



1701, Vardhman Heights, Opp. Samarth School,  
Bandrekarwadi, Jogeshwari East, Mumbai- 400060

Architect: Manish Shah

Design Architect: Kaushik Patel Architects

RCC Consultant: Hiren Tanna

Legal: ASD Associates

MahaRERA Reg. No.:  
[maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)

[eyecondesign.in](http://eyecondesign.in) +91 99798 77070



OM AMAR  
SHAKTI

the *heavenly* abode

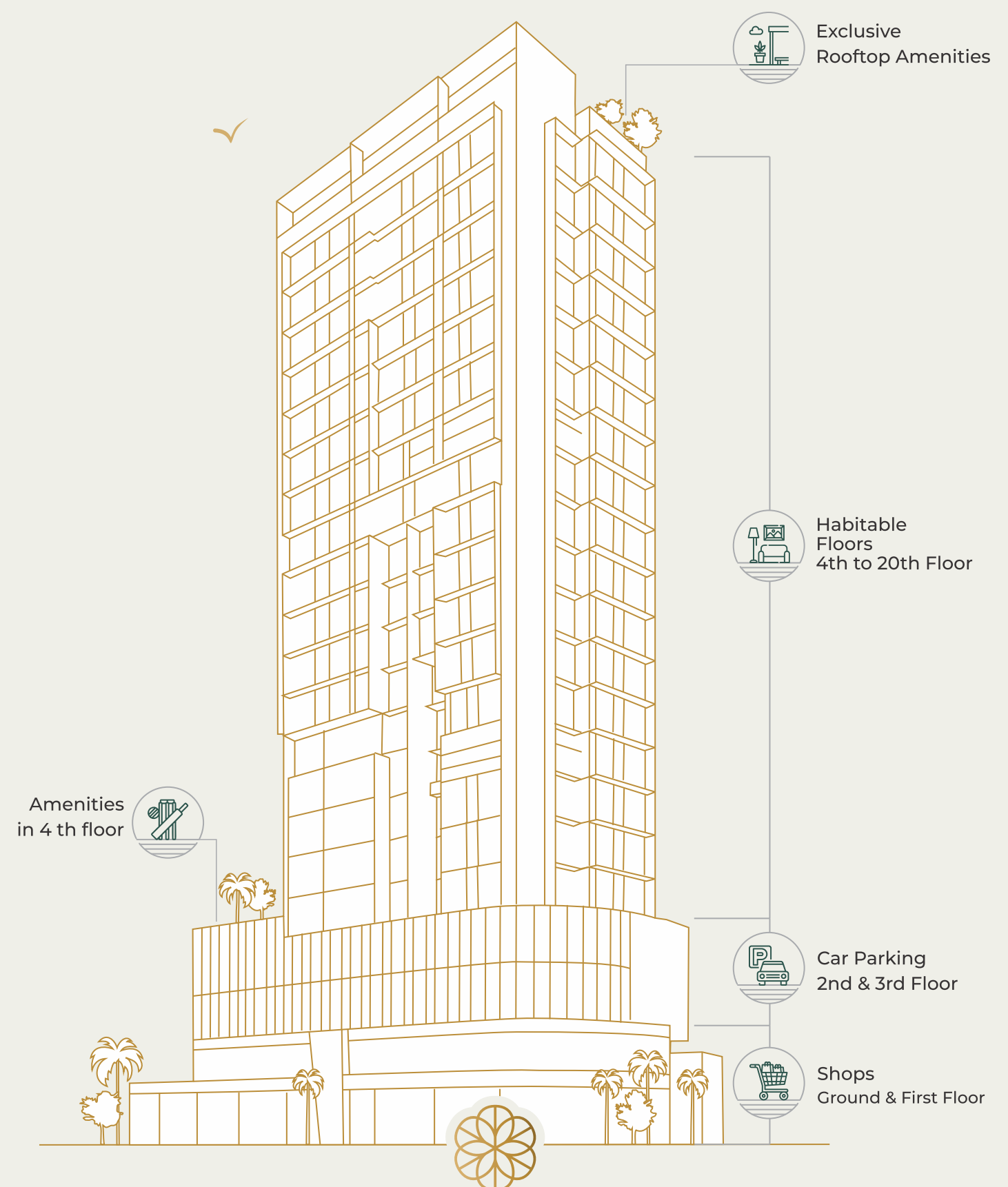
**2 & 3 BHK**  
FINEST HOMES

## 4 Reasons why OM AMAR SHAKTI will be your best home



OM AMAR SHAKTI, an epitome of opulence and sophistication, graces the prime Borivali (W) locale with its meticulously crafted architecture and a host of exclusive rooftop amenities, catering to the discerning elite.

Welcome



**OM AMAR  
SHAKTI**

the *heavenly* abode



welcome to opulent  
**LIVING  
EXCELLENCE**

Enter the distinguished realm of  
OM AMAR SHAKTI, where opulent grandeur  
harmonizes with timeless sophistication.  
Indulge in a world where each instant epitomizes  
refined living, a testament to enduring luxury.

PROJECT FEATURE

A premium residential & commercial city project

2 & 3 BHK spacious homes

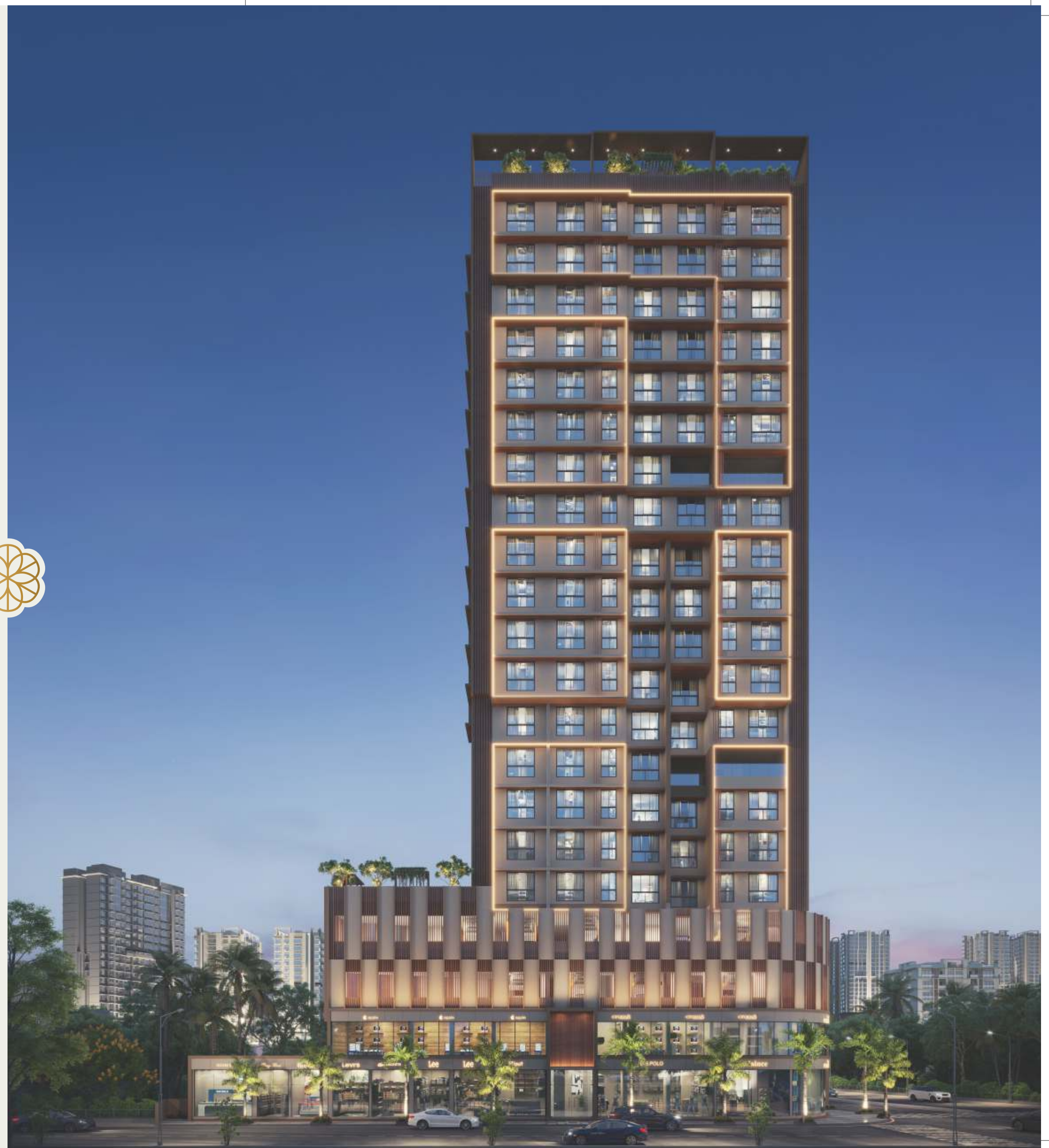
Lifestyle 4th level podium amenities

Exclusive rooftop amenities

Located in the prime area of Borivali (W)

Close proximity to Schools, Colleges, Hospitals, Auditorium,  
Theater, Market, Haveli & Jain Temple

Located near Railway Station, S V Road & Link Road







exquisite structural  
**BRILLIANCE ELEVATING  
OPULENCE**

Nestled within the prime Borivali (W) locale,  
OM AMAR SHAKTI unveils an architectural masterpiece of  
unparalleled grandeur. Each facet of this opulent structure  
exudes timeless sophistication, promising a life of  
unrivalled luxury.



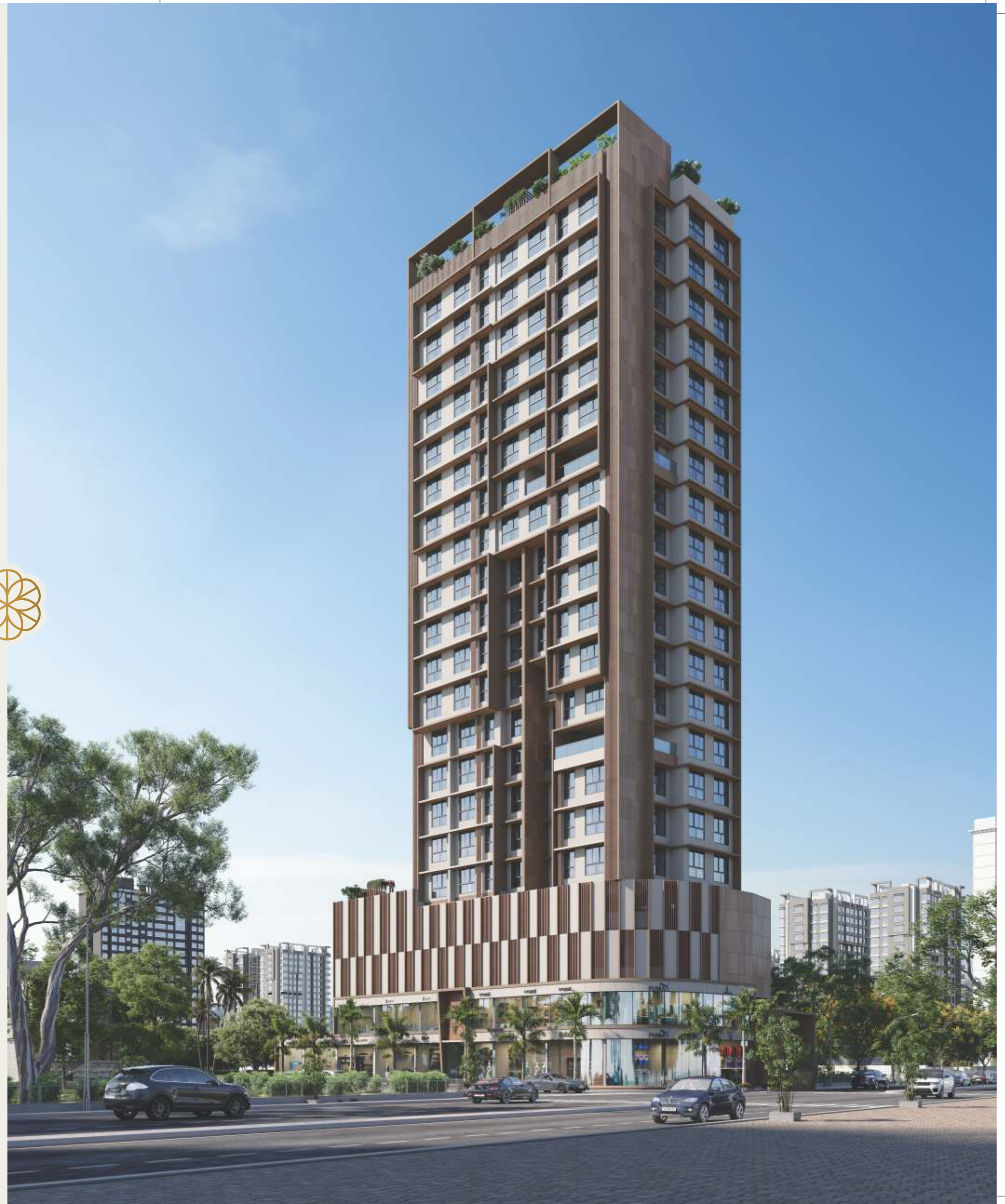
**G+20** Storey tower



**48** Residential apartment



**14** Shops & showrooms







discover exquisite  
**HEIGHTS**  
**OF REFINEMENT**



Podium Garden | Hop Scotch | Garden Swing | Green Walk | Chitchat Corner



Box Cricket | Relaxing Bench | Pergola Sit-out | Kids Play Area | Fitness Center



a culmination of  
**LUXURY AND  
SOPHISTICATION**

At the apogee of opulence and refinement, an exquisite union of  
luxury and unparalleled sophistication beckons.



Multi Functional Lawn | Lounge Seating | Chitchat Corner | Open Pantry/Bar | Ludo Board | Amphitheater | Adults Swings



Barbeque / Dining Deck | Leisure Seating | Reader's Lounge | Garden Swing | Acupressure Path | Fitness Track







exemplary  
ELEGANCE IN EVERY  
WELCOME



# BASEMENT FLOOR PLAN



# GROUND FLOOR PLAN

## LEGEND

- 01 Site Entry / Exit
- 02 Driveway
- 03 Lobby Front Paving
- 04 Forest Bath
- 05 Acupressure Path
- 06 Senior Citizen's Corner
- 07 Date Palms In Raised Planter
- 08 Shop Front Paving







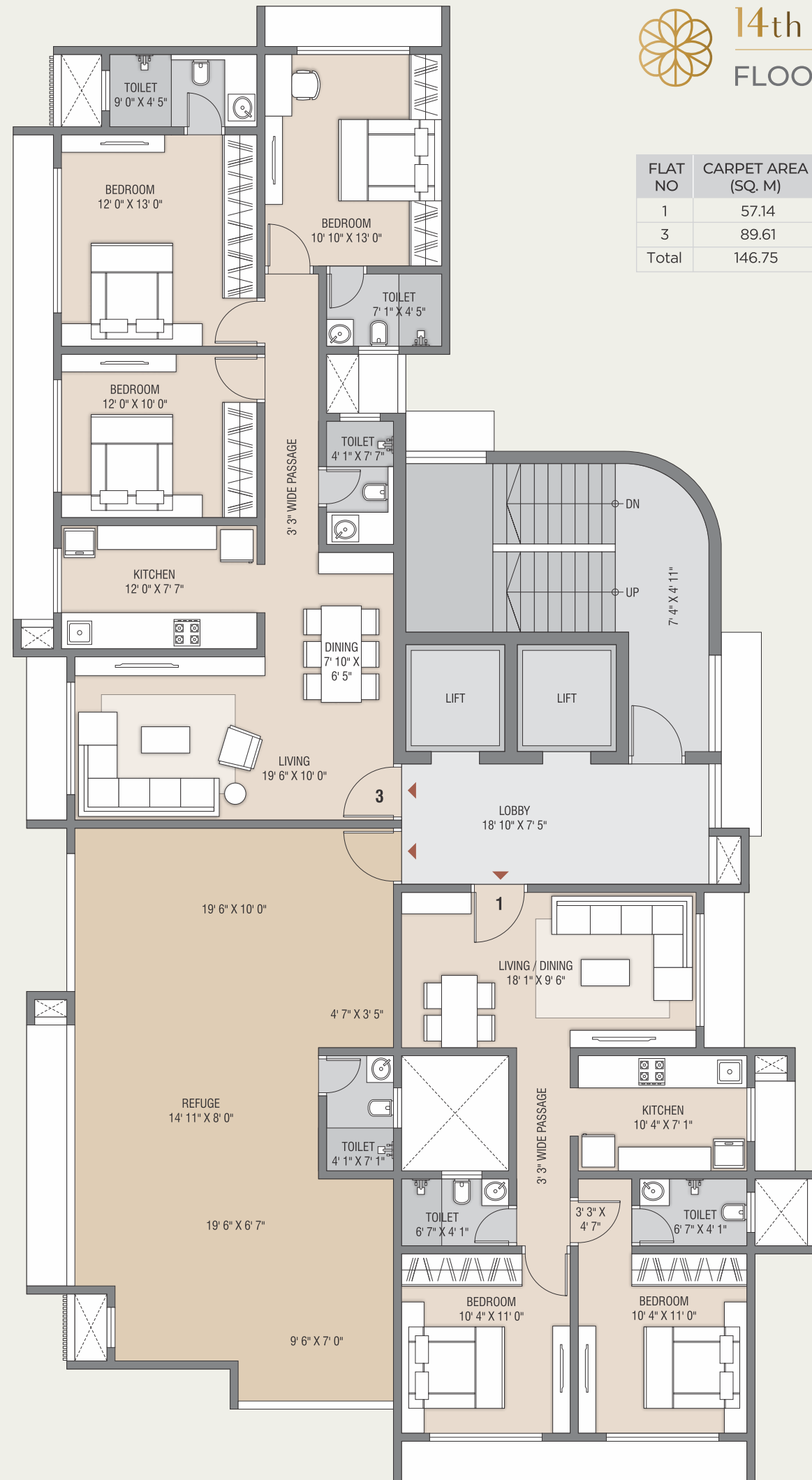
## 2nd & 3rd PODIUM FLOOR PLAN



## 4th FLOOR PLAN

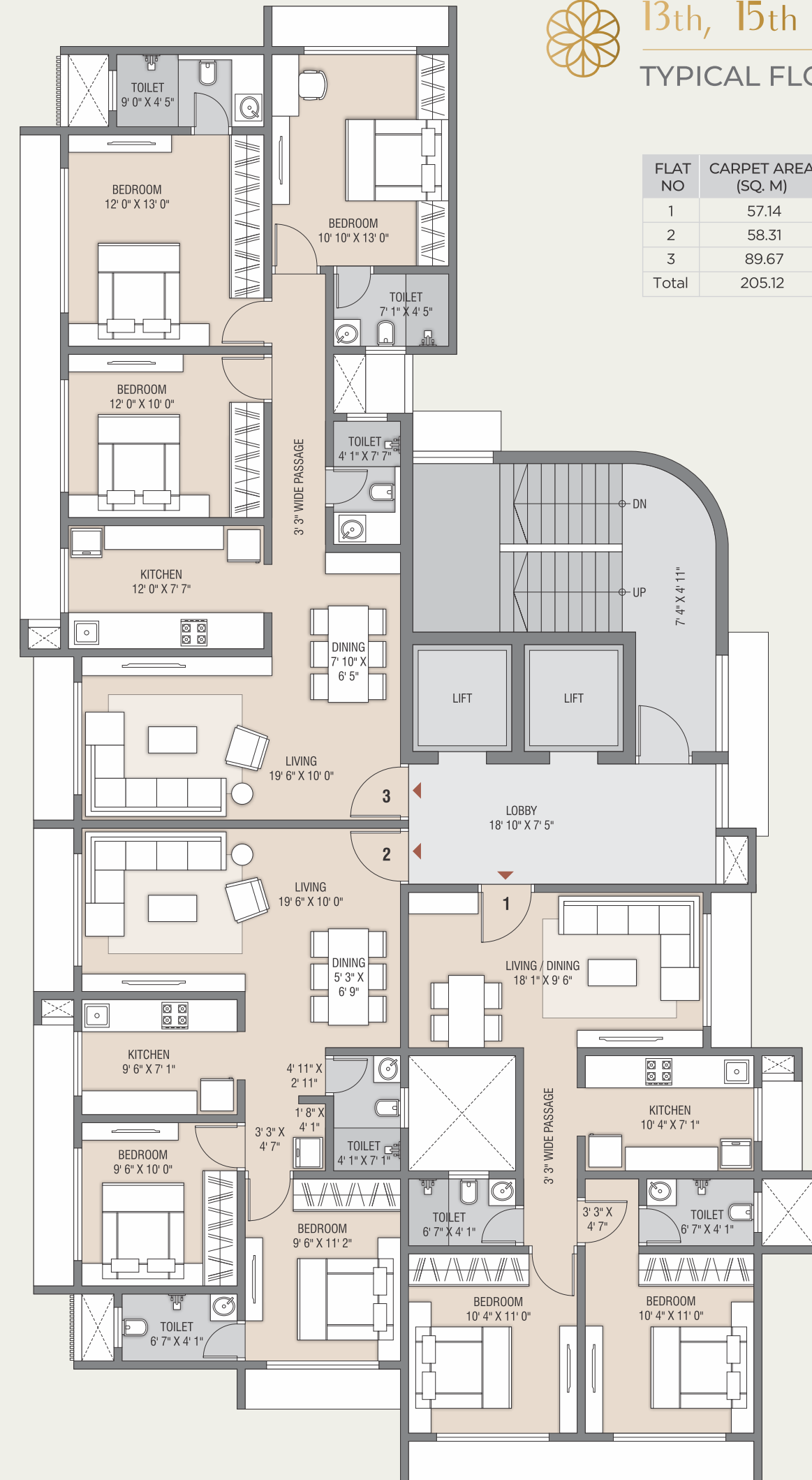






**14th FLOOR PLAN**

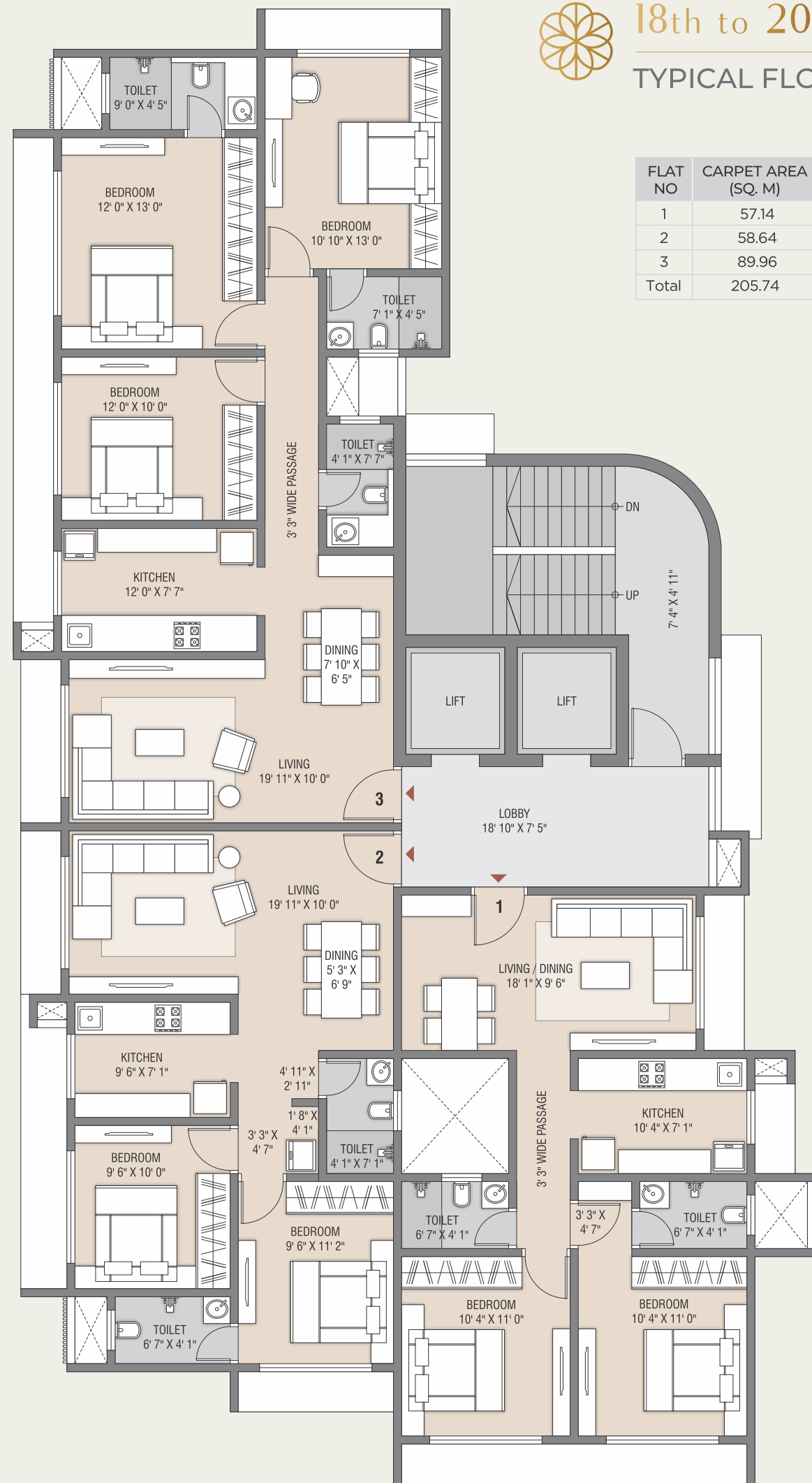
FLAT NO	CARPET AREA (SQ. M)	CARPET AREA (SQ. FT)
1	57.14	615.05
3	89.61	964.56
Total	146.75	1579.62



**13th, 15th to 17th TYPICAL FLOOR PLAN**

FLAT NO	CARPET AREA (SQ. M)	CARPET AREA (SQ. FT)
1	57.14	615.05
2	58.31	627.65
3	89.67	965.21
Total	205.12	2207.91





## 18th to 20th TYPICAL FLOOR PLAN

FLAT NO	CARPET AREA (SQ. M)	CARPET AREA (SQ. FT)
1	57.14	615.05
2	58.64	631.20
3	89.96	968.33
Total	205.74	2214.59



## TERRACE FLOOR PLAN

### LEGEND

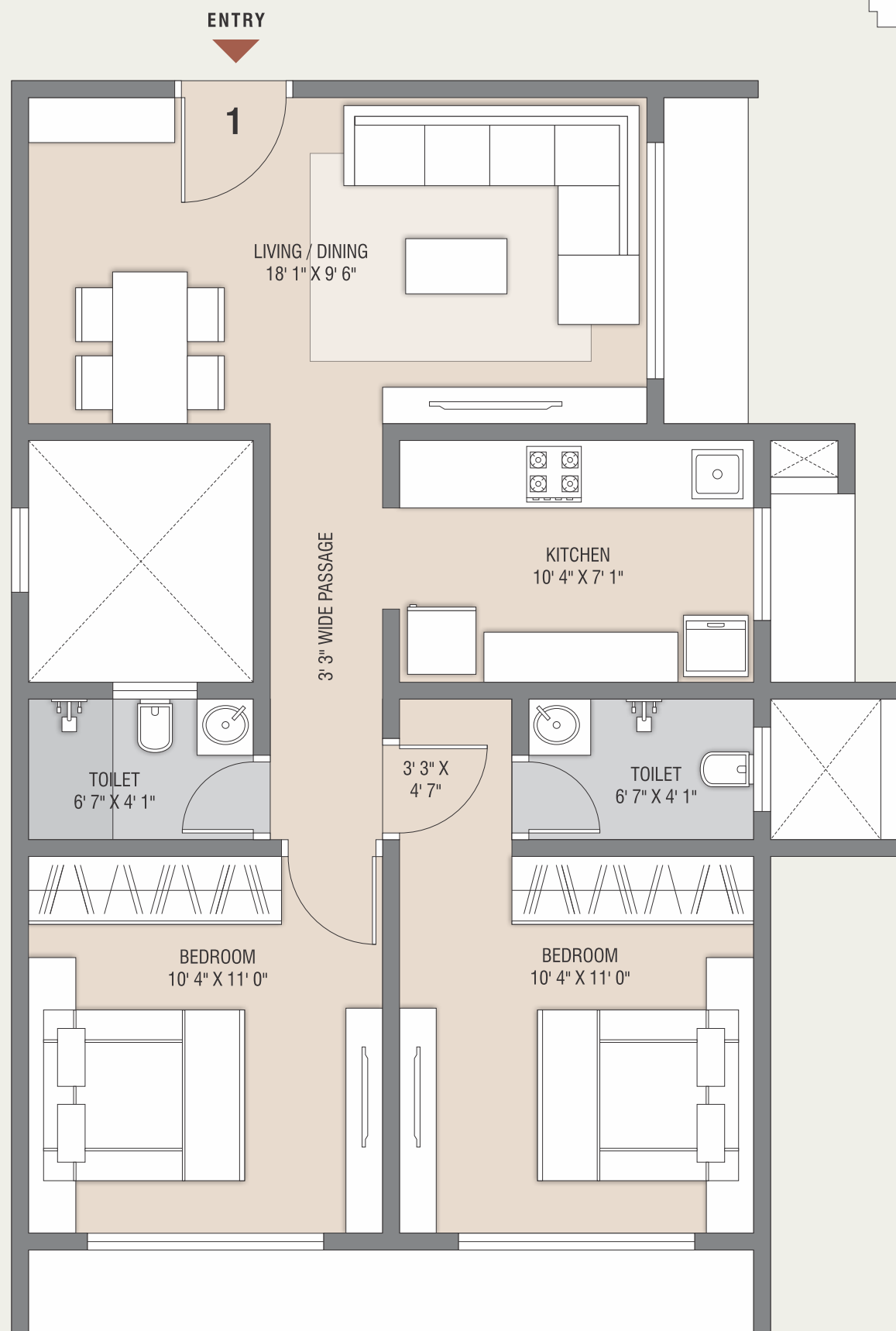
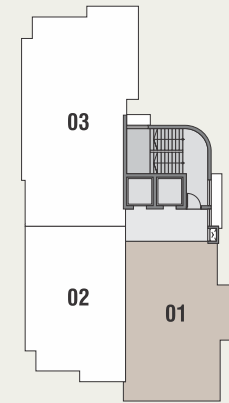
- 01 Entry For Terrace Garden
- 02 Adults Swings
- 03 Chitchat Corner (Pergola)
- 04 Multi Functional Party / Yoga Lawn
- 05 Green Walk (Stepping Stones with Grass Joints)
- 06 Potted Plants
- 07 Lounge Seating
- 08 Open Pantry / Juice Bar
- 09 Barbeque / Dining Deck
- 10 Fitness Track
- 11 Amphi Theater
- 12 Life Size Ludo Board
- 13 Leisure Seating (Bean Bags)
- 14 Bench
- 15 Reader's Lounge
- 16 Garden Swing
- 17 Stage
- 18 Row of Fragrant Plants
- 19 Acupressure Path



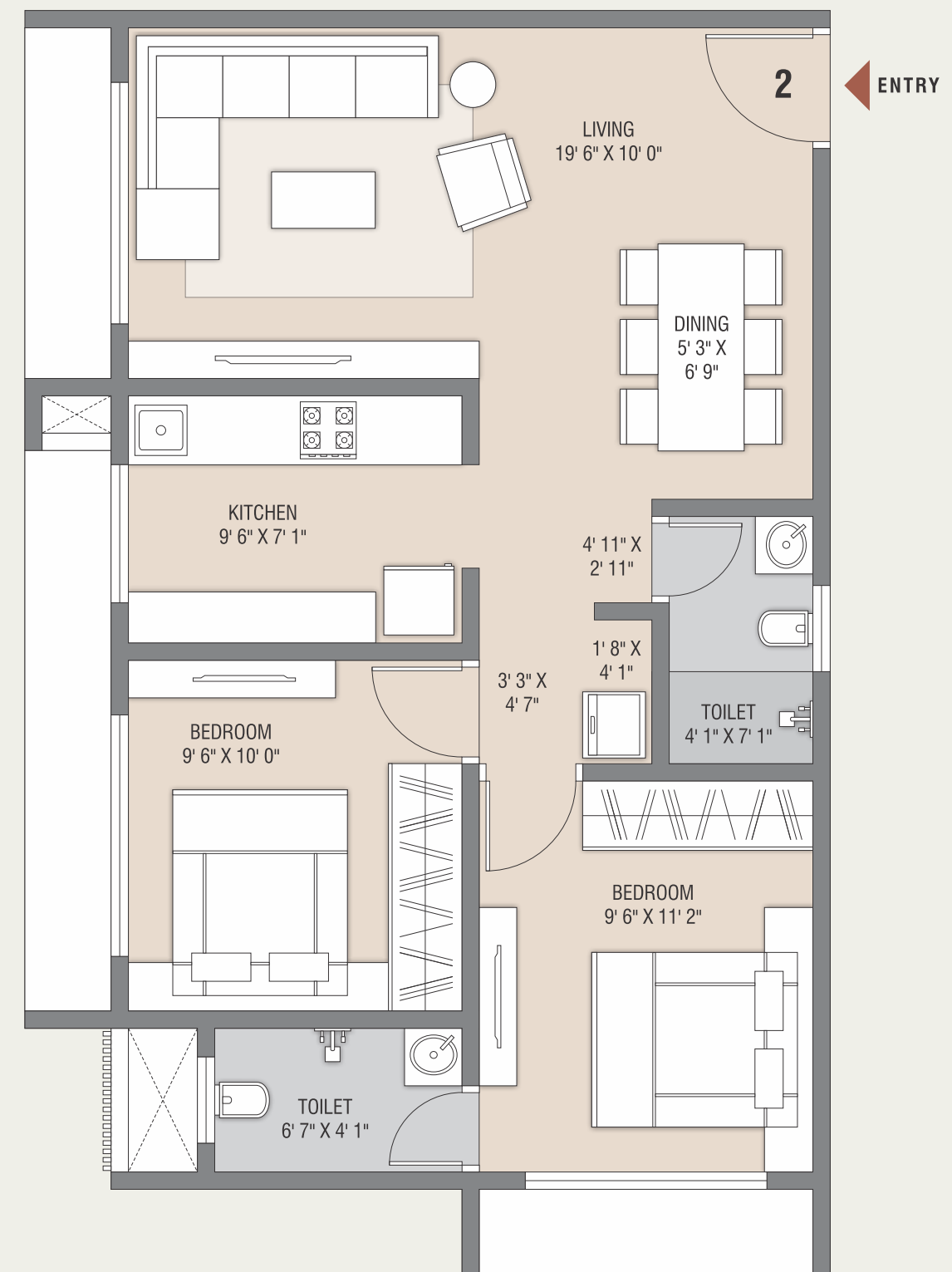
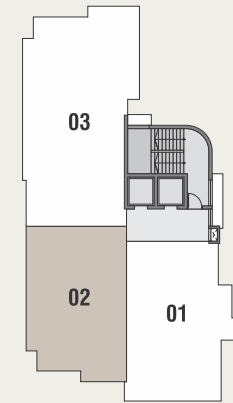




**2 BHK** **TYPE-1**  
TYPICAL UNIT PLAN



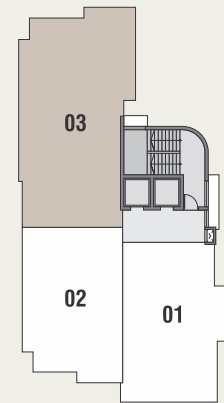
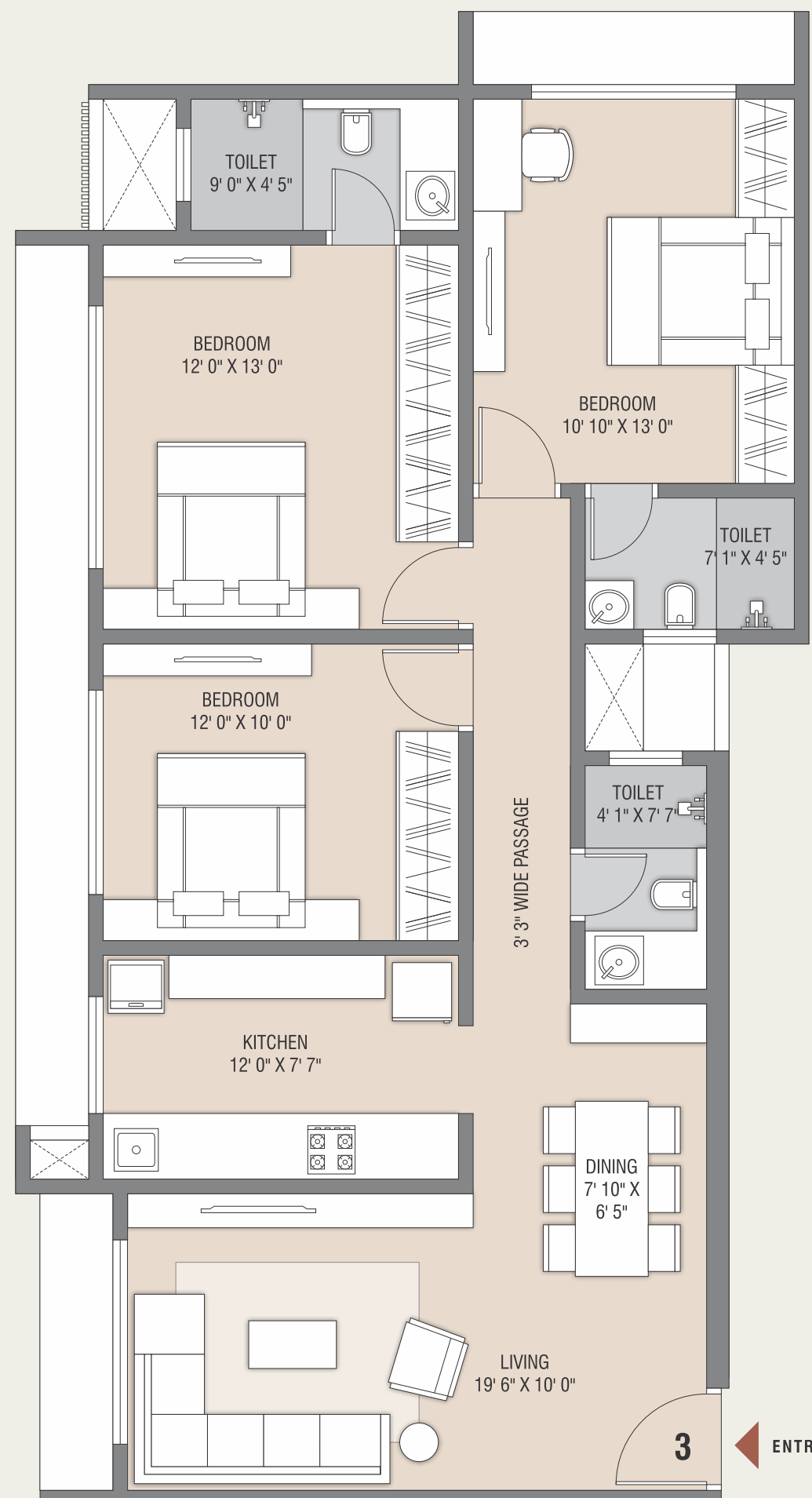
**2 BHK** **TYPE-2**  
TYPICAL UNIT PLAN









**3 BHK** TYPE-1  
TYPICAL UNIT PLAN







## SPECIFICATIONS

STRUCTURE		<ul style="list-style-type: none"><li>• The building shall be Earthquake resistant structural design as per IS for RCC frame structure</li><li>• Floor to floor Height 10.3 ft</li></ul>
FLOORING		<ul style="list-style-type: none"><li>• Vitrified tiles flooring in the drawing, living, dining, kitchen and all passages</li><li>• Vitrified tiles in all bedrooms &amp; store areas.</li></ul>
PLUMBING WORK		<ul style="list-style-type: none"><li>• C.P.V.C. / U.P.V.C. Water supply pipes &amp; PVC pipes for soil, waste &amp; drainage systems</li><li>• Sanitaryware Soncera or equivalent</li></ul>
ELECTRICAL		<ul style="list-style-type: none"><li>• 3 phase concealed copper wiring with adequate numbers of points in all rooms</li><li>• Branded modular switches</li><li>• Provision for DTH and internet points</li><li>• Provision for ELCB, MCB distribution box</li></ul>
KITCHEN		<ul style="list-style-type: none"><li>• Platform-mirror polished granite with S.S. Sink</li><li>• Ceramic tile dado up to the lintel level on the walls above platform</li><li>• Gas Connection Near Platform and provision for Water Purifier.</li></ul>
DOORS & WINDOWS		<ul style="list-style-type: none"><li>• Main entrance Designer fire resistant door with wooden frame and handles of premium make lock and fittings of Godrej or equivalent.</li><li>• Other bedrooms - flush doors with fitting &amp; fixtures of premium make.</li><li>• Door frame teak or equivalent</li><li>• Windows sill &amp; jams polished stone or granite</li><li>• All window openings provided with granite stone frame with good quality aluminum anodized / UP VC section and glass.</li></ul>
EXTERNAL & INTERNAL FINISHES		<ul style="list-style-type: none"><li>• External double coat plaster with texture paint</li><li>• Internal single coat plaster with Gypsum finish</li></ul>
PAINTING		<ul style="list-style-type: none"><li>• Internal: Royale by Asian Paint or equivalent.</li><li>• External: Ultima Protect by Asian Paint or equivalent</li></ul>
BATHROOMS		<ul style="list-style-type: none"><li>• Decorative high quality Vitrified / ceramic / glazed tiles dado up to the Lintel level</li><li>• Granite / composite marble basin counters and washbasins.</li><li>• Doorframe polished stone or Granite.</li></ul>
CP FITTINGS		<ul style="list-style-type: none"><li>• All CP fittings will be of Jaguar or equivalent brands.</li></ul>
PLUMBING PIPE		<ul style="list-style-type: none"><li>• Plumbing pipes and fittings of Astral, Prince or equivalent brands</li></ul>
WASH AREA		<ul style="list-style-type: none"><li>• Provision for washing machine with electric and plumbing point</li></ul>

## SALIENT FEATURES

- Well landscaped garden with well designed seat out area
- Main gate with security cabin & automated boom barrier
- Allotted car parking in basement & ground floor & Podium 2 Level
- 24 hours water supply of bore well & drinking water (BMC)
- 2 high speed elevators from Schindler, Otis or equivalent
- Video door phone and intercom of Godrej or equivalent
- CCTV camera surveillance for all common area, Lift, Etc.



  
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Site Address: OM AMAR SHAKTI,  
Sodawala Lane, Borivali West, Mumbai - 400092

For More Information: **+91 22 4970 7525**  
sales@shreeshaktirealty.com | www.shreeshaktirealty.com

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