

ASTORIA^{*}

BY RAVESHIA



INVESTOR DECK BY





A Legacy of Industry With a Vision for Real Estate

Raveshia Group has built a diversified presence across multiple industries, creating a strong foundation of operational discipline and long term value creation.

Today, the group's expertise spans:

- Healthcare with a focus on hospital development
- Housing across evolving urban markets
- Pigments, dyes and specialty chemicals
- Real estate development and contracting

This diversified experience shapes a thoughtful and design led approach to ultra luxury real estate through Raveshia Realty.

Our Journey of Growth

Since 2014, Raveshia Realty has been shaping Mumbai's real estate landscape through a focused portfolio of residential and commercial developments in high-growth locations.

5.5+
Lakh Sq. Ft.

Completed
Development

2.5
Lakh Sq. Ft.

Under
Construction

8
Lakh Sq. Ft.

Planned
Pipeline





Projects Portfolio

Raveshia Realty's portfolio reflects both delivered capability and future growth across evolving residential markets.



Ghatkopar
Metropole
[Delivered]



Ghatkopar
Aryana
[Under Construction]



Dubai
Ashwood
[Under Construction]



Awards & Recognition

Raveshia Realty is recognised for quality construction, timely delivery and design led development across projects.



**Best Commercial Property
of the Year West**

The Metropole by Raveshia Realty
was recognised at the Estrade
Real Estate Awards



**Emerging Developer
of the Year**

Raveshia Realty was recognised at the
Global Real Estate Congress Awards



The Mind Behind the Mission

Krish Raveshia

With an academic background in International Banking and Finance from Cass University, London, Krish Raveshia brings financial discipline and a globally informed perspective to the business. After working across multiple financial roles within the family enterprise, he went on to lead Raveshia Realty with a focus on ultra luxury quality, design sensitivity and long term value creation.



Expanding Beyond Borders

Raveshia Realty is extending its footprint beyond India with a clear focus on high-growth markets and premium buyer segments. This cross-border expansion reflects the brand's broader ambition and strengthens its long-term real estate platform.



Skyland Properties is the group's Dubai-based real estate brand, focused on creating ultra luxury residences for modern urban living. Positioned in one of the world's most dynamic property markets, Skyland reflects the group's international vision through design-led development, quality execution and a strong luxury focus.

A Landmark Launch in Dubai

The Dubai launch marked an important milestone in the group's international journey, with Ashwood Residences positioned as the starting point of that expansion. It introduced the brand's vision to a global market and established its first step in Dubai's luxury residential landscape.

ASHWOOD

RESIDENCES

BY SKYLAND PROPERTIES











The Opportunity Ahead

A closer look at the market forces, location advantage and project vision shaping Astoria's investment potential.

India and Mumbai Market Context

India's luxury housing market is entering a strong growth phase driven by rising wealth, evolving buyer aspirations and demand for design led living.

Mumbai continues to lead this growth as one of the most desirable real estate markets in the country. Limited land availability and strong demand for premium locations are driving sustained value appreciation.

Within Mumbai, Bandra stands out as a highly sought after micro market that combines connectivity, lifestyle and long term investment potential.



Bandra A Cultural Landmark

Bandra is one of Mumbai's most vibrant neighbourhoods known for its unique blend of culture, lifestyle and creativity.

The area is defined by its cafés, restaurants and evolving culinary scene alongside art spaces and boutique experiences.

With a strong connection to Bollywood and the creative community, Bandra continues to shape the city's cultural identity while offering a distinctive lifestyle experience.



Bandra West An Emerging Lifestyle Hub

Bandra West continues to evolve as one of Mumbai's most desirable neighbourhoods supported by strong infrastructure and seamless connectivity.

Its proximity to key business districts enhances everyday convenience and long term value.

The neighbourhood is defined by a vibrant lifestyle ecosystem with renowned restaurants, bars, cultural destinations and a growing waterfront experience.



INTRODUCING

ASTORIA[★]

BY RAVESHIA

A Rare Address in the Heart of Bandra

A Rare Address in the Heart of Bandra

Astoria is Raveshia Realty's upcoming luxury residential project in Bandra, positioned within one of Mumbai's most desirable residential and investment locations. It reflects the company's focus on premium living, elegant design and long-term value creation.





Luxury by Intent

Astoria is designed as a thoughtfully crafted ultra luxury development where architecture, planning and lifestyle come together seamlessly.

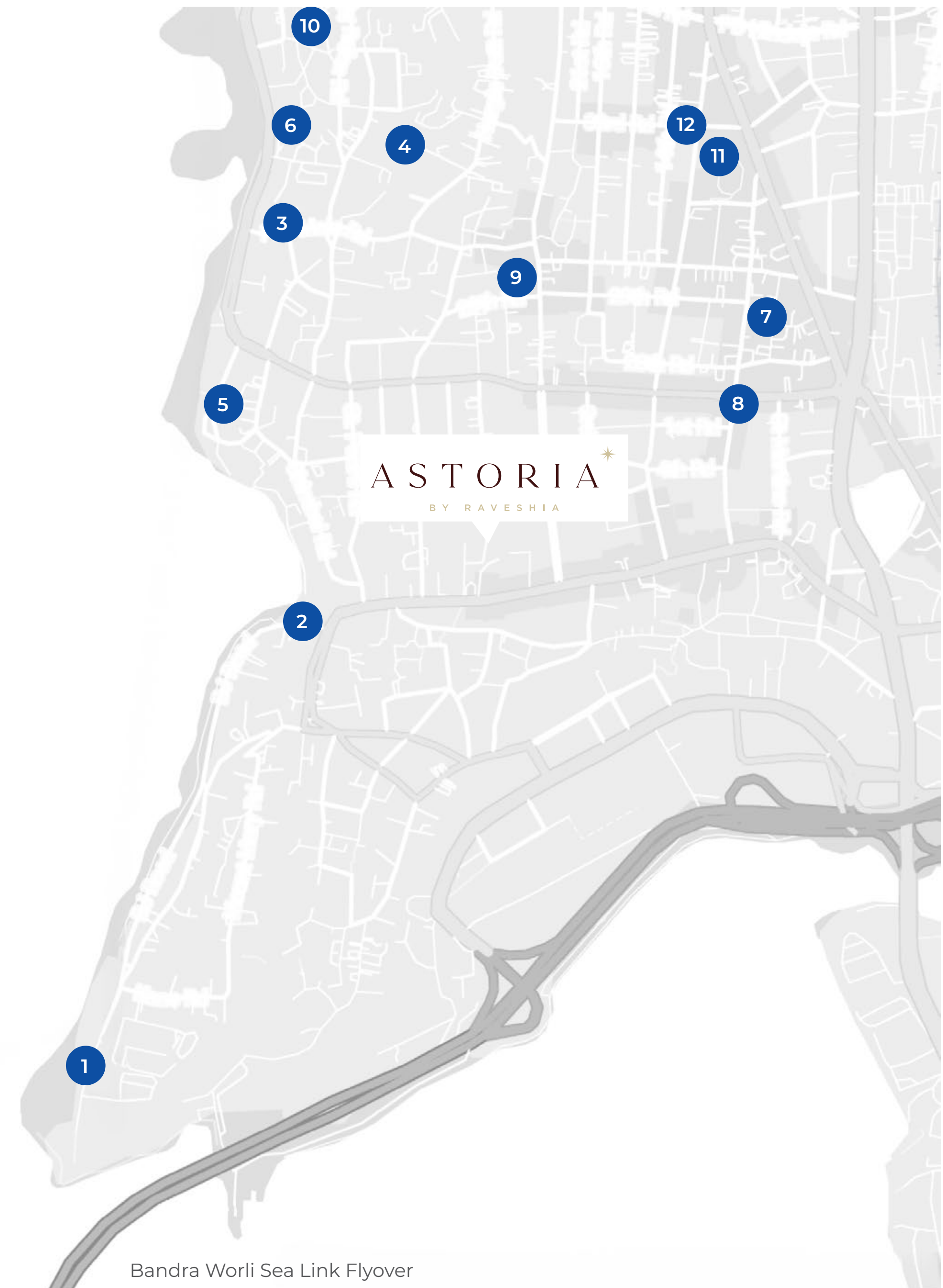
Every element from spatial design to amenities is curated to deliver a refined living experience in the heart of Bandra.

A Landmark Location in Bandra

Strategically located in one of Bandra's most desirable neighbourhoods, Astoria is surrounded by iconic landmarks, celebrity housing, lifestyle destinations and prominent residences.

The location enhances both everyday living and long term value.

- 1 Shah Rukh Khan, Mannat, Bandstand
- 2 Salman Khan, Galaxy Apartments, Bandstand
- 3 Kareena Kapoor Khan and Saif Ali Khan, Apartment, Pali Hill
- 4 Ranbir Kapoor and Alia Bhatt, Krishna Raj Bungalow, Pali Hill
- 5 Sachin Tendulkar, Bungalow, Perry Cross Road, Bandra West
- 6 Aamir Khan, Residence, Pali Hill
- 7 Hakkasan, Waterfield Road
- 8 Bastian, Linking Road
- 9 La Loca Maria, Pali Hill
- 10 Olive Bar & Kitchen, Pali Hill
- 11 Izumi, Pali Hill
- 12 Gigi Bombay, Bandra West



Why Astoria Stands Out

- ✦ Prime Bandra address in one of Mumbai's most established luxury neighbourhoods
- ✦ Strong connectivity to key city corridors and commercial districts
- ✦ Elevated sea and city outlooks
- ✦ A refined architectural identity
- ✦ Curated amenities
- ✦ Future-ready upside supported by upcoming infrastructure
- ✦ Vastu compliant planning
- ✦ Luxurious space planning with walk in wardrobes
- ✦ Maid's room with attached washroom



Project Partners

Astoria is brought to life through a collaboration of leading consultants and partners across architecture, engineering and construction.

Architect

The logo for NIKEY, featuring the word "NIKEY" in a bold, black, sans-serif font. The letter "N" is stylized with a vertical gap.

MEP Consultant

The logo for PDA Pankaj Dharkar & Associates. It features the letters "PDA" in a blue, blocky font. To the right, the text "Pankaj Dharkar & Associates" is written in a blue, italicized serif font, with "MEP & Green Building Consultants" in a smaller, black, sans-serif font below it.

Structural Consultant

The logo for ANJAY PURI ARCHITECTS. It features a stylized, black, handwritten-style signature above the text "ANJAY PURI ARCHITECTS" in a bold, black, sans-serif font.

Contractors

The logo for RECI ENGINEERING. It features the word "RECI" in a large, bold, orange, sans-serif font, with "ENGINEERING" in a smaller, black, sans-serif font below it.

The Sky Collection

A Curated Vertical Collection of Residences Defined by Elevation, Exclusivity and Panoramic Views

Sky Reserve

Floors 25 - 32

The most exclusive residences in the tower, located at the highest levels and defined by rarity, privacy and exceptional panoramas

Sky Signature

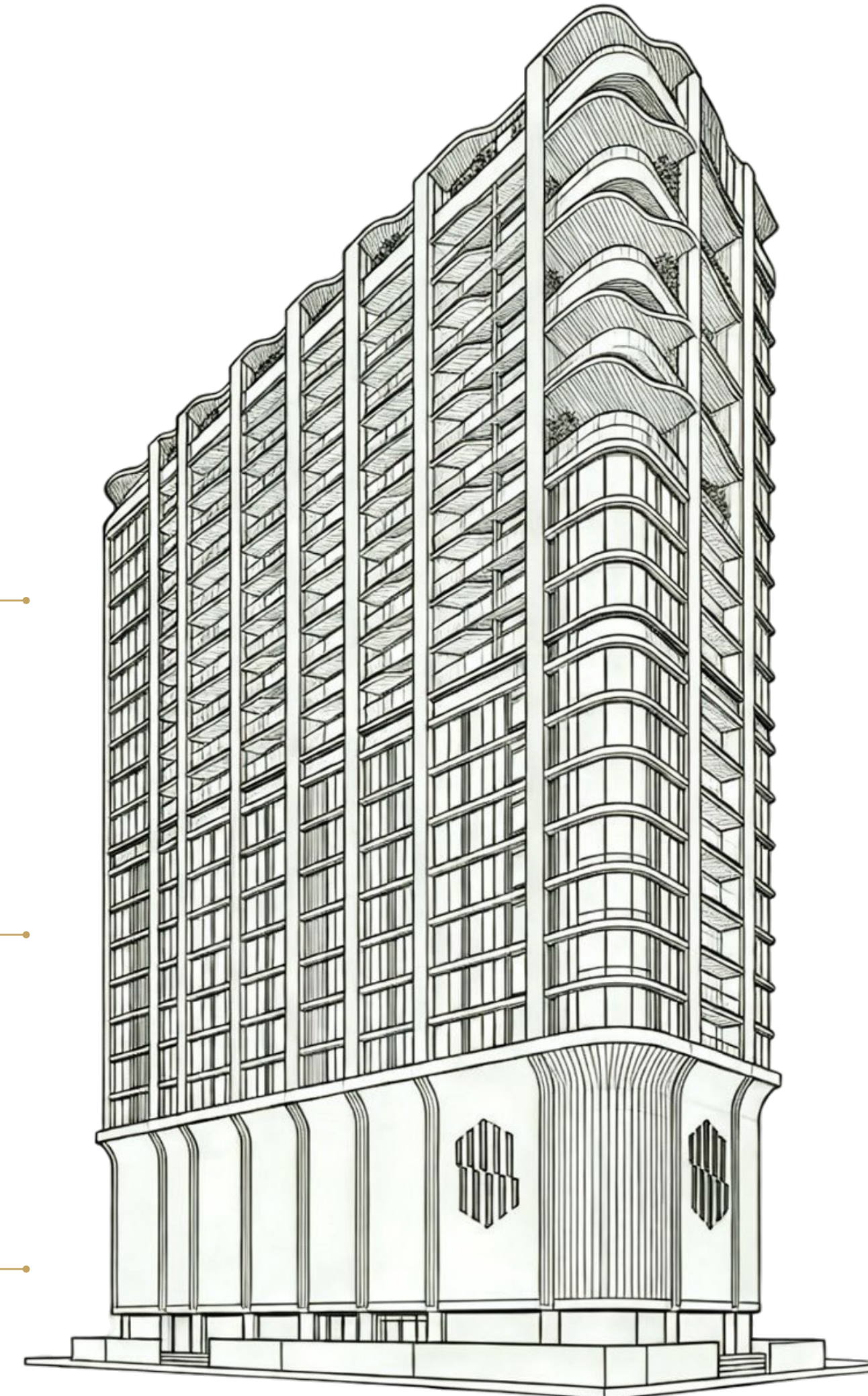
Floors 18 - 24

Signature residences positioned at prime elevations, designed for expansive views and a more refined living experience

Sky Select

Floors 07 - 16

Premium residences set at elevated levels, offering comfort, privacy and enhanced outlooks



3

Curated Tiers

32

Total Floors



Horizon Views

Luxurious 3 and 4 Bedroom Residences

Spacious residences designed with a focus on light, proportion and functionality.

Each home reflects thoughtful planning, refined materials and a seamless connection between living spaces.



Curated Lifestyle Amenities

A collection of thoughtfully designed amenities that enhance everyday living through wellness, leisure and social experiences.

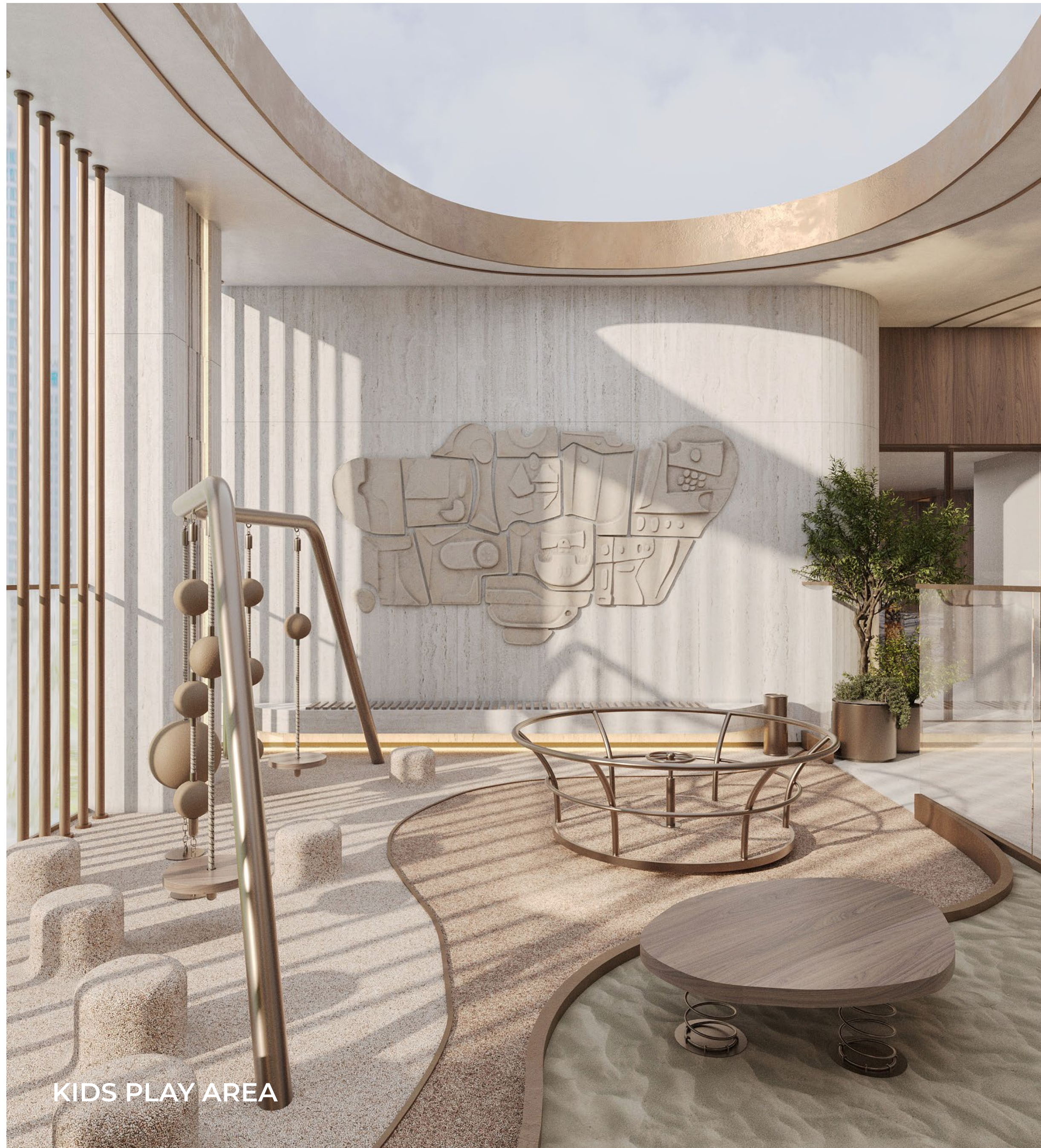




SAUNA AREA



SPA



KIDS PLAY AREA



KIDS PLAY AREA



ROOFTOP POOL

Interiors

Thoughtfully designed interiors that balance elegance and functionality.

Clean lines, refined materials and seamless layouts create a calm and sophisticated living environment.





LOBBY



LIVING ROOM



DINING AREA



KITCHEN



MASTER BEDROOM



MASTER BEDROOM





Astoria A Rare Ultra Luxury Address in Bandra

For investor enquiries and further information, please connect with

