



KAMDHENU
REALITIES
BEYOND EXCELLENCE
(A SURINDER SABHLOK VENTURE)

SITE ADDRESS: Plot No. 71, Sector 10B, Ulwe, Navi Mumbai.

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DISCOVER THE 10 PS OF GOOD LIFE. • DISCOVER THE 10 PS OF GOOD LIFE. • DISCOVER THE 10 PS OF GOOD LIFE. • DISCOVER THE 10 PS OF GOOD LIFE. • DISCOVER THE 10 PS OF GOOD LIFE.

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KAMDHENU OAKLANDS

A COMPLETE LIFE

Plot No. 71, Sector-10B, Ulwe



*Here life doesn't like to be restrained,
It is always filled with love, life, and trend,
Look at the life – all perfection will be seen,
Come to a life, where happiness lives within,
Smell the sea and feel the sky,
Let your soul and spirit fly.*

Welcome to
KAMDHENU OAKLANDS



PRIDE | 1



PLACE | 2



PROXIMITY | 3



PERFECTION | 4



PAMPERING | 5



6 | PREMIUM



7 | PRIVACY



8 | PURPOSE



9 | PLAY



10 | PICTURE-PERFECT



PRIDE



WHEN YOU DO SOMETHING IN A POSITIVE WAY,
OUT OF NOWHERE PRIDE APPEARS.

- PROUD TO CREATE DECADES OF LEGACY
- PROUD TO CONSTRUCT EXCEPTIONAL GOOD QUALITY LIVING
- PROUD TO BUILD INNOVATIVE AND CUSTOMER-FOCUSED PROJECTS



*Some may ask why I have pride in myself,
Pride in my identity,
Pride in my creativity,*

*My pride comes from deep within,
From my passion, from my works.*





KAMDHENU OAKLANDS

A COMPLETE LIFE
Plot No 71, Sector-10B, Ulwe

Offering Luxurious 2 BHK Apartments

*From sky to breathtaking sea line.
From business hubs to Mumbai lifeline.
From buzzing life to play.
Welcome to a good life called Ulwe.*

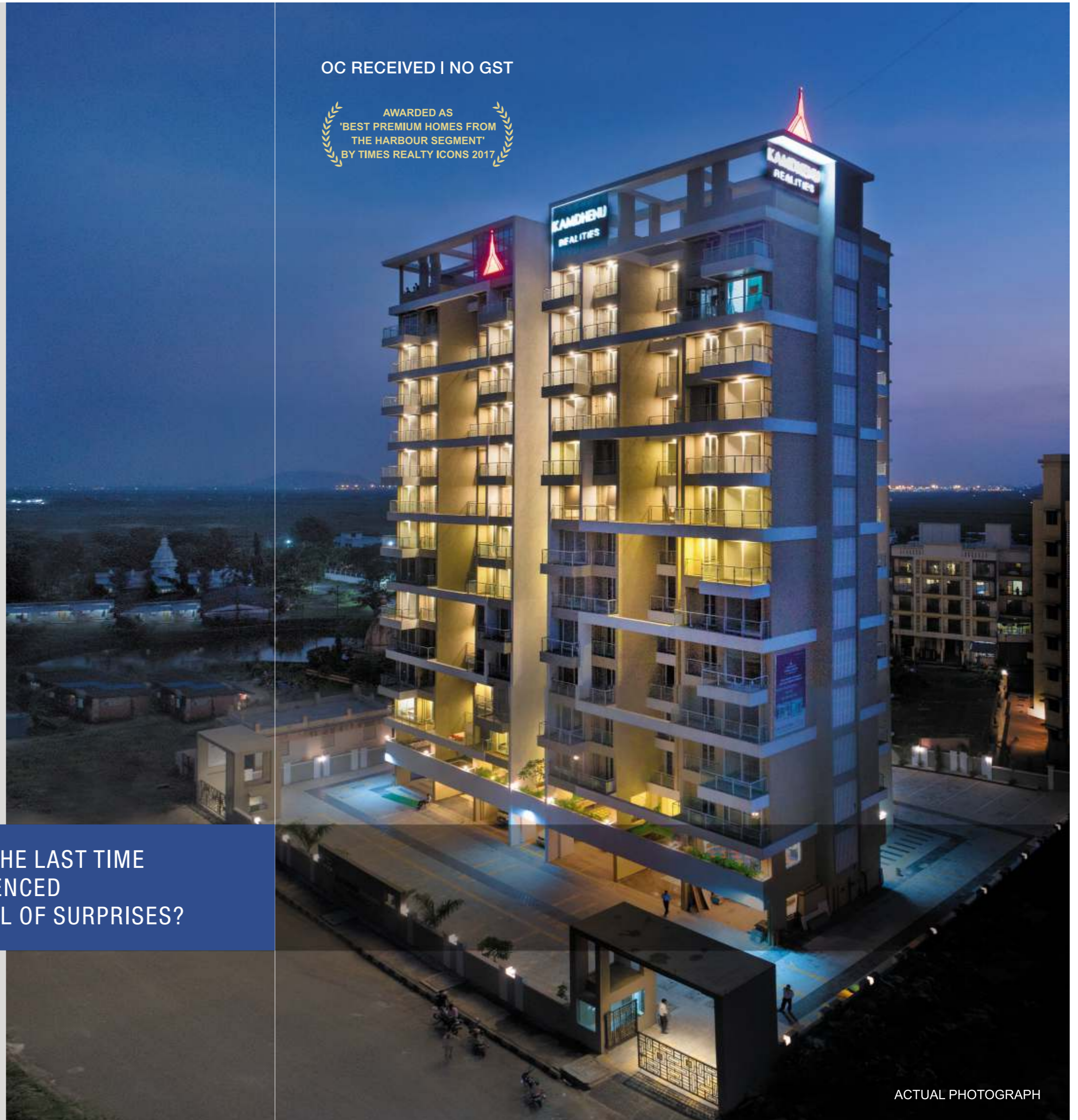
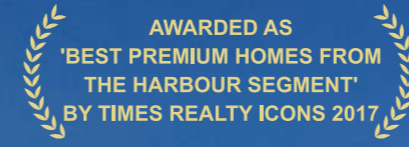
*Ulwe has now become one of the best and major
developing area in Navi Mumbai. It has a number of
attractions, which adds to its beauty and becomes a reason
for you to make it your own home. Ulwe has its own SEZ.
Major waterfront area of SEZ is with Reliance and it is
surrounding it. It is the prime location of Navi Mumbai
that can be the most preferable because of its increased
importance to Proposed International Airport.*

PLACE



WHEN WAS THE LAST TIME
YOU EXPERIENCED
A PLACE FULL OF SURPRISES?

OC RECEIVED | NO GST



ACTUAL PHOTOGRAPH



*I had a linden-flavoured dream
weaved of obscure alleys,
summer rains, heavy ocean storm
and a soft sky whisper
'you are not alone.'*

- WELL-CONNECTED TO NAVI MUMBAI AND MUMBAI
- PROPOSED NAVI MUMBAI AIRPORT
- TRANS HARBOUR SEA LINK TO CONNECT TO MUMBAI
- RAIL CONNECTIVITY TO NAVI MUMBAI AND MUMBAI IN MINUTES
- CLOSE PROXIMITY TO DR. D. Y. PATIL STADIUM
- PROPOSED SEAWOODS-URAN RAILWAY LINE
- NHAVA SHEVA-SEWRI SEA LINK ROAD

PROXIMITY



WHEN WAS THE LAST TIME
YOU ENJOYED BEING
CONNECTED TO THE WORLD?

*Cloaked in extravagance,
Drenched in lavishness,
Opened the doors of my heart,
Relished with all my senses.*

Every time I turn around you, everything is always perfect.
No one else in the world can even compare,
This is beyond words and so this is what I love to share.

AIR CONDITIONED WELL DECORATED
ENTRANCE LOBBY

PERFECTION



WHEN WAS THE LAST TIME
YOU EXPERIENCED
SPLENDID PERFECTION?



ACTUAL PHOTOGRAPH

*A cup of cappuccino,
A roast chestnut,
A dive into yourself,
The feeling of rejuvenation
in body & mind.*

COFFEE LOUNGE TO PAMPER YOUR SENSES,
YOGA, MEDITATION & REFLEXOLOGY ZONE
TO SOOTHE YOUR SOUL

PAMPERING



WHEN WAS THE LAST TIME
YOU WERE PAMPERED
WITH BLISS?



ACTUAL PHOTOGRAPH



*Because you deserve it,
Because are worth it.
Because you are special.
It is premium, it has it all.*

- SHERA PANEL
- SS RAILING WITH TOUGHENED GLASS
- UPVC WINDOWS
- DECORATIVE CHEQUERED TILES IN BUILDING
- INTERNAL WALLS WITH BRANDED GYPSUM FINISH & LUSTER PAINT



WHEN WAS THE
LAST TIME YOU FELT
EXTRAORDINARILY PREMIUM?



ACTUAL PHOTOGRAPH

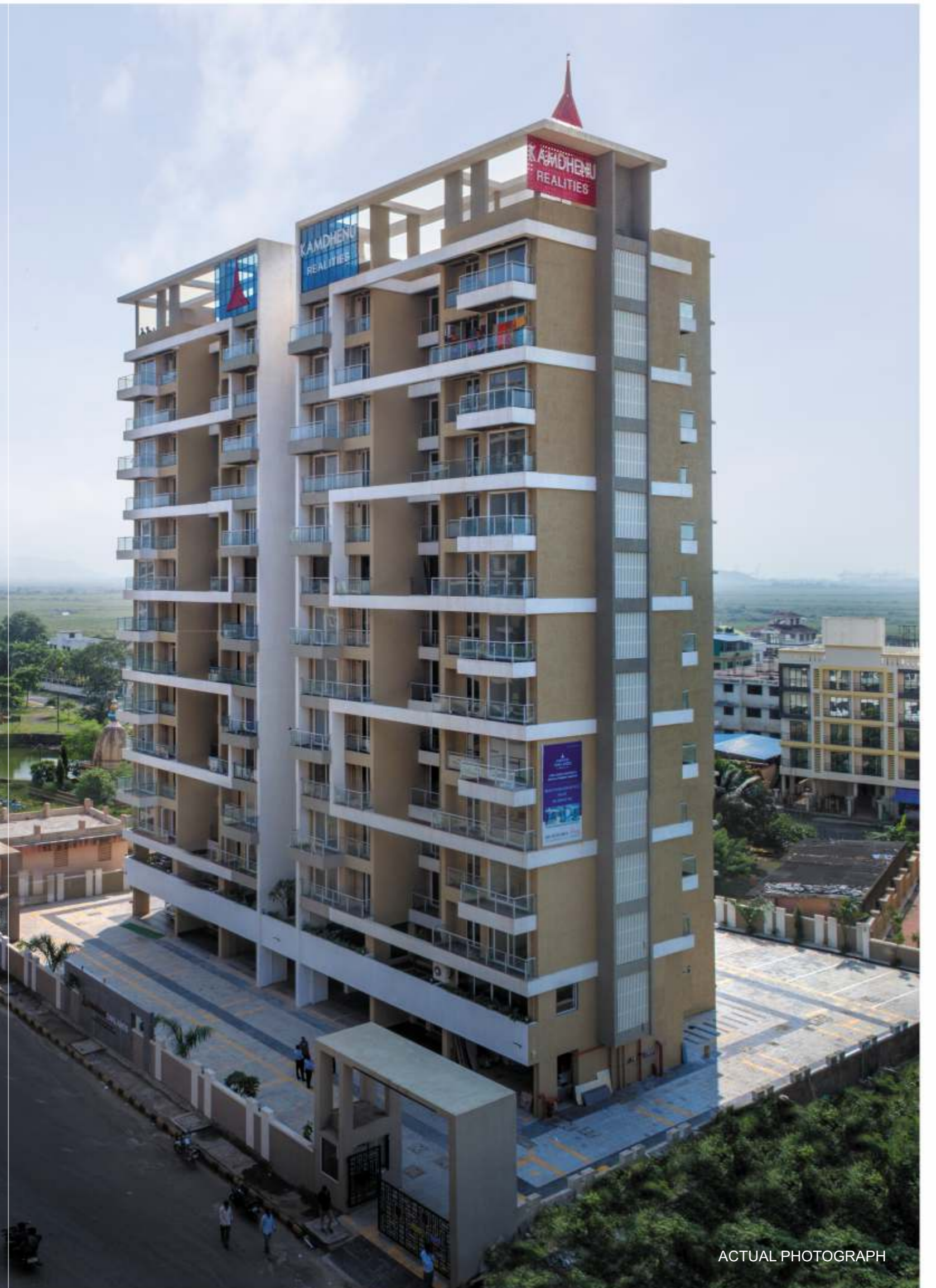
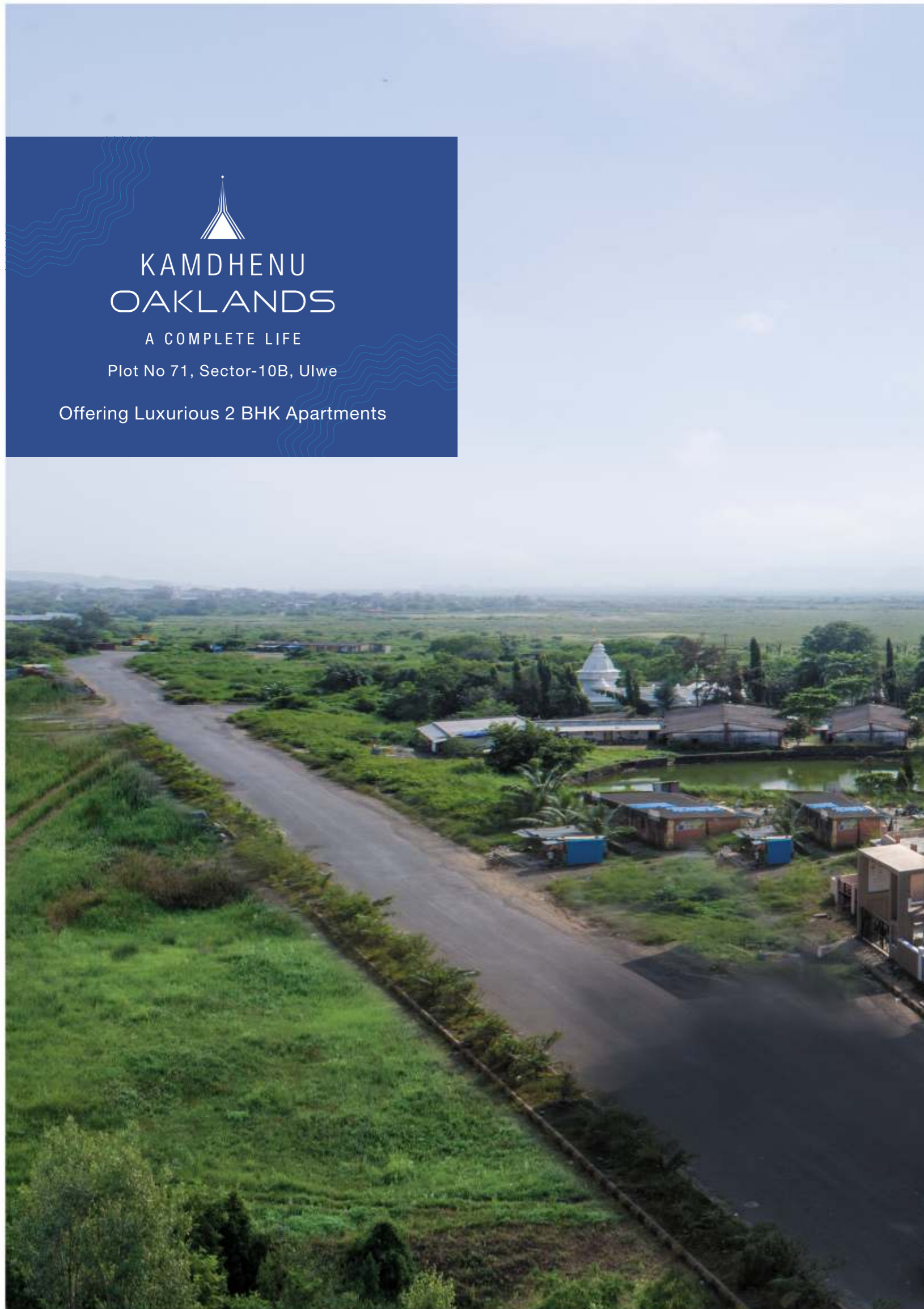


KAMDHENU OAKLANDS

A COMPLETE LIFE

Plot No 71, Sector-10B, Ulwe

Offering Luxurious 2 BHK Apartments



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

*Your privacy is yours,
Live peacefully, live pure,
Hustle-free, bustle-free,
Hindrance free, for sure.*

- 100% RESIDENTIAL TOWER
- NO ATTACHED COMMERCIAL SPACES

PRIVACY



WHEN WAS THE LAST TIME
YOU GOT YOUR OWN SPACE?

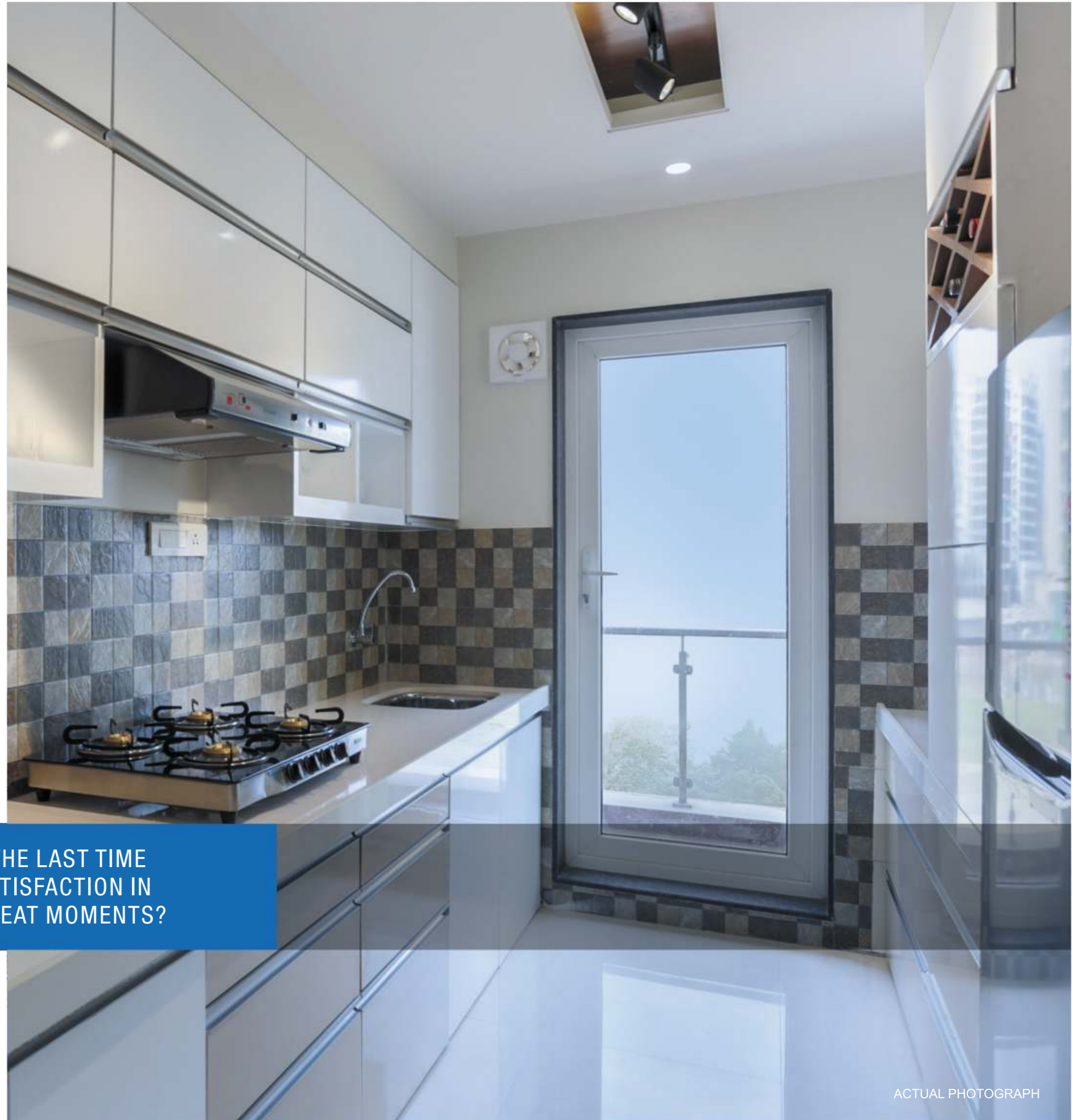
*Cook, serve, spread love around,
Reach the heart through recipes,
Savor each moment in its fine taste.*

PREMIUM KITCHEN LAYOUT WITH
MODULAR FITTINGS

PURPOSE



WHEN WAS THE LAST TIME
YOU FELT SATISFACTION IN
COOKING GREAT MOMENTS?



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

*Actively going, actively doing.
Actively laughing, actively living.
Actively playing, actively smiling.
Go. Play. Make life actively enjoying.*

- CHILDREN'S PLAY AREA
- STATE-OF-THE-ART GYM
- JOGGING TRACK
- POOL TABLE



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

WHEN WAS THE LAST TIME
YOU FELT SUPER ENERGIZED?



*My soul is full of longing
for the view of the sea,
And the waves of the great ocean
sends a thrilling pulse through me.*

- MESMERIZING SEA VIEW
- TERRACE TOP PERGOLA SIT-OUTS

PICTURE-PERFECT



WHEN WAS THE LAST TIME YOU YOU
FELT THE BREEZE OF JOY?

ACTUAL PHOTOGRAPH



KAMDHENU OAKLANDS

A COMPLETE LIFE
Plot No 71, Sector-10B, Ulwe

Offering Luxurious 2 BHK Apartments

PROJECT HIGHLIGHTS:

- Ready Possession Ready-to-move-in Homes
- Contemporarily Designed 2 Wings of Stilt + 13 Floors 2 Wings
- 100% Residential Complex
- Apartments Designed to Optimize Natural Lighting and Cross Ventilation
- Podium Recreation on first floor level with Gymnasium, Clubhouse, Children's Play Area, Pool Table & Beautiful Landscaping
- Yoga & Reflexology Zone
- Coffee Lounge



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

BUILDING FEATURES:

- Two high-speed automatic elevators & Automatic Rescue Device (ARD)
- Earthquake resistant R.C.C structure
- Adequate open and covered car parking facility
- Rain water harvesting
- Well designed entrance lobby
- Power backup for elevators and common area
- Advanced fire-fighting systems
- Decorative chequered tiles in building
- Good quality texture finish paint
- 24 x 7 CCTV Surveillance covering designated common areas

APARTMENT FEATURES

- Luxuriously designed 2-BHK apartments
- Branded vitrified flooring in living, bedroom and kitchen
- Internal walls with branded gypsum finish & luster paint
- UPVC windows
- SS railing with toughened glass
- Wooden finish shera panels with lights on all ceilings
- Main door having decorative shutters and all other doors would be flushed panel
- Concealed copper wiring with modular switches and T.V. and telephone points
- Provision for Internet and Inverter
- Anti-skid tiles in attached terrace area
- Intercom service facilities from security cabin to each flat

KITCHEN FEATURES:

- Granite kitchen platform with service platform
- Scratch-resistant stainless steel sink in kitchen
- Branded ceramic tiles dado above kitchen platform

BATHROOM FEATURES:

- Branded designer tiles in bathroom & W.C.
- Concealed plumbing with premium sanitary & plumbing fittings

PROJECT AT A GLANCE



ISOMETRIC UNIT PLAN - 2 BHK



Disclaimer: Furniture layout for reference purpose only

ODD FLOOR PLAN

3rd, 5th, 7th, 9th & 11th Floor



Disclaimer: Furniture layout for reference purpose only

EVEN FLOOR PLAN

2nd, 4th, 6th, 10th & 12th Floor



Disclaimer: Furniture layout for reference purpose only

**COME CLOSER TO THE FUTURE WORLD.
COME HOME TO ULWE.**

Poised to be the major planned destination after Vashi and Kharghar, welcome the new city called Ulwe in Navi Mumbai. Strategically connected to all the major nodes of Navi Mumbai and Mumbai, Ulwe is the next major bustling city. Its close proximity to Navi Mumbai's proposed international airport and all the major business districts, educational institutes, entertainment hubs and its serene coastal locality with heavenly sea view makes Ulwe the most desirable location to live in. Ulwe is the next destination for your desired home in the near future.

LOCATION ADVANTAGES

- 10 mins. drive from upcoming Navi Mumbai International Airport
- Walking distance from Bamandongri and Kharkopar Railway Station
- 10 mins drive from Palm Beach Road
- 20 mins drive from Mumbai-Pune Expressway
- Upcoming Nhava Sheva - Sewri Sea Link Road- 5 mins.
- Navi Mumbai Special Economic Zone (NMSEZ)- 2 mins.
- Jawaharlal Nehru Port Trust - 10 mins.
- Chatrapati Shivaji High School - 8 mins.
- Sports complex with all sports facilities and an indoor stadium
- 10 mins drive from NMMC

