

Location Map (Not to Scale)



Site Address: Plot No. 9, Sector - 21, Ulwe, Navi Mumbai

Project by



ANIRUDDHA BUILDCON

Office No - 506, 5th Floor, Great Eastern Summit
B Premises Co - Op Soc Ltd, Plot No-66, Sector 15,
CBD Belapur, Navi Mumbai - 400614

☎ **9619934577**

Architect
Vastospati Design Group

RCC Consultants
Aagherkar Consulting Engineer Pvt. Ltd.

Legal Advisor
Adv. Rajendra Tambe



 **Maha RERA Reg. No. P51700054763**
Details Available on <https://maharera.mahaonline.gov.in/>

OPTION PRINTS | 8424893435

Disclaimer : All Plans, Drawing, Amenities, Facilities Etc. are subject to approve of the respective authorised it would be changed, it necessary. They this creation remain with the developer. All rendering Pictures & Maps are the artist constructions & not actual depictions of the plot, roadways are landscaping. The brochure is for guidance & not a legal document the brochure should also reproduced, copied or made available other any form of transmission. The design & specification depicted in the brochure are subject to change without prior notice. Proposed development as mentioned in the brochure is subject to approved of complete authorities .

PROJECT FEATURES

- 100% CIDCO Tripartite Plot.
- Peaceful location with good connectivity.
- G+12 Storey Pure Residential Project.
- Parking at 2 Level Basement & Ground Floor.
- Decorative Entrance Lobby.
- Branded High Speed Elevators.
- Earthquake Resistant RCC Design
- Located on 24 mtrs wide road.
- Power Backup for Lifts & Common Area.
- Project Approved by major financial Institutions and Banks.

SPACIOUS
1 BHK

WITH MASTER BEDROOM

SPACIOUS
2 BHK

FLATS WITH LUXURIOUS AMENITIES



CONNECTIVITY



- Project adjoining CIDCO Garden
- 5mins walkable to Bamandongari Railway Station.
- 2mins walkable to Radcliff School & Shree Narayan Guru Int. School
- 8-10mins. drive to Proposed International Airport.
- 5mins. drive to Ramsheth Thakur Stadium
- 8-10mins. to from Prop. Mumbai Trans Harbour Link.





STATE OF THE ART
AMENITIES
ONLY AT
ANIRUDDHA
POOJA

1. GAZEBO
2. LANDSCAPE GARDEN
3. KIDS PLAY AREA

4. YOGA AREA
5. SR. CITIZEN SITTING AREA
6. PERGOLA SITOUTS

7. PARTY AREA
8. SOCIETY OFFICE

PROJECT SPECIFICATION

FLOORING

- Superior Quality vitrified floor tiles.
- Anti Skid flooring in all Toilets & Bath.

DOORS & WINDOWS

- Decorative laminated Doors with wooden frames
- PVC molding Doors with granite frames in Bath & W.C.
- Powder Coated aluminium sliding window with Granite Frame

KITCHEN

- Granite Kitchen platform with stainless steel sink
- Designer glazed tiles full height
- Provision for exhaust fan

BATHROOM AND TOILET

- Designer glazed tiles full height
- Premium quality sanitary wares
- Premium quality C.P. fittings
- Provision for Geyser & exhaust fan point

ELECTRICAL

- Branded concealed copper wiring
- Adequate electrical points in all rooms
- ISI modular switches
- Refrigerator & Water purifier point

PAINTS

- Putty / POP finished Internal walls
- Emulsion Paints for Internal walls
- Acrylic Paints for External paints

WATER TANK

- Under ground & Overhead water tank with adequate storage capacity

WATER PROOFING

- Special water proofing treatment in toilet, WC & Terrace

SECURITY SURVEILLANCE

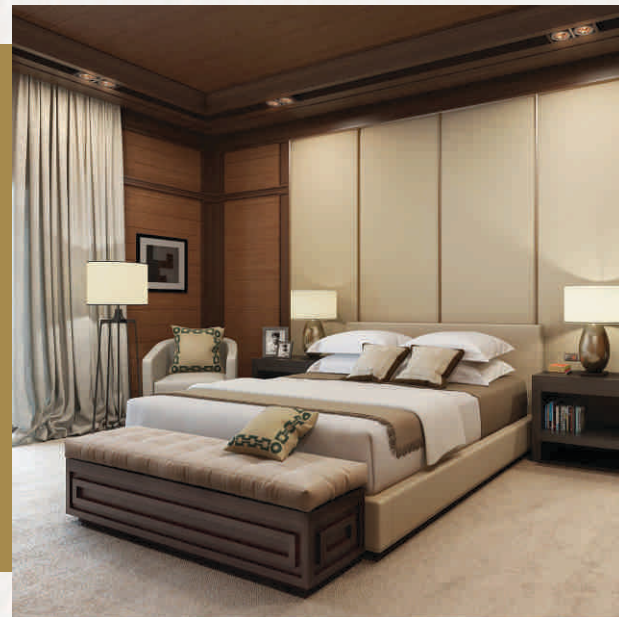
- CCTV camera facility for Entry and Exit gate of Building Common areas on ground floor & Ground floor lobby.



1BHK

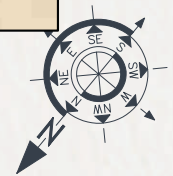


2BHK



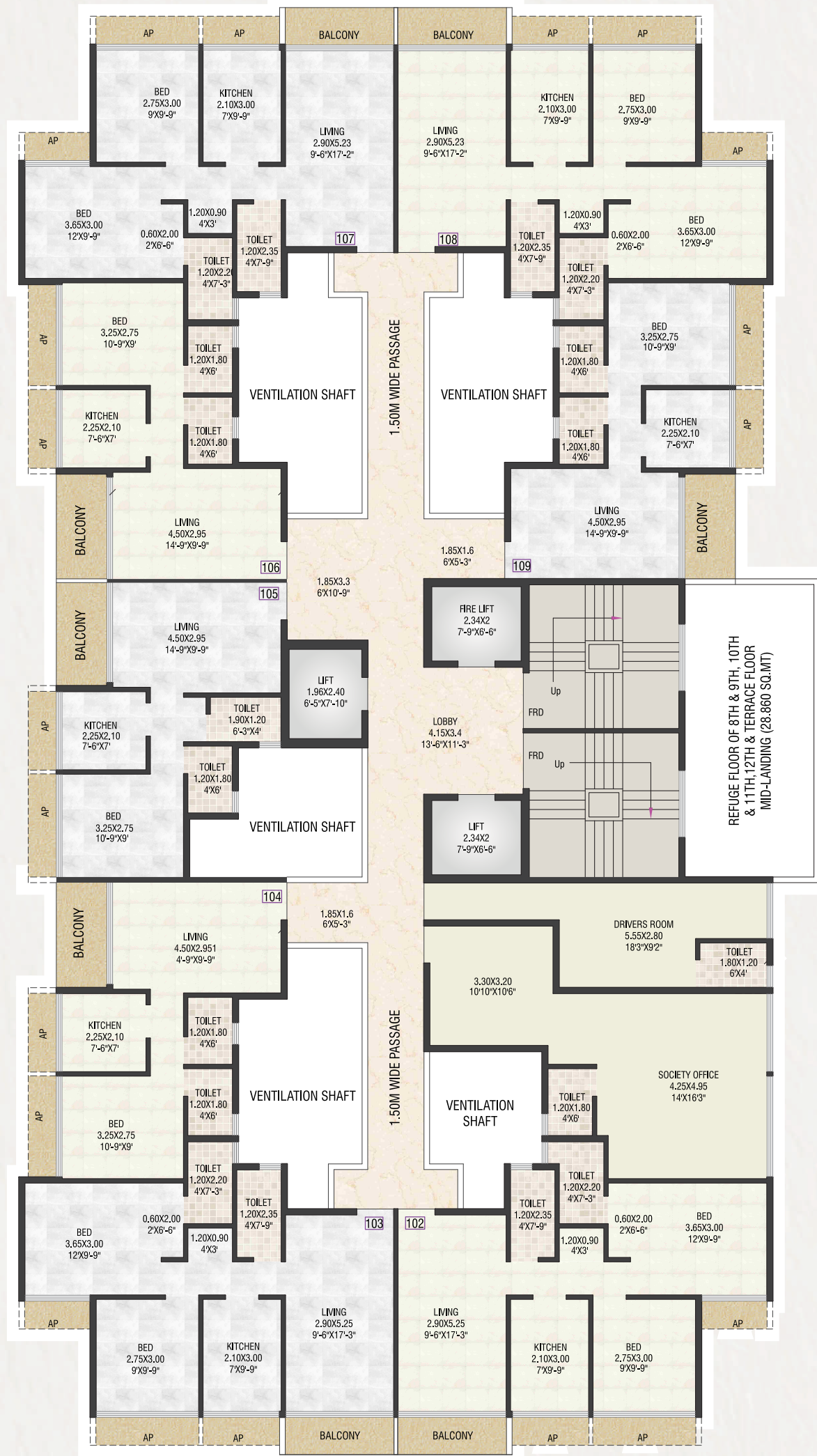


--- 24.00M WIDE ROAD ---
BASEMENT



--- 24.00M WIDE ROAD ---
GROUND FLOOR PLAN



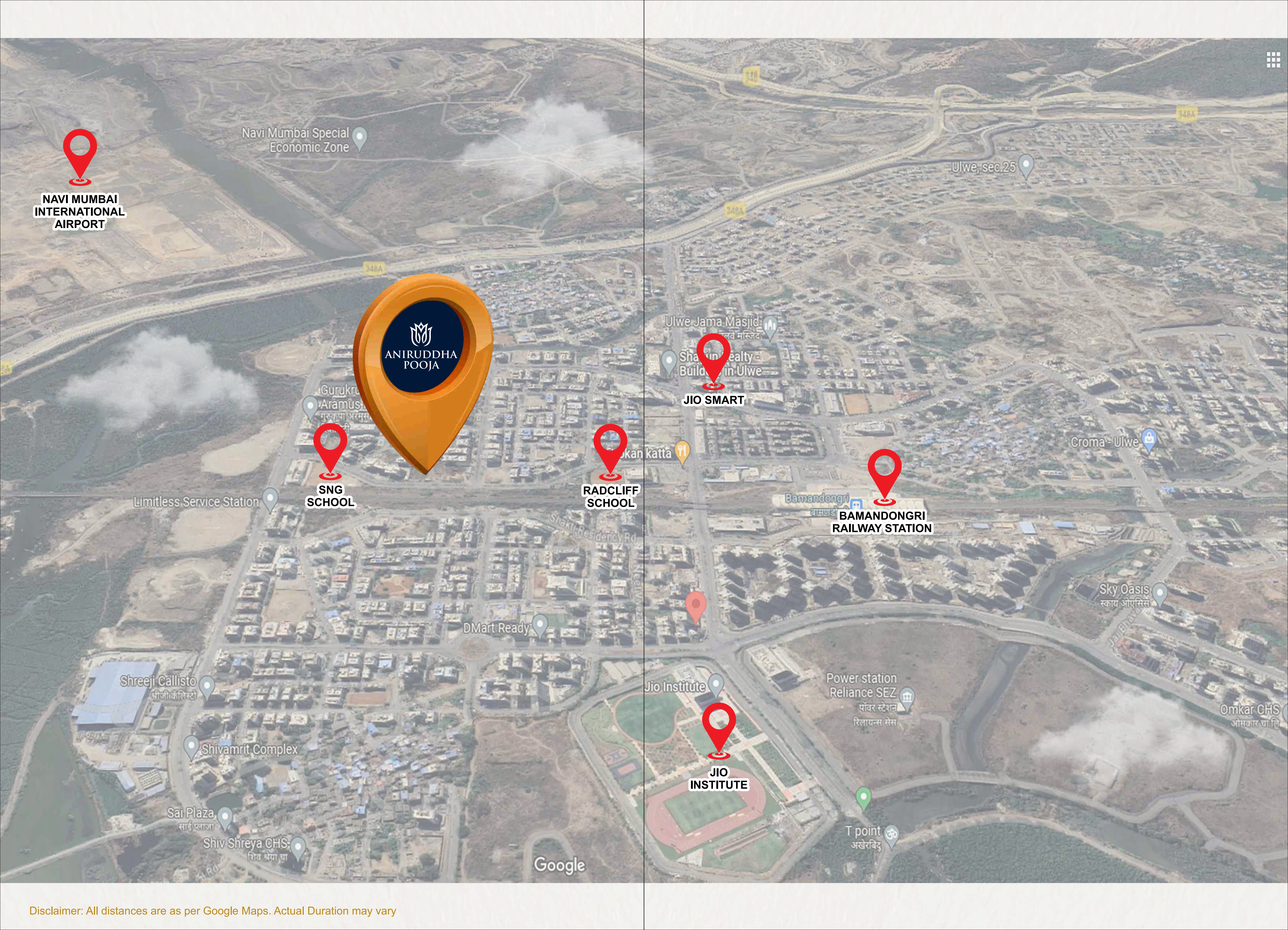


1ST FLOOR PLAN



2ND TO 12TH FLOOR PLAN





**NAVI MUMBAI
INTERNATIONAL
AIRPORT**

**ANIRUDDHA
POOJA**

**SNG
SCHOOL**

**RADCLIFF
SCHOOL**

JIO SMART

**BAMANDONGRI
RAILWAY STATION**

**JIO
INSTITUTE**