



FOR MORE DETAILS PLEASE CALL  
**XXXX XXX XXX**

[www.adanirealty.com](http://www.adanirealty.com)

Sales Office: Opp Lotus Business Park, Veera Desai Industrial Estate,  
Andheri West, Mumbai - 400 047, Maharashtra

Disclaimer: The project has been registered under MahaRERA registration numbers P51800047539 and is available for details on the website <https://maharerera.mahaonline.gov.in>  
Site Address : CTS / Survey / Final Plot No.: 8 25/1 (P), 825/2 (P) at Andheri, Andheri, Mumbai Suburban, 400053



EVERYTHING  
IS WITHIN

Not Just India's Largest  
Integrated Organisation,  
But India's Largest  
**GOODNESS  
CREATORS.**

We believe that the Adani Group is not only in the business of Resources, Logistics, Energy or Agri but also strives to transform lives by creating opportunities for employment and sustainable livelihoods, using our business as the medium to attain these goals of goodness.

We consider that our efforts towards 'Nation Building' are futile unless they enlighten lives.

**adani**



## Contributing To The Growth Story Of India - A Quick Glance At Adani Group's Performance For The Financial Year 20-21.

EMPLOYEES OVER  
**26000**

CARGO HANDLED  
**312** MMT

AGRI FRESH  
**22000** MT CAPACITY

RENEWABLE POWER  
**5.4** GW\*

NBFC  
**50000** CUSTOMERS

REALTY  
**1.5** MN. SQ. M SPACES DELIVERED

INTEGRATED RESOURCES MANAGEMENT  
**64.4** MMT OPERATIONAL CAPACITY

THERMAL POWER GENERATION  
**13.61** GW (excluding ATL's 500 MW)

EDIBLE OIL  
**18.8%** MARKET SHARE

MINING SERVICES  
**27.7** MMT (Production from 5 mines)

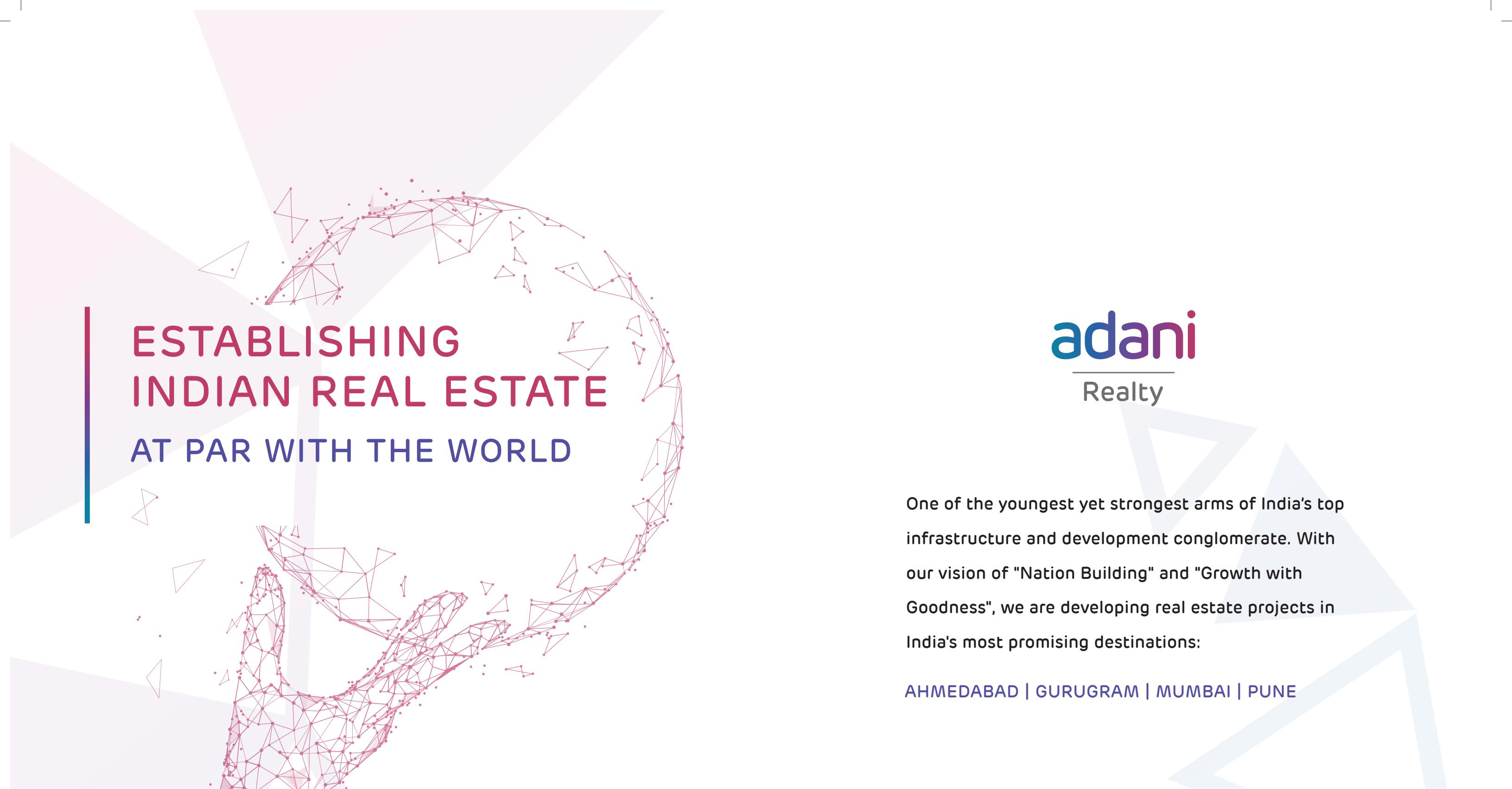
TRANSMISSION  
**14279** CKT KM\*

SOLAR MANUFACTURING  
**3.5** GW CAPACITY

CITY GAS DISTRIBUTION VOLUME  
**687** MMSCM

PASSENGERS HANDLED AT AIRPORTS  
**37** MN

Note: Figures as per Annual Reports of FY22 | \*Operating Capacity as per March 2022



# ESTABLISHING INDIAN REAL ESTATE AT PAR WITH THE WORLD



One of the youngest yet strongest arms of India's top infrastructure and development conglomerate. With our vision of "Nation Building" and "Growth with Goodness", we are developing real estate projects in India's most promising destinations:

AHMEDABAD | GURUGRAM | MUMBAI | PUNE

## CREDENTIALS



**12**  
GLORIOUS  
YEARS



**15**  
MILLION SQ.FT.  
DELIVERED



**18+**  
MILLION SQ.FT.  
UNDER DEVELOPMENT



**40+**  
AWARDS  
WON



**7000+**  
HAPPY  
FAMILIES

# EVOLVING BY ACHIEVING MILESTONES

AWARDS & RECOGNITION



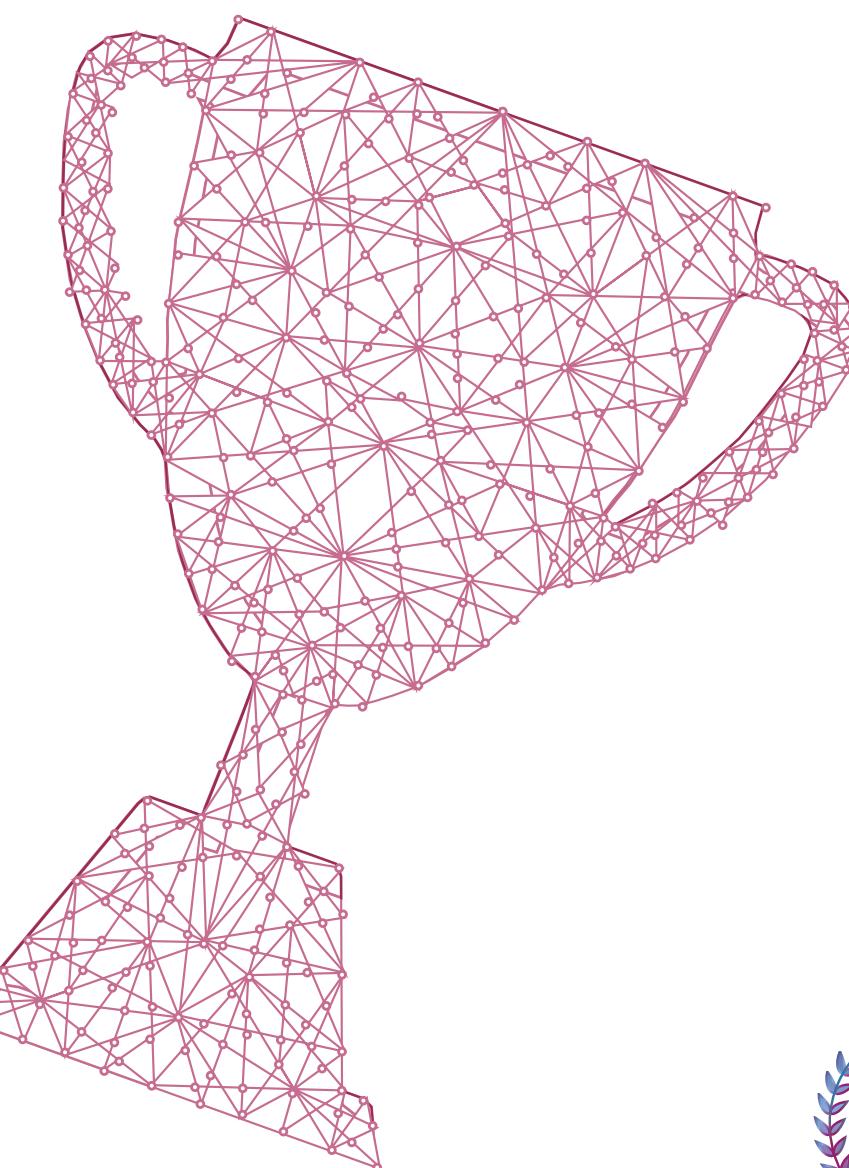
## PROJECT OF THE YEAR (PREMIUM SEGMENT)

Western Heights, Andheri  
Accommodation Times  
International Real Estate  
Awards, 2016



## DEVELOPER THE YEAR (LUXURY)

Western Heights, Mumbai  
Times Network, 2017



## WORLD'S GREATEST BRANDS

Adani Realty  
Accommodation Times, 2018



## REALTY+ PROJECT LAUNCH OF THE YEAR

The Views, Ghatkopar  
(2022)



## REALTY+ PROPTECH INNOVATIVE SOLUTIONS

The Views, Ghatkopar  
(2022)

# ADANI REALTY'S FOOTPRINT IN MAHARASHTRA



WESTERN HEIGHTS  
up and away  
ANDHERI WEST, MUMBAI.



INSPIRE  
BKC  
MUMBAI



ATELIER  
GREENS  
KOREGAON PARK  
ANNEXE, PUNE.



THE VIEWS  
GHATKOPAR (E)

Artist's impression. Not an actual site photograph.



Artist's impression. Not an actual site photograph.

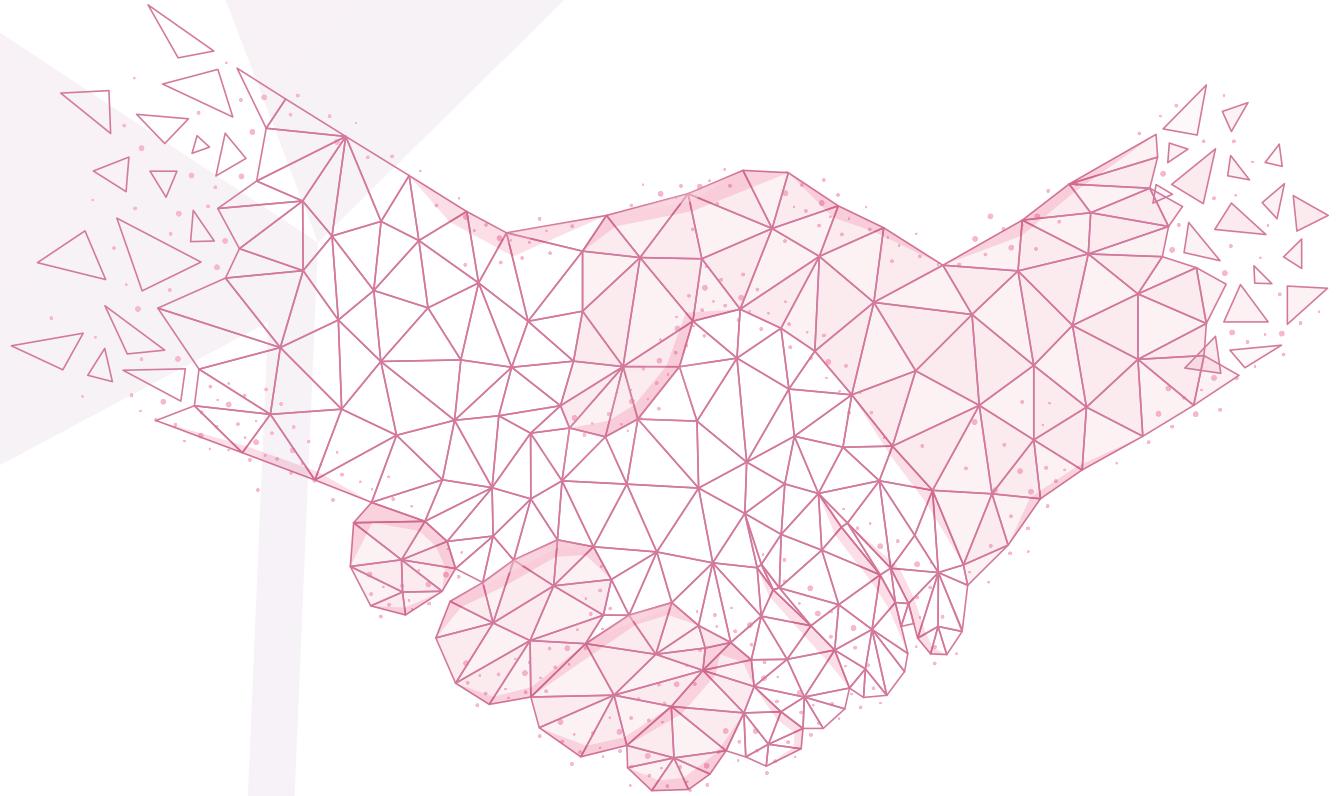


**adani**  
Realty

## WE CREATED AN ICON IN ANDHERI

A ready-to-move-in development with OC clearance, Western Heights at Andheri (W) offers a promising lifestyle, the finest luxury, and impeccable connectivity.

P51800001290 / P51800002219



## AN INCREDIBLE COLLABORATION

IN EVERY ASPECT



Our partner, the RC Group (Rajaram Chavan Group), is a leading real estate developer, formed in 2004. Their main aim is to provide premium real estate with impeccable quality.

In the Mumbai region, over the last decade, RC Group has established a distinguished presence and is now recognized as one of the pre-eminent firms in the real estate industry.

The RC Group is one of the fastest-growing entities with multi-faceted aspects of real estate development, a lucid vision, a blend of values and strategy, and pioneering technology.

The Group prides itself on its impeccable reputation for performance-driven commitment, strict time-schedule adherence, high customer satisfaction, and a successful line of projects that demonstrate an enhanced quality of life in all the key factors.

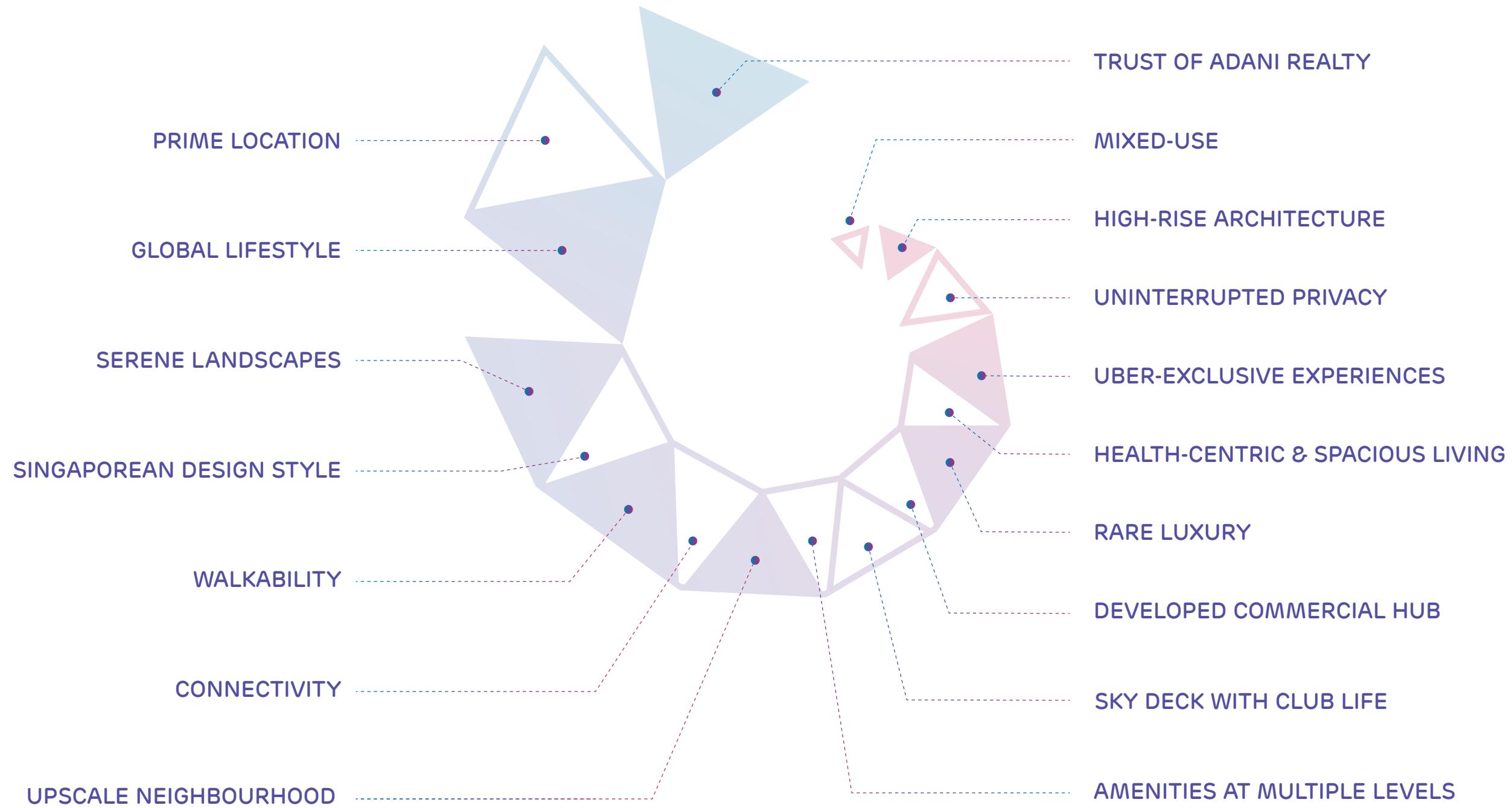
The brand is symbolic of good design, integrated art, aesthetics, and architecture, and caters to an exclusive lifestyle through their buildings.

PRESENTING



CODENAME  
**WESTBAY**  
EVERYTHING IS WITHIN

# THE CUTTING-EDGE FEATURES





## A NEW LANDMARK IN THE MAKING

- Spread across 2.5 acres
- 8 towers
- Integrated development  
- Residential, retail, and commercial
- 50+ lifestyle amenities
- Strategically located in the booming  
suburb of Mumbai

# THE ADDRESS OF EVERYTHING

Image for representation purpose only



## THE MOST-COVETED NEIGHBOURHOOD

Discover your desired home in Andheri West at the prominent landmark along the New Link Road. Love and laughter, happiness and peace, comfort and luxury-everything you need for the ideal life is right here.

The rare rooftop experience with the best city views, spacious residences, 50+ amenities for all age groups, accessible high-street retail, and the trust of Adani Realty are available for you to make living worthwhile.

A LOCATION  
THAT OUTSHINES  
IN EVERY WAY



CODENAME  
**WESTBAY**

EVERYTHING IS WITHIN

KOKILABEN DHIRUBHAI  
AMBANI HOSPITAL

WESTERN HEIGHTS  
BY ADANI REALTY

VERSOVA  
METRO STN.

DN NAGAR  
METRO STN.

BHAVAN'S  
COLLEGE

VERSOVA  
BEACH

THE CLUB  
MUMBAI

JVPD  
SCHEME

NOVOTEL  
BEACH HOTEL

JW  
MARRIOTT

LOKHANDWALA  
MARKET

JBCN  
INTERNATIONAL  
SCHOOL

INFINITI MALL

FUN  
REPUBLIC  
MALL

PVR CINEMAS  
CITI MALL

YASH RAJ  
FILMS PVT. LTD.

AZAD NAGAR  
METRO STN.

J P ROAD

ANDHERI  
RYL. STN.

D MART

SV ROAD

SHOPPERS  
STOP

SV ROAD

JP ROAD

ANDHERI  
METRO STN.

ANDHERI  
RYL. STN.

ANDHERI  
SEEPZ

SEVEN HILLS  
HOSPITAL

ITC  
MARATHA

THE  
LEELA

THE  
LALIT

CHATRAPATI  
SHIVAJI MAHARAJ  
AIRPORT

SAHARA ROAD

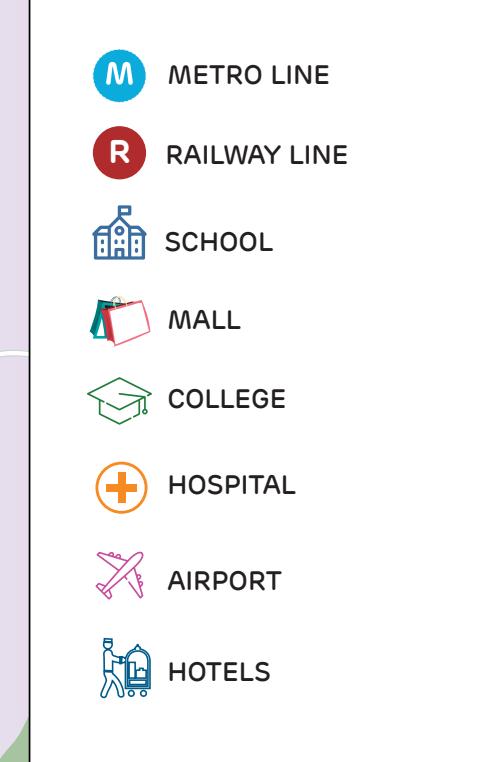
CHAKALA  
METRO STN.

AIRPORT ROAD  
METRO STN.

SAHARA STAR HOTEL

BANDRA  
KURLA  
COMPLEX

NESCO &  
NIRLON  
KNOWLEDGE  
PARK  
GOREGAON



## PRIME AVENUES

ARE JUST WITHIN  
10 MINS



LOKHANDWALA  
COMPLEX 9 MINS

JBCN SCHOOL  
7 MINS

INFINITI  
MALL  
4 MINS

PVR  
CITI MALL  
3 MINS

FUN  
REPUBLIC  
MALL  
7 MINS

YASHRAJ  
STUDIOS  
6 MINS

KOKILABEN HOSPITAL  
9MINS

WESTERN HEIGHTS  
BY ADANI REALTY

VERSOVA  
METRO STN.

DN NAGAR  
METRO STN.

THE CLUB  
MUMBAI

VERSOVA BEACH  
9 MINS

BHAVANS  
COLLEGE  
9 MINS

ANDHERI  
SPORTS  
COMPLEX

VEERA DESAI  
ROAD

ANDHERI  
RLY. STN.

NESCO &  
NIRLON  
KNOWLEDGE  
PARK  
GOREGAON

JOGESHWARI  
RLY. STN.

WESTERN EXPRESS HIGHWAY

BANDRA  
KURLA  
COMPLEX



## INDULGENCE AT EVERY LEVEL

### EXCLUSIVE AMENITIES THAT WILL WOW YOU

Enter a world where handpicked luxuries make for a happening life. Each moment is priceless, as every amenity is designed to make playful memories bloom.

A SPACE IN  
**THE SKY TO  
CALL YOURS**



Image for representation purpose only

## WORLD-CLASS ROOFTOP AMENITIES



Sky Meditation & Yoga Deck



Indoor Activities



Swimming Pool



Barbeque Corner

■ Multipurpose Hall ■ Terrace Garden

■ Sky Walk ■ Seating Alcoves for Sr. Citizens

■ Sky Gym ■ Sky Lounge

■ Sky Library ■ Spa Airspace-Restaurant

■ Star Gazing Deck ■ Wellness Centre & Garden

Images for representation purpose only

A LIFESTLYE THAT IS  
HARD TO RESIST



Image for representation purpose only

## PODIUM AMENITIES ON 7<sup>TH</sup> LEVEL



Kids Play Area



Swimming Pool



Multipurpose Court



Sr. Citizens Park

■ Poolside Lounge

■ Reflexology Pathway

■ Box Cricket

■ Party Lawn

Images for representation purpose only



**EVERYTHING IS AT  
YOUR DOORSTEP**

Image for representation purpose only

## CURATING THE BEST LIFESTYLE EXPERIENCE



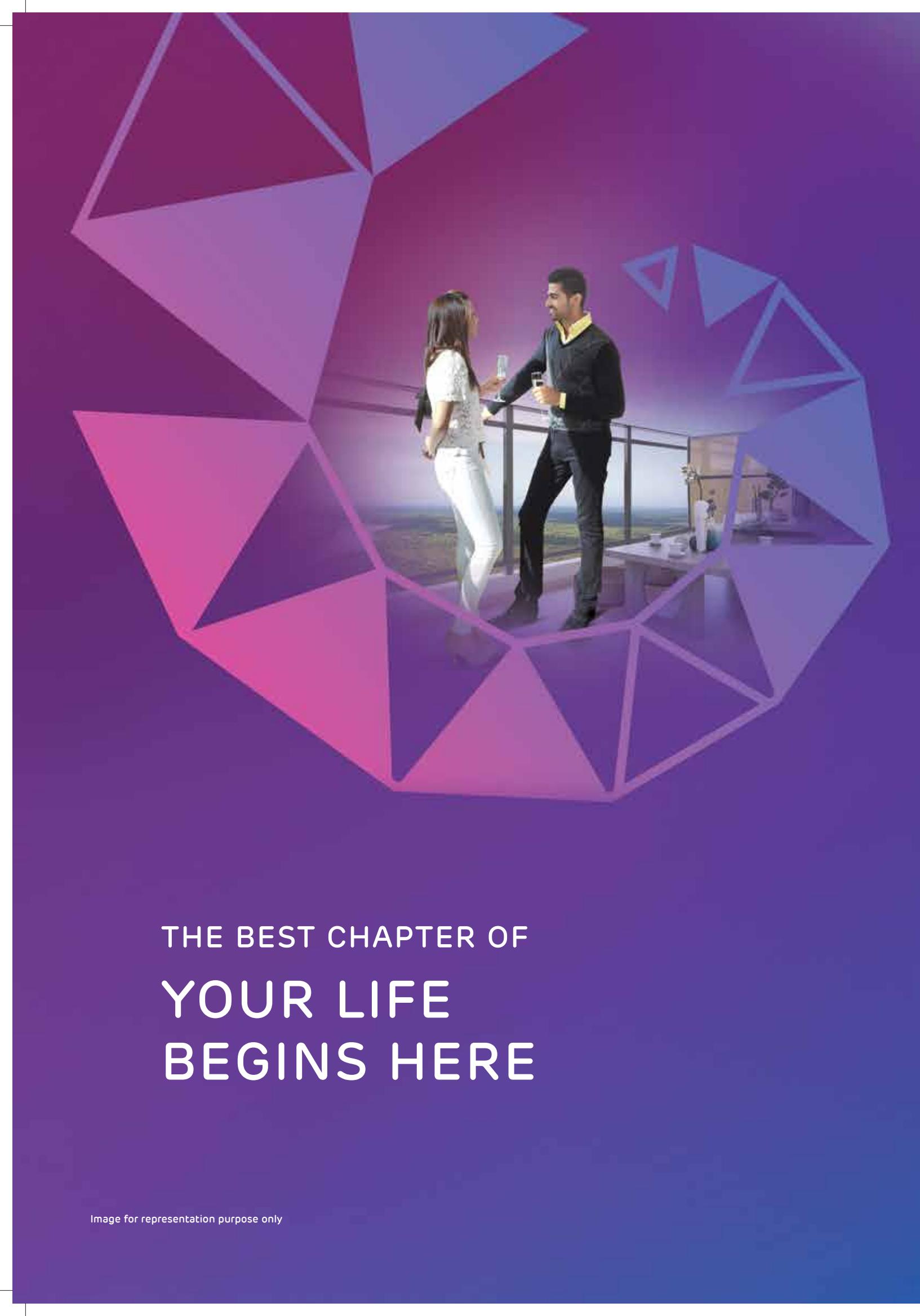
- 24\*7 Concierge Desk
- RFID Vehicular Access
- Gas Leak Detectors
- Anti-Skid Tiles
- 24\*7 Reception Desk for Every Wing

Images for representation purpose only



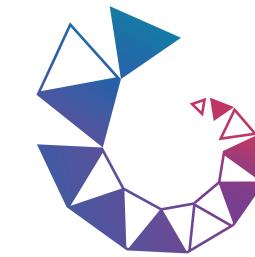
## EXCLUSIVELY CRAFTED RESIDENCES

Codename West Bay offers wonderfully designed homes that make your dreams come true. Experience a tranquil embrace that takes away all your worries. Dive into the pool of happiness, look up at the stars, and welcome the flow of a happy life.



THE BEST CHAPTER OF  
YOUR LIFE  
BEGINS HERE

Image for representation purpose only



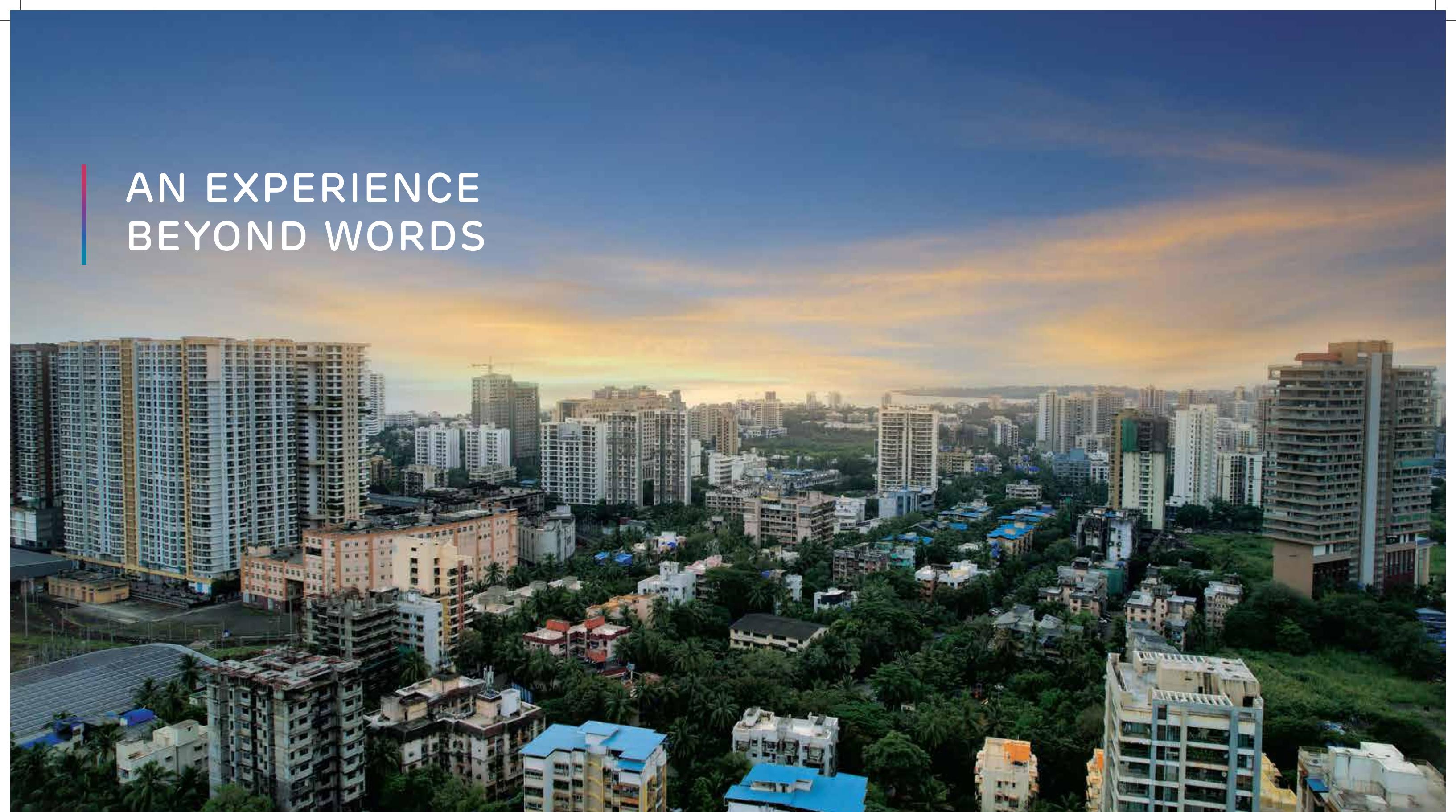
Codename West Bay is an architectural marvel with residences designed to exude elegance, fine craftsmanship, and global standards of luxury. Welcome to a desirable address where you are content with everything you desire around you.

A LIFESTYLE WHERE  
EVERYTHING IS WITHIN.

VIEWS INTENDED  
TO FASCINATE



Site image from a height of 120 meters



AN EXPERIENCE  
BEYOND WORDS

Site image from a height of 120 meters