



WHEN OPPORTUNITIES OF
A LIFETIME COME IN ABUNDANCE
IT'S A BIG DEAL

FINDING THE PREMIUM LIFESTYLE AT THE PRIME LOCATION
IS A BIG DEAL!

**PRIME
LOCATION**



**PREMIUM
LIFESTYLE**



**PERFECT
PRICE**





Since over three-and-a-half decades, Integrated Spaces has been Top Real Estate Companies in Mumbai. We are enriching the lives of middle-income people living in the suburbs of Mumbai. Our visionary housing solutions fulfil the evolving needs of people, keeping in view the core principles of low maintenance costs, zero wastage planning, green spirit and intelligent sizing and pricing.

With every project, we create spaces that are functionally and aesthetically sound. We take pride in the fact that our projects are well-planned for light and ventilation, maximum utilization of every square foot, aptly placed common areas and structures that are in harmony with the landscape. Every Integrated project is built to be a worthy 'life space' for its occupants and creates richer and fulfilling lifestyle.

37 YEARS OF EXPERIENCE

2000+ HAPPY FAMILIES

1 MILLION SQ.FT. DELIVERED

2 MILLION SQ.FT. IN PROGRESS

7 ONGOING PROJECTS

5 UPCOMING PROJECTS

17 PROJECTS COMPLETED



The Guardians Real Estate Advisory & Kotak Realty Fund have come together to overcome the challenges of project bottlenecks, project delays, inefficient processes, lack of latest marketing tools and methods, and the absence of industry intelligence.

We are India's first institutionally owned 'Real Estate Development Management and Advisory Company'. Ground Holding is committed to augmenting the clients' assets and investment value with pathbreaking business solutions by renowned industry doyens.

A JOINT VENTURE BETWEEN
THE GUARDIANS REAL ESTATE ADVISORY
& **KOTAK INVESTMENT ADVISORS LIMITED**

INDIA'S FIRST INSTITUTIONALLY FUNDED & PROFESSIONALLY MANAGED REAL ESTATE SERVICE PROVIDER

3 ONGOING PROJECTS

1.7 MILLION SQ. FT. UNDER VARIOUS STAGES OF CONSTRUCTION

TWO TRUSTED LEGACIES. ONE UNIQUE PROJECT
NOW THAT'S A BIG DEAL!



PRESENTS



OFF SV ROAD,
GOREGAON WEST

A HOME THAT OFFERS
THE BEST OF BOTH WORLDS,
IS A BIG DEAL!

A home in Western Suburbs is one of the most coveted of dreams. And with Passcode BIG DEAL, a life full of joy is just about to begin. This elegant 40-level tower with 35 habitable floors brings you more luxury per square feet than you can imagine, in its Premium 2 Bed Residences. Located close to S.V. Road, Goregaon West, you have the unparalleled advantage of one of the fastest accesses to the city's key areas, be it for business or pleasure.



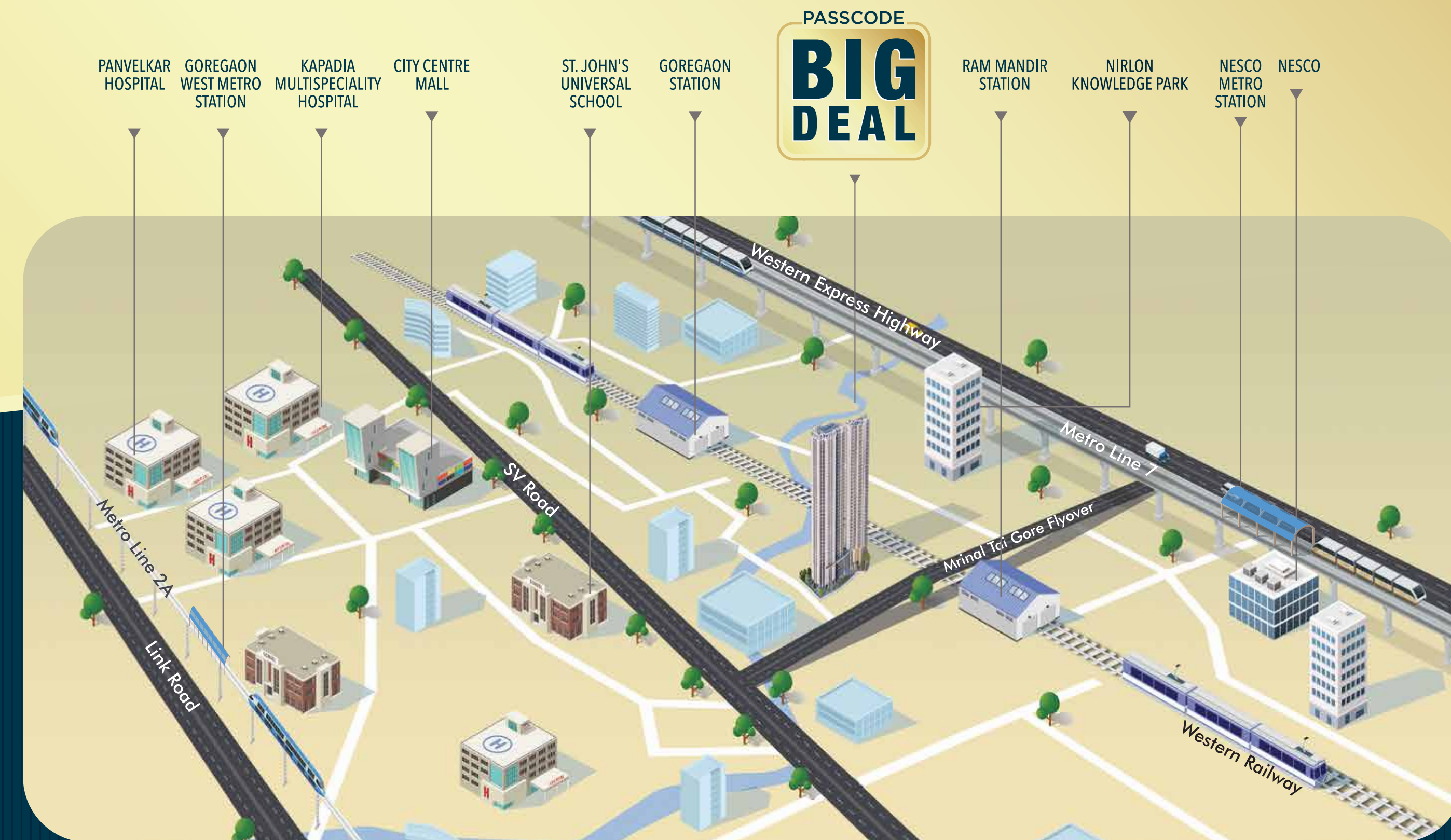
Artist's Impression

LIVING AT ONE OF THE MOST
CONNECTED LOCATIONS IN WESTERN SUBURBS
IS A BIG DEAL!



MRINAL TAI GORE FLYOVER IN 2 MINUTES
CLOSE TO RAM MANDIR STATION
CLOSER TO SV ROAD

LIVING AT ONE OF THE MOST
CONNECTED LOCATIONS IN WESTERN SUBURBS
IS A BIG DEAL!



* Map not to scale

PASSCODE BIG DEAL AT OSHIWARA DISTRICT CENTRE (ODC) THE NEXT BIG DEAL OF WESTERN SUBURBS

Oshiwara District Center is being shaped on the lines of Bandra Kurla Complex between Lokhandwala and Goregaon and will offer world-class retail, residential and commercial spaces laced with top-notch facilities. It is in close proximity to Goregaon Railway Station and Chhatrapati Shivaji International Airport and BKC. It is destined to emerge as the next CBD (Central Business District) in Mumbai.



WHAT MAKES ODC A GREAT INVESTMENT OPPORTUNITY

HIGHLIGHTS

- Spread across 148 acres
- Will be home to 20,000 families
- 3000 retail outlets
- Estimated 2.5 lakhs job

GROWTH CORRIDOR

- Bandra-Kurla-Mankhurd
- Versova-Andheri-Ghatkopar
- Colaba-Mahim Charkopar

PASSCODE
BIG DEAL



*Representative Image

EDUCATION

St. John's Universal College	900 M
VIBGYOR Intl. School	2.3 KM
Patkar College	2.4 KM
City International School	2.4 KM
Lords Universal College	2.5 KM



*Representative Image

HEALTHCARE

Ruby Hospital	1.3 KM
Kapadia Multispeciality Hospital	2.2 KM
Panvelkar Hospital	2.8 KM
Hindu Hriday Samrat Balasaheb Municipal Hospital	3.2 KM



*Representative Image

ENTERTAINMENT & RECREATION

Movie Star	450 M
Siddhivinayak Temple	900 M
Jain Derasar	1.1 KM
Cinemax	1.2 KM
Oshiwara Garden	1.5 KM
City Mall	1.6 KM
Hub Mall	1.7 KM
Carnival Cinemas	1.8 KM
24 Karat Multiplex	1.8 KM
City Centre Mall	1.9 KM
Municipal Joggers Park	2.6 KM
Country Club	2.6 KM
Mega Mall	2.7 KM
Nesco Exhi. Grd.	2.8 KM
Infiniti Mall	2.9 KM
Hypercity Mall	3.5 KM
Inorbit Mall	3.8 KM



*Representative Image

CONNECTIVITY

Mrinal Tai Gore Flyover	200 M
Ram Mandir Railway Station	800 M
Mahananda Metro Station	1.9 KM
Goregaon Metro Station	2.1 KM
Goregaon Railway Station	2.2 KM
Balasabheb Thackeray Flyover	2.5 KM
Jogeshwari Railway Station	2.6 KM
Bangur Nagar Metro Station	2.9 KM
Shastri Nagar Metro Station	3.1 KM
JVLR Metro Station	3.2 KM
Aarey Metro Station	3.3 KM

SUPERIOR LIFESTYLE
THAT ELEVATES YOUR LIFE
IS A BIG DEAL!



OUTDOOR AMENITIES

- Swimming Pool
- Senior Citizens Zone
- Kids Play Area
- Jogging Track
- Net Cricket

Jogging Track



*Representative Image

Swimming Pool



*Representative Image



*Representative Image

Senior Citizens Zone



*Representative Image

Kids Play Area

EXQUISITE FEATURES
THAT ENRICH YOUR LIFE
IS A BIG DEAL!



INDOOR AMENITIES

- Entrance Lobby
- Lounge And Seating Zone
- Multipurpose Area
- Banquet
- Gym
- Carrom
- Table Tennis
- Card Table
- Steam & Sauna

Lounge And Seating Zone



*Representative Image

*Representative Image

Gym

*Representative Image

Steam & Sauna



*Representative Image

*Representative Image

Banquet

Indoor Games Room



*Representative Image

*Representative Image



A VIEW WITH A PERFECT SETTING
IS A BIG DEAL!

Actual view from the site



WEST VIEW

*Representative Image

SOUTH VIEW

NORTH VIEW

Actual view from the site



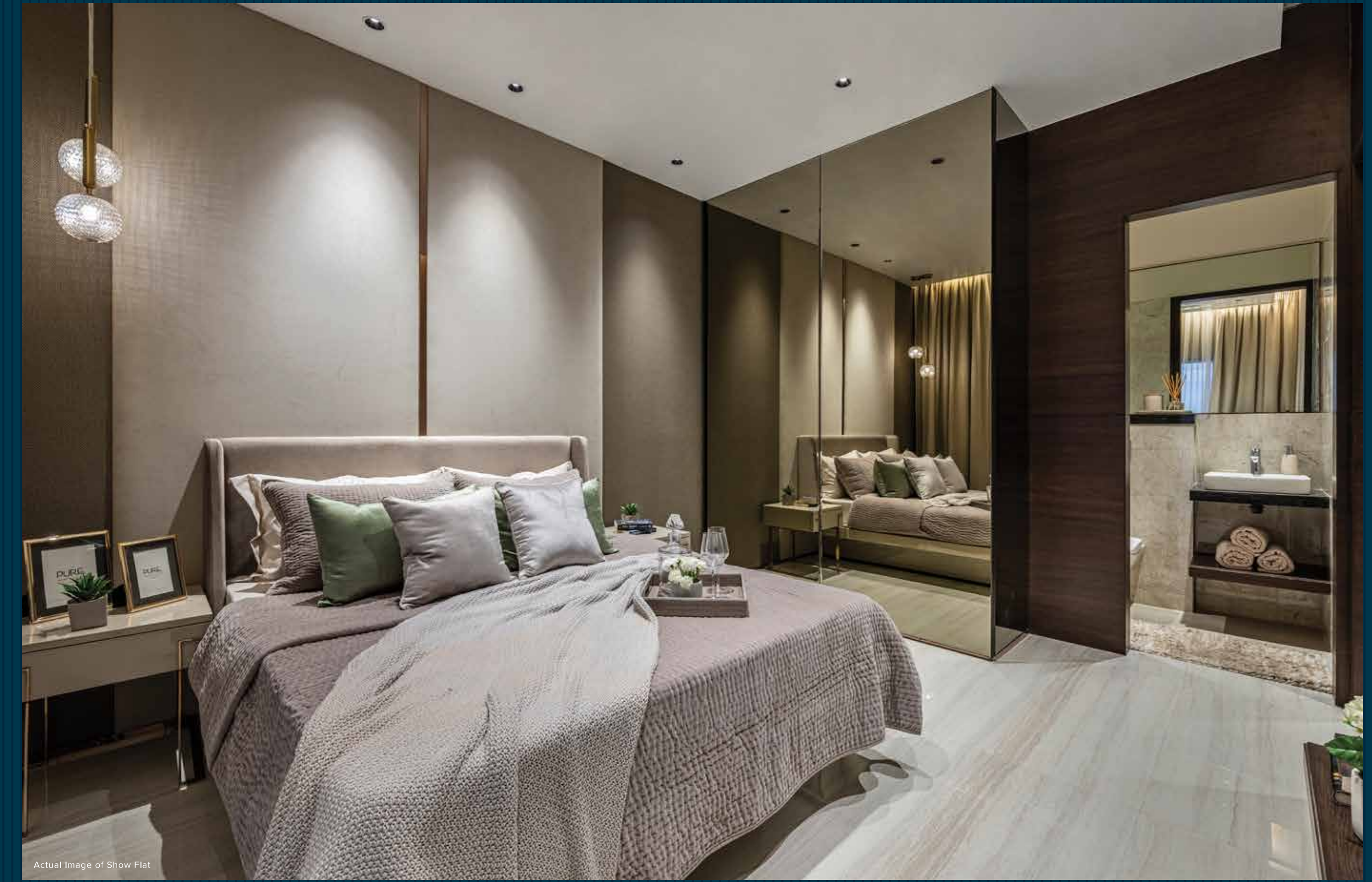
Actual view from the site



SPACIOUS APARTMENTS
WITH BEST SPECIFICATIONS
IS A BIG DEAL!



LIFESTYLE
2 BED RESIDENCES



Actual Image of Show Flat



Actual Image of Show Flat

INTERNAL SPECIFICATIONS

LIVING AND DINING ROOM

Vitrified Flooring, Extensive Electrical Layout, Windows With Marble / Granite Sill, Cable Point, Telephone Point, Ac Points As Per Well-laid Routing Provisions, Intercom Facility, Video Door Phone

BEDROOMS

Vitrified Flooring, Extensive Electrical Layout, Windows With Marble/Granite Sill, Cable Point, Telephone Point, Ac Points As Per Well-laid Routing Provisions

KITCHEN

Alcove – Vitrified Flooring, Granite Platform With Stainless Steel Sink, Auxiliary Platform, Gas Leak Detector, Provision For Piped Gas Connection, Extensive Electrical Layout With Points For Water Purifier, Refrigerator, Exhaust And Mixer-Grinder

BATHROOMS

Vitrified Anti-skid Flooring, Glazed Dado Tiles, Cp Fittings, Extensive Electrical Layout With Point For Exhaust & Geyser

DOORS

Decorative Fire-rated Main Door, Laminated Doors For Bedrooms & Toilets

WINDOWS

Heavy Aluminum Powder-coated Sections With Marble/Granite Sill

INTERNAL WALL FINISH

Gypsum Plaster, Obd Paint In Living/Dining Room And Passage

ELECTRIFICATION

Extensive Layout In Concealed Copper Wiring, Modular Switches In Flats, Provisions For Lights, Fans & TV Points With Adequate Extra Points

PLUMBING

Concealed Plumbing With High-quality Fixtures

SECURITY & SAFETY SYSTEM

Intercom Facility And Video Door Phone Within Each Apartment, Gas Leak Detector In All Kitchens, Fire Alarm System, Sprinkler System For Flats And Common Areas, Dg Power Back-up For Designated Common Areas & Elevators

COMMON AREA AMENITIES

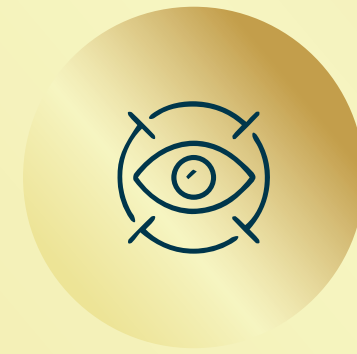
High-speed Passenger Elevators, Designer Entrance Lobbies, Designated Service Elevators

BUYING YOUR HOME HERE IS A BIG DEAL



CONNECTIVITY

Proximity to SV Road, WEH, Metro lines, Link road, Mrinal Tai Gore flyover, Western railway stations



EXCELLENT VIEW

Enjoy Panoramic green views in the east and the cityscape in the west



GOOD PLANNING

A well-planned project with efficient carpet areas



TRUSTWORTHY PARTNERSHIP

Integrated + Ground Holding (A Joint Venture between the Guardians Real Estate Advisory & Kotak Investment Advisors Limited)



FINANCIAL TRANSPARENCY

All approvals & financial final closure are in place. Get speedy and timely delivery



LUXURIOUS RECREATION

Multi-level lifestyle experience with world-class amenities on Ground, Podium and Terrace levels



AMENITY LEVEL

Ground Floor Amenities

- 1. Entry
- 2. Exit
- 3. Ent. Plaza
- 4. Sculpture
- 5. Driveway
- 6. Drop-off
- 7. Jogging Track
- 8. Cricket Net Practice
- 9. Chit Chat Corner

Podium Amenities

- 10. Deck
- 11. Lap Pool
- 12. Kids Pool

Indoor Amenities

- 13. Lobby
- 14. Toddlers' Play Zone
- 15. Banquet Hall
- 16. Gym
- 17. Changing Rooms
- 18. Indoor Games
- 19. Aerobics & Yoga Room

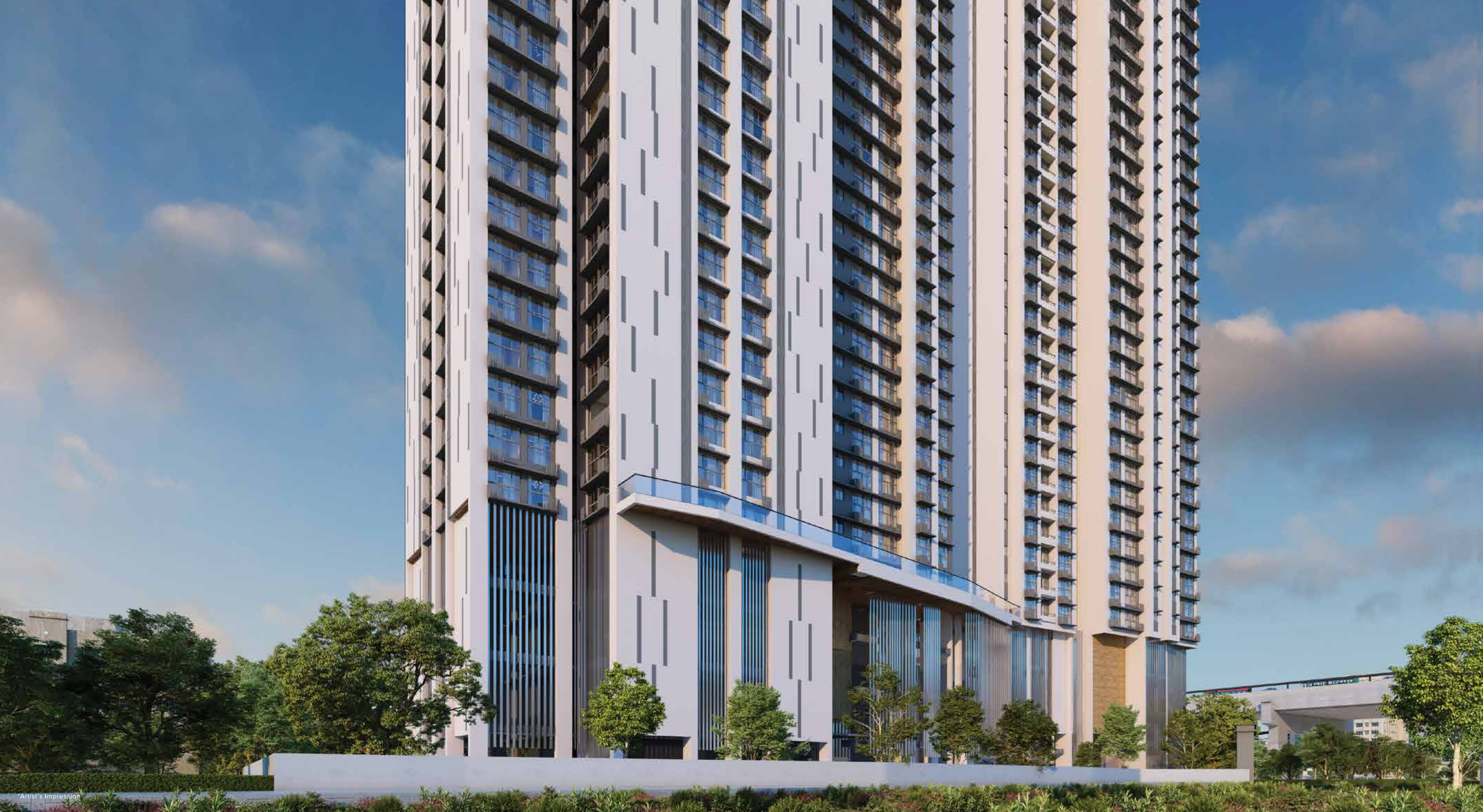


TERRACE PLAN

Terrace Amenities

- 1. Play Area
- 2. Seating Corner
- 3. Viewing Deck
- 4. Sky Digi Library
- 5. Sky Study Lounge
- 6. Senior Citizen Area
- 7. Creative Corner
- 8. Outdoor Gym
- 9. Vitamin D Deck
- 10. Multipurpose Lawn





ground
holding REAL
ESTATE
JOY

Integrated®

Site Address: Passcode Big Deal, Off SV Road, Goregaon West, Mumbai - 400 102

Passcode Big Deal is the marketing campaign name for Integrated Ramicon and has been registered with MahaRERA No. **P51800045996** and is available on website <https://maharera.mahaonline.gov.in> The artist's impressions and stock images used are for representative purpose only. The flats offered for sale are unfurnished and all the amenities proposed, to be provided in the flat shall be incorporated in the Agreement for Sale. The sale of all the premises in the project shall be governed by terms and conditions incorporated in the Agreement for Sale.