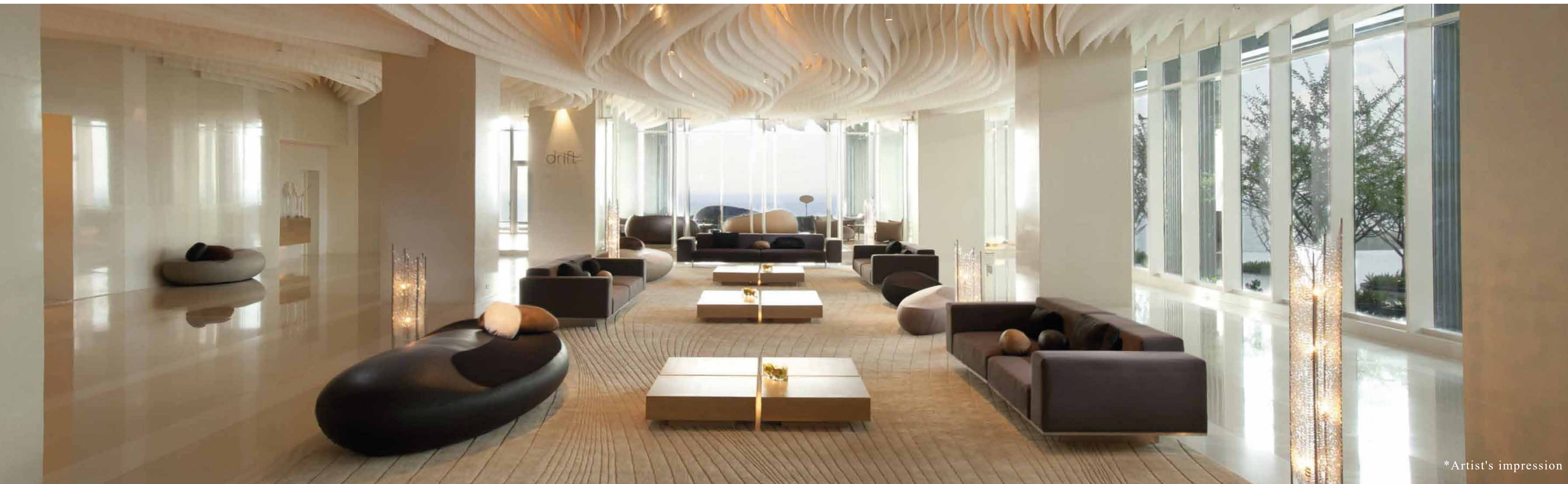




—  
E X P E R I E N C E   A   W O R L D   O F  
P R I V I L E G E  
—



\*Artist's impression

## *EXPERIENCE INTERNATIONAL LIVING AT ITS FINEST.*

*Come home to a host of luxurious amenities  
experienced only by a privileged few.*

*Over 34 world-class amenities in the heart of Goregaon West.*



PASSCODE: BAY GARDEN

*MASTERS OF INTERNATIONAL  
CRAFTSMANSHIP AT WORK.*

*Ethospace is an internationally-acclaimed architectural firm based out of Singapore with a passion for designing stunning interiors that expand your imagination. With designers who possess a sensitive understanding of creating unforgettable interiors, Ethospace takes pride in creatively invoking elements from the natural realm, which we believe to be art in its purest form. They've designed the ART Rotana, three-time winner of Bahrain's leading hotel.*

eTHOSpace

Singapore | Award - winning design architects

7+ countries	20 years of professional experience	100+ Global projects
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High Street Retail, U.S.A



## *SCULPTORS OF NATURE, CELEBRATED ACROSS THE WORLD.*

*Green Space Alliance (GSA) is an award-winning international consultancy firm offering sustainable urban development solutions, urban planning and landscape architecture. With offices in USA, Canada and India, GSA believes in a collaborative design and development approach that is culturally and environmentally sensitive while achieving economic benefits.*



U.S.A. | Landscape architects

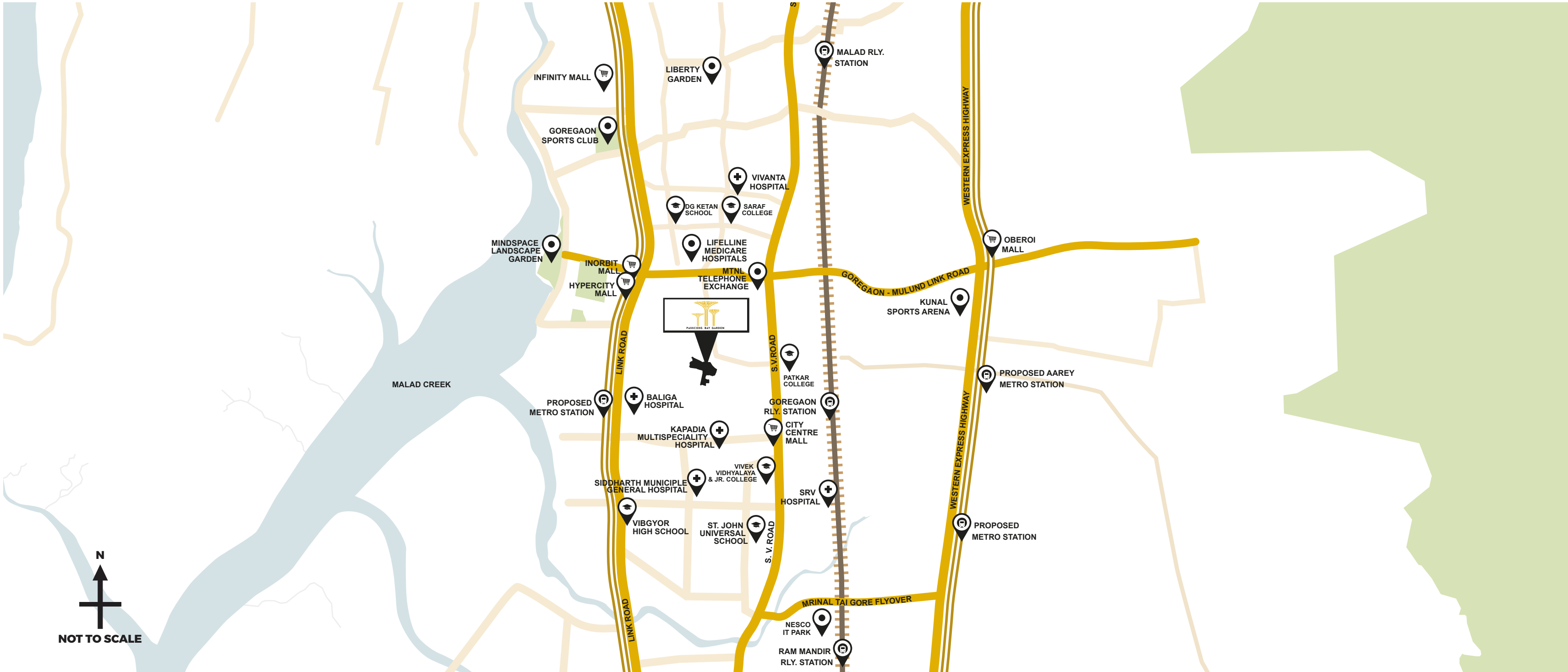
**10+**  
countries

**15**  
years of  
professional  
experience

**200+**  
Global projects

BE AT THE CENTRE OF  
YOUR WORLD.

- SV Road - 2 mins away
- Link Road - 5 mins away
- Mrinaltai Gore Flyover - 12 mins away
- Goregaon Railway Station - 5 mins away
- NESCO - 10 mins away
- Inorbit Mall - 5 mins away
- Kapadia Hospital - 2 mins away
- DG Khetan School - 5 mins away
- Ganpati Mandir - 1 min away
- Upcoming Shastri Nagar Metro Station - 6 mins away



Source: Google Maps

*BECAUSE WORLD-CLASS LIVING  
STARTS AT HOME.*

*When your home is a landmark, you know you've arrived.*



*\*Artist's impression*



\*Artist's impression

*EXPERIENCE THE EPITOME OF  
INTERNATIONAL LUXURY.*

*Come home to the best amenities the world has to offer.*

E - DECK LEVEL PLAN



TERRACE LANDSCAPE PLAN



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*DIVE IN TO HIGH LIVING.*



*Experience an indulgent lifestyle with amenities that are a class apart.*

*A VIEW TO LIVE FOR.*



*Enjoy breathtaking views of the maximum city perched on the zenith of luxury. Experience the soothing harmony of peace and comfort as you sit back in your private haven and gaze into the distant horizon. Witness the surrounding silence as you observe regal sunrises and sunsets and feel nature flaunting its splendor for your eyes only.*

*Because at Passcode Bay Garden, the view is worth living for.*



## STEP UP TO AN INTERNATIONAL LIFESTYLE.

Get an exclusive opportunity to experience international lifestyle.  
Conceptualised and designed by global talent in urban development,  
working towards a vision to provide an uber-luxury living experience.



- ▲ Attractive elevation and building facade
- ▲ Grand entrance lobby
- ▲ 34+ luxury and lifestyle amenities
- ▲ Finest Connectivity

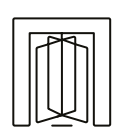


***SURROUND YOUR WORLD  
WITH INTERNATIONAL LUXURY.***

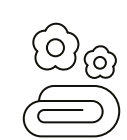
*When it comes to internationally designed spaces, you'll experience it all.*



LIBRARY\*



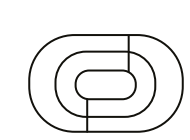
GRAND ENTRANCE LOBBY



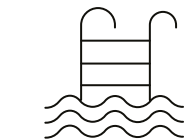
SPA\*



LANDSCAPED GARDEN



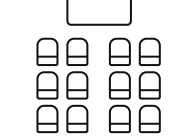
JOGGING TRACK



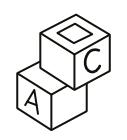
SWIMMING POOL



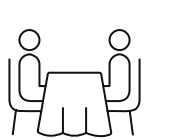
CAFETERIA\*



BANQUET HALL



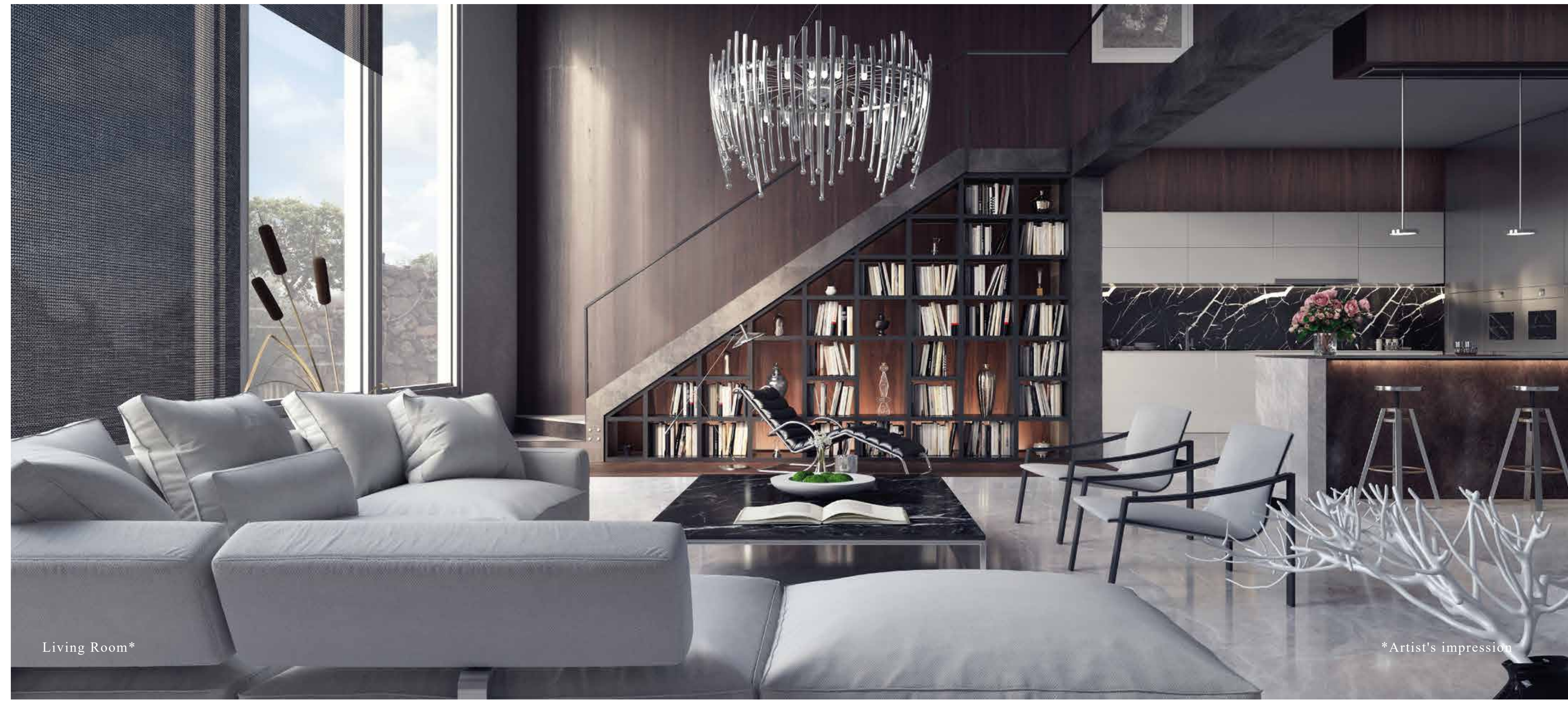
CRECHE\*



DINING ROOM\*

## *MAKE ROOM FOR INTERNATIONAL LIVING.*

*Get a head start when it comes to luxurious living. Feel at home from the moment you step in your internationally-designed project with thoughtfully planned **1 & 2 bed residences** intended to give your family ample room to unwind. Indulge in a lifestyle with world-class amenities embedded in your private world. From lazy family afternoons to roaring weekend parties, this is your chance to experience the good life in the lap of luxury.*



Living Room\*

\*Artist's impression

LIVE IN THE LAP OF ULTIMATE LUXURY.

Every inch of the development has been made keeping your comfort and safety in mind. So that once you start living at Passcode Bay Garden, you'll never have to worry about anything, ever again.

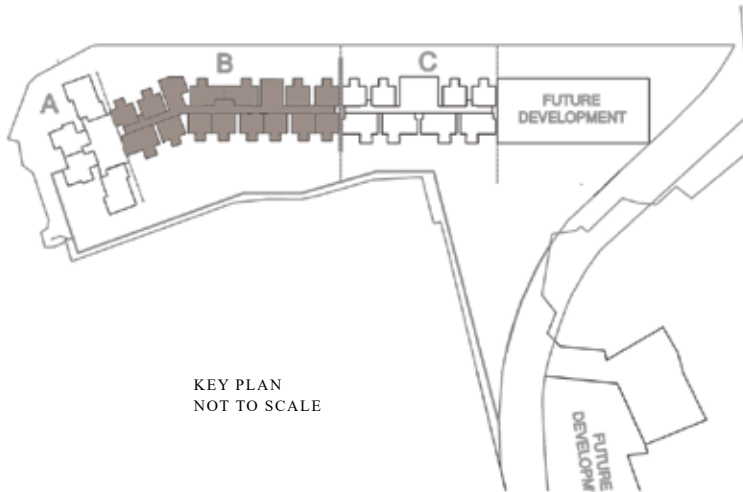


\*Artist's impression

PROJECT CONFIGURATION

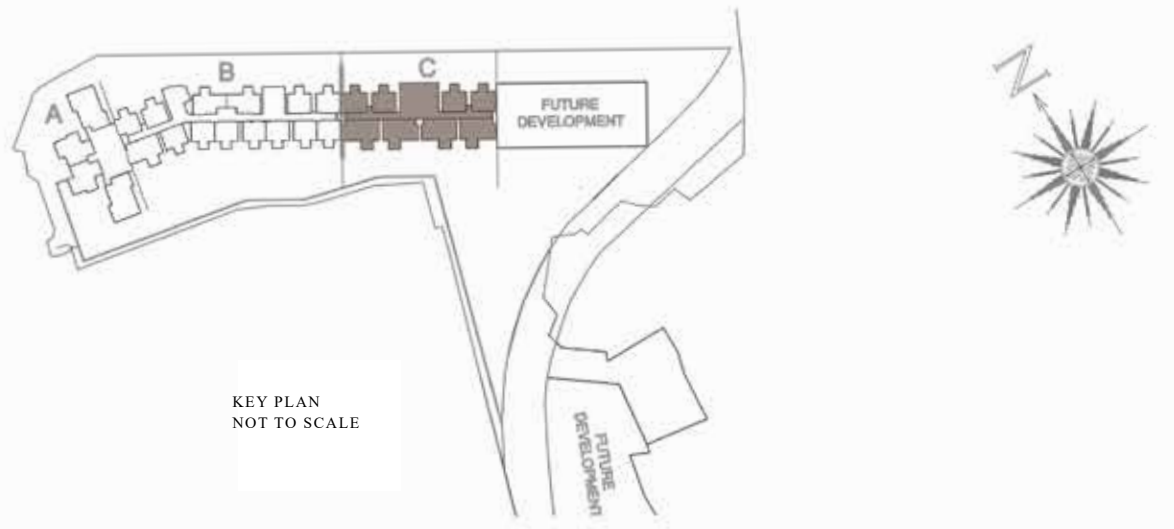
TOWER A		TOWER B			TOWER C	
2 BHK SUPREME	3 BHK	1 BHK	2 BHK	2 BHK LUXE	1 BHK	2 BHK LUXE
617 SQ.FT	820 SQ.FT	391 SQ.FT	493 SQ.FT	600 SQ.FT	391 SQ.FT	600 SQ.FT

WING B



KEY PLAN  
NOT TO SCALE

WING C



KEY PLAN  
NOT TO SCALE

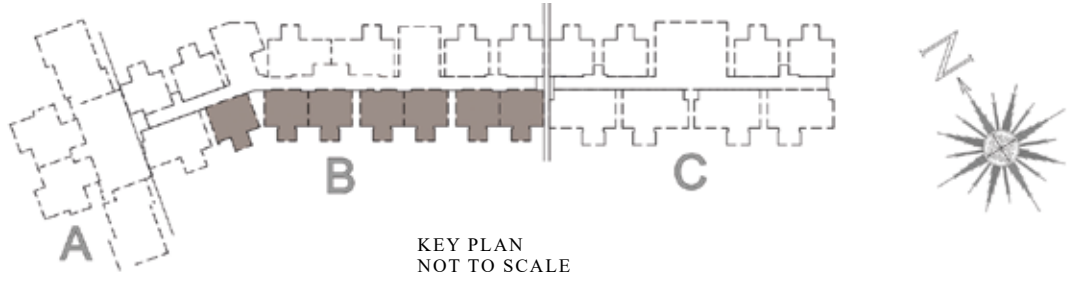
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FLOOR PLANS & LAYOUTS



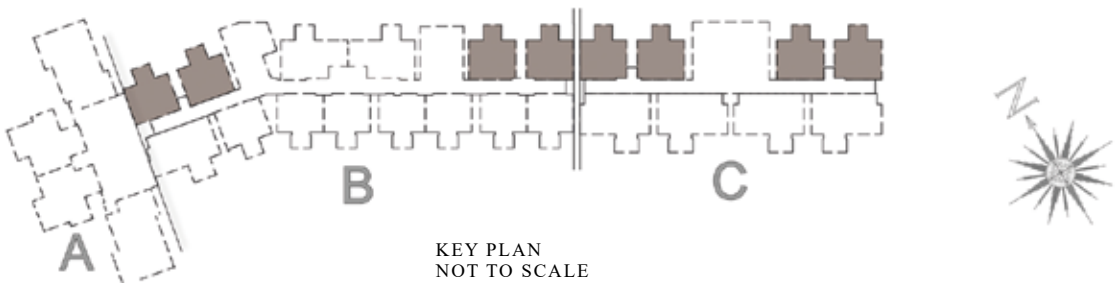
Living room	3.05 x 5.07m
Kitchen	2.29 x 2.13m
Common Toilet	1.22 x 1.92m
Master Bedroom	3.25 x 3.05m
Master Toilet	1.92 x 1.22m



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Joint development with Reddy Builders and Developers ('Oregon Hills LLP' is a partner in Reddy Builders and Developers)



Living room	3.05 x 5.07m
Kitchen	2.29 x 2.13m
Common Toilet	1.22 x 1.92m
Master Bedroom	3.25 x 3.05m
Master Toilet	1.92 x 1.22m



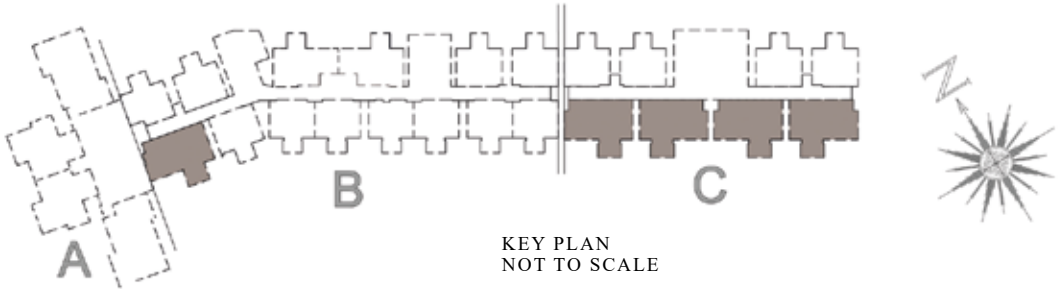
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WING B & C



2 BHK LUXE CARPET AREA - 600.00 SQ FT

Living room	3.05 x 5.07m
Kitchen	2.89 x 2.50m
Bedroom	3.35 x 3.05m
Toilet	2.15 x 1.25m
Master Bedroom	3.05 x 4.00m
Master Toilet	2.45 x 1.25m



KEY PLAN  
NOT TO SCALE

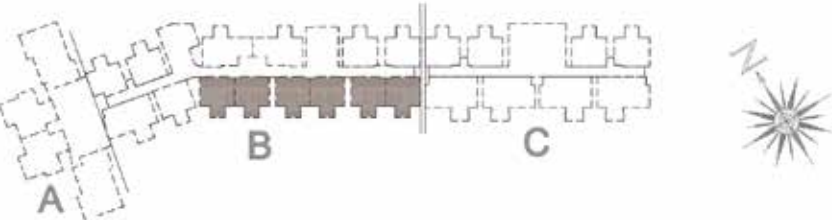
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WING B



JODI FLAT CARPET AREA - 788.00 SQ FT

Living room	5.18 x 5.08m
Kitchen	2.29 x 2.59m
Study	2.29 x 2.13m
Master Bedroom	3.25 x 3.05m
Walk in Wardrobe	1.67 x 1.92m
Master Toilet	1.92 x 1.22m
Powder Toilet	1.22 x 1.92m
Bedroom	3.85 x 3.05m
Toilet	1.92 x 1.22m



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\*Artist's impression

## *HOMES BUILT ON PROMISES.*

*A real estate enterprise with over three decades of experience, Chandak Group has developed over 4 million sq.ft. of properties across the city of Mumbai. Our humble but significant contribution to the growth of the maximum city stands as a testimony to our reliability.*

*“Promises Made. Promises Kept” is our belief. With an unmatched track record of delivering all projects well ahead of time, Chandak Group’s dedication to this philosophy has seen us receive 6 OCs in 3 years. Building resources, disbursing technologies and implementing processes are done after extensive planning to deliver premium residential and commercial developments. Trust, quality, and timely delivery are the commitments we have abided by since the foundation of our firm, which has resulted in a steady growth in our size and stature. True to these ideas,*

*Passcode Bay Garden is our latest addition to the city’s skyline.*

6 OCs  
IN  
3 YEARS

*PROMISES MADE.PROMISES KEPT.*



**49 IDEAL** JUHU



**ATMOSPHERE** MULUND WEST



**HARMONY** KANDIVALI WEST



**PALOMA** GOREGAON EAST



**SPARKLING WINGS** DAHISAR EAST



**STELLA** GOREGAON WEST



30+ YEARS  
OF EXPERIENCE







4000+ HAPPY  
FAMILIES



4+ MILLION SQ. FT.  
DEVELOPED




EXCELLENCE IN  
DELIVERY

 /chandakgroup    /chandakgroup    /chandak\_group    /company/chandak-group

Joint Development with



Site Address - Passcode Bay Garden, Yashwant Nagar(beside Ganesh Mandir),  
Next to Chamunda Jewel Building, Goregaon West , Maharashtra – 400104

Disclaimer:  
This communication is purely conceptual and not a legal offering. The information contained in this communication is only indicative of the kind of development that is proposed. All images are artistic conceptualization for illustration only and do not purport to exactly replicate the products. Any furniture and fixtures shown here are not part of the offering and are purely for showcasing possibilities. The Promoter reserves the right to make changes or alterations in accordance with the approvals and permissions granted by the concerned authorities from time to time. Registered agreement for the sale between the Promoter and the Purchaser alone will be final and binding. The Promoter reserves his right to add, alter, delete, upgrade, modify, relocate, reduce or enhance the Project Amenities. The Promoter reserves the right to relocate the reservations elsewhere within the layout.  
Offer mentioned herein is subject to loan eligibility of the customer as per the banks/ other financial institutions' guidelines and approval. The scheme referred is at the sole discretion of the promoter and is subject to change/ alteration/ modification/ withdrawal without any prior notice".  
Joint development with Reddy Builders and Developers ('Oregon Hills LLP' is a partner in Reddy Builders and Developers)  
MahaRERA Registration No: P51800006729  <https://maharera.mahaonline.gov.in>  
\*Conditions apply