



VEENA DEVELOPERS

Your Dreams... Are Our Homes...

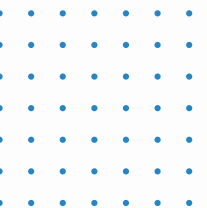


VERSATILITY
LIFESTYLE
CONSISTENCY
EFFICIENCY
QUALITY



A JOURNEY OF EXCELLENCE

It has been an inspiring **31 Years** journey so far. There has been a great learning experience in this journey that built relationships out of transparency and trust. The journey had a humble beginning, but the goals were pursued with a sincere and relentless effort by a team of dynamic, young, and experienced pioneers, Driven by an indomitable passion to succeed, and guided by the demands that reflect the needs of the discerning contemporary home buyers, we have, over the years, unveiled many landmarks under varied asset classes such as Residential, Commercial & Retail, with the support of an able team comprising expert Land Planners, Engineers, Architects, Landscape Architects, and Real Estate Professionals. We take this opportunity to build on the experience & expertise for upcoming years, on a journey that will be more exciting, and successful and would allow us to build many more relationships on its way!



VISION

“ Our vision is to be Mumbai's Leading Real Estate Service provider and the preferred name among Real Estate professionals. We diligently seek to achieve long-term client relationships through collaborative partnerships founded on the pillars of Integrity and Harmony. As we grow, we will remain committed to upholding that has served our business and clients well over the years. ”

MISSION

“ We are committed to accomplishing our vision by fostering an energising, productive, results-driven work environment fixated on providing superior quality services to customers and on-time delivery of the projects. Our ethics are based on our commitment to providing nothing but the best to our clients hence our success is measured by the outcomes we achieve for our clients. ”

ABOUT US

Incorporated in 1990, the group has come a long way in delivering more than 30 projects with a cumulative constructed development amounting to around 4.75 mn sq.ft in various asset classes like Residential, Commercial, and Industrial. More than 5300 happy families are associated with us. Our constant endeavor is to provide quality construction to customers and offer amenities for great convenience and luxury to our customers.

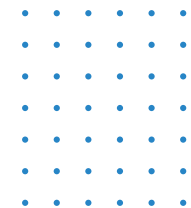
Our expertise is acquired through many years of experience in executing projects of varied scales and adds tremendous value to the brand name of “**VEENA DEVELOPERS**”, which has been consistently recognized for its honesty, integrity, and transparency during the entire cycle of the project.

“**Your Dreams Are Our Homes**” sums up our vision. We go to greater lengths to ensure that we add greater value to our customers. We envisage giving much more for the trust and lifetime saving money invested by the customers. It's been these values that have helped us garner excellent responses during the opening of any of our projects.

Our projects are at strategic locations and spread across key Residential and Commercial clusters such as Borivali, Kandivali, Malad, Andheri, Juhu, Versova, Santacruz, Ghatkopar, Chembur, Vasai & Palghar. Our commitment and integrity resonate through our team of employees and associates who work closely to make your dreams come true!

COMPANY PHILOSOPHY

“ Prioritize to customer's needs, build as per their requirements and give a flourishing & prospering home for their future & maintaining balance in all aspects of business & giving back to the society. ”





FOUNDATION OF TRUST

The foundation of all *Relationship* is trust and yields the best developments. In *Trust*, let's build the foundation.

We are looking to build foundations for a Long lasting Relationship through managing sales & the post sales processes effectively.



FROM THE MANAGEMENT'S DESK



CHAIRMAN'S MESSAGE

Dear Associate,

To begin with, I'd want to express my gratitude to my team of Vendors, Contractors, Suppliers, Associates, Investors, and Channel Partners, who have all made significant contributions to the group's success and growth. Transparency, Integrity, Hard Work, Modesty, and Commitment are the guiding principles that have helped Veena Developers become the brand that it is today.

Owing to these philosophies, we have been committed to complying with the certainty of complete satisfaction and joy in their Royal Adobe.

"Our houses are constructed with bricks and beams but we deliver homes made of hopes and dreams."

Celebrating more than 31 years, We are thrilled and proud to have over 5300+ clients who take great pride in being a key component of the group. Our flawless reputation stems from precisely anticipating consumer needs, the ability to provide premium lifestyles, prompt execution, and exceeding their expectations while maintaining customer confidence throughout the transaction and beyond. To assure timely completion and delivery, we've developed tight protocols. We value our customers, associates, employees, and every member of our business environment who contributes in some way or the other.

Veena Developers cordially invites you to join the league and experience the profound meaning of grandeur, blessings, and fulfillment.

"Ab Hawaein hi karengi roshni ka faisla,
Jis diye mein jaan hogi who reh jayega"
~ Manshae Badayuni

Thanks,
Haresh Sanghavi

*“Your spirit rests in heaven,
but you will always be with us in our hearts.”*



Late Mr. HITESH SANGHAVI

5thMAY 1968 - 13thJUNE 2012

Hitesh, my younger brother, was a beacon of light in our lives and was adored by our family, friends, and associates. He has contributed significantly to the group's overall success. He has stood by me like a rock since the company's Inception, supporting me through the highs and lows of the business. He was a major pillar of the group's strength and believed in working hard and relentlessly to achieve Business goals. He'd be in charge of the entire Operation, and all of the sites were under his strict Supervision. He was extraordinary because of his Remarkable attention to detail and negotiation expertise. As operations head, he worked tirelessly to improve quality and reduce costs, resulting in long-term profitability and the successful management of the entire Business.

My brother was not just a brilliant businessman, but also a wonderful human being. He consistently upheld the highest moral standards, never allowing harsh criticism and ensuring that the entire system was free of cheating and corruption. He would never agree to change the world's ways. As a result, even though there is no shortage of unethical practices and dishonest means in the world, he kept his foot firmly on the ground and worked hard without prejudice. My brother has left a vacuum-a gap in my life that can never be filled. With his demise, a significant piece of my heart and soul has vanished. My son Nikunj, has skillfully realized my brother's responsibilities, with the same Enthusiasm and Commitment that would have made my brother proud.

Now I'm looking forward to my youngest son (Dhaval Sanghavi), my brother's son. He is a talented young man, taking his father's legacy forward. Dhaval is well aware of the minutest details of the Industry owing to his formal education and has already started setting benchmarks with his understanding of bringing innovation whilst following traditional ways, he has the potential to be highly successful, making us proud. Though my brother- Hitesh Sanghavi is no longer physically present, he continues to live on in the hearts of all of us - Family, Friends, Vendors, Staff, and the Society at large.

Note by - Haresh Sanghavi
Chairman



MANAGING DIRECTOR'S MESSAGE

Dear Associate,

I'd like to take this opportunity to express my gratitude to everyone allied with the group, as well as my unwavering support for all of our future endeavors; our Valued Customers, Associates, Partners, Architects and Channel Partners have all co-operated diligently to build this organization. I'd also like to emphasize how much we cherish the trust and honesty with which this organization has developed the rock-solid Foundation. Throughout the purchasing process and afterward, we have ensured the highest degree of client satisfaction.

We firmly believe in the principle of placing the consumer first. To determine consumers' preferences on product features in diverse micro-markets, we perform extensive research. Only after all relevant clearances have been received does our sales procedure begin. The features and combinations of the group's products meet the needs of a wide spectrum of buyers. Our wide selection of facilities and amenities make life easier and more convenient for members of the customer's family.

In terms of material sourcing, design functioning, and construction, the business adheres to very high-quality standards. We are quite confident in our ability to augment past accomplishments, meet promises regularly, and successfully move the brand to the next level.

Thanks,
Nikunj Sanghavi



DIRECTOR'S MESSAGE

Dear Associate,

I've always believed that Consistent Efforts and Steadfast Determination yield results. It's been an honor to work with my father and brother—my mentors—who have played a significant role in shaping my career and have been a Consistent guiding force throughout. Their advice isn't confined to industrial Standards and Processes; their conduct also teaches Humility and establishes a connection with society. Dynamic and Versatile Marketing is the need of the hour as customers' desires shift with the evolvement of the times, Marketing's purpose isn't just to create commercials that sell your products; it's also to build a long-term relationship with your customers that so we at Veena Developers make sure we Cater, Adapt, and Evolve to the same demands.

I consider a good workforce to be instrumental in shaping a company's objectives and can take you places, so we emphasize investing our Time, Attention, and Effort in our employees and helping them to face new challenges with efficiency for their Personal Growth and the Company's Progress. Administration, if not Powerful, can result in additional costs to the project and the end-user, which we at Veena Developers do not promote ever. I'm hoping to learn more about each of the four departments namely Marketing, Sales, Pre-Sales, and HR & Admin. I maintain an eye out for high levels of Productivity and Results.

Thanks,
Avni Sanghavi



DIRECTOR'S MESSAGE

Dear Associate,

Behind the success of every business, there is a Family; a Family not only by blood but by work." Being the face of the youth and younger generation I feel that a successful business requires a perfect blend of innovation and traditional ways.

At Veena Developers, we believe that competent management is the crucial factor that determines operations and encourages a healthy work environment. I'm trying to gain a better understanding of each of the four departments. I strive for greater productivity and accomplishments.

Changing ways with the changing business environment while maintaining the key values of Integrity, Transparency, and Accountability is an exceptional achievement in itself. I have always believed in taking a path less traveled and overcoming challenge after challenge under the righteous guidance of my mentors.

I would like to take this opportunity to thank our extremely capable team of Veena Developers for their unwavering support and dedication. My ambition is to propel Veena Developers to new heights of global prominence.

Thanks,
Dhaval Sanghavi



VEENA SMART HOMES

MahaRERA No: P51800029400 | P51800032966 | P51800031045



As per Indextap powered by CRE Matrix, Veena Smart Homes stands in Top 4 Best Selling Project in Mumbai Western Suburb for 1st Quarter 2022

VEENA SMART HOMES Kandivali (West)

Total Construction Area: 7,00,000 sq.ft

Located in one of the fastest-growing neighborhoods in Suburban Mumbai, Veena Smart Homes offers smartly planned 1BHK & 2BHK homes with comfort lifestyle, abundant leisure, and unmatched connectivity.

The project is located in Charkop, Kandivali West, which has 4 towers comprising 23 storey & 1 tower comprising 40 storey to give you the flexibility to select a home according to your lifestyle & family size.

These apartments are designed with the Best Rooftop Amenities & 16+ other amenities keeping in mind the needs of the modern home buyers so that they can experience a comfortable lifestyle.





VEENA SOLACE

MahaRERA Registration No: P51800030138

VEENA SOLACE

Santacruz (West)

Total Construction Area: 1,10,000 sq.ft

Tastefully designed as one of the most distinguished luxurious address, Veena Solace is an epitome of grandeur, which offers 2 BHK & 3 BHK with 4 Apartments per floor, exclusivity makes room for sheer privacy and redefines the idea of unparalleled space. We are proud to present a lavish luxury retreat, you'd be proud to call your 'Home.'





9, BUSINESS BAY

MahaRERA Registration No: P51800032829

9, BUSINESS BAY

Mindspace, Malad (West)

Total Construction Area: 3,50,000 sq.ft

9, Business Bay is Mumbai Suburban's most prestigious and Luxurious Entrepreneurial destination, providing an edge to your business, in today's highly competitive world. It has Ground + 2 basements +1 level podium + 20 floors building with rooftop amenities which has Boutique Offices starting from 442 sq.ft. carpet area. 9, Business Bay not only offers you an office space that's more than just a healthy working environment but also a good investment opportunity.





MahaRERA Registration Number: P51800024452

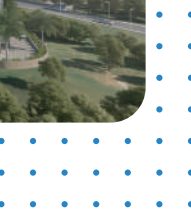
VEENA SENTERIO

Sahakar Nagar, Chembur

Total Construction Area: 1,50,000 sq.ft

Located in one of the fastest-growing neighborhoods in Central Mumbai, Veena Senterio offers smartly planned homes with a comfortable lifestyle, abundant leisure, and unmatched connectivity.

The project offers spacious 1BHK Apartments, with a Master Bedroom. At Senterio, every inch of a home is designed thoughtfully, ensuring lesser wastage of floor areas and making it look bigger. These apartments are designed keeping in mind the needs of modern home buyers so that they can experience a comfortable lifestyle.





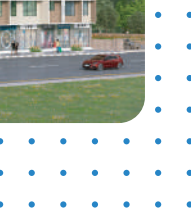
MahaRERA Registration Number: P51800027781

VEENA SERENE

Sahakar Nagar, Chembur

Total Construction Area: 1,00,000 sq.ft

Veena Serene is centrally located in Sahakar Nagar, Chembur. It offers spacious 2BHK Apartments that allow you to enjoy 360° living. It's a Perfect Blend of convenience which means everything that matters is just a short drive away like Eastern Express Highway, Railway Stations, Office Complexes, Educational Institutions, Hospitals & Shopping Malls.





MahaRERA Registration No: P99000021726

VEENA SAMRAJYA

Palghar (West)

Total Construction Area: 3,10,000 sq.ft

When choosing a home you need to choose a home with pride, happiness, and a prosperous future. Veena Samrajya is a mega township set against a backdrop of the beautiful mountainside.

Veena Samrajya offers you effortless connectivity. It offers Shops, 1RK & 1BHK flats, so much more than just a home it offers an all-inclusive community and lifestyle.

It offers Affordable Housing under the PMAY scheme to fulfill PM Modi's dream of a home for all.



As per IndexTap powered by CRE Matrix, Veena Samrajya stands 2nd Best Selling Project in Palghar for 3rd Quarter 2021



LANDMARK PROJECTS

Veena Serenity

Chembur

Veena Royal Villa

Shankar Lane, Kandivali (W)

Veena Dynasty - I & II

Vasai (E)

Veena Velocity- I & II

Vasai (W)

Crest

4 Bungalows, Versova

Veena Signature

Mahavir Nagar, Kandivali (W)

Veena Sky Heights

Mahavir Nagar, Kandivali (W)

Sanghavi House

3rd Road, Juhu

Madhur

Vasai (E)

Madhuram

Vasai (W)

Madhuli

Vasai (W)

Sonal Amit Shopping Center

Nalasapora (W)

Prabhat

Vasai (E)

Sanghavi Industrial Estate

Vasai (E)

Nikunj Signature

Vasai (W)

Onyx

S.V. Road, Goregaon (W)

Veena Classic

Iraniwadi, Kandivali (W)

Veena Sargam

Mahavir Nagar, Kandivali (W)

Veena Geet Sangeet

Mahavir Nagar, Kandivali (W)

Veena Sagar

Mahavir Nagar, Kandivali (W)

Veena Sur

Mahavir Nagar, Kandivali (W)

Veena Sitar

Mahavir Nagar, Kandivali (W)

V - Mall

Thakur Complex, Kandivali (E)

Veena Sarang

Mahavir Nagar, Kandivali (W)

V Souk

Mahavir Nagar, Kandivali (W)

Veena Santoor - I & II

Mahavir Nagar, Kandivali (W)

Veena Saraswati

Vasai (E)

Veena Sur Shyam Complex

Vasai (E)

Veena Saaz

Thakur Complex, Kandivali (E)

Veena Sahil Villa

Shankar Lane, Kandivali (W)

A Privilege of gifting the city 31+ Distinguishing Landmarks.

UPCOMING PROJECTS

RESIDENTIAL

Veena Sky Vista

Borivali (E)

Veena Vasudha

Malad (W)

Veena Arista

Andheri (E)

Veena Symphony

Ghatkopar (W)

Veena Velocity-III

Suncity Vasai (W)

Veena Samrudhi

Palghar (W)

COMMERCIAL

Veena Skytech

Borivali (E)

Veena Techno Park

Vasai (E)

...and many more leading towards 4.75 million square feet mark!



CORPORATE SOCIAL RESPONSIBILITY

We believe that it's our duty, and critical responsibility to consistently add value to the communities and society at large. Hence, we take concrete steps to abide by and fulfill the role with great commitment and passion.

Our focus & commitment to activities in the field of service later led to the formation of Vanitaben Natvarlal Sanghavi Foundation, registered and certified under section 80G as a non-profit trust with the sole aim of preserving and protecting the rights of the deprived, and weaker sections.

We have endorsed the approach to address the needs of society and the environment by making across the years-

GAUSHALA (COW SEVA)

- Gaushala constructed for 200 cows at Gau Rakshak Sabha, Mahuva - Gujarat
- Gaushala constructed for 30 cows at Dwarkadhishji Haveli, Kandivali (W)
- Gaushala constructed for 100 cows at Galteshwar near Dakor Gujarat
- Cattle feeding fodder for 200 cows in Gau Rakshak Sabha, Mahuva - Gujarat
- Cattle feeding fodder for 55,000 cows for the last 10 years in Shri Mataji Gaushala, Barsana - Uttar Pradesh

RELIGIOUS - TEMPLES

- Constructed Shri Govardhan Nathji Haveli, Vasai (W)
- Constructed Shri Yamunaji Temple at Vishram Ghat, Mathura - Uttar Pradesh
- Donations for construction of new ISKCON temple at Kharghar - Navi Mumbai
- Donations for the VYO Krishna World

RELIGIOUS - SAPTAH

- Organized Shrimad Bhagwat Saptah and Ramayan Katha at Kandivali, Mahuva, and Mathura
- Organizing Akhand Sankirtan Ram Dhun Mahotsav for the last 25 years at Mahuva – Gujarat
- 10 Katahas in Mumbai, 2 Kathas in Mathura & 1 Katha in Mahuva have been organized with spiritual Saints

EDUCATIONAL

- Distributing Note Books for students at Mahila Kapol Mandal, Vasai
- Merit scholarship for vocation training of needy and meritorious students
- Deaf School Donation - Distributed Books and Food at Shree Ramkrishna Shikshan Mandal, Kandivali – Mumbai

HOSPITALS

- Donations to Asha Parekh Hospital (Santacruz, Mumbai)
- Donations to Hanumant Hospital (Mahuva, Gujarat)

FOOD AND GROCERY

- Providing ready-made food to 250 needy people every day for the last 7 years at "Bhukya Ne Bhojan Sanstha", Mahuva - Gujarat
- Providing ready-made food to 100 needy people every day at Khimnath Mahadev Mandir, Mahuva - Gujarat
- Providing 54 tiffin to needy people every day for the last 7 years through Shree Allaram Sahayata Charitable Trust, Mahuva - Gujarat
- Providing 54 grocery kits to needy people every month for the last 7 years through Shree Allaram Sahayata Charitable Trust, Mahuva – Gujarat
- Providing food to Kapol Mahila Mandal, Vasai
- Provided food & grocery kits to needy people from Virar, Nalasopara, Vasai & Kandivali during the time of the pandemic

OTHER

- Constructed 25 houses for needy families through Morari Bapu at Mahuva – Gujarat
- Providing Money support to 25 needy families to construct the house at Akhand Ram Dhun Mandir, Mahuva - Gujarat
- Medical help to 500 needy people at Akhand Ram Dhun Mandir, Mahuva- Gujarat
- Organized & Sponsored Samuh Lagan for 14 needy couples at Mahavir Nagar, Kandivali (W) – Mumbai
- A considerable donation was made to the Prime Minister Care Fund, MCHI Relief Fund, and Kerala Relief Fund



Since 1990

30⁺
Years
Old Brand

30⁺
Projects
Delivered

5300⁺
Happy Customers

4.75⁺
Million sq.ft delivered

06
Projects Under
Construction

3700⁺
To Be
Happy Customers

2.6⁺
Million sq.ft
Under Construction

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