

HAPPINESS HAS

# A New Address



Representative Image

THE GREATEST OF *Joy*  
ARE FOUND IN THE  
SMALLEST OF MOMENTS



HAPPINESS IS *New*  
*Beginnings*  
TO LIFE'S  
BEST CHAPTERS

**PROJECT HALLMARKS:**

- Striking, visually captivating architecture.
- Luxurious 1 & 2 BHK residences with the option of jodi apartments.
- A wealth of lifestyle amenities spread across the 1<sup>st</sup> floor and rooftop.
- 22<sup>nd</sup> floors of residential elegance with a vibrant retail arena at ground level.
- Multiple high-speed elevators ensuring seamless, congestion-free movement.
- Smartly designed layouts maximizing space efficiency with zero wastage.
- A thoughtfully crafted, self-sustained community centered around a premium lifestyle.














HAPPINESS IS THE  
*Comfort*  
 OF HASSLE-FREE COMMUTES

- RAILWAY CONNECTIVITY:**
  - Ram mandir railway station 8 Mins
  - Jogeshwari railway station 8 Mins
  - Goregaon railway station 13 Mins
  
- HEALTHCARE CENTRES:**
  - Ruby hospital 3 Mins
  - City multi speciality hospital 4 Mins
  - Millat Nursing Home 5 Mins
  - Mallika hospital 7 Mins
  
- AIR CONNECTIVITY:**
  - Chhatrapati Shivaji Maharaj International Airport 18 Mins
  
- ROAD CONNECTIVITY:**
  - SV Road 1 Min
  - WEH 10 Mins
  - JVLR 14 Mins
  - Link road 7 Mins
  
- LIFESTYLE HUBS:**
  - Mega mall, Oshiwara 9 mins
  - Infinity mall, Andheri 12 mins
  - City mall 13 Mins
  - Inorbit mall 15 mins
  - Infinity mall, Malad 21 mins
  
- COMMERCIAL HUBS:**
  - ODC 5 Mins
  - Goregaon IT park 10 Mins
  - Nesco expo center 14 Mins
  - BKC 32 Mins
  
- METRO CONNECTIVITY:**
  - Goregaon West (Line 2A) 5 mins
  - Oshiwara (Line 2A) 7 mins
  - Goregaon East (Line 7) 7 mins
  
- EDUCATION INSTITUTIONS:**
  - Humera Khan College Of Pharmacy 6 Mins
  - GES (Goregaon Education Society) English Medium School 8 Mins
  - St. John's Universal School 8 Mins
  - Gundecha Education Academy 9 Mins

HAPPINESS IS FINDING  
MORE THAN ONE REASON TO

# Choose the Best

-  Renowned for timely delivery and superior construction quality.
-  Secure, gated community offering peace of mind.
-  Expansive cityscape views to enhance your living experience.
-  Luxurious amenities on the 1st floor and rooftop for elevated living.
-  Thoughtfully designed, well-ventilated layouts with flexible jodi options.
-  Excellent connectivity ensuring hassle-free commutes.
-  Convenient access to essential social and civil infrastructure.
-  High growth potential due to proximity to the Western Express Highway.
-  Prime residential area promising high rental yields and long-term value.

HAPPINESS IS ENJOYING  
*Leisures* AT YOUR  
COMFORT



Representative Image

Imagine a life where every day feels like a vacation. Where every moment is an opportunity to unwind, relax, and recharge with impeccable leisures at your doorstep.

 Grand Entrance Lobby

 Walking Track

 Prayer Room

 Library

 Fitness Centre

 Senior Citizen Sitting Area

 Open Air Reading

 Yoga Zone

 Kids' Play Area

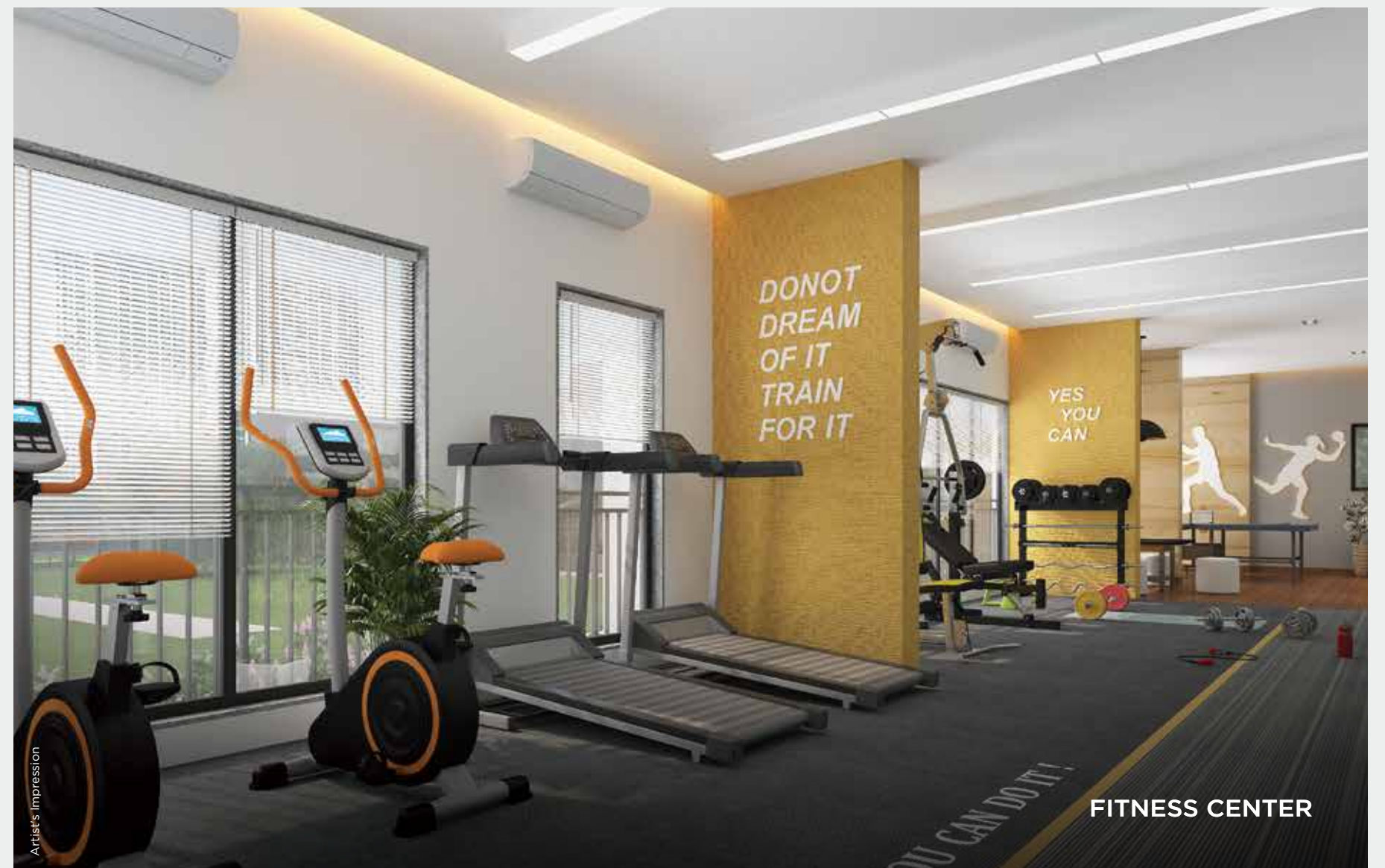


OPEN AIR READING ZONE

Artist's Impression

HAPPINESS IS *Unwinding*  
IN THE GREAT OUTDOORS

HAPPINESS IS *Achieving*  
YOUR GAINS & GOALS



Artist's Impression

FITNESS CENTER



PRAYER ROOM

Representative Image

HAPPINESS IS FINDING  
*Peace in Devotion*

HAPPINESS  
IS A *Annivals*

THAT MAKE YOU  
NEVER WANT TO LEAVE



Artists Impression

GRAND ENTRANCE LOBBY

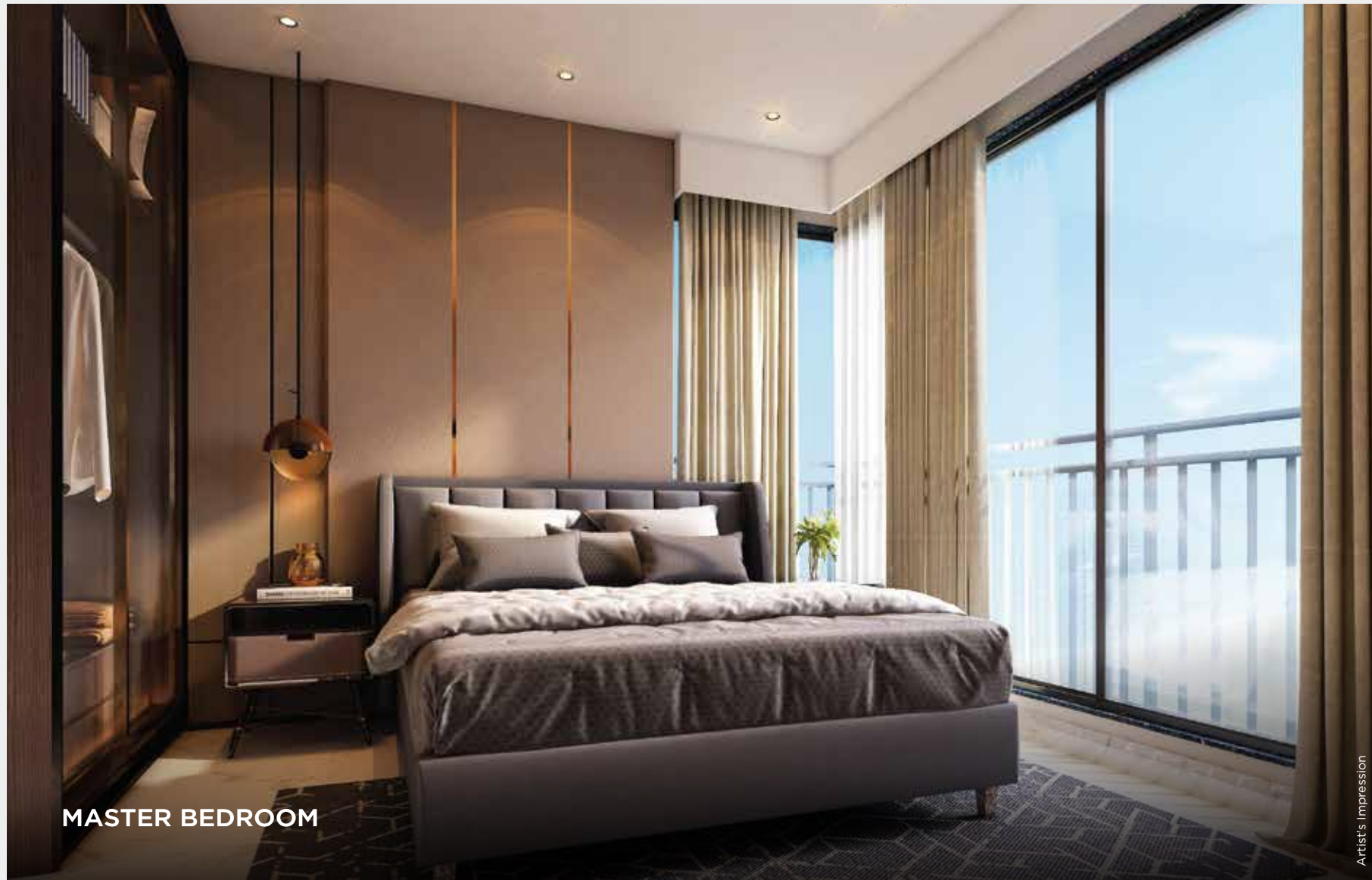




HAPPINESS IS SPENDING

*Quality Time*  
WITH YOUR  
LOVED ONES

Experience the epitome of fine living with our meticulously designed interiors. Every detail has been carefully considered to create a truly exceptional living experience.



MASTER BEDROOM

Artist's Impression

CURLING UP AT YOUR  
*Comfortable Spot*

A KITCHEN DESIGNED FOR  
*Gourmet Living*



Artist's Impression

MODULAR KITCHEN

# Typical Floor Plan



WING - A		
FLAT NO.	TYPE	CARPET AREA
1	2 BHK	536.00 SQ.FT.
2	1 BHK	374.00 SQ.FT.
3	1 BHK	374.00 SQ.FT.
4	2 BHK	536.00 SQ.FT.

WING - B		
FLAT NO.	TYPE	CARPET AREA
1	1 BHK	374.00 SQ.FT.
2	1 BHK	374.00 SQ.FT.
3	1 BHK	374.00 SQ.FT.
4	1 BHK	374.00 SQ.FT.

WING - C		
FLAT NO.	TYPE	CARPET AREA
1	1 BHK	320.00 SQ.FT.
2	1 BHK	320.00 SQ.FT.
3	1 BHK	320.00 SQ.FT.

HAPPINESS IS A  
BUILT ON  
FOUNDATIONS  
OF TRUST

# Legacy



40+ Years of  
Rich Legacy



3600+ Happy  
Families



2970+ Homes  
Delivered



5 Lakh+ Sq.Ft.  
Under  
Construction



2.1M Sq.Ft. Constructed  
& Delivered Across Mumbai





Partnered with



**Site Address:** Codename Khushiyon Ka Ghar Sales Lounge, Near HP Petrol Pump, Next to Capital Foods, S.V. Road, Oshiwara, Jogeshwari (West), Mumbai - 400102.



MahaRERA Registration No.: P51800054626 and is available on the website <http://maharera.mahaonline.gov.in> under registered projects.

**Disclaimer:** This Advertisement/printed material does not constitute an offer or contract of any nature whatsoever between the promoters and the recipient. All transactions in this development shall be subject to and governed by the terms & conditions of the agreement for sale to be entered into between the parties. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/ columns / finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion: 1 sq. Mtr. = 10.764 sq. ft. 1 meter = 3.28 feet. This project is registered under the name Sigma Jade & marketed as Codename Khushiyon Ka Ghar. T&C Apply.

