



Labdhi Lifestyle
Limited

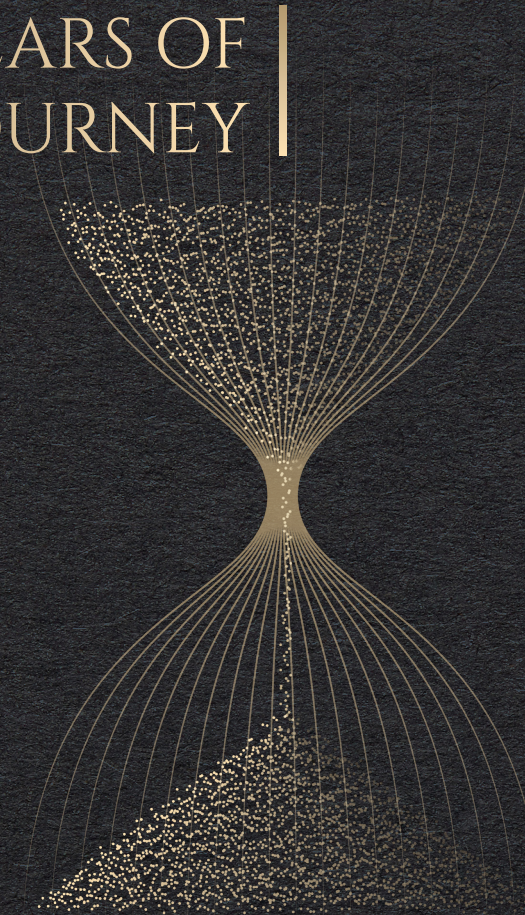


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Limited

The project has been registered via
MahaRERA registration no. P51900013846



50 YEARS OF
BKC'S JOURNEY



NEXT 100 YEARS
OF BHARAT'S
CENTURY

PAST, PRESENT & FUTURE
COME TOGETHER AT A POWERFUL POINT
IN INDIA'S BUSINESS LANDSCAPE!

Behold BKC'S Sharpest **EDGE** Yet!

Scan for location



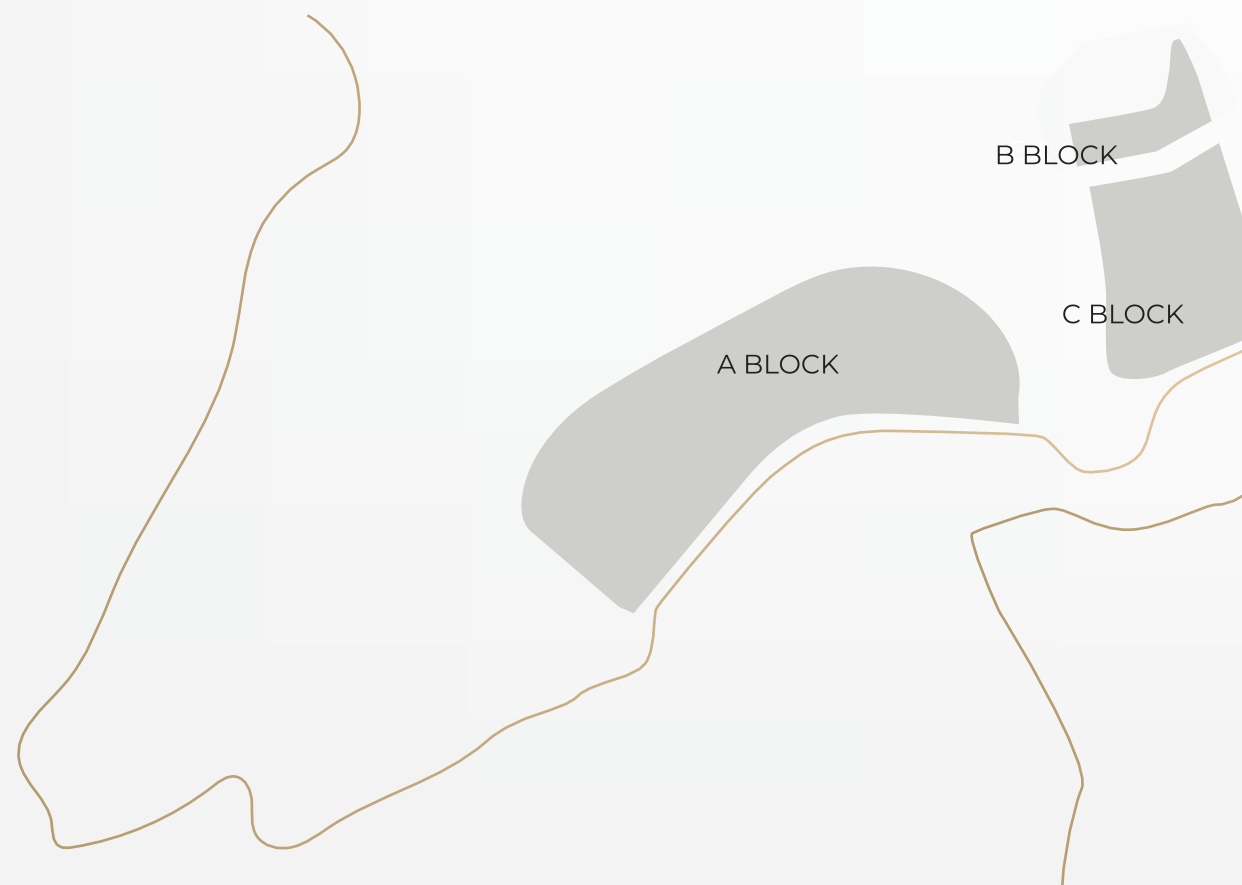
Disclaimer: The information presented in this brochure, accompanying inserts and all static/interactive publicity material depict the anticipated appearance and features of the development. Nothing contained in this brochure (including plans, amenities, and specifications) shall take precedence over the final agreement entered between the Developer and the customer. The details contained in the agreement for sale to be signed by Developer and the buyer shall prevail and be binding. This brochure is not an offer or invitation to offer. The right to change prices, features and specifications without notice or obligation. The Developer reserves the right to modify the project scheme at their discretion. The content in the document is based on publicly available information.

THE DISTRICT THAT DEFINES INDIA AND MUMBAI

Each block of BKC plays a starring role in its success story.

FROM ₹3,000 TO ₹3 LAC PER SQM IN 30 YEARS

- A:** **The Residential Core** – Designed for balance. Government housing, parks, and quiet green pockets offered a livable edge.
- B:** **The Civic Services Hub** – Early transport & local governance kickstarted public trust.
- C:** **Transit Hub** – Transit oriented development. This zone development never took off.
- D:** **First Public Sector Thrust** – Offices housing ONGC, Indian Oil, MSEB, SRA and Bandra Court kick started the first corporate movement.
- E:** **The Institutional Foundation** – Housing RBI, EPFO, NABARD, Income Tax & MMRDA HQ, E Block is where it all started. This block houses Maker Maxity - home to the Apple Store and Tesla Showroom, and the priciest office real estate of India.
- F:** **Civic, Residential & Ecological Zone** – Schools, hospitals, residential complexes, sports clubs, & floodplain buffers make it BKC's breathing space.



FROM THE EDGE, A NEW ICON RISES

BKC EDGE continues the
legacy of a district built on vision.

Built for Visionaries:

Smart, sustainable, and
strategically placed everything
new-age companies need.

Backed by Legacy:

Labdhi builds on BKC's
evolution with an address
designed for future icons.

Made to Endure:

Designed for adaptability
and relevance in an
ever-evolving business
landscape.



Representative Images

THE FUTURE BEGINS AT THE EDGE

BKC EDGE is not just next, **it's next-gen.**



New Urban Nucleus:

Seamless integration with Dharavi's transformation.

Transit Magnet:

Metro Line 3, bullet train terminal, Eastern Freeway, all converge here.

Tech-Integrated Workspaces:

IOT readiness, high-speed fibre, and flexible MEP configurations.

Institutional Capital Ready:

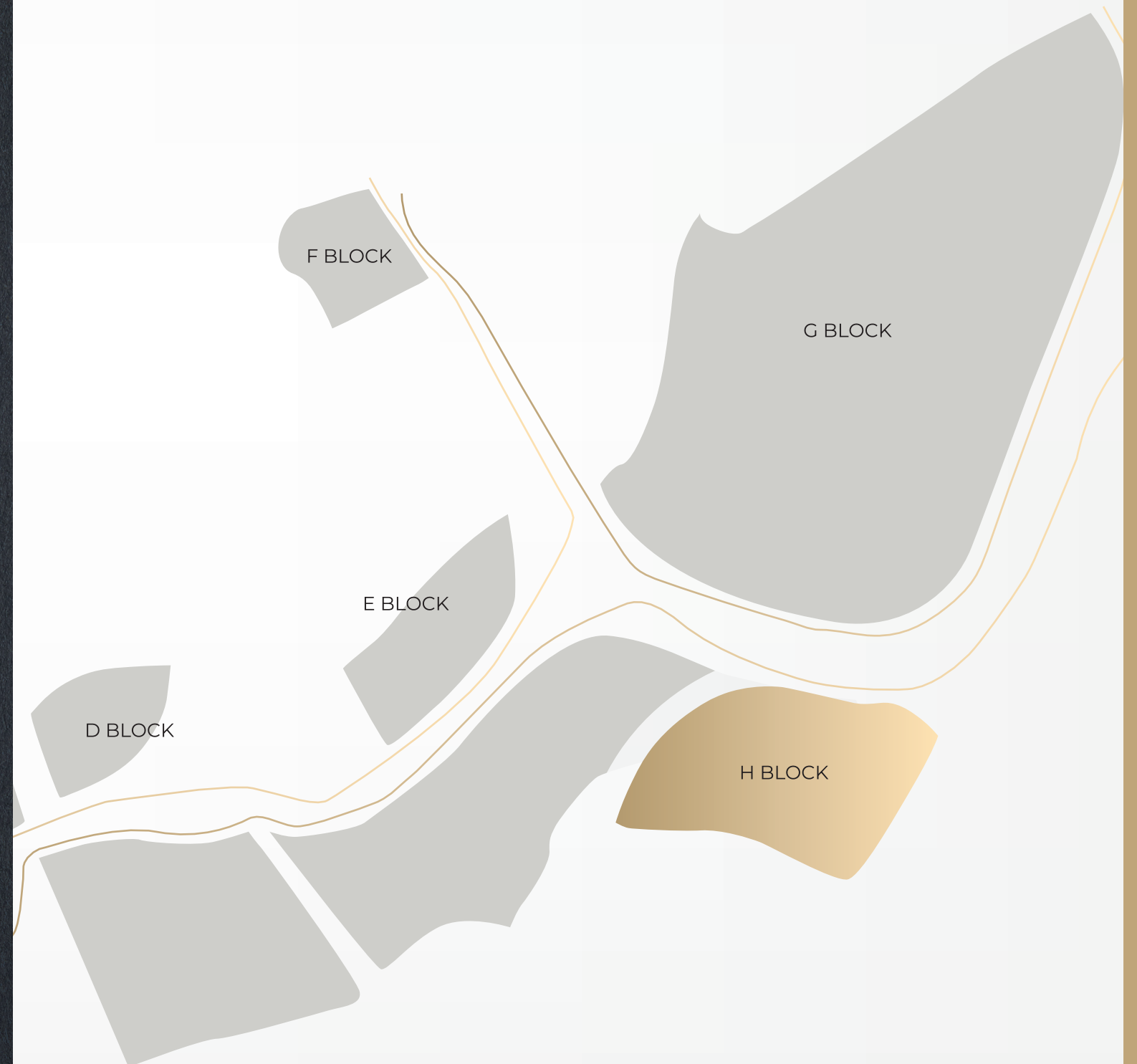
Global funds eyeing BKC EDGE for its unmatched location and timing.



G: **Global Nerve Centre** – SEBI, NSE, Consulates, Bharat Diamond Bourse, Several Banks HQs, Google HQ, NMACC, this is BKC's crown jewel.

H: THE FINAL FRONTIER OF BKC

Located at the city's most strategic edge it is set to redefine the business district with sustainable planning, landmark connectivity, and a new growth corridor.



FROM SWAMP TO SKYLINE

BKC's 5-decade journey from an overlooked land to a global business capital.

1970s

BKC added to Regional Plan, MMRDA begins flood control

Govt. buildings (RBI, IT Dept.) anchor the site

1980s

Liberalisation, banks move in, auctions touch ₹40,000/sq.m

1990s

ICICI HQ, Bharat Diamond Bourse, global players arrive

2000s

Jio World Centre, Sumitomo deal

2010s – 2020s

Apple opens, investments from Brookfield, Qatar, Mapletree

2020–24

JP Morgan leases 116,000+ sq.ft. for 25 years at ₹1,000 Cr, reinforcing BKC as India's business capital

70+ consulates,
400+ corporations,
400,000+ professionals

TODAY

INVEST ON THE EDGE OF EXCELLENCE

BKC EDGE isn't just prime real estate, it's a performance-led portfolio asset.



High-Yield Engine:

Office assets in BKC yield ~8.7%, among the highest in India.

-Cushman & Wakefield



Capital Appreciation:

Grade-A projects in BKC have witnessed up to 10% annual capital growth.

-JLL

Premium Tenant Demand:

Banking, tech, pharma, and global occupiers favour new, sustainable inventory.



Sustainability Bonus:

Future-forward ESG compliance drives tenant retention and investor confidence.

AS BKC GETS SMARTER,
SO DO YOUR RETURNS.

MUMBAI'S ONLY OPPORTUNITY

FROM BANDRA
TO SOBO

The Richest Markets
Of India Craving For
Their One & Only
Grade-A Commercial

INVESTMENT OPPORTUNITY

THE INFRASTRUCTURE ENGINE

Decades of deliberate design.
Roads, flyovers, utilities that enable scale.



Pod Taxi Network

India's first driverless pod taxi system, 8.8 km, 38 stations - connecting Bandra & Kurla stations to BKC. Elevated, automated, and built to solve last-mile congestion.



Bullet Train Hub

India's first high-speed rail terminal connecting Mumbai to Ahmedabad in under 2 hours makes BKC India's new central axis of mobility.

Metro Connectivity

Two metro lines redefine connectivity:

Red Line 2B for fast East-West city movement

Aqua Line 3 connecting BKC to airport and SoBo in one seamless stretch.

The Next 50 Years of BKC

With seamless multimodal access, BKC's evolution is future-proofed. Its next leap isn't just a location.

It's a landmark.

THE ONLY DIRECTION LEFT IS FORWARD.
THE ONLY LAND LEFT IS H BLOCK.

THE NEXT CHAPTER

INDIA'S NEW POWER CENTRE

Strategic Location:

Borders Dharavi redevelopment and Maharashtra Nature Park at the centre of connectivity and change.



The New Connectivity Centre

New routes to G Block, BKC Connector, Eastern-Western Express Highway and 2 metros.



A New Opportunity Rises:

The largest land parcel, ~20-acre opens in the middle of Mumbai - only & last-of-its-kind.



The only investment destination:

India comes to BKC, BKC will converge to H-Block.



PROJECT

BKC EDGE

An Opportunity to invest in **THE TALLEST COMMERCIAL TOWER OF BKC.**

At the cusp of Bharat's biggest transformation story.

Strategic Location:

Perched on the southeastern edge of BKC, the project offers unrivalled access to metro, bullet train, & highway corridors.

New Gateway:

The first landmark in H Block, connecting the established core of BKC with the emerging eastern growth belt.

Designed to Lead:

Grade-A office spaces with world-class infrastructure, column-free layouts, & floor plate flexibility.

Future-First Vision:

ESG-ready, equipped with EV infrastructure and smart energy systems.

Engineered for enterprise, designed for distinction



The perfect address for future-forward businesses

BKC's TALLEST TOWER



THE FUTURE IS H BLOCK



The only new Grade-A
office project in BKC's
last available parcel



BKC's last frontier
is its most
transformative yet.

LAND IS LIMITED.
LEGACY ISN'T.

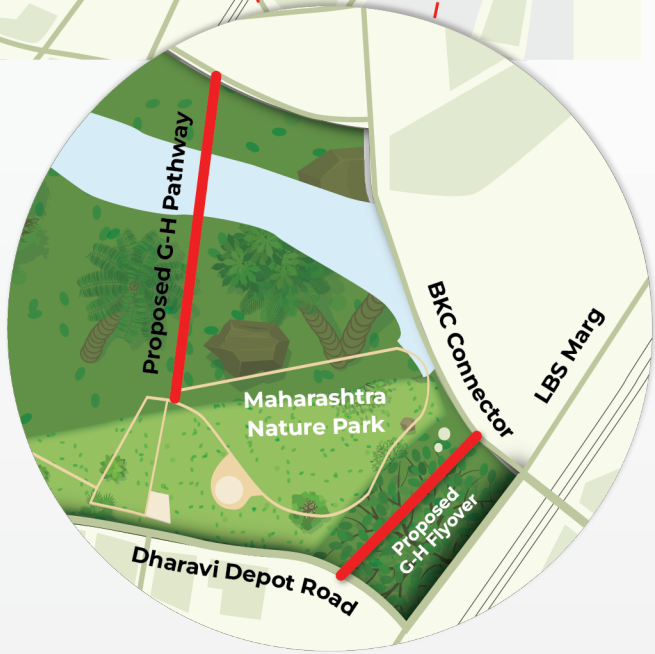
H BLOCK STANDS

AT THE CONFLUENCE OF IT ALL.



At **H Block**, BKC comes full circle.

Green trails. Cycling paths. Boardwalks. On the other side: cafés, boutique stores, and public spaces that stay alive beyond business hours.



From **H Block**, everything flows easier.



- Dharavi Depot Road connects directly to BKC Connector
- Access to EEH, WEH, and G Block
- Gateway to Mumbai's North & South growth zones

H Block unlocks the next development wave

Over **20 acres** of land parcels around Dharavi Bus Depot

Estimated **3 million sq.ft.** of life-space potential

A rare opportunity to shape **India's next growth** chapter

The Dharavi Depot road will connect to Chunabhatti-BKC Link road

TIMES OF INDIA
-Published on May 30, 2025

Mumbai's Dharavi to get a ₹95,790 crore makeover in 7 years

INDIA TODAY
-Published on May 29, 2025

Mumbai urban push: Dharavi to get commercial business district; project eyes economic uplift, employment boost

TIMES OF INDIA
-Published on June 30, 2025