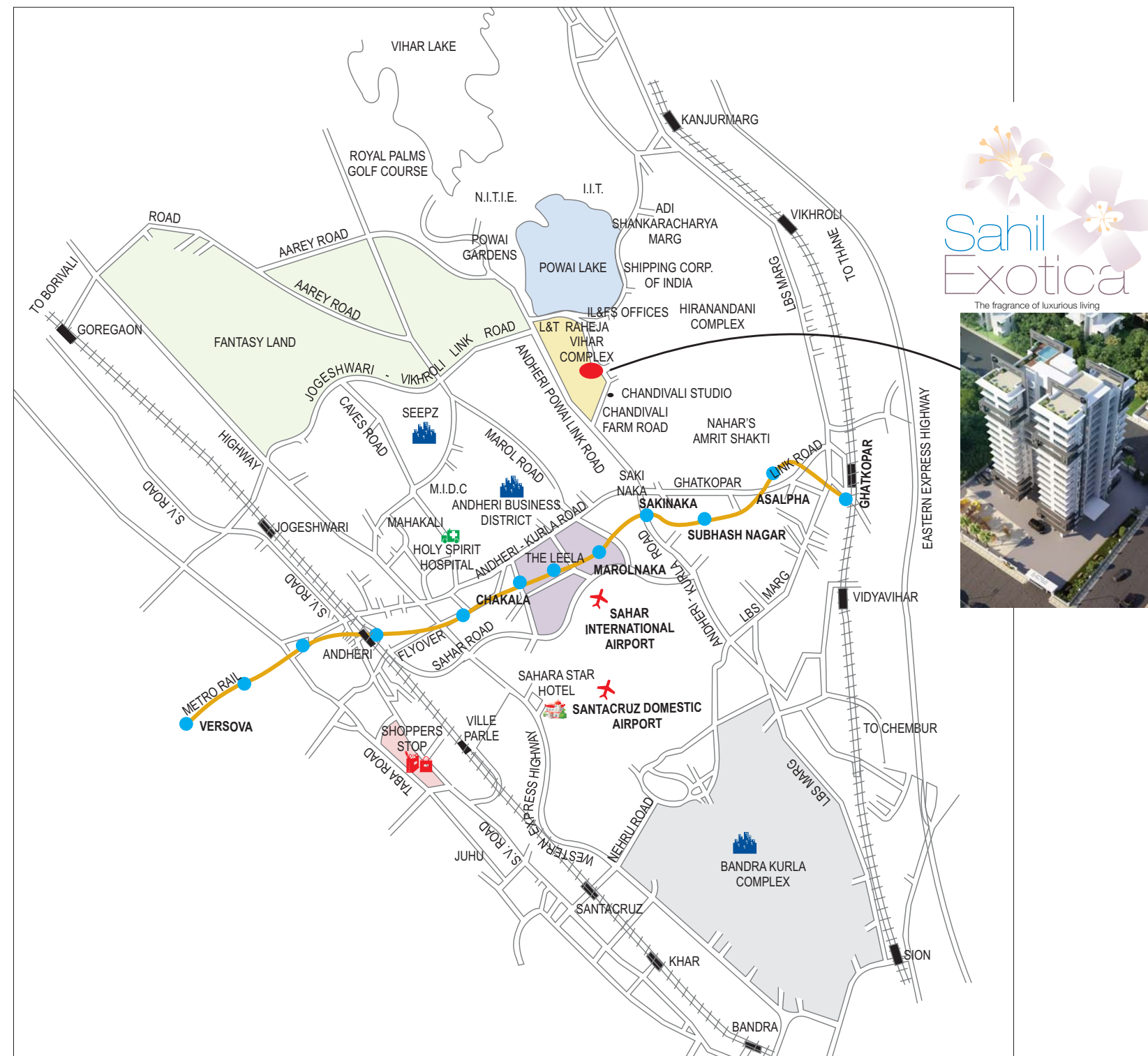


Location Plan



Site Address : Plot No. 5, CTS No. 46/4, Andheri - Powai Link Road, adjacent to Raheja Vihar, Powai, Mumbai.



NAGPAL GROUP

Developers



Bombay Construction & Engg. Co. Pvt. Ltd.

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Architect

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(Consultant Combined)

R.C.C. Consultant

Rajesh Laddad
(Structural Concept)

Consulting &
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Reza Kabul

Solicitors
Samir Sanghavi & Co.

Landscaping Architect
Manind Prasad

(P S Landscape Design & Ecology,
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Vastu Consultant

Shri Niranjan Pandya

Sahil
Exotica
The fragrance of luxurious living



Welcome to Sahil Exotica.

Sahil Exotica a 14-storeyed tower, is one of Mumbai's most coveted addresses, strategically located in Powai. The apartments in this building are designed with great emphasis on large, secure and well-appointed spaces for you and your family. Experience luxury at its best at 'SAHIL EXOTICA'.

Luxury is in the details.

'SAHIL EXOTICA' hosts a large lobby that welcomes you home after a long day at work. The building has one of the best safety and eco-friendly features. The terrace level amenity area is an ideal place to unwind, relax and indulge in a variety of leisure activities with your family. This residential complex has 56 luxurious three bedroom apartments with separate dining and prayer area. All apartments are Vaastu compliant with East-West opening and lots of natural lighting and cross ventilation in each individual apartment.

This luxurious complex is in close proximity to Jogeshwari Vikrol Link Road (J V L R), Powai Lake and Hiranandani Gardens. 'SAHIL EXOTICA's strategic location in Powai provides easy access to the international & domestic airports of Mumbai. Saki Naka and Andheri Kurla Road at the junction of Western Express Highway, Eastern Express Highway and a plethora of five star hotels in Mumbai. Reputed schools, colleges, hospitals, market, petrol pumps & shopping complexes are just minutes away from this luxurious accommodation in Mumbai.



Experience grandeur at its best.

A sense of space & luxury begins just as you enter the lobby.

The spacious, double height, air-conditioned entrance lobby and waiting lounge reflects true grandeur and style. Well designed indoor spaces with well-planned seating & beautifully landscaped outdoors with refreshing water bodies; assure a grand welcome into luxury.

The Grand Lobby



THINK HOME. THINK SAHIL EXOTICA.

These luxurious homes include large spaces, secure environment, comforts and warmth for you and your family. After a hard day's work, come home to Sahil Exotica.

The Living Room



Comfort is a feeling.

We understand that comfort is essential to you. Luxuriate in the comfort of your well-appointed bedrooms at 'SAHIL EXOTICA'.

The Bedrooms



Terrace Level Amenities

At 'SAHIL EXOTICA' there is every amenity and facility for a world-class lifestyle. Relax, Refresh and Revitalise at the terrace level.

- Fully equipped state-of-the-art gymnasium.
- Indoor sports games area – table tennis / carrom board / chess board & pool table.
- Swimming pool with changing rooms.
- Toddlers pool attached to the main swimming pool.
- Open to sky whirlpool bath.



The Recreation Area



At 'SAHIL EXOTICA' we provide well-planned facilities and amenities that re-define luxury and you enjoy every bit of it in the comfort of your home.

Internal Amenities

- Imported marble / vitrified tiles flooring in living room and kitchen.
- Imported marble / vitrified tiles flooring in all bedrooms.
- Imported marble / vitrified tiles flooring on all floors in lift lobby area.
- Granite platform in kitchen with stainless steel sink and S. S. fittings of reputed make with imported wall tiles up to 2' height.
- Anodized coated sliding aluminum window frames with clear glass in all rooms.
- Concealed wiring of isi mark quality in conduit pipe of reputed make with common T. V. / A.C. / telephone / electrical fan and lighting points with circuit breakers (MCB) and latest electrical modular switches.
- Good quality pre-moulded doors of reputed make in all bedrooms & toilets.
- Good quality imported hardware fittings on all doors.
- All walls with gypsum punning finish and lustre paint on internal walls and ceilings.
- Concealed astm quality pvc plumbing pipes in the building.
- Concealed plumbing with reputed brand C. P. Fittings & sanitary ware in all toilets.
- Designer bathrooms in imported vitrified tiles up to 7' height with good quality sanitary fittings of reputed make in the toilets.
- Shower enclosure and walk-in wardrobe in master toilet.
- Water heater of reputed make in all bathrooms.
- Copper wiring of reputed make with good quality modular electrical switches.
- Water proofing by branded / reputed company.
- Scalable spaces with minimum column hindrance.

External Amenities

- Grand entrance to the complex.
- Impressive double height air conditioned entrance lobby with adequate seating arrangement for visitors.
- Adequate light panels in common area.
- Security cabin for security guards at the main entrance with intercom connection to all flats.
- Beautifully landscaped party lawn for private events.
- Acrylic weatherproof external grade paints of reputed company on the exterior surface of the building.
- Intercom & video door phone connection in all flats.
- Well designed lobbies on all floors.
- Well planned internal layout with adequate lighting arrangement in compound premises.
- 24 hours security.
- Landscaped surroundings and paved compound.
- Servant toilet on every mezzanine floor.
- Well appointed car parking spaces for residents.
- Kids play area.
- Earmarked space allocation for DG set and sub-station on the ground floor.



'Sahil Exotica' celebrates luxurious living with an ensemble of facilities thoughtfully planned to complement your penchant for a good life.

Project Features

- **Structure** : Built to grade a class specifications rcc frame with seismic design for making the structure earthquake resistant with anti-termite treatment to the foundation.
- **No. of Floors** : Ground + 14 upper floors + recreation amenities on terrace level.
- **No. of Flats per floor** : 4 flats of 3 BHK on each floor (1st to 14th floor).
- **Elevators** : Two high speed elevators of reputed make with D.G. set back-up.
- **Entrance Lobby** : Impressive double height entrance lobby with water fountains, landscaping and glass façade creates a vibrant and inviting ambience. The lobby also offers ample sitting area for visitors and exclusive reception counter.
- **Flexible floor plates** : Intelligent floor design and huge floor plates designed for flexibility in planning larger areas. Scalable spaces with minimum column hindrance. Excellent planning with minimum wastage of areas.
- **Car Parking** : Well appointed car parking on the ground level to accommodate approximately 150 car parks for the stand alone building.
- **Power Supply** : Uninterrupted power supply dedicated receiving station from Reliance Energy / Tata Electric Co. independent sub station for ht and lt supply.
- **Security System** : Providing customized restricted access CCTV coverage for all common areas.
- **Fire Fighting Systems** : Advanced fire alarm system, hydrants & sprinklers with audio alarms as per Mumbai CFO norms.
- **DG Sets** : Emergency power backup through efficient DG set for all common utilities and areas. Earmarked space allocation for DG sets is on the ground floor.
- **Eco-Friendly Building** : Environmental requirements like rain water harvesting, recycling of water to be used for flushing & gardening purpose.
- **Public Address System** : Public address system & allocated sitting area on lobby level for drivers.

Other Features

- Clear title plot.
- Building plans approved as per new DCR norms.
- Well planned layout of 3 BHK - 6 BHK flats.
- Excellent planning with minimum wastage area in all flats.
- Natural lighting and cross ventilation in all flats.
- All flats are Vaastu compliant facing east - west open.
- Reputed schools, colleges, hospitals, market & shopping complex near by project.
- Corner plot - plot is open from three sides.
- Building design is Vaastu compliant.





Speed and Superior Accessibility

'SAHIL EXOTICA' has a distinct advantage of being located on the Andheri – Powai Link Road along the western corridor of Mumbai having a direct Eastern – Western link via the Jogeshwari – Vikhroli Link Road (JVLR). It is also at a close distance from the proposed Saki Naka Metro Station (Proposed Versova – Ghatkopar Metro Link)

'SAHIL EXOTICA' is situated next to important hubs, the Central Business District like Saki Naka, Andheri Kurla Road, Bandra Kurla Complex, SEEPZ and Andheri MIDC and residential hub of Hiranandani Complex, Raheja Vihar and Supreme Lake Homes at Powai. It is at the junction of Western Express Highway and also has an excellent accessibility to the Eastern Express Highway. The project is very close to the Jogeshwari Vikhroli Link Road (JVLR) and Powai Lake. It is a 2 minutes distance away from the reputed Bombay Scottish School at Powai and offers easy proximity to a plethora of prominent 5 Star hotels and International and Domestic Airport.



Distance Chart

Mumbai's Key Business Districts

Andheri Kurla Road	: 02.0 kms
Hiranandani Complex	: 02.5 kms
Bandra Kurla Complex	: 07.0 kms
Nariman Point	: 25.0 kms

Highways

Western Express Highway	: 03.0 kms
Eastern Express Highway	: 06.0 kms

Airports

International	: 03.0 kms
Domestic	: 04.0 kms

Railway Station

Western Line	: 01.3 kms
Central Line	: 04.5 kms

Metro Rail

Saki Naka (Proposed)	: 01.5 kms
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5-Star Hotels

Hyatt Regency Mumbai	: 03.0 kms
The Leela	: 03.0 kms
ITC Grand Maratha	: 03.0 kms
Renaissance Mumbai	
Convention Centre	: 03.0 kms
Hilton	: 02.0 kms
Grand Hyatt Mumbai	: 06.0 kms
Sofitel	: 07.0 kms
Trident BKC	: 07.0 kms

Landmarks in close proximity

- Indian Institute of Technology, Powai, Bombay (IIT Bombay)
- Hiranandani Gardens (township)
- National Institute of Industrial Engineering (NITIE), The various Government colonies of Income Tax Dept, Customs, Coast guard etc
- Gopal Sharma Group of School
- Powai Plaza
- Sahar International Airport
- The Leela, Hyatt Regency Mumbai, Hilton, ITC Maratha and other 5 star hotels
- Prathamesh Galaxy
- Powai Lake
- Larsen & Toubro
- Andheri Kurla Link Road
- Kanakia Spaces (Boomerang)
- Oberai Gardens
- Raheja Vihar, Chandivali
- IL & FS Office
- Rodas, Powai.
- Bombay Scottish School, Chandivali.
- International Business School (IBS)
- L.H. Hiranandani Hospital
- Galleria Shopping Arcade
- Hakone Go Karts and Video Games
- SEEPZ (Santacruz Electronic and Export Promotion Zone) is a very important SEZ (Special Economic Zone) in Mumbai. SEEPZ is located in MIDC (Maharashtra Industrial Development Corporation). MIDC also hosts various small and medium scale industries
- Nahar's Amrit Shakti
- Jogeshwari Vikhroli Link Road (JVLR)

