

Project by:



Site:

Survey no 43/1/1 & 43/1/4,
Ghot-Koyanavele, Tal. Panvel. District Raigad - 410 208.

Office:

909, Mahavir Icon, A-Wing, Sector-15,
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MAHA RERA REG. NO. P52000047562

Architect: Design Concept | **RCC Consultant:** Structcon Consulting Engineers

Disclaimer: The information contained in this brochure including but not limited to layout plans, specifications, designs, elevations, features, carpet area, amenities, facilities and services are only indicative of the kind of development that is proposed and its finality is subject to the approval of the respective authorities or as required by Developer in the interest of continuing improvement. All images are artistic conceptualization for illustration only and do not purport to exactly replicate the products. Any furniture & fixtures shown here are not part of the offering & are purely for showcasing possibilities. Developer reserves the right to make changes or alterations, without prior notice or obligation. The actual layout plans, specifications, designs, elevations, features, RERA carpet area, amenities, facilities and services that are approved by the Competent Authority and offered to the Allottee shall be defined in the Agreement for Sale. Kindly visit the MahaRERA website at <https://maharera.mahaonline.gov.in/> for currently approved layout plans, specifications, designs, elevations, features, RERA Carpet Area, amenities, facilities and services. The RERA No. for the Project is P52000046569.

SHEMOIL | 9655001178 / 9833683720



1 BHK & 2 BHK SPACIOUS FLATS



Project Features

- Podium + 14 storey buildings
- 1 BHK and 2 BHK spacious flats
- Easy approach (Main road connected)
- 5 minutes near Taloja metro station
- Ample parking space
- Extra spacious lobby/passage
- Home Loan Available from all major banks
- CCTV Camera in Premises
- 1 BHK & 2 BHK Sample Flat Ready
- Clear title 3 acre land
- Society office for maintenance affairs
- Power backup for lifts, water pump and common area lights
- Branded elevators
- Site planned as per Vastu compliance with ample natural light





Amenities

- Club House
- Swimming pool with Sun Deck
- Party lawn
- Jogging track
- Yoga and Meditation Area
- Indoor games
- Kids play area with various equipments
- Fitness Center
- Open gymnasium
- Senior Citizen Park
- Electric vehicle charger
- Box Cricket
- Badminton Court
- Water Fountain with Gazebo
- Community Hall
- Landscaped garden



PODIUM - (PARKING & GARDEN)



CLUBHOUSE

- Swimming Pool
- Kids Pool
- Sun Deck
- Seating Area
- Garden
- Separate Changing Room For Male & Female



OMKARA
PRIDE

LIFE WITH
COMFORT AND JOY

Project Specifications



FLOORING

- Double Charged Vitrified flooring in all rooms.



WINDOWS

- Anodised aluminium sliding windows with mosquito net shutter
- Marble/granite window sill



DOORS

- The main door & bedroom doors are decorative laminated finish
- Main door & bed room door with wooden frame and bathroom door with granite frames.
- Main door with good quality latch & decorative handle.



KITCHEN

- Granite kitchen platform with S.S. sink
- Ceramic tiles above kitchen platform up to lintel level.



BATHROOMS

- Concealed plumbing with jaquar CP fittings



WALLS

- Acrylic paint for the external face of the building
- Plastic emulsion paint for the internal face of flat



ELECTRIFICATIONS

- Premium make concealed copper wiring with circuit breaker ELCB/MCB
- Adequate electrical point in all rooms
- Modular switches of premium make

*All images shown here are for representation purpose only.



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COMFORT AND JOY

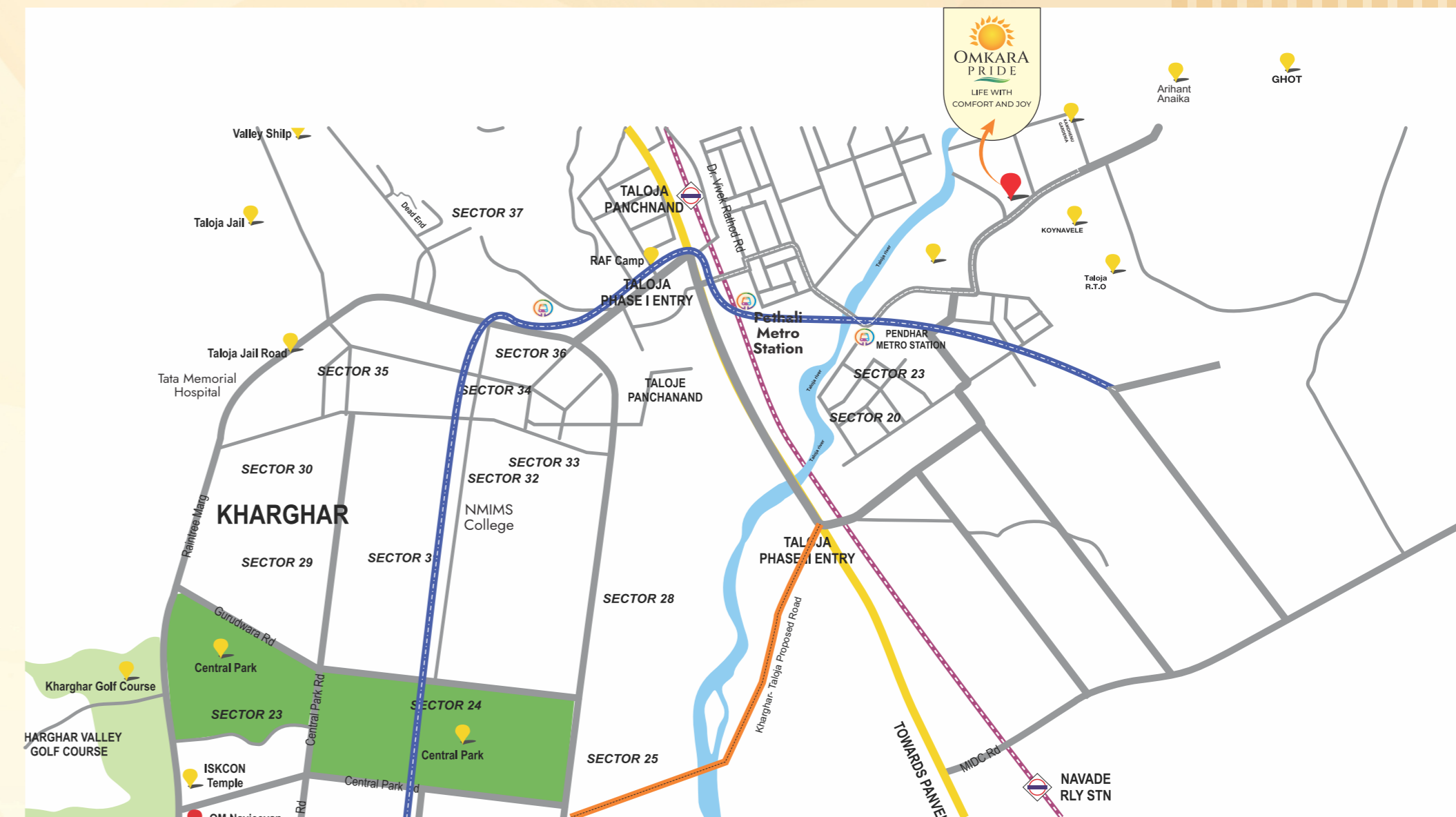
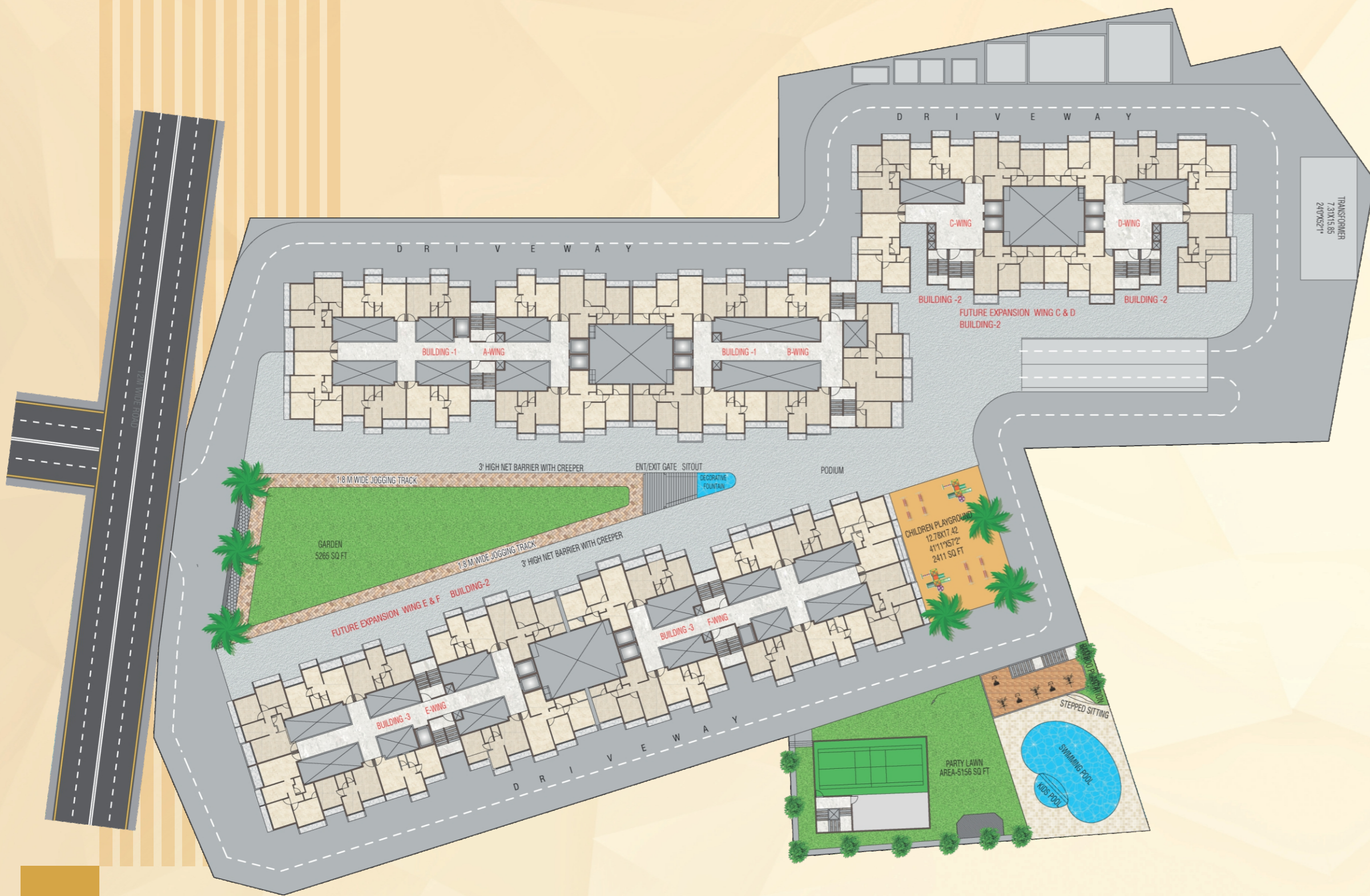


2 BHK
3D VIEW



1 BHK
3D VIEW





Locational Features

- | | | | |
|--------------------------|--------|-------------------------------------|--------|
| • Pendhar Metro Station | 1.9 km | • Mumbai-Pune Expressway | 8.6 km |
| • Pethali Metro Station | 2.3 km | • Kharghar Station | 11 km |
| • Tata Memorial Hospital | 7.4 km | • Navi Mumbai International Airport | 11 km |
| • MGM Hospital | 8 km | • Uran JNPT Highway | 13 km |
| • Kalamboli Circle | 8.2 km | | |

Day to Day Conveniences

- | | |
|------------------------------|--------|
| • Reliance Smart Mart | 2.5 km |
| • NMIMS College | 5.8 km |
| • Ramesheth Thakur College | 6 km |
| • Vishvajyot School Kharghar | 7.4 km |
| • Central Park Kharghar | 7.5 km |
| • Vibgyor Highschool | 7.5 km |
| • D-Mart | 7.8 km |
| • Iscon Temple Kharghar | 8 km |