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PROMESA
—REALTY—
COMMITTED TO YOU

**LIVE WITH THE
LUXURY OF TIME**



Premium 1 BHK Residences

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PROMESA

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THE BALANCE. THE BLISS.

THE LUXURY OF TIME.

When was the last time, you felt all at peace, coming back home to serenity, to see your children playing and not asleep? To be able to spend quality time at home without the guilt of putting in less at work. When was the last time you planned a date night on a weekday?

Welcome to a world that has been curated for you to seamlessly blend luxury and convenience. At a location that allows you the perfect harmony between work and leisure, allowing you the luxury of time to squeeze in more in a day... more time to live... more time for yourself.



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NOTHING SHORT OF PARADISE

- G+ 23 Storey Tower
- 20 Feet High Lobby
- 9+ Amenities

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LOWER PAREL

POISED AND BALANCED










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MAXIMUM CITY'S COVETED HOTSPOT

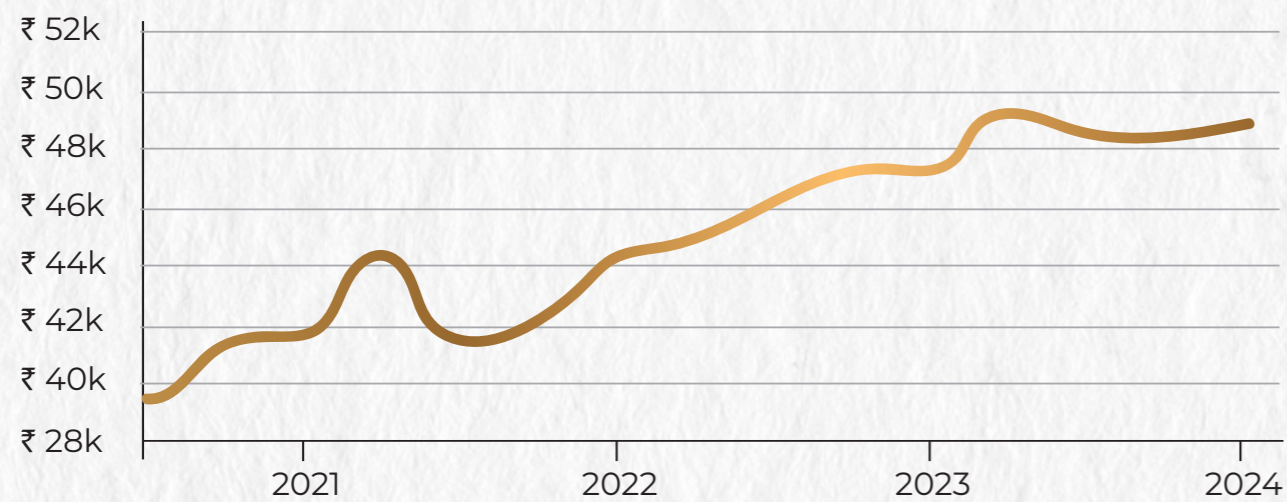
If there is any location in the city that emulates work-life balance, none other come close to Lower Parel. A stronghold for many organisations, malls, restaurants, luxury and affordable residential properties and even connectivity, Lower Parel is the quintessential Mumbai, vivid with every hue of the city, wrapped in one single hotspot.

-  Key commercial and residential hub of Mumbai
-  Well-connected to Western Express Highway and Eastern Express Highway with easy access to Downtown as well
-  Accessible by train, monorail and upcoming Metro
-  An employment hub with financial institutes, media houses and FMCG companies headquartered here
-  Malls and retail hubs make it a shopper's paradise
-  A buzzing social infrastructure with umpteen number of pubs, restaurants and entertainment zones in the area
-  Leading hospitals and schools are easily accessible

A LOCATION, MUCH APPRECIATED!

With a whopping ~23% jump from 2020 to 2023, the pin code of 400013 holds much value. It is one of the most rapidly advancing locations whose growth trajectory will only keep rising as the world's best brands and advanced tech-enabled entertainment keep ascending in this part of South Mumbai.

GRAPH OF RATES





LOCATION IS TRUE VALUE, SO IS TIME

How long does an average Mumbaikar take to get to work? About one and a half hours at Adi Darsshana - save time, live more.

AT ADI DARSSHAN - SAVE TIME, LIVE MORE



With a train station next door and easy connectivity to the Metro and Monorail, one can cut down travel time to station by at least 15-20 mins each way!



Save time driving to work by 45-60 mins, being right at the commercial hub of Lower Parel, with access to arterial roads that make connecting to the rest of Mumbai a breeze!



Proposed Elevation

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SEAMLESS CONNECTIVITY

Currey Road Railway Station	2 mins
Lower Parel Monorail	2 mins
Lower Parel Railway Station	3 mins
Eastern Freeway Bridge	10 mins
Worli Sea Link	10 mins

COMMERCAIL HUBS

Urmi Estate	4 mins
Business Standard Office	4 mins
India Bulls Center	5 mins
Kamala Mills	5 mins
Peninsula Business Park	11 mins

SHOPPING & ENTERTAINMENT HUBS

IKEA	5 mins
SMAASH Gaming Zone	5mins
Phoenix Palladium	8 mins
Atria Mall	10 mins

RESTAURANTS

The Bombay Canteen	5 mins
Bhagat Tarachand	5mins
145	5 mins
St. Regis	6 mins
Shiv Sagar	7 mins

*Approximate distances from Google Maps

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THE RESIDENCE

JUST RIGHT, INSIDE OUT

ENCHANTING VIEWS OUTSIDE



Actual View



Representative Image

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UNMATCHED DETAILING INSIDE

Come home to convenience and comfort with homes designed, in just the right size to maximise space and luxury



Premium
Flooring



Sliding
Windows



Branded CP &
Sanitary
fittings



Kitchen
Platform &
Sink



LIVE EXTRAORDINARY
WITH TIME TO
SAVOUR LIFE

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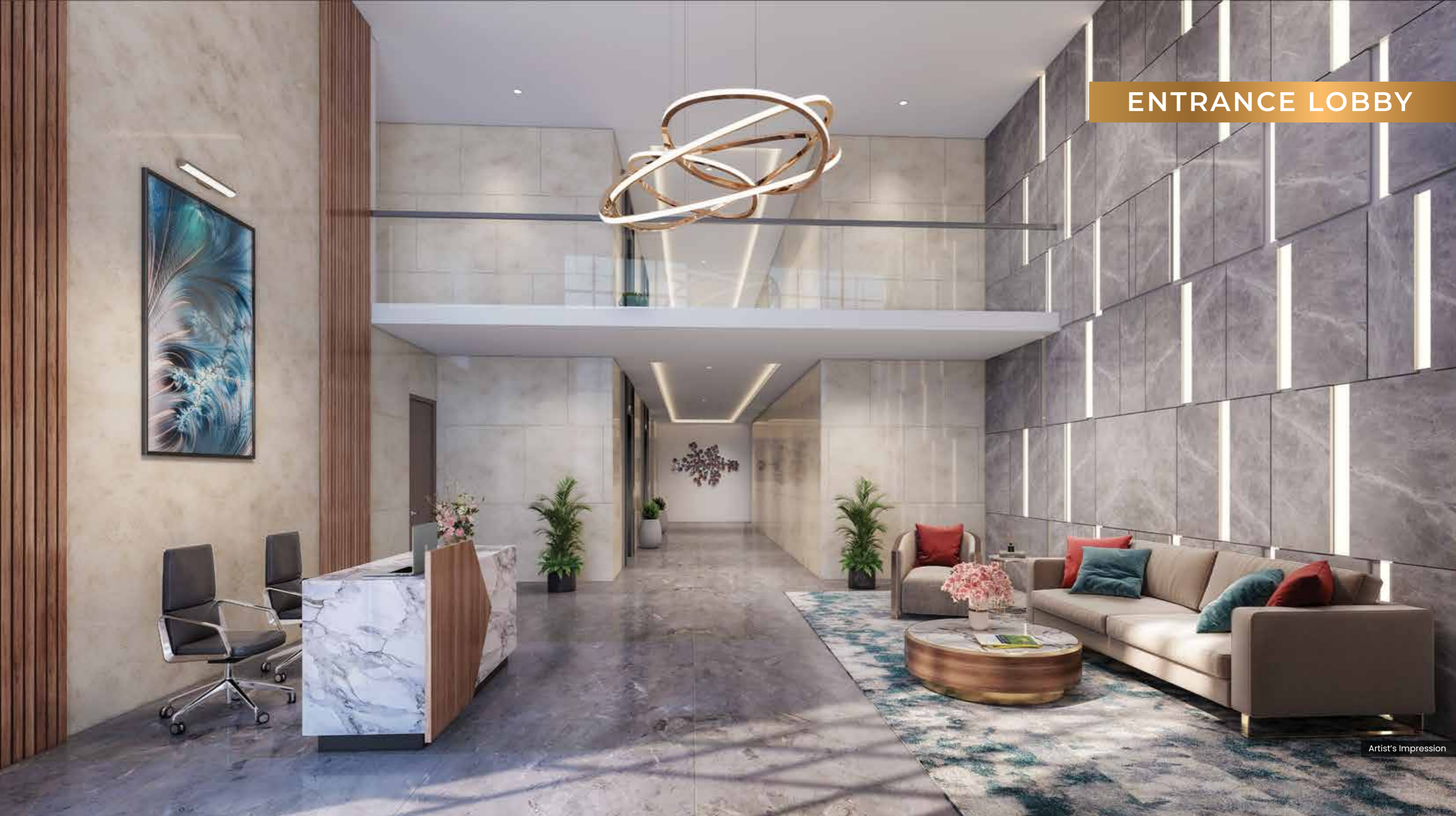
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INDOOR AMENITIES



ENTRANCE LOBBY



Artist's Impression

A MAGNIFICENT
WELCOME

INDOOR GYMNASIUM



Artist's Impression

**BURN YOUR CARBS,
BEAT THE STRESS**

JUST DON'T SAY "NO TIME"

KIDS PLAY ROOM



Artist's Impression

**NO COMPROMISE
ON PLAY TIME**

SCREEN TIME ON THE OTHER HAND, WILL GO DOWN

BILLIARD ROOM



Artist's Impression

**YOUR CUE TO ENJOY
EVERYDAY**

WITH THE LUXURY OF TIME IN HAND

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OUTDOOR AMENITIES

A rooftop garden area featuring a large white Buddha statue in a meditative pose on a raised platform. The garden is covered in artificial green grass and includes several trees and potted plants. To the right, there is a seating area with a white sofa, two wooden chairs with cane backs, and a small table. A large white patio umbrella is positioned over the seating area. The background shows a cityscape under a clear blue sky.

BUDDHA GARDEN

TIME SLOWS DOWN

IN THE CANVAS OF ABUNDANCE

Artist's Impression

VIEWING DECK



Representative Image

THE SKY. THE CITY.

AND THE OPULENCE OF TIME TO WATCH THEM

A photograph of a modern amphitheatre. The seating consists of multiple tiers of dark, weathered concrete. Each tier is filled with vibrant green grass. The perspective is from an elevated position, looking down and across the tiers. The lighting is bright, creating strong shadows and highlights on the grass and concrete. In the bottom right corner of the image, there is a small, dark rectangular box containing the text "Representative Image".

AMPHITHEATRE

Representative Image

**WHEN YOU HAVE
TIME IN HAND**

THERE IS SO MUCH TO DO!

OPEN AIR JUICE BAR & LOUNGE



Artist's Impression

CELEBRATE THE
HIGHS OF LIFE

AND THE BLISS OF TIME AT HAND

ADULT SEATING AREA



Representative Image

**RELAX. BREATHE.
WIND DOWN.**

AS TIME SLOWS DOWN, EVERYDAY.



KIDS' PLAY AREA

Representative Image

JUST HOW YOU WANT
KIDS TO BE

WITH NO CARE FOR TIME

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PROMESA
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THE PERFECT PARTNERS WHO MAKE IT ALL HAPPEN

Promesa Realty, a venture of Darsshana Properties, a firm that has been constructing homes and commercial spaces for over two decades and is deeply rooted in this field for more than three decades. Established in 2007 under the name Darsshana Properties, we have consistently adorned the skylines of South Mumbai, Lonavala, and Pune with projects of global standards.

Adi Darsshana is a Project by Adi Realtors established in July 2014 & Co-Founded by the Visionaries behind Darsshana Properties Group. The group is dedicated to transforming Lower Parel through Projects Like Darsshana Ricco and Lalbaug through upcoming projects designed to provide enhanced connectivity and elevate the lifestyle of the local community.

Noteworthy Accomplishments:



Legacy Includes Transforming the Skylines of South Mumbai, Lonavala, And Pune.



Delivered Projects Covering 2 million Sq.Ft.



Substantial Land Bank Spans 75 Acres.



Ongoing Projects Surpass 2 million Sq.Ft.



Proposed Elevation

**A PROMISING LEGACY OF
A DOTTING SKYLINE**
LAST 5 YEAR COMPLETED PROJECTS.

**ONGOING PROJECT'S
(2 MILLION Sq.ft.
DEVELOPMENT PLANNED)**

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**Darsshan Pride
Tardeo**



**Darsshan Ricco
Lower Parel**



**Promesa Midtown
Ghatkopar**



**Promesa Castor
Khetwadi**



**Darsshan Vonalzo
Nana Chowk**



**Park Lane Premiere
Wagholi, Pune**



**Promesa West End
Dadar (West)**

MahaRERA Registration No. Darsshan Ricco – P51900003861, Darsshan Vonalzo – P51900016780, Promesa Castor - P51900 047226, WestEnd - P51900004931, Promesa Midtown - P51800046735

Disclaimer: All internal dimensions for the 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)


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Office Address: 814, Jamnalal Bajaj Marg, Maker Chamber V, Nariman Point. Mumbai - 400021.

Site Address: Adi Darsshan, NM Joshi Marg, Lower Parel East, Mumbai - 400013.

 MahaRERA Registration No. P51900047289 available at website: <http://maharera.mahaonline.gov.in>

Disclaimer: The information provided in this advertisement including all pictures, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, specifications, other information, etc. mentioned are indicative of the kind of development that is proposed and are subject to the approval from the competent authorities. Pictures, visuals, perspective views of building, model, furniture and maps are artist's conceptions and not the actuals. Furniture, Fixtures, Accessories and furnishings shown in the show flat are only for representation and shall not be provided in the actual flat. The Registered Project Name Is Adi Darsshan By Adi Realtors.

A Venture By
Darshan
Properties Group

