



DISCOVER
LIFE WITH A DIFFERENCE.

1. LIVELY SUBURB

A host of entertainment and recreational facilities combined with excellent connectivity makes Malad a coveted residential location and one of the most elite suburbs of Mumbai.

2. EASE OF TRAVEL

Experience effortless connectivity with Goregaon railway station, Western Express Highway and S.V. Road, all within a radius of 1.5 kms., and Malad station at a walking distance.

3. NEVER A DULL MOMENT

A complete ecosystem for a fulfilling life with temples, schools, colleges, restaurants, clubs, malls and multiplexes in close proximity.

DIFFERENCES THAT MAKE LIFE BETTER.

4. ENHANCED LIVING EXPERIENCE

Tower 28 is a gated-community project that enables you to interact and build relationships with like-minded people.

5. IMMERSE YOURSELF IN LUXURY

40,000 sq.ft. of premium amenities connected at the Rooftop and the Podium level to indulge in lifestyle experiences like never before.

6. REVEL IN THE JOY OF SPACE

Right-sized living spaces for you and your family.

An artist's impression of a tall, modern residential building at dusk. The building has a dark brown facade with white vertical accents and numerous balconies with glass railings. Some balconies have small plants. The windows are illuminated from within, and the building is set against a clear blue sky. In the foreground, there are palm trees, a road with cars, and a sign that says 'TOWER 28'.

LAUNCHING WINDCASTLE AT TOWER 28.

2 & 3 Bed Premium Residences

Tower 28 at Malad East is an epitome of luxury living that offers intelligently designed residences with world class amenities. These living spaces are optimally utilized with no compromise on comforts, ensuring that every functional as well as lifestyle aspiration of yours is not just met but surpassed.

GATED COMMUNITY:

3 Towers | 7 Wings | 22 Storey each

OPULENT EXTERIORS:

Designer façade with LED light

IMPRESSIVE ENTRANCE:

Double heightened entrance lobby with concierge service

RIGHT-SIZED APARTMENTS :

Smartly designed **1, 2 & 3 bed residences**

PREMIUM LIFESTYLE AMENITIES:

Fitness, leisure and wellness

PEACE OF MIND:

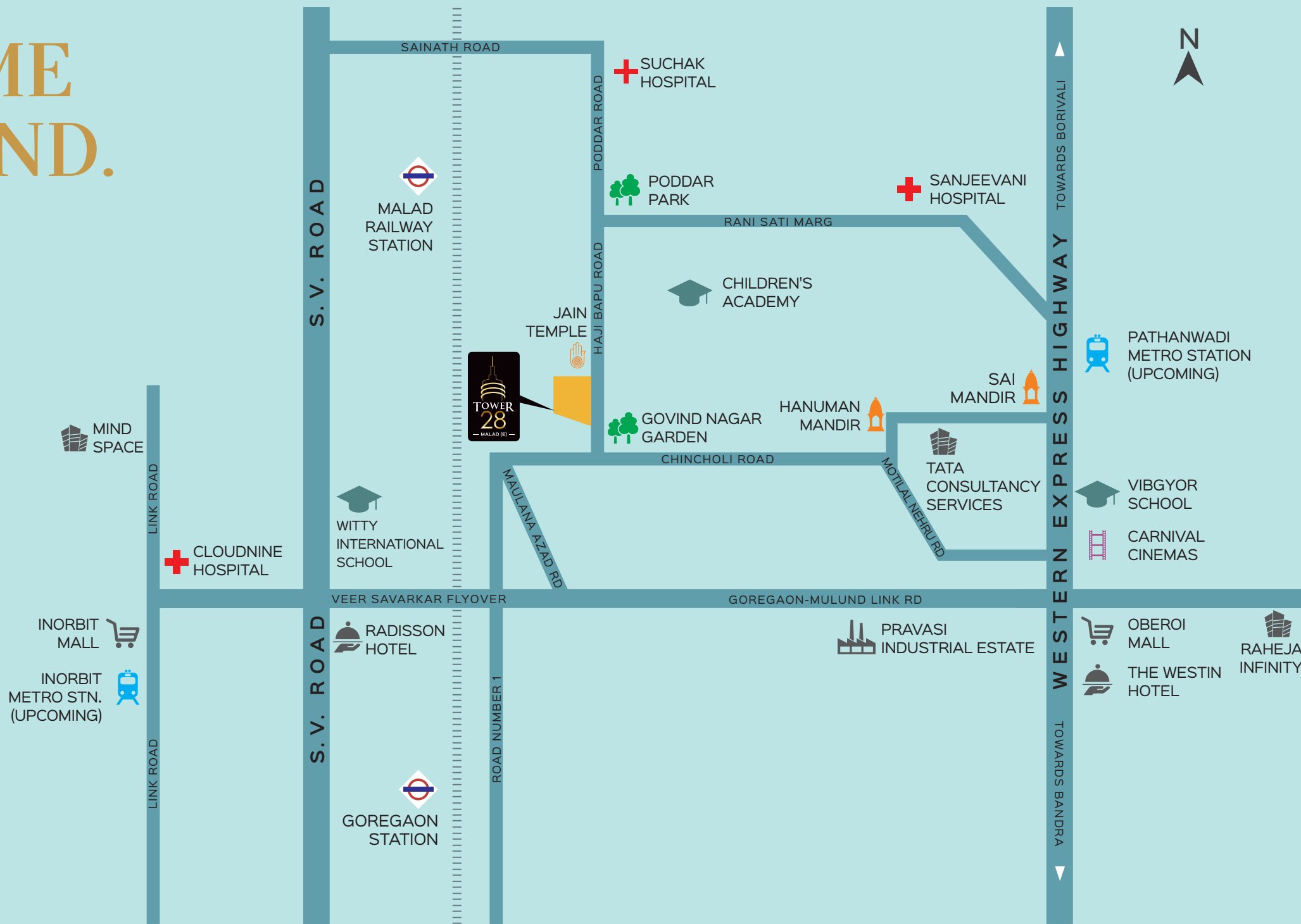
24 x 7 manned security | CCTV surveillance

Artist's Impression

DISCOVER THE DIFFERENCE OF MORE TIME ON YOUR HAND.

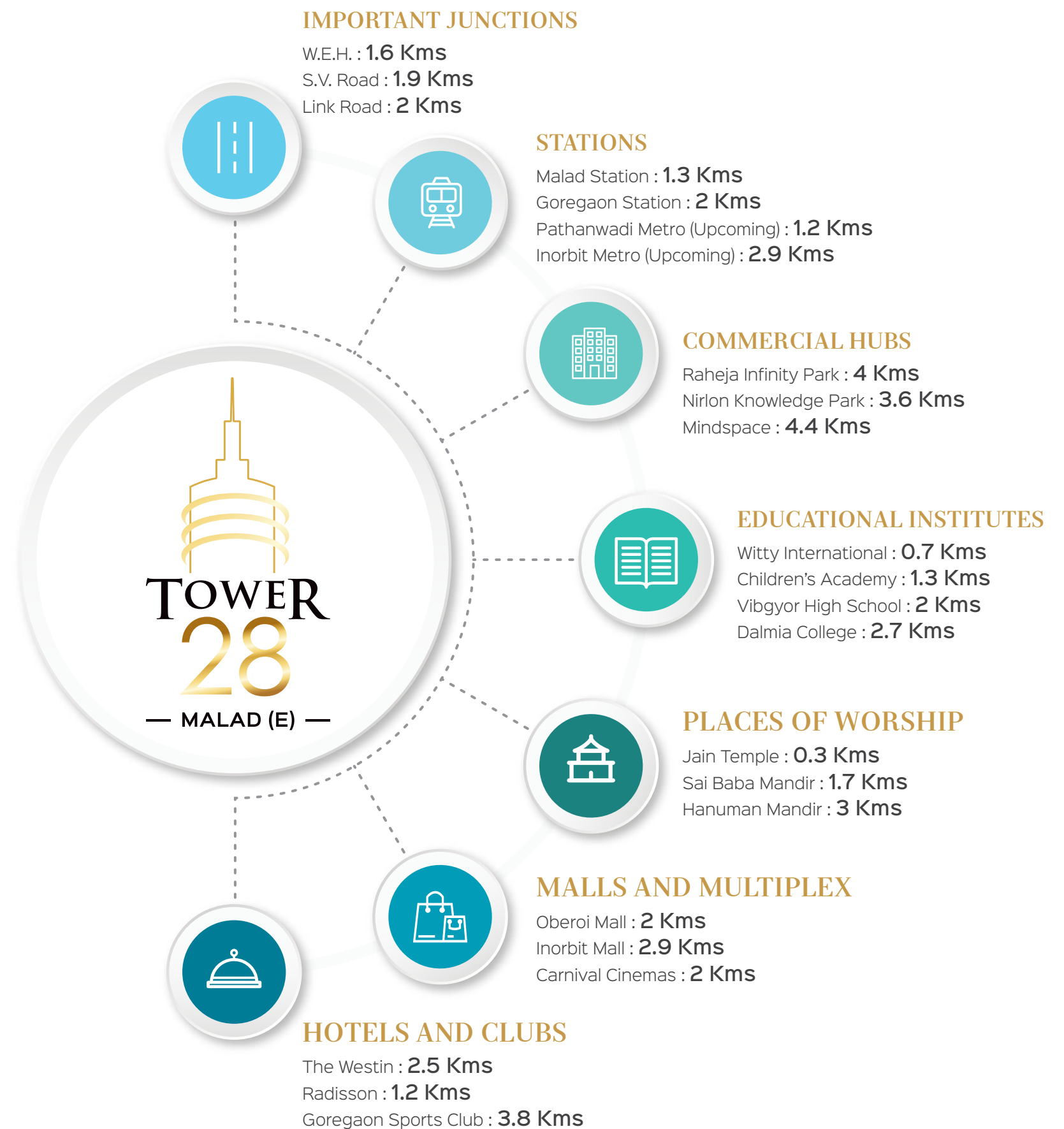
City life always means a race against time but at Tower 28 your everyday commute will never be an intimidating task. Strategically located close to the Western Express Highway, S.V. road and Malad railway station, yet away from the chaos. everything is just a hop-skip and jump away.

LOCATION MAP



Map Not to Scale

DISCOVER THE DIFFERENCE OF CONVENIENCES WITHIN YOUR REACH.



DISCOVER THE DIFFERENCE OF AN ACTIVE LIFESTYLE SPREAD OVER 40,000 SQ. FT.

Rooftop Interconnected Amenities - 20,000 sq.ft.

Exclusive amenities to enjoy the morning splendor and astonishing evenings.



- Sky Garden
- Sky Lounge
- Sky Gazebos and Cabanas
- Sky Cabana Café
- Sky Walkways and Acupressure Path

Podium Amenities - 20,000 sq.ft.

Fitness and leisure amenities to indulge the senses and lead a life of wellness.



- Vehicle Free Podium Garden
- Kids' Play Area
- Jogging Track
- Swimming Pool
- Fully-equipped Gymnasium
- Multi-purpose Court : Tennis, Badminton and Basketball
- Yoga and Meditation Gazebos
- Mini-Golf Course
- Senior Citizen Area
- Amphitheatre

DISCOVER THE DIFFERENCE OF LIVING AN INDULGENT LIFE.



Image for representation purpose

At Tower 28, great effort has been taken to offer a plethora of comforts both within the apartments and outside. Right from meticulous planning to quality of construction to the thoughtful amenities and branded fittings, everything here will ensure that you truly stay a cut above.

EXTERNAL SPECIFICATIONS

- Double height entrance lobby
- Concierge desk & lounge
- Advanced security with 24x7 CCTV surveillance
- Multi-level vehicle parking space
- Wi-Fi enabled common areas
- High-speed elevators

INTERNAL SPECIFICATIONS

- Premium flooring
- Branded sanitaryware
- Powder-coated aluminum windows
- Provision for piped gas connection
- LED light fittings for power saving
- Video door phone intercom facility



MASTER LAYOUT PLAN

PODIUM AMENITIES

- 1 Amphitheatre
 - 2 Multi-purpose Court: Tennis, Badminton and Basketball
 - 3 Senior Citizen Area
 - 4 Podium Garden
 - 5 Mini-Golf Course
 - 6 Kids' Play Area
 - 7 Swimming Pool with Deck
 - 8 Pathway
 - 9 Yoga and Meditation Area
- Fitness Center Inside Building at Podium Level

ROOFTOP AMENITIES

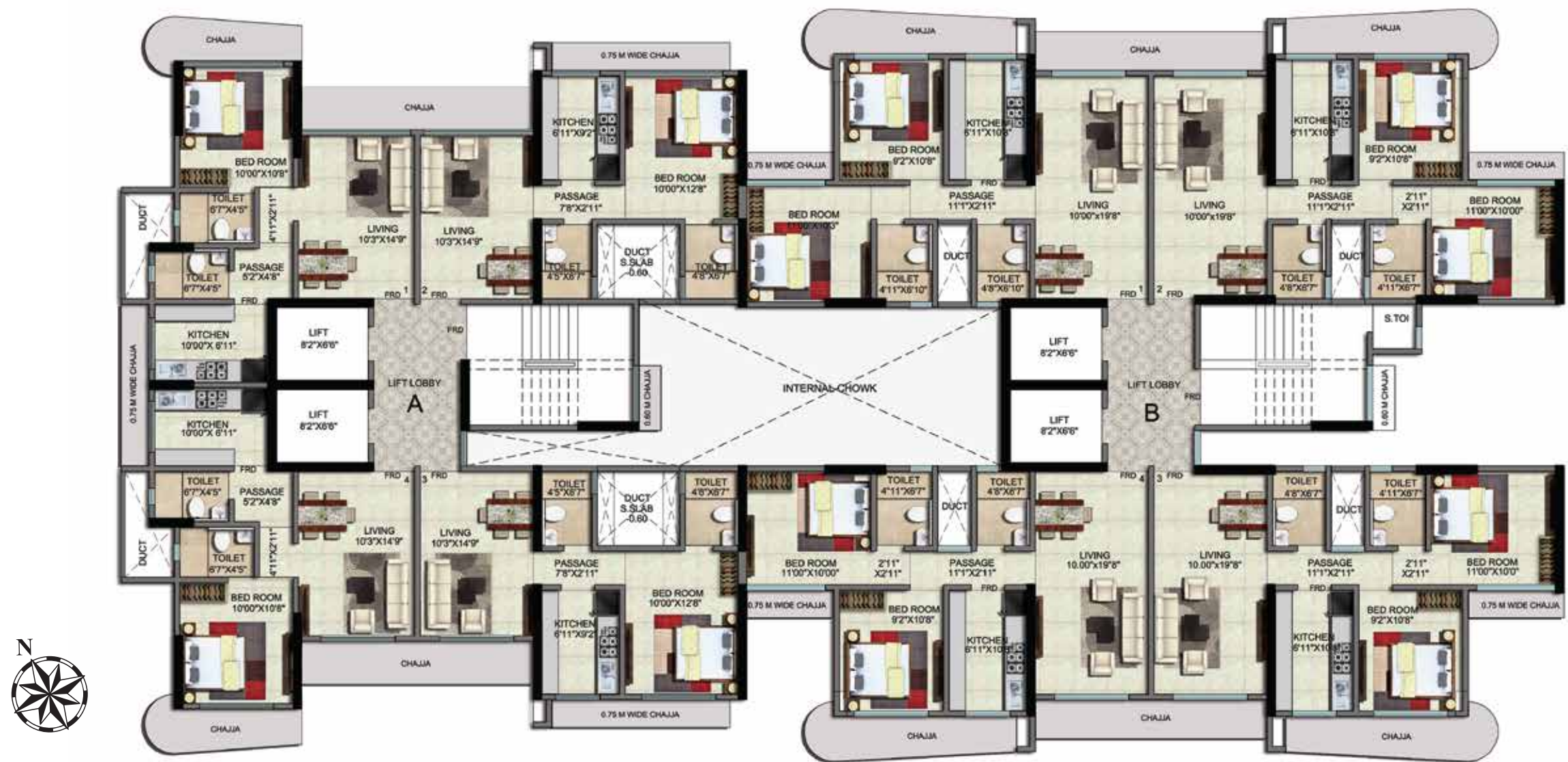
- | | |
|-----------------------|------------------------------|
| 1 Sky Garden | 6 Sky Lounge |
| 2 Sky Cabana | 7 Stage for Social Gathering |
| 3 Jogging Track | 8 Sky Walkway |
| 4 Kids' Play Area | 9 Sky Gazebo |
| 5 Senior Citizen Area | 10 Barbeque Terrace |



MahaRERA Registration Number - P51800009511 | The Project is Registered under MahaRERA as "Tower 28" | For further details, visit: <https://maharera.mahaonline.gov.in>

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TYPICAL FLOOR PLAN: A & B WING



A WING

B WING

FLAT NO.	TYPE	RERA CARPET AREA	SERVICE SHAFT
01	1 BHK	450	30
02	1 BHK	445	48
03	1 BHK	445	48
04	1 BHK	450	30

FLAT NO.	TYPE	RERA CARPET AREA	SERVICE SHAFT
01	2 BHK	619	19
02	2 BHK	619	19
03	2 BHK	619	19
04	2 BHK	619	19



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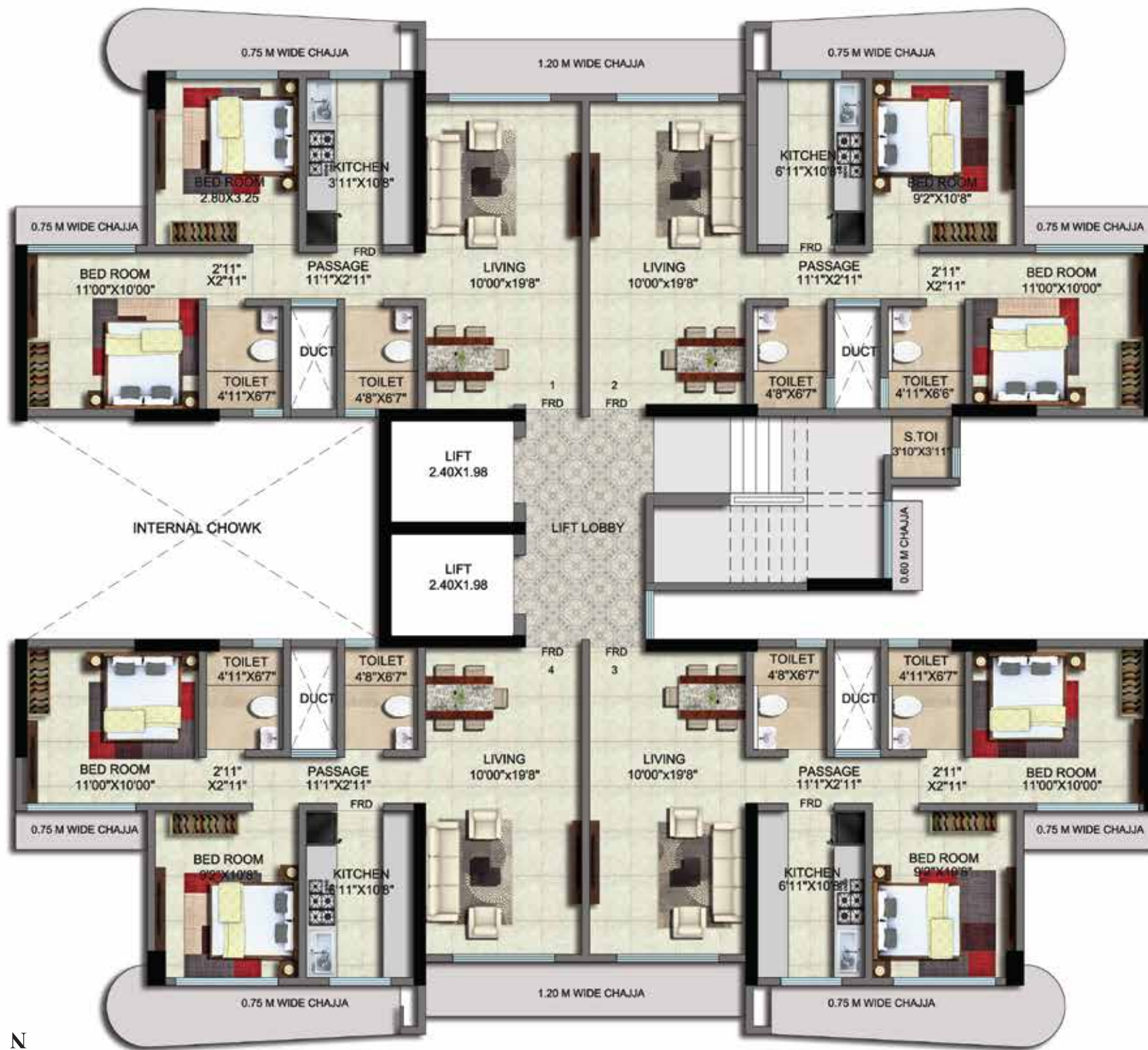


TYPICAL FLOOR PLAN D WING

FLAT NO.	TYPE	RERA CARPET AREA	SERVICE SHAFT
01	1 BHK	436	48
02	1 BHK	436	
03	1 BHK	436	
04	1 BHK	436	48

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TYPICAL FLOOR PLAN E WING

FLAT NO.	TYPE	RERA CARPET AREA	SERVICE SHAFT
01	2 BHK	619	19
02	2 BHK	619	19
03	2 BHK	619	19
04	2 BHK	619	19



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TYPICAL FLOOR PLAN WINDCASTLE-(F WING)

FLAT NO.	TYPE	RERA CARPET AREA	SERVICE SHAFT
01	2 BHK	624	19
02	3 BHK	833	32
03	3 BHK	833	32
04	2 BHK	624	19

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PROJECT BY



Right Channel Construction (RCC) is the most trusted and familiar name in the real estate business. With an experience of over 23 years, RCC has developed both residential and commercial projects. With more than 17 completed projects and another 10 in the pipeline. Known for their excellent ventures, RCC continues to provide their services right from the western suburbs in Mumbai to Mira-Bhayander corporations in the Thane District.

COMPLETED RESIDENTIAL PROJECTS: Amesh (Chembur), Tulsi CHS (Chembur), Abhay (Chembur), Sindhoo (Andheri West), Mahesh Tower (Andheri West), Navjeevan CHS (Malad East), Kailash Ramkripa (Malad East), Sakhi (Kandivali East), Trishul Height (Kandivali West), Madhav Kunj (Kandivali West), Priya (Borivali West), Gayatri (Borivali West), Hira Panna (Mira Road East), Gayatri Nagar (Mira Road East), Matoshree Nagar (Mira Road East), Grishma Complex (Mira Road East), Grishma Enclave (Ghodbunder, Thane).

COMPLETED COMMERCIAL PROJECTS: Gala Complex (Malad West), Sai Chambers (Malad West)

UNDER CONSTRUCTION PROJECTS: Supriya Heights (Mulund West), Mahesh Excellency (Andheri East), 4810 Heights (Dahisar East), Rudra Heights (Goregoan West), Navjeevan CHS (Malad East), Aabel Avenue (Malad West), Tower 28 (Malad West), Grishma Heights (Kandivali West), Gopal Krishna CHS (Borivali East), Vrindavan (Borivali East).

CORPORATE OFFICE: 101, Kailash Ramkripa, Upper Govind Nagar, Kailashpuri Road, Malad (E), Mumbai - 400097.

Distribution Partner



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Website: edelweisshomesearch.com/tower28

Site Address: Tower 28, Haji Bapu Road, Opposite Govind Nagar BMC School, Near Post Office, Malad (East), Mumbai - 400097.

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Ideas create, values protect ADVISORY PRACTICE

Edelweiss Commodities Services Limited (ECSL) | MahaRERA registration no: A51800001072

Disclaimer: Edelweiss Commodities Services Limited ("ECSL") is acting in the capacity as real estate agent/distributor for Shiv Shakti Builders and Developers ("Developer") for its project Tower 28 situated on land bearing Survey No. 151, Hissa No. 1 (part) and Survey No. 154, Hissa No. 5 (part), CTS Nos. 19, 19/1 to 67, 20, 20/1 to 121 at Haji Bapu Road, Malad East, Mumbai ("Scheduled Property"). ECSL also acts as a real estate agent/distributor for various other real estate projects situated at different locations in the city of Mumbai and in other parts of India. The Developer is solely responsible for the construction, title and approvals from the competent authority and any other act/s pertaining to the Scheduled Property. ECSL is not a group company/affiliate or anyways related to the Developer and has no role or responsibility in the development and/or construction of the Tower 28 situated at the above mentioned address. The role of ECSL is limited to the extent of marketing the project Tower 28 for the Developer only. ECSL is registered with RERA to act as real estate agent/distributor as per the applicable Rules/Regulations of Real Estate (Regulation and Development) Act, 2016. ECSL is not responsible for the accuracy or completeness of the data/information provided by Developer in this publication/advertisement and it should not be relied on as such. ECSL or any of its affiliates/group companies and/or any of its directors/employees shall not be in any way responsible for any loss or damage that may arise to any person due to reliance and/or acting on the basis of this publication/advertisement. The data or images of the property contained in this document are provided by the Developer and are indicative/illustrative in nature and ECSL or any of its affiliates/group companies and/or any of its directors/employees shall not be responsible for the same. ECSL shall not be responsible to the purchaser of the units/flats in this property for any delay in receipt of approvals from the competent authority including obtaining Occupation Certificate or Completion Certificate of the project and no one will have any claim against ECSL or any of its affiliates/group companies and/or any of its directors/employees in this regard. **The project is mortgaged in favour of ECL Finance Limited.**