

### ***A Golden Life!***

*Don't we all keep dreaming about it?*

*Right from our childhood,*

*We have constantly aspired to lead a life,*

*Which justifies our very existence on this planet. Hence...*

*We, strive for it. We work hard for it.*

*Constantly focusing on our dreams and achieving them;*

*making our family proud.*

*The glint of appreciation and recognition of our efforts*

*in the eyes of our family makes all the effort; Worth it.*

*Frankly, at that moment all the materialistic luxuries*

*lose their shine, when compared*

*To this gleaming smile of happiness!*

*It is these moments that make our life*

***'A Golden Life!'***



*Moments... when you are lost  
and your hearts do the talking!*





*Moments...when your child makes you feel,  
you are his universe.*



We invite you to experience 'A Golden Life' at 'Navkar Paradise'

Emerging on Borivali West's famous L.T. Road, It is the right blend of

"Staying in the heart of a busy city" and yet, "staying at peace from within."

Conveniently situated at 10mins from Borivali Station and Borivali flyover,

It leaves you some more time to spend with your loved ones.

Housed over a commercial space that itself would be a landmark on L.T Road,

'Mumbai's very 1<sup>st</sup> Air-conditioned Gold Souk' (Gold Market).

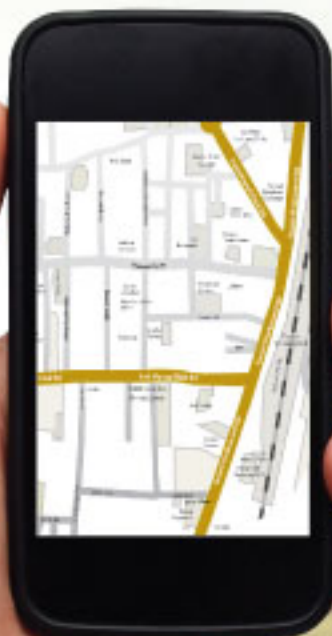
Other landmarks like exclusive showrooms of Tribhovandas Bhimji Zaveri, Om Jewellers, Manubhai Jewellers, Waman Hari Pethe, Rolex & Rado Watches, make a statement about the affluent class residing in this part of the town.

The 2 sprawling 19 storey apartments equipped with all the latest amenities that ensure elegance, comfort, convenience and above all security to you and your family.



#### Landmarks close to Navkar Paradise

- |   |                               |
|---|-------------------------------|
| 1) Siddhivinayak temple ( Vazira) - 0.75 km | 5) S.V. Road - 1.0 KM         |
| 2) St.Annes High School - 0.2 KM            | 6) Link Road - 1.0 KM         |
| 3) Veer Savarkar Garden - 0.2 KM            | 7) Gorai Creek - 2.75 KM      |
| 4) Station borivall - 1.0 KM                | 8) Don Bosco School. - 1.0 KM |





# NAVKAR PARADISE

HAND-CRAFTED LUXURIOUS RESIDENCES

## legend

- |                                    |                           |
|------------------------------------|---------------------------|
| 01) Entrance lobby                 | 14) Meditation lawn       |
| 02) Lawn area                      | 15) Boundary plantation   |
| 03) Jogging / walking track        | 16) Planter box           |
| 04) Trellis over crossover walkway | 17) Palm pit with seating |
| 05) Wooden deck / stage            | 18) Group seating         |
| 06) Party lawn                     | 19) Loose seats           |
| 07) Gazebo                         | 20) Indoor play area      |
| 08) Children's play area           | 21) Skating area          |
| 09) Sand pit                       | 22) Shrub plantation      |
| 10) Lawn area with swings          | 23) Paved area            |
| 11) Temple                         | 24) Building unit         |
| 12) Water feature                  | 25) Stepping stones       |
| 13) Lotus pond                     |                           |



L.T. ROAD, BORIVALI (W.)

MAIN ENTRY



ENTRY TO BUILDING

30 FEET WIDE INTERNAL ROAD



## Typical Floor Plan



A - Wing



B - Wing

*2 Bedroom Hall Kitchen*



*3-Dimensional Views*

*3 Bedroom Hall Kitchen*



*2 Bedroom Hall Kitchen*







*We have ensured that nothing comes in between your quest for 'A Golden Life'; with quality amenities that are anything but essential only make the journey comfortable.*

***Pent House***

*Living with India's joint family tradition, a lavish penthouse on the 18th & 19th floor helps the family stay together yet have their own space - A rare achievement in this day and age, we know you have earned your way up here.*

***Convenience:***

*With all the markets and necessary services within a stones throwaway, shopping is a joyful experience.*



#### ***Tinted Windows***

*The Tinted glasses save you from the sun's strong heat at the same time saves electricity.*

#### ***Stay Healthy, Stay Young***

##### ***Gymnasium***

*A fully Equipped Gymnasium helps you and your family to rejuvenate and burn that extra fat everyday at a convenient time.*

##### ***Walking track***

*A specially laid walking track helps those of you who want to stay fit while enjoying the morning sunlight and the cool breeze.*

##### ***Temple***

*A temple in the garden helps people maintain peace and harmony within and around them. A perfect place to spend the evenings for the elderlies as the sun sets into the sea.*



#### ***Security***

*A Growing Concern. Conscious to the current happenings around the city. Hi-tech security systems like CCTV video cameras, Security cabins with monitors and intercom systems from companies of repute would help keep a constant vigil in and around the complex. Entrance Safety Door and Video intercoms in each and every apartment, further ensure that your family members can confirm the identity of the visitor.*



#### ***Fire safety***

*100% compliance with Fire Department of Mumbai and extremely well-equipped fire fighting installations on each and every floor helps ensure your family's safety round the clock.*

*We have considered all the security measures as we would for our own family. So here's wishing you and your family a carefree and Golden life ahead!*

#### ***The Green revolution***

*We have pledged our support to the green revolution and hence adopted the best practices to safe guard our planet. As conscious developers, 'Navkar Group' has invested in water harvesting plants that will ensure constant water supply to your apartment. May we still urge you to conserve water and use it sparingly forever.*

*Solar Panels and intelligent motion sense lighting technology through out the corridors, passages and common areas of the complex help save electricity and in drastically bringing down the monthly maintenance bills.*

*The larger benefit being - Helping the planet stay green.*





## Highlights : Internal Amenities

### 2 and 3-BHK apartments.

Vitrified 2"X 2" flooring in all rooms

Powder coated Aluminum/UPVC framing with tinted glass.

Full height French windows attached to all rooms.

Designer bathroom fixtures / sanitary ware and concealed plumbing /drainage fittings. Full length tiles in bathroom.

Marble moulding frame for windows, bath, W.C, Bedroom and Kitchen door frames

Pipe gas facility in all flats.

Internal P.O.P. plaster on walls with luster paint and False ceiling with molding in all rooms.

Video-Intercom facility will be installed in all flats.

Fire alarm / Gas detector in all flats.

Dish T.V. / Internet-Cable connection from Reliance or Tata will be installed.

Laminated designer main door, safety entrance door with teak wood frame and appropriate safety equipments.

Concealed electrical wiring with miniature circuit breaker. Telephone, Intercom, Cable and A/C point will all be concealed.

### Living Room

Full height windows attached to Living rooms, Concealed wiring and appropriate switches with circuit breaker.

Vitrified 2"X 2" flooring with skirting.

Anti-skid vitrified tiles in living room deck.

Concealed telephone and Cable point will be provided.

### Bedrooms

Vitrified 2" X 2" flooring with skirting.

Attached Bathroom in Master Bedroom. Designer lights with Superior Quality Modular switches

### Kitchen

Pipe Gas connection in Kitchen. Vitrified flooring and Granite counter top with stainless steel sink and drain board.

### Utility area

Wall cladding with ceramic tiles. Exhaust Fan will be provided.

### Bathrooms

Anti-Skid tiles for the floor and fully glazed tiles upto ceiling for the walls. Concealed plumbing with Quality designer sanitary fittings and sanitary ware. Appropriate counter top for the basin will be provided. Exhaust fan will be provided.







## External Amenities

*Recreational ground, sandpit, skating area and Children's play zone.*

*Environmental friendly themed landscaping based on elements with lighting effect.*

*Air Conditioned Entrance lobby with Italian Marble/ Granite and a unique canopy.*

*Indoor games room.*

*2 Passenger Elevators of reputed make with personal lift facility.*

*Security cabin with video camera and intercom from a company of repute.*

*Society room with attached toilet.*

*Hydronumatic water supply system.*

*Diesel generator back-up of a reputed brand.*

*Anti termite treatment in entire building. State - of - art fire fighting equipment.*

*Special water proofing treatment on terrace.*

*Staircase railing with marble molding.*

*Compound wall with decorative grill and bulk head light fitting.*

*Main gate in decorative M.S. grill.*

*Concrete paving with designer stone cladding.*

*Water harvesting facilities.*

*Garbage chute for convenience.*



## Special Amenities

*Well Equipped Fitness Center.*

*Solar System*

*Ample Parking Space*

*Walking track*

*Wooden deck/stage*

*Party Lawn*

*Gazebo and lawn with swings*

*Temple*

*Lotus pond and water feature*

*Meditation lawn*





*Since our humble beginnings a decade ago we, 'Navkar Grooup' have grown slowly and steadily; increasing our pace with every new venture we have undertaken and we are extremely happy about it.*

*Over the years Navkar Grooup has built for itself an unshakable reputation for delivering quality amenities, meticulous planning, designs that keep pace with the changing lifestyles, timely completion and handing over of projects, thanks to the continued trust our customers and patrons have shown in us.*

*From commercial spaces, independent homes and infrastructure development, we have had the opportunity to cater to a wide spectrum of clientele who have come to expect the best from us.*

*Navkar Grooup is team of young, vibrant and highly talented professionals engineers, architects, interior designers and management personnel's who work closely in synergy to form a construction organization that is built on ethics, trust and commitment.*

*With over 18 prestigious projects at various stages of construction, Navkar Grooup is one amongst the eminent real estate companies in Mumbai, constantly delivering quality construction with the focus of building world-class projects that are relevant to our clientele.*

*'Navkar Paradise' further re-emphasizes our commitment to the changing lifestyle of our customers and their needs, A landmark project from 'Navkar Grooup'*

*We invite you to come and experience 'A Golden Life' Ahead. Do visit or call us to know more details.*





MUMBAI'S 1<sup>ST</sup> AIR-CONDITIONED GOLD SOUK AT NAVKA PARADISE







Near Veer Sawarkar Garden & Pratap Heritage, LT road, Borivali (W), Mumbai-400 092

A PRESTIGIOUS PROJECT BY



**Navkar Group**

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**Sunil Construction**

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Note: All plans drawings, amenities, facilities etc. are subject to the approval of the respective authorities and would be changed, if necessary. The discretion remains with the developer.  
All renderings, floor plans, pictures and maps are artist's conceptions and not the actual depictions of the building, its walls, roadways or landscaping.