

**A LEGACY
OF DELIVERING
EXCELLENCE**





of
**INTEGRITY
TRUST
&
RESPECT**



M A N I S H A

DEVELOPERS
excellence at the core

We are what
we **repeatedly** do,



Excellence then
is not an **act**
but a habit

The Journey

A distinguished name in premium residential and commercial developments across Mulund and its adjoining suburbs, Manisha Developers has shaped the skyline with landmark projects such as Manisha Garden and Manisha Corporate Park.

THE STALWART VISIONARY FOUNDATION

Established in 1986 by Govind R. Naidu, the firm is built on a foundation of integrity, craftsmanship, and an unwavering commitment to quality-driven by deep expertise and hands-on experience.

CRAFTING THE FUTURE

Since 2000, Girish G. Naidu, B.E (Civil), has steered the firm into a modern, process-driven era-integrating advanced technologies, ensuring precision-led execution, and delivering consistently on time without compromise.

ROOTED IN COMMUNITY

With a strong presence in Mulund, the firm's deep local connect enables it to create thoughtfully designed spaces aligned with the needs and aspirations of the community.

A LEGACY OF TRUST

Backed by decades of excellence, Manisha Developers stands synonymous with reliability, quality, and enduring value



What we *Stand* for

BUSINESS CREDO

Guided by values. Defined by excellence.

OUR ETHOS

Integrity at the core. Excellence as a standard.

OUR PURPOSE

To craft spaces that elevate everyday living.

OUR VISION

Quality-without compromise.

OUR STRENGTH

Collective expertise. Singular commitment to deliver.

Core Value

Enduring trust. Thoughtfully crafted spaces



Excellence at the *Core*

WHERE COMMITMENT DEFINES QUALITY

At Manisha Developers, every endeavour is shaped by a clear and enduring business credo-one that places excellence at its very heart.

Rooted in a timeless philosophy, this belief is guided by a simple yet profound conviction: excellence is a natural outcome of care, and the quality of one's work reflects the depth of one's commitment. This principle extends seamlessly into every facet of the firm's developments.

At its essence lies an enduring truth-an organization that genuinely cares for its customers is instinctively driven towards quality and excellence.

Guided by this ethos, Manisha Developers has consistently chosen quality over quantity, creating fewer, thoughtfully crafted developments that prioritize substance, purpose, and lasting value.

Core Philosophy

Not more buildings - only better ones.



MANISHA GARDEN



MANISHA CORPORATE PARK





MANISHA CORPORATE PARK

Elevating business to new heights

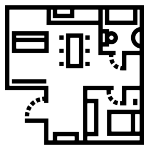


Mulund [West]
M.G.Rd.



A Landmark Commercial Address

Ground + 19 Storey Premium Commercial Tower
with 5 levels of Podium Car Parking



Premium Office Spaces

Thoughtfully designed for modern businesses,
offering efficiency, visibility, and a distinguished
corporate presence

Prime Location Advantage



Strategically located in the heart of
Mulund (West), within walking distance from
the railway station and surrounded by a vibrant
market ecosystem ensuring excellent connectivity
and business convenience.



Artistic Impression

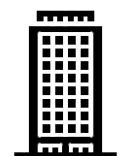


MANISHA GARDEN

An address that defines elevated living

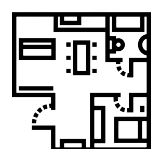


Mulund [East]
Navghar Rd.



An Iconic Residential Landmark

27-Storey Premium Residential Tower with
Ramp Access & Podium-Level Car Parking



Luxurious Living Spaces

Exquisite 2 & 3 BHK Residences
crafted for comfort, elegance & modern lifestyle

Prime Locational Advantage



Strategically located in Mulund (East),
overlooking the Eastern Express Highway
and Shambhaji Raje Garden, offering a
perfect blend of connectivity &
serene surroundings



Artistic Impression



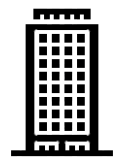
DHANRAJ TOWER

Where connectivity meets contemporary living



Mulund [West]
Junction of S.L. Rd. & R.P Rd.

A Thoughtfully Designed Mixed Use Landmark



21-Storey High-Rise Tower
with 3 Levels of Podium Car Parking
Retail Shops at Ground Level
Office Spaces on the First Floor
Residences above the Podium



Elegant Living Spaces

Well-appointed 1 & 2 BHK Residences
crafted for comfort, efficiency, and
modern urban living



Prime Location Advantage

Ideally located in the heart of Mulund (West),
just minutes from the railway station
offering seamless connectivity and
everyday convenience.



Artistic Impression

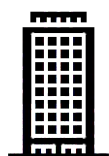


MANISHA - ELITE

Redefining urban living with intelligent design

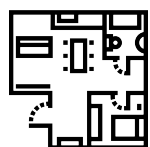


Mulund [West]
P.K.Rd.



A Distinctive Residential Address

13-Storey Residential Tower
with Commercial Spaces at Ground Level



Premium Living Spaces

Well-crafted 2 BHK Residences
designed for
comfort, efficiency and modern lifestyles



Pioneering Innovation

Among the first developments in Mulund
to introduce Automated Tower Car Parking-
enhancing convenience and optimizing space



Artistic Impression



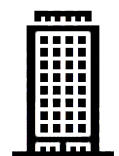
MANISHA - PRIDE

An address that celebrates accessibility & convenience

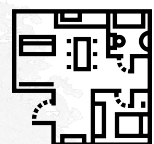


Mulund [West]
J.N.Rd.

A Contemporary Mixed-use Development



19-Storey Residential Tower
with Commercial Spaces on the Ground &
First Floors and Residences above
Three Levels of Podium Parking



Smart Living Spaces

Well-designed 1 & 2 BHK Residences
crafted for comfort, functionality
and urban living

Prime Location Advantage



Strategically located in the heart of
Mulund (West), within walking distance
from the railway station and
nestled in a vibrant market area
offering unmatched convenience.





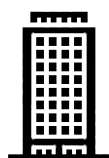
MANISHA HEIGHTS

Elevating urban living with innovation

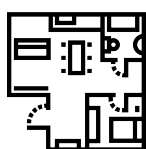


Mulund [West]
Balrajeshwar Rd.

A Landmark Mixed-use Development



19-Storey Tower
with Retail at Ground Level,
Office Spaces on the First & Second Floors,
and Residential Residences
above Two Levels of Podium Parking



Elegant Living Spaces

Well-designed 1 & 2 BHK Residences
crafted for comfort, efficiency
and modern urban living

Pioneering Infrastructure



Among the early landmark developments
in Mulund to introduce Podium Parking and
Car Lift Systems, redefining convenience
and optimizing space utilization



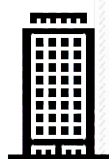


MANISHA TOWER

Where thoughtful design meets refined living

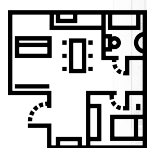


Mulund [East]
Tata Colony



A Contemporary Residential Address

11 Storey Residential Tower with
Commercial Spaces on the Ground Floor



Elegant Residences

Well-appointed 2 BHK Residences
designed for comfort, functionality,
and modern lifestyles



Premium Living

Exclusive Duplex Homes on the
10th & 11th Floor offering enhanced space,
privacy, and elevated living



Artistic Impression

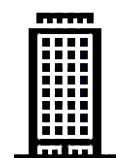


MANISHA ANNEXE

Compact living, Elevated comfort.

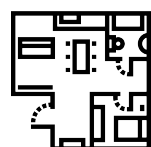


Mulund [East]
Tata Colony



A Contemporary Residential Address

11 Storey Residential Tower with
Commercial Spaces on the Ground Level



Smart Living Spaces

Well-designed 1 & 2 BHK Residences crafted for
comfort, efficiency and modern lifestyles



Exclusive Upper Residences

Select upper-floor homes featuring
private terraces, offering enhanced space,
openness, and outdoor living



Artistic Impression

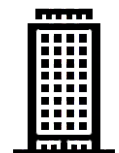


AMBIKA APARTMENT

Comfortable living in a prime urban setting



Mulund [East]
90 Feet Road



A Well Planned Residential Development

7 Storey Residential Tower with
Commercial Spaces at Ground Level



Smart Living Spaces

Well-designed 1 & 2 BHK Residences
crafted for comfort, functionality and
everyday convenience

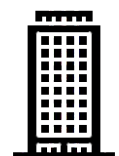


AMBIKA PLAZA

Balanced living with everyday convenience



Mulund [East]
90 Ft. Rd.



A Contemporary Mixed-use Development

8-Storey Residential Building with
Retail Shops at Ground Level and
Commercial Premises on the First Floor



Smart Living Spaces

Well-designed 1 & 2 BHK Residences
crafted for comfort, efficiency, and
modern urban living





GIRISH APARTMENT

Thoughtfully designed Elegant living



Mulund [East]
Tata Colony



A Comfortable Residential Address

7-Storey Residential Tower
designed for practical and efficient living



Smart Living Spaces

Well-planned 1 BHK Residences
offering comfort, functionality
and everyday convenience

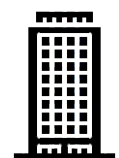


SUNRISE APARTMENT

Where everyday living begins with comfort



Mulund [West]
L.B.S. Rd.



A Comfortable Residential Address

7-Storey Residential Building
designed for peaceful and convenient living



Spacious Living Spaces

Well-planned 2 BHK Residences
crafted for comfort, functionality
and modern lifestyles





MANISHA APARTMENT

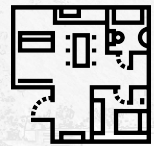
Comfort in a well-connected neighborhood



Thane [West]
Lokmanya Nagar



A Thoughtful Residential Development
Ground + 4 Storey Residential Building
designed for practical, comfortable living



Smart Living Spaces
Well-planned 1 BHK Residences
offering efficiency, functionality and
everyday convenience



KUNAL APARTMENT

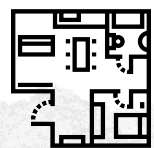
Smart living in a well-connected neighborhood



Bhandup [East]
Kirti Nagar, Friends Colony



A Well-planned Residential Development
7-Storey Residential Building
with Commercial Spaces at Ground Level



Efficient Living Spaces
Thoughtfully designed 1 RK & 1 BHK Residences
offering practical layouts, comfort and
everyday convenience



Artistic Impression

Hold the
Vision
Trust
the
process

PRESENTING

UPGRADE

A REDEVELOPMENT INITIATIVE BY



MANISHA
DEVELOPERS

excellence at the core

REDEVELOPMENT

Reimagining spaces - Renewing value.

THE MANISHA VIRTUE

At Manisha, redevelopment goes beyond construction-it is a commitment to deliver certainty, superior quality, and complete peace of mind.

UNCOMPROMISING QUALITY

Superior engineering and refined finishes create homes built for lasting strength and elegance.

TIMELY DELIVERY

A proven track record ensures on-schedule completion-without delay or uncertainty.

UNIFORM PREMIUM LIVING

Equal standards of quality and amenities for every resident—no distinction, no compromise.

MOVE-IN READY HOMES

Delivered to near-completion-requiring only personal interiors for a seamless transition to living.

COMPLETE COMPLIANCE

Every project is delivered with Occupation Certificate (OC), ensuring full legal clarity and immediate usability.

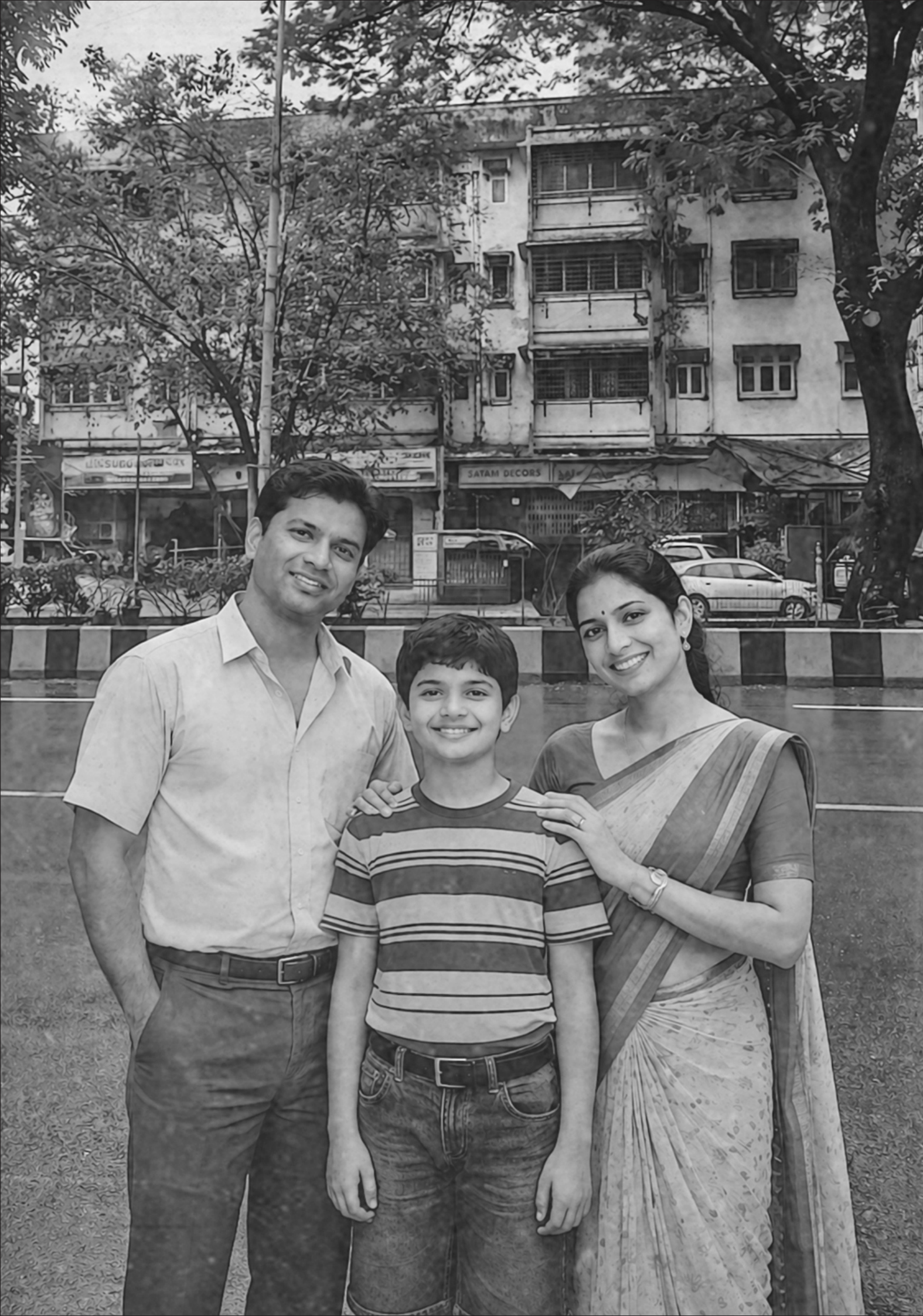
ENDURING VALUE

Minimal maintenance. Strong appreciation. Backed by technical excellence, trust, and transparency.

Core Philosophy

Every commitment delivered







MANISHA - KAVITA

Elevating luxury living with panoramic elegance

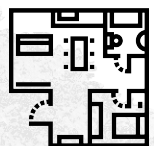


Mulund [East]
90 Ft. Rd.



An Exclusive Residential Landmark

Ground + 19 Storey Premium Residential Tower
with Stilt + 1 Level Podium Car Parking
(Ramp Access)



Luxury Living Spaces

Spacious 2.5 & 3 BHK Residences with
Private Decks offering breathtaking views of the
cityscape and the serene Shambhaji Raje Garden



A Testament to Commitment

Initiated in 2021 during the COVID pandemic,
the project stands as a symbol of resilience-
completed within 32 months with
Occupation Certificate, reflecting precision,
planning, and timely delivery



Artistic Impression

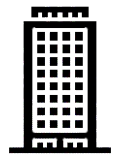


MANISHA - PRIME

Elevating urban living with style and convenience

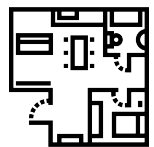


Mulund [East]
Sane Guruji Nagar



A Landmark Residential Development

20-storey tower featuring shops on the ground floor and 4 levels of podium parking



Thoughtfully designed Spaces

1, 2 & 2.5 BHK Apartments offering comfort, efficiency, and contemporary city living with scenic Views & connectivity



Exquisite Residences with panoramic views of the cityscape & Eastern Express Highway

Completed in 32 months with Occupation Certificate, ready for modern urban lifestyles



Artistic Impression



MANISHA - CHANDRAPRABHA

Elevating urban living with comfort and style

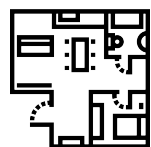


Mulund [West]
Murar Rd.



A Landmark Residential Tower

19-Storey tower with
stilt + 3 levels of podium parking



Smart Living Spaces

Well-designed 1 & 2 BHK apartments with decks,
crafted for modern comfort and functionality



Prime Location & Scenic Views

Overlooking Kalidas Complex and the cityscape,
completed in 33 months with
Occupation Certificate,
offering a ready-to-move lifestyle



Artistic Impression

Trust always goes
a long way



GOODWILL BUILT THROUGH INTEGRITY & UNWAVERING COMMITMENT

DEAR GIRISH NAIDU Ji

'MANY CONGRATULATION' for completing Kavita project @
Indraprastha park layout, Mulund East.

I am thrilled to share my experience with you !
The project has been a breeze, from simplifying
the booking process to the quality construction
and mainly timely possession.

THE EVERYTHING EXCEEDED MY
EXPECTATIONS !

And Huge kudos to your amazing staff,
They have been phenomenal !

Thanks to you & your entire team for making
this happen.

Keep rocking

Regards.

Mukul Karnik

Kulkarni

Mansi & Dnyanesh.

Date:- 4th April 2026

To,
Mr. Girish Naidu,
Manisha Elite Realty Pvt. Ltd.
C-9/10, Shanti Bhuvan, Dr. R.P. Road,
Mulund (West), Mumbai- 400080.

Sub:- For expressing my gratitude to you for
successful completion of the Redevelopment
Project of Mulund Nalini Premises C.H.S. Ltd.,
V.B. Phadke Road, Sane Gurusji Nagar, Mulund (East)

Respected Sir,

I am writing this letter to express my
satisfaction and gratitude to you in respect of
successful completion of Redevelopment Project
that was undertaken by you in respect of
redevelopment of our Society's Building.

Firstly, I would like to appreciate that you
had completed the Project in a time bound manner
and had put all members in the possession of
the New Premises of the New Building i.e.
"Manisha Prime". I further appreciate that you
have delivered possession of the New Premises
as per the schedule, which thoroughly reflects
your professionalism and reliability in the
Development projects.

Furthermore, the quality of construction
carried out by you is quite commendable and
is much higher than my expectations. The
construction materials used and overall finishing
is more than the standard expectation, which will
ensure long durability and safety of the building.

I also appreciate that, you had made monthly
displacement compensation in a timely manner
without any delay or default and have carried
out all your obligations in a very professional
manner.

I am fully satisfied with your construction
quality and the Redevelopment Project was
completed well within the prescribed period
mentioned in the Development Agreement.

I hereby express my sincere and honest
gratitude to you for completing the said Project
in a hassle-free manner and well within time.

Yours Sincerely,

Ashok

Amar Gharkar.
Flat No. 1608, Manisha Prime.

I am pleased to share my experience with the Nalini Project redeveloped as 'Manisha Prime'.

The Project was delivered with timely possession, adhering to the committed timelines, which is highly commendable in today's environment. The quality of construction reflects strong attention to detail, thoughtful planning and a high standard of execution.

What stands out distinctly is the developer's business and technical acumen - their ability to balance practical execution with sound decision-making ensured that the project progressed efficiently while maintaining quality benchmark. I would also like to specifically acknowledge Mr. Girdh who is one of the most disciplined yet highly approachable developers I have interacted with. His professionalism and accessibility made the entire journey reassuring and smooth. Additionally, all rent and related commitments during the construction phase were honored as agreed, demonstrating reliability and professionalism.

Overall, the project has been completed seamlessly & the entire experience has been smooth & satisfying. I appreciate the team's commitment to delivering on their promises w/ transparency & integrity.

(2001/2002)
MANISHA PRIME ABHINAV PEDNEKAR

SBI STAFF KAVITA CO-OP HSG SOC LTD.

Indraprastha Park, 90 Feet Road, V. B. Phadke Marg, Mulund East, Mumbai - 400 081.

Reg No. BOM/HSG.4431/1975 dated 20-02-1975

02nd April 2026.

TO WHOMSOEVER IT MAY CONCERN

"We are delighted with our association with this project. The timely possession demonstrated the developer's reliability and respect for commitments, ensuring that our plans progressed smoothly without disruption. The quality of construction stands out, with superior materials, meticulous finishing, and adherence to the highest standards of safety and durability.

From a financial perspective, the property has delivered consistent value, with rental returns and other commitments aligning well with expectations and reinforcing confidence in the investment. Most importantly, the overall view of project completion is highly positive — amenities were delivered as promised, approvals were secured, and the developer maintained transparency and professionalism throughout the journey.

This combination of punctual delivery, uncompromising quality, financial stability, and holistic project execution makes the development a benchmark in the industry and a source of pride for all stakeholders

Thanking you

[Signature]



[Signature]

Classification - Internal

Chandra Prabha Co-operative Housing Society Ltd.

(Regd. No.: Bom / Hsg / 2751 of 1971)

Mahavir Nagar, Bldg. No. 1 & 2, Plot No. 1164, Murar Road, Mulund (W), Mumbai - 400 080.

Testimonial for Mr. Girish Naidu of M/s. Manisha Supreme Realty LLP

We, the Office Bearers, Managing Committee and members of Chandra Prabha Co-operative Housing Society Ltd., extend our sincere appreciation to Mr. Girish Govind Naidu, Proprietor of Manisha Developers.

Selecting a developer for redevelopment is never easy—it involves uncertainty, emotions, and the trust of every family. Mr. Girish Naidu, a man of few words yet deeply committed to every responsibility he undertakes, instilled confidence and a sense of assurance right from the beginning through his calm demeanor, clarity of thought, and thorough understanding of the entire process.

What stood out most was his commitment to doing things correctly and transparently. All approvals and documentation were diligently completed well in advance, ensuring steady progress without unnecessary delays. His sincerity, discipline, and credibility were consistently evident.

Today, as we stand in our newly redeveloped homes, we feel proud and fortunate to have made the right decision. From worrying about deteriorating structures to living in safe, well-designed homes—we are truly grateful.

We would like to highlight a few aspects that made our journey especially satisfying:

Timely Possession:

"Trust is built with consistency, brick by brick." In a city where redevelopment delays are an accepted reality, receiving possession exactly as promised was not just reassuring—it was extraordinary. Mr. Girish Naidu delivered on his commitment with unwavering reliability, reinforcing the trust and confidence of every member.

Quality Construction:

The quality of construction reflects attention to detail and care. The materials used and the finishing delivered are in line with what was assured, giving us homes we can cherish for years to come.

Financial Commitment:

All financial obligations—including rent, corpus, and other payments—were fulfilled promptly, often ahead of schedule. This consistency significantly eased the concerns of all families during the transition phase.

Chandra Prabha Co-operative Housing Society Ltd.

(Regd. No.: Bom / Hsg / 2751 of 1971)

Mahavir Nagar, Bldg. No. 1 & 2, Plot No. 1164, Murar Road, Mulund (W), Mumbai - 400 080.

Overall Project Execution:

"Success belongs to those who plan, persevere, and deliver." The entire redevelopment process was carried out with transparency, careful planning, and steadfast endeavour. What could have been a challenging journey turned into a smooth and well-coordinated experience.

Our association with Mr. Girish Naidu and his team has been not only professional but also deeply reassuring. His trustworthiness, sense of responsibility, and respect for commitments have left a lasting impression on all of us.

Now that we have successfully taken possession of our homes, we feel content, satisfied, and sincerely appreciative. It is rare to find a developer who delivers not just structures, but also confidence and peace of mind.

"We entrusted him with our homes, and he honoured that trust with integrity."

With sincere thanks, Managing Committee & Members Chandra Prabha Co-operative Housing Society Ltd.

For Chandra Prabha Co-op. Hsg. Soc. Ltd.
Chairman Secretary Treasurer

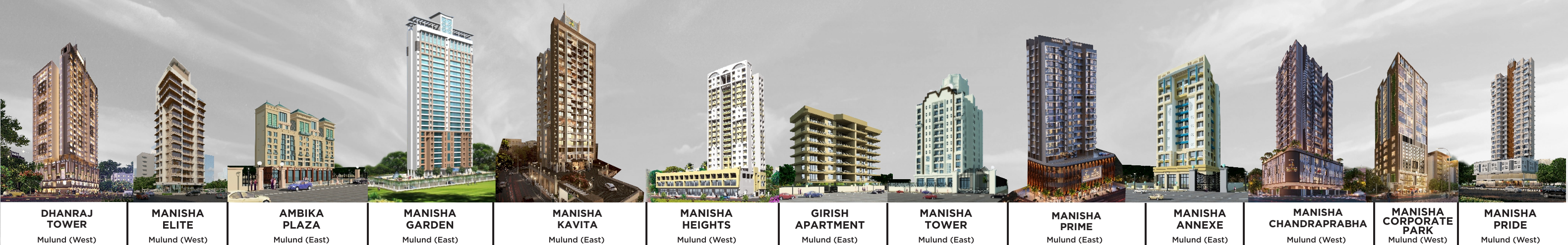


THE REWARD FOR EXCELLENCE IS
THE OPPORTUNITY TO ACHIEVE MORE



MANISHA
DEVELOPERS
excellence at the core

OVER 10,00,000 SQ.FT.
CONSTRUCTED & SUCCESSFULLY DELIVERED
OVER 3,000 HAPPY & SATISFIED HOME BUYERS
& UNLIMITED GOOD WISHES



Thank You

*To our valued clients,
Your trust & support mean everything to us.
It is your belief in us that allows us to continue doing what we do best.*



Govind R. Naidu
Founder

Girish G.Naidu
Managing Director



MANISHA
DEVELOPERS
excellence at the core

📍 C-9/10, Shanti Bhuvan, Dr. R.P. Rd., Nr. ICICI Bank, Mulund (West), Mumbai - 400 080.
📞 +985 8484 985 / 743 3869 869 ✉ info@manishadevelopers.com

🌐 www.manishadevelopers.com

Disclaimer: The Information contained in this brochure is indicative of the kind of development that is proposed and it is subjective to the approval of the authorities. The Developers reserve their right to make changes or alteration at their sole discretion. All the plans and pictures used are rendered according to artist's perception.