

PASSION
DRIVEN BY
COMPASSION



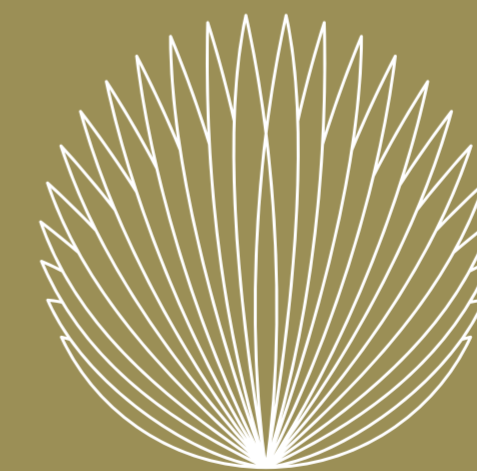
We are passionate about what we create.

For us, real estate is an instrument to create brighter future possibilities and better living environments. As an organisation, we thrive on the right balance of knowledge, experience, innovations and technology.

We strive for creating spaces that are sensitive towards the surroundings, uplift the neighbourhood and positively impact the society as a whole. Every project we build, will be our legacy; a reflection of our commitment, ingenuity, and most importantly, our values. Our relentless pursuit of perfection is aimed towards creating spaces that are filled with the vibes of a good life.

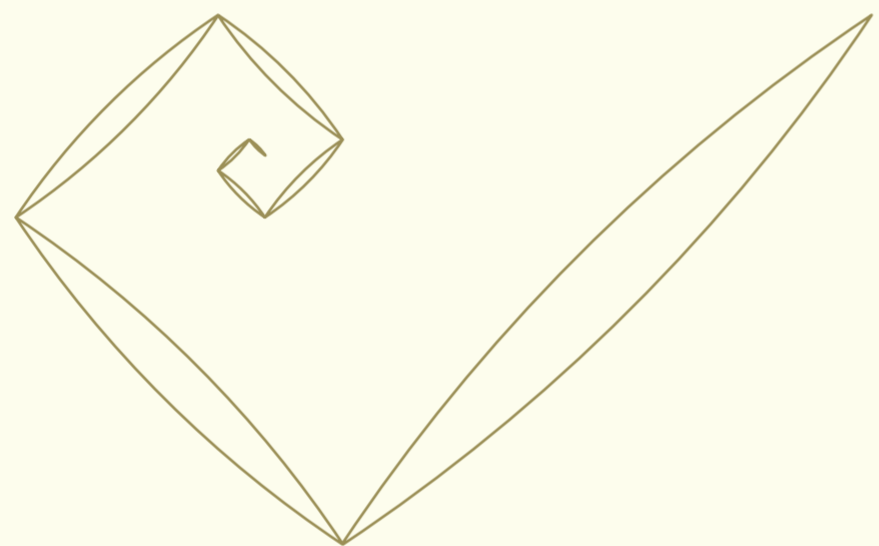
We put our heart, mind and soul into our creations.

We build with compassion. We create with passion.



AADI
SHIKHAR

PASSION *for* CREATION



Innovators at heart, creators by passion.

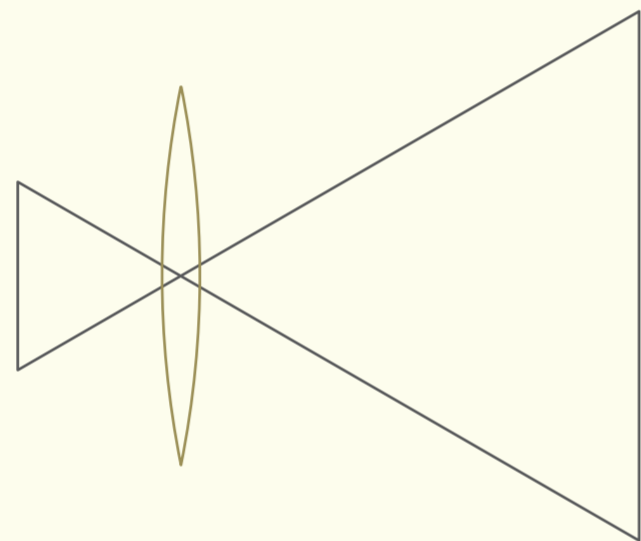
AADI SHIKHAR was founded by passionate visionaries. It is a hive of creative minds thriving together to achieve perfection. Founders of this distinguished organisation have not only contributed to the expertise of the firm, but have also set up a unique work culture.

MR. SANJAY DHUPED

Sanjay has decades of **experience** in identifying, **evaluating** and executing redevelopment projects in and around Central Suburbs of Mumbai. He was earlier associated with prominent developers and helped them **execute** Redevelopment projects. His bold **vision** helps to create the best residences in the prime locations of Central Mumbai, which includes Sion and surrounding areas. **Mr. Sanjay Dhuped** is known for his thorough understanding of legalities and his **systematic approach** towards working with different Government authorities.

MR. MANISH SHAH

With a background in Mathematics and Economics, **Manish** is a man of **many talents**. His biggest strengths however are his compassionate nature and inspired thinking. Over the years he has won several awards for **engineering design** and has collaborated with some of the best names in the world. Being an **avid traveller** and learner, his travels to several countries and cities have helped him build a global outlook with rich **experiences**. His detail-oriented approach and emphasis on planning has given **AADI SHIKHAR** a strong foundation to fully explore its potential.



How we start is what sets us apart.



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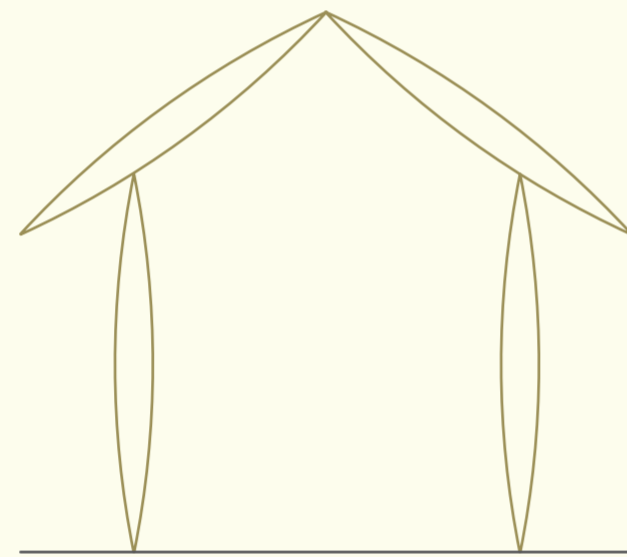
We are in this **together**. We want to make sure it is a smooth journey for you from day one. **Core thinking** of **AADI SHIKHAR** has been created in a way that it empowers our customers and gives them a voice. It also makes us **accountable**; something which we proactively **look forward** to.

- Detailed study of prospective customers and their lifestyle needs
- Open channel customer interactions from pre-sales to post-sales
- Special attention to balancing personal and social spaces
- 100% transparency and accountability
- Real-time project monitoring



Artist's impression for representative purpose only


— AADI —
AR PAN



Welcome to your forever home.

Welcome to

— A A D I —
A R P A N

We understand that a home is one of the most important investments for people. They build their life around it. That's why we aim to create a natural, comfortable environment for the entire family to evolve and flourish.

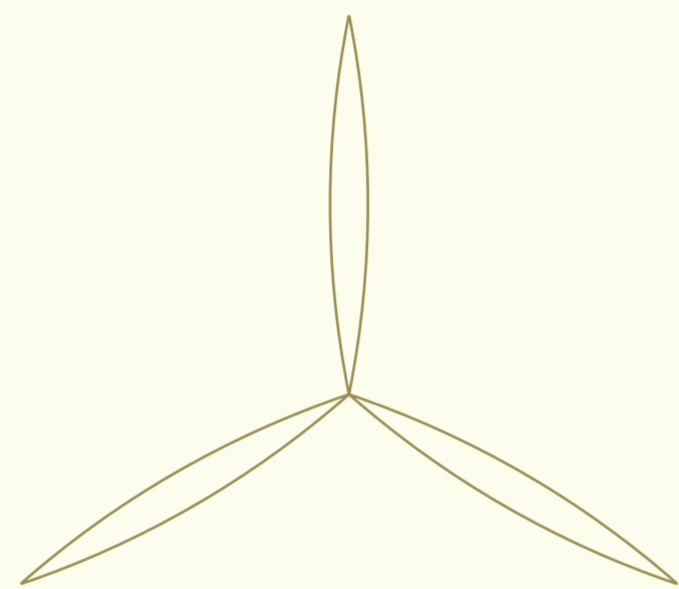
- Contemporary 19 storeyed tower
- Lavish, spacious 4 bed duplexes
- Well-designed 2 and 3 bed residences
- Each home with a private sundeck
- Clear floor to ceiling height of 10 and 11 Feet





Artist's impression for representative purpose only

NX being a proposed project



Our flagship project AADI ARPAN is a testimony to our thinking, planning and values.



Image for representational purpose only

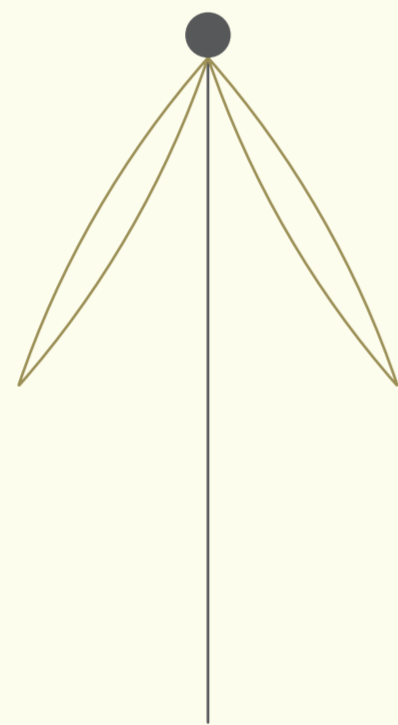
AADI ARPAN is nestled in a serene, peaceful neighbourhood of Sion (West). Our meticulous planning has allowed us to offer a host of new-age lifestyle amenities and well-appointed features. It is well thought out, efficiently planned and immaculately designed. It is all the home you would ever need, and more.

- The largest ongoing project in the vicinity
- Grand double height entrance and exit lobbies
- Designer Façade with imposing presence
- Parking free open space on the ground level
- Articulated, well designed Podium parking
- Dedicated drop off
- Separate Pedestrian entry way





Artist's impression for representative purpose only



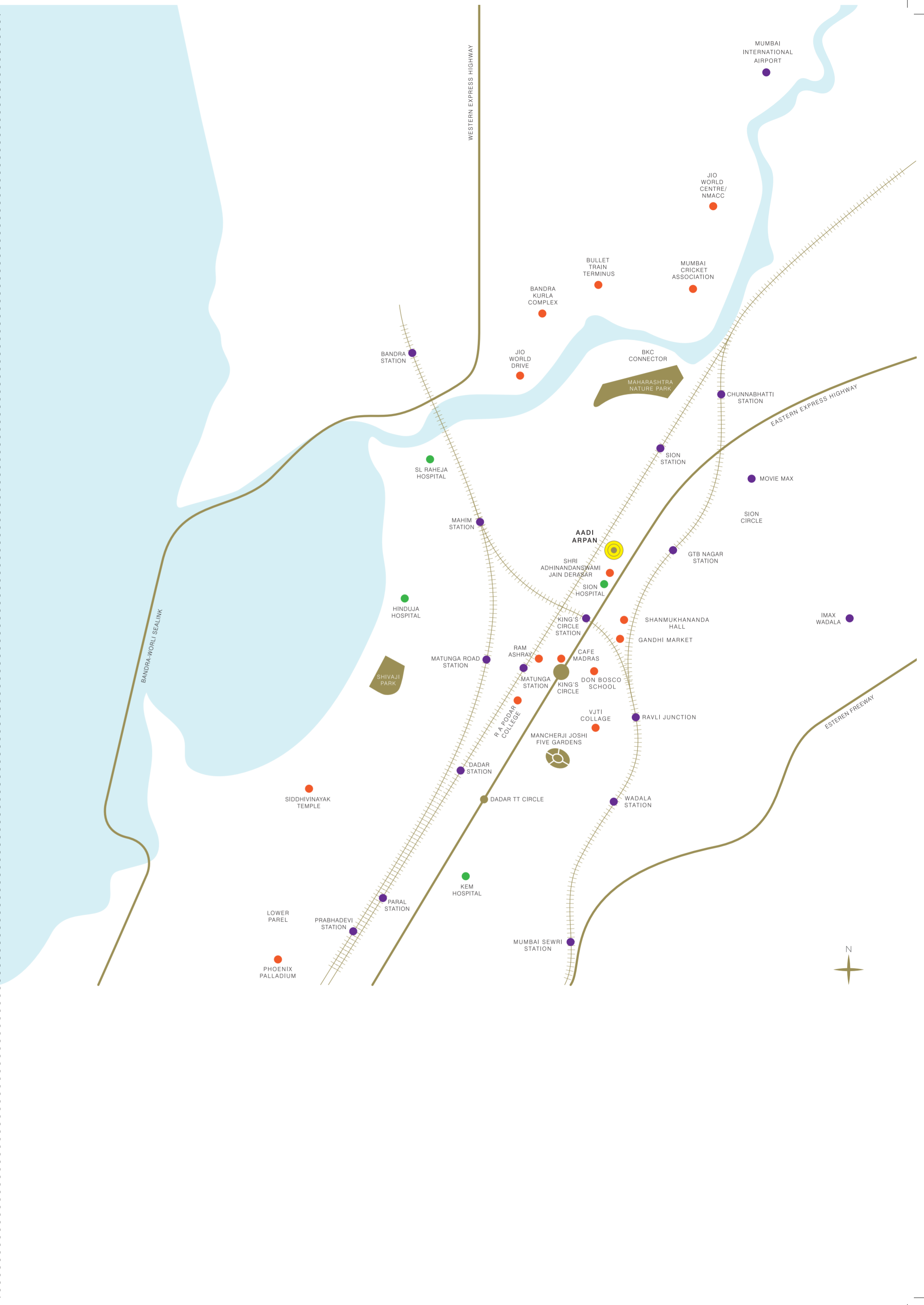
A great home starts life at a great location.



In a bustling city like Mumbai, location is one of the most important features of a home. Coming up in the charming neighbourhood of Jain Society, AADI ARPAN enjoys the calm of a pure residential locale, along with exceptional connectivity to all parts of the city. Living here, you will realise life has so much more to offer once you look at it from the perfect vantage point.

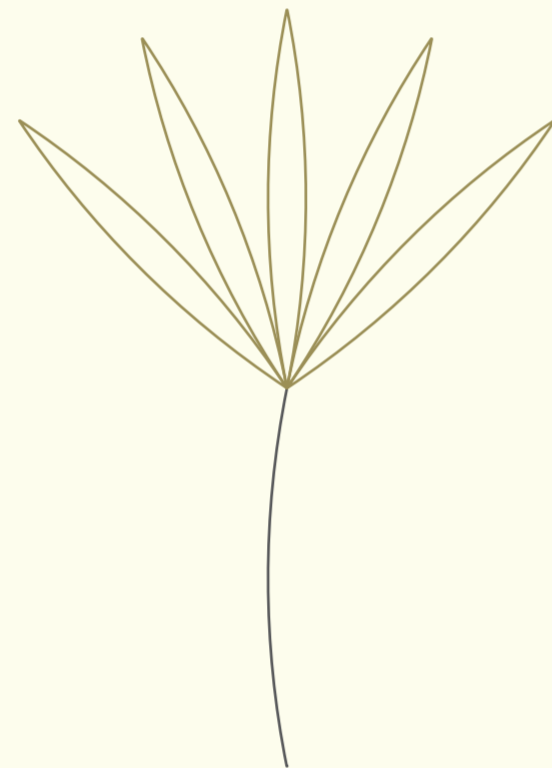


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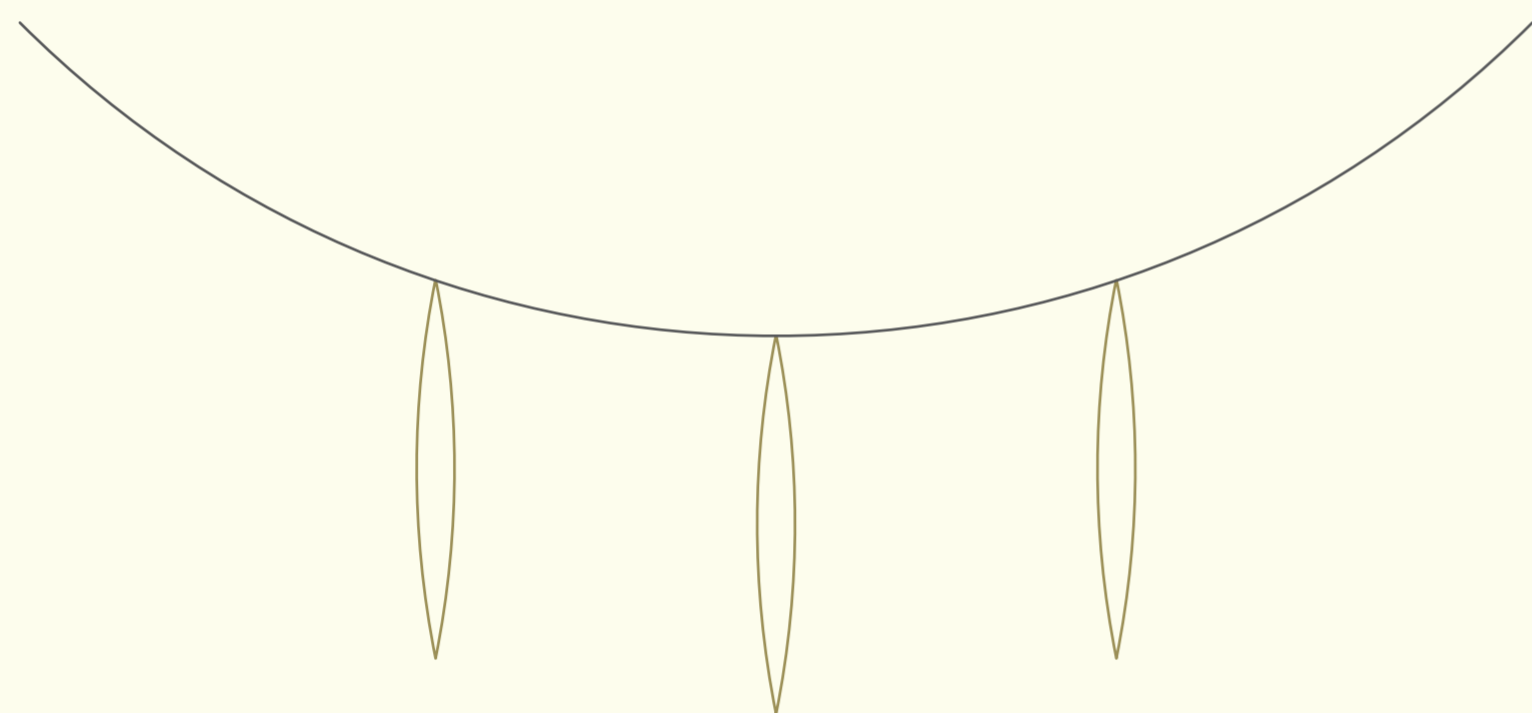
Jain Society is one of the most premium and highly sought-after neighbourhoods of Sion. It has an unmatched upscale but warm aura. Several entrepreneurs, professionals and HNIs have called it home. With AADI ARPAN, it is now gearing up to offer the lifestyle this distinguished elite deserves.



Sion's finest homes in Sion's most eminent location -
Jain Society



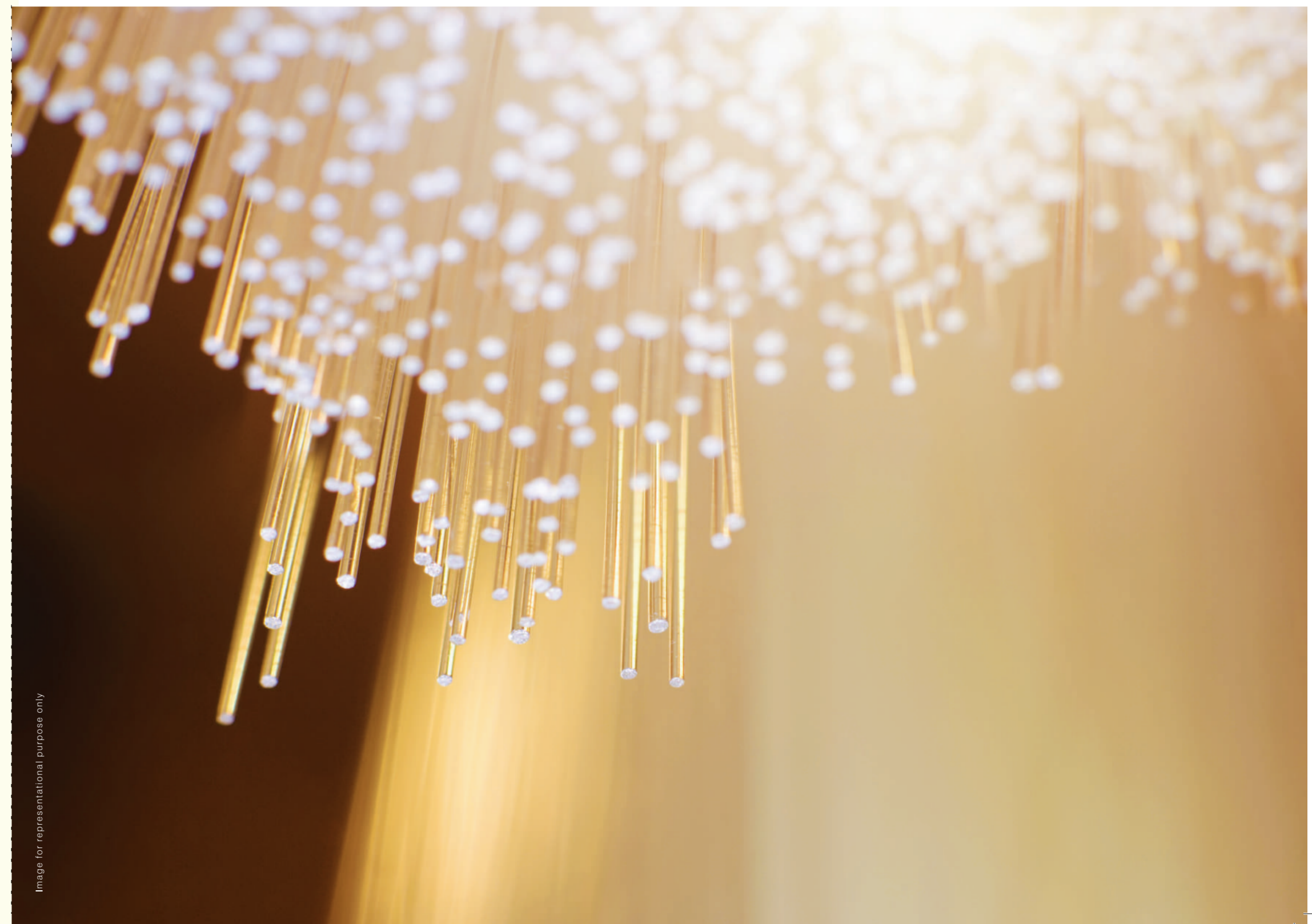




Attention to detail, of every kind.

Smaller details can make a **big impact** on how you interact with a space. From common spaces to your home, we have given **in-depth thought** to every aspect of **AADI ARPAN**. Here, you will find several **intelligent touches** which will create an **organic** and hassle-free living environment.

- In-depth climate and weather analysis
- Space maximising, zero wastage design philosophy
- Homes designed for maximum natural light and ventilation
- Apartments with private entrance foyer
- Service balcony with each apartment
- Unmatched finishing







Spaces designed for creating a cohesive community.

The joy of living with the like-minded, like-mannered gentry is unparalleled. It feels almost like living with your extended family. AADI ARPAN will actively enable this by offering multiple social spaces where residents can connect, socialise and create a cohesive, thriving community.

- Rooftop Lounge with Barbeque
- Relaxing deck with pool loungers
- Stargazing deck with telescope
- Party Lawn
- Landscaped garden





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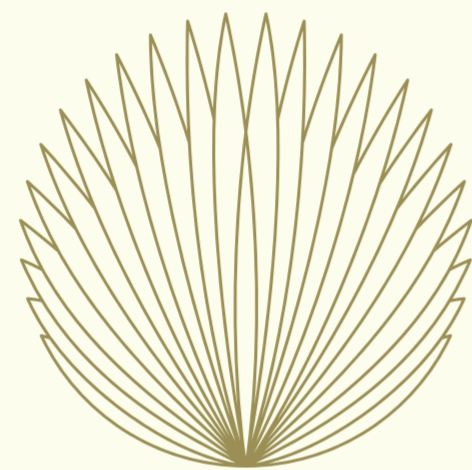
Artist's impression for representative purpose only



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When we designed AADI ARPAN, we have given equal weightage to planning personal as well as social spaces. Because we believe a great lifestyle can only be achieved when the design of a home is complemented by what's designed around a home.

- The largest infinity edge pool in the neighbourhood
- Kids' swimming pool • Gym
- Gents / Ladies Washrooms (Shower + Steam + Changing Room)
- Space for Zumba / Dance / Music
- Indoor games room (Table Tennis, Carrom, Pool, Etc)
- Yoga + Aerobics deck • Jogging track • Gazebos • Kids' play area
- Security cabins at entry and exit points • Society Office
- Separate service access with lift lobby
- RFID access • 24X7 CCTV monitoring



Revitalising communities
by unlocking their true value.

Some of the prime neighbourhoods of Mumbai are in dire need of a fresher look. Several buildings and societies which were developed decades ago are now falling short on the aspirations of the new generation. Sometimes they even lack basic features and infrastructure. No wonder, many of them are choosing redevelopment as the way forward.

At AADI SHIKHAR, we understand that these old habitats have their own charm. These places have been homes to people; generational homes in many cases. While they get a new lease of life, their character has to be maintained, and get built on. As we improve lifestyle quotient by providing world-class amenities, we also make sure that they still feel like home. Our focus is on creating better communities and even better neighbourhoods for future generations to thrive and evolve.



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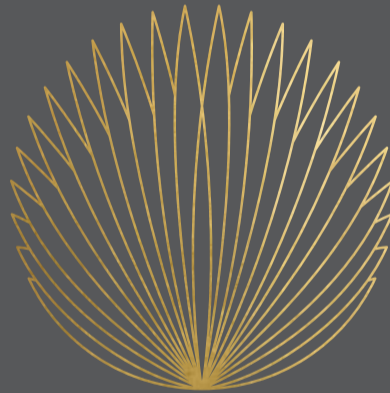
Let's collaborate and build better futures together!

- Creating more value for our customers by leveraging the potential of the space.
- Proper due-diligence and paperwork.
- Transparent processes for complete peace of mind.
- Systems and technologies for augmenting efficiency.
- Elegant and state of the art modern elevation.
- Façade lighting to highlight exterior architectural features.
- Larger areas for your homes with clear floor to ceiling height of 10 feet.
- Apartments designed for maximum space efficiency to deliver maximum usable space.
- Grand entrance lobbies for a lavish welcome.
- Large spacious lift lobbies on every floor.
- Entire complex covered by CCTV security system.
- Level 6 earthquake resistant structure providing enhanced safety.
- Dedicated areas for amenities, facilities and open spaces.
- Branded high speed regenerative elevators with Auto Rescue Device.

Partnering with the finest to deliver the best.

- **DESIGN ARCHITECT**
APURVA PARIKH ARCHITECTS - an award winning, multi-disciplinary organization having expertise in architecture, interiors and master planning.
- **CIVIL WORKS**
P. D. CONSTRUCTIONS - civil Work Contractors, with decades of experience in executing building and infra projects across India to deliver the best of quality and value engineering.
- **STRUCTURAL CONSULTANTS**
Mahimtura Consultants Pvt. Ltd.
- **MEP CONSULTANTS**
Urja Building Services Cons. Pvt. Ltd.
- **3D VISUALISATION**
3VIZ MEDIA PVT. LTD. - Over 3 decades of expertise in Architectural Visualisation
- **BRANDING AND COMMUNICATION**
MINDS COLLECTIVE - A renowned name in the field of Branding and Communication Design.

— AADI — ARPAN



A PROJECT BY

AADI SHIKHAR

PASSION *for* CREATION

SITE ADDRESS:

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MAHARERA Registration Number:
P51900049501



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