



ROSWALT
REALTY







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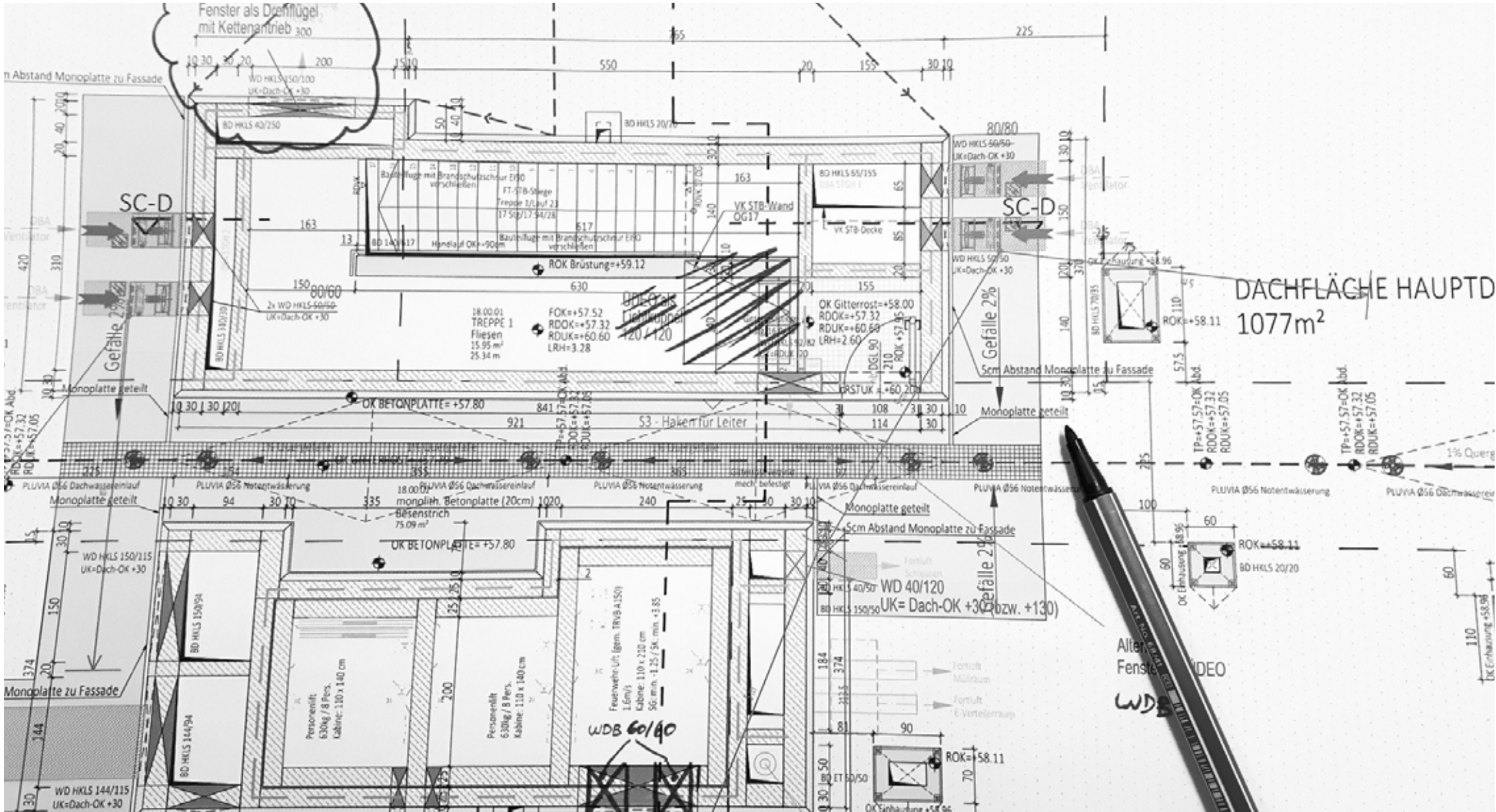
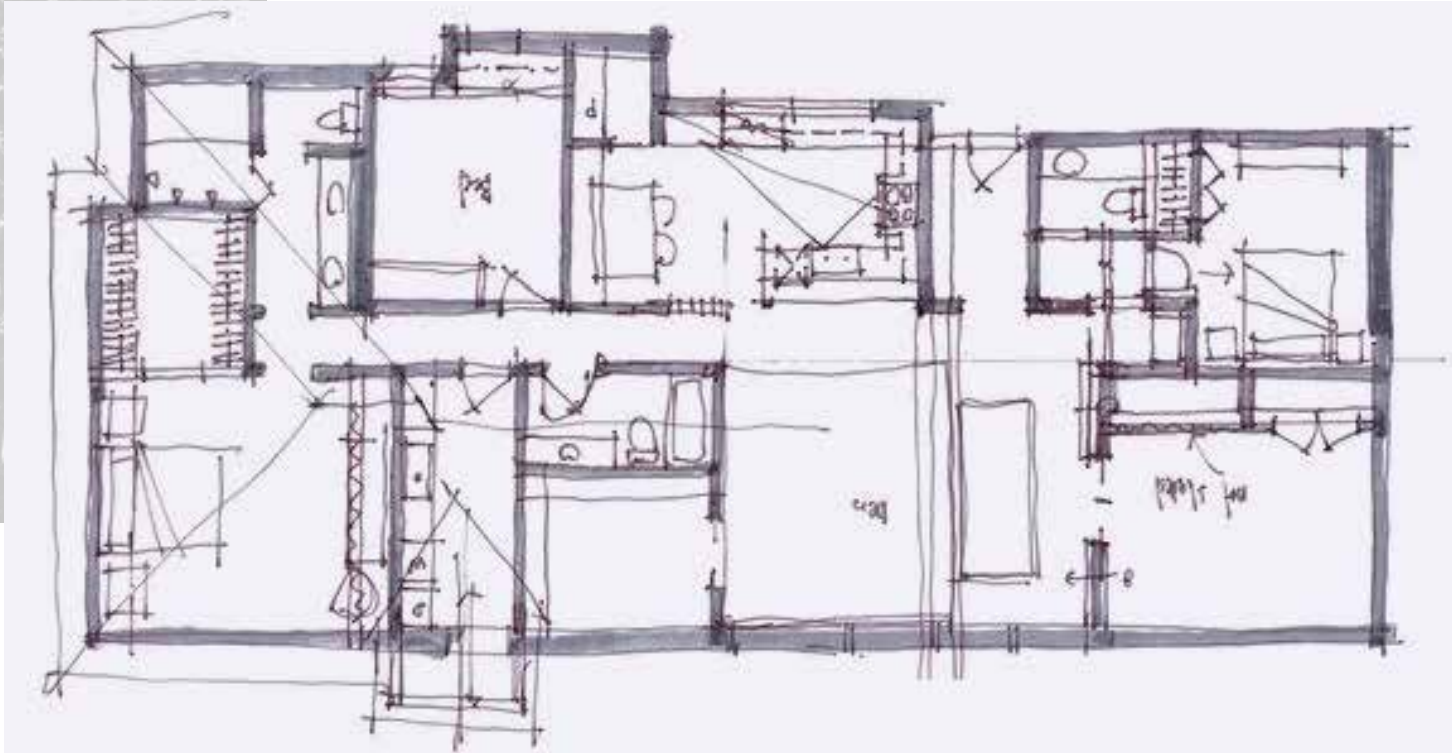
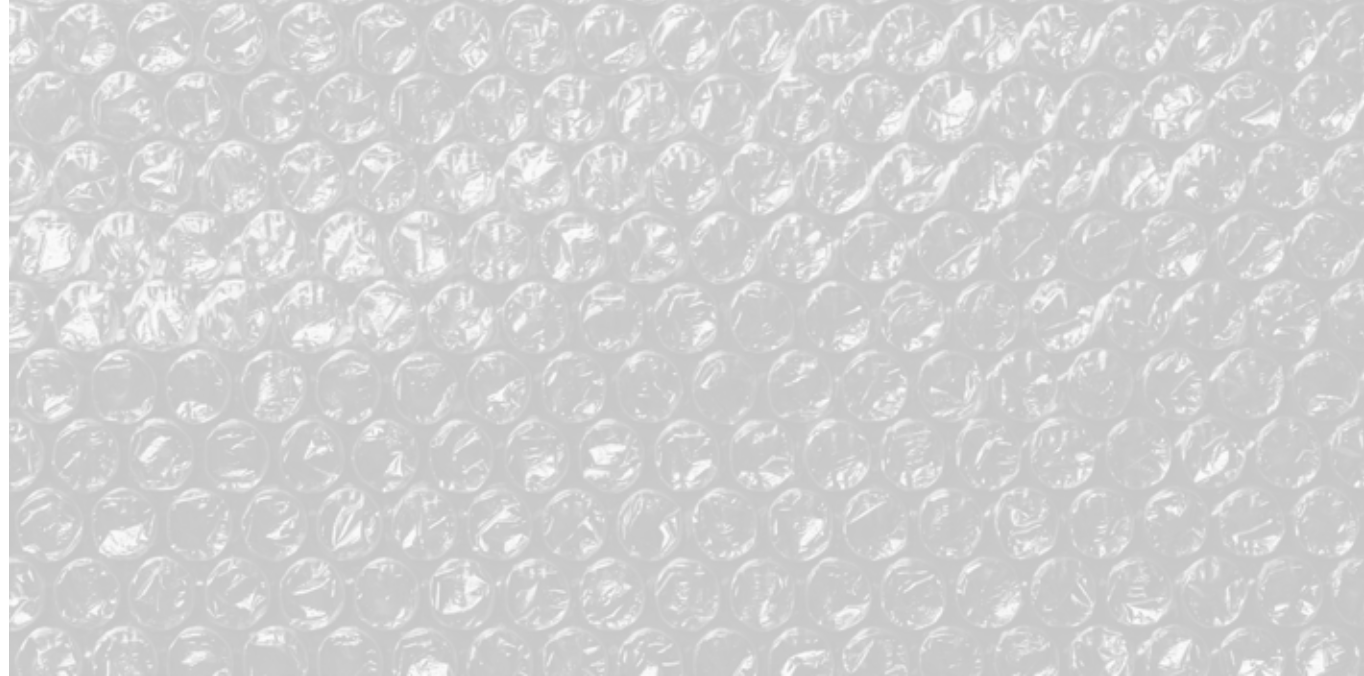
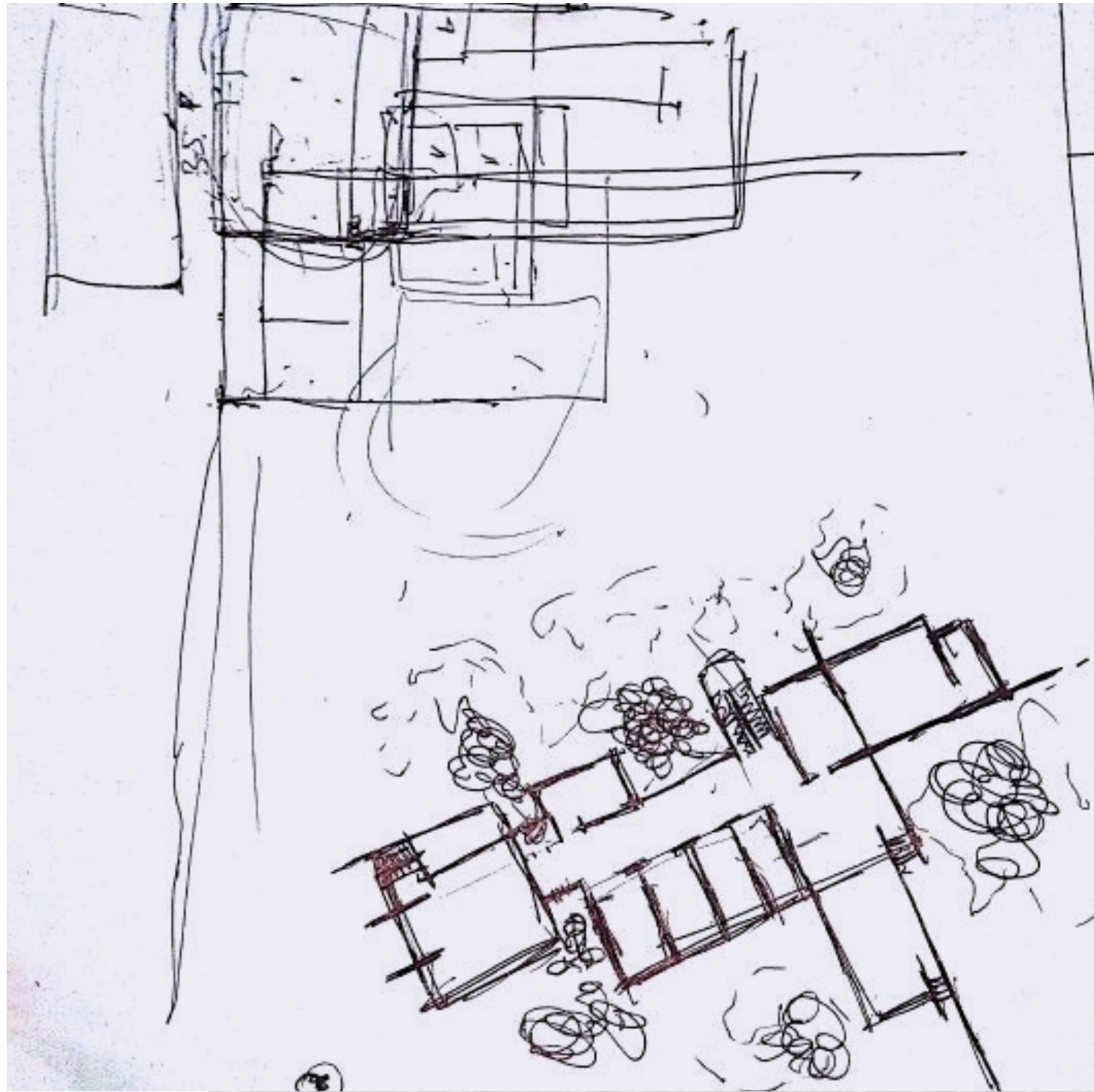
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A THOUGHT

WITH A BACKGROUND IN ARCHITECTURE AND YEARS OF EXPERIENCE IN THE REAL ESTATE INDUSTRY, AR. SHANTANOO V. RANE HAS ESTABLISHED HIMSELF AS A LEADING FIGURE IN THE FIELD. HE STUDIED IN LONDON, WHERE HE HONED HIS SKILLS AND DEVELOPED A KEEN EYE FOR DESIGN AND INNOVATION. HE THEN WENT ON TO WORK ON SOME OF THE LARGEST AND MOST COMPLEX REAL ESTATE DEVELOPMENT PROJECTS IN MUMBAI, LEAVING A LASTING IMPACT ON THE CITY'S SKYLINE. TODAY, AR. SHANTANOO V. RANE BRINGS HIS EXPERTISE AND VISION TO ROSWALT REALTY, WHERE HE CONTINUES TO PUSH THE BOUNDARIES OF WHAT IS POSSIBLE IN REAL ESTATE DEVELOPMENT.

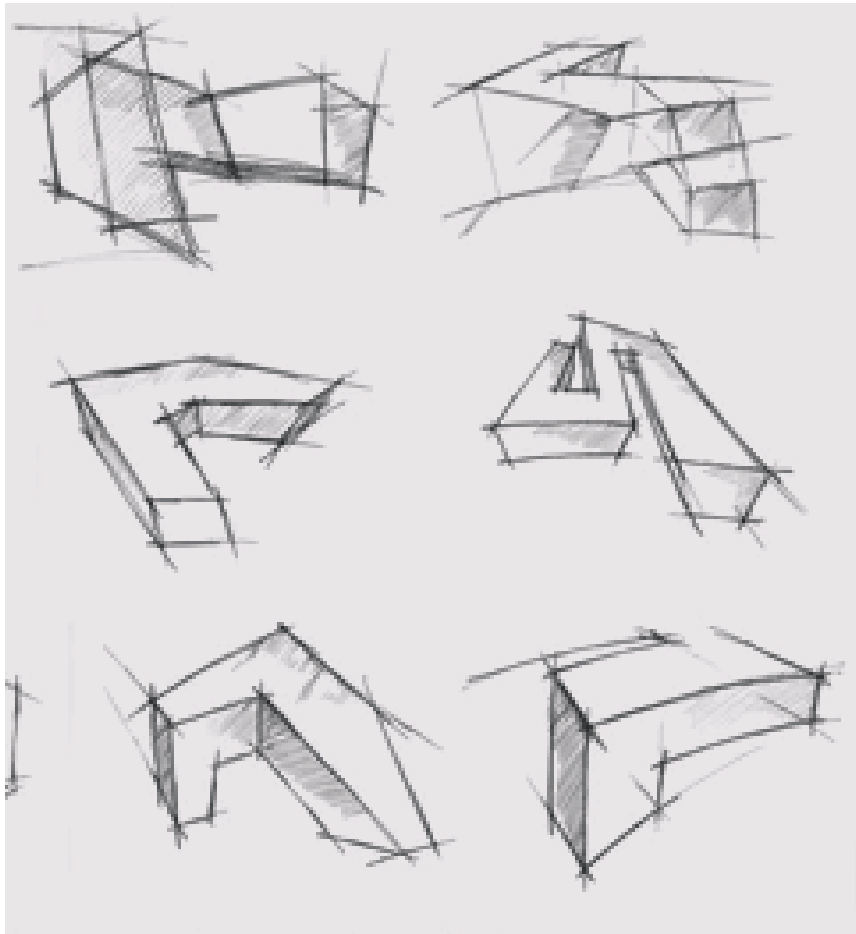
HIS PURPOSE WAS TO ESTABLISH A CLEAN TRANSACTION FOR THE PEOPLE TO BUY REAL ESTATE IN THE FINANCIAL CAPITAL OF INDIA AND BECOME SELF AWARE OF THEIR INVESTMENTS. THIS THOUGHT PROCESS HAS LED TO THE TRUST OF THE MASSES AND SUCCESS OF ROSWALT REALTY.

AR. SHANTANOO V. RANE, CHAIRMAN - ROSWALT REALTY PVT. LTD.



FORMSTORMING

FROM THE CHAOTIC SCRIBBLES OF OUR CHAIRMAN'S NOTEBOOK, EMERGES THE BLUEPRINT FOR A MASTERPIECE, A VISION THAT TRANSCENDS PAPER AND INK TO BECOME A TOWERING STRUCTURE OF STEEL AND CONCRETE. AS THE FOUNDATION IS LAID AND THE WALLS BEGIN TO RISE, HIS VISION BECOMES A REALITY, A TESTAMENT TO THE POWER OF THE HUMAN MIND AND THE BOUNDLESS POTENTIAL OF CREATION. FROM SCRIBBLES TO STANDING BUILDINGS, AR. SHANTANOO V. RANE'S ART ENDURES, INSPIRING US ALL TO DREAM BIG AND BUILD SOMETHING GREATER.





ROSWALT REALTY

THE REALITY

“”

AS THE CHAIRMAN OF THIS DYNAMIC REAL ESTATE DEVELOPMENT COMPANY, I AM HUMBLLED TO SEE MY DREAMS COME TO LIFE BEFORE MY VERY EYES. FROM THE INITIAL SKETCHES ON PAPER TO THE TOWERING STRUCTURES THAT NOW DOMINATE THE SKYLINE, EACH BRICK, EACH WINDOW, EACH DOOR IS A TESTAMENT TO THE HARD WORK AND DEDICATION OF OUR TEAM, WHO HAVE BROUGHT MY VISION TO LIFE. AS I LOOK UPON THE BUILDINGS WE HAVE CREATED, I AM FILLED WITH A SENSE OF PRIDE AND ACCOMPLISHMENT, KNOWING THAT OUR ASPIRATIONS HAVE BECOME A REALITY, TOUCHING THE LIVES OF COUNTLESS PEOPLE AND SHAPING THE WORLD AROUND US. THIS IS JUST A BEGINNING, AND I CANNOT WAIT TO SEE WHAT WE WILL CREATE NEXT.

- AR. Shantanoo V. Rane



THIS IS FOR THE PEOPLE!

TRANSFORMING DREAMS INTO REALITY,
SHAPING THE WORLD, ONE BUILDING AT A TIME.

WE SHAPE
OUR HOMES
AND THEN
OUR HOMES
SHAPE US.

-WINSTON CHURCHILL

LET US TAKE YOU
TO OUR 8 YEAR JOURNEY.
OUR JOURNEY, THROUGH OUR
SUCCESSFULLY DELIVERED PROJECTS.

FROM SUBURBS TO CITY
CENTRES, WE AIM AT BRINGING
IMAGINATION TO LIFE, SHAPING
THE WORLD AROUND US, ONE
SKYLINE AT A TIME.

DAHISAR

RAY BY ROSWALT REALTY

KANDIVALI

IBIS TOWER

ANDHERI

ROSWALT ZAIDEN

GHATKOPAR

72 MAHESHWARDHAM

GOVANDI

RAYAN PARK

GOVANDI

BRIZO RESIDENCY

CHEMBUR

ROSWALT HEIGHTS



SEE THE
CITY IN A
NEW LIGHT

OUR TEAM

HOZEFA PATANWALA
FINANCE CONSULTANT



BHARAT SHAH
PRINCIPAL - LEGAL



VAISHALI SOLANKI
DESIGN CONSULTANT



AFZAL FURNITUREWALA
PRINCIPAL - CONSTRUCTION



PANKAJ BHELSEKAR
PRINCIPAL - SALES AND
MARKETING



AMAR SOLANKI
PRINCIPAL - PROJECTS



MAMTA KAKAD
PRINCIPAL - CRM



DEEPAK KAKAD
GST CONSULTANT



JG PAWAR
HEAD - PURCHASE



GOPAL SOMANI
HEAD - AQUISITIONS



THE TEAM AT ROSWALT REALTY IS A VISIONARY GROUP OF INDIVIDUALS WHO BRING TOGETHER A UNIQUE BLEND OF CREATIVITY, EXPERIENCE AND PASSION FOR THE BUILT ENVIRONMENT. THEIR UNWAVERING COMMITMENT, COMBINED WITH THEIR ABILITY TO SEE THE BIGGER PICTURE AND TURN INNOVATIVE IDEAS INTO REALITY, MAKES THEM THE DRIVING FORCE BEHIND SOME OF THE MOST SUCCESSFUL AND ENDURING REAL ESTATE DEVELOPMENTS IN THE INDUSTRY.



ARTIST'S IMPRESSION



COMPLETION YEAR - 2022

72 MAHESWARDHAM

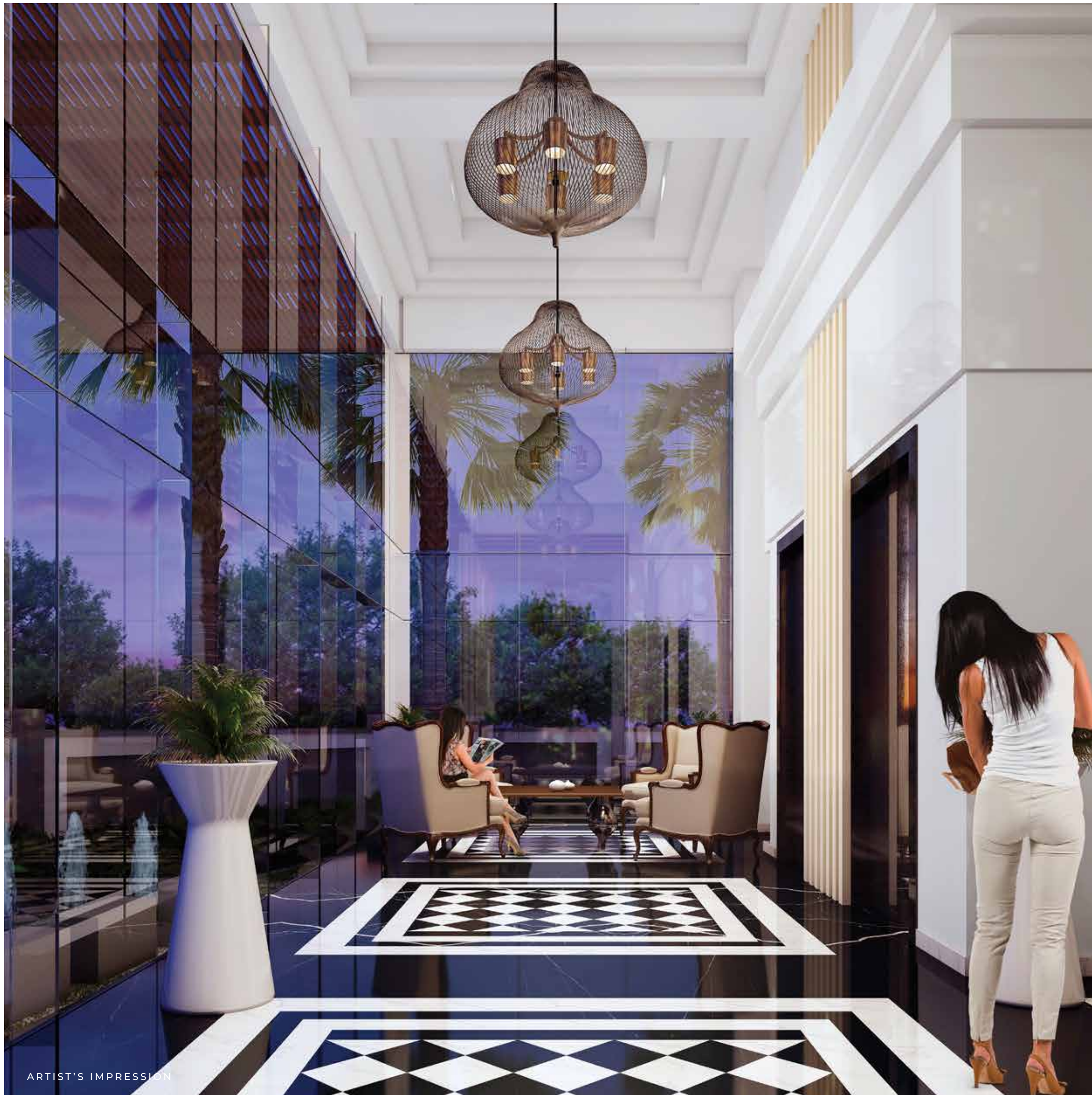
A PREMIUM LIFESTYLE AWAITS YOU IN GHATKOPAR.

BOUTIQUE 3 & 4 BHK RESIDENCES, GHATKOPAR
MAHA RERA: P51800027418

A 12-STOREY, ULTRA-LUXURIOUS, GRADE A BUILDING WITH EARTHQUAKE-RESISTANT CONSTRUCTION, 72 MAHESWARDHAM RESETS THE STANDARDS OF OPULENCE IN THE CITY. LOCATED AT THE PRIME STRETCH OF 60-FEET ROAD IN GHATKOPAR EAST, WITH LIONS CLUB GARDEN, JAIN MANDIR, AND THE RETAIL HUB OF VIKRANT CIRCLE IN CLOSE PROXIMITY, 72 MAHESWARDHAM MAKES LIVING CONVENIENT WHILE OFFERING A HIGH-END LIFESTYLE.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



COMPLETION YEAR - 2017

ROSWALT HEIGHTS

COMFORT AND LUXURY, REDEFINED!

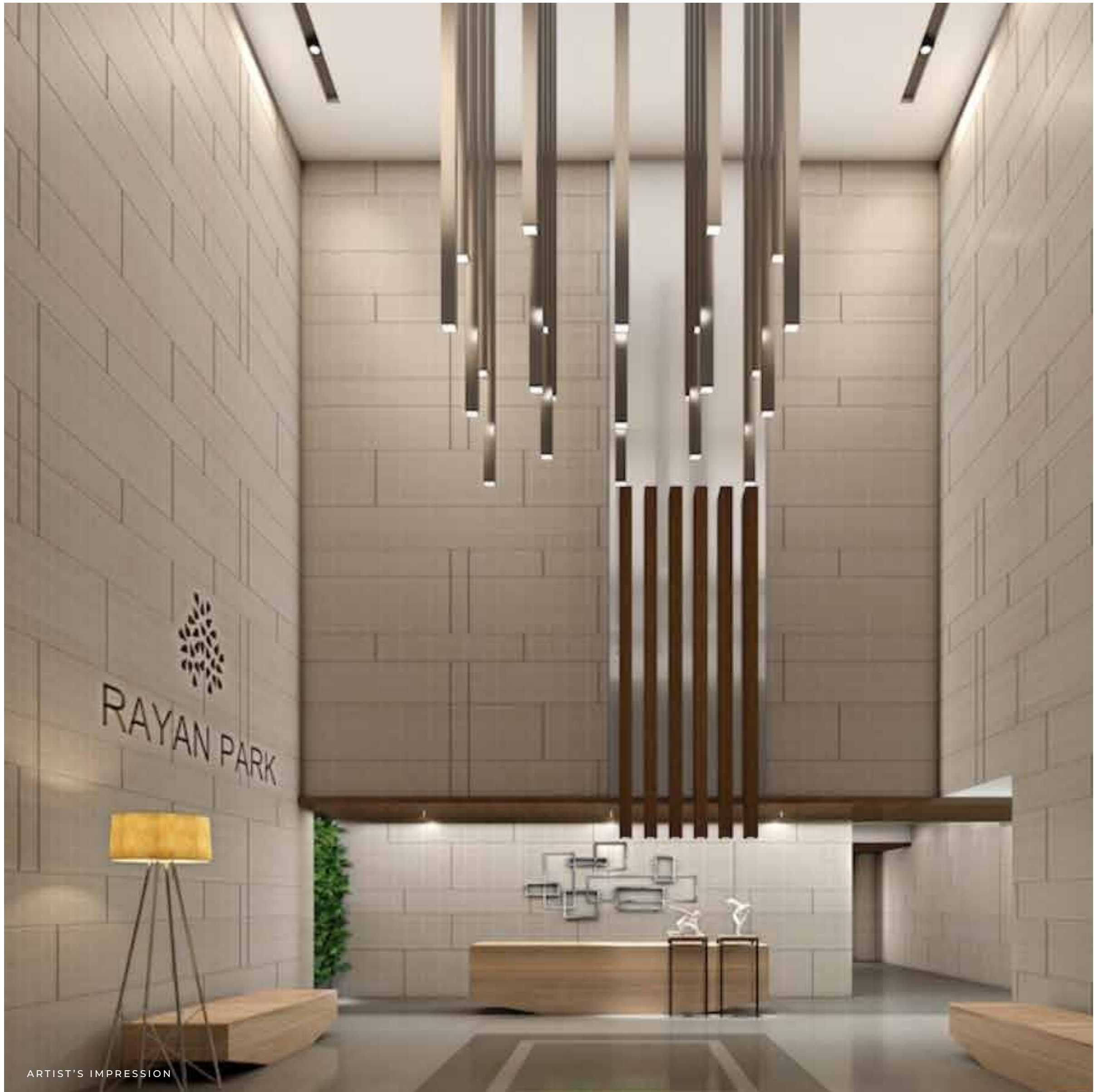
LUXURY 1, 1.5 & 2 BHK RESIDENCES, **CHEMBUR**

MAHA RERA: P51800003019

AWARDED THE BEST DESIGNER APARTMENT – REDEVELOPMENT, ROSWALT HEIGHTS WINS “BEST DESIGNER REDEVELOPMENT PROJECT, MUMBAI” AT THE PRESTIGIOUS 2ND INTERNATIONAL REAL ESTATE ANNUAL AWARDS HELD IN DUBAI. A 22-STOREY, GRADE A BUILDING WITH FINEST CONSTRUCTION, ROSWALT HEIGHTS RAISES THE BAR OF URBAN LUXURIOUS LIVING. REPLETE WITH SPACE, LUXURY, AND STATE-OF-THE-ART TECHNOLOGY, YOU’LL DISCOVER HERE, A TREASURE TROVE OF EXEMPLARY EXPERIENCES, ONE OF WHICH IS THE SUNDECK WHERE YOU CAN RELAX AND SOAK THE SERENE VIEWS OF THE CITY. ROSWALT HEIGHTS TRULY BOASTS OF FINE AND EFFORTLESS LIFESTYLE.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



COMPLETION YEAR - 2020

RAYAN PARK

AFFORDABLE LUXURY RESIDENCES

PREMIUM 1 BHK RESIDENCES, CHEMBUR
MAHA RERA: P51800004135

RAYAN PARK IS MUMBAI'S NEWEST LANDMARK, WITH A 22-STOREYED TOWER THAT OFFERS COMPACT 1 BHK RESIDENTIAL UNITS AT BUDGET-FRIENDLY PRICES. SET IN A PRIME LOCATION, THE BUILDING IS THOUGHTFULLY DESIGNED, BLENDING THE BEST OF SPACE AND COMFORT. THE ELEGANT AMBIANCE OF THE APARTMENTS WHISPERS A QUIET SOPHISTICATION THAT YOU'LL TRULY LOVE. RAYAN PARK IS LOCATED OFF EASTERN-FREEWAY ON THE MAIN ARTERIAL LINK BETWEEN GHATKOPAR AND MANKHURD. IF THERE'S A PROJECT THAT ELEGANTLY CAPTURES THE ESSENCE OF THE CITY, IT'S RAYAN PARK. DESIGNED FOR TODAY'S FAST-PACED, DYNAMIC LIFESTYLE, IT IS A PERFECT ABODE THAT COMPLEMENTS THE EXUBERANCE AND SOPHISTICATION OF URBAN LIVING.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

ARTIST'S IMPRESSION



COMPLETION YEAR - 2018

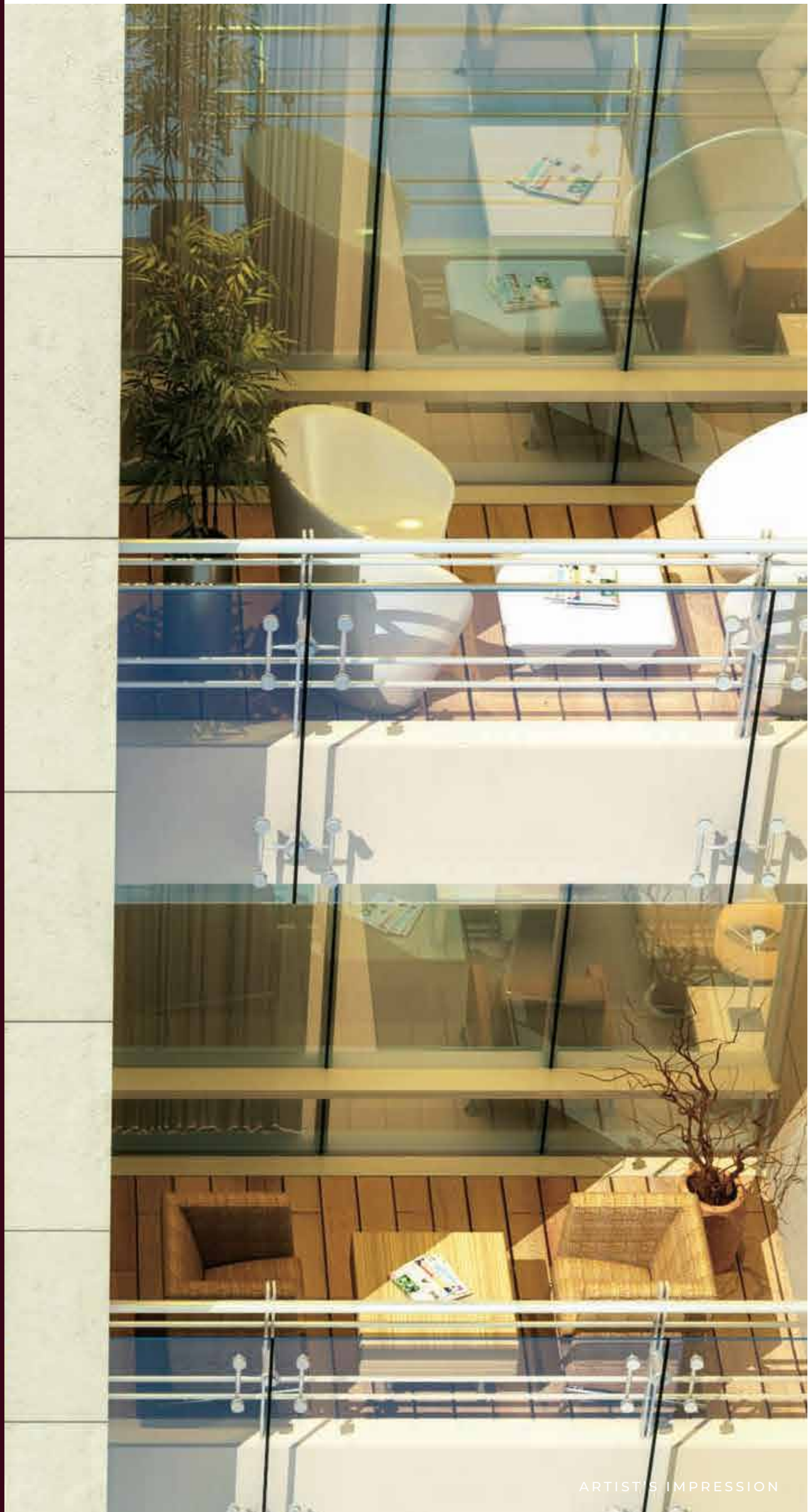
IBIS TOWER

SOAR UP IN LIFE!

EXCLUSIVE 3 & 4 BHK RESIDENCES, KANDIVALI
MAHA RERA: P51800005446

WINNER OF THE "BEST RESIDENTIAL PROJECT OF THE YEAR" AWARD, IBIS BY RED BRICK GROUP IS A PROJECT THAT BRINGS THE HUMAN ASPIRATION FOR HIGHER LIVING TO REALITY. WITH INTELLIGENT GEOMETRIC DESIGNS AND MODERN STRUCTURAL TECHNOLOGY, THIS PROJECT HAS A DISTINCTIVE ARTISTIC QUALITY AND REDEFINES LUXURY IN EVERY WAY.

IBIS COMES EQUIPPED WITH VARIOUS MODERN AND LUXURIOUS AMENITIES AND MAKES SURE NOT TO LEAVE EVEN A SINGLE STONE UNTURNED IN ORDER TO PROVIDE COMPLETE SATISFACTION TO IT'S OCCUPANTS. THE ELEGANTLY DESIGNED HOMES SET A MODERN DAY BENCHMARK THAT IS UNDOUBTEDLY ABOVE ALL OTHERS.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



COMPLETION YEAR - 2019

BRIZO RESIDENCY

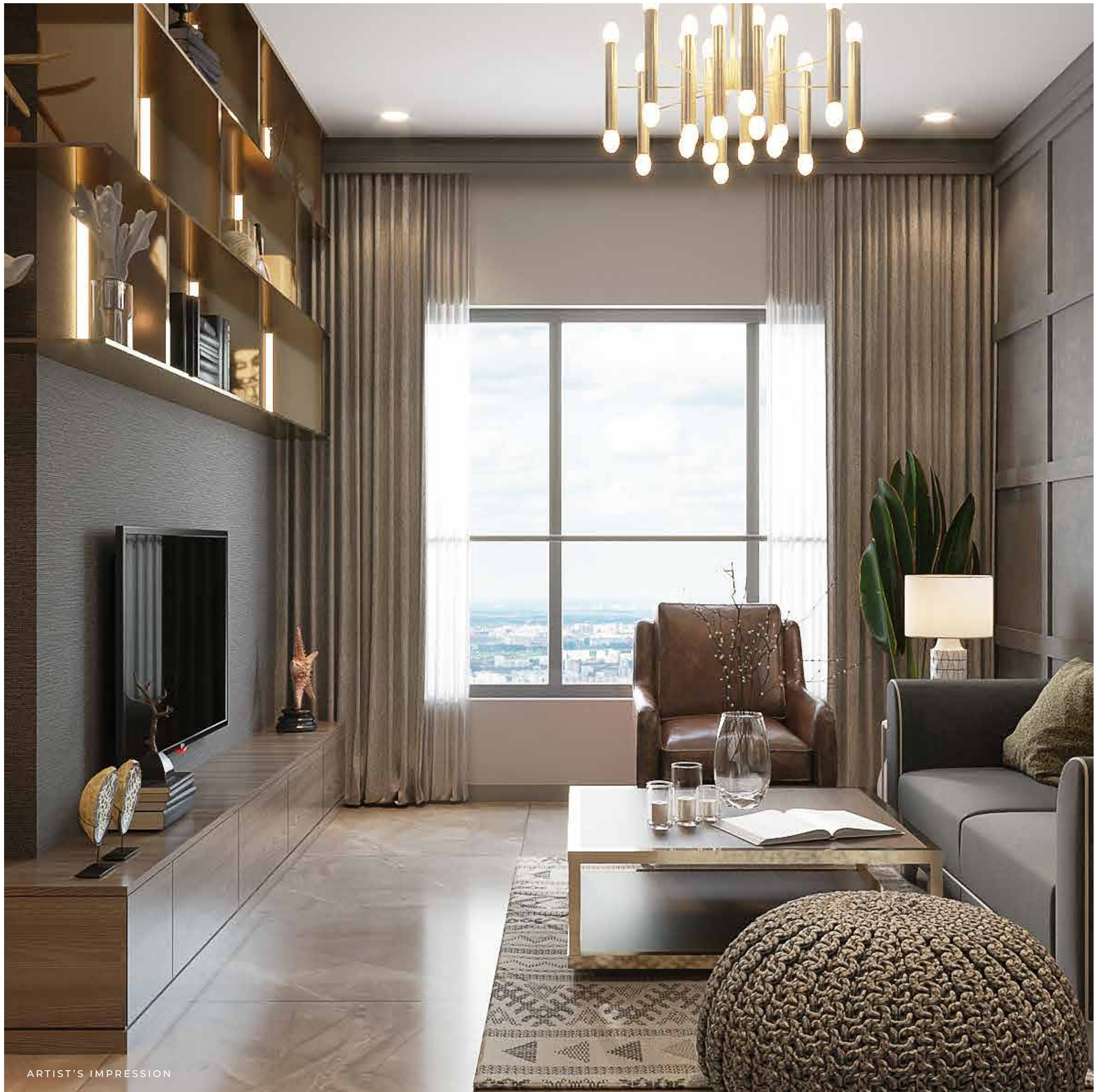
REFRESHINGLY DIFFERENT!

EXCLUSIVE 1 & 2 BHK RESIDENCES, **GOVANDI**
MAHA RERA: P51800008276

BRIZO RESIDENCY, ONE OF THE SWANKY RESIDENTIAL PROJECTS AROUND, OFFERS A PREMIUM RESIDENCY TO THOSE WHO DO NOT COMPROMISE AT NOTHING LESS THAN A PREMIUM CLASS. THE PROJECT IS IMMACULATLY DESIGNED WITH LAVISH ELEMENTS THAT PROMISE ULTIMATE LUXURY TO THE CITY-DWELLERS. THE PROJECT STANDS TALL AMIDST A POLLUTION FREE ENVIRONMENT THAT OFFERS HEALTHY LIFESTYLE IN REFRESHING ATMOSPHERE WITH BEST ARCHITECTURAL DESIGN. THE RESIDENCY GIVES YOU ENOUGH REASONS TO CELEBRATE EVERY DAY.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



RAY BY ROSWALT REALTY

EXPERIENCE SOBO LIFE

BOUTIQUE 1 & 2 BHK RESIDENCES, DAHISAR EAST
MAHA RERA: P51800031492

RAY BY ROSWALT REALTY OFFERS THOUGHTFULLY DESIGNED 1 AND 2 BHK HOMES THAT PROVIDE AMPLE SPACE FOR RESIDENTS TO RELAX, UNWIND, AND MAKE CHERISHED MEMORIES. THE HOMES BOAST CONTEMPORARY DESIGNS AND PREMIUM FINISHES. IN ADDITION TO THE LUXURIOUS AMENITIES AND WELL-APPOINTED HOMES, IT ENJOYS A PRIME AND CONVENIENT LOCATION. DAHISAR EAST, A RAPIDLY DEVELOPING SUBURB OF MUMBAI, OFFERS EXCELLENT CONNECTIVITY TO BOTH THE WESTERN EXPRESS HIGHWAY AND THE DAHISAR RAILWAY STATION, ENSURING SEAMLESS COMMUTES TO VARIOUS PARTS OF THE CITY.



ARTIST'S IMPRESSION



ACTUAL SHOT OF SAMPLE FLAT



ROSWALT ZAIDEN

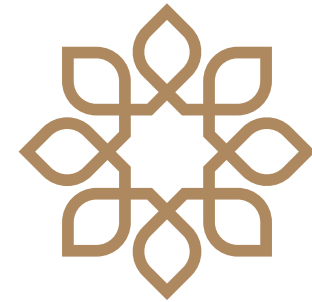
LIVE A CELEB LIFE

BOUTIQUE 1, 2 & 3 BHK RESIDENCES, OSHIWARA
 MAHA RERA: P51800047680

INTRODUCING A REMARKABLE RESIDENTIAL PROJECT NESTLED IN THE VIBRANT HEART OF MUMBAI'S OSHIWARA, ANDHERI WEST, WHERE LUXURY LIVING MEETS CONVENIENCE AND COMFORT. STEP INTO A WORLD OF SOPHISTICATION AS YOU EXPLORE THE SPACIOUS INTERIORS, METICULOUSLY CRAFTED TO PROVIDE A TRANQUIL SANCTUARY AMIDST THE BUSTLING CITY. MOREOVER, RESIDENTS CAN INDULGE IN A HOST OF 40+ LIFESTYLE AMENITIES, ENSURING THAT EVERY ASPECT OF THEIR WELL-BEING IS CATERED TO. WHETHER IT'S UNWINDING AT THE STATE-OF-THE-ART FITNESS CENTER, TAKING A REFRESHING DIP IN THE SWIMMING POOL, OR ENJOYING A LEISURELY STROLL AT THE SKY JOGGING TRACK, THIS RESIDENTIAL PROJECT PROVIDES AN UNMATCHED LIVING EXPERIENCE.



ACTUAL SHOT OF SAMPLE FLAT



RED THREAD

A HOME WITH SOUL

OH GOA!

AT RED THREAD HOTELS, OUR FATES ARE WEAVED FOR A LIFETIME.
SOAK IN THE TRANQUILITY OF OUR BOUTIQUE HOTELS.



AR. SHANTANOO V. RANE, FOUNDER,
RED THREAD HOTELS, GOA



MRS. SHWETA RANE, CO-FOUNDER,
RED THREAD HOTELS, GOA



ACTUAL SHOT

CALANGUTE

OUR HUMBLE ABODE BECKONS SEEKERS OF TRUE TRANQUILITY AND AUTHENTIC CONNECTIONS. STEP INTO A WORLD WHERE SIMPLICITY REIGNS SUPREME, WHERE THE EARTHY ESSENCE OF GOA SEEPS INTO EVERY CORNER OF OUR BOUTIQUE SANCTUARY.

WE WELCOME YOU HOME...



ACTUAL SHOT FROM RED THREAD CALANGUTE

A woman with long blonde hair, wearing a red bikini top, a white long-sleeved cover-up, a wide-brimmed pink hat, and sunglasses, is sitting on a grey lounge chair with a pink cushion. She is barefoot and looking towards the camera. To her left is a large, two-tiered thatched umbrella. The setting is a wooden deck with a railing, and a modern building with large windows is visible in the background under a clear blue sky.

MORJIM

EMBARK ON AN EXTRAORDINARY JOURNEY TO THE RED THREAD HOTEL, NESTLED ALONG THE UNTOUCHED SHORES OF MORJIM, GOA. SURRENDER TO THE UNTAMED BEAUTY OF NATURE AS YOU IMMERSE YOURSELF IN THE RAW AND EARTHY AMBIANCE THAT SURROUNDS YOU. ALLOW THE RHYTHMIC SOUND OF CRASHING WAVES TO LULL YOU INTO A STATE OF RELAXATION.

ACTUAL SHOT



Lorem ipsum

ACTUAL SHOT FROM RED THREAD MORJIM



VAGATOR

WELCOME TO THE RED THREAD HOTEL, PERCHED MAJESTICALLY ON A CLIFF OVERLOOKING THE MESMERIZING SEA IN VAGATOR, GOA. OUR INTIMATE BOUTIQUE RETREAT IS A SANCTUARY OF SOULFUL EXPERIENCES AND BOUTIQUE STAYS. EMBRACE THE POETIC CHARM OF OUR UNIQUE LOCATION, WHERE THE ETHEREAL SEA UNVEILS ITS BEAUTY BEFORE YOUR EYES. FEEL YOUR SOUL COME ALIVE AS YOU STEP INTO OUR THOUGHTFULLY DESIGNED SPACES, EXUDING WARMTH AND EMPATHETIC HOSPITALITY.



ACTUAL SHOT FROM CLIFFTOP JACUZZI ROOM.

BUILDING A LEGACY

OUR HEARTS ARE FILLED WITH GRATITUDE AS WE WITNESS
THE **HAPPINESS RADIATING FROM OUR CHERISHED
CUSTOMERS**, WHOSE DREAMS HAVE BEEN REALIZED
WITHIN THE WALLS OF THEIR NEW HOMES.



FOLLOW US AT -



TESTAMENT TO OUR
UNWAVERING COMMITMENT



AR. SHANTANOO V. RANE, FOUNDER, ROSWALT REALTY

We remain humbled and thankful for the recognition of our dedication to capturing the beauty and significance of exceptional properties, architectural achievements, and the world of real estate. It is our privilege to share this visual journey, and we express our sincere gratitude to all those who have supported and appreciated our work. With profound gratitude and heartfelt appreciation, we present the remarkable awards and accolades.

AWARDS AND ACCOLADES



MOST PROMISING GROUP
IN SRA AND REDEVELOPMENT
- RADIO CITY



THE BEST COMPANY
RECOGNITION
- THE CEO STORY



BEST PROJECT DESIGN 2022
TO RAY BY ROSWALT REALTY
- THE CORPORATE TITAN AWARDS



THE BEST PROJECT
DESIGN, SUBURBAN, MUMBAI
- THE CORPORATE TITAN AWARDS