



NIDHI TOWERS





LIMITED EDITION.  
APARTMENTS.



FOR THE ONE WHOSE CHOICES ARE  
NEVER GUIDED BY WHAT'S IN TREND.







THE ONE WHO CAN TELL THE DIFFERENCE  
BETWEEN A CASHMERE AND A VICUNA.





THE ONE FOR WHOM  
TIME IS A PRECIOUS COLLECTION.









THE ONE WHO CHOOSES  
TO HAVE THE WORLD AT HIS FEET.





Artist's Impression



A BESPOKE LIVING EXPERIENCE.

RESERVED FOR  
7 DISTINGUISHED FAMILIES.





AN INVITATION TO THE  
ONE-OF-HIS-KIND TO BELONG TO A  
PLACE THAT IS ONE-OF-ITS KIND.



THE PLACE: 10TH ROAD, JVPD SCHEME, JUHU.  
THE MASTERPIECE: 8-STOREY LANDMARK DESIGNED BY HAFEEZ CONTRACTOR.  
THE OFFERING: 6 SUPER-LUXURY 4 BHK APARTMENTS. 1 DUPLEX SKY VILLA.  
THE PRIDE: LIMITED EDITION. BY INVITATION ONLY.









A DISTINCTIVE POINT OF VIEW.

COFFEE DECKS OVERLOOKING THE  
PUSHPA NARSEE PARK AND JUHU AERODROME.





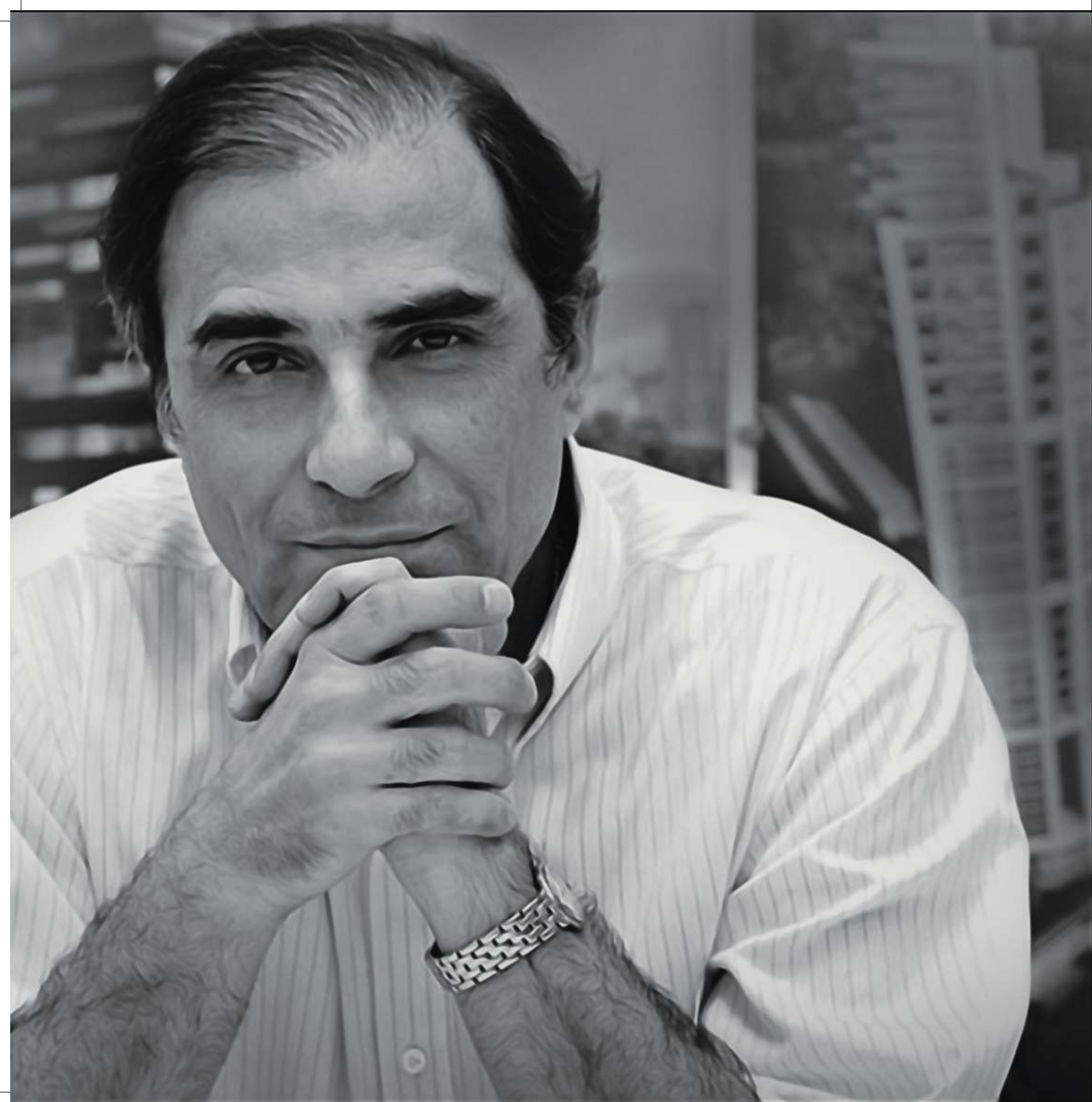




10<sup>TH</sup> ROAD, JVPD SCHEME, JUHU.

THE STAR-STUDDED ADDRESS.





THE MASTERPIECE.

DESIGNED BY HAFEEZ CONTRACTOR.



FLY TO YOUR WORLD  
IN NO TIME.

JUHU AERODROME JUST 5 MINUTES AWAY.





A PLACE OF PRIDE  
FOR YOUR PHANTOMS & GHOSTS.

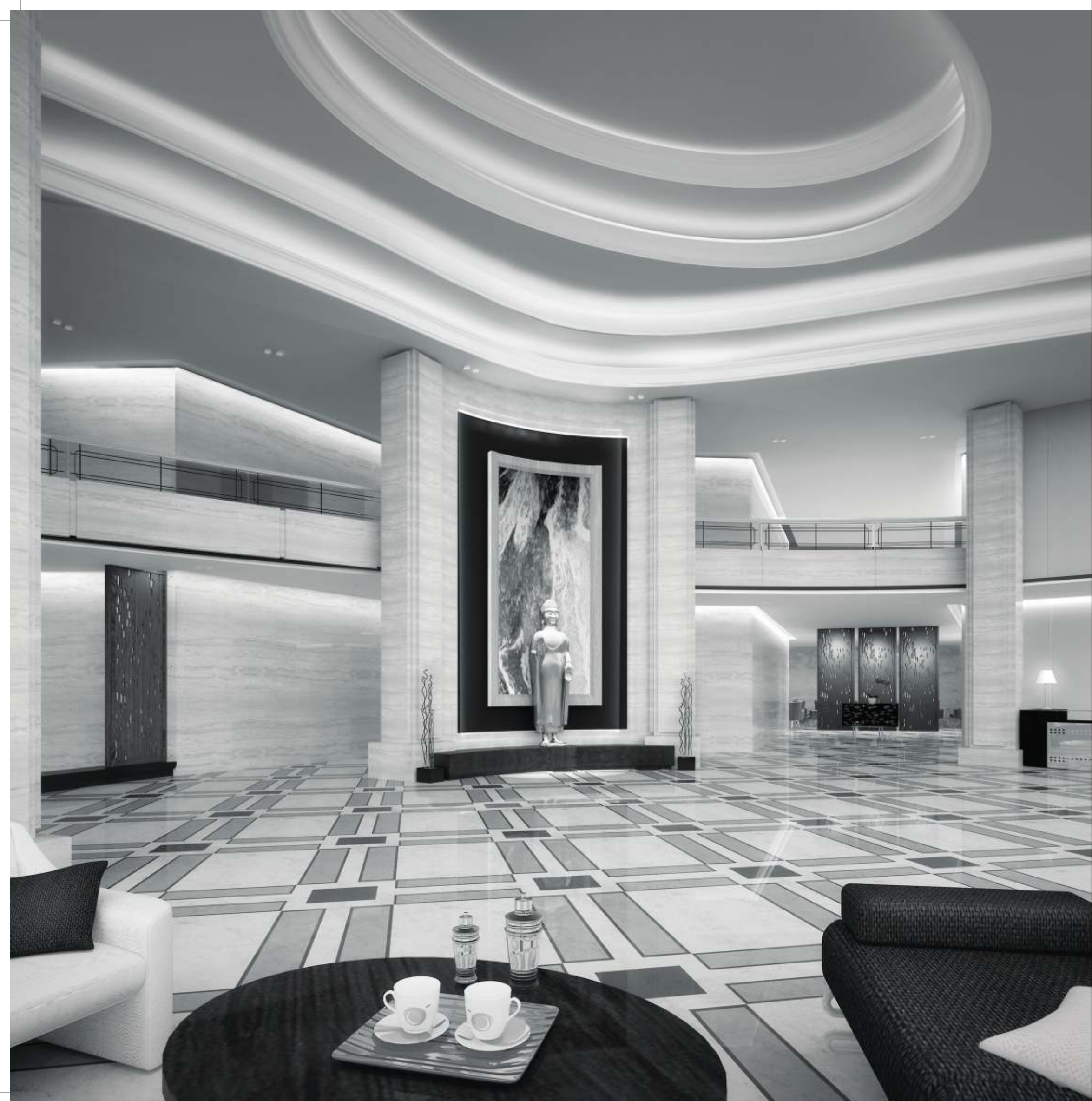
TRIPLE LEVEL BASEMENT PARKING  
WITH CAR LIFTS & CALL ASSISTANCE.



FEEL THE ENERGY INSIDE OUT.

VAASTU COMPLIANT BUILDING AND APARTMENTS.





A SIGNATURE WELCOME,  
FOR THE ARRIVED.

DOUBLE-HEIGHT ENTRANCE LOBBY WITH  
ITALIAN MARBLE AND WATER BODY.





PRIVATE ELEVATORS THAT OPEN TO YOUR APARTMENT.





THOUGHTFUL ADDITIONS  
FOR YOUR MAN FRIDAY.

SEPARATE DRIVER'S LOUNGE  
WITH REST ROOMS.





## PROJECT AT A GLANCE

### PROJECT HIGHLIGHTS

- BUILDING DESIGNED BY WORLD RENOWNED ARCHITECT HAFEEZ CONTRACTOR.
- CONTEMPORARY DESIGN, 8 STOREY TOWER.
- THE ENTIRE BUILDING AND APARTMENTS ARE VAASTU COMPLIANT.
- STAR GAZING COFFEE DECKS IN THE LIVING ROOM OVERLOOKING THE PUSHPA NARSEE PARK AND JUHU AERODROME.
- SEPARATE STAFF ROOM ATTACHED TO EACH APARTMENT, ACCESSIBLE TO THE KITCHEN, THROUGH THE ATTACHED UTILITY AREA.
- SEPARATE STAFF TOILET ON MID LANDING LEVEL.
- PRIVATE LIFT FOR THE RESIDENTS WITH ACCESS CONTROL.
- SEPARATE LIFT FOR SERVANTS
- CAR LIFTS AND PARKING SPACES THAT CAN ACCOMMODATE MARVELS LIKE THE ROLLS ROYCE AND THE BENTLEY IN THE SPRAWLING 3 LEVEL BASEMENT.
- PLANS AS PER NEW DCR.
- PRICING ON CARPET.







#### BUILDING FEATURES

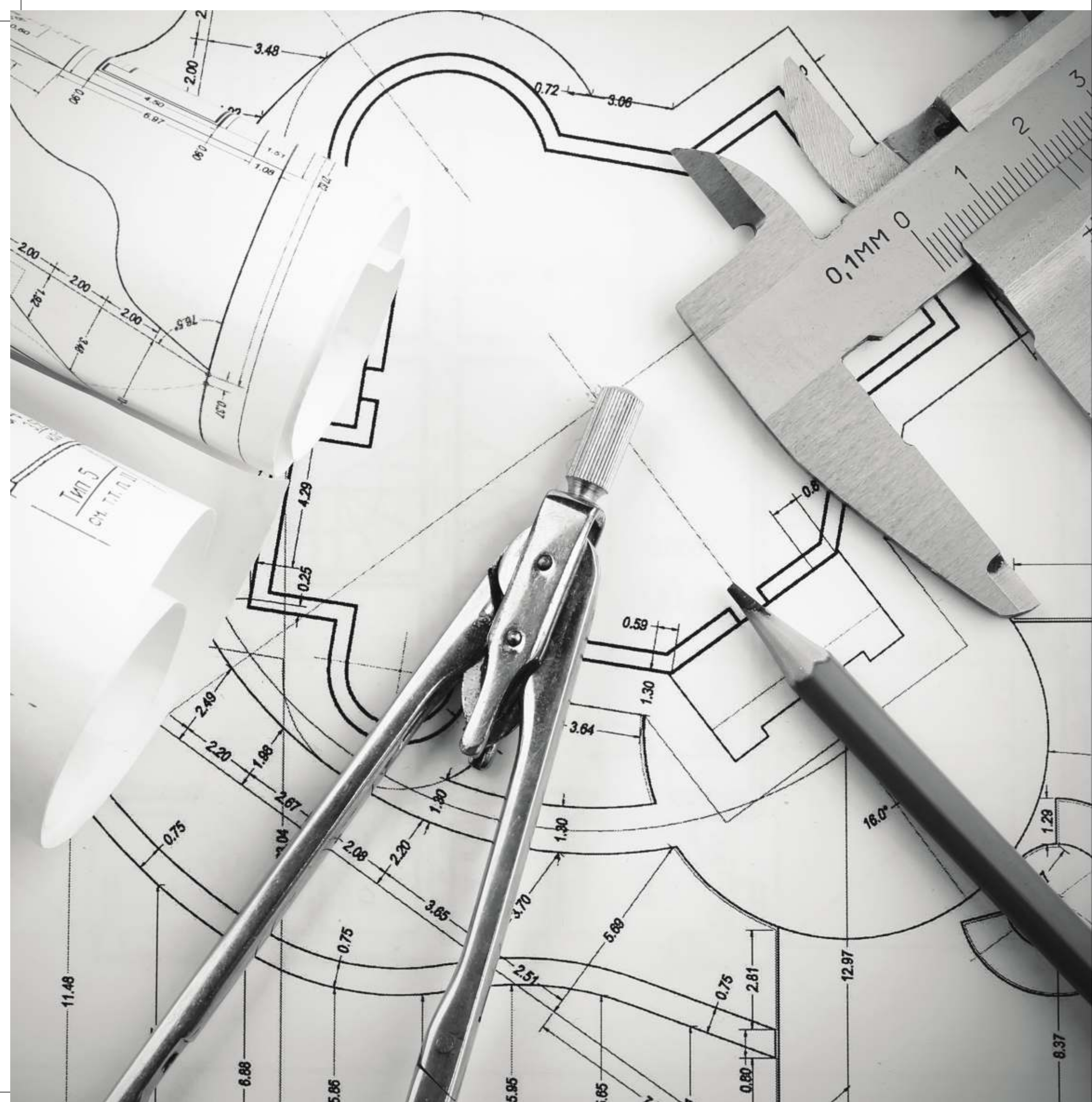
- ELEVATORS WITH PREMIUM 2-HOUR FIRE RATED DOORS & AUTOMATIC RESCUE DEVICE (ARD).
- ENERGY – EFFICIENT LED LIGHTING IN DESIGNATED COMMON AREAS.
- RAINWATER HARVESTING.
- CCTV CAMERAS AT MAIN GATE AND ENTRANCE LOBBY OF THE BUILDING.
- SEISMIC RESISTANT STRUCTURE.
- 24 x 7 CCTV SURVEILLANCE COVERING DESIGNATED COMMON AREAS AND STRATEGIC POINTS.
- ADVANCED FIRE – FIGHTING SYSTEMS WITH SPRINKLER SYSTEM ON EACH FLOOR.
- VIDEO DOOR PHONE AND INTERCOM.
- SECURED KITCHEN EQUIPPED WITH LPG & HEAT/SMOKE DETECTOR.
- LAVISHLY DESIGNED ENTRANCE LOBBY.
- THREE HIGH-SPEED AUTOMATIC MITSUBISHI ELEVATORS.
- CAR LIFTS AND PARKING SPACES THAT CAN ACCOMMODATE MARVELS LIKE THE ROLLS ROYCE AND THE BENTLEY IN THE SPRAWLING 3 LEVEL BASEMENT.
- DG SET FOR ALTERNATE POWER SUPPLY.

#### APARTMENT FEATURES

- LAVISHLY PLANNED 4-BHK APARTMENTS WITH POWDER TOILET AND POOJA ROOM.
- SEPARATE STAFF ROOM ATTACHED TO EACH APARTMENT.
- SEPARATE STAFF TOILET ON MID LANDING LEVEL.
- COFFEE DECKS IN THE LIVING ROOM.
- APARTMENTS DESIGNED TO OPTIMIZE NATURAL LIGHTING AND CROSS VENTILATION.
- WI-FI ENABLED APARTMENTS.
- VAASTU COMPLIANT APARTMENTS.







PLANNING LIES IN THE DETAILS.  
DISCOVER IT.



## PLANS



## STILT FLOOR PLAN



### TYPICAL FLOOR PLAN





## 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), 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  
Mira Baug , 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

- 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



NIDHI TOWERS CONNECTIVITY

- JUHU BEACH - 0.75 KM. / 2 MINS. DRIVE
- UTPAL SANGHAVI SCHOOL - 1.1 KMS. / 3 MINS. DRIVE
- CRITICARE HOSPITAL - 1.7 KMS. / 5 MINS. DRIVE
- DYNAMIX MALL - 1.1 KMS. / 3 MINS. DRIVE
- CHHATRAPATI SHIVAJI INTERNATIONAL AIRPORT - 4.5 KMS. / 10 MINS. DRIVE
- WESTERN EXPRESS HIGHWAY - 3.7 KMS. / 8 MINS. DRIVE
- S.V. ROAD - 1.3 KMS. / 3 MINS. DRIVE
- VILE PARLE RAILWAY STATION - 2.1 KMS. / 5 MINS. DRIVE



Niraj Kakad Constructions Pvt. Ltd.

**Site Address:** Nidhi Towers (Sumila Bungalow), Plot No.16, 10th Road, J.V.P.D. Scheme, Juhu, Mumbai - 400 049

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

**Corporate Address:** 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 | **Web:** www.nkc.co.in | **E-mail:** sales@nkc.co.in

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