

PROMOTER: KAMDHENU DEVKRUPA REALTORS LLP

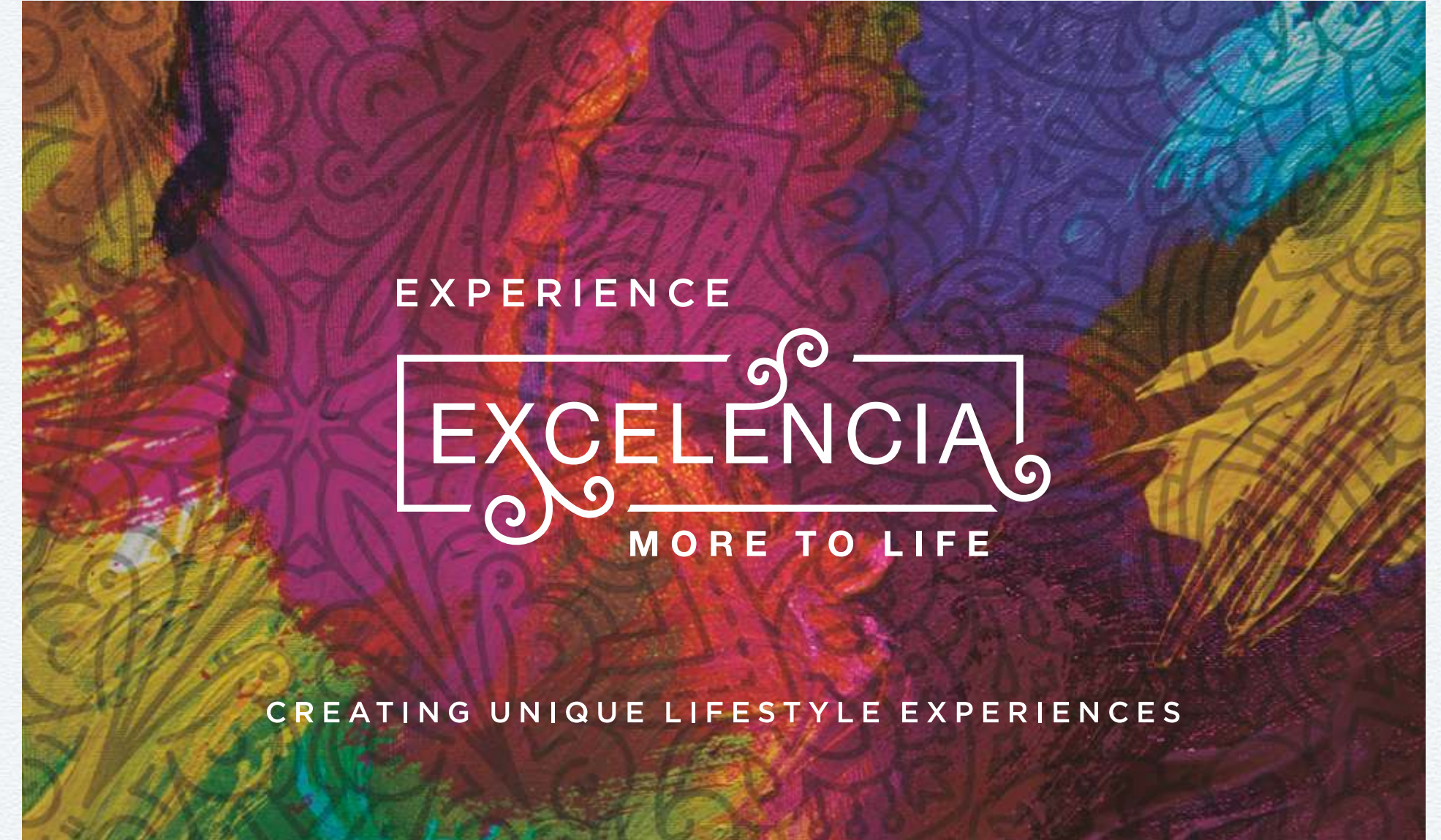


JOINT VENTURE BY:



**Site Address:** Plot No. 25, Sector 47, Dronagiri, Navi Mumbai.  
**Corporate Address:** 75/76, 4th Floor, Mahavir Centre, Above Golden Punjab Restaurant,  
Sector 17, Vashi, Navi Mumbai - 400 703 | **Email:** kamdhenurealities@yahoo.com  
**Contact:** 87670 74074

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MAHARERA NO. P52000000593





**WELCOME TO EXCELENCIA, WHERE YOU WILL  
DISCOVER 'MORE OF LIFE' IN A TRUE SENSE.**

2 wings of 18 storeys

Corner plot facing 20m wide road from both the sides

Close proximity to proposed railway station

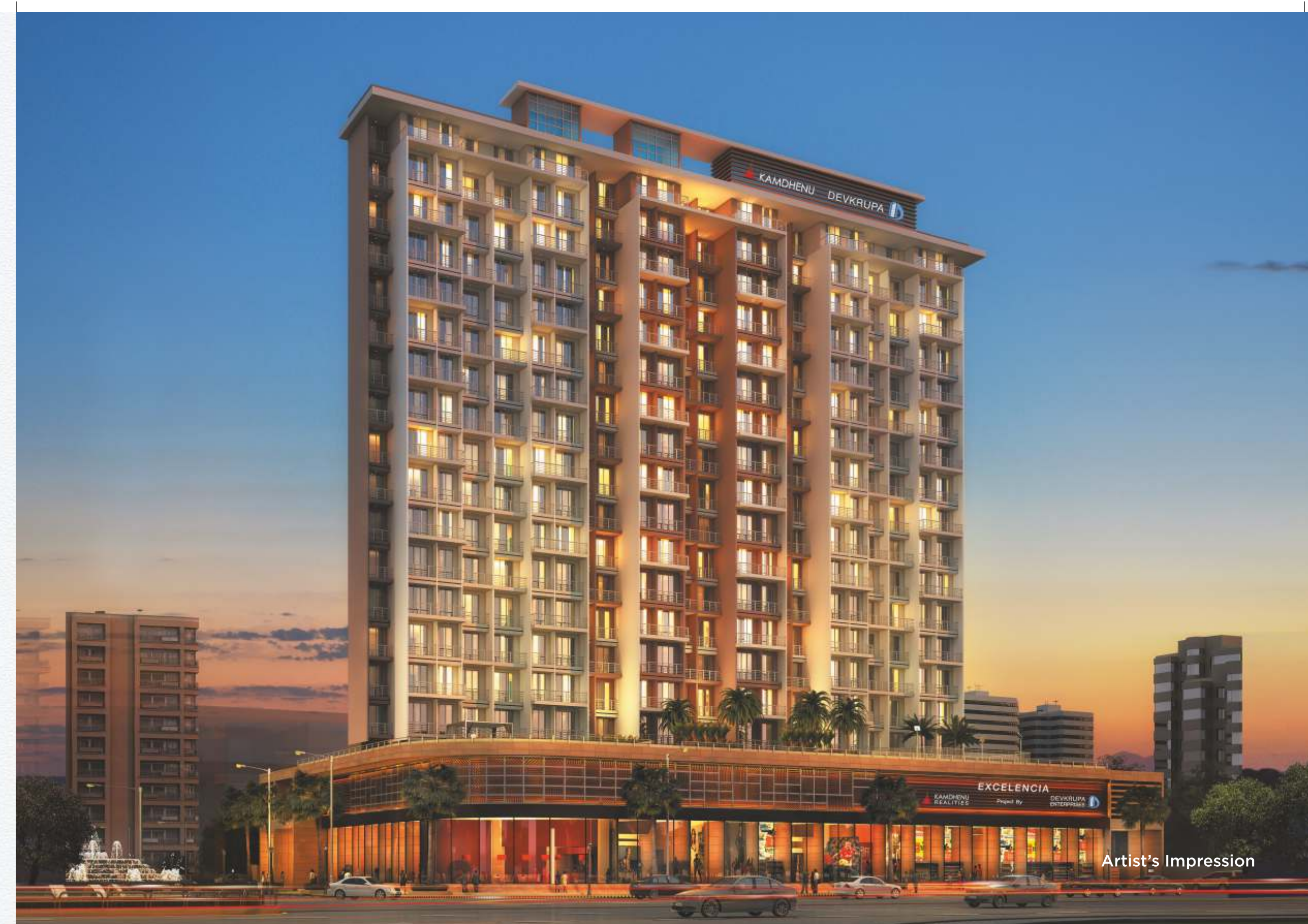
Exclusive 1 & 2 BHK apartments

Retail spaces on ground floor

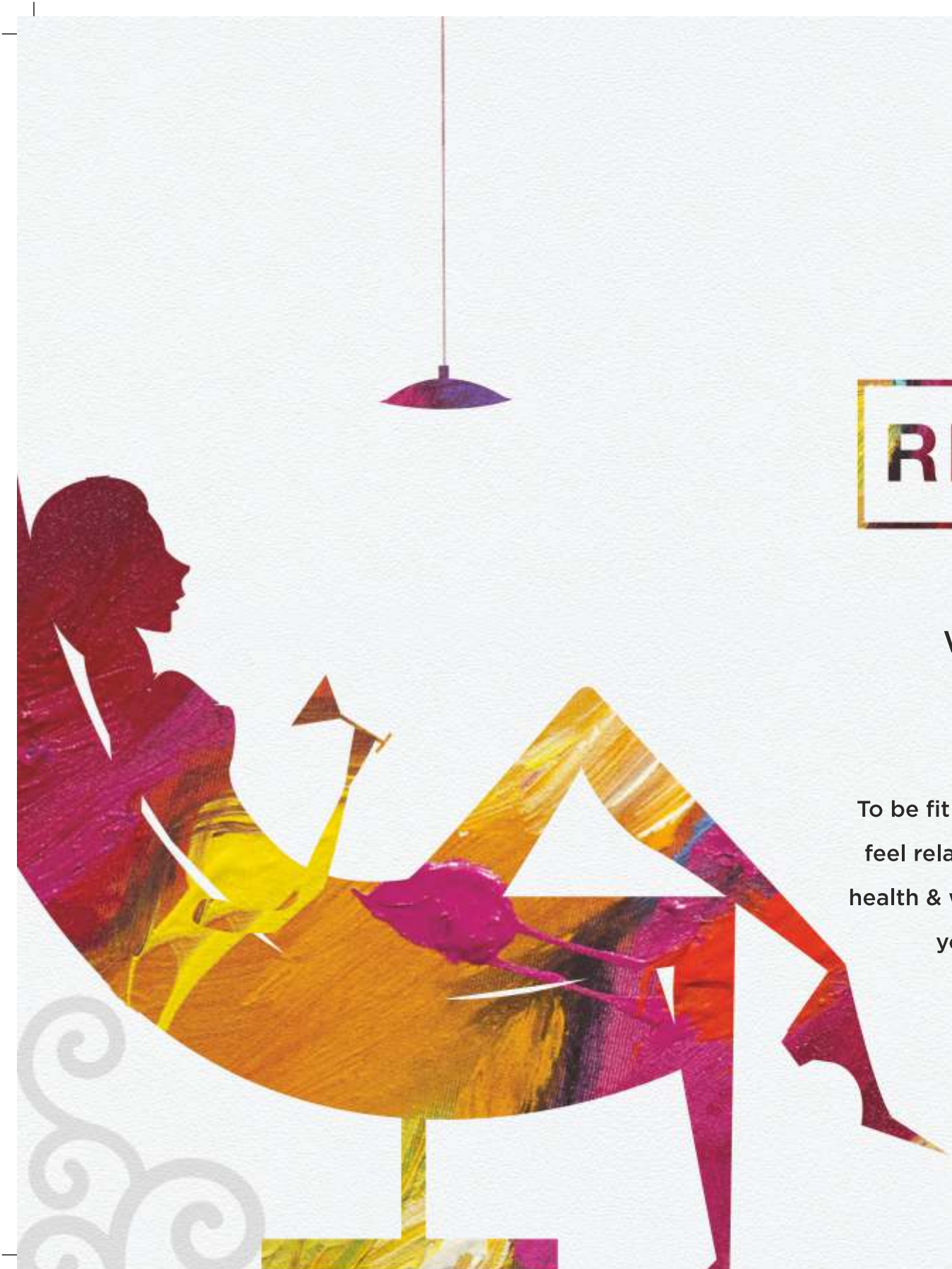
Podium with lifestyle & recreation features on 2nd level

Designer entrance lobby

Ample parking space







# REJUVENATION

WHERE THE HEART, MIND & BODY  
MEET EACH OTHER

## Podium Level Recreation

To be fit is to be happy. So as you sweat the stress out, play and feel relaxed amidst the comforts of life. Experience the best of health & wellness around every corner of Excelencia and discover your life getting fitter and less stressful every day.



### LEGENDS

- 01 Main Entrance
- 02 Ample Parking Space
- 03 Designer Entrance Lobby
- 04 Indoor Games Arena
- 05 Well-equipped AC Gymnasium
- 06 Multipurpose Court
- 07 Children's Play Area
- 08 Beautifully Landscaped Podium Garden
- 09 Kid's Pool
- 10 Swimming Pool & Deck
- 11 Jogging Track with Aromatic Plantation
- 12 Senior Citizen's Area
- 13 Covered Courtyard

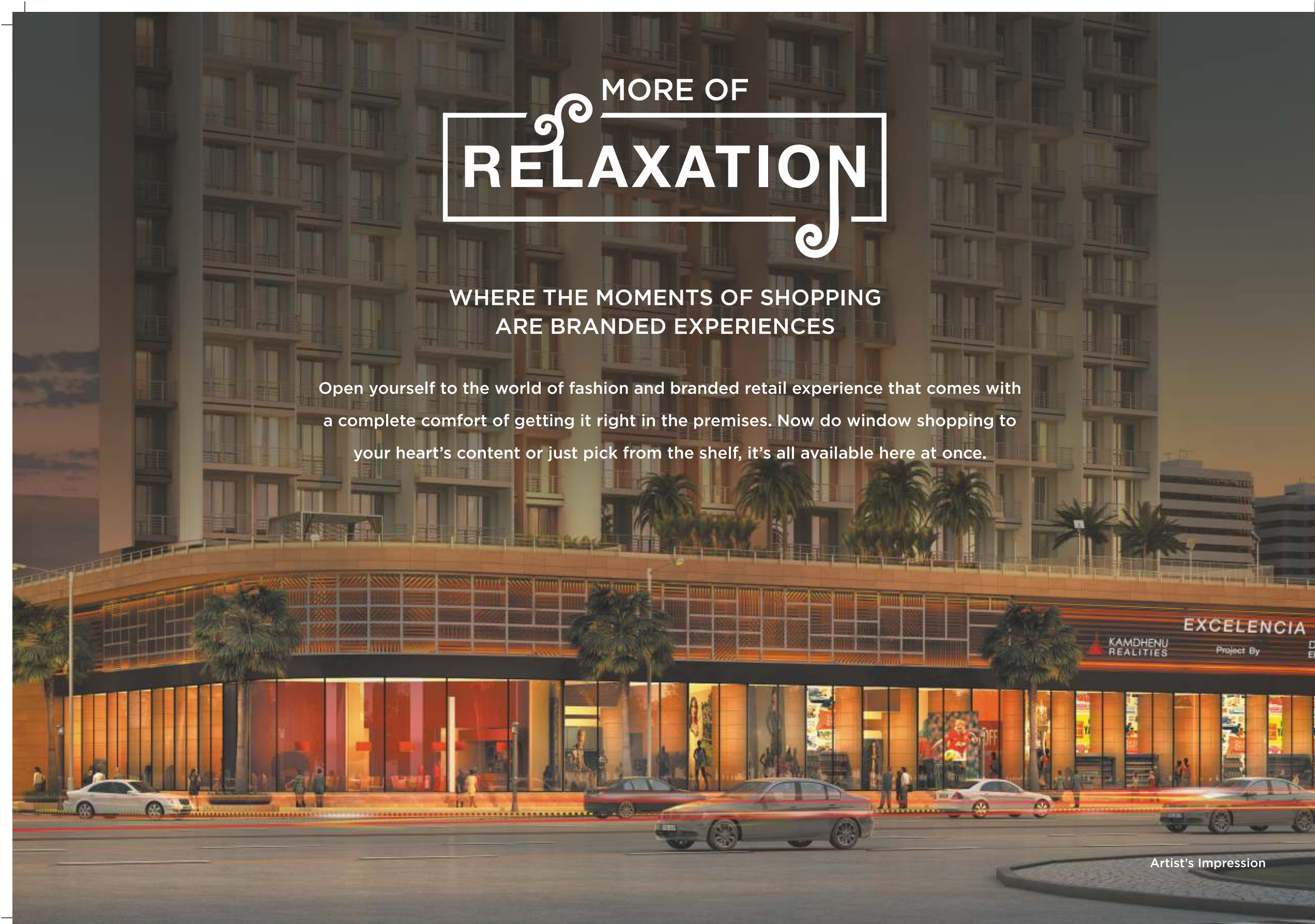
Artist's Impression



MORE OF  
**RELAXATION**

WHERE THE MOMENTS OF SHOPPING  
ARE BRANDED EXPERIENCES

Open yourself to the world of fashion and branded retail experience that comes with a complete comfort of getting it right in the premises. Now do window shopping to your heart's content or just pick from the shelf, it's all available here at once.



Artist's Impression

**GROUND FLOOR PLAN**

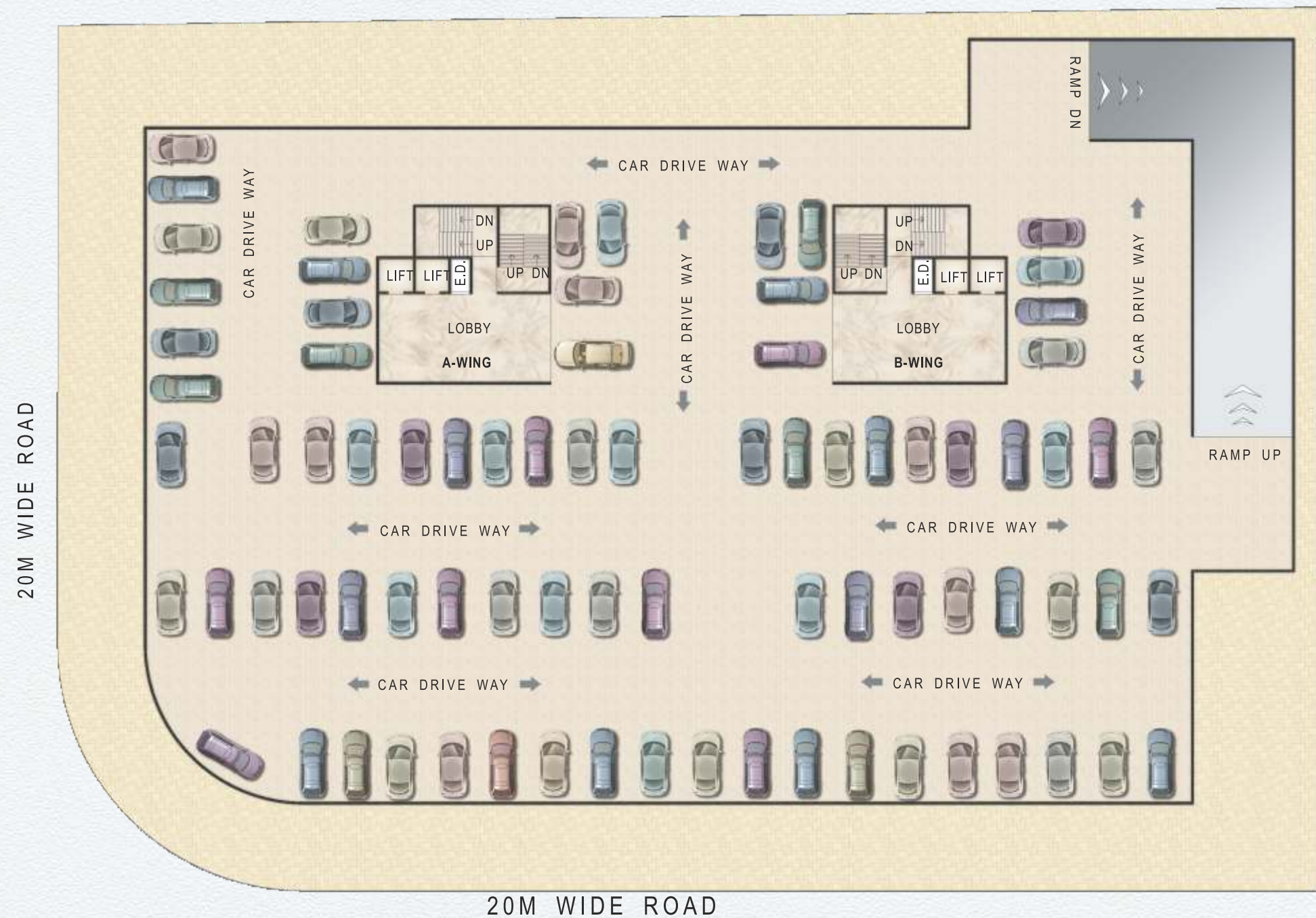


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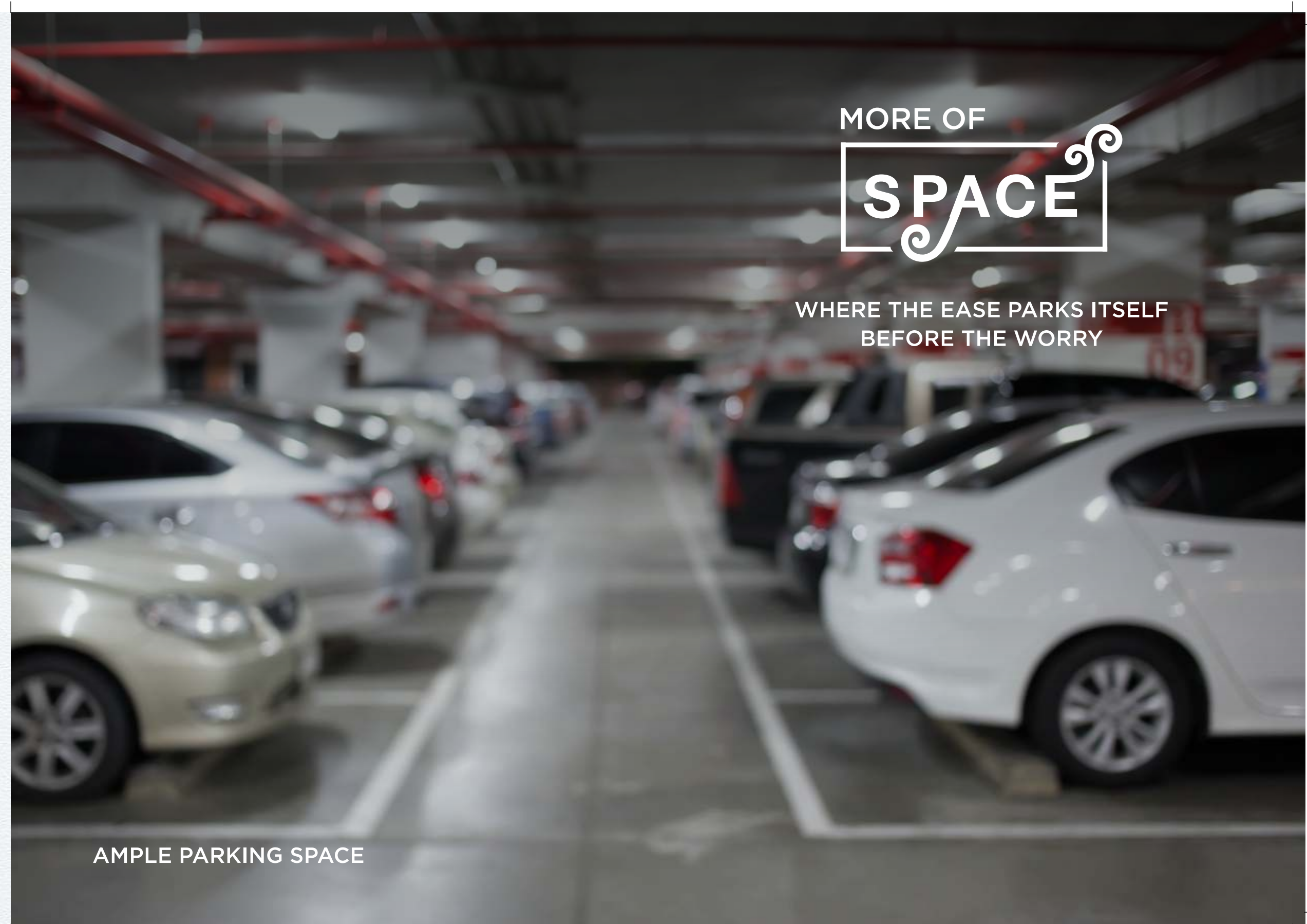
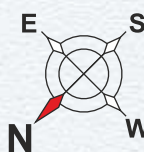




# FIRST FLOOR PLAN



Disclaimer: Plan as per RERA.



MORE OF

**SPACE**

WHERE THE EASE PARKS ITSELF  
BEFORE THE WORRY

AMPLE PARKING SPACE



# MORE OF LIFESTYLE

## 1 BHK - Unit Plan (2 Bathrooms)



Disclaimer: Plan as per RERA, Furniture layout for reference purpose only.

## 2 BHK - Unit Plan



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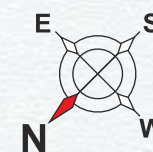


# TYPICAL ODD FLOOR PLAN

3rd, 5th, 7th, 9th, 11th & 13th Floor Plan



20 M WIDE ROAD



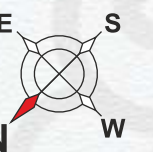
Disclaimer: Plan as per RERA, Furniture layout for reference purpose only.

# TYPICAL EVEN FLOOR PLAN

4th, 6th, 8th, 10th & 12th Floor Plan



20 M WIDE ROAD



Disclaimer: Plan as per RERA, Furniture layout for reference purpose only.



# 14TH FLOOR PLAN



Disclaimer: Plan as per RERA, Furniture layout for reference purpose only.

# 15TH FLOOR PLAN



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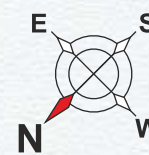


# 16TH & 18TH FLOOR PLAN

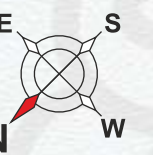
# 17TH FLOOR PLAN



Disclaimer: Plan as per RERA, Furniture layout for reference purpose only.



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Artist's Impression

# LUXURIES

WHERE THE SHADES OF LIFESTYLE  
TOGETHER BUILD A HOME

## AMENITIES

- Beautiful Landscaped Podium Garden
- Designer Entrance Lobby
- Swimming Pool & Deck
- Kid's Pool
- Well-equipped AC Gymnasium
- Jogging Track with Aromatic Plantation
- Children's play Area
- Indoor Games Arena
- Multi-purpose Games court on podium level
- Seating Areas & Gazebo
- Senior Citizen's Area
- Covered Courtyard
- Power Back-up for elevators & common area
- 2 Branded Hi-speed lifts in each wing
- Intercom service facility from Security cabin to each flat

## SPECIFICATIONS

- Earthquake Resistant RCC structure
- Vitrified flooring In Living Room, Bedroom and Kitchen
- Anodized Aluminium Sliding Windows
- Decorative Checkered Tiles In building compound
- Acrylic Paint on building exterior
- Internal walls finished with POP/Gypsum
- Plastic emulsion Paint on Internal walls
- Granite Kitchen Platform
- Branded S.S. Sink in kitchen
- Branded ceramics Tiles Dado above kitchen platform
- Branded Tiles & Dado in Bathroom
- Branded concealed Plumbing with branded Sanitary & C.P Fittings
- Main door having decorative shutters and all other doors would be flushed panel
- Branded concealed Copper Wiring with modular switches, TV and Telephone points
- Provision for Internet and Inverter
- All commercial units on ground floor would be bare shell





MORE OF  
**DRONAGIRI**

WHERE THE FUTURE IS  
 CLOSER THAN YOU HAD IMAGINED

In the growing Navi Mumbai suburbs, one region that is fast gaining traction towards becoming a future lifestyle & business hub is Dronagiri. A rapidly growing destination that rides on the wave of recent infrastructure developments, which connect to the landmark city areas like South Mumbai, Central Mumbai through corridors of fast & efficient road transport and highways. Come to Dronagiri and experience why it promises to be a perfect investment destination and an important node for lifestyle living in future.

- 22 kms. Proposed 6 lane MTHL (Mumbai Trans Harbour Sea Link) connecting to South Mumbai
- JNPT Port
- Uran Bus Depot 2 kms.
- Upcoming Suburban Railway Line by Central Railway and CIDCO
- Ferry boat to Bhaucha Dhakka (South Mumbai) in 35 mins from Mora
- Proposed Reliance SEZ in the proximity
- Palm Beach Road - 22 Kms.
- Panvel City - 27 Kms.



MORE OF  
**CONVENIENCE**

WHERE THE DISTANCES DISSOLVE IN RELIEF



**LOCATION ADVANTAGES**

- Walking Distance from Proposed Railway Station
- Well-connected via Roads, Railways and Public Transport
- Approx 5 kms from JNPT (Jawaharlal Nehru Port Trust)
- Close Proximity to MTHL & Upcoming International Airport
- Hospitals, Police Station, Holding Pond, Convenience and Retail Stores In close proximity

**LOCATION MAP**

