



**OSCAR**  
INFRASTRUCTURE PVT. LTD.



1 & 2 BHK CLASSY HOMES

Site: Plot no.-4/4A &5, Sector - 15, Talaja Phase 1, Talaja Panchanand, Talaja,  
Navi Mumbai, Maharashtra - 412 208.

Address: 711, Corporate Center, Nirmal Lifestyle, Lal Bahadur Shastri Rd, Mulund West,  
Mumbai, Maharashtra 400080

MAHARERA NO.: P52000027435

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TALOJA NOW XTRA



1 & 2 BHK X-FACTOR HOMES



An aerial night view of a city skyline, likely Dubai, featuring numerous illuminated skyscrapers and a dense urban area. The sky is dark with some light clouds, and the city lights create a vibrant glow against the night. The text "THE WORLD IS GETTING CLOSER & DISTANCES SHORTER..." is overlaid on the right side of the image.

THE WORLD IS GETTING CLOSER  
& DISTANCES SHORTER...



... CREATING NEW DESTINATION  
FOR THE EXISTING AND NEW GENERATION





# TALOJA

A NEW HOPE FOR ALL HOME BUYERS



REPRESENTATIONAL IMAGE



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## TALOJA AN EXTENSION OF KHARGHAR

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*Taloja is growing every day with its developing social amenities that draw more residents to the area. With its proximity to Kharghar, Taloja is expecting greater attention and opportunity in the real estate field. Thus, owning property in and around Taloja can be a good Call to Action*



REPRESENTATIONAL IMAGE





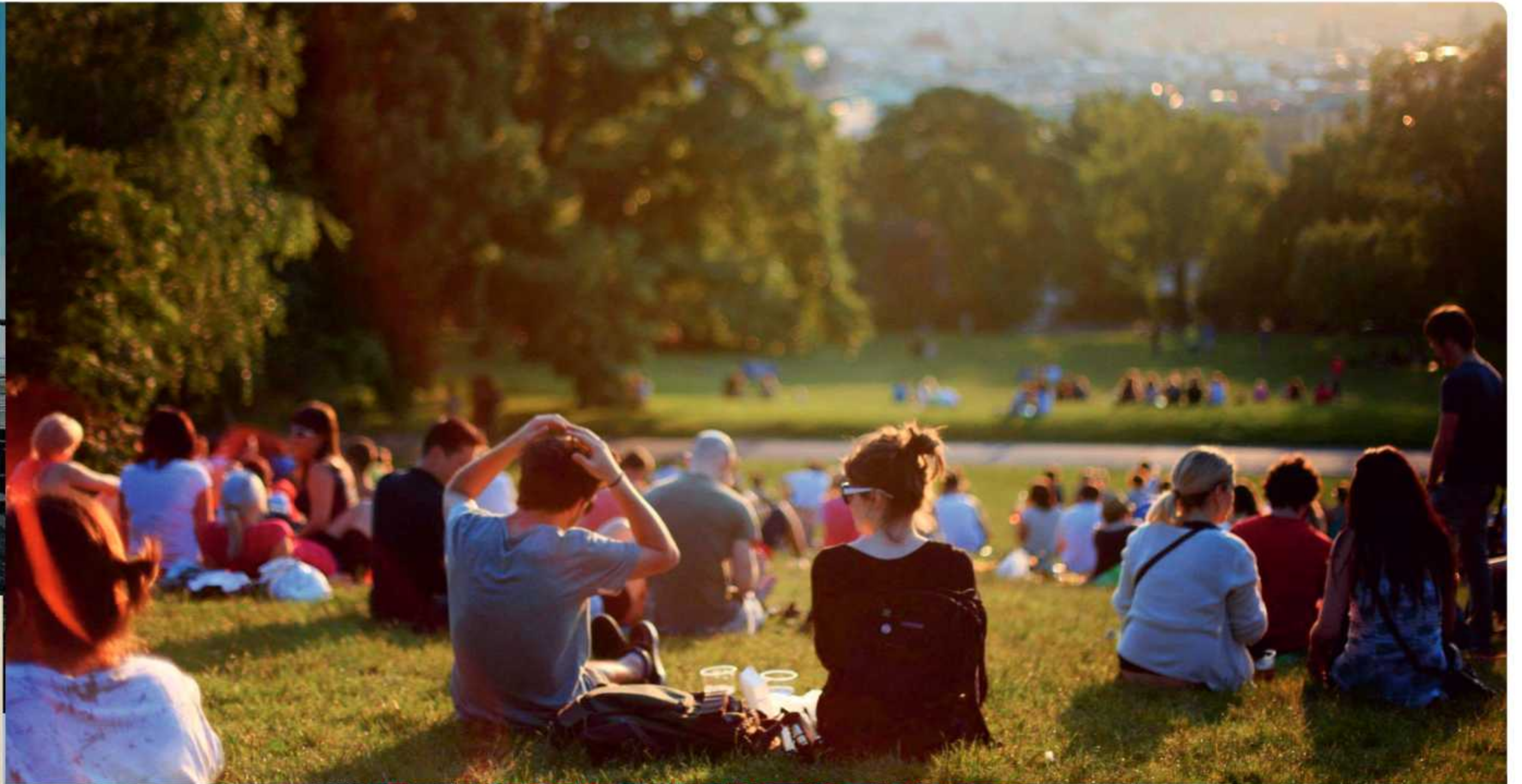
REPRESENTATIONAL IMAGES

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## THE EPICENTRE OF LIFE

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*Taloja once was a growing hub and it is now a self-sustaining node with robust social facilities such as schools, medical services, shopping, leisure, and recreation. Taloja is just 5 mins drive from Asia's largest central park and also at same distance from the golf course. Kharghar had some renowned international schools which are connected to Taloja by bus. The cultural heritage centre almost everything any develop destination needs.*





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## METRO THE NEW LIFELINE

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*The first phase of the metro project will commence from Belapur, covering areas in Kharghar, Taloja and Pendhar. The advantage of metro connectivity in Kharghar, an educational hub of Navi Mumbai, will relieve the students from the daily hassles of spending long hours on commutation. Also Belapur is the business hub of Navi Mumbai.*

*The Navi Mumbai Metro phase 2 on Line 1 will connect MIDC Taloja to Khandeshwar. This line will provide a major relief to the daily commuters. Furthermore, the railway station is also situated at a distance of 12-13 km from these localities, which will also benefit the people dependent on railways as the key medium of transport. There will be another extension of the metro route from Khandeshwar to the Panvel side of the airport.*



REPRESENTATIONAL IMAGE





REPRESENTATIONAL IMAGE

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## AIRPORT - A BOON FOR ALL NAVI MUMBAIKAR'S

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*Navi Mumbai International Airport will create an entire ecosystem of aerocity around the airport. Navi Mumbai aerotropolis will boost the economy and create lakhs of job opportunities in Navi Mumbai. The biggest beneficiary of the airport is Navi Mumbai's real estate.*



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## HIGHWAY - TAKING YOU WAY AHEAD

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*Taloja is located along National Highway 4 and has direct road access with the Sion-Panvel Highway, Panvel, and Dombivli-Kalyan, making commuting to Mumbai, Pune, and Thane very simple.*



REPRESENTATIONAL IMAGE



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## THE BUSINESS HUB

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*Just few minutes away from taloja CBD (Central Business District) Belapur is an important business district in Navi Mumbai. It has been developed in a planned manner as per the city planning of Greater Mumbai.*

*A corporate hub will be created spreading across 125 hectares across Kharghar. In addition to this, 200 hectares that are earmarked by CIDCO for creating a central park and a golf hub in BKC 2.*



REPRESENTATIONAL IMAGE





REPRESENTATIONAL IMAGE

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## NOT JUST AIR, ROAD & RAIL BUT SEA TOO.

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*The Sewri-Nhava Sheva sea link project, India's longest sea bridge, connecting Mumbai to Navi Mumbai will cut travel time by 40 minutes. Once the project is complete, commuters can travel from Mumbai to Navi Mumbai in just 20 minutes*





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## XTRA BENEFITS OF BEING AT TALOJA

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*You wish for a spacious home. But you don't want to be far from the city. You want to be ensconced in a private haven. But you don't want to miss out on the city buzz. You need to be closer to your work or business. And never be far away from your family. Oscar bridges the distance between wishes and wants and brings you closer to everything you wished for.*

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- Little world mall 10 mins
- Seawoods grand central mall 15 mins
- Inorbit mall 25 mins
- Ikea just 30 mins
- Close to Airoli katai tunnel
- Ryan International 15 mins
- Vibgyor high school 10 mins
- Apeejay school - 15 mins
- INIFTDAV international school - 15 mins
- Shri satya sai hospital 7 mins
- Tata hospital 12 mins
- Motherhood hospital 17 mins



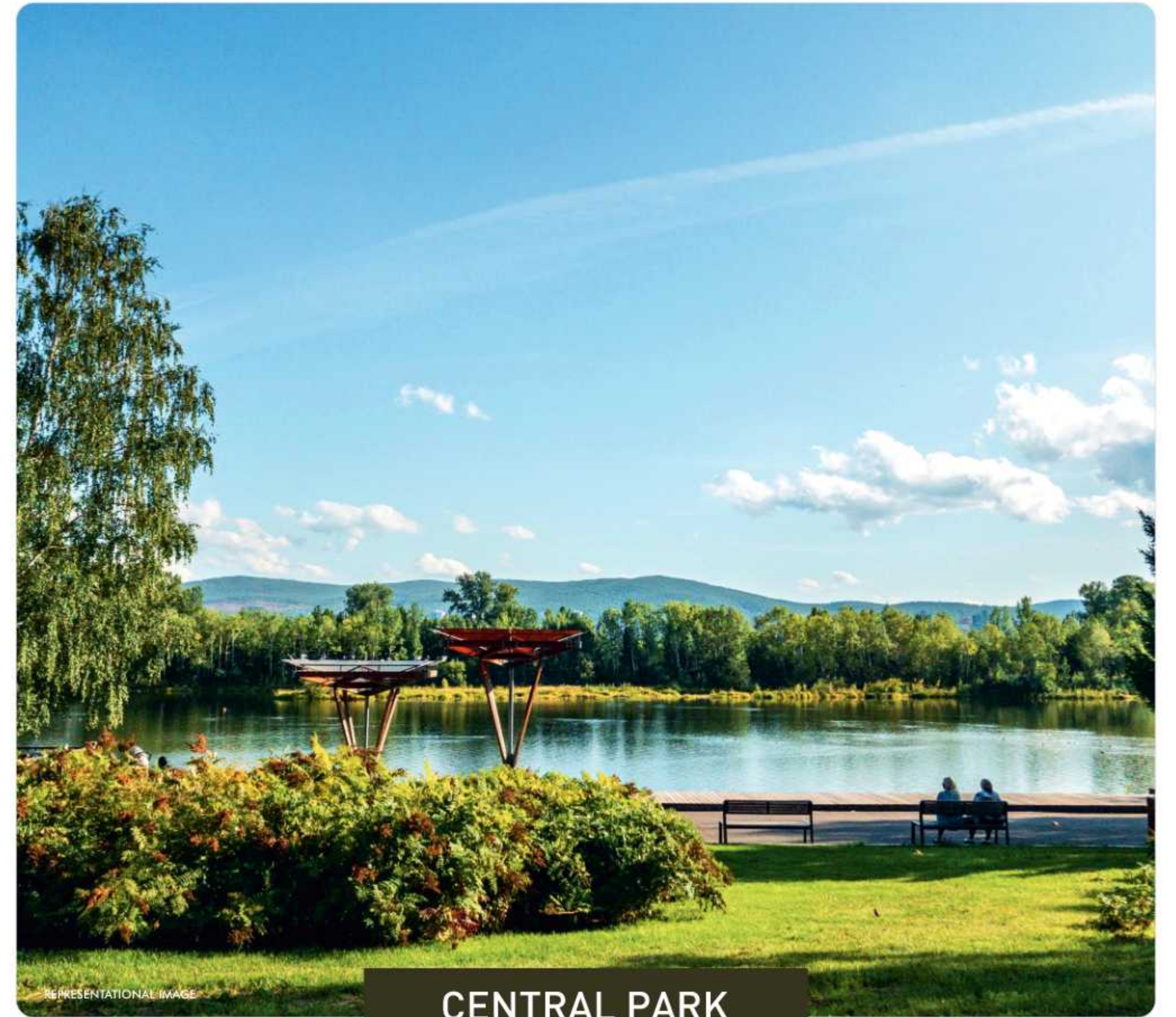




REPRESENTATIONAL IMAGE

## GOLF COURSE

Set amidst fabulous surroundings of multiple rain-fed waterfalls and a very effectively kept central park the Kharghar Valley Golf Course is a must-experience



REPRESENTATIONAL IMAGE

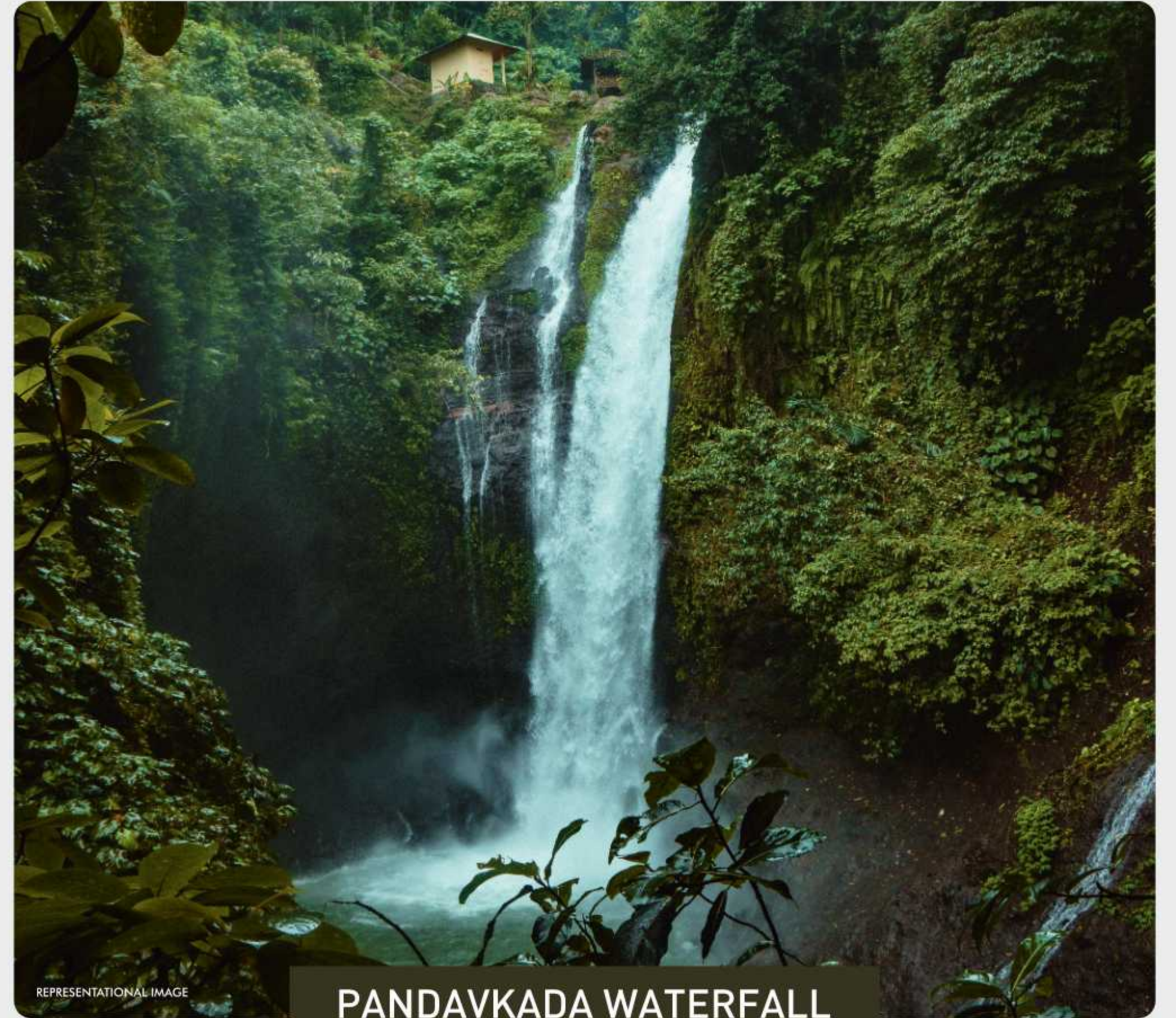
## CENTRAL PARK

The Central Park of Kharghar is one of the biggest park in Maharashtra, situated in Navi Mumbai spread across 290 acres





The DY Patil Stadium, also known as DY Patil Sports Stadium, is a multi-purpose stadium at D. Y. Patil campus at Nerul. It is primarily a cricket stadium however is used for many different events from cricket and football, to music concerts and special events.



Pandavkada is said to have derived its name from the Pandavas, who had once visited the place and took bath below the falls when they were exiled in the forests as per Hindu traditional legends

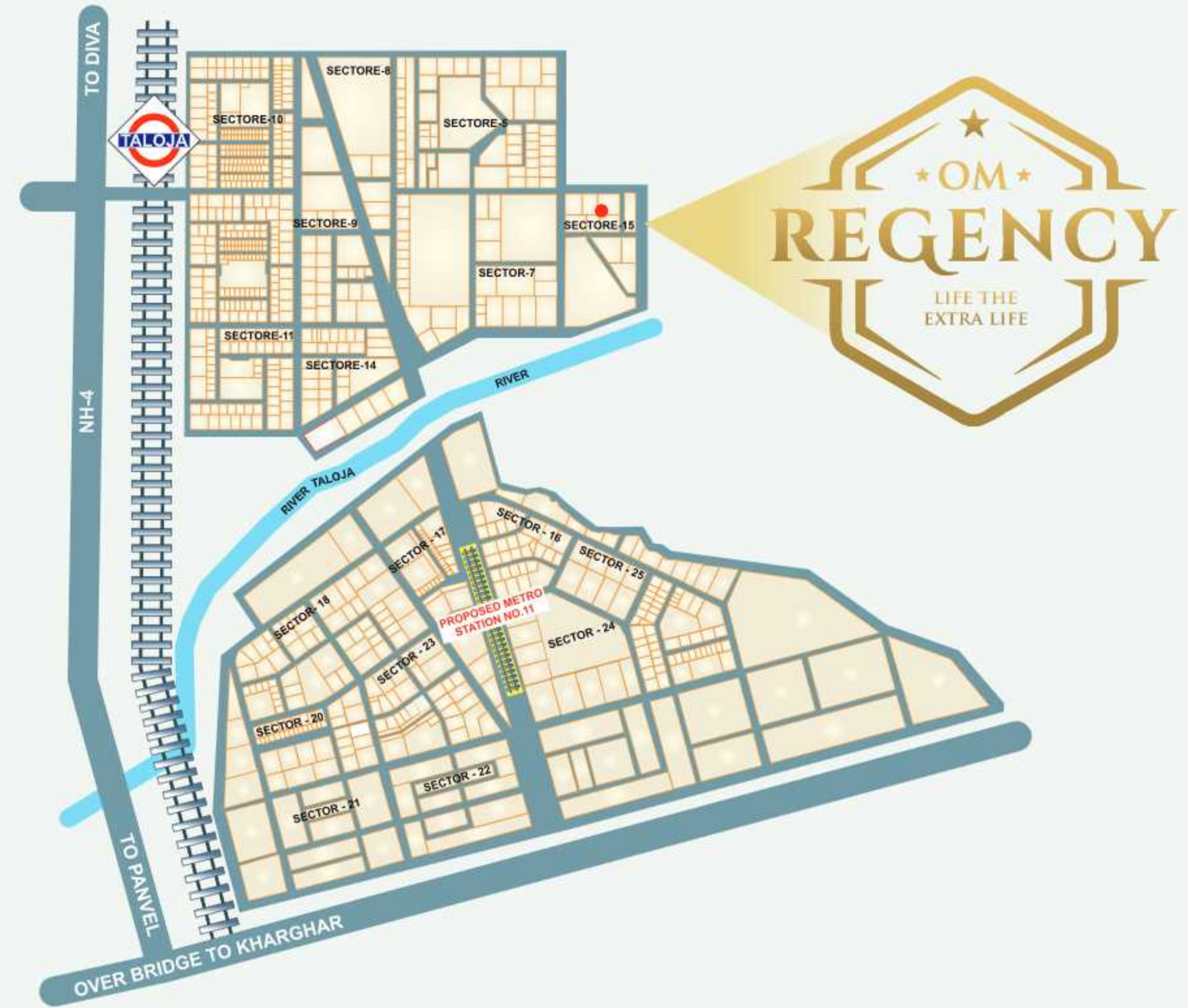


IN THE CENTRE OF  
NAVI MUMBAI. AT THE  
CENTRE OF LIFE.

This place has the best of city infrastructure in form of a Highway, flyover bridge, roads. Navi Mumbai is also the city's commercial, business, shopping and entertainment hub and all major life enabler facilities like bus & taxi stands, schools, hospitals, hotels, banks & malls are within a few kilometer radius.



REPRESENTATIONAL IMAGE



- 5 MIN FROM TALOJA RAILWAY STN.
- 5 MIN FROM TALOJA METRO STN
- 5 MIN FROM NH-04 OLD MUMBAI PUNE HIGHWAY
- 5 MIN FROM KHARGHAR NODE
- 10 MIN FROM CENTRAL PARK
- 10 MIN FROM ISKON TEMPLE
- 15 MIN FROM SION PANVEL EXPRESSWAY
- 10 MIN FROM GOLF COURSE
- 10 MIN FROM TATA CANCER HOSPITAL
- 15 MIN MUMBAI PUNE EXPRESSWAY
- 15 MIN FROM MGM HOSPITAL
- 10 MIN FROM BKC 2 (120 ACRE CORPORATE PARK)
- 15 MIN FROM INTERNATIONAL SCHOOL
- 15 MIN FROM SHOPPING MALLS, ENTERTAINMENT ZONE
- 20 MIN FROM KHARGHAR RLY. STN.
- 20 MIN FROM KHANDESHWAR RLY. STN.
- 20 MIN FROM NAVI MUMBAI INTERNATIONAL AIRPORT



PRESENTING



*Xtra*

LIFE HOMES  
AT TALOJA



1 & 2 BHK HOMES

REPRESENTATIONAL IMAGE

ARTISTIC IMPRESSION



# Xtra ORDINARY

Imagine an address that's close to your every need and want.  
Which gives you the power to not just make it on time to office, but also reach on time to tuck in your little one to bed.  
Where the leisures and comforts of life are at your disposal turning 'the rarely' into 'more often', like spending quality time with your beloved.  
Where the daily necessities of life and entertainments options are just around the corner changing the 'sometimes' into 'many times', like family outings.  
Where the best educational institutes and world-class facilities surround you changing the 'might be' into 'surely', like a bright future for your child.  
Where the temple and the park lay in your backyard fixing the 'never' into 'always', like a peace of mind for your parents.  
At Oscar Group, we have been paying attention to all this and now, we have built an address that brings the world closer to you.



ARTISTIC IMPRESSION





# tra HAPPINESS

Living at OM REGENCY is distinct, here residents can enjoy a host of lifestyle amenities that are exclusive. Just like their homes. And an environment that's conducive to healthy growth - both physical and mental - especially of the present generation



REPRESENTATIONAL IMAGE



YOGA AND  
MEDITATION AREA



JOGGING TRACK



WALKING TRACK



SENIOR CITIZEN AREA



WORK FROM HOME  
ENABLED



LANDSCAPED GARDEN



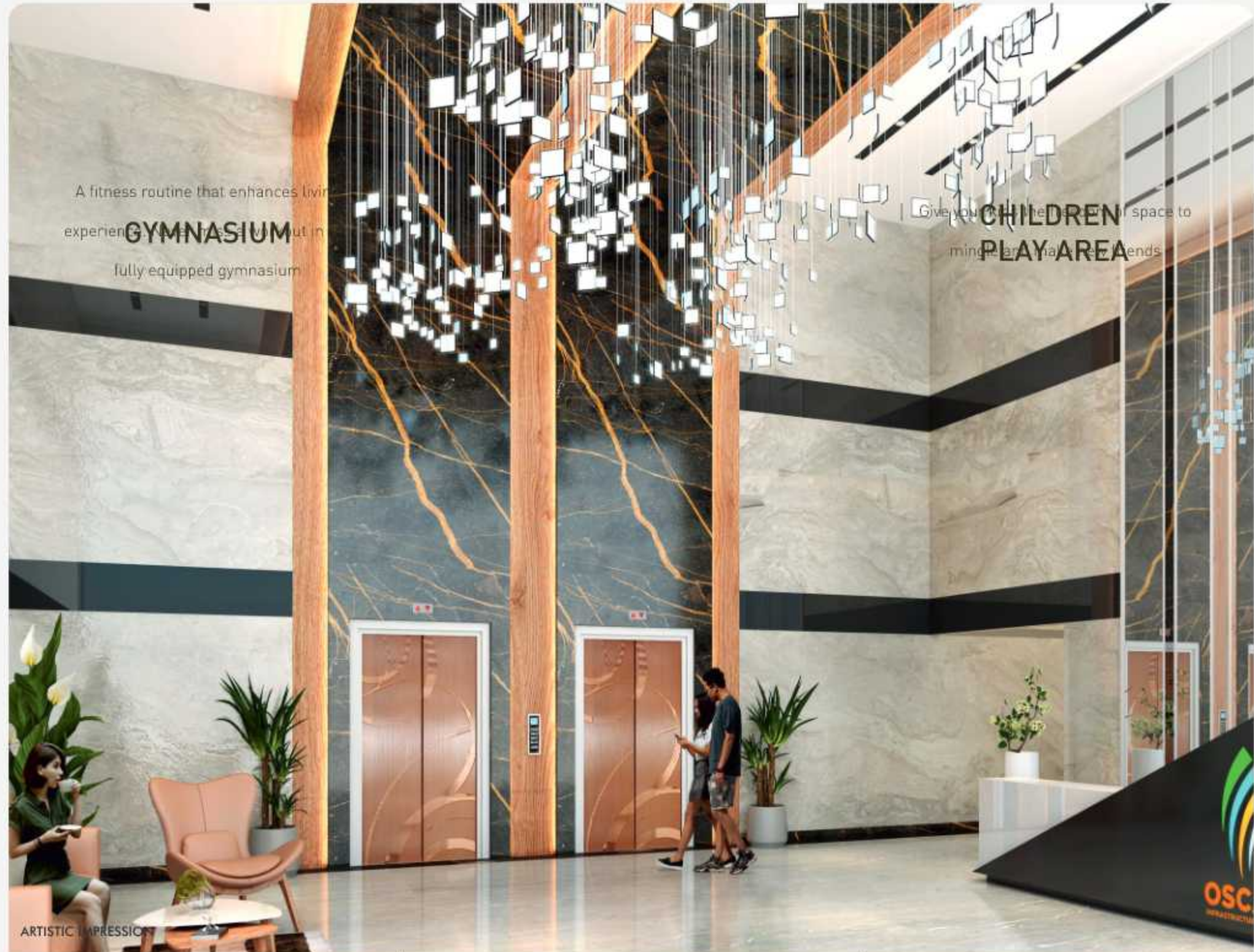
POWER BACKUP



EV CHARGING POINT

AND MORE . . . . .





## GRAND ENTRANCE LOBBY

Double height, well decorated lobby with marble flooring and imported chandeliers exude class and character, feel like royalty



## MULTIPURPOSE BANQUET HALL

Your parties and get together are now sorted, well within the confined space of your own building complex.





## GYMNASIUM

A fitness routine that enhances living experience. Never miss a workout in the fully equipped gymnasium



## CHILDREN PLAY AREA

Give your kids the freedom of space to mingle and make new friends





## BASKETBALL COURT

Specially made basketball court for you to come home and practice your slam dunks.



## CRICKET PITCH

Unleash your inner fast bowler or practice those cover drives, for passion of cricket lovers.





ARTISTIC IMPRESSION

## MINI THEATER

Catch a movie or experience the thrill of a stadium with your loved ones at your very own entertainment avenue

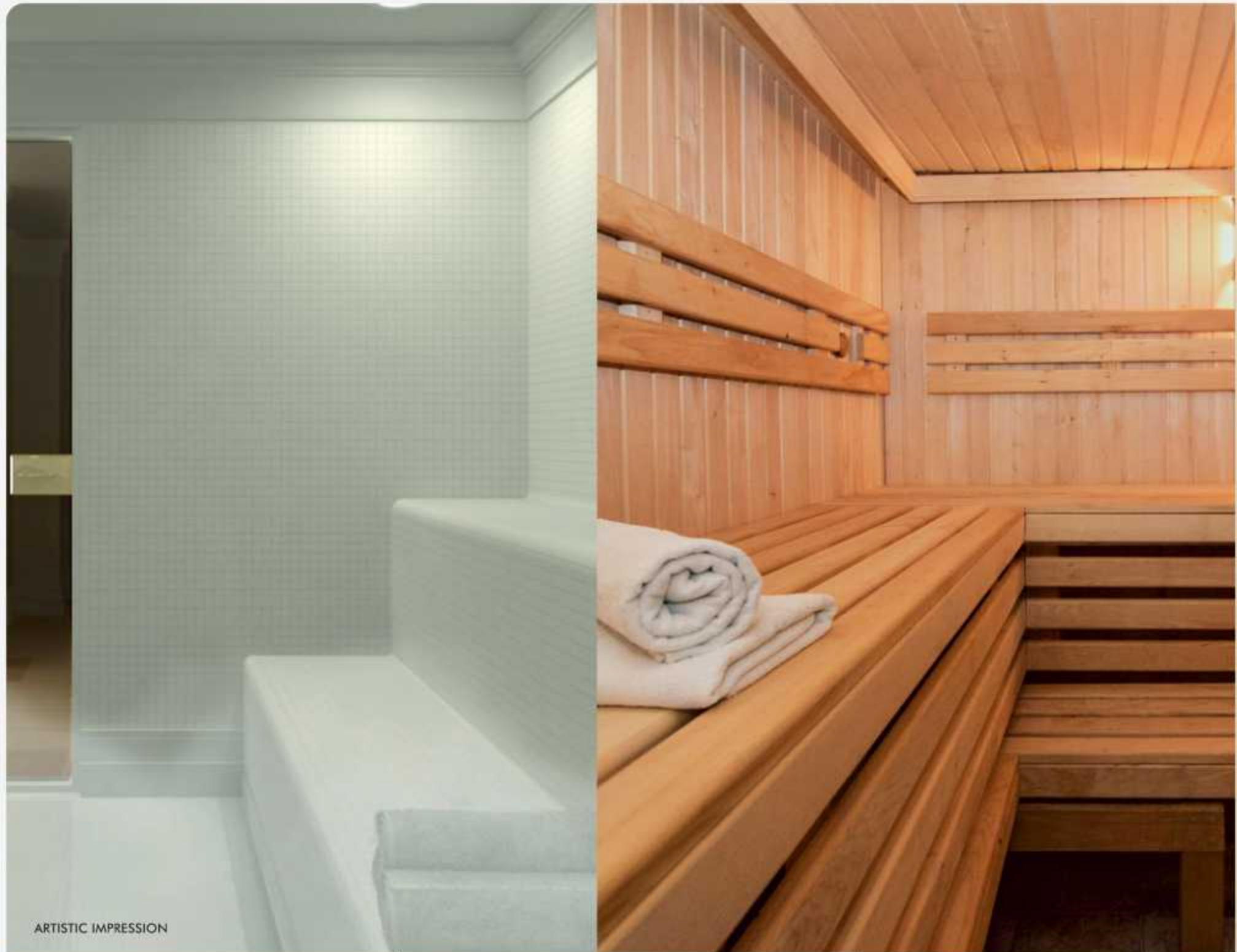


ARTISTIC IMPRESSION

## INDOOR GAMES

Fully equipped indoor games room, a right place to mingle with your friends and bond for life.





## STEAM AND SAUNA ROOM

Unwind, refresh make your self free as you dive into blue heaven.



## SPA ROOM

Find the inner Bliss and connect to your inner soul.





*Stay relaxed always - at home or out of it. With judiciously created living space, bedroom and kitchen. All of which are a result of optimum space utilisation and each ensures sufficient flow of air and light. Crafted to perfection by experts who feel your aspirations.*



REPRESENTATIONAL IMAGE





REPRESENTATIONAL IMAGE

## LIVING ROOM

Living spaces so grand that even the word 'grand' is an understatement.



REPRESENTATIONAL IMAGE

## BEDROOM

Cozy living spaces designed to revel in the much-needed privacy.





REPRESENTATIONAL IMAGE

## WASHROOM

Indulgence. Not a luxury but a way of life.



REPRESENTATIONAL IMAGE

## KITCHEN

Make cooking a celebration. Add some aesthetics to your recipes.





ARTISTIC IMPRESSION

## IT'S THE LITTLE THINGS THAT SETS US APART BUILDING SPECIFICATIONS

### RCC:

Super Structure and Earthquake Resistant Construction Internal Height of 10Ft in Flats

### FLOORING:

Hall: Vitrified floor tiles 32" X 32"  
Kitchen : Full heights Tiles  
Bathroom : Full wall tiles up to ceiling level

### PLUMBING:

Concealed Plumbing with High Quality  
Jaguar/ Kohler/ Hindware Fittings

### DOORS AND WINDOWS:

Wooden Doors & Aluminium Sliding Windows  
Mosquito Net

### SAFETY/SECURITY SYSTEMS:

CCTV in common areas Intercom Fire Safety  
& Refugee Areas

### WALLS:

POP walls with Paint Finish

### KITCHEN:

Granite Platform with Stainless Steel Sink

### ELECTRIFICATION:

Polycab/ KEI Concealed Wiring ROMA/Anchor  
Modular Switches

### TOWER AMENITIES:

Podium & Surface Covered Parking with  
Electric Car & 2 Wheel Charging Facilities  
Generator Power Back up for Common Areas  
Rain Water Harvesting Grand Entrance Lobby  
with High speed Lift



A LANDMARK ADDRESS  
AT A LANDMARK DESTINATION







## A DEDICATED SPACE FOR RECREATION



MINI THEATRE



MULTIPURPOSE HALL



BASKETBALL COURT



EV CHARGING POINT



INDOOR GAMES



CRICKET PITCH



SENIOR CITIZEN ZONE



JOGGING TRACK



STEAM AND SAUNA ROOM



SWIMMING POOL



LANDSCAPED GARDEN



FITNESS ROOM



YOGA ROOM



KIDS PLAY AREA



WORK FROM HOME ENABLED



POWER BACKUP



WALKING TRACK



SPA ROOM



## 1 BHK SMART



## 2 BHK SMART









## 2 BHK STYLE



## 3D VIEWS

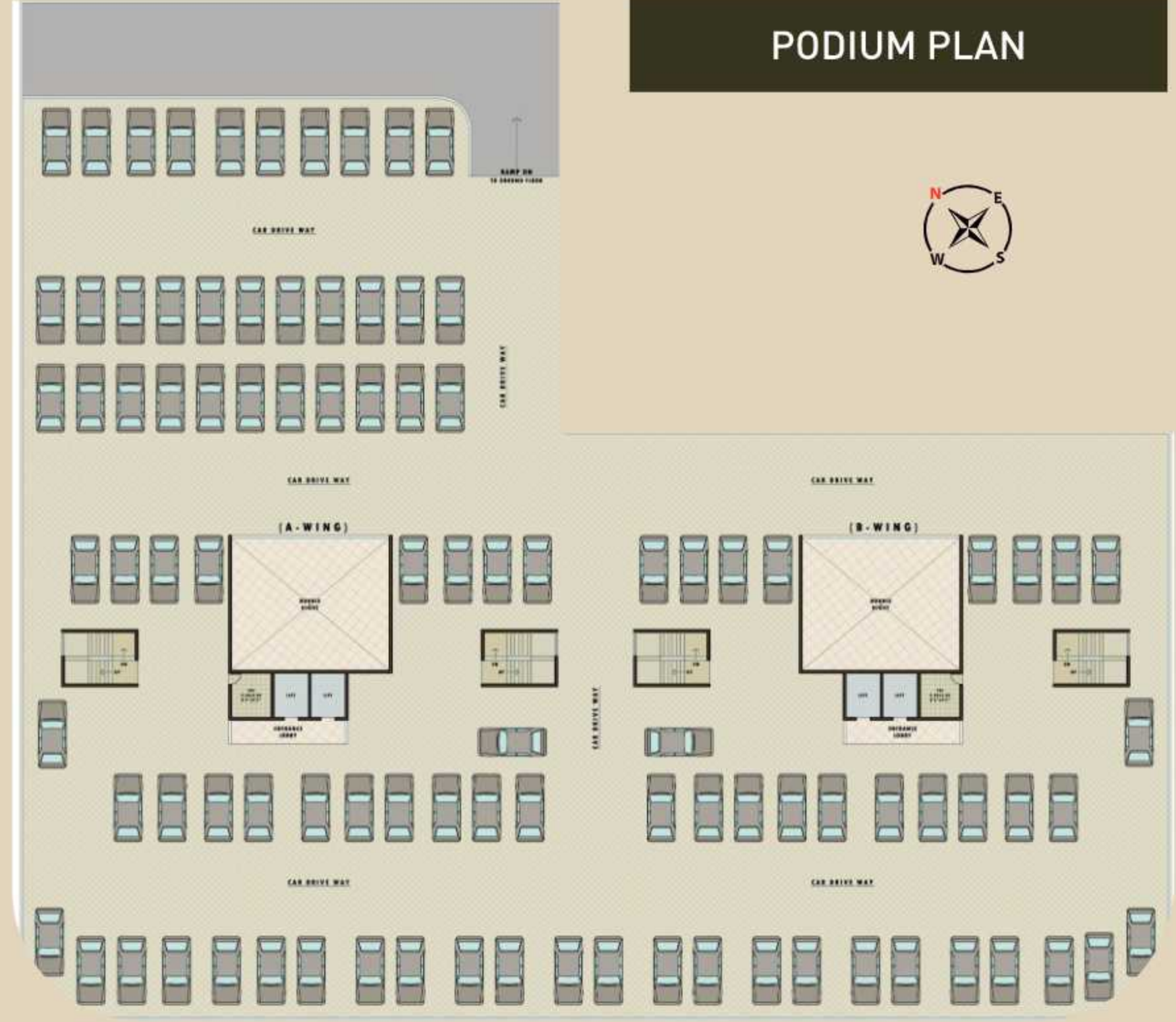




# GROUND FLOOR PLAN



# PODIUM PLAN





# TYPICAL FLOOR PLAN







OSCAR INFRASTRUCTURE is an established developer owing to its quality construction, timely delivery, and enduring trust built on sustained performance. It has carved a reputed niche for itself with eminent development projects in Navi Mumbai & redevelopment projects in Central Mumbai, with an ever-expanding, meticulously executed repertoire of current and upcoming projects.

## OUR LANDMARK PROJECTS



New Happy Life, Mulund (W)



OM Residency, Mulund (W)



Sai Madhuvan, Mulund (W)



Neelkanth Darshan, Ghatkopar (E)



Om Maitri, Dombivali (E)