DIVINE HOMES

— A STEP TOWARDS YOUR DREAM HOME —

Creating Better Addresses.
Building Lasting Value.

Divine Homes is a professionally managed real estate venture focused on Residential, **Commercial, Bungalow, Farmhouse** and Premium Land Development.



- **Residential Plots**
- **Commercial Spaces**
- **Bungalow Plots**
- **Farmhouse Projects**
- **Premium Land Development**

With a commitment to quality, transparency and thoughtful planning, we create strategically located projects that combine modern development, natural surroundings, connectivity and long-term value.

OUR PROMISE

- Quality
- Trust
- Transparency
- Value

Your Dream. Our Commitment.

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PREMIUM 2BHK
ROW HOUSE

MODERN • COMPACT • COMFORTABLE

KEY PROPOSITION

Thoughtfully planned 2BHK row house with modern elevation, efficient space planning and 100% RCC monolithic construction.

A premium ground-floor 2BHK concept within the Neral–Shelu township vision.



DIVINE HOMES

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Row House

LAND PARCEL PLAN

Premium Township | Neral - Shelu

- Well Planned Layout
- Wide Internal Roads
- Green & Open Spaces
- Modern Infrastructure
- Secure Gated Community

"More than just a plot...
It's the beginning of
your dream home."



PLOT SIZE LEGEND

- Large Plot (Premium)
- Standard Plot
- Compact Plot

Total Plots	: 990
Roads (15m Wide)	: 4
Roads (M Wide)	: 2
Common Facilities	: 1
Green Area	: 1

Neral - Shelu | Premium Row House Township

Divine Homes — Company Introduction

Real-estate development with a township-led, customer-focused approach

DIVINE HOMES

OUR APPROACH

Plan the home, the neighbourhood and supporting infrastructure as one integrated proposition.

DEVELOPMENT FOCUS

Residential row houses, planned communities and future-ready township infrastructure.

CUSTOMER EXPERIENCE

Clear product communication, site engagement and a practical approach to home ownership.

BRAND PROMISE

A step towards your dream home — combining thoughtful planning with a premium presentation.

Divine Homes Project

A focused residential proposition within the Neral–Shelu growth corridor



- Premium 2BHK row-house concept designed for practical family living
- Positioned within the Neral–Shelu premium township vision
- Modern architecture with a compact, usable footprint
- Planned around connectivity, comfort and everyday convenience
- 100% RCC monolithic construction positioning

THE HOME AT A GLANCE

A practical home, presented with a premium architectural identity.



627 SQ.FT.
Built-up area

453 SQ.FT.
Carpet area

2 BHK
Row house

GROUND FLOOR
Single-level home

100% RCC
Monolithic construction

OPEN TERRACE
No side boundary

WHY THIS HOME



DESIGNED FOR EVERYDAY COMFORT

The planning combines a compact footprint with clear zoning, natural openings and a contemporary façade.

01	**Smart planning**	Efficient arrangement of living, bedrooms, kitchen and washrooms.
02	**Ground-floor ease**	Single-level movement designed for practical family living.
03	**Premium frontage**	A refined entrance with lighting, landscaping and modern finishes.
04	**Usable outdoor edge**	Front verandah and open terrace add flexibility to the home.

SIGNATURE FRONT ELEVATION



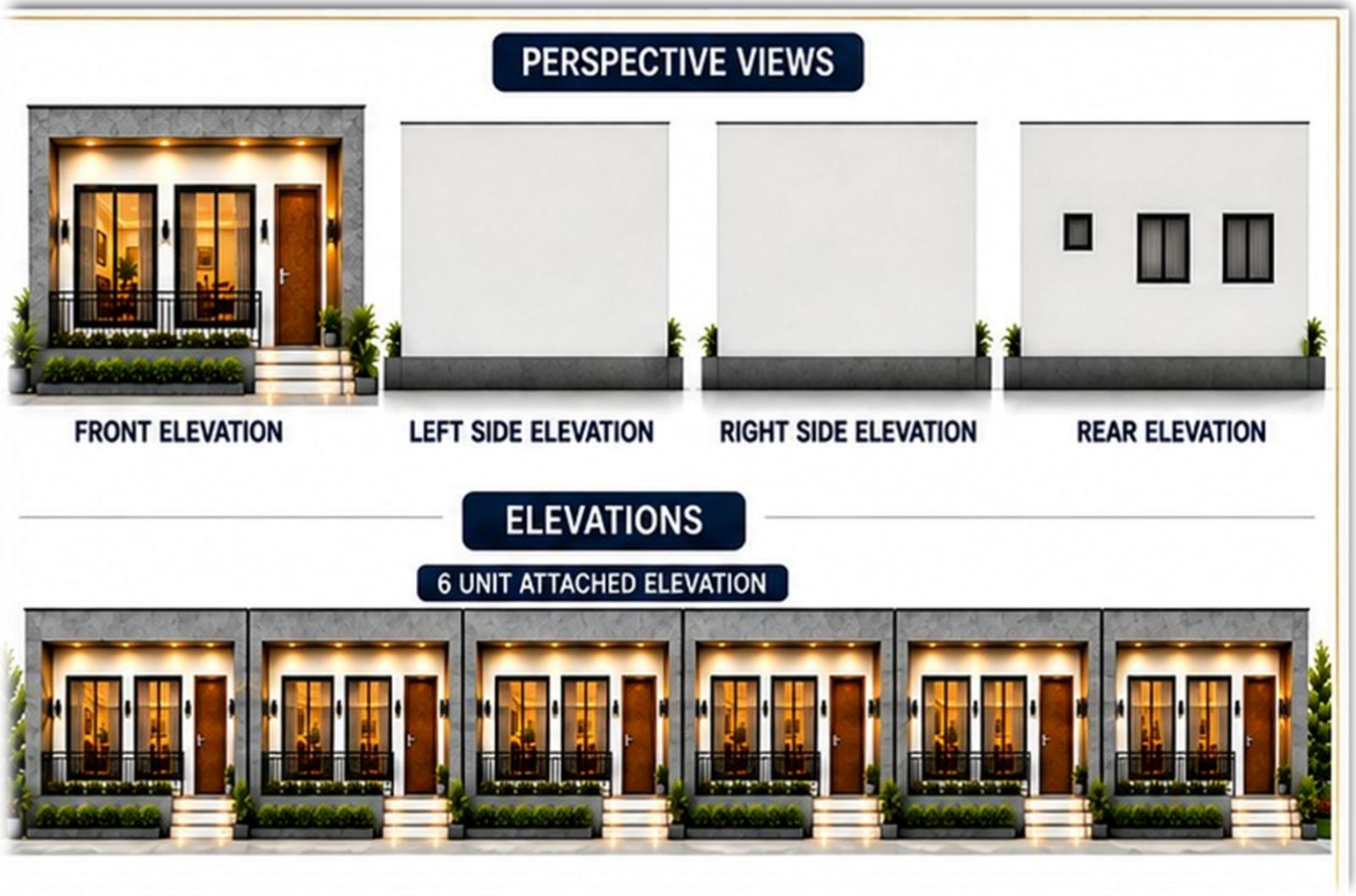
ARCHITECTURAL DETAIL

A PREMIUM FIRST IMPRESSION

- Contemporary façade
- Warm architectural lighting
- Large glazed openings
- Landscaped frontage
- Defined entrance steps
- Clean geometric lines

The elevation remains the visual signature of the home.

ELEVATION FAMILY



PERSPECTIVE & UNIT COMPOSITION

6-UNIT ATTACHED ELEVATION

PERSPECTIVE SET

Front, side and rear perspectives communicate the architectural envelope and façade treatment.

ATTACHED ELEVATION

Six-unit attached elevation demonstrates how the individual façade language can form a coherent row-house block.

A consistent architectural language can be carried across the row-house cluster.

2BHK FLOOR PLAN



ROOM ZONING

BEDROOM 01
3.05 × 3.05

BEDROOM 02
3.05 × 3.05

LIVING ROOM
3.05 × 3.05

KITCHEN
1.89 × 3.05

W.C. + BATH
1.06 × .99 each

VERANDHA
2'-0"

HOW THE PLAN WORKS



A CLEAR, FAMILY-ORIENTED FLOW

The plan separates private sleeping zones from the common living area while keeping the kitchen and washrooms conveniently positioned.

1	PRIVATE ZONE	Two bedrooms
2	COMMON ZONE	Living room
3	SERVICE ZONE	Kitchen + washrooms
4	ENTRY ZONE	Front verandha + entrance

EVERY SQUARE FOOT HAS A PURPOSE.

CUT-VIEW EXPERIENCE





SEE THE HOME BEFORE YOU STEP INSIDE.

The supplied cut-view helps customers understand scale, furniture placement, circulation and the relationship between rooms.

- **Living room orientation**
- **Bedroom privacy**
- **Kitchen placement**
- **Washroom access**

INTERIOR PLANNING

The cut-view demonstrates how bedrooms, kitchen, living area and wash spaces relate within the compact footprint.

HOME FEATURES

MODERN • COMPACT • COMFORTABLE

01 Spacious living room

02 2 comfortable bedrooms

03 Modern kitchen

04 Premium washrooms

05 Natural ventilation

06 Maximum space utilization

07 Privacy-friendly layout

08 Modern interior planning



2 BHK CUT VIEW PLAN



HOME FEATURES

- Spacious Living Room
- 2 Comfortable Bedrooms
- Modern Kitchen
- Premium Washrooms
- Natural Ventilation
- Maximum Space Utilization
- Privacy Friendly Layout
- Modern Interior Planning

PROJECT LOCATION ADVANTAGE

- Shelu Railway Station - 1.5 km
- Neral Railway Station - 1.5 km
- Karjat - Excellent Connectivity
- Badlapur - Easy Access
- Highway Proximity & Convenience
- Navi Mumbai - Seamless Connectivity
- Panvel - Direct Regional Access
- Mumbai - Well-connected Commute
- Railway & Expressway
- Pune - Accessible via Mumbai-Pune Expressway

MEGA INFRASTRUCTURE ADVANTAGES

- Central Railway Connectivity
- Mumbai-Pune Expressway
- Multimodal High Speed Transit Line
- Proposed 6-Lane Karjat Corridor
- Approved State & National Highways
- Navi Mumbai International Airport
- Atal Setu (MTHL)
- BKC-Panvel Commercial Corridor
- Virar-Alibaug Multi-Modal Corridor
- JNPT & Water Transport Connectivity
- Mumbai-Ahmedabad Bullet Train Alignment
- Rapidly Developing Infrastructure Corridor
- Sanctioned Residential Growth Zone
- Strong Long-Term Capital Appreciation
- Visionary Master Planned Area
- Strategic Future Growth Hub
- Tourism & Recreation Belt
- Promising Future Investment Opportunity
- Suburban Mobility Hub
- Premium Lifestyle Destination

TOURISM & DESTINATION LOCATIONS

- Matheran Hill Station
- Charlotte Lake
- Panorama Point
- Echo Point
- Bhivpuri Waterfalls
- Ulhas River
- ND Studio
- Morbe Dam Area
- Kothaligad Fort Trekking

INDUSTRIAL & EMPLOYMENT HUBS

- Taloja MIDC
- Rasayani Industrial Area
- Patalganga Industrial Belt
- Additional Ambernath MIDC
- Bhiwandi Logistics Region
- Khopoli Industrial Belt
- Talegaon Manufacturing Belt
- JNPT Port Logistics Zone
- Navi Mumbai Business District

PROJECT VISION

NERAL–SHELU PREMIUM TOWNSHIP MORE THAN A HOME.

A broader township vision built around connectivity, comfort and convenience.

01 **Residential living**

02 **Connectivity-led location**

03 **Lifestyle & destination access**

04 **Future infrastructure context**

NERAL – SHELU | JAVA NAGRI | DAMAT

LOCATION ADVANTAGE

JAVA NAGRI • DAMAT VILLAGE • NERAL

Key distances reproduced from the supplied project presentation; approximate and subject to change.

- Shelu Railway Station — 1.3 km
- Neral Railway Station — 1.5 km
- Karjat — 15 km
- Matheran — 2 km
- Badlapur — 10 km
- Kalyan — 32 km

- Panvel — 36 km
- Navi Mumbai International Airport — 46 km
- Atal Setu (MTHL) — 40 km
- JNPT Port Nhava Sheva — 55 km
- Thane — 45 km
- Pune — 110 km

CONNECTIVITY • COMFORT • CONVENIENCE

BEYOND THE ADDRESS

A LOCATION CONNECTED TO WORK, TRAVEL & LEISURE

TOURISM & DESTINATIONS

Matheran • Charlotte Lake • Panorama Point • Echo Point • Bhivpuri Waterfalls • Ulhas River

INDUSTRIAL & EMPLOYMENT

Taloja MIDC • Rasayani Industrial Area • Patalganga Industrial Belt • Additional Ambernath MIDC • Bhiwandi Logistics Region

REGIONAL ACCESS

Railway • Expressways • Mumbai–Pune corridor • Panvel • Navi Mumbai • Mumbai

FUTURE CONTEXT

The supplied presentation references infrastructure-growth milestones; all timelines remain indicative.

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YOUR DREAM HOME

Premium 2BHK Row House



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Thank you