



ABOUT UNICORN GLOBAL

With over three decades of excellence, we have been transforming the real estate landscape with unwavering commitment to quality and innovation.

Trusted Expertise Across Residential, Commercial, and Integrated Developments. Based in Mumbai, we have successfully completed numerous projects and continue to build exceptional spaces that shape urban living. Our projects are a testament to thoughtful planning, meticulous execution, and a vision for building vibrant, future-ready communities across the city.



TOWNSHIPS



LUXURY
PROJECTS



AFFORDABLE
HOMES



OFFICE
SPACES



RETAIL
SPACES



REDEFINING
REAL ESTATE SINCE

1992

**15 Million+
Sq. Ft.**

DELIVERED

OVER
3 Decades
OF EXCELLENCE

At Unicorn Global, we are committed to enhancing experiences by delivering thoughtfully planned and meticulously designed spaces.

Backed by a foundation of well-researched concepts and innovative designs, we bring excellence to every project. Our leadership and collaborative partners form a seasoned team of professionals with extensive expertise in real estate, infrastructure and construction ensuring unparalleled quality and precision.

At Unicorn Global, our focus remains steadfast on creating spaces that shape communities, faster growth and redefine urban living.

OVERVIEW





10,000+

HAPPY FAMILIES
HAVE CHOSEN US
FOR THEIR HOMES



2L Sq. Ft.

OF RETAIL SPACES
DELIVERED.



3L Sq. Ft.

OF COMMERCIAL OFFICE
SPACES SUCCESSFULLY
DEVELOPED

WITH OUR ONGOING PROJECTS, WE ARE POISED TO DELIVER:



20,000

RESIDENTIAL
UNITS



5L Sq. Ft.

OF RETAIL
SPACES



3L Sq. Ft.

OF EDUCATIONAL
FACILITIES



5L Sq. Ft.

OF SHOPPING
MALLS



PIONEER IN BUILDING A LIFESTYLE

Unicorn Global stands as a symbol of trust, transparency and innovation in Mumbai's real estate sector.

MISSION



To redefine urban living by discovering thoughtfully planned, high-quality spaces with modern amenities that enhance lifestyles and create lasting values for our customers, stakeholders and communities.

VISION



To create sustainable, clean and eco-friendly environments that enrich lives and foster a greener future.





iStock
Credit: Ridofranz

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With a commitment to cutting edge technology and exceptional service, we have built a legacy rooted in strong values.

Our growth and reputation are a direct result of our unwavering dedication to our vision and mission in everything we deliver.



iStock
Credit: champplix

OUR TEAM

75%
IN-HOUSE

25%
ASSOCIATES

With a dynamic workforce of over 200 dedicated professionals, our team embodies expertise, precision and collaboration.

Our in-house team includes Chief Engineers, Architects, Senior and Junior Engineers, Site Executives, Land Surveyors, Site Supervisors, as well as a skilled Legal and Finance Team.

We are further strengthened by our associate partners comprising RCC Consultants, Landscape Architects and Auditors who contribute their specialized expertise to ensure the seamless execution of every project. Together, we form a cohesive unit committed to delivering exceptional results shaping high-quality spaces that redefine urban living.



PROFESSIONAL ASSOCIATES

ARCHITECTS

Vivek Bhole
AVM Architects
Hrishikesh Phadke
Ajay Wade & Associates
TRI Design Alliance LLP
Naren Kuwadekar &
Associates
The Design Core
HD Architects & Consultants
HD Architects & Consultants
SP. Associates

RCC CONSULTANTS

Shanghvi & Associates
JW Consultant
G.A Bhilare Consultant
DG Design & Consultant

COMPANY SECRETARY

Rathi & Associates

TEAM OF SOLICITORS

J Sagar & Associates
Markand Gandhi

AUDITORS

A.J Kanakia

OUR VISIONARIES

A seasoned Civil Engineer with over three decades of industry experience, Mr. Dharmesh Shah is the driving force behind the company's success.

DHARMESH SHAH

Director

29 YEARS
IN BUSINESS



With unparalleled expertise in project planning, execution and business development, he has been instrumental in steering the company toward excellence. Under his visionary leadership, Unicorn Global has successfully delivered numerous landmark residential, commercial and township projects across Mumbai, establishing itself as a trusted name in real estate.

His strategic foresight and unwavering commitment to quality continue to propel the company towards new horizons in the super evolving real estate landscape.

SUCCESS MANTRA

“Do right thing in the right way at the right time.”

MRS FALGUNI SHAH

Chief Operating Officer



With over a decade of leadership at Unicorn Global, Mrs Falguni Shah has played a pivotal role in overseeing the company's operations, strategy and planning.

A software consultant by profession, she brings a unique blend of analytical precision, technological insight and strategic acumen to the business. Mrs. Falguni Shah has been instrumental in driving operational efficiency, fostering innovation and delivering projects that exceed expectations, positioning Unicorn Global as a trusted leader in Mumbai's real estate landscape.

Joining Unicorn Global as the second generation of leadership, Mr Falak Shah brings a fresh perspective and a strong academic foundation to the family business.

With a Master's degree in Applied Statistics from the University of Michigan, Mr Falak Shah combines analytical expertise with innovative thinking to drive data-driven decision making in the company's operations.

In his role, he is focused on leveraging modern methodologies to enhance project planning, market analysis and business strategy, ensuring Unicorn Global stays ahead in an increasingly dynamic real estate market. His entry marks a new chapter for the company, blending legacy with innovation to fuel its future growth.

MR FALAK SHAH

Innovation and
Strategy Executive



OUR APPROACH

CUSTOMER COMMITMENT



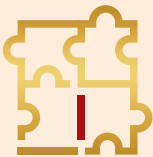
We place our customers at the center of everything we do, delivering spaces that enriches lives and and create lasting values.

EXCELLENCE IN EXECUTION



Through meticulous processes and attention to detail we achieve outcomes that set us apart in quality and craftsmanship

UNIFIED COLLABORATION



We believe success is built on synergy - aligning diverse expertise to achieve a shared vision with purpose and precision.

INNOVATION WITH PURPOSE



Driven by passion, we challenge the status quo, adopting forward-thinking solutions to redefine industry standards.

INTEGRITY AS FOUNDATION



Trust and transparency are our cornerstones. We act with unwavering honesty, responsibility and clarity in all our endeavours.



ACCOMODATION TIMES 2014



**BEST AFFORDABLE HOUSING PROJECT OF THE YEAR 2019 -
ET NOW REAL ESTATE AWARDS**



CONSTRUCTION TIMES 2015



**ZEE BUSINESS NATIONAL REAL ESTATE AWARD FOR
AFFORDABLE HOUSING PROJECT OF THE YEAR 2019**

AWARDS & RECOGNITION

KEY BUSINESS UPDATES





Accelerated execution at Naigaon

- All slabs for 12 towers casted in a year's time
- Progress significantly ahead of schedule



Stringent supervision on costs and quality



Increased confidence amongst customers basis progress achieved to drive long term demand

PROJECT TIMELINE

Our growth over a period of time

2016

Serenity Garden
Phase 3, Vasai (E)

2005

Serenity Garden
Phase 1, Vasai (E)

Area: 208000 Sq. Ft.
Units: 250 Flats & 20 Shops



2013

Serenity Garden
Phase 2, Vasai (E)

2008

Acquisitions of
land in Naigaon

2011

Global Arena,
Naigaon (E)

Area: 3430.93 Sq. Ft.
Units: 928 Flats

2012

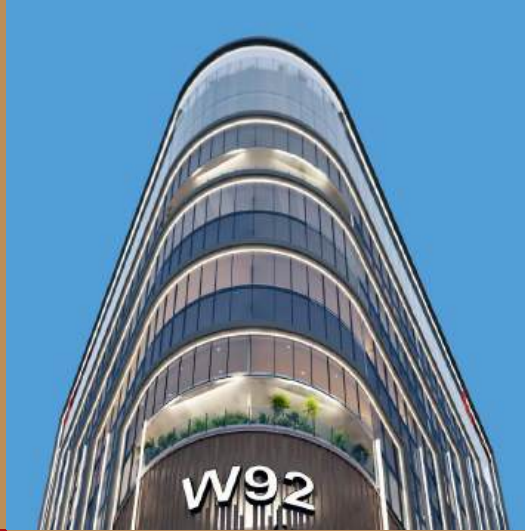
Pavitratham,
Naigaon (E)

Area: 29198.46 Sq.Ft.
Units: 1115 Flats & 94 Shops

2017

Sunteck West World,
Naigaon (E)

Area: 3187.77 Sq.Ft.
Units: 2517



2024

W55, Santacruz (E)
Area: 1.5 Lakh Sq. Ft.
Units: 133

Naigaon East
Residential Project
Area: 607221 Sq.Ft.
Units: 1092 Flats

Merriment
international School
Naigaon East
Area: 2 Lakh Sq.Ft
Total Classrooms: 176

W67,
Kandivali (W)
Area: 854.4 Sq. Ft.

2018

Sunteck Max World,
Naigaon (E)

Area: 42818.31 Sq.Ft.
Units: 2385 Flats

2022

Sunteck One World,
Naigaon (E)

Area: 13185 Sq. Ft
Units: 1651 Flats

2020

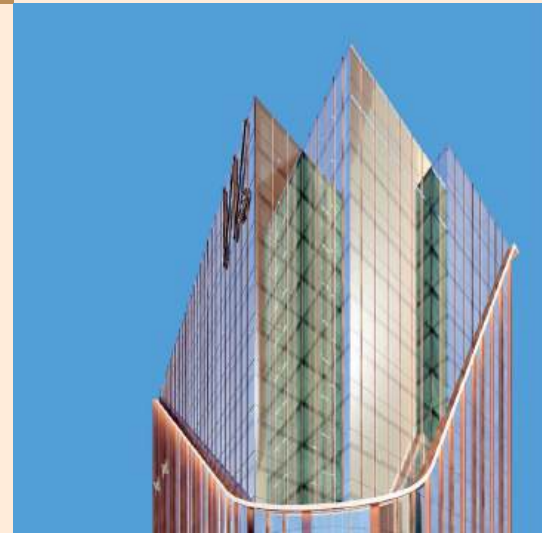
W92, Borivali (W)

Area: 25 Lakh Sq.Ft.
Obligated to
SBI: 7000 Sq. Ft.
Units: 147 Offices +
14 Duplex Shops

2021

Elegante Corner
Borivali (W)

Area: 866.26 Sq. Ft.
Obligated to
SBI: 8500 Sq.Ft.
Units: 36 Flats



UPCOMING PROJECT

NAIGAON EAST





Residential/



Naigaon (E)



607221 Sq. Ft.



2024



2 BHK: 1092 Flats

Make a statement from the moment you arrive with a breathtaking grand entrance.



Arrive in style with a podium designed to make every entrance unforgettable.





SITE SURROUNDING Macro

Juchandra Railway Station
Seven Square Academy

Unicorn Sunteck One World
Unicorn Sunteck West World
Unicorn Sunteck Max World

Navkar City Phase 3
Nakshatra Gardens

TOWER PLAN



NO OF TOWERS
04 Towers



NO OF FLOORS
35 nos.



NO OF UNITS
08 (2BHK)



CORE TO F51 AREA
15.66%



FSI AREA/FLOOR
536.88 Sq.Mt.
(5,779 Sq. Ft.)



**CONSTRUCTION
AREA/FLOOR**
564.98 Sq.Mt.
(6,081 Sq. Ft.)



**FLOOR TO
FLOOR HEIGHT**
2.9 M.t (9'6" ft)



RERA CARPET AREA
413.28 Sq. Mt.
(4,674 Sq.Ft.)

Step into refined elegance and unmatched comfort, where every corner of your luxury space is designed to elevate your lifestyle.



Relax in your private sanctuary, where the bedroom blends comfort and elegance for the ultimate retreat.

UPCOMING PROJECT

W67





Commercial



Kandivali (W)



854.4 Sq. Mt.



2024



ONGOING PROJECT

W55





Commercial



Santacruz (W)



1.5 Lakh Sq. Ft.



2024



Units: 133



ONGOING PROJECT

MERRIMENT INTERNATIONAL SCHOOL



SCHOOL FEATURES THE FOLLOWING:

- Double height entrance lobby
- Cafeteria with kitchen
- Conference room
- Stationery and uniform room

CAPACITY PER CLASSROOM:

42 Students

TOTAL CAPACITY:

4956 Students



School



Naigaon (E)



2946 Sq.Mt.



2024



Classes: 176



ACTIVITY AREAS

- Library
- E-library
- Music and Dance room
- Chemistry lab
- Biology Lab
- Physics Lab
- Robotics Lab
- Computer Lab
- Server Room



COMPLETED PROJECT

W92





Commercial



Borivali (W)



2.5 Lakh Sq. Ft.



2020



2024



7000 Sq.Ft. SBI
Units: 147 Offices
+ 14 Duplex Shops



COMPLETED PROJECT

UNICORN & SUNTECK MAX WORLD





Residential



Naigaon (E)



42818.31 Sq. Mt.



2018



2024



Units: 2385

Rera No.: P99000024072 P99000024080 P99000024111
P99000024173 P99000024562 P99000027956



COMPLETED PROJECT

UNICORN & SUNTECK WEST WORLD





Residential/
Commercial



Naigaon (E)



31817.77 Sq. Mt.



2017



2022



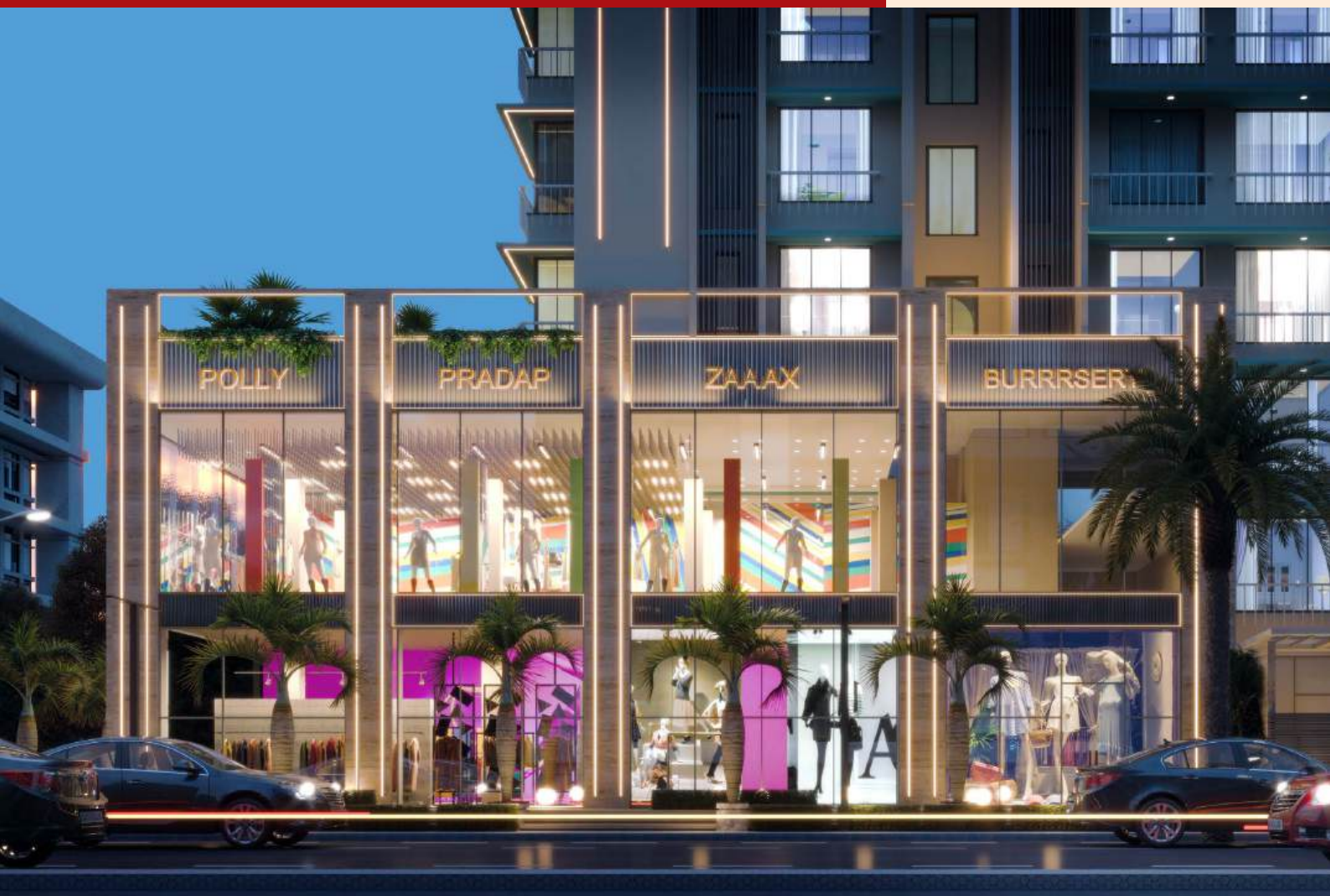
Units: 2517

Rera No.: P99000017606 P99000017627



COMPLETED PROJECT

ELEGANTE CORNER





Residential/
Commercial



Borivali (W)



866.26 Sq. Mt.



2021



2024



8500 Sq.Ft.
SBI/36 Flats

Rera No.: P51800034118



COMPLETED PROJECT

PAVITRADHAM





Residential/
Commercial



Naigaon (E)



29198.46 Sq. Mt.



2012



2015



1115 Flats &
94 Shops

Rera No.: P99000003262



COMPLETED PROJECT

GLOBAL ARENA





Residential



Naigaon (E)



3430.93 Sq. Mt.



2011

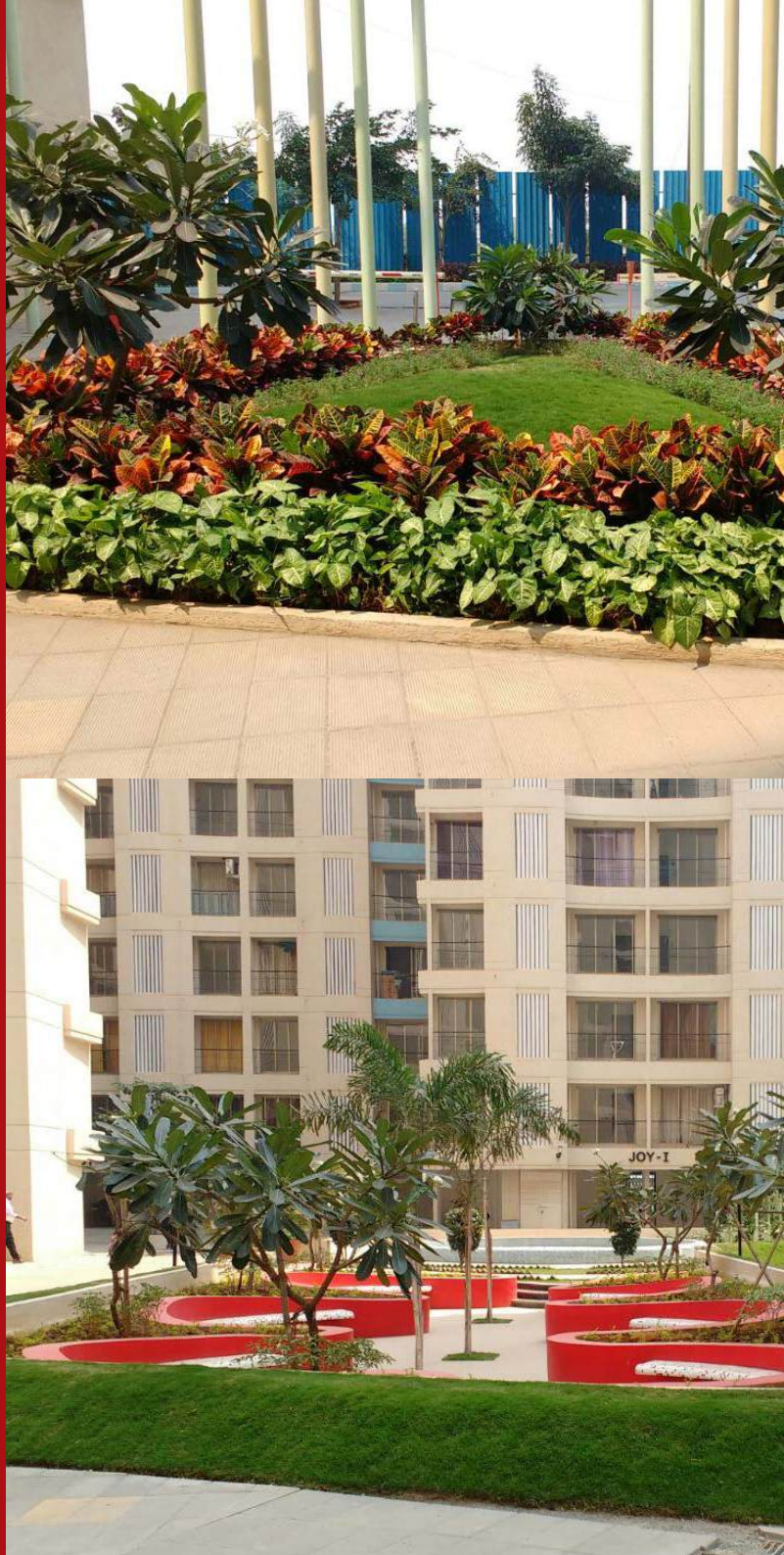


2016



928 Flats

Rera No.: P99000006463





LUXURY AT AFFORDABLE PRICE

Project aimed at fulfilling the dreams of people who always wanted to own a best living space at an affordable price. The amenities include swimming pool, maintenance staff lift, park power backup etc.

25,000

HAPPY FAMILIES

20M Sq. Ft.

CONSTRUCTED

10,000 CR

TOTAL PROJECT COST

LANDSCAPED GARDEN

Beautifully landscaped garden to feel close to nature.

FOOTBALL TURF

Dedicated area for outdoor games for kids and adults.

FOUNTAINS

Best way to get stress free, watch beautiful fountains right in the landscaped area.



KID'S PLAY AREA

Dedicated and spacious play area for kids.



**BEYOND HOMES,
CREATING LEGACIES**

CONTACT US

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