



# ATHENA

**2 & 3 BHK Premium Residences,  
Bandra**

Live the  
**BANDRAWAY**  
of Life



# A FIRST-CLASS LIFESTYLE crafted for the sybarite!



A culmination of 35+ years' legacy and the best practices that instill a sense of convenience in your home-buying experience.

Artistic Impression

## the **P** factor

### **PROMISE** OF PARANJAPE

The brand has a trusted legacy that spans across 35 years and million homes. We build homes with a committed sense of quality and delivery.

### **POSITIVE** ENVIRONMENT

We design spaces around positive environments that suit your lifestyle and needs. Our development standards aim at making you feel positive and vibrant.

### **PROMPTNESS** REDEFINED

Our buildings and projects are made to last long and strong with efficient planning and prompt delivery for enhanced customer satisfaction.

### **PIONEERS** OF SUPERLATIVE LIVING

We are the makers of the finest townships in the country. This helps us better the best with every project for our customers to experience a unique lifestyle.

### **PRIME** LANDMARKS

Our projects are carefully selected to bring you maximum benefits and RoI. Our projects at prime landmarks are strategically positioned to benefit you with location and lifestyle advantages.



## A NAME YOU CAN COUNT ON: PARANJAPE SCHEMES

Paranjape Schemes (Construction) Ltd. has been a brand that has lived up to its ethos in ways more than one. For over three decades in the industry, Paranjape Schemes has delivered more than 200 impeccable projects in both residential and commercial sectors. Also, Paranjape Schemes is a pioneer in curating a one-of-its-kind concept of senior housing called Athashri. It has always been at the forefront of exceeding expectations when it comes to timely delivery of projects. But, what makes Paranjape Schemes stand apart from the rest is the brand itself.

It's the legacy of Paranjape Schemes that makes achieving milestones a cakewalk and delivering joy to new families, an effortless endeavour.



# REDEFINING THE SPIRIT OF NEW INDIA TO THE WORLD!



FOR  
**75,000+**  
RESIDENTS



ACROSS  
**9**  
CITIES



OVER  
**35**  
YEARS



IN  
**200+**  
PROJECTS

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**19 Million sq.ft DELIVERED**

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## OUR CORE VALUES

### TRANSPARENT:

By being open about every transaction and process we follow

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### DEPENDABLE:

By leveraging on the trust that you have in us

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### ROOTED:

By valuing the traditions and culture that are deeply engrained in us

### PROGRESSIVE:

By being innovative and delivering results successfully

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### EXCELLENCE:

By setting benchmarks in customer service & construction

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### CARING:

By understanding the needs of customers, employees & stakeholders

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### INCLUSIVE:

By making everyone an equal part of our family

## ONGOING PROJECTS IN MUMBAI



### ASPIRE

ANDHERI WEST

#### 1 & 2 BHK SPACIOUS HOMES

Near 4 Bungalows,  
Andheri West



### OPULUS

THANE

#### 2 & 3 BHK HOMES

Pokhran Road 2, Thane (W)



### 127 UPPER EAST

SANTACRUZ (E)

#### 1 & 2 BHK HOMES

Santacruz (E), Mumbai



### UJVAL

GOREGAON (E)

#### 2 & 3 BHK HOMES

Goregaon (E), Mumbai

## HISTORY SCRIPTED AT VILE PARLE, 1920 AD

Paranjape Schemes has been synonymous with world-class development and impeccable construction quality, not just in Pune, but in Mumbai as well, since its inception. The roots of Paranjape Schemes are based in Mumbai since 1920. The great grandfather of Mr. Shrikant & Shashank Paranjape played an instrumental role in developing the entire

Vile Parle vicinity during 1920s. In fact, some projects that were developed by their great grandfather, were redeveloped by the second-generation leaders and today, the third-generation leaders are in the process of redefining the skylines of Mumbai.

# ALL PROJECTS IN MUMBAI

Here's a list of all the projects that Paranjape Schemes has developed, redeveloped and is developing in Mumbai.

## GOMANTSHRAM

Vile Parle (East)

## GEETANJALI

Vile Parle (East)

## YASHWANT

Vile Parle (East)

## MITHILA

Dadar (East)

## SOMNATH

Vile Parle (East)

## SNEHDEEP

Goregaon (East)

## SHREE SOCIETY

Vile Parle (East)

## PRAYOG

Santacruz (East)

## SWAPNA SHILPA

Vile Parle (East)

## SWAGAT

Vile Parle (East)

## STC CO-OP SOCIETY - I

Vile Parle (East)

## STC CO-OP SOCIETY

Vile Parle (East)

## VISHNU PRASAD

Vile Parle (East)

## VIGHNRAJENDRA

Andheri (West)

## S.V.P.NAGAR

Andheri (West)

## TEACHER'S COLONY

Bandra (East)

## MALKUNS SOCIETY

Vile-Parle (East)

## MAHARASHTRA NAGAR

Thane (West)

## HEMAPADMA - CHICKERUR

Vile Parle (East)

## VIJAY NAGAR - ROYAL COURT

Andheri (East)

## VIJAY NAGAR - ROYAL COURT

Commercial - Andheri (East)

## VIJAY NAGAR - REDEVELOPMENT PORTION

Andheri (East)



Actual Photo with Artistic Impression of T24 & T25

PARANJAPE



138 Acres Ready Township  
Hinjawadi, Phase - I

**THE GROVES**

1 BHK PRO Homes

**ORION**

2 BHK Golf View Homes

**TOWER 24 & 25**

2 BHK Spacious Homes    3 BHK Golf View Homes



Actual Photo of Golf Course

## A FUTURE-CENTRIC 138 ACRES TOWNSHIP IN PUNE!

The township caters to those who live life on a fast lane with international level sports academies, a futuristic SEZ spread across more than 1.5 million sq.ft, high-street style shopping centres and the highlight of the township – 9-hole golf course with a golf club.

While the township has residential projects ranging from 1 BHK to 5 BHK homes & duplex apartments and bungalows, it also houses a commercial project spread across 31,000 sq.ft of the massive floor plate.

PARANJAPE



178 Acres Ready Township  
Bhugaon, Pune



Actual Photo of  
Shri Shri Ravishankar Vidya Mandir School



### EVERGLADES

1 BHK Smart Homes

### HIGHLANDS

2 BHK Smart Homes

### BUNGALOWS

3 & 5 BHK  
Ready Possession

### THE ORCHARDS

Premium Bungalows & Plots  
325 sq.m. to 511 sq.m.

## A NATURE-CENTRIC 178 ACRES TOWNSHIP IN PUNE!

Forest Trails Township is embraced by some of nature's best biking & trekking trails that allure the adventure lovers and ecophiles alike. The township is a paradise for horse lovers with an equestrian centre located amidst the verdant landscapes. This is also a township

that's deeply connected with nature as well as the modern world with state-of-the-art sports club and other contemporary amenities. The township also houses fully-developed premium bungalows, residential villa plots and apartments with advanced infrastructure.



# PROJECTS IN OTHER CITIES



**MEGHPUSHPA**  
RATNAGIRI  
**2 BHK HOMES**  
Ratnagiri



**JANARDAN PLAZA**  
RATNAGIRI  
**2 BHK HOMES**  
Ratnagiri



**GREEN COVE**  
CHIPLUN  
**2 BHK HOMES**  
Chiplun



**LAKE VISTA - PHASE II**  
KOLHAPUR  
**2 BHK HOMES**  
Near Rankala, Kolhapur



**MITHILA**  
NASHIK  
**1, 2 & 3 BHK HOMES**  
Off Mumbai-Agra Road, New Nashik



**WIND FIELDS**  
BENGALURU  
**2 & 3 BHK Homes**  
Off Old Airport Road, Bengaluru

Live the BANDRAWAY of life



Conceptual Image

Best shopping destinations in the city

Live the BANDRAWAY of life



Conceptual Image

Finest 5-star hotels in the city

Live the BANDRAWAY of life



Conceptual Image

Finest restaurants & cafes in the city

Live the BANDRAWAY of life



Conceptual Image

Quality lifestyle

# Experience premium lifestyle. Experience BANDRAWAY



Conceptual Image

Every time you step into the superior suburb of Mumbai at Bandra, the lifestyle here resonates with a completely elevated aura. It takes you on a sensational journey of superlative experiences. That's BANDRAWAY for you!

BANDRAWAY is a culmination of unmatched connectivity to BKC and other hotspots just a few minutes away, and the lifestyle this suburb offers to some of the most renowned celebrities of Mumbai. Bandra is also a fine blend of affluence and resilience which makes this place the epicenter of historical milestones as well as futuristic dreams. Living in such a destination is more than just a wish – it's what you deserve!

A FIRST-CLASS LIFESTYLE  
crafted for the sybarite!



Artistic impression

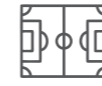


## ATHENA

‘Sophistication’ seems like an understatement when we even begin to define the kind of lifestyle here. The homes at Paranjape Athena are just a cut above the rest.

Strategically located at the most popular landmark – Teacher’s Colony, these 2 & 3 BHK residences are spread across 37,000 sq.ft massive space and designed with world-class rooftop amenities and specifications that are a notch above the others. These homes share easy connectivity with the most coveted Bandra-Worli Sea Link, BKC, Powai, and Western Express Highway. Paranjape Athena is certainly a crown jewel that’s set to embellish Mumbai’s most affluent suburb.

# Modern Rooftop AMENITIES



MULTIPURPOSE  
TURF



SENIOR CITIZEN  
AREA



SEATING  
AREA



Artistic impression



# Modern Rooftop AMENITIES



SWIMMING  
POOL



ART  
STUDIO



SKY  
GAZING



Artistic Impression

# Modern Rooftop AMENITIES



CHILDREN'S PLAY  
AREA



SAND PIT



LOUNGE  
SITTING



Conceptual Image

# Modern Rooftop AMENITIES



WALKING  
AREA



JOGGING  
TRACK



ACUPRESSURE  
PATHWAY



Conceptual Image

# 24X7 SECURITY



VIDEO DOOR  
PHONES



CCTV  
CAMERAS



SECURITY  
GUARDS



Conceptual Image

# SPECIFICATIONS



## KITCHEN

- Granite kitchen platform with stainless steel sink



## WINDOWS

- Powder coated aluminum sliding windows



## PAINTING AND FINISHES

- Gypsum punning and plastic emulsion paint for all internal walls



## DOORS

- Main door will be flush door with veneer on both sides
- All internal door shutters will be flush doors with laminate on both sides
- All toilet doors will be flush doors with laminate finish on both sides



## FLOORING AND DADO WORK

- Vitrified tiles for living, dining, kitchen and bedrooms
- Ceramic tiles in toilets
- Dado tiles up to lintel level in toilets
- Dado tiles above cooking and service platform up to lintel level in kitchen



## ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Concealed plumbing with CP plumbing fixtures
- Electrical & plumbing provisions for water heater and electrical provision for exhaust fan in all toilets
- Electrical & plumbing provisions for water purification and electrical provision for exhaust fan in kitchen
- TV and telephone points in living room and all bedrooms
- AC electrical point in living room and all bedrooms

# QUITE LITERALLY, AT THE EPICENTER OF EVERY MAJOR LANDMARK!



## KEY DISTANCES

Western Express Highway	- 0 min
Bandra Kurla Complex	- 2 min
Western Express Highway Metro Station	- 11 min
Bandra Station	- 12 min
Domestic Airport	- 15 min
Khar Station	- 20 min
International Airport	- 21 min
Bandra-Worli Sea Link	- 26 min



### HOTELS

Grand Hyatt	- 1.2 km
Taj Santacruz	- 4.2 km
Sahara Star	- 3.7 km
Rester Xpress	- 2.0 km
Trident- BKC	- 2.8 km
Sofitel-BKC	- 3 km



### HOSPITALS

Wockhardt Towers-BKC	- 2.7 km
Lilavati	- 5.8 km
Asian Hearts Institute	- 2 km
Nanavati	- 3.9 km



### RESTAURANTS & LIFESTYLE

Jio Drive-in	- 2.7 km
The Habitat	- 3 km
Capital Social	- 2.3 km
Olives	- 4.4 km
Jio World	- 3.1 km
Burn-BKC	- 3.4 km
Khar Social	- 3.3 km
Khar Raasta	- 3.3 km



### INSTITUTES AND COLLEGES

JBIMS	- 4.7 km
NMIMS	- 4.8 km
Mithibai College	- 5.1 km
SNDT	- 4.6 km
Mumbai University	- 1.1 km
Kalina Campus	- 3.8 km
Rizvi College	- 4.9 km
Sheila Raheja Institute	- 1.7 km
Chetana College	- 1.2 km



### CONNECTIVITY

Hill Road	- 5.7 km
Linking Road	- 4.1 km
IRLA Market	- 5.5 km

## PROMINENT LANDMARKS



BANDRA-WORLI SEA LINK is the longest sea bridge, as well as the 4<sup>th</sup> longest bridge in India. Overlooking the blue waters of Mahim Bay, this is a unique blend of natural beauty and man-made marvel.

JIO WORLD CENTRE is presumably India's largest convention and exhibition centre. The centre has a range of flexible venues that would host a multitude of global-scale and experiential events such as global exhibitions, corporate conventions, national & international conferences, and social gatherings.



MMRDA GROUNDS is host to Mumbai's prominent trade & commerce exhibitions, concerts, award nights and auto expos. This open space is a kind of getaway for those in the city who wish to escape the mundane.

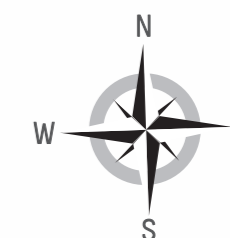


THE M. I. G. CRICKET CLUB is one of the leading cricket clubs in Mumbai and also has an intimidating cricket team. Since its inception, the MIG CC has been the one stop place for fitness, recreation, food and the love for sport.

# TERRACE FLOOR PLAN



AMENITIES	
01	SWIMMING POOL
02	DECK
03	BARBEQUE AREA
04	GARDEN
05	WALKING AREA
06	LOUNGE AREA
07	SEATING AREA
08	ART STUDIO / GALLERY
09	SKY GAZING DECK
10	CHILDREN'S PLAY AREA
11	JOGGING TRACK
12	SENIOR CITIZEN AREA
13	ACUPRESSURE PATHWAY
14	MULTIPURPOSE TURF
15	SAND PIT



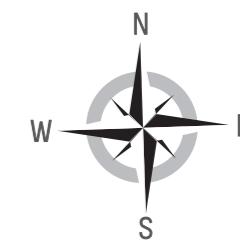


# GROUND FLOOR PLAN



\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

# FIRST FLOOR PLAN



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# TYPICAL FLOOR PLAN



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# 1<sup>ST</sup> FLOOR PLAN

## WING - C AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	2 BHK	57.27	616
2	2 BHK	58.30	628
3	FITNESS CENTER		
4	FITNESS CENTER		

## WING - D AREA STATEMENT

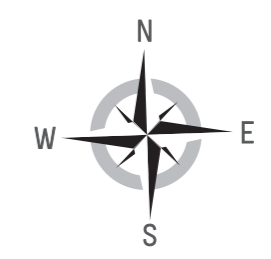
FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	FITNESS CENTER		
2	3 BHK	83.38	898
3	FITNESS CENTER		

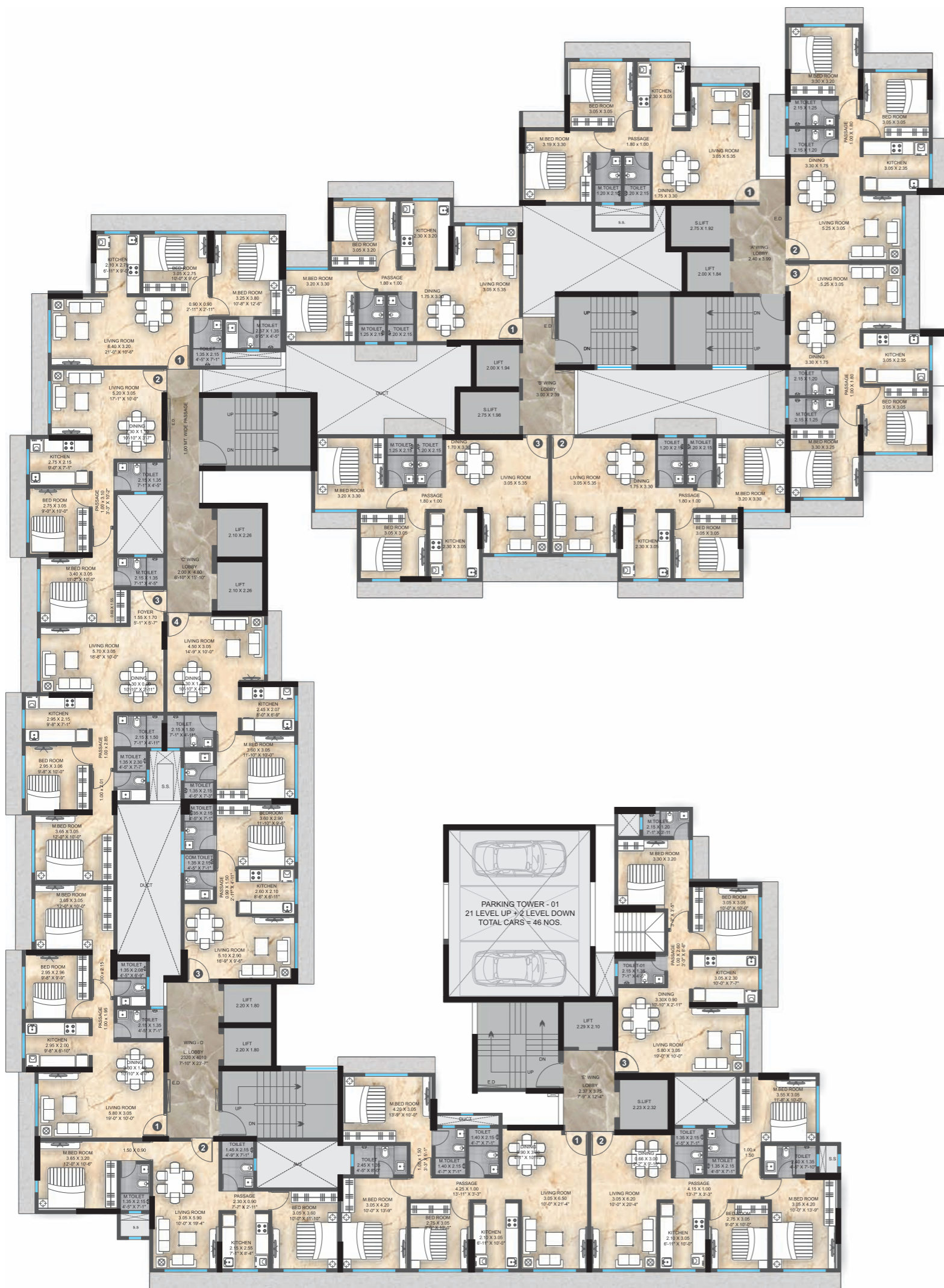
## WING - E AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	3 BHK	83.01	894
2	3 BHK	79.35	854
3	2 BHK	59.35	639

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





## TYPICAL 2<sup>ND</sup> TO 6<sup>TH</sup>, 8<sup>TH</sup> TO 14<sup>TH</sup> FLOOR PLAN

### WING - C AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	2 BHK	57.27	616
2	2 BHK	58.30	628
3	2 BHK	63.88	688
4	1 BHK	44.16	475

### WING - D AREA STATEMENT

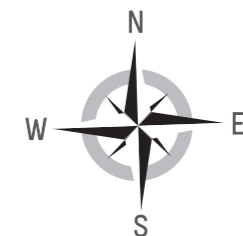
FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	2 BHK	61.97	667
2	2 BHK	58.59	631
3	1 BHK	41.49	447

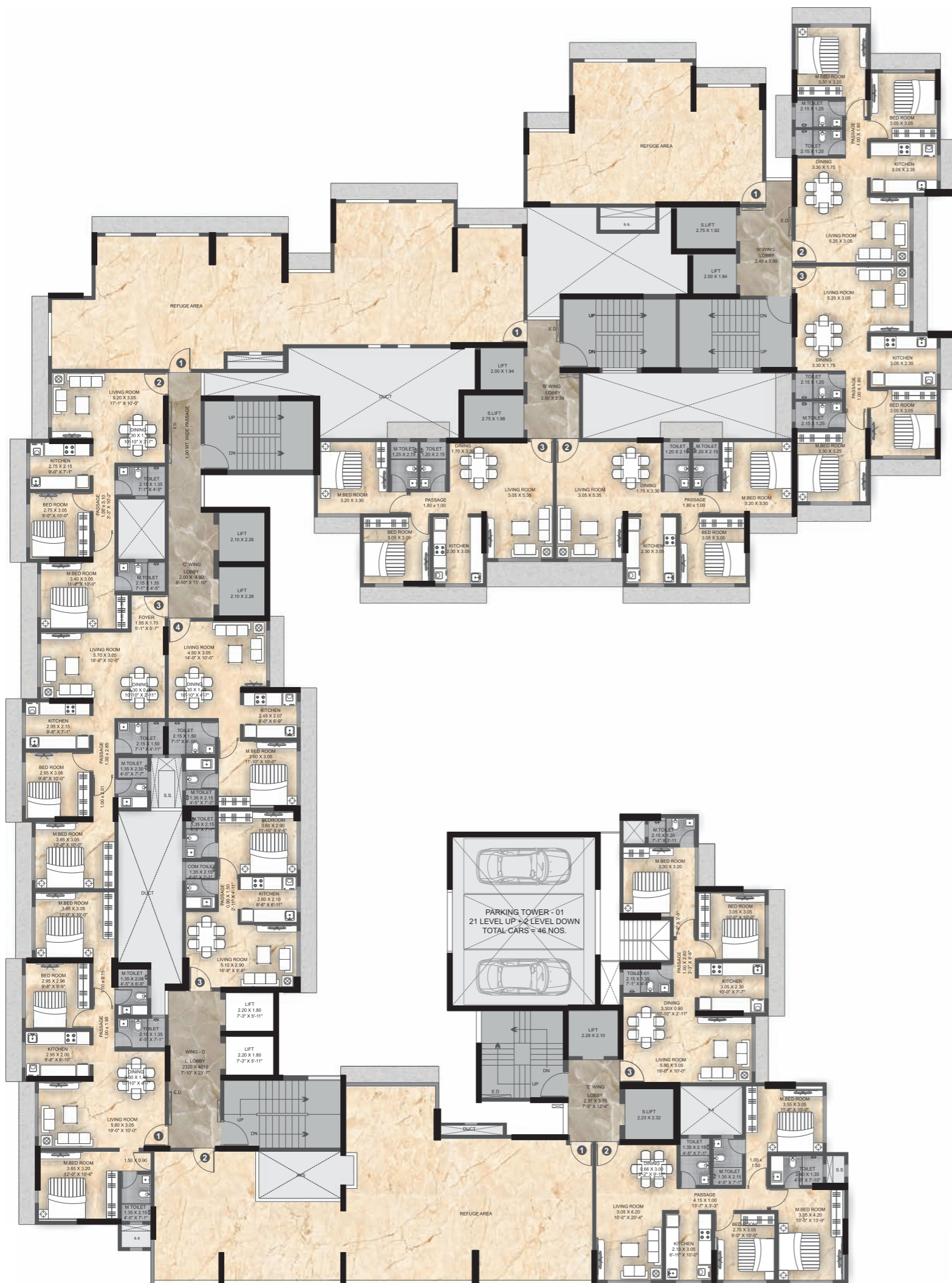
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## 7<sup>TH</sup> REFUGE FLOOR PLAN

### WING - C AREA STATEMENT

FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	REFUGE AREA		
2	2 BHK	58.30	628
3	2 BHK	63.88	688
4	1 BHK	44.16	475

### WING - D AREA STATEMENT

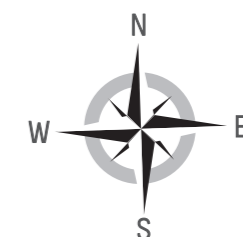
FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1	3 BHK	79.23	853
2	REFUGE AREA		
3	1 BHK	41.49	447

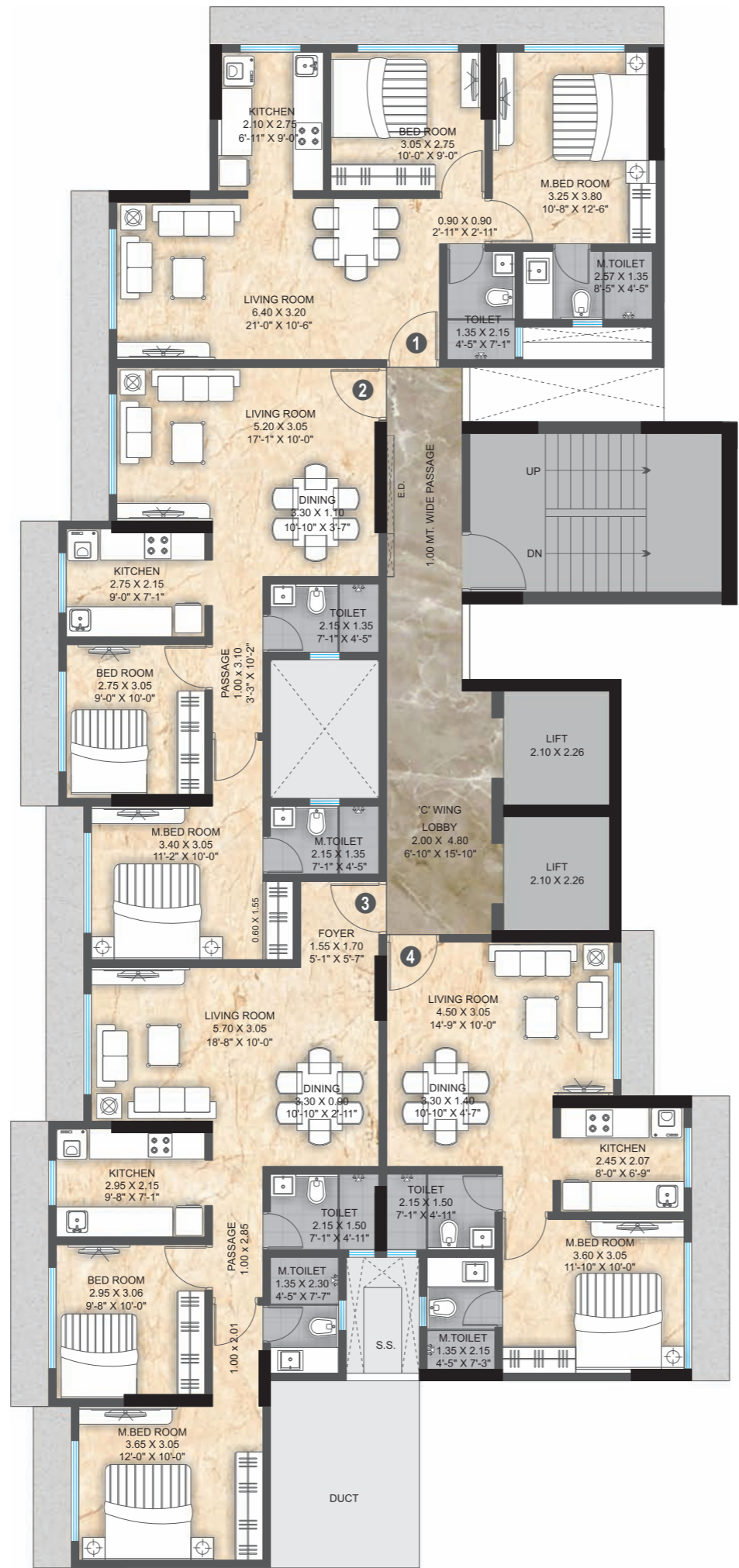
### WING - E AREA STATEMENT

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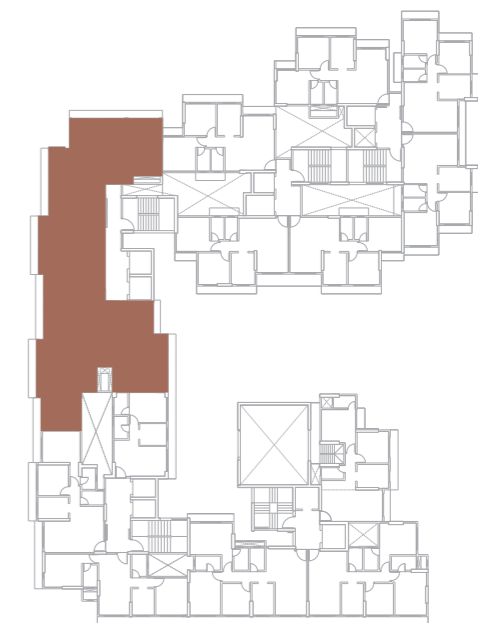


## WING - C TYPICAL FLOOR PLAN

### WING - C AREA STATEMENT

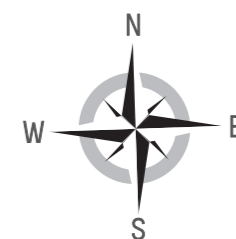
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### KEY PLAN

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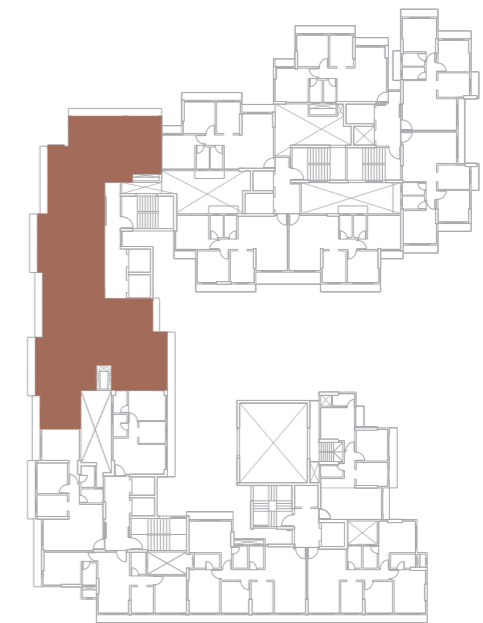


## WING - C COMBINED FLOOR PLAN

### WING - C AREA STATEMENT

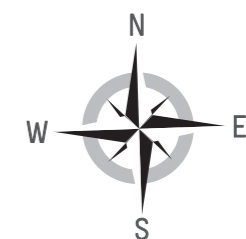
FLAT NO.	TYPE	CARPET AREA	
		SQ.M.	SQ.FT.
1, 2	4 BHK	115.66	1245
3, 4	3 BHK	108.8	1171

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### KEY PLAN

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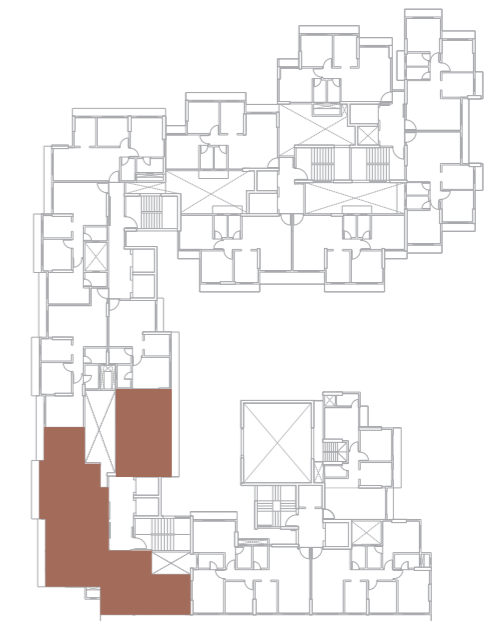


## WING - D TYPICAL 2<sup>ND</sup> TO 6<sup>TH</sup>, 8<sup>TH</sup> TO 14<sup>TH</sup> FLOOR PLAN

### WING - D AREA STATEMENT

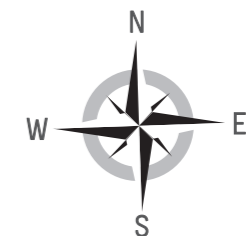
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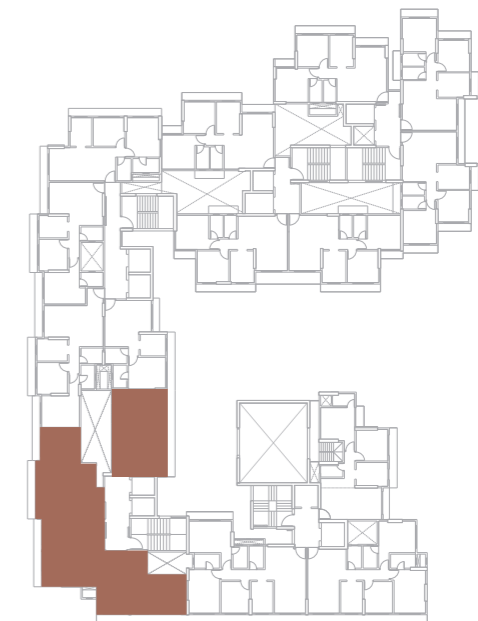


## WING - D 7<sup>TH</sup> REFUGE FLOOR PLAN

### WING - D AREA STATEMENT

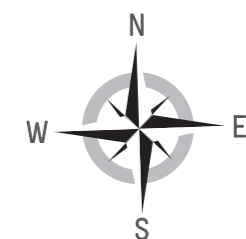
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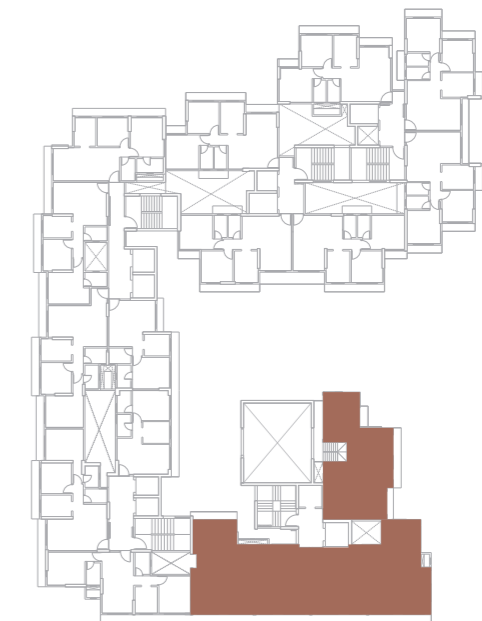
# WING - E 7<sup>TH</sup> REFUGE FLOOR PLAN



## WING - E AREA STATEMENT

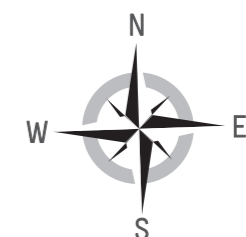
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3	2 BHK	59.35	639

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.



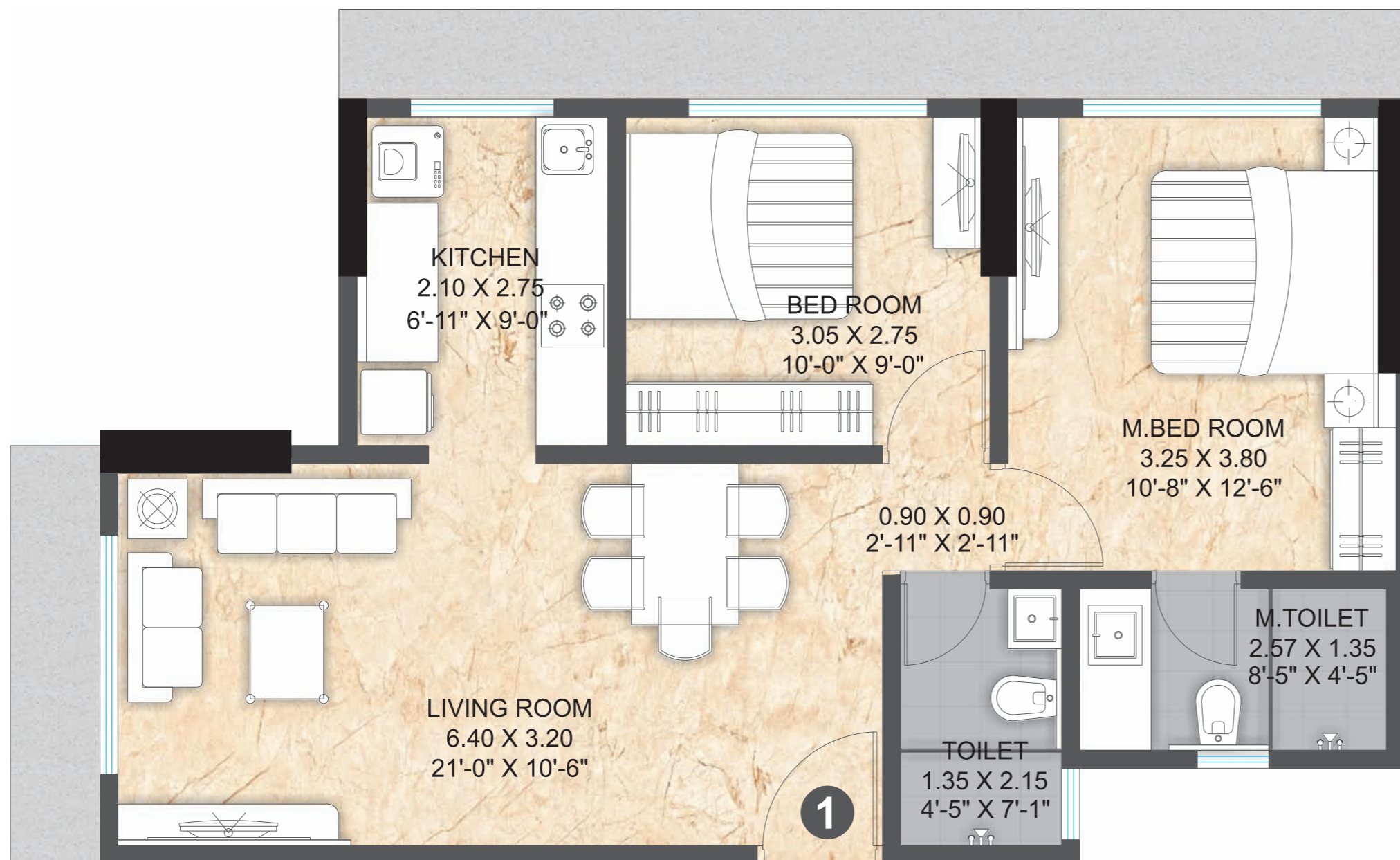
KEY PLAN

\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



# UNIT 1 | WING - C

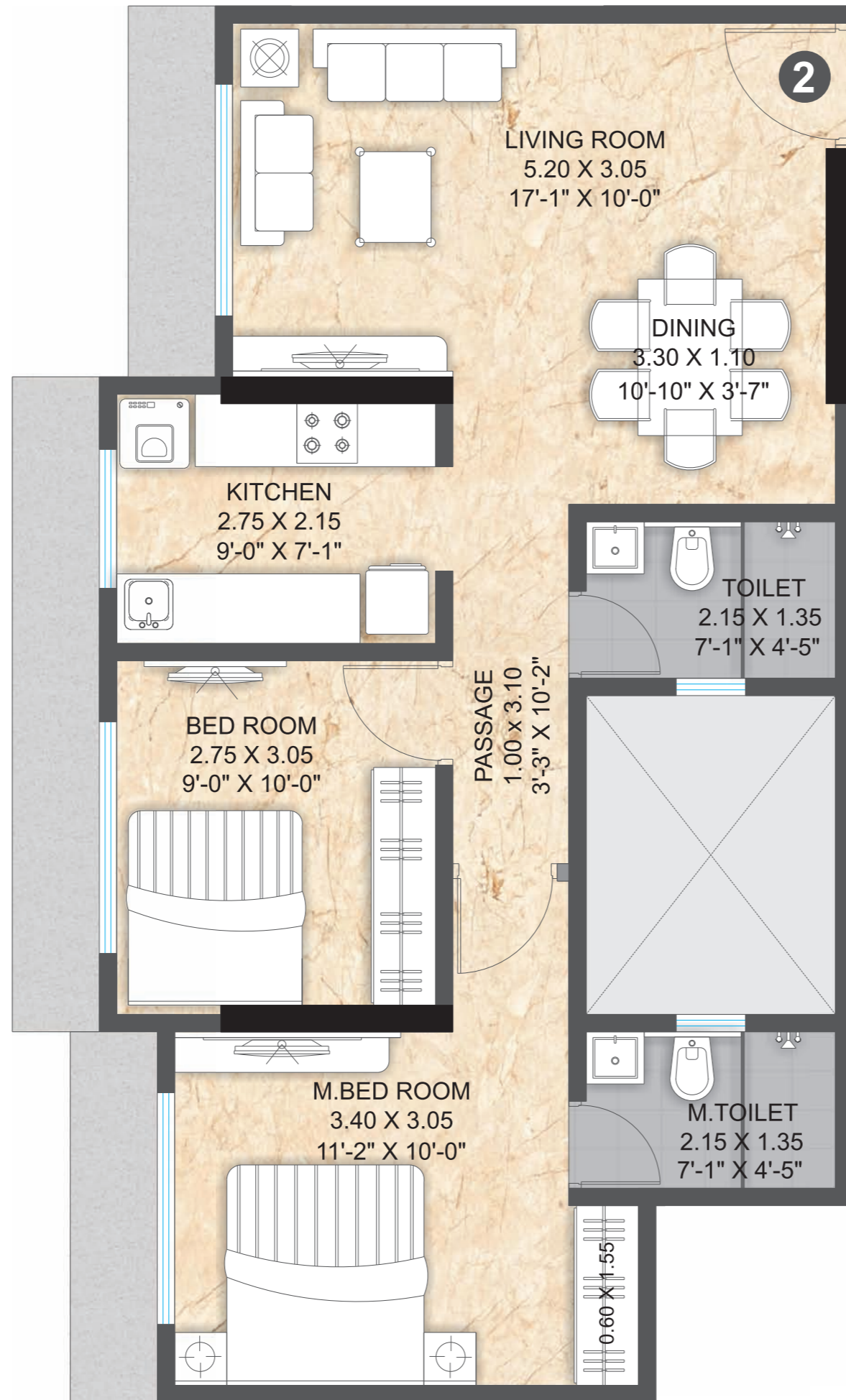
2 BHK  
57.27 SQ.M. | 616 SQ.FT.



KEY PLAN

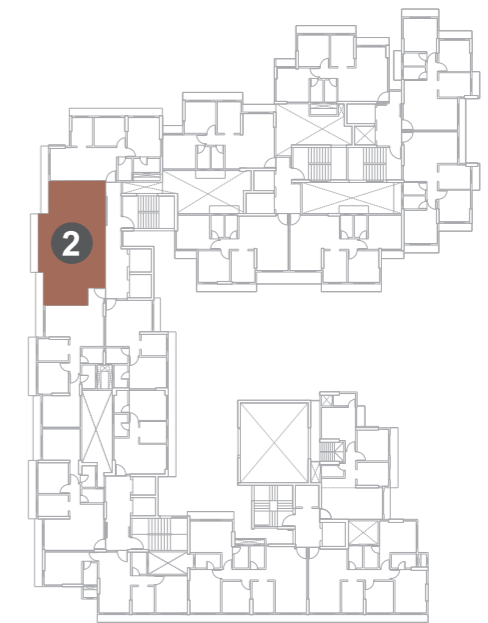
\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





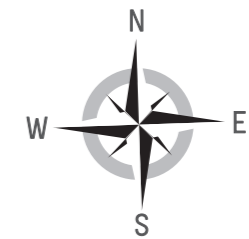
**UNIT 2 | WING - C**

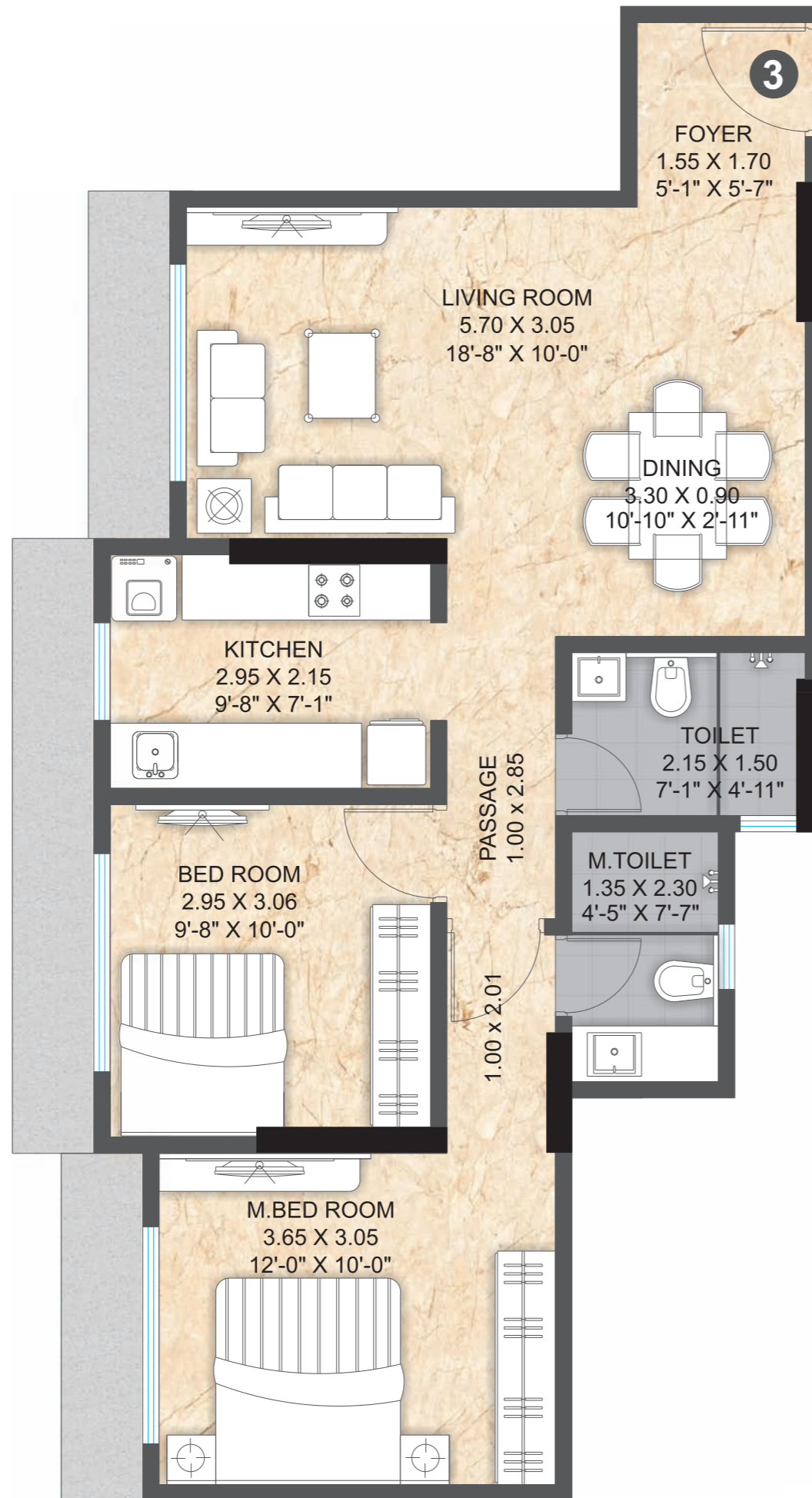
2 BHK  
58.30 SQ.M. | 628 SQ.FT.



**KEY PLAN**

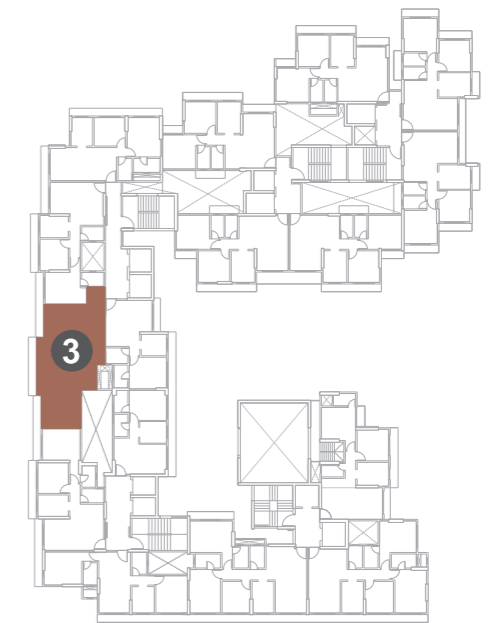
\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





## UNIT 3 | WING - C

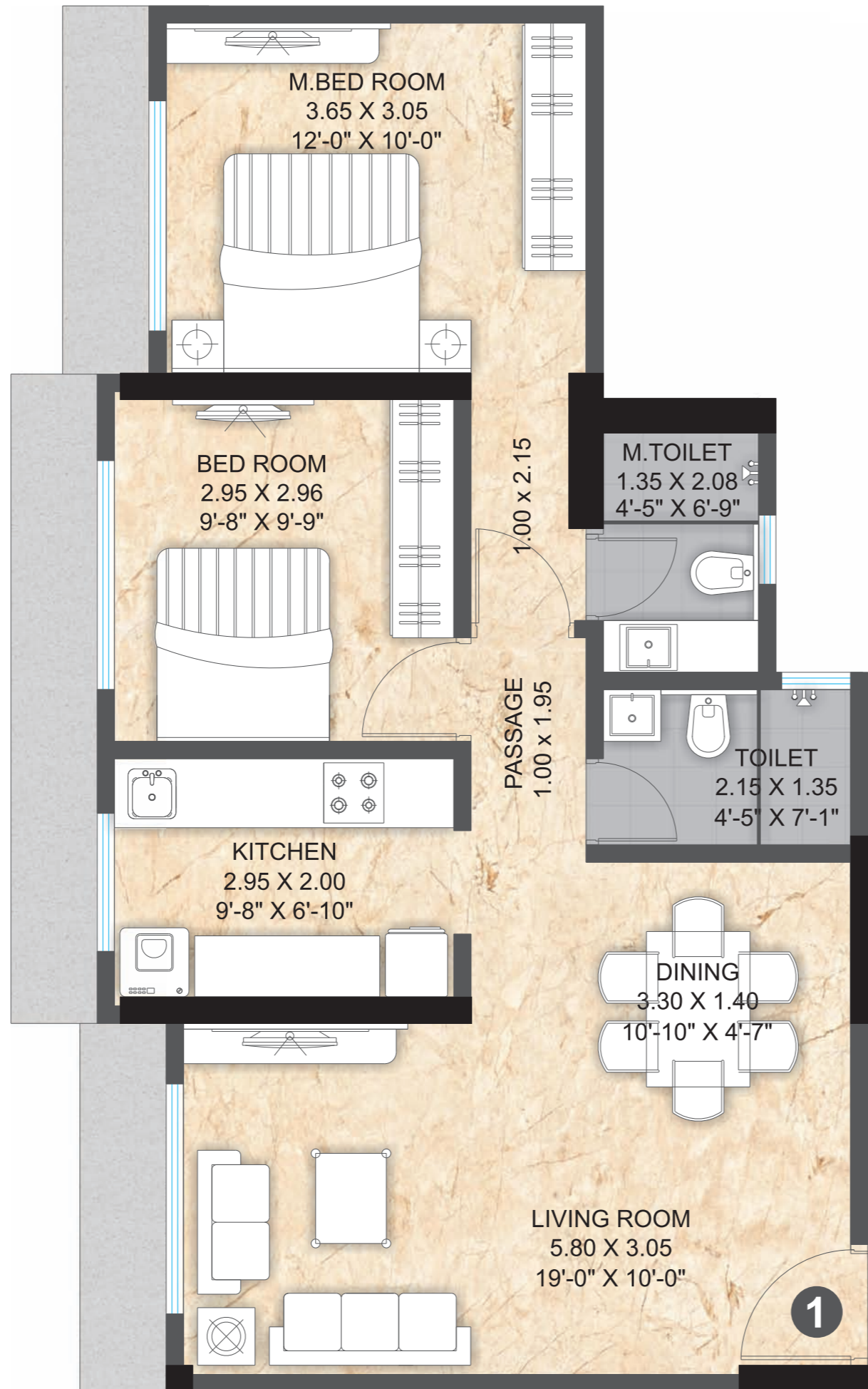
2 BHK  
63.88 SQ.M. | 688 SQ.FT.



KEY PLAN

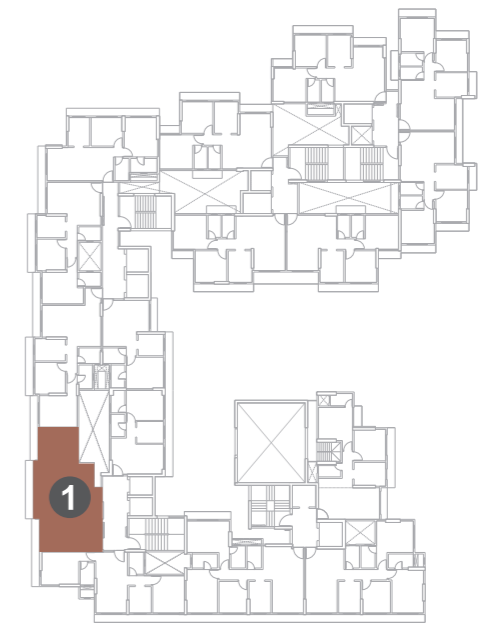
\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





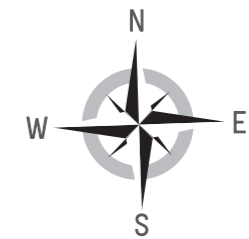
**UNIT 1 | WING - D**

2 BHK  
61.97 SQ.M. | 667 SQ.FT.



**KEY PLAN**

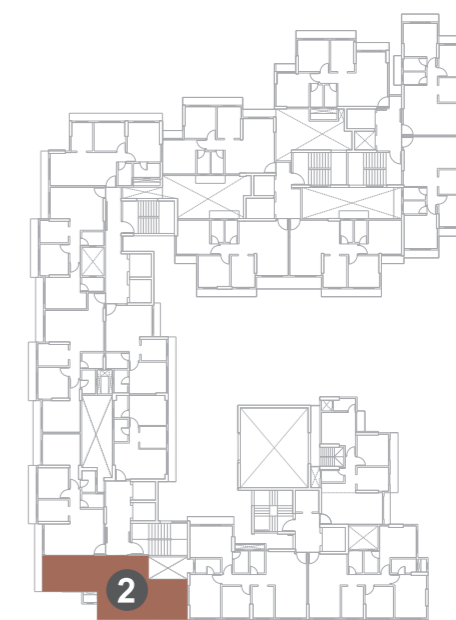
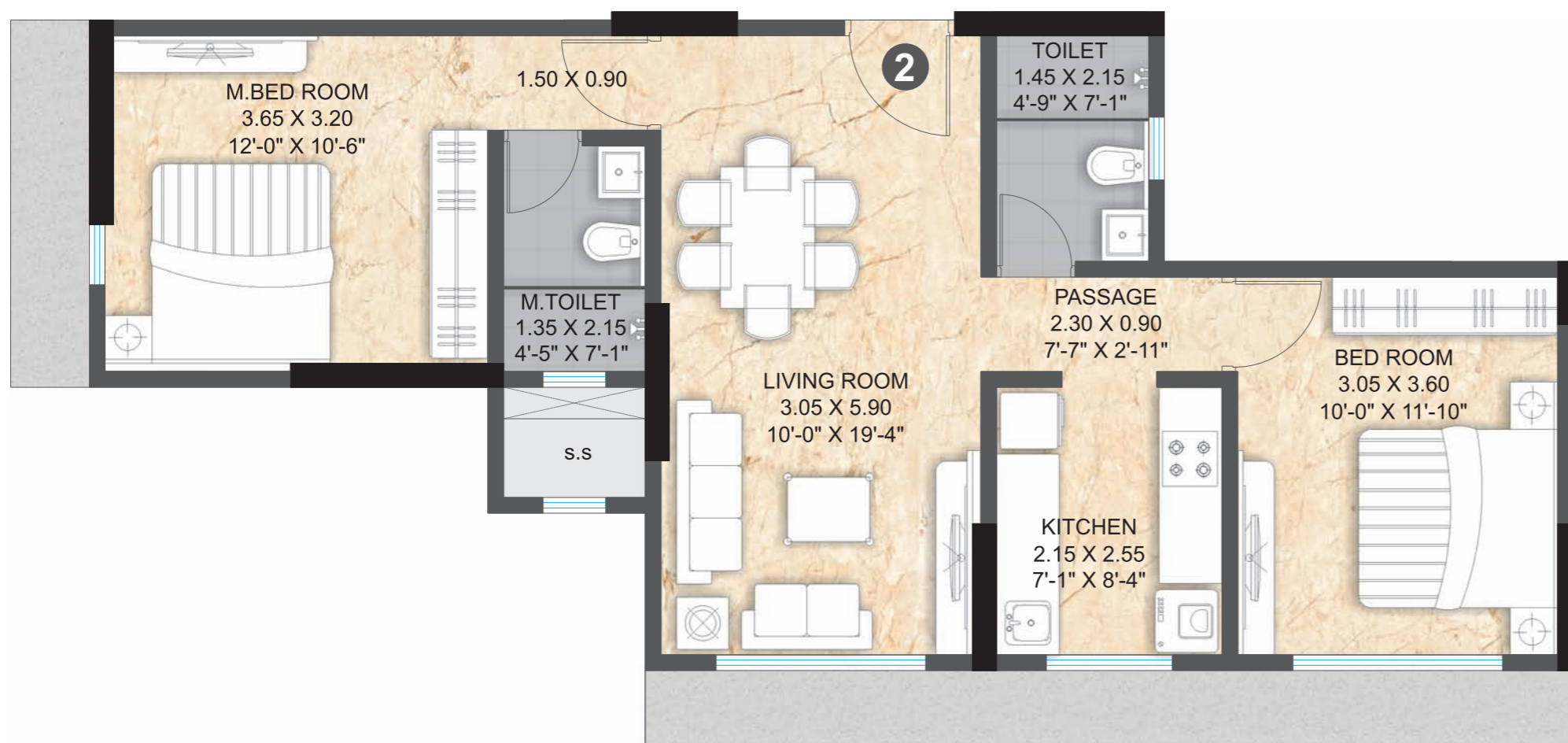
\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





# UNIT 2 | WING - D

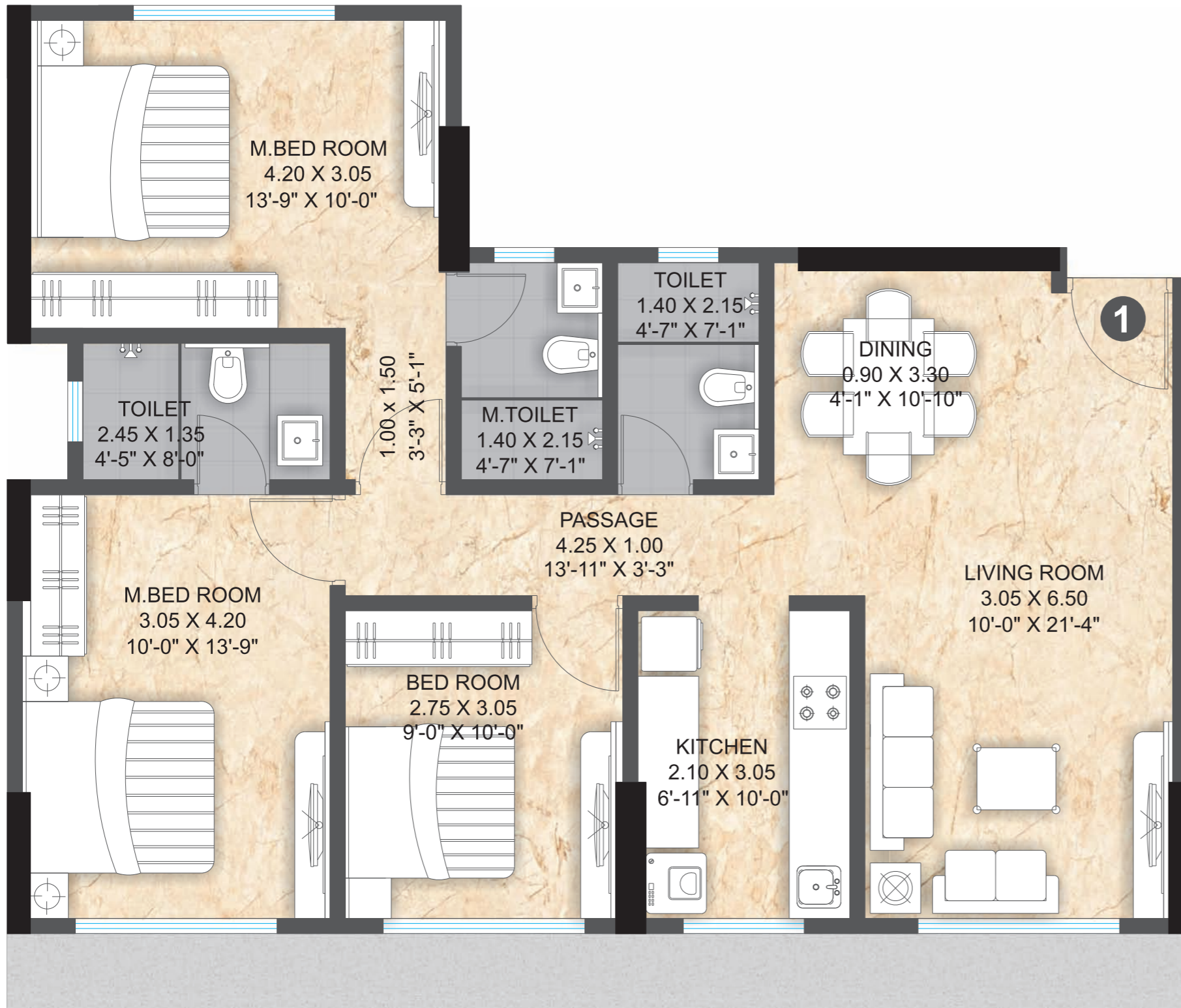
2 BHK  
58.59 SQ.M. | 631 SQ.FT.



KEY PLAN

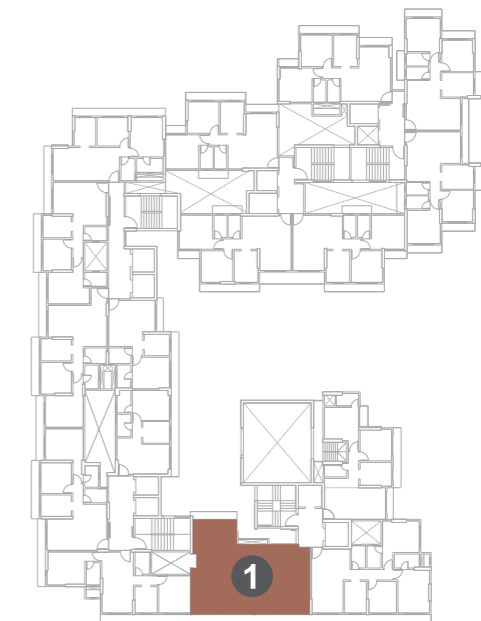
\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





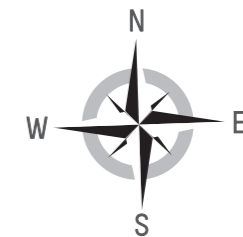
**UNIT 1 | WING - E**

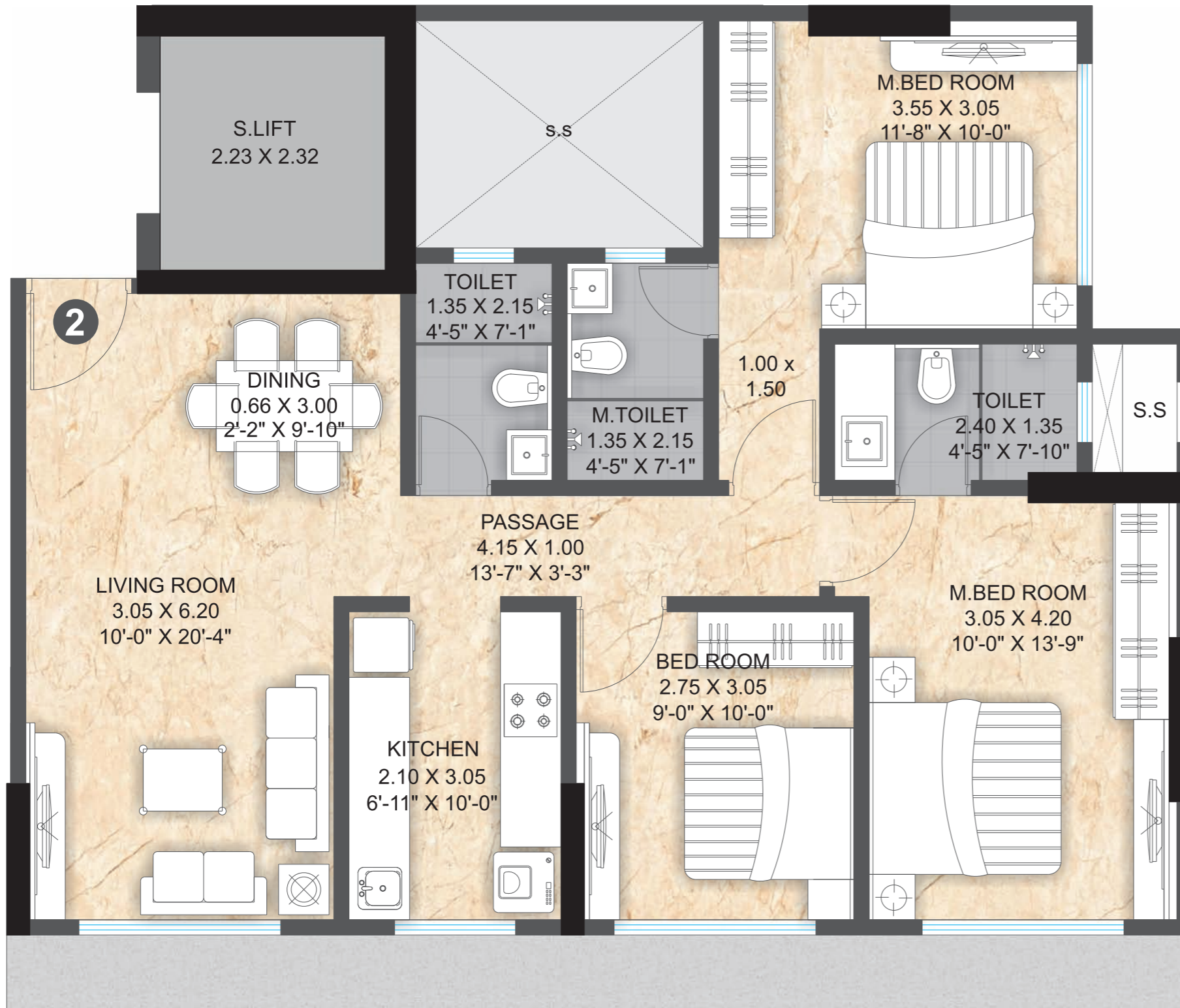
3 BHK  
83.01 SQ.M. | 894 SQ.FT.



**KEY PLAN**

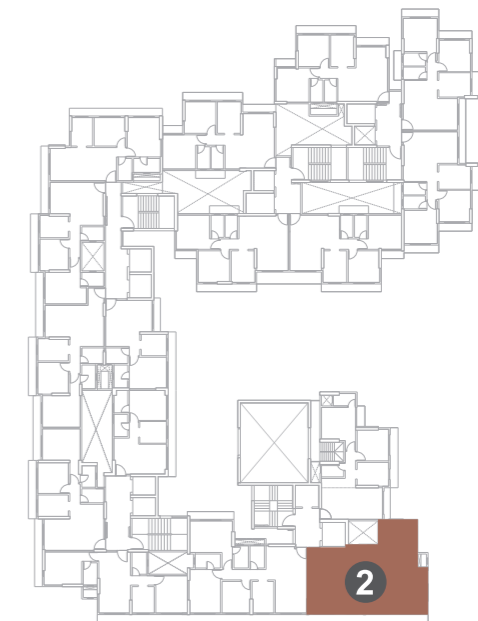
\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





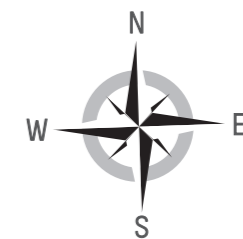
**UNIT 2 | WING - E**

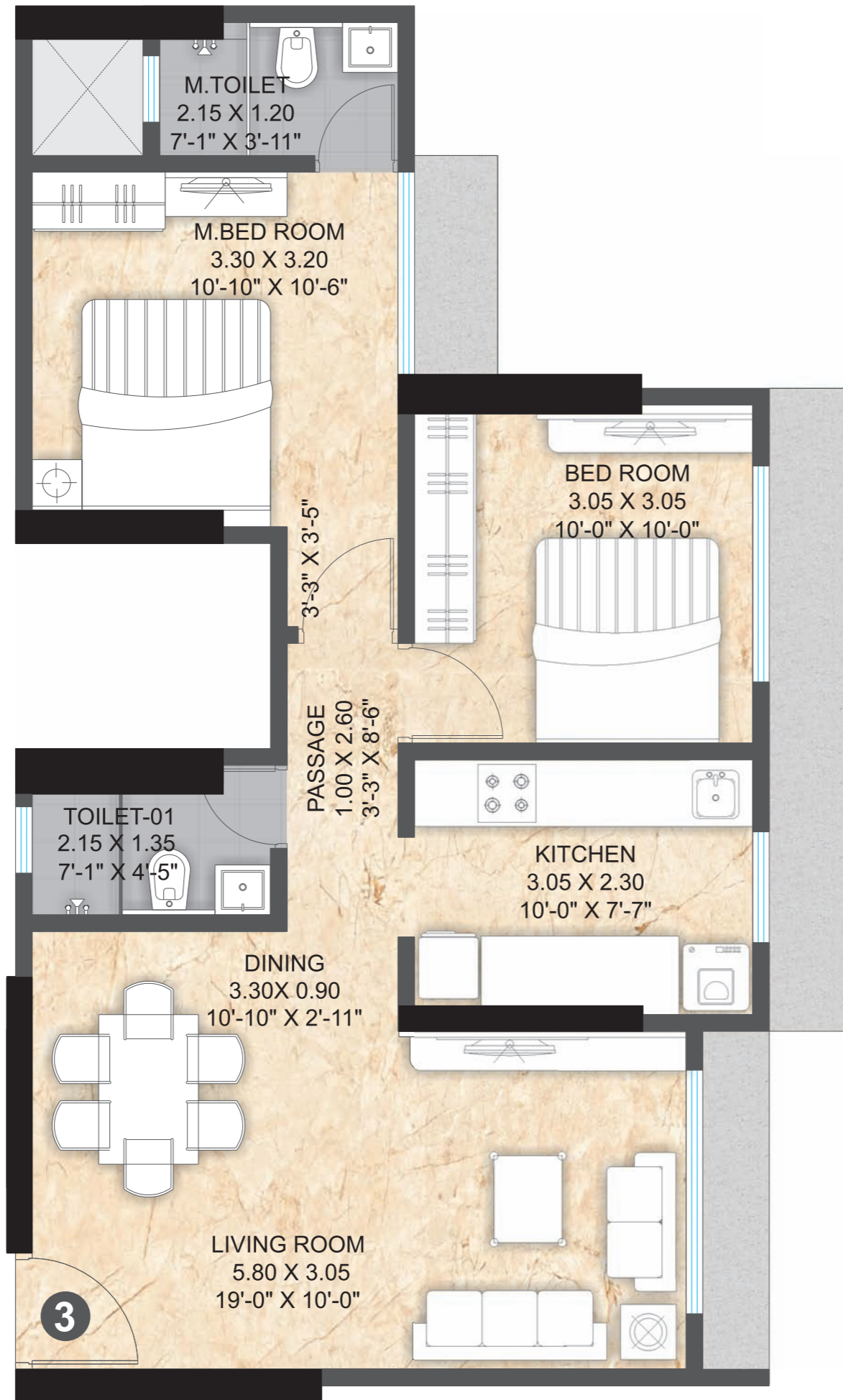
3 BHK  
79.35 SQ.M. | 854 SQ.FT.



**KEY PLAN**

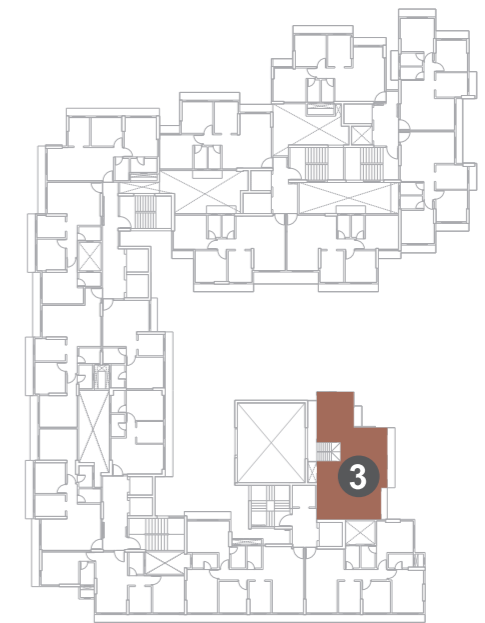
\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





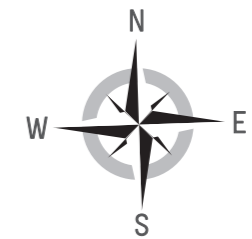
**UNIT 3 | WING - E**

2 BHK  
59.35 SQ.M. | 639 SQ.FT.



**KEY PLAN**

\*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





Actual images of competitions held amongst Paranjape societies



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