



RIGHT CHANNEL

Redefining Lifestyles Since 1990

AN
ADDRESS THAT'S
Right
IN EVERY WAY.

PASSCODE

RIGHT CHOICE

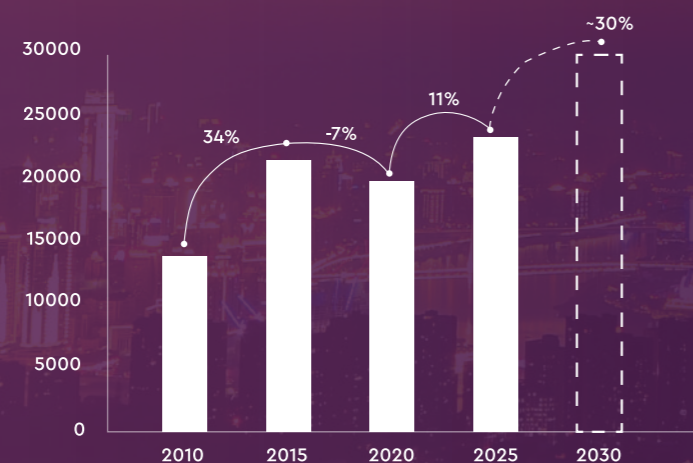
NEW GOVIND NAGAR, MALAD (E).

MALAD EAST, A STEP TOWARDS THE *Right leap.*

Have you ever heard someone say, "That property was the best decision of my life"? At Passcode Right Choice, we ensure your home isn't just a purchase – it's a leap into a future of exponential growth.

With transformative infrastructure, evolving connectivity, and an emerging lifestyle ecosystem, Malad East is on the cusp of unprecedented appreciation. This is more than just an address; it's an opportunity to be part of a destination that is rapidly ascending to new heights.

Price Appreciation In Malad East (2010 – 2030)



Source: Liasis Foras
Disclaimer: The estimated growth and development projections are based on current government infrastructure development plans.

REASONS TO INVEST IN PASSCODE RIGHT CHOICE AT

Malad East.



Right Connectivity

Seamless access to Metro Lines 2A & 7, Western Express Highway (WEH), and JVLR, ensuring effortless travel across Mumbai.



Right Infrastructure

The Coastal Road & Goregaon-Mulund Link Road (GMLR) will redefine accessibility, driving property value upwards.



Right Serenity

Panoramic views of Sanjay Gandhi National Park – a rare balance of urban vibrancy and natural tranquillity.



Right Investment

With Malad East witnessing a wave of commercial expansion and top developers shaping the skyline, property values are set to appreciate significantly over the next 5-7 years.

THE BEST TIME TO INVEST IS

Now!

This is your Right Leap – securing a home today means staying ahead of the curve as Malad East transforms into Mumbai's next thriving real estate hotspot.

CONNECTIVITY AT ITS BEST, WHERE EVERY TURN LEADS TO *Opportunities.*

Passcode Right Choice at Malad East keeps you connected to Mumbai's vibrant pulse. With easy access to highways, metro stations, & forthcoming projects, your daily commute becomes effortless.



Schools

- Seth Juggilal Poddar 02 Min
- Carmel of St. Joseph 05 Min
- St. Anne's 06 Min
- Witty International 09 Min
- VIBGYOR High School 12 Min
- Ryan International 13 Min



Malls

- Oberoi Mall 08 Min
- Evershine Mall 09 Min
- Infiniti Mall 10 Min
- Inorbit Mall 11 Min



Spiritual Hubs

- Shree Shantinath Jain Derasar 02 Min
- Shree Simandarswami Jain Temple 03 Min
- Gurudwara Sri Guru Nanak Satsang Sabha 04 Min
- Aadyashakti Shri Bhavani Shaktipith 06 Min
- Mangal Sai Dham Temple 07 Min



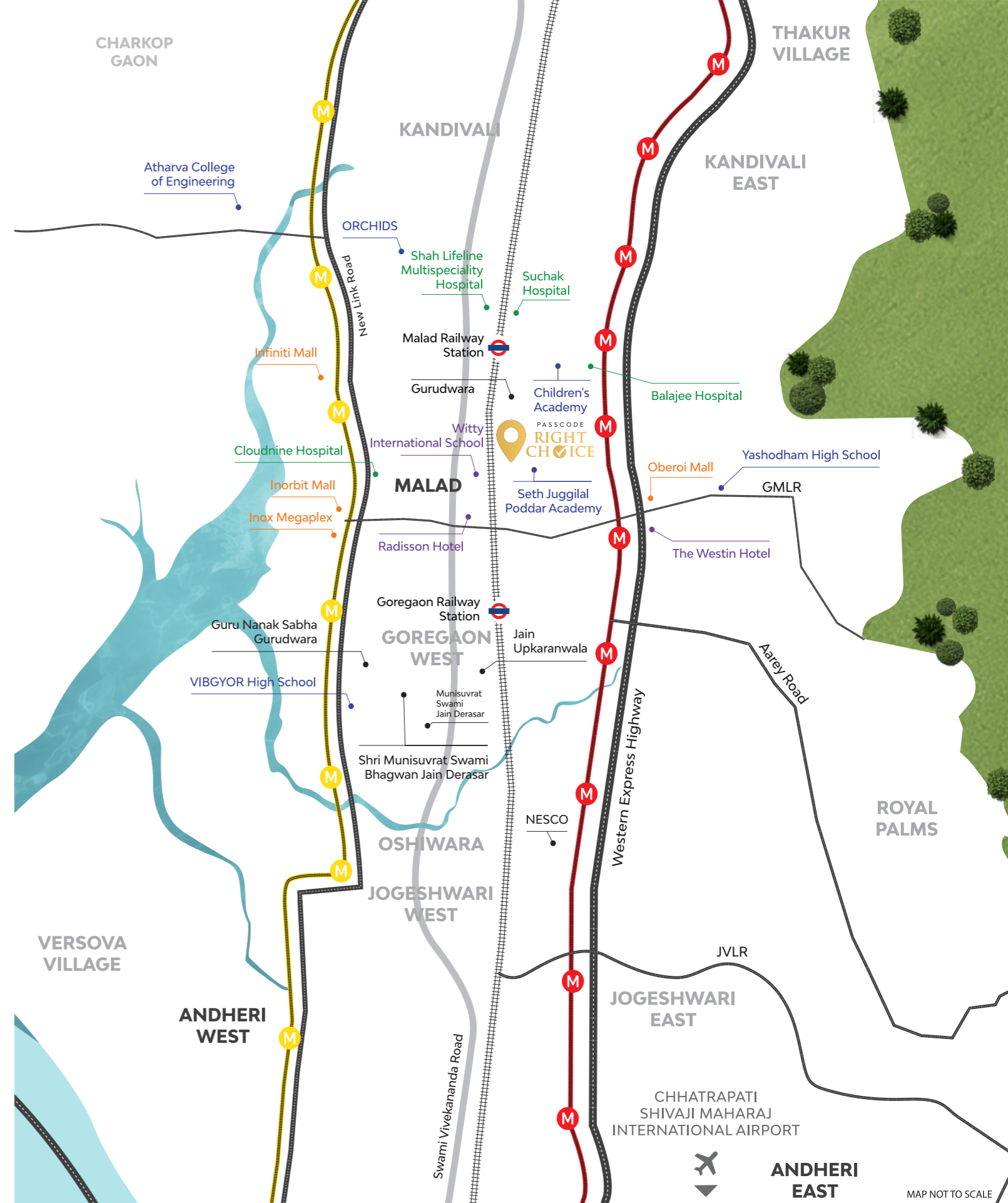
Business Parks

- Techniplex 04 Min
- Oberoi International Business Park 08 Min
- Mindspace 10 Min
- Nirlon Knowledge Park 10 Min
- Lotus Corporate Park 11 Min



Hospitals

- Suchak Hospital 04 Min
- Sanjeevani Hospital 04 Min
- Shah Lifeline Hospital 05 Min
- Cloudnine 07 Min



Metro Line 2A And 7
(7 Minutes To The Nearest Station)



WEH, JVLR, & Malad Station
In Close Proximity



Coastal Road



Enhanced Connectivity To BKC, SEEPZ
& The International Airport



Goregaon-Mulund
Link Road (GMLR)

MAP NOT TO SCALE

THE RIGHT ADDRESS FOR THOSE WHO APPRECIATE *The Finer Things.*

Passcode Right Choice sets a new benchmark in luxury living. This 44-storey masterpiece offers unparalleled grandeur, crafted for those who demand the best. Enjoy serene views with exclusive community living.

The homes are thoughtfully designed, offering the ultimate in comfort. A curated array of experiences elevates urban living to a new level. This development is the ultimate lifestyle upgrade. It's a landmark project in the making.

PROJECT HIGHLIGHTS



44-Storey Landmark



Spacious Homes with Sky Deck



Panoramic Aarey Colony & SGNP Views



11,500 Sq.Ft. Open to Sky Rooftop Amenities



10,000 Sq.Ft. Open to Sky Podium Amenities



5,000 Sq.Ft. Indoor Amenities



Multi-Level Parking



Edge Preliminary Certification by IFC – The World Bank
26% Energy Savings | 52% Water Savings | 52% Less Embodied Carbon

Disclaimer: Specifications are for C & F wing and common podium only.















Artist's Impression

EXPERIENCES
THAT TOUCH
THE SKY & *More.*



ROOFTOP AMENITIES

-  Jogging Track
-  Barbeque Area
-  Senior Citizen Area
-  Kids' Play Area
-  Lap Pool
-  Kids' Pool
-  Fitness Centre
-  Party Area
-  Sky Garden
-  Sky Cabana
-  Sky Lounge
-  Sky Gazebo

PODIUM AMENITIES

-  Amphitheater
-  Multipurpose Court
-  Senior Citizen Area
-  Botanical Garden
-  Mini Golf Court
-  Kids' Play Area
-  Indoor Fitness Centre
-  Indoor Multipurpose Hall



A LEGACY BUILT
ON THE RIGHT VALUES,
DELIVERED WITH *Precision.*



RIGHT CHANNEL

Redefining Lifestyles Since 1990

With a legacy built on trust and excellence, we have redefined real estate through exceptional craftsmanship, customer-centric values, and an unwavering commitment to quality.

Every project reflects our dedication to innovation and perfection, transforming not just spaces but the way people live. As pioneers in the industry, we continue to set new benchmarks, shaping a future where excellence is the standard.

35+
YEARS OF
LEGACY

5500+
HAPPY
FAMILIES

27
COMPLETED
PROJECTS

10
ONGOING &
UPCOMING PROJECTS

56 LACS+
SQ.FT. OF COMPLETED
& ONGOING
DEVELOPMENTS

20 LACS+
SQ.FT. OF
FUTURE
DEVELOPMENTS



PROJECT BY



RIGHT CHANNEL

Redefining Lifestyles Since 1990

Corporate Office: 101, Kailash Ram Kripa, Upper Govind Nagar, Kailashpuri Road, Malad (East), Mumbai - 400 097.

Site Address: Tower 28, Devchand Nagar, Opp BMC School, Govind Nagar, Malad (East), Mumbai - 400 097.

The project is registered as Tower 28 - C and F with the regulatory authority under the project registration certificate bearing No. P51800028777 of Shiv Shakti Builders & Developers and is available on the website <https://maharera.mahaonline.gov.in/> under registered projects. The project is marketed as 'Passcode Right Choice'. T&C apply.



Maha-RERA No: P51800028777

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