

PROMESA
— REALTY —
COMMITTED TO YOU

LAUNCHING

— PASSCODE —

BIGSTEP

OFF SCLR, GHATKOPAR

Unveiling an opportunity

TO OWN YOUR DREAM HOME IN MUMBAI

Mumbai

A RAPIDLY EXPANDING AND EXPENSIVE METROPOLIS

Mumbai, the state capital of Maharashtra, is known as the "city of dreams" or "Mayanagri." It has earned this moniker over the years not just because it provides endless prospects for Indian citizens across states but also those from other countries. As India's economic center, this city has something for everyone. Mumbai has numerous opportunities, varying from starting a small or medium-sized business to pursuing a career in Bollywood. It is the wealthiest city in India and one of the most prosperous cities in the world. Most financial organizations have their headquarters here, including the Reserve Bank of India, the National Stock Exchange, and the Bombay Stock Exchange, as well as the most prominent Indian corporate houses such as Reliance Industries, Tata Group, and the Aditya Birla Group.

OWNING A HOME IN MUMBAI IS EXPENSIVE BECAUSE:

- Lack of space
- Limited supply in the center of the city
- Amongst the highest housing prices in the world
- Every year the number of people migrating To mumbai is increasing rapidly





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

PROMESA REALTY MAKES YOUR

Dream A REALITY

Passcode Big Step is meticulously designed to fulfil your dream of in-city accessible living. This gated community living is a fantasy for most Mumbaikars, now being fulfilled for you in the most prominent location. Experience the finest homes with luxurious amenities, exceptional connectivity, and majestic views of the cityscape.

EXCLUSIVE BENEFIT OF

1%* GST

*T&C Apply



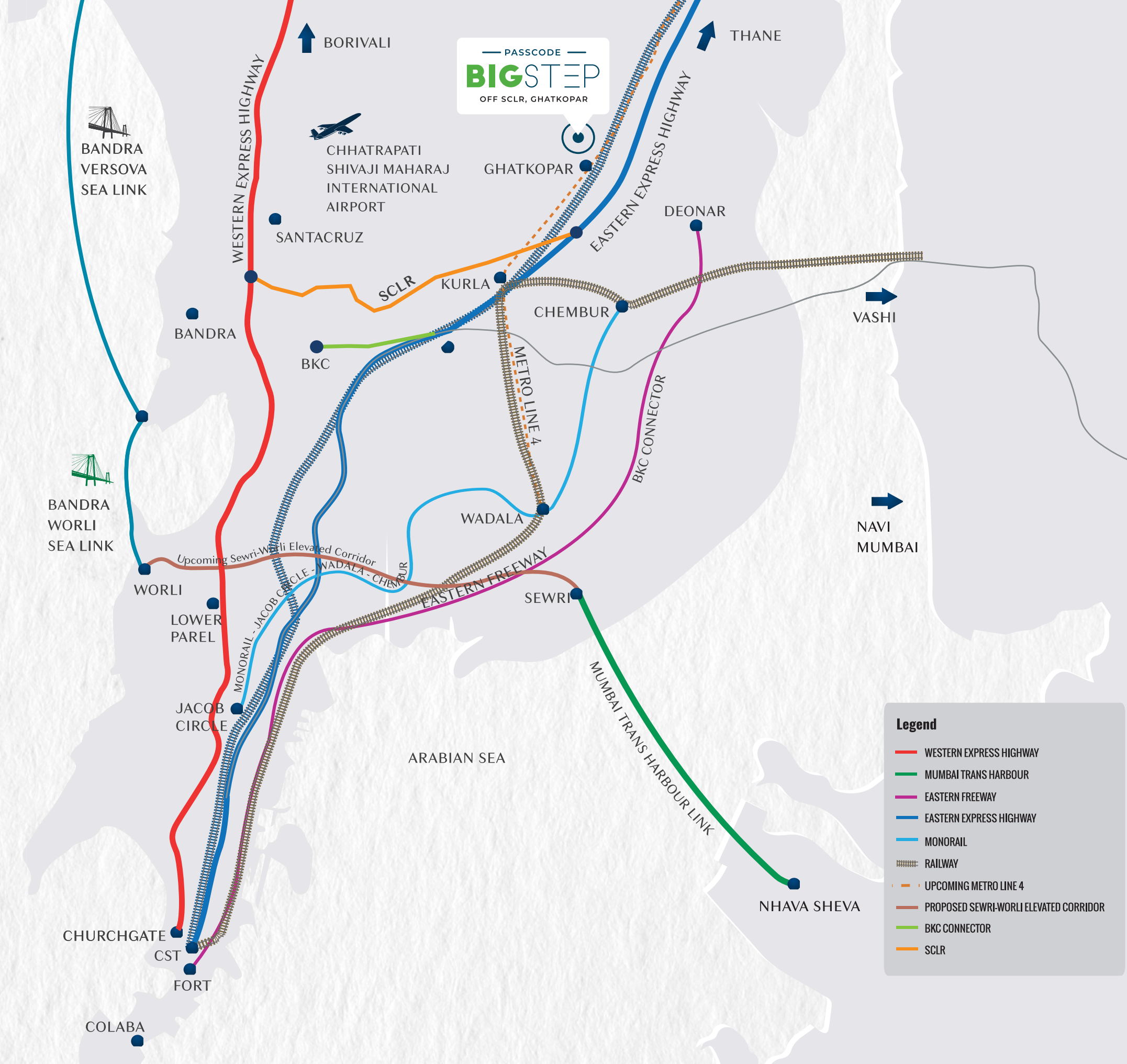
PROJECT HALLMARKS

-  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

Proposed Elevation

INFRASTRUCTURE

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



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.



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	6 Mins
Inox Neelyog Square Mall	11 Mins
Cinépolis, K Star Mall	16 Mins
Movie Time Cubic Mall	17 Mins



SHOPPING

R Odeon Mall	6 Mins
R City Mall	15 Mins
Phoenix Market City Kurla	20 Mins



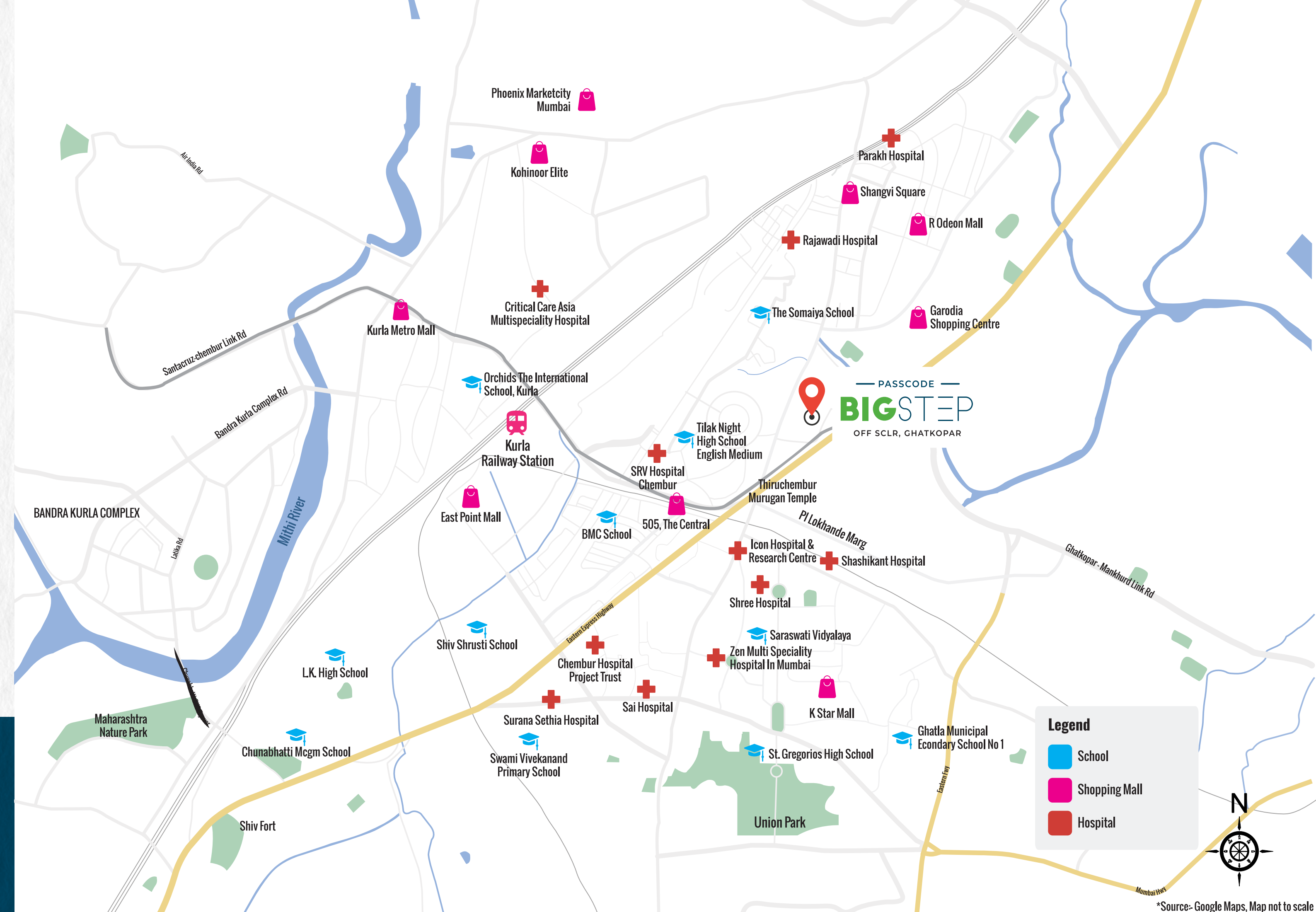
SCHOOLS & COLLEGES

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



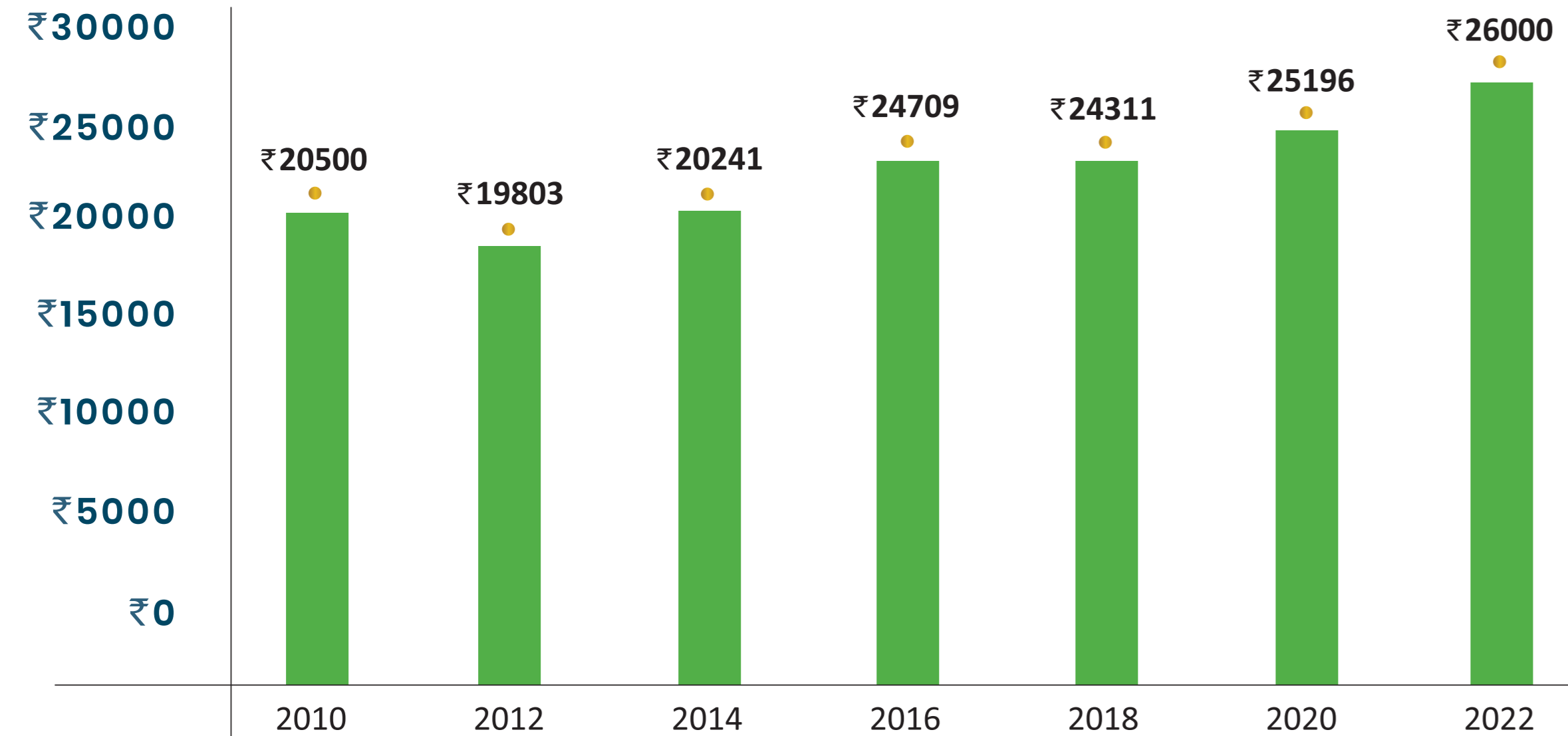
HOSPITALS

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



PRICE TREND (₹)

Wt. Avg. Price of Available Units ₹/Sqft



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

Source:- Prop Equity

GAIN *exclusive*
ACCESS TO THE HIGHEST ROI AT GHATKOPAR

- 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.

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.

East Side View



Actual View



Yoga Lawn



Gym



BBQ Deck

Representative Images

TERRACE FLOOR AMENITIES



Meditation Area



Reading Corner



BBQ Deck



Star Gazing Deck



Plaza Seating



Study-Work Corner



Chess Plaza



Fragrance Court



Viewing Deck



Multipurpose Lawn



Amphitheatre



Games Lawn



Pebble Seats

GROUND FLOOR AMENITIES



Gymnasium



Sit-Out Deck



Courtyard



Senior Citizens' Area



Indoor Games Room
(*Proposed on 1st Floor)

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.

Relax

IN THE MOST PEACEFUL SETTING

Soothe your senses in the serene surroundings tailored to comfort you and rejuvenate your soul.

Seating Deck



Artist's Impression



Games Lawn

Artist's Impression

ALLOW YOUR *Kids*
TO ENGAGE IN SOME REAL ACTION

Make every day playful for your kids by giving them opportunities to engage in activities that offer pure joy and excitement.

INDULGE IN THE JOURNEY TO *Peace*
AND TRANQUILLITY.

Indulge your mind, body, and soul in the journey to peace and relaxation that can only be found in the most tranquil setting.

Meditation Area & Yoga Lawn



Artist's Impression

Work-Study Corner



Artist's Impression

SHAPE YOUR *Dreams & Ambitions*
INTO REALITY

Open spaces that allow you to excel with a
perfect work-life balance

A Dream

OF LIVING IN HIGH COMFORTS

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.



Vaastu Compliant Homes*



Cross Ventilation*



Premium Bathroom Fittings



Vitrified Flooring

*Available in Select Units Only



Representative Images*

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



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.



**20 YEARS OF
EXCELLENCE**



**20+ COMPLETED
PROJECTS**

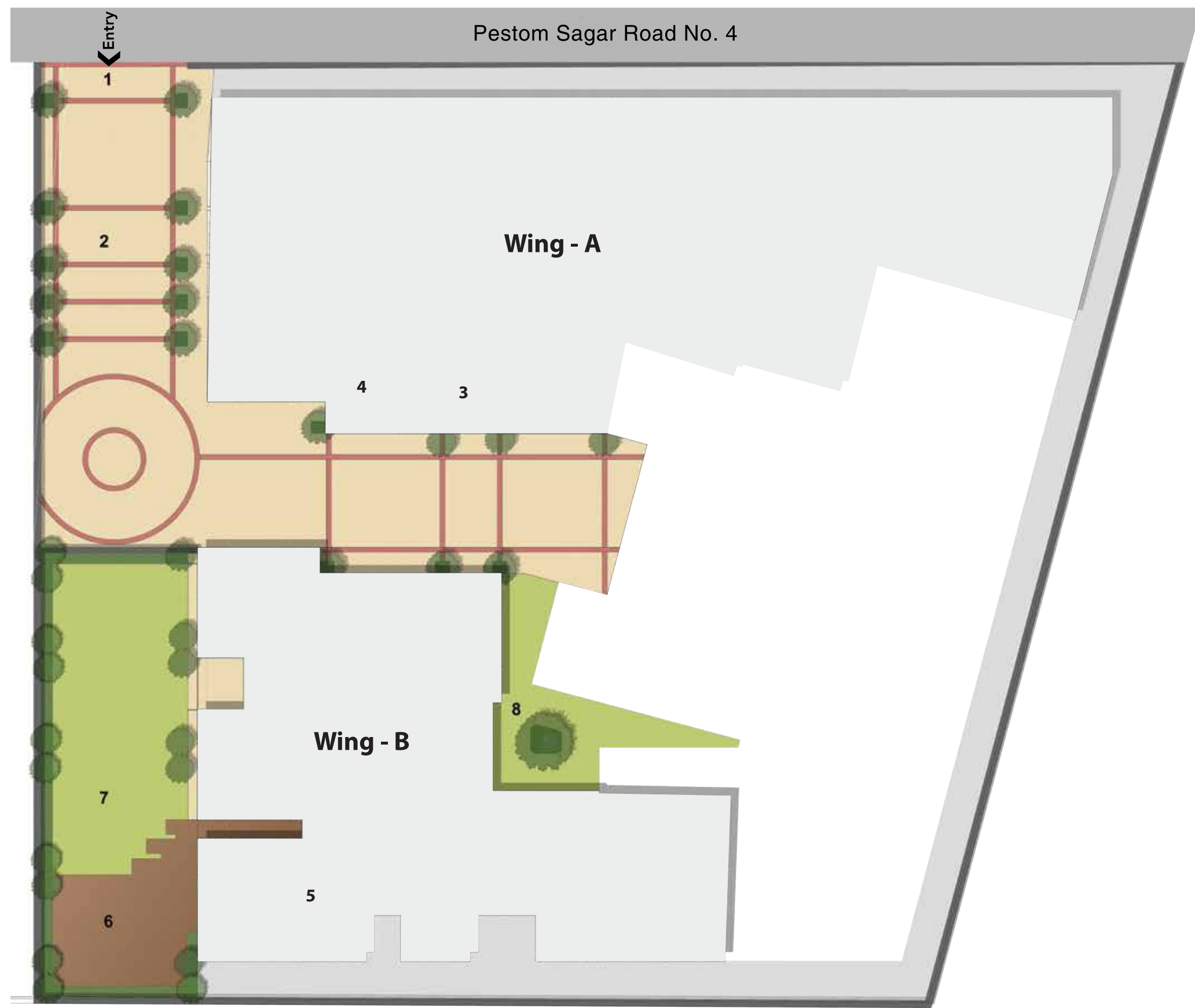


**BASED IN MUMBAI,
LONAVALA & PUNE**



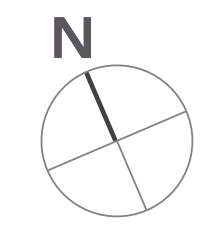
**TIMELY DELIVERY &
QUALITY ASSURANCE**

Master Layout



Legend

- 1. Entrance gate
- 2. Driveway
- 3. Tower drop off
- 4. Car parking tower
- 5. Gym
- 6. Sit out deck
- 7. Senior citizens' area
- 8. Courtyard

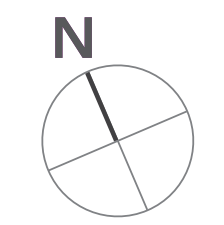


Rooftop Plan

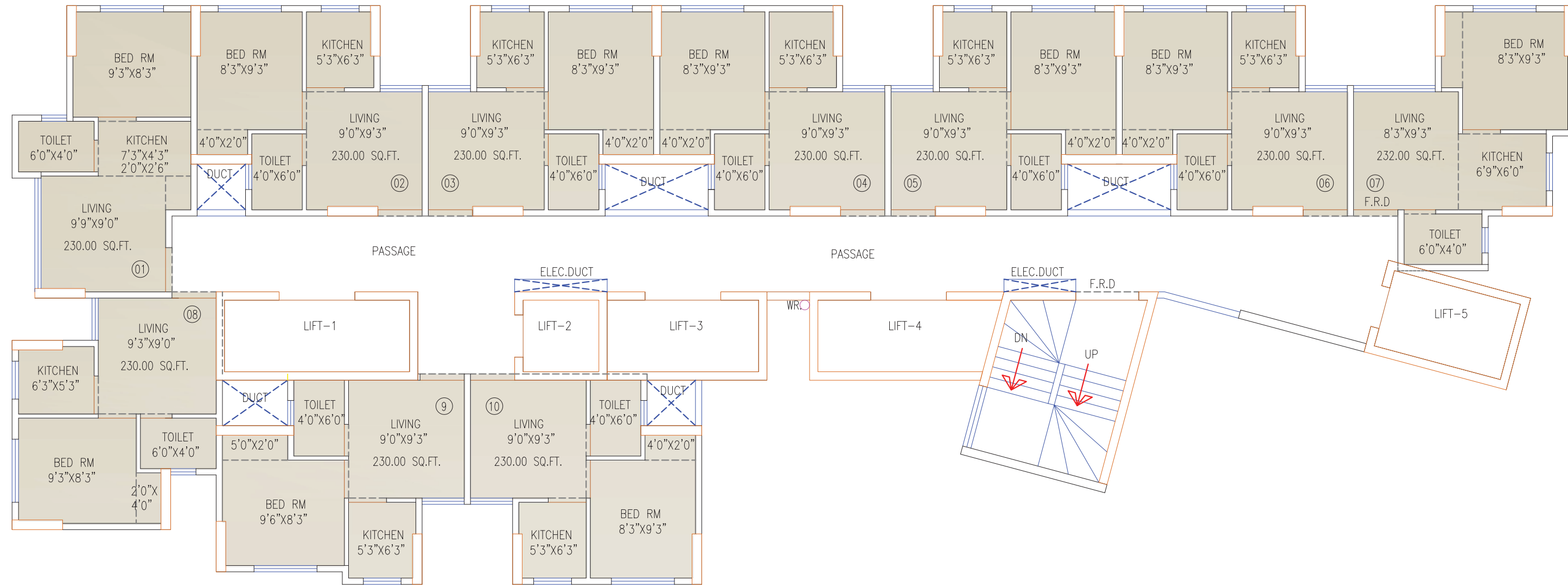


Legend

- 1. Entry
- 2. Meditation area & Yoga lawn
- 3. Reading corner
- 4. BBQ deck
- 5. Star gazing deck
- 6. Plaza seating
- 7. Work-Study corner
- 8. Chess plaza
- 9. Fragrance court
- 10. Viewing deck
- 11. Multipurpose lawn
- 12. Amphitheatre
- 13. Games Lawn
- 14. Pebble Seat



Typical Floor Plan Wing - A

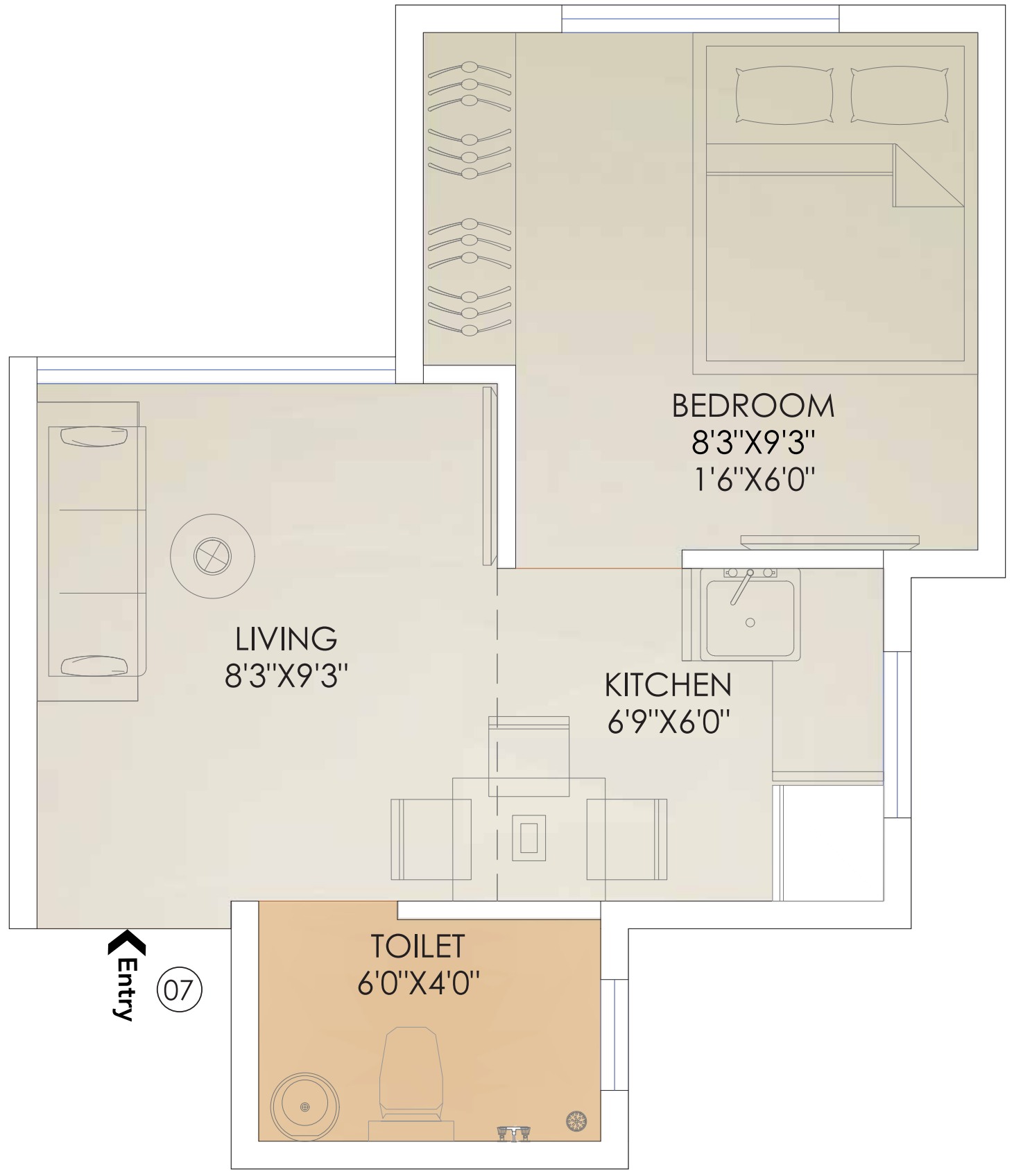


Typical Floor Plan Wing - B

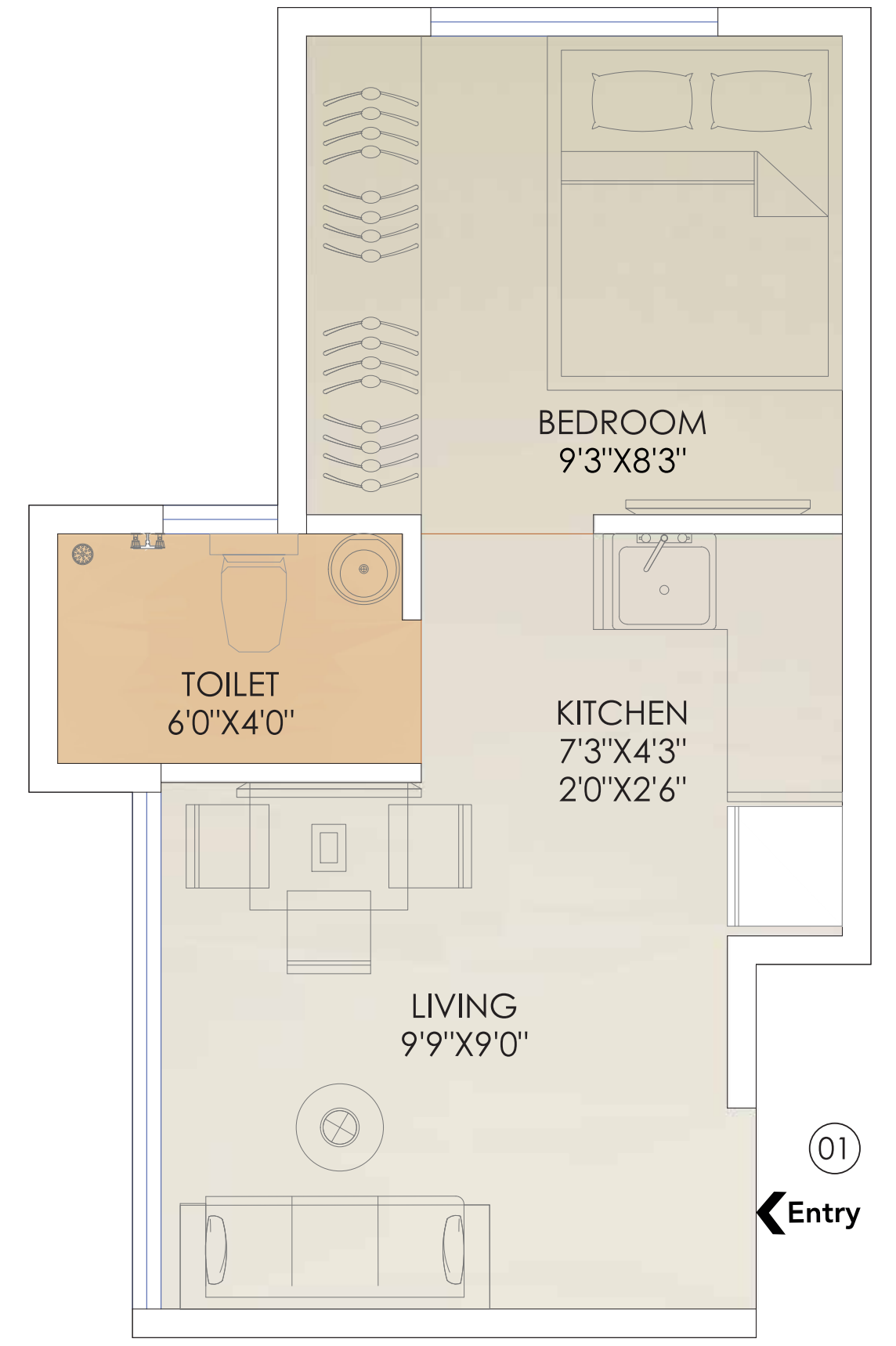
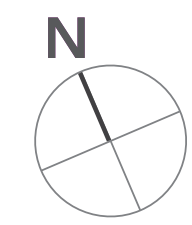


Unit Plan - 1 BHK

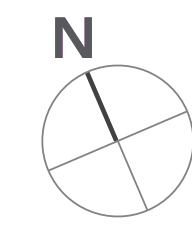
Unit Plan - 1 BHK



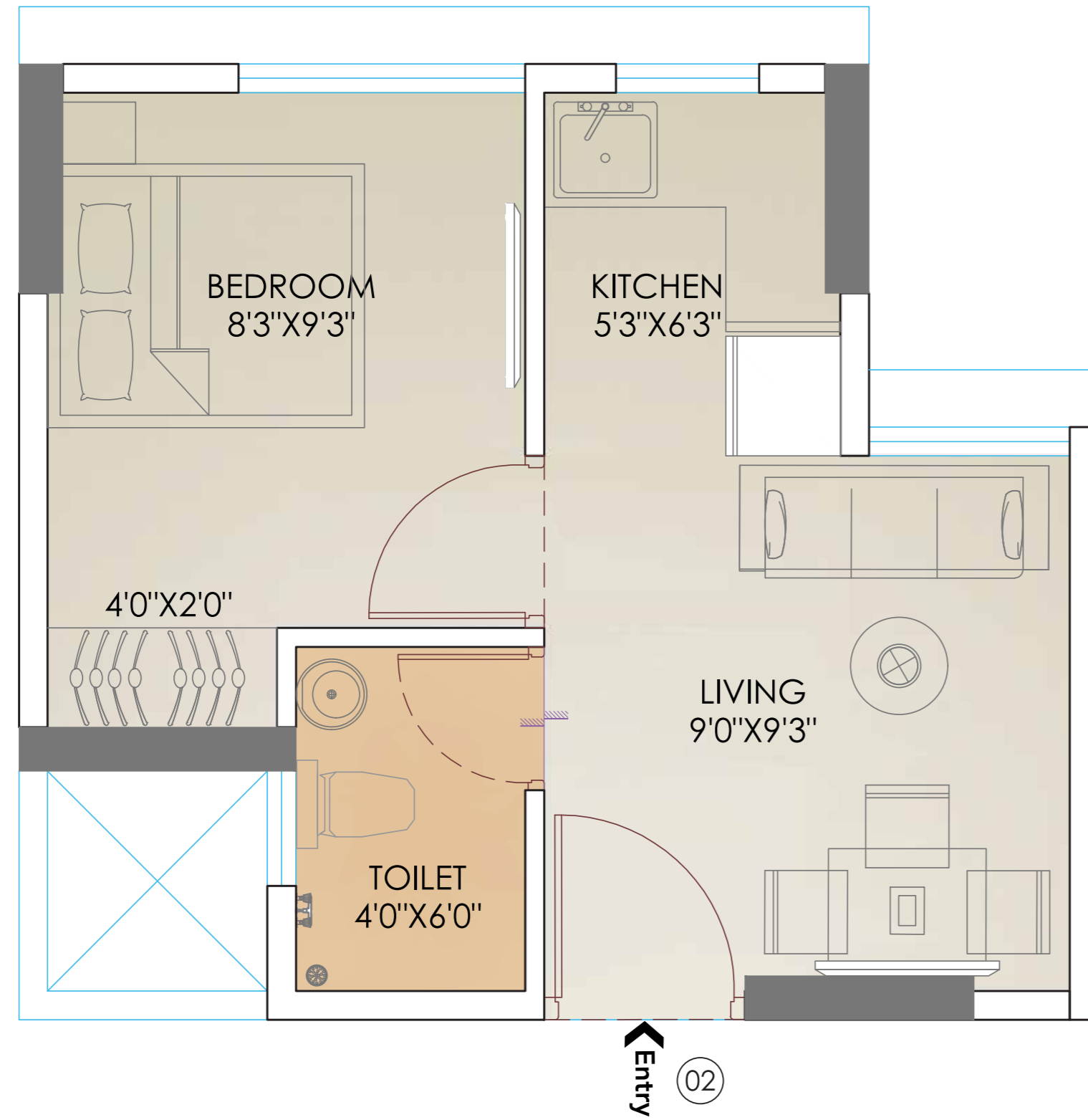
Rera Carpet Area - 232 sq.ft. (21.55 sq.mtr)



Rera Carpet Area - 230 sq.ft. (21.36 sq.mtr)



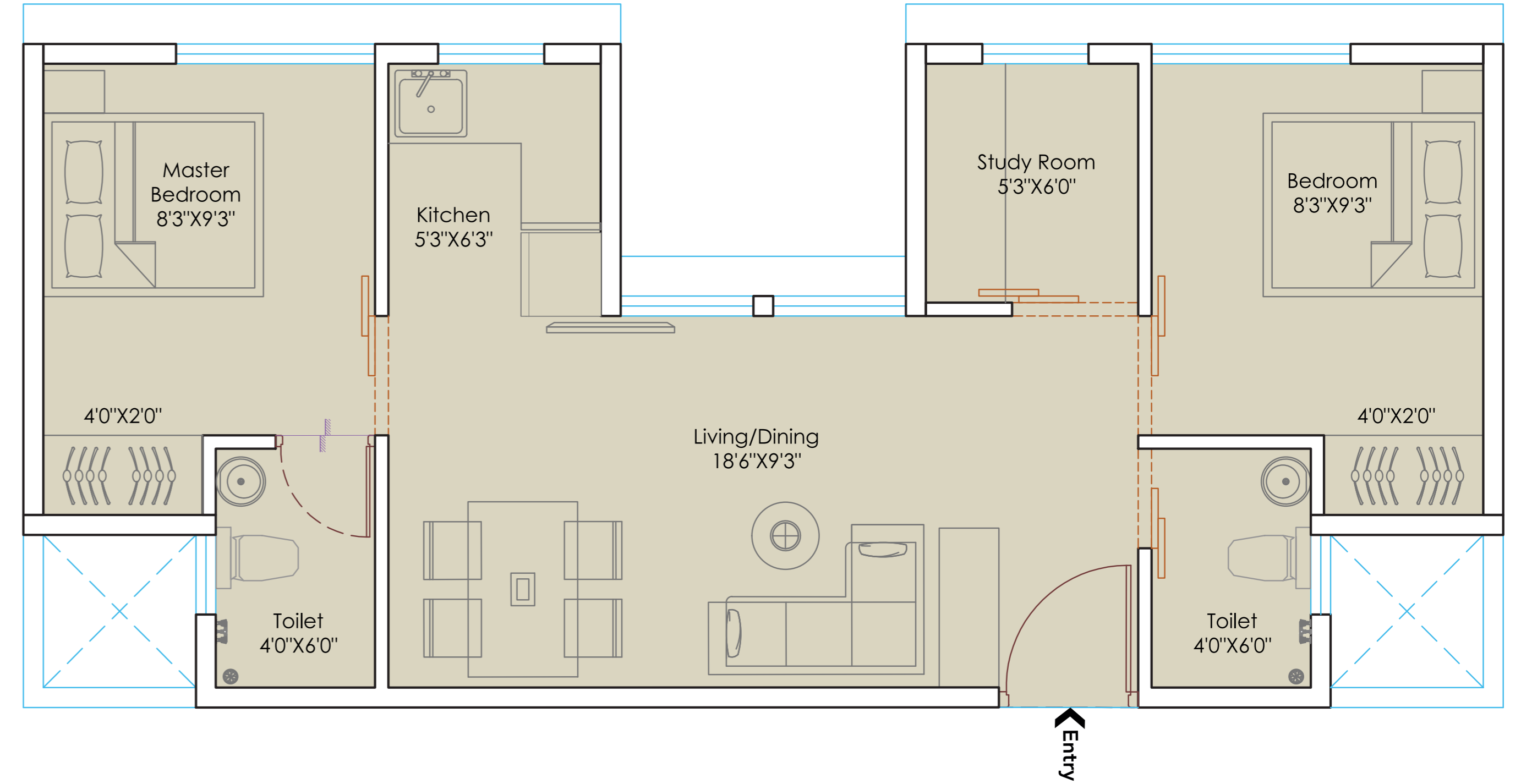
Typical Unit Plan - 1 BHK



Rera Carpet Area - 230 sq.ft. (21.36 sq.mtr)



Jodi Plan - 1 BHK



Rera Carpet Area - 464 sq.ft. (43.10 sq.mtr)





PROMESA

— REALTY —

COMMITTED TO YOU

Site Address: Passcode Big Step 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>

A Venture Of
Darshan
Properties

Disclaimer - The information provided in this advertisement including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval from the competent authorities. Pictures, visuals, perspective views of building, model, furniture and maps are artist's conceptions and not the actuals. Furniture, Fixtures, Accessories and furnishings shown in the show flat are only for representation and shall not be provided in the actual flat. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and or/construction exigencies.*Conversion 1 sq.mt=10.764 sq.ft. *Conversion in square feet for convenience purpose & easy understanding. Terms & Conditions stated in agreement for sale shall be binding and final. The Registered Project Name Is Promesa Midtown By Promesa Realty.