

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



Subsidised
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

RERA Carpet Area: 354 sq. ft

2 BHK WITH BALCONY

RERA Carpet Area: 455 sq. ft and 536 sq. ft



AMENITIES

ADJOINING GARDEN/PARK

 Skating Area	 Open Gym	
 Sitting and Swing Area with shades	 Badminton	
	 Box Cricket and Boxing Ring	 Water Fountain Rock Garden
	 Washroom and Changing Room Area	 Drinking Water Area

 Plantations and Natural Grass	 Volley Ball and Basket Ball	
 Music Speakers	 Security Cabin	
	 Fans and Tube Lights	 Newspaper and Library Section
	 Boundary Fencing	 Open Amphitheatre



COMPLEX FLOOR PLAN





1 BHK

2D AND 3D VIEW

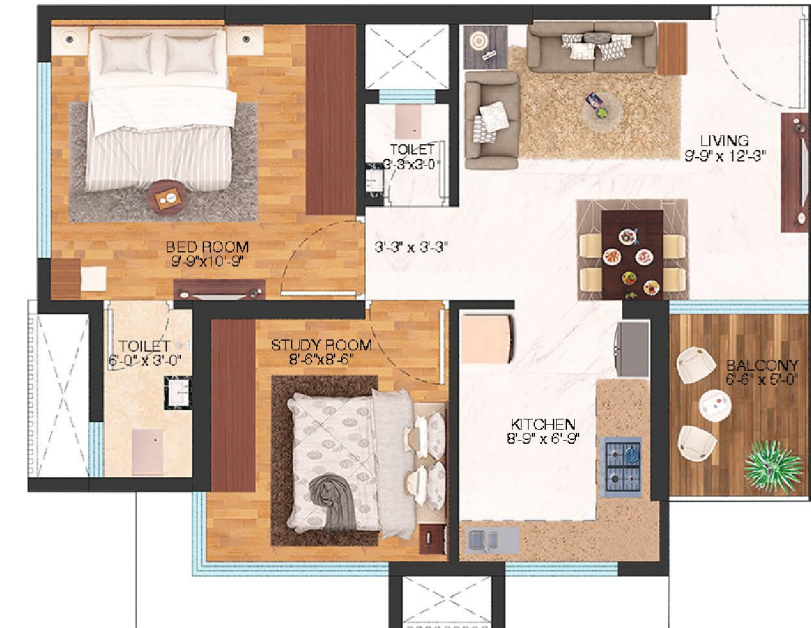
RERA Carpet Area: 354 sq. ft.



2 BHK

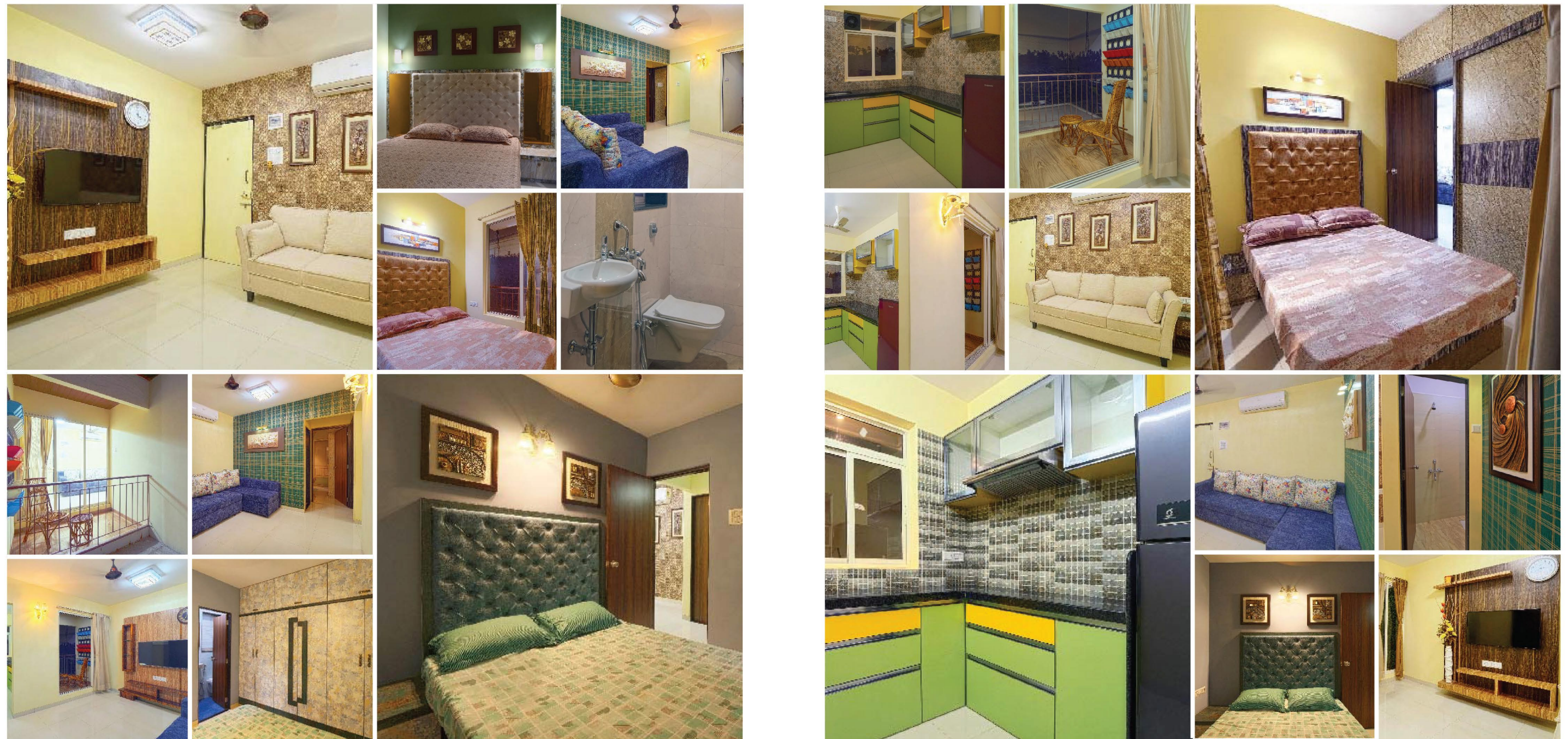
2D AND 3D VIEW

RERA Carpet Area: 455 sq. ft.





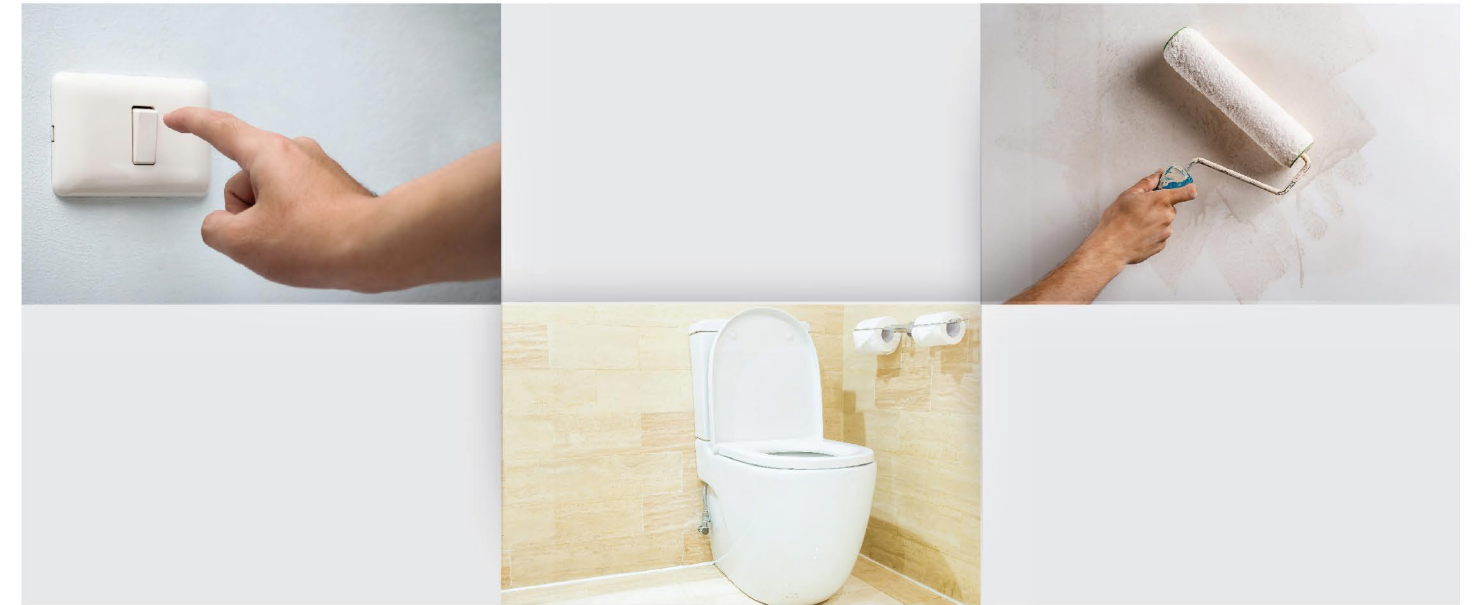
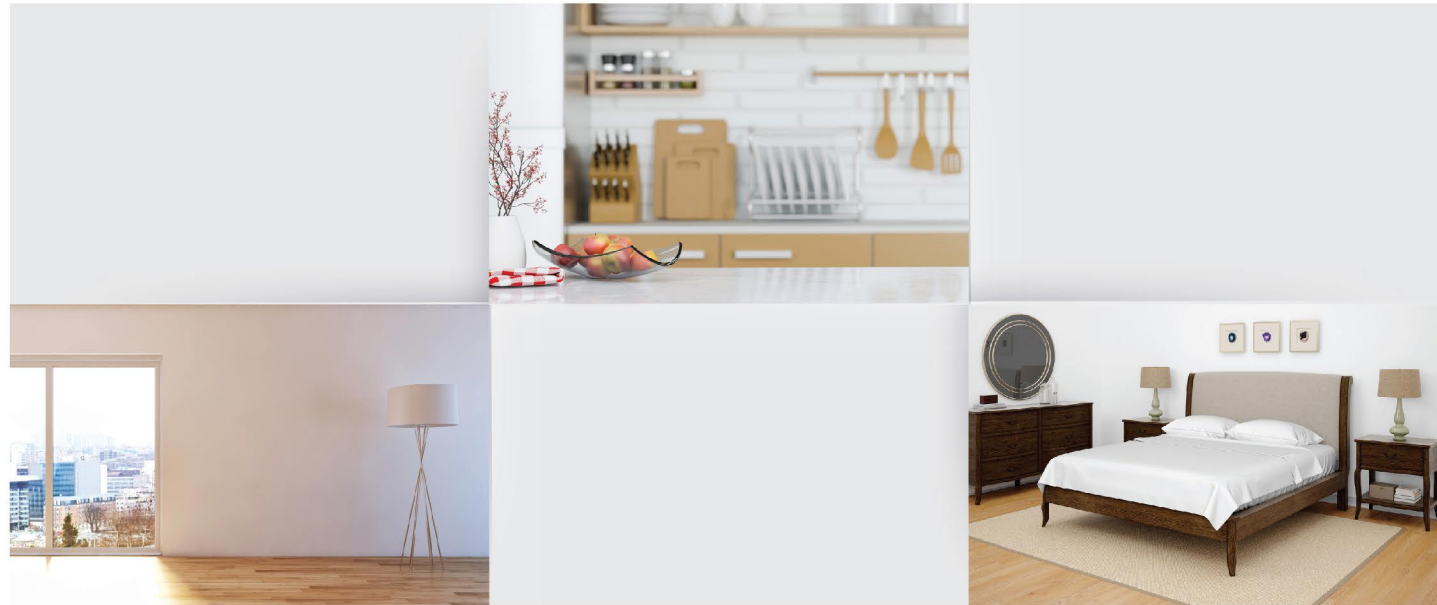
EXISTING SHOW FLAT PHOTOS



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

Provision for AC Point

Conduit for TV Cable

TV Point Provision

Pipe in Beam for AC unit - only for 2BHK



BATH AND WC

Branded Sanitaryware and Bath Fittings

Powder Coated Windows with provision for Anti-Mosquito Net

Dado Tiles up to 7 feet height

Overhead Water Tank Connection Provision

Concealed Plumbing

Geyser Point

Exhaust Fan Point

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



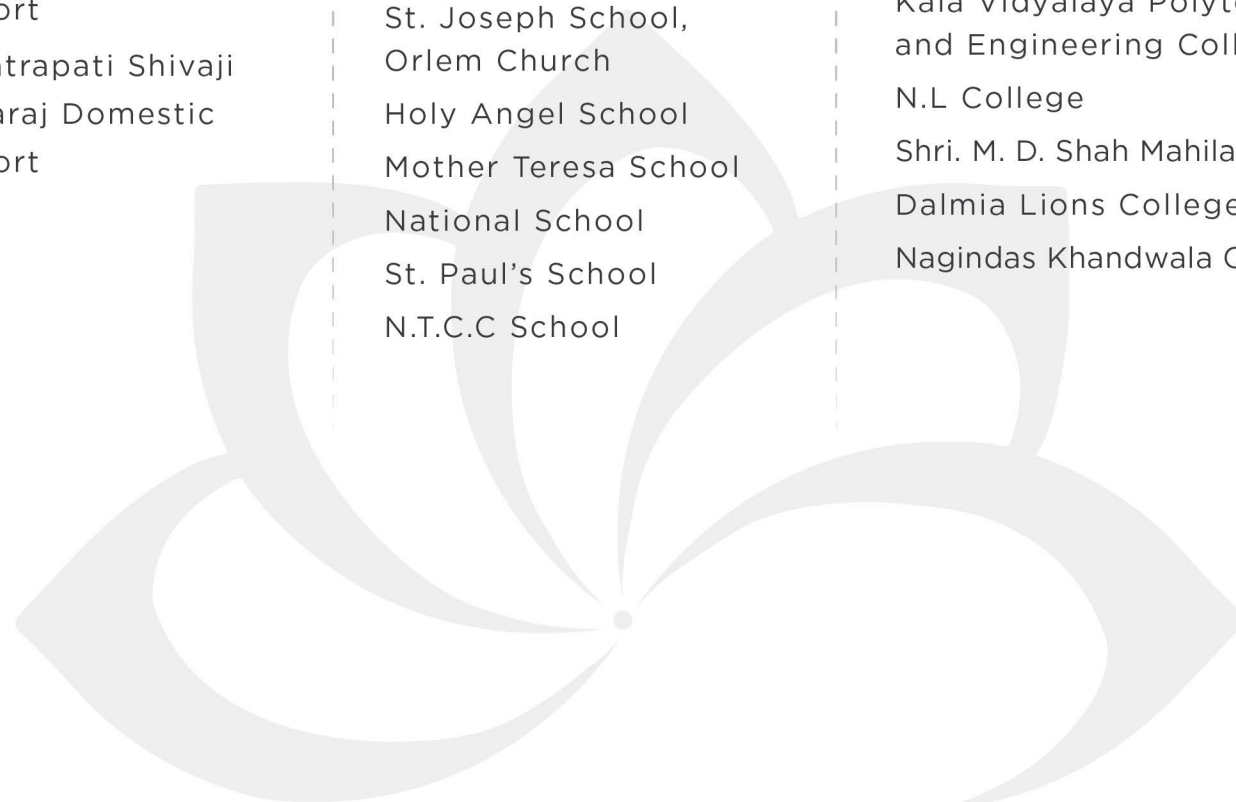
Bridge to connect with
Mind Space and Andheri
Lokhandwala



Bridge facilitating easy
commute and metro station
in close proximity

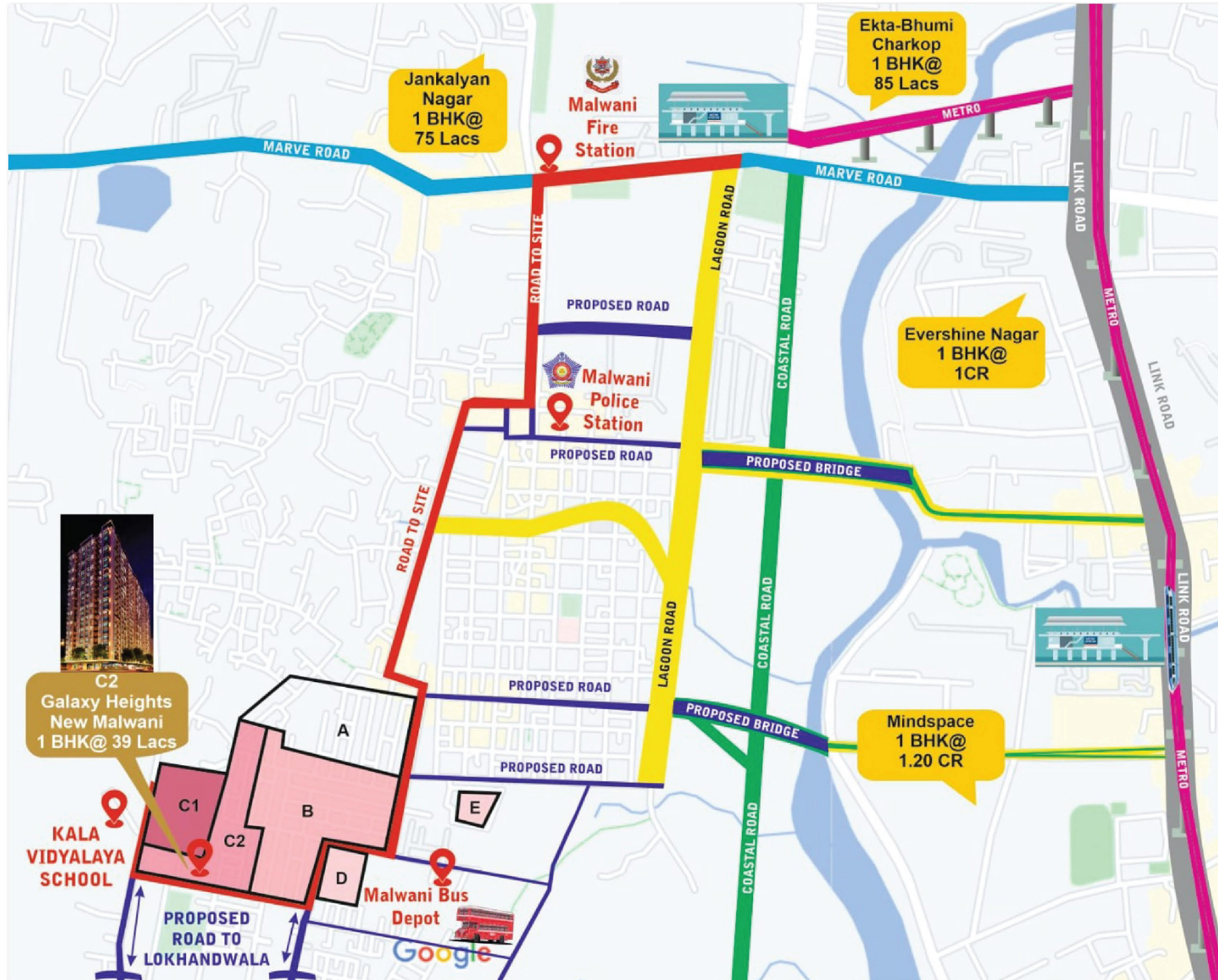


Lagoon Road ready for use
(36.5 sq. meters in width)





LOCATION



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!



A flat sold for ₹ 8 Lakhs in 2011 is valued at ₹ 24 Lakhs now



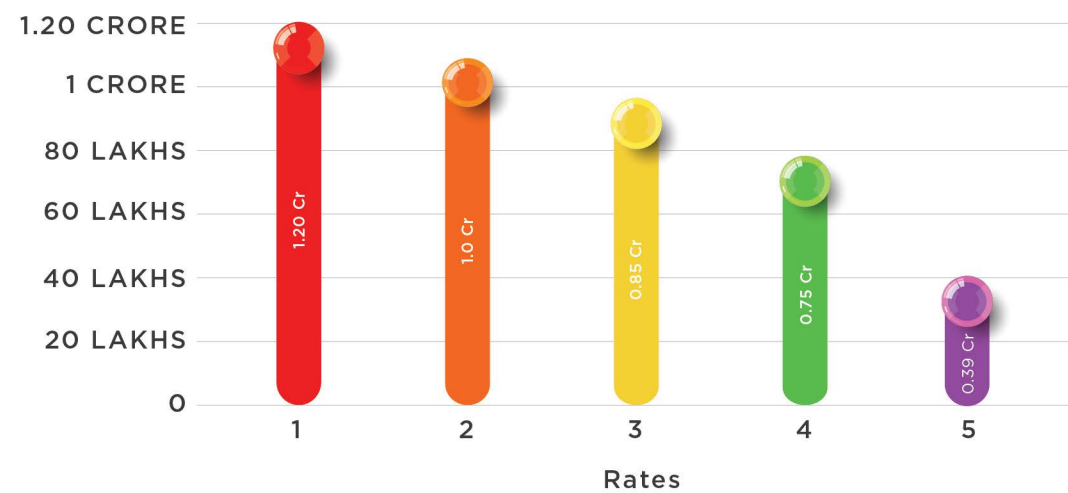
The last decade has seen an appreciation of nearly 250%



The rental returns at new Malwani are approximately 6% as compared to approximately 3% across Mumbai

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.

AREA RATE TREND ANALYSIS



1. Mindspace - Malad West 2. Evershine Nagar 3. Ekta-Bhoomi Charkop
4. Jan Kalyan Nagar 5. New Malwani





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.

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