

Mumbai, it's time to live the XL life!

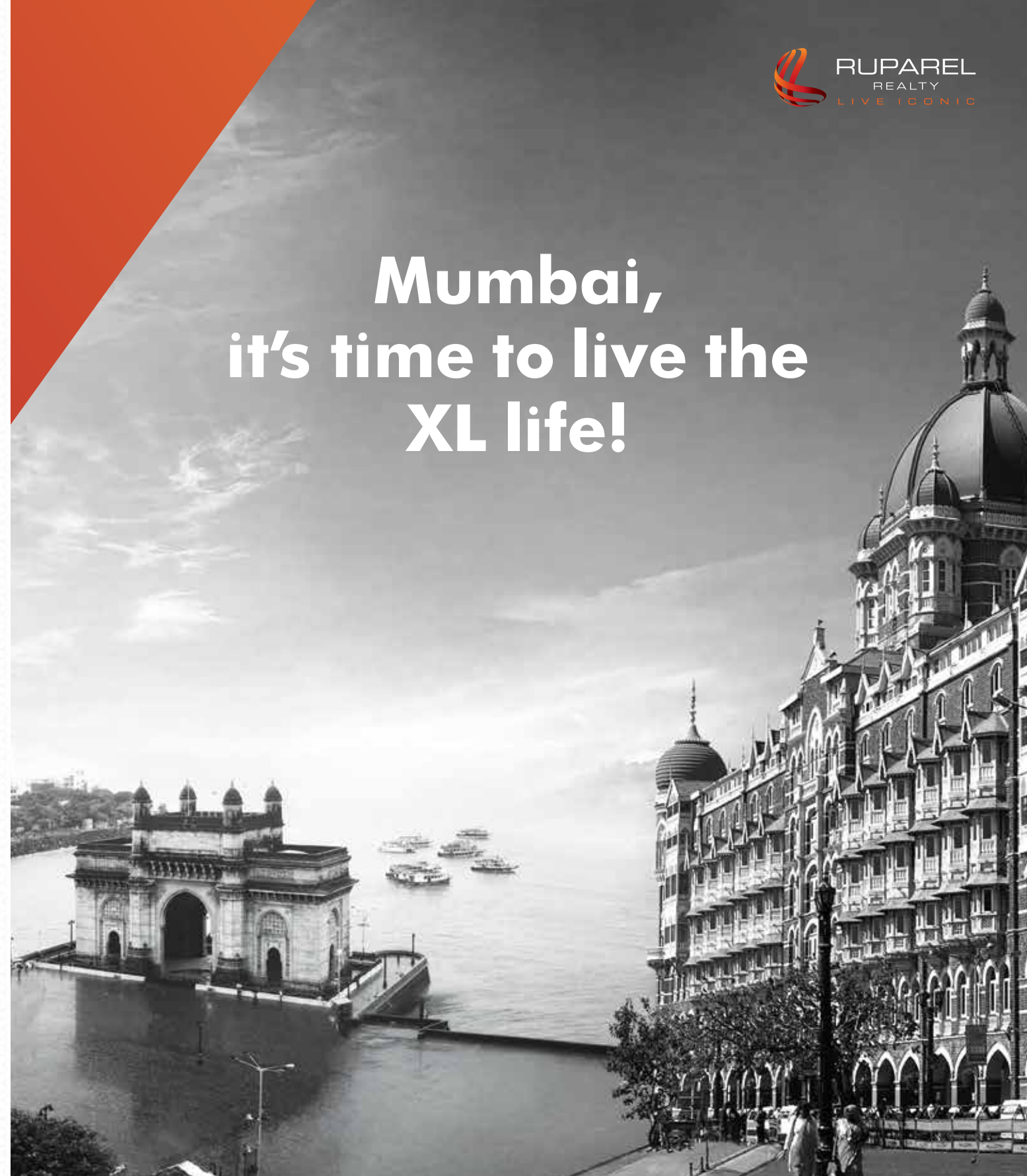


Call: 9018 149 149

Site address:
Mumbai XL, Off Link Road, Behind Symphony Towers, Mahatma Gandhi Nagar, Kandivali West, Mumbai, Maharashtra 400067

MahaRERA Registration No. P51800007630 | www.maharera.mahaonline.gov.in | www.mumbaixl.in

Disclaimer: The information and material contained in this brochure pertain to the real estate project "Ruparel West Sky" also known as "Mumbai XL" ("said Project") registered with Maharashtra Real Estate Regulatory Authority under Registration No. P51800007630 and is available on the website – www.maharera.mahaonline.gov.in. The photographs, images, videos, plans, drawings, sketches, renderings, pictorial and graphical representations, specifications, illustrations, other information etc. contained in the brochure are typical stock/standard photography used by the industry at large and/or pure imagination, and are intended to indicate a conceptual and aspirational lifestyle. None of the aforementioned are indicative of how the Project or any part thereof looks at present and/or may eventually look in future and/or may be designed, constructed and/or completed. Fixtures and furnishings shown are only for indicative purpose and shall not be provided in the apartment. The views, landscape, aerial shots contained in this brochure or any other sales material are also from typical stock/standard photography. The information and material contained in this brochure are intended to supplement the information available on the website of MahaRERA and is not intended to be a substitute thereto. Any person who is considering/evaluating any apartment in any of the registered real estate projects in the Project, are required to independently analyse, acquaint and familiarise themselves with the information and disclosures pertaining to the Project as uploaded on the website of MahaRERA. In the event of any conflict (whether actual or perceived) between the information and material contained in this brochure and the details of the Project available on the website of MahaRERA, the details as available on the website of MahaRERA shall prevail. The buildings and projects appearing in the images of Kandivali and constructed in the vicinity of the locality of the Project are constructed by various other persons who are not connected with the Developer. These images are included so that any person gets a fair idea of the landscape in and around the general macro-region of the Project. Any person considering/evaluating any apartment in any of the Project, should visit the site and land of the Project and ascertain the layout, views, landscape and other aspects as he/she/it/they may deem important or required. Any such person must also evaluate and examine all information required to be disclosed under law. The Project is part of a SRA Scheme. The Developer expressly reserves the right to make modifications, revisions, amendments, relocations substitutions and/or withdrawals with respect to any facet or component of the Project, including as depicted in any information or material contained in this brochure, in the manner it may deem fit. The Developer expressly clarifies and makes it abundantly clear that the finalised details, specifications and particulars with respect to any facet or component of the Project (including as depicted or stated in this brochure) shall be as indicated in the registered agreement for sale that may be executed by the Developer and as disclosed by the Developer, and not otherwise. These printed material does not constitute an offer and / or contract of any type between the Developer and the recipient. Any purchaser of this development shall be governed by the terms and conditions of the agreement for sale entered into between the parties and no details mentioned in these printed material shall in any way govern such transaction. *T&C Apply.



MUMBAI XL

PRIME KANDIVALI WEST

BY RUPAREL REALTY

**“I want a good life, but I don’t
want to move out of Mumbai.”**

**“I want to be more than a
Sunday Dad for my kids.”**

**“I want to work smart and
party hard!”**

**“I want more than just a
matchbox–style living.”**

Mumbaikars want more in Life. Not just an ordinary life, but a life that has time for family, thoughtful luxuries, entertainment and good memories.

Inspired by this Extra Large Spirit of Mumbai, Ruparel Realty has started the biggest XL movement in the history of Mumbai.



the Xtra Luxury, Xtra Lifestyle, Xtra Large Space,
that Mumbaikars deserve!

Right here, in the heart of
Kandivali West.

The Ruparel's Mumbai XL movement is based on **6** fundamental promises to every Mumbaikar

1 XL CONNECTIVITY

Promise to provide maximum in-city living at its best in the heart of Prime Mumbai West

Get the advantage of an established in-city neighbourhood in Prime Kandivali West, that is a stone's throw from the Metro station and less than 15 minutes from the key hubs in the region.

Metro Station: 2 minutes

Railway Station: 10 minutes

Proposed Coastal Road: 10 minutes

W.E. Highway: 15 minutes



2 XL LUXURY

Promise to move up 10 million Mumbaikars to an iconic address

A part of the Group's chain of iconic projects designed to upgrade 10 million Mumbaikars, this iconic 59-storey tower is the tallest tower in Kandivali West and is set to become a landmark of not just Kandivali, but also the whole of Mumbai.

3 XL LIFESTYLE

Promise to provide a lifestyle perfectly tailored for your family

Abundance of symbolise curated amenities that symbolize a premium lifestyle. The facilities are what you will find in large-scale townships and have been built keeping in mind every family member's needs.



4 XL APARTMENTS

Promise to provide maximum efficiency with zero space wastage

Make the most of the efficient layout, world-class finishes and fitments as well as cutting-edge technology that give you extra large and spacious apartments with zero space wastage.

5 XL VALUE

Promise to guarantee maximum values per sq.ft. and minimum lifelong cost of ownership

Enjoy entry point prices for XL 2Bed, the lowest maintenance costs, maximum rental yields and unbeatable investment benefits.



6 XL COMMITMENT

Promise to handover the dream home of your choice with complete assurance of fast delivery

Efficiencies of construction and cutting-edge technologies ensure you get the key to your home in record time.

Behold the tallest
tower of the
region and the
height of

XL
luxury!

MUMBAI
XL

PRIME KANDIVALI WEST

BY RUPAREL REALTY

RUPAREL REALTY
METRO STATION

The amazing XL lifestyle at a glance

Iconic 59-storey tower that commands attention and pride alike

XL 2 Bed residences with a stunning balcony

Club-class upper floor, dedicated to leisure, relaxation and entertainment

Premium lift lobbies and hi-speed, branded elevator system

Security and CCTV surveillance

Retail and commercial spaces at ground level

MUMBAI
XL

RUPAREL
ELARA

RUPAREL
PALACIO

RUPAREL
SKYGREENS



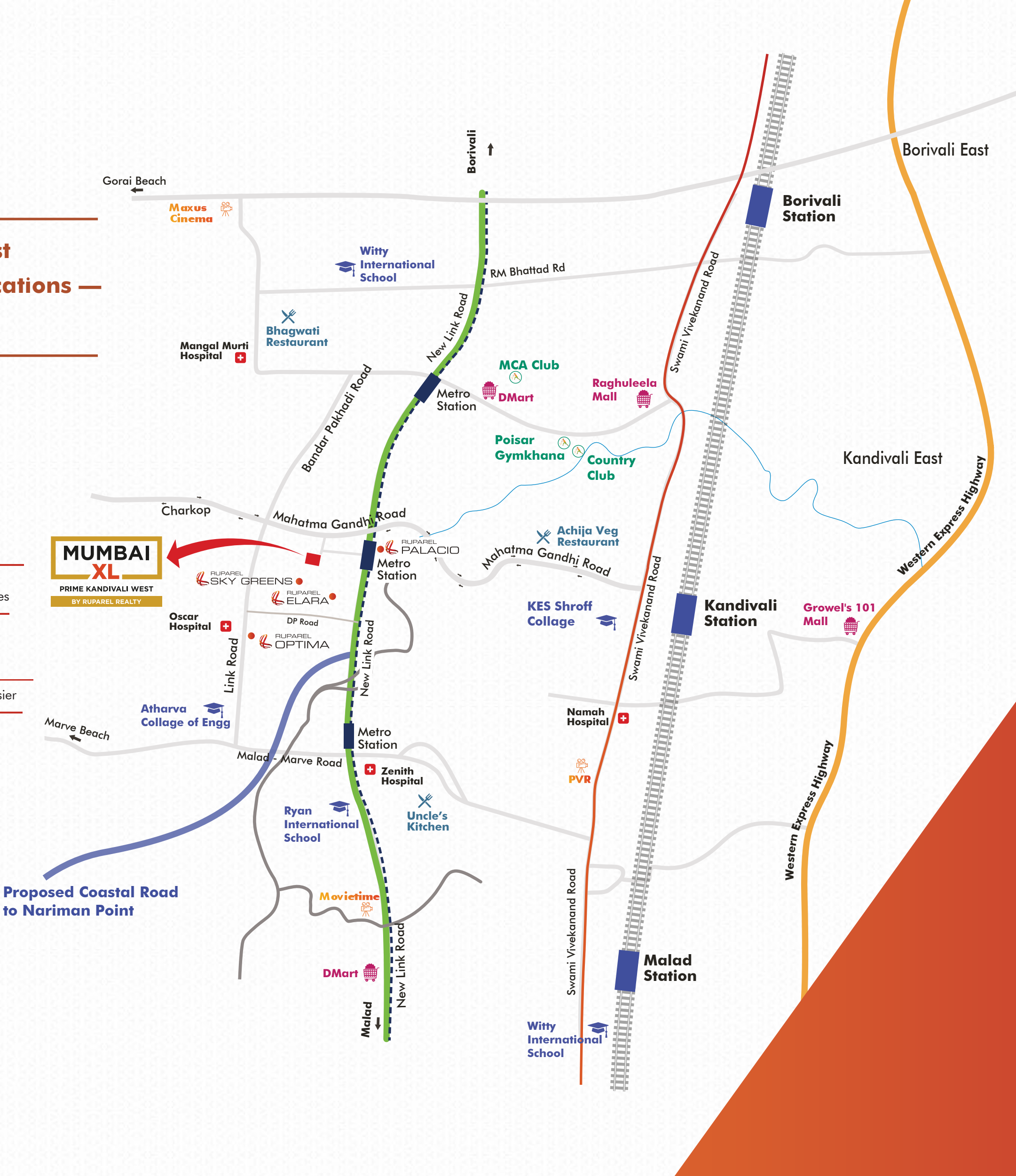
A towering presence in Kandivali

One of Western Mumbai’s most sought-after prime in-city locations — the buzzing Kandivali

- Kandivali is well-connected to the rest of Mumbai through New Link Road, SV Road and Western Express Highway
- Geography-defining proposed Metro Rail project connecting Charkop - Bandra - Mankhurd and Dahisar
- It has close proximity to the commercial hubs of Malad, Goregaon, Andheri and Kurla
- Great connectivity to social infrastructures like colleges, restaurants, Beaches, gardens, schools, hospitals and theatres
- A thriving industrial ecosystem, dotted with the presence of giants like Associated Capsules and Mahindra & Mahindra.
- The upcoming Coastal Road makes the commuting even easier
- A cosmopolitan neighbourhood with a well-knit social fabric and a buzzing nightlife

Legend

Metro Station

New Link Road

XL connectivity for every member of the family!



Travel with ease

Unmatched location advantages

- Metro Station: 2 minutes
- New Link Road: 2 minutes
- Kandivali Railway Station: 10 minutes
- Western Express Highway: 15 minutes
- Industrial Hubs: 5 minutes
- Proposed Coastal Road (Kandivali to Nariman Point): 10 minutes



Buzzing social infrastructure within a 3-km radius

30+ SCHOOLS

- Ryan International School
- Billabong International School
- Thakur Education Institute
- Atharva Management Institute
- ITI-B Institute



25+ HEALTHCARE

- Seven Star Multi-Speciality Hospital
- Oscar Hospital
- Lotus Multispecialty Hospital
- Nobel Hospital
- Chavan Hospital

30+ LIFESTYLE

- Infiniti Mall
- Inorbit Mall
- Growel's 101 Mall
- Amusement Parks
- 5-Star Hotels



15+ SPORTS

- Sachin Tendulkar Gymkhana MCA
- Poisar Gymkhana
- Goregaon Sports Complex
- Pramod Mahajan Sports Complex

XL Homes with XL View

Stay in one of the select few new-age towers of Mumbai that come with a balcony in the upper floors. Start your day with a morning coffee at the balcony or celebrate the evening with stunning views.



**Why live small,
when you have XL luxuries,
just an elevator away?**

Why step on the ground when the neighbourhood's most iconic facilities are smartly ensconced at the 19th floor of this stunning tower! Now that's what we call luxury in the sky.

**Plunge into a world of XL relaxation,
19 storeys high!**

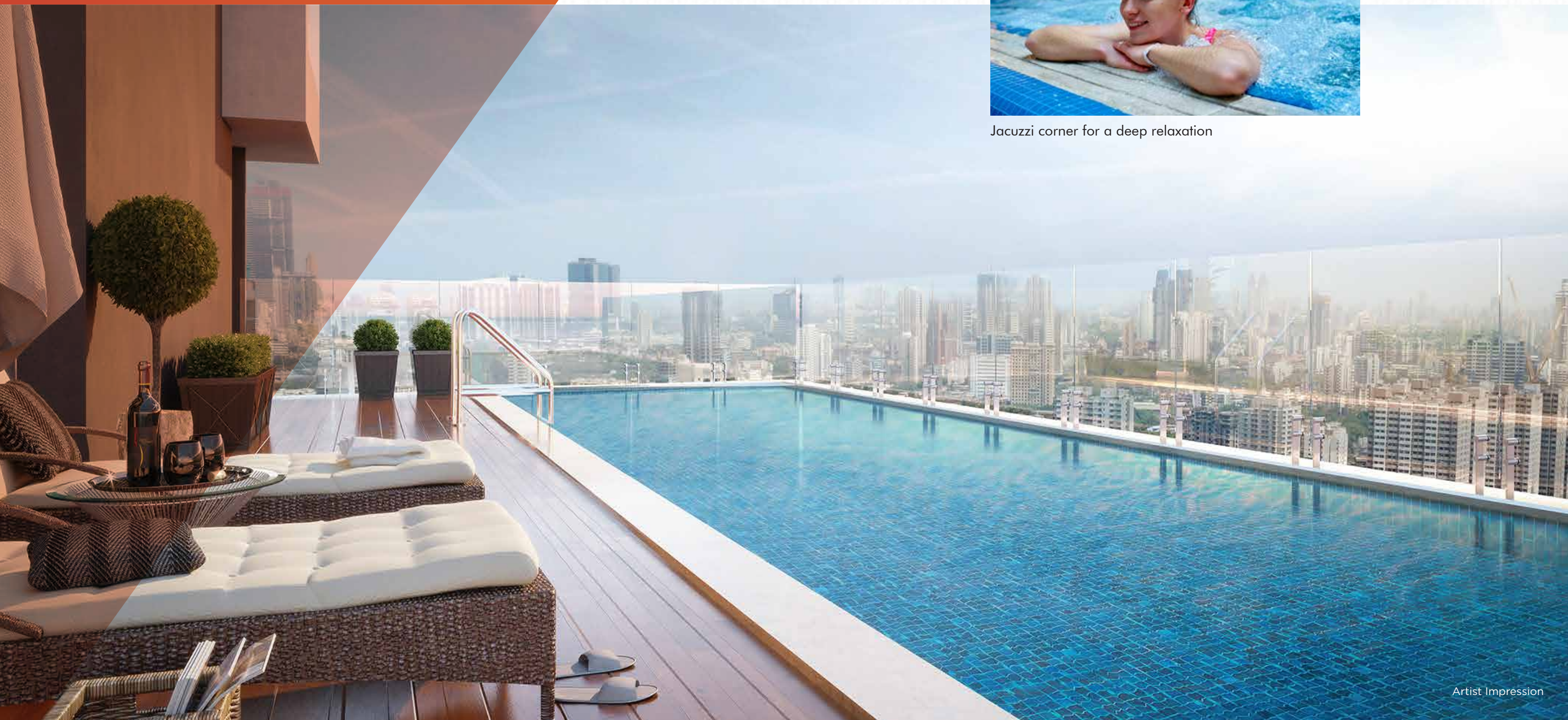
Infinity pool with its own deck



Massage room to unwind the mind and body



Jacuzzi corner for a deep relaxation



**XL spaces reserved for our precious
junior and senior citizens**



Artist Impression

Engaging children’s play area with new-age equipment for the little ones



Serene space for senior citizens

Turn your free time into XL memories



Aerobics room



Yoga room



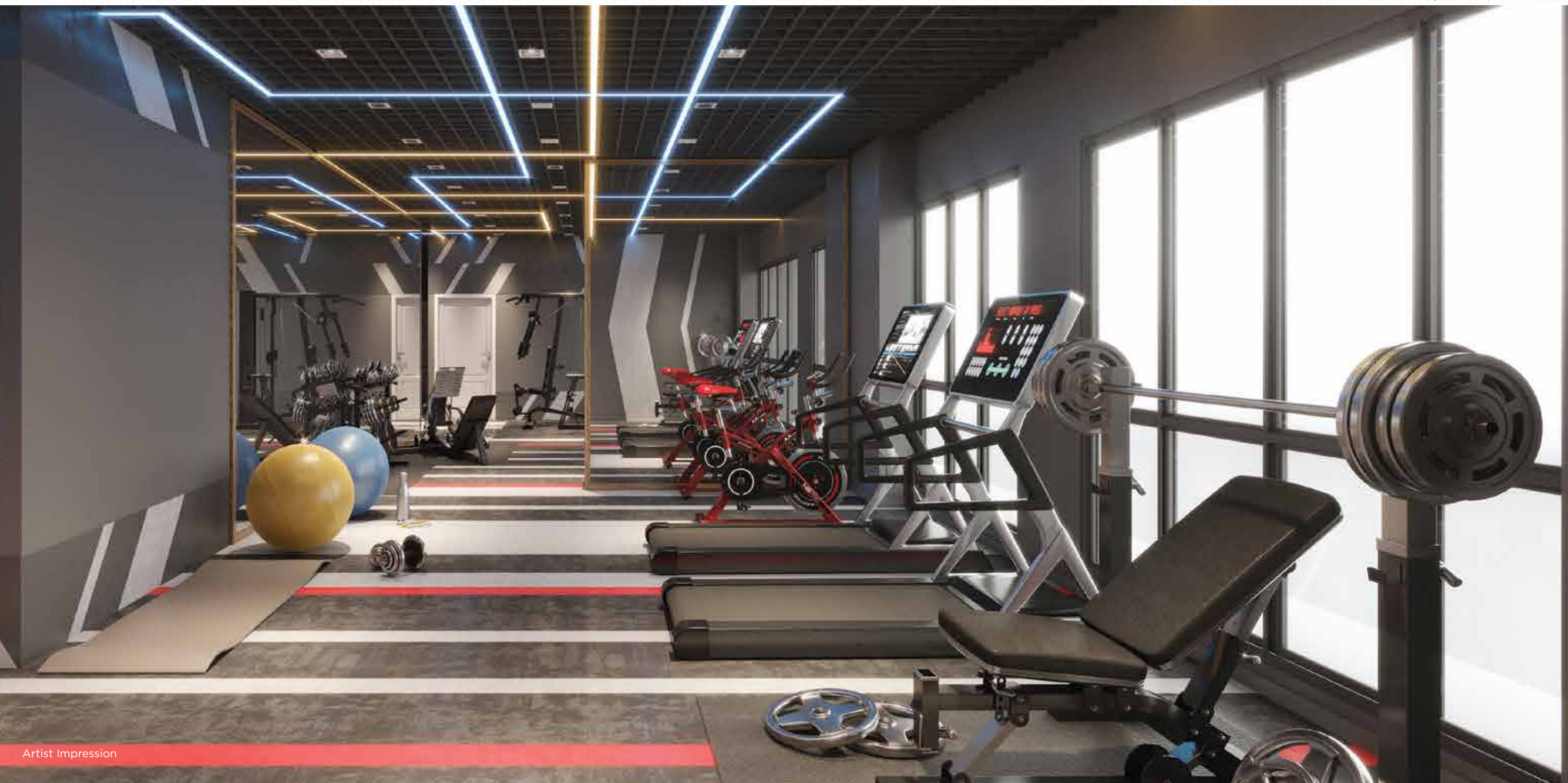
Indoor games



Indoor games

Fitness Center

Images are for representation purpose only





A cosy Mini-Theatre

Artist Impression

From quiet to buzzing, zones for every XL mood



Open-to-sky Sitouts and Viewing Deck



An elegant Banquet Hall

Images are for representation purpose only

An XL life that comes with its own set in-built luxuries

- Concierge desk
- High-end vitrified flooring
- Earthquake-resistant structures
- Vaastu compliant residences
- Premium fitments and finishes in the washrooms
- Full-height glass facade for an uninterrupted view
- Ample parking spaces
- Security, including a lift card, CCTV, Biometric Entry and Security Personnel

Grand Entrance Lobby



Business Center



The epitome of XL life — sky on top and a buzzing lifestyle below

The ground level of this exquisite tower is a buzzing High Street, dotted with shopping avenues and lifestyle concepts that keep you in the centre of action.



The XL lifestyle, backed by Ruparel Realty's indomitable presence across Mumbai's skyline

Ruparel Realty has over 2 decades of inspiring presence in Mumbai's real estate. Backed with the experience of constructing 20+ lakh sq.ft. of properties in prime land parcels of MMR, with 6 million sq.ft. of ongoing projects in Mumbai and projects delivered in Navi Mumbai.



Artist Impression

Artist Impression



The image is a full-page background featuring a tall, modern skyscraper with a glass and concrete facade, rising from a dense urban landscape. The sun is low on the horizon, creating a bright lens flare effect on the building's facade. The sky is a clear, deep blue with some light, wispy clouds. In the foreground and midground, there are various other buildings, including smaller residential or commercial structures, and patches of green trees. The overall scene conveys a sense of a prime urban location.

MUMBAI
XL

PRIME KANDIVALI WEST

BY RUPAREL REALTY