



Gymnasium



Podium Parking



Party Hall with Attached Terrace

## Salient Features

Elegantly Designed with a Spacious Lobby | Hi-Speed Elevators

Well Planned Home | Three Tier Security



### Flagship Project



The Ruby, Dadar

OC RECEIVED



Aquino, Prabhadevi

MAHARERA NO.: P51900001665



Altimo, Altamount Road

MAHARERA NO.: P51900009427



Siddhanth, Girgaon

MAHARERA NO.: P51900020887

Website: <https://maharera.mahaonline.gov.in>

Under the guidance & enterprising spirit of the founder and promoter Mr. Harresh N. Mehta, Rohan Lifescapes has grown from a humble idea to one of the largest real estate players in the island city. With over 20 years of expertise, the group has carved a niche for itself in the fiercely demanding business of re-development.

Rohan Lifescapes seized the opportunity and made its mark with strategic land acquisition, credible tenant negotiations while overcoming difficult logistics in the congested city, leaving an impressive stamp of excellence across the skyline of Mumbai. All its projects are tastefully designed, with optimal use of space along with fascinating 360 degree views.

With over 20 delivered projects, 6.3 million square feet and over 5000 happy families, the company Rohan Lifescapes truly believes in transforming Mumbai, transforming Lives!!

The group has over 50 prime land parcels across Mumbai as being Malabar Hill, Chowpatty, Nepean Sea Road, Hughes Road and Worli to mention a few. This will ensure years of development and a lifetime of happiness to come, for the residents. Rohan Lifescapes is here to endure and unravel, to discover and redefine.

This project has been registered under MahaRERA Registration No.: P51900004172 & is available on the website <https://maharera.mahaonline.gov.in/> under registered projects.

**NEETHI : 9833924784**

Site Address: Kshitij by Rohan Lifescapes, Bhuleshwar Division, Babasaheb Jaikar Marg, Thakurdwar, Opp. Lohana Mahajan Wadi, Mumbai - 400 002.

Disclaimer: Tolerances of +/- 3% is possible in the unit areas. All plans, layouts, specifications, designs, elevations, features, amenities, images and services mentioned/ shown are only indicative and the Owner/Developer reserves the right to change them without any prior notice or obligation to the purchaser or any other person/s. This printed material does not constitute an offer & / or contract of any type between the Developer, Owner & /the recipient. All purchases shall be governed by the terms & conditions of the agreement for sale / lease. No details mentioned in this printed material shall in any way govern such transactions. The Developer & / Owner does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein as this is prepared & issued in good faith & for guidance only. The property is marketed on an "as is" basis & is without guarantees or warranties of any kind, expressed or implied.



“It's good to be home”





## Close at hand

In close proximity to gold and metal market

1 Min. - CP Tank

3 Mins. - Charni Road Station

5 Mins. - Saifee Hospital

Map is not to scale. Travel time under normal traffic conditions (except peak hours).

## Better homes for better living

Well-built homes make well-lived lives. And since its inception, Rohan Lifescapes has ensured that its structures meet high quality standards. Spearheaded by Mr. Harresh N. Mehta, Rohan Lifescapes blends the finest technical know-how with well-planned layouts to offer homes and work places beneficial to positive living. Rohan Lifescapes with its iconic landmarks spanning over 6.3 mn. sq,ft has enriched the lives of over 5000 residents across Mumbai.

## 1, 2 & 3 bhk apartments

Over 10,000 Sq.ft. of Open Space



Living room



Bedroom

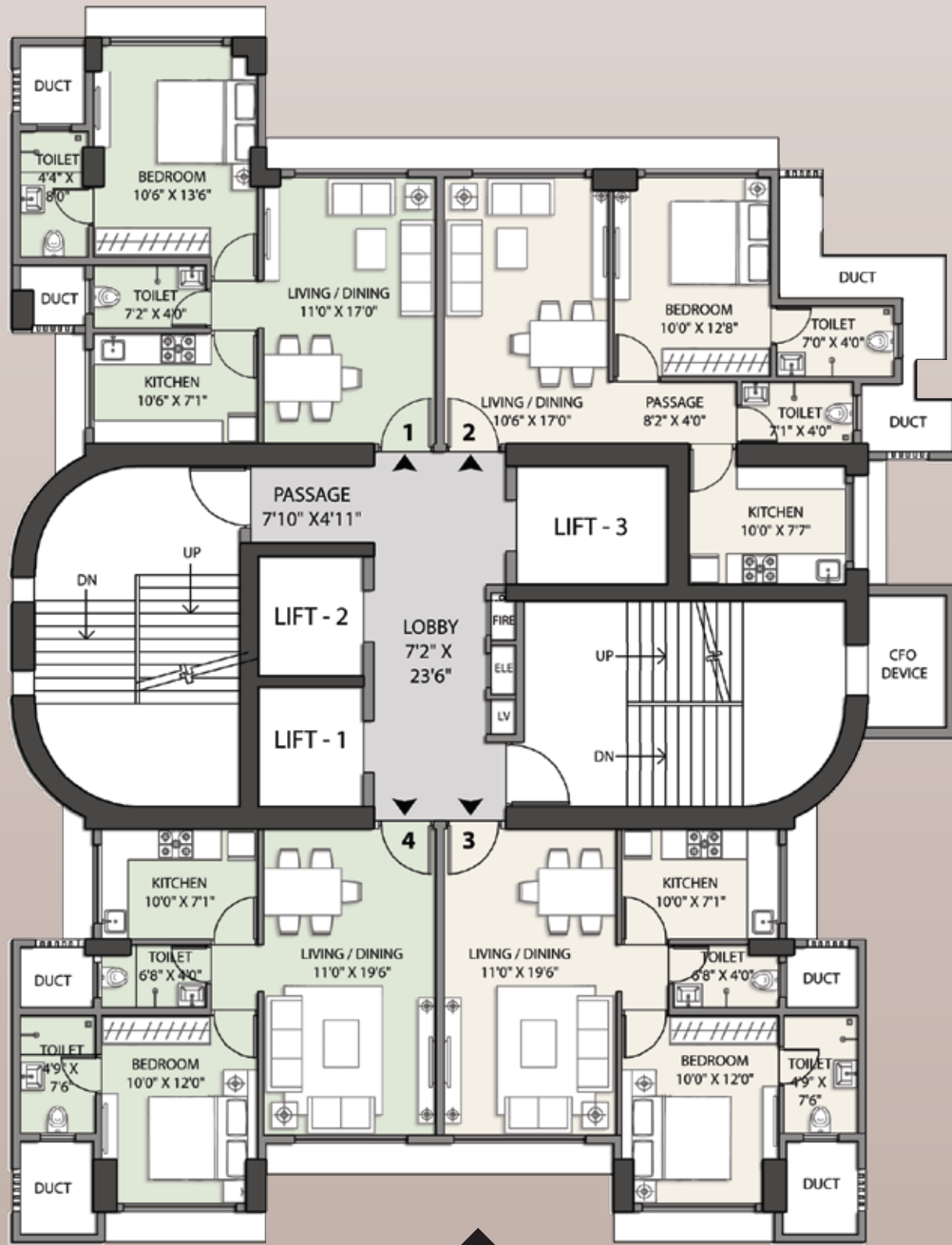


Kitchen

## New horizons for comfort and convenience.

Soaring high above the landscape, Kshitij offers a panoramic view of the city skyline and the sea. Within the apartment, space-saving facilities are used to optimize each square inch. Individual flats are intelligently laid out and spacious. Quality construction is evident through an architecturally superior design. The project is designed by the renowned architectural firm Access Architects with partners like mahimtura and D.G. Dave. Kshitij is slated to stand tall as an iconic structure against the skyline of Mumbai. Over the years, this structure will emerge as a landmark in its own right.

# Typical floor plan



WING - A

FLAT NO.	RERA AREA SQ.MT.	RERA AREA SQ.FT.
1	46.24	497.73
2	46.76	503.32
3	46.38	499.23
4	46.46	500.10



WING - B

FLAT NO.	RERA AREA SQ.MT.	RERA AREA SQ.FT.
1	98.74	1062.84
2	72.21	777.27
3	72.15	776.62
4	72.76	783.19





# Podium plan

## LEGEND

1. Jogging track
2. Seating
3. Green lawn
4. Hedges
5. Gazebo
6. Stone paved area
7. Pathway
8. Plantation
9. Fountain grass
10. Flowering shrubs
11. Entry to podium terrace
12. Kids play area
13. Paved area
14. Multipurpose hall
15. Waiting area
16. Gymnasium
17. Yogalaya

