

SHANTI LUXURIA by

Mera Ghar  
— A Smart Township —

Shilphata



एक घर, हर एक के लिए ।



# WE INSPIRE TRUST.

**“Ek Ghar, Har Ek Ke Liye”**. is the vision with which **MERA GHAR** works. We are an establishment managed by young entrepreneurs and promoters. With our excellent team of professionals, we bring along a good experience from the real estate, steel manufacturing, infrastructure and energy sectors. We are proud to be associated with NAREDCO ( National Real Estate Development Council, under the aegis of ministry and urban poverty alleviation government of India ) and MCHI CREDAI (Maharashtra Chamber Of Housing Industry, NAVI MUMBAI).

Today, in a short time, MERA GHAR has almost 10 lakh sq.ft. of land to be developed under its wings. Integrity is the back bone of our company. Our main focus of operations is the developing area, in and around Mumbai. With our research and various methods, we execute and construct good quality homes. We are practicing innovative methods at creating valuable homes. We want to cater township like amenities not only to the premium segment customers, but to all our clients.

We are here to create valuable assets and intelligent homes. We feel immensely responsible towards the security of our clients and hence we bring to you, the earthquake safe homes. With our location, connectivity to the nearest stations, hospitals, schools, gardens, malls and the airport is made easier.

A home for all is not just the dream of the nation, but it's also the driving force behind our existence. We want to synchronise our dreams with the goal of the new government. We are motivated to fill up the already under rated supply with value, quality and statuesque homes.

## HOME IS WHERE A STORY BEGINS.....

From expert studies, we gather that India needs more than five million homes annually and more than 90% of this demand is in the affordable segment. We need homes in the right price range and somehow, the supply at the bottom of the pyramid is still not adequate.

For Indians, the most important form of social security is to own a house. Purchasing a new home is one of the biggest investments that one makes in their lifetime and this decision is what motivates one to work hard, progress and earn in life.

The government strongly focuses on “housing for all by 2022”. The government has come up with new subsidy schemes, interest subvention on housing loans and reduced EMI's so as to reach its national goal of Housing for all by 2022.

At **Mera Ghar**, we strive towards social housing for all. We start at the under estimated level of the pyramid. True to our name, we work with the motto of **“Ek Ghar, Har Ek Ke Liye”**.





# PROJECT HIGHLIGHTS

- G+30 Storied Residential Tower
- 1 BHK & 2 BHK Apartments
- Ample parking Space
- 4 High Speed Elevators including a stretcher elevator
- Air-conditioners grand entrance lobbies
- Within TMC Limits
- Well Ventilated interiors with sufficient natural light
- 23 ft clear commercial height with 30 mtr. wide road facing annexe for commercial spaces

# LEGEND

- ENTRY/EXIT TO THE PLOT
- COMMERCIAL
- LANDSCAPE
- PARKING
- ENTRY PLAZA
- WAITING LOBBY



# LAYOUT PLAN

## Type 1BHK-A



### Size

Rera Carpet Area	32.8 Sq.mtr.
Rera Carpet Area	350.69 Sq.ft.
Total Area	43.81 Sq.mtr.
Total Area	471.57 Sq.ft.



## Type 1BHK-B



### Size

Rera Carpet Area	33.86 Sq.mtr.
Rera Carpet Area	364 Sq.ft.
Total Area	44.02 Sq.mtr.
Total Area	473.83 Sq.ft.



## Type 2 BHK-COMPACT

Size	
Rera Carpet Area	42.80 Sq.mtr.
Rera Carpet Area	460 Sq.ft.
Total Area	59.54 Sq.mtr.
Total Area	640.89 Sq.ft.

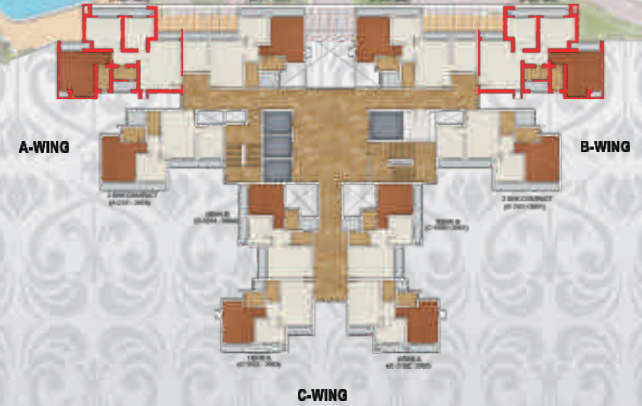




# Type 2 BHK-DELUXE



Size	
Rera Carpet Area	51.74 Sq.mtr.
Rera Carpet Area	557.00 Sq.ft.
Total Area	69.49 Sq.mtr.
Total Area	747.99 Sq.ft.



# EXTERNAL AMENITIES



Swimming Pool with Kids Pool



Changing Room



Steam, Sauna and Jacuzzi



Jogging & Cycling Track



Solar Panel for common areas



Multipurpose Banquet Hall



High tech Gymnasium



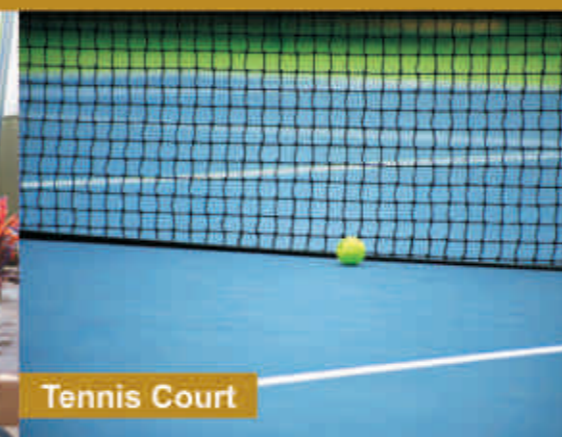
Senior Citizen Sit outs



Lush Green Podium Landscape Garden



Children toddlers play area with sand pit



Tennis Court



Snooker



Net Cricket



Meditation

- Swimming Pool with Kids Pool
- Steam, Sauna and Jacuzzi
- Changing Room
- High tech Gymnasium
- Senior Citizen Sit outs
- Lush Green Podium Landscape Garden
- Children toddlers play area with sand pit.
- Tennis Court
- Sports Room - Chess - Snooker - Table Tennis
- Net Cricket
- Meditation
- Solar Panel for common areas
- Jogging and Cycling Track
- Multipurpose Banquet Hall

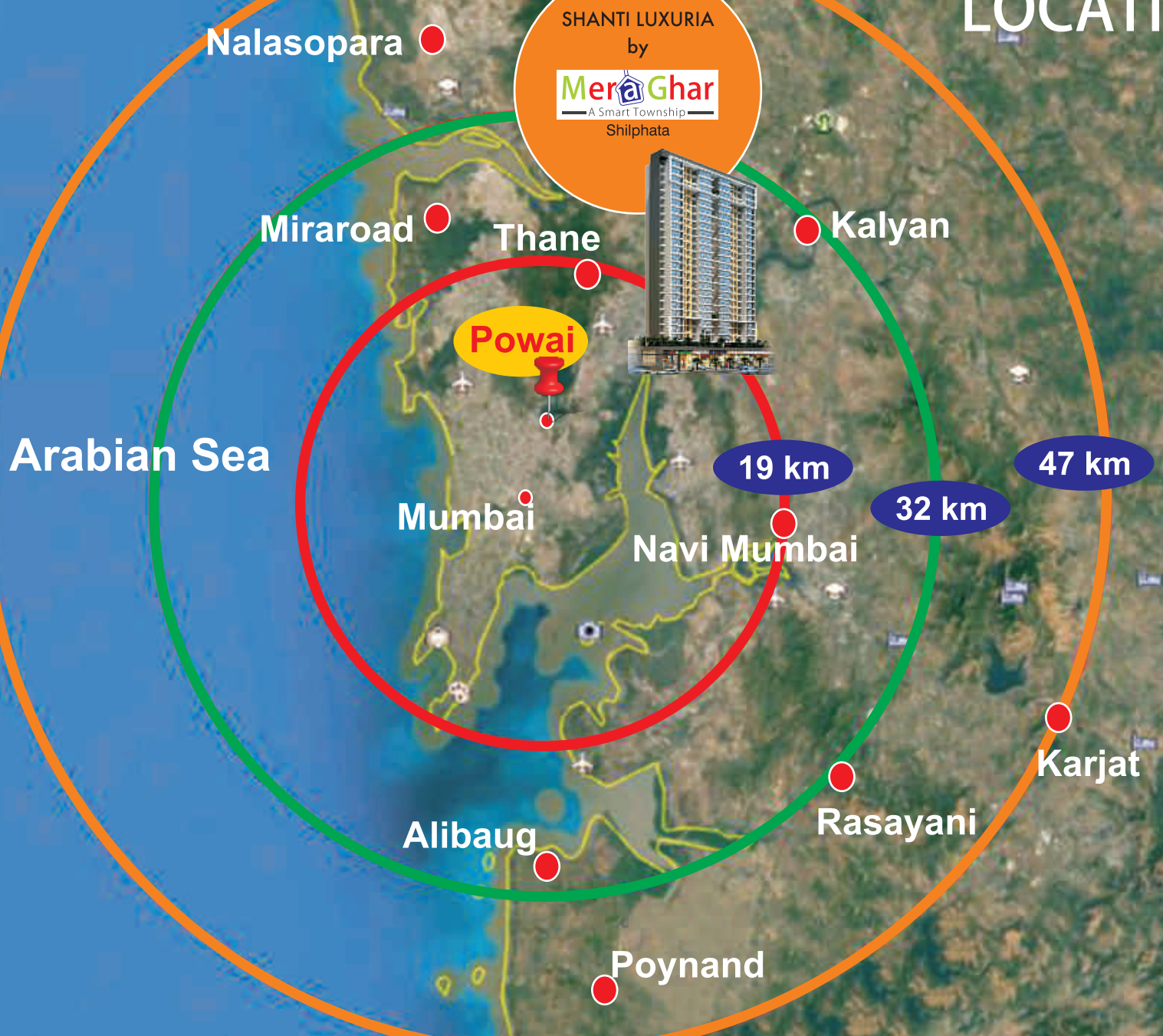
# INTERNAL AMENITIES

- **Kitchen** : Granite Kitchen platform Stainless Steel Sink.
- **Doors and windows** : Attractive main door with elegant handles and locks. Anodized aluminum sliding windows with tinted glass.
- **Securities** : Modern Security system with CCTV at security cabin. Intercom facilities. Hi-tech fire fighting system.
- **Power Backup** : Power Back-up for lifts & common areas.
- **Electrical** : Branded concealed copper wiring MCB Modular Switches of Leading Brand. TV, Telephone & Internet points in all rooms. Provision for spilt AC system in Living room & Bedroom.
- **Toilets** : Sophisticated designer bathrooms. Geyser connection to all bathrooms. Toilets with full glazed designer tiles. Premium Quality Bath Fittings.
- **Lobby** : Decorative Entrance Lobby with air conditioned lounge.
- **Lifts** : 4 high speed branded lifts with an stretcher lift.
- **Floorings** : Vitrified tiles flooring in all rooms. Anti skid tiles in attached terrace area.
- **Wall** : Gypsum finished internal walls with plastic paint.
- **Plumbing** : Concealed Plumbing with premium C.P. fittings.

## GENERAL FEATURES

- Ample Parking Space • Earth quake resistant structures
- Rain water harvesting • Efforts to make a Green building • Convenient Shopping

# LOCATION ADVANTAGE



SHANTI LUXURIA  
by  
**Mer@Ghar**  
A Smart Township  
Shilphata

- 07 Min** Lodha World School
  - 15 Min** Ryan International School
  - 07 Min** Experia Mall
  - 07 Min** Sharad Pawar International School
  - 13 Min** A. C. Patil College
  - 20 Min** Ghansoli Station
  - 30 Min** International Airport Proposed Panvel
  - 20 Min** MIDC Mahape, DAKC
  - 20 Min** Kopar khairane Station
  - 20 Min** Diva Junction
  - 20 Min** Dombivli Station
  - 15 Min** Kalsekar Hospital
- Upcoming Business District**



**100 ACRES GREEN ZONE**

**Actual view from Site**

## Shilphata- The Gateway to Navi Mumbai.

Shilphata's strategic location has played a key role in its growing popularity among home buyers and developers. It is being touted as the next 'Ghodbunder road'. It acts as a gateway to Navi Mumbai for people coming from Thane and Kalyan-Dombivli areas. There are regular buses plying this area from Thane and Navi Mumbai. Another factor driving the demand is the availability of industrial belts and developing infrastructure around this area. Both Kalyan and Dombivli have an industrial belt up to Badlapur. This provides very good employment opportunities for people residing around the region.

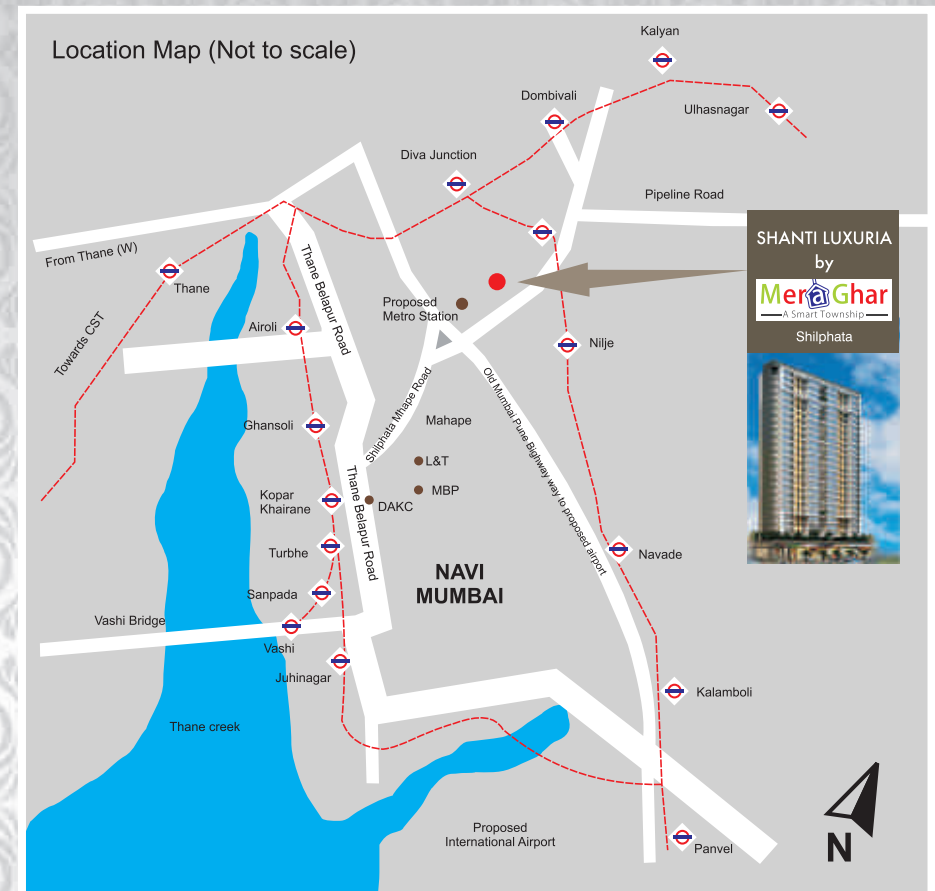
The City and Industrial Development Corporation (CIDCO) has planned to extend its Belapur-Taloja metro rail service up to Kalyan and Ulhas Nagar. This is expected to give a big boost to the economy as well as real estate around Kalyan. MMRDA has also planned to lay down a road networks including a 29 km Kalyan ring road in Kalyan region.

### What is Proposed

- The proposed monorail project between Mahape and Kalyan, which will pass through Shilphata, is expected to ease commuting.
- A new flyover which is expected to come up soon which will aid motorists travelling to Kalyan, Dombivli and Ambarnath. It'll be convenient for them to bypass four traffic junctions along Shil phata-Mahape Road in Navi Mumbai.
- There is a proposal by the MMRDA to have a bridge beginning from Ghatkopar side and terminating at Koparkhairane which will directly benefit the residents of Kalyan/Shil Phata road and the upcoming projects.
- Minister of State for Urban Development Ranjit Patil said that a two-kilometre-long elevated rail route connecting Kalwa near Thane to Airoli in Navi Mumbai had been taken up. He further added that a Metro network connecting Thane to Navi Mumbai (Taloja to Shilphata (Kalyan) had also been planned!.

### Why should you Invest ?

- Currently, 70% of the consumers of the properties here are investors anticipating significant capital appreciation in the coming 5-10 years. End-users are those who have their offices in Koper Khairane, Turbhe and other areas of Navi Mumbai.
- According to sources, many new projects are active in and around Shilphata. "Both renowned and small developers have their projects here. While some have already given possession, many major projects are under-construction with possession expected in 2-4 years.
- One can find 1, 2 and 3 BHK apartments in a good price range. It is definitely a win-win situation for buyers since they can avail flats at affordable rates as compared to Navi Mumbai and Thane. Amenities being on a rise, maintenance cost in Navi Mumbai is higher than in Shilphata.





## “Ek Ghar, Har Ek Ke Liye”

This is the goal we work towards. A home for all is not just the dream of the nation, but it's also the driving force behind the mere existence of MERA GHAR. We want to make sure that every individual has a home they can belong to. We believe that luxury does not have to come with a heavy price.

Hence we bring to you cost effective, high on quality, Earthquake resistant, green nature lushed & comfortable homes. Your trust is of utmost importance to us and thereby we stand with you, while making this important selection of your life.

We at MERA GHAR look forward to a favorable association with you.



SHANTI LUXURIA  
by



Shilphata

MahaRERA No. P51700012995

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