

SEJAL
Realty

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SEJAL
CITY

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63
CONNECTOR

at

SEJAL
CITY

Alchemi Developers Private Limited

Plans for the project are subject to further approvals/modifications from the concerned authority/ities and/or promoter.
All intending purchasers are required to inspect all plans and approvals which are available at
<https://maharera.mahaonline.gov.in>. This advertisement does not constitute any offer, for details please visit sales
office/MahaRERA website. The Project is mortgaged with ICICI Bank.

MahaRERA Registration No.:
P51800079113
<https://maharera.maharashtra.gov.in>





at Sejal City

Because at Sejal City,
business isn't just
accommodated.

It's celebrated.
Better, by design.

Introducing **Connector 63**, a new chapter in workplace evolution. Rising 56 stories above Goregaon, this landmark is not just another address. It's a fully imagined vertical ecosystem designed for the ambitious, the agile, and the future focused.

Following the overwhelming success of our residential tower, which sold out in just two weeks, this commercial tower brings the same commitment to thoughtful planning, performance, and prestige.

Here, everything has been considered: from expansive column-free layouts to climate responsive architecture, from seamless access to built-in lifestyle conveniences.

Whether you're a global enterprise looking for a headquarters that reflects your stature, or a growing company ready for your next leap - this tower adapts, empowers, and elevates.

This isn't just commercial real estate.

It's a forward-thinking investment.

A Design that Performs, Even on Paper.

At Connector 63, performance isn't limited to floorplates and facades. It's built into the numbers. This is a rare investment opportunity where thoughtful design meets tangible returns, and the market is already responding.



High appreciation in a short span.

Sejal City has quickly established itself as a landmark of value creation. Its growth is powered by design excellence, strategic location, and flawless execution, proving that well-planned developments don't just rise, they appreciate.



Residential tower sold out in 2 weeks.

Proof of concept doesn't get stronger than this. The residential launch met overwhelming demand, with inventory disappearing in just 14 days. It's a clear signal of the trust and traction Sejal City holds in the market.



Neighbourhood of Growth & Leaders.

At Sejal City, rapid infrastructure growth meets a corporate neighbourhood of global consultancies and leading Indian enterprises. It's a hub where demand, appreciation, and brand stature naturally align.

The Goregaon Advantage

Goregaon is one of the city's most well-connected and rapidly emerging neighbourhoods, a true urban crossroads where every commute becomes effortless.

Strategically located along the Western Express Highway, with rail access on the Western Line, enhanced by the upcoming Metro Lines 2A and 7, Goregaon offers unmatched connectivity to the airport, business districts, and suburbs alike.

Its close proximity to commercial hubs like NESCO IT Park, Mindspace, and Infinity IT Park makes it a preferred address for corporates, professionals, and forward-thinking businesses.

And with malls, top-tier hospitals, and fine dining just around the corner, Goregaon isn't just a location, it's a launchpad, seamlessly linking work, life, and everything in between.

Connectivity

- | | |
|-----------------------------|--------------|
| 1. Western Express Highway | 10 mins away |
| 2. Dindoshi Metro | 15 mins away |
| 3. Mumbai Airport | 30 mins away |
| 4. Link Road | 35 mins away |
| 5. S.V. Road | 30 mins away |
| 6. Goregaon Railway Station | 15 mins away |

Hospitals

- | | |
|-------------------------------|-------------|
| 1. Gokuldhm Medical Centre | 5 min away |
| 2. Lifeline Medicare Hospital | 15 min away |
| 3. Sai Kripa Hospital | 6 min away |

Hotels

- | | |
|-------------------|-------------|
| 1. Westin Hotel | 10 min away |
| 2. The Fern Hotel | 10 min away |

Malls

- | | |
|-------------------------|-------------|
| 1. Inorbit Mall | 12 min away |
| 2. PVR Icon Oberoi Mall | 10 min away |
| 3. Hub Mall | 14 min away |

Commercial centres

- | | |
|----------------------------|-------------|
| 1. Mindspace | 15 min away |
| 2. NESCO IT Park | 14 min away |
| 3. Oberoi Commerz | 5 min away |
| 4. Nirlon Knowledge Park | 12 min away |
| 5. NESCO Exhibition Centre | 14 min away |

Recreation centre

- | | |
|-------------------------|-------------|
| 1. Goregaon Sports Club | 14 min away |
|-------------------------|-------------|





GMLR: Transforming Mumbai’s Future

From Hours to Minutes: Redefining Mumbai’s Commute.

The Goregaon-Mulund Link Road (GMLR) is poised to transform how Mumbai moves. This 12.3 km east-west corridor, featuring a 6.65 km twin tunnel under Sanjay Gandhi National Park, will cut travel time between Goregaon and Mulund from over an hour to just 20 minutes. It will ease the burden on overused routes like JVLR and Andheri-Ghatkopar Link Road, emerging as Mumbai's fourth vital east-west connector.

Connecting GMLR to Coastal Road: Linking East to West and South

One of GMLR's most strategic advantages is its planned connectivity to Mumbai's upcoming Coastal Road. Once operational, GMLR will seamlessly connect to the JVLR extension, which in turn will link directly to the Bandra-Worli Coastal Road corridor. This means commuters from Mulund and the eastern suburbs will gain direct access not just to the Western suburbs, but also to South Mumbai, bypassing traditional bottlenecks. The result: faster, more efficient travel from East to South and West, creating an uninterrupted transit spine through the city.

Seamless Integration with Key City Hubs

GMLR is designed to integrate with major transport points, enhancing citywide mobility:

- Western Express Highway
- Metro Line 7 (Dahisar East–Gundavali)
- Goregaon Railway Station
- Chhatrapati Shivaji Maharaj International Airport
- Dindoshi Bus Depot

This multi-modal connectivity will ensure smooth last-mile access for both daily commuters and long-distance travellers.

Accelerated Progress with Smart Planning

To maintain momentum, the BMC has enforced three-shift work cycles and increased on-ground manpower. Key flyovers at Dindoshi and Goregaon are being fast-tracked, and the tunnel alignment has been modified to protect sensitive forest zones. Despite the changes, the completion deadline remains October 2028, demonstrating the city's commitment to long-term infrastructure goals.

A Trigger for Real Estate and Commercial Boom

The GMLR project is expected to ignite real estate and business growth across Goregaon, Mulund, and nearby regions. With improved connectivity, underdeveloped areas will witness a surge in demand for residential and commercial properties. This corridor will unlock new zones for urban expansion, elevate property values, and transform the micro-markets it touches.

Future-Ready and Eco-Conscious

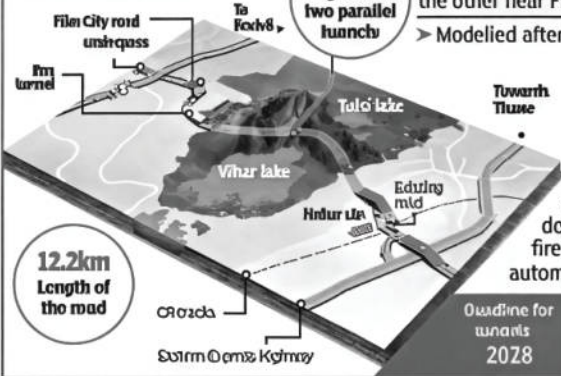
Beyond infrastructure, GMLR is being developed with a futuristic vision, featuring smart signalling, provisions for EVs, and integration with upcoming metro lines. The eco-sensitive tunnel realignment reinforces Mumbai's intent to blend urban development with environmental responsibility.

BMC: ONLY 1 LINK OF EAST-WEST CONNECTOR 'MISSING'

GMLR, which will connect Western Express Highway (WEH) and Eastern Express Highway (EEH), aims to cut travel time between western and eastern suburbs by 1 hr. It will be toll-free.

➤ Road from EEH to Khindipada junction in the eastern suburbs built. Ditto the case with the stretch from WEH to Film City in the western suburbs. Portion between Film City and Khindipada junction, dubbed the 'missing link' by BMC and which is reflected in 1991-92 Development Plan, yet to be constructed.

➤ This stretch will have twin tunnels, of 3 lanes each, running under Sanjay Gandhi National Park and between Tulsi and Vihar lakes.



➤ One end of the tunnels will open near Bhandup treatment plant and the other near Film City.

➤ Modelled after a tunnel of A86, which forms a complete loop around Paris. They'll have artificial ventilation, power supply & incident detection. In case of a fire, sprinklers will be automatically activated.

Tunnels' tender extended 3 times

Tender for the tunnels first floated in Oct 2022, with the plan to begin work by March 2023, but it got three extensions owing to requests from bidders. A BMC official had earlier told TOI that since it's a design-and-build project, it took time to get the right kind of bidders.

What's the hold-up now

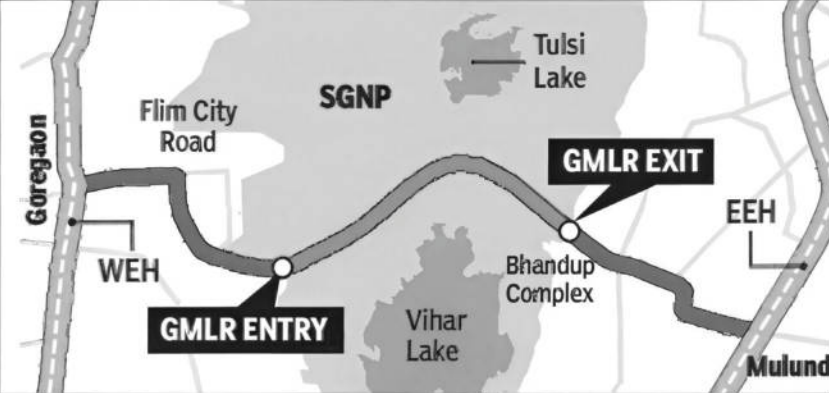
Nabalopada tribals have opposed soil resting, saying they will lose their farmland. They have filed land claims under Forest Rights Act, seeking that their rights be settled first.

Tunnels' cost
₹6,301cr

Total project cost
₹8,000cr

Amount provisioned for project in BMC's 2023-24 budget
₹1,464cr

TWIN TUNNEL WORKS TO TAKE 4 YRS



Project Details

Estimated Cost:
₹8,000cr

Total length:
over 12km

● A 4.7 kilometer 3 +3 lane tunnel has been proposed under the SGNP after geo-technical investigation was completed

● Cut and cover box tunnel from Film City:
1.6km

● Goregaon Mulund Link Road was proposed to provide east-west link to reduce traffic congestion

● Road will begin from Western Express Highway and end at Eastern Express Highway in Mulund

IN THE PLANNING

➤ In BMC financial budget of 2015-16, a provision of ₹300cr was made for the GMLR project

➤ A budget provision of ₹130cr had been proposed for the GMLR project in the civic budget 2017-18 and 2016-17, respectively

➤ In BMC financial budget of 2022-23, a provision of ₹1,300cr was made for the GMLR project; 2023-24 budget saw a provision of ₹1,060cr for the project

Because workspaces
shouldn't restrict ambition.

They should respond to it.

This tower doesn't merely offer offices. It offers frameworks for evolution. Choose from boutique units starting at 616 sq. ft., perfect for agile teams and dynamic entrepreneurs. Or scale up to 9,000+ sq. ft. of full floor ownership that allows large-scale organisations to define their own layout, flow, and presence.

Each workspace is a canvas column-free, structurally minimal, and spatially expansive, giving you the freedom to shape your interior culture. With a generous 3.5 metre floor-to-floor height, even the ceiling is designed to elevate perspective.

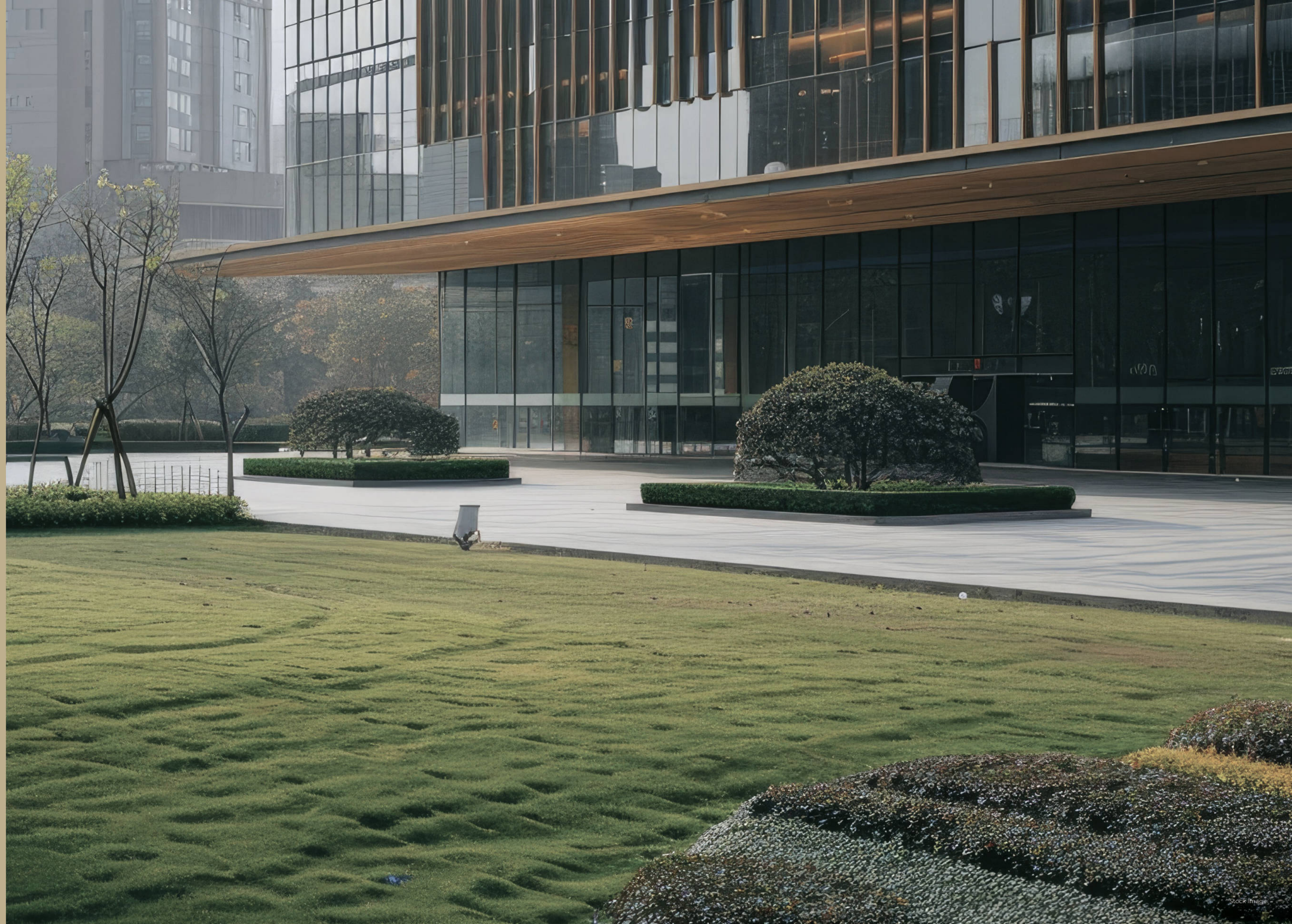
Whether you're beginning, expanding, or transforming, this tower adapts with you.



Designed
to enhance
everyday
work life.

Podium - where work meets wellness

The podium has been designed as a dynamic extension of the workplace, spaces that inspire collaboration, movement, and rejuvenation. Every corner is planned to break the monotony of the work day and offer a healthier, more engaging environment.





Multi-Sports Court

Step out of your office and onto a court that energises teamwork and competition, redefining after-work recreation.



Courtyard

A green breathing space that encourages informal meetings, conversations, or quiet reflection amidst nature.

Sports Amphitheatre

A versatile space where sporting spirit meets community gatherings, designed for both events and leisure.



Open Fitness Pavilion

High-intensity fitness built into your work campus, helping professionals stay agile, strong, and stress-free.



Work Pavilion

An open yet thoughtfully shaded space to brainstorm, co-create, or simply work with a fresh perspective.

Stock Image

Innovation Zone

A stimulating space that encourages ideation, exchange of ideas, and creativity beyond the desk.



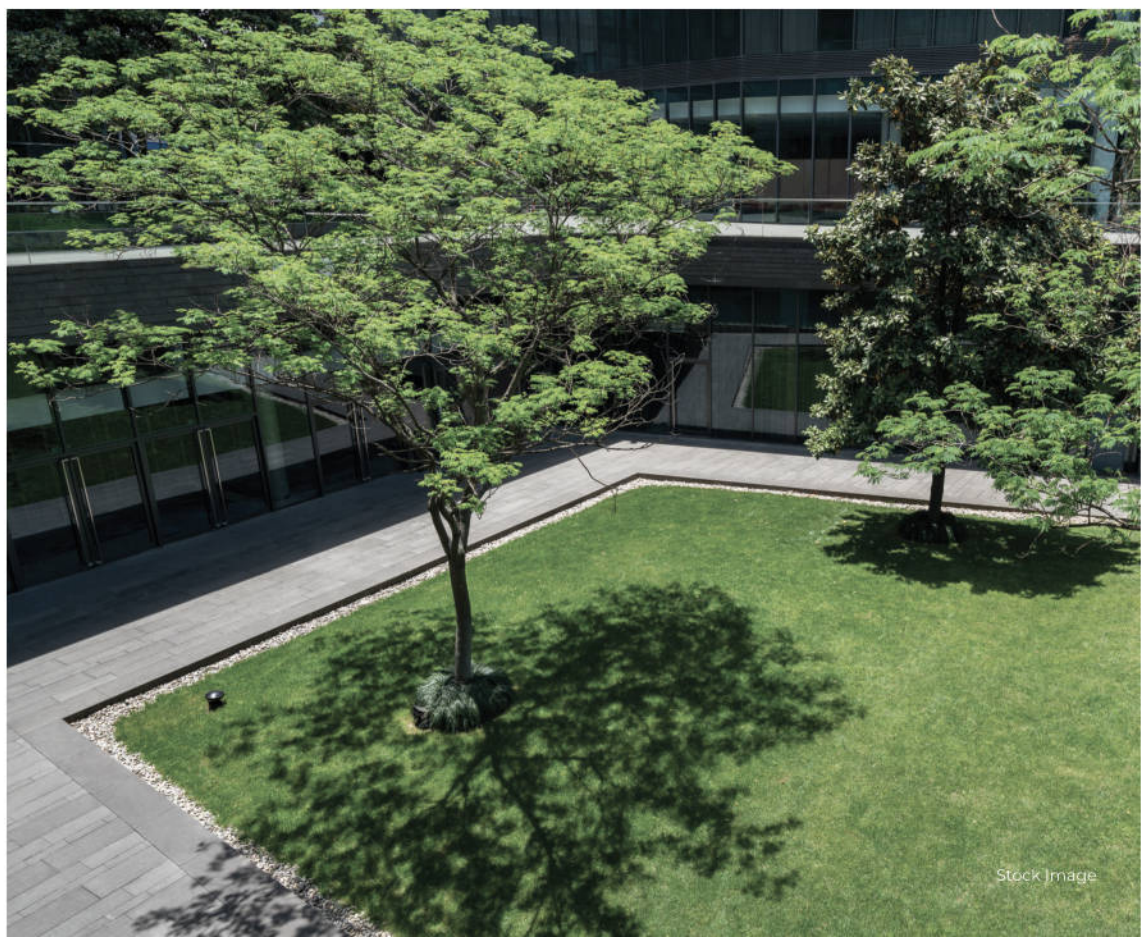
Stock Image

Acupressure Path

A wellness touch woven into the podium, designed to rejuvenate body and mind during short breaks.



Stock Image



Stock Image

Gathering Lawn

An open, landscaped expanse designed for community moments, from casual team interactions to large corporate gatherings, it's a green pause point that brings people together with ease.

Clubhouse - redefining corporate conveniences



Cafeteria

A vibrant space for coffee breaks, team lunches, or quick refreshments, designed to spark connections and conversations.



Indoor Games

Thoughtfully curated recreational facilities to unwind, relax, and recharge during the work day.



Library

More than just shelves of books, it's a mindful space where professionals recharge, ideas expand, and balance finds its place.

Fitness Centre

A fully equipped space designed to make fitness a natural part of the daily routine. Keeping professionals energised, focused, and balanced. It's where well-being meets work-life harmony, ensuring performance without compromise.





Meeting Rooms

Spaces designed for sharper conversations. They are professional, private, and fully equipped for seamless discussions



Conference Rooms

Large-format rooms built to host strategy, collaboration, and decision-making at scale.



Clubhouse Terrace Lawn

An open-air green where business pauses and celebrations take centre stage. Perfect for cultural events, networking evenings, or team milestones.



Sejal Group began with a vision,
to build with integrity, innovate with purpose,
and create a lasting impact. What started as a
glass manufacturing venture has grown into a
diversified business conglomerate.

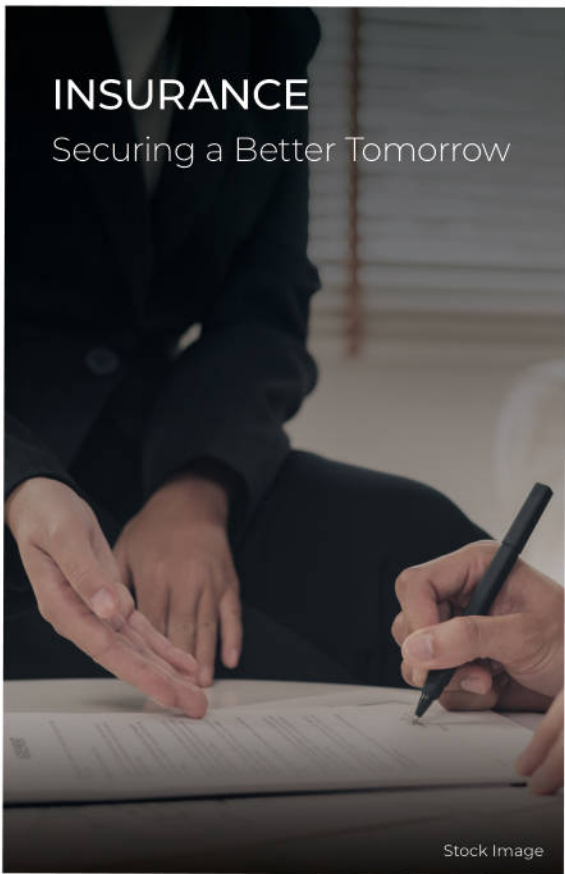
Group's Businesses



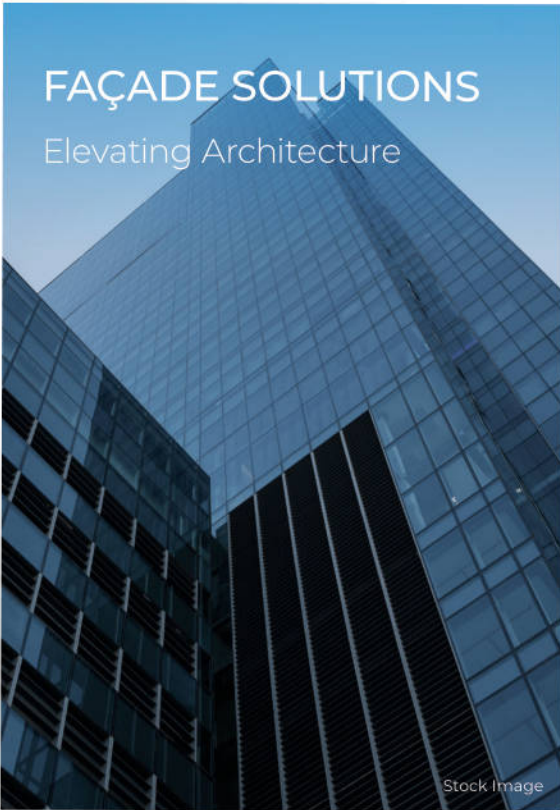
GLASS
Excellence in Production



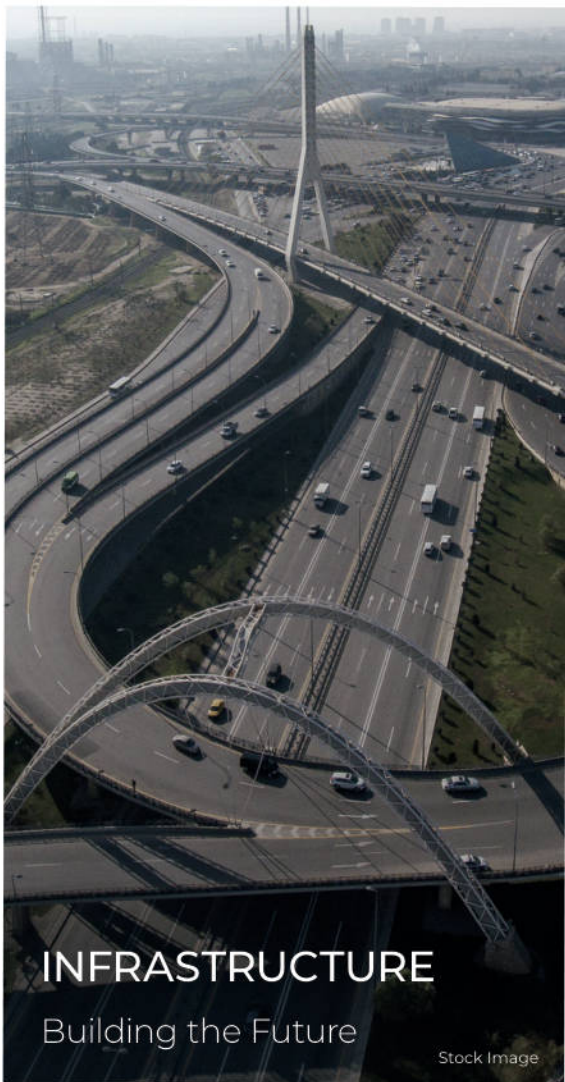
REALTY
Crafting Landmark
Developments



INSURANCE
Securing a Better Tomorrow



FAÇADE SOLUTIONS
Elevating Architecture



INFRASTRUCTURE
Building the Future



MEDIA
Creating Impactful Narratives



SEJAL
Realty

Designed to Define

At Sejal Realty, we believe a home is more than just a structure-it's a statement. Every project we create is thoughtfully designed to define the way you experience the world around you. From architectural excellence to modern engineering, we blend aesthetics with functionality, ensuring that every space is a testament to quality, innovation, and timeless appeal.

We don't just construct buildings; we create spaces with purpose-designed to set new benchmarks in urban living and exceed expectations. With meticulous attention to detail and an unwavering commitment to excellence, Sejal Realty transforms visions into realities, designing spaces that inspire, elevate, and endure.

Reliable Delivery

Delivering projects with consistency and reliability.

Proven Track Record

Built over **1 million sq. ft.** and currently developing over **9 million sq. ft.**

Trusted Partners

Industry experts shaping every project.

Focused Projects

Handpicking limited projects to maintain excellence in execution.

Our Projects

SIDDHA SKY



MahaRERA Registration
Phase 1 - P51900021027



MahaRERA Registration
Phase 2 - P51900021040



MahaRERA Registration
Phase 3 - P51900021044



MahaRERA Registration
Phase 4 - P51900021031



MahaRERA Registration
Phase 5 - P51900055793

<https://maharera.maharashtra.gov.in>

Siddha Seabrook



MahaRERA Registration
No.: P51800008859

Sejal Aquarius



MahaRERA Registration
No.: P51900047328

Starom Ekya



MahaRERA Registration
No.: P51800079720

<https://maharera.maharashtra.gov.in>

Siddha Sky

Location – Wadala, Mumbai

Type – Residential

Status – Ongoing



Artist's Impression

Sejal Group Corporate Office
Sejal Encasa

Location – Kandivali (W), Mumbai

Type – Commercial Building

Status – Completed



Artist's Impression

Siddha Seabrook

Location – Kandivali (W), Mumbai

Type – Residential

Status – Completed



Artist's Impression

Float Glass Manufacturing Plant

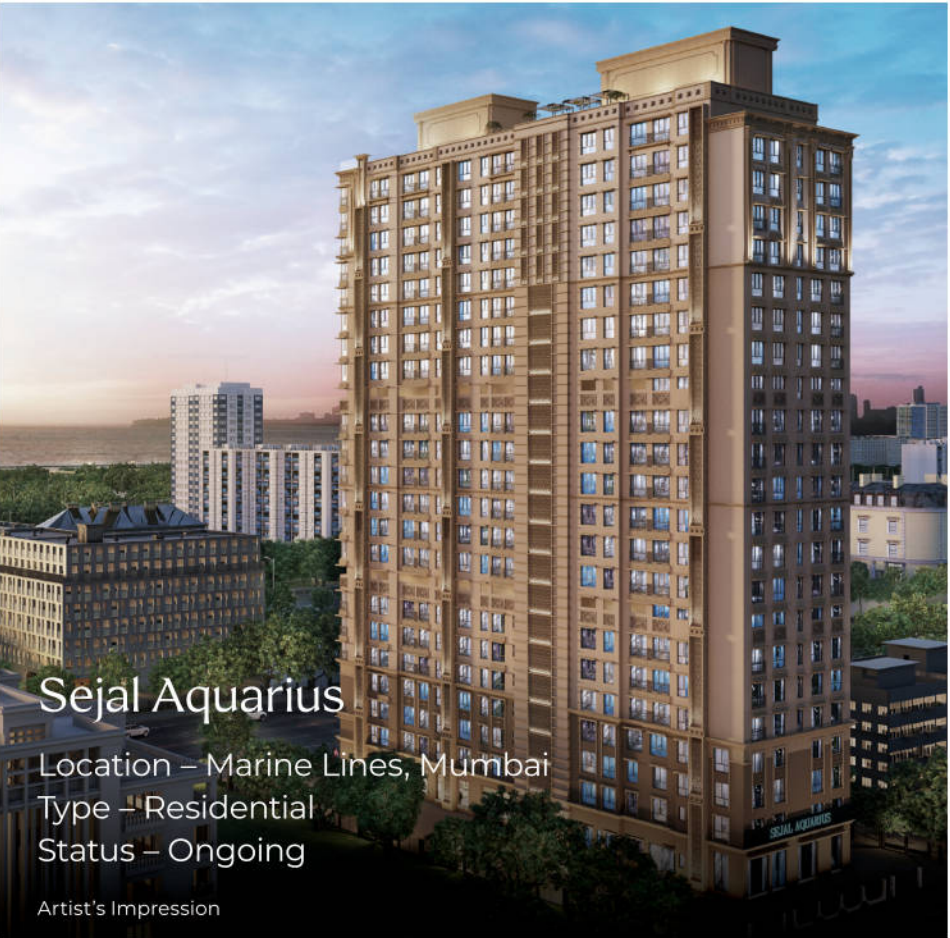
Location – Bharuch, Gujarat

Type – Manufacturing Plant

Status – Completed



Actual Image



Sejal Aquarius

Location – Marine Lines, Mumbai

Type – Residential

Status – Ongoing

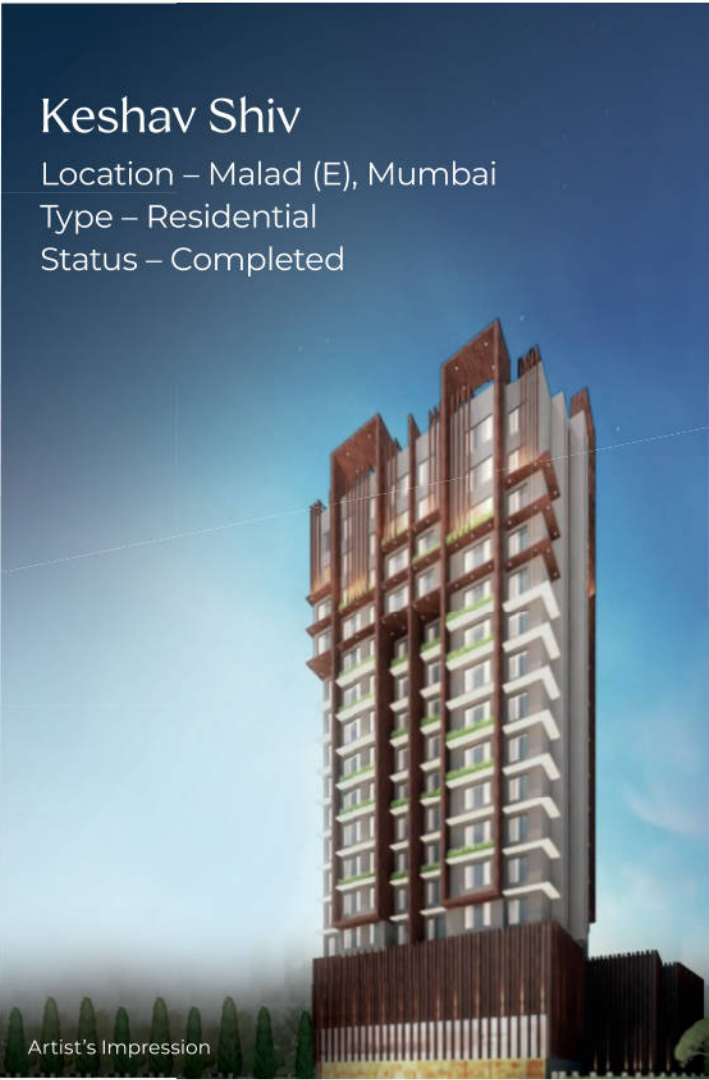
Artist's Impression

Keshav Shiv

Location – Malad (E), Mumbai

Type – Residential

Status – Completed



Artist's Impression



Starom Ekya

Location - Malad (W)

Type - Residential

Status - Ongoing

Artist's Impression