

DGS
GROUP
BUILDERS & DEVELOPERS
CREATING LANDMARKS

PRESENTS YOU

**TWIN TOWER
LOKHANDWALA**



FINAL OFFER

BANK GUARANTEE

RS. 8 CR

RS. 17 CR OF LIEN TO THE SOCIETY FROM DEVELOPERS SALE COMPONENT

(Total Approx. to Rs. 25 Crores)

(Reducing Bank Guarantee & Lien as per Construction Progress)

ADDITIONAL CARPET AREA

65%

(65% Additional Rera Carpet Area on the Existing used by members)

FINAL OFFER

CORPUS FUND

4,100/- PER SQ. FT.

- **Rs. 4,100.00 Per Sq. Ft.** Existing Carpet Area used by members
- 50% at the time of Development Agreement
- 50% at the time of Vacating

RENT (Monthly Starting Rent)

- For 2BHK – **Rs.86,000.00/-**
- For 1BHK – **Rs.56,000.00/-**
- The Rent will be given **Rs. 800/- PER SQ.FT.** Carpet area For Each **COMMERCIAL MEMBER**
- **[10% Annual Escalation (Residential)]**
- **12 Month Rent In Advance**

FINAL OFFER

BROKERAGE (Every 2 years)

- For 2BHK – **Rs. 86,000.00/-**
- For 1BHK – **Rs.56,000.00/-**
- **One Month Rent as One Time Brokerage on First 12 Month & One Month Brokerage will be paid on next 12 Month**
- **Rs.40,000.00/-** towards Transportation Costs at the Time of Vacating

PARKING

- **1 BHK One parking & 2 BHK Two parking** will be given to each Society Members at **FREE OF COST** from **OPEN / STILT / BASEMENT /STACKED / PODIUM** etc.
- It can be stated correctly after finalization of the M.C.G.M. approved plan.

FINAL OFFER

MEMBER GST + MEMBER STAMP DUTY

TO BE COMPLETELY BORNE BY **DEVELOPER**

ADDITIONAL AREA

EXISTING MEMBERS WILL GET 10% DISCOUNT ON MARKET RATE
(MAXIMUM 100 SQ.FT.)

- **Bank / NBFC Fund / Builder Finance Facility** will be Provided by Developer

SITE LOCATION

SITE LOCATION - ANDHERI WEST



LEGEND

PRIMARY ROAD

18.30M WIDE LOKHANDWALA COMPLEX ROAD



9.15M WIDE 2ND CROSS ROAD



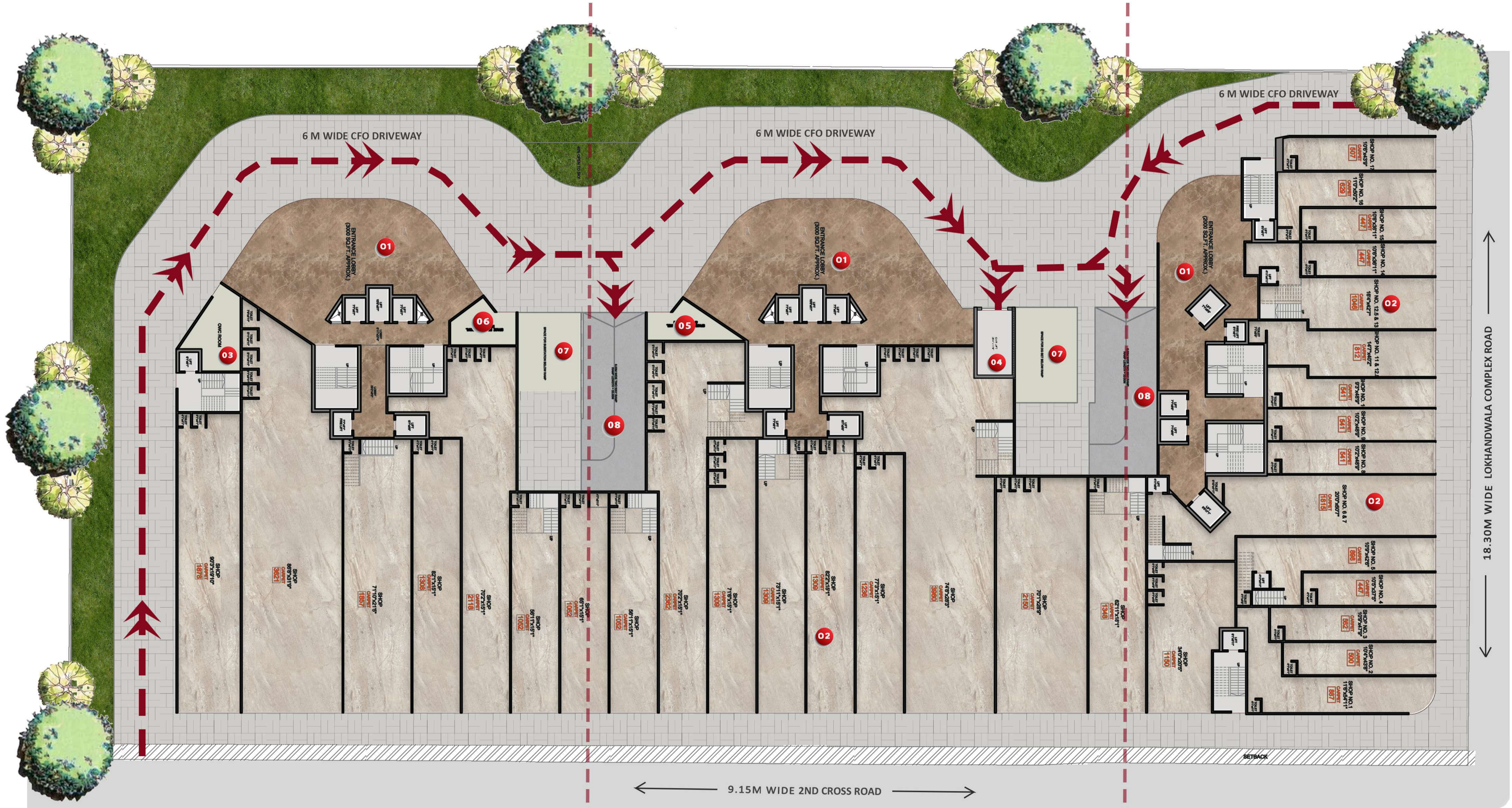
SITE U/R



EXISTING BUILDING U/R

LAYOUT PLANS

GROUND FLOOR LAYOUT PLAN



LEGEND

- | | |
|---|---|
| 01 ENTRANCE LOBBY | 06 SPACE FOR COMMERCIAL METER ROOM |
| 02 COMMERCIAL | 07 SUB STATION |
| 03 OWC | 08 RAMP |
| 04 CAR LIFT TO PODIUM | |
| 05 SPACE FOR FIRE PANEL & METER ROOM | |

18.30M WIDE LOKHANDWALA COMPLEX ROAD

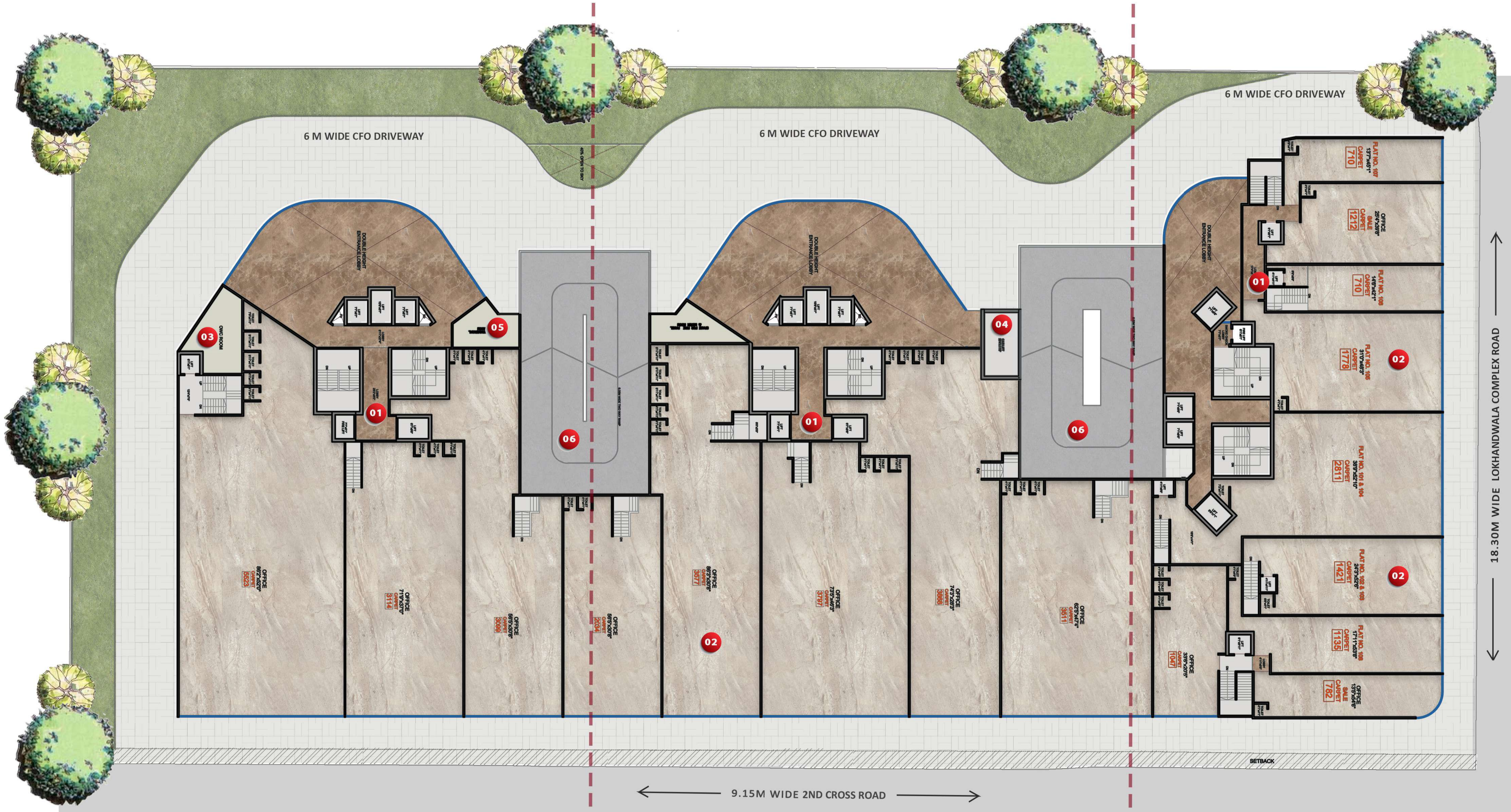
6 M WIDE CFO DRIVEWAY

6 M WIDE CFO DRIVEWAY

6 M WIDE CFO DRIVEWAY

9.15M WIDE 2ND CROSS ROAD

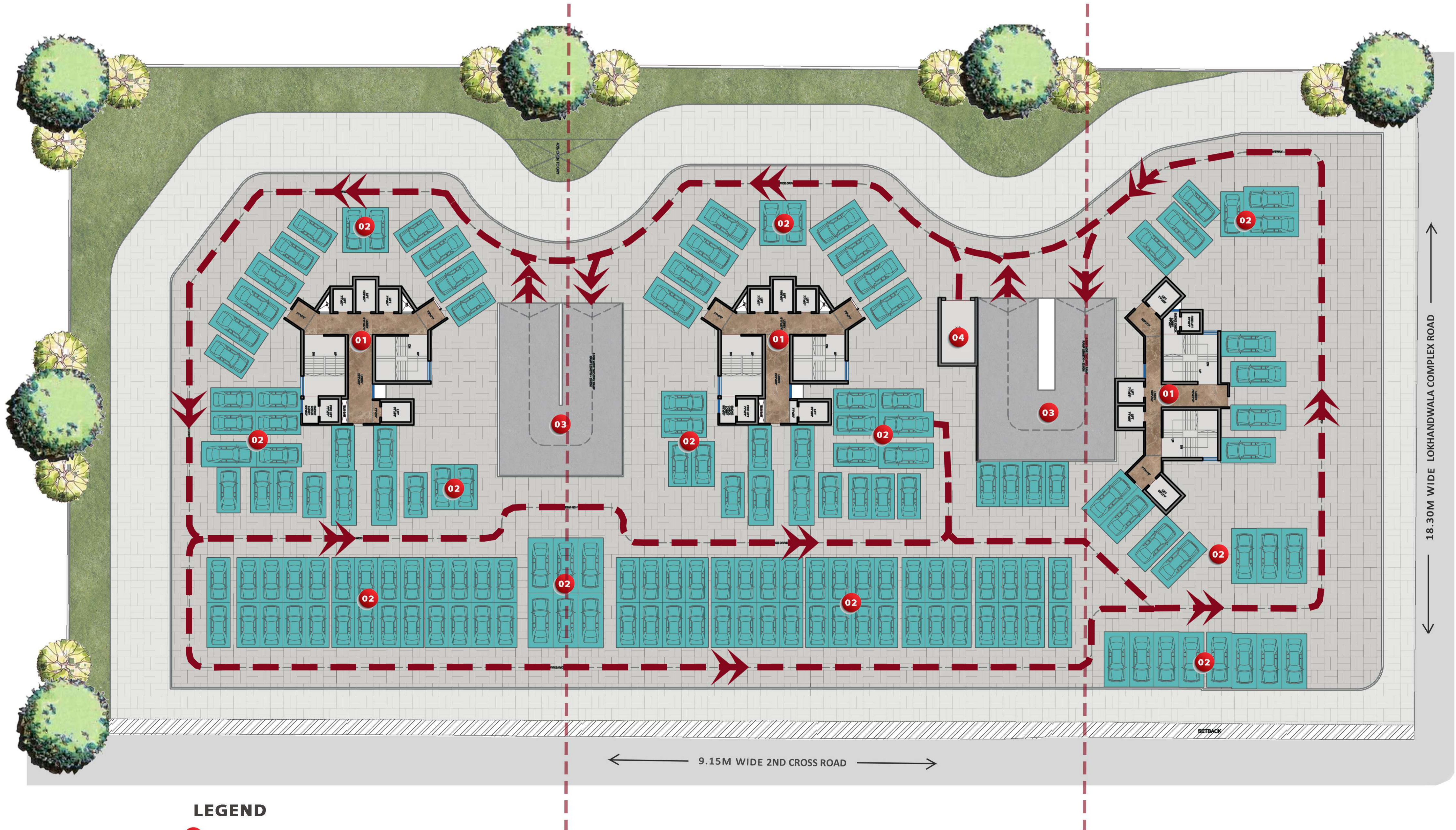
FIRST FLOOR LAYOUT PLAN



LEGEND

- 01 LOBBY
- 02 COMMERCIAL
- 03 OWC
- 04 CAR LIFT
- 05 SPACE FOR COMMERCIAL METER ROOM
- 06 RAMP

2ND - 4TH TYPICAL PODIUM FLOOR LAYOUT



LEGEND

- 01 LOBBY
- 02 PARKING
- 03 RAMP
- 04 CAR LIFT

- NO. OF CAR PARKING - 189
- ALL PARKING ARE SURFACE PARKING
- 6M WIDE TWO WAY RAMP - 2 NOS. PROPOSED

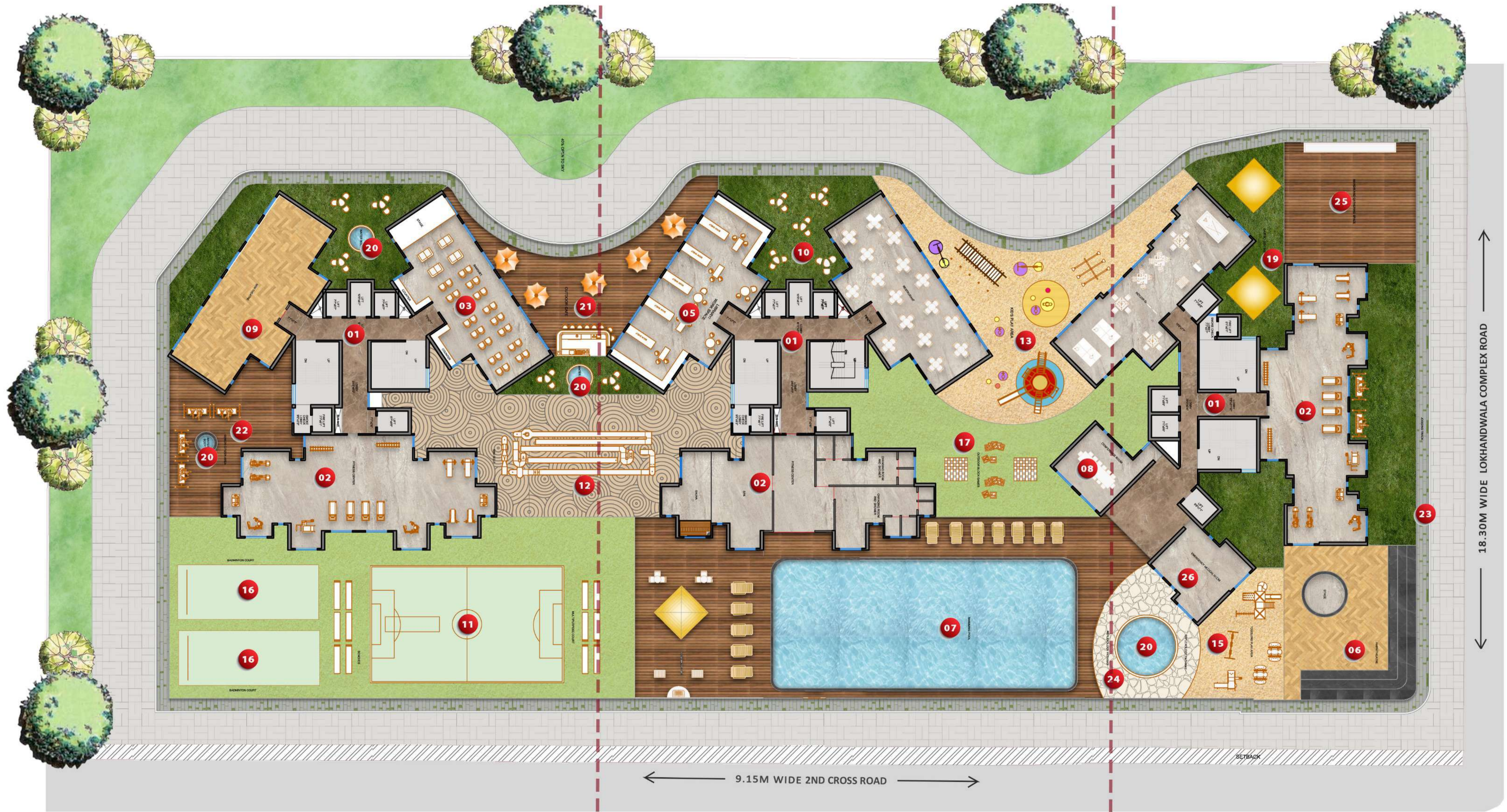
18.30M WIDE LOKHANDWALA COMPLEX ROAD

9.15M WIDE 2ND CROSS ROAD

SETBACK

AMENITY FLOOR LAYOUT PLAN

AMENITY PODIUM AREA = APPROX. 70,000 SQ.FT



LEGEND

- | | | | | | |
|----------------------|--------------------|------------------------|------------------------|---------------------------------|-----------------|
| 01 LOBBY | 06 AMPHITHEATRE | 11 MULTIPURPOSE COURT | 16 BADMINTON COURT | 21 OUTDOOR CAFE | 26 MEDICAL ROOM |
| 02 FITNESS CENTER | 07 SWIMMING POOL | 12 MINI GOLF | 17 OUTDOOR BLOCK GAMES | 22 SENIOR CITIZENS SEATING AREA | |
| 03 BANQUET HALL | 08 CONFERENCE ROOM | 13 KIDS PLAY AREA | 18 BARBEQUE AREA | 23 JOGGING TRACK (APROX. 500 M) | |
| 04 INDOOR GAMES ROOM | 09 MINI THEATRE | 14 READING DECK | 19 GAZEBO SEATING | 24 REFLEXOLOGY PATHWAY | |
| 05 LIBRARY/WORKSPACE | 10 PARTY DECK | 15 TODDLER'S PLAY AREA | 20 WATER BODY | 25 MANDIR & GATHERING SPACE | |

18.30M WIDE LOKHANDWALA COMPLEX ROAD

9.15M WIDE 2ND CROSS ROAD

TYPICAL FLOOR LAYOUT PLAN



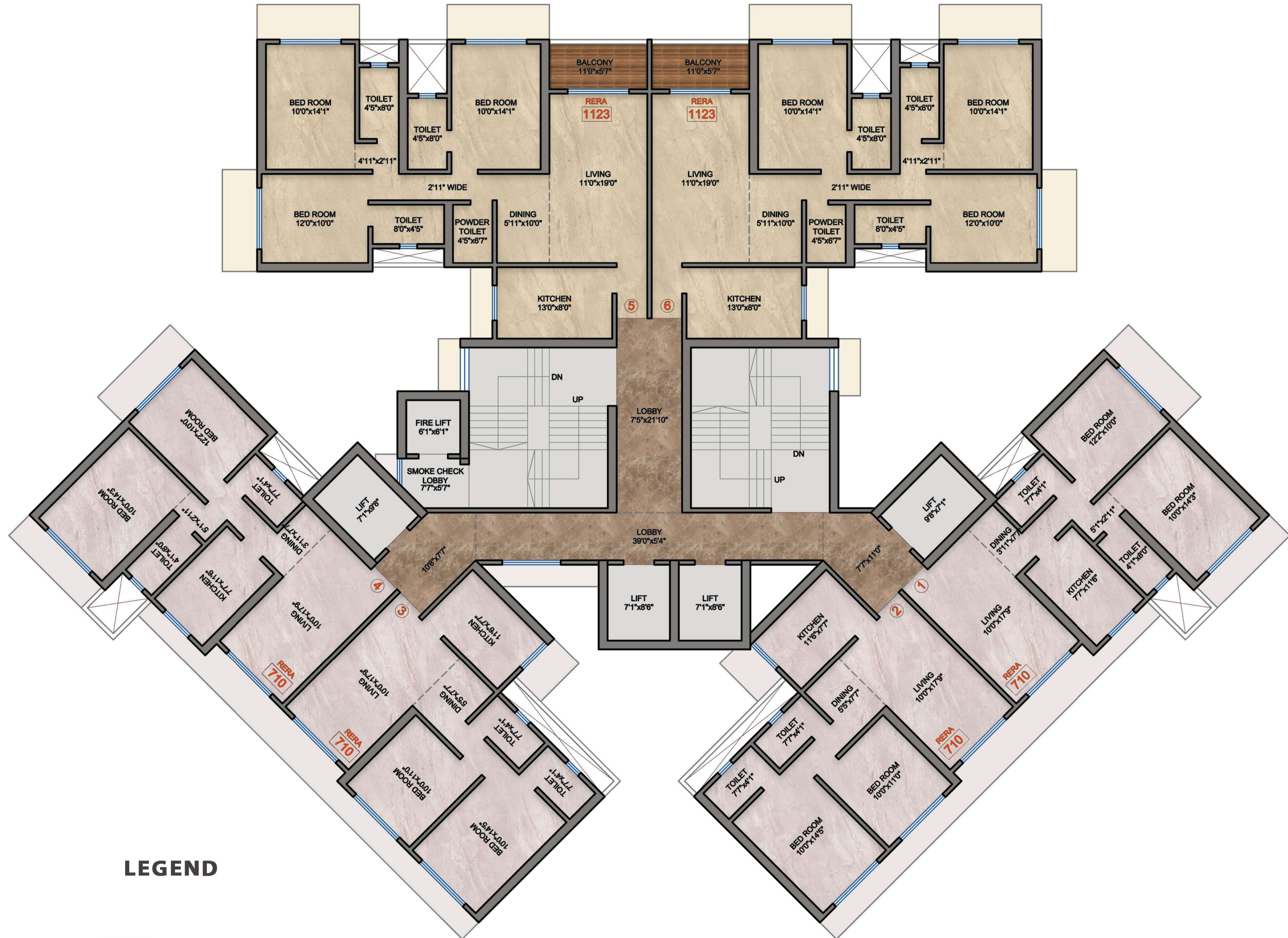
LEGEND

- 2BHK
- 3BHK

18.30M WIDE LOKHANDWALA COMPLEX ROAD

9.15M WIDE 2ND CROSS ROAD

WING LAYOUT PLAN - TWIN TOWER



LEGEND

- 2BHK
- 3BHK

TERRACE FLOOR LAYOUT PLAN

TERRACE AMENITY AREA = APPROX. 45,000 SQ.FT



LEGEND

- | | | | |
|--------------------------|--------------------------|--|---|
| 01 LOBBY | 06 PLAY AREA | 11 OUTDOOR SEATING SPACE | 16 FRISBEE GARDEN |
| 02 SCREENING AREA | 07 YOGA DECK | 12 BUDDHA STATUE | 17 OUTDOOR BLOCK GAMES |
| 03 PARTY LAWN | 08 ZEN GARDEN | 13 ENTERTAINMENT DECK | 18 SEATING AREA |
| 04 PARTY DECK | 09 CABANA SEATING | 14 SENIOR CITIZENS SEATING AREA | 19 JOGGING TRACK (APPROX. 350 M) |
| 05 BARBEQUE AREA | 10 HAMMOCK GARDEN | 15 FIRE PIT | 20 SKATING ALLEY |

18.30M WIDE LOKHANDWALA COMPLEX ROAD

9.15M WIDE 2ND CROSS ROAD

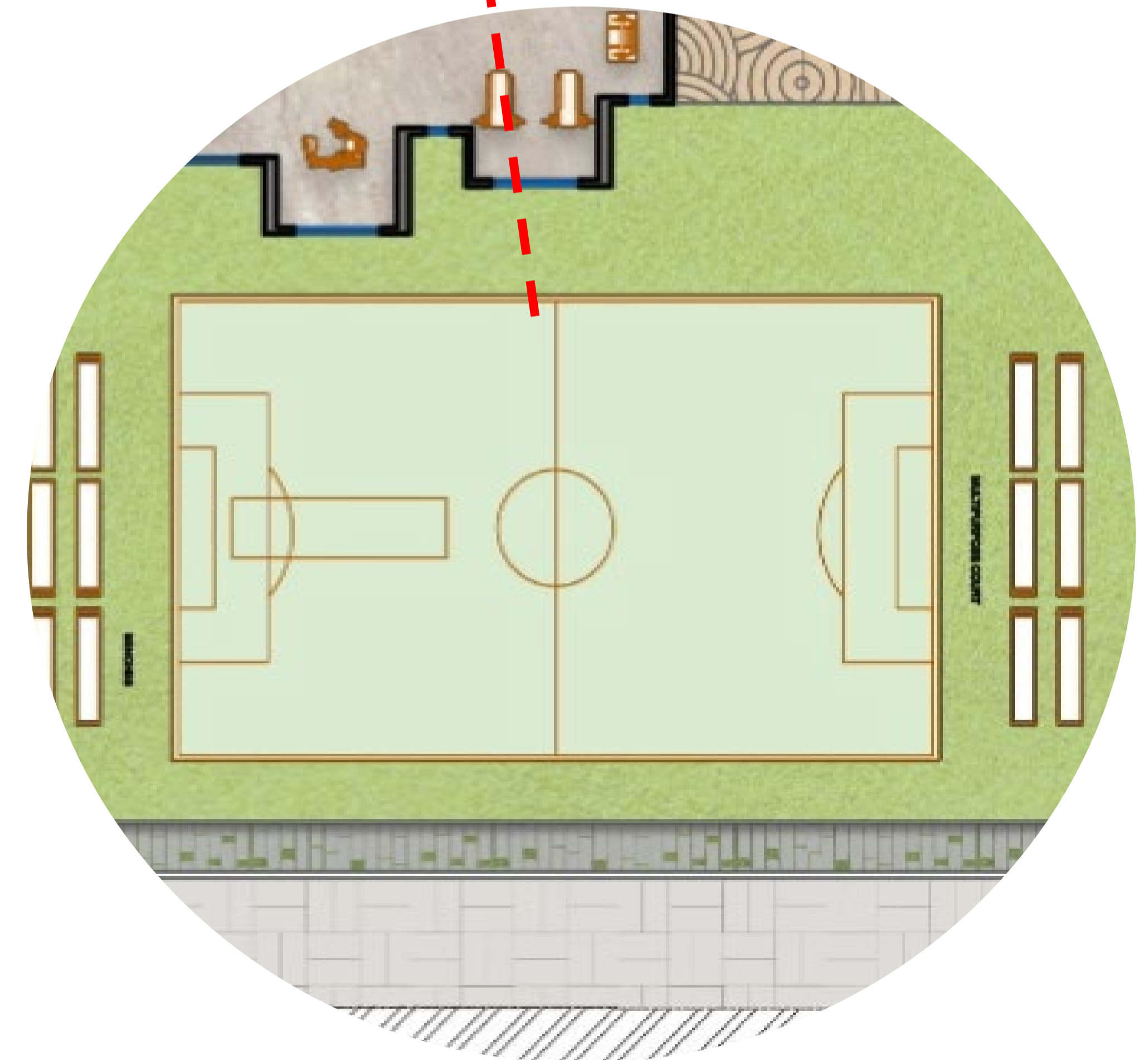
AMENITIES

VIEW

MULTIPURPOSE COURT



AMENITY PLAN

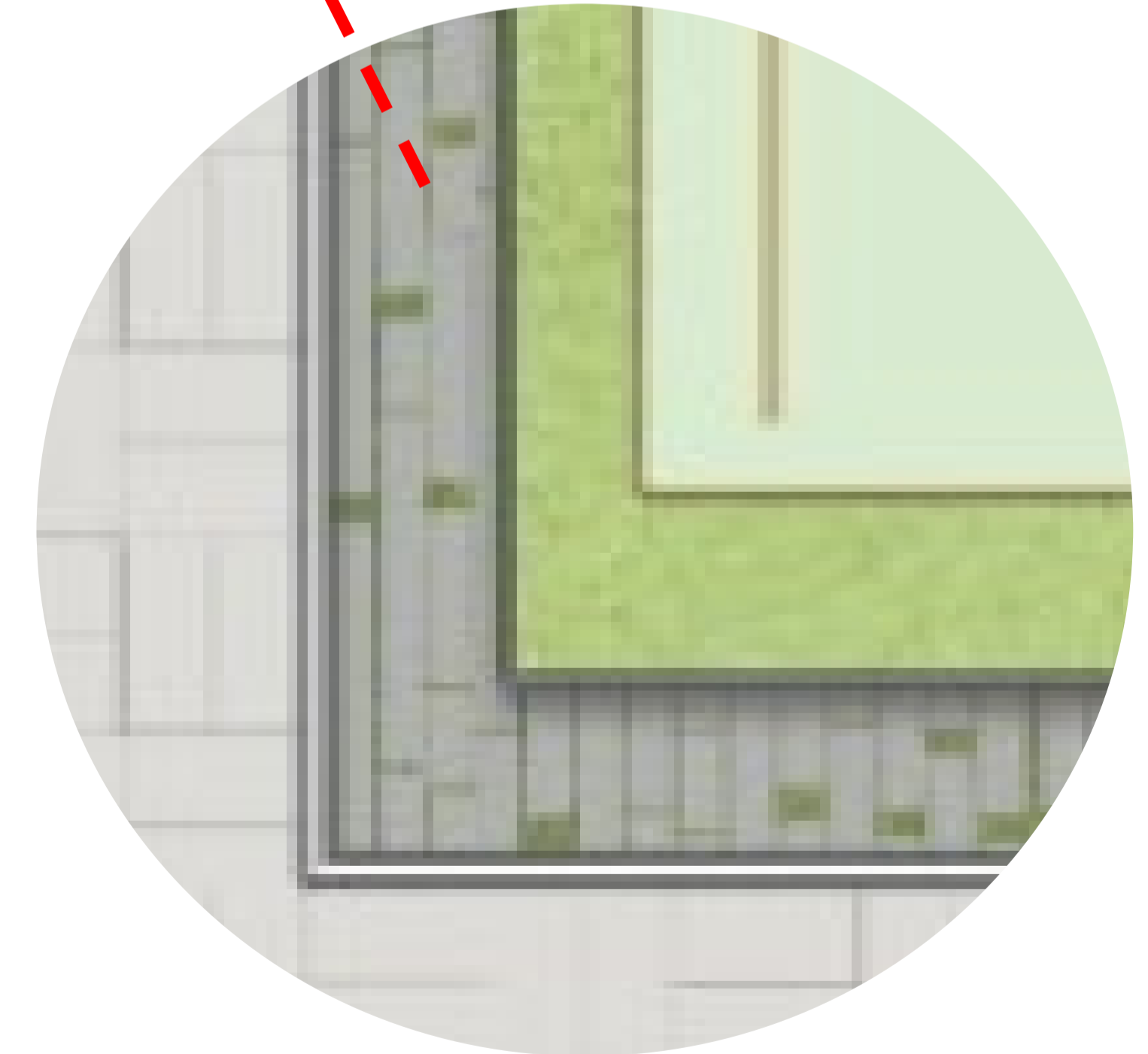


VIEW

JOGGING TRACK



AMENITY PLAN

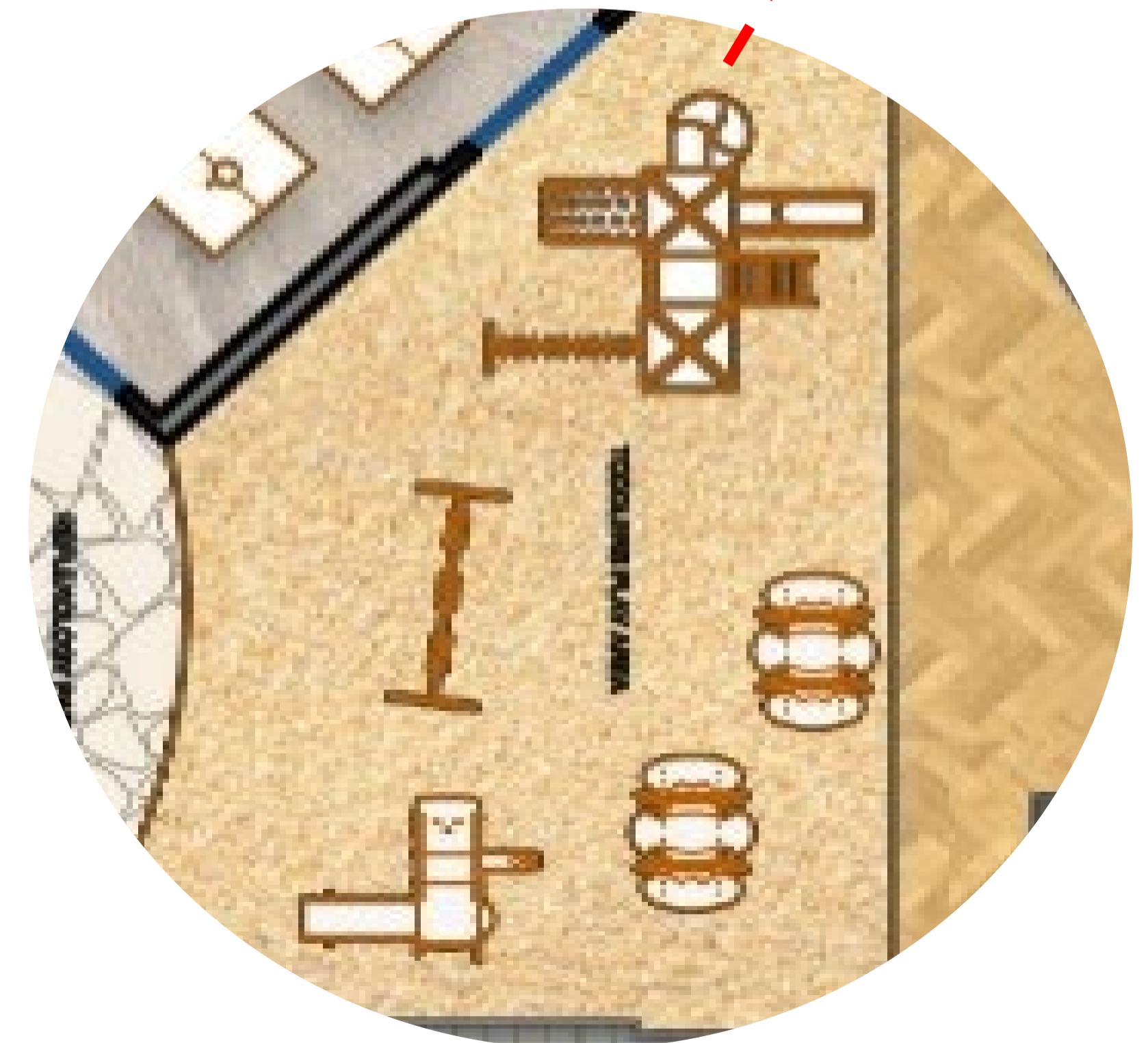


VIEW

TODDLERS PLAY AREA



AMENITY PLAN



VIEW

GAZEBO SEATING



AMENITY PLAN



VIEW

SENIOR CITIZEN'S SEATING AREA



AMENITY PLAN

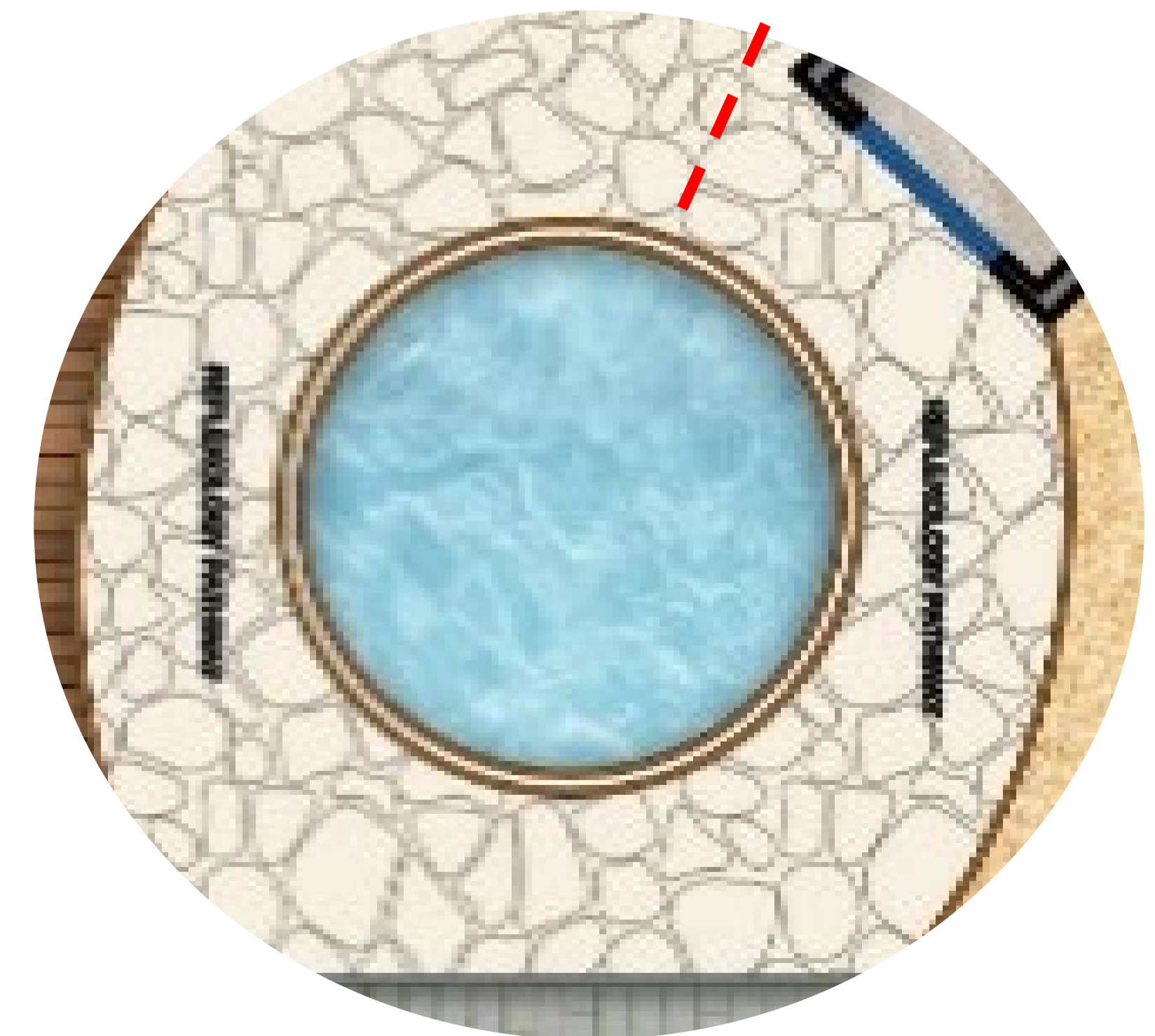


VIEW

WATER BODY



AMENITY PLAN



VIEW

EMERGENCY MEDICAL ROOM



AMENITY PLAN



VIEW

INDOOR GAMES ROOM



AMENITY PLAN



VIEW

BANQUET



AMENITY PLAN



VIEW

FITNESS CENTRE



AMENITY PLAN

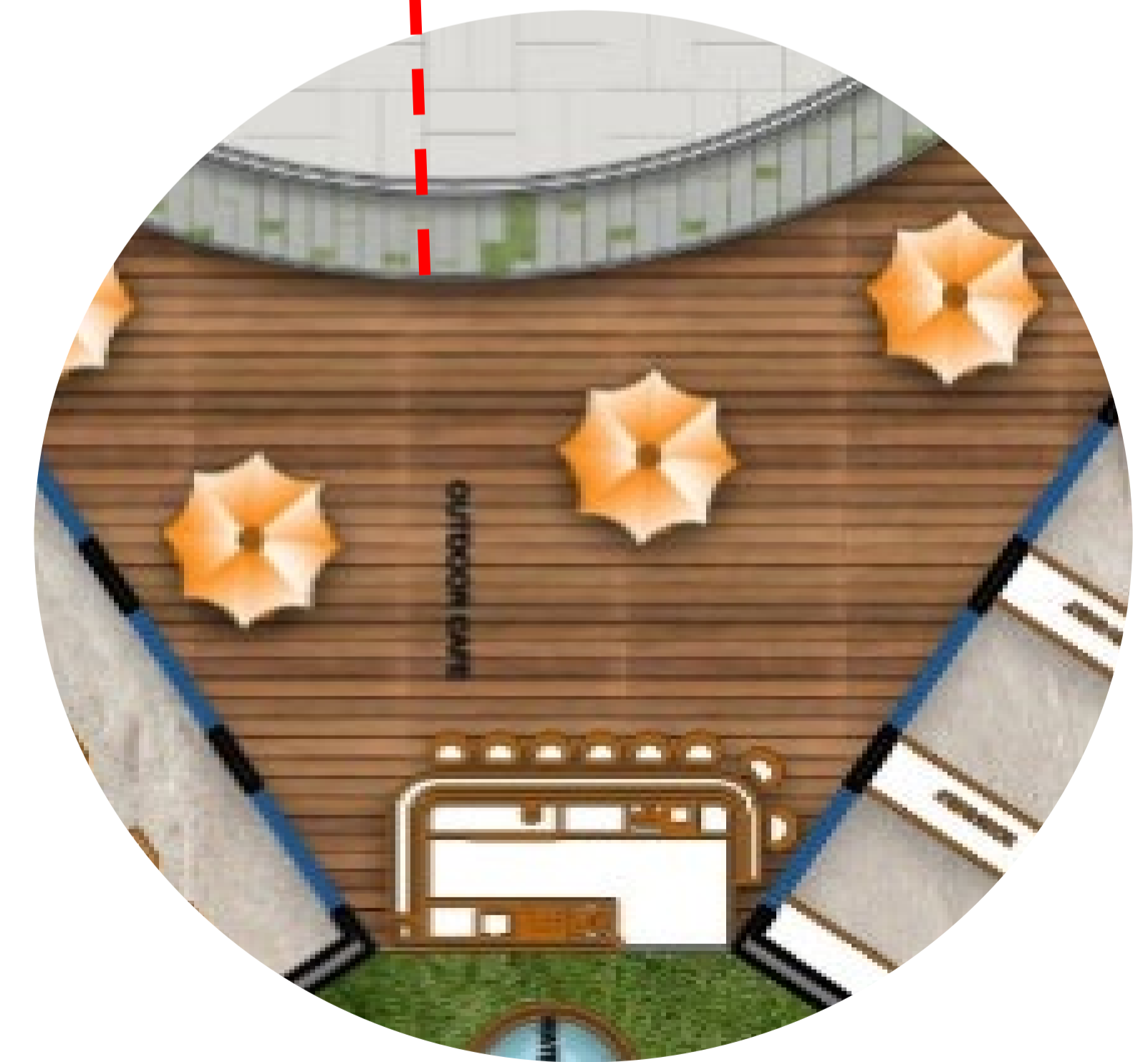


VIEW

OUTDOOR CAFETERIA



AMENITY PLAN

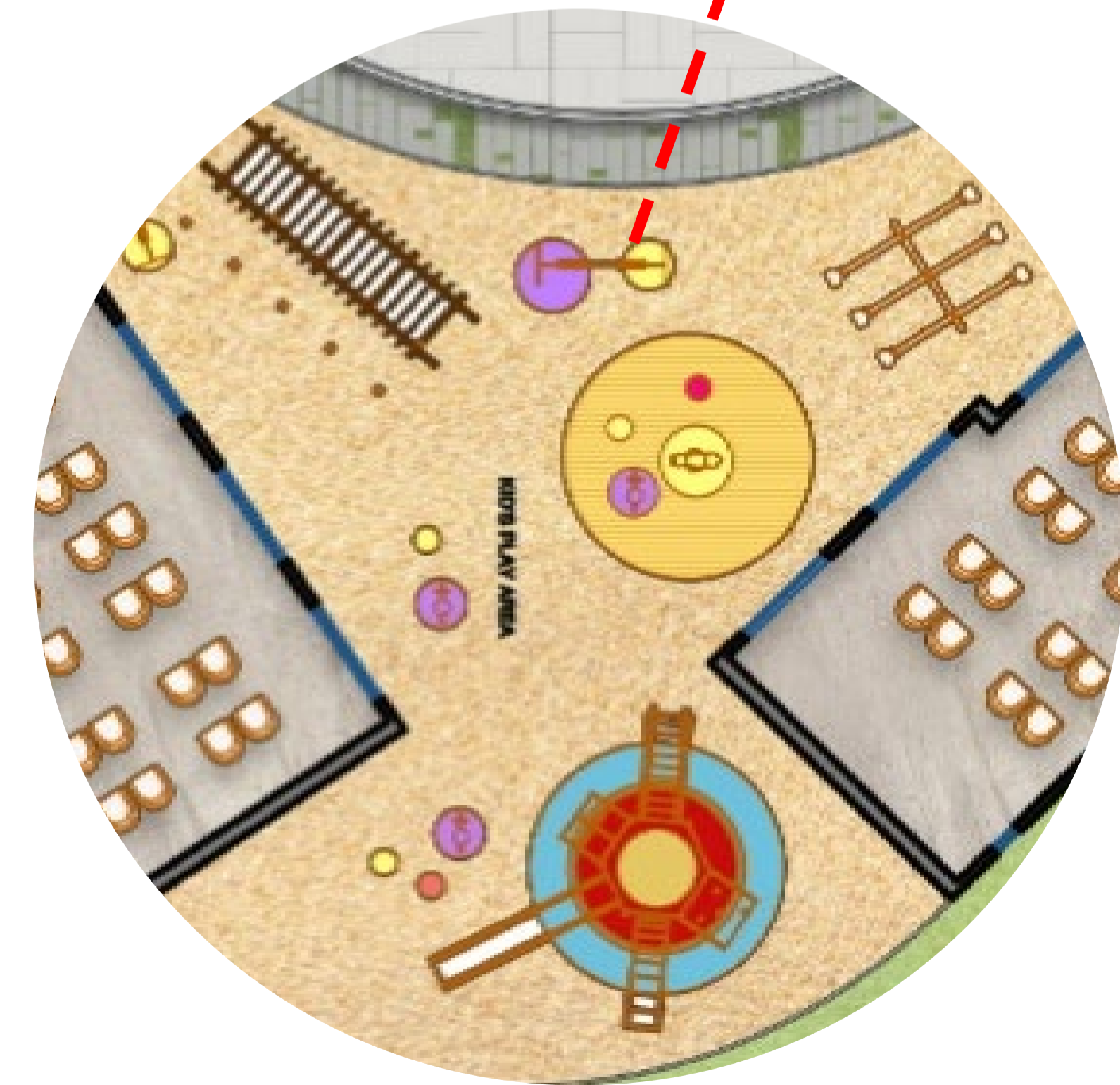


VIEW

KIDS PLAY AREA



AMENITY PLAN



VIEW

PARTY DECK



AMENITY PLAN



VIEW

MINI THEATER



AMENITY PLAN

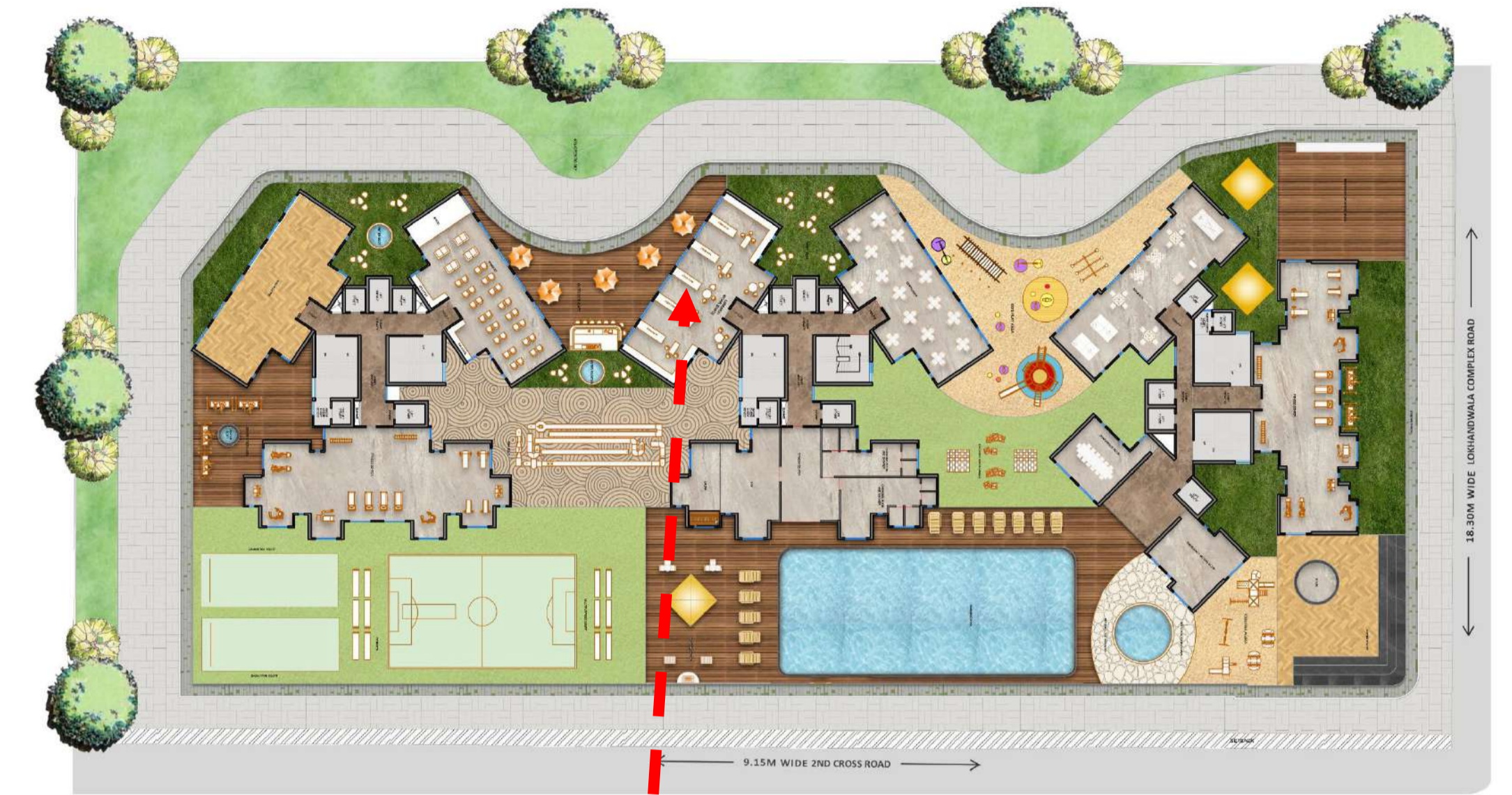


VIEW

LIBRARY/ WORKSPACE



AMENITY PLAN



VIEW

SEATING AREA



AMENITY PLAN

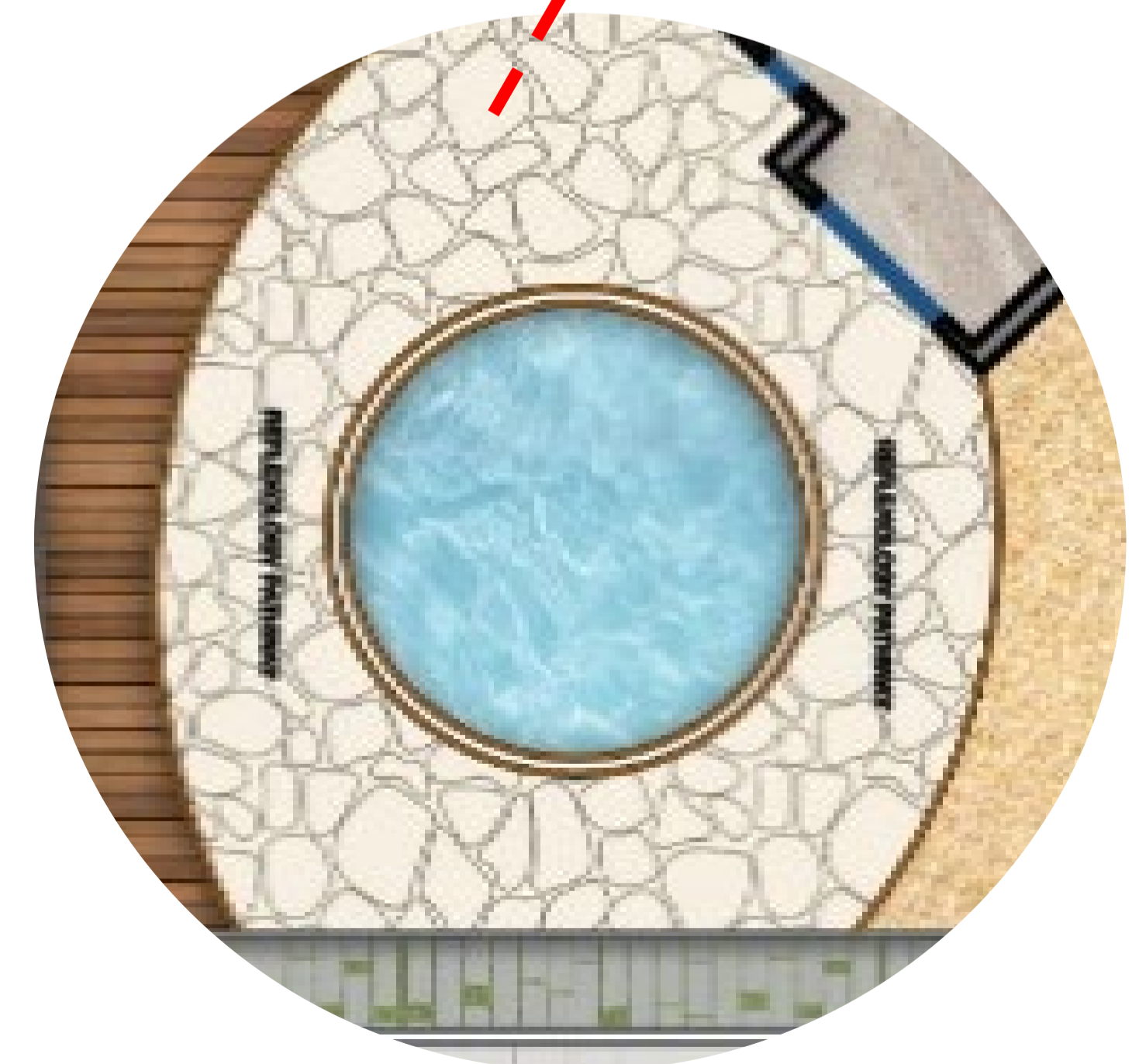


VIEW

REFLEXOLOGY PATHWAY



AMENITY PLAN



VIEW

SWIMMING POOL



AMENITY PLAN

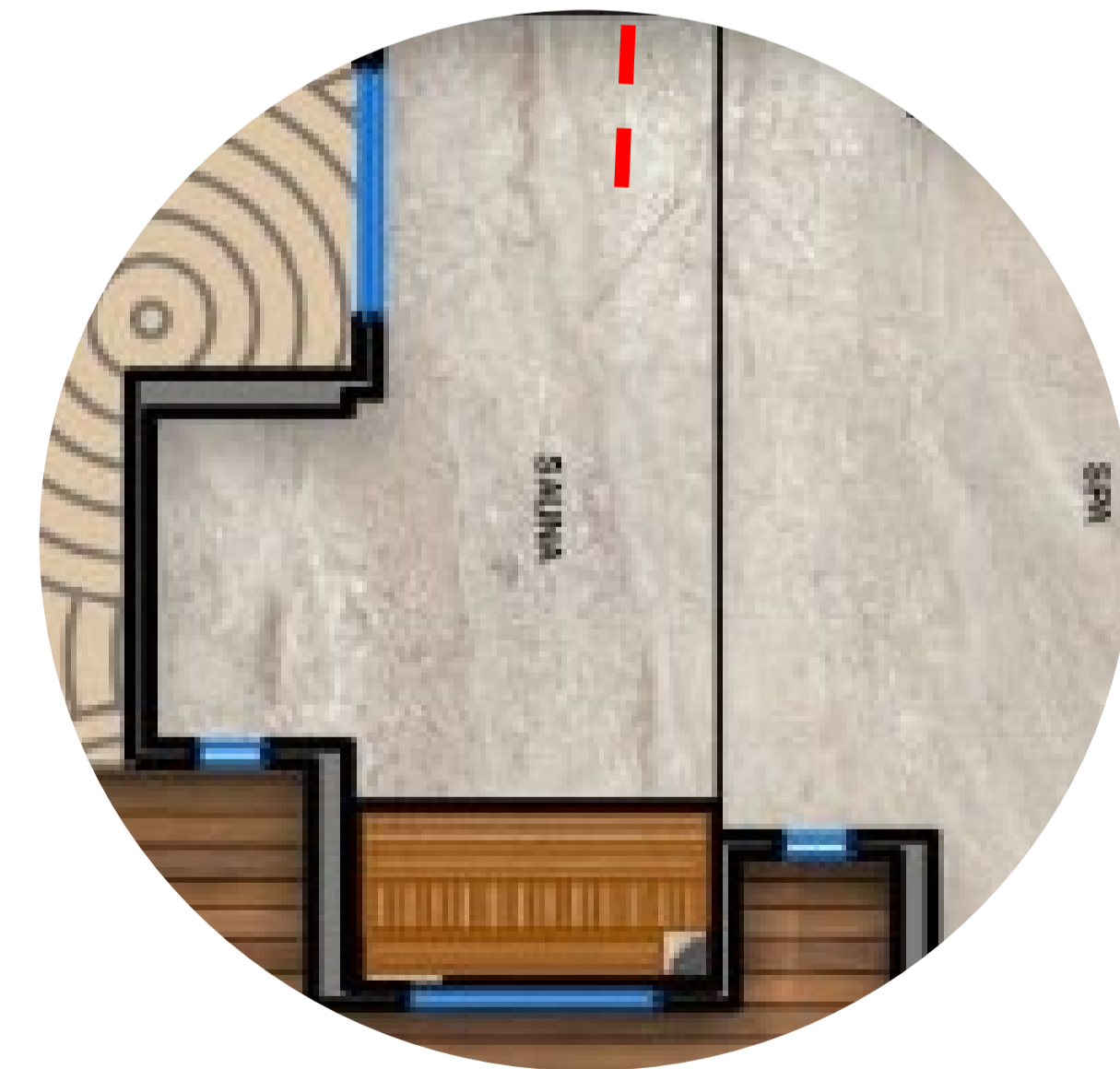


VIEW

SAUNA

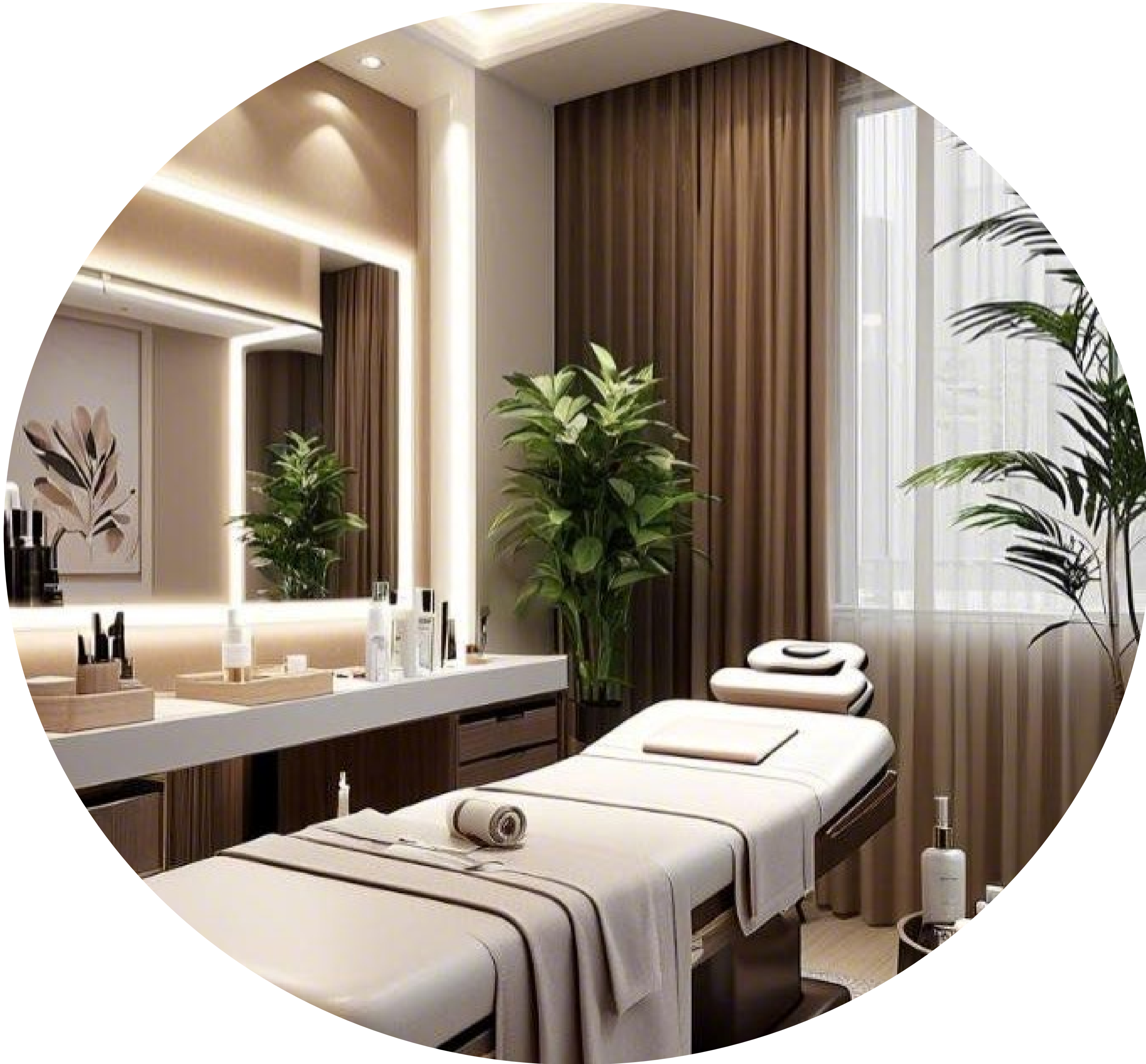


AMENITY PLAN

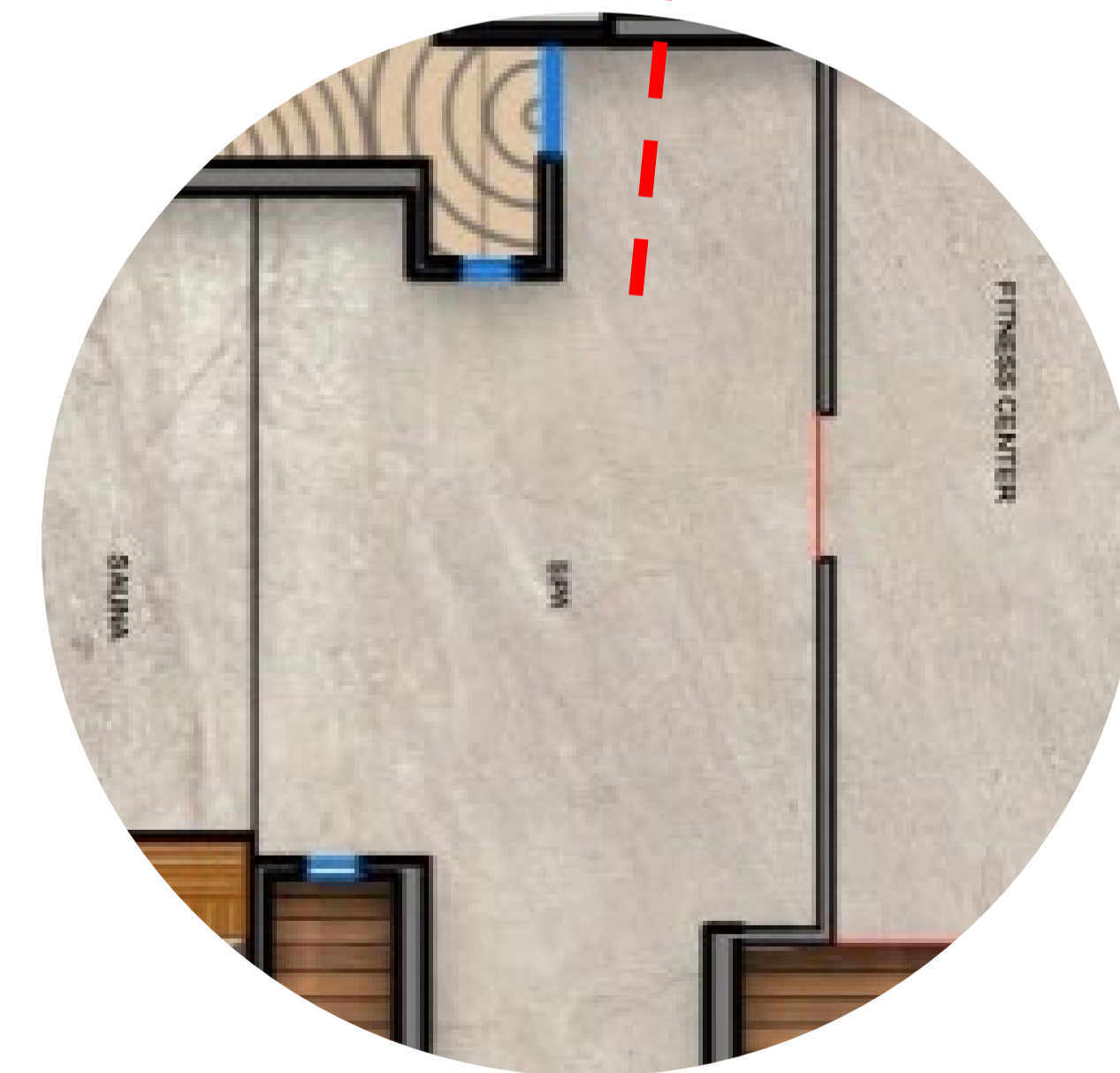


VIEW

SPA



AMENITY PLAN

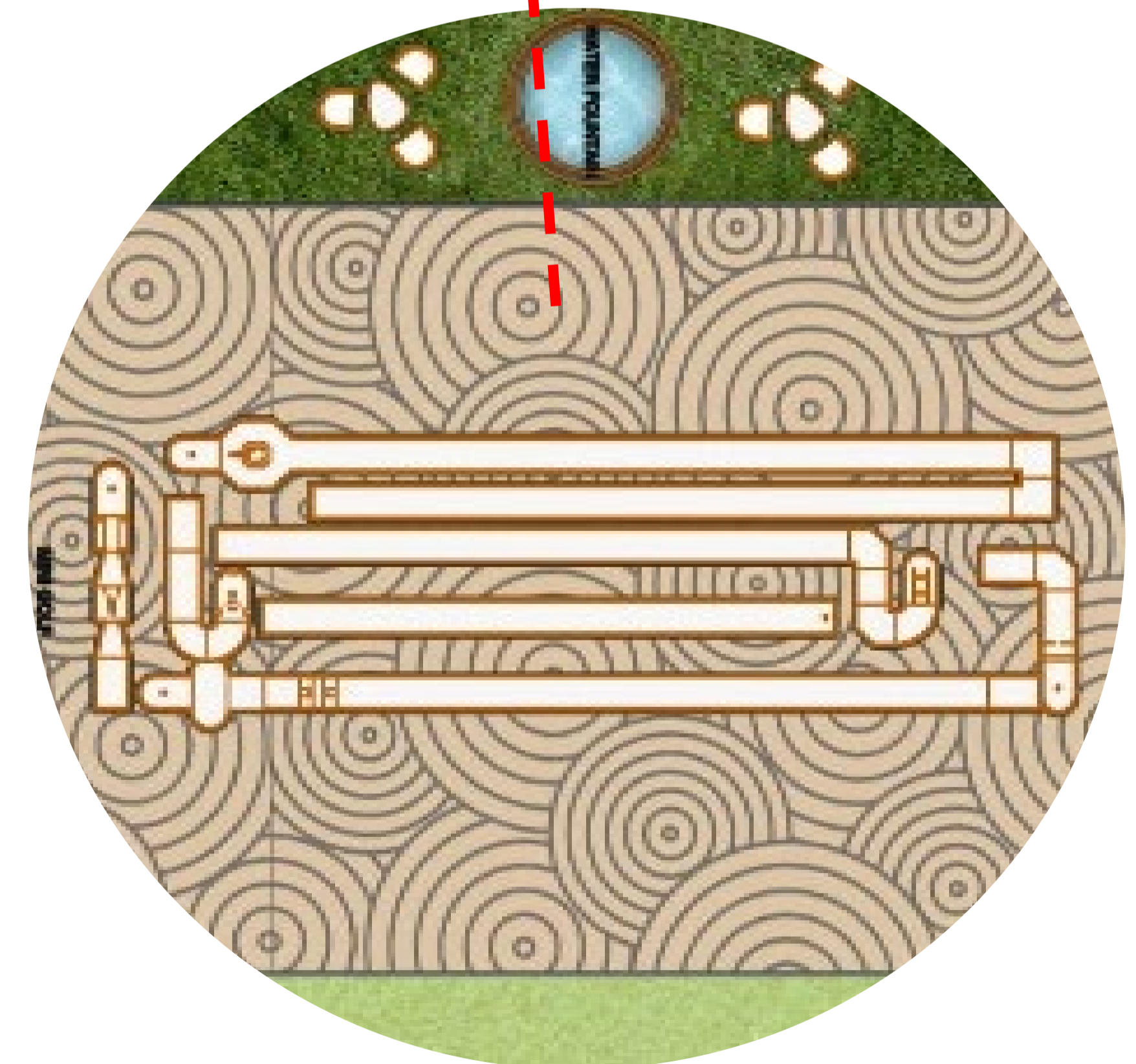


VIEW

MINI GOLF



AMENITY PLAN

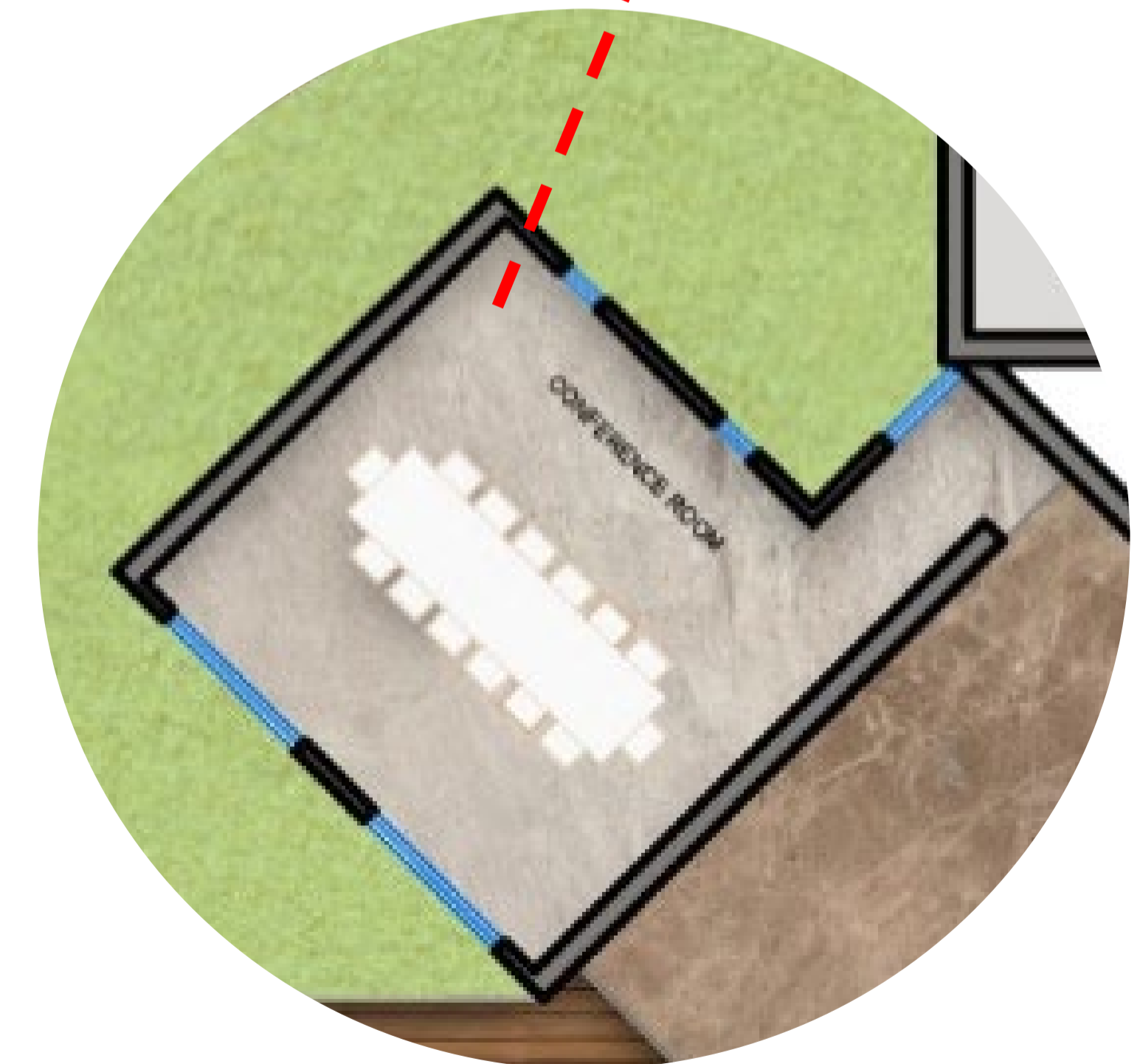


VIEW

CONFERENCE ROOM



AMENITY PLAN

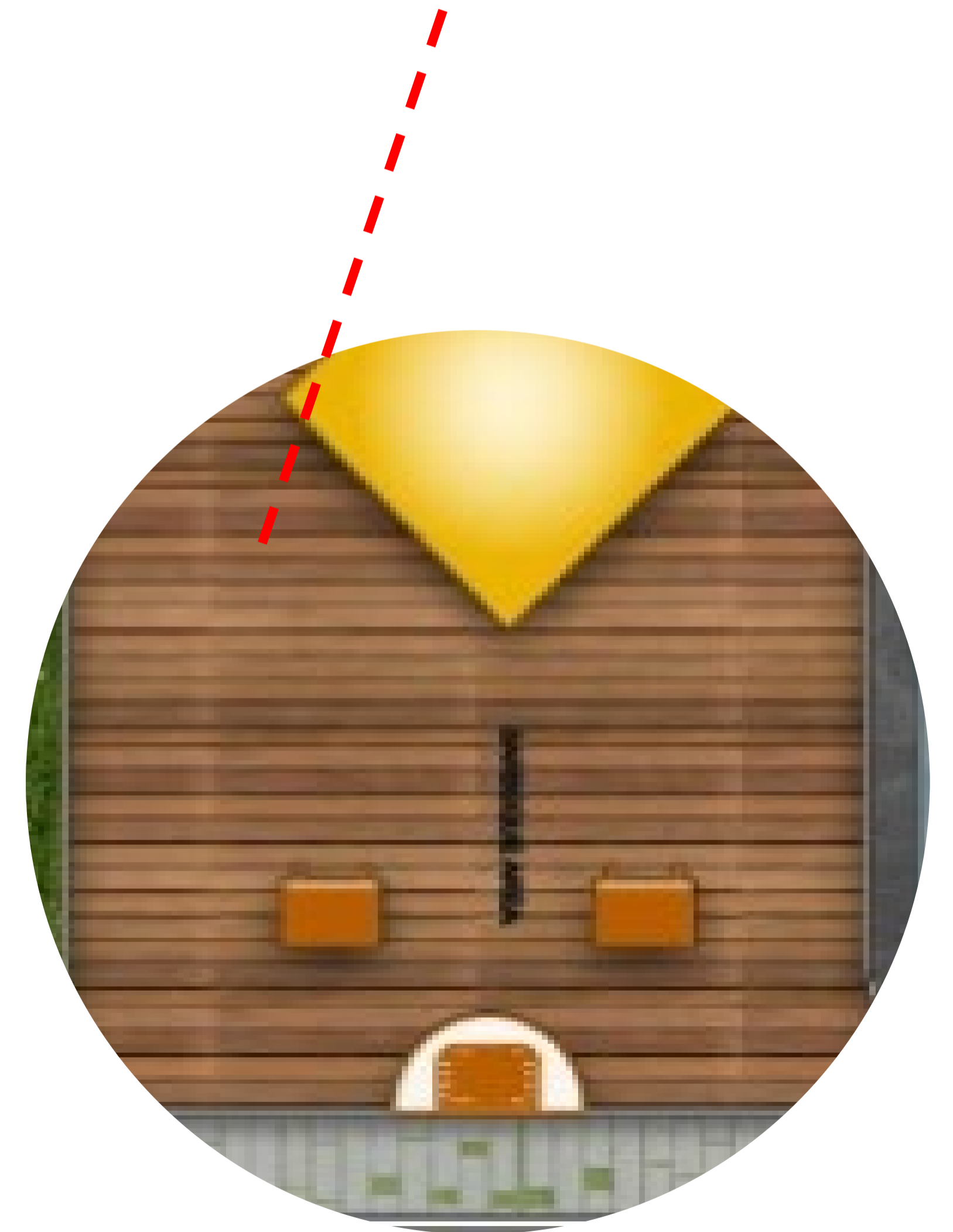


VIEW

BARBEQUE AREA



AMENITY PLAN

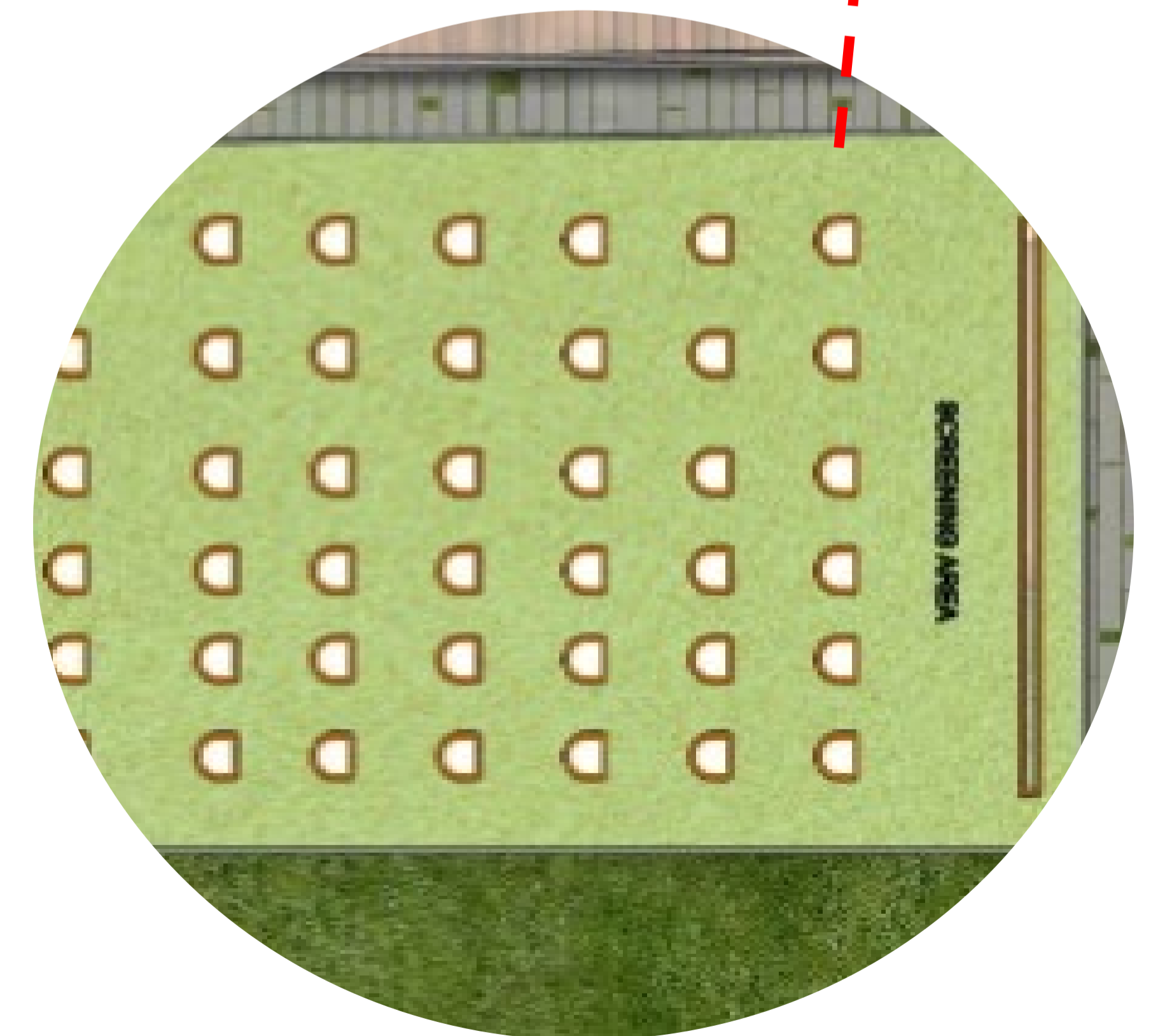


VIEW

SCREENING



TERRACE AMENITY PLAN

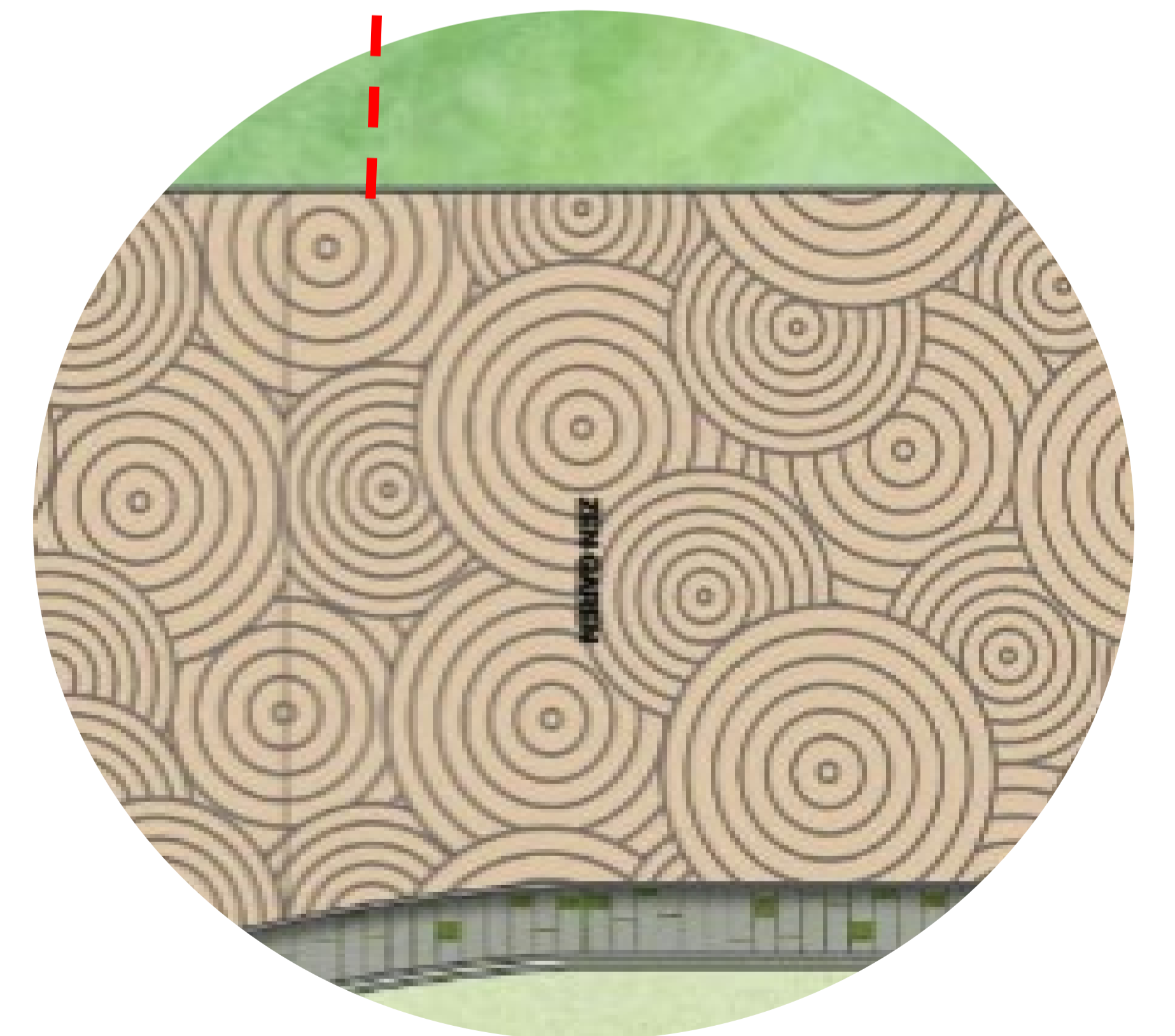


VIEW

ZEN GARDEN



TERRACE AMENITY PLAN

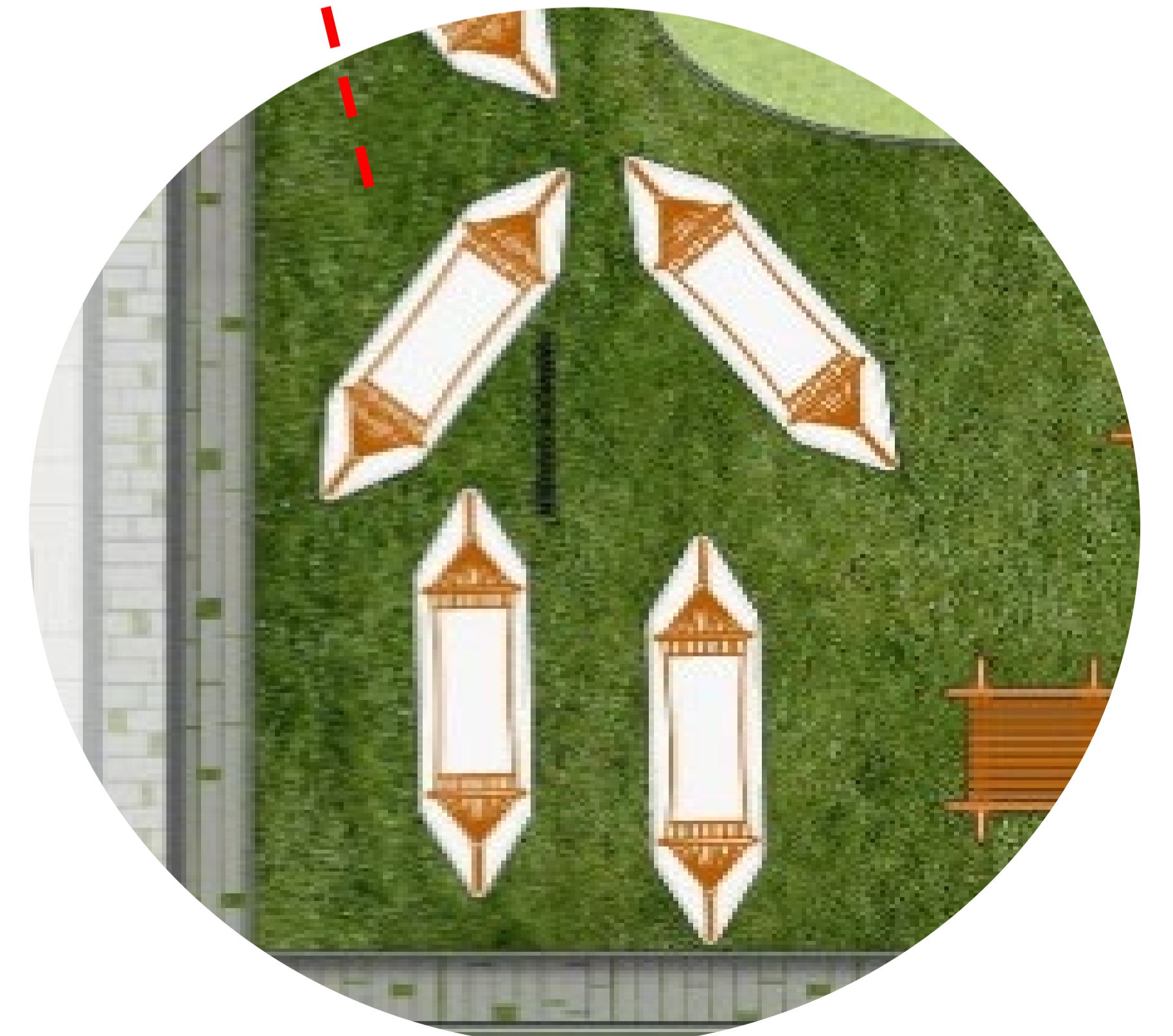


VIEW

HAMMOCK GARDEN



TERRACE AMENITY PLAN



VIEW

PARTY LAWN



TERRACE AMENITY PLAN



VIEW

BUDDHA STATUE



TERRACE AMENITY PLAN

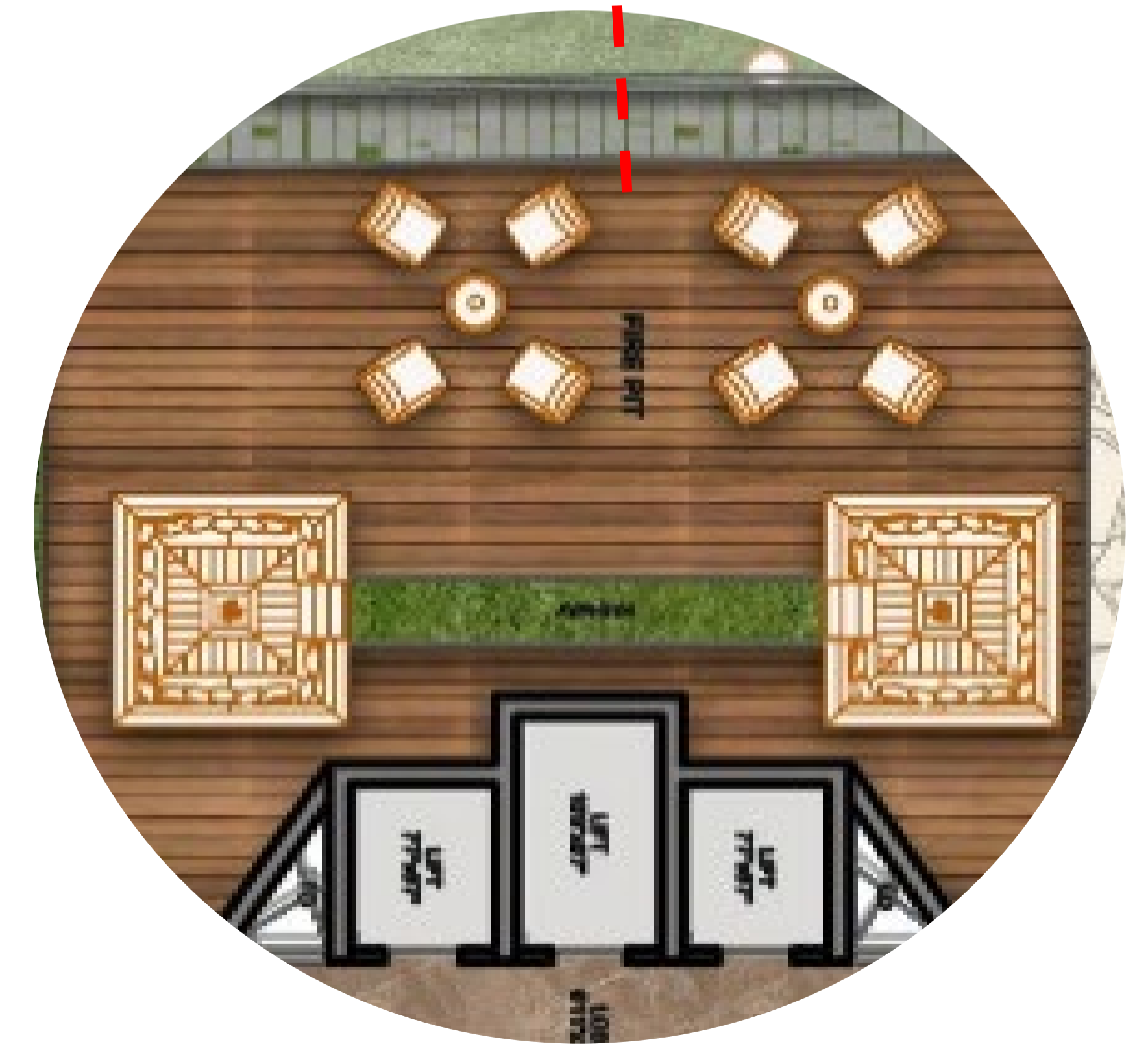


VIEW

FIRE PIT



TERRACE AMENITY PLAN

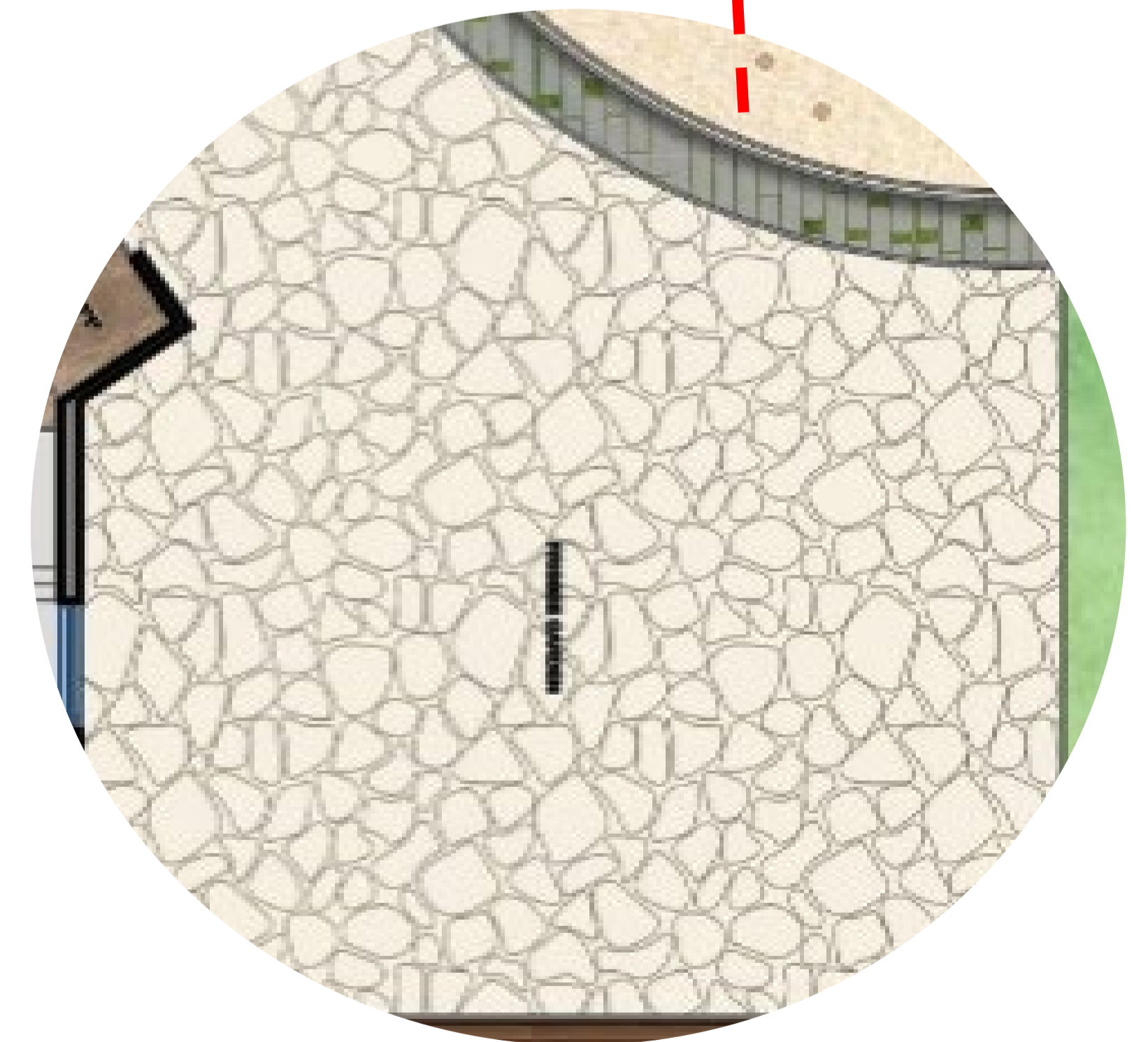


VIEW

FRISBEE GARDEN



TERRACE AMENITY PLAN

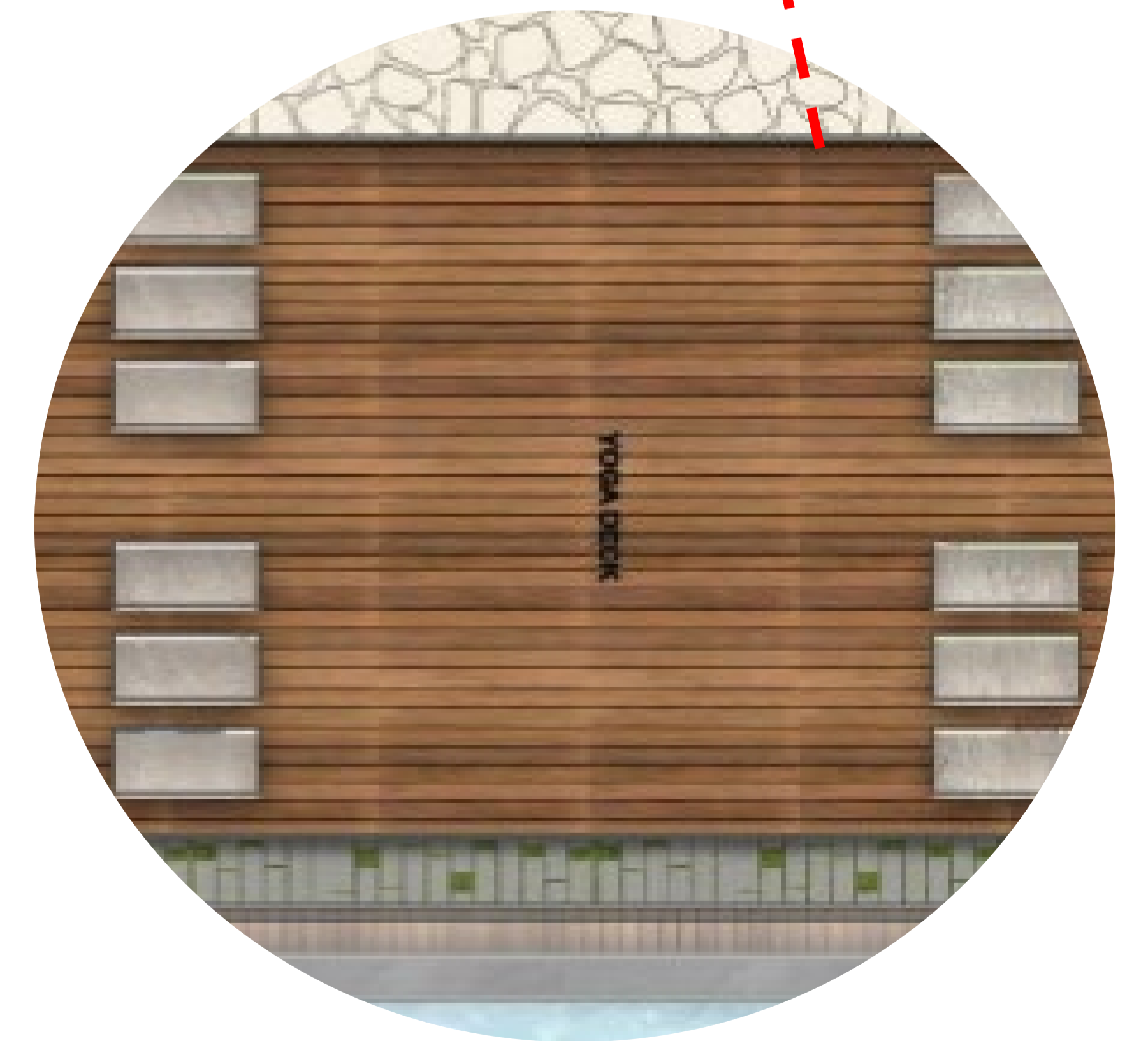


VIEW

YOGA DECK



TERRACE AMENITY PLAN

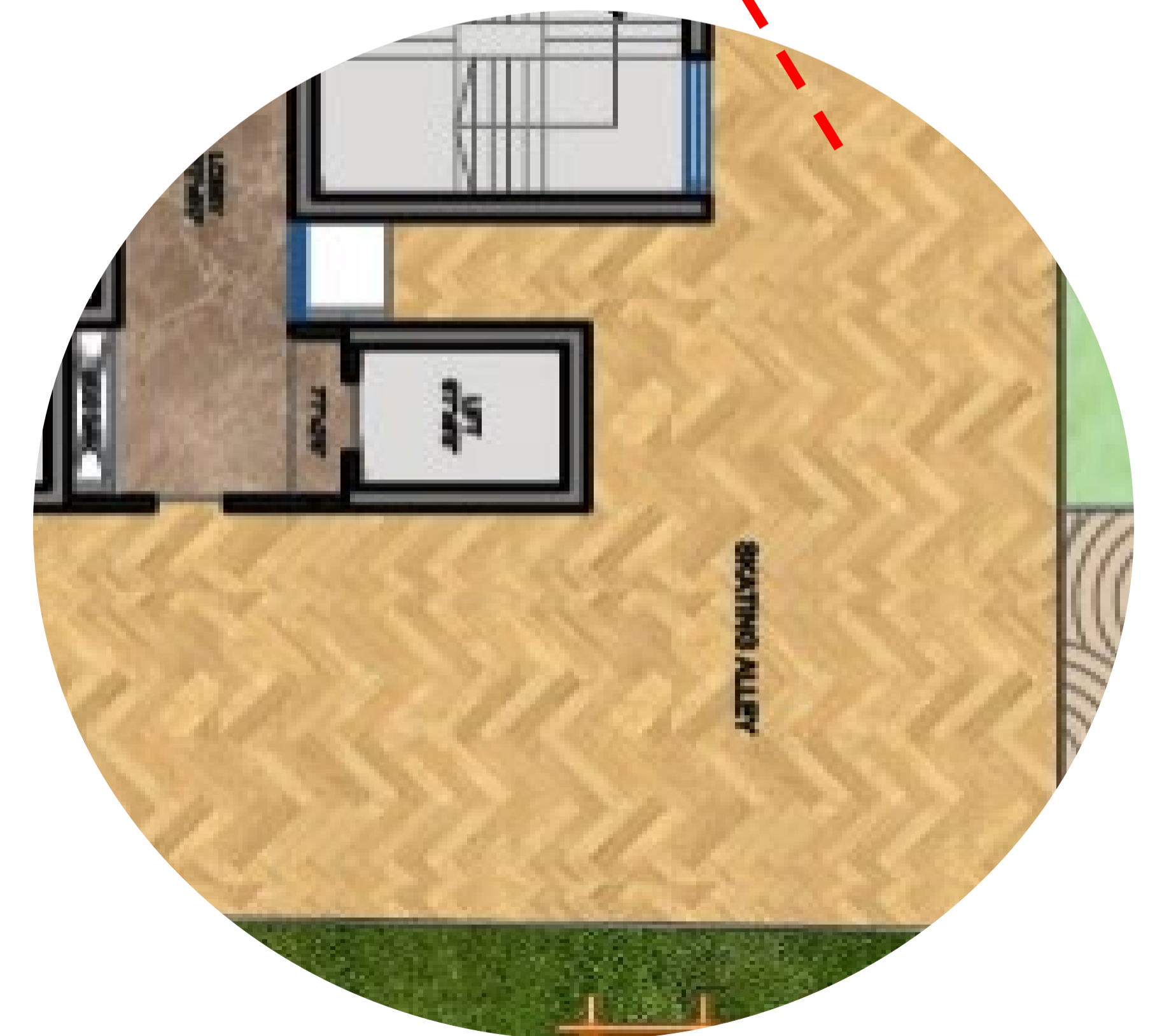


VIEW

SKATING ALLEY



TERRACE AMENITY PLAN

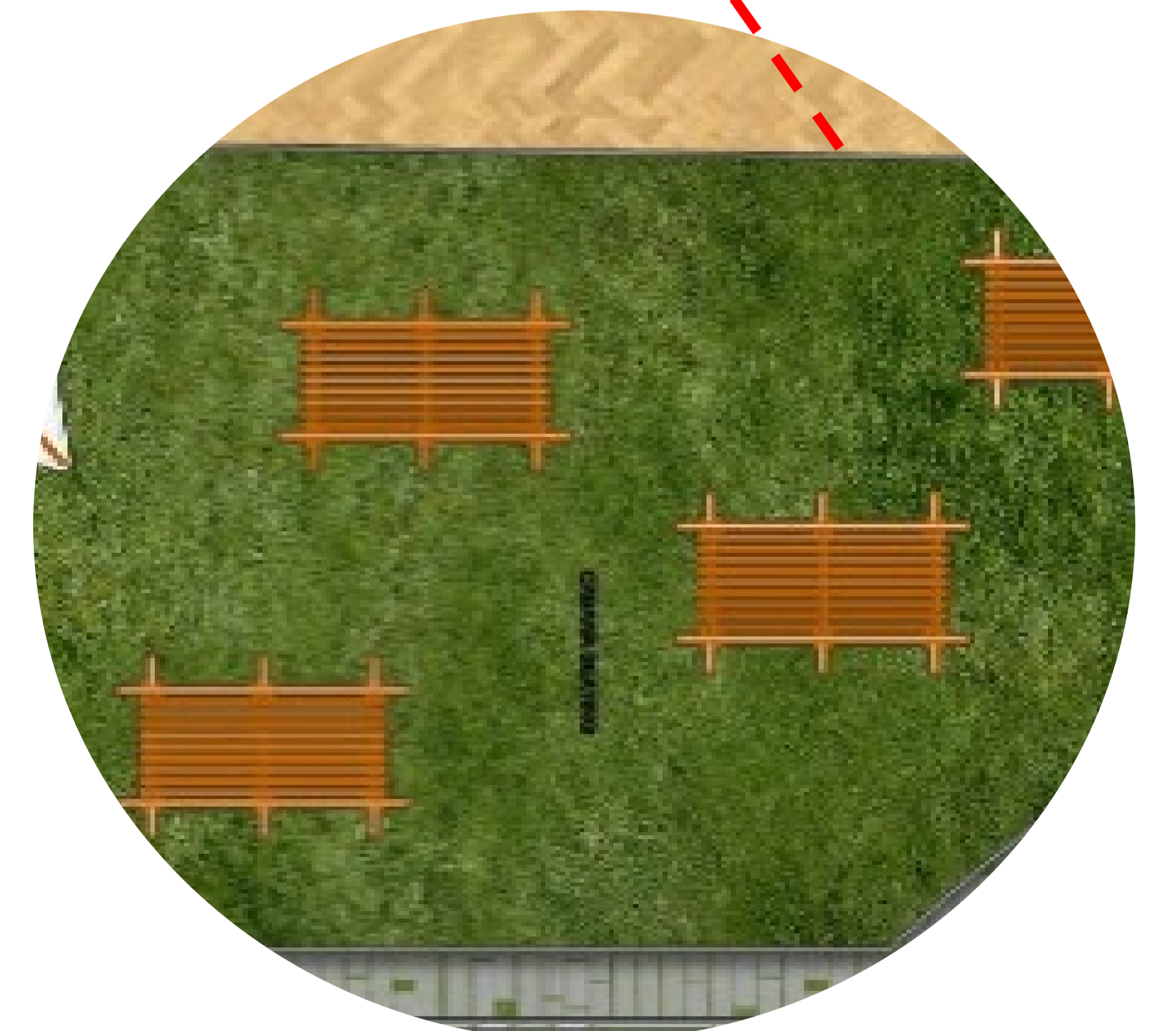


VIEW

CABANA SEATING



TERRACE AMENITY PLAN

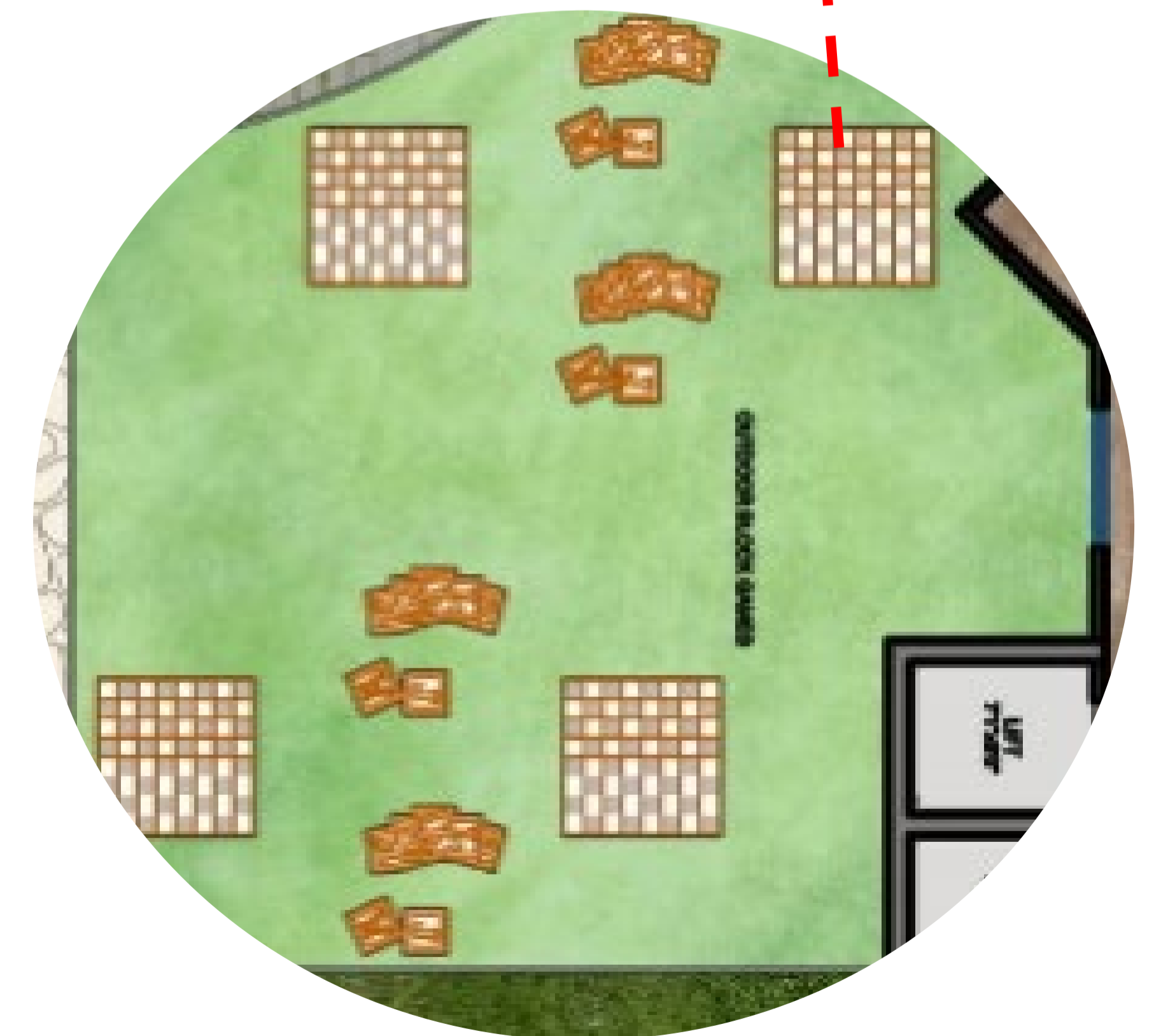


VIEW

OUTDOOR BLOCK GAME

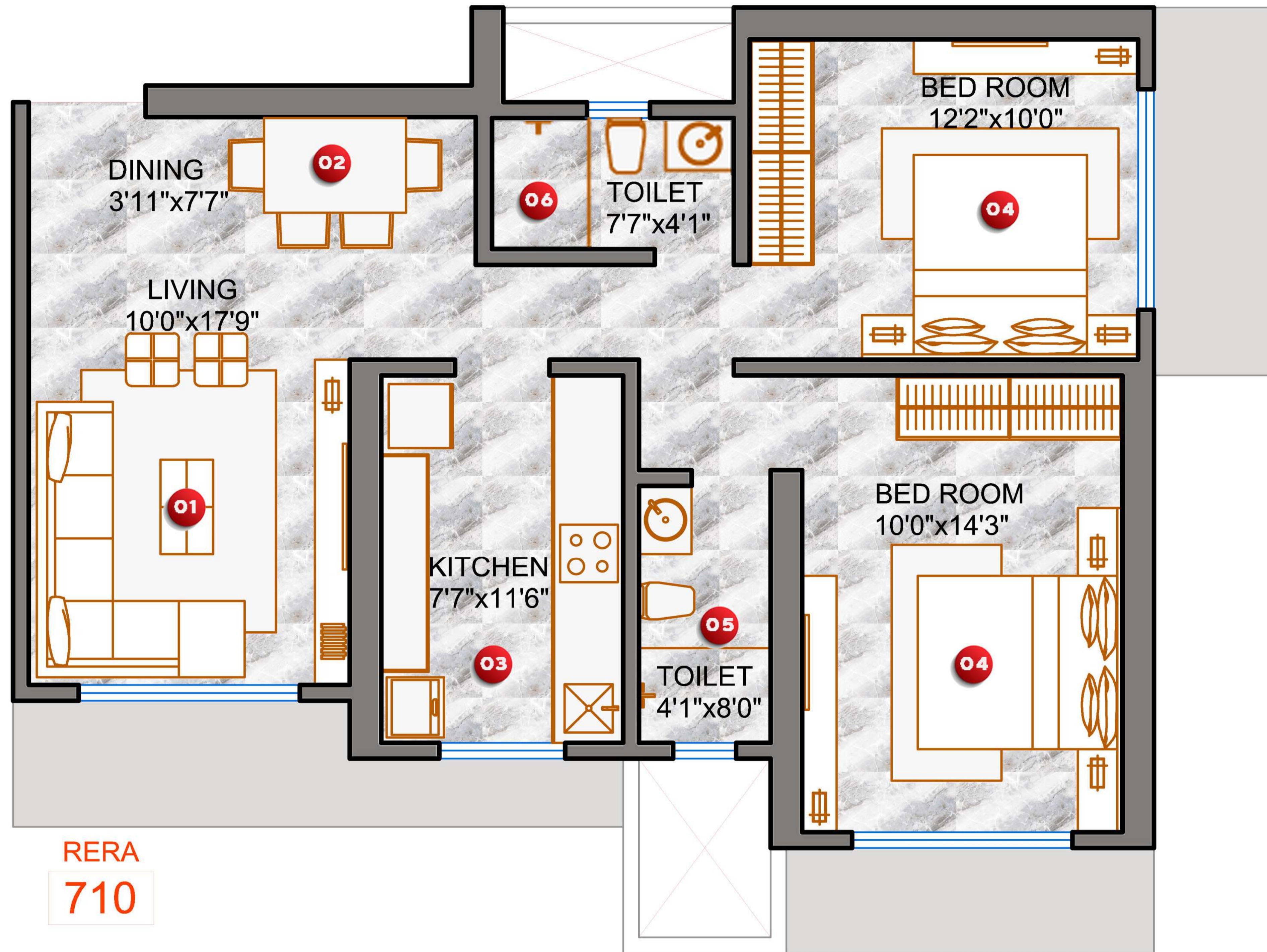


TERRACE AMENITY PLAN



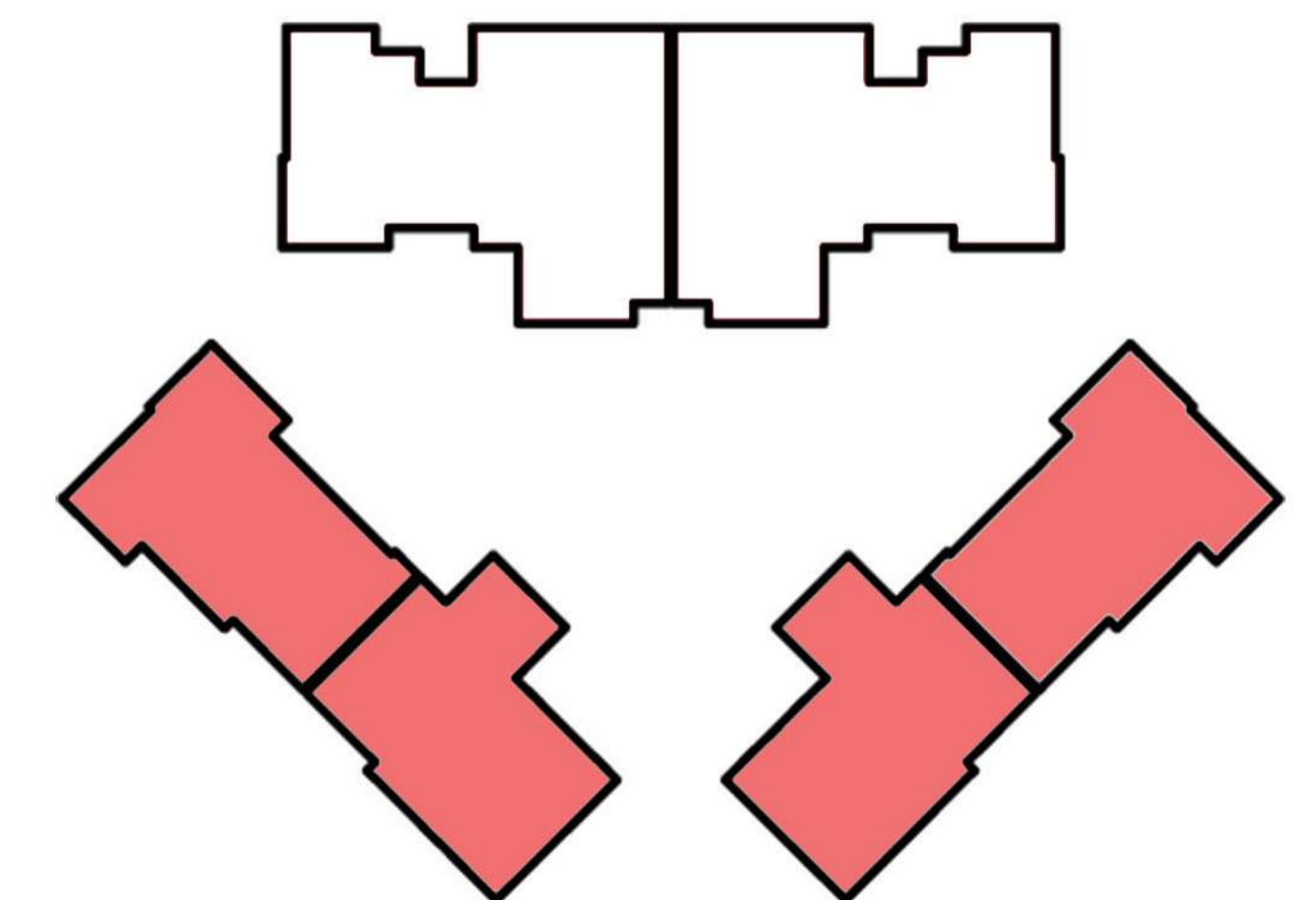
UNIT PLANS

UNIT PLAN - MEMBER



LEGEND

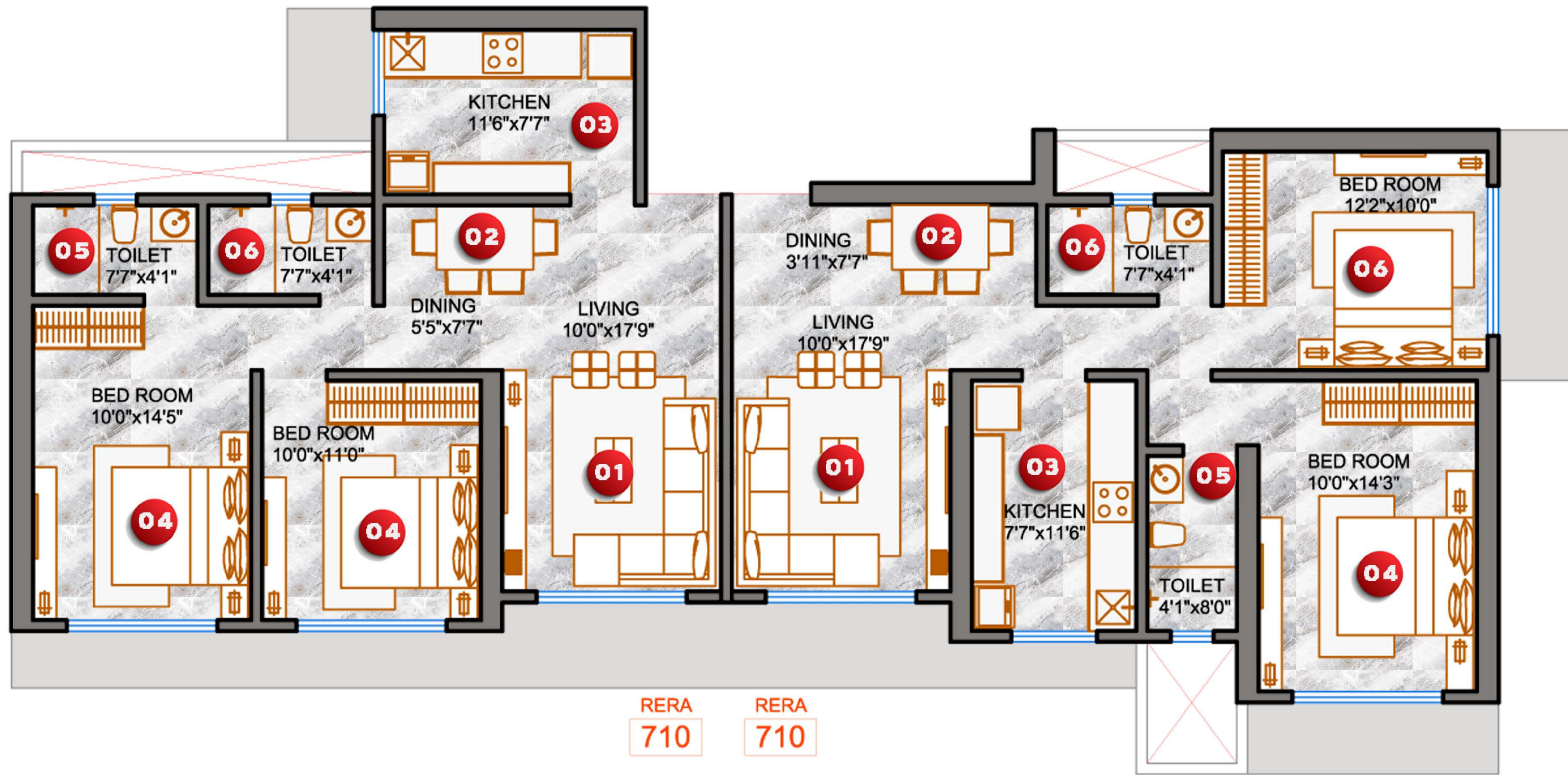
- 01** LIVING
- 02** DINING
- 03** KITCHEN
- 04** BEDROOM
- 05** TOILET
- 06** C. TOILET
- 07** BALCONY



KEY PLAN

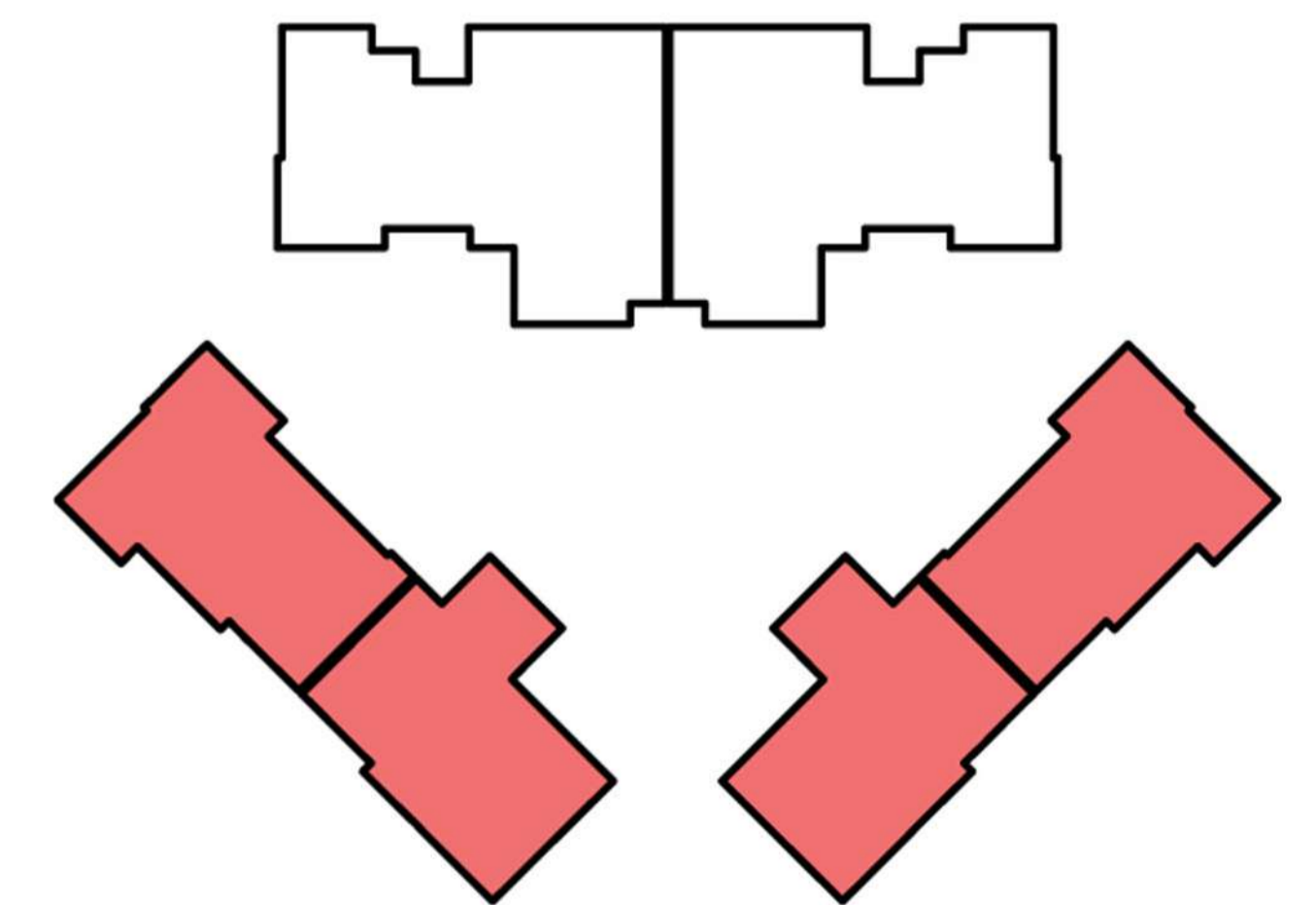
RERA
710

JODI PLAN



LEGEND

- 01 LIVING
- 02 DINING
- 03 KITCHEN
- 04 BEDROOM
- 05 TOILET
- 06 C. TOILET
- 07 BALCONY

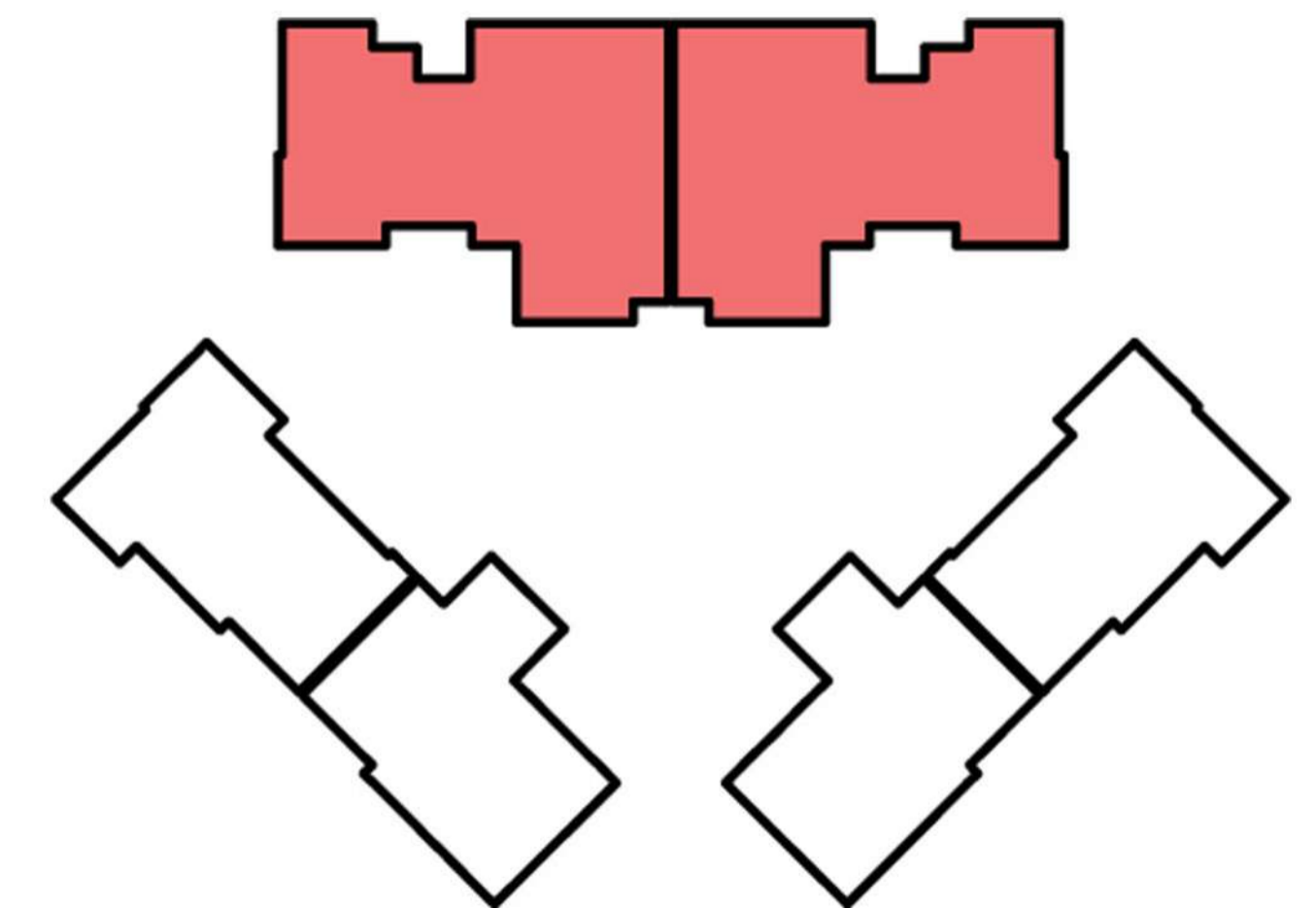
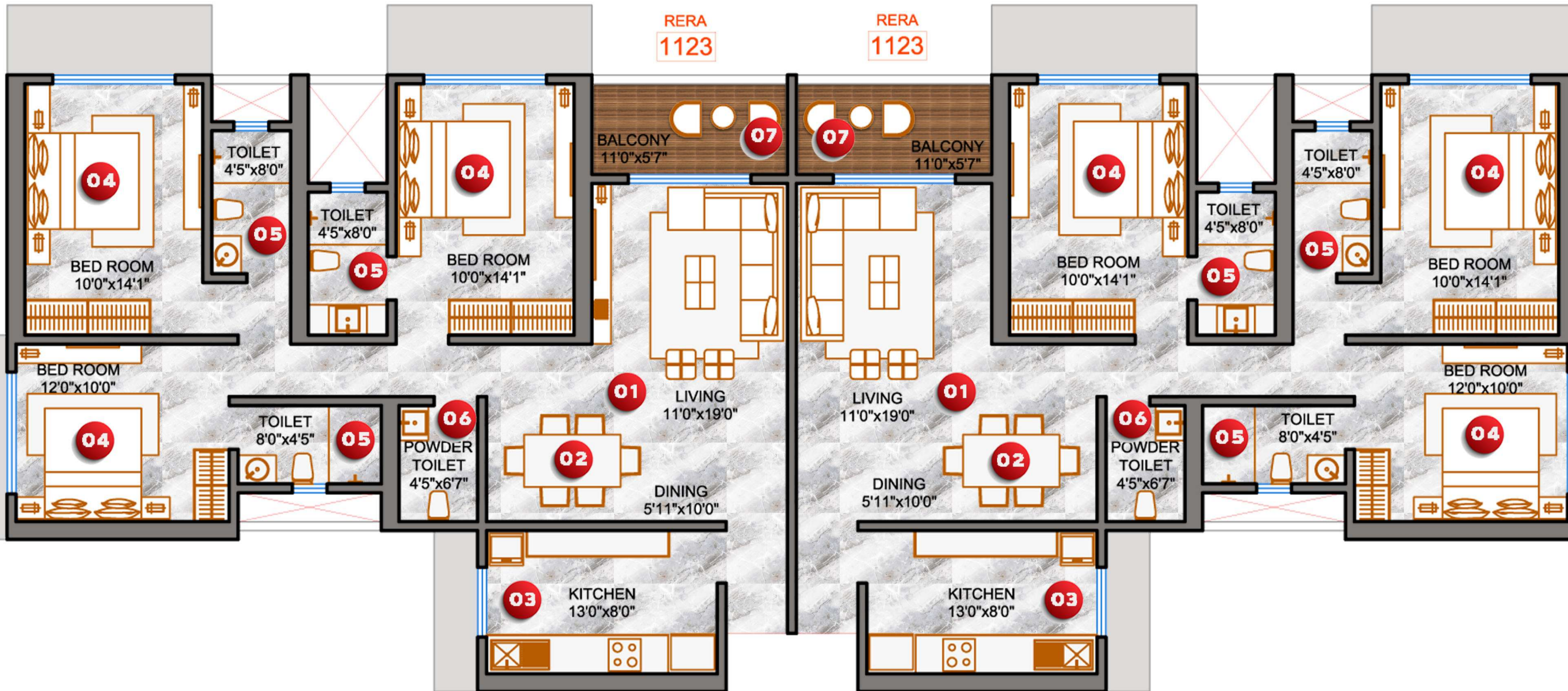


KEY PLAN

JODI PLAN

LEGEND

- 01** LIVING
- 02** DINING
- 03** KITCHEN
- 04** BEDROOM
- 05** TOILET
- 06** POWDER
- 07** BALCONY



KEY PLAN

BUILDING VIEWS

VIEW



VIEW



VIEW



VIEW



VIEW



VIEW



VIEW



VIEW



DGS GROUP
BUILDERS & DEVELOPERS
CREATING LANDMARKS

DGS GROUP
BUILDERS & DEVELOPERS
CREATING LANDMARKS

OGGI
CASH
TAROT
CHANEL
XIAOMI
Reebok
PUBB

VIEW



VIEW



VIEW



VIEW



VIEW



VIEW



VIEW



VIEW



VIEW



KEY POINTS

- AS PER DCPR 2034, ON APPROVAL OF CDS, ANY LAND PROPOSED/CONSIDERED UNDER CDS ON VARIOUS C.S. NOS. OR CTS NOS. AND/OR F.P. NOS. SHALL BE TREATED AS NATURAL AMALGAMATION FOR THE PURPOSE OF CDS FOR WHICH NO SEPARATE APPROVAL FOR AMALGAMATION OF LANDS WOULD BE NECESSARY.
- CLUSTER PROJECT WILL BE A LANDMARK AND QUALITY EQUIVALENT TO OBEROI SKY HEIGHTS AND RUNWAL ELEGANTE AND BETTER
- SOCIETIES WILL BE DIFFERENT FOR ALL 3 TOWERS
- THE LARGEST AMENITIES LAYOUT IN THE VICINITY
- FINANCIAL STRENGTH OF DGS GROUP TO FUND THE PROJECT
- SINGLE BUILDING NOT VIABLE AND PROJECT WILL GET STUCK FOREVER, MANY CASES
- TWIN TOWER WITH THE OFFER AREA HAS TO GET INTO GURUDARSHAN CHS PLOT, WITHOUT THAT IT IS NOT POSSIBLE TO CONSTRUCT, TWIN TOWER IS LEFT WITH JUST 5 FT. AFTER SETBACK FROM THE MAIN ROAD

DGS GROUP COMPLETED PROJECTS

Sr.No.	Project Name	RERA No	Entity Name	Location	Plot Size	Start Date	End Date / OCdate	
1	SHEETAL DARSHAN	NA	SHEETAL ENTERPRISES	MALAD EAST	288	05-01-2011	26-04-2013	35000
2	SHEETAL DWAR	P51800003724	SHEETAL ENTERPRISES	MALAD EAST	403	17-11-2012	28-07-2014	36500
3	SHEETAL PARIJAT	NA	SHEETAL DEVELOPERS	GOREGAON EAST	597	16-06-2012	07-09-2013	26500
4	SHEETAL MUKTA	NA	SHEETAL DEVELOPERS	MALAD WEST	540.14	15-11-2011	05-05-2014	25600
5	SHEETAL STANDARD BATTERIES	P51800024093	SHEETAL DEVELOPERS	MALAD EAST	927.2	20-12-2020	05-05-2021	57000
6	SHEETAL DHAM	NA	DG REALTY	VASAI EAST	2822	22-05-2012	02-08-2014	52000
7	SHEETAL SARITA	NA	DG REALTY	MALAD EAST	929.4	08-11-2012	18-09-2014	41600
8	SHEETAL TULSI VIHAR	NA	DG REALTY	MALAD EAST	792.7	13-05-2014	11-02-2016	35000
9	SHEETAL JOSHI BHAVAN	P51800004398	DG REALTY	MALAD EAST	790	20-02-2014	26-08-2017	34680
10	SHEETAL SHAKUNTALA	NA	DG LAND DEVELOPERS PVT LTD	GOREGAON EAST	606.4	17-06-2013	17-10-2015	25400
11	SHEETAL SWEET SEVEN	NA	DG LAND DEVELOPERS PVT LTD	MALAD WEST	866.6	29-11-2013	08-07-2016	46200
12	SHEETAL HEIGHT	P99000008525	DG LAND DEVELOPERS PVT LTD	NALASOPARA EAST	3925	27-06-2013	08-05-2016	97000
13	SHEETAL JYOT	P51800009516	DG LAND DEVELOPERS PVT LTD	NALASOPARA WEST	1686.82	13-07-2014	18-11-2016	59000
14	SHEETAL AARADHANA	P51800000446	DG LAND DEVELOPERS PVT LTD	MALAD WEST		20-07-2015	11-01-2019	55600
15	SHEETAL ANJALI	P51800002084	DG LAND DEVELOPERS PVT LTD	VIRAR EAST	2540	13-01-2015	31-10-2019	116000
16	SHEETAL KRUPA	P51800002084	DG LAND DEVELOPERS PVT LTD	GOREGAON EAST	692.9	13-03-2014	16-06-2017	39000
17	SHEETAL KUTIR	P51800002084	DG LAND DEVELOPERS PVT LTD	MALAD EAST	842.1	06-06-2015	11-07-2017	48000
18	SHEETAL KUND	P51800002084	DG LAND DEVELOPERS PVT LTD	MALAD EAST	1112.88	13-05-2014	23-06-2017	47680
19	SHEETAL TRIMURTI	P51800028316	DG LAND DEVELOPERS PVT LTD	MALAD EAST	500	23-07-2020	08-01-2022	25600
20	SHEETAL DEEP	P51800009516	DG LAND DEVELOPERS PVT LTD	NALASOPARA WEST	60900	13-10-2019	06-06-2023	35200
21	SHEETAL AIRWING	P51800004398	TOUGHCONS REALTORS PVT LTD	SANTACRUZ EAST	1570.6	10-09-2015	15-09-2018	68500
22	SHEETAL VISHAL DHARAMRAJ	P51800027915	DG LAND DEVELOPERS PVT LTD	MALAD WEST	1494	24-10-2021	15-05-2023	65000
23	SHEETAL SEJAL	P51800009516	DG LAND DEVELOPERS PVT LTD	NALASOPARA WEST	1811	13-10-2019	05-05-2023	108000
24	SHEETAL VILLA	P51800000052	DG BUILDER	GOREGAON EAST	863.7	28-04-2015	21-06-2019	39860
25	SHEETAL GRANDEUR	P51800022875	DG LAND DEVELOPERS PVT LTD	SANTACRUZ EAST	1488.62	26-09-2019		45600
26	SHEETAL HARI NIKETAN	P51800047904	DG LAND DEVELOPERS PVT LTD	BANDRA	516.7	27-09-2022		36500
27	SHEETAL ANIKET	P51800009516	DG LAND DEVELOPERS PVT LTD	GOREGAON EAST	1430.8	28-07-2007	20-06-2020	48700
28	SHEETAL SATI SMRUTI	P51800009516	TOUGHCONS REALTORS PVT LTD	MALAD WEST				

DGS GROUP ONGOING PROJECTS

Sr.No.	Project Name	RERA No	Entity Name	Location	Constuction Area Sqr ft.
1	SHEETAL GANGA GOBIND	P51800026943	SHEETALA DEVELOPER	SANTACRUZ EAST	1,20,000
2	SHEETAL TAPOVAN	P51800011437	DGS TOWNSHIP PVT LTD	GOREGAON EAST	4,00,000
3	SHEETAL SONA	P99000008525	DGS TOWNSHIP PVT LTD	VIRAR EAST	1,15,000
4	SHEETAL VAIBHAV	P51800019010	DGS TOWNSHIP PVT LTD	KHAR WEST	36,000
5	SHEETAL USHA NISHA	P51800045746	DG LAND DEVELOPERS PVT LTD	MALAD WEST	3,50,000
6	SHREE KAILASH	P51800048719	TOUGHCONS REALTORS PVT LTD	SANTACRUZ EAST	
7	SHEETAL REGALIYA	P51800048237	DGS TOWNSHIP PVT LTD	BORIVALI EAST	5,80,000
8	SHEETAL ANUPAM	P51800046247	DGS TOWNSHIP PVT LTD	MALAD WEST	90,000
9	SHEETAL MEGHDHOOT	P51800048997	DG LAND DEVELOPERS PVT LTD	BORIVALI WEST	
10	SHEETAL SURYA PRAKASH	P51800050331	DG LAND DEVELOPERS PVT LTD	VILE PARLE EAST	
11	SHEETAL LENNIE	P51800049785	DG LAND DEVELOPERS PVT LTD	ANDHERI WEST	
12	SHEETAL EKTA	P51800051884	DGS TOWNSHIP PVT LTD	GOREGAON EAST	1,90,000
13	SHEETAL HARINIKETAN	-	DG LAND DEVELOPERS PVT LTD	KHAR WEST	
14	SHEETAL KIARA	P51800055832	A&A DEVELOPERS	GOREGAON WEST	
15	SHEETAL INFINITY	P51800054964	DGS TOWNSHIP PVT LTD	GOREGAON EAST	3,21,000
16	SHEETAL HIRA	P51800077051	DGS TOWNSHIP PVT LTD	MALAD EAST	68,500
17	SHEETAL SAHYOG	P51800054809	DGS TOWNSHIP PVT LTD	MALAD EAST	4,05,000
18	SHEETAL UTSAV	-	DGS TOWNSHIP PVT LTD	MIRA ROAD EAST	
19	SHEETAL MAYRA	P99000046948	DGS INFRA PVT LTD	VIRAR EAST	4,50,000
20	SHEETAL ABHISHEK	P99000033805	DGS INFRA PVT LTD	VIRAR EAST	1,12,000
21	SHEETAL SHASHANK	P51800078320	DG LAND DEVELOPERS PVT LTD	BORIVALI WEST	
22	SHEETAL SHRIRAM KUNJ	P51800078253	DG LAND DEVELOPERS PVT LTD	MALAD EAST	

DGS GROUP UPCOMING PROJECTS

Sr.No.	Project Name	Entity Name	Location
1	Sheetal Vinayak	DGS TOWNSHIP PVT LTD	Bandra East
2	sheetal Tapovan deep	DGS TOWNSHIP PVT LTD	Malad East
3	Sheetal Sahyog Phase 2	DGS TOWNSHIP PVT LTD	Malad East
4	Sheetal Shiyshruti	DGS TOWNSHIP PVT LTD	Malad East
5	Sheetal Shiyshakti	DGS TOWNSHIP PVT LTD	Malad East
6	Sheetal Gurudarshan	DG LAND DEVELOPERS PVT LTD	Andheri West
7	Sheetal Guruprasad	DG LAND DEVELOPERS PVT LTD	Andheri West
8	Sheetal Sangam (Saket & Sneha sagar)	DGS TOWNSHIP PVT LTD	Goregaon East
9	Prayagraj	DGS TOWNSHIP PRAYAGRAJ PVT LTD	Zero Road
10	Lucknow	DGS TOWNSHIP LUCKNOW PVT LTD	charbagh
11	Sheetal Uma smruti	DGS TOWNSHIP PVT LTD	Goregaon West
12	Sheetal Hawa Hira	DGS TOWNSHIP PVT LTD	Malad East

DGS GROUP FINANCIAL REPORT

The Consolidated Financial details of the D G S Group . Are as under : (Audited)

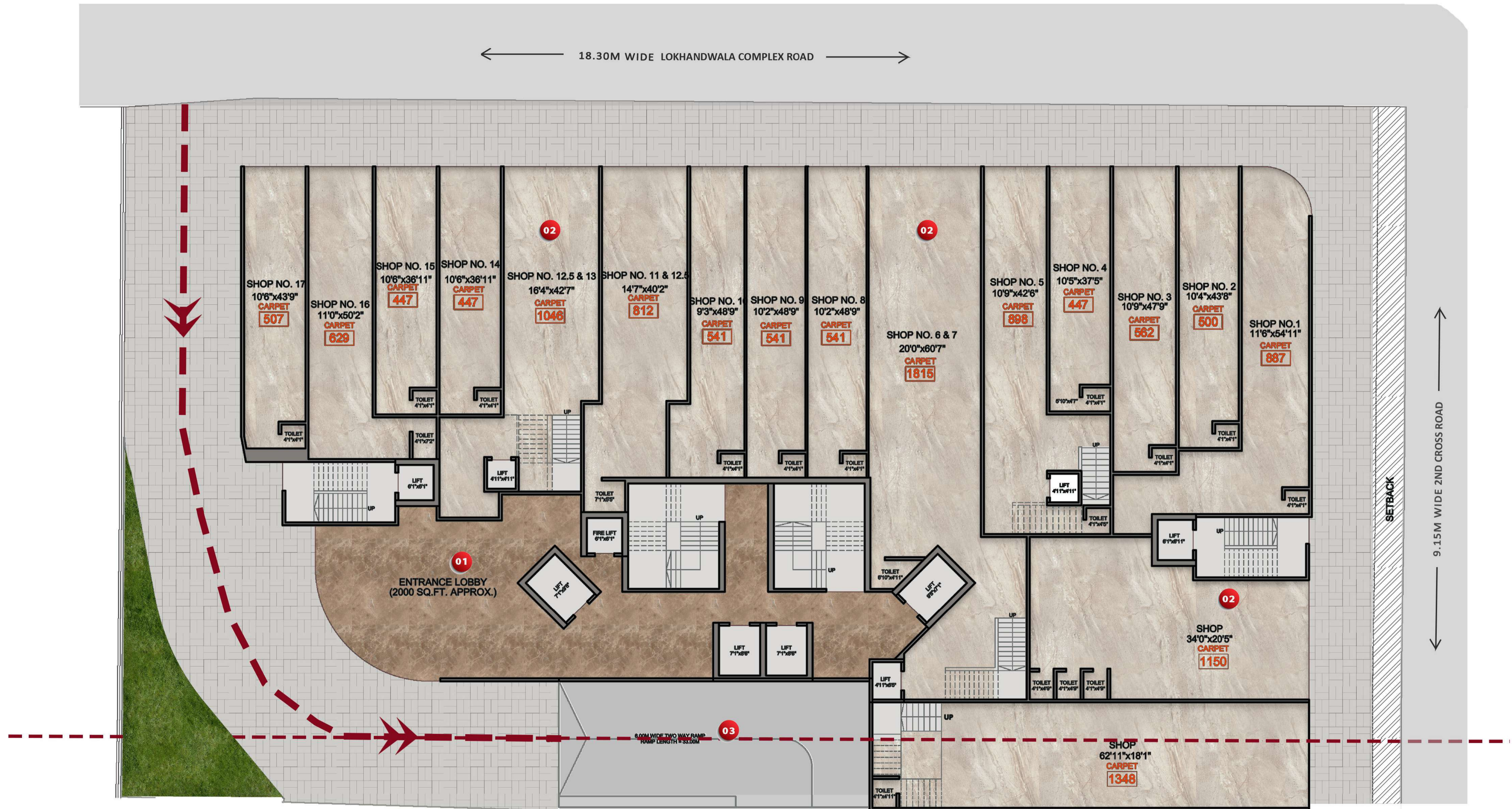
		Its only Two Compnay Data	Its only Two Compnay Data	Its only Two Compnay Data	Its only Two Compnay Data
Financial Year	F/Y.2024-2025	F/Y.2023-2024	F/Y.2022-2023	F/Y.2021-2022	F/Y.2020-2021
Assessment Year	A/Y. 2024-2025	A/Y. 2024-2025	A/Y. 2023-2024	A/Y. 2022-2023	A/Y. 2021-2022
Revenue	4,62,00,00,000	2,57,14,86,752.79	1,14,92,45,520.00	1,09,14,02,210.00	93,62,32,292.00
Expenses	4,10,00,00,000	2,44,58,52,212.05	1,10,83,38,170.00	1,00,74,66,884.00	87,63,81,101.00
Profit before Tax	52,00,00,000	12,56,34,540.74	4,09,07,350.00	4,03,90,096.00	3,75,80,359.00
Profit after Tax	40,00,00,000	9,45,63,741.74	2,96,31,360.00	3,44,16,045.00	3,06,05,316.00

Details of Company , in this year Generate Revenue, and Execute Registration

1 A and A Developers	68,00,00,000
2 Sidheshwar Lifespaces Pvt. Ltd.	55,00,00,000
3 DGS Land Developers India Pvt Ltd.	75,00,00,000
	<u>1,98,00,00,000</u>
DG Land Developers Pvt. Ltd.	1,00,00,00,000
DGS Township Pvt Ltd.	1,32,00,00,000
Toughcon Realtors Pvt. Ltd.	32,00,00,000
	<u>2,64,00,00,000</u>
Total Group Turnover for the Year 2025, Expected	4,62,00,00,000

THANKYOU!

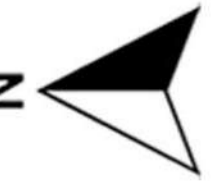
GROUND FLOOR LAYOUT PLAN (TWIN TOWER)



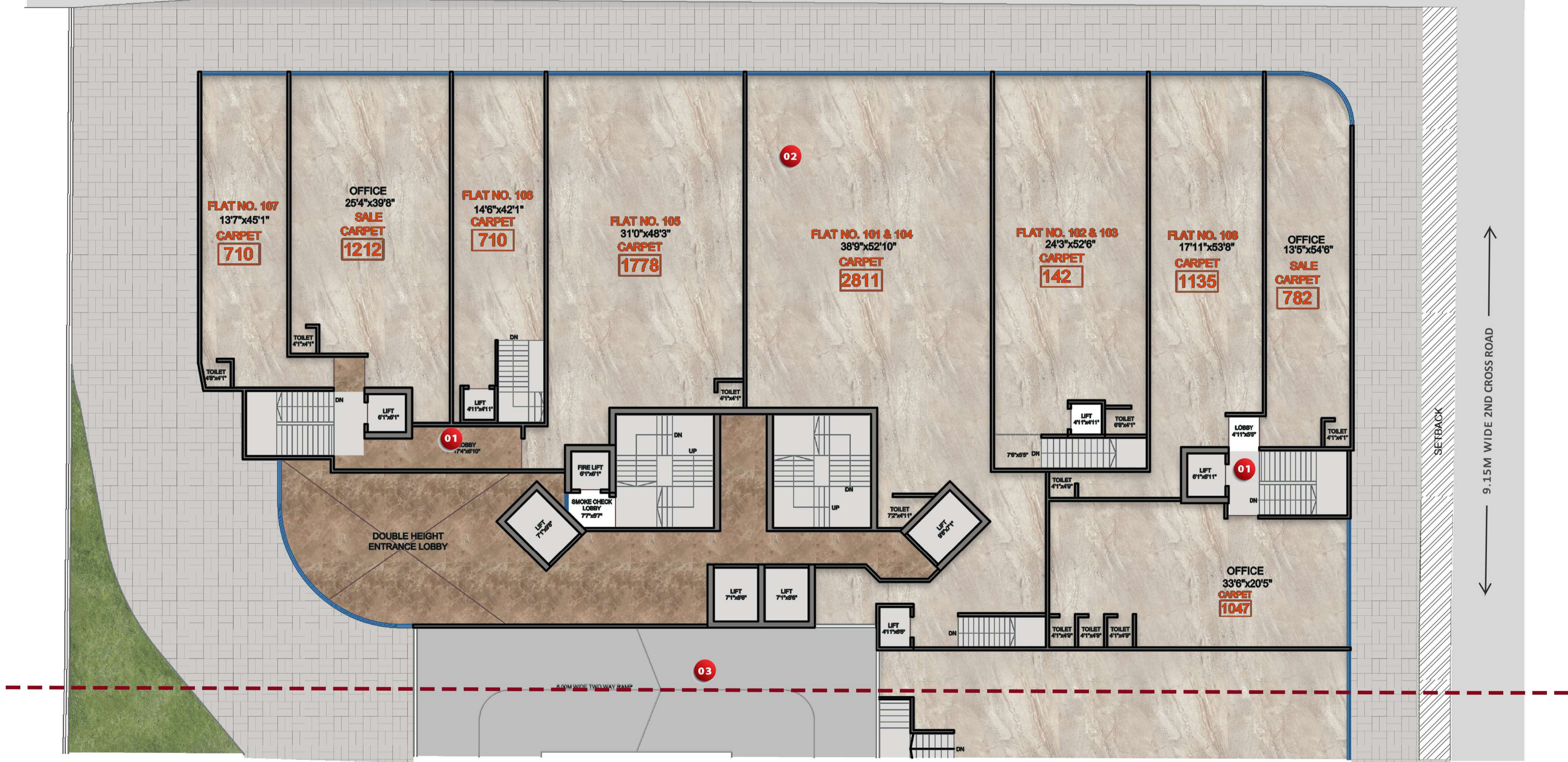
LEGEND

- 01 LOBBY
- 02 SHOPS
- 03 RAMP

FIRST FLOOR LAYOUT PLAN



← 18.30M WIDE LOKHANDWALA COMPLEX ROAD →



↑ 9.15M WIDE 2ND CROSS ROAD ↓

LEGEND

- 01 LOBBY
- 02 COMMERCIAL
- 03 RAMP