



DESIGNER SPACES YOU CAN CALL HOME

NOT EVERYONE GETS
AN OPPORTUNITY LIKE THIS



CODENAME
— SUPER —
BONANZA



Representative image

WELCOME TO NAVI MUMBAI

THE STARTING POINT OF YOUR SUCCESS STORY





Representative image

BE THE FIRST TO OWN A DESIGNER SPACE IN YOUR FAMILY. RAISE THE BAR FOR THE OTHERS.

Soon everyone will want to live your life, when you move into a designer development. Because Navi Mumbai's first ever designer development is more than just a space, it's a feeling that many people haven't experienced. And that's what makes it so extraordinary. Making more and more people envious about you.

- **Common spaces designed by the most sought-after designer in the world - Paul Bishop.**
- **With over 50+ never seen before lifestyle and modern amenities in Navi Mumbai.**
- **Nestled in the hills, yet well-connected by the Kharghar-Dombivli Highway.**
- **Spacious futuristic deck homes with natural views of the Parsik Hills.**
- **A never heard of before Delivery Assurance.**

IF YOU'RE NOT ON THIS HIGHWAY, LET'S SAY YOU'RE NOT WELL-CONNECTED.

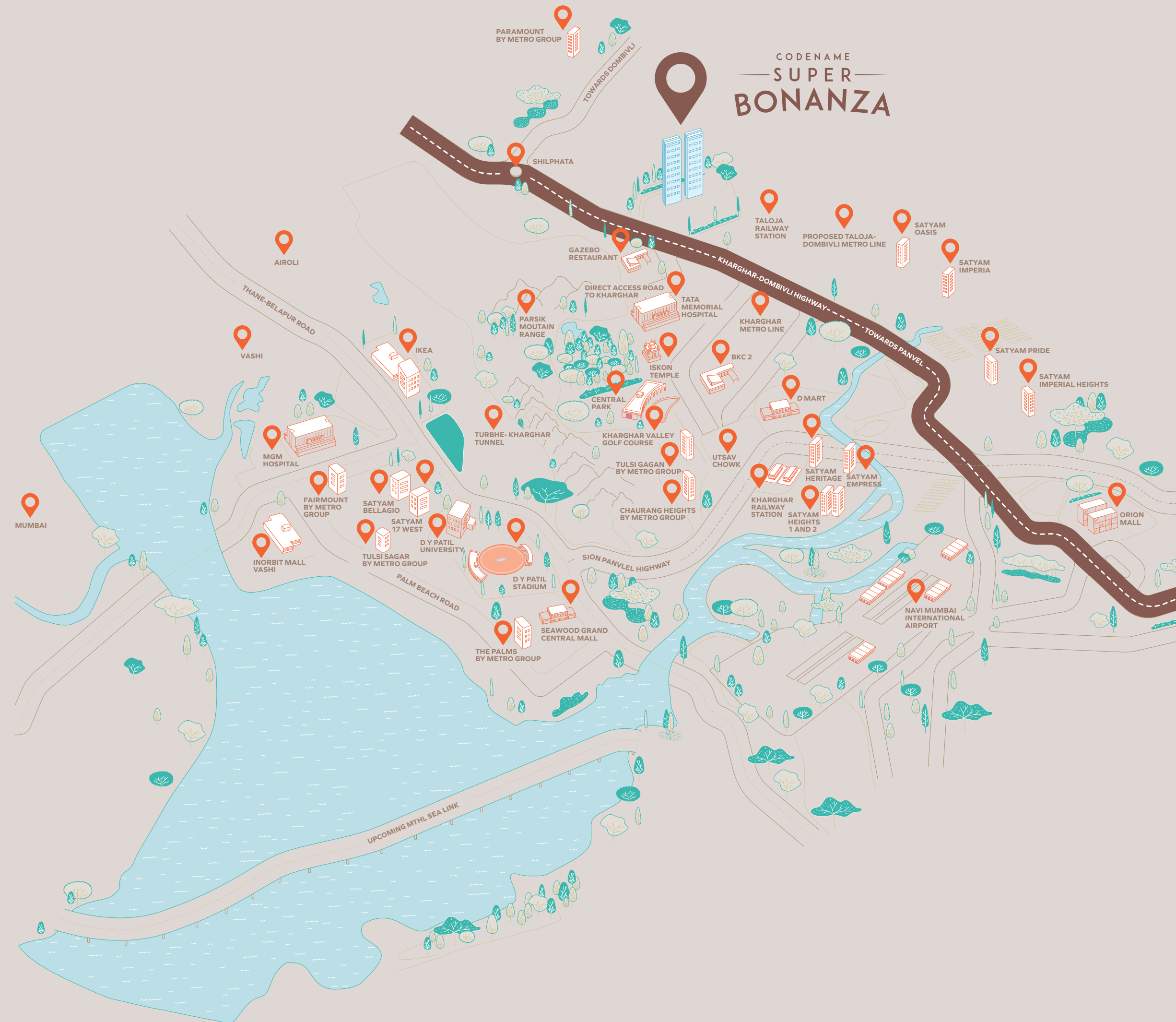
Located on the Kharghar-Dombivli highway, with this designer development you can have the best of both worlds; an exclusive designer living experience with unparalleled connectivity to everything – Dombivli, Panvel, Vashi and greater parts of Mumbai. It's like you're living on the highway to success. Furthermore, you will have a home in the middle of the hills but have easy access to hospitals, colleges, malls, parks, modern retail spaces, with fun food, and recreation hubs.



When we talk about a perfect futuristic development, here's what we mean. Imagine your new-age, designer development connected to all the upcoming business and leisure hubs. And with a geography developing so rapidly, your success is bound to go down in history. Be it personal or professional.

- **Mumbai Trans Harbour Link will be the longest sea link connecting Sewri to Nhava Sheva providing easy access to South Mumbai and the rest of Mumbai.**
- **Navi Mumbai International Airport will bring in new investments and growth to this region.**
- **Navi Mumbai Metro with the nearest metro station close to the project just makes everything more accessible.**
- **Virar- Alibaug Multimodal corridor just adds to building stronger connectivity as it connects Virar and Alibaug via Taloja with multiple interchanging nodes and highways connecting Mumbai to Ahmedabad, Agra, Pune, and Goa.**
- **BKC2, one of the largest corporate hubs and a megaproject of CIDCO which is spread over 300 acres. A project that is going to bring on-board large MNC's along with SMEs thus increasing the property rates in the coming few years.**
- **Turbhe-Kharghar Tunnel, an extension of the Sion-Panvel highway this project will save up to 30 minutes of travel time and provide a direct corridor for Kharghar.**
- **Coastal Road, an 8-km long road, starting close to Spaghetti Complex, Kharghar, will connect to the upcoming Airport via Belapur.**
- **Mumbai Marina is one of the most awaited fun, food, and recreation hubs. Which will have floating restaurants and yacht clubs for entertainment.**

- 📍 Taloja Railway Station: 5 min
 - 📍 Proposed Taloja Metro Station: 5 min
 - 📍 Metro Station - Kharghar: 10 min
 - 📍 Sion-Panvel Highway: 15 min
 - 📍 Kharghar Railway Station: 17 min
 - 📍 Navi Mumbai International Airport: 35 min
-
- 📍 Iskon Temple: 11 min
 - 📍 Kharghar Valley Golf Course: 11 min
 - 📍 Central Park: 12 min
 - 📍 Utsav Chowk: 14 min
-
- 📍 Tata Memorial Hospital: 10 min
 - 📍 Om Navjeevan Hospital: 10 min
 - 📍 Apollo Hospital: 23 min
-
- 📍 Little World Mall: 7 min
 - 📍 D-mart: 10 min
 - 📍 Seawood Grand Central Mall: 25 min





SLS HOTEL
Dubai

BISHOP
DESIGN
BY PAUL BISHOP

WHEN PAUL BISHOP -
THE WORLD'S MOST
ACCLAIMED DESIGNER,
DESIGNS YOUR SPACE,
COPYCATS WILL FOLLOW.

Being one of the top 10 designers in the world today, Bishop Design by Paul Bishop had established itself as a leading interior design firm across the UAE since its humble beginnings back in 2004. Since then, this studio has developed intelligent and innovative design solutions across hospitality, commercial and retail sectors - creating a multitude of well-known venues across the world in the process. Bishop

Design has been the creative mind behind breath-taking projects including: Torno Subito for Worlds Best Chef's Massimo Bottura, Wavehouse in Atlantis the Palm for hospitality leaders Solutions Leisure and the SLS Hotel - Dubai and Le Meridien - Maruitius. Bishop Design continuously adds to the dynamic of the regional and global hospitality scene, building desirable and attractive destinations all over the globe.



They have also received global attention and accreditation; collecting 90 regional and international awards so far. Led by owner and founder Paul Bishop, the agency has won the accolade of Firm of the Year by Design Middle East in 2019 followed by many such awards globally.

Most recently he has been named #2nd most influential designer in the Middle East, and has also earned himself a reputable name in the World's Leading Design Names publication by prominent design magazine - Design Et Al. Recent ventures involve designing the Intercontinental in Morocco Island, Boutique Hotel in the Bahamas, Marina and Yacht Club and the JA Resorts & Hotels - China.

And of course, one more project to add to their list of distinctive and spectacular creations – is our very own designer development. Paul Bishop will bring in his expertise to design our Grand Entrance Lobby, Royal Banquet and Quintessential Floor Lobbies.

THESE WILL BE DESIGNER LANDSCAPES FOR YOU. LANDMARKS FOR OTHERS TO FOLLOW.

Designing a landscape is like creating a piece of art. But here, the piece of art doesn't only look stunning, but is also sustainable. After all, the true test of a design is when it is actually used by someone. And since we are strong believers of being responsible towards the environment, we're partnering with like minds who are not only experts and experienced in landscape designing, but are

also the ones who have successfully managed to prove themselves at every point of time. From hospitality to luxury projects and large scale townships; PSLDE have done it all. Some of their landmark projects are BITS Pilani, Hyderabad Campus, Indira Gandhi Bhawan New Delhi, Hyatt Regency Chandigarh and Beach Club Muscat.



WHEN IT COMES TO AMENITIES, WE'VE RAISED THE BAR.

NAVI MUMBAI'S FIRST 50+ MODERN AND LIFESTYLE AMENITIES ALL IN ONE SPACE.

We believe that you should enjoy life without compromising on anything. So get ready to work and play, exercise and relax, host parties and attend a few. Swim and sun bathe. After all, you deserve it!

SOME ACTIVITIES ARE ENJOYED BETTER TOGETHER.

- Co-working Spaces
- Banquet by Bishop Design
- Business Centre
- Sculpture
- Senior Citizen Sit Out
- Party Lawn
- Cascading Water Body
- Community Kitchen
- Garden Seating
- Plaza Seating
- Open Air Theatre
- Campfire Seating
- Sky Seating
- Temple





KIDS POOL



KIDS PLAY AREA



GOLF PUTTING GREENS



INDOOR GAMES

**BORED KIDS,
NEVER EVER HEARD OF THAT BEFORE!**

- Digital Gaming Zone
- Kids Play Area
- Scribbling Wall
- Kids Pool
- Infants Play Area
- Skating Zone
- Activity Zone

**BECOME A SPORTSPERSON
AT ANY AGE NOW.**

- Indoor Games
- Multipurpose Court
- Golf Putting Greens
- Swimming Pool
- Jogging Track
- Cycling Club
- Outdoor Games

All images are for representation purpose only

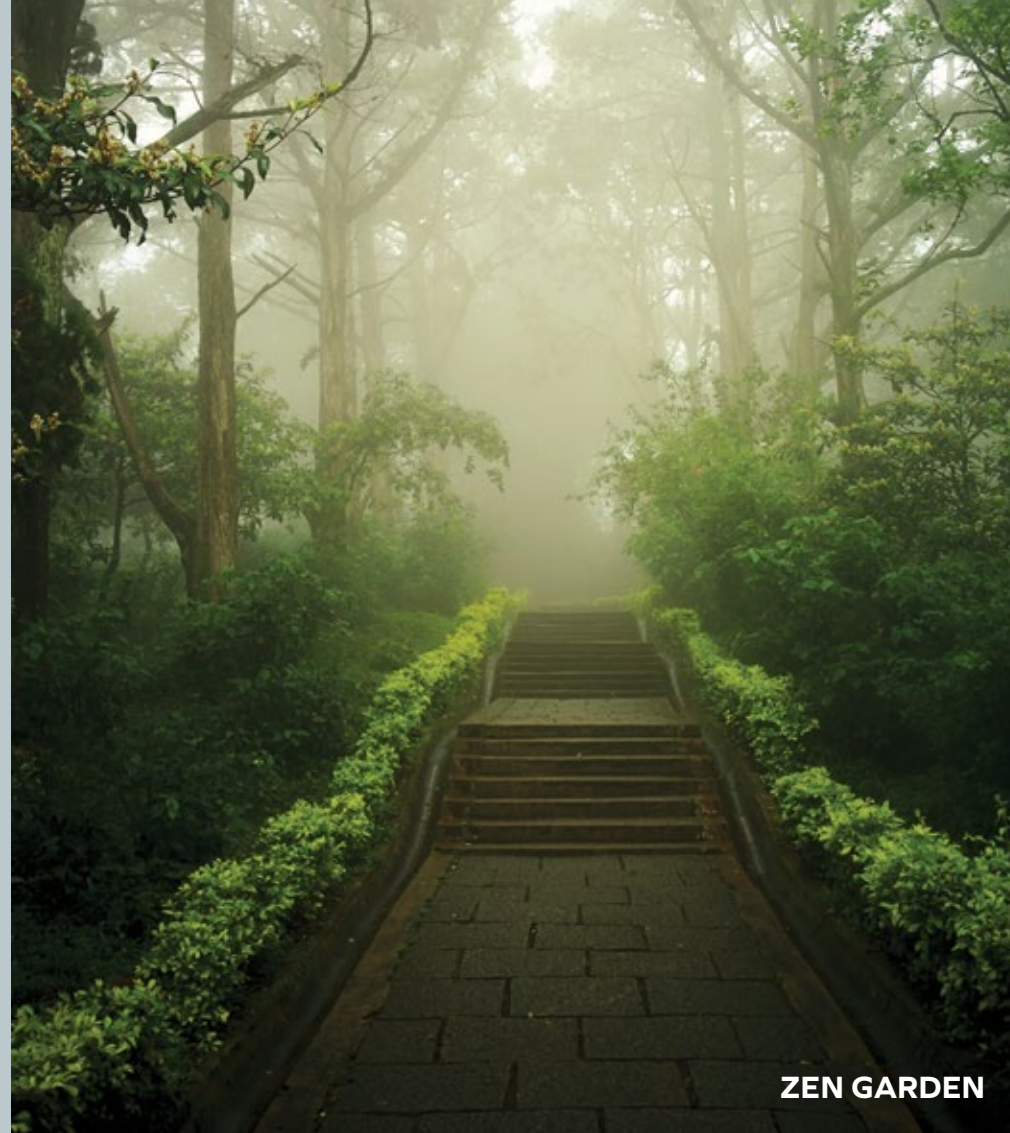
SIT BACK AND RELAX!

- Cabana
- Reading Nook
- Health Centre
- Dog Park
- Multipurpose Lawn
- Organic Farm
- Observatory Deck
- Barbeque
- Sky Cafe
- Lounge
- Strolling Path
- Open to Air Lawn
- Library
- Laundromat





YOGA ROOM



ZEN GARDEN

A NEW KIND OF BLISS!

- Zen Garden
- Yoga Room
- Glass Facade Gym
- Juice Bar
- Outdoor Gym
- Reflexology Pathway
- Jacuzzi
- Sky Deck
- Changing Rooms
- Steam Zone
- Sauna Room
- Zumba Studio
- Spa Room



SPA ROOM



GYMNASIUM

MAKE YOUR CHILDREN
LOVE YOU EVEN MORE.

KHARGHAR'S FIRST EVER
NEO- LUXE 1 & 2 BED
TECH-BASED HOMES.

Imagine living in futuristic homes nestled in the middle of the hills. It's like the best of both worlds. On one hand you have the most unique community app on the other unbeatable views of hills and landscapes that are so natural and pure. And all this, while standing on your spacious home deck enjoying the technology inside and the Parsik Hill view outside.



Shot on location



Artist's impression

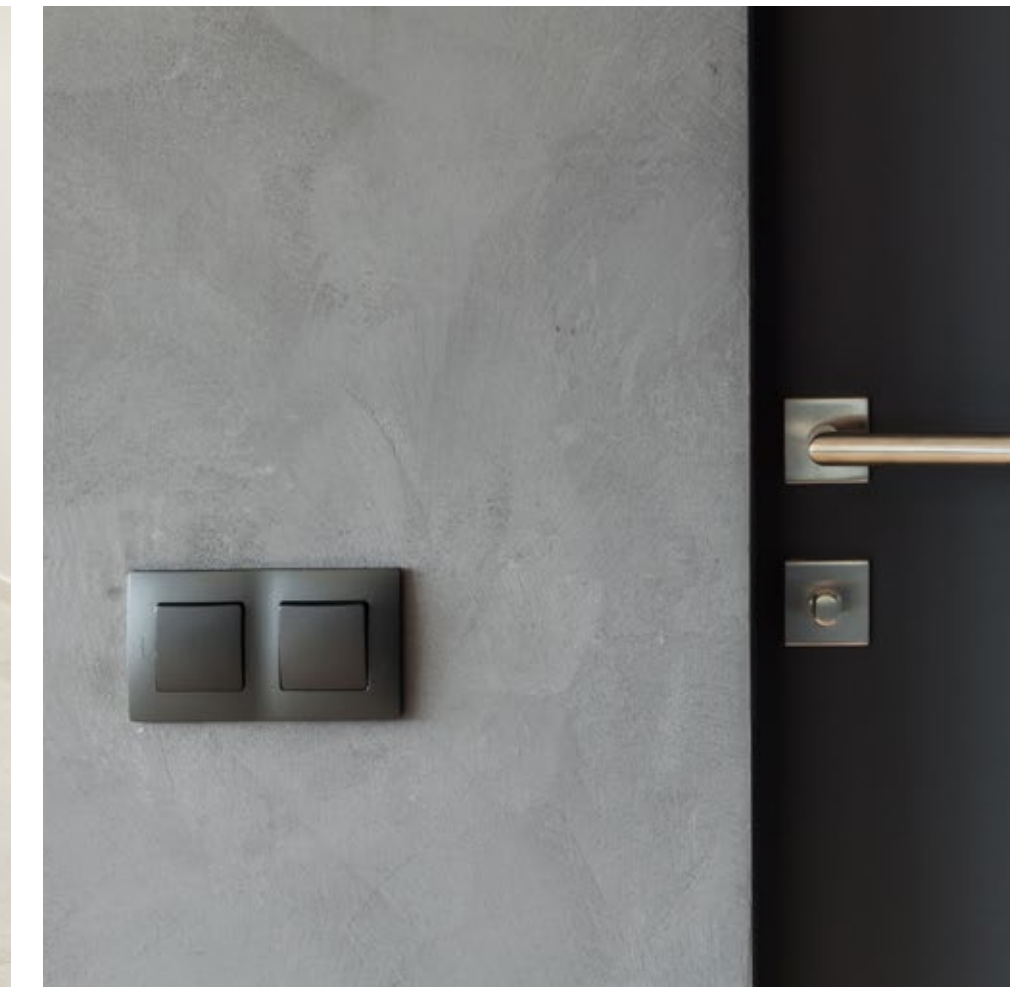


WHAT'S A HOME WITHOUT A GOOD CONNECTION? BE IT FREE WIFI OR A FUN FAMILY TIME.

When it comes to family time or work, there are no compromises. That's why we keep you connected and in control all the time. With our free wifi in the common area, you won't just control your home but even everything around. And our special community based app, just adds to all the magic.

This app is a one-stop communication and management solution for all the residents. With this app, the residents will be able to connect with fellow residents and organize events, sporting games and even classes for kids and adults. It would also help you with additional security measures like monitoring entries at every gate. This app will also facilitate wifi in the common areas.

OUR DESIGNER FITTINGS
ARE SO EXCLUSIVE,
THEY ARE REALLY
ONE OF IT'S KIND.



- CP and Sanitary - Jaguar/American standard or equivalent.
- Tiles - Kajaria / Simpolo/ Rak equivalent
- Wires - Polycab / Finolex
- Switches - Legrand/ Crabtree
- Paint - Asian / ICI
- Hardware and fixtures - Yale / Dorset or equivalent
- Windows - Jindal make anodised / powder coated aluminium system windows
- Kitchen Sink - Franke / Nirali



WE'LL PAY YOUR RENT
IF YOU DON'T GET YOUR
HOME ON TIME.
AND HERE IT IS IN WRITING.

What is delivery assurance and why is it so important? A delivery assurance simply means that you will get possession of your home on time as promised to you. But many times, promises are broken. Which in turn breaks the trust of the customers' too. But with us, delivery assurance is certain. Why? Because for us a promise is a promise and if we break it, we are even ready to face the

consequences. We will pay your monthly rent for you. And trust us when we say this, because we are the first in Navi Mumbai to be giving you this in writing. Because you deserve a stress-free life. And we want you to believe that your money is safe with us, and that you have made the right decision by partnering with us. After all, what is a relationship if it has no value?

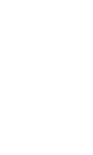


NAVI MUMBAI'S FIRST POWERHOUSE PARTNERSHIP FOR FIRST-EVER DESIGNER DEVELOPMENT

We are moving towards a new age, where technology has become an integral part of our lifestyle. They aren't a luxury anymore, but a necessity. Keeping this in mind, as developers, Metro and Satyam, with this project are planning to develop the first ever designer space. Where their customers can stay in their comfort zones as well as have an exclusive lifestyle. But what is more important to them is a delivery

assurance. An assurance of giving you, your home, on time, as promised. These powerhouses stand on the rich legacy and are supported by the expertise of Mr. Suresh Jain and Mr. Rajesh Gulati. These developers are not only trusted and reputed entities in Navi Mumbai and all over, but also live by the simple rule of keeping their word each and every time. For them promises are always meant to be kept. And they have also proved this in their past work and developments.





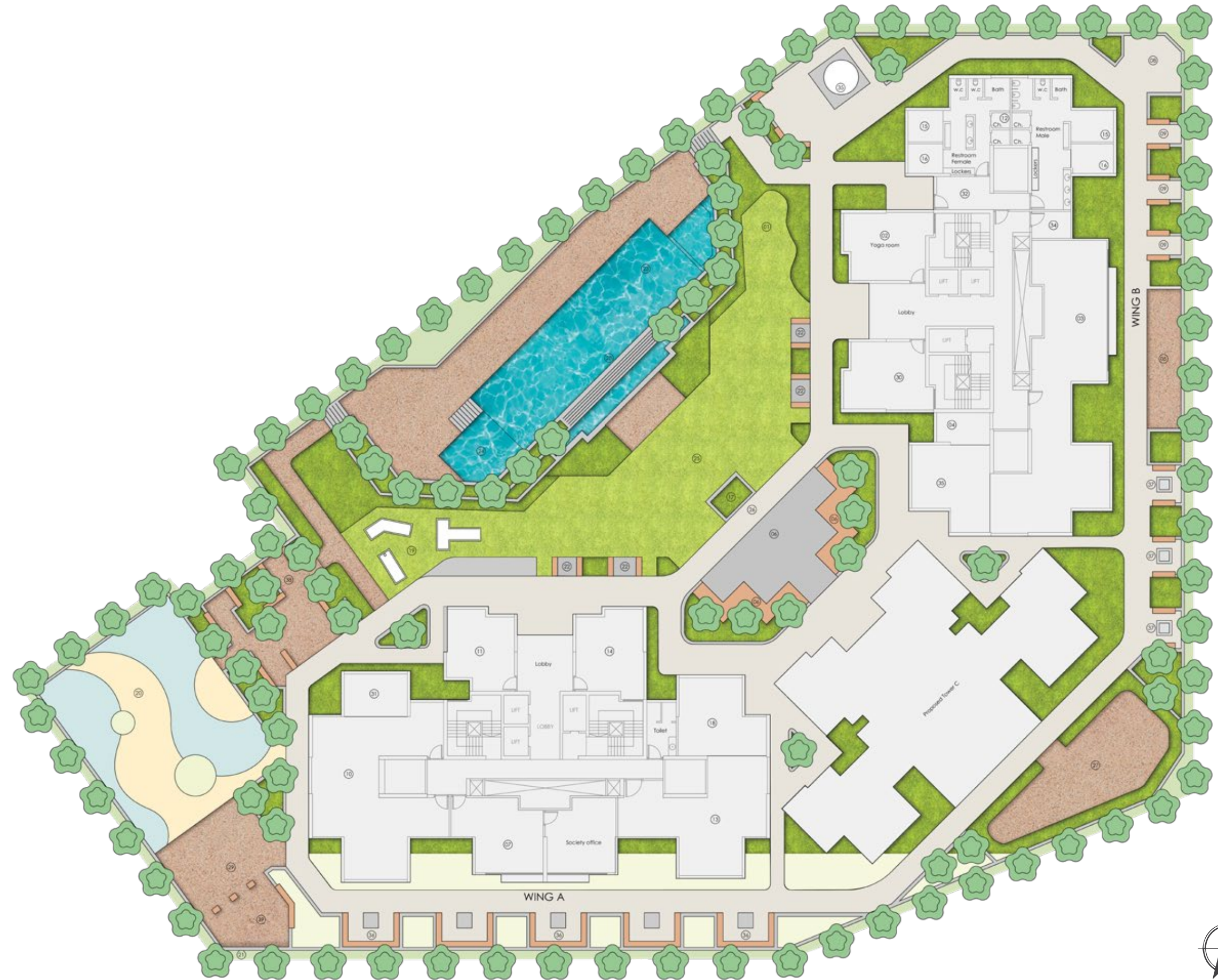
Mr. Hitesh Jain with his in-depth knowledge of real estate has achieved a lot at a very young age. He is on the board of multiple developer associations and is one of the few developers developing multiple multiple projects in different corporations of MMR. He has turned around many projects and has had his share of success with recent projects like Fairmont and The Palms to name a few.

Mr. Karan Gulati is another powerhouse, and has been awarded entrepreneur of the year twice already. Two of his projects were awarded by Times of India as luxury projects of the year - Satyam Bellagio and Satyam 17 West. With a keen eye for detail Mr. Karan Gulati, is hands on, on the projects has he has an in-depth knowledge new-age construction technology.

	FAIRMOUNT	SANPADA - Delivered 6 months before the promised date
	CHAURANG HEIGHTS	SANPADA - Delivered on time
	TULSI MARVEL	CHEMBUR - Delivered 6 months before the promised date
	THE PALMS	SEAWOODS - Delivered 9 months before the promised date
	TULSI SAGAR	NERUL - Delivered on time
	TULSI PRERNA	PANVEL - Delivered on time
	SATYAM HERITAGE	KHARGHAR - Delivered on time
	SATYAM PARADISE	ULWE - Delivered 6 months before the promised date
	SATYAM MAYFAIR	ULWE - Delivered 15 months before the promised date
	SATYAM 17 WEST	SANPADA - Delivered 18 months before the promised date
	SATYAM BELLAGIO	SANPADA - Delivered 18 months before the promised date

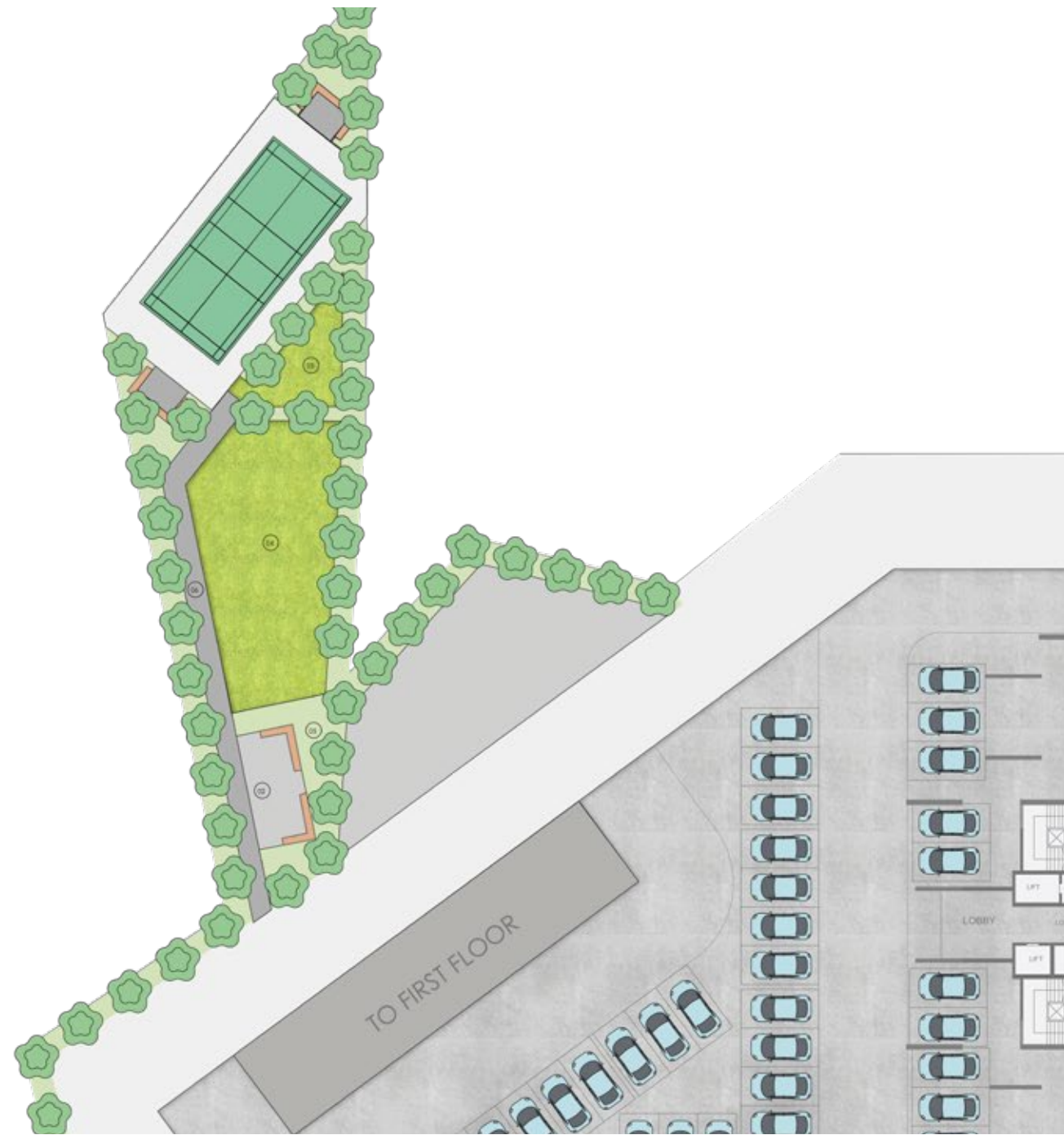
PODIUM AMENITIES

- | | |
|------------------------------|---------------------------------|
| 1. Zen Garden | 21. Scribbling Wall |
| 2. Yoga Room | 22. Senior Citizen Sit Out |
| 3. Glass Facade Gym | 23. Swimming Pool |
| 4. Juice Bar | 24. Kids Pool |
| 5. Outdoor Gym | 25. Party Lawn |
| 6. Open Air Theatre | 26. Jogging Track |
| 7. Co-working Spaces | 27. Skating Zone |
| 8. Cabana | 28. Cascading Water Body |
| 9. Reading Nook | 29. Infants Play Area |
| 10. Banquet by Bishop Design | 30. Zumba Studio |
| 11. Business Centre | 31. Community Kitchen |
| 12. Health Centre | 32. Spa Room |
| 13. Indoor Games | 33. Cycling Club - Ground Floor |
| 14. Library | 34. Laundromat |
| 15. Steam Zone | 35. Temple |
| 16. Sauna Room | 36. Garden Seating |
| 17. Sculpture | 37. Outdoor Games |
| 18. Digital Gaming Zone | 38. Plaza Seating |
| 19. Golf Putting Greens | 39. Activity Zone |
| 20. Kids Play Area | |



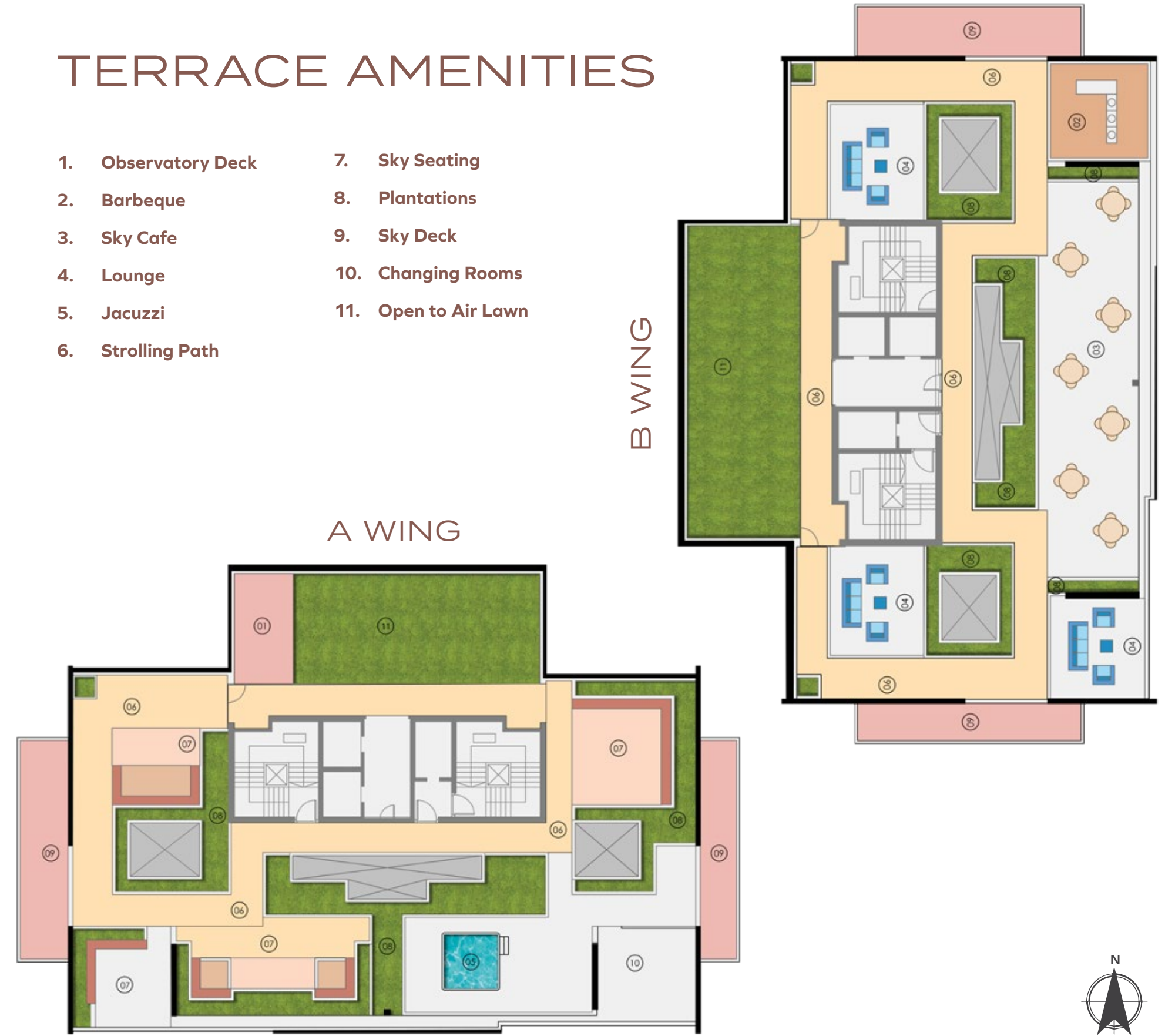
GROUND FLOOR AMENITIES

- 1. Multipurpose Court
- 2. Campfire Seating
- 3. Dog Park
- 4. Multipurpose Lawn
- 5. Organic Farm
- 6. Reflexology Pathway



TERRACE AMENITIES

- 1. Observatory Deck
- 2. Barbeque
- 3. Sky Cafe
- 4. Lounge
- 5. Jacuzzi
- 6. Strolling Path
- 7. Sky Seating
- 8. Plantations
- 9. Sky Deck
- 10. Changing Rooms
- 11. Open to Air Lawn





This project is registered with Maharashtra Real Estate Regulatory Authority with MahaRERA registration number **P52000031227** and is available on the website - maharera.mahaonline.gov.in

The images and other details herein are only indicative. The Developer / Owner reserves the right to change any or all of these in the interest of the development, as per provision of law. Artist's impressions are used to illustrate amenities, specifications, images and other details. All brands stated are subject to final decision of the project architect. This electronic / printed material does not constitute an offer and/or contract of any type between the Developer / Owner and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material. Any Purchaser / Lessee of this development shall be governed by the terms and conditions of the agreement for sale / lease entered into between the parties, and no details mentioned in this electronic / printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Developer / Owner. The Developer / Owner does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein. This electronic / printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) applicable for projects in Maharashtra. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Developer's sales team only, by physically visiting the project site and the authorised website of RERA. You are requested NOT to visit any unauthorized or unverified website/broker (online / offline) to receive any information about any projects of the Developer and/or its sister concerns. *T&C apply. All Inc doesn't include on possession charges. Image for representation purpose. "The photographs, images, videos, plans, drawings, sketches, renderings, pictorial and graphical representations, specifications, illustrations, other information etc. contained herein are typical stock/standard photography used by the industry at large and/or pure imagination, and are intended to indicate a conceptual and aspirational lifestyle. The views, landscape, aerial shots contained herein are also from typical stock/standard photography. None of the aforementioned is indicative of how the larger or any part thereof looks at present and/or may eventually look in future and/or may be designed, constructed and/or completed." All images are for representation purposes, the said offers can be withdrawn at the discretion of the management.