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KAAMDHENU
A Satish Sabhlok Enterprise

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**KAAMDHENU
LUXURIA**
Rule the World



Project approved by:



Disclaimer: All plans, drawings, amenities, facilities, etc. are subject to the respective authorities and would be changed, if necessary. The Discretion remains with the developer, All rendering, floor plans, pictures and maps are the artist's conception and not actual depictions of the building, it's walls, roadways or landscaping. This brochure is for guidance and not a legal document. This brochure should not be reproduced, copied or made available to others in any form of transmission. The design & specifications depicted in the brochure are subject to change without prior notice. Proposed development as mentioned in the brochure is subject to approval of competent authorities. The project is registered at MahaRERA having **Registration No. P52000000786** available at website: <http://maharera.mahaonline.gov.in>



**MahaRERA Registration No.
P52000000786**



Rule the World

Step into an architectural beauty,
Reside in supreme luxury,
Take command of your life,
And rule the world absolutely.

Celebrate each day of glory,
Life would be a special story,
Let people remember your history,
Step in and rule the world absolutely.

Actual Photograph of Podium Garden at Sai Pushpam, Ulwe (Past Project)



ARTIST'S IMPRESSION



**KAAMDHENU
LUXURIA**
Rule the World



MahaRERA Registration No.
P52000000786

*You only live once,
Why not live like a Emperor*

G+20 storey tower

Exclusive 2 bed. air-conditioned homes

Keyless main door entry (Biometric lock)

World class amenities

LOCATION MAP



Nested in futuristic node of Dronagiri, Kaamdhenu Luxuria is an oasis of every contemporary comfort and privilege. This next generation node has witnessed tremendous growth and is swiftly emerging as one of Navi Mumbai's most coveted destinations. Dronagiri has already been labelled as South of Navi Mumbai. Upcoming developments like Reliance SEZ, Mumbai Trans Harbour Link (MTHL), Panvel - Uran railway corridor & further extension of NH - 4B & SH - 54 are adding prominence to Dronagiri.

The project is blessed with modern features & amenities which makes it a prominent edifice for investment in your future home at Dronagiri.

LOCATION ADVANTAGES



Surrounded with creeks and sea from three sides (Panvel creek - North, Arabian sea - West & Karanja creek - South)



JNPT township and JNPT area in close proximity



5 minutes from proposed Bokadveera (Dronagiri Station), existing Panvel - Uran railway line is proposed to be extended for commuter traffic



Connected by national highway (NH - 4B) and state highway (SH - 54)



45 minutes ferry services from Dronagiri (Mora Jetty) to Gateway of India (Bhaucha Dhakka)



Approved Navi Mumbai International Airport (20 minutes drive)



10 minutes drive from proposed Mumbai Trans Harbour Link (MTHL) connecting Dronagiri to South Mumbai

**KAAMDHENU
LUXURIA**
Rule the World



**Actual photographs
of our past project.**



*Enrich your Living
with Healthy Lifestyle*

FITNESS CENTRE

- Treadmill
- Elliptical bike
- Recumbent bike
- Multi gym station
- Weight training with super bench, dumbbells & plates
- Yoga mats
- Exercise ball

INDOOR GAMES ARENA

- Pool table
- Carrom board
- Chess
- Board games

LANDSCAPED PODIUM GARDEN

KID'S PLAY ZONE

SIT - OUT AREA



INTERNAL AMENITIES

- Superior apartment design that ensures more privacy
- Premium double charged vitrified flooring in living, bedrooms, passage and kitchen
- Bathrooms with American Kohler CP and Sanitary ware
- Air-conditioned homes with split units^
- Tall UPVC french windows for maximum light and ventilation by Fenesta
- DTH ready homes by select service provider
- Keyless main door entry (Biometric lock) by Yale
- Space efficient kitchen with granite platform on both sides & stainless steel sink by Franke
- Internal walls finished with gypsum by Saint-Gobain
- Wires by R R Kabel* and switches by Legrand*
- Solar heated water for bathrooms

EXTERNAL AMENITIES

- Palatial triple height entrance lobby finished with Italian marble and Access control
- 2 high-speed elevators by Mitsubishi
- DG power backup for key common area lighting, elevators & water supply system
- Video door phone with intercom
- CCTV monitoring for key common areas
- Boom barrier with car recognition



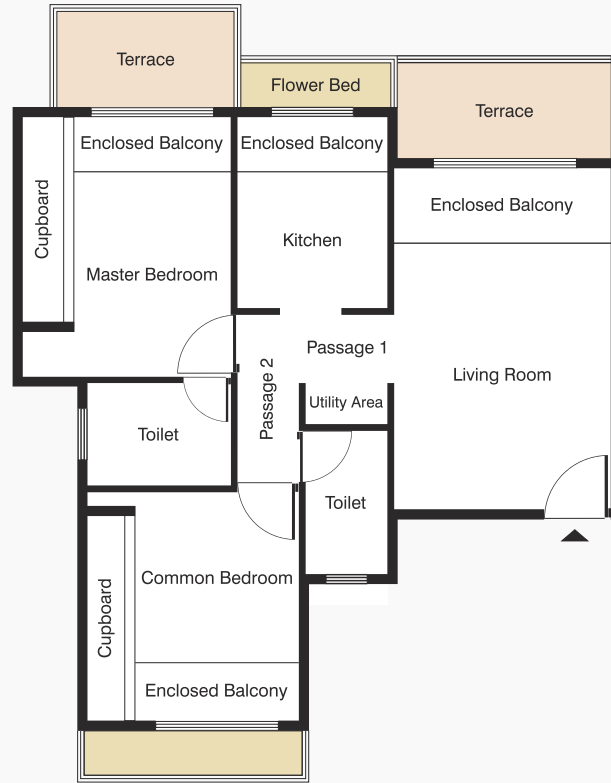
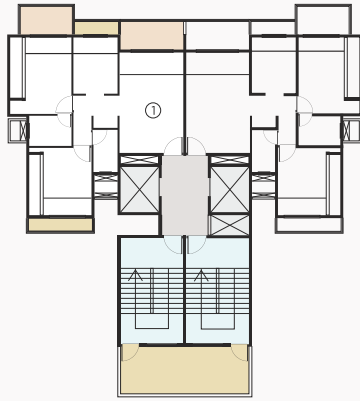
**Actual
photographs of
our past project.**



2 BEDROOM APARTMENTS

UNIT 01 | ODD LEVEL

CARPET AREA (MahaRERA)	42.45 SQ.M.	456.93 SQ.FT.
CUPBOARD AREA	4.56 SQ.M.	49.08 SQ.FT.
ENCLOSED BALCONY	10.89 SQ.M.	117.21 SQ.FT.
TOTAL AREA	57.90 SQ.M.	623.23 SQ.FT.



Dimensions as per plan approved by CIDCO Ltd.

	Carpet Area	Enclosed Balcony	Cupboard
Living Room	3.200 X 3.901	3.200 X 1.249	-
Master Bedroom	2.300 X 2.950	2.300 X 1.000	0.750 X 3.150
	0.750 X 0.650		
Master Bathroom	2.100 X 1.500	-	-
Common Bedroom	2.400 X 2.500	2.400 X 1.000	0.700 X 3.150
	0.700 X 0.200		
Common Bathroom	1.200 X 2.100	-	-
Kitchen	2.200 X 1.950	2.200 X 1.000	-
Passage 1	1.200 X 1.600	-	-
Passage 2	0.900 X 2.600	-	-
Utility Area	1.200 X 0.600	-	-

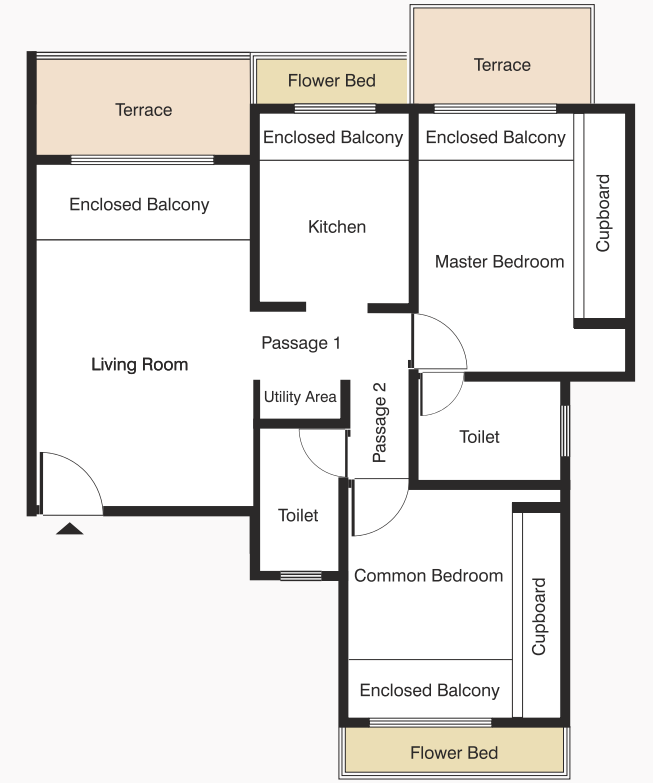
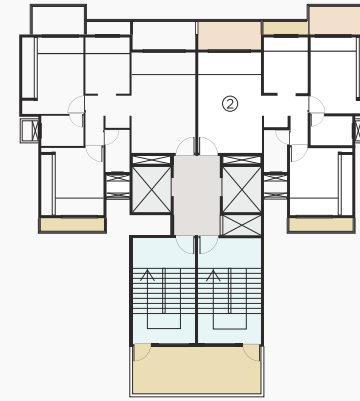
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2 BEDROOM APARTMENTS

UNIT 02 | ODD LEVEL

CARPET AREA (MahaRERA)	42.45 SQ.M.	456.93 SQ.FT.
CUPBOARD AREA	4.56 SQ.M.	49.08 SQ.FT.
ENCLOSED BALCONY	10.89 SQ.M.	117.21 SQ.FT.
TOTAL AREA	57.90 SQ.M.	623.23 SQ.FT.



Dimensions as per plan approved by CIDCO Ltd.

	Carpet Area	Enclosed Balcony	Cupboard
Living Room	3.200 X 3.901	3.200 X 1.249	-
Master Bedroom	2.300 X 2.950	2.300 X 1.000	0.750 X 3.150
	0.750 X 0.650		
Master Bathroom	2.100 X 1.500	-	-
Common Bedroom	2.400 X 2.500	2.400 X 1.000	0.700 X 3.150
	0.700 X 0.200		
Common Bathroom	1.200 X 2.100	-	-
Kitchen	2.200 X 1.950	2.200 X 1.000	-
Passage 1	1.200 X 1.600	-	-
Passage 2	0.900 X 2.600	-	-
Utility Area	1.200 X 0.600	-	-

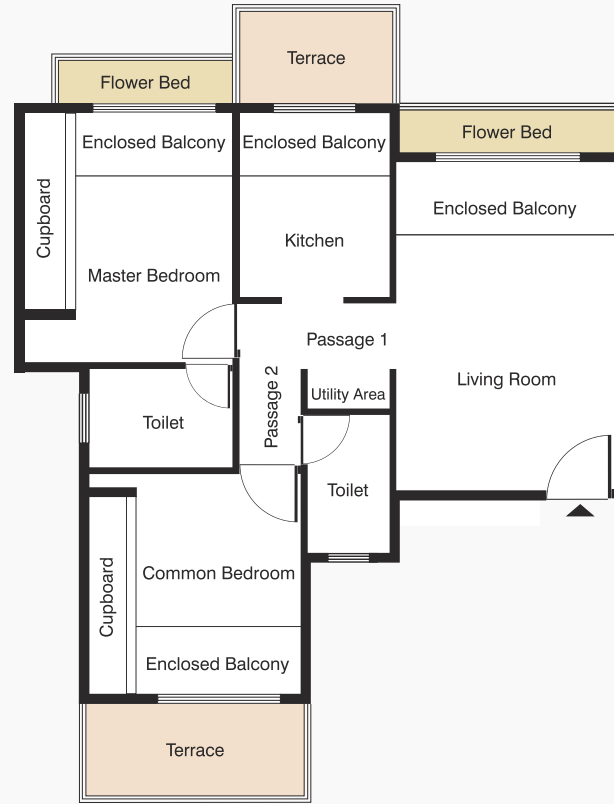
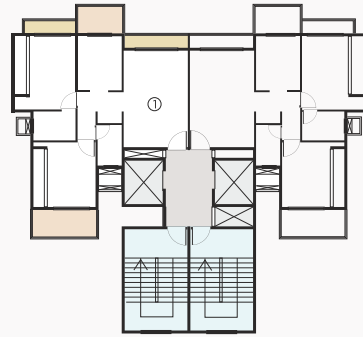
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2 BEDROOM APARTMENTS

UNIT 01 | EVEN LEVEL

CARPET AREA (MahaRERA)	42.45 SQ.M.	456.93 SQ.FT.
CUPBOARD AREA	4.56 SQ.M.	49.08 SQ.FT.
ENCLOSED BALCONY	10.89 SQ.M.	117.21 SQ.FT.
TOTAL AREA	57.90 SQ.M.	623.23 SQ.FT.



Dimensions as per plan approved by CIDCO Ltd.

	Carpet Area	Enclosed Balcony	Cupboard
Living Room	3.200 X 3.901	3.200 X 1.249	-
Master Bedroom	2.300 X 2.950	2.300 X 1.000	0.750 X 3.150
	0.750 X 0.650		
Master Bathroom	2.100 X 1.500	-	-
Common Bedroom	2.400 X 2.500	2.400 X 1.000	0.700 X 3.150
	0.700 X 0.200		
Common Bathroom	1.200 X 2.100	-	-
Kitchen	2.200 X 1.950	2.200 X 1.000	-
Passage 1	1.200 X 1.600	-	-
Passage 2	0.900 X 2.600	-	-
Utility Area	1.200 X 0.600	-	-

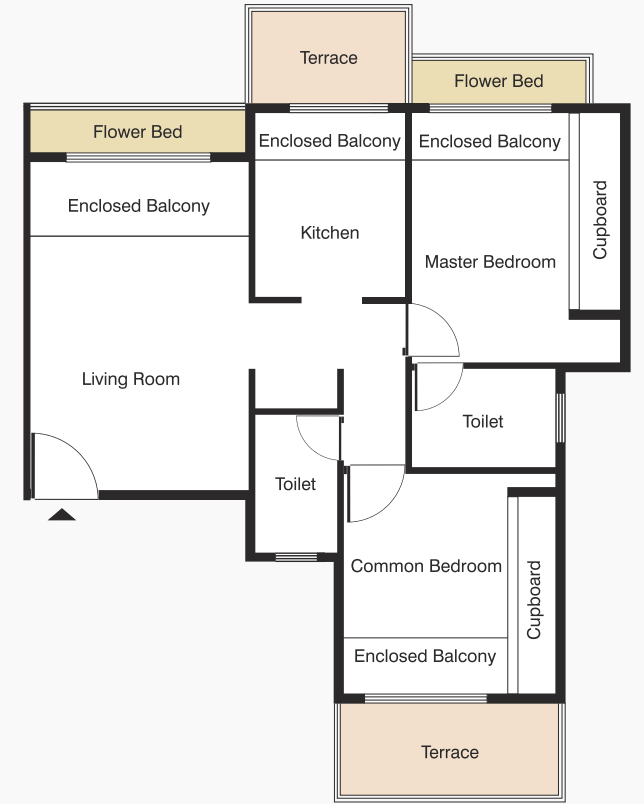
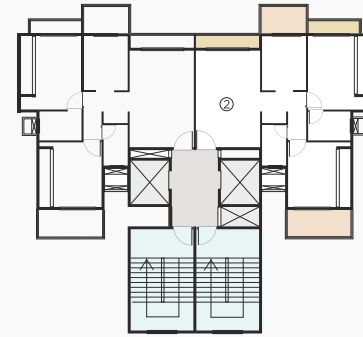
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2 BEDROOM APARTMENTS

UNIT 02 | EVEN LEVEL

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Master Bathroom	2.100 X 1.500	-	-
Common Bedroom	2.400 X 2.500	2.400 X 1.000	0.700 X 3.150
	0.700 X 0.200		
Common Bathroom	1.200 X 2.100	-	-
Kitchen	2.200 X 1.950	2.200 X 1.000	-
Passage 1	1.200 X 1.600	-	-
Passage 2	0.900 X 2.600	-	-
Utility Area	1.200 X 0.600	-	-

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