



ONE WORLD.  
ENDLESS  
LUXURIES.



PIRAMAL  
ARANYA  
RANI BAUG



# WELCOME TO THE WORLD OF ARANYA.

Framed by scenic vistas where the verdant landscapes beautifully fringe the cerulean sky and the Eastern Harbour, Piramal Aranya offers an exceptional ensemble of bespoke wellness and beautifully appointed 2, 3, 4 & 5 bedroom apartments. The project offers 360-degree views\* of the Rani Baug botanical gardens on one side and eastern harbour as well as the cityscape on the others.

The three contemporary silhouettes of Avyan, Arav and Ahan towers redefine wellness living and promise a balanced lifestyle brimming with wellbeing, culture, and community.



Luxury high-rise development  
spread across ~7 acres



40+ Amenities spread over 1 lac sq.ft  
(9,920 sq.mt) of recreational spaces



Adjacent to ~60 acres  
Rani Baug



Access to site from  
3 directions



Artistic Impression

# THE APARTMENTS

HOMES REPRESENTING THE EPITOME OF LUXURY.

From sophisticated interiors to well-crafted orientation, the apartments are bathed in natural sunlight and harmoniously blend wellbeing with the comforts of modern living. All apartments at Piramal Aranya are equipped with high-quality finishes, layouts and natural light penetration that would leave you feeling soothed and zen.

Furniture's and fittings shown in the image are merely to depict lifestyles concept and are not part of the offering. Outside Views are from select flats and subject to changes depending other factors including development outside the Project boundary. Actual product may vary. The furniture and fixtures shown herein doesn't form part of offer| MahaRERA Registration No.Piramal Aranya: Wing A (Avyan tower) MahaRERA No - P51900003324, Wing B (Arav Tower) MahaRERA No - P51900018039 & Wing C (Ahan tower) MahaRERA No - P51900020330, Ahan 2 (Ahan II) P51900051735. The Project/Property is mortgaged to HDFC Bank Limited, except for certain units/flats in Piramal Aranya - Wing A (Avyan) and Piramal Aranya - Wing B (Arav) which are mortgaged to ICICI Bank Limited. Necessary no objection certificate for the sale of unit/flat will be obtained from the respective lenders, as and when required. MahaRERA website: <https://maharera.mahaonline.gov.in>.



Artistic Impression

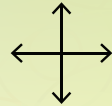
## KEY FEATURES\*



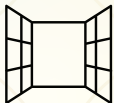
DUAL- ASPECT RESIDENCES WITH  
CHARACTERISTIC VIEWS



MODULAR KITCHEN



FLOOR TO FLOOR HEIGHT  
OF UP TO 3.6 METERS



LAVISH MASTER BEDROOMS WITH  
L-SHAPED CORNER WINDOWS



LAMINATED WOODEN FLOORING  
IN MASTER BEDROOMS

\*For Select Residences



# AMENITIES

REST. RETREAT. RESTORE.

Surrender in complete relaxation and experience the best of both worlds with Piramal Aranya's unparalleled amenities. These carefully curated amenities exude a real sense of awe and foster a lifestyle deeply rooted in well-being and ranges from multiple yoga zones to jogging tracks, from pools to a spa & a steam room and from sporting venues to kids recreational areas.



EVENTS LAWN



RECREATIONAL GROUND



LAP POOL

40+ AMENITIES & FACILITIES  
SPREAD OVER 1 LAC SQ.FT  
(9,290 SQ.MT)

3 SWIMMING POOLS  
INCLUDING LAP POOL  
& SEPARATE KIDS POOL

EXCLUSIVE TOWER AMENITIES,  
DEDICATED SOLELY TO THE  
RESIDENTS OF RESPECTIVE TOWERS



Artistic Impression

# ARCHITECTURE

LUXURY, YOU CAN SENSE.

The architecture perfectly complements and blends well with the rich cultural neighbourhood imbued with a strong local identity. The facades' striking contours and full height glass windows celebrate craft and indulgence. Every element signifies impeccable quality.





Artistic Impression

The Aranya towers are elegant, tall & sleek in structure & will redefine expectations of living in the heart of South Mumbai. Piramal Aranya offers modern spacious apartments without sacrificing social space, leisure space or recreational space. By placing nature at the heart of design, respecting the unique identity of the area, Piramal Aranya demonstrates that modern developments can be built in harmony with the environment. The simple idea is that nothing should get in the way of the view and your connection with nature.



Actual Shot

# VIEWS

## MULTIDIMENSIONAL VIEWS TO SOAK IN.

The mesmerizing views at Piramal Aranya redefine and elevate wellness with panoramic views. With wide and enchanting views of the 60 acres of botanical Rani Baug gardens on the west and the shimmering Eastern Harbour on the east, every room kindles a visual symphony of majestic wonders that is both soul-soothing and nourishing.

The unrestrained luxury of relishing in the soul-lulling blue-green views can be found at Piramal Aranya. Every moment is extraordinary for it offers a sheer spectacle of the city and enlivens the spirit of wellness within you.

The amenities/facilities shown are common to the entire project and would be provided in the common amenity/facility space. The furniture, items, decorative items, shades, and other details herein are only for indicative purposes and do not form part of the standard specifications/amenities to be provided. Outside Views are subject to changes depending on flat location and other factors! MahaRERA Registration No. Piramal Aranya - Wing A (Avyan tower) MahaRERA No - P51900003324, Wing B (Arav Tower) MahaRERA No - P51900018039 & Wing C (Ahan tower) MahaRERA No - P51900020330, Ahan 2 (Ahan II) P51900051735. The Project/Property is mortgaged to HDFC Bank Limited, except for certain units/flats in Piramal Aranya - Wing A (Avyan) and Piramal Aranya - Wing B (Arav) which are mortgaged to ICICI Bank Limited. Necessary no objection certificate for the sale of unit/flat will be obtained from the respective lenders, as and when required. | Visit <https://maharera.mahaonline.gov.in/>



Stock Image

# LOCATION

## A PRIVILEGED & A COSMOPOLITAN ADDRESS.

Piramal Aranya sits at the crossroads of connectivity and activity in South Mumbai, the place where the vision of Mumbai was born. Steeped in history and culture, the neighbourhood is filled with stories and adventures for urban explorers and culture seekers alike. It's a blend of communities & you can find places of multiple faiths like Mevawala Parsi fire temple, Magen David Synagogue, Gloria Church, Hasnabad Dargah & Sheth Motisha Adheshwarji Jain temple in close proximity to the site.



Actual Shot

# CONNECTIVITY

## TO EVERY NOOK AND CRANNY

Piramal Aranya comes with excellent connectivity, good frontage & visibility along major access roads. It resides in close proximity to every need of residents.

- 📍 Lower Parel Business District 4.8 Km | Nariman Point Business District 8.2 Km
- 📍 St. Mary's School 1.9 Km | Aditya Birla World Academy 4.1 Km
- 📍 ITC Grand Central 2.8 Km | The St. Regis Mumbai 4.6 Km
- 📍 Royal Western India Turf Club 4.0 Km | The Willingdon Sports Club 4.9 Km
- 📍 Masina Hospital 1.2 Km | Wockhardt Hospital 2.8 Km
- 📍 Mumbai Domestic Airport 17.0 Km | Mumbai International Airport 17.3 Km
- 📍 Atal Bihari Vajpayee Sewri-Nhava Sheva Atal Setu (MTHL) 42.2 Km







Stock Image

# INFRASTRUCTURE

## A VISIONARY URBAN PLAN

The up-and-coming proposed Eastern Waterfront infrastructure development by the government will significantly transform the vicinity, in which Piramal Aranya resides. Within this development:

-  966.3 hectares of proposed Eastern Waterfront Development
-  The Marine Drive 2.0 will be twice the length of the Queen's Necklace in the west
-  The project will give the city many tourist-friendly places & make way for 62% of open spaces
-  The iconic Atal Bihari Vajpayee Sewri-Nhava Sheva Atal Setu (MTHL) is already in function adding connectivity to location

# THE GLOBAL PARTNERS

Partnering with the global leaders in the real estate sector, Piramal Aranya aims to be the most cherished development of South Mumbai. Whether it is the construction partner, design consultants, structural engineers or the vertical transport consultants, we have the best team bringing Piramal Aranya to life.

## THE WORLD OF ARANYA

### Make Architects

*Design Consultants – London UK*

### Site Concepts

*Associate Landscape Architects – Mumbai*

### SSA

*Associate Design Architects – Mumbai*

### HBA

*Interior Design – London, UK*

### Buro Happold

*Structural Engineers – Mumbai*

### L&T

*Construction Partners – Mumbai*

### Buro Happold & PDA

*MEP Design Engineers – Mumbai*

### EDSA

*Lead Landscape Architects – Miami*

### Lerch Bates

*Vertical Transport Strategy Partners – Mumbai*



PIRAMAL ARANYA  
RANI BAUG

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2, 3, 4 & 5 BHK  
LUXURY HOMES.

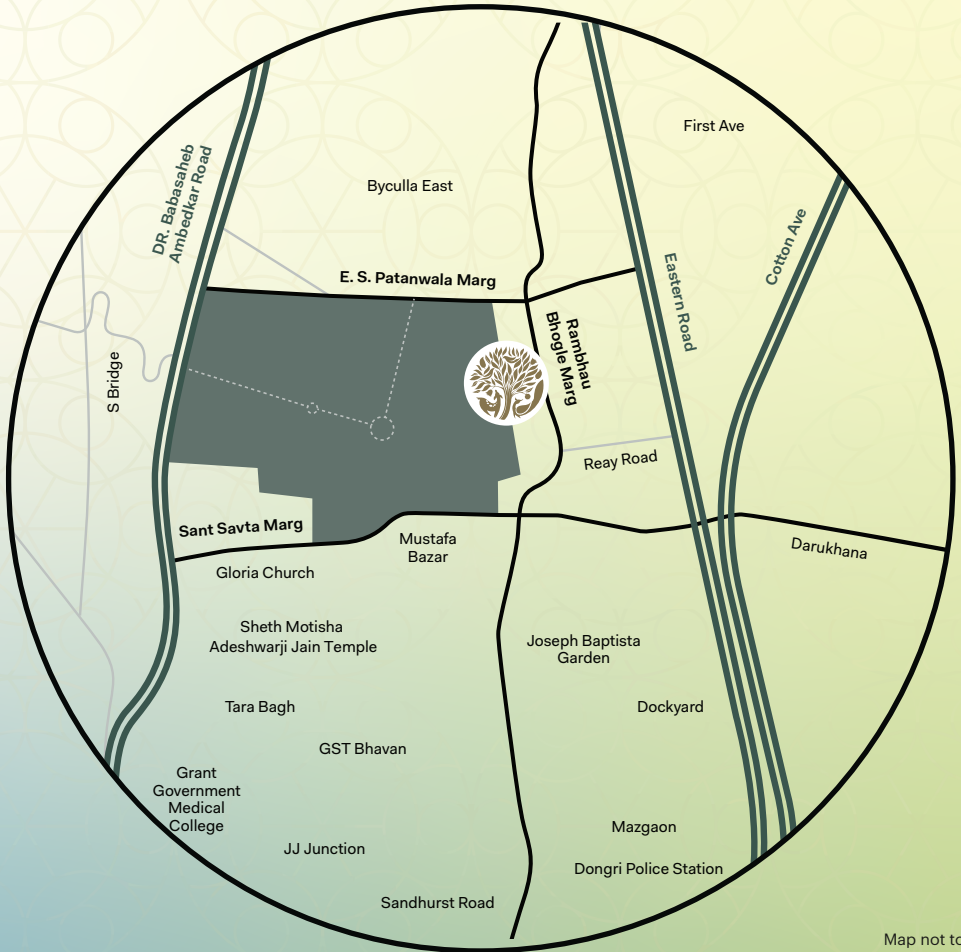
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#WORLDofARANYA

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# LOCATION MAP



Map not to scale

## SALES PAVILLION:

Piramal Aranya, Gate A, 25, ES Patanwala Marg, Near Rani Baug, Opp. MGM School, Byculla East, Mumbai - 400010, Maharashtra, India

## CORPORATE OFFICE:

8<sup>th</sup> Floor, Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013, Maharashtra, India





# PIRAMAL ARANYA

RANI BAUG

All plans, images, specifications, facilities, number of buildings/ structures & other details herein are purely indicative in nature for illustrative purpose only and are subject to modification without prior notice. Tolerance of +/-3 % is possible in the unit areas. The stock photographs, artistic impressions, contents therein if any are used for illustrative purpose only to depict the lifestyle concept and actual product may vary. Certain Amenities shall be provided in phase wise manner. The furniture, fixtures or white goods, if any shown, herein do not form part of offering. The amenities/facilities shown are common to the Larger Project and would be provided in the common amenity/facility space, except Tower Amenities, these amenities shall be used and shared by the occupants of all the towers including future phases within the Larger Project. The information and material contained herein are not intended to substitute the information available on the website of MahaRERA and shall not be construed to be disclosures under Real Estate (Regulation and Development) Act, 2016 and Rules & Regulations framed thereunder. In the event of any conflict (whether actual or perceived) between the information and material contained herein and the details available on the website of MahaRERA, the details as available on the website of MahaRERA shall prevail. The contents herein should not be construed as an offer / invitation to offer / contract. Any party desirous / interested in the project need to enter into Agreement for Sale which will govern the transaction. Government Fees & Taxes, Stamp Duty & Registration Charges as applicable and other charges payable at the time of Possession are extra and not included in the prices if any mentioned in this document. MahaRERA Registration No. Piramal Aranya- Wing A (Aayan tower) MahaRERA No - P51900003324, Wing B (Arav Tower) MahaRERA No - P51900018039 & Wing C (Ahan tower) MahaRERA No - P51900020330, Ahan 2 (Ahan II) P51900051735. The Project/Property is mortgaged to HDFC Bank Limited, except for certain units/flats in Piramal Aranya - Wing A (Aayan) and Piramal Aranya - Wing B (Arav) which are mortgaged to ICICI Bank Limited. Necessary no objection certificate for the sale of unit/flat will be obtained from the respective lenders, as and when required. MahaRERA website: <https://maharera.mahaonline.gov.in>.

