



**PROMESA**  
— REALTY —  
COMMITTED TO YOU

— PASSCODE —

**BIGSTEP**

OFF SCLR, GHATKOPAR

*Discover*

AFFORDABLE DREAM  
LIVING IN MUMBAI



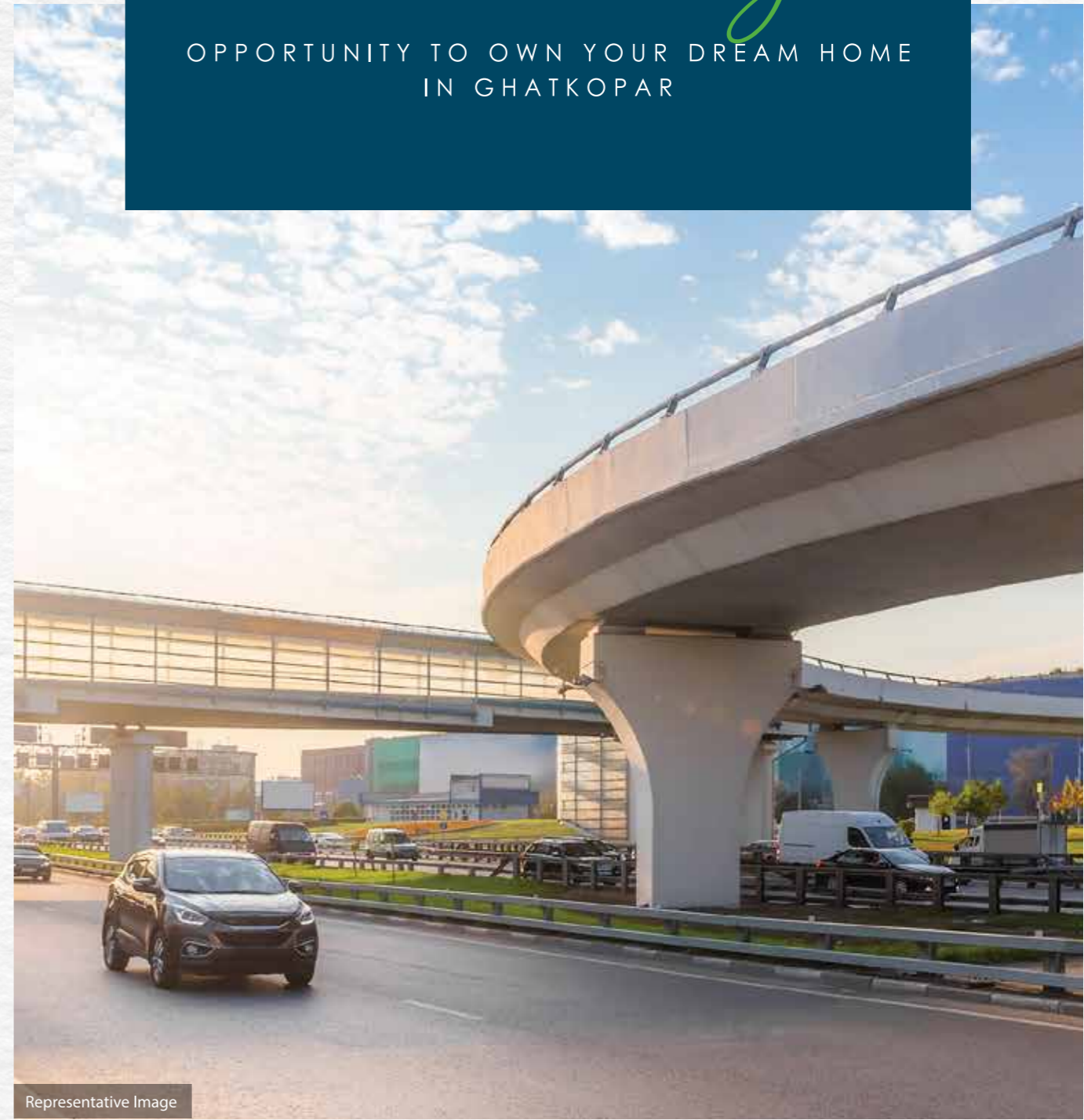
Representative Image

# Discover

## AFFORDABLE DREAM LIVING RIGHT IN THE CITY OF DREAMS

- Millions of people dream of owning a home in Mumbai
- Mumbai is where the home prices are among the highest in the world
- The expensive housing demand in Mumbai has caused migration of many residents to outskirts of the city
- Moving out to the outskirts but lesser career opportunities has increased the commute time of professionals that travel for work to Mumbai
- 35-40% of Mumbaikars live on rent because:
  - Don't want to leave Mumbai
  - Can't afford to buy a house in Mumbai

THE MOST *Promising*  
 OPPORTUNITY TO OWN YOUR DREAM HOME  
 IN GHATKOPAR



Representative Image

Ghatkopar is an intrinsic part of Mumbai with exceptional social infrastructure, best residential complexes, commercial areas, shopping malls, sports facilities, schools, and educational institutes. Ghatkopar is seamlessly connected to commercial landmarks like Powai, Andheri, BKC and Fort. There is also a direct Ghatkopar-Andheri Freeway connecting Bandra. Thanks to its location and modern infrastructure, the suburb has broad roads, a sophisticated transportation system, advanced water and energy systems, and all the trappings of a modern and upscale suburb.

- Developed Civic Infrastructure
- Excellent Connectivity
- Convenient Public Transit
- Large Public Spaces
- Modern Social Infrastructure

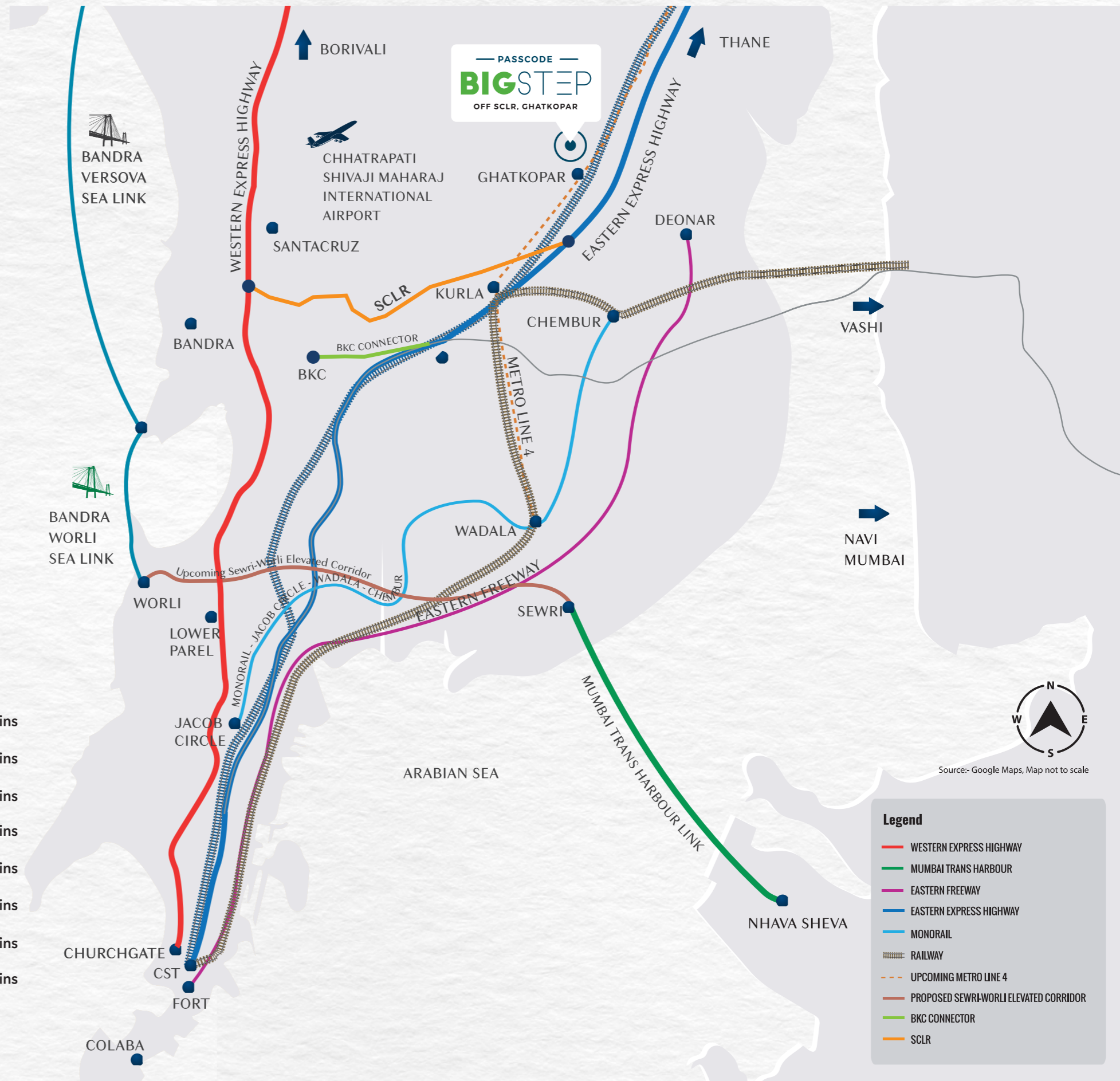
# Ghatkopar

## A PRIME LOCATION WITH STRATEGIC CONNECTIVITY

Ghatkopar has become one of Mumbai's most desirable neighbourhoods over the years. Modern infrastructural developments have triggered an exponential rise in the demand for residential units in the locality. With metro easing commutation to the locale, Ghatkopar has gained prominence across Mumbai.

### INFRASTRUCTURE

• SCLR	<b>3 Mins</b>	• Ghatkopar Railway Station	<b>12 Mins</b>
• Upcoming Garodia Nagar Metro Station	<b>3 Mins</b>	• Ghatkopar Metro Station	<b>12 Mins</b>
• Eastern Express Highway	<b>4 Mins</b>	• LBS Marg	<b>17 Mins</b>
• Chembur Monorail Station	<b>7 Mins</b>	• BKC - Chunabhatti Flyover	<b>17 Mins</b>
• Chembur Railway Station	<b>8 Mins</b>	• Navi Mumbai	<b>24 Mins</b>
• Ghatkopar - Mankhurd Link Rd	<b>9 Mins</b>	• Upcoming Mumbai-Trans Harbour Link	<b>26 Mins</b>
• Upcoming Pant Nagar Metro Station	<b>9 Mins</b>	• Western Express Highway	<b>35 Mins</b>
		• International Airport	<b>41 Mins</b>

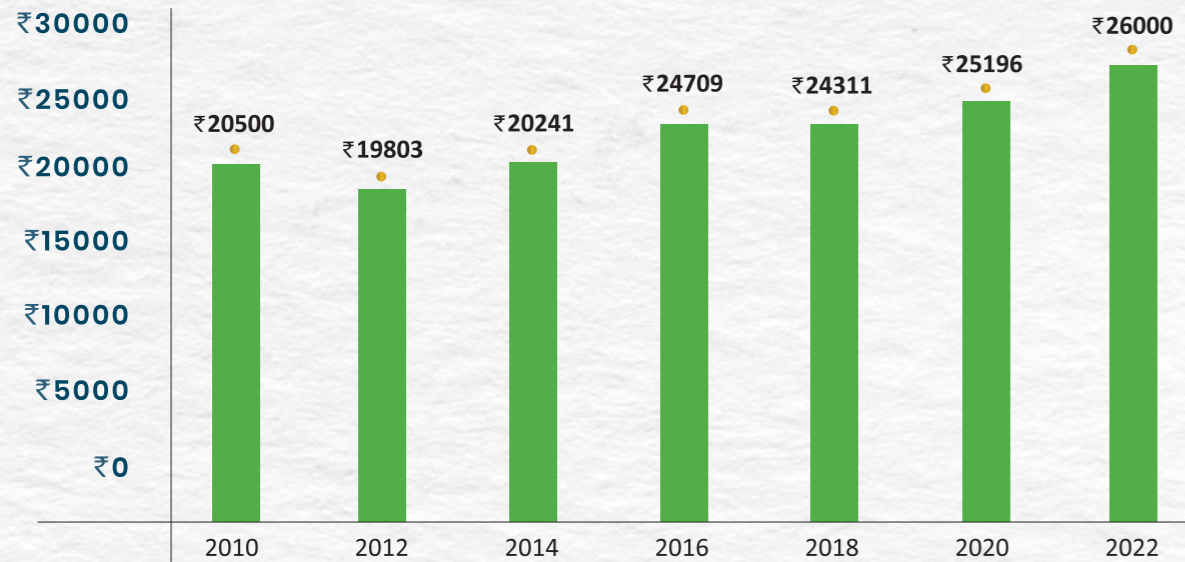


GAIN *exclusive*

ACCESS TO THE HIGHEST ROI AT GHATKOPAR

**PRICE TREND**  
(₹)

Wt. Avg. Price of Available Units ₹/Sqft



Source:- Prop Equity

**Monthly Rent - 1 BHK - ₹25,000 | 2 BHK - ₹35,000 | 3 BHK - ₹45,000**

- Ghatkopar is expected to witness robust capital appreciation in the times to come, with affordable homes, the proposition is more lucrative.
- More commercial centres in and around Ghatkopar East make it a desirable working and living location in Mumbai.
- Due to its proximity to commercial complexes like BKC, the rental yield on investment is high.
- The metro development plan proposed by the government is further expected to boost demand as well as capital and rental rates in the locality.

YOUR *Dream Home*  
IS JUST ONE  
DECISION AWAY!



Proposed Elevation

— Exclusive Benefit of 1%\* GST —

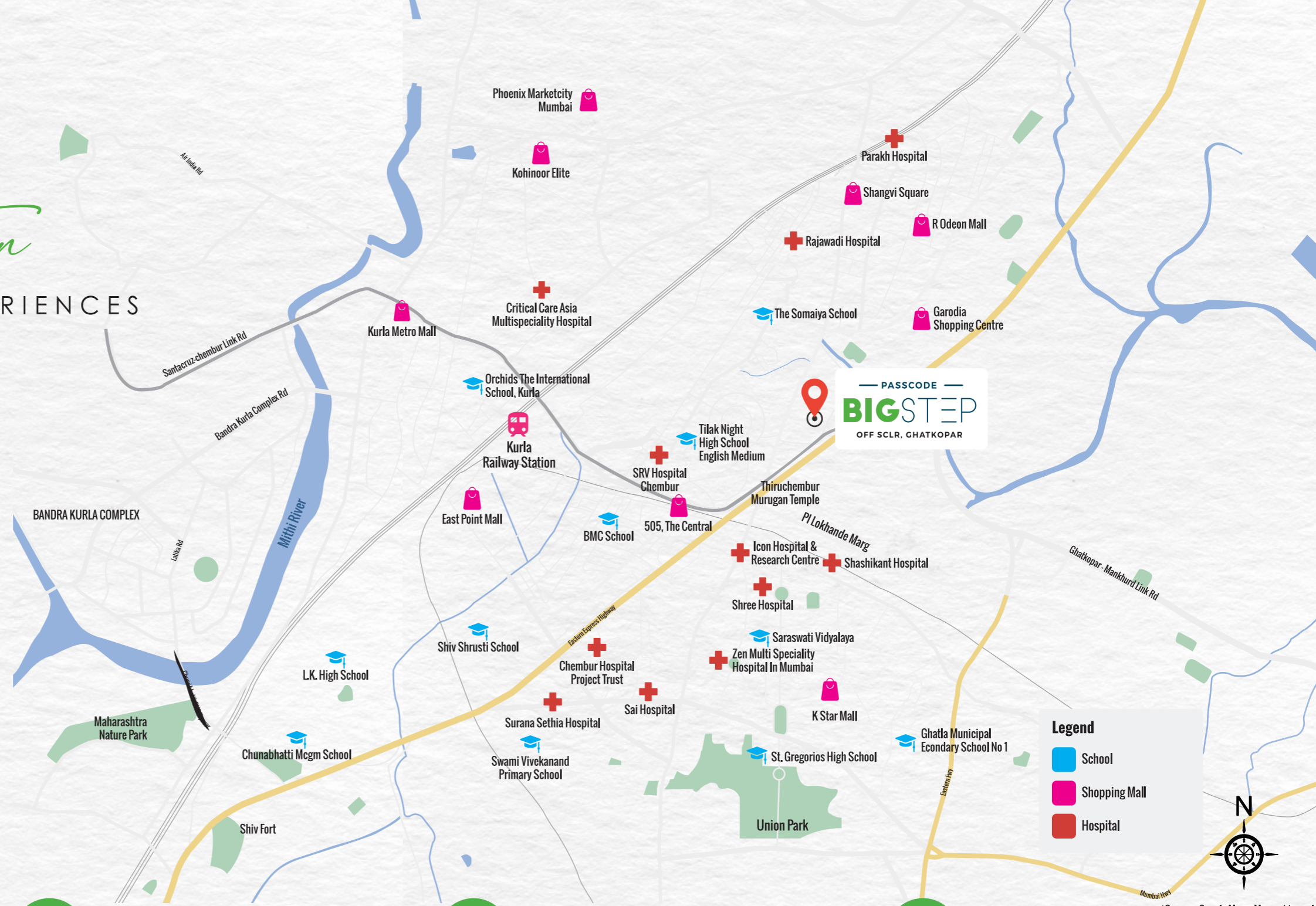
**PROJECT HALLMARKS**

- Ground + 19 Habitable Floors
- Meticulously Planned 1 Bed Homes
- Units Per Floor - A Wing - 10 units & B Wing - 6 units
- Elevators - A Wing - 5 & B Wing - 2
- Gated Community Living
- 18+ Lifestyle Amenities
- Skylife Indulgences at the Rooftop
- Mesmerizing Views of Cityscape

T&C Apply

# AN IDEAL *Location* FOR A LIFETIME OF EXPERIENCES

Passcode Big Step, located off SCLR, Ghatkopar (E), is the most promising landmark due to its well-matched and extraordinary social infrastructure. One of the advantages of living in Ghatkopar is the availability of public transit, which makes commuting to & fro work a breeze. Passcode Big Step offers excellent connectivity that connects to and from seamlessly.



## ENTERTAINMENT

Cinemax Odeon	<b>6 Mins</b>
Inox Neelyog Square Mall	<b>11 Mins</b>
Cinépolis, K Star Mall	<b>16 Mins</b>
Movie Time Cubic Mall	<b>17 Mins</b>



## SHOPPING

R Odeon Mall	<b>6 Mins</b>
R City Mall	<b>15 Mins</b>
Phoenix Market City Kurla	<b>20 Mins</b>



## SCHOOLS & COLLEGES

Garodia International College	<b>3 Mins</b>
Garodia School	<b>4 Mins</b>
JBCN International School	<b>10 Mins</b>
Somaiya College	<b>11 Mins</b>
RBK International School	<b>11 Mins</b>
Our Lady of Perpetual Succour	<b>18 Mins</b>
Vivekanand Education Society	<b>19 Mins</b>
St. Anthony's Girls' High School	<b>18 Mins</b>
Ryan International School	<b>23 Mins</b>



## HOSPITALS

The Mumbai Heart Clinic	<b>1 Min</b>
Rajawadi Hospital	<b>6 Mins</b>
Bakul Parekh Children's Hospital	<b>9 Mins</b>
Sushrut Hospital	<b>9 Mins</b>
Surana Sethia Hospital	<b>12 Mins</b>
CritiCare Asia Hospital	<b>17 Mins</b>

\*Source- Google Maps, Map not to scale

*Discover*

YOUR DREAM LIFESTYLE WHILE  
ADMIRING THE CITYSCAPE

Indulge your eyes in the majestic views of the cityscape while living in the home of your dreams,  
where the actual beauty of the home matches the beauty of your dreams.



Actual View - East Side

# Amenities

## THAT BRING YOUR DREAM HOME TO LIFE

Immerse yourself in world-class amenities that give you the utmost pleasure and leisure. Relax, refresh and rejuvenate yourself in the engaging amenities that elevate your standards and make your dream living come true.



Representative Images\*

Your dream living takes on a whole new meaning at the abundantly ventilated and sunlit homes at Passcode Big Step. Discover homes crafted to perfection with well-planned interiors that brighten up every corner of your home and elevate your lifestyle to the next level.

### GROUND FLOOR AMENITIES

- Gymnasium
- Sit-Out Deck
- Courtyard
- Senior Citizens' Area
- Indoor Games Room  
(Proposed on 1<sup>st</sup> Floor)

### TERRACE FLOOR AMENITIES

- Meditation Area
- Reading Corner
- BBQ Deck
- Star Gazing Deck
- Chess Plaza
- Fragrance Court
- Viewing Deck
- Multipurpose Lawn
- Amphitheatre
- Games Lawn
- Pebble Seats

Vaastu Compliant Homes\*

Cross Ventilation\*

Premium Bathroom Fittings

Vitrified Flooring

(T&C Apply)

\*Available in select units only



**PROMESA**  
— REALTY —  
COMMITTED TO YOU

*A Promising Legacy*  
**DOTTING THE SKYLINE**

Promesa Realty - A Venture of Darsshan Properties, has been building homes & commercial spaces for more than a decade and is in this stream for more than two decades. In 2007, the reformation of Directors gave Darsshan a brand new name, hence we started operating under the name of Darsshan Properties. A promising legacy of dotting the skyline of South Mumbai, Lonavala & Pune by delivering projects of 2.894 Million Sq.ft. and a Land Bank of 125 Acres, with ongoing projects of 2 Million Sq.ft. We value our commitment to delivering projects that meet global standards to achieve our goal of 100% customer satisfaction. Thus, we strive to deliver excellent quality in a timely manner. In our pursuit to change lives, we constantly upgrade in terms of technology and design to fulfil our promise to our customers.

**COMPLETED PROJECTS**

**2.894 MILLION Sq.ft. DEVELOPED**



**DARSSHAN PRIDE**  
Tardeo



**DARSSHAN RICCO**  
Lower Parel



**PARK LANE**  
Pune

**ONGOING PROJECTS**

**2 MILLION Sq.ft. DEVELOPMENT PLANNED**



**DARSSHAN VONALZO**  
Nana Chowk



**DARSSHAN CASTOR**  
Khetwadi



**DARSSHAN WEST END**  
Dadar (West)



**ADI DARSSHAN**  
Lower Parel



**20 YEARS OF EXCELLENCE**



**20+ COMPLETED PROJECTS**



**BASED IN MUMBAI, LONAVALA & PUNE**



**TIMELY DELIVERY & QUALITY ASSURANCE**





**PROMESA**  
— REALTY —  
COMMITTED TO YOU

A Venture Of



Site Address: New Sales Lounge, Pestom Sagar Colony - Road Number 04, Opp Radhakunj Towers, Off SCLR,  
Ghatkopar East, Mumbai - 400077

 MahaRERA Registration No. P51800046735 available at website: <http://maharera.mahaonline.gov.in>

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