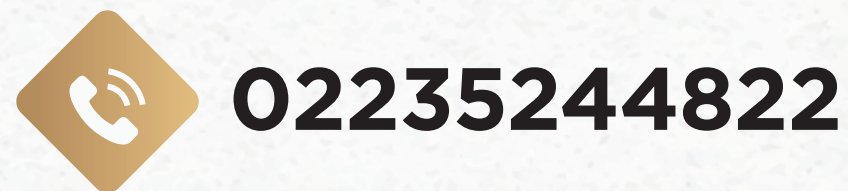




PRESENTING



Scan for Location



**Corporate Office:** B-201, 2nd Floor, Kailash Residency, Near Ambaji Dham Mandir, M. G. Road, Mulund-West, Mumbai-400 080.

**Site Address:** The New Anand Deep CHS Ltd, Dr R P Road, Opp Vardhman Nagar, Mulund - West, Mumbai - 400 080.

Disclaimer: This brochure is purely conceptual and is not a legal offering, nor will it be a part of any binding agreement. All furnishing shown on all floor plans are for illustrative purpose only. The Developer reserves the sole rights to amend number of floors, number of units, layout, plans, elevation, colour schemes, specifications and amenities etc, without prior notice. All dimensions are approximate and subject to construction variances and approvals. Images are used for representative purposes only

The project has been registered via the MahaRERA Registration No.: P51800048097 and are available at website: <https://maharera.mahaonline.gov.in> under registered projects. | A51900029429.



Proposed Elevation

*Experience living in a paradise that brings out a convenient life*

**Vardhaman Nagar** in Mulund is one of Mumbai's most serene, clean and finest neighbourhoods. It provides a relaxing and tranquil atmosphere for many families residing in the locality for years.

**Passcode Paradise** is home to the Jain Derasar, making it a great place to live. In addition, Vardhaman Nagar offers unrivalled access to the city's best schools, colleges, roads, Metro and Rail links, IT parks, and other key attractions. Also, because the major highways and railway stations are only a stone's throw away, road and rail links play an essential role, making Passcode Paradise an ideal place to reside.





*Unveil the “Promised Land”  
of blissful living*

Mumbai’s most distinguished and privileged address, Mulund now gets its marvel, Passcode Paradise. An icon where legacies are celebrated and every day feels like a new beginning. It’s well-planned homes, thoughtful amenities, and unmatched connectivity makes it true paradise to live in.

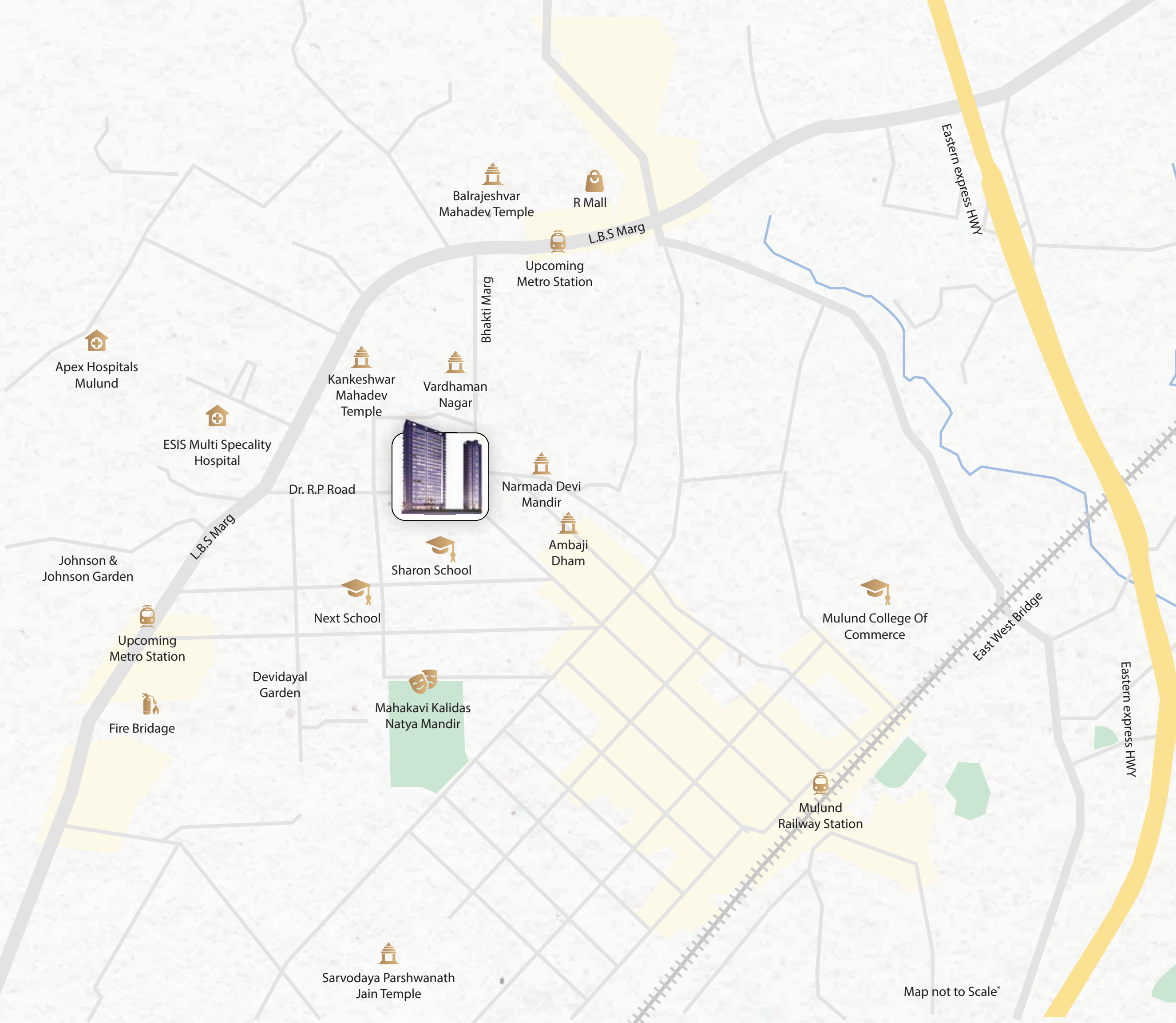
*Mulund - The prince suburb  
of Mumbai*

Mulund is a city of hills and trees; it is also known as Twin City because of its proximity to Mumbai (Thane and Mumbai). Mulund is a booming neighbourhood of Mumbai with first-rate infrastructure and transportation, providing excellent access to the city’s most significant landmarks.

*An elite locale with everything  
around the corner*

Vardhaman Nagar is a vibrant location situated in the inner circle of Mulund with the elite gentry. It's one of Mumbai's less air, and noise-polluted locale with the finest social infrastructure in the vicinity and has multiple entry-exit points as it's located on the temple road of Mulund, offering seamless connectivity to the Jain Derasar.





*A heaven that brings the world  
closer than ever before*

Your presence is desired in a location that will surprise you by having a deeper connection to life than you could have ever imagined, Be it malls, schools, shopping centers, or your entertainment needs. Realize your true paradise right in this prestigious landmark.

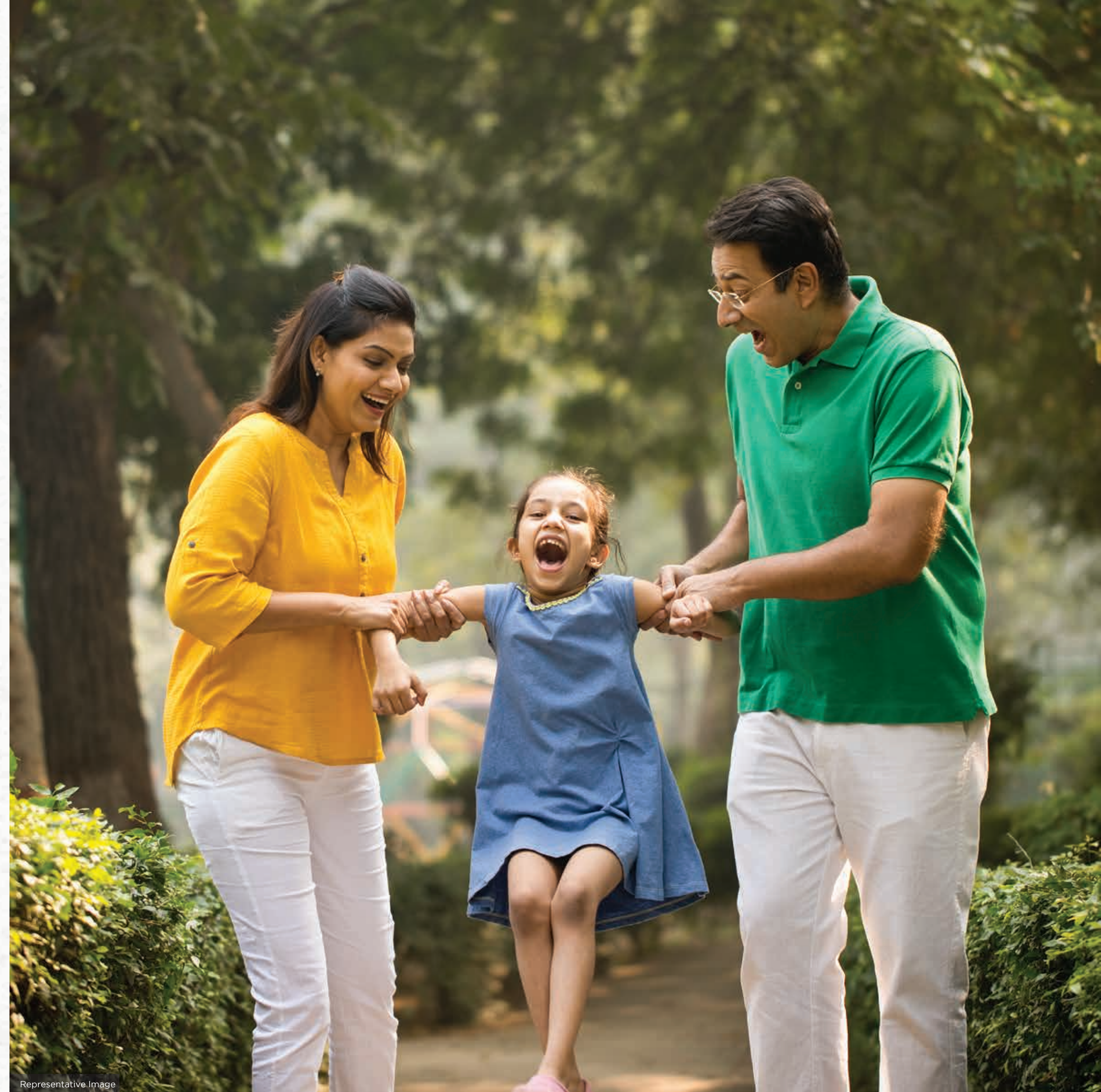
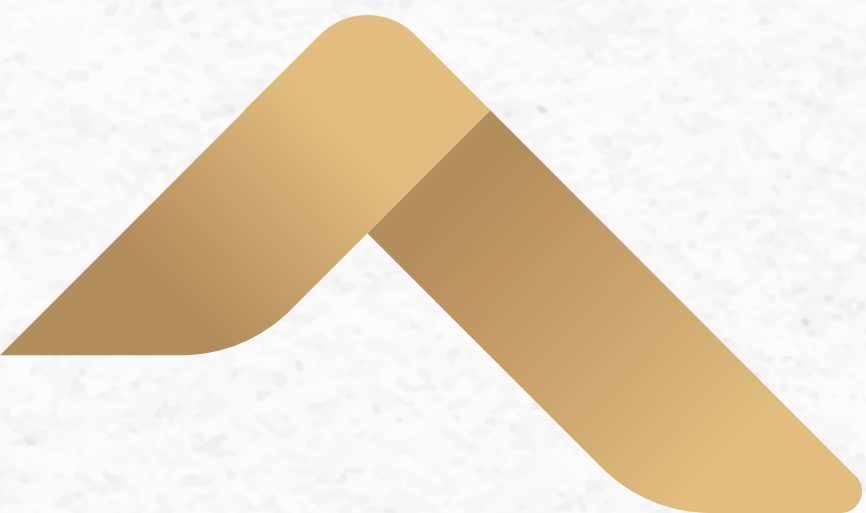


Scan for Location



*A utopia of modern comforts & recreations for a calming life*

Rejoice and celebrate life in the most calming way with amenities that rejuvenate, refresh and relax you in every way possible. Take the privilege of the thoughtful amenities crafted to provide you with the best modern comforts to enjoy a peaceful life.





Artist's Impression

*The Paradise where bliss and  
delight begins*

In the presence of the Jain Derasar, you will feel like you have entered paradise. Each home is Vaastu-compliant with no two apartments primary entrances facing each other and features exceptional architecture and construction with the renowned Mivan Technology (Aluminium formwork shuttering). Project Paradise is the perfect spot to live as well as invest, as Mulund has emerged to be the most bustling part of central suburbs with a booming real estate market.

*Live where the Divine resides,  
truly a Paradise on earth*

The chance to live with Jain Derasar within your premises is a once-in-a-lifetime experience. A magical land filled to the brim with wonder and beauty. Connect with the energy and peace to commune with the Divine.





*Cherish a lifetime of memories crafted for a privileged way of life*

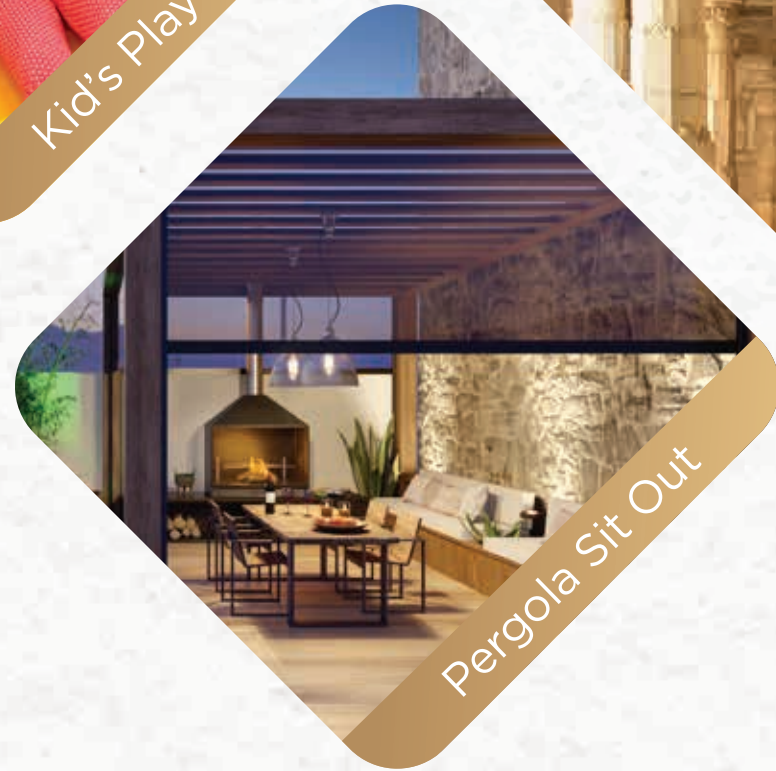
Celebrate life in the most relaxing way imaginable with amenities that completely renew, revitalise, and unwind you. Enjoy the luxury of having access to all the modern conveniences carefully designed with your comfort in mind.



Hangout Zone



Kid's Play Area



Pergola Sit Out



Jain Derasar within the Premises



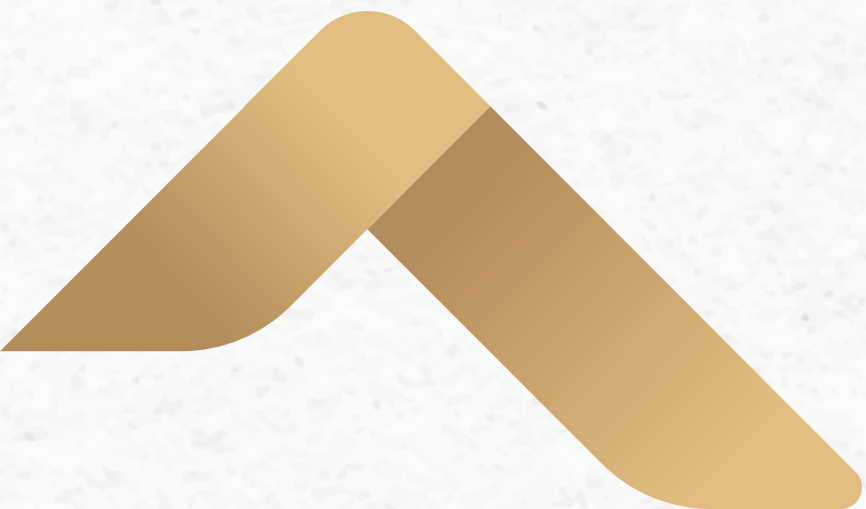
Walking Path



Open Lawn Area

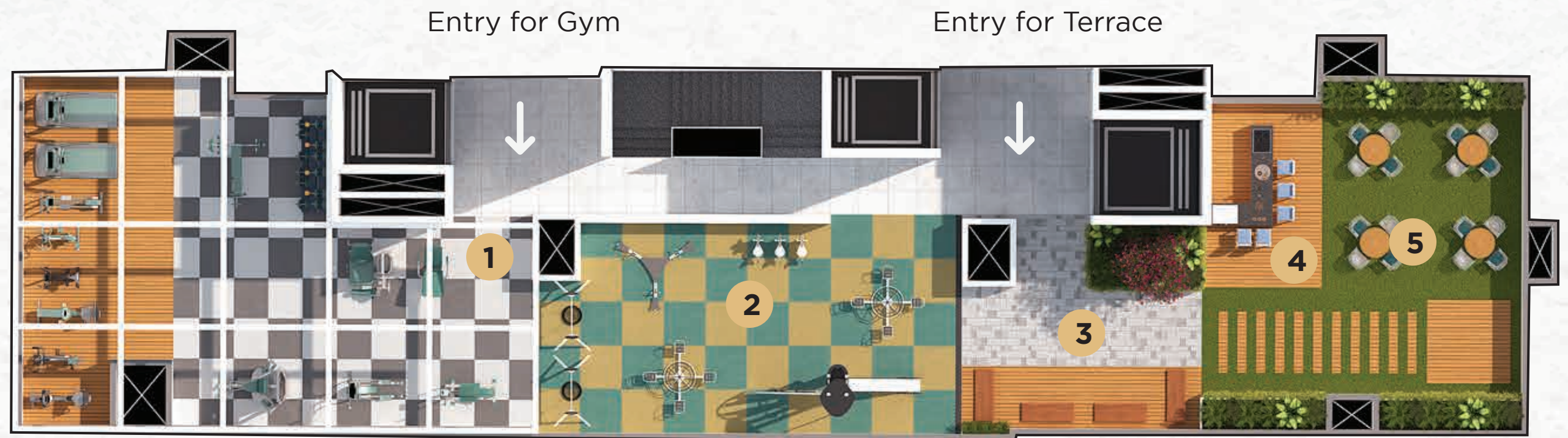


Gymnasium





## *Rooftop Amenities - Wing A*



1. Fully Functional Terrace Gym
2. Children's Play Area
3. Pergola Sitout
4. Outdoor Pantry for Festivals, Private Functions
5. Multifunctional Landscaped Courtyard



## *Rooftop Amenities - Wing B*



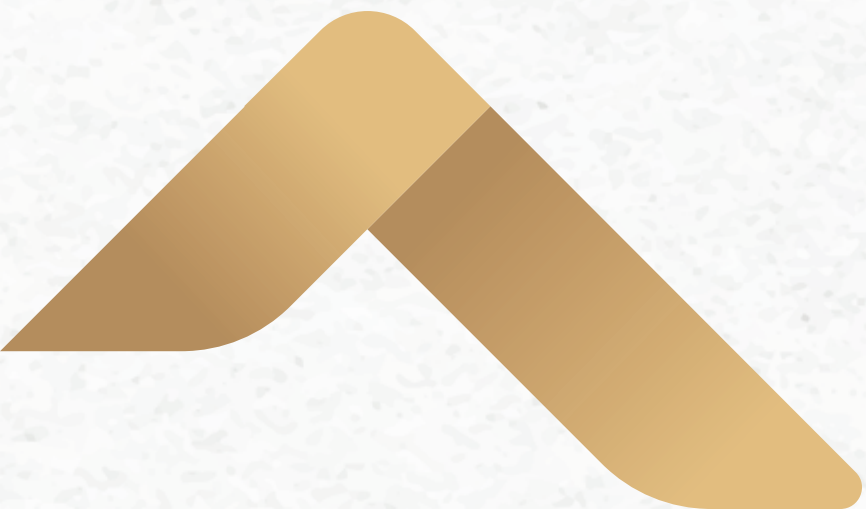
Entry for Terrace

1. Open Terrace Gym
2. Children's Play Area
3. Pergola Sitout
4. Outdoor Pantry for Festivals, Private Functions
5. Landscaped Central Courtyard



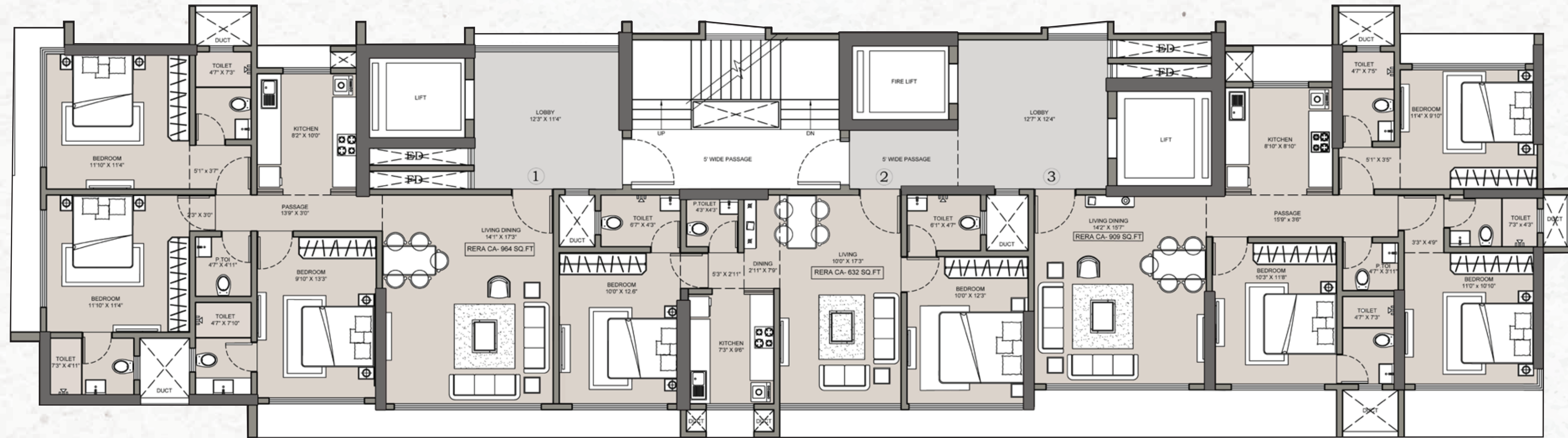
*Your meticulously planned and well-designed paradise awaits*

The city's leading experts in their respective fields have come together to create Passcode Paradise. With so much open space and fresh air, your home will feel like a true sanctuary. These homes are perfectly suited to your ideal way of life, with flats facing east and west direction, being Vaastu-compliant and having no main doors facing each other.



# Typical Floor 2<sup>nd</sup>-6<sup>th</sup>, 8<sup>th</sup>-9<sup>th</sup> Plan (Wing A)

| Unit No. | Unit Configuration | Unit Size  |
|----------|--------------------|------------|
| 1        | 3 BHK              | 964 Sq. Ft |
| 2        | 2 BHK              | 632 Sq. Ft |
| 3        | 3 BHK              | 909 Sq. Ft |

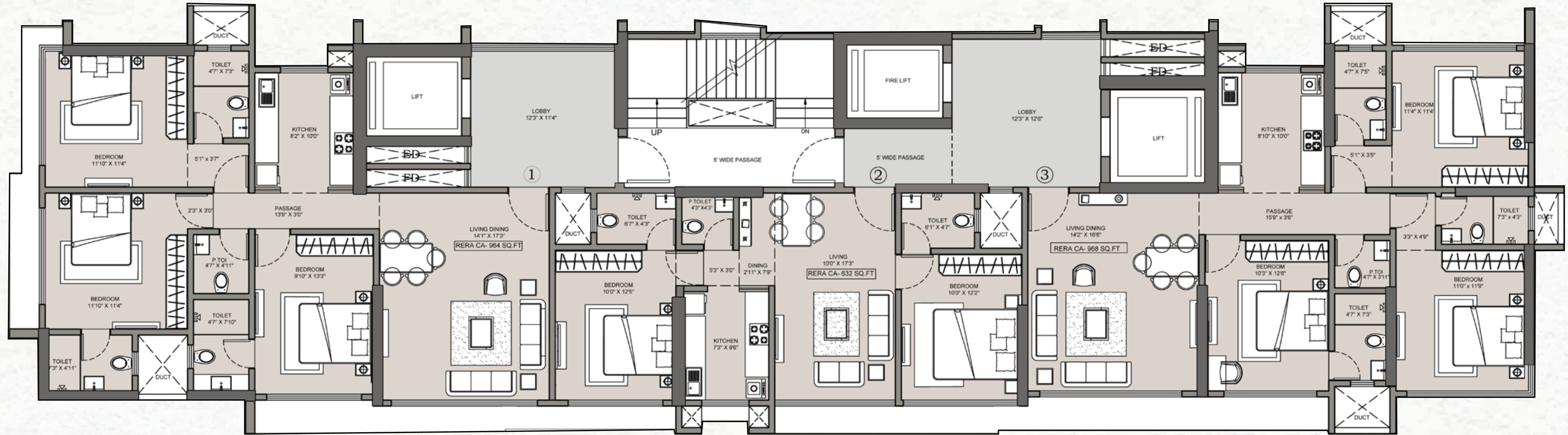


**Disclaimer:** The layout plan and other details herein are merely a creative imagination and an Architect's impression and are only indicative. The developer reserves the right to change any or all of these in the interest of the development as permissible under law.



# Typical Floor Plan 10<sup>th</sup>-13<sup>th</sup>, 15<sup>th</sup>-21<sup>st</sup> (Wing A)

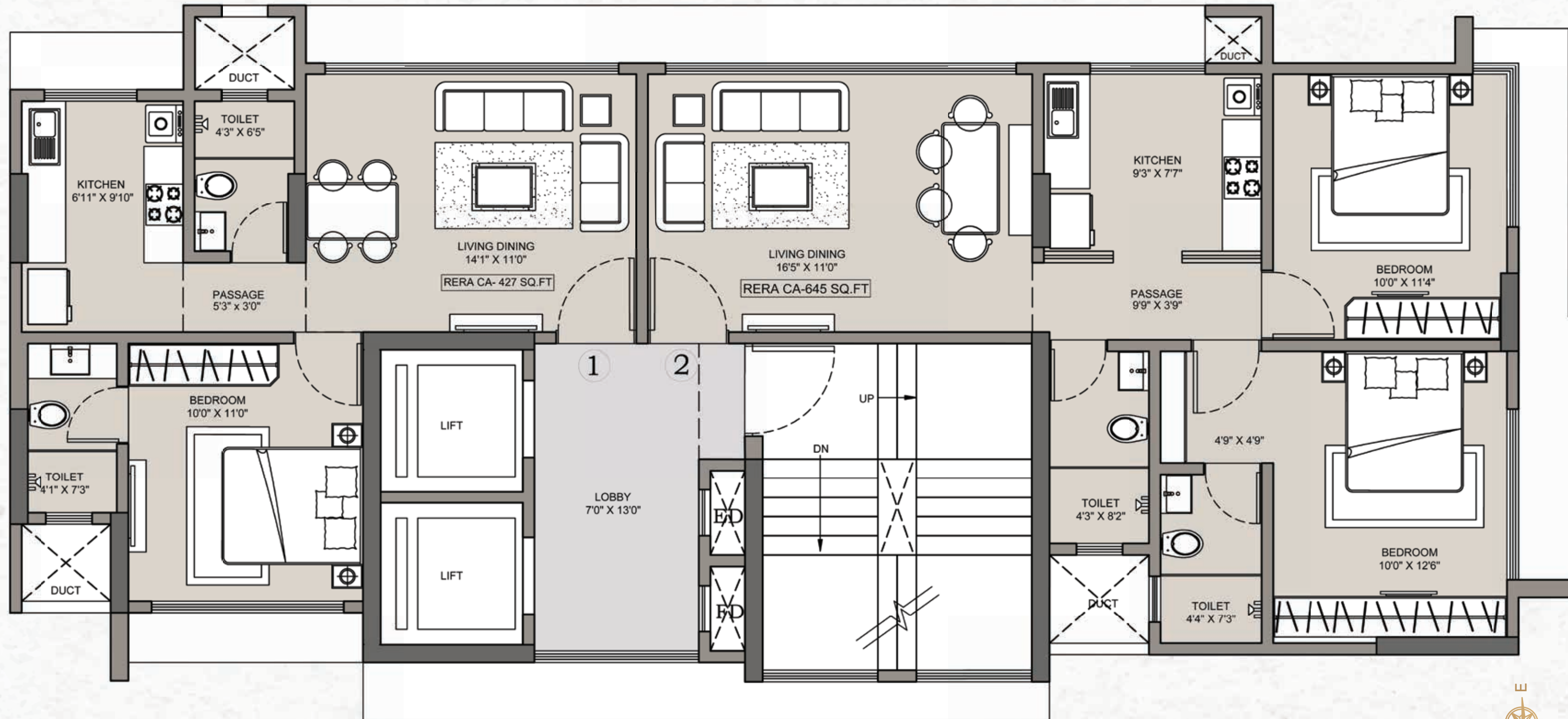
| Unit No. | Unit Configuration | Unit Size   |
|----------|--------------------|-------------|
| 1        | 3 BHK              | 964 Sq. Ft. |
| 2        | 2 BHK              | 632 Sq. Ft. |
| 3        | 3 BHK              | 968 Sq. Ft. |



**Disclaimer:** The layout plan and other details herein are merely a creative imagination and an Architect's impression and are only indicative. The developer reserves the right to change any or all of these in the interest of the development as permissible under law.

*Typical Floor Plan 1<sup>st</sup>-21<sup>st</sup> Except Refuge (Wing B)*

| Unit No. | Unit Configuration | Unit Size   |
|----------|--------------------|-------------|
| 1        | 1 BHK              | 427 Sq. Ft. |
| 2        | 2 BHK              | 645 Sq. Ft. |



**Disclaimer:** The layout plan and other details herein are merely a creative imagination and an Architect's impression and are only indicative. The developer reserves the right to change any or all of these in the interest of the development as permissible under law.



## *Developers Legacy*

Shreejee Buildcon has been a market leader in the Central Suburbs, especially in Mulund. Being in the real estate market for over two decades Shreejee Buildcon has developed a solid reputation for high-quality work and consistent delivery within a committed timeline. The group has delivered 18 remarkable projects & developed over 1.2 million sq ft. of residential spaces.

**Liasoning Architect**

ACE Consultants

**Design Architect**

Ar. F T Lokhandwala

**Structural Consultant**

Associated Structural Engineers LLP.

**Legal Advisor**

Adv. Sameer Vaidya.

**MEP Consultant**

Vijay Panchal.