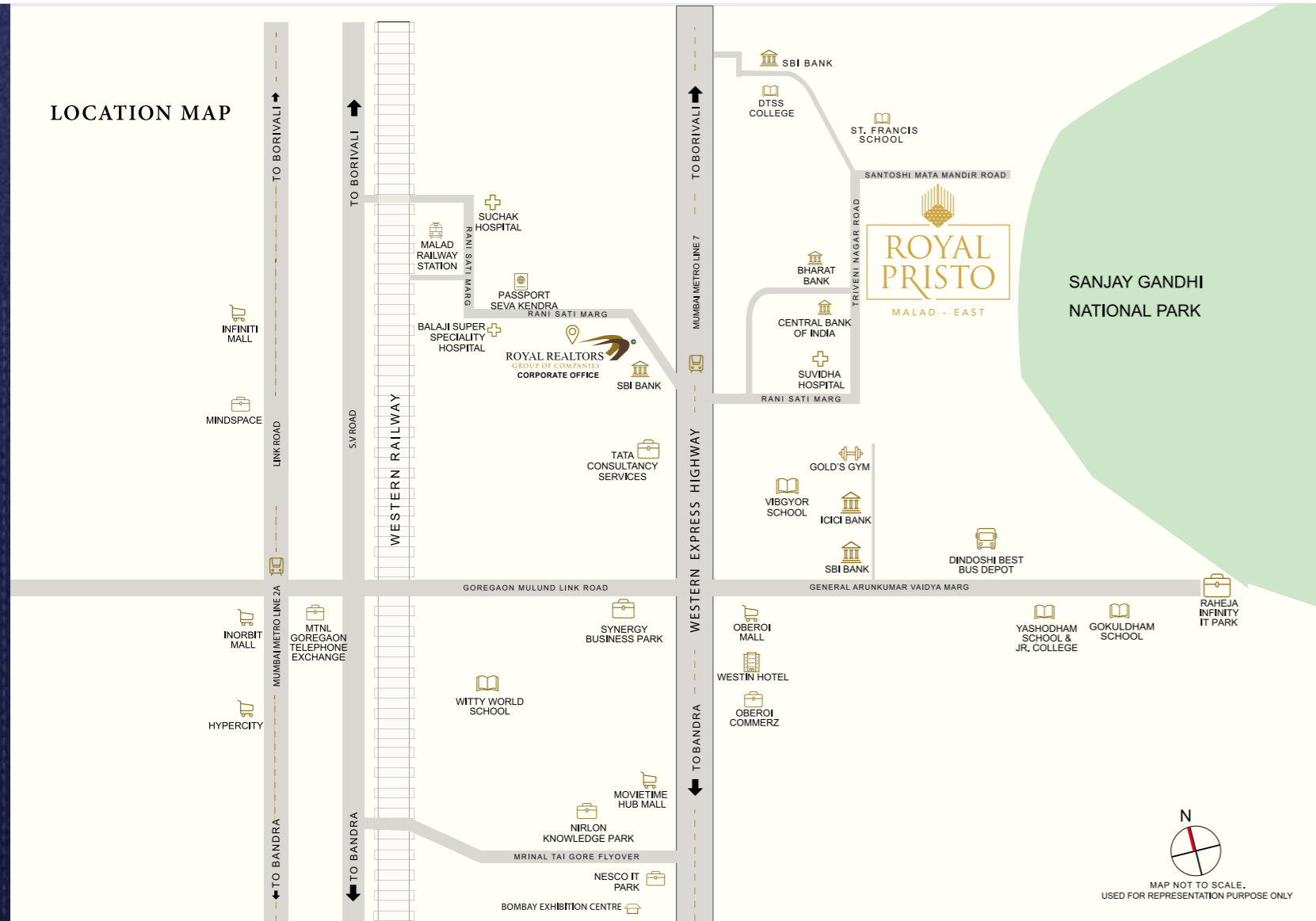


LOCATION MAP



CONNECTIVITY

- Western Express Highway – 5 Mins. Drive
- Malad Railway Station – 15 Mins. Drive
- Upcoming Metro Station – 7 Mins.
- International & Domestic Airports – 30 Mins. Drive

CONVENIENCES AND LEISURE

- Business hubs including Infinity, NESCO, Nirlon, Mindspace IT parks in close proximity
- Educational Institutions: Yashodham, Oberoi International School, etc.
- Medical Facilities: Suvidha, Balaji, Suchak Hospitals
- All major civic facilities in close proximity
- Malls - Oberoi, Inorbit and Hub.
- Surrounded by Supermarkets, Restaurants & Fine dines

Solicitor and Advocate
Kanga & Co.

Municipal Architect
Ar. Suresh Gaikwad - Skytech Consultants

Design Architect
Ar. Ubaid Pettiwala - The Design Studio

RCC Consultants
Shanghvi & Associates (SACPL)

Call: 73046 33333 | www.royalrealtorsgroup.in

Site Address : Royal Pristo, Ghanwat Estate, Kurar Village, Off. Western Express Highway, Malad East, Mumbai - 400 097.

Corporate Office: 5th & 6th Floor, Shah Trade Centre, Rani Sati Marg, Malad East, Mumbai - 400 097.

MahaRERA No.: P51800019529 available at <https://maharera.mahaonline.gov.in>
We will abide by the provisions of RERA Act and Rules & Regulations defined thereunder.

ROYAL REALTORS
GROUP OF COMPANIES

All transactions in this development shall be subject to and governed by the terms & conditions of the agreement for sale to be entered into between the parties. All internal dimensions for 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). Conversion: 1 sq. Mtr. = 10.764 sq. ft. 1 meter = 3.28 feet *T&C Apply.

thoughttrains

ROYAL REALTORS
GROUP OF COMPANIES

THE FUTURE
BELONGS TO THOSE
WHO CHOOSE
TO LIVE IN IT, TODAY.

**ROYAL
PRISTO**
MALAD - EAST

MahaRERA No.: P51800019529 available at <https://maharera.mahaonline.gov.in>
We will abide by the provisions of RERA Act and Rules & Regulations defined thereunder.

LIVE WHERE
THE FUTURE IS, TODAY.

1 & 2 BHK RESIDENCES WITH AIR-CONDITIONED MASTER BEDROOM & MODULAR KITCHEN



GRAND ENTRANCE LOBBY



IMPRESSIVE FACADE



AIR-CONDITIONED BEDROOM



FULLY-EQUIPPED GYMNASIUM

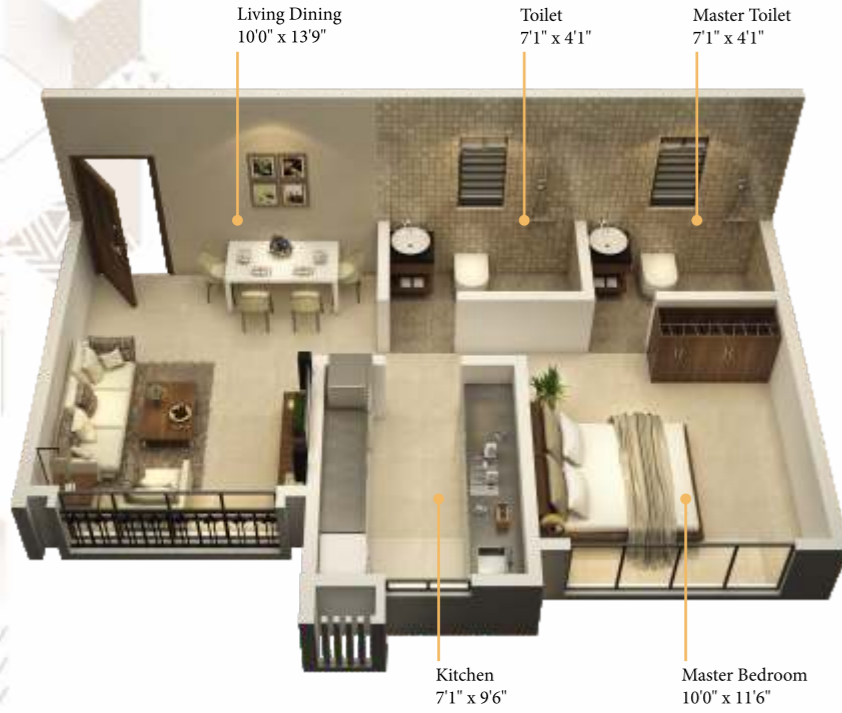
PROJECT HALLMARKS

Spread across 3 Acres | 3 Side Road Facing | 13.4 m. (44 feet) wide internal road | Overlooking the Sanjay Gandhi National Park
Wing A & B with 1 & 2 BHK Futura Residences | Wing C & D with 1 BHK Smart Residences | Convenient Shopping on ground floor | Grand Entrance Lobby | Basement + Ground + 3 Level Podium + 20 Habitable Floors in Wing A & B | Lower Ground + Upper Ground + 24 Habitable Floors in Wing C & D

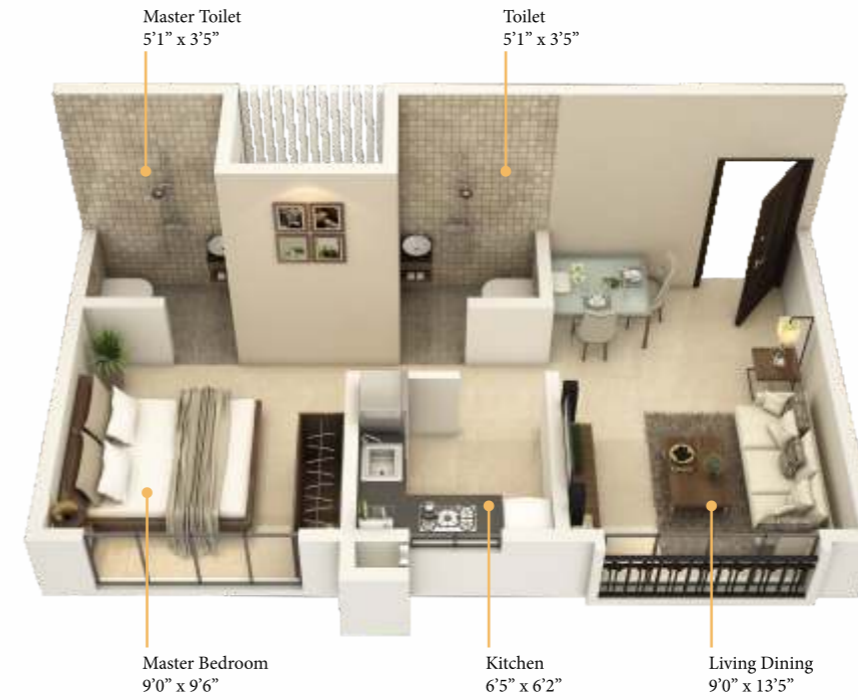


ARTIST'S IMPRESSION

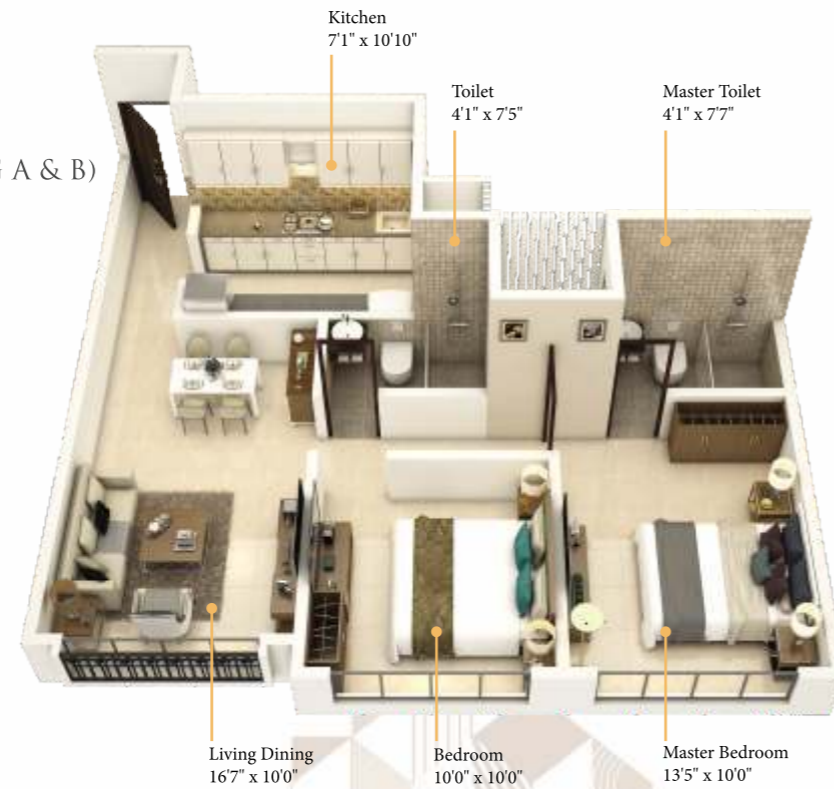
UNIT PLAN - 1 BHK FUTURA (WING A & B)
443 SQ. FT.



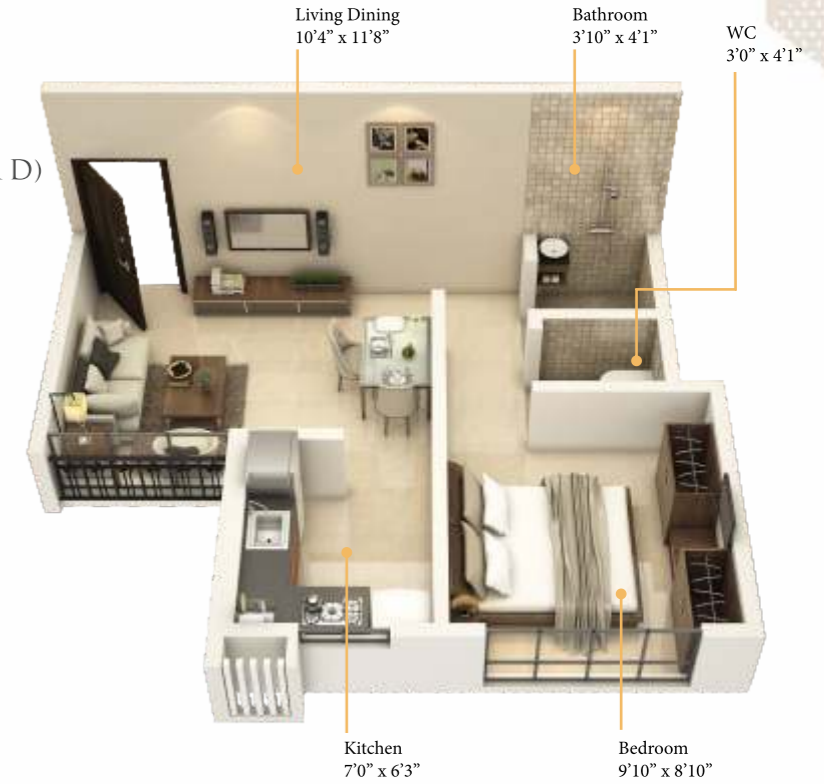
UNIT PLAN - 1 BHK SMART (WING C & D)
323 SQ. FT.



UNIT PLAN - 2 BHK FUTURA (WING A & B)
645 SQ. FT.



UNIT PLAN - 1 BHK SMART (WING C & D)
323 SQ. FT.





ARTIST'S IMPRESSION

FUTURE AT A GLANCE

PROJECT SPECIFICATIONS

- Earthquake resistant R.C.C. frame structure
- External water repellent Acrylic paint
- 4 High speed automatic lifts in each wing
- 24 Hrs. water supply with rain water harvesting
- Well-equipped firefighting system
- Alternate source of power supply/DG back up for lift and common areas

APARTMENT SPECIFICATIONS

- Air-conditioned master bedrooms
- Premium Vitrified flooring in all rooms
- Internal walls plastered with PoP finish
- Concealed Copper wiring
- Provision for A.C., Computer, TV, Telephone points in Living Room & Bedroom
- Centralised intercom and colour video door phone

KITCHEN SPECIFICATIONS

- Modular kitchen
- Granite platform with stainless steel sink
- Provision for piped gas connection
- Granite Kitchen Door frame
- 2 ft. height tiles in dado above kitchen platform
- Exhaust fan and provision of water purifier point in kitchen

BATHROOM SPECIFICATIONS

- Designer tiles for floor and dado
- Branded bath & sanitary fittings
- Boilers/Geysers in all bathrooms
- Exhaust fan

DOORS & WINDOW SPECIFICATIONS

- Melamine finish Wooden frame
- Both side laminated flush doors with premium quality hardware fittings
- Powder coated aluminium windows with mosquito net
- Decorative railing in living room

OUR COMPLETED PROJECTS


Royal Crystal - Triveni Nagar, Malad East | **Royal Emerald** - Mamladarwadi, Malad West | **Royal Sapphire**- Dominic Colony, Malad West
Royal Nest - Jankalyan Nagar, Malad West | **Royal Amber** - Mamladarwadi, Malad West | **Shreeji Apartment** - MG Rd. Cross Lane 1, Kandivali West

ONGOING PROJECTS

ROYAL OASIS
 Jankalyan Nagar, Malad West
 MahaRERA Registration No. P51800002382

ROYAL PEARL
 Jakaria Road, Malad West
 MahaRERA Registration No. P51800001607

ROYAL SAMARPAN
 MG Rd. Cross Lane 1, Kandivali West
 MahaRERA Registration No. P51800006923

 MahaRERA details available at <https://maharera.mahaonline.gov.in>
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