



Builders & Financers Since 1975

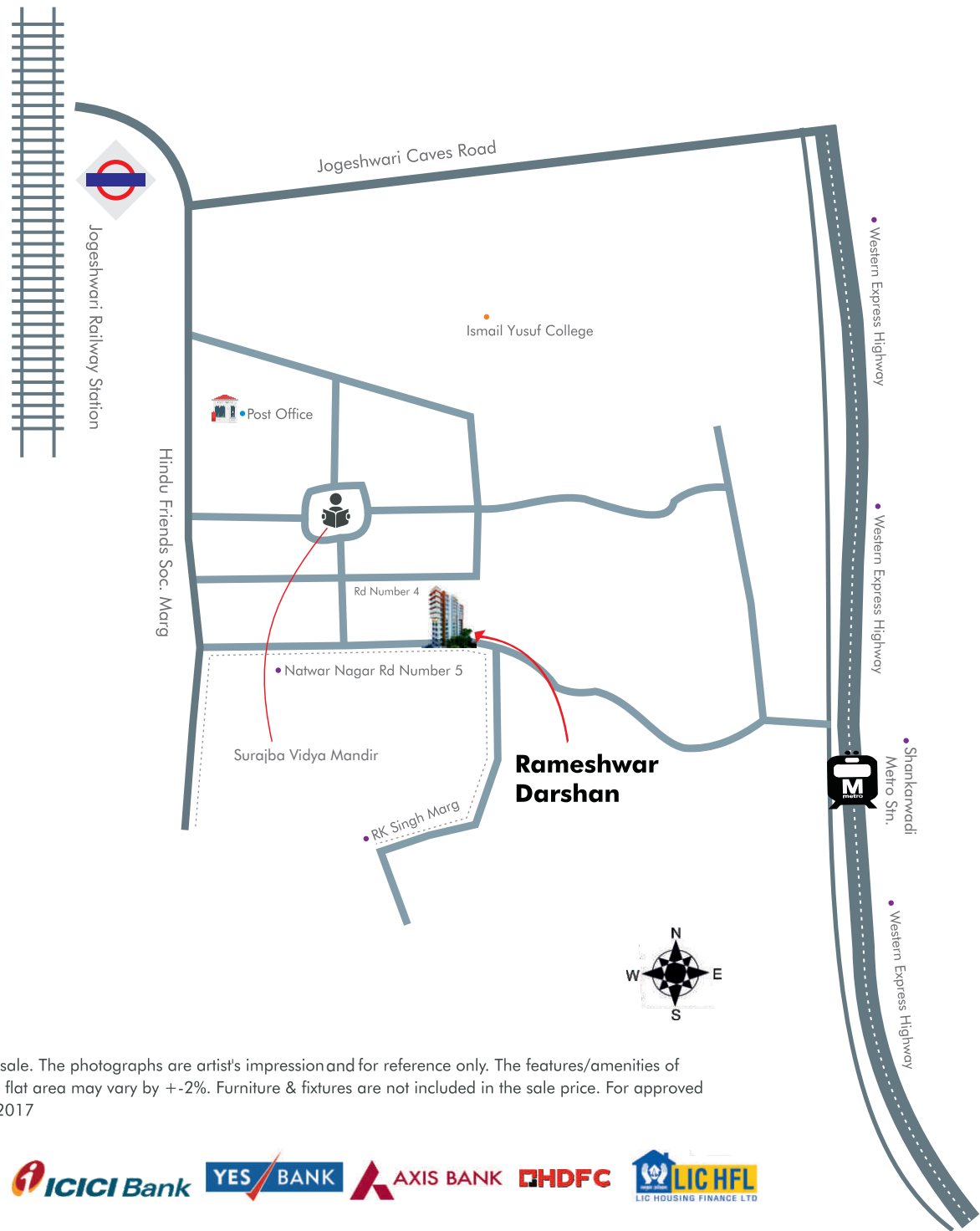
Project Developed by :  
**ARCADIA DEVELOPERS PVT LTD**  
907/1403, Arcadia Building, NCPA Marg,  
Nariman Point, Mumbai, Maharashtra 400021

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- ◆ **Architects**  
Shri Bhupendra Patrawala
- ◆ **Legal Consultants**  
M/s Pandya and Poonawala  
Advocates and Solicitors
- ◆ **Structural Consultants**  
Sterling Engineering – Shri Kamal Hadker
- ◆ **Project Consultants**  
M/s Dongre Associates – Shri A.B. Dongre
- ◆ **Designing Architects**  
Skyline Architects – Shri Saurabh Chatterjee

**Disclaimer:**  
This brochure is for reference purpose only. It does not constitute part of an offer or sale. The photographs are artist's impression and for reference only. The features/amenities of the flat may vary/change at the sole discretion of the developer. The dimensions and flat area may vary by +/-2%. Furniture & fixtures are not included in the sale price. For approved plans please refer the MCGM Completion Plans, Full OC and BCC dated 15 Sept. 2017

**HOME LOANS APPROVED BY**



# RAMESHWAR DARSHAN

**HALKARA**  
Builders & Financers Since 1975

**LIVE THE HIGH-LIFE**  
IN THE HEART OF JOGESHWARI EAST, NATWAR NAGAR





## WELCOME HOME

HALKARA GROUP of Companies is a reputed group having vast experience in the field of real estate, properties and finance since almost 4 decades. With strong financial background and team of reputed architects and consultants we mainly focus on Redevelopment of Old Buildings and Slum Rehabilitation Schemes. We aim at Transforming the lifestyle and living standard of occupants and tenants of old building by providing Best Quality Construction with Modern Amenities and Time bound possession with Occupation Certificate (O.C.) of New Building.

The Promoters of Group consist of

Shri Indarmal Halkara - M. Com (Chairman and Managing Director) having vast experience in Finance and Development,  
Shri Chetan Halkara - B.Com. Post Graduate in Business Management -Director having expertise in project planning and execution and

Shri Yogesh Halkara - B.Com. Chartered Accountant - Director having expertise in Financial and Legal aspects of development.

We have expertise in redevelopment under the various DCRs for Greater Mumbai issued by MCGM which includes redevelopment of old buildings by Utilizing TDR in Mumbai Suburbs, redevelopment of slum land under Slum Rehabilitation Scheme- SRA under DCR 33 (10) and also for redevelopment of old buildings in Mumbai City as per MHADA guidelines and under DCR 33 (7).

After successfully completing many projects in various parts of Mumbai viz. Dadar, Bandra, Ghatkopar and Dahisar, we are now coming with projects of more than 5 lakh sq.ft. at Tardeo and Jogeshwari.





## HALKARA



High-end designs and technology-inspired spaces cocooned by a fitness centre and Children's play area to make your dream home a reality.

Building is of basement + Stilt + 11 upper floors

**Project 100% Complete | Ready Possession | No GST**

**Full Occupancy and Building Completion Certificate Received**

**MAHARERA registration no. P51800008010**

## AMENITIES

### ABOUT THE FLAT

#### INSIDE FLATS

- AC copper piping and electrical wiring provided.
- Safety grills in all rooms.
- Double charged vetrified Floor tiles in entire flat.
- Heighted Aluminium anodized windows.
- Video Door Phones at main door.

#### Bathrooms

- Anti-skid tiles in bathrooms.
- Instant electric water heater.
- Designer Tiles with Highlighters.
- JAQUAR brand plumbing fittings.
- Integrated WC and flush of SOMANY.

#### KITCHEN

- JAQUAR brand plumbing fittings.
- Aquaguard brand Water filter.
- Jet Black Granite platform.
- Designer Tiles with Highlighters above platform.
- Piped Mahanagar Gas connection.
- Exhaust fan.
- Dedicated place for washing machine and Fridge.

#### ELECTRICAL

- Common Cable Antenna wiring in Living Room and all Bedrooms.
- Cable for Internet from local Internet Service Provider.
- Concealed wiring.
- POLYCAB brand wiring in entire flat.
- 3 phase electrical wiring and 3 Phase meter for each flat.
- LEGRAND / GOLDMEDAL switches and sockets.



#### ABOUT THE BUILDING

- Each wing has 2 SCHINDLER lifts. (Total 4 lifts).
- Grand air-conditioned entrance lobby with 5 Star Hotel looks.
- Ample car parking space.
- Eco friendly building features such as:
  - a) Rain water harvesting
  - b) Water filtration plant
- Four entry exit gates for building.
- Fitness Centre at 6th level
- Externally illuminated building.
- Well illuminated compound.
- Children's Play area on the ground floor.
- Fire Fighting System with sprinklers and Alarms.

#### ABOUT LOCATION

- Just 5 minutes walking distance from Jogeshwari railway station.
- Just 5 minute walking distance from Western Express Highway.
- Just 5 minutes walking distance from upcoming Shankarwadi Metro station.
- Peaceful and silent locality with mostly Hindu population.
- Just 2 minutes walking distance from the Green campus of Ismailia college – a treat for morning and evening walkers.



Bird Eye View



Grand Entrance Lobby

Home for better living and status



Fitness centre



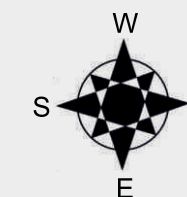
Children's play area



1 BHK: Carpet Area 442 sqft (As per BMC Approved Plan)



7TH TO 11TH TYPICAL FLOOR PLAN





Typical Flat No. 1

2 BHK: Carpet Area 650 sqft (As per BMC Approved Plan)

Typical Flat No. 2

2 BHK: Carpet Area 637 sqft  
(As per BMC Approved Plan)

WING 'B'



7TH TO 11TH TYPICAL FLOOR PLAN

Flat 702 is rehab flat and has different size

