

ULTRA  
SPACIOUS  
LIVING

# GOING HIGHER, GROWING HIGHER.

At New India Constructions, we're bracing to conquer new horizons and create new skylines that have our name written on them all over. There's truly no stopping us. With over 47 residential and commercial projects completed successfully, we're looking for new avenues to create new landmarks. With the real estate market opening up numerous possibilities, we're ready with concrete plans to make a mark.

SINCE 1972  
A 50 YEARS OLD RICH LEGACY

**47+**  
Projects Completed

**1,732,000+**  
Area Covered



# A LEGACY OF TRANSPARENCY AND TRUST

Transparency and Trust are inherent values that we value most of all. These two words underline our working philosophy. Evidence to the fact are our many customers who vouch for our commitment to deliver the very best, and within the promised duration. It's not just homes that we've built, but also a solid reputation for ourselves as one of the most respectable real estate companies in India.



# THE GRAND ELEVATION

Abundance of space symbolizes luxury and opulence like nothing else. This understanding and belief is the true foundation of KAILAS Sadan, our latest residential project in Ville Parle.

The G+12 storied elevation is a tribute to Ultra Spacious and Grand Living. It exudes an aura of opulence and captures your imagination with its spectacular façade.

Every apartment is refreshingly and delightfully spacious lending it a rich appeal. It allows you ample space not just for your paraphernalia, but for your imagination and creativity to transform it into a home that'll be a joy forever.

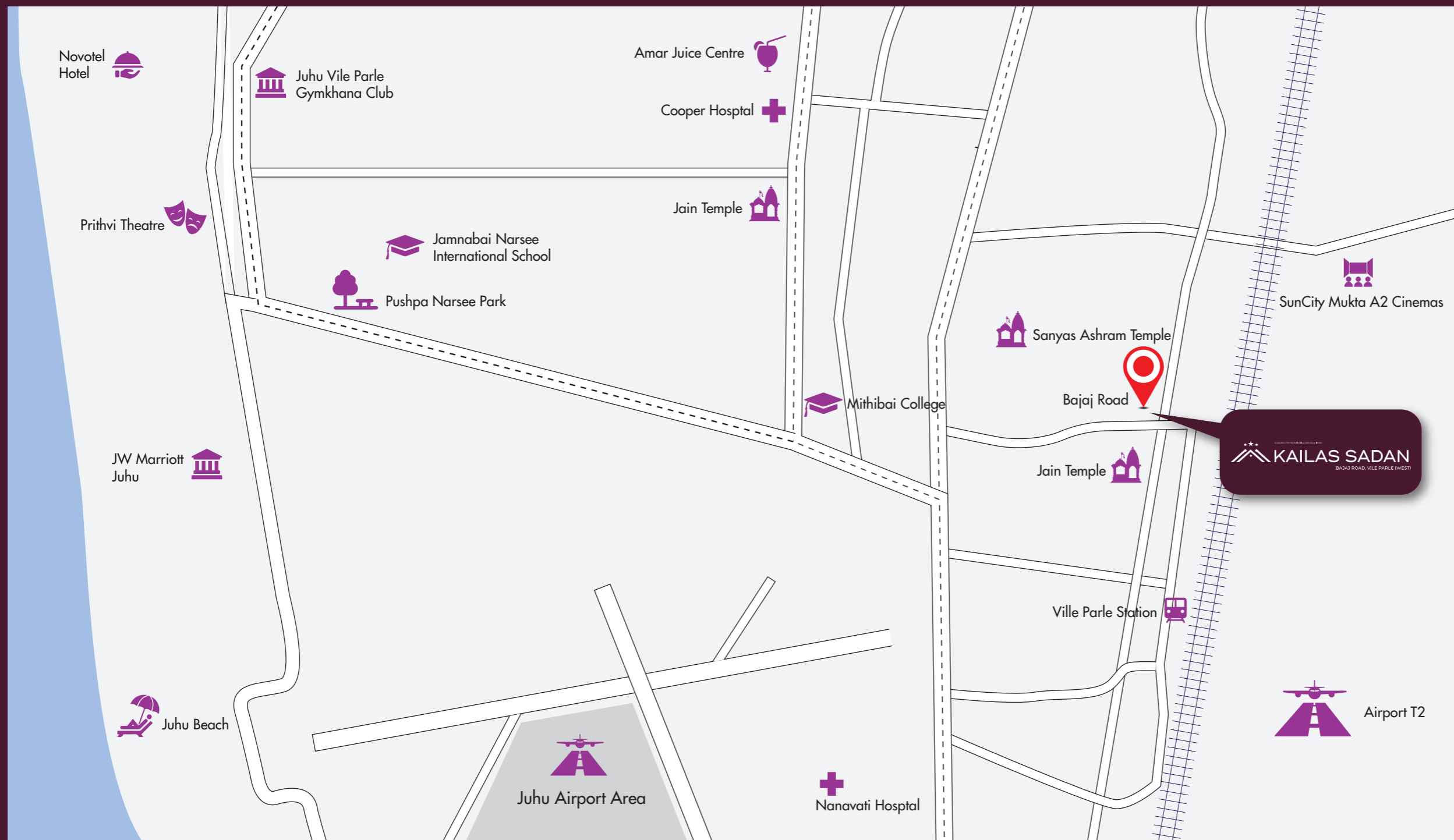
A modern living room with a large window and a brown sofa. The room is dimly lit, with light coming from the window and some interior lights. The sofa is a large, brown, modular sectional with several cushions. In front of the sofa is a low, dark coffee table. Two armchairs are visible in the foreground. The window looks out onto a cityscape at night. The text "MORE ROOM PER ROOM. CEILING HEIGHT OF 10.6 FEET." is overlaid on the right side of the image.

# MORE ROOM PER ROOM. CEILING HEIGHT OF 10.6 FEET.

A high floor to ceiling height creates a sense of abundant space and luxury. And every apartment at KAILAS Sadan has a floor to ceiling height of an incredible 10.6 ft. (3.3 mtr slab to slab height) This is a rarity in comparison to the current standards, which is what makes it an extraordinary feature. It's our way of taking the benchmark higher and offering you what complements your high status.

# A LOCATION AS GOOD AS IT CAN BE!

KAILAS Sadan, most of all lends you the advantage of one of Mumbai's most sought residential pockets. Located at Ville Parle (W), the project is surrounded by the best social infrastructure. It's a great neighbourhood where you have the finest of restaurants, supermarkets, malls, cineplexes, temples and shopping destinations. The railway station, Mumbai Metro and even the airport is just a whistle away. Not to mention, the hospitals, markets, educational institutions, religious places etc. which are close by. A location just can't get any better!



## DISTANCE CHART

- Vile Parle Railway Station  
2 min (400 m)
- Sanyas Ashram  
3 min (500 m)
- Mithibai  
4 min (800 m)
- SunCity Mukta A2 Cinemas  
6 min (800 m)
- Cooper Hospital  
7 min (1.5 km)
- Jamnabai Narsee International School  
8 min (1.6 km)
- Pushpa Narsee Park  
7 min (1.6 km)
- Nanavati Hospital  
9 min (1.7 km)
- Jain Temple  
8 min (1.7 km)
- Amar Juice Centre  
8 min (2.0 km)
- Prithvi Theatre  
10 min (2.1 km)
- Juhu Vile Parle Gymkhana Club  
10 min (2.2 km)
- JW Marriott  
10 min (2.2 km)
- Novotel Hotel  
12 min (2.5 km)
- Juhu Beach  
11 min (2.7 km)

# SUPER POSH AMENITIES



**Ground Floor  
A Beautiful Garden**

There's nothing like a lush green garden to step into and unwind as you absorb the beauty serenity all around. The landscaped garden at the ground level makes for a perfect place to unwind with your kids, chasing butterflies or just spend some peaceful moments all by yourself.



**High-convenience  
Ground Floor Stack  
Car Parking**

There's nothing like a lush green garden to step into and unwind as you absorb the beauty serenity all around. The landscaped garden at the ground level makes for a perfect place to unwind with your kids, chasing butterflies or just spend some peaceful moments all by yourself.



**Additional 2 Floors  
Surface Car Parking  
access through Car Elevator**

Guess what, there's an elevator for your car, as well. This is what we call ultra luxurious convenience. The high-speed Car Elevator has been designed to take your car up to the Surface Car Parking Area spread across two entire floors. There's more space here than you can imagine, and it's all been planned to facilitate easy access, entry and exit. The parking is under CCTV surveillance 24/7 to ensure complete safety of your car.

## Kids Play Area with Play Equipment and Structures

Kid's need their own space, and the Kid's Play Area offers them more than just that. The area done up with play equipment and structures that the kid's would just love. And you would have a tough time to get them out of here when they are in the mood to play.



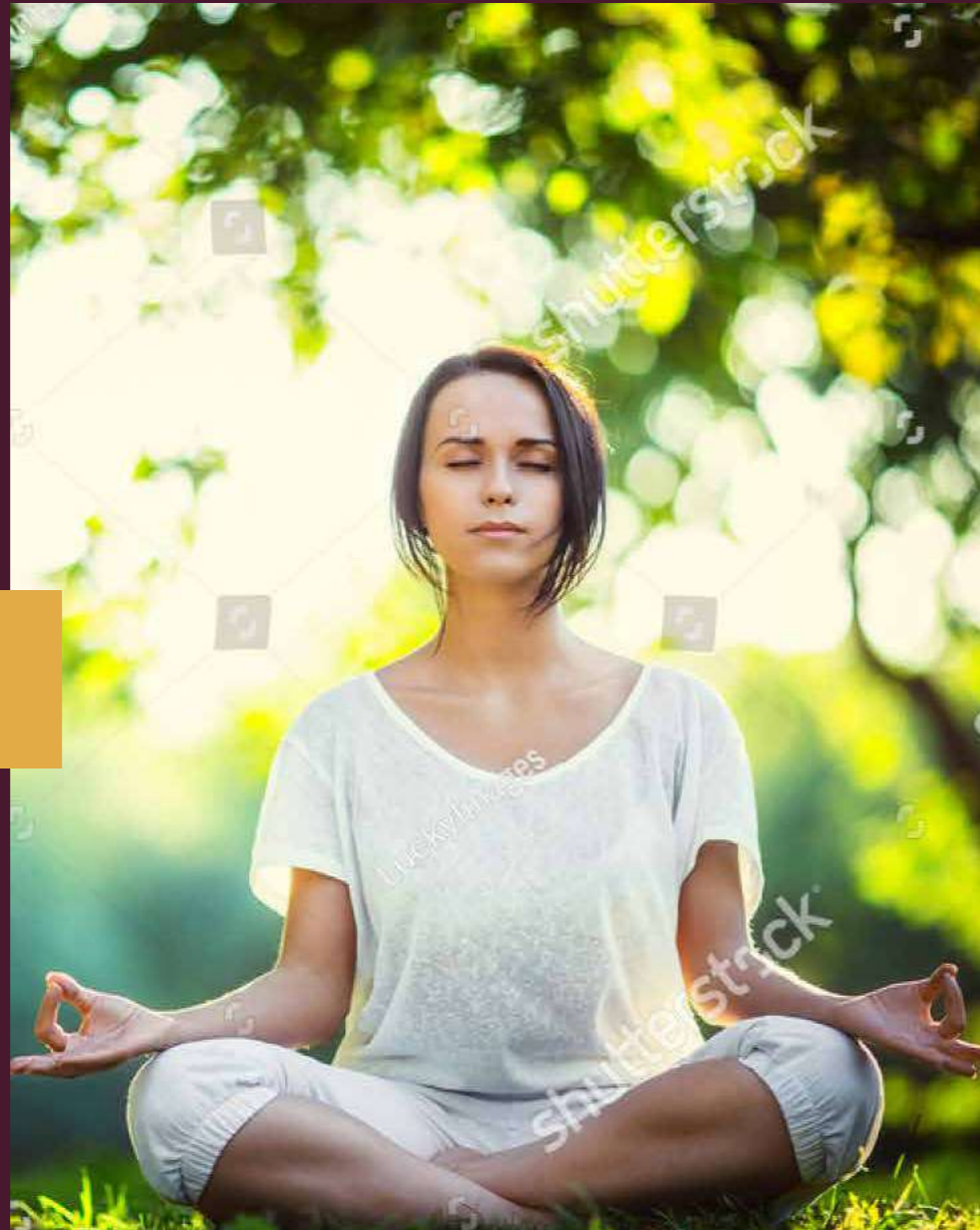
## First Floor Fully Equipped Modern Gymnasium and Steam Room

The state-of-the-art gym on the first floor is a delight for fitness freaks who won't miss their daily workout for anything. The fully equipped gym has some of the best machines and workout stations that can make every session an absolute pleasure. And of course there's a steam room where you can soothe those sore muscles and feel rejuvenated.



## Dedicated Meditation Zone

The well laid out Meditation Zone ensures you have the perfect environment that's conducive to practice meditation. Pleasant and peaceful surroundings, abundant space and a serene atmosphere – it has everything to get you in the mood to just close your eyes and transcend to a different world altogether.



## Jogging Track

Be it the morning jog or the evening walk, hit the Jogging Track and feel refreshed and energized instantly. For those to whom fitness comes first, this is an absolute must.















## Sundeck

To own a home with a Sundeck is a privilege like no other. The alluring Sundeck within each apartment at KAILAS Sadan is an absolute delight to step into. It opens up wide views of the beautiful sky above and the city skyline below. Just perfect to spend some leisurely moments chatting over coffee during lazy weekends, or stargazing with your kids at night. It's your getaway from the humdrum of everyday life, without going anywhere.

## INTERNAL AMENITIES

-  Sprinkler System
-  Fire Resistant Doors
-  Designer Wall Tiles
-  False Ceiling
-  LED Lights
-  Elegant Glass Railings
-  Premium Branded CP Fittings
-  French Window
-  Anti skid washroom flooring tiles
-  Electrical locks

## Italian Marble Flooring

Exquisite, opulent, grand – you'd run out of words to describe the beauty of the Italian Marble Flooring that welcomes you to your apartment at KAILAS Sadan. Sourced from Italy, the authentic Italian Marble Flooring is the height of opulence. It lends an absolutely royal touch to your home with its unique design, texture, shine and finish. It's a classy touch that speaks volumes about your status, fine taste and high lifestyle.



# GROUND FLOOR PLAN



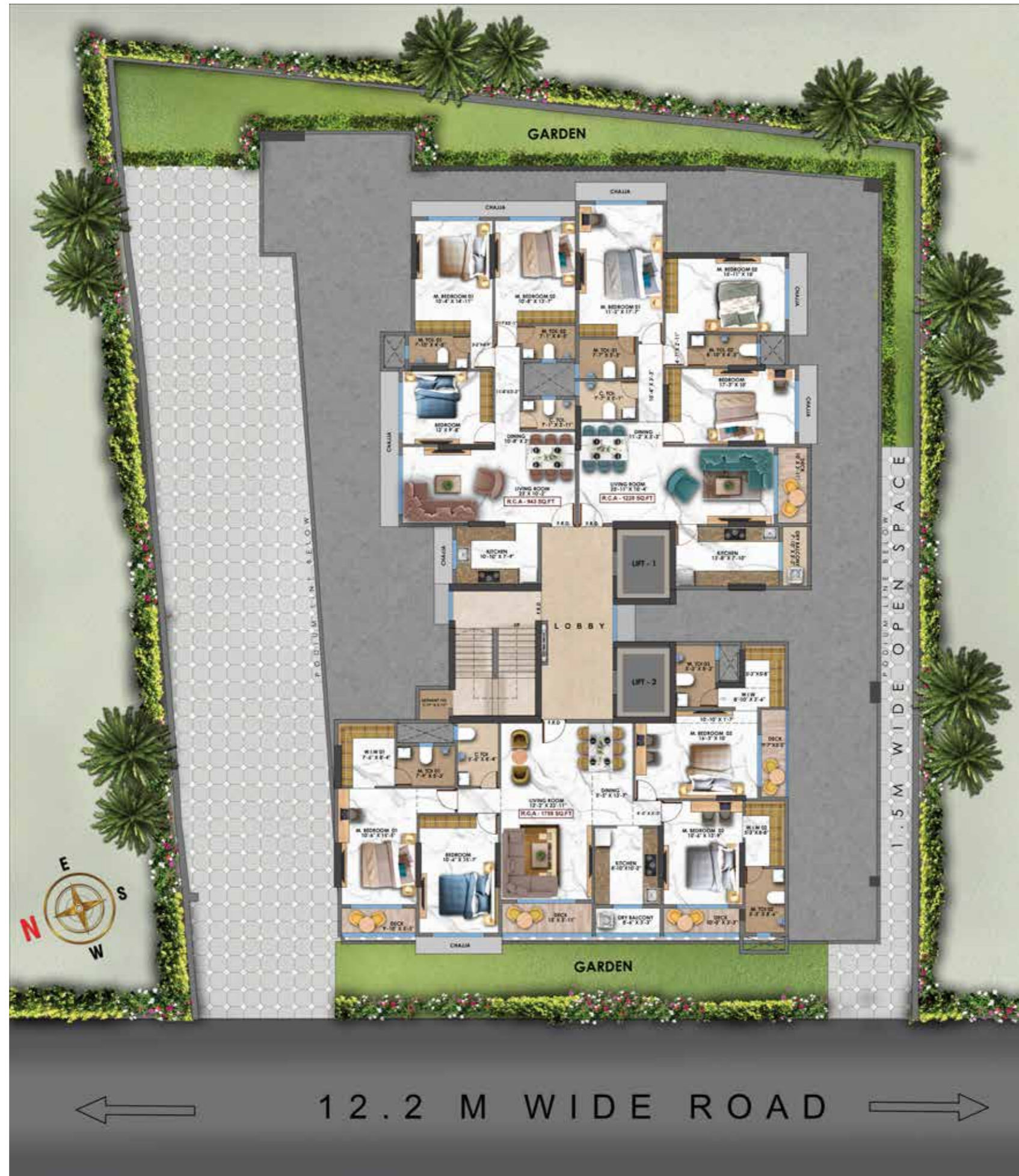
PODIUM - 1 PLAN



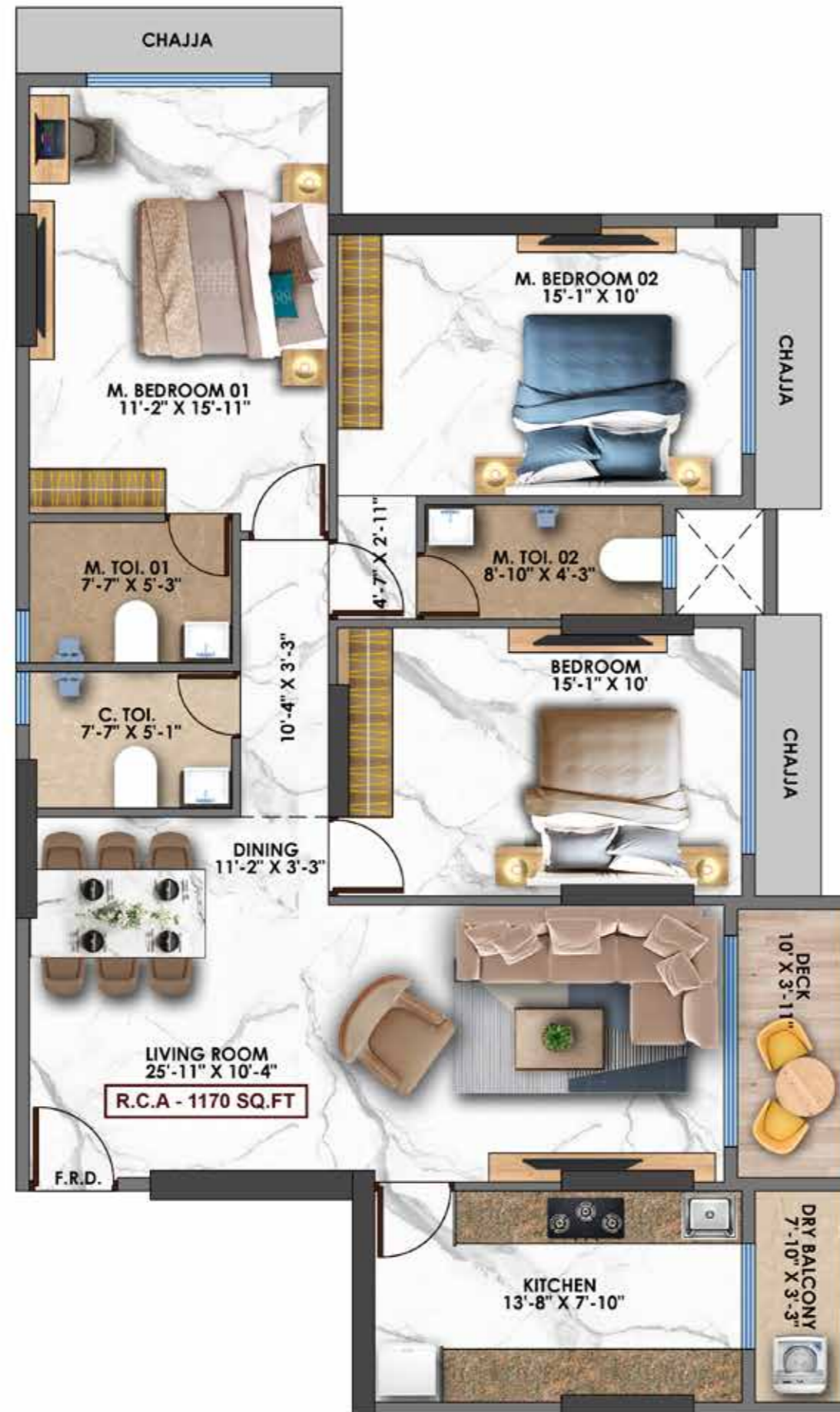
# PODIUM - 2 PLAN



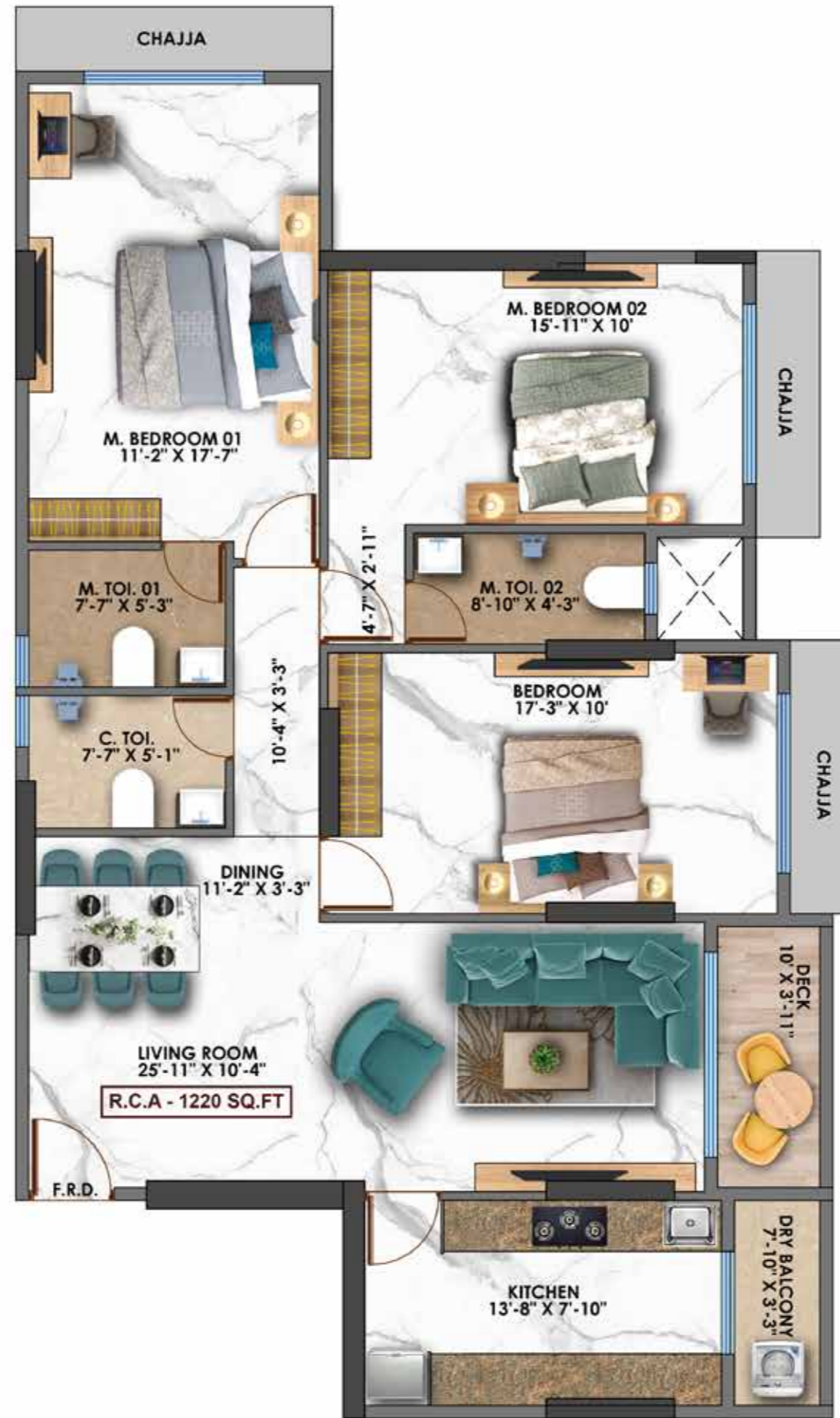
# 10<sup>TH</sup> FLOOR PLAN



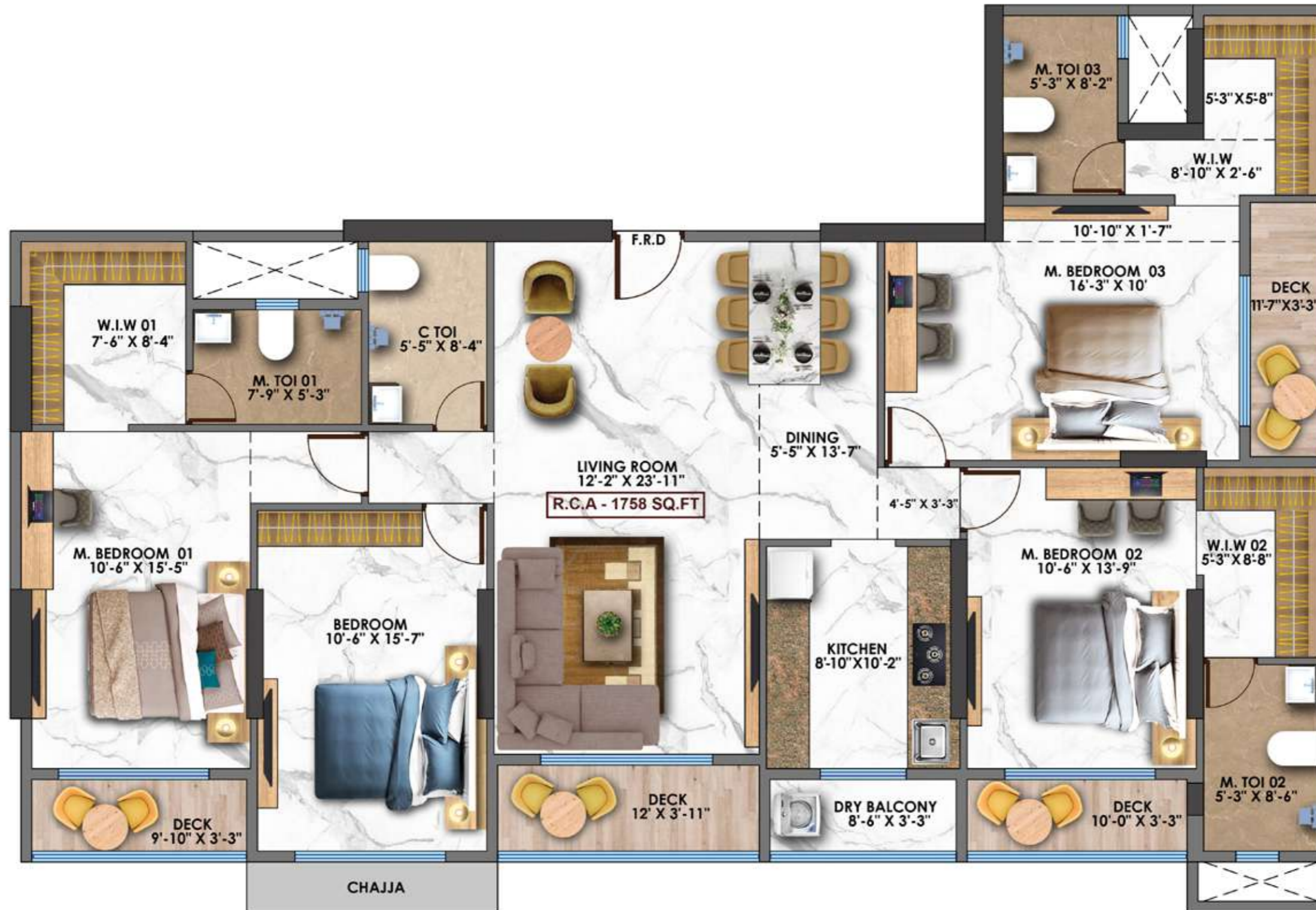
3 BHK R.C.A. 1170 SQFT



3 BHK R.C.A. 1220 SQFT



4 BHK R.C.A. 1758 SQFT



# OUR COMPLETED PROJECTS

## RESIDENTIAL PROJECTS

### SANTACRUZ

1. Takshashila - Tagore Road, Santacruz (W).
2. Retreat II - Saraswat Colony, Santacruz (W).
3. Meena Apartment - T.P.S. Road V, Santacruz (E).

### VILE PARLE

1. Park View - Near Ishwarbhai Park, Vile Parle (W).
2. Nirmal Apartment - First Road, J.VPD. Scheme, Vile Parle (W).
3. Punya Darshan - Vile Parle (W).
4. Pleasant Palace - 5 Road, J.MPD. Scheme, Vile Parle (W).
5. Toy House - Rasraj Lane, Khandubhai Desai Rd., Vile Parle (W).
6. Pushpam (Bhagat House) - Rasraj Lane, Vile Parle (W).
7. Pravin Apartment (Sundervan) - S.V. Road, Vile Parle (W)
8. Vaishali Apartment (Sundervan) - S.V. Road, Vile Parle (W)
9. Vardhaman - V.M. Mehta Road, Vile Parle (W)

### ANDHERI

1. Shatranjay Apartment - Lallubhai Park, Andheri (W)
2. Pallav Apartment - Lallubhai Park, Andheri (W).
3. Vasant Vihar - Lallubhai Park, Andheri (W)
4. Dhan Ratna Apartment - Bhardawadi, Andheri (W)
5. Textile Association - Veera Desai Road, Andheri (W)
6. Shrey Apartment - Veera Desai Road, Andheri (W)
7. Shivkrupa A to H Wing - Old Nagardas Road, Andheri (E),
8. Gurudrishti - Versova, Andheri (W)
9. Ambika Tower - Pumphouse, Andheri (E)
10. Nirant Apartment - Cross Nagardas Road, Andheri (E)

### MALAD

1. Devshanti - Corner of Marve Road, Malad (W)
2. Shanti Sadan - Corner of Marve Road, Malad (W)
3. Keval Tower - Liberty Garden, Mald (W)
4. Mandik Nagar - Goregaon (W)

### RAM MANDIR ROAD

1. Sai Ram Apartment - Ram Mandir Road, Goregaon (W)
2. Saanvi Heights - Ram Mandir Road, Goregaon (W)

### MULUND

1. Aishwarya Heights-Mithagar Road,Mulund(E)

### KANDIVALI

1. Champa Vihar - M.G.Road, Kandivali (W).
2. Raj Ratan Palace - Shankar Lane, Kandivali (W).

### BORIVALI

1. Parshva Darshan - Chandavarkar Road, Borivali (W).

### CHEMBUR

1. Shree Niketan - Diamond Garden, Chembur.

### THANE

1. Siddhivinayak lowers - Panch Pakhadi, Thane (W)
2. Ashok Smruti Phase I & II Kasarwadavli, Thane (W)

### LONAVALA

1. Madhuban - Lonavala - 22 Bungalows,  
8 Rowhouses and many other Buildings.

## COMMERCIAL PROJECTS

1. New India Chamber - MIDC, Andheri (E)
2. Time Chamber - Andheri (W)
3. Rushabh Chambers - Marol, Andheri (E)
4. Bhagwati House - Veera Desai Road
5. Navkar Commercial Complex - Andheri (E)
6. Nirvan Premises - Pump House, Andheri (E)
7. Ashok Premises - Andheri (E)
8. Ashok Complex - Vashi ( Navi Mumbai )
9. Ashok Heights - Andheri (E)
10. Siddhivinayak Chambers - Bandra
11. Chirag Ind. Complex - Daman

# ONGOING PROJECTS



Amey Apartments Approx 73,000 sq. ft., Andheri (E)



Ashok Smruti Wing B Approx 13,750 sq. ft., Andheri (E)



Himalaya Approx 96,000 sq. ft., Andheri (E)



New India Heights Approx 35,000 sq. ft., Andheri (E)



Shree Parshva Heights Approx 38,500 sq. ft., Andheri (E)



Shilpa Approx 43,000 sq. ft., Andheri (E)



Hem Ratan Apartments Approx 80,000 sq. ft., Andheri(E)



Kamlesh Apartments Approx 60,000 sq. ft., Andheri(E)



Nicco Residency Approx 2,00,000 sq.ft., J V L R



Jiten C.H.S. Approx 1,15,000 sq. ft., Andheri (W)



Shristi Residency Approx 3,00,000 sq.ft., Jogeshwari (E)



Ashtavinayak Apartments Approx 1,50,000 sq. ft., JVLR



Neelkamal Realty Approx 2,00,000 sq. ft., JVLR



Key Tech Park Approx 81,000 sq. ft., Goregaon (W)



Keshav Apartments Approx 50,000 sq.ft., Vile Parle (W)



Triumph Swastik Approx 93,000 sq. ft., Malad (W)



Triumph Tower Approx 1,50,000 sq. ft., Malad (W)



Aishwarya Heights Approx 70,000 sq. ft., Mulund (E)



Vishakha Heights Approx 38,000 sq. ft., Mulund (E)



Anamika Approx 60,000 sq. ft., Andheri east



For society presentation purpose only

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