



**SOHAM**  
HEIGHTS

A Project by



*M/S. Sagarom DB Infra LLP*



# About the Property

Uncover unparalleled living with our exquisite range of properties! Whether you're seeking a serene suburban escape or a vibrant city dwelling, our expert realtors are here to make your dream home a reality. Picture yourself in homes that boast modern elegance, scenic views, and thoughtful design.

Step into a world of comfort and style as you explore our curated selection of properties. Each listing is a testament to quality and craftsmanship, ensuring that your new home exceeds expectations. Our dedicated team of real estate professionals is committed to understanding your unique preferences, guiding you through the entire process with expertise and personalized attention.

Embrace the lifestyle you deserve – from charming starter homes to luxurious estates, we have a diverse portfolio tailored to suit every taste. We prioritize your satisfaction and aim to make the home-buying journey seamless and enjoyable. Contact us today to embark on a journey toward finding not just a property, but a place where memories are made and dreams come to life. Your ideal home awaits; let us be the key to unlocking it.





# An Equilibrium of Buzz & Calm



**Golden Pagoda**



**Mud Jetty**



**Essel World & Water Kingdom**

The splendid golden pagoda built in the Thai/Burmese style sits majestic amidst a beautiful landscaped garden surrounded by lush greenery and exudes peace and serenity. Within the golden pagoda is housed a beautiful gilded statue of Buddha which is modelled on the kala Buddha of Nalanda archive.

EsselWorld is an amusement park located in Gorai on Dharavi island, Mumbai. It is operated Pan India Pariyatan Ltd. It covers an area of 65 acres along with Water Kingdom, and was opened to the public in 1989. Along with Adlabs Imagica, EsselWorld is one of the largest amusement parks in India.



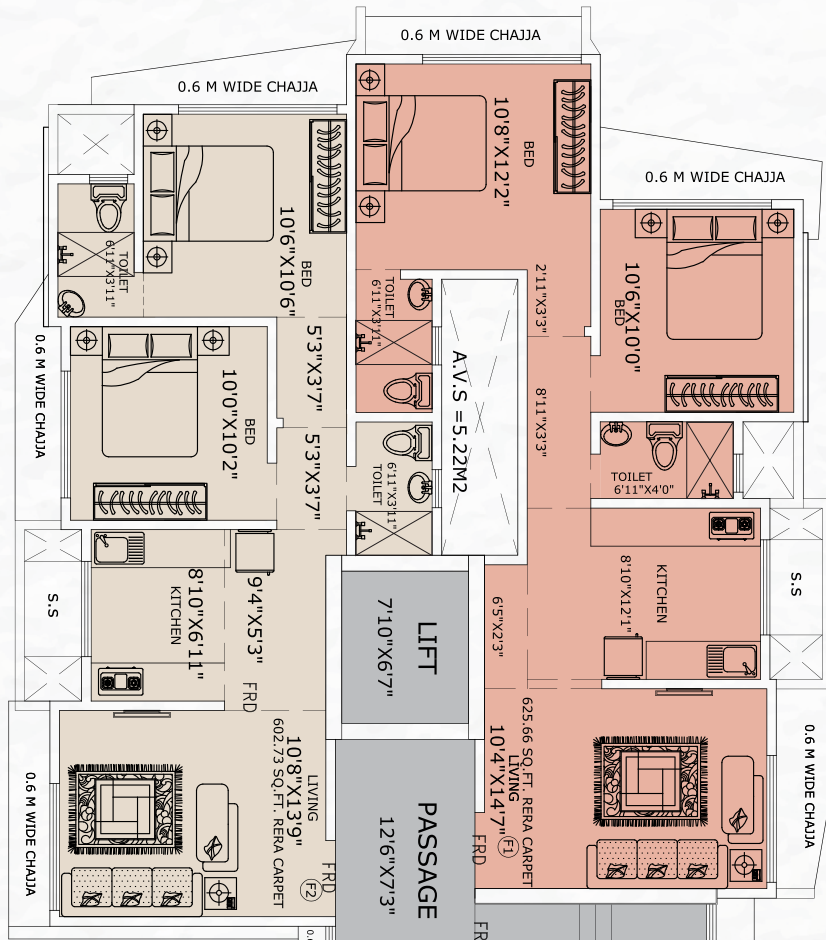
# Big Spaces for your Big Dreams

Indulge in the grandeur of big spaces that echo the magnitude of your dreams. Our expansive residences redefine luxury living, offering more than just square footage – they provide a stage for your aspirations to unfold. Picture yourself in rooms where every corner is a canvas, inviting you to dream bigger and bolder.

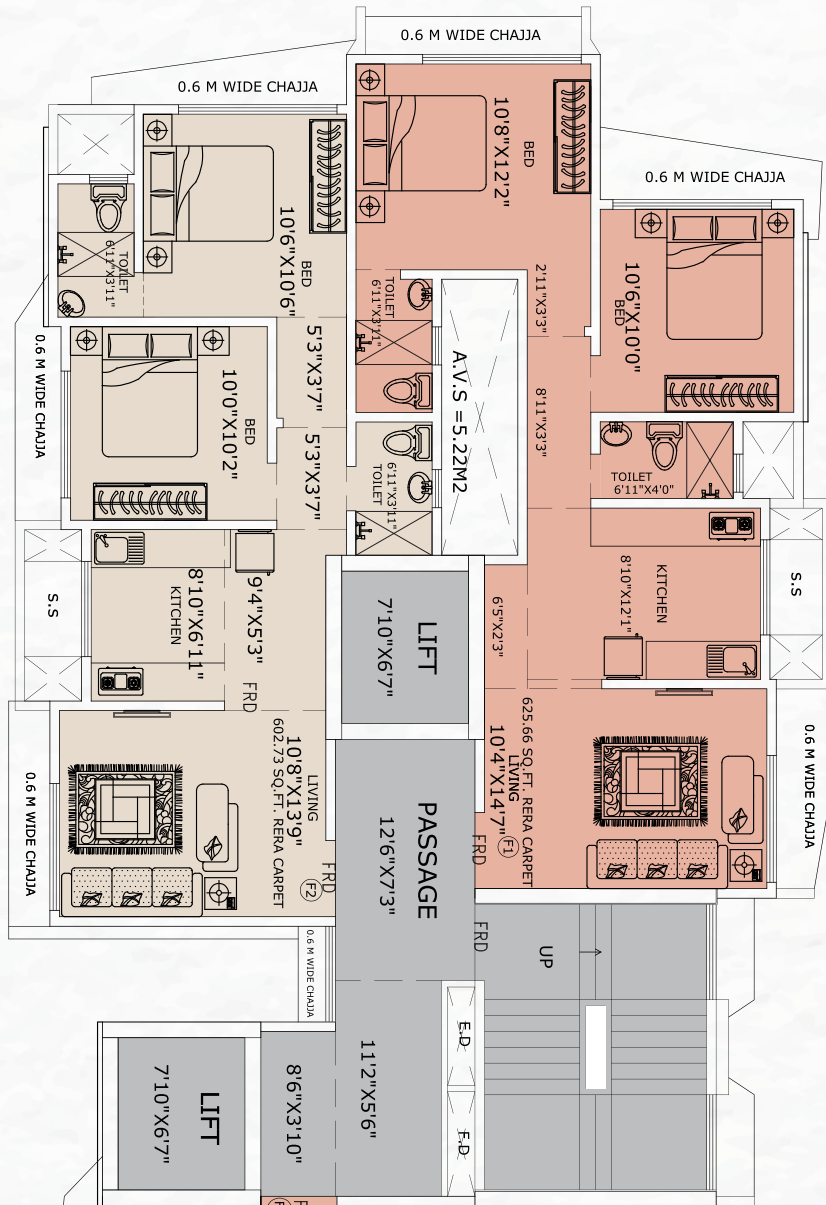
These homes are not merely addresses; they are gateways to a lifestyle where every inch is designed to inspire greatness. From vast living areas that accommodate your grandest gatherings to spacious bedrooms that offer tranquility, immerse yourself in an environment that fosters growth and creativity.

In these big spaces, the possibilities are as endless as your imagination. Whether it's building a home office to launch your entrepreneurial ventures or creating an art studio to bring your visions to life, these residences adapt to your ambitions. Every room is a reflection of the boundless potential within you.

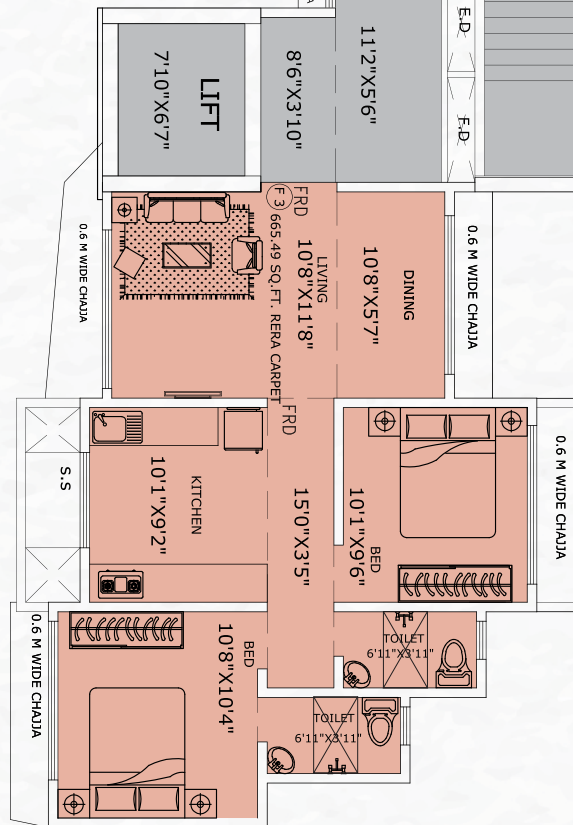
Floor Plan - Type B



Floor Plan - Type A



Floor Plan - Type C



# A Wing - Floor Plan

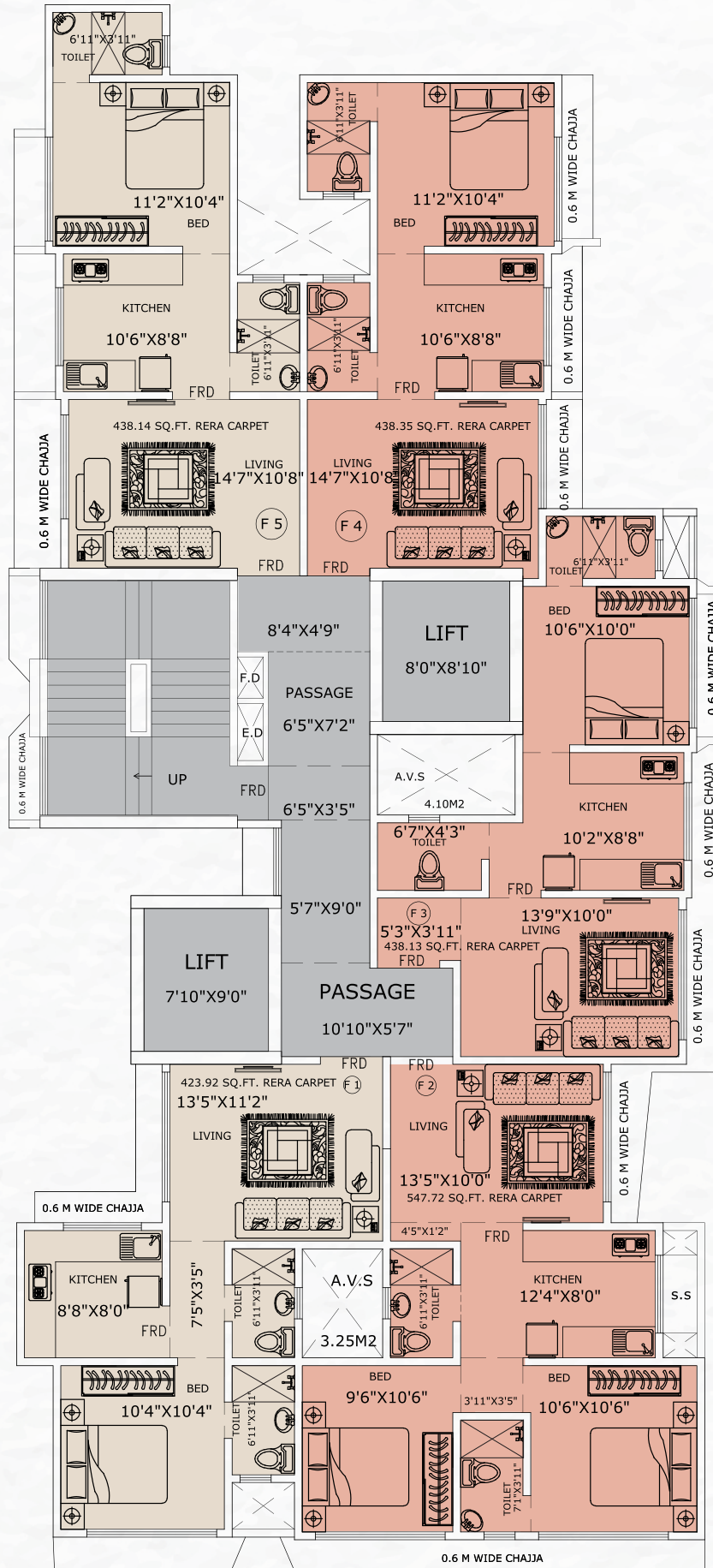


WING A - FLAT NO 2 (2BHK)



WING A - FLAT NO 3 (2BHK)

Floor Plan - Type B

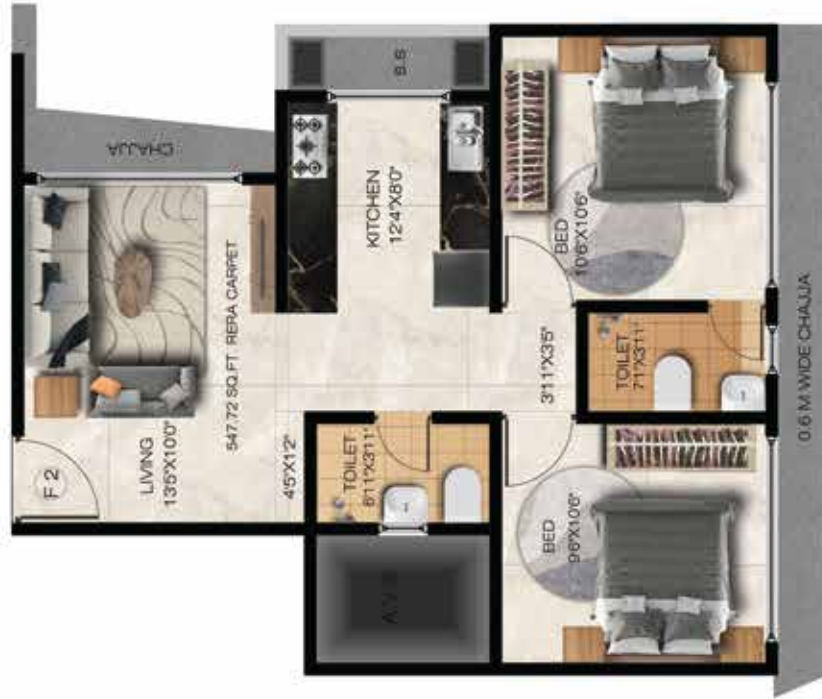


# B Wing - Floor Plan

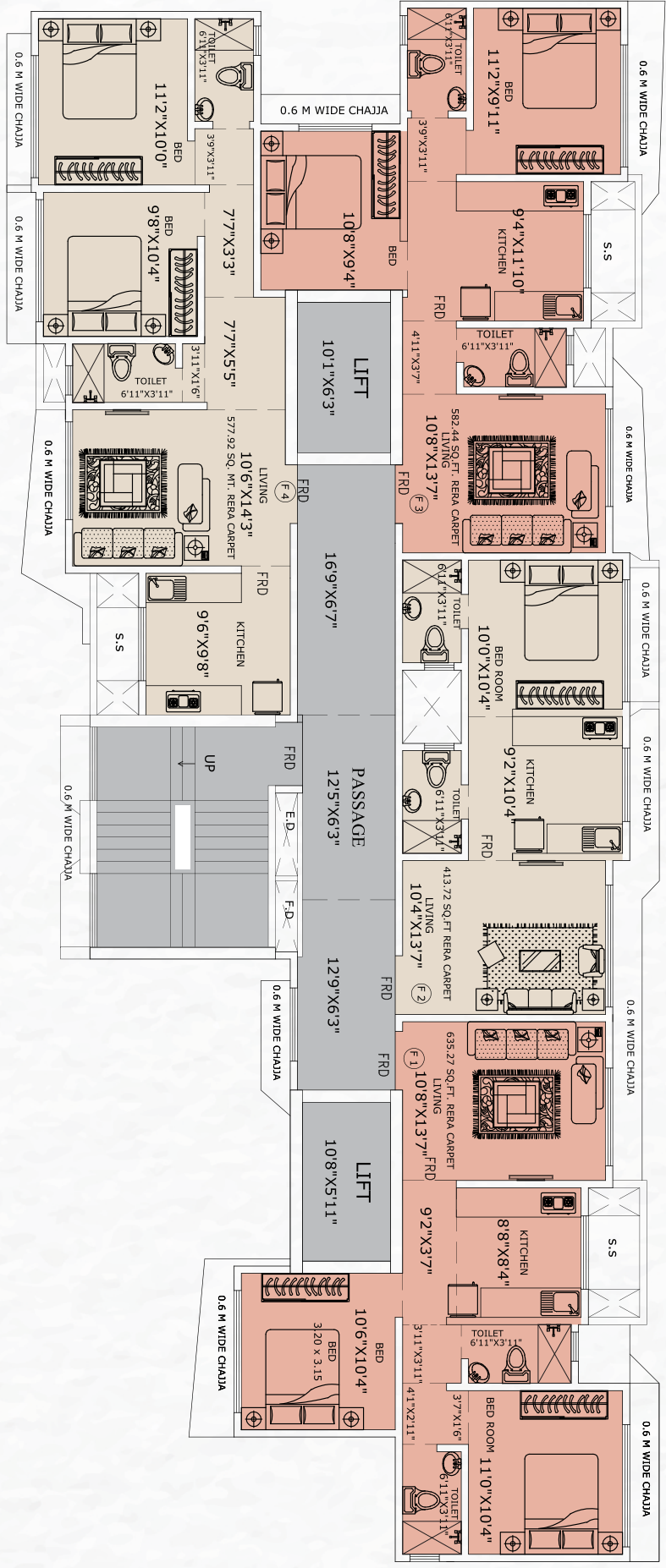




WING B - FLAT NO 3 (1BHK)



WING B - FLAT NO 2 (2BHK)



Floor Plan - Type B

Floor Plan - Type D

# C Wing - Floor Plan



WING C - FLAT NO 1 (2BHK)



WING C - FLAT NO 2 (1BHK)



**WING A - FLAT NO 2 (2 BHK)**

**WING C - FLAT NO 2 (1 BHK)**



# Features & Amenities

## Rooftop Amenities

- Terrace Garden
- Solar System to reduce overall maintenance of common area light bill.
- Walkway with a breathtaking view of Pagoda, Arabian Sea and mesmerizing Mumbai Sky Line.
- Yoga oasis.
- Kids Play Area.
- Barbeque Station.
- Gazebo with full equipped Lounging and Roof top dining experience.



## E- Deck Amenities

- Badminton Court
- Fitness Center
- Community Hall for recreation.
- Indoor Games- Pool Table/ Snooker, Foosball, Table Tennis.
- Jogging Track.
- Prayer Room/ Temple Room.



## Other Tower Amenities

- Earthquake Resistant RCC Frame Structure.
- A well decorated Double Height Entrance lobby with the use of imported marbonite/ granamite /Italian Marble over the flooring and the walls. The lobby shall have a false ceiling and decorative light fittings.
- Hi-speed Elevators of Reputed Make.
- Rain Water Harvesting System.
- E.V. Charging points.





### Security Features & Connectivity

- CCTV System for Surveillance.
- 24x7 Guard Patrol
- Intercom System with Video Door phone for each unit.
- Firefighting and Management system.
- Telephone & Internet connectivity.



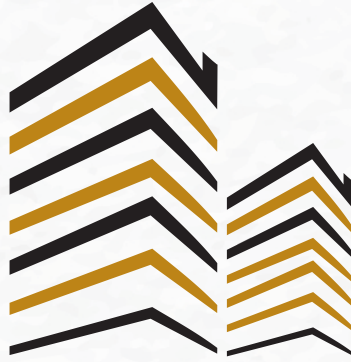
### Apartment Amenities

1. Flooring
  - a. Vitrified Flooring in Living, Dinning, Kitchen & Bedroom of reputed make.
  - b. Anti-skid Flooring tiles in Toilet.
2. Kitchen
  - a. Modular Kitchen with Chimney
  - b. Ceramic Tile Dado of reputed make.
3. Toilet
  - a. Ceramic tiles Dado of reputed Make
  - b. Hot & Cold water mixer with shower & Glass partition.



4. Windows
  - a. Composite marble/ Granite frame with railing
  - b. Sliding window with anodized finish and tinted glass.
  - c. Mosquito net shutter.
5. Walls & Ceilings
  - a. Internal walls with Gypsum finish plaster & Luster paint.
  - b. Ceiling with Gypsum finish & Plastic paint.
  - c. External paint with Acrylic Paint with warranty of 5 years.
6. Electrical
  - a. Concealed fire resistant wiring with polycab wires.
  - b. Sufficient electrical points with branded modular switches.
  - c. RCB & MCB will be provided.
7. Plumbing
  - a. Use of C-class pvc pipes of reputed make
  - b. Branded Sanitary ware and CP Fittings of Jaguar Make
8. Doors
  - a. Hardpressed solid core flush door.
  - b. Brass Hardware Fittings.
  - c. Teak wood Frames of doors.





## *M/S. Sagarom DB Infra LLP*

RERA NO.

Office Address : 402 Techno IT Park, Near Eskay Resort, Link Road, Borivali (West), Mumbai - 400092

Site Address : Charkop Gajanan CHSL Co-op Hsg. Soc. Ltd., Plot No. 807, Bearing CTS No. 3A(PT),  
At Village Kandivali, RSC-04, Sector -08, Charkop Kandivali (W), Mumbai-400067

Contact No.:

Architect / Project Consultant

M/s. CNS Consultants

Structural Engineer

M/s. UniSteps Consulting Pvt. Ltd.

Advocate

M/s. Markand Gandhi & Co.

Note: All plans, drawings, amenities, facilities, etc. are subject to the approval of the respective authorities and would be changed, if necessary. The discretion remains with the developer. All rendering floor plans, pictures and maps are the artist's conceptions and not actual description of the building. The Developer reserve the right to amend plans / specifications / designs / layout as may be required without prior notice.  
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