



#EstateClassLiving

EXCLUSIVE PENTHOUSES &
3 BED RESIDENCES

Corporate Address - Shivam Chambers, 102/104, Swami Vivekananda Road, Above Spectra Motors Showroom, Jawahar Nagar,
Goregaon West, Mumbai - 400062

Site Address - Shree Pranam, 94, Lokhandwala Complex Rd, Model Town, Versova, Mumbai - 400053

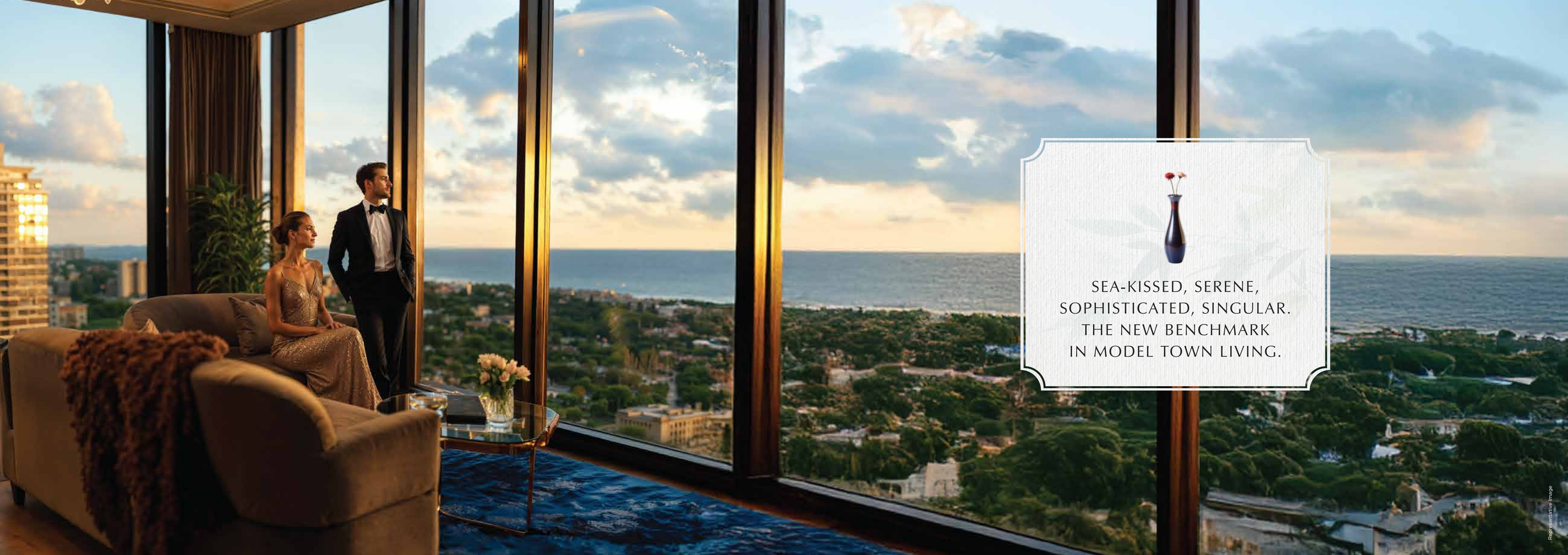
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Meghna
Realty™
Where it Counts

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THE EPITOME OF
MODEL TOWN
LIVING. _____



SEA-KISSED, SERENE,
SOPHISTICATED, SINGULAR.
THE NEW BENCHMARK
IN MODEL TOWN LIVING.



ESTATE CLASS LIVING.

In a precinct shaped by intent,
witness the rise of a landmark set to be the talk of Model Town.
Here's a landmark that carries the legacy forward, not merely as
residences, but as the finest expression of what this address represents.
Where design attains perfection, dignity stands uncompromised and
privacy is elevated to its purest form.





AN ADDRESS THAT REDEFINED
MUMBAI. SETTING STANDARDS
BEYOND EXPECTATIONS.

Model Town is Mumbai's pinnacle of planned living, a rare enclave where tree-lined boulevards, measured layouts and foresight preserve its charm and magnify its worth. Here, greens are the architecture and legacy is the language. Beyond prestige, it delivers proven value growth, resilient rental demand and enduring exclusivity, making it both a portfolio asset and a generational heirloom.

— WHAT MAKES MODEL TOWN PREMIUM? —



One of Mumbai's
most exclusive
planned precincts



Wide, tree canopied
avenues that
define its identity



Low density,
high-value
location



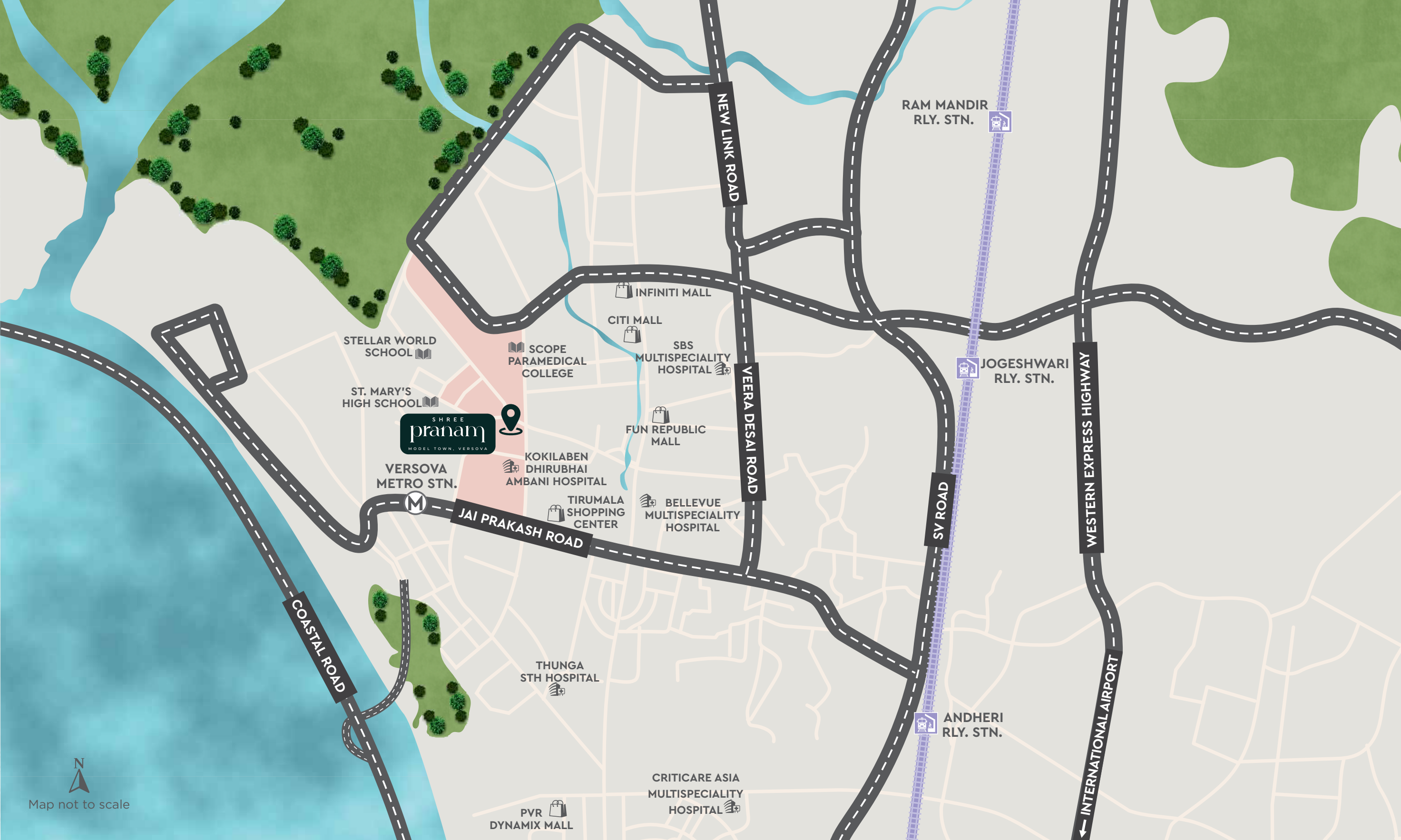
Property prices
have appreciated 77.9%
in the last 10 years



Sea facing
homes command
upto 40% premium



3-4% rental yields
driven by professionals
and expatriates



IN A CITY DRIVEN BY ACCESS, MODEL TOWN WAS MADE TO LEAD.

Strategically located at the confluence of Versova, Lokhandwala and Andheri, Shree Pranam offers unmatched access to Mumbai's key hubs. Whether for business, leisure or relaxation, everything you need is within reach.

UPCOMING INFRASTRUCTURE

- Versova-Dahisar link road via Metro Line 6
- Coastal road extension up to Versova
- JVLR and Metro Line 2A interchange boost
- Versova-Madh Island reclamation and bridge



ENCIRCLED BY THE EXCLUSIVE.

Around Shree Pranam, only the finest stands. From acclaimed hospitals to elite schools, from luxury retail to refined leisure.

Every neighbour reflects your elite way of life.



CONNECTIVITY

Versova Metro Station	3 mins
New Link Road	6 mins
Veera Desai Road	8 mins
Chhatrapati Shivaji Maharaj International Airport	20 mins



EDUCATION

Scope Paramedical College	3 mins
St. Mary's High School	5 mins
Stellar World School	6 mins



SHOPPING & ENTERTAINMENT

Tirumala Shopping Center	4 mins
Fun Republic Mall	5 mins
Citi Mall	6 mins
Infiniti Mall	7 mins
PVR Dynamix Mall	12 mins



HEALTHCARE

Kokilaben Dhirubhai Ambani Hospital	2 mins
Bellevue Multispeciality Hospital	7 mins
SBS Multispeciality Hospital	8 mins
Thunga STH Hospital	8 mins
CritiCare Asia Multispeciality Hospital	12 mins



A LANDMARK DESIGNED TO LIVE LIFE IN INFINITE ABUNDANCE.

Shree Pranam is where Model Town's legacy of planning meets the finesse of contemporary estate-class living. The neighbourhood's most significant address, where scale is generous, execution is flawless, and every detail speaks to those who know sophistication.

PROJECT HIGHLIGHTS

- Exclusive penthouses & 3 bed residences
- Neo-classical architectural design by H2 Architects
- 16 habitable floors with 35 exclusive apartments
- Double-height lobby with dedicated concierge services
- Panoramic sea views from select residences
- Over 20 world-class amenities across multiple levels



WHERE FIRST IMPRESSIONS
REFLECT THE LASTING STATEMENTS.

A double-height arrival, executed in neo-classical precision,
announces your stature the moment you arrive.
Every proportion and finish is crafted for those who expect
spaces to match the gravity of their presence.

LOBBY FEATURES

- An expansive 14.25 ft. double-height arrival experience
- Exclusive concierge at your service
- Private ground-floor conference room designed for ease






COMPOSED FOR THOSE WHO COMMAND SPACE.

These 3 bed residences are defined by scale where abundance is intentional, transitions are seamless and natural light is ever-present. Living, proportioned for those who expect their space to mirror their stature.

RESIDENCE FEATURES

- Exclusive 3 bed residences, ranging from 805 to 1097 sq. ft.
- 9.5 ft. Floor-to-ceiling height
- Private decks that elevate your personal retreat
- French windows for ample light and ventilation
- Expansive living and dining zones
- Smart layouts with premium finishes
- Vastu compliant homes



ONLY ONE-OF-ITS-KIND.
BECAUSE BILLIONAIRES
DON'T SHARE.

A penthouse of unparalleled privacy, expansive scale and serene tranquility. Not just luxury, but the epitome for those who've transcended every other standard.

- Exclusive penthouses crowning from 19th - 20th floor
- One residence per level for ultimate privacy
- Soaring 11 ft. floor-to-ceiling height
- Private sea-facing balcony with uninterrupted views
- Panoramic city and coastline outlook
- Elevated finishes with bespoke design detailing



A POOL PLACED FOR PAUSE. A VIEW PLACED FOR PERSPECTIVE.

The rooftop infinity edge pool offers more than a view, it offers an outlook. Whether it's the ocean line at dusk or the skyline at dawn, this space is your personal escape above the pace.

INFINITY POOL FEATURES

- Rooftop infinity edge pool with panoramic views
- Uninterrupted visual connect to the sea
- Premium deck seating and private cabanas



WHERE THE EVERYDAY FINDS ITS FINEST EXPRESSION.

These aren't amenities, they're extensions of taste. A private theatre. A banquet that knows better. A gym that doesn't crowd. At the podium level, the essentials are elevated, not to impress, but to align with the way you live.

PODIUM LEVEL AMENITIES

- Gymnasium
- Banquet hall
- Mini theater
- Kids' play area
- Indoor games room
- Cabanas





LEISURE, UNSCRIPTED.
ALTITUDE, UNSHARED.

At this height, indulgence meets introspection. An infinity pool that blends into the horizon. A sky cabana that shelters your stillness. A garden, a deck, a celebration space, each crafted for those who expect solitude, celebration and silence to co-exist.

ROOFTOP AMENITIES

- Infinity edge pool
- Zen garden
- Jogging track
- Sky cabana
- Stargazing deck
- Party deck
- Barbeque area



CONVENIENCE IS BUILT IN.
SECURITY IS BUILT AROUND.

The parking spans basement, ground, and two podium levels, offering unmatched convenience and security for discerning residents. Designed for effortless access and generous space, every arrival and departure is seamless.





A LEGACY OF CURATING EXCELLENCE & NURTURING HAPPINESS.

Meghna Realty has built a multi-decade legacy across Mumbai's most enduring residential enclaves. Our portfolio is intentionally lean, anchored in long-held land parcels and strategic locations. With clarity in planning, phased launches, and zero over-leverage, we deliver more than projects, we create lasting value.

— PROVEN EXPERTISE —

50 YEARS OF LEGACY
shaping Mumbai's most
resilient western suburbs

BSE-LISTED
developer with robust
internal accruals and zero
debt overhang

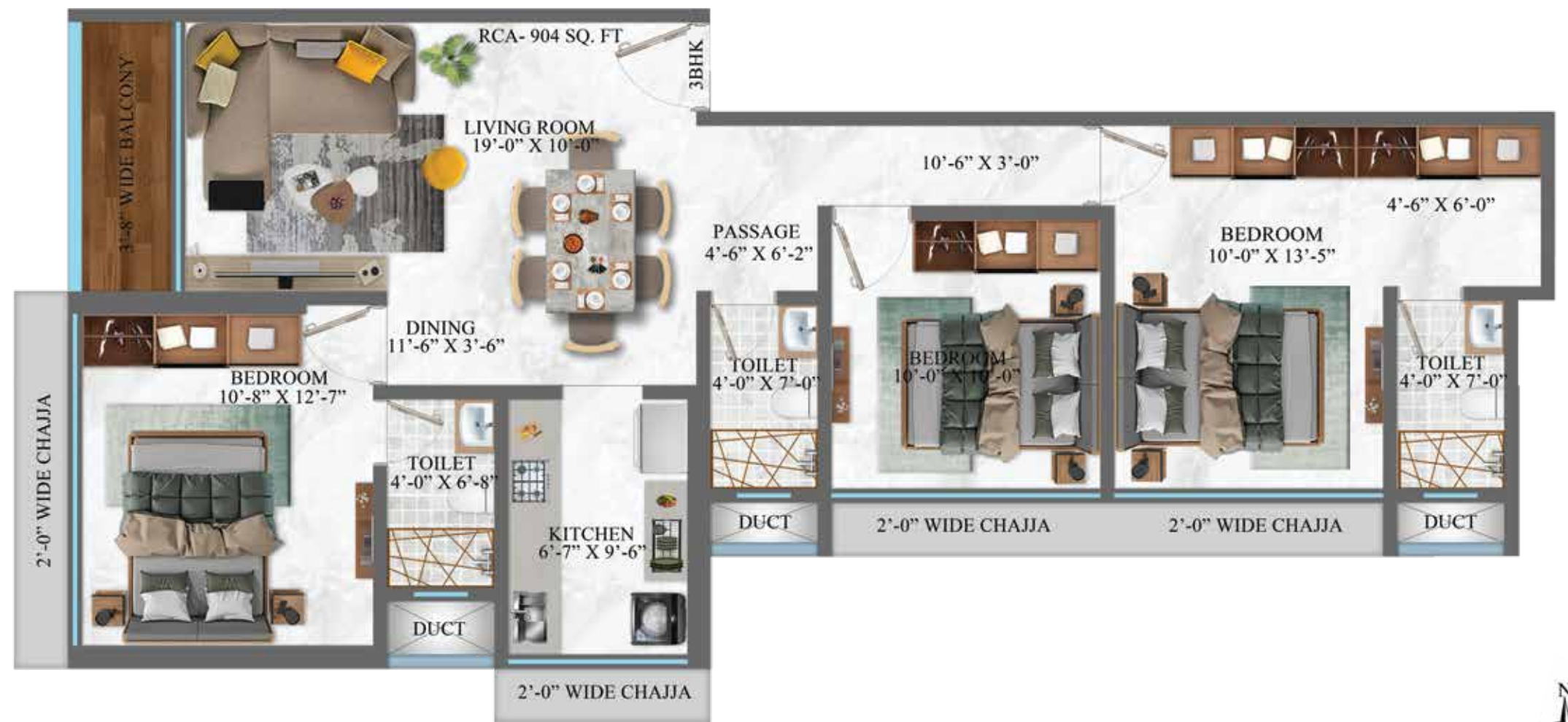
1.2 M.+ SQ.FT.
delivered across six
successfully completed
developments

REDEVELOPMENT
specialists with long-term
land holdings and
deep-rooted local trust

EVERY PROJECT
calibrated for market
alignment, investor performance
and lifestyle relevance



3 BHK UNIT PLAN
904 SQ. FT.



3 BHK UNIT PLAN
988 SQ. FT.

