

**INDRANEEL**  
THE HEIGHT OF LUXURY



**We shape our homes,  
and then,  
Our Homes shape us.**



## Mr. Mithalal Jain

Mr. Mithalal Jain came to Bhayandar in the year 1963 with a vision to be successful. He entered the construction field in the year 1967, he later joined politics in the year 1972 and flourished as a great leader. Mr. Mithalal Jain had also donated 20% of his income during this period to the citizens of Bhayandar. He had spearheaded the campaign of bringing water to Bhayandar when water was being rejected to the people of Bhayandar. At that time the population of Bhayandar was only 3000. In 1970 Bhayandar finally received water after a revolution in which Mr. Mithalal Jain was arrested for protesting. With his tireless work and focused vision for the citizens of Bhayandar, he became Sarpanch of Bhayandar in 1972, in 1982 he became President of District Council, and in 1998 he became Member of Parliament. During his journey, he discovered that Mira Bhayandar needed to be reshaped with good quality buildings and here is when his journey as a builder started.

## Mr. Bharat Jain

Mr Bharat Jain, son of Mr. Mithalal Jain, is the other partner of Sonam Builders. Mr. Bharat Jain's focus is always on how he can deliver better quality buildings, and how customers can have a better life staying in them. He was the first to bring aluminum shuttering buildings in Bhayandar, and is always the first to bring any new technology which can help with precision, strength and durability of his buildings. The bulk of his time goes into fine tuning his upcoming building designs; and this planning phase sometimes stretches for months until it is perfect. His vision and mission is as precisely, and as simply put in his company's tag line: "Promise of a Good Life".



## PENSIVELY DESIGNED

---

Design is probably the most important, and one of the most time consuming aspects when it comes to Sonam's buildings. Each stroke of design from the exterior elevation, to the inside of your flat is thought of again and again, and the result is, well, 30 years of beautiful homes!

## OUR ALLIANCE

---

**Design Architects**  
Ar. Vivek Bhole

**Liaison Architect**  
D. N. Patel

**RCC Consultant**  
Whitby Woods

**MEP Consultant**  
Rupesh Gujarati

**Lift Consultant**  
Solicitors





## INTRODUCTION

---

Some buildings exude confidence.



Artistic Impression



## LOCATION

Close to the best of everything !

### Key Landmark

- Miraroad Station - 3.0 KM
- National Highway - 4.0 KM
- W.E. Highway - 5.0 KM
- Proposed Metro Station - 1.0 KM

### Shopping

- Central - 4.5 KM
- Brand Factory - 2.5 KM
- Maxus Mall - 4.5 KM

### Hotels

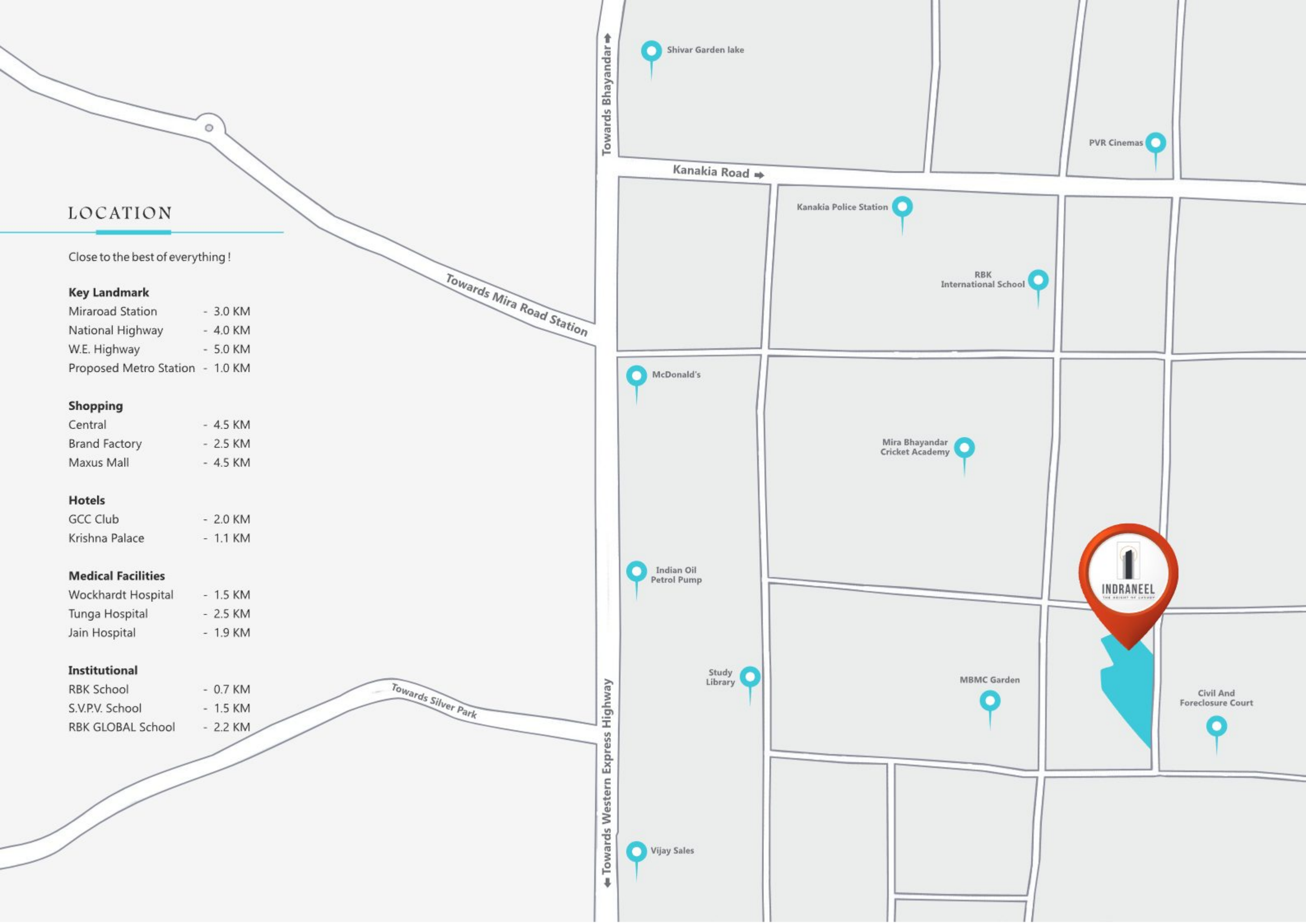
- GCC Club - 2.0 KM
- Krishna Palace - 1.1 KM

### Medical Facilities

- Wockhardt Hospital - 1.5 KM
- Tunga Hospital - 2.5 KM
- Jain Hospital - 1.9 KM

### Institutional

- RBK School - 0.7 KM
- S.V.P.V. School - 1.5 KM
- RBK GLOBAL School - 2.2 KM





18.00M WIDE ROAD



### AMENITIES FLOOR PLAN

Weekends were never this fun!





## JOGGING TRACK

Jog, and sweat out all your stresses. The Jogging track, along with most amenities, are located on the amenity floor.

## SENIOR CITIZEN LAWN

Sit, relax, and unwind. You have achieved it all !







## POOL AREA

The scintillating swimming pool energizes you. Begin your day with a morning swim that brings a smile to your face.

## TURF CRICKET / FOOTBALL

Unleash your potential. Celebrate your skills on the ground without getting out of form.







## KIDS PLAY AREA

Childhood is priceless, and the Kids Play Area is made for children to delve in each of their childhood fantasies.

## INDOOR GAME

Take some time off to yourself, by playing a game of pool, or have a loud and gala time with your friends at the foosball table. Whatever the activity, the indoor game zone is there to fulfil you!







## GYMNASIUM

Pump some iron, let those muscles get sore.  
No Pain. No Gain.

## ROOFTOP BANQUET

Events have never been so grand as they are at your Rooftop banquet situated a 108 meters above ground level.







INDRANEEL







## DRONE VIEW

---

Actual photo from the terrace level of  
INDRANEEL shot on 10th December,  
2021.





**LUXURY**  
IS IN EACH DETAIL  
- Hubert de Givenchy





## YOUR HOME

*This is muy importante.*

This is where your children, your grandchildren, and most importantly, you will grow. Every inch is thought of, and every space has utility. After all, shouldn't a home be just that?





TYPICAL FLOOR PLAN

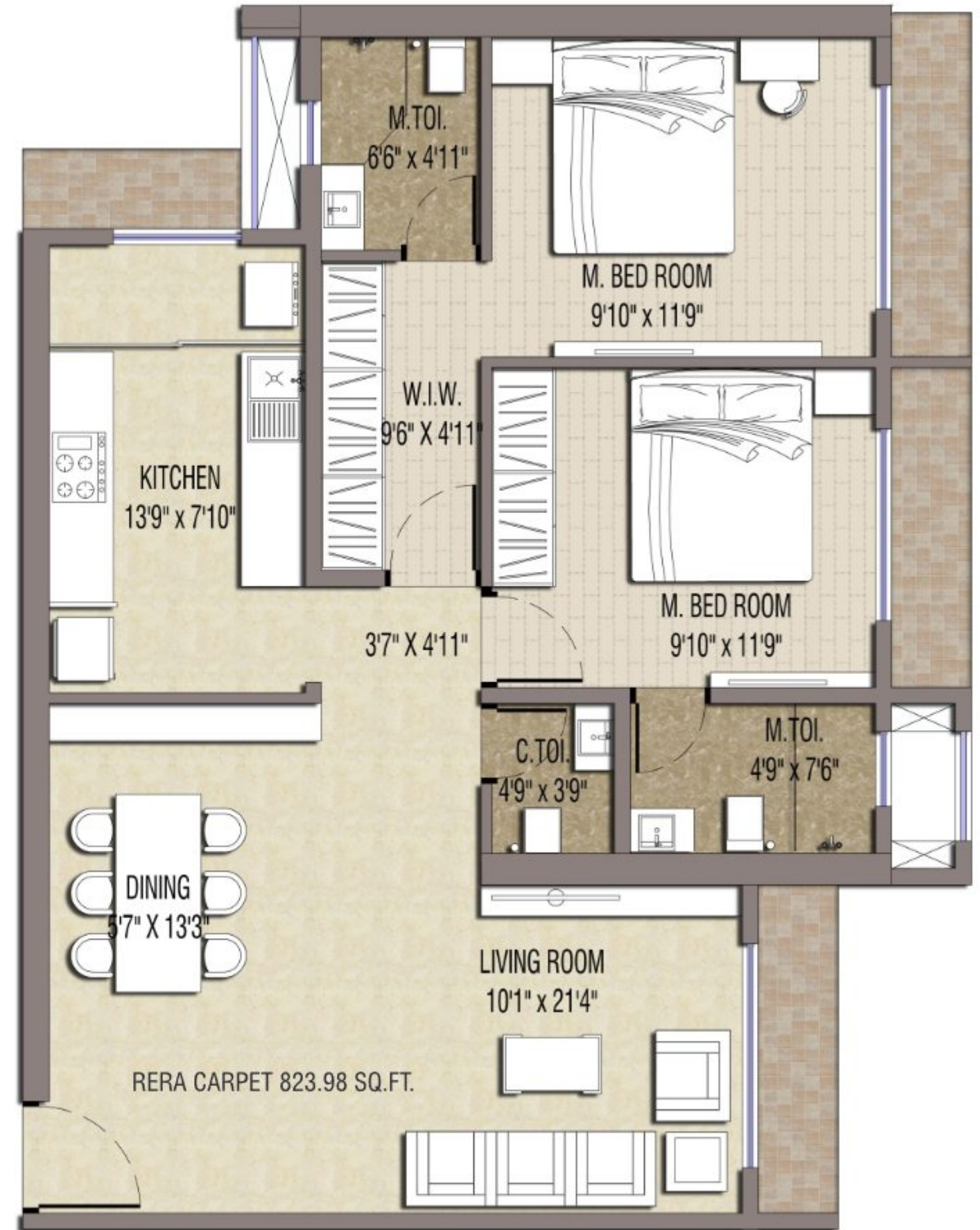
001	-	823.98	Sq.Ft.
002	-	823.98	Sq.Ft.
003	-	1519.11	Sq.Ft.
004	-	823.98	Sq.Ft.
005	-	823.98	Sq.Ft.
006	-	1519.11	Sq.Ft.





## 2 BHK PLAN

LIVING ROOM & HALL	-	292.44 Sq.Ft.
KITCHEN	-	109.95 Sq.Ft.
M. BEDROOM 1	-	165.49 Sq.Ft.
M. BEDROOM 2	-	117.22 Sq.Ft.



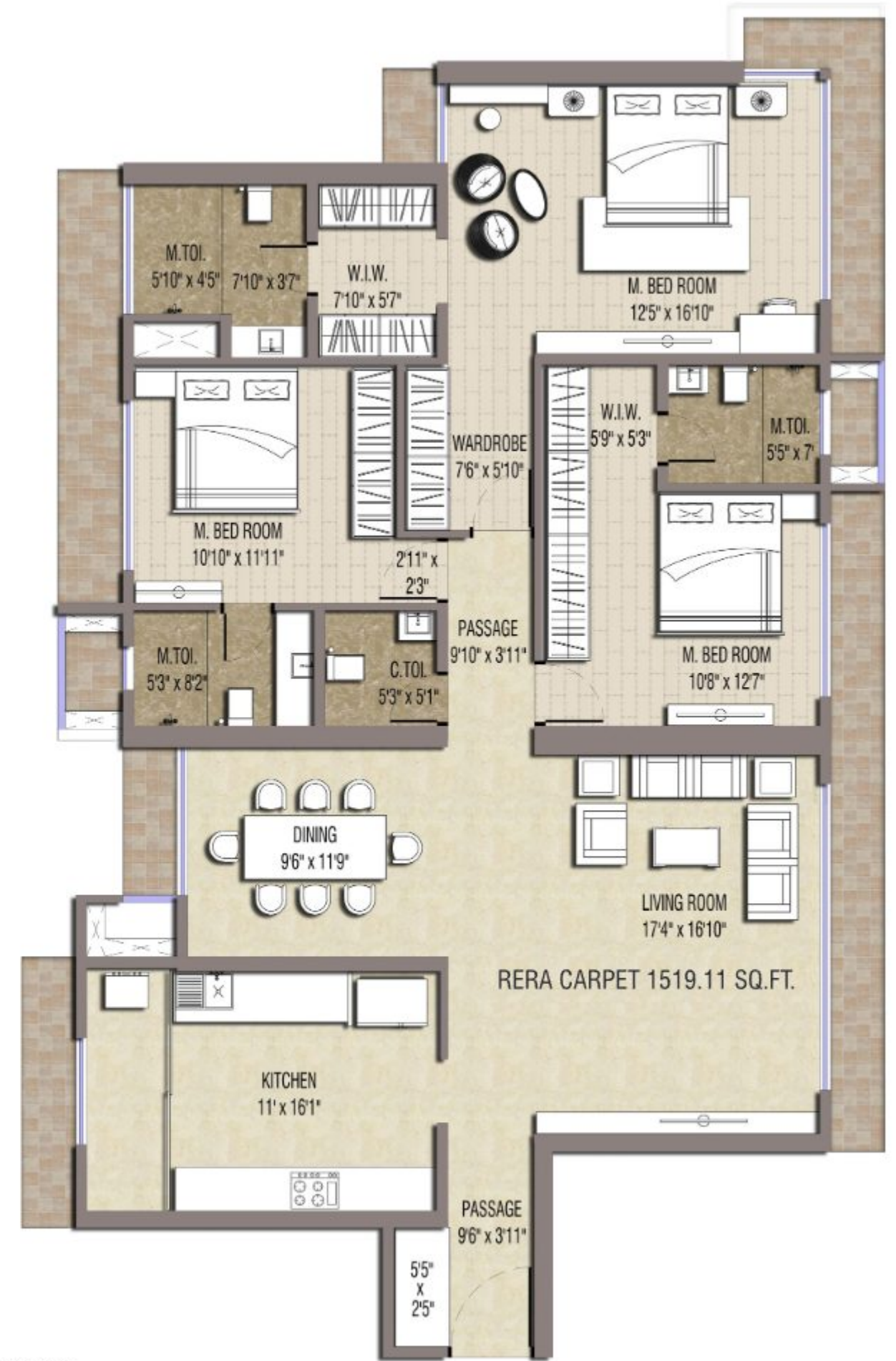
**Disclaimer:**

1. Room Dimensions & Usable Area Indicated Are Measured Considering Unfinished Wall Surfaces
2. Minor Variations (+/-3%) In Actual Carpet Areas May Occur As A Result Of Finishing Tolerances & Column Projections
3. The Furniture Fixtures & Equipment (ff & E) Indicated Above Depicts Proposed Interior Arrangement As Envisaged By The Architect & Is Not A Part Of The Product Offering.
4. This Is A Proposed Plan & Is Subject To Approval From Municipal Authorities.
5. Door Indicated For The Kitchen Is For Representative Purpose And Not A Part Of Standard Offering / Amenity Provided.



### 3 BHK PLAN

LIVING ROOM & HALL	-	406.18 Sq.Ft.
KITCHEN	-	178.34 Sq.Ft.
M. BEDROOM 1	-	304.25 Sq.Ft.
M. BEDROOM 2	-	165.79 Sq.Ft.
M. BEDROOM 3	-	136.43 Sq.Ft.



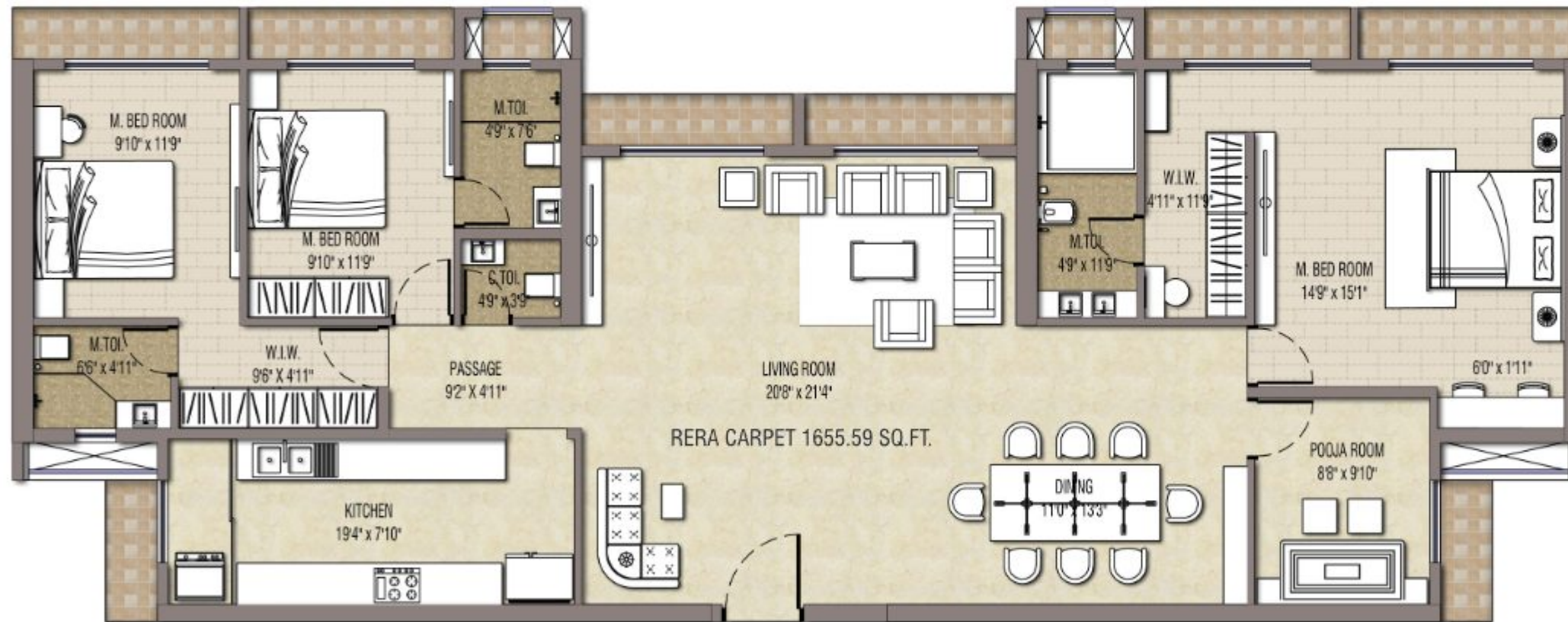
**Disclaimer:**

1. Room Dimensions & Usable Area Indicated Are Measured Considering Unfinished Wall Surfaces
2. Minor Variations (+/-3%) In Actual Carpet Areas May Occur As A Result Of Finishing Tolerances & Column Projections
3. The Furniture Fixtures & Equipment (ff & E) Indicated Above Depicts Proposed Interior Arrangement As Envisaged By The Architect & Is Not A Part Of The Product Offering.
4. This Is A Proposed Plan & Is Subject To Approval From Municipal Authorities.
5. Door Indicated For The Kitchen Is For Representative Purpose And Not A Part Of Standard Offering / Amenity Provided.



## 2 BHK JODI PLAN

LIVING ROOM & HALL	-	590.76 Sq.Ft.
KITCHEN	-	153.87 Sq.Ft.
M. BEDROOM 1	-	294.83 Sq.Ft.
M. BEDROOM 2	-	165.49 Sq.Ft.
M. BEDROOM 3	-	117.22 Sq.Ft.
POOJA / MSC ROOM	-	83.31 Sq.Ft.



### Disclaimer:

1. Room Dimensions & Usable Area Indicated Are Measured Considering Unfinished Wall Surfaces
2. Minor Variations (+/-3%) In Actual Carpet Areas May Occur As A Result Of Finishing Tolerances & Column Projections
3. The Furniture Fixtures & Equipment (ff & E) Indicated Above Depicts Proposed Interior Arrangement As Envisaged By The Architect & Is Not A Part Of The Product Offering.
4. This Is A Proposed Plan & Is Subject To Approval From Municipal Authorities.
5. Door Indicated For The Kitchen Is For Representative Purpose And Not A Part Of Standard Offering / Amenity Provided.
6. The locations of walls mentioned in the 2 BHK Jodi are not as per actual. Wall location seen is as envisioned by architect.





Artistic Impression

## SHOPPING

Your life just became more convenient: The most needed shopping, right under your home.



## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



### COMMERCIAL GROUND FLOOR PLAN

001	-	439.92	Sq.Ft.	009	-	228.95	Sq.Ft.
002	-	325.82	Sq.Ft.	010	-	324.96	Sq.Ft.
003	-	266.73	Sq.Ft.	011	-	439.71	Sq.Ft.
004	-	394.39	Sq.Ft.	012	-	316.35	Sq.Ft.
005	-	248.97	Sq.Ft.	013	-	379.43	Sq.Ft.
006	-	248.97	Sq.Ft.	014	-	356.50	Sq.Ft.
007	-	394.50	Sq.Ft.	015	-	328.73	Sq.Ft.
008	-	227.44	Sq.Ft.				

### COMMERCIAL FIRST FLOOR PLAN

001	-	657.35	Sq.Ft.	009	-	227.44	Sq.Ft.
002	-	439.92	Sq.Ft.	010	-	228.95	Sq.Ft.
003	-	325.82	Sq.Ft.	011	-	324.96	Sq.Ft.
004	-	266.73	Sq.Ft.	012	-	439.71	Sq.Ft.
005	-	394.39	Sq.Ft.	013	-	316.35	Sq.Ft.
006	-	248.97	Sq.Ft.	014	-	379.43	Sq.Ft.
007	-	248.97	Sq.Ft.	015	-	356.50	Sq.Ft.
008	-	394.50	Sq.Ft.	016	-	328.73	Sq.Ft.



## BUILDING FEATURES



### BUILDING AMENITIES

- Ground Floor + 4 Podiums + Amenity Floor  
Service Floor + 27 Storey residential tower
- Covered car parking.
- Grand height entrance lobby.
- 3 High speed automatic elevators.
- Floor to Floor heights of 3.15 meters.

### LIFESTYLE AMENITIES

- Massive gym area, weight lifting section, cardio / spinning class area.
- Yoga room
- Outdoor children's play area
- Luxurious Movie theatre
- Kids Zone
- Swimming Pool with separate pool for kids
- Carrom / Chess / table tennis / Pool table
- Library
- Multi purpose lawn
- Indoor children's play area
- EV Charger \*
- Senior Citizen Lawn
- Walking track
- Banquet on the terrace
- Cricket turf

### SAFETY AND SECURITY

- CCTV in common areas
- Central security control room
- DG power back up
- State of the art fire fighting equipment

### SUSTAINABLE FEATURES

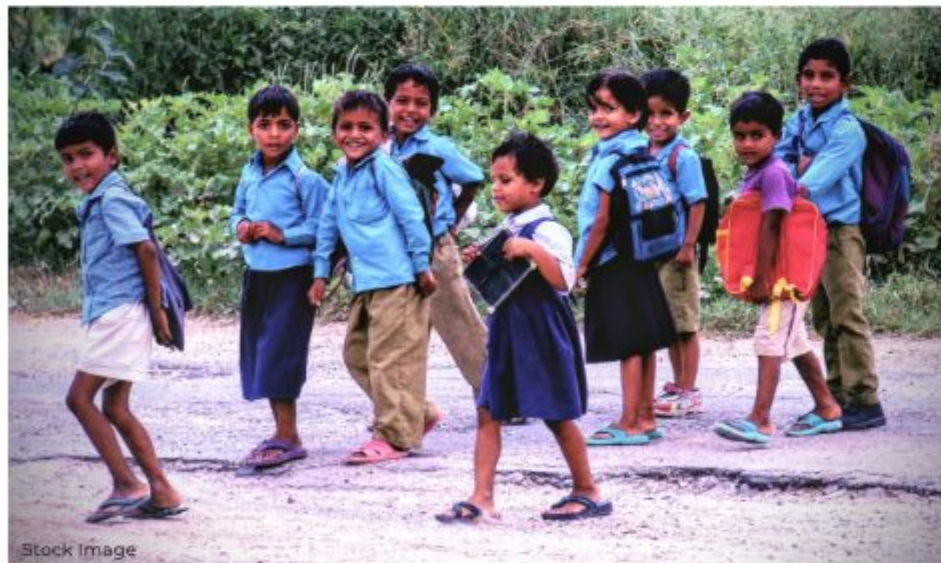
- Environmentally friendly design
- Rain water harvesting
- STP – Sewage treatment plant
- Solar System

### APARTMENT FEATURES

- Italian Marble in Entrance, Dining and Living Area
- Vitrified tiles in Common Bedroom(s).
- Wooden Flooring in the Master Bedroom.
- Designer bathroom tiles, branded CP fittings, WC in all toilets.
- Solar Water connection in master bathroom.
- Geyser in all bathrooms.
- Aluminum sliding windows with mosquito net in Bedrooms, Dining and Living Room.
- Modular kitchen with Hob and Chimney.
- Telephone and TV sockets in each room.
- AC points in all rooms.
- Intercom with Video door phone

\* Space will be provided.  
Amenities to be run by third party on chargeable basis.





## SOCIAL INITIATIVE

Go Deeper : The promoters manage the Shree Adeshwar Jain Temple.

Educate A Child : The promoters educate children in Rural India through Smt. Kamala Saklecha Gyan Mandir.



The image shows a construction site at sunset. In the foreground, the silhouettes of several construction workers are visible against the bright, orange and yellow sky. One worker is standing on a horizontal beam of the building's steel framework, while others are positioned around a vertical column. A large concrete bucket is suspended from a crane hook, hanging in the air. The background features a complex network of steel beams and scaffolding, creating a grid-like pattern. The overall scene is a dramatic silhouette of industrial activity during the 'golden hour' of the day.

## ABOUT SONAM GROUP

For Sonam, your building is not simply brick and mortar. It is science. Precision, strength, high grade waterproofing and well designed homes are the four pillars of construction; and Sonam continually works to improve all four through its R&D team.

Sonam has its own concrete plant, as it knows that taking concrete from outside vendors would mean lowering the concrete quality. Though this is obvious, many builders, till this day, outsource this job.

Our concrete is gold standard; and unsurprisingly, sometimes costs us more than taking the same concrete from outside vendors. Why? Because like a vegetable grown out of fertilizers/pesticides/growth hormones vs organically grown vegetables, the difference is actually in the materials used in concrete.

The concrete that goes in your building also has lesser water permeability. Which, put simply, reduces water from penetrating through slabs, more than any other concrete available in the market. These intellectual properties are the reason your home will stand out through the test of time.

Sonam also uses prefabricated aluminum shuttering for higher strength, higher precision, and faster construction. Though these are more expensive than conventional shuttering, Sonam won't have it any other way.





**Scan this QR Code  
to see walkthrough.**

Visitors are presumed to have read, understood and agreed to terms and conditions of this site.

The amenities specifications, facilities, surrounding infrastructure, stock image and features shown and/or mentioned and the image renders used herein are purely indicative and promotional and may differ from the actuals. This is only an invitation to offer and does not constitute an offer. The purpose of this brochure/booklet/prospectus is, to indication to the customers the extent of the amenities and facility that may come up in the project as per the present approved layout. The promoter does not assure anything that is shown in this brochure/booklet/prospectus. The customer is requested to kindly base their reliance on the Agreement for Sale/Allotment to be interred into for purchase of the flats/units in the project.

The contents/pictures/images/renderings/maps (collectively referred to as "advertisement") are purely indicative in nature and are artist's conception and not actual depiction of buildings/ landscapes etc. and shall not be considered as our offer/promise/commitment of any nature in respect of the project.

The Developer is in the process of complying with the various compliances under RERA however, it will take some time for the said compliance. The common areas and amenities that have been shown in nay advertisement, audio visuals and/or anytype of communication in any form whatsoever is/ are for the entire Project and not specific for any particular building or phase of the Project and that the common areas and amenities will not be available on completion of the first phase of the Project or later phases. The common areas and amenities shall be available for the entire project and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same.

The picture of the proposed Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. specified therein are only for the purpose of show casing the Residential Flat/Unit and the Developers is not liable/required to provide any furniture, items, electronic goods amenities, accessories etc. as displayed in the pictures.

The views shown in the picture are as presently available and they may vary over period of time. All intending purchaser/s are bound to inspect all plans and approvals and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure/advertisement or other documents is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement or other promotional document.

This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the final purchase agreement/ s that may be executed from time to time. All dimensions are approximate and subject to construction variances, Interior designing used in the flat/unit plan and images are only for representation purpose. The Developers reserves sale rights to amend architectural specifications during development stages. The content of this published material is indicative and may/may not form part of the final projects. All details and process quoted are indicative and have been calculated on basic rate.

The Developers/Management holds no responsibility for accuracy. This brochure is not a legal document and we reserve the right to change, amend and modify the contents and shall not be liable to any intending purchase or nay one for the changes/alterations/improvements so made.

Specifications and amenities mentioned in this brochure/advertisement and promotional documents are only representational and informative. Information, images and visuals, drawings plans or sketches shown in this advertisement and other promotional documents are only an architect's impression and are only indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developers reserves rights to make additions, deletions, alteration or amendments as and when it deem fit and proper, without any prior notice. No representation or warranty is made or intended as to the accuracy or completeness of information and not commitments are bring given under this brochure/advertisement/promotional documents as to its suitability or adequacy for any purpose or otherwise howsoever.

All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. Actuals product/development and any other aspect may differ from what is portrayed therein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to changes as may be decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction.

This project is registered with RERA as Indraneel : MAHA-RERA No. P51700027465





**SONAM**<sup>TM</sup>  
PROMISE OF A GOOD LIFE

**ADMIN OFFICE**

Sonam Builders, Mithalal Jain Bungalow, 1st Floor, Near Hanuman Temple,  
Bhayander (East), Thane - 401105.

**SITE OFFICE**

Indraneel by Sonam Builders, Near Subham Garden Hotel,  
Mari Gold Road, Beverly Park, Mira Road (East), Thane - 401107.

8286 03 3966 | 022 2814 7484 | [info@sonamgroup.com](mailto:info@sonamgroup.com) | [www.sonamgroup.com](http://www.sonamgroup.com)