



# DERAIYA CLASSICO

1&2 BHK  
WITH ATTRACTIVE AMENITIES

Project by | DERAIYA REALTORS Pvt. Ltd.



Welcome to

# DERAIYA CLASSICO

where dreams come true

**D**ERAIYA CLASSICO is a place where every corner has been artistically designed to give you the perfect living space. With great state of the art interiors and exteriors that makes your home looks more beautiful. Our team of professionals takes all attention and care to fulfill beyond expectations of our customers in most cost effective way. Our offerings define a superior lifestyle along with supreme quality.

**DERAIYA CLASSICO** also features a massive rooftop recreation area, taking leisure to new height. We also offer you an array of amenities all designed to make your home look beautiful & secured. Transforming a house into a heaven and recreating an incredible standard of living. We have also added the finest Security features to make you feel safe in the confines of your own walls.

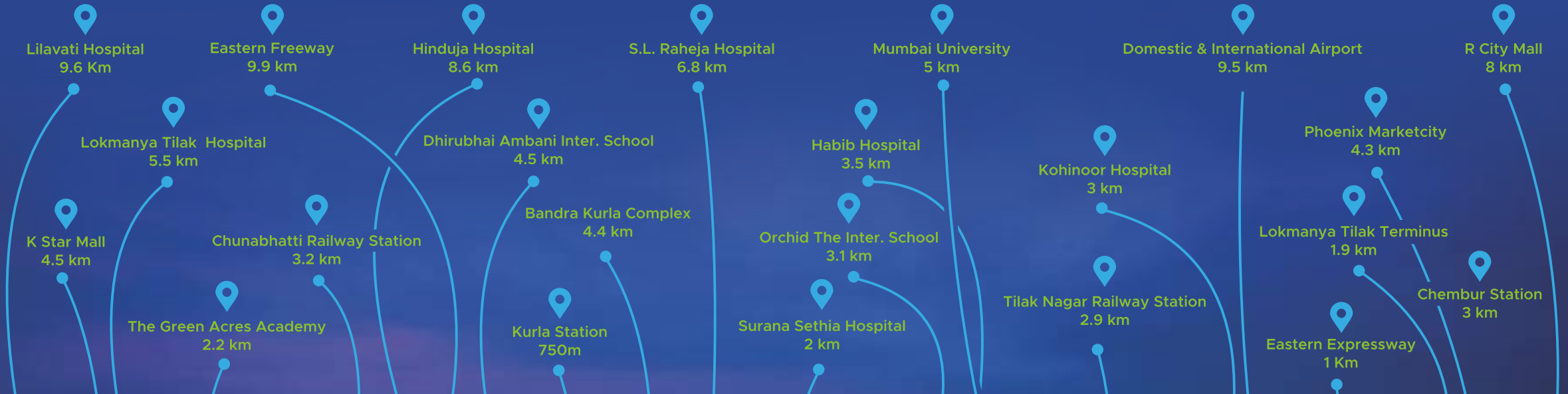
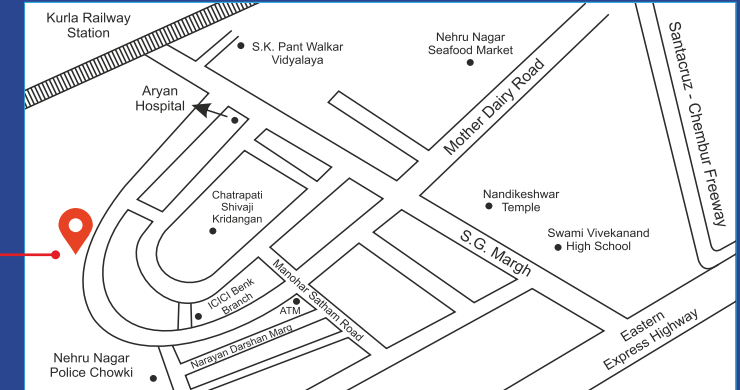


# LOCATION ADVANTAGES

Located amidst every lifestyle comfort, upgrade to an affluent neighbourhood. Nehru Nagar is an ideal location with excellent connectivity to all of Mumbai's most important areas. Chatrapati Shivaji Maharaj International Airport is situated within a few minute's drive away from here. Nehru Nagar is one of the influential hub witnessing tremendous growth in the real estate sector over recent years, thus making it a center of convenience and connectivity for a smooth lifestyle.



**DERAIYA CLASSICO**







A LUXURY LANDMARK  
FOR THE NEW BEGINNING FOR LIFE



**DERAIYA**



**DARE TO LIVE LARGE**  
**ELEVATED LIFE WITH REMARKABLE**  
**NEW HEIGHTS**

**AFFORDABLE LUXURY LIVING**



# AMENITIES ON TERRACE

Let happiness touch the new grounds just below the vast blue sky at DERAIYA CLASSICO. The astonishing recreation avenues set along the rooftop define a top way entertainment and delights. With numerous features to play, enjoy and celebrate life to the fullest on sky level, **DERAIYA CLASSICO** has reached a top level of luxurious living in the vicinity.



**1** CHILDREN PLAY AREA

**2** WALKING TRACK

**3** SKY DINING

**4** LANDSCAPE GARDEN

**5** READING DECK

**6** ELDERLY SITTING AREA

**7** FLOWER SANCTUARY

**8** MEDITATION / YOGA DECK





A PLUNGE OF REJUVENATION  
MADE AVAILABLE IN THE SKY





MAKING YOUR DREAM HOUSE A REALITY



**DERAIYA**  
**CLASSICO**

1&2 BHK  
WITH ATTRACTIVE AMENITIES







TYPICAL FLOOR PLAN







CREATE A HOME THAT DEFINES WHO YOU ARE  
NOW YOU'RE THINKING... TOGETHER WE CREATE!



UNLEASH THE ULTIMATE TIER OF  
**CLASSINESS WITH PARAMOUNT**  
SPACE FOR LIVING LEISURE







# YOUR SAFETY IS OUR PRIORITY

**A**dvanced technology and trained personnel monitor each wing at **DERAIYA CLASSICO** around the clock. Access to your wing is controlled through CCTVs that rigorously watch over public area. This security system ensures that you and your family enjoy your dream lifestyle in total safety.

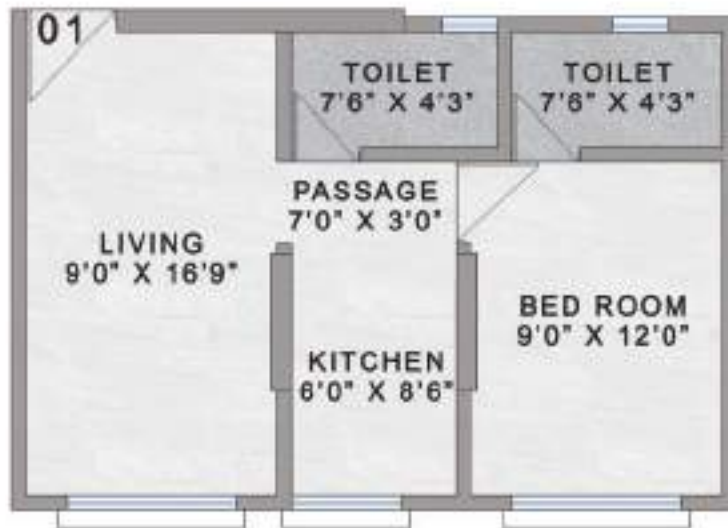




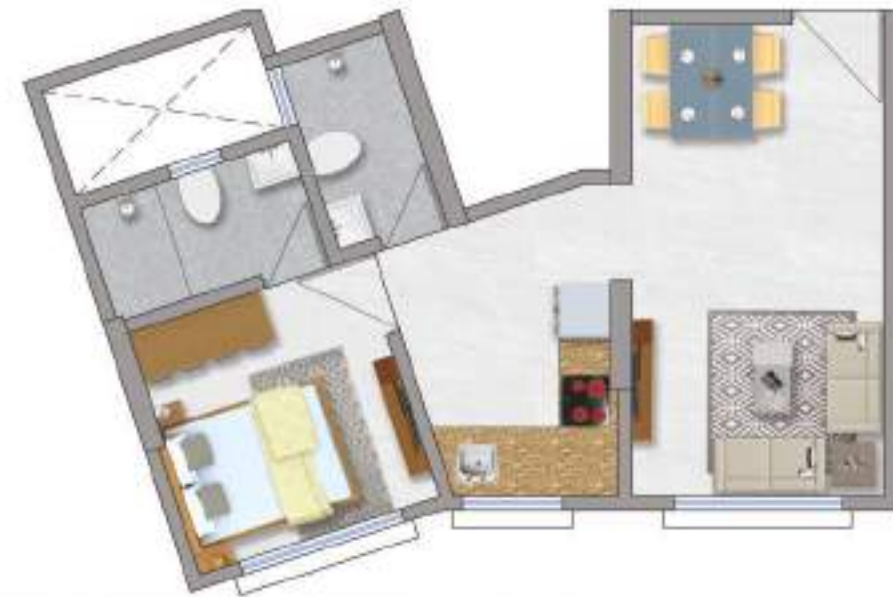
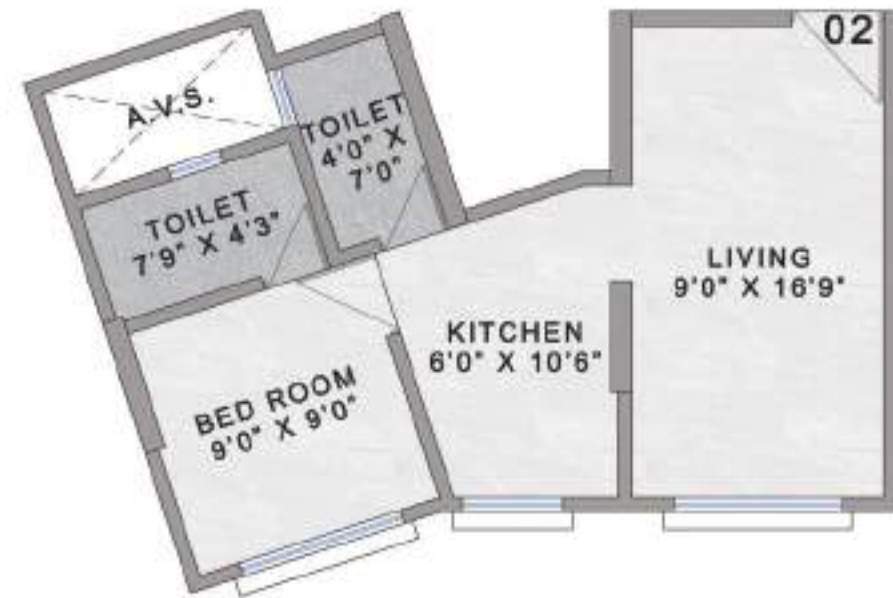


DERAIYA CLASSICO



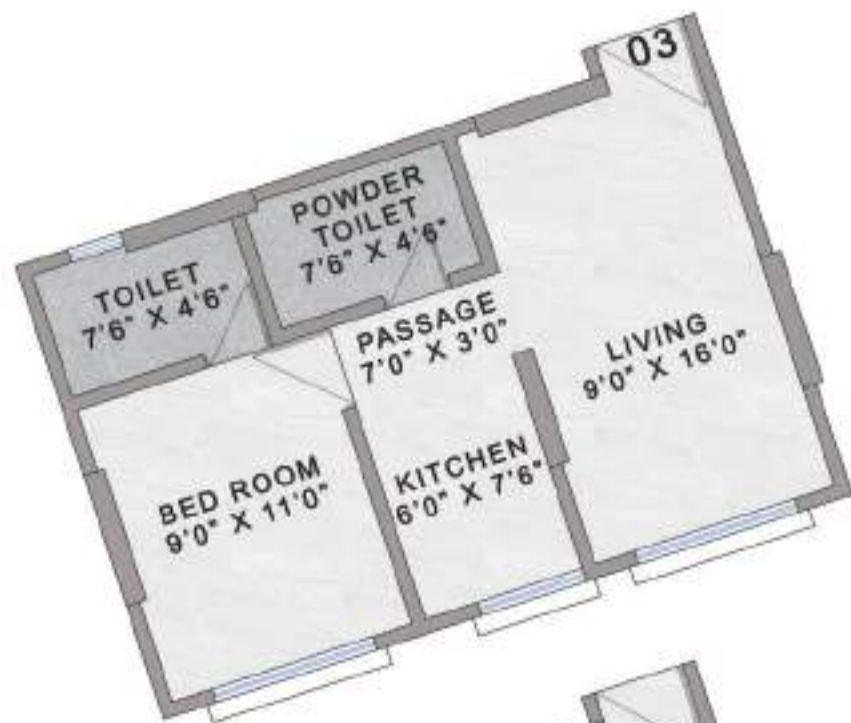


417 SQ. FT. RERA C.A. WING A UNIT 01



390 SQ. FT. RERA C.A. WING A UNIT 02





400 SQ. FT. RERE C.A. WING A UNIT 03



331 SQ. FT. RERE C.A. WING A UNIT 04

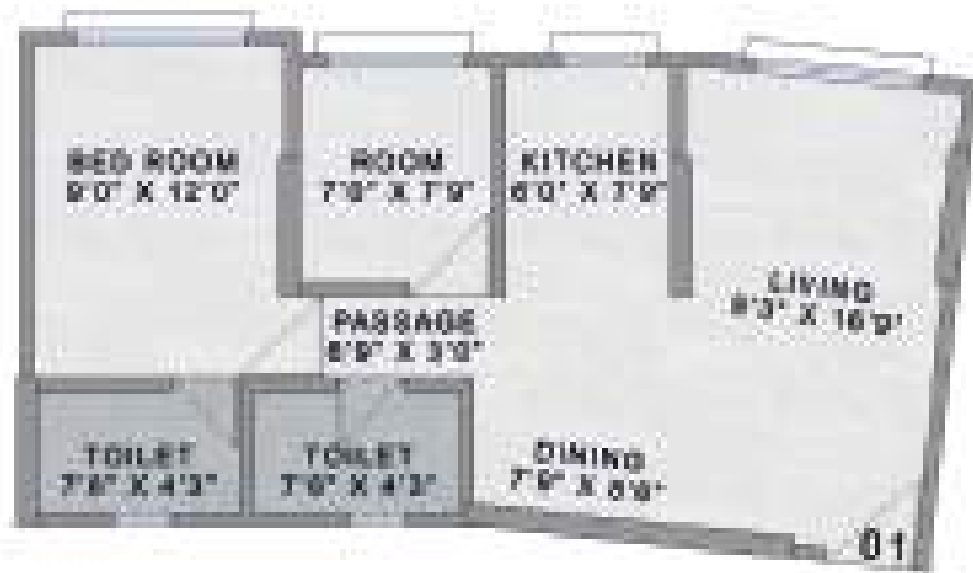


389 SQ. FT. RERA G.A. WING A UNIT 05



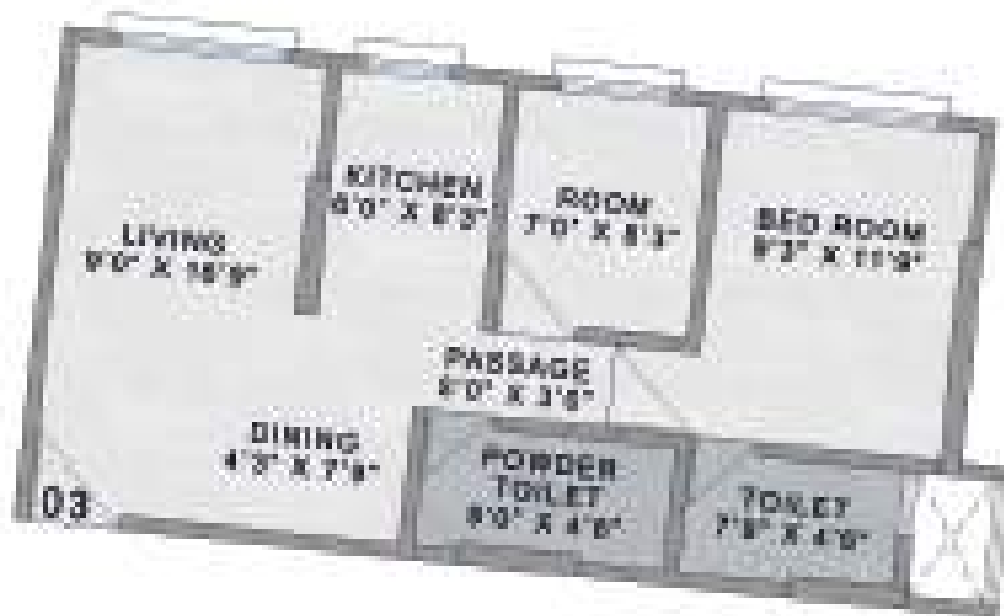
536 SQ. FT. RERA C.A. WING A UNIT 06





335 SQ. FT. RERE C.A. WING 8 UNIT 01

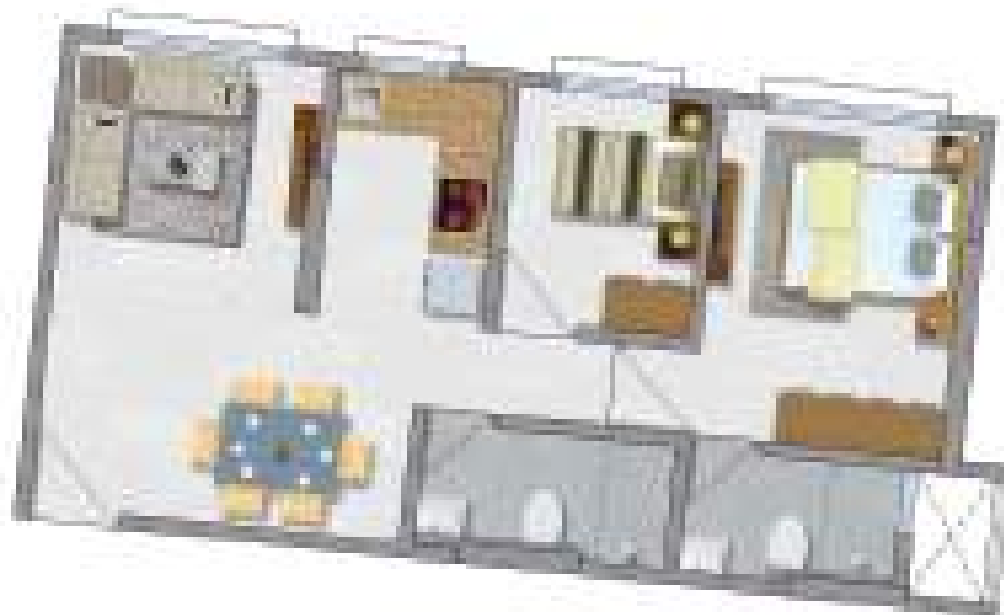
419 SQ. FT. RERE C.A. WING 8 UNIT 02



538 SQ. FT. RERA C.A. WING 8 UNIT 03



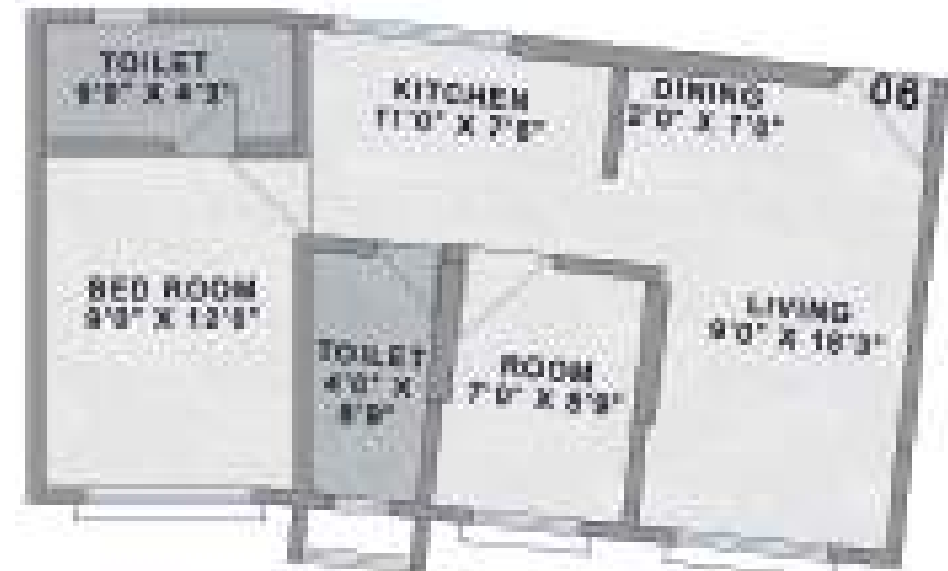
461 SQ. FT. RERA C.A. WING 8 UNIT 04



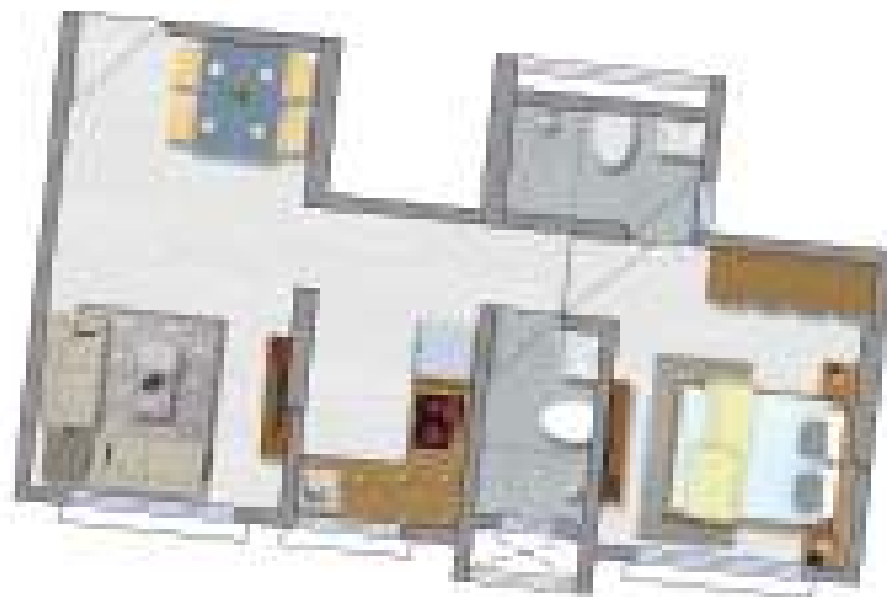




461 SQ. FT. RERE C.A. WING 8 UNIT 05



515 SQ. FT. RERE C.A. WING 8 UNIT 08





# AMENITIES

1. Construction : The Re-developed Building will be construct as per the Approval received from MCGM and as per MHADA's permission for the number of floors and as approved by MCGM. We shall use TMT brand Steel for the entire Building and the Cement will be of Ultra Tech, ACC or Ambuja.
2. Building Structure : The entire Building structure will be resting on Structural Piles, subject to Soil Testing and confirmation from the Geologist whether we have to go for Pile work or Open Footing. The Building shall have all the latest features and highest standards of Earthquake resistance.
3. Flooring : The entire Flat will be provided with good quality we can provide the latest branded Vitrified Tiles of size 4ft x 2ft6" of Simpolo Brand or Equivalent.
4. Toilet : Glazed Tiles of a good quality will be fitted on flooring and on the walls up to full height.
5. Kitchen Platform : The Kitchen will be provided with Modular Storage rack system, Granite Tabletop, Stainless Steel Sink, ISI Taps & Fitting.
6. Painting : The internal walls of the Flats shall be painted with Acrylic Emulsion of a reputed paint Company. The external wall of the building will be painted with Snow-cem paint or an equivalent Paint of a Reputed Brand as per Elevation drawings to give an impressive and good show of the Exterior of the Building.
7. Wash Basin : We will provide Wash Basin of the latest Simpolo Brand or Equivalent.
8. Windows : All the windows will be provided with Heavy Duty Aluminum Sections of 1 inch thickness with Powder coated Sliding windows with tinted glasses and M S Grills for safety as per Elevation drawings and shall be fitted in Granite Frame work.
9. Doors : The main entrance door and the other doors of the Living room, Bedroom and Study Room will be of Flushed type. The doors of the Toilets will be of Powder coated Aluminum Frame with water proof laminated Ply or Acrylic / Beckalite.
10. Electric Wiring : We shall provide total 45 Electrical points at appropriate places all over in the Flat with concealed approved Copper wiring and PVC fittings as per Safety norms. All switches will be of Anchor or equivalent latest Brands and will be shock proof.
11. Plumbing : The exterior plumbing will be open type with R C C Grill (jail). The interior plumbing will be of concealed type with adequate number of taps and other fittings of Angle and Bib Cock, Hot and cold mixer, adjustable showers, Stop Cock, pillar cock and others of Jaguar make or equivalent.
12. Interior Plug Points : We shall provide Intercom, Land line, T.V., Cable points at suitable spots in all the rooms of the Flat. We will make provision for electric cables, Mahanagar Gas and any other utility.
13. Elevators : We shall be providing of reputed manufacturers with Stainless Steel Heavy Duty Cabin and Doors of Heavy Duty Stainless Steel on all floors and with all latest Safety features. The lifts will be of good branded company like SCHINDLER, OTIS or Equivalent.
14. Watchman's Cabin : An attractive well designed Watchman's Cabin will be provided near the Main Entrance Gate of the Building compound.



15. Society's Office : We shall provide an Air conditioned Society's Office of around 20 sq. mts Carpet area. Also, we shall be giving one Office Table, 3 main chairs for the Office Bearers, 1 Cupboard, 1 Computer with Printer, and 100 good quality Plastic Chairs.
16. Terrace : We shall provide proper water proof base with Mosaic china tiles on the Terrace flooring and shall be with 5 years guarantee.
17. Water Tanks : We shall be providing one Underground and one Overhead Water tank with proper inlet and outlet connections with Pipes of good quality.
18. Pest Control Treatment : We shall treat the site with pest control treatment for white ants before construction and also after construction. After final completion we shall carry out all insects and rodents pest control treatment.
19. Entrance Lobby : We shall provide a very well designed grand entrance lobby with a fully pavered compound.
20. Gym : Gym/Fitness Centre with all necessary equipments.
21. Fire Fighting : High Quality Fire Fighting system available.
22. CCTV System : CCTV cameras provided in Lobby, Lifts, Gym & Common Areas.



#### DEVELOPERS

### DERAIYA REALTORS PVT. LTD.

101-102, 1st Floor, Building No. 36,  
Surbhi C.H.S. Ltd., Nehru Nagar, Kurla (East)  
Mumbai - 400024.

#### RCC CONSULTANT

### AVP STRUCTURAL CONSULTANTS

5EDC, Plot No. 17/18, Dr. Babasaheb Ambedkar Road,  
Gorai-1, Borivali (W), Mumbai-400092

#### DESIGN CONSULTANT

### S4 STUDIO'S

706, E Wing, Galaxy Appartment,  
Kurla (East), Mumbai - 400 078.

#### ARCHITECT

### SPACE MOULDERS

281/2229, Motilal Nagar No.1, Shreerang Sable Marg  
Goregaon (West), Mumbai - 400 104.

#### MEP CONSULTANT

### MAK MEP CONSULTANT

297/2361, 1st Floor, Shree Ganesh CHS  
Motilal Nagar II, Goregaon (West), Mumbai - 400104

#### LEGAL ADVISOR

### ADV. FARID DERAIIYA

F - 97, Kohinoor City Mall, Premier Road  
Off. LBS Marg, Kurla (West), Mumbai - 400 070.

**SITE ADDRESS** Nehru Nagar Nirmal C.H.S. Ltd., Building No. 8, Nehru Nagar, Kurla East, Mumbai - 400024.

**E :** deraiya.office@gmail.com | **W :** www.deraiyagroup.com



**For Booking Enquiry**

**9324939991 / 9324939992**

The information contained in this Brochure is indicative of the kind of development that is proposed. It is prepared in good faith and is for guidance only. It does not constitute part of an offer or contract. Subject to the approval of the authorities or in the interest of the continuing improvement, the developers reserve the right to alter the layout, plans, specification or features without prior notice or obligation.



**REGISTERED  
WITH MAHARERA**  
MahaRERA Registration No.

**P51800050064**

<http://maharera.mahaonline.gov.in/>

Member of



**NAREDCO**

National Real Estate Development Council  
Under the aegis of Ministry of Housing & Urban Affairs, Government of India

**CREDAI MCHI**

MEMBERSHIP NO. PM-C 117