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DGS
GROUP
BUILDERS & DEVELOPERS
CREATING LANDMARKS

Representative Image

— CODEWORD —

RICH

— Living —

RARE 2 & 3 SKY DECK RESIDENCES

📍 2ND CROSS ROAD, LOKHANDWALA, ANDHERI (W)



Beyond Walls, Into a Richer Life

The unhurried mornings, the spontaneous laughter, the time to chase a forgotten passion or start a new one. It's not about having more things, but about having more meaning in everything you do.

Representative Image

INTRODUCING

— CODEWORD —

RICH

Living

ARTISTIC IMPRESSION





LOKHANDWALA,

Where life is reserved for the discerning few

The city's most influential first chose a life of true distinction. Steeped in heritage and style, Lokhandwala sets the standard for elegant living. Today, Rich Living carries that legacy forward, honoring a lifestyle for those destined to embrace a life that's Rich.



THE DAWN OF LEGACY LIVING.

Unprecedented in Lokhandwala. Exclusively at Codeword Rich Living.

DGS Group unveils Codeword Rich living, A G+31 Storeyed residential masterpiece, meticulously sculpted to elevate urban luxury into an art form. This is a harmonious fusion of unparalleled indulgence and audacious, groundbreaking design, a concept brought to life precisely to meet the discerning demand of the market's most astute buyers.

More than an address, it is a rare confluence of visionary innovation and profound exclusivity. A testament, conceived for the select few who command the extraordinary, who refuse to settle for anything less than a definitive statement of their success.

Artistic Impression



A modern rooftop terrace at dusk. In the foreground, a rectangular swimming pool with glowing blue water sits on a wooden deck. Behind it is a green lawn and a white wall with recessed lighting. To the left, a cityscape is visible under a dark sky. The overall atmosphere is serene and luxurious.

The Rich Allure of
MUMBAI'S FIRST **SKY RESORT**

For you, every detail here is purposeful, crafted to awaken your spirit, restore your well-being, and inspire your aspirations. More than just a Sky Resort, this is the epitome of Rich Living, perfectly curated for your discerning lifestyle.

The Sky was

NEVER THE LIMIT

Not everyone gets to experience Rich Living. A Sky Resort where every detail is crafted to awaken your body, calm your mind, and nourish your soul. But for those who do, this is where it all begins.

A GRAND DOUBLE-HEIGHTED LOBBY

that welcomes you to a Rich Lifestyle

Rich in scale and presence. Not just an entrance, a declaration of the life you're meant to live. This is where your Rich Living begins.



Artistic Impression



A BRANDED CLUBHOUSE

Where True Richness Begins Within

We believe real luxury isn't loud, it's deeply personal. That's why we've crafted every corner, every space, every experience around what truly enriches you.

FOR YOUR RICH BODY

"So You Can Keep Up With the Life You Love."

When your body feels good, everything else follows. We've built in spaces to stretch, move, and recharge, so you can chase your kids, climb your dreams, and live every day without holding back.



BRANDED
FITNESS ZONE



PRIVATE ROOFTOP
JACUZZI



BRANDED
SPA & SAUNA



ESTATE-SIZED
SWIMMING POOL



ROOFTOP
CABANA

Representative Image



FOR YOUR RICH MIND

"Because a Clear Mind Sees the Bigger Picture."

Peace of mind isn't a luxury, it's the foundation of everything you do. With corners for calm, light-filled rooms, and the quiet you've been craving, your mind finds room to focus, reflect, and grow.



FULL STACK LIBRARY



PRIVATE BUSINESS LOUNGE



PRIVATE THEATRE



GAMING ROOM



DANCE STUDIO



FOR YOUR RICH SOUL

"Because Life Feels Better When You Feel It Fully."

It's not just about having more, it's about feeling more. Whether you're painting, playing, or simply being still, this is where your spirit feels nourished. A place that gives your soul what it needs most: presence.



OPEN-TO-SKY
YOGA ZONE



ZEN
GARDEN



STAR-GAZING
DECK



PET
ZONE



STARLIT
AMPHITHEATRE

PODIUM AMENITIES



Legend

- 1. GATHERING LEISURE LAWN
- 2. FLOATING DECKS ON LAWN
- 3. ACTIVITY AREA
- 4. AMPHITHEATER SEATS
- 5. OUTDOOR GYM
- 6. MEDITATION DECKS
- 7. CHIT-CHAT CORNER
- 8. MULTI-PURPOSE COURT
- 9. PAVED-TO-PLAY PREPARATION AREA
- 10. COMMUNITY GATHERING LAWN
- 11. YOGA LAWN / WORKING PODS
- 12. GREEN WAITING LAWN
- 13. BBQ & OUTDOOR KITCHEN
- 14. PET ZONE
- 15. WAITING LAWN
- 16. SENIOR CITIZEN LAWN
- 17. SWIMMING POOL
- 18. KIDS' POOL AREA
- 19. POOL AREA DECK
- 20. CABANA- LEISURE CORNER ON DECK
- 21. COFFEE TABLE
- 22. JACUZZI
- 23. LEISURE SEAT IN POOL
- 24. JOGGING TRACK
- 25. KIDS' CYCLE TRACK
- 26. KIDS' PLAY AREA
- 27. SKETCHING ZONE
- 28. TODDLERS / KIDS CYCLE PARKING
- 29. CHIT-CHAT LAWN
- 30. SPILL-OVER DECKS

Indoor Podium Amenities

- 31. GUEST ROOM
- 32. EMERGENCY ROOM
- 33. INDOOR LIBRARY
- 34. TODDLERS PLAY
- 35. INDOOR GAMES
- 36. FITNESS CENTER
- 37. CONFERENCE/WORK STATION
- 38. DANCE STUDIO/MUSIC ROOM
- 39. INDOOR GAMES
- 40. MASSAGE ROOM
- 41. STEAM/SAUNA
- 42. CHANGING ROOM
- 43. BANQUET
- 44. BANQUET KITCHEN AREA
- 45. MINI THEATER 1
- 46. MINI THEATER-2
- 47. CAFETERIA

TERRACE AMENITIES



Tranquil Retreat

1. BUDDHA STATUE (WELCOMING ENTRY)
2. STEPPING STONE PATHWAY
3. MEDITATION PLATFORMS
4. BAMBOO PLANTATION
5. WIND CHIMES
6. AMBIENT LIGHTING
7. VIEWING DECK
8. SUNRISE POINT
9. CHIT-CHAT DECK
10. LUSH GREEN LAWN
11. CONNECTING WALKWAY

Balinese Courtyard

1. ENCLOSED COURTYARD
2. SPASM POOL
3. ICONIC TREE (CHAMPA)
4. REFLEXOLOGY PATH
5. DENSE PLANTATION
6. GROUP SEATING
7. BBQ DECK
8. LOUNGE SEATING/OVER LOOKING LAWN
9. BALINESE GATE
10. RAISED PLATFORM
11. DRY WATERBODY WITH SCULPTURE
12. VIEWING DECK
13. CONNECTING PATH

Spiritual Zen

1. DRY LANDSCAPE (ENTRY)
2. READING DECK
3. GROUP SEATING
4. YOGA DECK
5. CONNECTING PATH
6. COCOON SWING
7. SOFA SEATING
8. SUNSET LAWN
9. PERGOLA DECK
10. FITNESS WALK TRACK
11. PAUSE POINT
12. MINIMAL PLANTATION

MAP NOT TO SCALE*





Spacious Abodes for
A RICH WORLD OF INFINITE SPACE

Imagine your abode, where space reflects your sophistication and design speaks to your discerning taste. Every corner is a celebration of your bespoke luxury, perfect for your desire for rich living.



LIVE WITH PURPOSE —
RIGHT ON THE DECK

Artistic Impression



prime video

RELAX IN COMFORT
RIGHT IN YOUR LIVING SPACE

A modern bedroom with a large bed, a window with a city view, and a TV. The room features a large bed with white linens and dark pillows, a bedside table with a vase of greenery, and a large window with a view of a city. A brown armchair and a small table are positioned near the window. A large TV is mounted on the wall to the right. The ceiling has a recessed light fixture and a wooden fan. The walls are a light color with vertical paneling.

UNWIND WITH EASE
RIGHT IN YOUR COZY RETREAT

CONNECTIVITY

PLUG INTO LIFE, FULLY

Shopping Malls

- Infinity Mall - 5 Mins
- City Mall - 6 Mins
- Fun Republic - 8 Mins

Connectivity

- Lower Oshiwara Metro Station - 5 Mins
- Link Road - 3 Mins
- Western Express Highway - 3 Mins
- Upcomong Swami Samarth Metro Station - 3 Mins
- SV Road - 20 Mins
- Andheri Railway Station - 23 Mins

Spiritual Places

- Swami Samarth Temple - 3 Mins
- Shiv & Ganesh Temple - 3 Mins

Schools & Hospitals

- Ashirwad Hospital - 5 Mins
- Pushpaa Hospital - 5 Mins
- Ryan Global School - 5 Mins
- C.P Goenka Int. School - 5 Mins
- Kokilaben Dhirubhai Ambani Hospital - 5 Mins
- St. Mary's High School - 6 Mins
- RIMS Int. School - 7 Mins
- JBCN Int. School - 7 Mins
- Bellevue Multispeciality Hospital - 10 Mins
- CritiCare Asia Multispeciality Hospital - 10 Mins

Restaurants & Cafe

- Yasins Food Inn - 1 Mins
- High Point - 1 Mins
- Starbucks - 2 Mins
- Tim Horton - 2 Mins
- Third Wave Coffee - 4 Mins
- Foo Andheri - 5 Mins
- Que Sera Sera - 5 Mins
- Butterfly High - 6 Mins
- Cafe Coffee Day - 6 Mins
- Yazu - Pan Asian Supper Club - 6 Mins

Communal & Green Spaces

- Joggers Park - 1 Mins
- Lokhandwala Garden - 1 Mins
- Promod Mahajan Playground - 3 Mins
- Celebration Club - 3 Mins
- Country Club - 7 Mins
- The Club Mumbai - 10 Mins

Conveniences

- Reliance Digital - 5 Mins
- Croma - 5 Mins
- Society Stores - 10 Mins
- Star Bazar - 15 Mins
- D Mart - 20 Mins

Banks

- SBI Bank - 1 Mins
- Bank Of Maharashtra - 1 Mins
- ICICI Bank - 2 Mins
- HDFC Bank - 2 Mins
- YES Bank - 2 Mins



FOUNDER- DGS GROUP



LATE DUDHNATH GIRDHARI SHUKLA
23/06/1941 to 17/05/2021

From a humble one-room office in 1985, D G Traders, founded by Shri Dudhnath Girdhari Shukla, began as a supplier of binding wires for construction. Through ethical practices, it earned trust and expanded rapidly, diversifying into transportation, construction materials, and manpower supplies.

In 1992, he ventured into transportation, growing DGS Transports from one truck to a fleet of 40. In 1996, he guided his sons Surajdev and Brahmdev into trading sand, stones, and bricks, later adding steel, cement, and labour supplies.

With deep industry insight, DGS Group entered property development in 2009, focusing on Mumbai's redevelopment projects under DGS Group Builders & Developers. Ishwardev and Indradev, Dudhnathji's younger sons, joined, infusing the group with modern technologies.

Today, DGS Group boasts a diverse portfolio encompassing commercial, residential, industrial, and retail spaces, symbolizing the remarkable evolution of a visionary enterprise.

THE LEGACY CODE

With a rich legacy of excellence in real estate, we at DGS Group have created iconic landmarks that testify to our expertise and commitment. Our latest project continues this tradition, merging our values with modern living.



35
YEARS
OF LEGACY



75
LAKH SQ. FT.
DELIVERED



7K+
HAPPY
CUSTOMERS



45
LAKH SQ. FT.
OF ONGOING PROGRESS





MAHARERA REG. NUMBER:
PM1180002500121
<http://maharera.maharashtra.gov.in>



MAHARERA REG. NUMBER:
PM1180002500823
<http://maharera.maharashtra.gov.in>



— CODEWORD —

RICH

— Living —

SITE ADDRESS

2ND CROSS ROAD, LOKHANDWALA, ANDHERI (W)

Company Address: DGS House , 1st floor, Sheetal Krupa, Aarey Road, Walawalkar Street, Goregaon (E), Mumbai – 400063



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