

THE MOST AWAITED GOLDEN OPPORTUNITY OF THE YEAR.

Integrated ~ RAMICON

PRESENTING



PREMIUM 2 BED RESIDENCES



Site Address: Integrated Ramicon, Oshiwara District Centre, Goregaon West, Mumbai - 400102.

Golden Pass is the marketing campaign name for Integrated Ramicon and has been registered with MahaRERA No. **P51800045996** and is available on website <https://maharera.mahaonline.gov.in>. The artist's impressions and stock images used are for representative purpose only. The flats offered for sale are unfurnished and all the amenities proposed, to be provided in the flat shall be incorporated in the Agreement for Sale. The sale of all the premises in the project shall be governed by terms and conditions incorporated in the Agreement for Sale. *T&C Apply.

Project Funded By



LIVE IN THE EPITOME OF A WELL-CONNECTED LANDMARK

Golden Pass is the key to convenient living right in the heart of ODC, a 160-acre residential, commercial, retail, and entertainment hub, is at a sweet spot between Andheri (W) and Goregaon (W). ODC comes with multi-modal connectivity with a six-lane 90-foot road linking to SV Road, the JVLR Flyover & Mrinal Tai Gore Flyover, Ram Mandir railway station & upcoming metro allowing seamless connectivity to Mumbaikars. In short, ODC is an all-encompassing location with its railway station, metro, and connector to Western Express, not just from a locational standpoint but also with educational institutes, commercial spaces, and entertainment zones.



Goregaon



O
D
C

**Oshiwara
District Centre**



Andheri

A PRIME LANDMARK WHERE
YOU ENJOY THE BEST OF BOTH WORLDS:
ANDHERI-GOREGAON BENEFIT

Andheri and Goregaon, two prime localities of Western Mumbai, are much sought-after neighbourhoods with excellent infrastructure, fine educational institutions, top-notch medical facilities, premium cultural attractions, infinite avenues for a happening nightlife, retail therapy possibilities and leisure opportunities. Located at the cusp of these two premium neighbourhoods, ODC enjoys the convenience of these two locations, with the superior connectivity of its own railway station, a connector to WE Highway and social infrastructure of its own.

Representative Images

DISCOVER A GOLDEN FUTURE THAT AWAITS YOU

The Oshiwara District Centre (ODC) is MMRDA's focus on planned infrastructure development with the vision of developing a future BKC. ODC boasts of an unrivalled infrastructure arrangement, including two flyovers connecting Goregaon East and West, the operational Ram Mandir station, and six 90-foot links to SV Road, the JVLR Flyover & Mrinal Tai Gore Flyover. In terms of appreciation, it is expected that once ODC is fully operational with its infrastructure development, it will command a minimum of 30-35% premium over neighbouring markets like Lokhandwala and Goregaon, just as BKC changed to an uber-premium neighbourhood once all the infrastructural development took place.

TRIPLE MODE ADVANTAGE



Rail Connectivity
Ram Mandir Station
2 mins walk away



Metro Connectivity
Upcoming Metro Station
3 mins away



Road Connectivity
WEH or SV Road
1 min drive



UPGRADE TO A GOLDEN LOCALE WITH EVERYTHING AT DOORSTEP

Healthcare

Ruby Hospital	1.3 KM
Kapadia Multispeciality Hospital	2.2 KM
Panvelkar Hospital	2.2 KM
Hindu Hriday Samrat Balasaheb Municipal Hospital	2.6 KM
Kokilaben Dhirubhai Ambani Hospital	4.2 KM

Commute

Mrinal Tai Gore Flyover	0.2 KM
Ram Mandir Railway Station	0.8 KM
Western Express Highway	1.6 KM
Goregaon West Metro Station	2.1 KM
Goregaon Railway Station	2.1 KM
JVLR	2.2 KM
Balasaheb Thackeray Flyover	2.3 KM
Jogeshwari Railway Station	2.6 KM
Bangur Nagar Metro Station	2.9 KM
GMLR	4.2 KM
International Airport	8.9 KM

Education

St. John's Universal College	0.9 KM
VIBGYOR Intl. School	2.3 KM
City International School	2.4 KM
Lords Universal College	2.5 KM
Oberoi Intl. School	5.3 KM
Ryan Intl. School	6.5 KM

Entertainment

Movie Star	0.5 KM
Cinemax	1.2 KM
Oshiwara Garden	1.5 KM
City Mall	1.6 KM
Hub Mall	1.7 KM
Carnival Cinemas	1.8 KM
24 Karat Multiplex	1.8 KM
City Centre Mall	1.9 KM
Mega Mall	2.3 KM
Municipal Joggers Park	2.7 KM
Nesco Exhibition Ground	2.8 KM
Infiniti Mall	2.9 KM
Hypercity Mall	3.4 KM
Inorbit Mall	3.8 KM
Oberoi Mall	4.6 KM

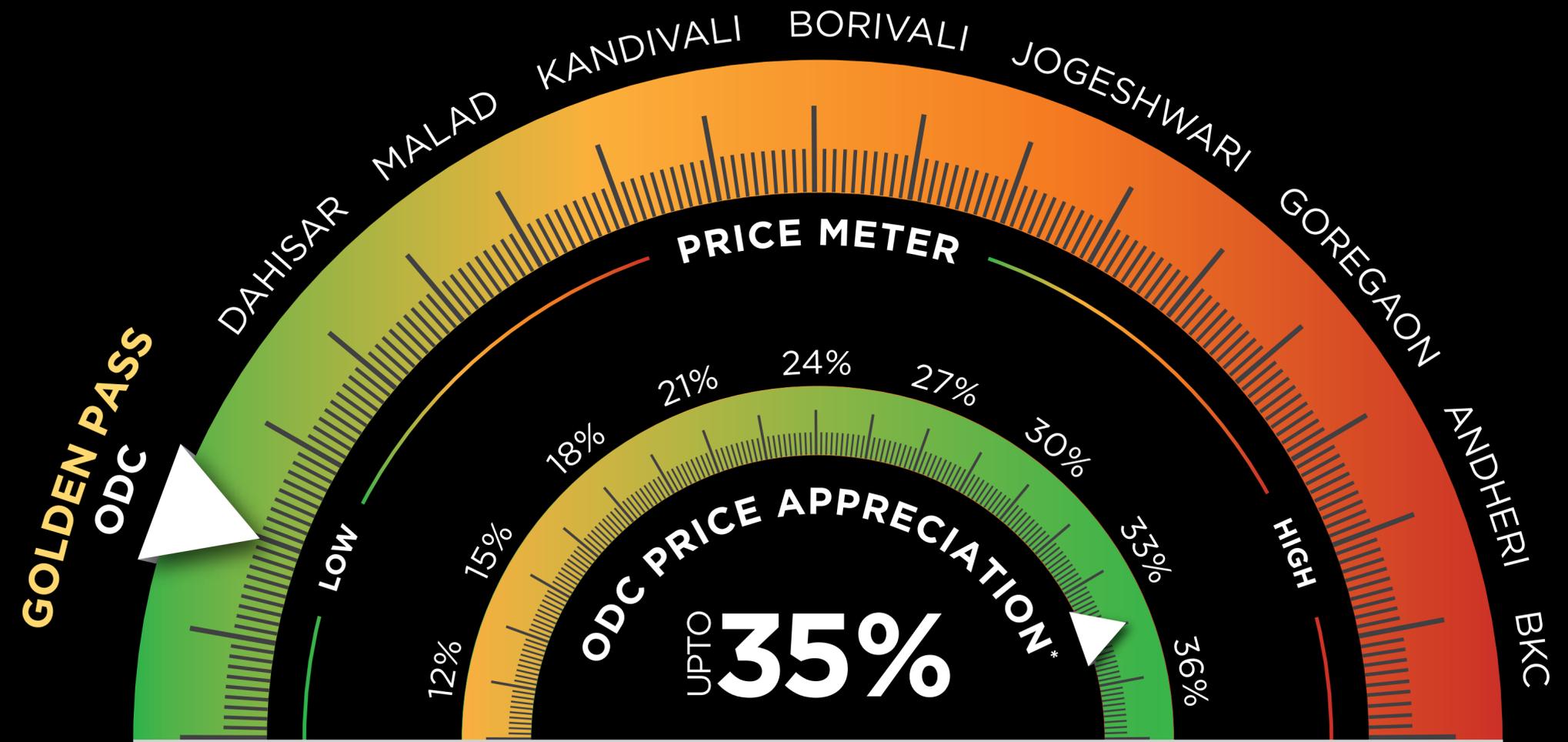
Corporate Hubs

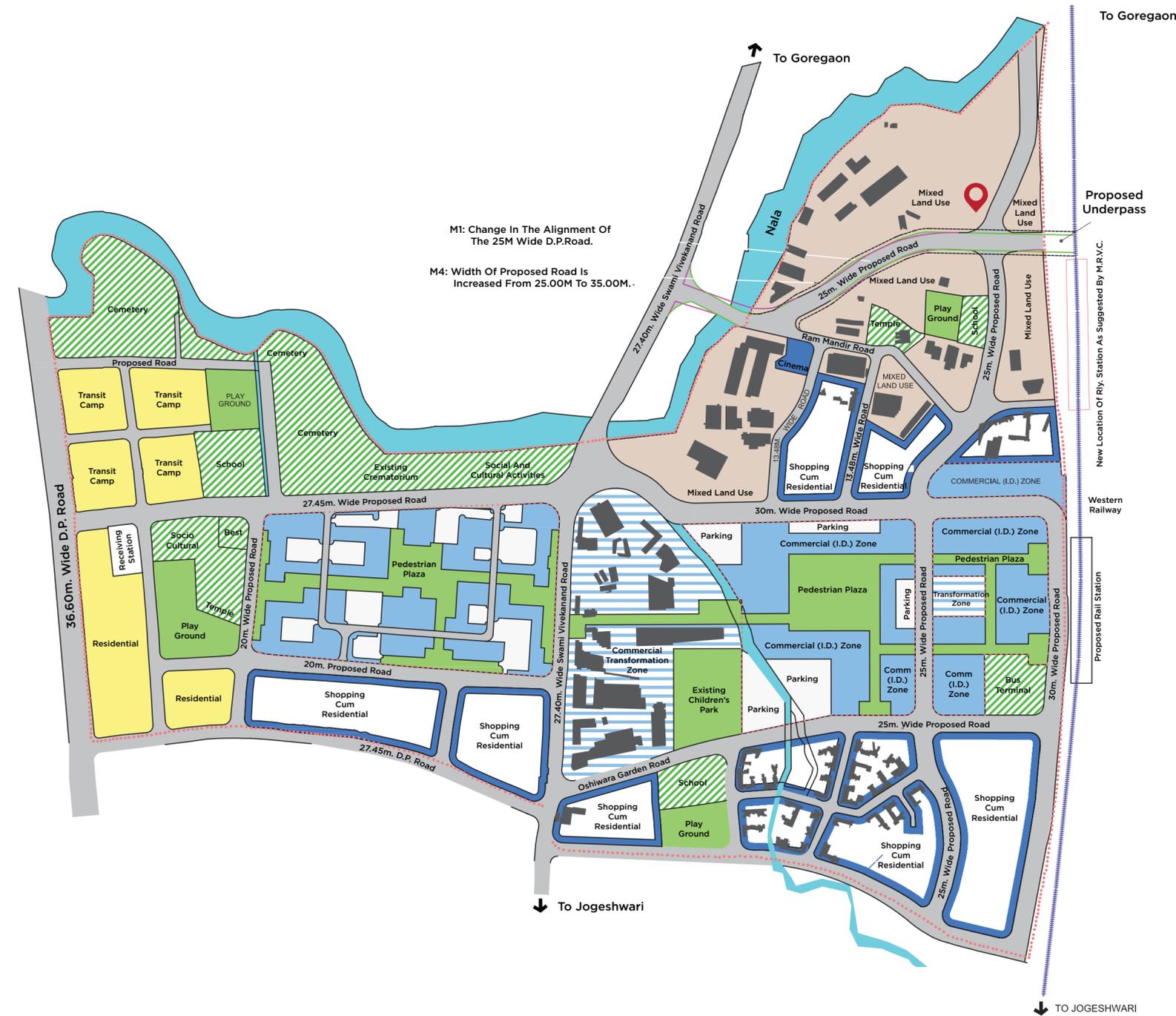
Nirlon	2.5 KM
NESCO	3.1 KM
Mindspace	5.1 KM

*Map not to scale

A GOLDEN OPPORTUNITY
WITH UPTO 35% APPRECIATION
& PRICE GUARANTEE

In Mumbai, real estate demands can seem insurmountable, driving many Mumbaikars out to far-off outskirts to be able to afford the home of their dreams. A dream home wish list starts with a locational advantage, followed by infrastructure support, connectivity, size of home, amenities & price - there are too many boxes to tick. More so in the Andheri, Goregaon circle, which is as rare. And if locational advantage can come with the luxury of a swimming pool and the train station a minute away, that too at an unthinkable price, then why not? Believe it or not, these are all Golden Pass has to offer you, with many other benefits. Here you can truly live up to everything you wish for and just how you wished for it.





THE GOLDEN OPPORTUNITY TO RESIDE IN THE HEART OF ODC

- Six 90 feet wide connectors of ODC to SV Road
- Ram Mandir Station setup for ODC
- 2 Flyovers (JVLR Flyover & Mrinal Tai Gore Flyover) allow seamless connectivity to ODC
- Development of ODC is set to result into a major facelift of the region
- Mixed-use land with Residential, Commercial, Retail & Entertainment
- Termed as the next BKC
- Offers excellent connectivity
- Located centrally between Andheri Lokhandwala and Goregaon
- Planned development by Special Authority MMRDA, the one who planned and developed BKC
- Best-in-class infrastructure with schools, colleges, hospitals and other conveniences within 2-3 km

*Map not to scale

ELEVATE TO AN ICON WHERE THE FUTURE'S AT YOUR DOORSTEP

Golden Pass is an opportunity to stay in this very bustling centre of the city where there is never a dull moment. Eat, Work, Play and lead a life on your own terms, a lifestyle beyond measure compared to most other locations in Mumbai. Old or young, life opens up a plethora of avenues for you to make the most of!

PROJECT HALLMARKS:



G+ 40 Storey Tower



Full CC Received



Rapid Construction



Uber-Premium
Amenities

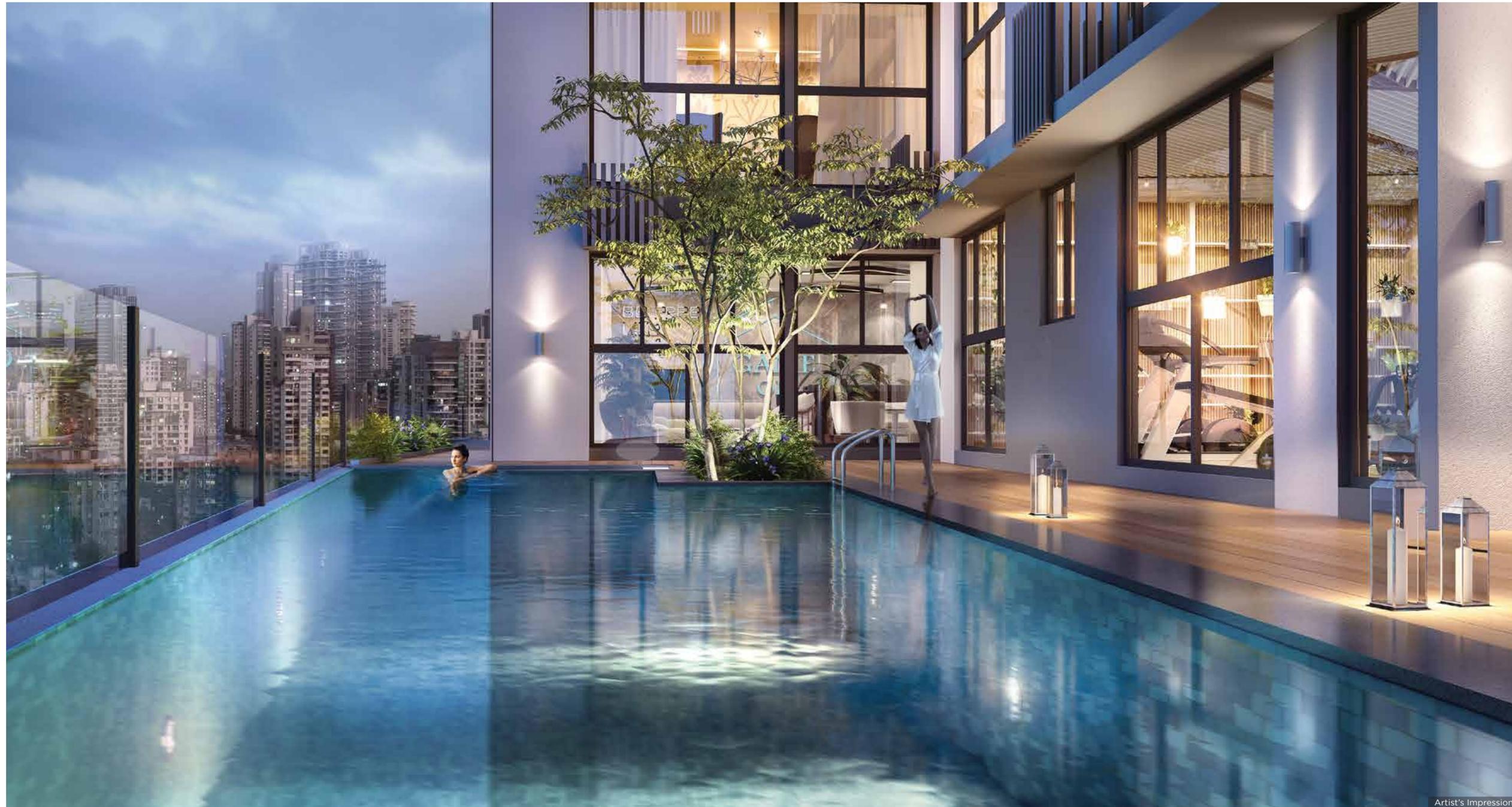


Futuristic Location With
Price Appreciation



Excellent Connectivity





Artist's Impression

DIVE IN FOR REFRESHMENT
AND RELAXATION

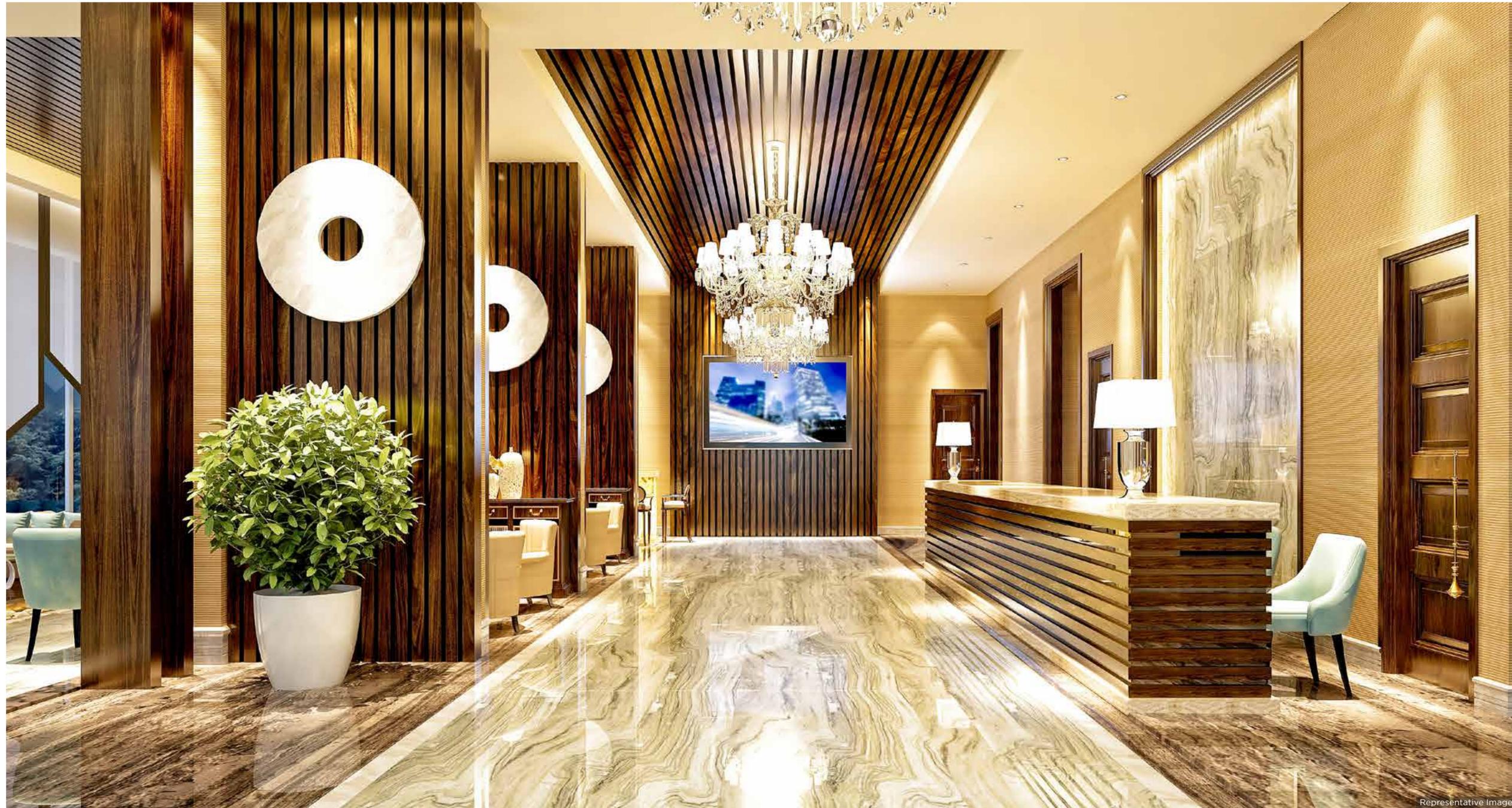
AN AZURE SWIMMING POOL

REJOICE IN THE GOLDEN LUXURIES
CRAFTED FOR YOU

ROOFTOP AMENITIES



Artist's Impression



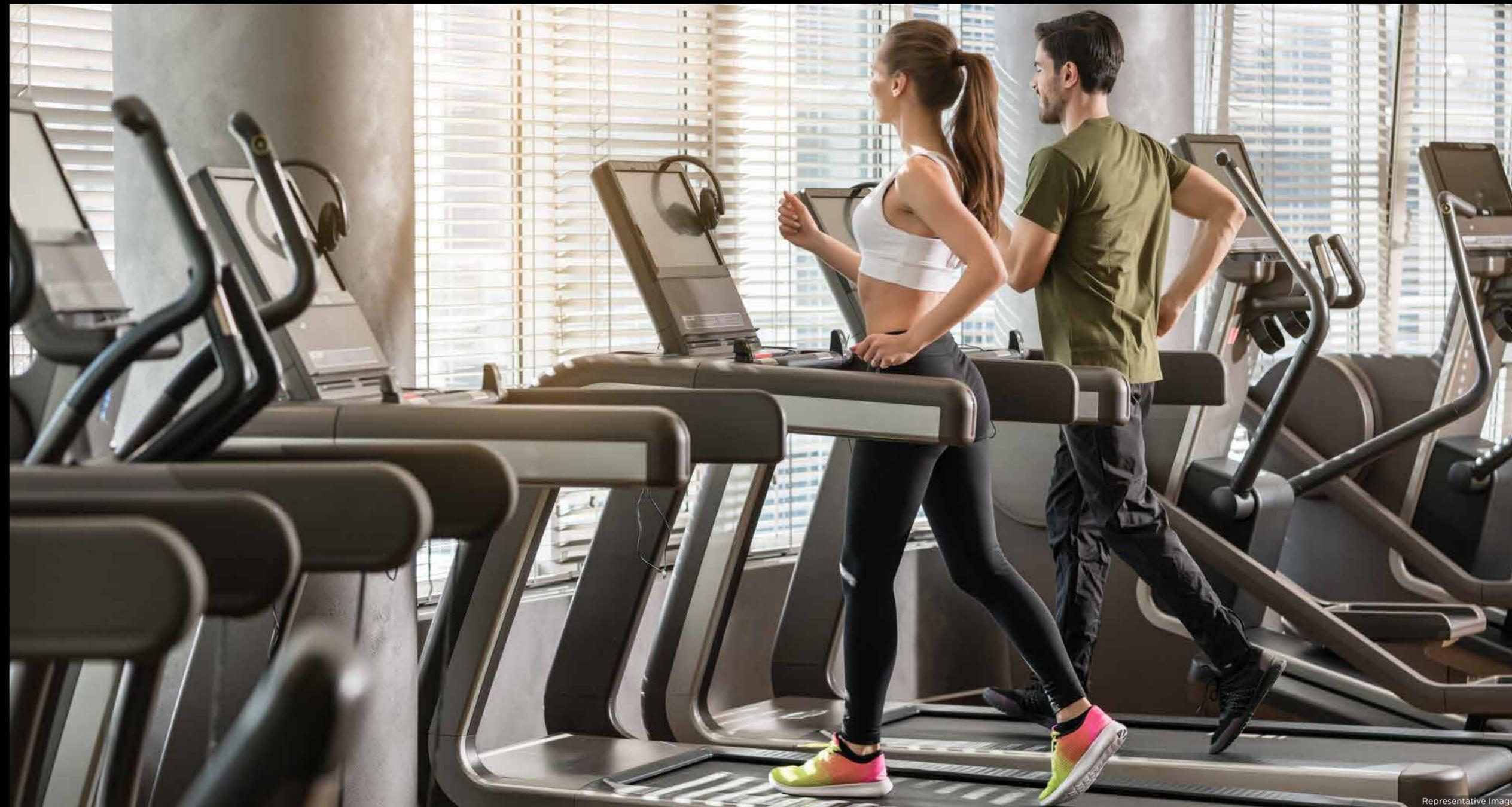
Representative Image

A GRAND WELCOME FOR
THE PRIVILEGED FEW

GRAND ENTRANCE LOBBY

KICKSTART YOUR DAILY
FITNESS REGIME RIGHT HERE

A FULLY EQUIPPED GYMNASIUM



Representative Image



Representative Image

SPEND EVENINGS WITH LOVED ONES
ADMIRING THE NEW LIFE

LOUNGE AND SEATING AREA

FOR KIDS TO SOCIALIZE AND
ENGAGE IN THOUGHTFUL GAMES

KIDS' PLAY AREA



Representative Image



Representative Image

MAKE EVERY SPECIAL OCCASION
GRAND WITH A FINE SETTING

MULTIPURPOSE BANQUET AREA

BEGIN MORNINGS WITH
A WALK OR JOG

JOGGING TRACK



Representative Image



Representative Image

GAIN UTMOST RELAXATION
AND REJUVENATE YOUR MIND, BODY & SOUL

STEAM AND SAUNA

SPEND TIME WITH LAUGHTER AND JOY,
REWINDING GOOD OLD MEMORIES



SENIOR CITIZENS CORNER



CARROM



CARD TABLE

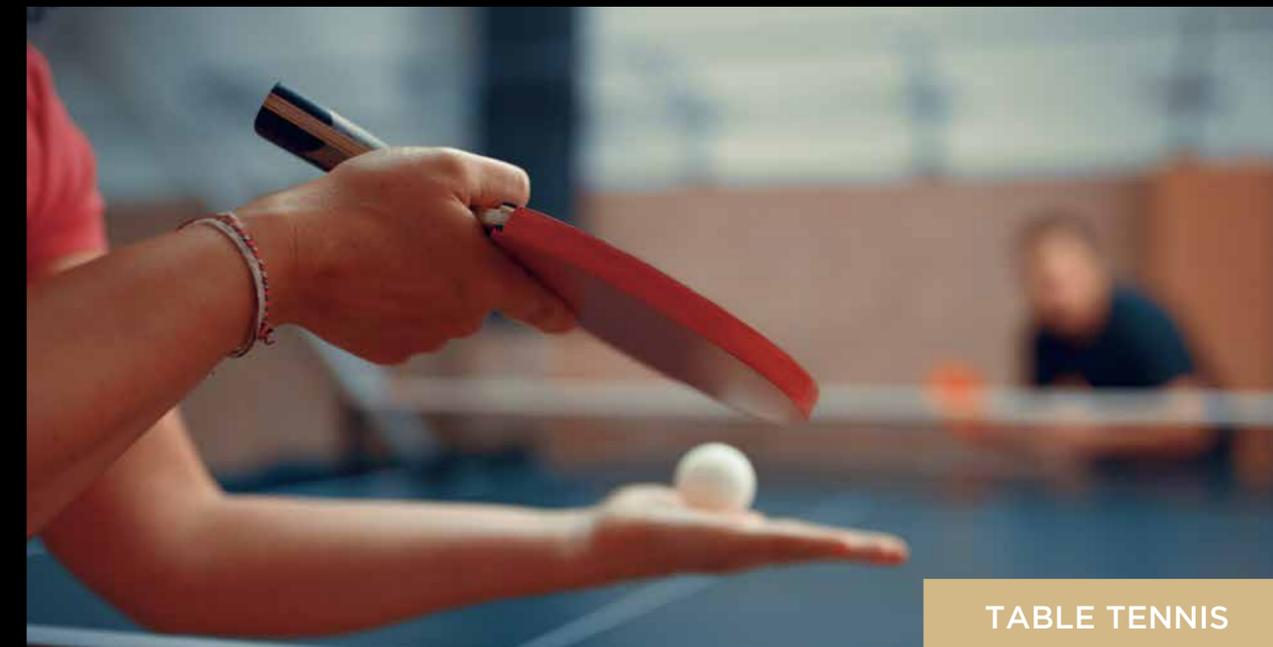


TABLE TENNIS



Artist's Impression

EXPLORE THE GOLDEN LIFESTYLE AND
VIEWS TO CHERISH FOR A LIFETIME



NORTH VIEW

Actual view from the site



SOUTH VIEW

Actual view from the site



WEST VIEW

Actual view from the site



Actual Show Flat Image

UNIQUE AND LUXURIOUS INTERIORS
THAT SET YOU APART



Actual Show Flat Images



TYPICAL FLOOR PLAN





3 ONGOING PROJECTS

1.7 MILLION SQ.FT. UNDER CONSTRUCTION

A JOINT VENTURE BETWEEN THE GUARDIANS REAL ESTATE ADVISORY & KOTAK INVESTMENT ADVISORS LIMITED

Our Vision
Empower clients to persistently carve out a distinct identity synonymous with a modernizer of the real-estate sector in India.

Our Mission
Enable synergetic processes to deliver the highest possible returns and solutions; focused on value maximization across the real estate development cycle.

Our Values
Endow the principles of trust, transparency, and integrity in every step of the business.

The Guardians Real Estate Advisory & Kotak Realty Fund have come together to overcome the challenges of project bottlenecks, project delays, inefficient processes, lack of latest marketing tools and methods, and the absence of industry intelligence. We are India's first institutionally owned 'Real Estate Development Management and Advisory Company'. Ground Holding is committed to augmenting the clients' assets and investment value with pathbreaking business solutions by renowned industry doyens.



37 YEARS OF EXCELLENCE

2 THOUSAND+ HAPPY FAMILIES

1 MILLION SQ. FT. DELIVERED

2 MILLION SQ. FT. IN PROGRESS

Our Vision
In the process of integrating the real estate industry, we shall become the preferred partners to those who need and create a space for human endeavours.

Our Mission
We shall exceed customer expectations with optimized spaces, trendsetting products and services with turnkey solutions in real estate services industry.

Our Values
Our actions will always indicate: Care towards society, Transparency in all processes, Respect for people, Integrity in business and Professionalism of our team.

Since over three and half decades, Integrated Spaces has been among the Top Real Estate Companies in Mumbai. We are enriching the lives of people living in the suburbs of Mumbai. Our visionary housing solutions fulfills the evolving needs of the people, keeping in view the core principles of low maintenance costs, zero wastage planning, green spirit and intelligent sizing and pricing. With every project, we create spaces that are functionally and aesthetically sound. We take pride in the fact that our projects are well-planned for light and ventilation, maximum utilization of every square foot, aptly placed common areas and structures that are in harmony with the landscape. Every Integrated project is built to be a worthy 'life space' for its occupants and creates richer and fulfilling lifestyle



'ZERO - WASTAGE' PLANNING
Special focus on construction design that ensures optimal use of all available spaces in our projects



LOW MAINTENANCE PROJECTS
Our project are ensured with lower maintenance cost by the way of logical and necessary amenities



"GREEN' IN SPIRIT
Focus on light and ventilation in project and flats saves electric consumption



SMART SIZING AND PRICING
Ideal unit sizes fits different kind of budgets and needs of our customers