

TOWN ICON
CREATING ICONIC LANDMARKS



800 Mtr.
Walking from
Badlapur
Railway Station



OM SAGAR PARK

Near Bharat College, Badlapur - West

Where **Luxury**
Meets **Quality**,
Value Meets
Location



MahaRera Regd. No.
Pr1330002503014

Site Address : S. No. 60, H. No. 1P, Plot No. 3 & 4, Near Bharat College, Opp. Bharat International Kids School, Satsang & Rainy Resort Road, Hendrepada, Badlapur (W) 421 503.

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Amenities

- Main door with decorative laminated finish Teakwood wooden door frames for all doors
- FRP / Bakelite doors in Bathroom & W.C.
- Granite Kitchen platform with stainless steel sink and designer tiles above platform
- Provision for water purifier & exhaust fan in Kitchen
- Elegant french windows with heavy section aluminum sliding windows
- Sintex tank provision in loft above bathroom in every flat
- 2' X 4' good quality vitrified flooring tiles in all rooms

- Concealed copper wiring (Polycab, Anchor or similar) with good quality modulars
- Inverter wiring in all rooms & separate MCB switches for every flat
- Good quality putty finished wall with Semi Acrylic Paint in all rooms
- P.O.P design for ceiling in Living room
- Concealed (CPVC & UPVC) plumbing (Prince, Birla Finolex brand or similar) & sanitary fitting
- Good quality Branded water taps suitable for hot & cold water
- Fully glazed designer wall tiles upto ceiling in Bathroom & W.C.



FIRST FLOOR PLAN

External Amenities

- Grand decorative entrance lobby with name & notice board
- CCTV camera with night vision & motion sensor in compound
- Standard lift with reputed make
- Power backup for lift & lights in common area
- Double plaster on External wall
- Good quality external water proof Acrylic paint
- Senior citizen relaxing area
- Stilt Parking
- Underground & overhead water tank with adequate storage capacity
- Separation of overhead tank for borewell water & Municipality Water
- LED street lights in compound & common areas
- Borewell with good quality submersible pump & automatic panel with sensors
- Paver blocks or concrete flooring in whole compound

Project Highlights

- Stilt +7 Residential building with 1 BHK and 2 BHK flats
- 100% legal project with all municipal approvals in place
- Earthquake resistance RCC structure with attractive elevation
- Timely possession with superior quality of construction
- Peaceful, quiet & pollution free environment
- Supermarkets, hospitals, schools, colleges at walking distance from the project
- Excellent connectivity to Mumbai & Pune through Railway & Roadway



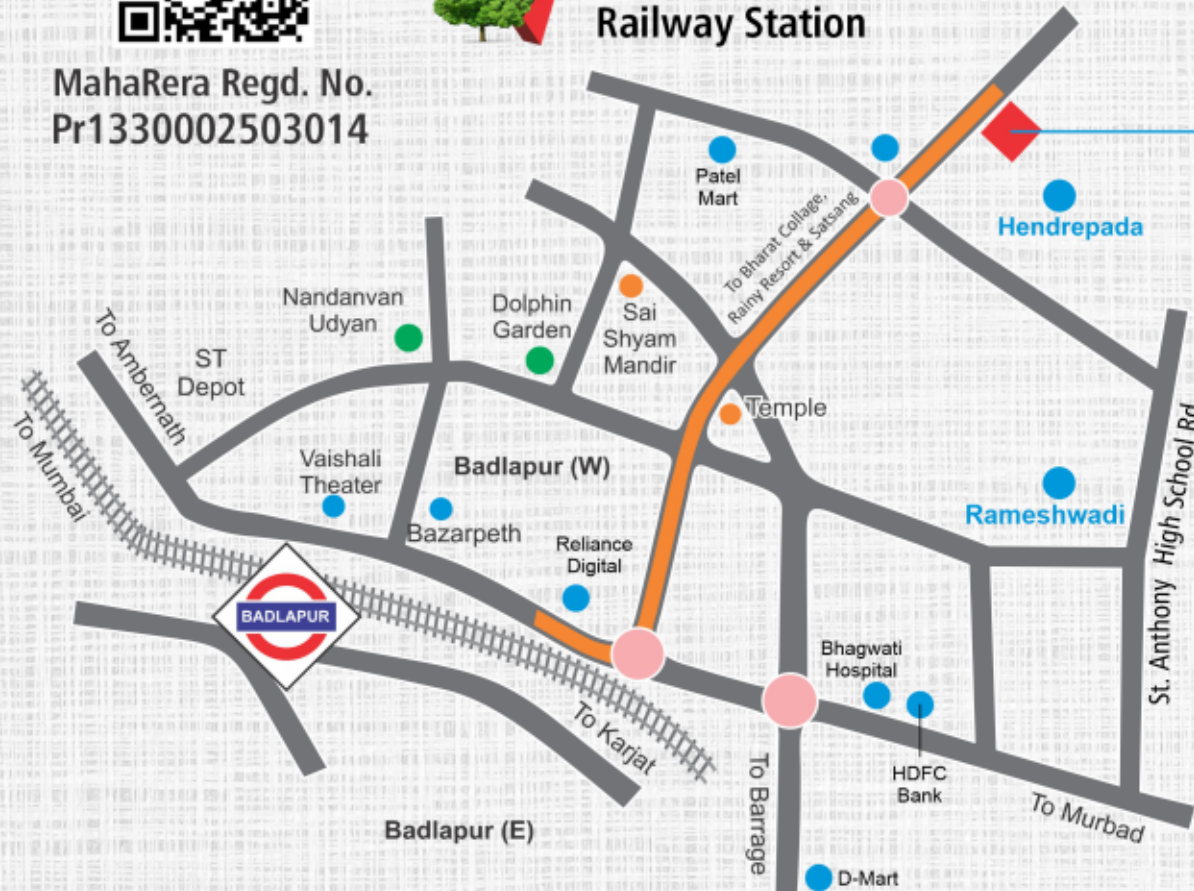
SECOND TO SEVENTH FLOOR PLAN



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Vicinity of Om Sagar Park

- | | | | |
|-------------------------------|---|---------------------------|---------------------------------|
| ● Bhagwati Hospital : 10 Mins | ● Bharat College & Panna School : 1 Min | ● Ghorpade Maidan : 1 Min | ● Reliance Smart Bazar : 1 Mins |
| ● Ashirwad Hospital : 8 Mins | ● Art Gallery & Study Center : 1 Min | ● Rainy Resort : 1 Min | ● Patel Mart : 1 Mins |
| ● Badlapur Gymkhana : 1 Mins | ● Panna English High School & College : 1 Min | ● D-Mart (West) : 8 Mins | ● Petrol Pump : 8 Mins |

A Project By

TOWN ICON
CREATING ICONIC LANDMARKS

Architect
Raj & Associates

RCC Consultant
Autl Kudtarkar

Legal advisor
Adv. Sanman Pathari

Call : 7756 00 5500 | 744 7878 164

Site & Office Address

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Satsang & Rainy Resort Road, Hendrepada, Badlapur (W) 421 503.

All Plans, Layout, Elevations, Drawings & Amenities are subject to approval of the respective authorities and will be changed if necessary. The discretion remains with the developers.