

SHRIPAL  
SATTVA

 **SHRIPAL  
GROUP**  
SOLID VALUES

SHRIPAL  
SATTVA

**Design Architect**

 **ARK ARCHITECT**  
*Reza Kabul*

**MEP Consultant**

 **PC**  
Prakash MEP Consultant

**Legal Advisor**

 **DSK Legal**  
True Value, True Values

**Structural Consultant**

 **STRUCT BOMBAY CONSULTANTS**  
CIVIL & STRUCTURAL CONSULTANTS

**Liasoning Architect**

**Megha  
Urbanscapes**

Site / Sales Lounge: Shripal Sattva, Near Dattani Square Mall, Opp. Lake Residency, Before Papdi Lake, Vasai (West) - 401202  
Corporate Office: 60, Horniman Circle Chambers (Podar Chambers), S. A. Brelvi Road, Opp. Apoorva Restaurant, Fort, Mumbai - 400 001

MahaRERA No: **P99000052272**

Disclaimer: All the exteriors, interiors, plans & stock images used are either rendered according to the artist's perception or used for representation purpose only. The terms and conditions to be incorporated in the agreement for sale shall supersede all aforesaid representations. By calling on the number or by inquiring about the said project over call/ email/ sms/ whatsapp you hereby are giving consent to our company and its representatives/partners/vendors/ sub-partners to send alerts, notifications, contact details, promotional sms and promotional calls to the mobile number registered with us, irrespective of whether the same is listed on DMR or any other such database. Terms & conditions apply.  
Project is Mortgagee with and Funded by Bajaj Housing Finance Ltd. and No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats.



**9355533432**

Financed By:



Strategic Partner:



JEEVAN KA *Upgrade!*

SPACIOUS 1 & 2 BHK HOMES



At Shripal Group, we pride ourselves on integrity, quality and fabulous work. Our real estate journey started in 1985, having 38 years of background in building townships in Virar, Vasai and Nalasopara. Our recently completed exceptional projects, Shripal Shanti & Shripal One, sold over 400+ units in Vasai and Virar. Both projects have been delivered before time and are completely sold out.

## RECENTLY COMPLETED PROJECTS

- SHRIPAL ONE - VASAI (E)
- SHRIPAL SHANTI Y1 - VIRAR (W)
- SHRIPAL LIFESPACES 1 - NALASOPARA (E)
- SHRIPAL LIFESPACES 2 - NALASOPARA (E)
- SHRIPAL NIRMAL - NALASOPARA (W)
- SHRIPAL AVENUE - NALASOPARA (W)
- SHRIPAL PRIDE - VIRAR (W)
- SHRIPAL INDUSTRIAL ESTATE - VASAI (E)
- SHRIPAL TOWER - NALASOPARA (W)
- SHRIPAL COMPLEX - VIRAR (W)

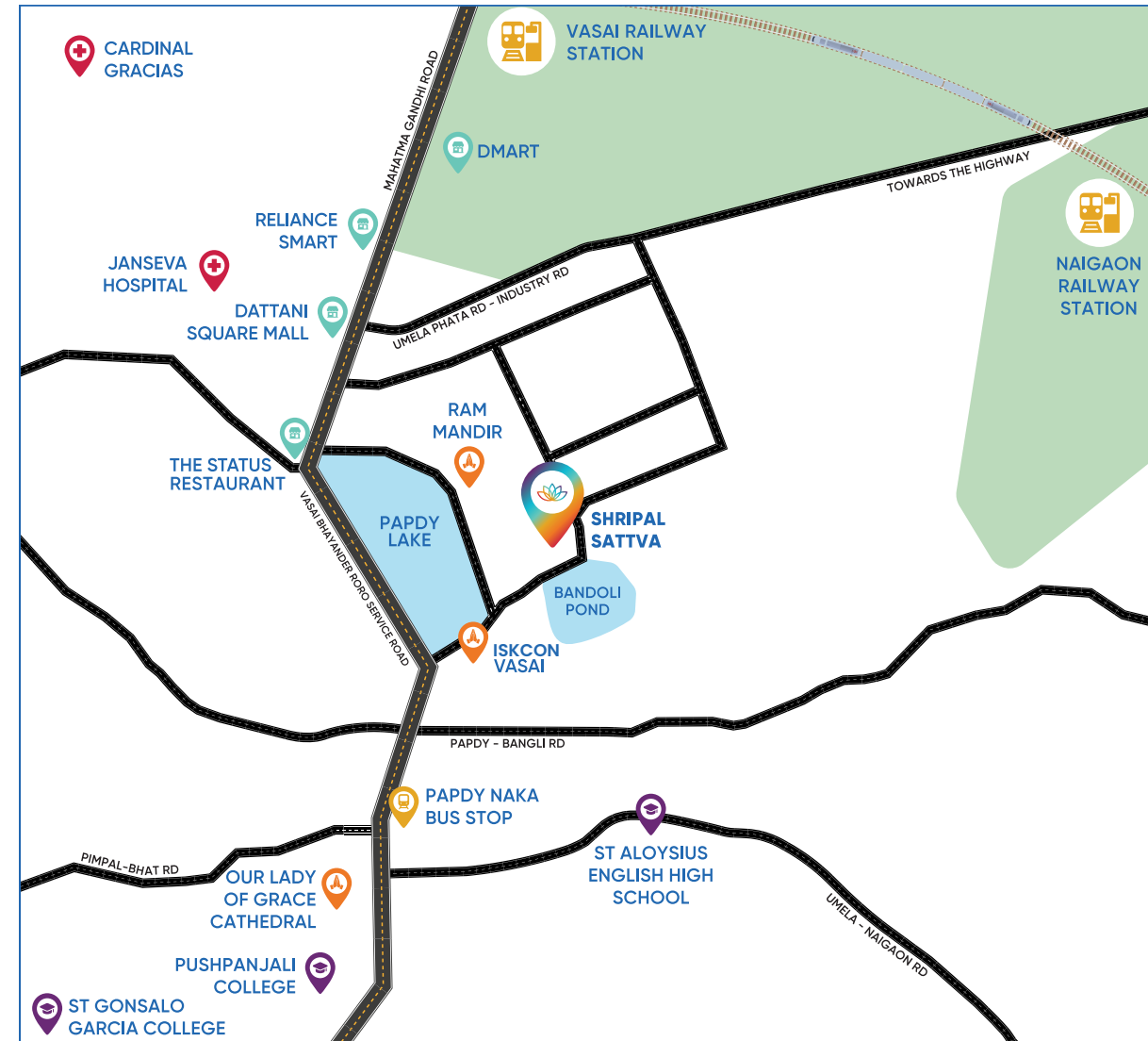
**100+**  
BUILDINGS CONSTRUCTED

**38+**  
YEARS OF LEGACY

**5000+**  
HOMES DELIVERED



# CITY OF TOMORROW, VASAI



# A WORLD WITHIN YOUR REACH



**VIRAR ALIBAUG CORRIDOR**

A 126-km-long corridor will reduce commute time between Virar & Alibaug to less than 1 hour.



**METRO RAIL**

23 km long proposed project connecting Mira Road & Virar.



**COASTAL ROAD**

29.2 kms freeway connecting Marine Lines to Kandivali to Virar via Versova.



**WESTERN EXPRESS HIGHWAY**

With the WEH close to home reaching the other parts of the city is just a short drive away.



**VASAI BHAYANDER RO-RO SERVICE**

Vasai Bhayander RO-RO service connects Vasai to Bhayandar in just 10 mins.



**BULLET TRAIN**

One of Mumbai - Ahmedabad high speed bullet train station to be built in Virar.

## COMMUTE

- PAPDY NAKA BUS STOP 3 MIN
- NAIGAON RAILWAY STATION 12 MIN
- VASAI RAILWAY STATION 12 MIN
- RO - RO SERVICE 12 MIN
- MUMBAI-AHMEDABAD HIGHWAY (NH8) 20 MIN

## RELIGIOUS PLACES

- RAM MANDIR 1 MIN
- ISKON VASAI 1 MIN
- OUR LADY OF GRACE CATHEDRAL (PAPDY) 2 MIN

## HOSPITAL / MEDICAL CENTRES

- JANSEVA HOSPITAL 4 MIN
- CARDINAL GRACIAS 6 MIN

## RESTAURANTS / MALL / SHOPPING

- THE STATUS RESTAURANT 1 MIN
- DATTANI SQUARE MALL 2 MIN
- RELIANCE SMART 2 MIN
- D MART 3 MIN

## SCHOOLS / COLLEGES

- PUSHPANJALI COLLEGE OF EDUCATION 2 MIN
- PODAR INTERNATIONAL SCHOOL 2 MIN
- ST ALOYSIUS ENGLISH HIGH SCHOOL 3 MIN
- ST GONSALO GARCIA COLLEGE 5 MIN



**WESTERN RAILWAY LINE**

Direct and fast train to reach Bandra in 45 mins, Andheri in 30 mins, Borivali in only 20 mins.



**BHAYANDER-VASAI CREEK LINK ROAD**

The MMRDA to build a 4.98 kms bridge linking Bhayander (w) and Vasai (w) to cut travel time by 30 mins.

# SHRIPAL SATTVA

## YOUR PEACEFUL OASIS

Welcome to Shripal Sattva, where luxury meets nature. Nestled in the heart of Vasai West, on 22 floors of blissful elevation, this architectural vision comprises of spacious 1 & 2 BHK lake view homes with terrace amenities and abundant nature all around. Immerse yourself in a lifestyle that seamlessly blends modern comfort with natural beauty.



PRIME LOCATION



1 & 2 BHK SPACIOUS HOMES

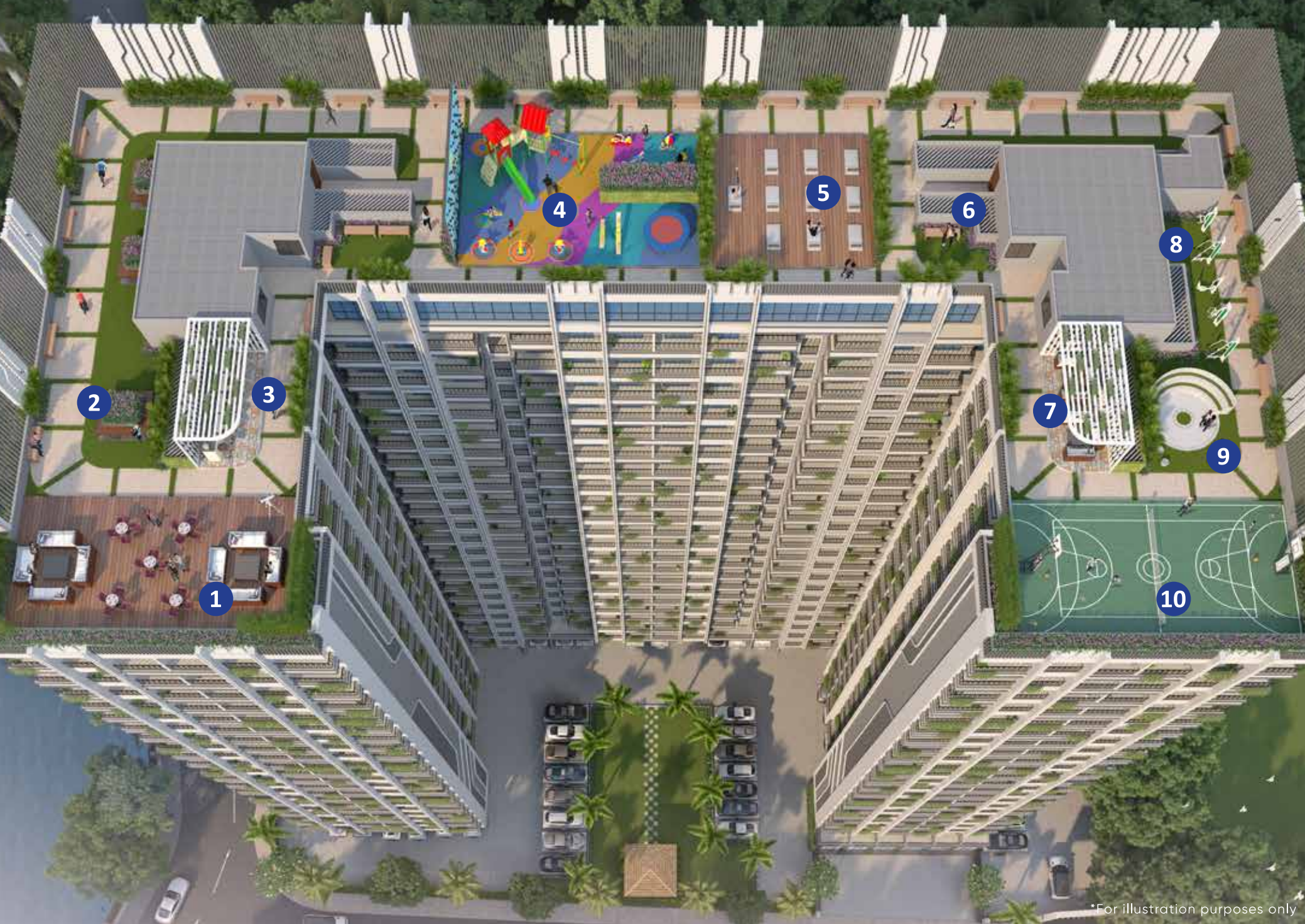


AMPLE PARKING SPACE



ROOFTOP AMENITIES



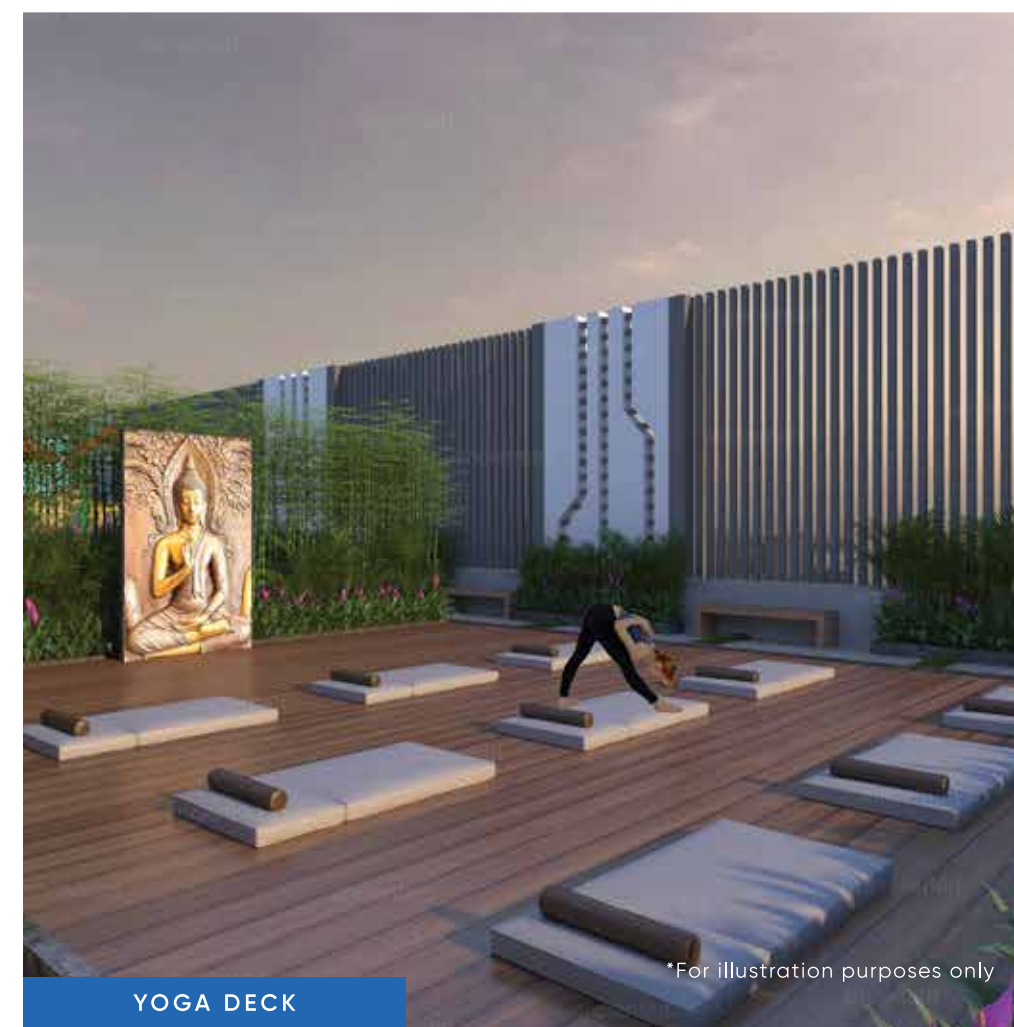


\*For illustration purposes only



STARGAZING DECK

\*For illustration purposes only



YOGA DECK

\*For illustration purposes only

## ROOFTOP AMENITIES



1 STARGAZING DECK



2 JOGGING TRACK



3 GOSSIP CORNER



4 KIDS PLAY AREA



5 YOGA DECK



6 SOLITUDE ZONE



7 SENIOR CITIZEN AREA



8 OPEN GYM



9 AMPHITHEATER

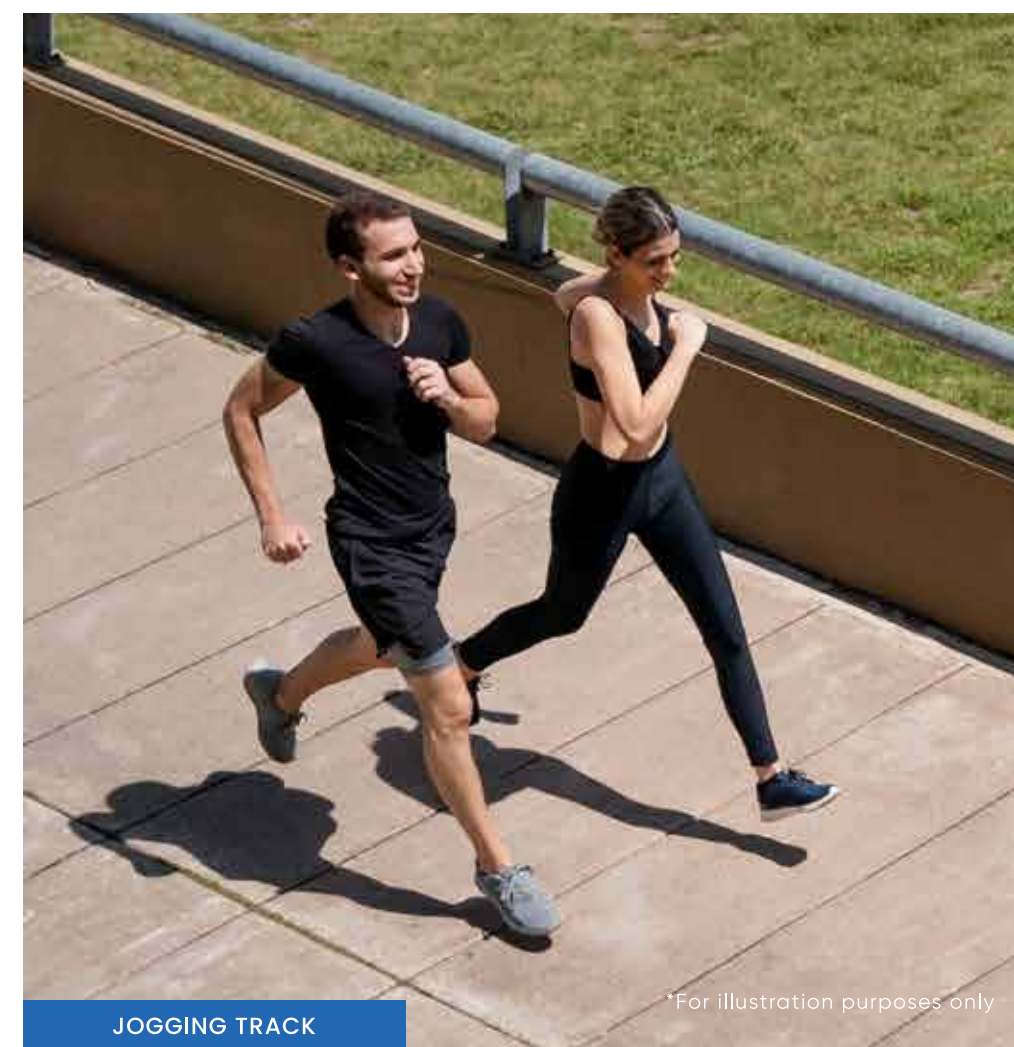


10 MULTIPURPOSE COURT



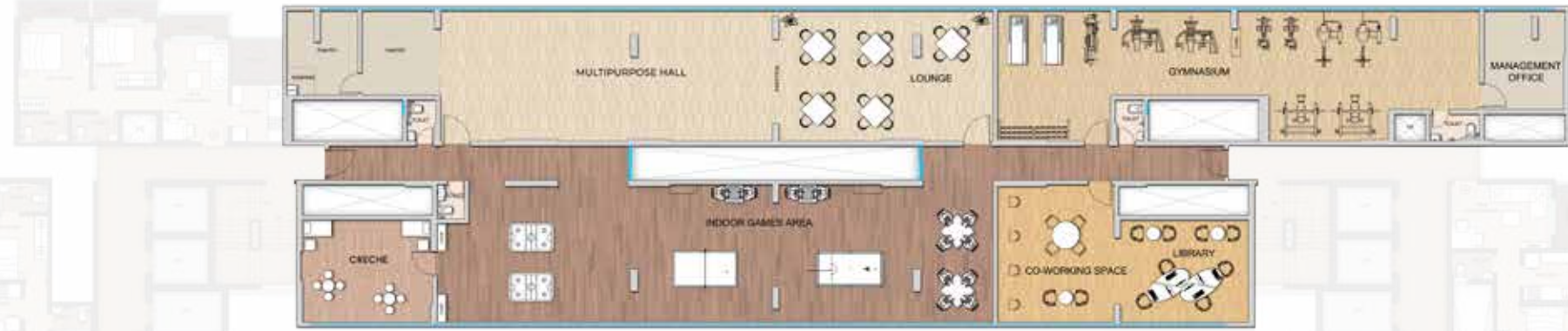
KIDS PLAY AREA

\*For illustration purposes only



JOGGING TRACK

\*For illustration purposes only



INDOOR GYM

\*For illustration purposes only

## EXCLUSIVE CLUBHOUSE WITH INDOOR AMENITIES AT 22<sup>nd</sup> FLOOR



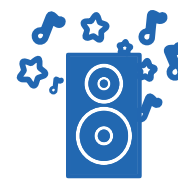
GYMNASIUM



COWORKING SPACE



INDOOR GAMES



MULTIPURPOSE HALL



CRECHE



INDOOR GAMES

\*For illustration purposes only

# INTERNAL AND EXTERNAL SPECIFICATIONS

All our flats come with proper detailing and specifications, to make your home just perfect.

## FLATS

- Vitrified tiles with skirting in all rooms
- Decorative false ceiling in living room
- Modular kitchen with cabinets
- Granite platform with stainless steel sink
- Colored glazed tiles up to kitchen cabinet
- Full glazed tiles in toilets
- Wall hung western style W.C. in toilets

## DOORS & WINDOWS

- Branded safety latch (lock) for main door
- Decorative doors with laminates on both sides
- Granite door frame with waterproof doors for bathroom
- Granite window frame for all windows
- Heavy section powder coated aluminum sliding windows

## PLUMBING & ELECTRIFICATION

- Concealed plumbing with superior quality fittings
- Superior quality sanitary ware
- Concealed copper wiring with modular switches
- Distribution board with MCB & ELCB

## BUILDING FEATURES

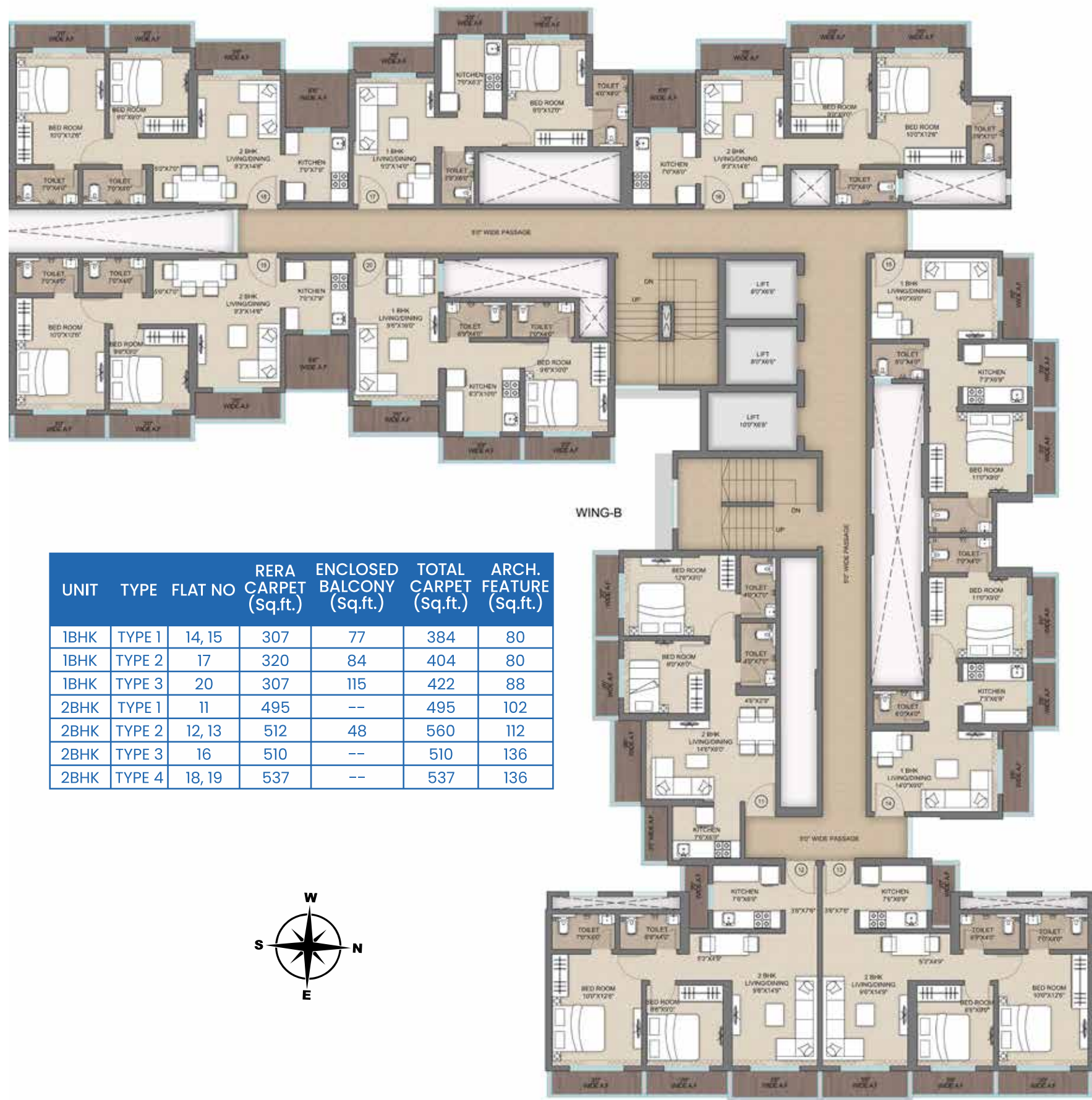
- Earthquake resistant RCC structure
- Automatic high speed lifts for each wing
- Power backup for lifts & common areas
- CCTV Surveillance for enhanced security
- Modern firefighting system
- Ample car parking

## ECO FRIENDLY FEATURES

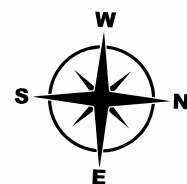
- Sewage Treatment Plant (STP)
- Rain water harvesting
- Organic Waste Converter (OWC)



# TYPICAL FLOOR PLAN WING B



UNIT	TYPE	FLAT NO	RERA CARPET (Sq.ft.)	ENCLOSED BALCONY (Sq.ft.)	TOTAL CARPET (Sq.ft.)	ARCH. FEATURE (Sq.ft.)
1BHK	TYPE 1	14, 15	307	77	384	80
1BHK	TYPE 2	17	320	84	404	80
1BHK	TYPE 3	20	307	115	422	88
2BHK	TYPE 1	11	495	--	495	102
2BHK	TYPE 2	12, 13	512	48	560	112
2BHK	TYPE 3	16	510	--	510	136
2BHK	TYPE 4	18, 19	537	--	537	136



Disclaimer : We are offering unurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement of Sale. The purpose of this brochure is to indicate to the customers, the range of the amenities and facilities that come up in the project, as per the present approved layout. All amenities, facilities, plans, layouts, locations, specifications and services mentioned are indicative of the kind of development proposed and its finally subjected to approval of the respective authorities or as required by the Promoters/Developers in the interest of continuing improvement, without prior notice or obligation. Tolerance of +/- 3% is possible in unit areas on account of design and construction variances. All these dimensions are unfinished structural dimensions.

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