

MahaRERA No: PR1180002500529

This project has been registered with MahaRERA under name of  
Redevelopment of THE BANDRA GUL-E-BAUG CHSL, available on  
<https://www.maharera.maharashtra.gov.in>



# Gulnar

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This property is mortgaged with Tata Capital Housing Finance Limited. The No Objection Certification (NOC)/  
permission of the mortgagee Bank would be provided for sale of flats / units / property as and when required.  
Project approved and financed by Tata Capital Housing Finance Ltd. Conditions apply.

#### Disclaimer:

Pranav Constructions Limited is proposing, subject to receipt of requisite approvals, market conditions and other considerations, to make an initial public offer of its equity shares and has filed a draft red herring prospectus ("DRHP") with the Securities and Exchange Board of India ("SEBI"). The DRHP is available on the website of the Company at <https://www.pranavconstructions.com/investor-corner/drhp>, website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) as well as on the websites of the book running lead managers, Centrum Capital Limited and PNB Investment Services Limited, respectively, and the websites of National Stock Exchange of India Limited and BSE Limited at [www.nseindia.com](http://www.nseindia.com) and [www.bseindia.com](http://www.bseindia.com), respectively. Any potential investor should note that investment in equity shares involves a highdegree of risk and for details relating to such risk, see "Risk Factors" of the RHP, when available. Potential investors should not rely on the DRHP filed with SEBI for any investment decision.

# Gulnar

PCPL®  
REDEVELOPING HOMES  
REBUILDING COMMUNITIES

## THE SPACE BETWEEN MILESTONES



\*Known as The Bandra Gul-E-Bagh CHSL. Proposed name is Gulnar.

## GULNAR - WHERE EVERY MOMENT FINDS ITS PLACE

In a city that moves to the pulse of ambition, time is often measured in milestones. The next achievement, the next venture, the next step forward. But true luxury isn't just in reaching destinations—it's in the moments that unfold along the way.

With a legacy of designing spaces that blend purpose with poetry, PCPL has always believed that a home should be more than just four walls—it should be an experience. Every project is a testament to craftsmanship, thoughtful architecture, and an unwavering commitment to creating spaces that enhance life's most cherished moments.

With exclusive 3BHK residences available, this tower rises above the city, offering breathtaking views of the Arabian Sea. Designed for those who appreciate life beyond the rush, it is more than just a home—it is a space where time slows, where conversations linger, and where every moment between milestones is just as meaningful as the milestones themselves.

A rare blend of privacy, tranquillity, and seamless connectivity, it lets you embrace the journey, not just the destination. This is the space between milestones.



## ABOVE IT ALL, NEAR IT ALL



### Transit

- K.C, Marg: 750 m
- Bandra Reclamation Flyover: 1.6 km



### Hospitals

- Lilavati Hospital & Research Centre: 700 m
- Fortis S.L. Raheja Hospital: 3.6 km



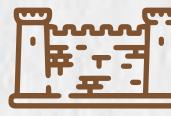
### Banks

- Federal Bank: 120 m
- Axis Bank: 650 m



### Educational Building

- St. Aloysius High School: 450 m
- Mount Mary Convent High School: 1.4 km



### Recreation

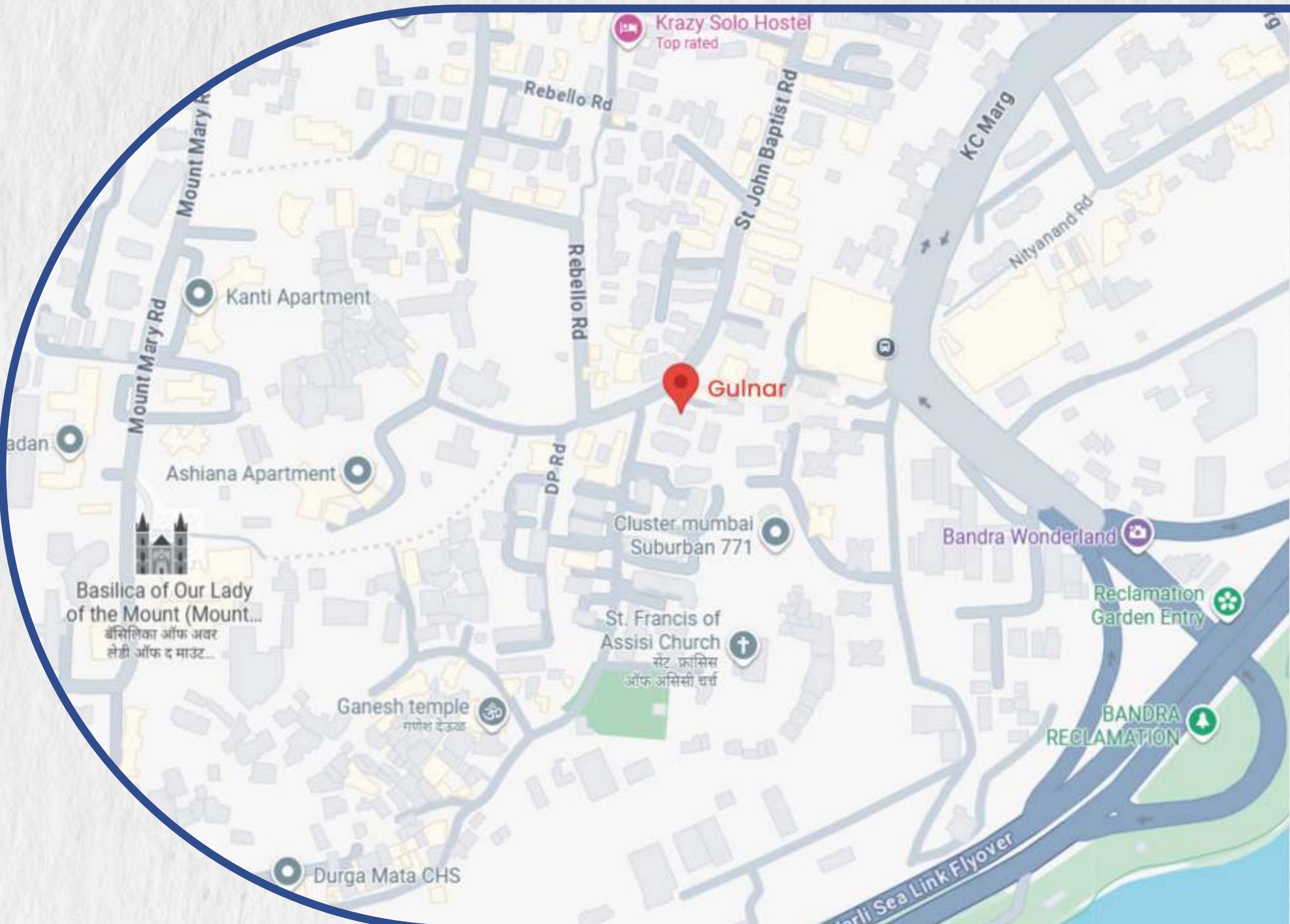
- Rang Sharda Auditorium: 1.1 km
- Bandra Bandstand: 1.8 km



### Commercial Developments

- Globus Mall: 1.5 km
- Jio World Drive: 3.9 km

**EVERYTHING YOU NEED. JUST MOMENTS AWAY.  
A PLACE THAT ANCHORS YOU TO EVERYTHING BANDRA.**



Gulnar

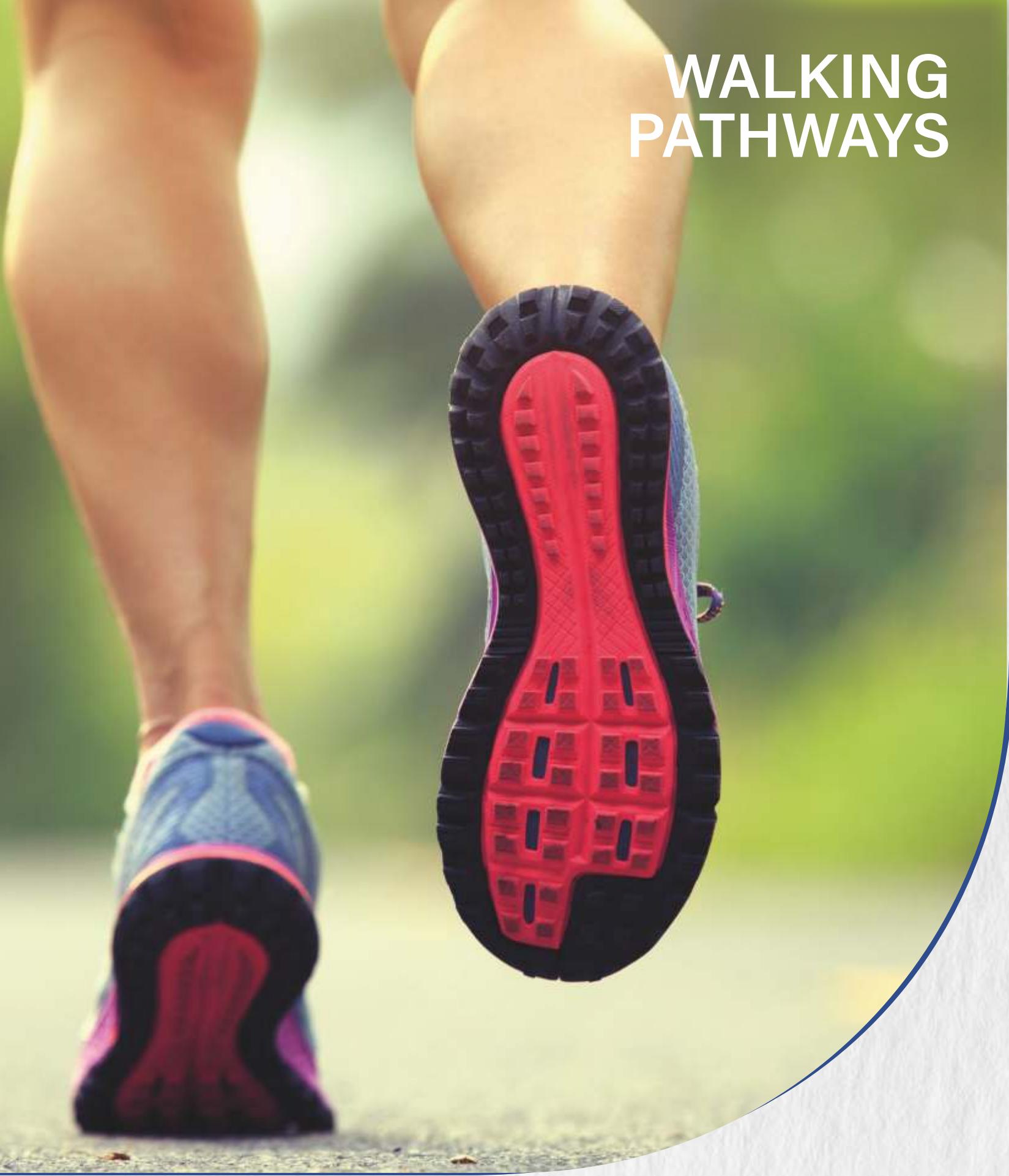
St John Baptist Rd, Mount Mary, Bandra West, Mumbai - 400 050

# TODDLER'S PLAY AREA



\*Image used for representation purposes only

# WALKING PATHWAYS



\*Image used for representation purposes only

# PARTY DECK



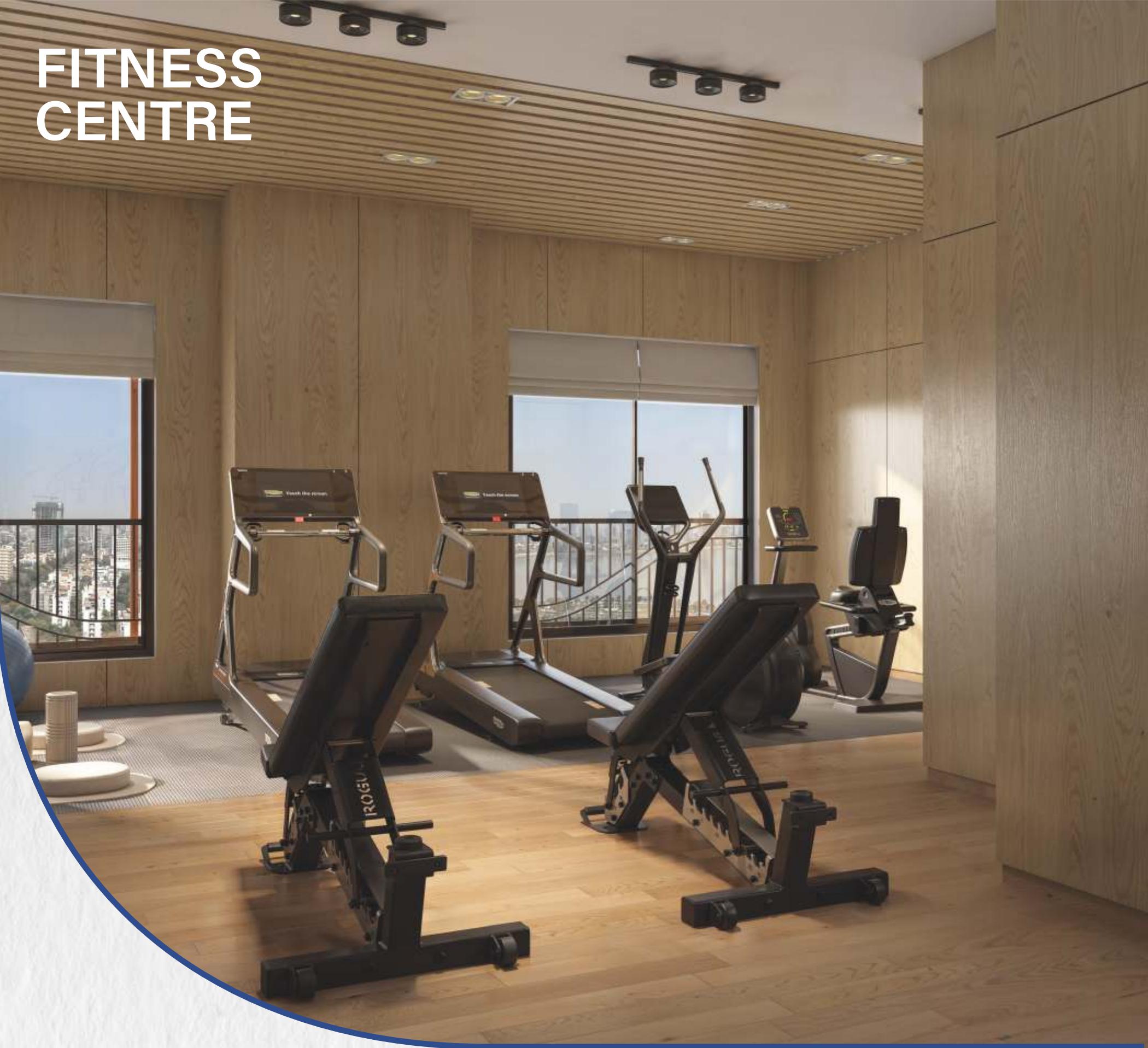
\*Image used for representation purposes only



# ZEN GARDEN

\*Image used for representation purposes only

# FITNESS CENTRE



\*Image used for representation purposes only

# LIVING ROOM

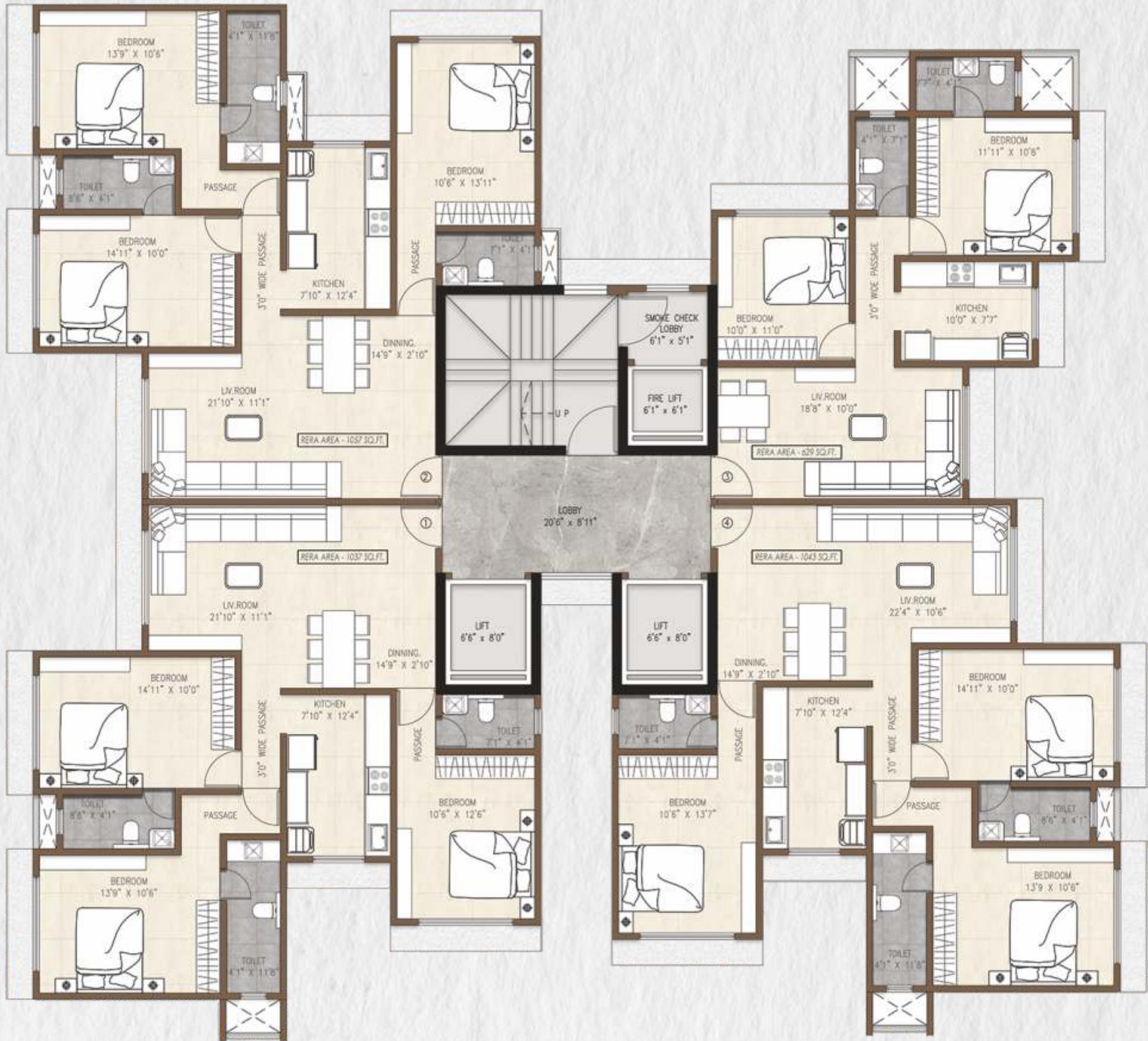


\*Image used for representation purposes only

# BEDROOM



\*Image used for representation purposes only



## TYPICAL FLOOR PLAN

The plans are subject to change by the local authorities.  
The drawings are not to scale.





## GROUND FLOOR PLAN

The plans are subject to change by the local authorities.  
The drawings are not to scale.





## TERRACE FLOOR PLAN

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The drawings are not to scale.



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## **HERE'S WHAT PCPL DOES DIFFERENTLY**

At Pranav Constructions Limited, every project we undertake is more than just a building; it's a meaningful step in a shared journey. Our commitment to excellence is reflected in the trust and transparency we build with every brick, ensuring that the spaces we create are not just homes, but places where life's most cherished moments unfold.

We focus not only on timelines but on nurturing enduring relationships with our home owners and stakeholders. We believe that each project is a special milestone, and with every one, we strengthen the bond between us and the people who trust us.

Our vision is clear: success is measured by the trust we cultivate and the lives we positively impact along the way. We are driven by the belief that exceptional customer satisfaction is the heart of every project. Every space we craft is a place where life's next chapter begins, enhancing the way you live, connect, and grow.