



Site Address: Sai Proviso Atlantis, Adivali Kharghar, Navi Mumbai - 410 210



The project name is Sai Proviso Atlantis Phase I registered under MahaRERA Registration No.: P52000051330 & also available on the 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.













Artist's Impression

## INSPIRED BY DUBAI'S ATLANTIS, A SYMBOL OF LUXURY IN KHARGHAR.

In the heart of Kharghar, a tranquil and verdant oasis, emerges as Navi Mumbai's premier growth hub, boasting superior infrastructure, a diverse cosmopolitan community, and a vibrant lifestyle. Nestled within this opportune landscape lies Gemstone, a beacon of luxury inspired by the grandeur of Dubai's iconic Atlantis. Situated in the esteemed Kharghar, it epitomizes exclusivity and sophistication. In this beautiful setting is nestled a 3 acre exclusive landmark, Gemstone.

### PROJECT HIGHLIGHTS

-  4 magnificent towers (G+33 storeys)
-  1&2 bed residences
-  Navi Mumbai's first Aquaventure.
-  A 50,000 Sq. Ft. podium of experiences
-  50+ exceptional amenities
-  Navi Mumbai's 1<sup>st</sup> Aquaventure
-  Navi Mumbai's largest-in-size swimming pool
-  A lush and expansive Eco-Park
-  Dubai Atlantis inspired clubhouse
-  ✦ Vaastu-compliant for peace and prosperity



Artist's Impression

## KHARGHAR'S MOST UNIQUE LIVING EXPERIENCE.

Navi Mumbai's most unique themed development has all the grandeur of a world-famous landmark - magnificent architecture, impeccable planning, breath-taking views, superb residences and an unparalleled lifestyle.

A LIFESTYLE SO SPECTACULAR,  
IT'S ABOVE EVERYTHING ELSE.

Pampered with exceptional privileges and  
50 + world-class amenities, your lifestyle  
is destined to be the envy of all.



NAVI MUMBAI'S BIGGEST SWIMMING POOL

Representative Image



ELEVATED JOGGING TRACK



NAVI MUMBAI'S 1<sup>ST</sup> AQUAVENTURE

Artist's Impression



ECO-PARK

Artist's Impression



GREEN SPACE



YOGA AREA



GYMNASIUM



LIBRARY



KIDS' PLAY AREA

Representative Images

Podium Entrance Lobby

Infinity Pool

Pool water sports

Water slides

Deck area

Gym Area

Wet Area

Steam Room

Toddlers' Play Area

Kids' Play area

Yoga Area

Senior Citizens Seating zone

Reflexology path

Informal Seating

Badminton Court

Indoor Games

Semi-open area for art

Library

Meditation Center

Business Lounge

Day Care

Cafeteria

Zen Garden

Maze Garden

Gazebo

Walkway

Elevated Jogging Track

Waterbody

Aquarium

Multipurpose Area

Banquet Hall

Green Space

Entrance Lobby

& many more...

DESIGNED WITH BRILLIANCE.  
FINISHED TO PERFECTION.  
THE JOY OF LIVING,  
IN KHARGHAR'S FINEST HOMES.

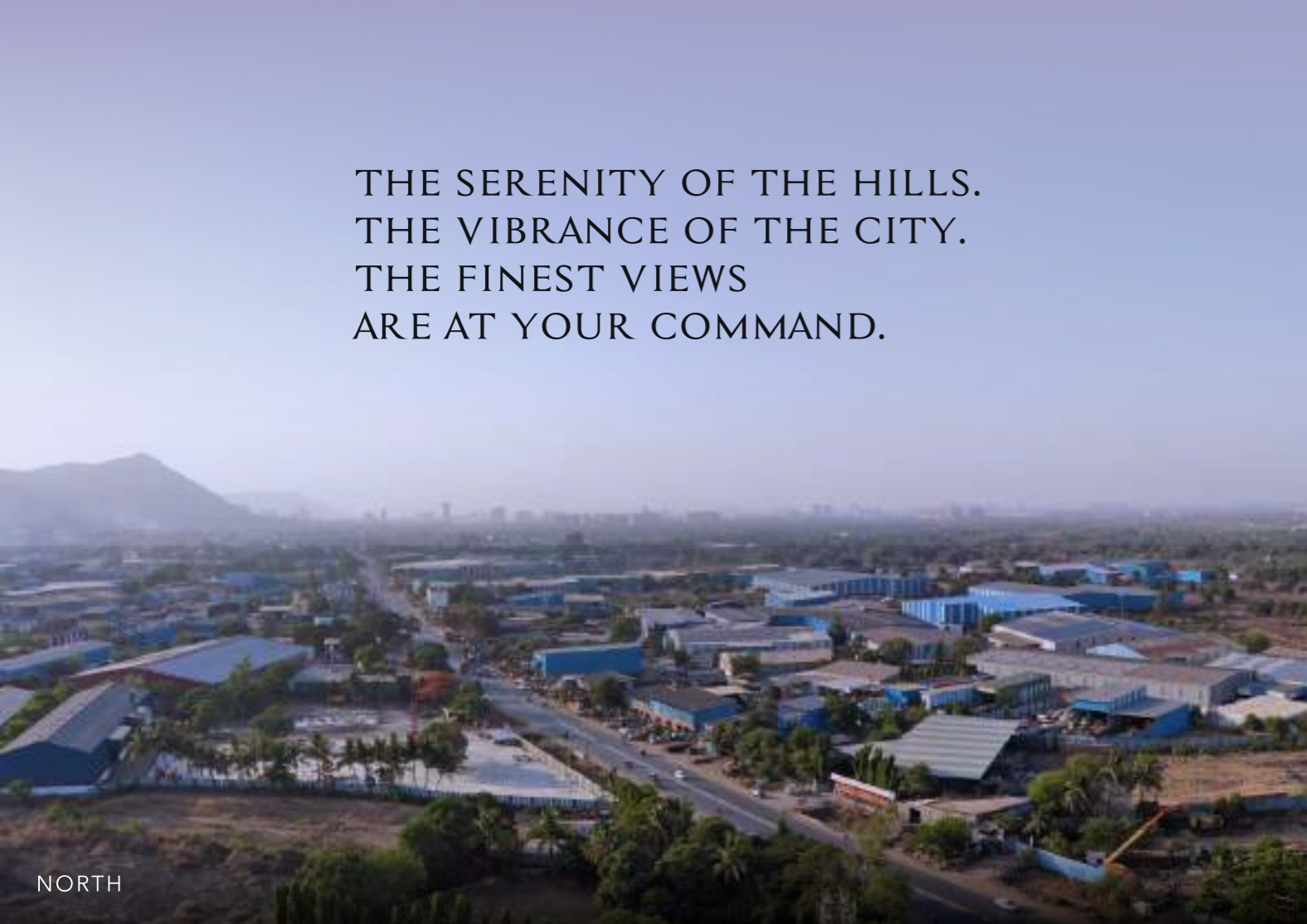
1 & 2 BED RESIDENCES

Space, light and air come together with brilliant design, to cocoon you in the residence of your dreams. Spacious and intelligently planned, every home is styled with premium fittings and finishes. Stunning views add the perfect touch to a glorious living experience.



Representative Image

THE SERENITY OF THE HILLS.  
THE VIBRANCE OF THE CITY.  
THE FINEST VIEWS  
ARE AT YOUR COMMAND.



NORTH

Sheer luxury and style surround you inside your residence, while your windows frame exquisite vistas. Panoramic views of misty hills and lush green expanses harmonise with vibrant urban landscapes, to grace every day with delight.



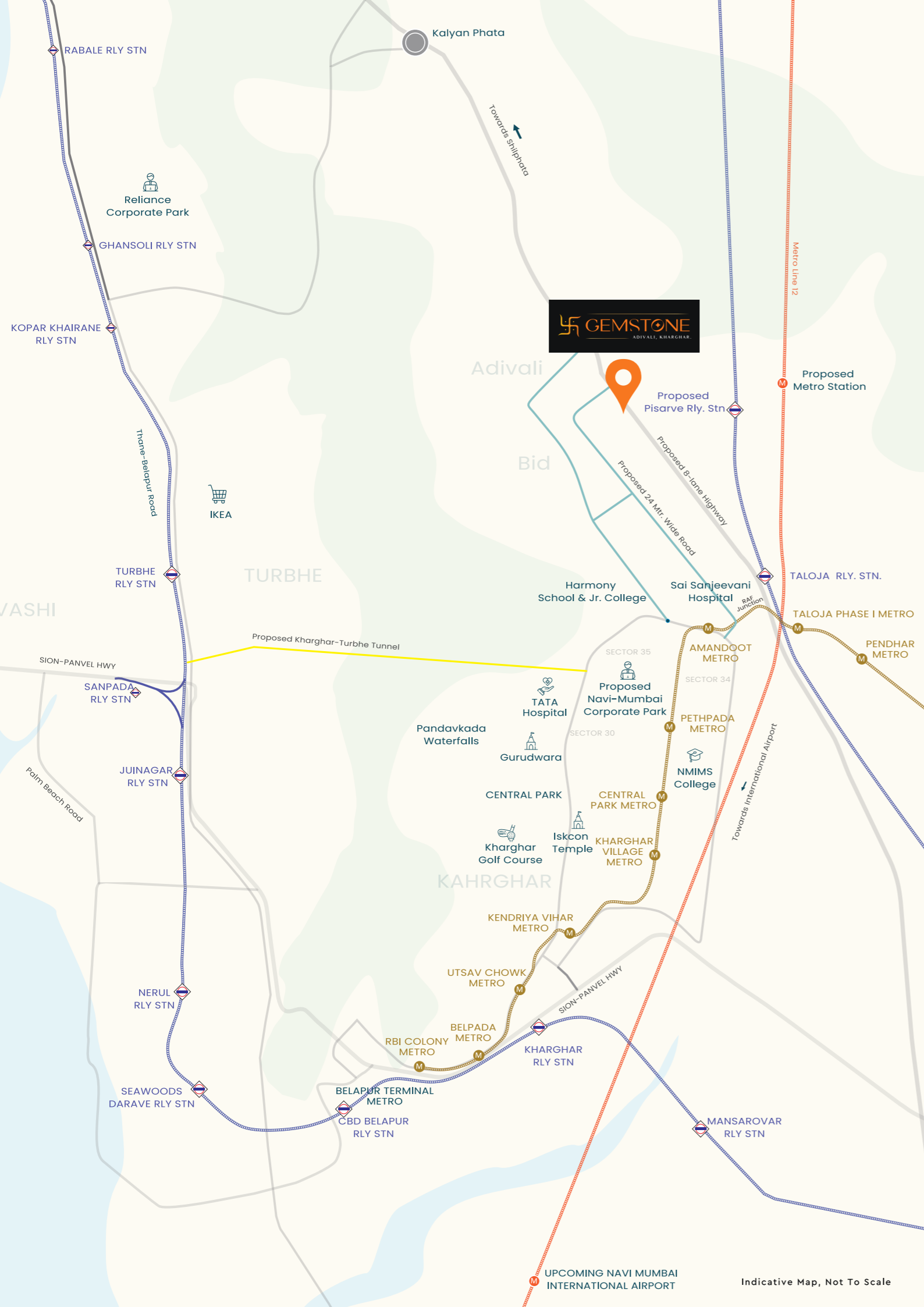
EAST



WEST



SOUTH



# SEAMLESS CONNECTIVITY FOR EFFORTLESS ACCESS

Smooth and seamless access to every need of an upscale life, defines the living experience at Passcode Gemstone. Modern infrastructure and education, healthcare and lifestyle hubs surround the development in an enclave of convenience and comfort. This locale is officially endorsed as a thriving hub, poised for certified significant growth and anticipated price escalation in the foreseeable future.



## CONNECTIVITY

Proposed Metro Station	5 Mins
Mumbai-Pune Expressway	12 Mins
Proposed Navi Mumbai - International Airport	15 Mins
Vashi	25 Mins
BKC	45 Mins
CSMT Station	60 Mins



## MAJOR DEVELOPMENTS

Central Park	10 Mins
ISKCON Temple	10 Mins
Kharghar Valley Golf Course	10 Mins
Upcoming Navi Mumbai - Corporate Park	12 Mins



## EDUCATION

VIBGYOR High School	7 Mins
Apeejay School	10 Mins
DAV International School	10 Mins
NMISM	10 Mins
ITM	10 Mins



## HEALTHCARE

Tata Hospital	10 Mins
Polaris Hospital	10 Mins
Shri Sathya Sai-Sanjeevani Hospital	18 Mins
Motherwood Hospital	20 Mins
MGM	20 Mins
MITR	25 Mins



## MALLS AND ENTERTAINMENT

Haware Mall	10 Mins
Little World Mall	15 Mins
Seawoods Grand-Central Mall	20 Mins

Indicative Map, Not To Scale

Time As Per Google Maps

Representative Images

CERTIFICATION

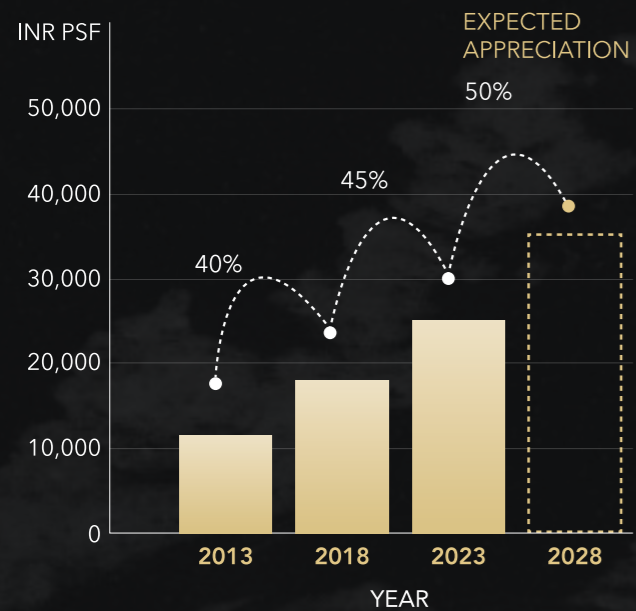


## THE RISE OF A PRIME DESTINATION: KHARGHAR

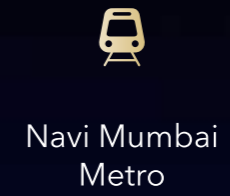
The growth story is fuelled by recent developments in roadways, metro lines, the Navi Mumbai International Airport and the announcement of the BKC 2 commercial district right next to Gemstone. The future looks very bright, with Kharghar poised for an estimated 50% appreciation from 2023 to 2028, solidifying its status as a prime investment destination.

Gemstone, located on the Old Mumbai-Pune Highway, is the next destination to showcase exceptional growth after the Thane-Belapur belt which is headed towards saturation.

The strategic highway will act as a lifeline, facilitating the further development of urban infrastructure. Besides, its seamless intersection with pivotal highways like NH-160 and the Mumbai-Pune Expressway facilitates effortless commutes across the city's expanse.



## MILESTONES OF PROGRESS AND DEVELOPMENT



Representative Image

CERTIFICATION

Location	Supply	Demand
Thane – Belapur – Panvel Road	Low	Low
Shilphata – Kamote Road	Average	Very high

## BEYOND LUXURY DEVELOPMENTS, A LEGACY FOREVER.

With an unwavering commitment to quality, innovation and long-term vision, the Proviso Group's landmark developments have transformed city skylines. Setting new benchmarks in global living standards with each development, the Group's futuristic vision is crafting a legacy for generations to cherish.



**30+**

Years of shaping lifestyles

**10,000**

Happy families

**25 lac +**

Sq.ft delivered

**40 lacs +**

Sq.ft under construction

