



THE VIEWS

Site Address: THE VIEWS, Adani Realty, Off Eastern Express Highway, Pantnagar, Ghatkopar East, Mumbai - 400 075.

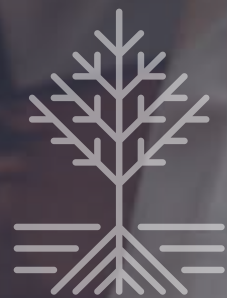
The information and material contained in this brochure /marketing collateral are intended to supplement the information available on the website of MahaRERA and is not intended to be a substitute thereto. Any person who is considering/evaluating any apartment in the Project, are required to independently analyse, acquaint and familiarise themselves with the information and disclosures pertaining to the Project as uploaded on the website of MahaRERA. These printed material does not constitute an offer and / or contract of any type between the Developer and the recipient. All transactions in respect of this Project shall be subject the terms and conditions of the agreement for sale entered between the Developer and the Purchaser.

The project has been registered under MahaRERA registration numbers P51900031165 for Tower A and B & P51900033194 for Tower C & D (The Views II) and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. Project is funded by HDFC Limited. Images are for representational purpose only. The amenities are a part of Fitness Center as per approval f rom concerned authorities and to be operated and managed by Third Party. Plants, Furniture / fixtures in the layout and apartment are for representative purposes only. Views available for selected apartments. The proposed Metro Line/Future Development to be developed by concerned authority. Date of Printing: APRIL 2023.

To Know More, Call: 1800 108 0009 | Website: www.adanirealty.com







Connect

TO ONE'S ROOTS

Adani Group is headquartered in Ahmedabad, in the state of Gujarat, India. Over the years, Adani Group has positioned itself to be the market leader in its transport logistics and energy utility portfolio businesses focusing on large scale infrastructure development in India with O & M practices benchmarked to global standards.

Adani owes its success and leadership position to its core philosophy of 'Nation Building' driven by 'Growth with Goodness' - a guiding principle for sustainable growth. Adani is committed to increase its ESG footprint by realigning its businesses with emphasis on climate protection and increasing community outreach through its CSR programme based on the principles of sustainability, diversity, and shared values.

adani



Connect

TO THE ADDRESS OF GOODNESS

The group is dedicated to integrity and excellence. Our work has a reputation for being of high calibre and exquisite design. We have received several accolades during the twelve years of our existence, in addition to the title of "goodness creators".



Image for representation purpose only.

WESTERN HEIGHTS - RESIDENTIAL - MUMBAI

OUR PROJECTS

A REFLECTION OF OUR SUCCESS



ATELIER GREENS - RESIDENTIAL - PUNE



Atelier Greens MahaRERA P52100018596 (<https://maharera.mahaonline.gov.in>)

Artist's impression.
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INSPIRE BKC - COMMERCIAL - MUMBAI



Inspire BKC (OC Received): MahaRERA P51900008813 & P51900006101 (<https://maharera.mahaonline.gov.in>)

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Western Heights (OC Received): MahaRERA P51800001290
Inspire HUB - WH MahaRERA P51800002219
(<https://maharera.mahaonline.gov.in>)

Artist's impression. For representation purpose only.

PLATINUM - RESIDENTIAL - GURUGRAM



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HARERA No 37/2017, 170/2017 & 171/2017
(www.haryanarera.gov.in)

ASTER - RESIDENTIAL - AHMEDABAD



Aster: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07338/140820
(www.gujrerar1.gujrat.gov.in)

Artist's impression.
For representation purpose only.

AMOGHA - RESIDENTIAL - AHMEDABAD



Amogha: PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA08011/050221
(www.gujrerar1.gujrat.gov.in)

Artist's impression.
For representation purpose only.



Welcome

#LifeConnected

adani

Connection

THE ESSENCE OF LIFE

Staying connected is what life is all about. And this has been so true in today's times. We all like to stay connected. When it comes to choosing a home, it's no different. The Views is located in Ghatkopar East, home to well-travelled, warm and friendly people. Well-connected to the international airport, the property has easy access to malls, reputed educational institutes, entertainment hubs, and business districts. Tranquil yet energetic, Ghatkopar straddles the best of both worlds.

The images of public places are included in the printed material so that prospective buyer get a fair idea of the landscape in and around the general macro-region of the Project.

 Upcoming Pant Nagar Metro Station

 Hospitals

 Schools

 Petrol Pumps

 Business Centres

 Gardens

 Retail

 Railway Stations

 Jain Derasar

 Banks

 Government Quarters

 Restaurants

Image for representation purpose only. Proposed/Upcoming development of Metro Lines and infrastructure facilities are indicative and to be developed by the appropriate authority. As per Google Maps. Map not to scale. Just for Indication. Travel time has been calculated under normal traffic condition on Google Map.



Connect

TO THE VIEWS

Connect

WITH LUXURIOUS
LIVING



Artist's impression. For representation purpose only.



Connect

WITH GRAND VIEWS

The majestic views that one will get here are truly exceptional. Every moment is a picturesque moment, as you enjoy the landscape from your home. Every floor at The Views offers you stunning panoramas, including the SkyWalk on the 23rd floor, which is a sight to behold. Soak in the beautiful view of the mangroves, let your eyes feast on the fully lit Eastern Express Highway at night and the city's skyline in the distance.

An aerial photograph of Pant Nagar at sunset. The sun is low on the horizon, casting a warm, golden glow over the city. In the foreground, there is a large, open green field. The middle ground is filled with a dense cluster of buildings, including several tall apartment complexes. The background shows more distant buildings and a hazy sky.

OUTSTANDING SOUTHERN VIEWS OF PANT NAGAR

The images of public places are included in the printed material so that prospective buyer get a fair idea of the landscape in and around the general macro-region of the Project.

Actual Image from a height of 200 ft.
Available for select units.

An aerial photograph of the Western City Skyline. The image shows a vast expanse of urban development, with numerous high-rise apartment buildings and commercial structures. In the background, a range of green, hilly mountains is visible under a clear blue sky. The overall scene depicts a modern city integrated with its natural surroundings.

SCENIC BACKDROP OF THE WESTERN CITY SKYLINE

The images of public places are included in the printed material so that prospective buyer get a fair idea of the landscape in and around the general macro-region of the Project.

Actual Image from a height of 400 ft.
Available for select units.

CAPTURING THE BEAUTY OF THE EASTERN MANGROVES

The images of public places are included in the printed material so that prospective buyer get a fair idea of the landscape in and around the general macro-region of the Project.

Actual Image from a height of 200 ft.
Available for select units.

THE THRIVING VIKHROLI WITH A NORTHERN VIEWPOINT

The images of public places are included in the printed material so that prospective buyer get a fair idea of the landscape in and around the general macro-region of the Project.

Actual Image from a height of 400 ft.
Available for select units.



Connect

WITH GREAT DESIGN

Design is an integral part of any home.

To make living an enjoyable and memorable experience, every feature is designed for abundant natural sunlight, optimal space usage, and sustainable design.

Artist's impression. For representation purpose only.

Furniture & Fixture does not form part of the apartment for sale.



STEP INTO UNMATCHED LUXURY

It's not just the views, but even the interiors that'll take your breath away. Spacious apartments for both solace and even serene family time.



DIVE INTO AN UBER LIFESTYLE

The lavish pool not only mirrors comfort but also is a sight to behold from your residence.

Available for select units.



Connect

WITH LIMITLESS
LUXURY

—

We all love to be pampered. At The Views, you'll be spoiled for luxury with an assortment of amenities that meet the tastes of every resident. Dive into the pool or walk 200 feet into the clouds. The Views has every possible amenity to indulge you. It's definitely a lifestyle that's worth it.



Connect

WITH THE
SKIES ABOVE

—
Experience the Skywalk on the 23rd floor
as you enjoy the view from 200 feet.

A unique design marvel that adds to the
aesthetics of this majestic edifice.



FULLY EQUIPPED GYM

Stay upbeat and take fitness to an all-new level at the fully-equipped gymnasium. With reduced commute time, you'll have more time to enjoy a healthy lifestyle and explore a better version of yourself.

A modern high-rise apartment building with a swimming pool and lush landscaping. The building features large glass windows and balconies. The pool is surrounded by palm trees and other tropical plants. The sky is clear and blue.

Connect

WITH AMENITIES
THAT PAMPER YOU

Amenities

FITNESS CENTRE

- Unisex Salon (Paid Service)
- Manicure & Pedicure (Paid Service)
- Clubhouse
- Gymnasium
- Senior Citizens Lounge
- Dedicated Children's Indoor Games Area
- Toddler Play Area
- Health Club
- Shower & Changing Facilities
- Jungle Gym for Toddlers
- Jogging Area
- Library + Outdoor Reading Area
- Board Game
- Yoga / Meditation / Dance Centre
- Indoor Games
- Multipurpose / Banquet Hall
- Party Lawn
- Cards & Billiard Table
- Business Center with Guest Room
- Poolside Seating

ADDITIONAL AMENITIES

- The Walk @ 23rd Level
- Ample Parking Spaces
- Grand Lobby
- Vaastu Compliant Homes
- Outdoor Movie Area
- Landscaping Area
- Electric Car Charging Area/Provision



Unisex Salon*

Image for representation purpose only.



Manicure & Pedicure*

Image for representation purpose only.



Toddler Play Area*

Image for representation purpose only.



Library + Outdoor Reading Area*

* Image for representation purposes only. Provisions for the amenity space provided by Developer. To be operated, managed and maintained by Society / 3rd Party.



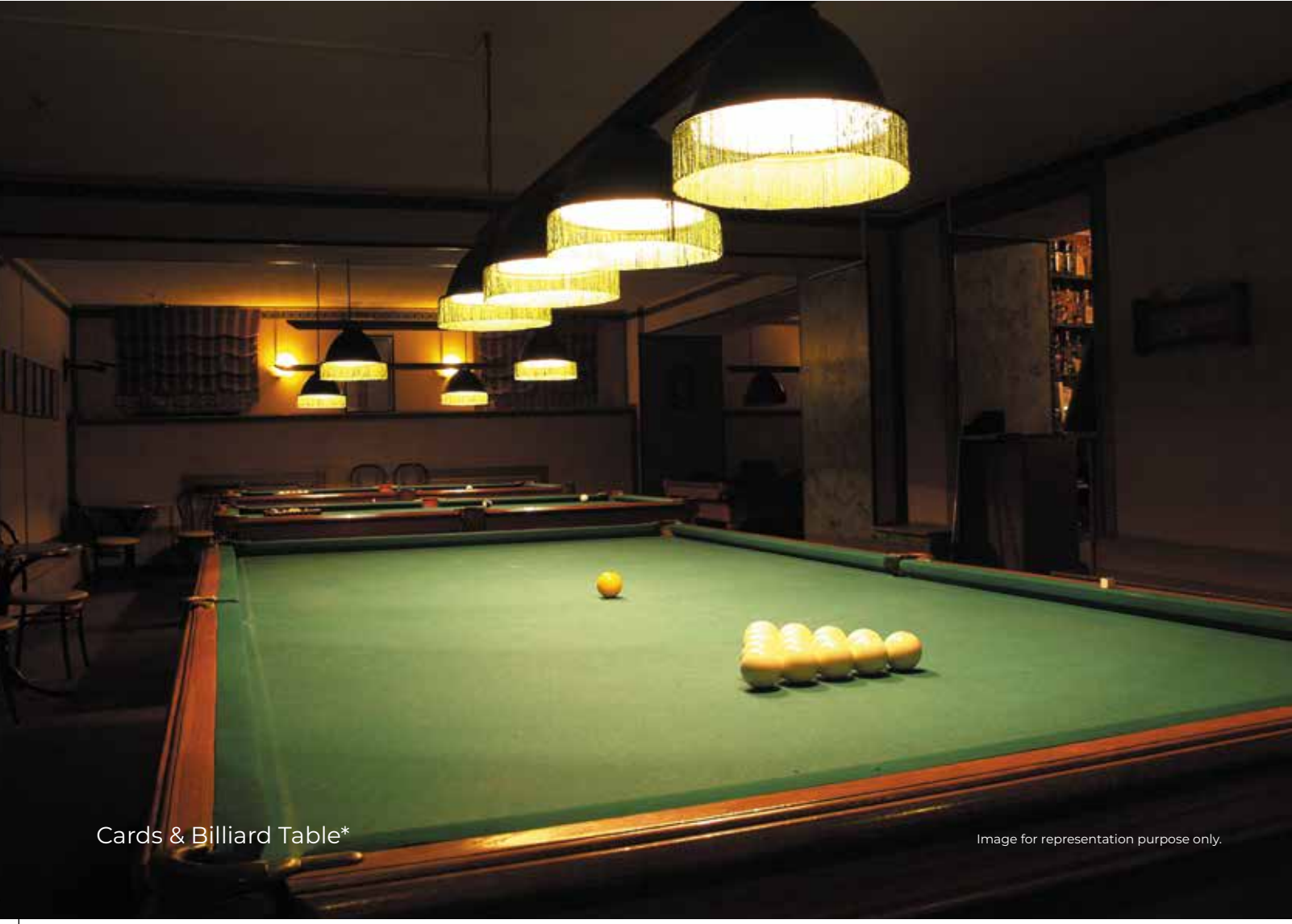
Jungle Gym for Toddlers*

Image for representation purpose only.



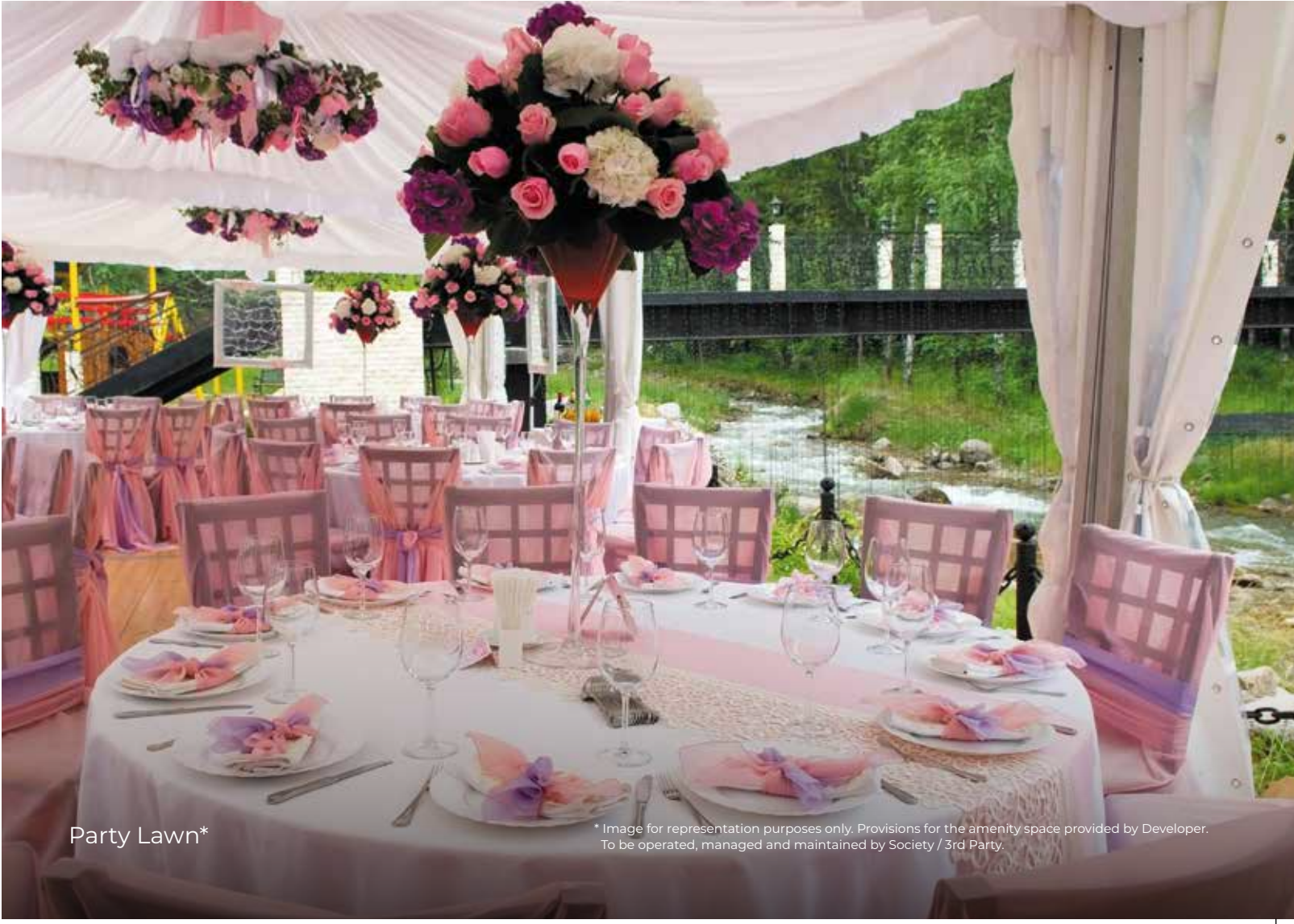
Yoga / Meditation / Dance Centre*

Image for representation purpose only.



Cards & Billiard Table*

Image for representation purpose only.



Party Lawn*

* Image for representation purposes only. Provisions for the amenity space provided by Developer. To be operated, managed and maintained by Society / 3rd Party.



Business Centre with Guest Room*

Image for representation purpose only.



Ample Parking Spaces*

Image for representation purpose only.



Vaastu Compliant Homes*

Image for representation purpose only.



Outdoor Movie Area*

* Image for representation purposes only. Provisions for the amenity space provided by Developer. To be operated, managed and maintained by Society / 3rd Party.



Connect

WITH
IMPECCABLE GRACE

Artist's impression. For representation purpose only.

Furniture & Fixture does not form part of the apartment for sale.

- Vitrified Tiles For The Living Room, Dining Room And All Bedrooms
- Premium-Quality Vitrified Tiles In The Kitchen
- A Stainless Steel Sink In The Kitchen
- Premium Vitrified Tiles Dado Up To 600 Mm Above The Kitchen Platform
- Matte Finish Premium Vitrified Tiles For Bathroom
- Premium CP Fittings & False Ceiling In Bathrooms
- Weatherproof Exterior Grade Texture Paint On The Balcony
- SS Glass Railing / MS Railing In Balcony



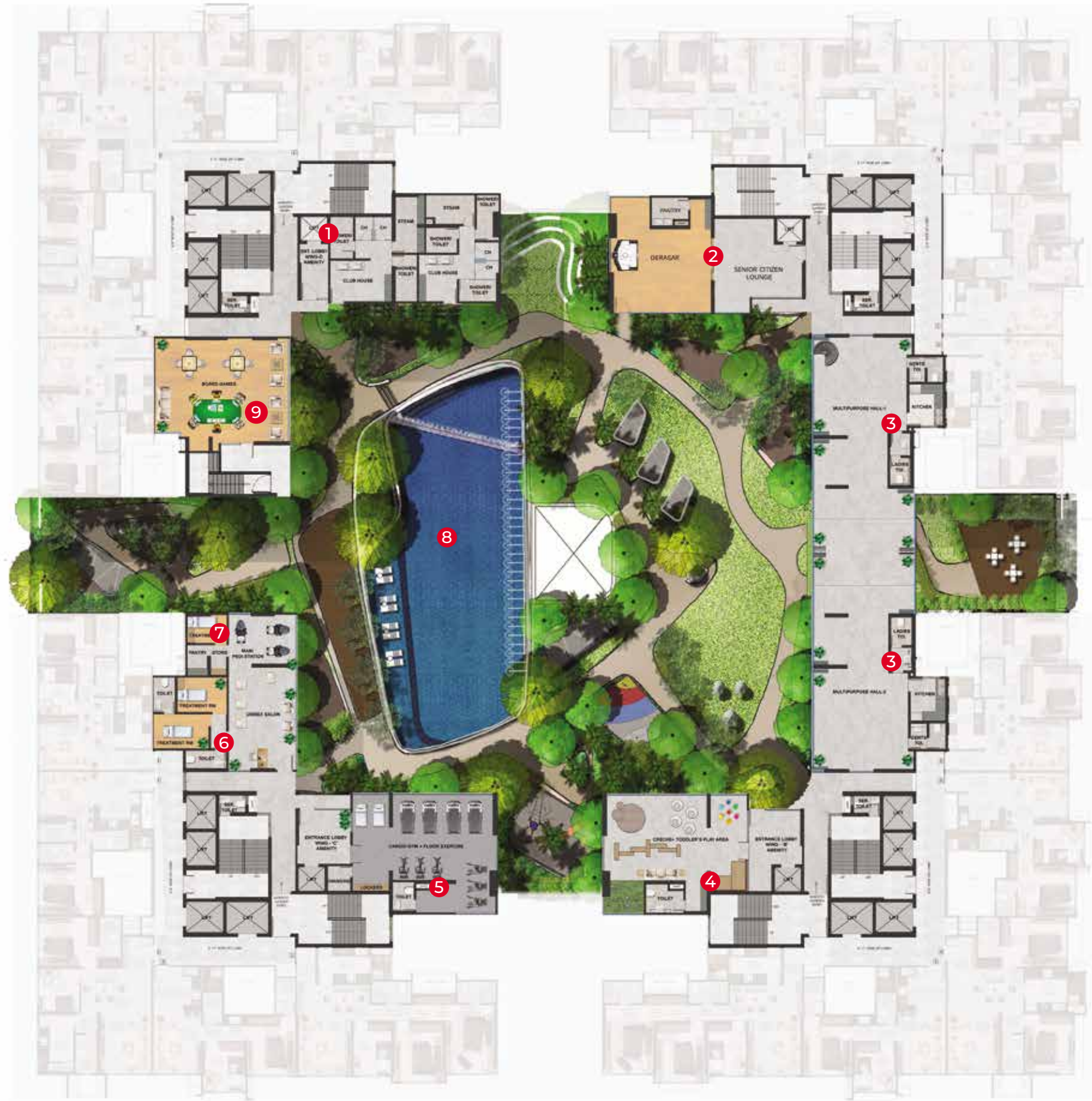
Artist's impression. For representation purpose only.

Master Plans

PODIUM PLAN 1ST FLOOR

LEGEND

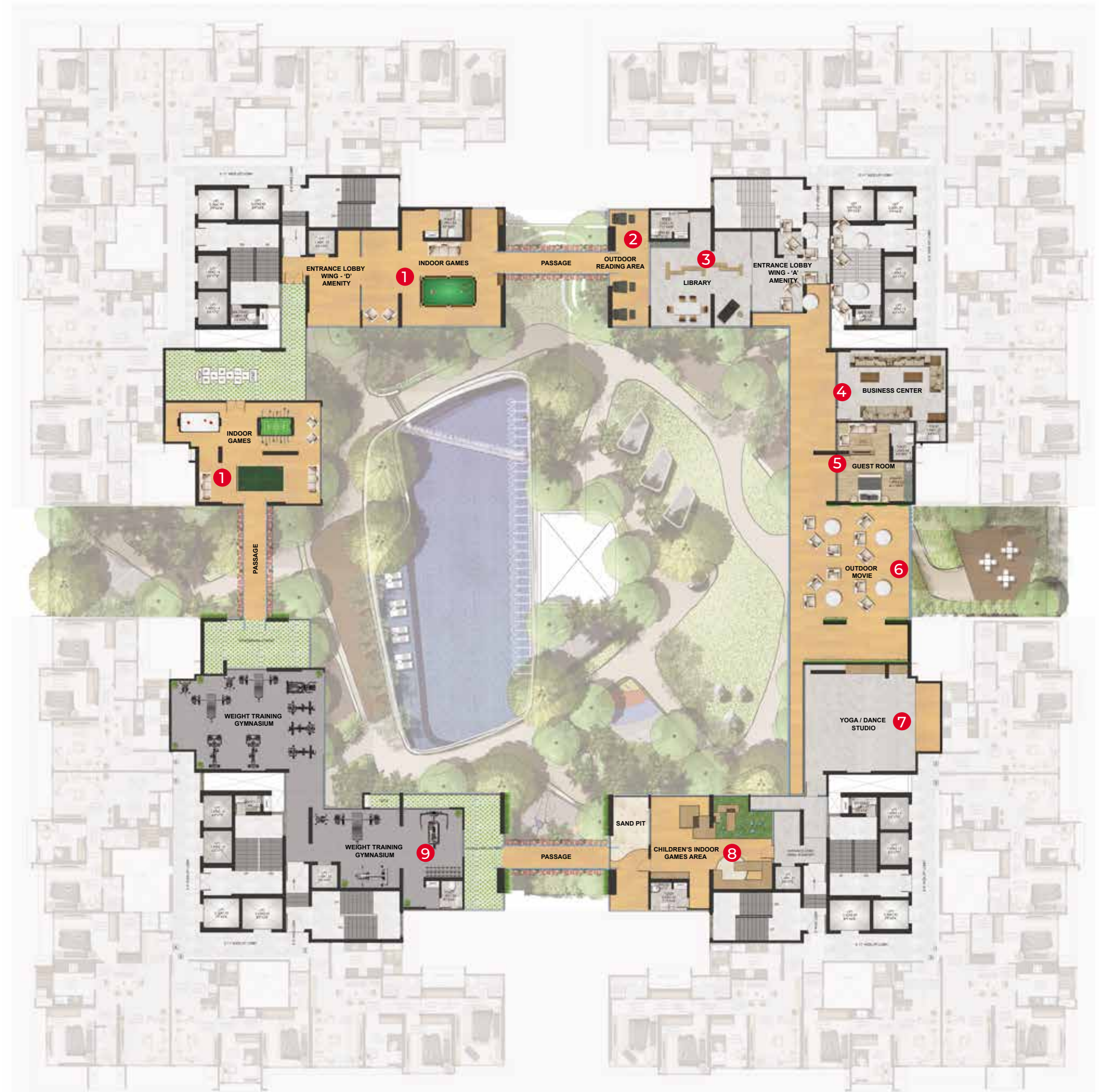
- 1 CLUBHOUSE
- 2 DERASAR / SENIOR CITIZEN LOUNGE
- 3 MULTIPURPOSE HALL
- 4 CRECHE+ TODDLER'S PLAY AREA
- 5 CARDIO GYM+FLOOR EXERCISE
- 6 UNISEX SALON
- 7 MANI PEDI STATION
- 8 SWIMMING POOL
- 9 BOARD GAMES



PODIUM PLAN 2ND FLOOR

LEGEND

- 1 INDOOR GAMES
- 2 OUTDOOR READING AREA
- 3 LIBRARY
- 4 BUSINESS CENTRE
- 5 GUEST ROOM
- 6 OUTDOOR MOVIE
- 7 YOGA/DANCE STUDIO
- 8 CHILDREN'S INDOOR GAME AREA
- 9 WEIGHT TRAINING GYMNASIUM



Floor Plans

SUNRISE 5TH & 6TH FLOOR PLAN

SUNRISE 21ST FLOOR PLAN



| Flat Nos. | Rera Carpet Area (A) | | Exclusive Balcony Area (B) | | Total (A+B) | |
|-----------|----------------------|----------|----------------------------|----------|-------------|----------|
| | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. |
| 501/601 | 737 | 68.47 | 18 | 1.67 | 755 | 70.14 |
| 502/602 | 908 | 84.32 | 21 | 1.95 | 929 | 86.27 |
| 503/603 | 536 | 51.65 | 20 | 1.86 | 576 | 53.51 |
| 504/604 | 811 | 75.35 | 24 | 2.23 | 835 | 77.58 |
| 505/605 | 582 | 54.07 | 25 | 2.32 | 607 | 56.39 |
| 506/606 | 724 | 67.26 | 21 | 1.95 | 745 | 69.21 |
| 507/607 | 726 | 67.41 | 20 | 1.82 | 746 | 69.23 |

- This is a typical floor plan, subject to approval from concerned authorities. The furniture, fixtures and fittings etc. are for representative purposes only. The room measurements are mentioned in Meter & Feet - inches. The actual area may vary +/-3%.
- All internal dimensions for carpet area are from unfinished wall surface.
- In toilet the carpet area are inclusive of ledge walls (if any).
- Conversion 1 Sq.M. = 10.764 Sq.Ft.



| Flat Nos. | Rera Carpet Area (A) | | Exclusive Balcony Area (B) | | Total (A+B) | |
|-----------|----------------------|----------|----------------------------|----------|-------------|----------|
| | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. |
| 2101 | 746 | 69.32 | 88 | 8.19 | 834 | 77.51 |
| 2102 | 920 | 85.44 | 102 | 9.51 | 1022 | 94.95 |
| 2103 | 362 | 33.65 | 71 | 6.61 | 434 | 40.26 |
| 2104 | 827 | 76.86 | 127 | 11.77 | 954 | 88.63 |
| 2105 | 589 | 54.73 | 59 | 5.47 | 648 | 60.20 |
| 2106 | 732 | 68.04 | 68 | 6.30 | 800 | 74.34 |
| 2107 | 735 | 68.32 | 67 | 6.18 | 802 | 74.50 |

- This is a typical floor plan, subject to approval from concerned authorities. The furniture, fixtures and fittings etc. are for representative purposes only. The room measurements are mentioned in Meter & Feet - inches. The actual area may vary +/-3%.
- All internal dimensions for carpet area are from unfinished wall surface.
- In toilet the carpet area are inclusive of ledge walls (if any).
- Conversion 1 Sq.M. = 10.764 Sq.Ft.

SEA BREEZE 5TH & 6TH FLOOR PLAN



| Flat Nos. | Rera Carpet Area (A) | | Exclusive Balcony Area (B) | | Total (A+B) | |
|-----------|----------------------|----------|----------------------------|----------|-------------|----------|
| | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. |
| 501/601 | 695 | 64.57 | 20 | 1.82 | 715 | 66.39 |
| 502/602 | 724 | 67.26 | 21 | 1.95 | 745 | 69.21 |
| 503/603 | 601 | 55.83 | 25 | 2.32 | 626 | 58.15 |
| 504/604 | 811 | 75.35 | 24 | 2.23 | 835 | 77.58 |
| 505/605 | 556 | 51.65 | 20 | 1.86 | 576 | 53.51 |
| 506/606 | 908 | 84.32 | 21 | 1.95 | 929 | 86.27 |
| 507/607 | 737 | 68.47 | 18 | 1.67 | 755 | 70.14 |

- This is a typical floor plan, subject to approval from concerned authorities. The furniture, fixtures and fittings etc. are for representative purposes only. The room measurements are mentioned in Meter & Feet - inches. The actual area may vary +/- 3%.
- All internal dimensions for carpet area are from unfinished wall surface.
- In toilet the carpet area are inclusive of ledge wall (if any).
- Conversion 1 Sq.M. = 10.764 Sq.Ft.

SEA BREEZE 21ST FLOOR PLAN



| Flat Nos. | Rera Carpet Area (A) | | Exclusive Balcony Area (B) | | Total (A+B) | |
|-----------|----------------------|----------|----------------------------|----------|-------------|----------|
| | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. |
| 2101 | 704 | 65.44 | 67 | 6.18 | 771 | 71.62 |
| 2102 | 733 | 68.14 | 68 | 6.30 | 801 | 74.44 |
| 2103 | 608 | 56.53 | 59 | 5.47 | 667 | 62.00 |
| 2104 | 827 | 76.86 | 127 | 11.77 | 954 | 88.63 |
| 2105 | 562 | 52.25 | 71 | 6.61 | 634 | 58.86 |
| 2106 | 920 | 85.44 | 102 | 9.51 | 1022 | 94.95 |
| 2107 | 746 | 69.32 | 88 | 8.19 | 834 | 77.51 |

- This is a typical floor plan, subject to approval from concerned authorities. The furniture, fixtures and fittings etc. are for representative purposes only. The room measurements are mentioned in Meter & Feet - inches. The actual area may vary +/- 3%.
- All internal dimensions for carpet area are from unfinished wall surface.
- In toilet the carpet area are inclusive of ledge wall (if any).
- Conversion 1 Sq.M. = 10.764 Sq.Ft.

DEW
5TH & 6TH FLOOR PLAN



| Flat Nos. | Rera Carpet Area (A) | | Exclusive Balcony Area (B) | | Total (A+B) | |
|-----------|----------------------|----------|----------------------------|----------|-------------|----------|
| | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. |
| 5001/6001 | 737 | 68.47 | 18 | 1.67 | 755 | 70.14 |
| 5002/6002 | 908 | 84.32 | 21 | 1.95 | 929 | 86.27 |
| 5003/6003 | 556 | 51.65 | 20 | 1.86 | 576 | 53.51 |
| 5004/6004 | 811 | 75.35 | 24 | 2.23 | 835 | 77.58 |
| 5005/6005 | 601 | 55.83 | 25 | 2.32 | 626 | 58.15 |
| 5006/6006 | 724 | 67.26 | 21 | 1.95 | 745 | 69.21 |
| 5007/6007 | 895 | 84.57 | 20 | 1.82 | 915 | 86.39 |

- This is a Typical Floor plan, subject to approval from concerned authorities. The furniture, fixtures and fittings etc. are for representative purposes only. The room measurements are mentioned in Meter & Feet - inches. The actual area may vary +/- 3%.
- All internal dimensions for carpet area are from unfinished wall surface.
- In toilet the carpet area are inclusive of ledge walk (If any).
- Conversion 1 Sq.M. = 10.764 Sq.Ft.

DEW
21ST FLOOR PLAN



| Flat Nos. | Rera Carpet Area (A) | | Exclusive Balcony Area (B) | | Total (A+B) | |
|-----------|----------------------|----------|----------------------------|----------|-------------|----------|
| | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. |
| 2101 | 746 | 69.32 | 88 | 8.19 | 834 | 77.51 |
| 2102 | 920 | 85.44 | 102 | 9.51 | 1022 | 94.95 |
| 2103 | 562 | 52.25 | 71 | 6.61 | 634 | 58.86 |
| 2104 | 827 | 76.86 | 127 | 11.77 | 954 | 88.63 |
| 2105 | 668 | 62.53 | 59 | 5.47 | 727 | 67.60 |
| 2106 | 733 | 68.14 | 68 | 6.30 | 801 | 74.44 |
| 2107 | 704 | 65.44 | 67 | 6.18 | 771 | 71.62 |

- This is a Typical Floor plan, subject to approval from concerned authorities. The furniture, fixtures and fittings etc. are for representative purposes only. The room measurements are mentioned in Meter & Feet - inches. The actual area may vary +/- 3%.
- All internal dimensions for carpet area are from unfinished wall surface.
- In toilet the carpet area are inclusive of ledge walk (If any).
- Conversion 1 Sq.M. = 10.764 Sq.Ft.

DAWN 5TH & 6TH FLOOR PLAN

DAWN 21ST FLOOR PLAN



| Flat Nos. | Rera Carpet Area (A) | | Exclusive Balcony Area (B) | | Total (A+B) | |
|-----------|----------------------|----------|----------------------------|----------|-------------|----------|
| | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. |
| 5001/6001 | 726 | 67.41 | 20 | 1.82 | 745 | 69.23 |
| 5002/6002 | 734 | 67.26 | 21 | 1.95 | 745 | 69.21 |
| 5003/6003 | 582 | 54.07 | 25 | 2.32 | 607 | 56.39 |
| 5004/6004 | 811 | 75.35 | 24 | 2.23 | 835 | 77.58 |
| 5005/6005 | 556 | 51.65 | 20 | 1.86 | 576 | 53.51 |
| 5006/6006 | 908 | 84.32 | 21 | 1.95 | 929 | 86.27 |
| 5007/6007 | 737 | 68.47 | 18 | 1.67 | 755 | 70.14 |

- This is a Typical Floor plan, subject to approval from concerned authorities. The furniture, fixtures and fittings etc. are for representative purposes only. The room measurements are mentioned in Meter & Feet - inches. The actual area may vary +/- 3%.
- All internal dimensions for carpet area are from unfinished wall surface.
- In toilet the carpet area are inclusive of ledge walk (if any).
- Conversion 1 Sq.M. = 10.764 Sq.Ft.



| Flat Nos. | Rera Carpet Area (A) | | Exclusive Balcony Area (B) | | Total (A+B) | |
|-----------|----------------------|----------|----------------------------|----------|-------------|----------|
| | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. | In Sq.Ft. | In Sq.M. |
| 2101 | 725 | 68.32 | 67 | 6.18 | 802 | 74.50 |
| 2102 | 732 | 68.04 | 68 | 6.30 | 800 | 74.34 |
| 2103 | 589 | 54.73 | 59 | 5.47 | 648 | 60.20 |
| 2104 | 827 | 76.86 | 127 | 11.77 | 954 | 88.63 |
| 2105 | 562 | 52.25 | 71 | 6.61 | 634 | 58.86 |
| 2106 | 920 | 85.44 | 102 | 9.51 | 1022 | 94.95 |
| 2107 | 746 | 69.32 | 88 | 8.19 | 834 | 77.51 |

- This is a Typical Floor plan, subject to approval from concerned authorities. The furniture, fixtures and fittings etc. are for representative purposes only. The room measurements are mentioned in Meter & Feet - inches. The actual area may vary +/- 3%.
- All internal dimensions for carpet area are from unfinished wall surface.
- In toilet the carpet area are inclusive of ledge walk (if any).
- Conversion 1 Sq.M. = 10.764 Sq.Ft.

Connect

WITH THE BEST

The most renowned names in business have together created this striking icon, which has all the exclusivities of an incredible lifestyle.



TURNKEY
CONTRACTOR



MAHIMTURA
STRUCTURAL
CONSULTANT



MQA
ARCHITECT



MEP – ECOFIRST
TATA GROUP
COMPANY



LANDSCAPE
DESIGN