THE ART OF CREATING
THE CITY'S FINEST
GATED COMMUNITIES NOW
HAS AN ENCORE.

IT'S THOUGHTFUL. IT'S Rustomjee®



Since 1996, Rustomjee has transformed millions of square feet of the city into premium townships, luxury gated estates, corporate parks, retail spaces, standalone landmarks and affordable homes. Built into our blueprints are ideas for a happier, healthier, more connected world. Where neighbours become friends and friends turn into family. Sculpted into every sq. ft. we build, are new age concepts, technology and eco-friendly design. Rustomjee is the name the city relies on to bring back childhoods, create big, happy, well-knit communities, turn innovation into more than just a buzzword, and make trust a part of every floor plan.

17000+ HAPPY FAMILIES

26+ MN. SQ. FT. DELIVERED

47+ MN. SQ. FT. IN THE PIPELINE

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JUST SOME OF
OUR LANDMARK PROJECTS
WHERE LIFE IS
LARGER THAN LIFE.

TOWNSHIPS:

- *Urbania, Thane (W)*
- *Uptown Urbania, Thane (W)*
- *Global City, Virar (W)*

GATED ESTATES:

- *Crown, Prabhadevi*
- *Elements, Off Juhu Circle*
- *Seasons, BKC Annexe*
- *Paramount, Khar (W)*
- *180 Bayview, Matunga*
- *Balmoral Golf Links, Chembur*
- *Bella, Bhandup*
- *Urban Woods, Dombivli (E)*

STANDALONE ADDRESSES:

- *Parishram, Pali Hill*
- *The Panorama, Pali Hill*
- *Cliff Tower, Bandra (W)*
- *Ocean Vista, Versova*
- *Ashiana, Juhu*
- *Aden, BKC Annexe*
- *Stella, Bandra (E)*
- *Cleon, BKC Annexe*
- *Erika, Bandra (E)*
- *Reserve, Dahisar*

PLOTTED DEVELOPMENT:

- *Belle Vie, Kasara Hills*



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WHERE
REJUVENATION
IS PAR FOR
THE COURSE.



Boman R. Irani

Chairman & Managing Director,
Rustomjee Group



IMAGE IS FOR REPRESENTATIONAL PURPOSES ONLY

"At Rustomjee, our vision has always been broad enough to encompass perfection in the present and anticipation of the future. It has allowed us to meet your needs today and lead the way to where lifestyles and luxury are headed tomorrow. Which is why I'm so pleased to introduce our foray into the upcoming SoBo – Parel Extn. This neighbourhood in the city's eastern precincts is where Mumbai's future is going to unfold. And where we are taking the next step in creating a landmark where privacy meets presence and design meets the drama of sea and city views. This address will be your welcome to peace for the soul, in the heart of the city."



THE SEA, THE SKYLINE,
THE FLAMINGOS.
SOBO'S NEXT BIG
DESTINATION AWAITS.

On the eastern edge of South Mumbai, where the city's pulse softens to the rhythm of the sea, lies Parel Extension, a neighbourhood that's quietly redefining urban living.

Here, heritage stands shoulder to shoulder with modernity. The timeless Sewri Fort gazes out over the harbour, while every winter, flocks of flamingos turn the mudflats into a blush-pink spectacle. Nature's own reminder that calm can exist even in the heart of a metropolis.

With new infrastructure rising and connections strengthening, Parel Extn. is fast becoming one of Mumbai's most coveted addresses. A place where convenience meets calm, and city life finds its balance.



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THE CITY'S FUTURE UNFOLDS HERE.

Parel Extn. is transforming into one of Mumbai's most promising residential and investment destinations. With world-class infrastructure projects shaping its skyline, the area promises unmatched convenience, seamless connectivity, and long-term growth potential.

Every development is designed to bring the city closer, making daily commutes effortless and lifestyle choices richer.

ROADWAYS

Mumbai Trans Harbour Link (MTHL):
Cuts South Mumbai-Navi Mumbai travel to ***20-22 mins***

Sewri-Worli Elevated Connector (SWEC):
Seamless 4-8 km east-west link

Mumbai Coastal Road:
South Mumbai to Western suburbs in ~40 mins

Orange Gate Tunnel
(Connecting to Marine Drive)

RAIL AND METRO

Harbour Line: Sewri - 6-9 mins

Central Line: Parel - 12-18 mins

Western Line: Prabhadevi - 8-12 mins

Monorail: Wadala Bridge - 4 mins

Proposed Metro Line 11:
Wadala-CSMT, connecting Sewri to South & Central Mumbai

Metro Aqua Line 3: Future extension via Sewri

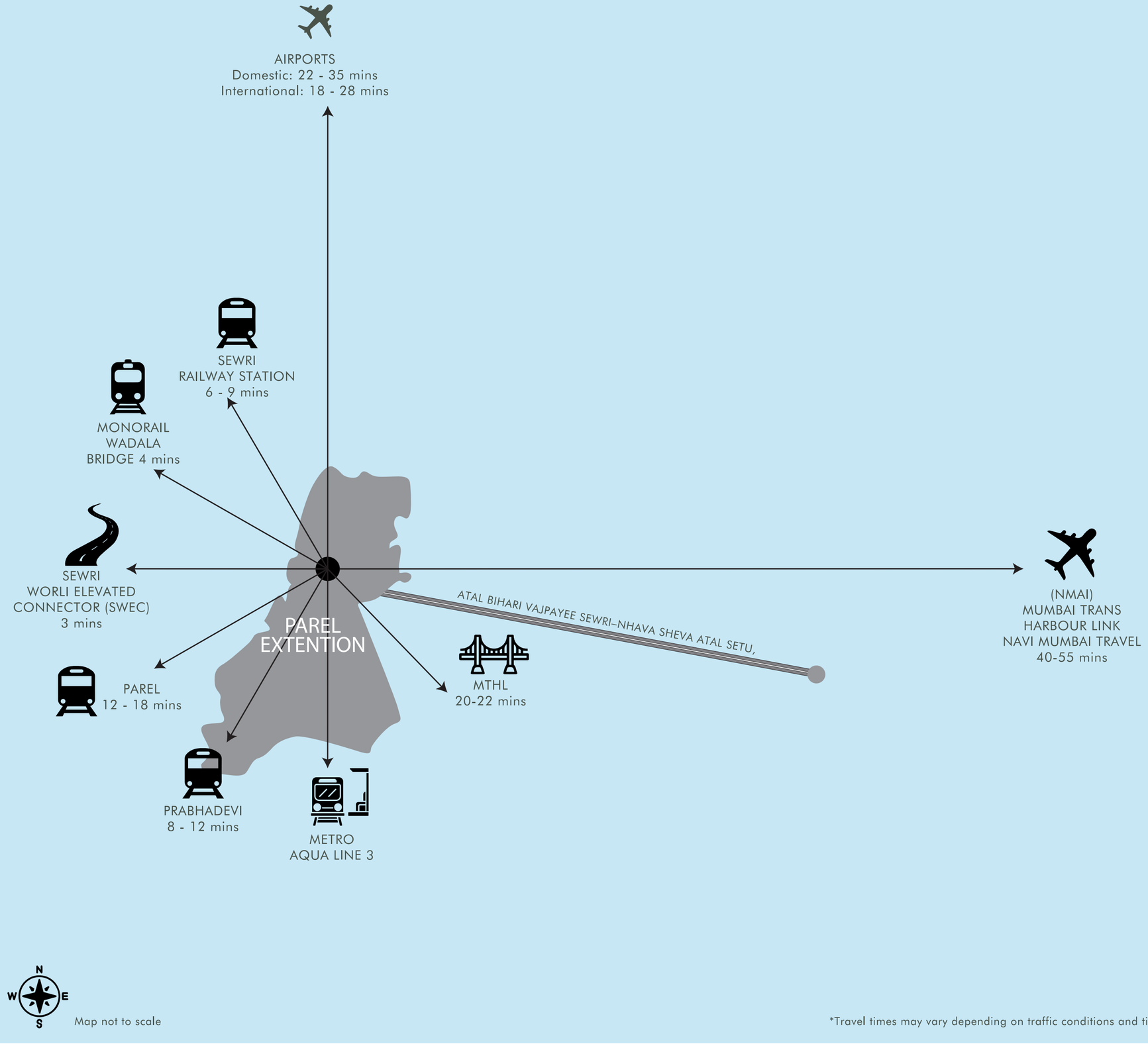
Metro Line 4: (Wadala to Kasarvadavali)

AIRPORTS

Domestic T1: 20-35 mins

International T2: 18-28 mins

Upcoming Navi Mumbai (via MTHL): 40-55 mins





Nestled in the new SoBo, is a new lifestyle statement. A world where each home is a work of art. An address that offers panoramic views. Connectivity to the city's vital arteries and locations. A private cocoon of peace and prestige. Truly, having it all has never looked so good.

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EVERYDAY CONVENIENCE, EXCEPTIONAL LIFESTYLE.



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Parel Extn. is more than a location, it's a community designed for modern living. From top-tier schools and colleges to world-class hospitals, premium shopping, and recreational hubs, everything you need is just minutes away.







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EDUCATION:

JBCN International – 6 mins
Mumbai Public School – 3 mins
Ruia College, Welingkar Institute, Poddar College – 15 mins
D.G. Ruparel College – 25 mins
Vivekananda Education Centre – 25 mins
VJTI – 10 mins

HEALTHCARE:

Tata Memorial Hospital – 7 mins
KEM Hospital – 8 mins
ESI Mahatma Gandhi Memorial Hospital – 10 mins
Wadia Hospital & Global Hospital – 7 mins
Sewri TB Hospital – 4 mins

RETAIL & LIFESTYLE:

High Street Phoenix & Palladium – 25 mins
Atria Mall – 30 mins
Local retail clusters – 15 mins

RECREATION & HERITAGE:

Sewri Fort & Flamingo Point – 10 mins
Matunga Gymkhana – 15 mins
Shivaji Park – 20 mins
NSCI Dome & Nehru Science Centre – 35 mins

HOTELS, BUSINESS, COMMERCIAL ZONES:

Lower Parel / Parel - 30 mins
BKC- 30 mins | Navi Mumbai - 40 mins

*Travel times may vary depending on traffic conditions and time of day.



Parel Extn. has emerged as one of Mumbai's fastest-growing real estate markets. With premium residential projects, harbour-facing homes, and rising property values, it offers strong capital appreciation and unmatched lifestyle appeal. Whether it's long-term wealth creation or a premium lifestyle address, Parel Extn. represents a rare opportunity to invest in Mumbai's next growth corridor.

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DISCOVER THE PERKS OF LIVING IN A GATED COMMUNITY.

PRIVACY

Situated in the heart of the city, but just far enough from it, this a gated community is like your own private island.

SAFETY

With outsiders having controlled access to the communities, you can enjoy perhaps the most luxurious of amenities here - a good night's sleep.

COMMUNITY

Corporate heads, CXOs and celebrities are just some of the neighbours that you'll find in our gated communities, so whether it's a pool race or a party, you'll never be short of company.

AMENITIES

A private screening for you and your better half at the mini theatre, a rooftop lounge for soirees and gardens to explore a calmer side to the city - life here comes with a host of luxuries and amenities for you to enjoy.

EXCLUSIVITY

As part of the Rustomjee gated community family, you enjoy exclusive access to events and activities curated for you to pursue your interests and hobbies.



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