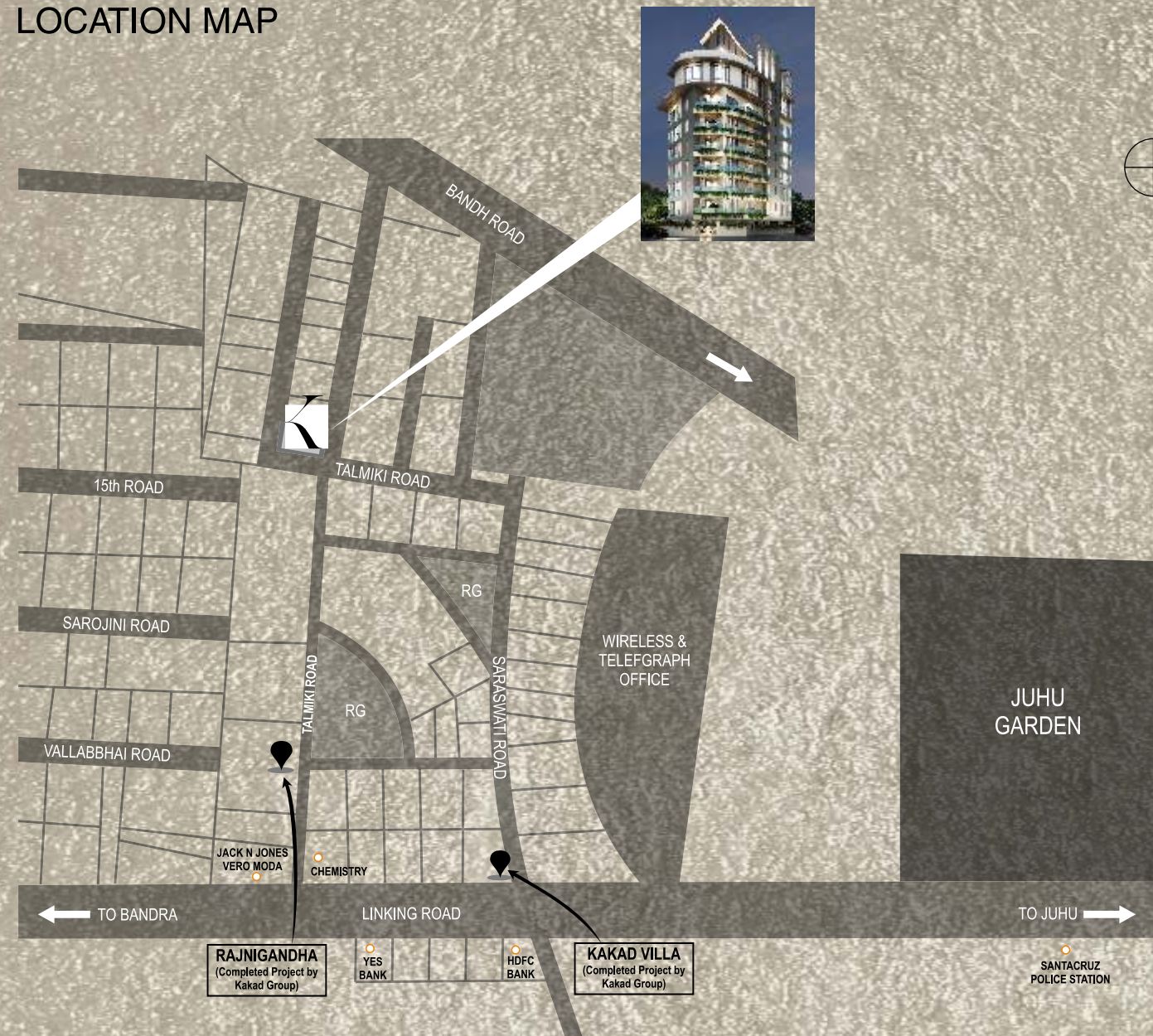


## LOCATION MAP



**Leela Lace Builders Pvt. Ltd.**

**Site Add.:** 1, Mira Baug, Talmiki Road, Saraswat Colony, Santacruz (West), Mumbai - 400 054.

**Registered Add.:** 1, India House, 5-F, Tagore Road, Santacruz (W), Mumbai 400 054.

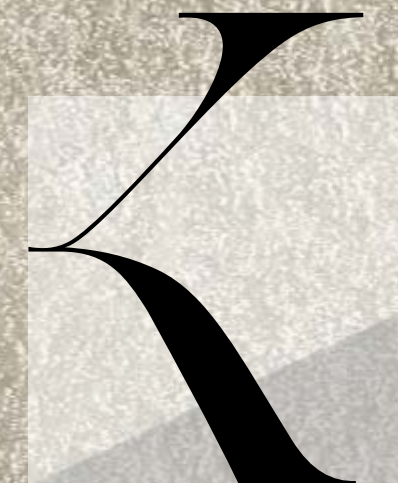
**Corporate Add.:** 301, Enterprise Centre, 55, Nehru Road, Vile Parle (E), Near Sahara Star Hotel, Mumbai 400 099.

**Tel.:** 022 2660 8345 / 2660 8346 | **Mobile:** +91 98200 69400 / 98200 69500

**Fax:** 022 2660 2648 | **Web.:** [www.nkc.co.in](http://www.nkc.co.in) | **Email.:** [sales@nkc.co.in](mailto:sales@nkc.co.in)

thoughttrains.com

Disclaimer :The information in this brochure is indicative of the kind of development that is proposed. Subject to the approval of the authorities or in the interest of continuing improvement, the developers reserve the right to change the layout, plans, specifications or features without prior notice or obligation. The details, images, sketches and elevation contained in the leaflets/brochures or any other printed material, are only indicative and artistic imagination, may not be exact or accurate, and the same does not form either the basis or part of the offer or contract. The area shown in the plan includes the column offsets and plaster thickness.



# KAKAD MANSION

SANTACRUZ (W)

THE QUINTESSENCE OF LUXURY







LIFESTYLE IS A MATTER OF CHOICE

WHAT WE CHOOSE BECOMES A WAY OF LIFE.

IT IS A REFLECTION OF OUR TASTES AND AN EXPRESSION OF OUR STATURE.

A SHOWCASE OF OUR STYLE AND A DISPLAY OF OUR SUCCESS.

INTRODUCING THE QUINTESSENCE OF LUXURY.

AFTER ALL WHAT WE CHOOSE IS WHAT DEFINES US.



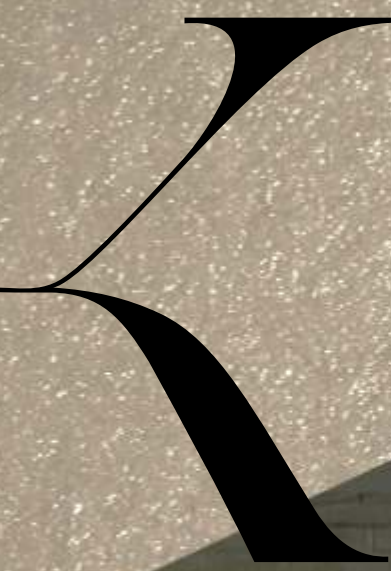


KAKAD  
MANSION

SANTACRUZ (W)

THE QUINTESSENCE OF LUXURY





MANSIONS ARE  
AFTER ALL MEANT FOR  
AN ELITE FEW.

Spacious 4 BHK Luxurious Apartments and  
an Exclusive 4 / 5 BHK Duplex Penthouse

The essence of life is in making the daily experiences worthwhile; experiences of happiness, comfort, contentment and even pride. Welcome to Kakad Mansion, where you live life's finest moments. Located in the prime suburb of Santacruz, it blends the convenience of a central location with a luxurious lifestyle. Living here not only makes the daily experiences worthwhile but also makes them unique, bringing to you a quality of life which most desire, but few achieve.

Project Hallmarks

- Contemporary design, 7 storey tower
- ★★★★★ 5 Star Rated Split inverter Daikin air conditioners in living room and all bedrooms
- Spacious large coffee decks in living room with full height French windows
- Apartments designed to optimize natural lighting and cross ventilation
- Separate servant room and toilet with each apartment
- Plans as per new DCR
- Pricing on carpet



A woman with her hair in an updo, wearing a white strapless dress, stands on a balcony looking out over a city. The balcony has a glass railing and is decorated with potted plants and a small table with two chairs. The city below is densely packed with buildings, and a body of water is visible in the distance under a soft, hazy sky.

BECAUSE SPECIAL MOMENTS  
IN LIFE ARE NEVER LIMITED.

EXPANSIVE PRIVATE DECKS FOR YOUR  
MORNING COFFEE



## THE ELITE NEIGHBOURHOOD OF SANTACRUZ (W) AWAITS YOUR PRESENCE.

Life takes on a different meaning when all conveniences are within your easy reach. Strategically located in the prime suburb of Santacruz (W), Kakad Mansion, has connectivity to all civic and social facilities. From markets to malls, from entertainment hubs to restaurants, all types of conveniences are just a stone's throw away. At the same time its proximity to major highways and main roads provides for smooth connectivity which is a boon in a city like Mumbai.

### LOCATION ADVANTAGES

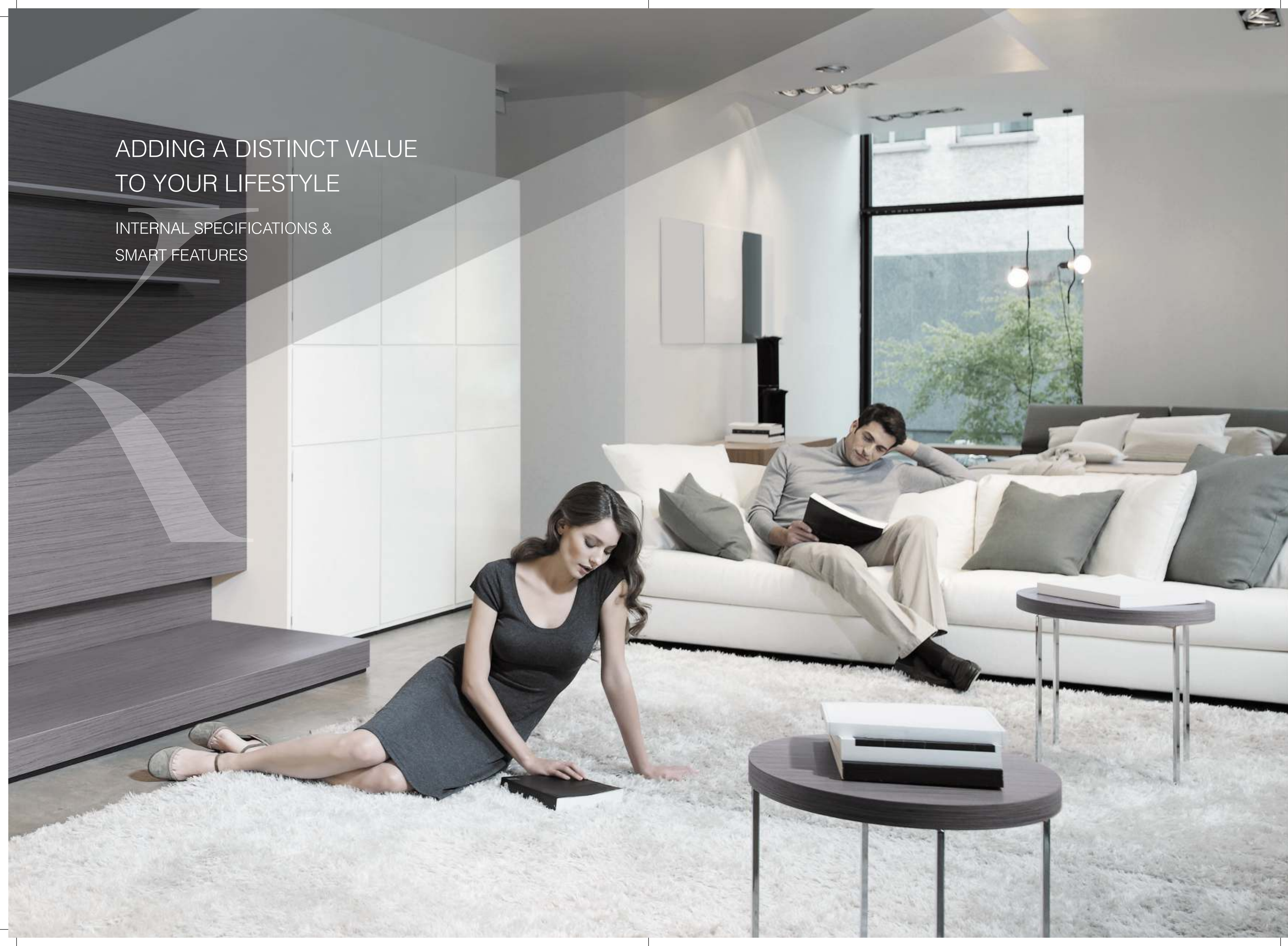
- | Khar Gymkhana : 1.1 Kms / 3 mins drive
- | Poddar International School : 1.2 Kms / 4 mins drive
- | Asha Parekh Hospital : 0.9 Kms / 3 mins drive
- | Rajesh Khanna Garden : 0.4 Kms / 1 mins drive
- | Chhatrapati Shivaji International Airport : 3.9 Kms / 10 mins drive
- | Western Express Highway : 2.3 Kms / 6 mins drive
- | S.V. Road : 1.1 Kms / 3 mins drive
- | Linking Road : 0.3 Kms / 1 mins drive





# ADDING A DISTINCT VALUE TO YOUR LIFESTYLE

INTERNAL SPECIFICATIONS &  
SMART FEATURES







## SPACIOUS PRIVATE DECKS

The best place for solitary time

There are moments when you want to be left alone with your thoughts. The Spacious Private Decks offer the perfect space and ambience to just sit back and have a conversation with yourself. Step here and get inspired.

## FULLY FINISHED HOMES WITH MODERN AMENITIES

Step into elegance in its purest form

Elegance is an uncompromising feature you will find here. The homes have been embellished with the best of fixtures and amenities, to help you indulge in your space more so than ever.

## DAIKIN AIR-CONDITIONED RESIDENCES

Feel the goodness of cool interiors

Every room at Kakad Mansion comes with pre-installed ★★★★★ 5 Star Rated split inverter

Daikin Air-Conditioners, one of the finest AC brands in the market. Relish every moment you spend in the cool and cosy confines of your home.





## WELL PLANNED INTERIORS

Experience the openness!

Mansions are supposed to be spacious and we have left no stone unturned to offer you just that. The expansive spaces at Kakad Mansion are sure to be more than your expectations. It'll be akin to the experience of staying in a palace.

## DESIGNER ITALIAN / IMPORTED MARBLE FLOORING

Inspired living

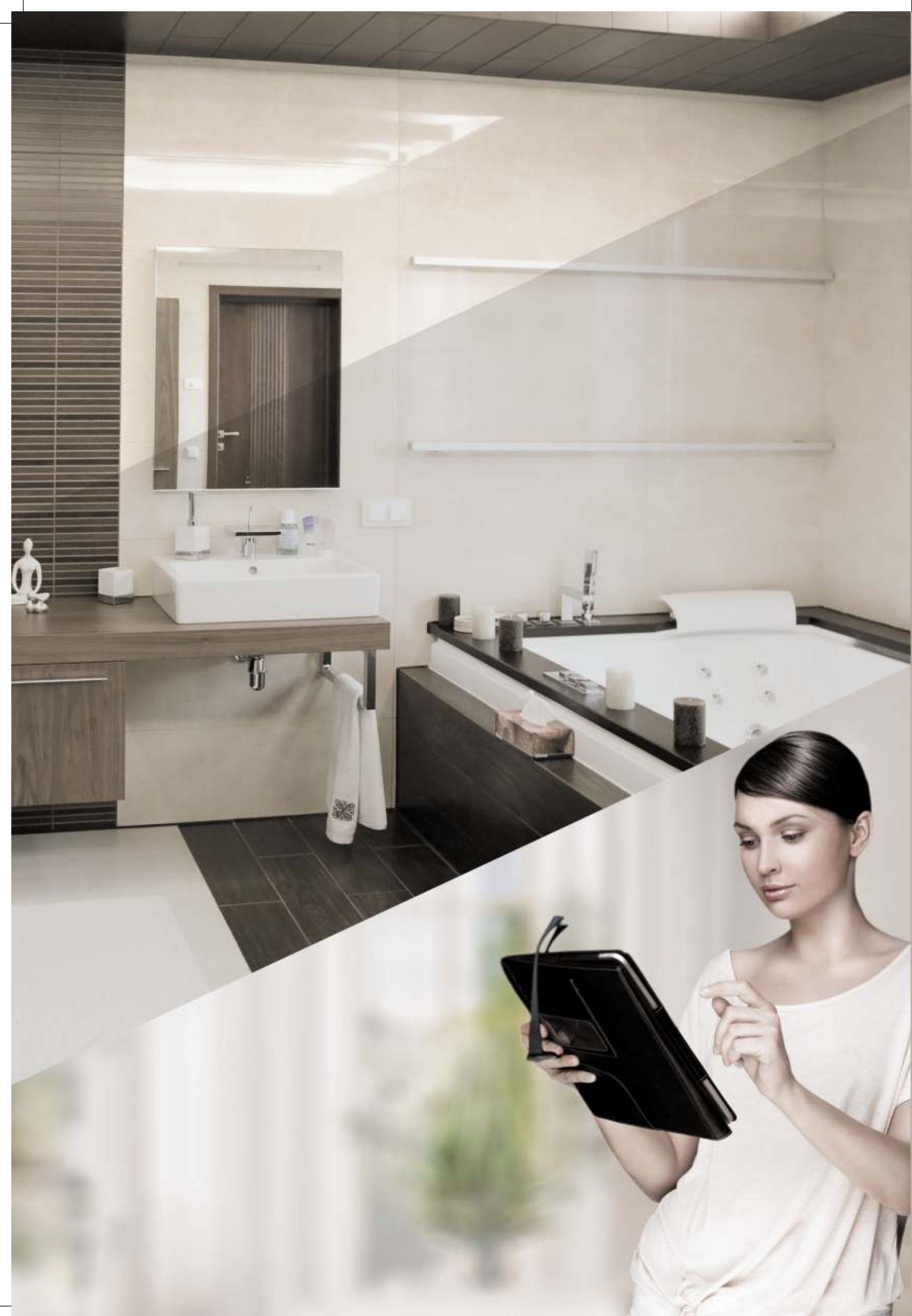
Elegance is one word we had in our mind when we crafted all the rooms here. The designer Italian / imported marble flooring in the rooms portrays grace and a sense of goodness, inspired by life.

## DESIGNER MODULAR KITCHEN

Cook with style

A kitchen is a space where creativity in culinary skills brings out the essence of food. We have built you a kitchen filled with luxury and the comfort to let you enjoy your cooking sessions.





## DESIGNER BATHROOMS WITH PREMIUM FITTINGS

Let luxury complement your experience

An enriching experience always pulls you back into doing the same thing again. We have made sure that even an aspect as minimal as bathing will also give you a moment of pride and satisfaction to the core.

## HIGH SPEED INTERNET WITH WI-FI CONNECTIVITY

Stay connected even while indoors

Your lavish apartments now come with pre-installed high-speed internet with Wi-fi connectivity. Watch, download, upload, share, do more - all the comforts of the world wide web are now within your reach.

## VIDEO DOOR PHONE WITH INTERCOM FACILITY

Experience superior security

Security is of utmost importance and therefore care has been taken to give you maximum protection. The Video Door Phone allows you to see and interact clearly with whoever is at your door. Now be sure who you let in.





## DESIGNER ENTRANCE LOBBY WITH SECURITY DOOR

Enjoy the grandness life offers

Experience an exclusive privilege of having your entrance decorated with the finest of the designs. It is crafted especially for you, to enjoy the grandness life offers.

## AMPLE CAR PARKING

Park your vehicles hassle free

We have complemented the privilege of owning cars with a dedicated space to park them.

With ample space you can now have your vehicles kept safe and sound.

## HIGH SPEED AUTOMATIC ELEVATORS OF REPUTED MAKE

Only the best chosen for you

The privilege of living should not be restricted only to your homes. The elevators here are fully automatic of a reputed make. Be rest assured, for your choice has been rewarded.



TYPICAL FLOOR PLAN (1<sup>st</sup> to 5<sup>th</sup> FLOOR)

ISOMETRIC PLAN

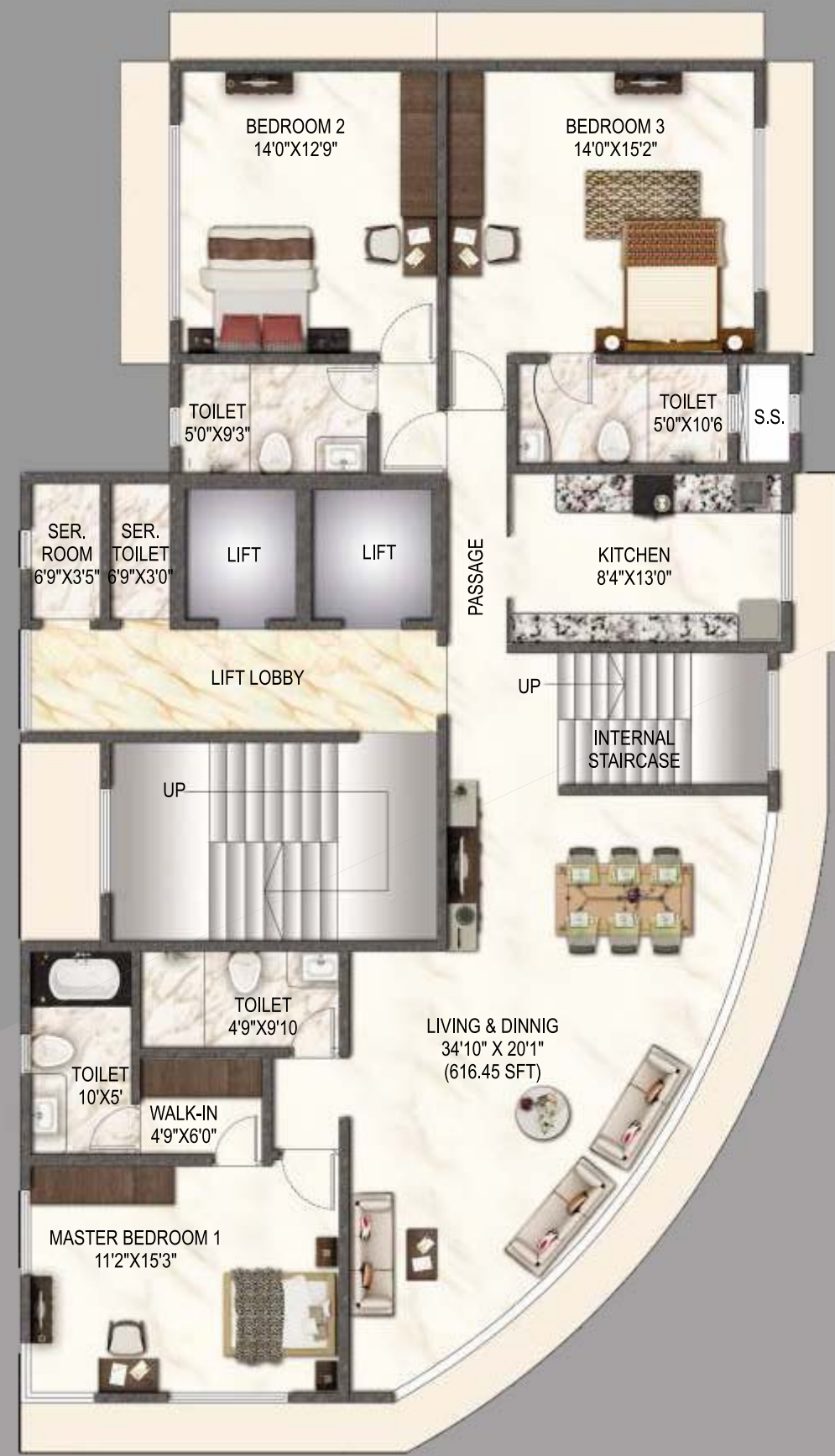


<<< Mira baug, Talmiki Road >>>





DUPLEX OPTION 1 (LOWER LEVEL) 6<sup>th</sup> FLOOR PLAN



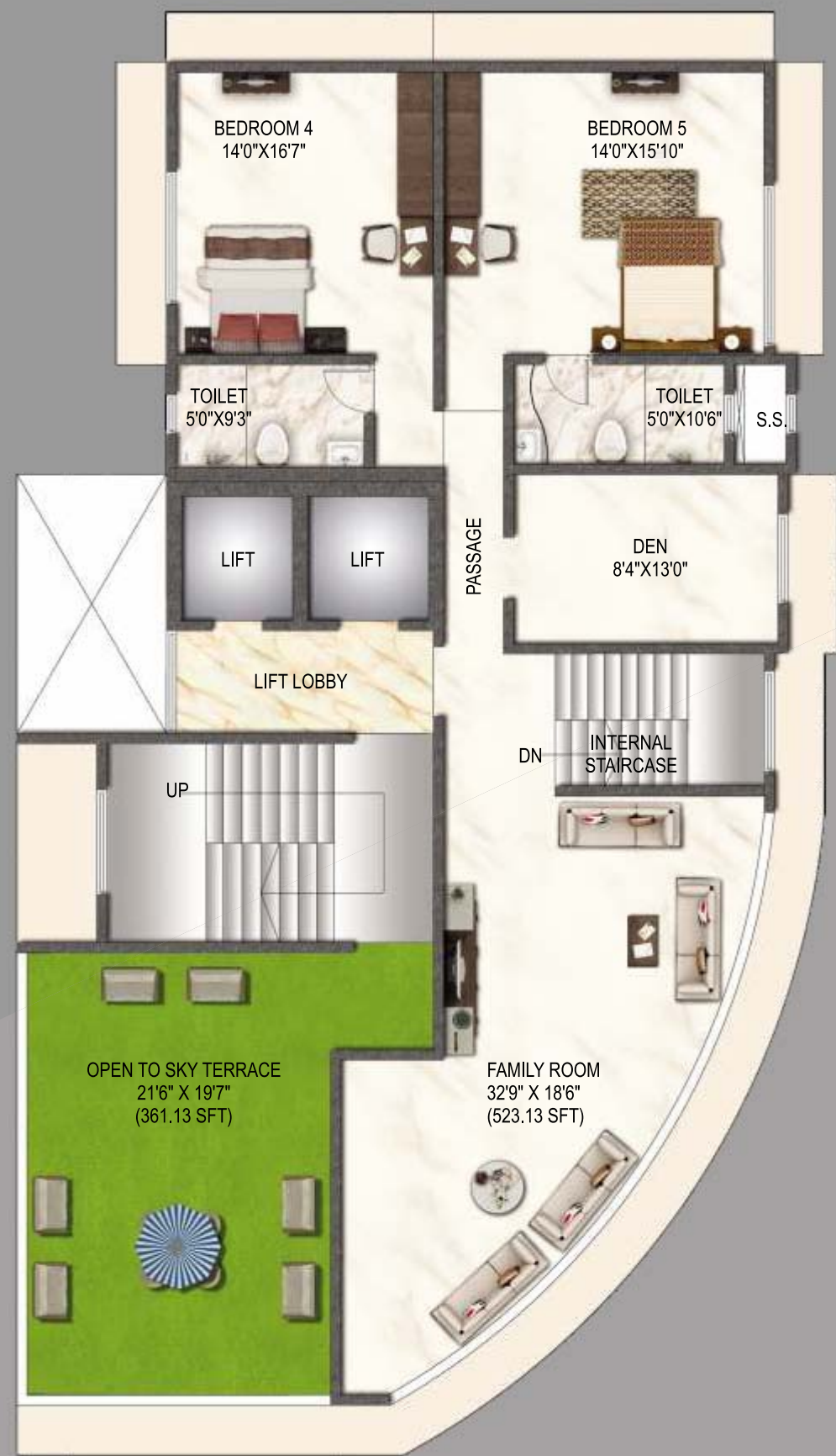
<<< Mira baug, Talmiki Road >>>

ISOMETRIC PLAN





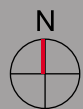
DUPLEX OPTION 1 (UPPER LEVEL) 7<sup>th</sup> FLOOR PLAN



ISOMETRIC PLAN



<<< Mira baug, Talmiki Road >>>





DUPLEX OPTION 2 (LOWER LEVEL) 6<sup>th</sup> FLOOR PLAN



ISOMETRIC PLAN



<<< Mira baug, Talmiki Road >>>



DUPLEX OPTION 2 (UPPER LEVEL) 7<sup>th</sup> FLOOR PLAN



<<< Mira baug, Talmiki Road >>>

ISOMETRIC PLAN







## AT A GLANCE

### Project Hallmarks

- Contemporary design, 7 storey tower
- ★★★★★ 5 Star Rated Split inverter Daikin air conditioners in living room and all bedrooms
- Spacious large coffee decks in living room with full height French windows
- Apartments designed to optimize natural lighting and cross ventilation
- Separate servant room and toilet with each apartment
- Plans as per new DCR
- Pricing on carpet

### Tower Features

- Two high speed automatic elevators of Mitsubishi/Schindler/Eros or equivalent make with premium 2 hour fire rated doors & Automatic Rescue Device (ARD)
- Piped music for entrance lobby and common areas with BOSE music system and speakers
- Triple level stack parking for adequate car parking
- Energy-efficient LED lighting in designated common areas
- Rainwater harvesting
- Seismic resistant structure
- 24X7 CCTV surveillance covering designated common areas
- Advanced fire-fighting systems with sprinkler system on each floor
- Video door phone and intercom
- Advanced and integrated safety & security system

### Apartment Features

- Luxuriously designed 4 BHK apartments and a 4 / 5 BHK luxurious duplex penthouse
- Separate staff room and toilet on each floor
- Two-way ventilated apartment designed to optimize natural lighting and cross ventilation
- Italian/Imported marble flooring adorning the entire apartment
- Elegant veneer finish entrance door and veneered finish internal doors
- Coffee decks in living room with full-height French windows and anti-skid vitrified tiles
- Powder coated aluminum sliding windows
- Gypsum-finished internal walls with low volatile organic compound (VOC) paint
- Concealed copper wiring in all rooms with TV/Telephone points along with circuit breakers, trippers & designer electrical Le grand switches
- ★★★★★ 5 Star Rated Split inverter Daikin air conditioners in living room and all bedrooms
- Energy-efficient LED lighting in the entire apartment
- Wi-Fi enabled apartments

### Kitchen Features

- Fully equipped modular kitchen with hob & chimney
- Designer tiles on the dado above the platforms in kitchen
- Scratch-resistant stainless steel sink with drain board
- Exhaust fan in the kitchen
- Secured kitchen equipped with gas detector
- Provision for geyser

### Bathroom Features

- Italian/Imported marble flooring in all bathrooms
- Rain showers in all bathrooms
- Premium international sanitary ware & fitments of Grohe and Roca
- Hot & cold water mixer in wash basins
- Naturally ventilated bathrooms with exhaust fan
- Water heaters for all bathrooms
- P.V.C. concealed plumbing



# A REPUTED LEGACY WITH AN EVERLASTING STANCE

A legacy is created when the lasting speaks of an everlasting stance. Etched with this thought in their mind, The Kakad Group speak of a legacy that follows them as one of Mumbai's oldest and reputed builders, since 1956. The group, which was founded by Late Shri. Purshottam Kakad and Late Shri. Gunvant Kakad has since then made valuable contributions to gracious living with a string of prestigious residential and commercial projects majorly in South Mumbai and the Western Suburbs.

Three decades and three generations later, the legacy still continues with the company now being heralded by the grandson, Mr. Niraj G. Kakad. Under his leadership Niraj Kakad Constructions has made a reputation for itself with quality construction and timely completion as hallmarks for the company.

NAME OF THE PROJECT	LOCATED AT	YEAR OF COMPLETION
Kakad Estate	Annie Besant Road, Worli	1956
Kakad Chambers	Annie Besant Road, Worli	1960
Mani Bhavan	Jain Society, Sion (W)	1965
Laxmi Bhavan	Jain Society, Sion (W)	1965
Shanti Sadan	Jain Society, Sion (W)	1965
Kakad Market	Kalbadevi Road	1969
Kakad Ind. Estate	Mahim	1970
Surya Apartments	Opp. Breach Candy Hospital, Warden Road	1970
Neeta Apts.	Worli	1970
Kakad Niketan	Ghatkopar	1975
Kakad Estate	Ghatkopar	1975
Kakad House	Opp. Bombay Hospital, Marine Lines	1982
Kakad Apartments	Pali Road, Bandra (W)	1983
Hotel Regency Park	Santacruz (E)	1983
Kakad Gardens	Lonavala (100 kms away from Mumbai)	1985
Kakad Palace	Bandra (W)	1985
Rajnigandha	Off. Linking Road, Santacruz (W)	1985
Kakad Arcade	New Marine Lines	1985
Kakad Niketan	Sion (E)	1990
Kakad Kunj	Borivali (W)	1990
Kakad Bhavan	Opp. Gaiety Galaxy Gemini Cinema, Bandra (W)	1991
Kakad Villa	Linking Road, Santacruz (W)	1992
Kakad Corner	Andheri Kurla Road, Andheri (E)	1992

# NIRAJ GUNVANT KAKAD

## A LEADER WITH A VISION

In spite of the legacy created by the elders in the family, a craving to carve out your own path is always the reason that separates leaders from visionaries. The same dream was pursued by Mr. Niraj Gunvant Kakad and therefore after three decades, the grandson of the Kakad family, became the torchbearer of the company. He pledged for the position with all the values and principles, laid by his forefathers, strongly embedded in his mind.

Under his leadership, the group has created a niche for itself in terms of quality construction, timely completion and transparency along with the successful completion of projects like Kakad Enclave at Khar (W), Lilian Apartments at Union Park, Khar (W) and Pushpanjali at Juhu having won the trust and confidence of hundreds of customers.

# COMPLETED PROJECTS



PUSHPANJALI,  
11th Road, J.V.P.D.  
Scheme, Juhu.



KAKAD ENCLAVE,  
9th Road,  
Khar (W)



LILIAN APARTMENTS,  
Union Park,  
Khar (W)

## OUR ONGOING PROJECTS

- Kakad Mansion, Mira Baug, Talmiki Road, Santacruz (W)
- Kakad Heights, 29th Road, Bandra (W)
- Kakad Classic, 16th Road, Bandra (W)
- Devi Kakad Solitaire, Opp. Sindhi Society Gymkhana, Chembur (E)
- Naik Kakad Niwas, 29th Road, Bandra (W)

## OUR UPCOMING PROJECTS

- Nidhi Towers, 10th Road, JVPD Scheme
- Kakad Imperial, 21st Road, Bandra (W)
- New Saket, Tagore Road, Santacruz (W)
- Kakad Grandeur, CST Road, Santacruz (E)
- Dan Kutir, 12th Road, Khar (W)
- Pushpa Kunj, 8th Road, Khar (W)



