



ARISTOCRAT COLLECTION

PROFESSIONALLY CURATED ABUNDANCE



FULLY-LOADED 2&3 BED SMART AC HOMES WITH
MODULAR KITCHEN AND ELECTRONIC APPLIANCES

Unveiling the Aristocrat Collection, a collection of limited edition residences
at Lake Riviera: Professionally Curated Abundance.

These exceptional residences come with a bouquet of exclusive features and offerings which have
never been offered by any other residence: Unique interior design package, smart AC homes,
electronic appliances, international standard finishes and fitments and modular kitchen to top it all.

THE MOST UNMISSABLE OPPORTUNITY OF MUMBAI



Aristocrat Location:

Located right in the beating
heart of Powai: the most liveable
destination of MMR



Aristocrat Address:

Prime corner estate with dedicated
lifestyle amenities for each member of
your family and across all age groups.



Aristocrat Homes:

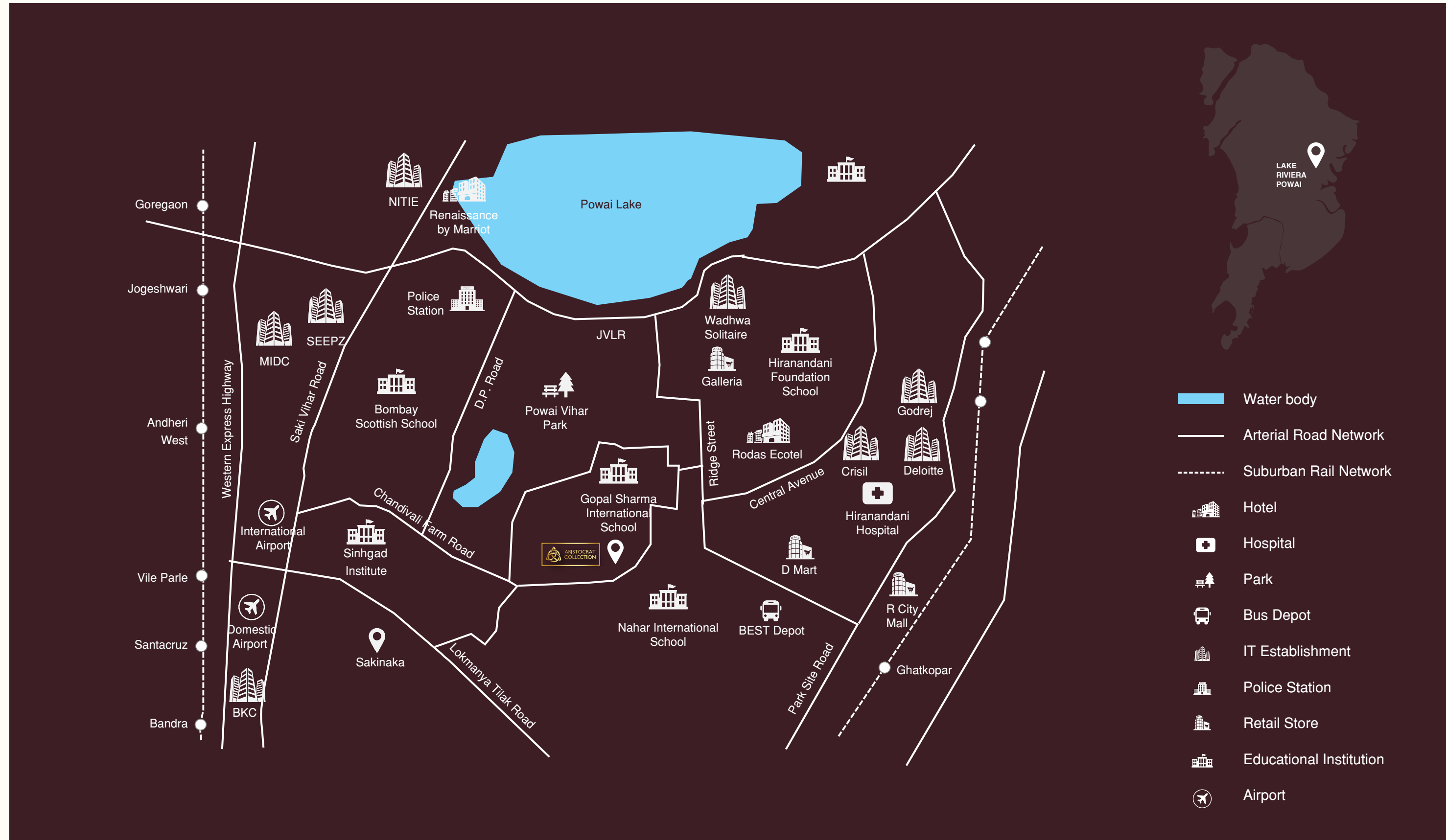
Presenting professionally curated 25
Ready-to-live-in fully-loaded homes,
only for Mumbai's elite



Aristocrat Opportunity:

Pay just 10% now & nothing till
possession | Zero stamp duty
for a limited period.

MAP OF THE DEVELOPMENT



PINCODE 76-

The Ultimate Pincode That Encapsulates It All

Imagine staying at one of the most desirable pin codes in the country, adjacent to a beautiful lakefront breeze in the evenings for that idyllic moment at home. Find a moment for yourself where time stands still in the busy city life, nestled at last in a cosy spot which you truly call your own. Experience the larger than life experience at city's most centrally connected location.



MASTER PLAN



1. YOGA LAWN
2. JOGGING TRACK
3. MULTI-PURPOSE COURT
4. EVENT PLAZA
5. KIDS PLAY AREA
6. SWIMMING POOL
7. GYMNASIUM
8. CHIT CHAT PLAZA
9. ACUPRESSURE PATHWAY
10. POOL AREA FOR KIDS

11. SQUASH COURT
12. INDOOR GAMES ROOM
13. CHESS COURT
14. MEDITATION LAWN
15. WOODEN DECK WITH SUN BEDS
16. JACUZZI
17. SIT-OUT ZONE
18. INTERACTIVE SIT-OUT ZONE
19. ELDERLY COURT
20. STEAM ROOM



SERENE DEVELOPMENT



NATURAL VISTAS

THE WORLD OF ARISTOCRAT LIFE WITH 30+ LIFESTYLE FEATURES



KIDS' POOL - HAVE FUN WITH EVERY SPLASH



MULTI-PURPOSE COURT - PLAY YOUR GAME



FULL-HEIGHT GLASS FAÇADE - FEAST YOUR EYES ON SPLENDID VISTAS



DIGITAL VITRIFIED FLOORING WITH MARBLE FINISHING - PREMIUM TILES THAT WILL FLOOR YOU

KEY TENETS OF ARISTOCRAT COLLECTION

POWAI'S FINEST LIFESTYLE



DELIGHTFUL URBAN INDULGENCES



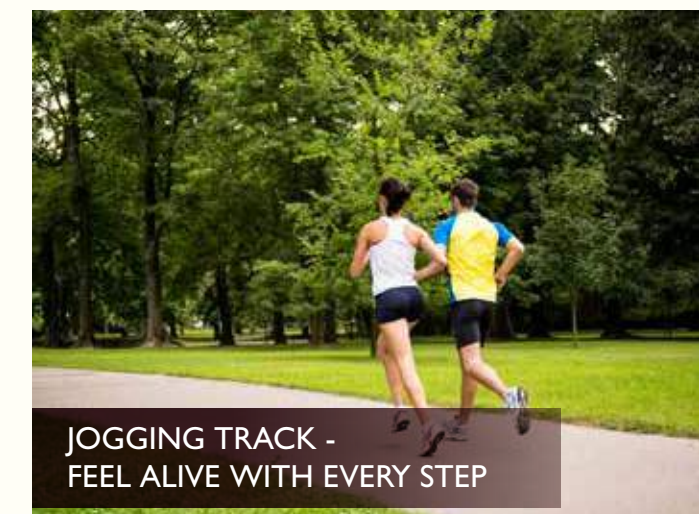
SWIMMING POOL - YOUR ME TIME TO UNWIND



ELEVATORS BY OTIS OR KONE OR EQUIVALENT - HIGH SPEED VERTICAL TRANSPORTATION



MODULAR KITCHEN - YOUR GATEWAY TO HEALTHY LIFE



JOGGING TRACK - FEEL ALIVE WITH EVERY STEP



ELDERLY COURT - FOR THE GOLDEN GENERATION



PREMIUM FINISHES AND FITMENTS IN THE WASHROOMS



2 LEVEL CAR PARKING - CONVENIENT PARKING SPACES



POOLSIDE DECK - TO ENJOY SUNSETS



YOGA LAWN - BALANCE YOUR BODY AND MIND



ELEGANT SWITCHES - BY LEGRAND OR EQUIVALENT



3-TIER SECURITY - CCTV, GATED ENTRANCE, SECURITY PERSONNEL



CHESS COURT - FOR THE GRAND MASTER IN YOU



STEAM ROOM - SWEAT AWAY THE HEALTHY WAY



KID'S PLAY AREA - WHERE IMAGINATION SOARS



CHIT-CHAT PLAZA - CONVERSATIONS WITH LOVED ONES



ACUPRESSURE PATHWAY - LIVE TO THE FULLEST



JACUZZI - THE ULTIMATE REJUVENATION EXPERIENCE



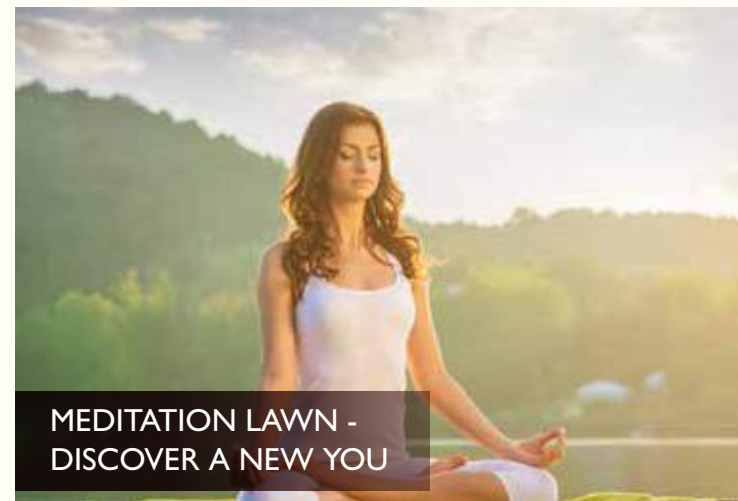
SQUASH COURT - FOR THE BATTLE WITHIN FOUR WALLS



FULLY AIR-CONDITIONED HOMES - RELAX AND REJUVENATE IN STYLE



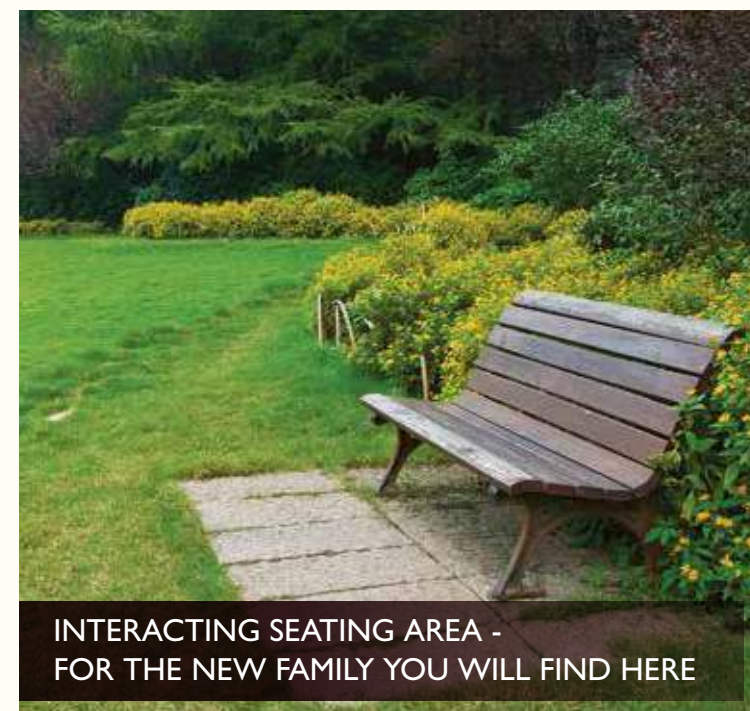
OPEN-AIR SEATING SPACES - FOR EVERY SEASON



MEDITATION LAWN - DISCOVER A NEW YOU



ACTIVE GAMES ZONE - KEEP BOREDOM AT BAY



INTERACTING SEATING AREA - FOR THE NEW FAMILY YOU WILL FIND HERE



VIDEO DOOR-PHONE - FOR UTMOST SAFETY



VASTU COMPLIANT RESIDENCES - PEACEFUL LIVING GUARANTEED



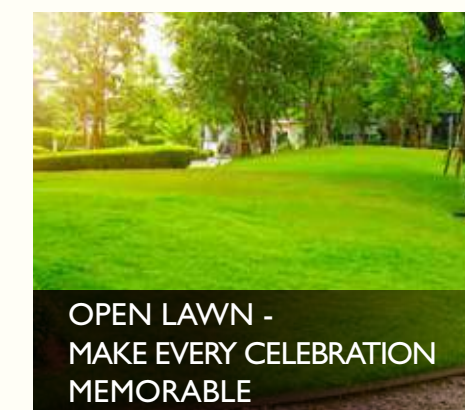
GRAND ENTRANCE LOBBIES - MAKE A SPECTACULAR FIRST IMPRESSION



FITNESS CENTRE - WORKOUT TO YOUR HEART'S CONTENT



EVENT LAWN - FOR HOSTING THE FINEST GET-TOGETHERS

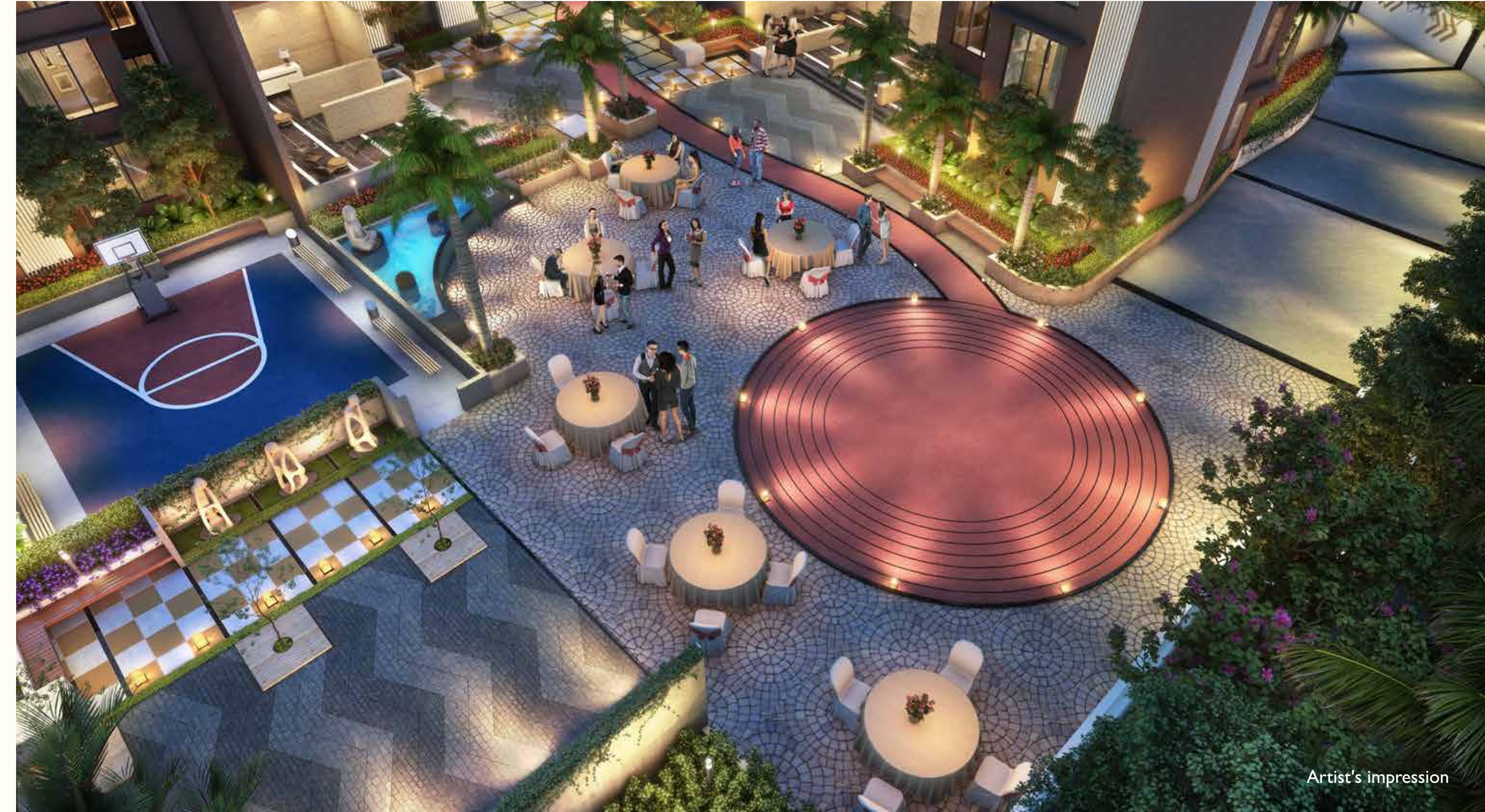


OPEN LAWN - MAKE EVERY CELEBRATION MEMORABLE

INCREDIBLE LIFE INDULGENCES - KIDS PLAY AREA



INCREDIBLE LIFE INDULGENCES - EVENTS AREAS



INCREDIBLE LIFE INDULGENCES - SWIMMING POOL



INCREDIBLE LIFE INDULGENCES - DEVELOPMENT OVERVIEW



ARISTOCRAT HOMES

A home curated professionally keeping in mind your requirements, we have gone a notch above to design ready-to-live-in fully-loaded homes.

- Tastefully designed layouts with maximum space efficiency
- An expansive drawing + dining lounge to create the perfect uber chic living room
- Beautifully laid out bedrooms with expansive space for free standing wardrobes
- L-shaped living-dining with French windows having powder coated aluminium sliding
- Hi-end Digital Vitrified Flooring in living, dining, bedroom, passage & kitchen
- Best-in-class floor-to-ceiling height – 9.6 ft
- Fire Sprinklers in living, kitchen and bed rooms
- Hyper-efficient layouts with zero space wastage across all typologies
- 2-way Video Door Phone with Intercom System
- Energy Efficient Light Fixtures

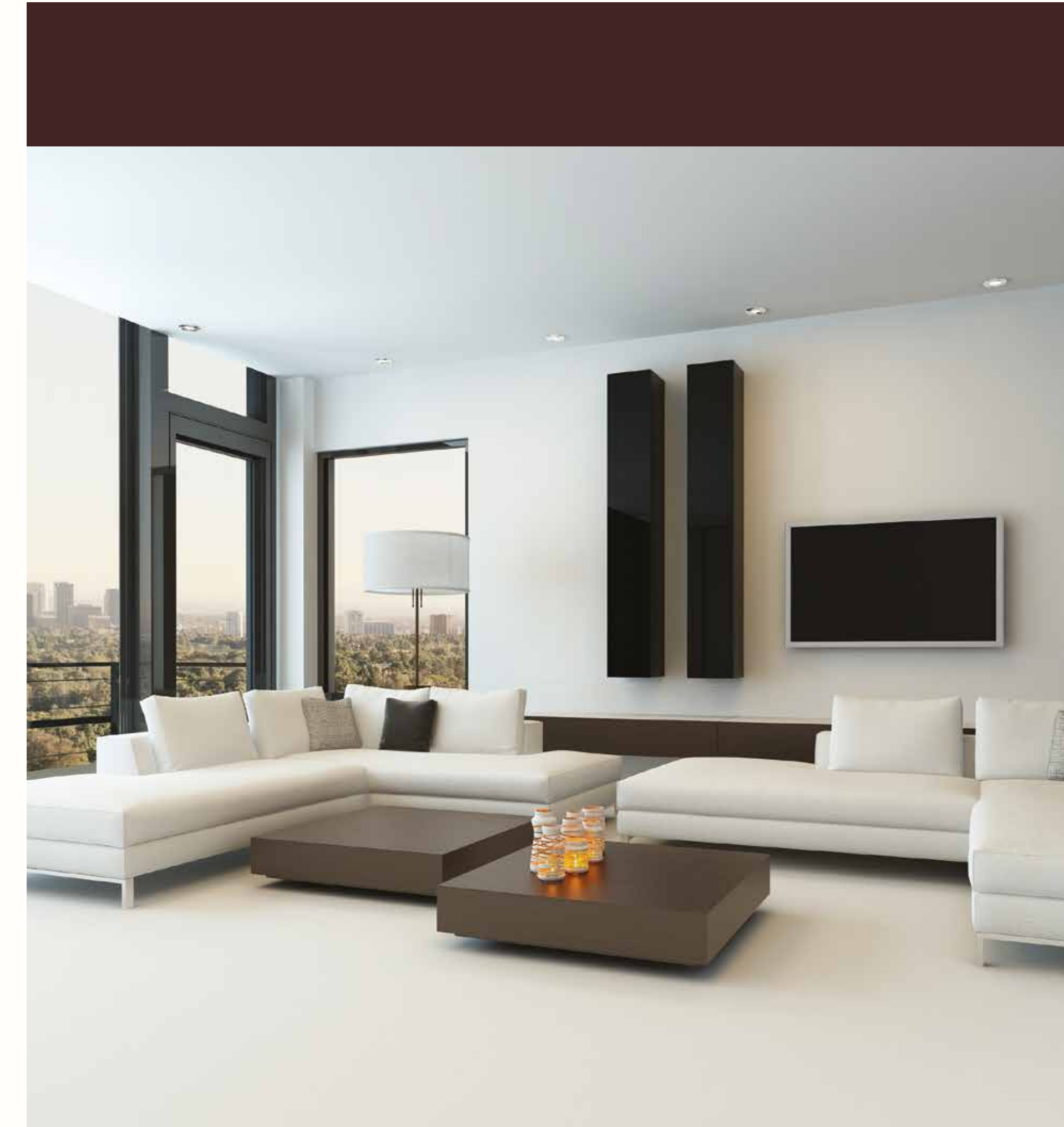


LIVE GRAND & INTELLIGENT

It's not just luxury, it's techno luxury that we are offering. Every Aristocrat Home comes equipped with best in class electronic appliances.

Handpicked novelties for the discerning few

- High-end modular kitchen
- Air-conditioners in all the rooms
- Class leading side-by-side door refrigerator
- Top-notch front load washing machine
- XL microwave oven



EXPERIENCE SOPHISTICATION

A masterstroke to unrivalled living

Lavish in scale and refined in taste, your Aristocrat Home is replete with best of furnishing which are fashionable and aesthetic in its appeal

- Fitments in washrooms by Villeroy & Boch
- Imported Flooring: Crema Botticino DVT in living, dining & passage areas
- Luxury Wooden flooring in master bedroom
- New-age home automation technology enabled homes



FEEL THE ABUNDANCE

The extravagance doesn't end here. We are here to pamper you further to make your Aristocrat Homes suit your taste and reflect your style with the assistance of renowned Interior Design brand.

- We spoil you further by letting you choose from three interior design packages, viz., Basic, Contemporary & Luxury.
- Lock in the deal today, choose a style as per your taste. No immediate payment. Full flexibility to change or opt-out later



TOWER A - 2 BHK UNIT PLAN 805 sq. ft.



TOWER A - 3 BHK UNIT PLAN 1055 sq. ft.



FINISHES FOR ARISTOCRAT COLLECTION

Bathroom	<ul style="list-style-type: none"> • Skid resistant tile flooring • Tiled dado upto door height • Hot and cold water mixer in all washbasins • Exhaust fan
Sanitaryware	Villeroy & Boch
CP fittings	Villeroy & Boch, Jaguar or equivalent
Flooring in the living room, dining area, passage and bedroom	Cream Botticino: Imported designer vitrified flooring
Kitchen	<ul style="list-style-type: none"> • High-end modular kitchen • Vitrified tile flooring • Granite counter with stainless steel sink and drain board • Tiled dado above platforms • Exhaust fan • Provision for water purifier
Kitchen Flooring	Stain-free imported digital tiles with marble finish
Master bedroom	Weather-resistant engineered wood

*The product features are available only in select units of Tower A defined under Aristocrat Collection

FINISHES FOR ARISTOCRAT COLLECTION

Smart Homes	<ul style="list-style-type: none"> • Lights, fans and air-conditioning control • Entertainment control on your smart phone • Smart heat & gas detection system • Video Door bell system for added security • Seamless hi-speed internet connection
Air-conditioners	Completely air-conditioned homes by a world-class brand in living room and all bedrooms
Fitted doors	High performance imported ply doors
Opening and sliding windows	High-precision imported windows with ability to withstand wind pressures
Safety devices	<ul style="list-style-type: none"> • Fire sprinklers • Two way door video intercom system
Elevators	Kone, Otis or equivalent
White goods	<ul style="list-style-type: none"> • Class leading side-by-side door refrigerator • Top-notch front load washing machine • XL microwave oven

*The product features are available only in select units of Tower A defined under Aristocrat Collection

Pashmina

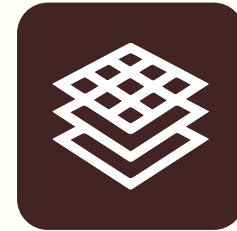
developers

your signature space

About us

Every project from Pashmina Developers has been carefully crafted to create distinctive signature spaces to truly delight the modern Indian homebuyer. With a set of projects appealing to refined sensibilities and curated elements, we truly stand out through a set of promises.

Established in the year 2007,
1.25 million sq.ft. delivered and
3.5 million sq.ft. under construction



Portfolio spread across 3 cities
Pune, Bengaluru and Mumbai with
multiple ongoing and delivered projects

Partnered with industry stalwarts
likes of JW Consultants known
across the globe for their work



Rapid construction even in
pandemic with construction speed
of a slab in every 15 days

OUR OTHER PROJECTS



Artist's impression

WATERFRONT

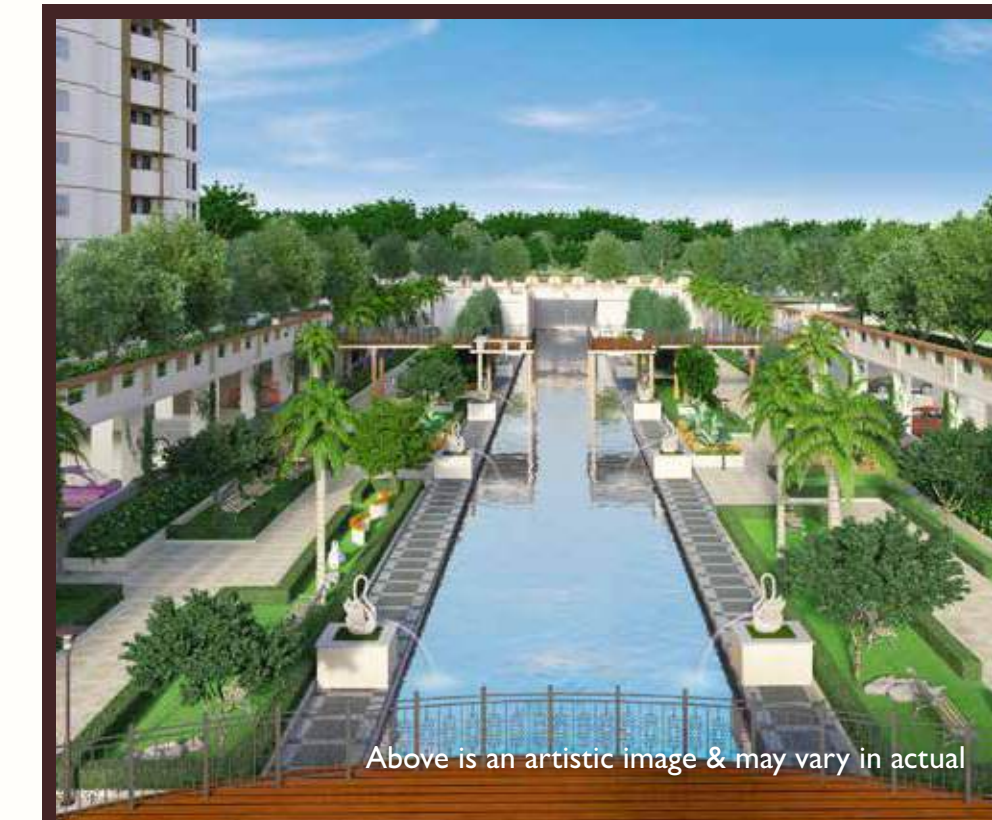
Location: KR Puram, Bengaluru



Actual image

SERENE

Location: Hindu Colony, Mumbai



Above is an artistic image & may vary in actual

LAGOON

Location: Budigere Cross, Bengaluru

Pashmina
developers
your signature space

The project has been registered via MahaRERA Registration Number, wing A & B - P51800009353, wing C - P51800018480, and is available on the website: <https://maharera.mahaonline.gov.in> under registered projects.

The plans, specifications, images and other details are only indicative and the developer/promoter reserves the right to change any or all of these in the interest of the development as per applicable rules and regulations. The product features are available only in select units of Tower A defined under Aristocrat Collection. This printed material doesn't constitute an offer and/or contract of any type between the owner/developer and the recipient. Any prospective sales shall be governed by terms and conditions of the agreement for sale to be entered into between the parties. The property is mortgaged with JMF Financial Credit Solutions Limited. The No Objection Certificate/permission of the mortgagee bank/institution shall also be provided to the purchaser for sale of flats/units if required. All brands may be replaced by an equivalent or better brand, as decided by the project architect. Printed in Jan., 2021. T&C apply.