



Salsette 27





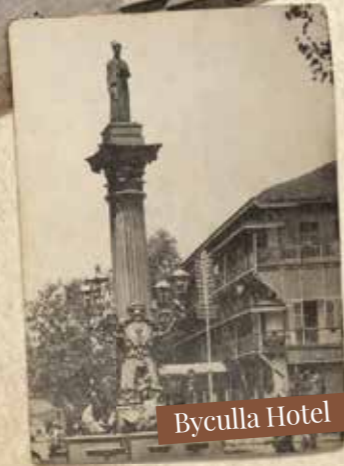
Gloria Church



Victoria and Albert Museum



Khada Parsee



Byculla Hotel



Byculla, once upon a time...

One a Portuguese territory, given away as dowry to King Charles II of England, Mumbai was a group of islands known as Salsette. These were joined together, during the 18th century through the Hornby Vellard project, to form the city of Mumbai.

Those days, Byculla was a low-lying area flooded during the high tide through the great breach at Mahalaxmi. It finally became habitable and soon went on to become home to the first residents of Mumbai, offering unrestricted views of the Arabian Sea and Eastern Harbour. The city's green lung was Jijamata Udyan, then known as Victoria Gardens. Besides, it was also home to two important landmarks: the Byculla Hotel and Byculla Club, which hosted many famous dignitaries and local residents.

Bringing back good old Mumbai's life to
the place where it all began, **Byculla, Mumbai 27**



Experience the old charm of Mumbai with a modern twist

Explore the horizon of Mumbai marked by the endless Arabian Sea and Eastern Harbour. Feel the openness of Mumbai amidst its natural abundance.

Relish the privileged life of Mumbai's old-world charm.

At Salsette 27 - a premium residential community - Mumbai's
glory days come alive.



Artist's impression



Byculla, the seamless blend of history and urbanisation

Being home to several landmarks of historic significance, this centre of South Mumbai carries a rich heritage. And with advanced infrastructure and spectacular high-rises, it is an ideal choice for the connoisseurs of contemporary living. Byculla's strategic location offers excellent connectivity via road and rail routes. Therefore, the residents have easy access to all significant destinations within the city.

	KEY LANDMARKS	
	Mahalaxmi	within 3.5 kms
	Lower Parel	within 3.2 kms
	Currey Road	within 2 kms
	Chinchpokli	within 450 m
	Eastern Freeway	within 2 kms
	SHOPPING	
	High St. Phoenix Mall	within 5 kms
	Palladium Mall	within 5 kms
	HOTELS	
	ITC Grand Central	within 2 kms
	Four Seasons Hotel	within 4.5 kms
	St. Regis	within 4.6 kms
	HOSPITALS	
	Masina Hospital	within 1.5 kms
	Wockhardt Hospital	within 3 kms

Distances are approximate and provided as per Google maps.



- Proposed MTHL
- Dadar TT-Lalbaug-JJ Flyover
- Railway Line
- Main Road
- Eastern Freeway
- Proposed Monorail
- Railway Station
- Hospital
- Shopping Mall
- Hotels

Map not to scale, for representation purpose only*

Site Master Plan Legend

- | | | |
|--------------------------|---------------------------------|-------------------------------|
| 1 Proposed Jain Temple | 9 Poolside Dining Area | 17 Multi-purpose Lawn |
| 2 Library Deck | 10 Swimming Pool with Deck Area | 18 Chess Garden |
| 3 Jogging Track | 11 Outdoor Jacuzzi | 19 Herb Garden |
| 4 Cricket Practice Pitch | 12 Pool Bar | 20 Clubhouse |
| 5 BBQ Area | 13 Sun Deck | 21 Waterbody |
| 6 Poolside Lawn | 14 Kids' Pool | 22 Service Area |
| 7 Amphitheater | 15 Kids' Play Area | 23 Outdoor Film Watching Lawn |
| 8 Party Lawn | 16 Multi-purpose Court | 24 Outdoor Fitness Corner |

Proposed amenities are subject to approval.





Times change but
the magnificence remains

Get mesmerised by endless views of the Arabian Sea and Mahalaxmi Racecourse towards the west or the awe-inspiring view of the Great Eastern Harbour with beautiful landscape in the east. Be it any side; breathe in the green scent of freshness with Jijamata Udyan close to your home. At Salsette 27, the old Mumbai charm awaits a select few.





Colonial leisure in modern times

Lead the lifestyle of the colonial times. Begin the day with a dip at the scintillating Bayley, enjoy a rigorous game of tennis or pick some other activities from the various recreational avenues at Bom Baim – as the Portuguese called Mumbai. If you are the solitary types, immerse in the natural tranquillity of Backbay – a green sanctuary with abundant trees and a waterbody. In the end, travel back in time to recharge with a lavish breakfast at the multi-faceted Byculla Club amidst the same magical ambience recreated just for you.





Experience the
splendour of old Mumbai

The grandeur of old Mumbai exudes at Salsette 27. Be it the spectacular lobby or the sprawling living room with Italian flooring, big enough to impress and entertain your guests. While the spacious master bedroom is ornate with wooden flooring and plush amenities. Besides, the premium bath fitting and fixtures have been exclusively picked to complement the elegance of these lavish residences.





Values that transcend time

Spiritual experiences at the break of dawn set a blissful tone for the day with tranquil surroundings of our Jain temple. Let the serenity soothe your soul while you reconnect with your inner self.



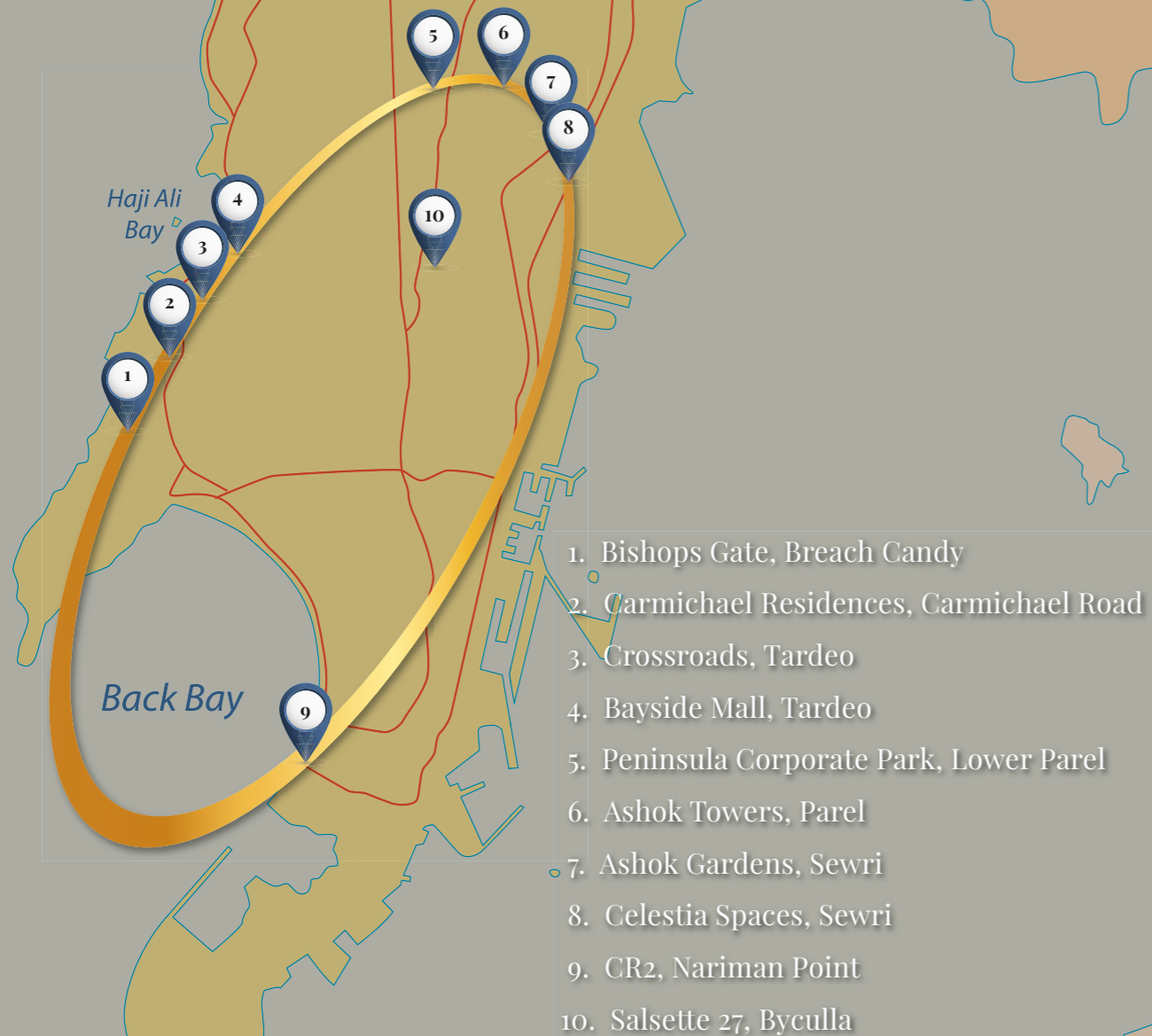
IGBC Platinum Pre-certified Green Building

We have fortified our project with electrical car charging facility, rainwater harvesting, water-efficient plumbing fixtures, sewage treatment plant and organic waste management. These additional measures make Salsette 27 an eco-friendly project featuring comfortable and healthy accommodation. Furthermore, it ensures your contribution towards the environment as well.



Mumbai's golden circle

Our legacy can be seen in the transformation of Mumbai's skyline over the years. With landmarks of repute rising high over Parel and Sewri (Ashok Towers & Ashok Gardens), we changed the face of Central Mumbai. And, South Mumbai witnessed a revolution with our spectacular projects at Carmichael Road, Breach Candy and Nariman Point. Now, we take on the mantle of restoring the glory of Byculla with a new landmark project - Salsette 27.





Promoter: Goodtime Real Estate Development Pvt. Ltd.

Site address: The New Great Eastern Mills, Dr. Ambedkar Road, Byculla, Mumbai - 400 027.

Salsette 27 - MahaRERA Registration No.P51900000642 details available at website: <https://maharera.mahaonline.gov.in>
Peninsula Land Limited - MahaRERA Registration No. A51900025003 details available at website: <https://maharera.mahaonline.gov.in>



This advertisement does not constitute an offer and/or acceptance under any statute of any nature whatsoever. The terms and conditions of sale shall be only as incorporated in booking form/ cost sheet and Agreement for Sale. We are offering for sale, un-furnished apartments and the add-ons such as furniture and fixtures in the marketing materials will not form part of any contract/offer/sale unless specifically incorporated in the Agreement for Sale. The image of the apartments/building/Project are merely an artist's conception of the Project. Image/s of the apartment shown is/are of the show apartment. Views from different floors will vary. The dimensions depicted on the floor plans are approved by the MCGM and are subject to construction exigencies. Common amenities are subject to approvals from the concerned authorities. Project funded by Standard Chartered Bank. Prior NOC of Standard Chartered Bank and IDBI Trusteeship Services Limited (acting as security trustee on behalf of Standard Chartered Bank) will be required before registering sale agreement of any unit of the project. Adequate measures have been taken to ensure the legibility/detectability of the QR Code. In the event there is technical difficulty in detecting the QR Code kindly visit the project website. *T&C Apply.

TOWER A Floor Plan



BYCULLA
Promoter: Goodtime Real Estate Development Pvt. Ltd.



(TOWER - A) UNIT NO. 1					
SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft.)	B (ft.)
1	FOYER	1275	2500	4'-2"	8'-2"
2	LIVING/ DINING	5300	4150	17'-5"	13'7"
3	PASSAGE	3450	1000	11'-4"	3'-3"
4	KITCHEN	2850	2400	9'-4"	7'-10"
5	DRY BALCONY	1125	2350	3'-8"	7'-9"
6	BEDROOM 1	3050	3250	10'-0"	10'-8"
7	TOILET	2450	1600	8'-0"	5'-3"
8	MASTER BEDROOM	3525	3450	11'-7"	11'-4"
9	M. TOILET	1875	1000	6'-2"	3'-3"
		1600	2500	5'-3"	8'-2"

(TOWER - A) UNIT NO. 2					
SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft.)	B (ft.)
1	FOYER	1275	2500	4'-2"	8'-2"
2	LIVING/ DINING	5300	4150	17'-5"	13'7"
3	PASSAGE	3450	1000	11'-4"	3'-3"
4	KITCHEN	2850	2400	9'-4"	7'-10"
5	DRY BALCONY	1125	2350	3'-8"	7'-9"
6	BEDROOM 1	3050	3250	10'-0"	10'-8"
7	TOILET	2450	1600	8'-0"	5'-3"
8	MASTER BEDROOM	3525	3450	11'-7"	11'-4"
9	M. TOILET	1825	1000	6'-0"	3'-3"
		1600	2500	5'-3"	8'-2"

(TOWER - A) UNIT NO. 3					
SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft.)	B (ft.)
1	FOYER	3600	1400	11'-10"	4'-7"
2	LIVING/ DINING	5950	4600	19'-6"	15'-1"
3	KITCHEN	2450	3050	8'-0"	10'-0"
4	DRY BALCONY	2450	1225	8'-0"	4'-0"
5	BEDROOM 2	3300	3100	10'-10"	10'-2"
		1530	1935	5'-0"	6'-4"
6	TOILET	1630	2100	5'-4"	6'-11"
7	PASSAGE	1100	4200	3'-7"	13'-9"
8	TOILET	1600	2450	5'-3"	8'-0"
9	BEDROOM 1	3750	3050	12'-4"	10'-0"
10	MASTER BEDROOM	4400	3300	14'-5"	10'-10"
11	M. TOILET	1400	2550	4'-7"	8'-4"
		1600	2450	5'-3"	8'-0"

(TOWER - A) UNIT NO. 4					
SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft.)	B (ft.)
1	FOYER	1600	2550	5'-3"	8'-4"
2	LIVING/ DINING	3450	7000	11'-4"	23'-0"
3	PASSAGE	1230	2200	4'-0"	7'-3"
4	KITCHEN	3460	1800	11'-4"	5'-11"
		1800	1975	5'-11"	6'-6"
5	DRY BALCONY	1285	2100	4'-3"	6'-11"
6	BEDROOM 1	3460	3700	11'-4"	12'-2"
7	TOILET	2410	1600	7'-11"	5'-3"
8	PASSAGE	1300	1100	4'-3"	3'-7"
9	TOILET	2350	1680	7'-9"	5'-6"
10	BEDROOM 2	3200	3600	10'-6"	11'-10"
11	MASTER BEDROOM	3380	3600	11'-1"	11'-10"
		2800	1600	9'-2"	5'-3"
12	M. TOILET	2400	1680	7'-10"	5'-6"

(TOWER - A) UNIT NO. 5					
SR. NO.	NAME OF ROOM	L (mm)	B (mm)	L (ft.)	B (ft.)
1	FOYER	2000	1550	6'-7"	5'-1"
2	LIVING/ DINING	6050	4600	19'-10"	15'-1"
3	PASSAGE	3500	1100	11'-6"	3'-7"
4	KITCHEN	2450	3050	8'-0"	10'-0"
5	DRY BALCONY	2470	1225	8'-1"	4'-0"
6	BEDROOM 1	3200	3400	10'-6"	11'-2"
7	TOILET	2430	1700	8'-0"	5'-7"
8	BEDROOM 2	3350	4050	11'-0"	13'-3"
9	TOILET	1600	2450	5'-3"	8'-0"
10	MASTER BEDROOM	3350	4600	11'-0"	15'-1"
		1750	2375	5'-9"	7'-10"
11	M. TOILET	1600	2675	5'-3"	8'-9"

Artist's impression

1



Artist's impression

2



Artist's impression

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
2 BHK	772.00	71.75	26.00	2.50	798.00	74.25

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
2 BHK	772.00	71.75	26.00	2.50	798.00	74.25

3



Artist's impression

4



Artist's impression

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
3 BHK	1,159.00	107.75	32.00	3.00	1,191.00	110.75

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
3 BHK	1,156.00	107.45	26.00	2.50	1,182.00	109.95

5



Artist's impression

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
3 BHK	1,167.00	108.45	32.00	3.00	1,199.00	111.45

TOWER B Floor Plan

Salsette 27

BYCULLA

Promoter: Goodtime Real Estate Development Pvt. Ltd.



(TOWER-B) UNIT NO. 1					
SR. NO.	NAME OF ROOM	L(mm)	B(mm)	L (ft)	B (ft)
1	FOYER	1275	2500	4'-2"	8'-2"
2	LIVING/ DINING	5300	4150	17'-5"	13'-7"
3	PASSAGE	3450	1000	11'-4"	3'-3"
4	KITCHEN	2850	2400	9'-4"	7'-10"
5	DRY BALCONY	1125	2350	3'-8"	7'-9"
6	BEDROOM 1	3050	3250	10'-0"	10'-8"
7	TOILET	2450	1600	8'-0"	5'-3"
8	MASTER BEDROOM	3525	3450	11'-7"	11'-4"
9	M. TOILET	1600	2500	5'-3"	8'-2"

(TOWER-B) UNIT NO. 2					
SR. NO.	NAME OF ROOM	L(mm)	B(mm)	L (ft)	B (ft)
1	FOYER	1275	2500	4'-2"	8'-2"
2	LIVING/ DINING	5300	4150	17'-5"	13'-7"
3	PASSAGE	3450	1000	11'-4"	3'-3"
4	KITCHEN	2850	2400	9'-4"	7'-10"
5	DRY BALCONY	1125	2350	3'-8"	7'-9"
6	BEDROOM 1	3050	3250	10'-0"	10'-8"
7	TOILET	2450	1600	8'-0"	5'-3"
8	MASTER BEDROOM	3525	3450	11'-7"	11'-4"
9	M. TOILET	1600	2500	5'-3"	8'-2"

(TOWER-B) UNIT NO. 3					
SR. NO.	NAME OF ROOM	L(mm)	B(mm)	L (ft)	B (ft)
1	FOYER	3500	1400	11'-6"	4'-7"
2	LIVING/ DINING	5950	4650	19'-6"	15'-3"
3	KITCHEN	2450	3050	8'-0"	10'-0"
4	DRY BALCONY	2450	1225	8'-0"	4'-0"
5	BEDROOM 2	3200	3150	10'-6"	10'-4"
6	TOILET	1600	1950	5'-3"	6'-5"
7	PASSAGE	1100	4200	3'-7"	13'-9"
8	TOILET	1600	2450	5'-3"	8'-0"
9	BEDROOM 1	3750	3050	12'-4"	10'-0"
10	MASTER BEDROOM	4400	3350	14'-5"	11'-0"
11	M. TOILET	1400	2550	4'-7"	8'-4"
	M. TOILET	1600	2450	5'-3"	8'-0"

(TOWER-B) UNIT NO. 4					
SR. NO.	NAME OF ROOM	L(mm)	B(mm)	L (ft)	B (ft)
1	FOYER	1675	1800	5'-6"	5'-11"
2	LIVING/ DINING	3125	5925	10'-3"	19'-5"
3	PASSAGE	4250	1100	13'-11"	3'-7"
4	KITCHEN	2400	3050	7'-10"	10'-0"
5	DRY BALCONY	2225	1225	7'-4"	4'-0"
6	TOILET	1600	2450	5'-3"	8'-0"
7	BEDROOM 1	3050	3190	10'-0"	10'-6"
8	MASTER BEDROOM	3450	3445	11'-4"	11'-4"
9	M. TOILET	1700	2450	5'-7"	8'-0"

(TOWER-B) UNIT NO. 5					
SR. NO.	NAME OF ROOM	L(mm)	B(mm)	L (ft)	B (ft)
1	FOYER	2150	1550	7'-1"	5'-1"
2	LIVING/ DINING	6050	4600	19'-10"	15'-1"
3	PASSAGE	3500	1100	11'-6"	3'-7"
4	KITCHEN	2450	3050	8'-0"	10'-0"
5	DRY BALCONY	2470	1225	8'-1"	4'-0"
6	BEDROOM 1	3200	3400	10'-6"	11'-2"
7	TOILET	2480	1700	8'-2"	5'-7"
8	BEDROOM 2	3350	4050	11'-0"	13'-3"
9	TOILET	1600	2450	5'-3"	8'-0"
10	MASTER BEDROOM	3350	4600	11'-0"	15'-1"
11	M. TOILET	1750	2550	5'-9"	8'-4"
	M. TOILET	1600	2675	5'-3"	8'-9"



1



Artist's impression

2

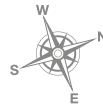


Artist's impression

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
2 BHK	772.00	71.75	26.00	2.50	798.00	74.25

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
2 BHK	772.00	71.75	26.00	2.50	798.00	74.25

3



Artist's impression

4



Artist's impression

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
3 BHK	1,164.00	108.20	32.00	3.00	1,196.00	111.20

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
2 BHK	759.00	70.60	29.00	2.70	788.00	73.30

5



Artist's impression

TYPOLOGY	CARPET AREA		BALCONY & VERANDAH		TOTAL	
	sq. ft.	sq. m.	sq. ft.	sq. m.	sq. ft.	sq. m.
3 BHK	1,173.00	109.00	32.00	3.00	1,205.00	112.00



NEW AGE PROPOSED AMENITIES

Salsette 27

BYCULLA

Promoter: Goodtime Real Estate Development Pvt. Ltd.

AMENITIES TO BE PROVIDED IN THE APARTMENT

- Premium Quality Imported Marble Flooring and Skirting in Living, Dining, All Bedrooms and in Passage. Vitrified Tiles in Kitchen and Dry Balcony. Master Bedroom with Engineered Wooden Flooring
- Double Glazed Windows for Energy Saving for All Rooms Except Kitchen and Toilet
- Lustre Paint for All Areas
- Sprinklers in Apartments
- Provision for Home Automation such as Lighting, Curtain Control and Motion Sensors in Bathrooms
- Provision of Split AC in Living and All Bedrooms
- Concealed Wiring
- TV Point with Cable Provision in Living and All Bedrooms
- Telephone Point in Living and All Bedrooms
- Intercom
- Provision for Internet in Living and Bedrooms
- Adequate Electrical Points
- Video Door Phone
- Panic Alarm
- Provision for Washing Machine in Utility Area

KITCHEN

- Provision for Piped Gas
- Granite Platform with Stainless Steel Sink and Drain Board
- Service Counter with Granite Top
- Geysers Provision
- Exhaust Fan

- Water Purifier
- Gas Detector and Heat Detector
- Premium Quality Vitrified Tiles Dado above Main Counter and Service Counter up to 2 Feet Height
- Ceramic Tile Dado below Main Counter and Service Counter

TOILET

- Imported Marble Flooring
- Vitrified Tiles Dado up to Door Height
- Hot & Cold Mixer in Shower Area and Washbasin
- Storage Water Heater
- Exhaust Fan
- Superior Quality Sanitary Ware and CP Fittings of Kohler/Equivalent make
- Wall Hung EWC
- Washbasin Counter in Imported Marble
- Mirror above Counter Washbasin
- Glass Shower Partition
- False Ceiling

DOORS AND WINDOWS

- Main Door with Veneer Finish from both sides and provision in Design for Safety Door
- Height of Doors to be 8 Feet
- All Internal Doors have Laminate Finish
- Sliding Windows in Powder Coated Aluminium Window Frames



NEW AGE PROPOSED AMENITIES

Salsette 27

BYCULLA

Promoter: Goodtime Real Estate Development Pvt. Ltd.

GENERAL

- Two High-rise Towers Offering Spectacular Open Views of the Harbour, Sea and City from Upper Floors
- Each Apartment will have East and West Side View, which is Unhindered by the Other Tower of the Project
- R.G. Area on Ground with a Waterbody, which is built into a Landscape as Pond
- Clubhouse and Extensive Landscape Garden with Kids' Play Area Proposed at Podium Top Level
- Multiple Levels of Podium Car Parking
- Car Parking Space for Visitors
- Charging Points for Electrical Cars Complying with IGBC Norms allowing Our Development to be Environmentally Friendly
- Solar Powered Lights for some of the Common Areas
- Rainwater Harvesting
- Sewage Treatment Plant
- Environmentally Friendly Waste Management by Providing Organic Waste Converter for Garbage
- STP for Recycling Waste Water and Treated Water can be used for Landscaping and Flushing
- Designated Area for Drivers' Seating
- DG Backup for Common Area Lighting and for Critical Loads such as Pumps, Elevators, Fire-fighting System, etc.
- Secure and Controlled Access to Residents Parking Area
- Surveillance Cameras in Common Areas

CLUBHOUSE & OTHER ACTIVITIES

- Wi-Fi Enabled Eco Deck Area
- Gymnasium
- Aerobics Room
- Steam Room
- Massage / Spa Room
- Table Tennis
- Pool Table
- Crèche
- Welfare Centre
- Reading Corner
- Indoor Badminton Court
- Squash Court
- Swimming Pool with Deck Area
- Kids' Pool
- Jacuzzi Indoor & Outdoor
- Walkways
- Tennis Court
- Kids' Play Area
- Landscape Lawn
- Sit-out Area
- Cricket Practice Pitch
- BBQ Area
- Proposed Jain Temple
- Outdoor Fitness Corner

TOWER AMENITIES

- Spectacular Open Views of the Harbour, Sea and City
- 5 Apartments per Floor
- Tower will have Adequate Features for Security and Safety
- Earthquake Resistant Design for Zone III
- Well-ventilated Apartments with Ample Natural Light
- 5-passenger Elevators and 1 Service Elevator in Each Tower
- Well-designed Entrance Lobby and Lift Lobbies on All Floors
- Power Backup for Common Area Lighting and Elevator
- Staff Toilet on Every Mid-landing Level
- Fire-fighting Systems
- Doubled-Height Main Entrance Lobby at Ground Floor & Podium Top Level

