(9) दस्तऐवज करून दिल्याचा दिनांक	20/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	20/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	8565/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	280000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुद्रांकनासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दृष्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

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27/08/2022 सूची क्र.2 दृष्यम निबंधक : सह दु.नि. बोरीवली 9
दस्त क्रमांक : 10561/2022
नोंदणी :
Regn:83m

गावाचे नाव : मालवणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2526362.28
(4) भू-मापन, पोटहिस्सा व घरकामांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनािका नं: 09, माळा नं: तिसरा मजला, विंग - 01, इमारतीचे नाव: दादासाहेब पायकबाब नगर को.ऑप.ही.सी.(नं.4)जी, ब्लॉक नं: कला विद्यालय समोर, गेट नं.8, रोड नं: मालवणी, मालाड पश्चिम, मुंबई - 400095 PUI: PN4410027570000 ((C.T.S. Number : 3525 (part) ;))
(5) क्षेत्रफळ	1) 25.09 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- रोमन सिदाब अहमद शेख वय:-29; पत्ता:- प्लॉट नं: सदनािका नं.09, माळा नं: तिसरा मजला, विंग - 01, इमारतीचे नाव: दादासाहेब पायकबाब नगर को.ऑप.ही.सी.(नं.4)जी, ब्लॉक नं: कला विद्यालय समोर, गेट नं.8, रोड नं: मालवणी, मालाड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-HTHPS2687J 2): नाव:- नीशाबा सिदाब अहमद शेख वय:-54; पत्ता:- प्लॉट नं: सदनािका नं.09, माळा नं: तिसरा मजला, विंग - 01, इमारतीचे नाव: दादासाहेब पायकबाब नगर को.ऑप.ही.सी.(नं.4)जी, ब्लॉक नं: कला विद्यालय समोर, गेट नं.8, रोड नं: मालवणी, मालाड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-CDLPS8101E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुश्रुत अजय सार शेख वय:-45; पत्ता:- प्लॉट नं: कम नं.सी-01, माळा नं: - इमारतीचे नाव: गणेश कृपा को ऑप ही सी, ब्लॉक नं: मार्बे झीन रोड, डेवा कॉम्प्लेक्स अवड, रोड नं: मालवणी, गेट नं.5, मालाड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-BEIPS0016M 2): नाव:- नासमिण सुश्रुत शेख वय:-40; पत्ता:- प्लॉट नं: कम नं.सी-01, माळा नं: - इमारतीचे नाव: गणेश कृपा को ऑप ही सी, ब्लॉक नं: मार्बे झीन रोड, डेवा कॉम्प्लेक्स अवड, रोड नं: मालवणी, गेट नं.5, मालाड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400095 पॅन नं:-ELZPS7705E
(9) दस्तऐवज करून दिल्याचा दिनांक	27/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	27/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	10561/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	151600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25300
(14) शेर	

मुद्रांकनासाठी विचारात घेतलेला तपशील:-
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दृष्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

खरी प्रत
सह दृष्यम निबंधक, बोरीवली -९,
मुंबई उपनगर जिल्हा.

PROJECT HIGHLIGHTS

Your New Home in New Malwani comes with the best of amenities, connectivity and offers you the experience of being at the centre of all things important!



PRICE

Your New Home in New Malwani comes in just ₹ 43.20 Lakhs* onwards.



FUTURE CONNECTIVITY

With the Coastal Road within 1,200 metres, bridges connecting important areas of Mumbai and the Lagoon Road together offer you the best in the vicinity of Malad West. The growing township consists of all the important schools, universities, colleges, hospitals, railway and metro stations.



AMENITIES

Your 1 BHK home comes with a balcony and master bedroom various other state-of-the-art amenities, thus helping you enjoy the lifestyle of one of the Largest Gated Communities in the new heartland of Malad West.



TOWNSHIP

Walk into the township that has three 22 storey towers with 6 wings each, an adjoining 44,000 sq. ft. garden / park area with lush green grass and ample podium space area.



CREDIBILITY

With unparalleled growth in the past, New Malwani shows immense potential to become the most popular hub of Malad West in the next 5 - 10 years.



GALAXY HEIGHTS

APNO KI KHUSHI, HUMARA BHAROSA

RERA REGISTRATION NO.: P51800045503

REGISTERED OFFICE

51-53, A-6,
Saraf Choudhari Nagar,
Thakur Complex,
Kandivali (East),
Mumbai - 400 101.

FOR ENQUIRY VISIT

Dadasaheb Gaikwad Nagar,
Gate No. 8, Opp. Kala Vidyalaya,
Malwani, Malad (W),
Mumbai - 400 095.

CONTACT

+91 99202 63987
+91 98202 40951

ARCHITECT

Ar. Hemant Kankaraiya,
Deeksha Cityscape

R. C. C CONSULTANT

Er. Shirish Anantwad

LEGAL ADVISOR

Adv. Nikhil Rajeshirke



www.mpchfl.com

MahaRERA Website: maharera.mahaonline.gov.in

E-mail ID: info@mpchfl.com

Updated on: 19/10/2022



MAHARASHTRA POLICE
CO-OPERATIVE HOUSING
FEDERATION LTD.