

A NATURE'S GIFT  
FOR A SPECTACULAR LIFE.



INTRODUCING

CODENAME



NATURE'S  
GIFT

AT NEW KHARGHAR

1 RK, 1 & 2 BHK ULTRA-SPACIOUS & AUTOMATED RESIDENCES

# THE GIFT OF NATURE WITH A PERFECT ZEST OF OPULENCE.



Presenting Om Unnati, a destination replete with all forms of privileges and indulgences for people from all walks of life spread over 1.65 acres in Taloja. Witness and experience the best form of lifestyle in a destination that's much more than just a township.

**G+13 floors**

**300 exclusive residences**

**35% open space**

**1500 sq. ft. Clubhouse**

# A NATURE'S DELIGHT WITH SEAMLESS CONNECTIVITY.

## CONNECTIVITY

- PROPOSED METRO STATION 10 MINS
- VASHI 35 MINS
- MUMBAI-PUNE EXPRESSWAY 15 MINS
- BKC 60 MINS
- PROPOSED NAVI MUMBAI INTERNATIONAL AIRPORT 40 MINS
- CST STATION 60 MINS
- PETHALI BUS DEPOT 2 MINS

## MAJOR DEVELOPMENTS

- UPCOMING NAVI MUMBAI CORPORATE PARK 15 MINS
- 18 HOLE GOLF COURSE 15 MINS
- CENTRAL PARK 10 MINS
- ISKCON TEMPLE 15 MINS

## MALLS & ENTERTAINMENT

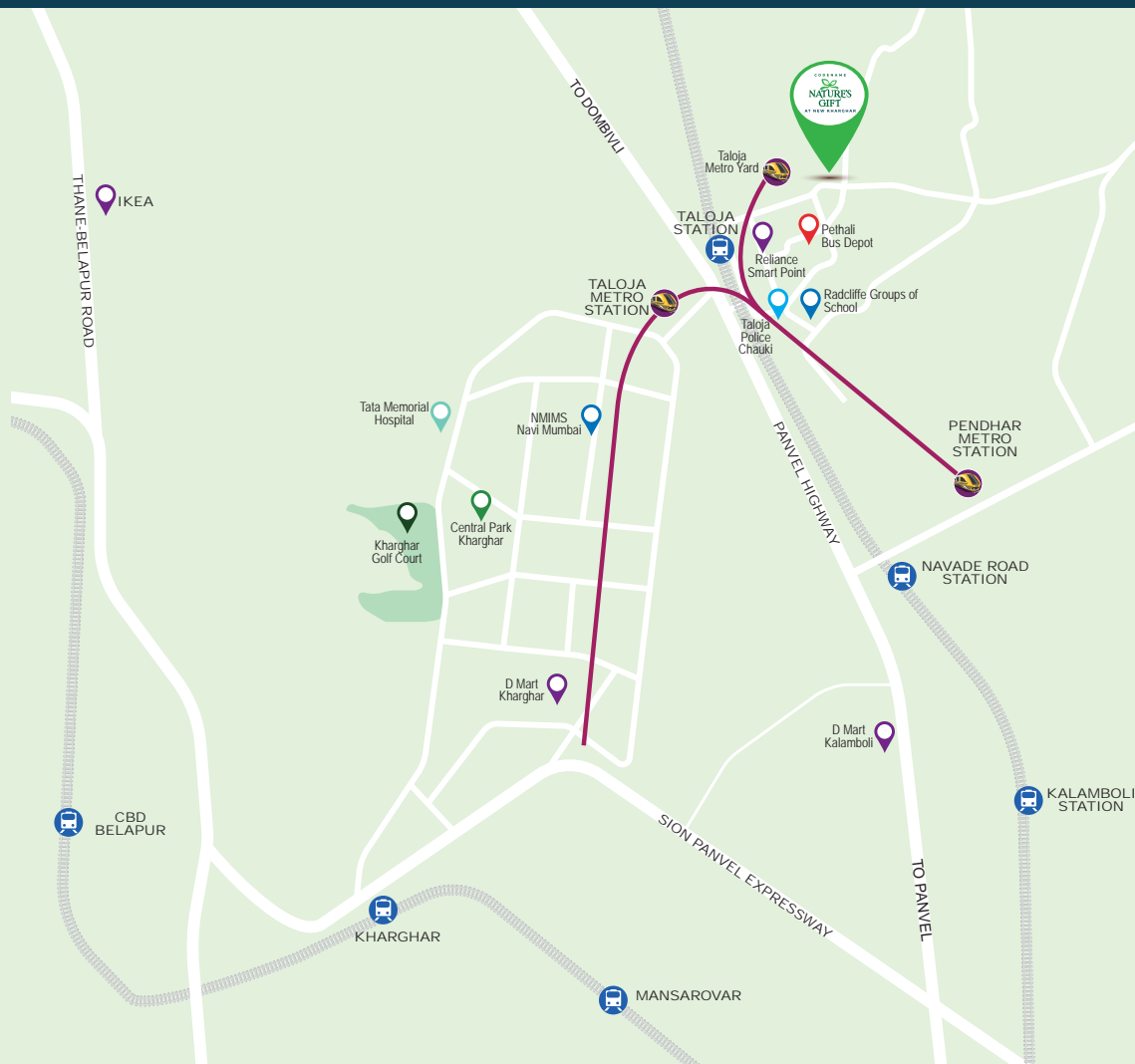
- LITTLE WORLD MALL 20 MINS
- SEAWOOD GRAND CENTRAL MALL 35 MINS
- HAWARE MALL 10 MINS
- RELIANCE SMART POINT 2 MINS

## EDUCATION

- APEEJAY SCHOOL 10 MINS
- DAV INTERNATIONAL SCHOOL 15 MINS
- VIBGYOR HIGH SCHOOL 7 MINS
- ITM 25 MINS
- NMISM 20 MINS
- SHRI RAMSHETH THAKUR COLLEGE 20 MINS
- RADCLIFFE SCHOOL 5 MINS

## HEALTHCARE

- MOTHERHOOD HOSPITAL 20 MINS
- SHRI SATHYA SAI SANJEEVANI HOSPITAL 18 MINS
- TATA HOSPITAL 10 MINS
- POLARIS HOSPITAL 10 MINS
- MGM 20 MINS
- MITR 25 MINS



## ONCE AN INDUSTRIAL HOTSPOT, TODAY A RESIDENTIAL PARADISE.

The value of Taloja is increasing exponentially with increasing investments in all sectors. This is just the beginning of a market boom that is soon going to redefine and revolutionize the real estate market of Maharashtra. If you've missed the chance to invest in Navi Mumbai, Taloja is the perfect opportunity for you to fulfil that dream and desire and move towards a prosperous future.

Not long ago, Taloja was known as an industrial hub of Maharashtra with many industries and factories. Over the years, Navi Mumbai became a sought-after residential destination, and Taloja became a part of this phenomenon. Today Taloja is much more than just an industrial hotspot, it has become a residential destination with many developers making it their launchpad.



# RELIVE MAGICAL MOMENTS IN A MESMERIZING DESTINATION.



Swimming Pool

Stock Image



Biometric Door Locks

Stock Image



Fitness Center

Stock Image



Cricket Practice Net

Stock Image



Basketball Court

Stock Image



Kids Play Area

Stock Image



Devotional area

Stock Image



Electric Vehicle charging point

Stock Image

- AUTOMATED HOMES
- ELECTRIC VEHICLE CHARGING POINT
- PARKING FACILITY
- DRIVER'S ROOM
- CLUBHOUSE
- SWIMMING POOL
- YOGA AREA
- INDOOR GAMES

- BIOMETRIC DOOR LOCKS
- OUTDOOR GAMES
- KIDS PLAY AREA
- JOGGING TRACK
- FITNESS CENTER
- LANDSCAPE GARDEN
- CCTV SECURITY CAMERA
- INTERCOM FACILITY

- 4-TIER SECURITY
- BASKETBALL COURT
- CRICKET PRACTICE NET
- VOLLEYBALL / BADMINTON AREA
- SENIOR CITIZEN CORNER
- ADVANCED LIFT FACILITY
- MULTIPURPOSE LAWN
- DEVOTIONAL AREA

# AN ESTEEMED LEGACY PAR EXCELLENCE.

**35+** YEARS  
OF EXPERIENCE

**25+** YEARS OF  
MARKET PRESENCE

**30+** PROJECTS  
DELIVERED

**2000+**  
HAPPY CUSTOMERS

**1000+**  
HOMES IN THE MAKING

**10 LAKHS +**  
S.Q. F.T. DEVELOPED & DELIVERED





# MASTER LAYOUT PLAN



Disclaimer: available in select buildings. [1 SQ.MT. = 10.764 SQ.FT.] Carpet area includes the net usable floor area of a excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the Minor variations (+/- 3%) in actual carpet areas may occur on account of design and construction variances. The furniture, fittings & fixtures displayed in the plans are indicative and representation purpose only, and the company is not liable, required and/or obligated to provide any furniture, fittings & fixtures as displayed in the said plans, as approved in RERA, Maharashtra No.: P52000050075 www.maharera.maharashtra.gov.in





SITE ADD.: SURVEY NO.: 134/1/A,  
MAJKUR VILLAGE, TALOJA - 410208

 **82 82 82 3054**

MahaRERA No.: P52000050075 [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in). \*T&C Apply.

Stratagic Partner



Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer/owner reserve their rights to change any or all of these in the interest of the development. This printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient. The purchases lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties and no details mentioned in this printed material shall in anyway govern such transaction.