



Site : OM SAHYADRI HEIGHTS
Building No. 35, Gurudatta Mandir Road, Pant Nagar,
Ghatkopar East, Mumbai - 400 075.

Office :
211, 2nd Floor, Sanghavi Square, M. G. Road,
Ghatkopar (W), Mumbai - 400 086.

Head Office :
OM NAMAH SHIVAY VALRAM
BUILDERS AND DEVELOPERS
Head Office : 33, 3rd Floor, Der Deutsche Parkz, Subhash Nagar Road,
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Design Architect : J. L. RATHOD | In-House Architect : D.D. DEZINES

MAHARERA Registration No. **P51800025587**
Project Approved By **LEADING BANK'S & NBFC'S**



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Note: The information in this brochure is indicative of the kind of development that is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute part of any offer or contract. It is subject to the approval from the respective authorities. In the interest of the continuing improvement of the project and or any changes as suggested by the authorities or the Developers reserve the right to alter the Layout, Plans, Specifications, Amenities or features of the building's without any prior notice or obligation to any buyer's in the project. The photographs and the artists impressions in the brochure are for reference only. All the amenities provided subject to approval of MHADA-MCGM.





 **OM SAHYADRI HEIGHTS**
GHATKOPAR - EAST

A 24-KARAT LIFE FOR
PRICELESS PEOPLE





OM SAHYADRI HEIGHTS
BUILDING NO 11



OM SAHYADRI HEIGHTS
GHATKOPAR - EAST

You have reached a place in life that you are incredibly proud of. Now it's your time to take your rightful place at **OM Sahyadri Heights**. Welcome to a world of spellbinding luxury in Ghatkopar, at the heart of Mumbai. Experience **OM Sahyadri Heights**, a majestic G+16 floor enclave comprising 112 luxurious homes ranging from 422 to 648 sq.ft. RERA Carpet.

Every **OM Sahyadri Heights** home is crafted like a treasure that exudes pure luxury. Your spacious abode welcomes an abundance of natural light and ventilation. Every inch is designed and utilized intelligently. Only the finest fixtures and finishes adorn your home. Step into **OM Sahyadri Heights** and revel in a lifestyle that is as rare as you.

EXIT

OM SAHYADRI HEIGHTS
BUILDING NO 11



AN EXPERIENCE THAT'S WORTH
ITS WEIGHT IN GOLD





Make every priceless moment of life an indulgence. Dance from dusk to dawn. When you're on the Terrace of **OM Sahyadri Heights**, enjoy spellbinding 360 degree views of Mumbai, or play with your kids at children play area, on top of the world! Refresh your body and mind with a workout at the state-of-the-art gym. Blissfully unwind at the Yoga Room. Catch up with your family for an energizing games. Live like the King of the world.

SPECTACULAR AMENITIES & FACILITIES



Gymnasium on Terrace with spectacular City View

Yoga / Prayer Hall / Multipurpose Hall

Jogging Track

Children Play Area

Indoor Games Facilities

(Snooker, Table Tennis, Chess, Carrom)

Landscaped Gardens

Fire-Fighting System

Power Backup for common areas

Rainwater Harvesting System



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NEXT-GEN UTILITIES TO MAKE YOURS A SMART HOME.

CCTV, Wi-Fi Connection, Video-Door Phone, and more. An enviable list of utilities that will enable you to live the millennial life. With smart conveniences like these at your fingertips you'll be excused for thinking you've stepped into a sci-fi fantasy. One where you are empowered to live a high quality life with every possible convenience.





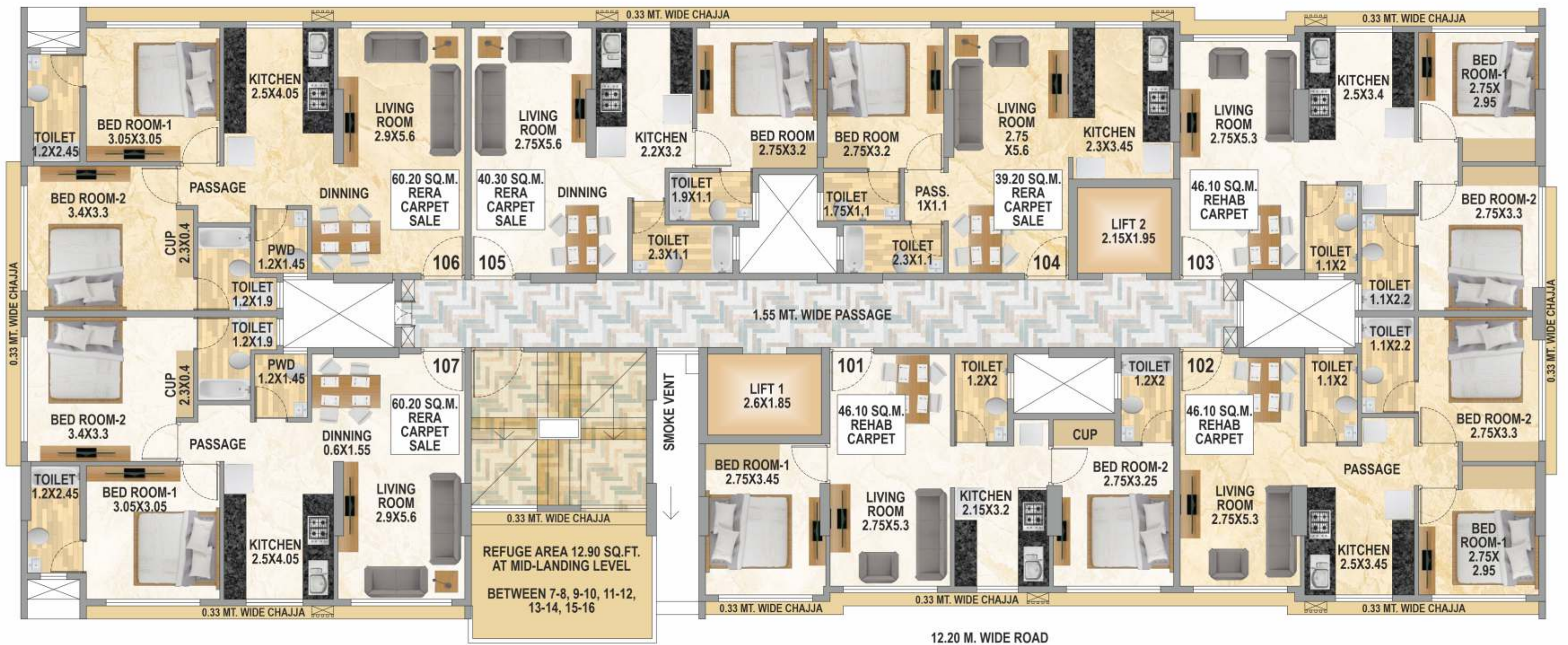
SPARKLING SPECIFICATIONS

<p>STRUCTURE : Earthquake resistant : G + 16 storeyed RCC framed structure with concrete block masonry walls which leads to strength & durability : RCC Structure designed by a reputed RCC Consultant</p>	<p>Windows / Ventilators : Heavy Duty powder coated aluminium gazed sliding window made from specially designed and manufactured sections</p>
<p>FOYER / LIVING / DINING : Superior quality Ceramic / Vitrified tiles (32"x32") for flooring & skirting : Premium quality paint for walls & ceiling</p>	<p>COMMON AREA : Exclusively designed Entrance Lobby : Granite / Vitrified tiles for Flooring : Supreme quality Ceramic tile / Granite wall cladding</p>
<p>BED ROOMS : Superior quality Ceramic / Vitrified tiles (32"x32") for flooring & skirting : Premium quality emulsion paint for walls & ceiling</p>	<p>EXTERNAL WALL : Premium quality textured weather-proof paint</p>
<p>KITCHEN : Superior quality Ceramic / Vitrified tiles (32"x32") for flooring & skirting : Premium quality Vitrified / Ceramic tiles for the walls. : Kitchen counter - Premium Granite : S.S. Sink : Provision for Exhaust Fan</p>	<p>STAIRCASE : Designed M.S. hand rail : Premium emulsion paint for wall & ceiling</p>
<p>TOILETS : Anti-Skid tiles for the flooring : Superior quality Vitrified / Ceramic tiles for the walls : Provision for Boiling Water & Exhaust Fan</p>	<p>LIFTS / ELEVATORS : Total 2 numbers of reputed make lifts</p>
<p>JOINERY Main / Bed Room Toilet Doors : Frame - Timber : Architrave - Timber : Shutters - With both side laminate</p>	<p>LANDSCAPE : Beautifully designed Green-scape and Hard-scape by Landscape Architect</p>
	<p>ELECTRIC & PLUMBING : Designed by professional team of MEP Consultants in order to maximize efficiency and ensure the full potential is achieved</p>
	<p>FIRE SAFETY : Sprinkler system at Common Areas and in Apartments : Portable Fire Extinguishers. : Designed and executed by reputed consultant</p>



FLOOR PLAN

TYPICAL FLOOR PLAN
1ST TO 16TH FLOOR PLAN



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1 BHK
 Flat No. 104
 422 Sq. Ft.
 RERA Carpet



1 BHK
 Flat No. 105
 434 Sq. Ft.
 RERA Carpet



2 BHK
 Flat No. 101, 102, 103
 519 Sq. Ft.
 RERA Carpet



2 BHK
 Flat No. 106, 107
 648 Sq. Ft.
 RERA Carpet



LOCATION

- PUBLIC TRANSPORT**
- Ghatkopar Metro Station (7 mins. walk)
 - Ghatkopar Railway Station (7 mins. walk)
 - Ghatkopar Main Bus Depot (10 mins. walk)
 - Lokmanya Tilak Terminus (6.3 kms.)
 - (Prop.) Pant Nagar Metro Station (1 km.)

- HIGHWAY**
- Santacruz-Chembur Link Road (4 kms.)
 - Eastern Express Highway (1.6 kms.)
 - LBS Road (1.5 kms.)
 - Eastern Freeway (4.8 kms.)
 - Sion-Panvel Highway (6.3 kms.)

- AIRPOT**
- Terminal 2 (7.3 kms.)
 - Terminal 1 (10.2 kms.)

- HOSPITALS**
- Parakh Hospital (10 mins. walk)
 - Aashirwad Hospital (1.8 kms.)
 - Rajawadi Hospital (2.2 kms.)

- SCHOOL / COLLEGE**
- Somaiya School & College (2.7 kms.)
 - Garodia Internation School (2 kms.)
 - Universal School (1.8 kms.)
 - RBK International School (4 kms.)

- GARDENS**
- Achrya Atre Maidan (7 mins. walk)
 - Arun Vaidya Maidan (4 mins. walk)
 - Lions Garden (1.6 kms.)
 - 90 Feet Garden (1.5 kms.)

- TEMPLE**
- Siddhivinayak Temple (7 mins. walk)
 - Kukreja Jain Derasar (1.5 kms.)
 - Parasdham (1.4 kms.)
 - Ambe Mata Temple (6 mins. walk)
 - Swaminarayan Temple (1.4 kms.)

- MALLS**
- R Odeon Mall (1 km.)
 - R City Mall (2.6 kms.)
 - Phoenix Mall (4.1 kms.)

- MULTIPLEX**
- PVR Cinemas (1 km.)
 - Inox (7 mins. walk)

JOIN THE ELITE CLUB WITH
ALL THE RIGHT CONNECTIONS.