

A minimalist landscape featuring sand dunes and dark, smooth stones. The scene is captured in a close-up, low-angle shot, emphasizing the textures of the sand and the smooth surfaces of the stones. The lighting creates soft shadows, highlighting the undulating forms of the dunes.

KAKAD | CLASSIC

16TH ROAD, BANDRA - W





# Life Redefined

## Up

is the feeling when life bestows upon you fine luxuries and rare experiences.

## Close

is the world of conveniences when you find ‘the queen of suburbs’ at your service with everything in your reach.

## Personal

is your space when it defines your very own style & status to give a qualitative life specially customised for your dreams and desires.

WELCOME TO KAKAD CLASSIC,  
A LIFE MADE UP CLOSE & PERSONAL.



Discover the pride  
of belonging to  
the crème-de-la-crème

YOUR PREMIUM ADDRESS IN BANDRA

LOCATION ADVANTAGES

- Otters Club - 1.8 Kms / 5 mins drive
- Dhirubhai Ambani International School - 7.1 Kms / 17 mins drive
- Lilavati Hospital - 2.2 Kms / 7 mins drive
- Carter Road / Jogger's Park - 2.0 Kms / 6 mins drive
- Chhatrapati Shivaji International Airport - 10.9 Kms / 22 mins drive
- Western Express Highway - 3.0 Kms / 8 mins drive
- Bandra Worli Sea Link - 4.5 Kms / 10 mins drive
- Proposed Metro Stn (National College) - 0.8 Kms / 2 mins drive







ARTIST'S IMPRESSION

*Experience the feeling  
of having arrived*

DESIGNER LOBBY ROLLS OUT A RED CARPET WELCOME

*Life  
Up close  
and personal*



*A multi-storey masterpiece  
of magnificence and class*

THE LANDMARK OF THE ELITE WITH 3 BHK RESIDENCES & A 4 BHK DUPLEX PENTHOUSE

KAKAD | CLASSIC

16TH ROAD, BANDRA - W







*Where Singapore  
comes to your home*

DESIGNED BY A RENOWNED SINGAPOREAN ARCHITECT





EXTRAVAGANT LIVING SPACES

ARTIST'S IMPRESSION





*Freshness finds a home  
in your designer bathroom*

SOAK UP ON THE LITTLE LUXURIES OF LIFE

*Life  
Up close  
and personal*



*Life*  
Designer modular kitchen  
for your culinary desires  
*close*  
YOUR PLACE TO COOK SOME TASTEFUL STORIES  
*and personal*







*Upscale luxuries,  
up-class lifestyle*

EXCLUSIVELY CRAFTED FOR YOUR HEALTH,  
RECREATION AND WELL-BEING



*Pump the iron and  
burn your calories*

WELL-EQUIPPED GYMNASIUM  
TAKES HEALTH TO NEW HIGHS

ARTIST'S IMPRESSION

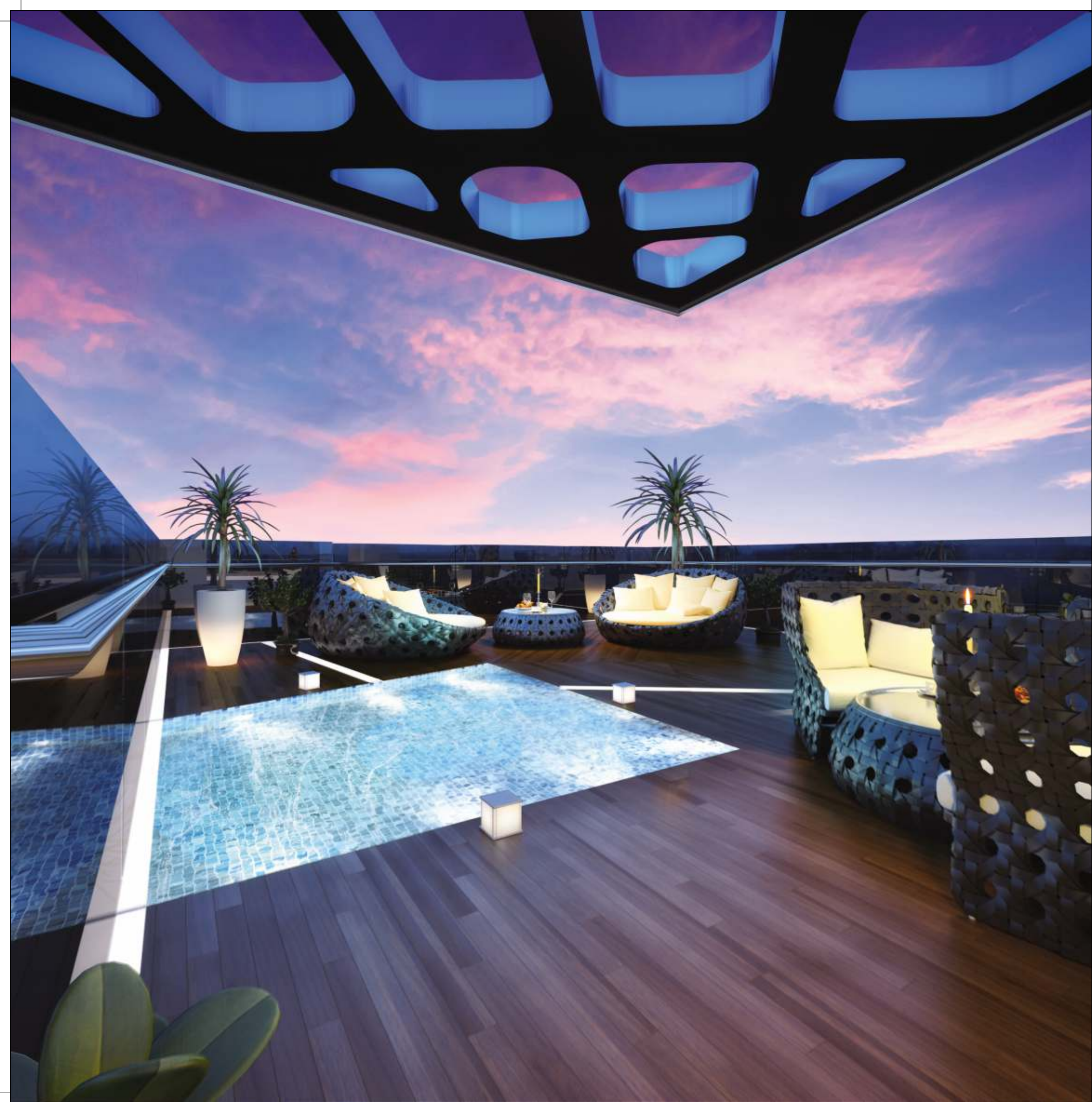




MESMERISING SKY GARDEN WITH ROOFTOP SWIMMING POOL

ARTIST'S IMPRESSION





*Dive into a rooftop pool  
bejewelled with a garden in the sky*

EXPLORE THE UPPER-SIDE OF FRESHNESS

*Life  
Up close  
and personal*



*Manage your work from  
the in-house business centre*

YOUR SECOND OFFICE CALLED HOME

*Life  
Up close  
and personal*



ARTIST'S IMPRESSION





ARTIST'S IMPRESSION

# Rahad Classic at a glance

## PROJECT HIGHLIGHTS

- Contemporary design, 12 storey tower
- Apartments designed to optimize natural lighting and cross ventilation
- Plans as per new DCR
- Pricing on carpet
- ★★★★★ 5 Star rated ductable Daikin inverter air-conditioners in the living room and split inverter Daikin air-conditioners in all bedrooms
- Separate staff toilet with each apartment
- Swimming pool on rooftop
- Fully-equipped world-class gymnasium
- Society office cum business centre with Wi-Fi connectivity

## 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)
- Triple level stack parking for adequate car parking
- Energy-efficient LED lighting in designated common areas
- Rainwater harvesting
- Piped music for entrance lobby and common areas with BOSE music system and speakers
- Landscaped terrace garden
- Seismic resistant structure
- 24 X 7 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 3 BHK apartments and a king-size 4 BHK duplex penthouse
- Separate staff toilet on the mid landing level
- Two-way ventilated apartment designed to optimize natural lighting and cross ventilation
- Italian/imported marble flooring adorning the entire apartment
- Wooden flooring in master bedroom
- Elegant laminate finished entrance door and laminate finished internal doors
- Powder coated / Anodized aluminum sliding windows
- Gypsum-finished internal walls with plastic emulsion paint
- Remote control lighting
- Concealed copper wiring in all rooms with TV/ Telephone points along with circuit breakers, trippers & designer electrical Legrand switches
- ★★★★★ 5 Star rated ductable Daikin inverter air-conditioners in the living room and split inverter Daikin air-conditioners in 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

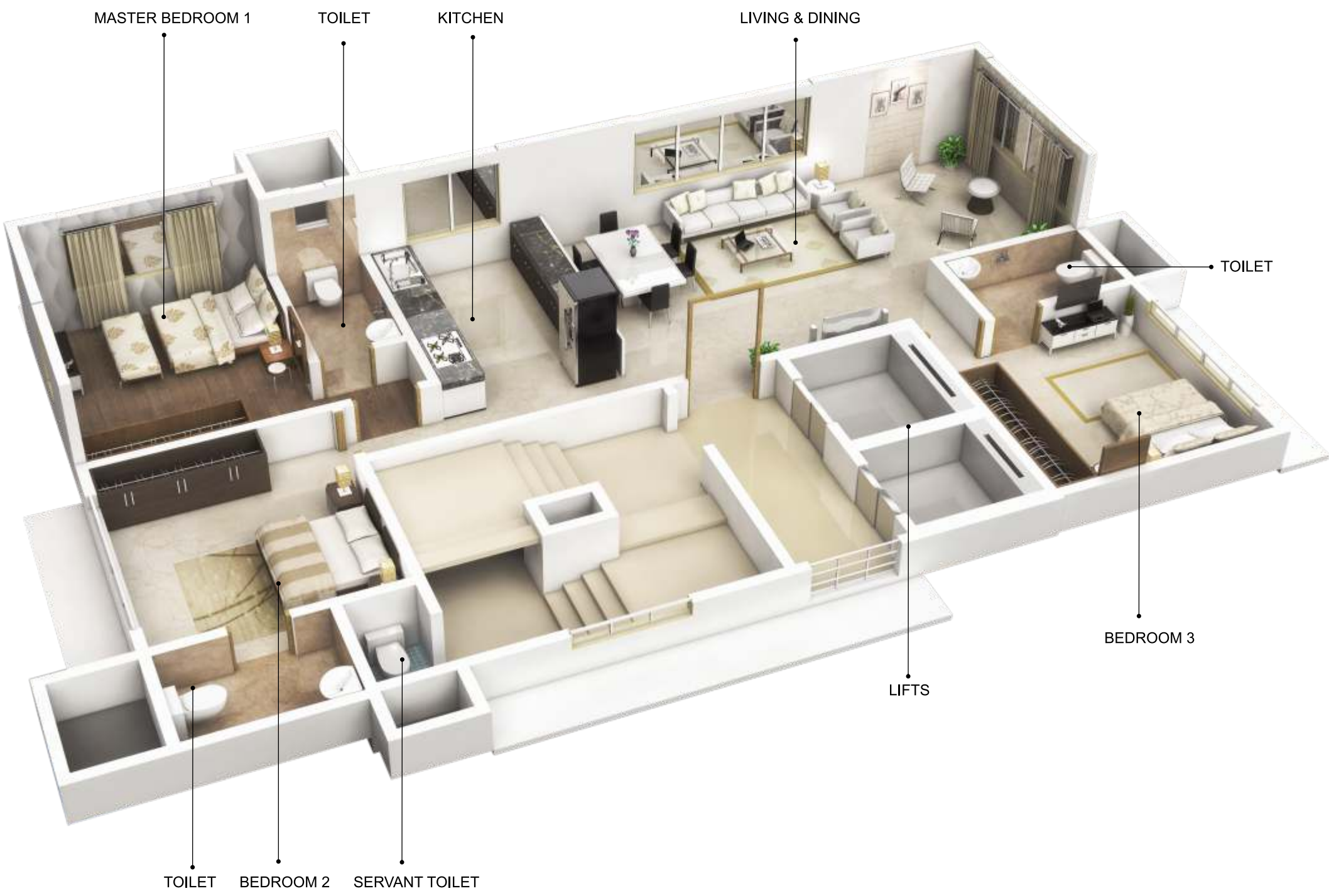
- Italian / Imported marble flooring in all bathrooms
- Rain showers in all bathrooms
- Premium international sanitary ware & fitments of Grohe / Roca or equivalent make
- Hot & cold water mixer in wash basins
- Naturally ventilated bathrooms with exhaust fan
- Water heaters for all bathrooms
- P.V.C.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

## LEISURE FEATURES

- Fully-equipped world-class Gymnasium
- Society office cum business centre with Wi-Fi connectivity
- Swimming pool on rooftop
- Landscaped terrace garden

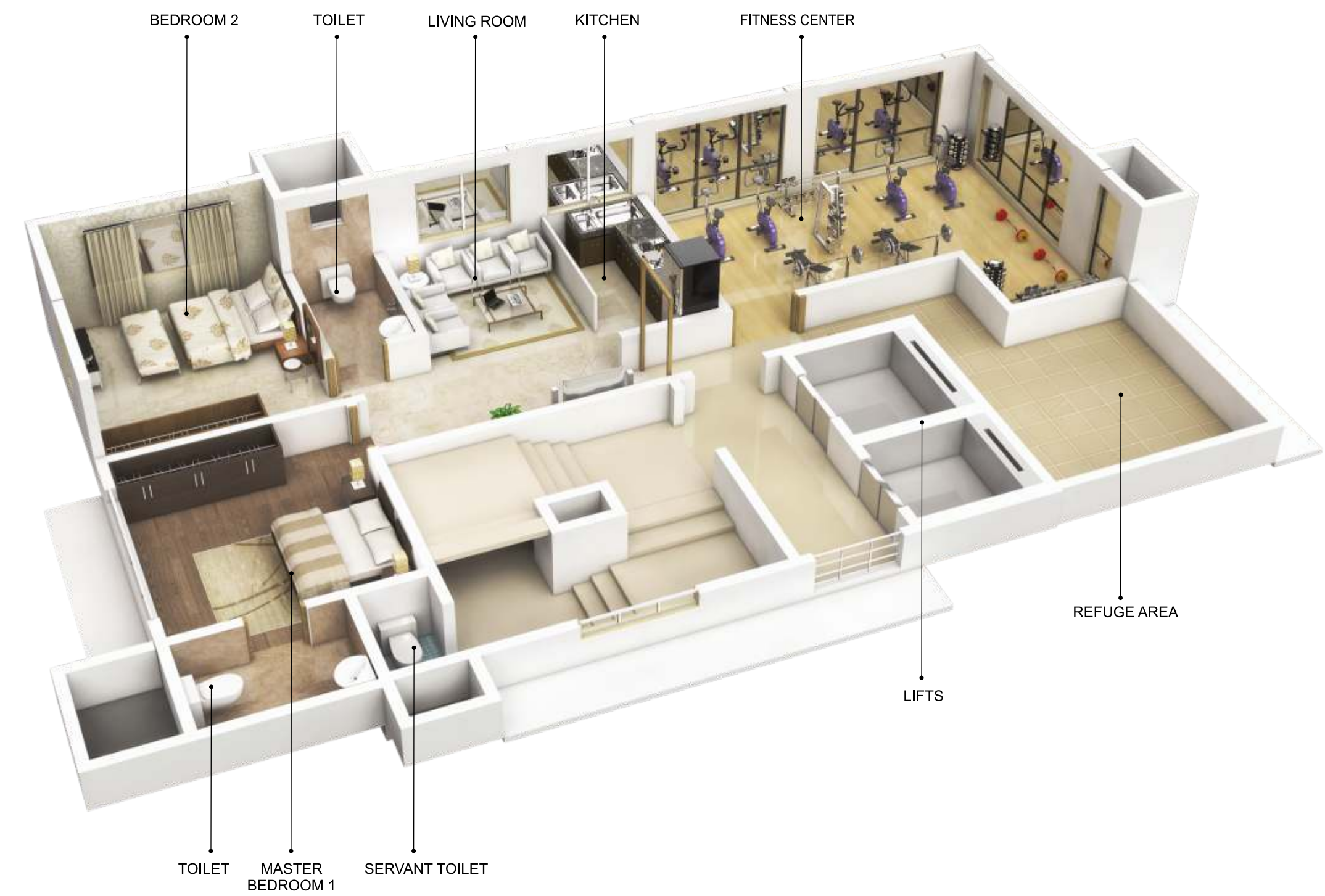


TYPICAL FLOOR PLAN -  
(1<sup>ST</sup> TO 7<sup>TH</sup> & 9<sup>TH</sup> TO 10<sup>TH</sup> FLOOR)



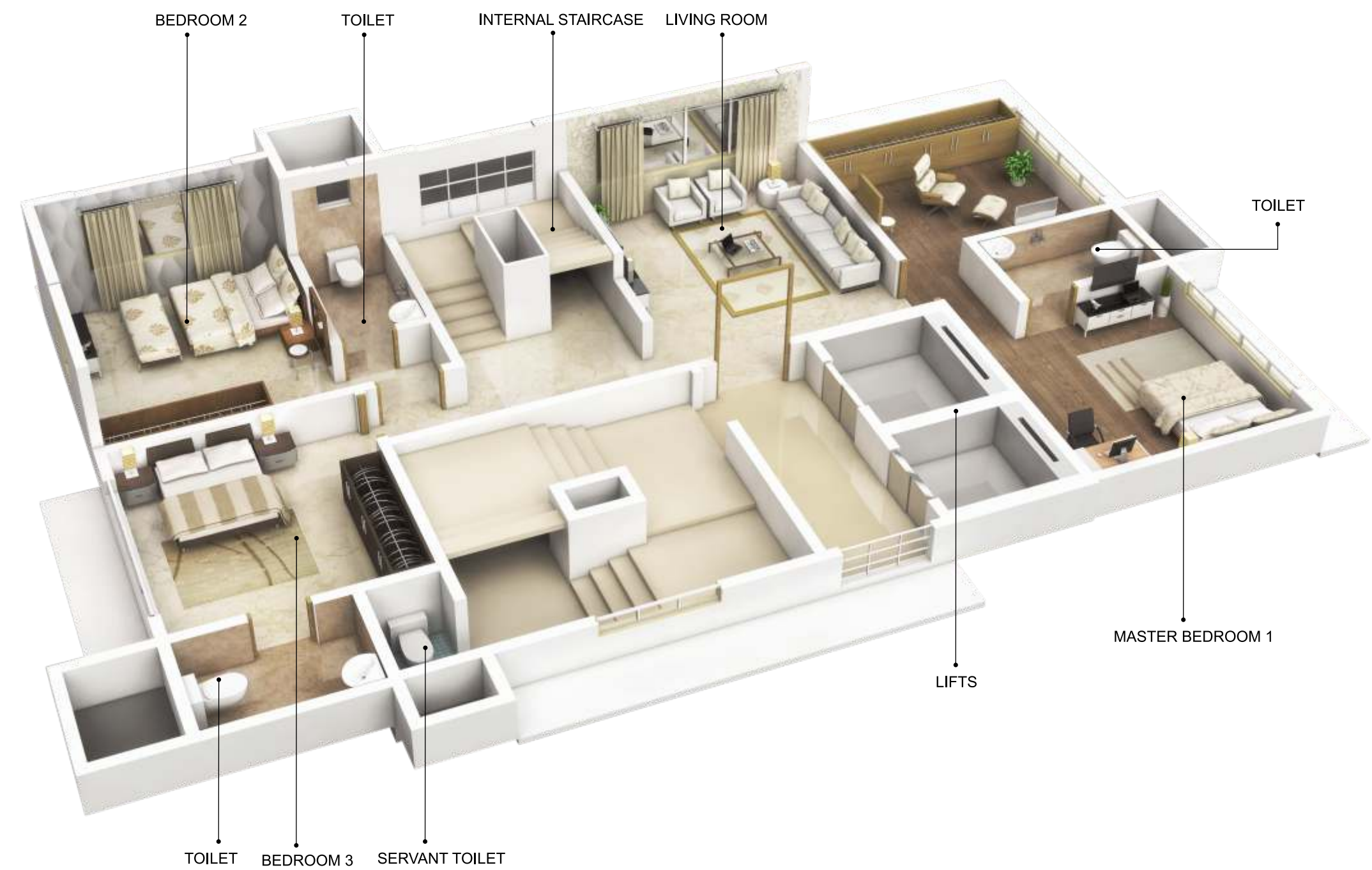


8<sup>TH</sup> FLOOR PLAN



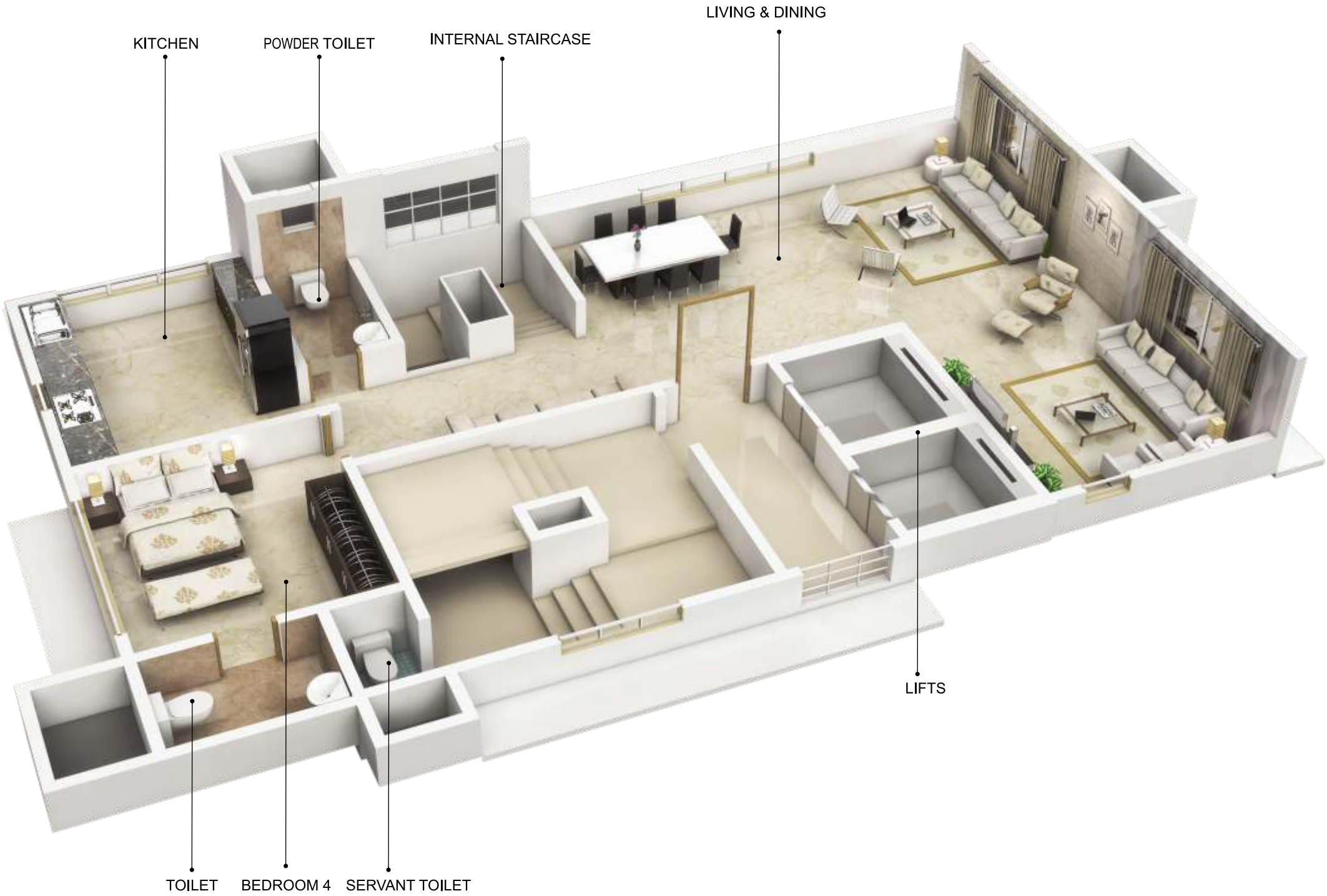


11<sup>TH</sup> FLOOR PLAN  
DUPLEX LOWER LEVEL





12<sup>TH</sup> FLOOR PLAN  
DUPLEX UPPER LEVEL





*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 speaks 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 of 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), Pushpanjali at Juhu and Kakad Mansion at Santacruz (W), 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)



#### KAKAD MANSION

Mirabaug,  
Talmiki Road,  
Santacruz (W)

### OUR ONGOING PROJECTS

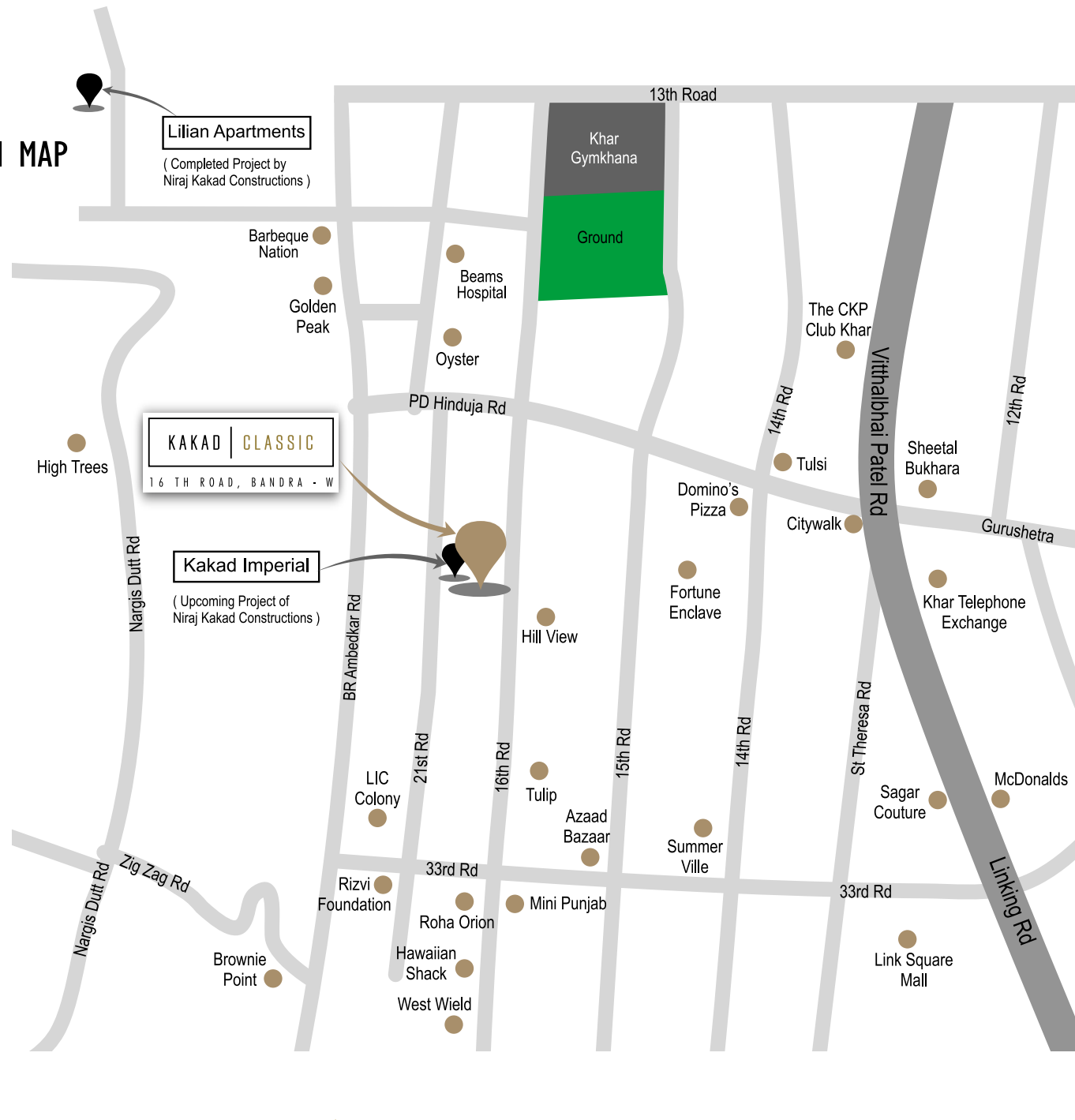
- Kakad Heights, 29th Road, Bandra (W)
- Kakad Classic, 16th Road, Bandra (W)
- Devi Kakad Solitaire, Opp. Sindhi Society Gymkhana, Chembur (E)
- Naik Kakad Niwas, 29th Road, Bandra (W)

### 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)



## LOCATION MAP



**NIRAJ KAKAD**  
CONSTRUCTIONS

www.nkcc.co.in

### Niraj Kakad Developers LLP

**Site Add.:** 16th Road, Bandra (W) Mumbai 400 050.

**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 No.:** +91 98200 69400 | 98200 69500

**Fax:** 022 2660 2648 | **E-mail:** sales@nkcc.co.in

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