



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





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



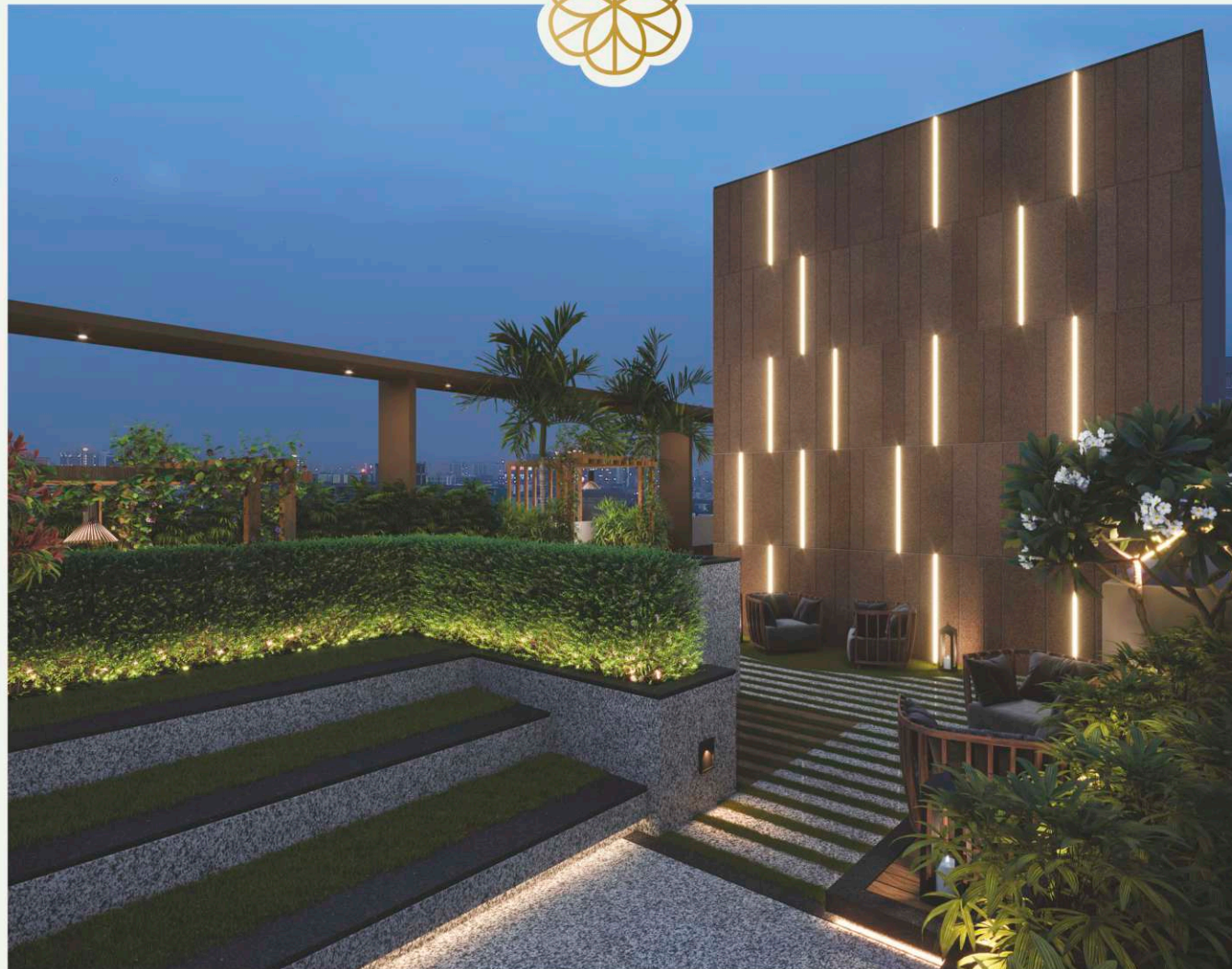
Podium Garden | Hop Scotch | Garden Swing | Green Walk | Chitchat Corner



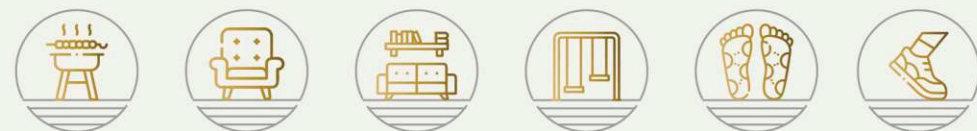
Box Cricket | Relaxing Bench | Pergola Sit-out | Kids Play Area | Fitness Center

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





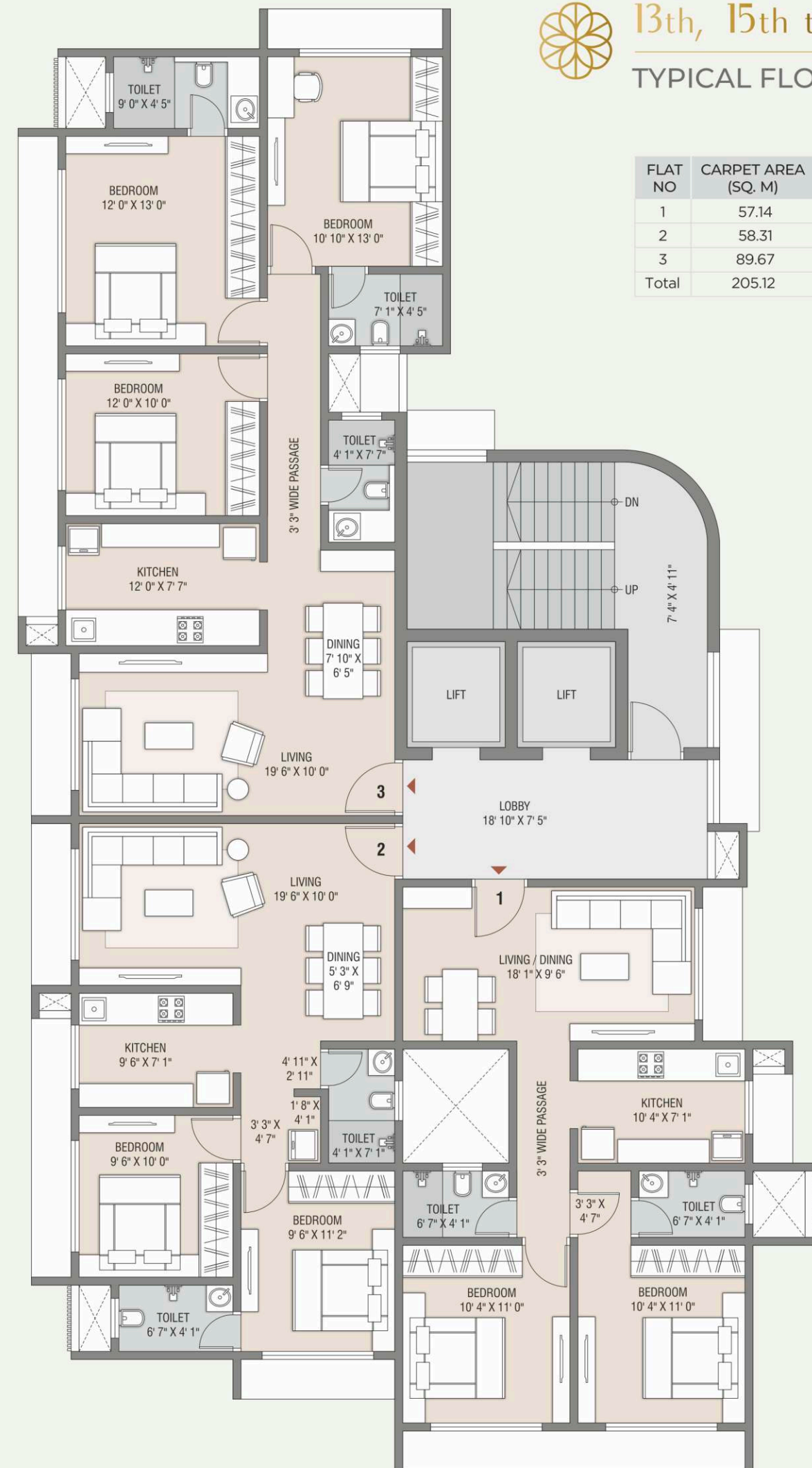
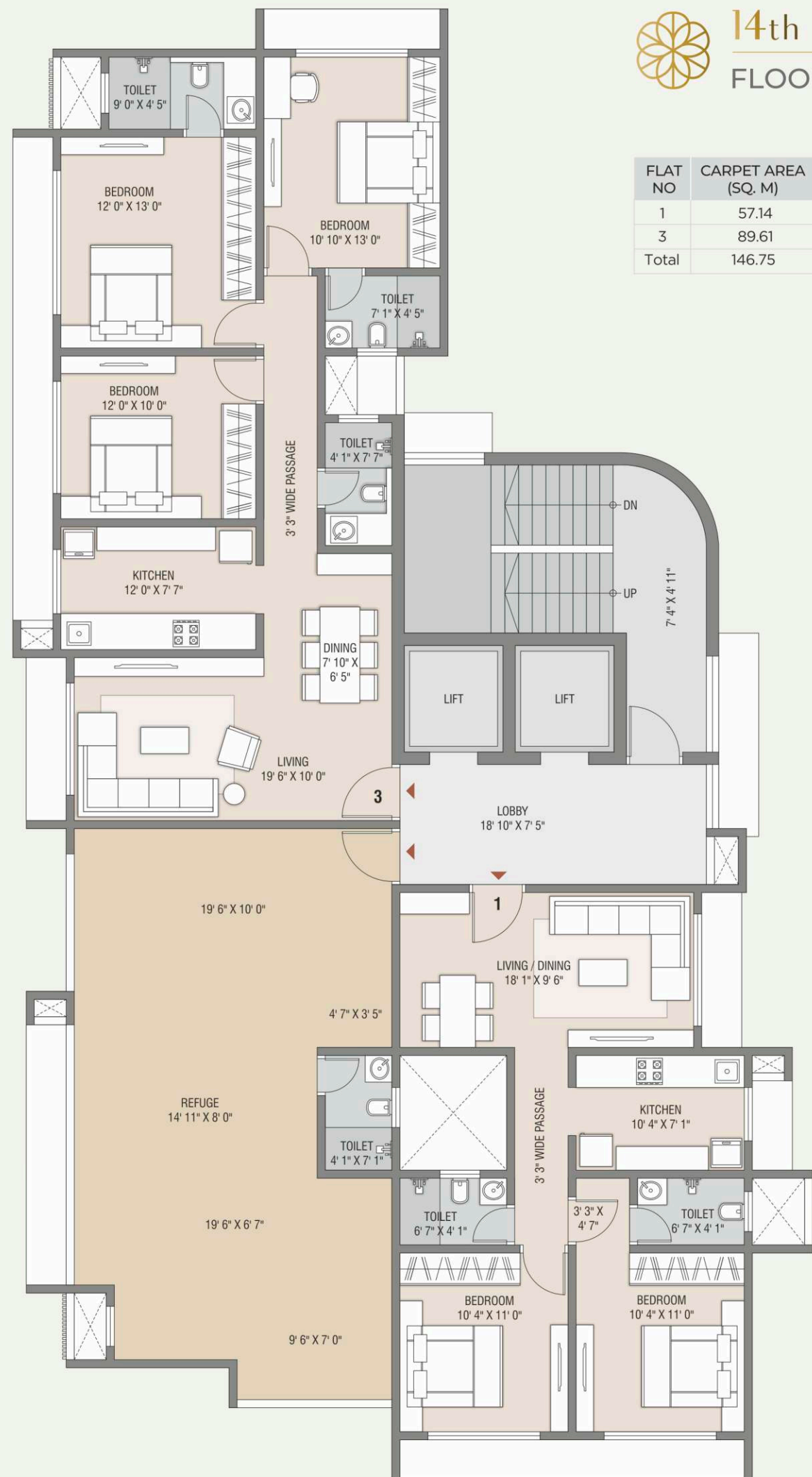
exemplary
ELEGANCE IN EVERY
WELCOME

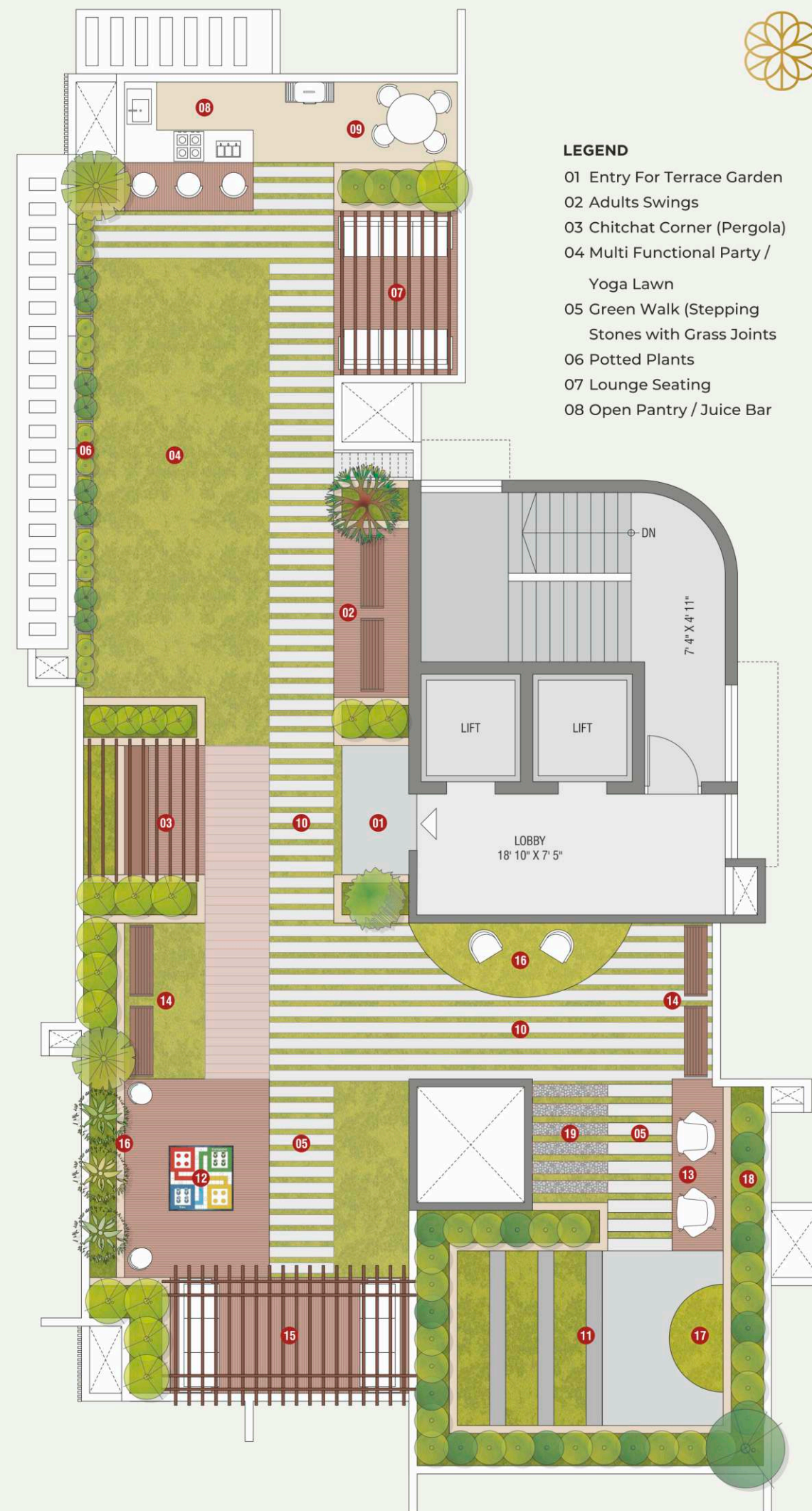
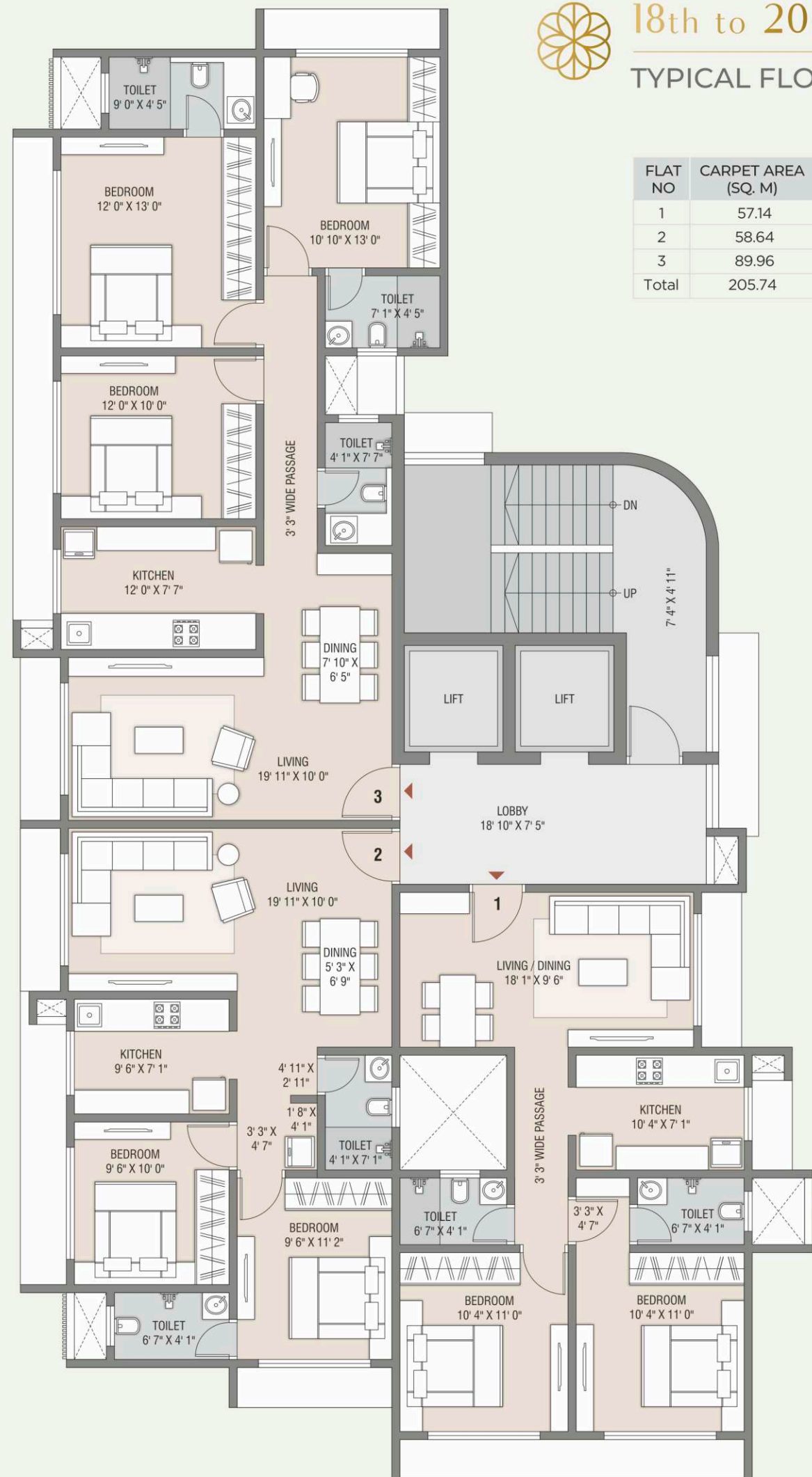


- 01 Site Entry / Exit
- 02 Driveway
- 03 Lobby Front Paving
- 04 Forest Bath
- 05 Acupressure Path
- 06 Senior Citizen's Corner
- 07 Date Palms In Raised Planter
- 08 Shop Front Paving



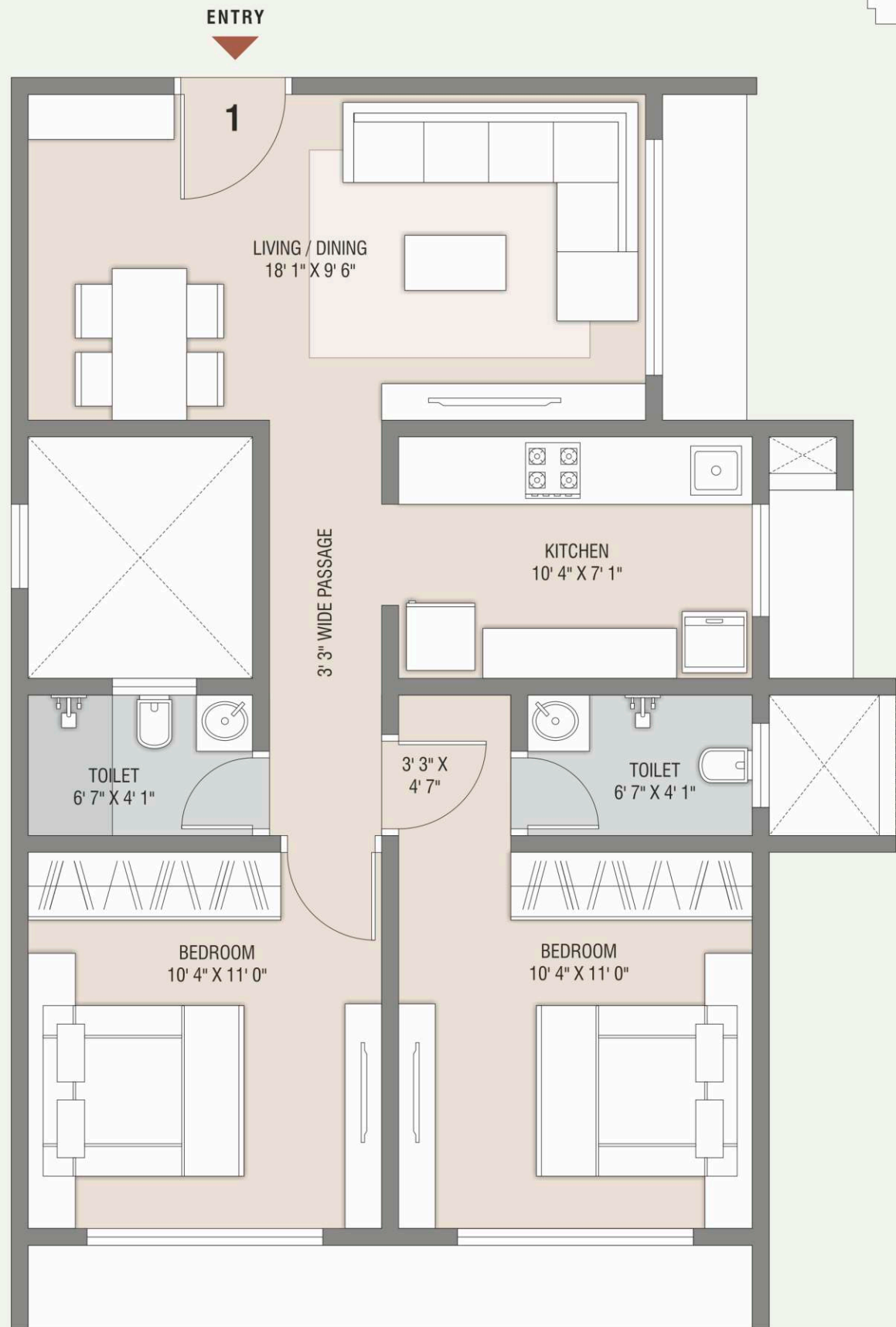
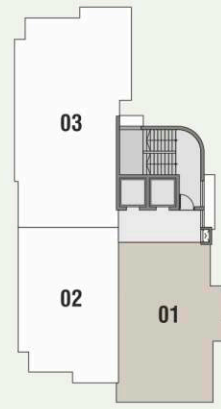




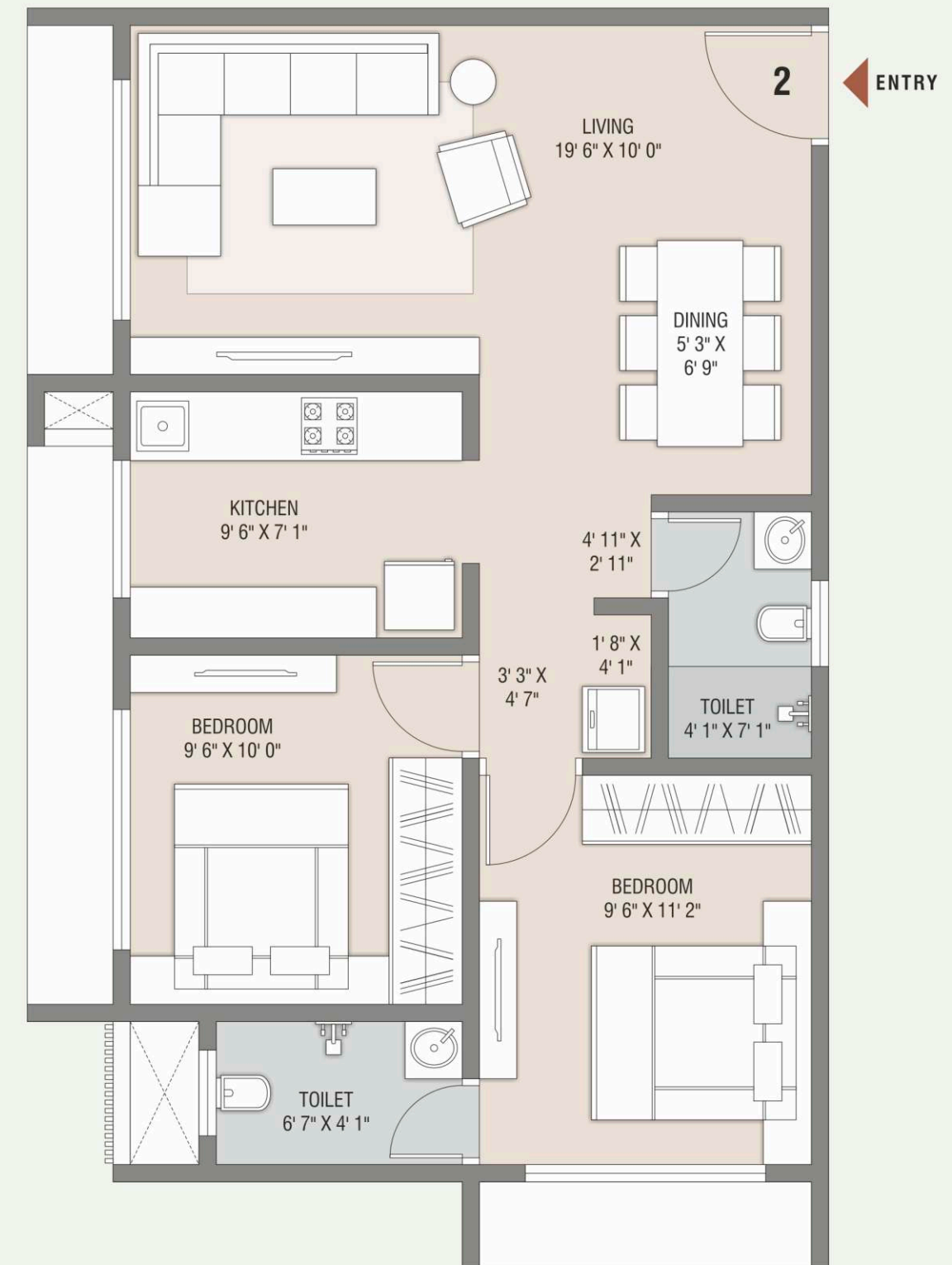
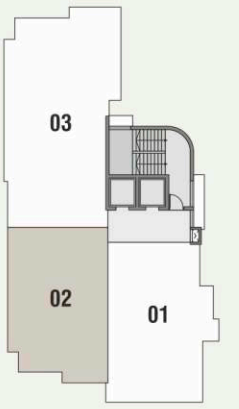




2 BHK **TYPE-1**
TYPICAL UNIT PLAN

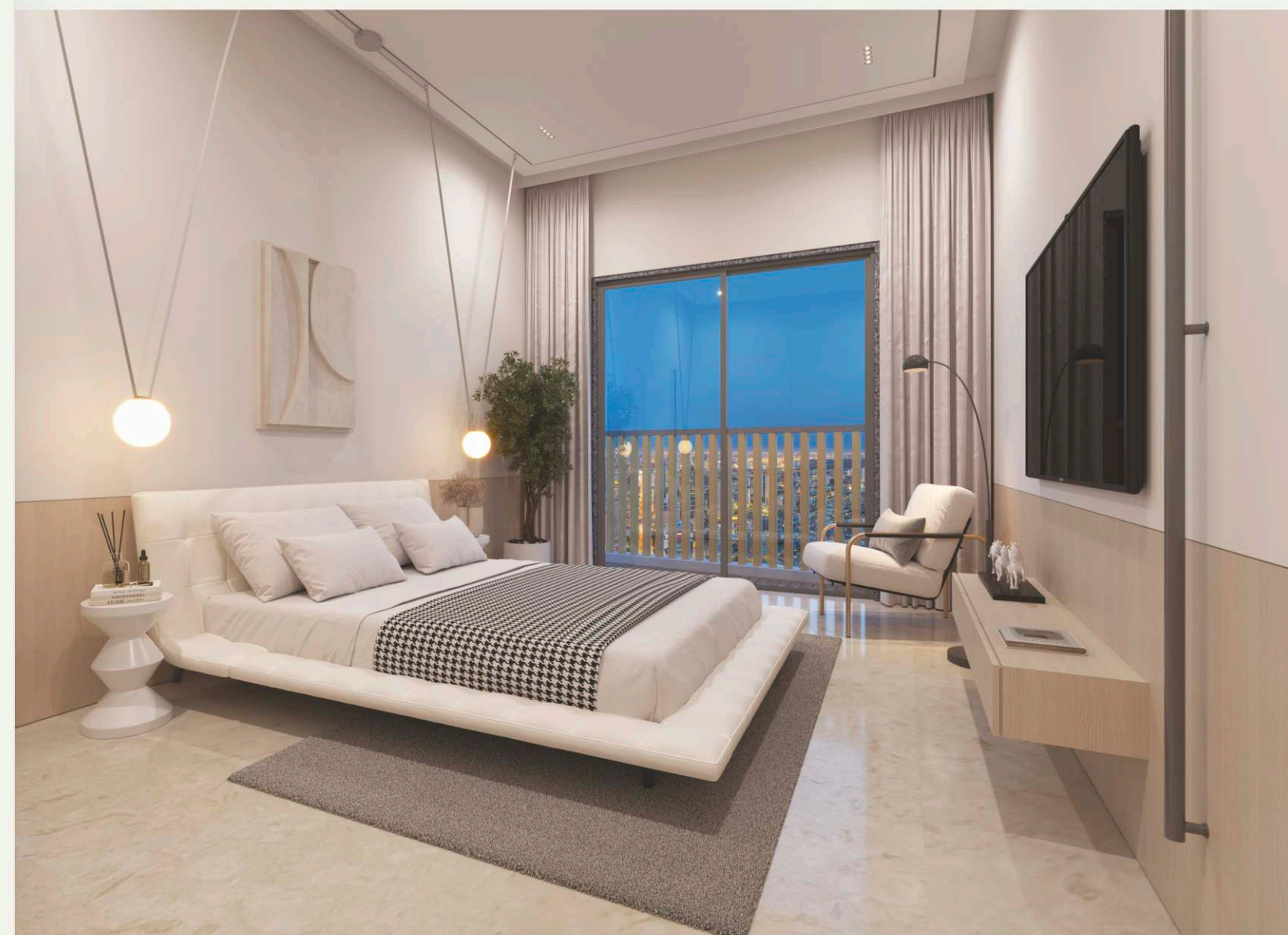
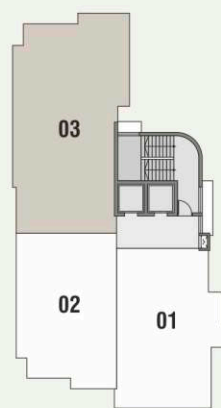
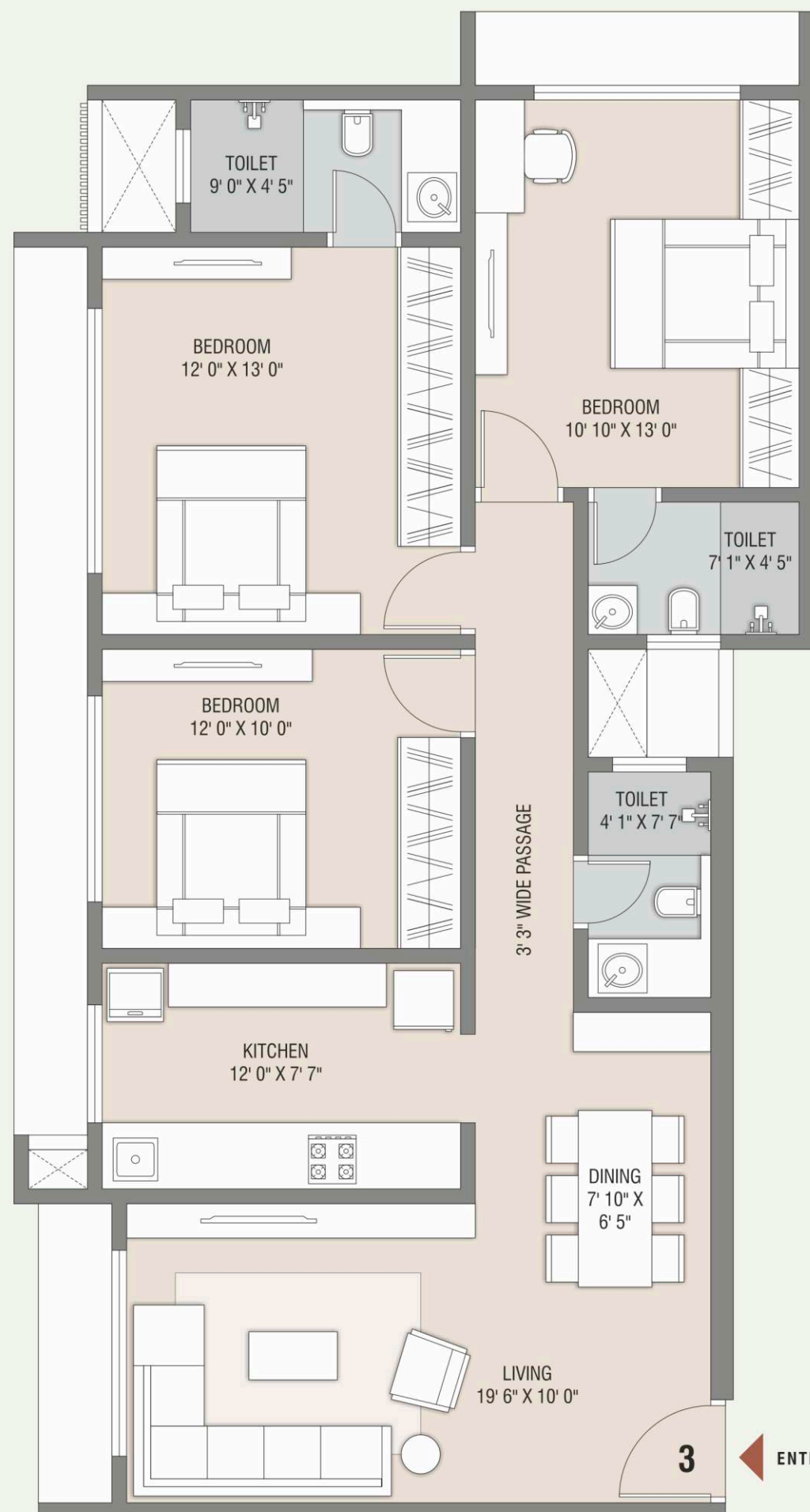


2 BHK **TYPE-2**
TYPICAL UNIT PLAN





3 BHK TYPE-1
TYPICAL UNIT PLAN



SPECIFICATIONS

STRUCTURE



- The building shall be Earthquake resistant structural design as per IS for RCC frame structure
- Floor to floor Height 10.3 ft

FLOORING



- Vitrified tiles flooring in the drawing, living, dining, kitchen and all passages
- Vitrified tiles in all bedrooms & store areas.

PLUMBING WORK



- C.P.V.C. / U.P.V.C. Water supply pipes & PVC pipes for soil, waste & drainage systems
- Sanitaryware Soncera or equivalent

ELECTRICAL



- 3 phase concealed copper wiring with adequate numbers of points in all rooms
- Branded modular switches
- Provision for DTH and internet points
- Provision for ELCB, MCB distribution box

KITCHEN



- Platform-mirror polished granite with S.S. Sink
- Ceramic tile dado up to the lintel level on the walls above platform
- Gas Connection Near Platform and provision for Water Purifier.

DOORS & WINDOWS



- Main entrance Designer fire resistant door with wooden frame and handles of premium make lock and fittings of Godrej or equivalent.
- Other bedrooms - flush doors with fitting & fixtures of premium make.
- Door frame teak or equivalent
- Windows sill & jams polished stone or granite
- All window openings provided with granite stone frame with good quality aluminum anodized / UP VC section and glass.

EXTERNAL & INTERNAL FINISHES



- External double coat plaster with texture paint
- Internal single coat plaster with Gypsum finish

PAINTING



- Internal: Royale by Asian Paint or equivalent.
- External: Ultima Protect by Asian Paint or equivalent

BATHROOMS



- Decorative high quality Vitrified / ceramic / glazed tiles dado up to the Lintel level
- Granite / composite marble basin counters and washbasins.
- Doorframe polished stone or Granite.

CP FITTINGS



- All CP fittings will be of Jaguar or equivalent brands.

PLUMBING PIPE



- Plumbing pipes and fittings of Astral, Prince or equivalent brands

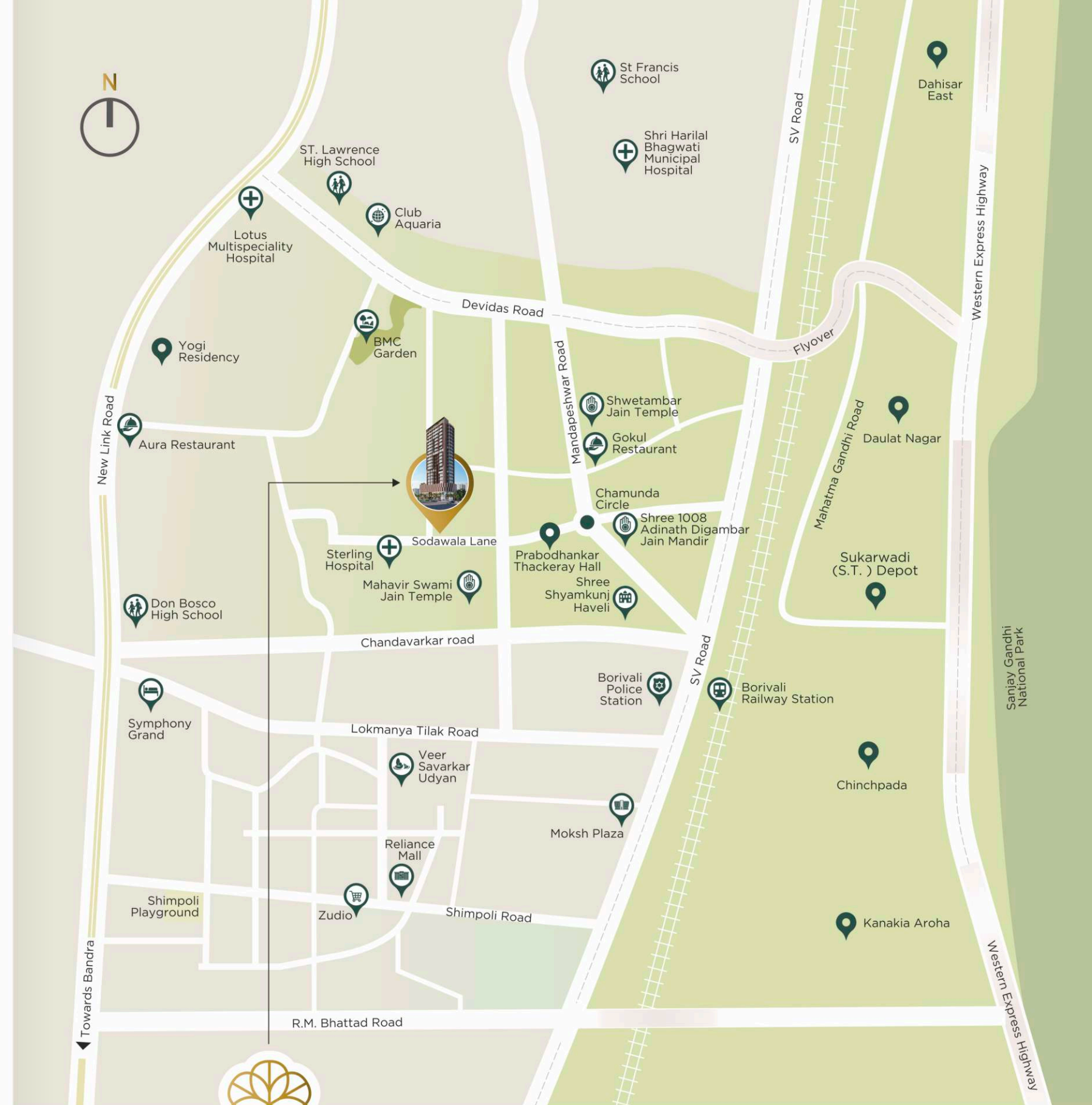
WASH AREA



- Provision for washing machine with electric and plumbing point

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.



OM AMAR
SHAKTI

the *heavenly* abode

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

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

Disclaimer: The Plans, Drawings, Specifications, Amenities and other details herein are indicative and tentative and are subject to the approval of MCGM and respective authorities. All rendering, maps are artists conception and not actual depiction of building and landscaping and the Developer reserves the right to make any alteration, addition or amendments as may be required or necessitated from time to time without prior notice and obligation. This Printed material does not constitute an offer and / or contract of any type between the Developer and the recipient. Any purchase / lessee of this development shall be governed by the terms and conditions of the Agreement for Sale / lease entered between parties and no details in this printed material shall in any way govern such transaction.

Developer



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



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