

61
YEARS OF MILESTONES



DAMJI SHAMJI
SHAH GROUP

SINCE 1962

A PEACEFUL AFFAIR AT A
MASTERPIECE
WITH OUR MASTERPEACE

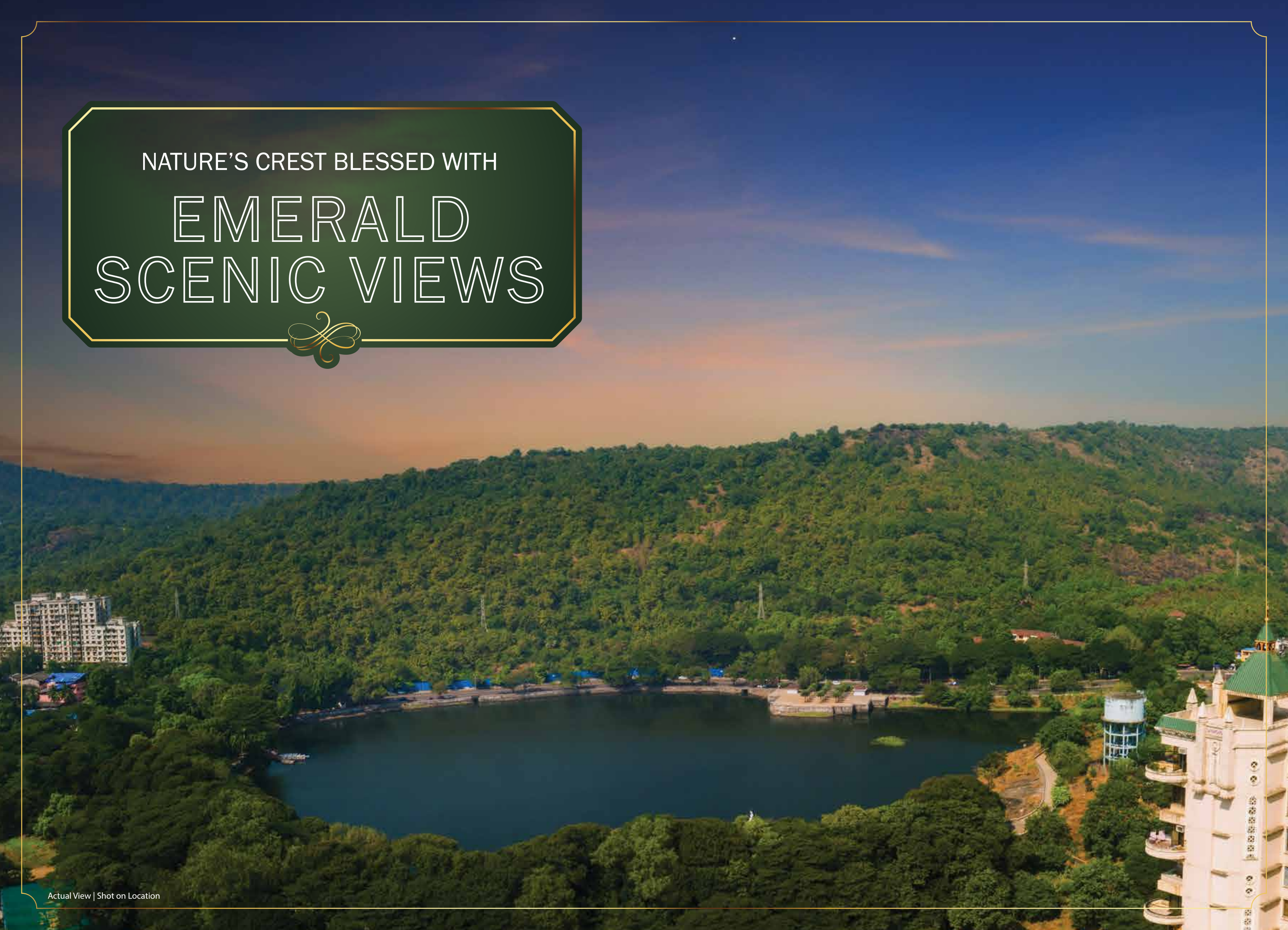
P R E S E N T I N G

P A S S C O D E
MASTERPEACE

AT POKHRAN ROAD 2, THANE (W)

PRESENTING **2 & 3 BHK DECK HOMES**
WITH **180-DEGREE HILL & LAKE VIEWS**

NATURE'S CREST BLESSED WITH
EMERALD
SCENIC VIEWS





OPEN GREEN SPACES FOR A
REFRESHED
LIFE



A LIFESTYLE

ABOVE & BEYOND,
THAT GRANTS IT ALL.





Artist's Impression

P R E S E N T I N G

P A S S C O D E

MASTERPEACE

WE CREATE A MARVEL,
YOU EMBRACE A

MASTERPIECE

Welcome to Passcode Masterpeace - the classic gateway into a charismatic lifestyle carved to the perfection of timeless luxury reserved for the connoisseurs of tomorrow. A mesmerizing enchanting world nestled in nature's serenity, close to the bustling metropolitan city, radiating the glories of stylish plush & stunning luxury. Navigate the tranquil trails that lead you to the home of your dreams, where every breath fills you with freshness; every sight greets you with scenic vistas & every pathway offers you a blissful experience.



PROJECT HALLMARKS:



CHERISH **GRANDEUR** WITH FLOOR TO FLOOR HEIGHT OF 10'4"



ADMIRE **LIFESTYLE** WITH 50+ AMENITIES



OWN **SOPHISTICATION** WITH HOMES HAVING AMPLE SUNLIGHT



INDULGE IN **SERENITY** WITH 180-DEGREE PANORAMIC VIEWS



CHOOSE SPLENDOUR WITH **ELEVATED** JOGGING TRACK



DISCOVER **ELEGANCE** WITH STATE-OF-THE-ART ELEVATION



EMBRACE **AFFLUENCE** WITHIN A TRANQUIL NEIGHBOURHOOD



EXPERIENCE **LUXURY** WITH THOUGHTFULLY PLANNED HOMES



STAY **PEACEFUL** WITH VASTU COMPLIANT HOMES

A man and a woman are standing in a luxurious living room. The man is wearing a white shirt and dark trousers, and the woman is wearing a blue dress. They are both smiling and looking towards the camera. The room is elegantly furnished with a chandelier, a sofa, and a coffee table. The overall atmosphere is one of sophisticated luxury.

ILLUSTRIOUS HOMES THAT ARE TRUE SYMBOLS OF LUXURY

Your homes are a reflection of who you are; choose spaces that shine as you do. Come home to beautifully designed residences that are timeless creations of luxury, an imperial spectacle of class, an enigmatic craftsmanship of brilliance & a classic marvel amidst green hues of bliss. Passcode Masterpeace is thoughtfully curated to offer you the unparalleled comfort of luxury you've always dreamt of. With spacious, well-ventilated & premium 2 & 3 BHK homes, Passcode Masterpeace heeds to all your practical needs, offering the comforts of convenience at arm's length. Experience a refined, reimagined & redefined way of life at Passcode Masterpeace, an outstanding choice sought by the leaders of tomorrow who seek nothing but the best.





A PICTURESQUE LIFESTYLE THAT MASTERS URBAN CONVENIENCES.

A perfectly selected pincode that cradles the present of a future-ready lifestyle, Passcode Masterpeace is an illustrious & coveted neighbourhood in the promising precinct of Pokharan 2, Thane that brings to you the variety, the charm & the beauty of a magnificent life that is central to infinite possibilities.



KEY LOCATION HIGHLIGHTS

ACCESSIBILITY ACROSS THE CITY

- Powai - 35 Mins
- BKC - 40 Mins
- Airport - 45 Mins
- Vashi and Mindspace IT Park - 40 to 50 Mins
- Andheri/Lokhandwala via JVLR/Metro - 50 Mins
- Fort - 1 Hr via Freeway

MAJOR ROADS

- Ghodbunder Road - 7 Mins
- Eastern Express Highway - 7 Mins
- Thane-Belapur Road - 39 Mins

SHOPPING

- Star Market - 5 Mins
- D-Mart - 5 Mins
- Viviana Mall - 10 Mins
- Korum Mall - 10 Mins
- R Mall (G. B. Road) - 11 Mins
- Reliance Mart - 16 Mins
- Hypercity Mall - 17 Mins

ENTERTAINMENT

- Upvan Lake - 3 Mins
- Tikuji-ni-Wadi - 7 Mins
- Inox Theatre - 10 Mins
- Cinemax - 10 Mins
- Cinepolis Viviana Mall - 10 Mins
- Talao Pali - 13 Mins

SCHOOLS

- Vasant Vihar School - 3 Mins
- DAV Public School - 6 Mins
- Singhania School - 7 Mins
- CP Goenka International School - 9 Mins
- Billabong International School - 18 Mins

BANKS

- Axis Bank - 1 Min
- HDFC Bank - 3 Mins
- Yes Bank - 6 Mins
- ICICI Bank - 6 Mins
- Standard Chartered Bank - 6 Mins
- Bank of Baroda - 7 Mins
- SBI Bank - 7 Mins

STATIONS

- Upcoming Kapurbawadi Metro Line 5 Station - 7 Mins
- Upcoming Manpada Metro Line 4 Station - 9 Mins
- Upcoming Kapurbawadi Metro Station - 9 Mins
- Thane Rly. Station - 17 Mins
- Proposed Borivali - Thane underground SGNP tunnel

*Source: Free Press Journal

HOSPITALS

- Bethany Hospital - 1 Min
- Jupiter Hospital - 7 Mins
- Life Care - 7 Mins
- Horizon Prime Hospital - 12 Mins
- Hiranandani Hospital - 13 Mins

50+ INDULGENT
LEISURES DESIGNED FOR
**EVERY MOOD,
WHIM & FANCY!**



Clubhouse

Artist's impression



- Banquet hall
- Gymnasium
- Steam
- Sauna
- Swimming pool
- Elevated jogging track
- Mini theatre
- Landscaped lawns
- Wall painting area
- Class room
- Library
- Juice bar area
- Medical daycare room
- Ichthyotherapy area
- Newspaper reading zone
- Massage zone
- Zumba and aerobics room
- Kicking room
- Boxing room
- Photocopy room
- Working space
- Foosball
- Table tennis
- Floor games
- Air hockey
- Pool table
- Drawing area
- Chess table
- Carrom
- Video game
- Playstation TV games
- Board games
- Open gym area
- Jacuzzi
- Skating rink
- Martial arts area
- Kids pool with slides
- Shallow pool
- Senior citizen area
- 3 guest rooms
- Swing plaza
- Amphi plaza
- Acupuncture area
- Celebration plaza
- Kids' play area
- Game zone
- Meeting lounge
- Business centre with conference facilities



Elevated Jogging Track



AMENITIES

REST. RETREAT. RESTORE.



Yoga Zone



Pool Table



Video Game



Table Tennis



Mini Theatre



Banquet Hall



Library



Gymnasium



Medical Daycare Room



Class Room

LEGEND

GROUND R.G.

01. ENTRANCE PLAZA
02. TREE AVENUE
03. SCULPTURE ISLAND
04. DECORATIVE WALLS WITH MURALS
05. AMPHI SEATING
06. STAGE ISLAND
07. CELEBRATION PLAZA
08. PALM AVENUE
09. SWINGS
10. LAUGHTER CLUB

PODIUM R.G.

11. ENTRY PLAZA
12. JOGGING TRACK
13. FREE PLAY AREA
14. COMMUNAL SPILLOVER
15. FLOOR GAME
16. LEISURE LAWN
17. AMPHI SEATING
18. OPEN GYM
19. KIDS ADVENTURE
20. SKATING RINK
21. MAIN POOL
22. KIDS POOL
23. SHALLOW POOL
24. JACUZZI
25. POOL DECK
26. LEISURE DECK
27. FLOATING STONES
28. STEPS
29. KIDS SLIDE
30. ISLAND
31. INTERACTIVE SEATING
32. SENIOR ZONE
33. MARTIAL ARTS AREA

CLUBHOUSE R.G.

34. TERRACE ENTRANCE
35. PAVED PLAZA
36. LOUNGE DECK
37. CANTILEVERED TRELLIS
38. STRETCHING LAWN
39. STEP
40. SPRAWL LAWN WITH SEATING
41. LOW HEIGHT SHRUBS PLANTATION

TERRACE R.G.

42. SKY LOUNGE
43. INTERACTIVE PLAZA
44. MULTIPURPOSE LAWN
45. PASSIVE PLAZA
46. SKY CINEMA
47. STEPPING STONE CONNECTION
48. MULTI LEVEL DECK & FOCAL SCULPTURE
49. PAUSE POINTS
50. COCOON SWINGS UNDER TRELLIS
51. LOUNGERS ON SLOPE
52. FEATURE WALL & MOVIE SCREEN



MASTER LAYOUT PLAN

Disclaimer: The master elevation layout shown is for representation purposes only & all amenities shown will be completed in a phased manner. Elevation features, design, deck & Dry Yard area are subject to approval from the Thane Municipal Corporation (TMC). If any change may come in UDCPR rules, then the building plan, elevation, deck & dry yard area may change, in such circumstances, the developer will not be held responsible. The podium area has no vehicular access, except (for the fire engine). This project is registered under Tulip - Phase 1 - P51700022994, Daffodils Phase 2 - P51700022995 and Daffodils - Phase 3 - P51700045504 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. The project name is Mahavir Spring and is marketed at Passcode Masterpeace.

A SPOTLIGHT OF INCREDIBLE REGAL LEGACY

A cornerstone of trust, Damji Shamji Shah Group strides in the pride of a 61 years legacy, setting new benchmarks and standards by creating beautiful lifestyles with a sense of flair, striking style & unforgettable luxury. With a top-notch art of keeping customer centricity at our hearts' core, we are artists of best-in-class homes that grant a new way of life to build long-lasting relationships with our loyal patrons & foster exponential success. It is our pride, prestige & privilege to be a part of your family's home-buying journey. Celebrate the glory of luxury, celebrate the gift of living with Damji Shamji Shah Group.



BACKED BY OVER
61
YEARS OF
REAL ESTATE EXPERIENCE

DEVELOPMENT OF
8
MILLION SQ. FT. AREA
IN THE CENTRAL &
EASTERN SUBURBS OF MUMBAI

HOME TO MORE THAN
6300
HAPPY FAMILIES

SET-UP MORE THAN
3650
SUCCESSFUL OFFICES

MORE THAN
20
MILLION SQ. FT. OF
LAND UNDER DEVELOPMENT



ONGOING PROJECTS



72 MARINA
ANDHERI (E)
MAHARERA - P51800003235



MAHAVIR SQUARE
THANE (W)
MAHARERA - P51800025317



MAHAVIR KALPAVRUKSHA
THANE (W)
MAHARERA - P51700013805



MAHAVIR BLISS
THANE (W)
MAHARERA - P51700033859

R
E
S
I
D
E
N
T
A
I
L



BUSINESS 78
KANJURMARG (W)
MAHARERA - P51800027593



CORPORATE SQUARE
GHATKOPAR (E)
MAHARERA - P51800025317

C
O
M
M
E
R
C
I
A
L

WE ARE GLAD TO SHARE OUR
'MOMENTS OF GLORY'
 WITH YOU



'MAHAVIR KALPAVRUKSHA' an excellent project by DAMJI SHAMJI SHAH GROUP located at Thane (W) won the award of THE TRUSTED PROJECT FROM CENTRAL SUBURB (Thane & Beyond)



DAMJI SHAMJI SHAH GROUP won an award of ICONIC TRUSTED DEVELOPER from Central Mumbai & Thane

MAHAVIR SPRING an outstanding project by DAMJI SHAMJI SHAH GROUP located at Thane (W) won an award of ICONIC LUXURY HOME from Central Mumbai & Thane

AT MID-DAY REAL ESTATE & INFRASTRUCTURE ICONS 2020



Mr. Chandrakant D. Shah - Chairman of 'DAMJI SHAMJI SHAH GROUP' was awarded with the 'LIFETIME ACHIEVEMENT AWARD' FOR OUTSTANDING CONTRIBUTION TO REAL ESTATE SECTOR

'MAHAVIR UNIVERSE' a luxurious project by DAMJI SHAMJI SHAH GROUP located at Bhandup (W) won the award of 'BEST RESIDENTIAL PROPERTY OF THE YEAR'

AT LOKMAT - NATIONAL AWARDS FOR EXCELLENCE IN REAL ESTATE & INFRASTRUCTURE



61
YEARS OF MILESTONES



DAMJI SHAMJI
SHAH GROUP

Site Address: Passcode Masterpeace, Sales Lounge, Pokhran Road No. 2, Near Bethany Hospital, Thane (W), Maharashtra - 400610

This project is registered under MahaRERA Registration No.: Tulip Phase 1 - P51700022994, Daffodils Phase 2 - P51700022995, Daffodils Phase 3 - P51700045504 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. The project name is Mahavir Spring and is marketed at Passcode Masterpeace.

Disclaimer: The picture, layout themes, project landscape, elevation, projection, deck, service areas, dry yards, plans, specifications, dimensions, designs, measurements, locations amenities etc. shown in the collateral/brochure are artistic/ inspiration/ imagination and tentative in nature and all locations and/or dimensions depicted in the drawing of the layout and/or landscape are indicative of the kind of development that is proposed by the promoters and not to scale and are subject to change and may vary/differ as may be required by the competent authority and/or the promoters, or construction contingencies or construction variance or site conditions or final plans and that the actual product/ development and any other aspect may differ from what is portrayed herein. The podium/stilt area has no vehicular excess, except the fire engine. All the amenities shall be completed in a phased manner. The plans are subject to the changes/ modifications/ amendments (without notice) as per the architect/RCC consultant/ MEP consultant or other concerned authorities. The intended recipient/reader/viewer/interested party should note that these are to be treated as purely provisional, informative and tentative subject to the approval of authorities or otherwise and the promoters reserve their right to make changes and alterations at their sole discretion. None of the images, material, stock photography, projections, elevations, details, descriptions and other information are displayed/ contained on the website and brochures, are intended or shall amount to any advertisement, assurance, claim, inducement, information, invitation, obligation, offer, proposal, representation, solicitation, or warranty of any nature for any purposes whatsoever including within the purview of the Real Estate (Development and Regulation) Act, 2016 ("RERA") or otherwise. The finalized details, specifications and particulars with respect to layout themes, project landscapes, amenities etc. of the Project and/or the balance building/ layout shall be indicated in the Agreement for Sale that may be executed between the promoters and the purchaser and not otherwise. While reasonable care has been taken in fashioning this advertisement/brochure, any intended recipient/reader/viewer/interested party should verify all the information with the promoters prior to purchase in the Project. The promoters shall not be held responsible for any inaccuracies or omissions. The promoters shall not be liable for any consequences and/or actions taken by the intended recipient/reader/viewer/interested party relying on the material or information from this advertisement or any information provided by the Real Estate Agent / Broker / Channel Partner without independently verifying with the promoters. By using or accessing the Website and brochures, the intended recipient/reader/viewer/interested party agrees with this Disclaimer. We are offering for sale, an unfurnished apartment & not including add-ons such as furniture and fixtures unless specially incorporated in the agreement for sale. Maximum variance (+/-) of 3% in the RERA carpet area may occur on account of planning constraints/ site conditions/ columns/ furnishing. All these dimensions are unfurnished structural dimensions. In the toilet, the carpet area is inclusive of ledge walls. RERA carpet area, C.B., deck, and dry yard areas are subject to approval from Thane Municipal Corporation.



This project is funded by Piramal Capital & Housing Finance

This project is financed by Piramal Capital & Housing Finance Ltd. The properties have been mortgaged in favor of Piramal Trusteeship Services Pvt. Ltd. (Beneficiary: Piramal Capital & Housing Finance Limited) and the buyer will be required to obtain No Objection Certificate prior to entering into any agreement for the sale of any unit in the project.