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THE BOOK OF PROMISE

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## PROMISES MADE. PROMISES KEPT.

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At Chandak Group, we believe every home holds the promise of a new beginning. A beginning of a new life filled with exciting possibilities. We also take pride in the fact that almost all of our projects have been delivered on schedule, lending to our tagline – **Promises Made. Promises Kept.** The Chandak Group's logo, designed as a multi-layered pyramid, underlines these core promises.

The structure of pyramids, one of the oldest and strongest forms of construction, has withstood the test of time for thousands of years, as manifested in the iconic historic monuments. Not only do they represent an ideal integration of groundbreaking art with cutting-edge technology, the pyramids also symbolize a greater consciousness of strength and energy, and of the self with its soul.

These principles resonate with Chandak Group's philosophy of creating an enlightened future for everyone within our world, and beyond. Each layer of the Chandak Group's logo thus serves a reminder to uphold promises made to our customers, vendors, bankers, partners, contractors, employees and the society at large.

That is exactly why every construction we undertake combines the best of art and science. Every structure is built on foundations as strong as the pyramids. Every project lives up to the promise of a better life. Because fulfilling promises is at the heart of everything Chandak Group does.



THE PROMISE OF  
EXCELLENCE

DRIVEN BY A COMMITMENT

## TO DELIVER THE BEST.

We are a team of highly qualified and passionate individuals with a common goal of surpassing expectations and benchmarks with every project. In the process, we constantly add to our capabilities and discover new methods of pushing the boundaries of construction. Each one of our projects is a result of numerous hours of planning and the meticulous application of the latest construction techniques. Our quality and dedication are visible in the long list of completed projects amidst Mumbai's changing skyline that we have successfully completed over 40 years of experience.

At Chandak Group, however, we do not rest on our laurels. Instead, we believe in constant growth and self-development that allows us to raise the bar in quality, design, technology and customer service, every single time.

40+

Years of Experience



12,000+ Happy Families



21 Million+ sq.ft. Developed



45+ Projects



Excellence in Delivery



\*Artistic Impression of Chandak Sarvam

THE PROMISE OF  
HARMONIOUS COMMUNITIES



# BUILDING A LIFETIME

OF TOGETHERNESS.

The Chandak Group's guiding principle is to develop self-sustaining, safe and peaceful communities for home seekers. Our homes are thus designed to nurture families and allow life to unfold in all its joy and splendour. The idea of creating spaces where people from different

walks of life can live and interact gives us the impetus to create vibrant neighbourhoods that serve as a melting pot of various cultures. The **12,000+ happy families** who call our properties home provide us with optimism and hope for a harmonious world.



\*Actual images

THE PROMISE OF  
EXCELLENCE IN DELIVERY



# TIMELY DELIVERY

IS IN OUR DNA.

At Chandak Group, we have always achieved our objective of delivering projects on time.

## 18 months ahead of schedule

Unicorn was delivered before RERA date of June 2026

## 29 months ahead of schedule

The Gateway was delivered before RERA date of December 2026

## 26 months ahead of schedule

Atmosphere O2\* was delivered before RERA date of December 2026

## 31 months ahead of schedule

Nishchay was delivered before RERA date of December 2025

## 19 months ahead of schedule

Insignia was delivered before RERA date of December 2024

## 17 months ahead of schedule

Cornerstone was delivered before RERA date of June 2024

## 10 months ahead of schedule

49 Ideal was delivered before RERA date of December 2019

\*Atmosphere O2 Wind D, E, F



\*Stock Image

THE PROMISE OF  
SIMPLIFYING HOME BUYING



WE'RE ALWAYS LISTENING TO OUR  
**CUSTOMERS' NEEDS.**

AMENITIES	75%	VERY GOOD
POSSESSION EXPERIENCE	78%	VERY GOOD
SALES STAFF	80%	VERY GOOD
EXPERIENCE WITH CHANDAK GROUP	81%	VERY GOOD
WOULD YOU REFER CHANDAK GROUP?	76%	YES

BUILDING RELATIONSHIPS  
**BEYOND BUSINESS.**

Insights show that most Indians purchase just one home in the course of their lifetime. This is reason enough for us to make the cycle of purchasing their dream home an eventful and positive experience. Our courteous sales and CRM teams manage each client through the phases of home purchasing in a warm and cordial way.

Unwavering quality, trustworthiness and straightforwardness are values embedded within

our business guidelines that makes every interaction not only profitable, but also ethical and profoundly satisfying.

We always remember that we are building connections just as much as we are developing homes.



\*Stock Image



THE PROMISE OF  
BEAUTY

# DELIVERING BEAUTY AND FUNCTION

IN PERFECT HARMONY.

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Be it residential or commercial, we go a step further with our buildings.

Exceeding expectations and pushing boundaries define our second nature. We seamlessly merge form and fashion to create elegant, efficient structures that make lifelong memories.



\*Stock Image



THE PROMISE OF  
A BRIGHTER FUTURE



# PAYING ATTENTION TO DETAIL

FOR A BETTER TOMORROW.

Our prime objective is to deliver the best value for every customer investment. This is why we go to great lengths at every step when building homes. Our careful selection of locations, attention to detail for each and every plan and layout, choice

of amenities for projects and delivering on time, lead to a common goal: **crafting a happy future for our valued customers.**



UNICORN - LOBBY



CORNERSTONE- GYM



NISHCHAY - LOBBY



UNICORN- TERRACE



CORNERSTONE- TERRACE



NISHCHAY - PODIUM

\*Actual images

# CHANDAK GROUP

COMPLETED PROJECTS

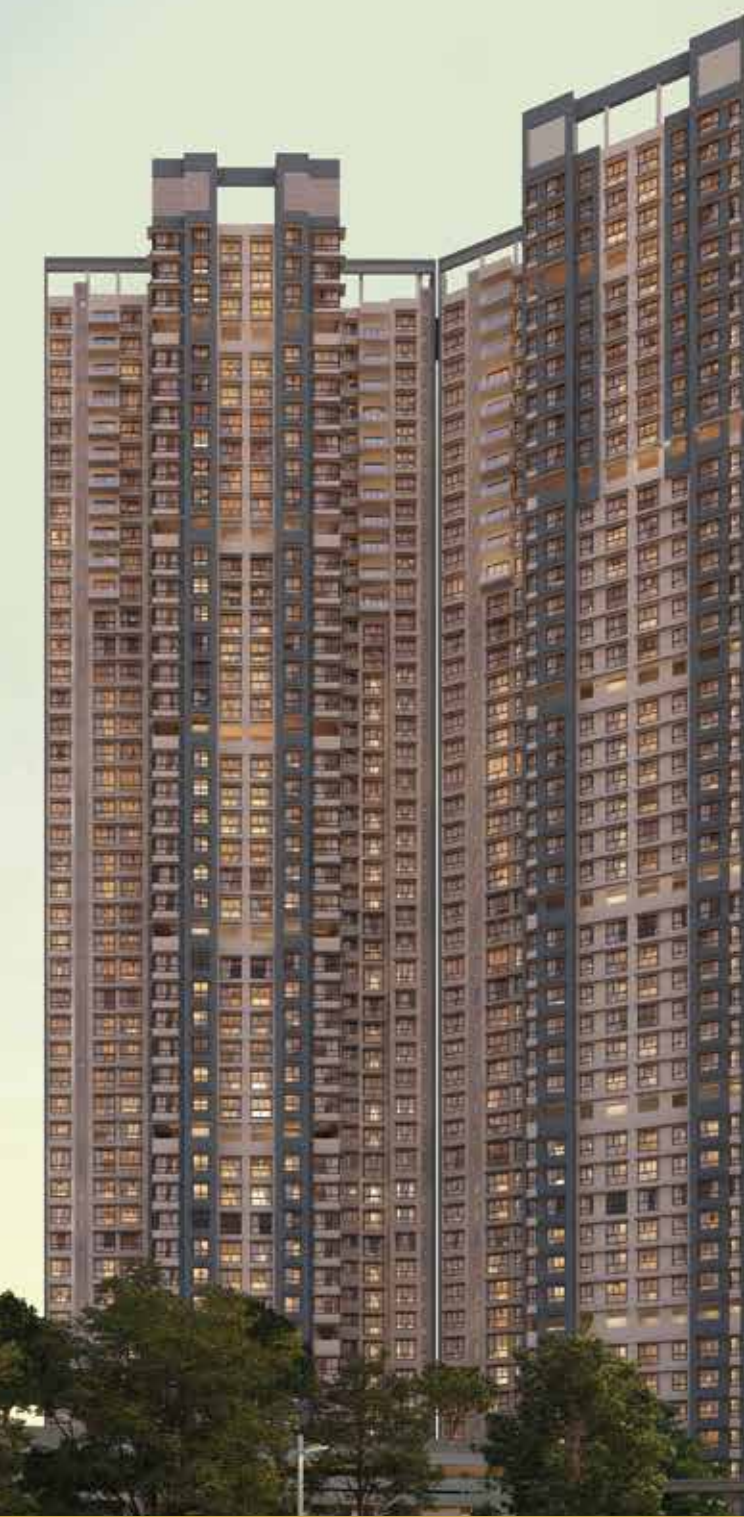


## UNICORN

Andheri West | Commercial



ACTUAL IMAGE



Artist's Impression

## ATMOSPHERE O2

Mulund West | Residential

## GATEWAY

Mulund West | Commercial

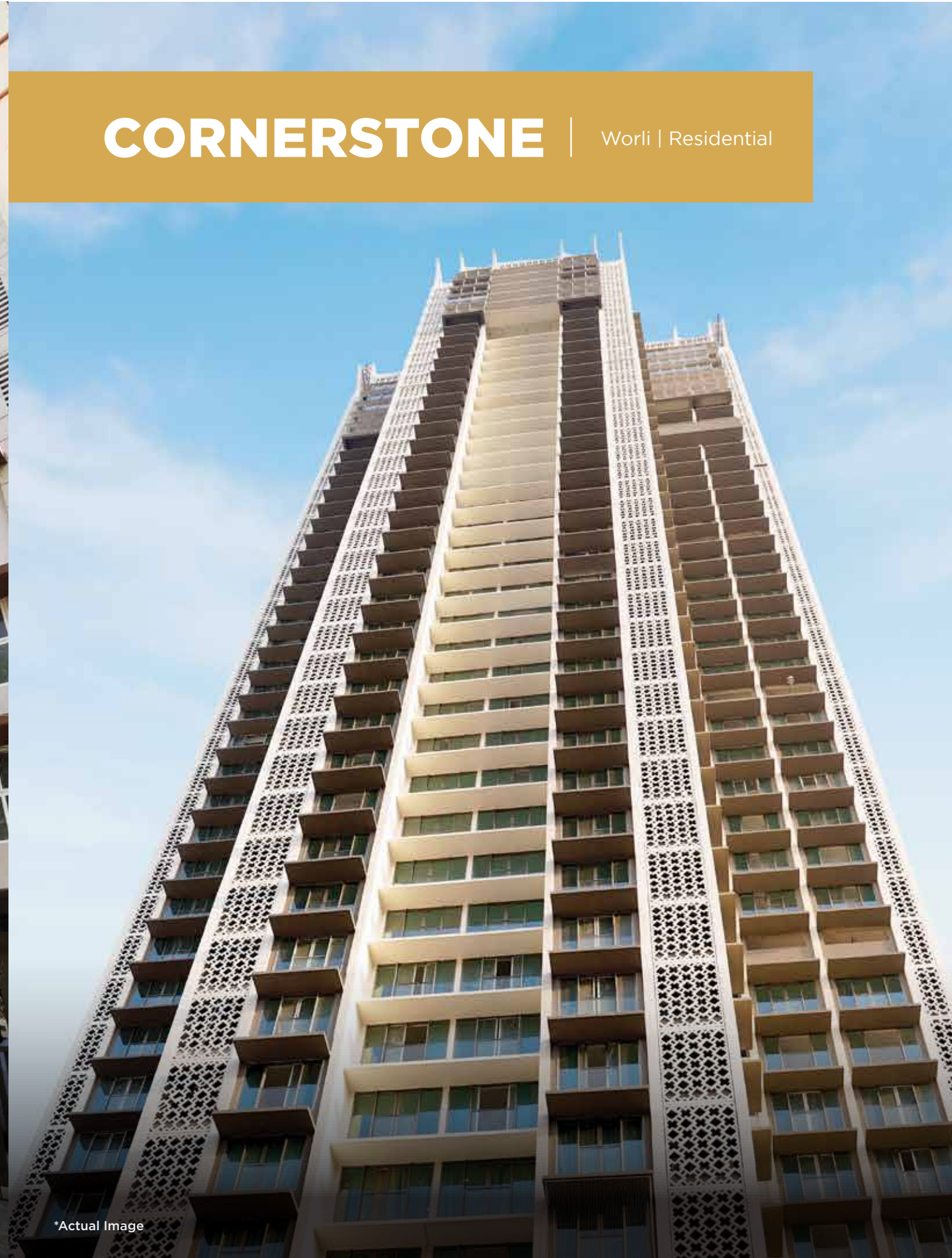


Artist's Impression



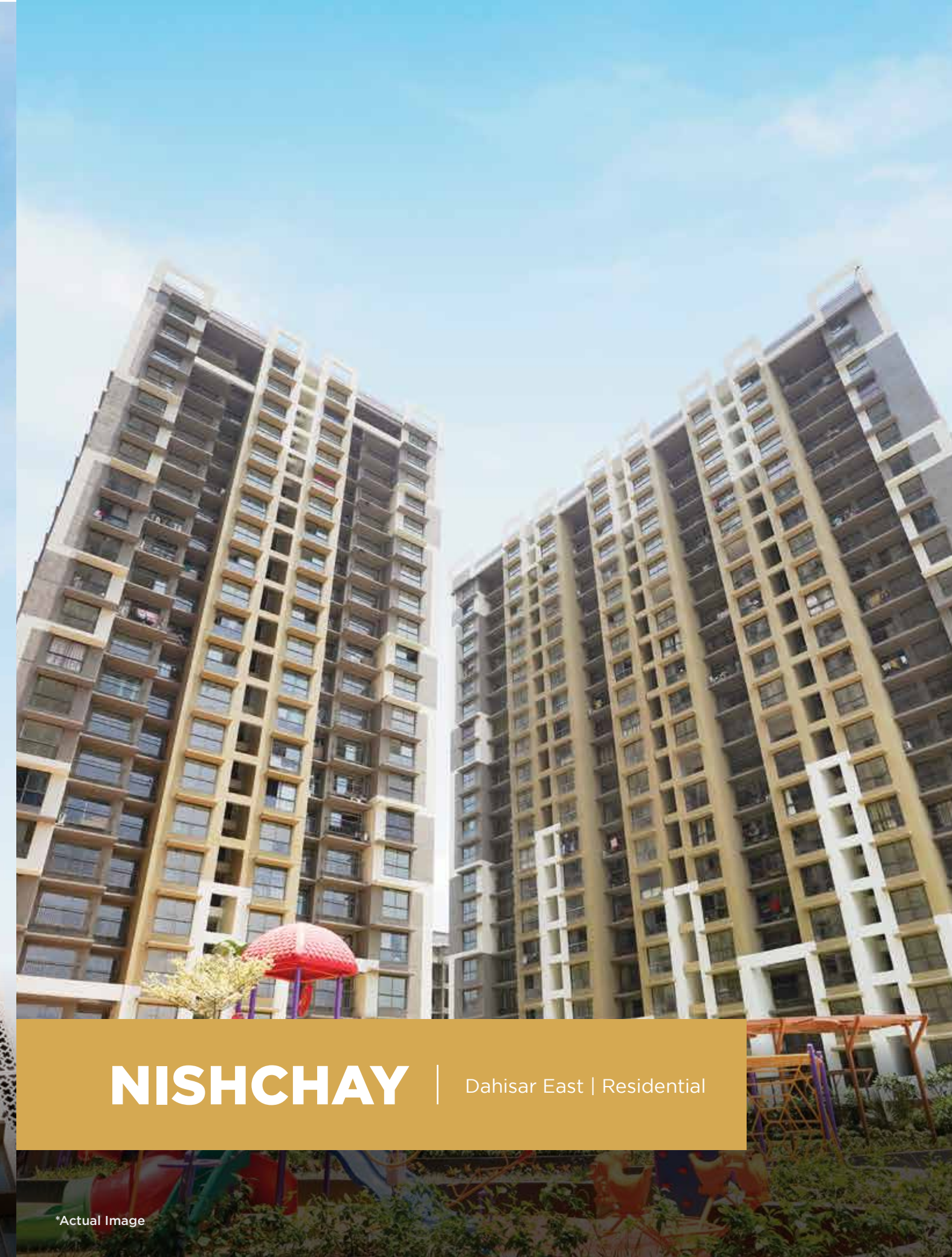
**INSIGNIA** | Vile Parle West | Residential

\*Actual Image



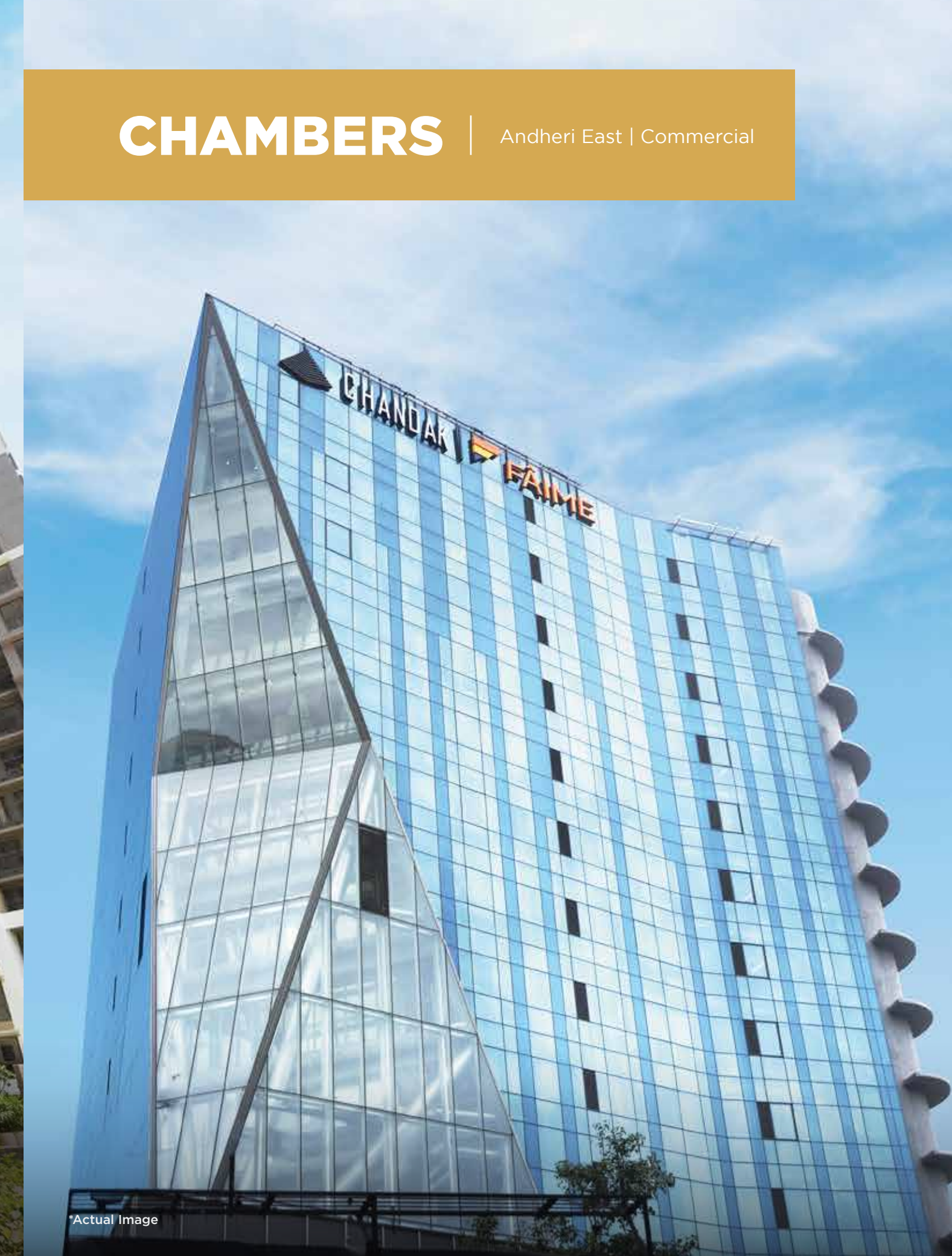
**CORNERSTONE** | Worli | Residential

\*Actual Image



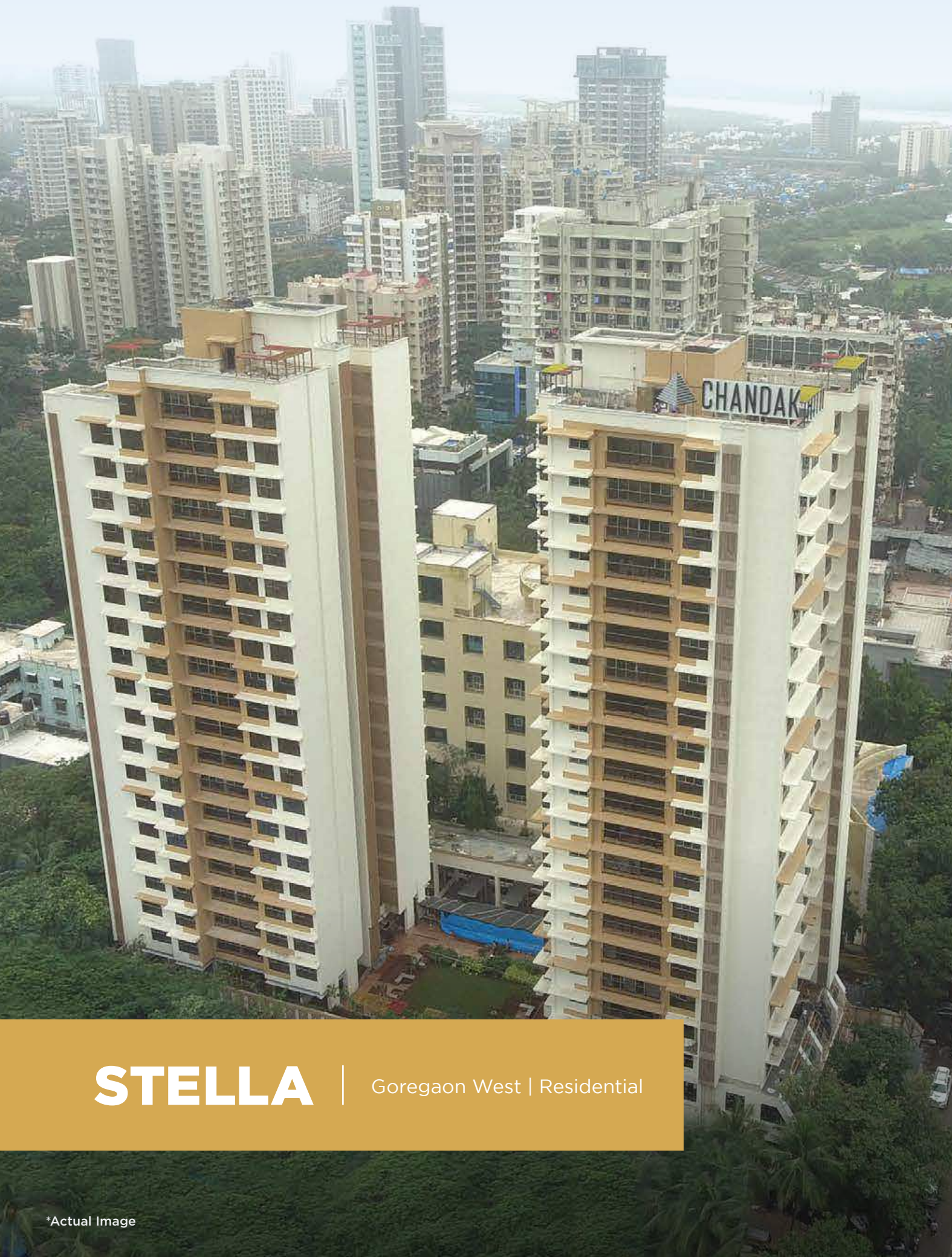
**NISHCHAY** | Dahisar East | Residential

\*Actual Image



**CHAMBERS** | Andheri East | Commercial

\*Actual Image



**STELLA** | Goregaon West | Residential

\*Actual Image



**ATMOSPHERE** | Mulund West | Residential

\*Actual Image



**49 IDEAL** | Juhu | Residential

\*Actual Image



**PALOMA** | Goregaon East | Residential

\*Actual Image

# HARMONY

Kandivali West | Residential



# SPARKLING WINGS

Dahisar East | Residential

\*Artist's Impression



\*Actual Image

## THE PROMISE OF GOODWILL

### CHANDAK GROUP AND AKSHAYA PATRA

Chandak Group in association with Akshaya Patra has been on a fabulous journey of providing midday meals to school students.

Since its inauguration in Bikaner, Akshaya Patra kitchen in collaboration with Chandak Group has served 45+ lac mid day meals to regular school attending children; approximately serving 30,000 kids every day.



\*ACTUAL IMAGE



\*ACTUAL IMAGE

### MAHESHWARI BHAVAN

Chandak Group has contributed in the construction of Maheshwari Bhawan, which is used by the public to host various events like wedding, seminars etc. at a subsidized cost.



\*STOCK IMAGE

### MAHARASHTRA APANG UNNATI SEVA SANSTHA

At Maharashtra Apang Unnati Seva Sanstha Chandak Group supports the physically handicapped and people with mental disabilities. Chandak Group has also funded treatment of cancer patients through the sanstha.



\*STOCK IMAGE

### GANDHI PEACE FOUNDATION

Through the Gandhi Peace Foundation, Chandak Group provides funds to purchase books for students.

THE PROMISE OF  
**SHARING HAPPINESS**

Bringing smiles on the faces of over **2,500+ families.**



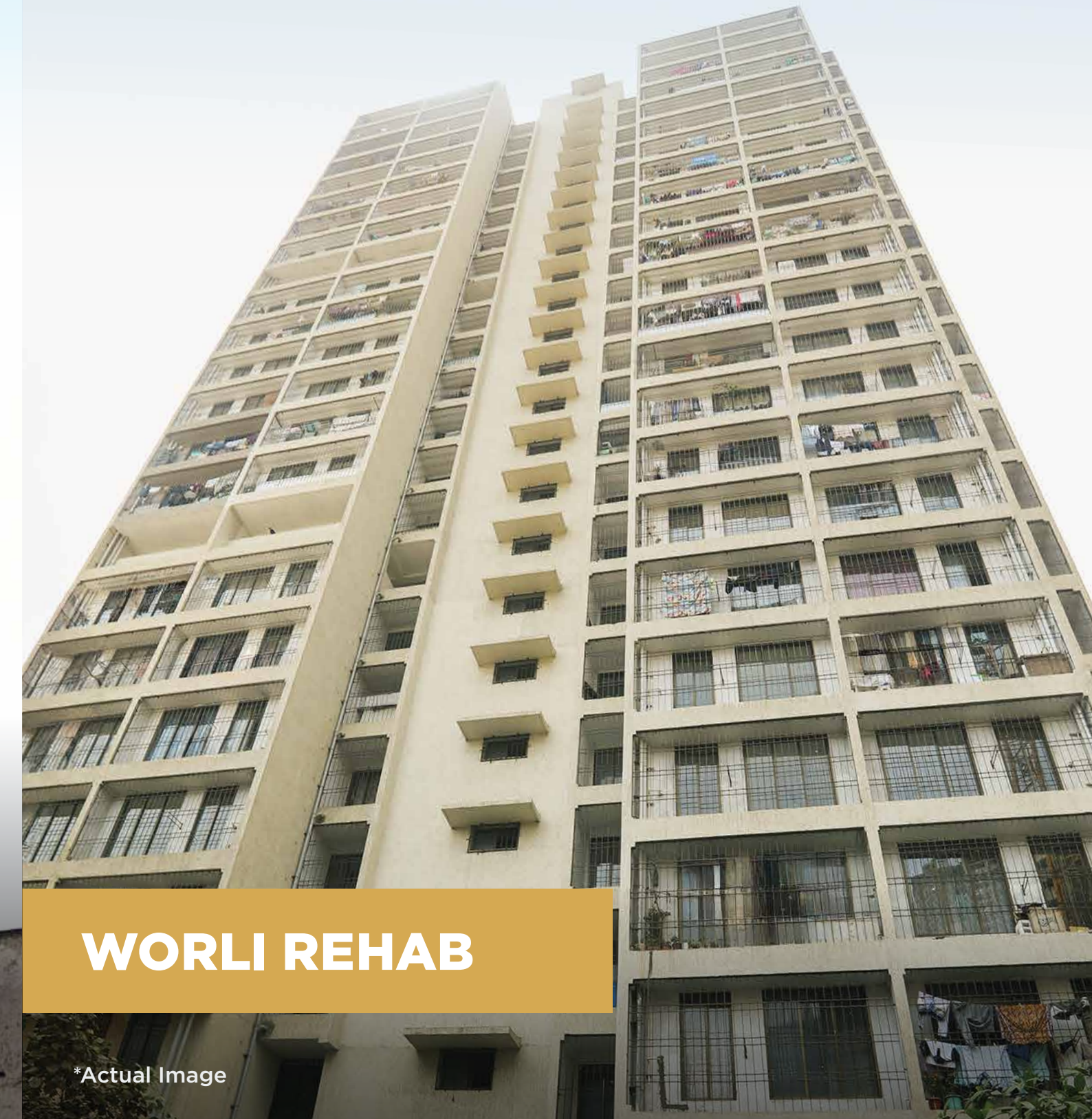
**DAHISAR REHAB**

\*Actual Image



**WADALA REHAB**

\*Actual Image



**WORLI REHAB**

\*Actual Image



**GOREGAON REHAB**

\*Actual Image

CHANDAK GROUP  
ONGOING PROJECTS





# ARTEK PARK

THE BKC EDGE

**BANDRA EAST | RESIDENTIAL**

A testament to impeccable taste, Artek Park offers the privacy of low-density living, the serenity of expansive views, and the grandeur of generously scaled 3 & 4 BHK residences. True connoisseurs know, standards like these are never explained - they're lived.



\*Artistic Impression

Artek Park MahaRERA Registration No. PR118002500855 Available on <https://maharera.mahaonline.gov.in> | \*T&C Apply

The project is mortgaged in favour of Aditya Birla Capital Limited.



MAHARERA QR CODE

\*Artistic Impression



# CHANDAK vansham

*Celebrate Your Legacy*

**VILE PARLE WEST | RESIDENTIAL**

A legacy isn't just what you leave behind; it's about seeing your family thrive in the luxury they deserve. It's the joy of bringing all generations together in spaces that foster connection and togetherness. True legacy is not just about the past or future. It's about celebrating your family today and shaping your legacy for generations to come.

Welcome to Chandak Vansham. Where your Vansh is cherished.



\*Stock Image

Chandak Vansham MahaRERA Project Registration No. P51800080145 Available on <https://maharera.mahaonline.gov.in> | \*T&C Apply

The project is mortgaged in favour of IDBI Trusteeship Services Limited acting as security trustee for RBL Bank Limited.



MAHARERA QR CODE

\*Artistic Impression




**VILE PARLE WEST | RESIDENTIAL**

Standing as a unique gem in the heart of Vile Parle West, setting new standards for residential excellence, Jade Park is the harmonious blend of elegant living spaces and an array of luxurious lifestyle amenities, all within a dynamic and close-knit community. Welcome to a life of luxury where you're not just a resident but an integral part of "One Reflection. One Community".



\*Artistic Impression

Jade Park MahaRERA Registration No. P51800078679 & Jade Park 1: P51800078808  Available on <https://maharera.mahaonline.gov.in> | \*T&C Apply

The projects are mortgaged in favour of IDBI Trusteeship Services Limited acting as Security Trustee for Indusind Bank Limited.



\*Artistic Impression



**JB NAGAR, ANDHERI EAST | RESIDENTIAL**

At the Jewel of JB Nagar, luxury goes beyond opulence - it's about maximizing every inch of space to elevate your quality of life. Experience thoughtful planning with expansive rooms designed for modern living, where luxury and efficiency harmonize seamlessly.



Image as on December 2025

Work in progress

Chandak Sarvam MahaRERA Project Registration No. P51800078249  Available on <https://maharera.mahaonline.gov.in> | \*T&C Apply

 The project is mortgaged in favour of IDBI Trusteeship Services Limited acting as a security trustee for Standard Chartered Bank.



\*Artistic Impression



CHANDAK  
**HIGHSCAPE CITY**

**CHEMBUR EAST | MIXED USE DEVELOPMENT**

A home that offers expansive acres within a nature-rich, premium ecosystem, spread across the largest residential project in Chembur. Discover true multifaceted living and the best lifestyle features, set amidst stunning beauty.



Image as on December 2025

Work in progress

Chandak Highscape City 1A registered with MahaRERA as P51800055726 | <https://maharera.maharashtra.gov.in> | \*T&C Apply

The Project is Funded by and Mortgaged in Favour of Tata Capital Housing Finance Limited.  
\*As per Cushman & Wakefield report, 'Chembur - Comparative Analysis, April 2024'.



MAHARERA QR CODE



\*Artistic Impression

CHANDAK  
**TREESOURUS**  
WHERE NATURE COMES HOME

**MALAD WEST | RESIDENTIAL**

A home that truly feels special and captures the beauty in every season of life. Our spacious homes are filled with all the urban comforts you need. From new-age amenities to super spacious balconies, we're bringing all the good things back to life and close to everything you need.



Image as on December 2025

Work in progress

Chandak Treesourus registered with MahaRERA as P51800048658 | <https://maharera.maharashtra.gov.in> | \*T&C Apply

The project is financed by ICICI Bank Limited.



MAHARERA QR CODE

\*Artistic Impression



# CHANDAK GREENAIRY

**BORIVALI, WEH | MIXED USE DEVELOPMENT**

A place in the heart of the city that offers 1&2 bed residences, where greens of Sanjay Gandhi National Park and gentle breeze of 'Arabian Sea' come together to give you a lifestyle that many yearn. Unwind yourself in naturally themed podium gardens and enjoy 20+ amenities spread across 45,000 sq.ft.of amenity space. This elegantly designed integrated community consisting of 2 exclusive towers is decked with rejuvenation and wellness activities to indulge in, all day round.



Image as on December 2025

Work in progress

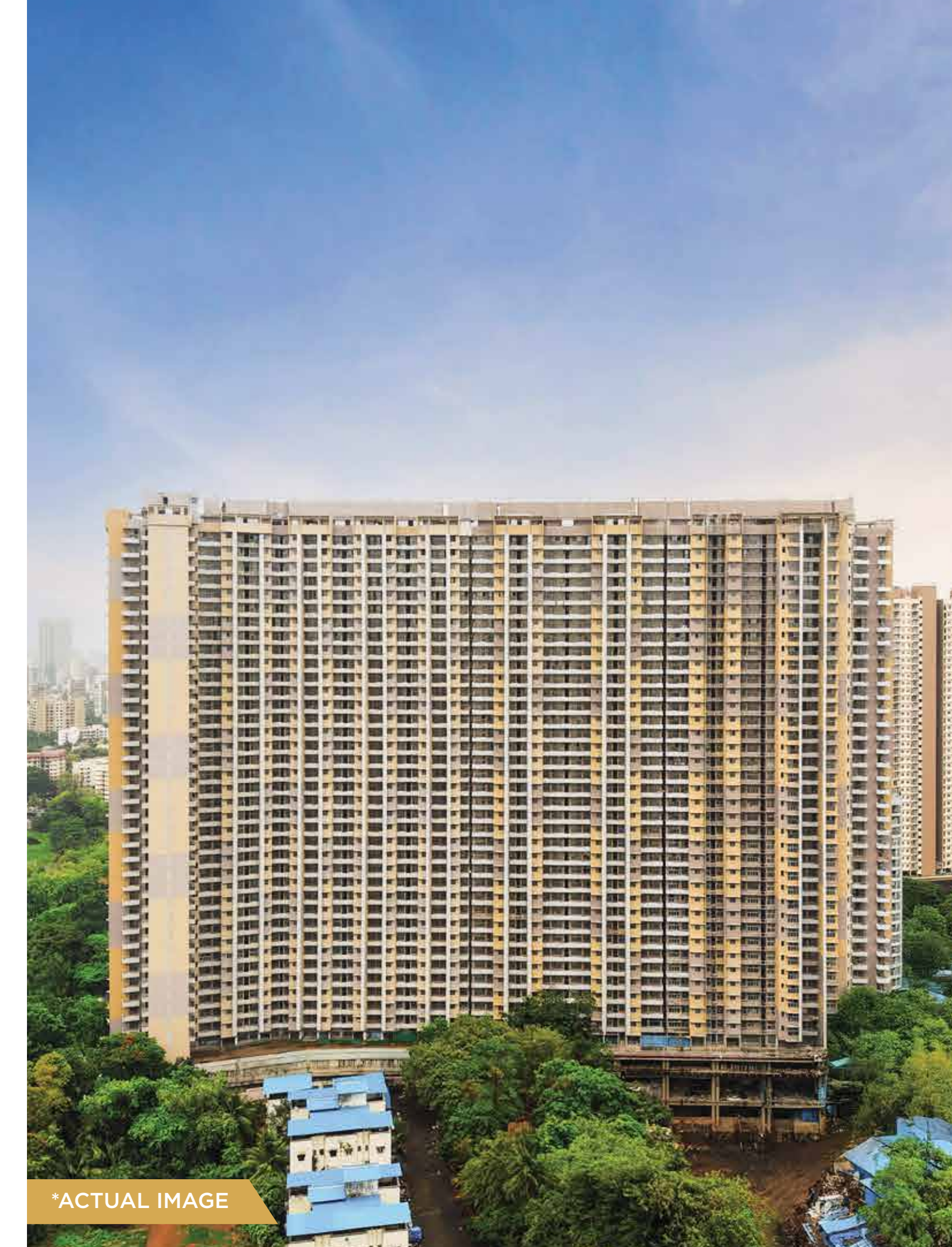
Greenairy registered with MahaRERA as P51800035093 | <https://maharera.maharashtra.gov.in> | \*T&C Apply

Project is registered on the MahaRERA as "Greenairy".

**Piramal Finance** The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Finance Limited and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/flat in the project.



MAHARERA QR CODE



\*ACTUAL IMAGE

# 34 PARK ESTATE

**GOREGAON WEST | RESIDENTIAL**

Come home to a host of luxurious amenities experienced only by a privileged few. Over 30 lifestyle amenities\* in the heart of Goregaon West.

Get an exclusive opportunity to experience internationally designed lifestyle. Conceptualised and designed by global talent in urban development, working towards a vision to provide an uber-luxury living experience.



Image as on August 2025

Work in progress

34 Park Estate registered with MahaRERA as P51800006729 | <https://maharera.maharashtra.gov.in> | \*T&C Apply

Joint development with Reddy Builders and Developers ('Oregon Hills LLP' is a partner in Reddy Builders and Developers) Project financed by ICICI Bank Limited.

Joint Development with  
**OREGON HILLS LLP**



MAHARERA QR CODE



# atmosphere 02

## MULUND WEST | RESIDENTIAL

Aimed at offering the 'best of both worlds', Atmosphere O2 is an iconic offering of 2, 2.5 & 3 BHK Apartments with lifestyle amenities. The landmark residential project comes with meticulous planning, unmatched lifestyle amenities, ample open spaces and seamless connectivity with every necessary convenience in its vicinity.



Image as on December 2025

Work in progress

Atmosphere O2\_Tower G registered with MahaRERA as P51800033845 | <https://maharera.maharashtra.gov.in> | \*T&C Apply

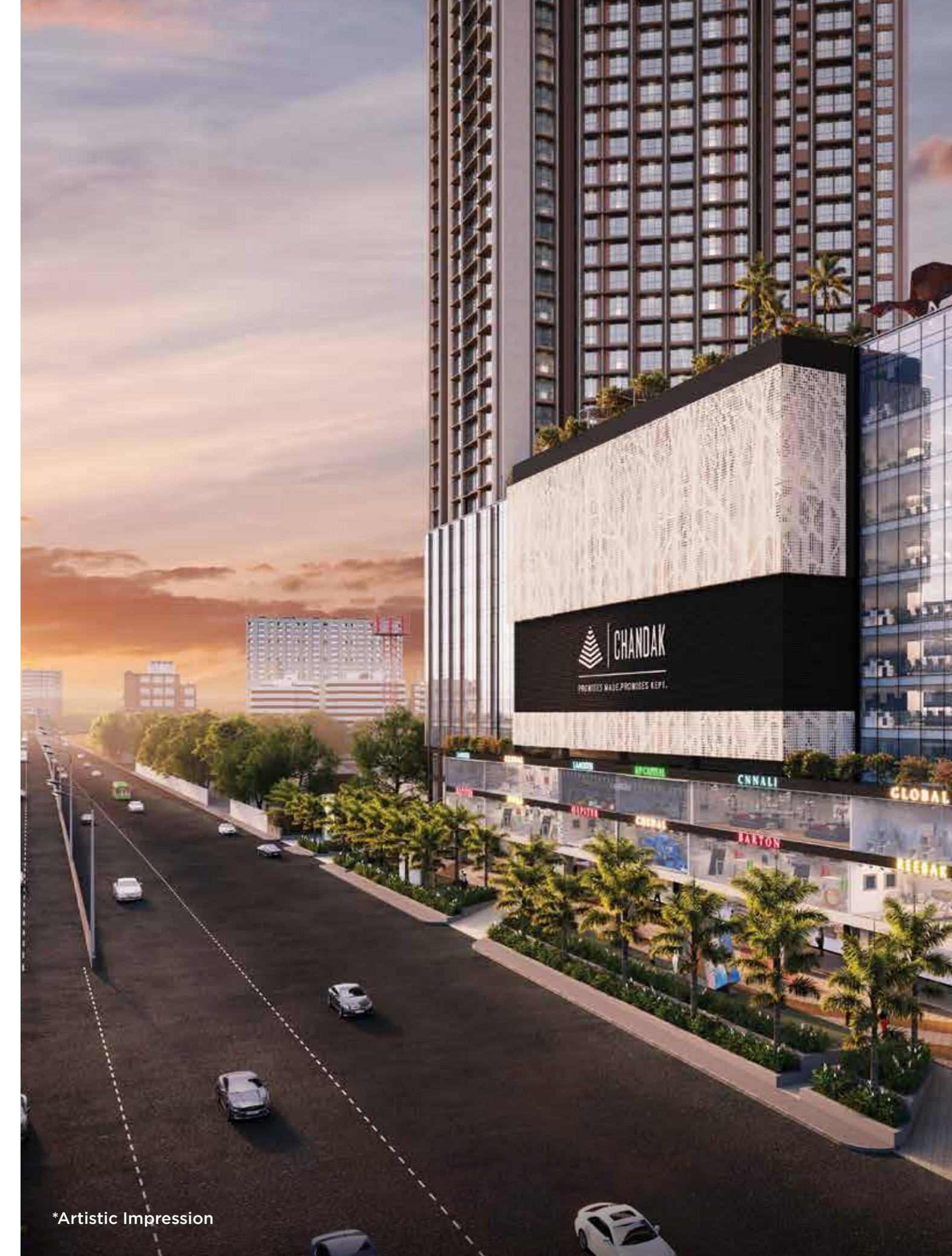
The Mentioned project is a Mortgage to Aditya Birla Finance Ltd. NOC permission of the mortgage bank would be provided for the sale of flats, if required.

 The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Finance Limited and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/flat in the project.



MAHARERA QR CODE

\*Artistic Impression



# GREENBIZ

## BORIVALI, WEH | COMMERCIAL

GreenBiz, located on the Western Express Highway with a key metro line just meters away, this landmark is created for those with a vision for their business & assets. It is for the ones who want to own not just an office but the future.



Image as on December 2025

Work in progress

GreenBiz registered with MahaRERA as P51800035093 | <https://maharera.maharashtra.gov.in> | \*T&C Apply

Currently marketed as "GreenBiz". Project registered an MahaRERA as "Greenairy".

 The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Finance Limited and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/flat in the project.



MAHARERA QR CODE

\*Artistic Impression

A close-up photograph of two people in checkered shirts reviewing architectural blueprints on a table. One person is holding a red pencil and pointing at a drawing of a building complex. The scene is warmly lit, creating a professional and collaborative atmosphere.

CHANDAK GROUP  
UPCOMING PROJECTS

EXCELLENCE DRIVES

# OUR NEXT VENTURES

 PALI HILL

 KALINA - 1

 KALINA - 2

 GOREGAON (E)

 GOREGAON (W)

 BORIVALI (E) - 1

 BORIVALI (E) - 2



Map Not to scale  
\*Source - Google Maps

## DISCLAIMER

All the ongoing projects in this booklet are undertaken by Chandak Group, solely or jointly, and are registered with MahaRERA.

Contents of this booklet shall not to be construed as an offer or invitation to offer or promise of the amenities and facilities to be provided in the projects. All the amenities and facilities in projects are subject to approvals from the concerned authorities.

All the images, pictures, aesthetics, designs, specifications, elevation, height, facilities, amenities, views, features, models and/or any other project details as shown on this booklet are artistic conceptualization for illustration purposes only. Promoter reserves its right to upgrade, modify, relocate, delete or amend the same from time to time as per the approvals from the concerned authorities.

Intending purchasers are requested to verify all the details before acting in any manner with respect to the project.

This is not an offer for sale. All the locations mentioned above are for the proposed upcoming projects. The proposed projects as and when launched shall abide by all the applicable laws. The recipient of the information is responsible to evaluate the accuracy, completeness and usefulness of any opinions, advice, services or any other information provided. Terms and conditions apply.

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