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DEVELOPER  
**JVM SPACES**

LAISONING ARCHITECT  
**DEOLE BROS**

DESIGN ARCHITECT  
**ARCHITECT HAFEEZ CONTRACTOR**

RCC CONSULTANT  
**EPICONS CONSULTANTS PVT LTD**

LEGAL CONSULTANT  
**ADV. MANOJ BHATT & ADV. RUTVIJ BHATT**

MEP CONSULTANT  
**GURUKRUPA ELECTRICALS**

LANDSCAPING CONSULTANT  
**ARUNKUMAR DESIGNERS & CONSULTANTS PVT LTD**

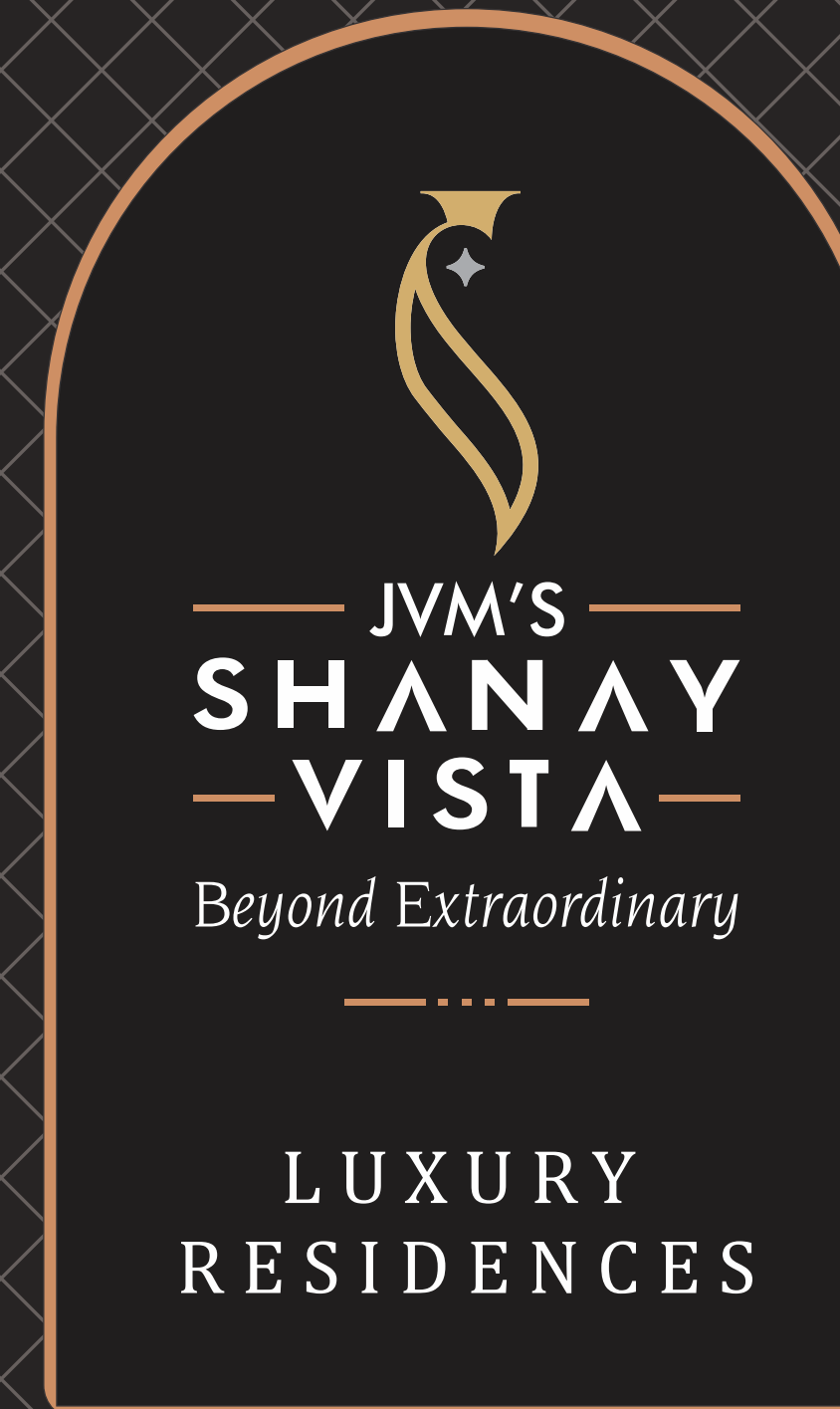


The information, images, walkthroughs, floor plans, views, and visuals contained in this brochure, digital walkthroughs, proposed floor plans, drone views, and other promotional material are purely indicative and for reference purposes only. They do not constitute any legal offering, commitment, or representation by the Promoter. The plans shown are illustrative and intended to depict the potential development of the project. Buyers are requested to verify the sanctioned plans and approvals available on the MahaRERA website before making any purchase decision.

Flat areas, dimensions, and layouts shown are tentative and may vary due to technical reasons, design development, or as per directions of the competent authorities. Any furniture, fixtures, or interior elements displayed in sample images, walkthroughs, or digital tours are shown for illustration purposes only and shall not form part of the standard offering. Drone views, location walkthroughs, and visual perspectives are artistic impressions and may differ from the actual development and surroundings.

As of date, the project has received Commencement Certificate for 7 floors. Any additional floors, elevations, layouts, or areas shown in the proposed visuals are subject to receipt of further approvals from the competent authority. In case of additional FSI, the building will not exceed 12 floors. Only the sanctioned plans as uploaded on the MahaRERA website shall be binding on the Promoter.

The Promoter reserves the right to make changes, alterations, deletions, or modifications as required by the sanctioning authorities or deemed necessary in the interest of the project.





When we say that we have embraced the idea of 'spacious living' with JVM'S Shanay Vista, we truly mean it. In fact, it is not just about the ampleness of space inside but also the wide expanse you witness around.



JVM'S  
**SHANAY  
VISTA**  
*Beyond Extraordinary*

# A VIEW BEYOND EXPECTATIONS





SHANAY VISTA

JVM



SHANAY VISTA



Vaastu Compliant



Spacious Apartments



Well Ventilated Rooms



JVM'S  
SHANAY  
VISTA  
Beyond Extraordinary

## LUXURIOUS BEYOND EXPECTATIONS

There is a famous saying that says, **“Let your dreams outgrow the shoes of your expectations.”** But the question is, can a home really exceed your expectations? For us at JVM Spaces, expectations are benchmarks that ought to be surmounted. And help us create better living spaces for all. From the moment, you set your eyes on JVM’s Shanay Vista, you’ll understand why it goes beyond expectations.

It’s unlike any residential space you’d have seen. Step inside, and you’ll be surprised by the **Spacious 2 , 3 and 4 BHK Residences.** Look out of the window and be amazed by the view. There are many more such things at JVM’s Shanay Vista. We’ll leave it to you to discover them.

*Elevation disclaimer* Sanctioned CC received for 7 floors. Building design up to 12 floors is as per concession/fire approval and subject to receipt of further CC and other approvals from the competent authority.



At JVM's Shanay Vista, it is not just important for us to create a beacon of fine design, it's equally important to locate it in the right area. An area that is the centre of work and play. Which means your work is perfectly balanced by endless merry-making.



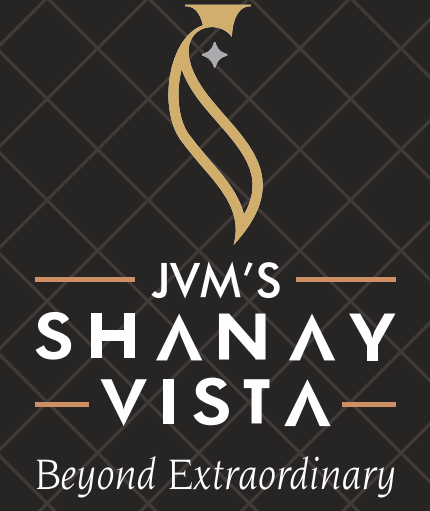
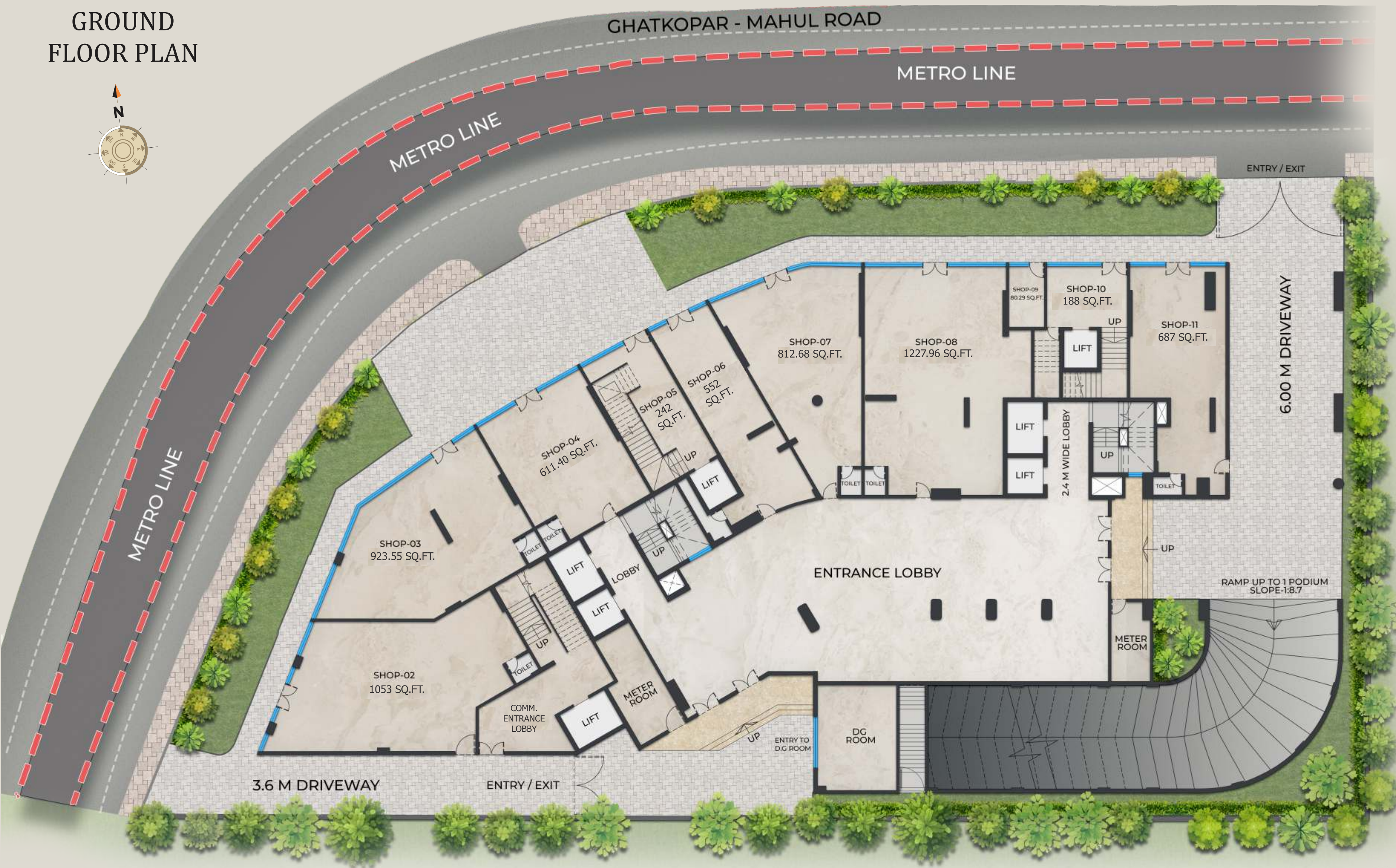
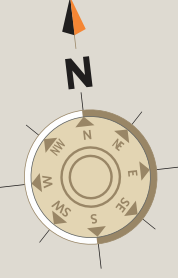
JVM'S  
**SHANAY  
VISTA**  
*Beyond Extraordinary*



JVM SPACES  
a mehta group venture

**A LIFESTYLE BEYOND EXPECTATIONS**

# GROUND FLOOR PLAN



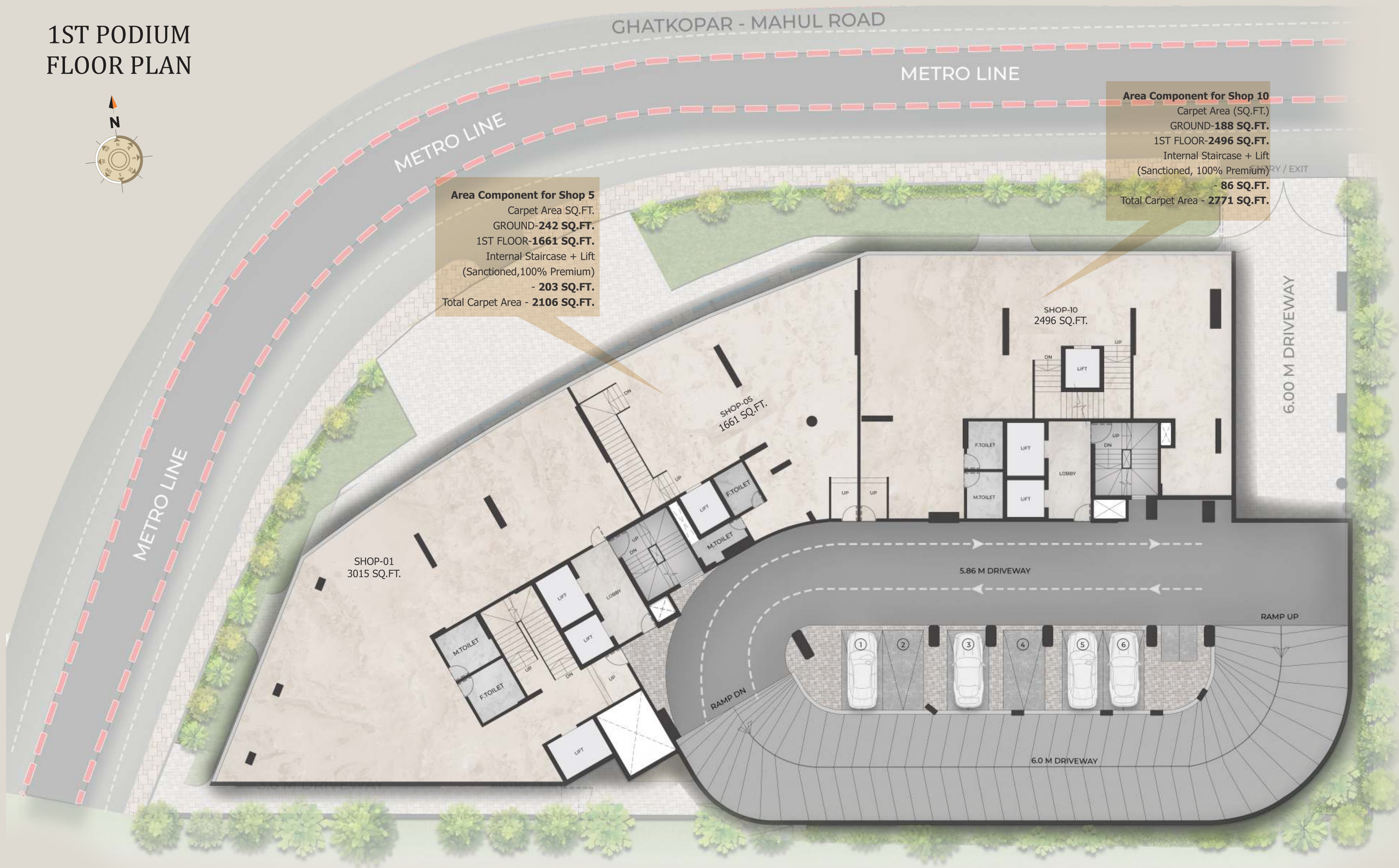
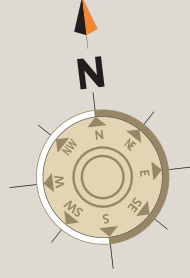
## MAGNIFICENT BEYOND WORDS

Whether you are looking to start a new business or expand an existing one, our ground floor shops offer a great location for your retail business. The units are available in various sizes to suit your business and offer prime exposure to foot traffic and street visibility.

All shops are road-facing with a steady stream of traffic passing by every day and hence are sure to attract generous footfall. Conveniently set on the ground floor the units offer easy access for customers, strollers, or heavy packages and also come with ample parking. The large panoramic windows and prominent signage ensure maximum visibility for your business.

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# 1ST PODIUM FLOOR PLAN



**Area Component for Shop 5**  
 Carpet Area SQ.FT.  
 GROUND-242 SQ.FT.  
 1ST FLOOR-1661 SQ.FT.  
 Internal Staircase + Lift  
 (Sanctioned, 100% Premium)  
 - 203 SQ.FT.  
 Total Carpet Area - 2106 SQ.FT.

**Area Component for Shop 10**  
 Carpet Area (SQ.FT.)  
 GROUND-188 SQ.FT.  
 1ST FLOOR-2496 SQ.FT.  
 Internal Staircase + Lift  
 (Sanctioned, 100% Premium)  
 - 86 SQ.FT.  
 Total Carpet Area - 2771 SQ.FT.



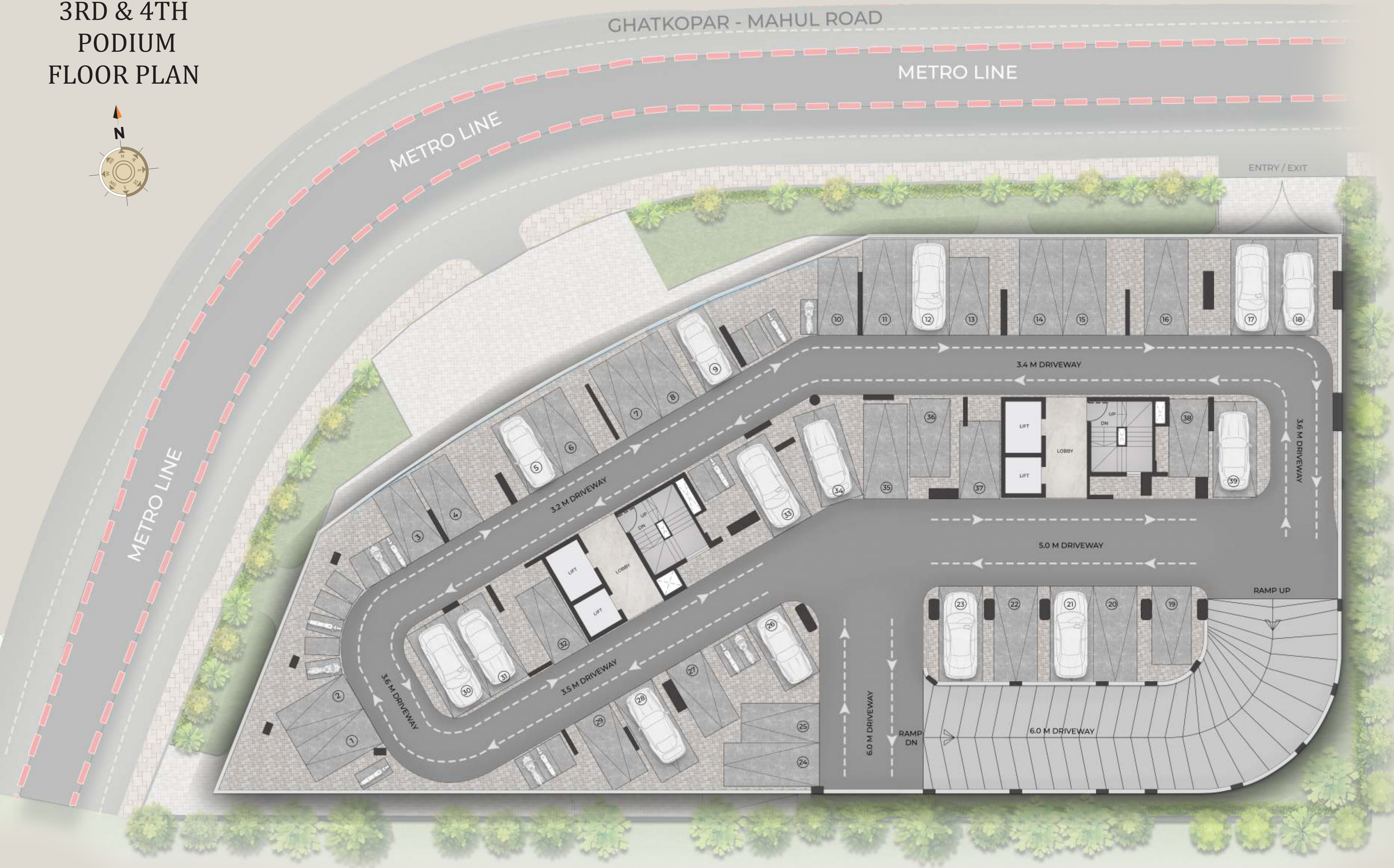
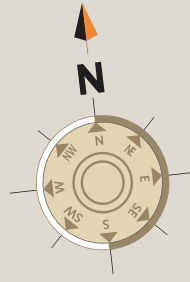
## THE ULTIMATE RETAIL EXPERIENCE



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Representative Image

3RD & 4TH  
PODIUM  
FLOOR PLAN



JVM'S  
**SHANAY  
VISTA**  
Beyond Extraordinary

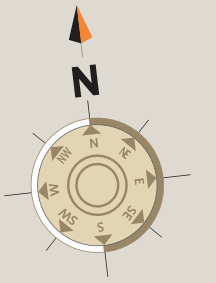
**SURFACE CAR PARKING  
ON PODIUM**



Representative Image

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**PODIUM AMENITY FLOOR PLAN**



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VISTA**  
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**LIFE ELEVATED BEYOND  
EXPECTATION FOR PODIUM**

  
— JVM'S —  
**SHANAY**  
— VISTA —  
*Beyond Extraordinary*



**GRAND ENTRANCE LOBBY**

Representative Image



**EXTRAORDINARY MOMENTS,  
MADE FOR EVERYDAY LIFE**

**INFINITY POOL**

Representative Image



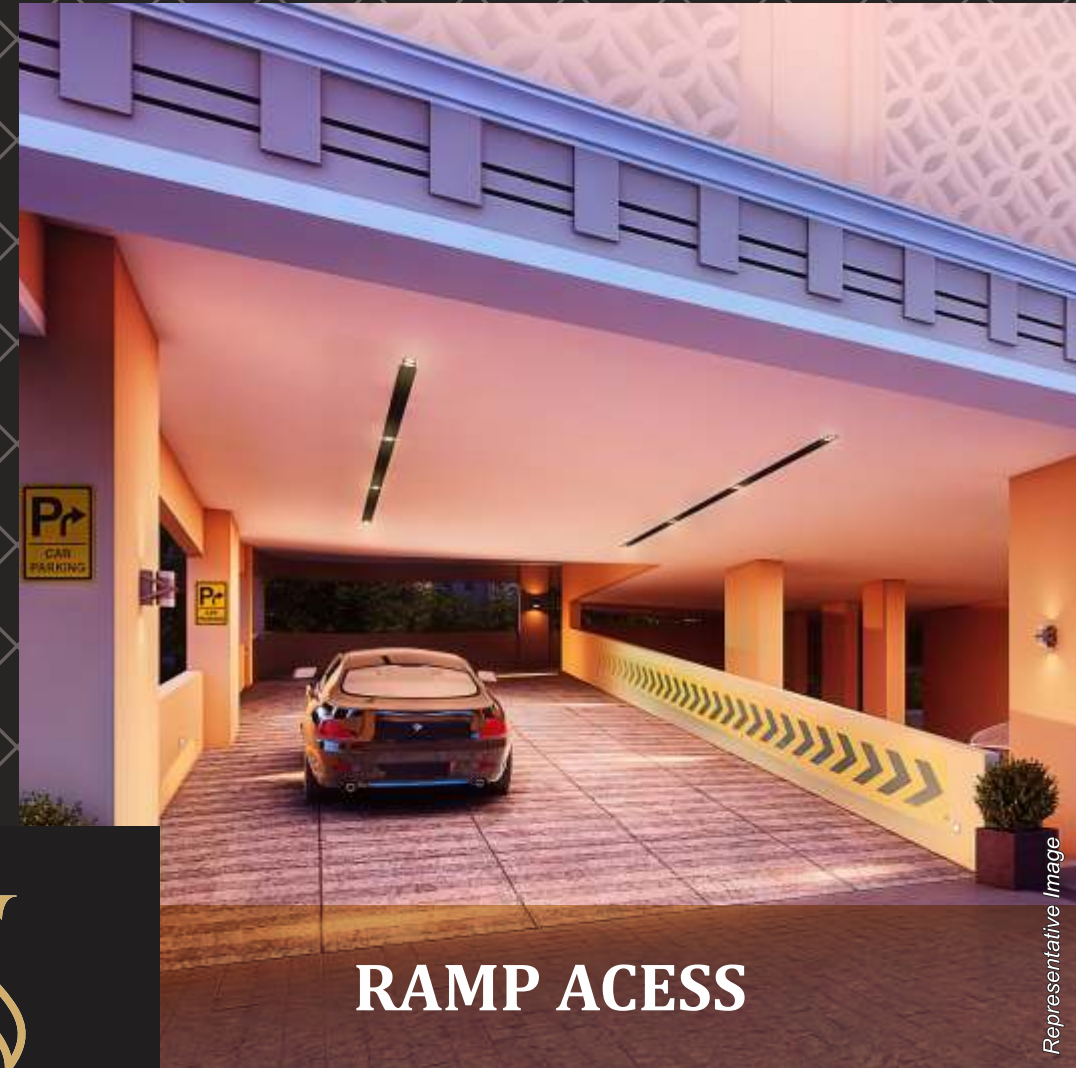
**GYMNASIUM**



**INDOOR GAMES**  
Table Tennis | Pool Table | Carrom | Chess



**PODIUM JOGGING TRACK**



**RAMP ACCESS**



**PICKLEBALL COURT**



**KIDS PLAY AREA**



**CROSS VENTILATED ROOMS**



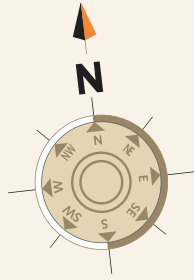
**11 FEET SLAB TO SLAB HEIGHT**

(Slab-to-slab height is 11 feet as per sanctioned plan. Clear internal height will be less after considering flooring, slab thickness and ceiling finishes.)

  
**JVM'S  
SHANAY  
VISTA**  
Beyond Extraordinary

  
**JVM'S  
SHANAY  
VISTA**  
Beyond Extraordinary

**2ND REFUGE FLOOR PLAN**



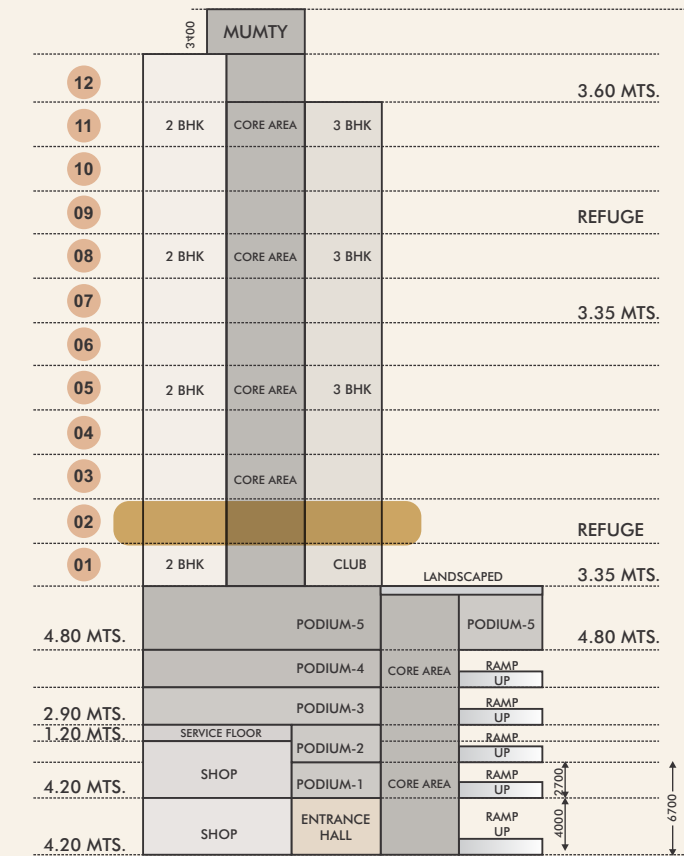
**KEY PLAN**

**Disclaimer:** The floor plans shown in this section are proposed and subject to approval from the competent authorities. These plans are indicative only and are presented to illustrate the potential development of the project. The sanctioned floor plans as approved by the relevant authority and uploaded on the RERA website shall alone be binding on the Promoter. Buyers are requested to verify the sanctioned plans before making any decision. The Promoter reserves the right to make changes, alterations, deletions, additions, or modifications as may be required by the sanctioning authorities or at its / their sole discretion.

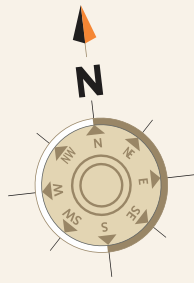
**Disclaimer:** The areas shown include RERA Carpet and exclusive balcony/utility/terrace (wherever applicable) and are for representational purposes only; as per RERA, these areas will be shown separately in the registered Agreement for Sale.

**KEY SECTION**

MAXIMUM AVAILABLE HEIGHT = 64.50 METRS.  
Subject to AAI NOC



# 7TH FLOOR PLAN



### KEY SECTION

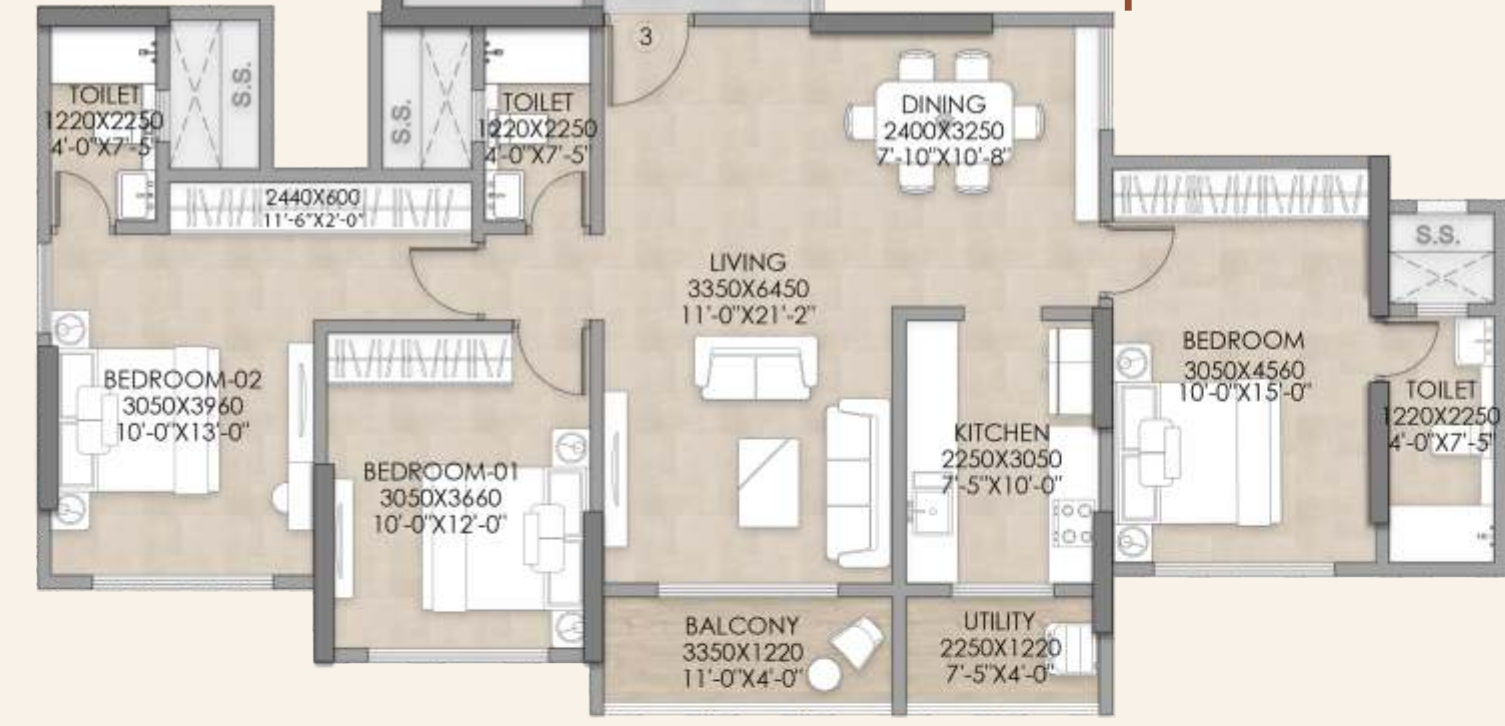
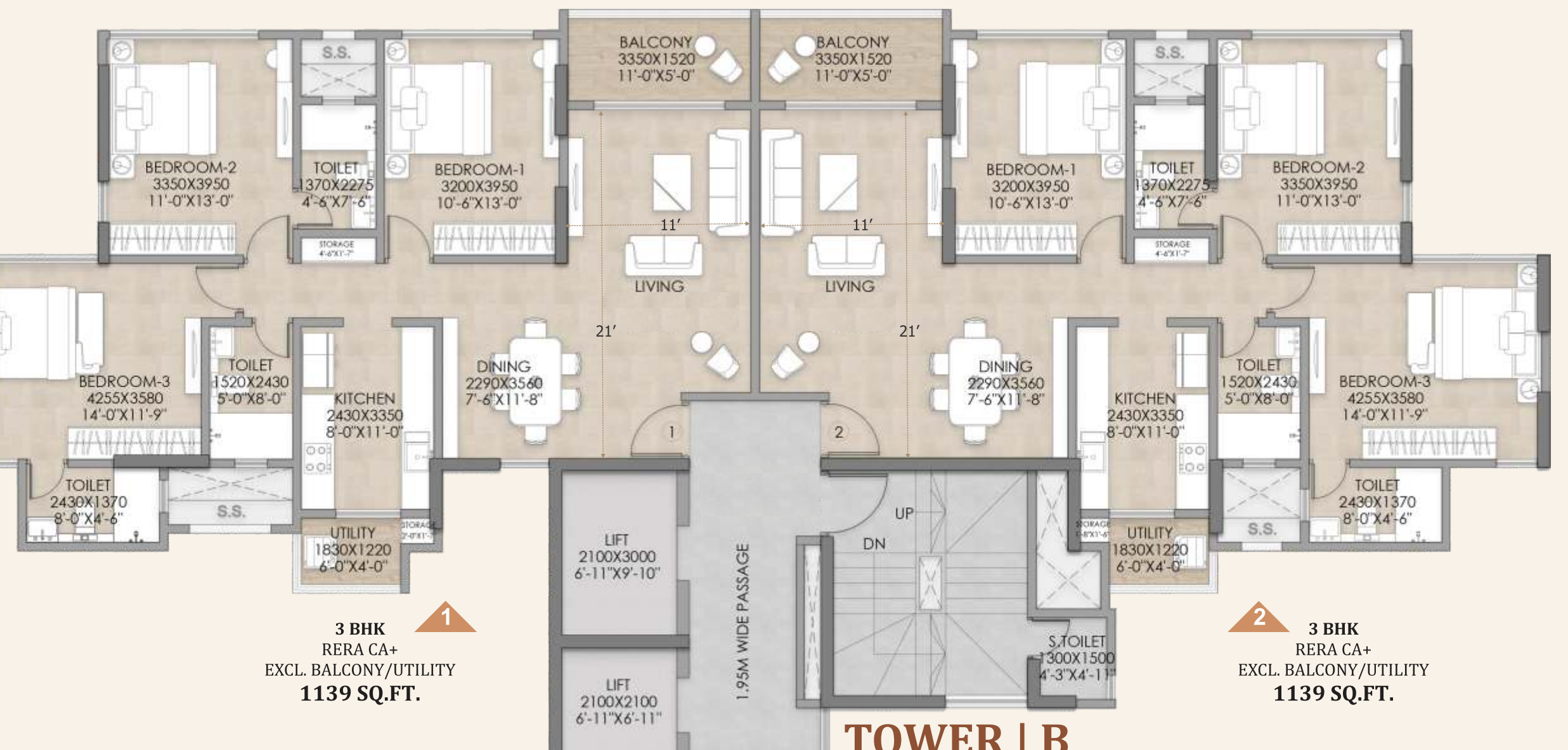
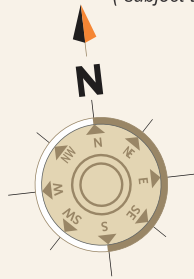
MAXIMUM AVAILABLE HEIGHT = 64.50 MTRS.  
Subject to AAI NOC

FLOOR	MUMTY	HEIGHT
12	2 BHK CORE AREA 3 BHK	3.60 MTS.
11	2 BHK CORE AREA 3 BHK	3.60 MTS.
10		REFUGE
09		REFUGE
08	2 BHK CORE AREA 3 BHK	3.60 MTS.
07		3.35 MTS.
06		REFUGE
05	2 BHK CORE AREA 3 BHK	3.60 MTS.
04		REFUGE
03	CORE AREA	3.60 MTS.
02		REFUGE
01	2 BHK CLUB	3.35 MTS.
4.80 MTS.	PODIUM-5 CORE AREA	4.80 MTS.
2.90 MTS.	PODIUM-4 CORE AREA	2.90 MTS.
1.20 MTS.	SERVICE FLOOR	1.20 MTS.
4.20 MTS.	SHOP PODIUM-1 CORE AREA	4.20 MTS.
4.20 MTS.	SHOP ENTRANCE HALL	4.20 MTS.

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**PROPOSED  
8TH  
FLOOR PLAN**  
*(subject to approval)*



**KEY SECTION**

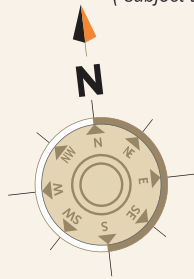
MAXIMUM AVAILABLE HEIGHT = 64.50 MTRS.  
*Subject to AAI NOC*

FLOOR	UNIT TYPE	AREA	HEIGHT
12	2 BHK	CORE AREA	3.60 MTRS.
11	2 BHK	CORE AREA	3.60 MTRS.
10			REFUGE
09			REFUGE
08	2 BHK	CORE AREA	3.60 MTRS.
07			3.35 MTRS.
06			3.35 MTRS.
05	2 BHK	CORE AREA	3.35 MTRS.
04			3.35 MTRS.
03			3.35 MTRS.
02			REFUGE
01	2 BHK	CLUB	3.35 MTRS.
		LANDSCAPED	3.35 MTRS.
4.80 MTRS.	PODIUM-5	PODIUM-5	4.80 MTRS.
		RAMP UP	
	PODIUM-4	CORE AREA	
		RAMP UP	
2.90 MTRS.			
1.20 MTRS.	SERVICE FLOOR		
		RAMP UP	
	PODIUM-2		
		RAMP UP	
4.20 MTRS.	SHOP	PODIUM-1	
		CORE AREA	
		RAMP UP	
4.20 MTRS.	SHOP	ENTRANCE HALL	
		RAMP UP	

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**PROPOSED 9TH REFUGE FLOOR PLAN**  
(subject to approval)



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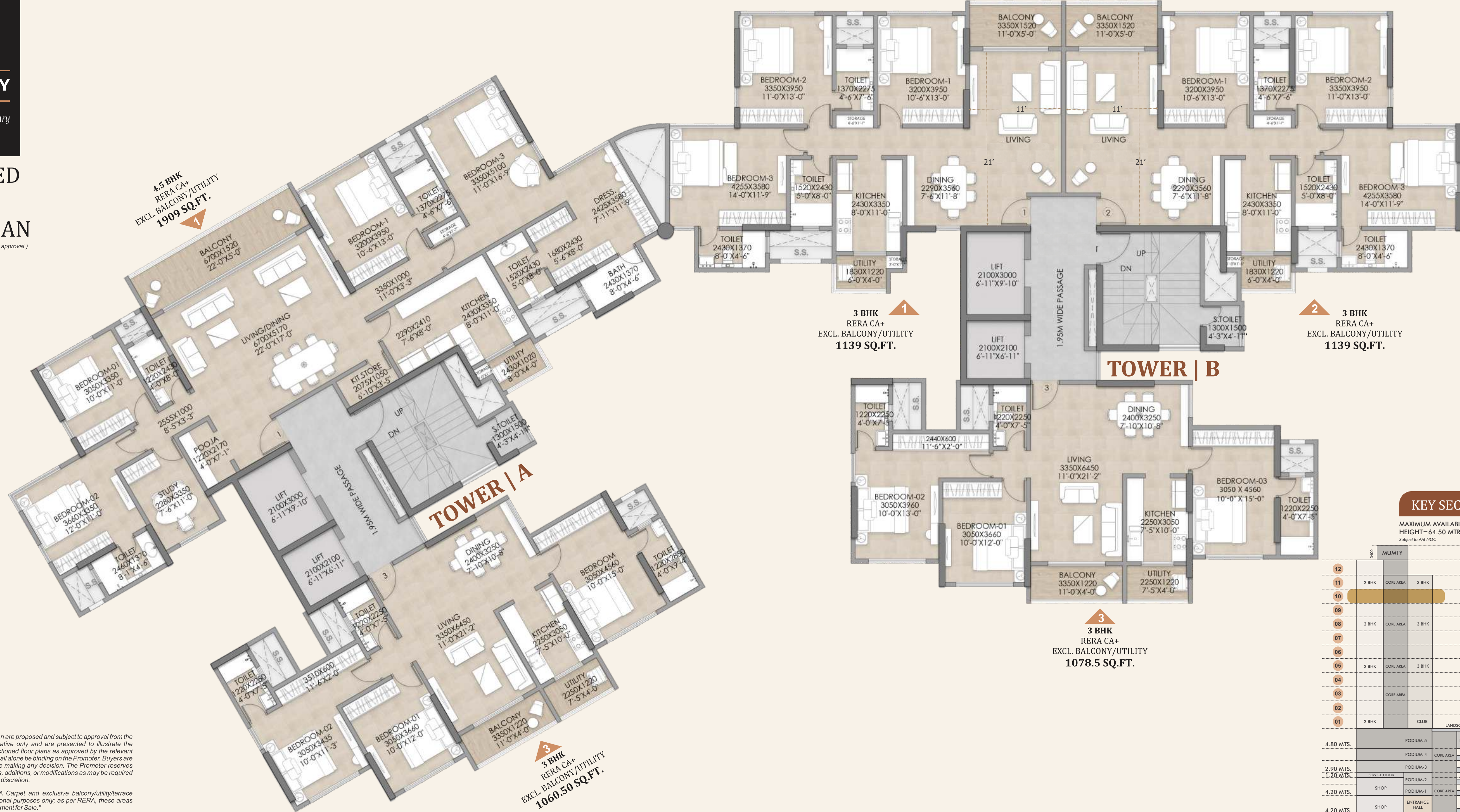
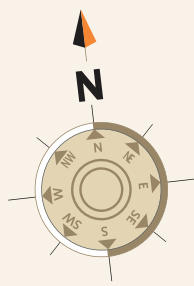
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**KEY SECTION**

MAXIMUM AVAILABLE HEIGHT = 64.50 MTRS.  
Subject to AAI NOC

FLOOR	TYPE	HEIGHT (MTRS.)
12	MUMTY	3.60
11	2 BHK CORE AREA 3 BHK	3.60
10		
09	REFUGE	
08	2 BHK CORE AREA 3 BHK	3.35
07		
06	2 BHK CORE AREA 3 BHK	3.35
05		
04	CORE AREA	
03		
02	REFUGE	
01	2 BHK CLUB LANDSCAPED	3.35
4.80	PODIUM-5 CORE AREA	4.80
2.90	PODIUM-4 CORE AREA	2.90
1.20	SERVICE FLOOR	1.20
4.20	SHOP PODIUM-2 CORE AREA	4.20
4.20	SHOP ENTRANCE HALL	4.20

**PROPOSED 10TH FLOOR PLAN**  
(subject to approval)



**KEY SECTION**

MAXIMUM AVAILABLE HEIGHT = 64.50 MTRS.  
Subject to AAI NOC

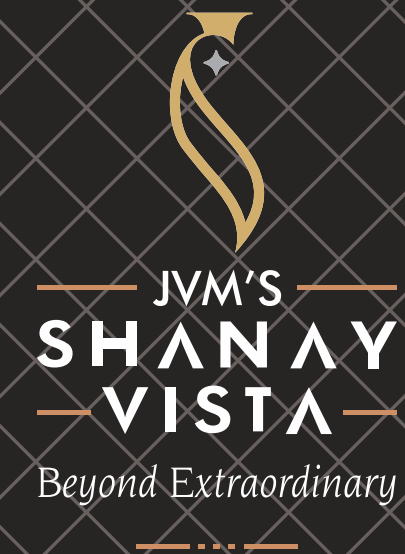
FLOOR	USE	HEIGHT (MTRS.)
12	MUMTY	3.60
11	2 BHK CORE AREA / 3 BHK	3.60
10	REFUGE	
09	REFUGE	3.35
08	2 BHK CORE AREA / 3 BHK	
07	REFUGE	3.35
06	2 BHK CORE AREA / 3 BHK	
05	REFUGE	3.35
04	2 BHK CORE AREA / 3 BHK	
03	REFUGE	3.35
02	2 BHK CORE AREA / 3 BHK	
01	2 BHK CORE AREA / CLUB	3.35
4.80	PODIUM-5 CORE AREA	4.80
2.90	PODIUM-4 CORE AREA	2.90
1.20	PODIUM-3 CORE AREA	
4.20	SHOP	4.20
4.20	SHOP	

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**A DREAMS BUILT BEYOND EXPECTATION**



**ELEGANCE DESIGNED  
BEYOND EXPECTATION**

**Internal  
Specification**



Asian, Dulux or equivalent texture paint for exterior walls & premium quality paint for internal walls



Durable, easy to clean granite platform with SS sink



Premium Quality CP & Sanitary fittings



800 x 1600 mm Premium Vitrified Flooring



Main door - Fire-rated Laminated Flush door with teak wood frame



All Internal doors are laminated Flush door with teak wood frame



Good Quality anodised Aluminium windows



High speed passenger elevators of reputed brand



Branded electrical fittings



Earthquake resistant structure



Concealed copper wiring



CONNECTIVITY BEYOND EXPECTATION



At the Heart of  
**GHATKOPAR,**  
At the Center of  
**CONVENIENCE**

Nestled in Ghatkopar East, JVM Shanay Vista offers excellent connectivity to Eastern Express Highway, top schools, hospitals, business hubs, and shopping zones. Enjoy the blend of city buzz and suburban calm a rare balance that makes this address even more special.