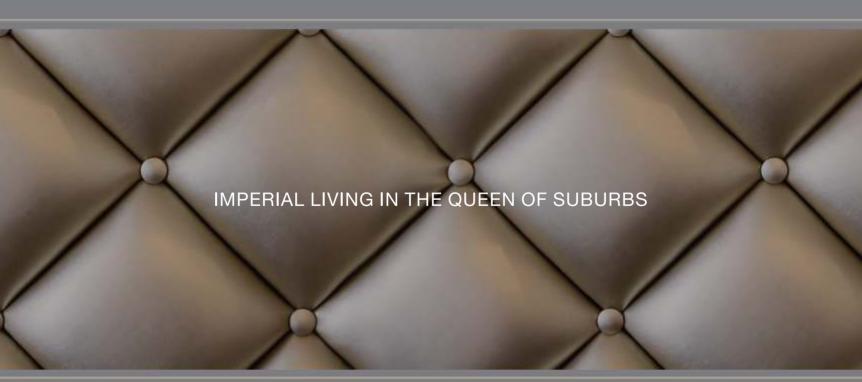
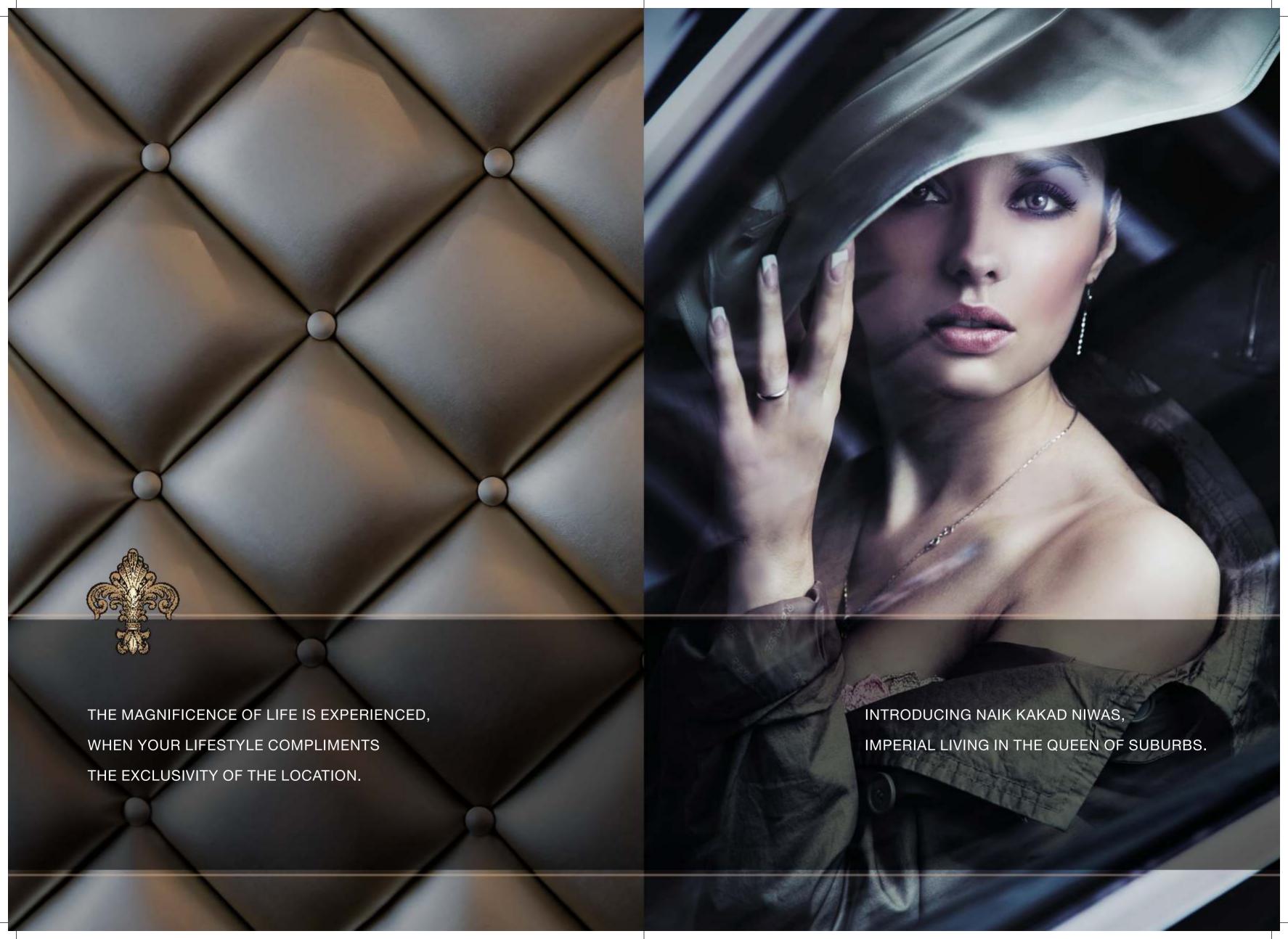


29TH ROAD, BANDRA (W)



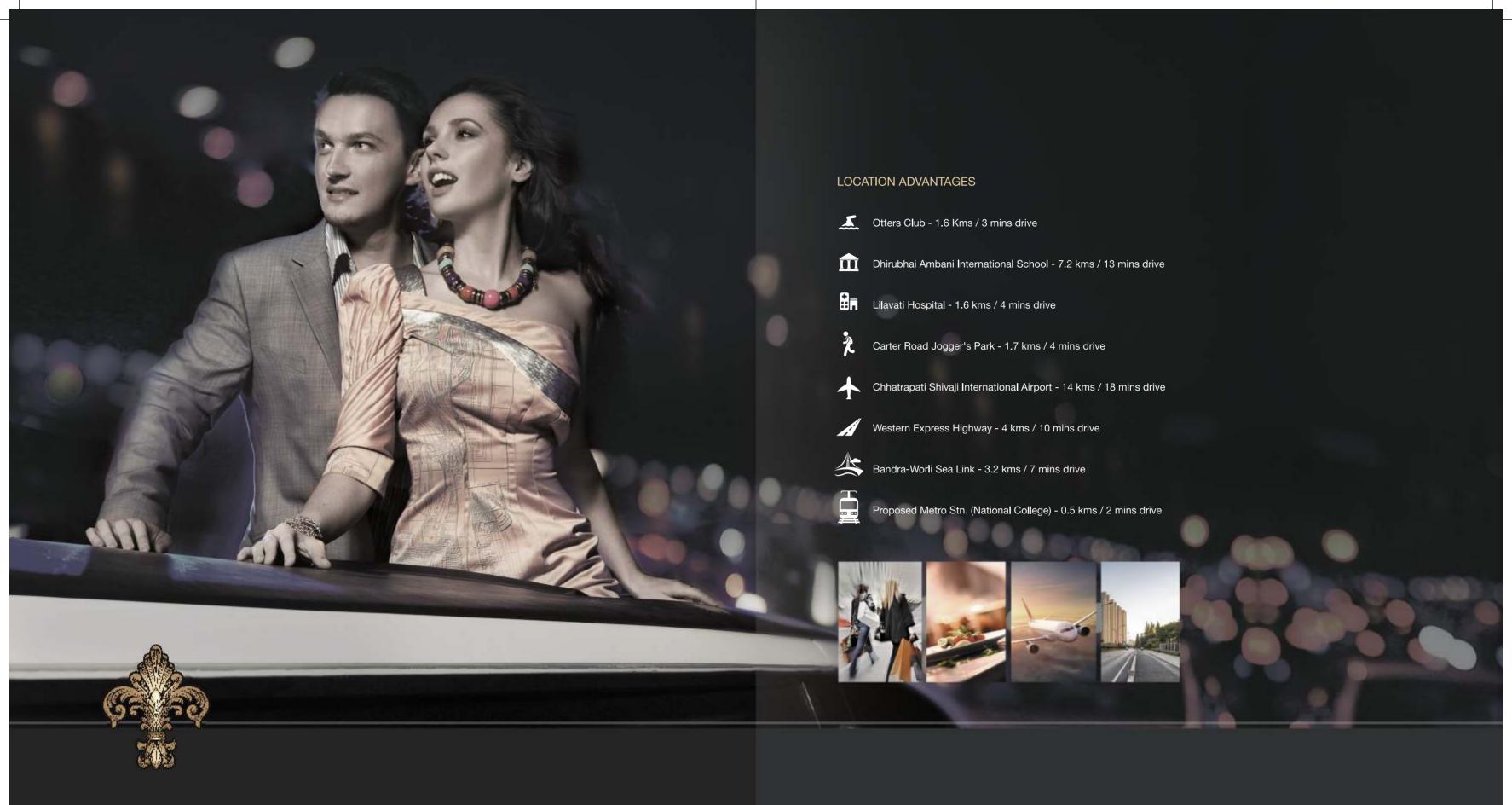




WELCOME TO LUXURY SPACES,
RESERVED EXCLUSIVELY FOR THE ELITE FEW.







A 'WORLD' IN ITSELF

Bandra is a 'world' within a city. It is one of the most 'happening' places in the prime of suburban Mumbai. The unique cosmopolitan ambience of Bandra offers a mix of cultures and religions that exist in harmony, resulting in a unique atmosphere for living. It also boasts of auditoriums, multiplex theatres, malls, super markets, 5 star hotels, great jogging tracks, scenic promenades, etc. Along with all the necessary conveniences, the major highlight of this location is the proximity to major highways and roadways which provide ease of commute.





FULLY FINISHED APARTMENTS WITH MODERN AMENITIES

Surprising you is an added speciality of our spaces

Every nook and corner has been treated elaborately, giving your living, a new dimension. The spaces have been specially designed with state-of-the-art amenities that surprise you in the most special way.

RESIDENCES WITH DUCTABLE DAIKIN AIR CONDITIONERS

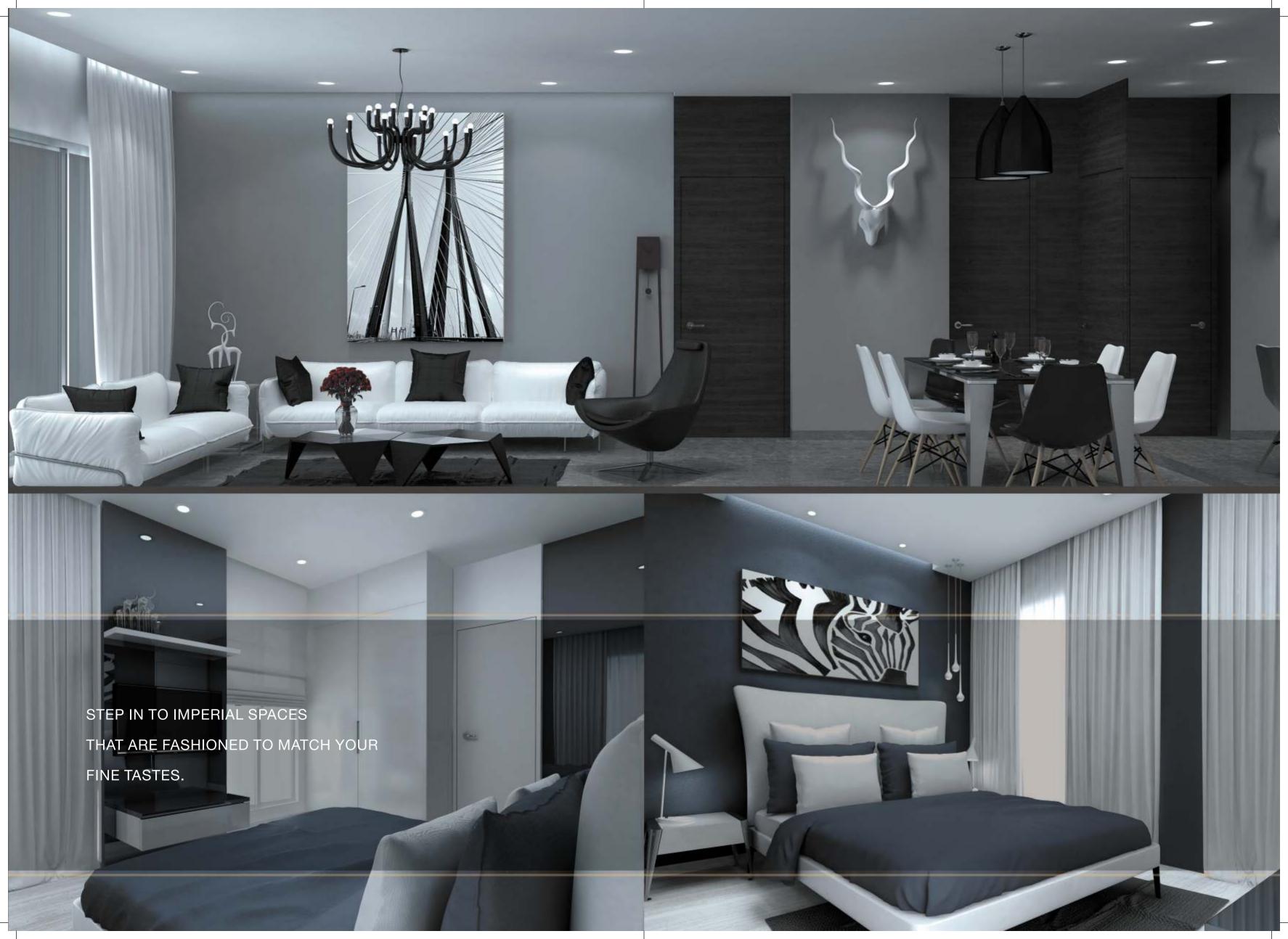
Let the indoors delight you

The residences at Naik Kakad Niwas come with pre-installed $\star\star\star\star\star$ 5 star rated ductable Daikin Inverter air conditioners in living room and split inverter Daikin air conditioners in all bedrooms, creating a comfortable ambience. Enjoy every moment here, with the best of what the interiors offer.

SPACIOUS LAYOUT

Experience the space like never before

Keeping in mind your need for space and penchant for stylish home décor, we have designed extravagant residences. At Naik Kakad Niwas, you will own a space that will be a reflection of your fine tastes.





DESIGNER ITALIAN/IMPORTED MARBLE FLOORING

Lifestyle defining designs

The grand living spaces are graced with designer Italian/imported marble flooring that's sure to create an impressive space as well as enhance the overall ambience.

WOODEN FLOORING IN MASTER BEDROOM

A special flooring for a special place

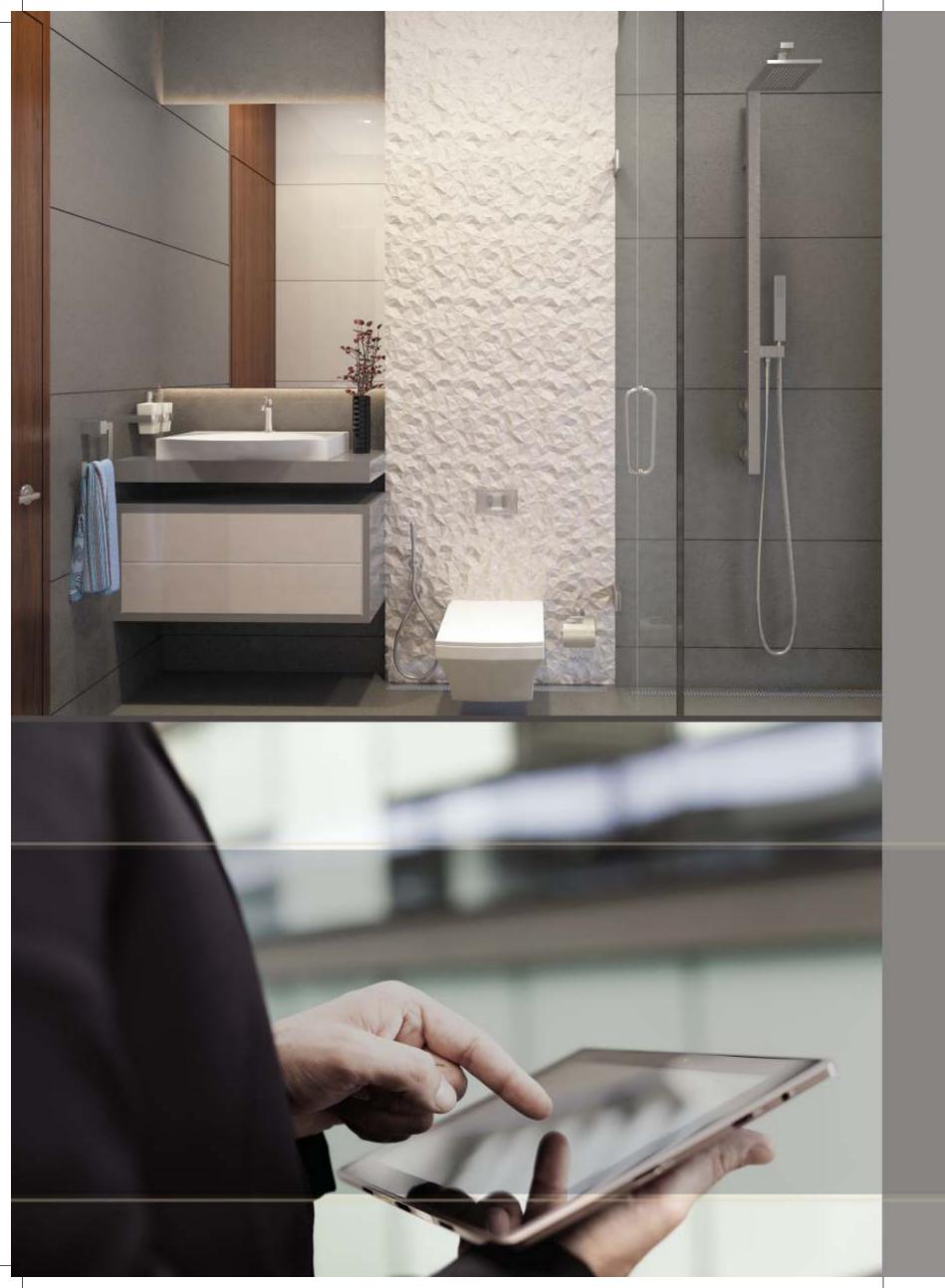
The bedroom is your private zone and needs to be distinctive. The wooden flooring in the master bedroom creates an aura of class that's reserved exclusively for you. After all, Kings deserve special attention.

DESIGNER MODULAR KITCHEN

he best blend of convenience and style

Get used to compliments on not just your culinary skills but also your designer modular kitchen. Stylishly as well as thoughtfully designed, the kitchen offers optimum space for storage and smart solutions to enhance the overall cooking experience.





DESIGNER BATHROOMS WITH PREMIUM FITTINGS

Attuned to your style

When you hear the word 'luxury' rarely will you relate it to a bathroom. An obvious exception in this case. Tailored to suit your tastes, the designer bathrooms will surely become a topic of conversation.

HIGH SPEED INTERNET WITH WI-FI CONNECTIVITY

Live connected

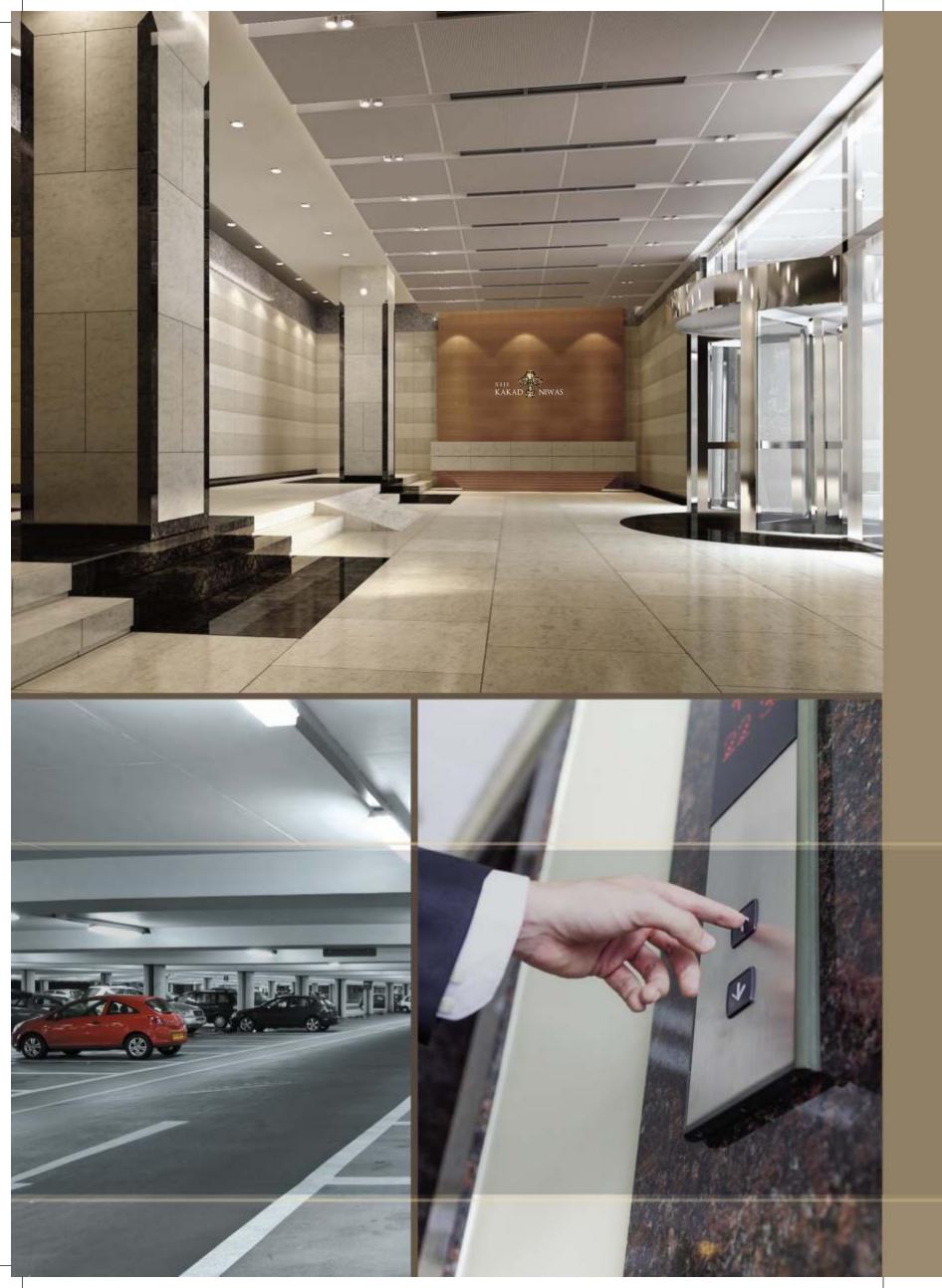
Experience the perks of royalty. Your residence at Naik Kakad Niwas comes with ready high-speed internet with Wi-Fi connectivity. Now you can share photos or tweet about your majestic space the minute you move in.

VIDEO DOOR PHONE WITH INTERCOM FACILITY

No hidden identities anymore

comes with a state-of-the-art video door phone for you. A hi-tech level of security to ensure your safety.





DESIGNER ENTRANCE LOBBY

Enjoy the grandness life offers

We want you to experience royalty the very moment you step into Naik Kakad Niwas.

The designer entrance lobby creates a lavish ambience and offers a warm welcome, just like you deserve.

AMPLE CAR PARKING SPACE

Park hassle-free

You love your cars and you want them to have their own space where they are safe and sound. With the triple level stack parking facility at Naik Kakad Niwas, you can proudly enjoy the fact that even your car has a wonderful and safe space to call home.

HIGH SPEED AUTOMATIC ELEVATORS OF REPUTED MAKE

Our privileges extend beyond your homes

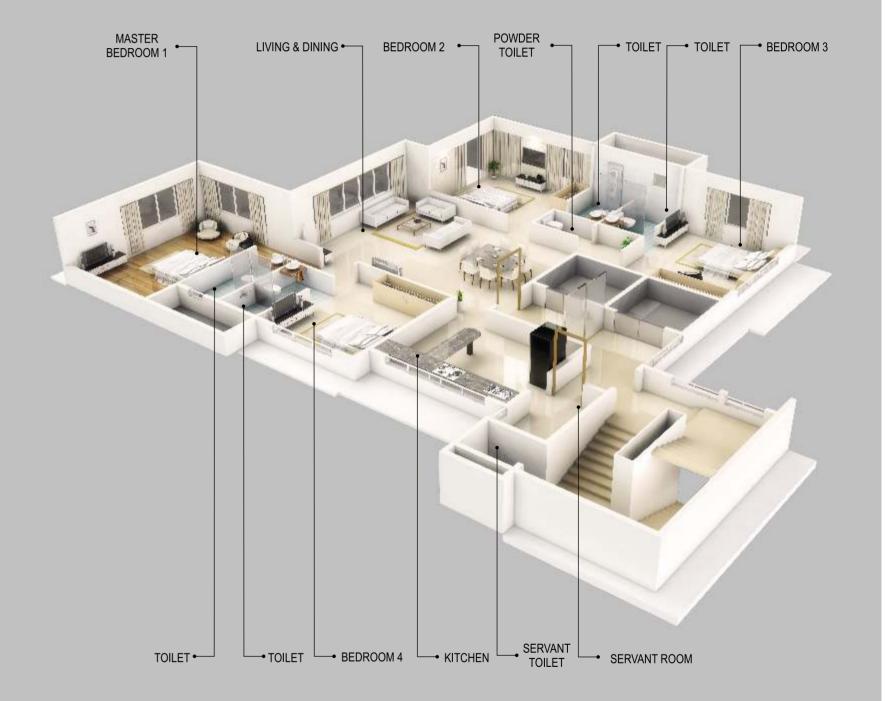
We believe that your privilege of owning a space here should extend beyond your homes.

Therefore we have installed fully automatic elevators with Auto Rescue Device (ARD) of a reputed make, assuring only the finest for you.

TYPICAL FLOOR PLAN - 1st to 9th FLOOR

← 25th Road → BEDROOM-2 13'1"X11'2" LIVING & DINING 24'1"X16'11" LIFT BEDROOM-3 12'2"X14'3" SERVANT TOILET 5'X3'6" LIFT LOBBY

ISOMETRIC PLAN

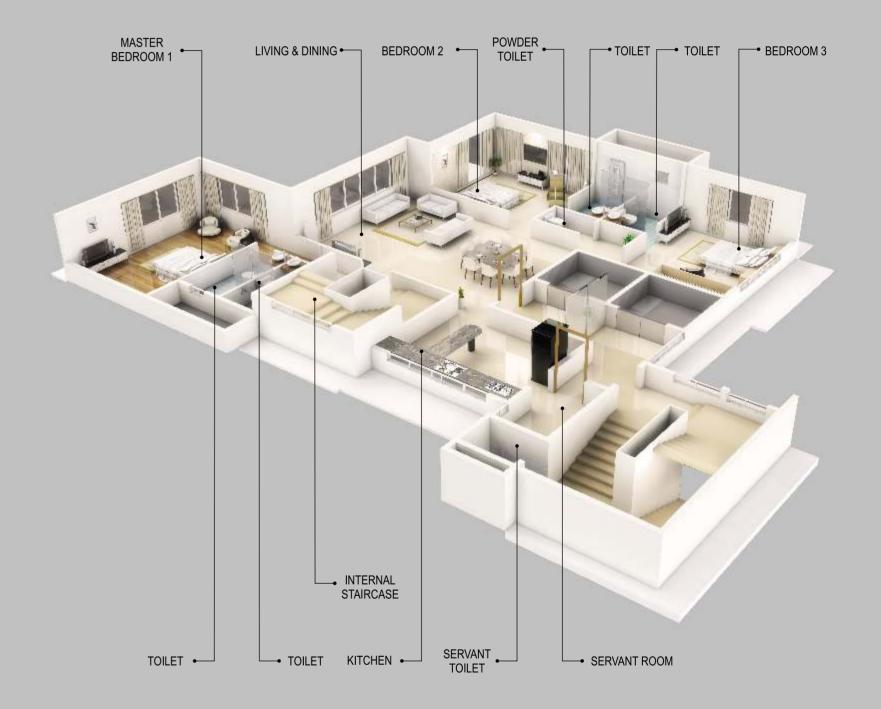




Duplex (Lower level) 10th FLOOR PLAN



ISOMETRIC PLAN



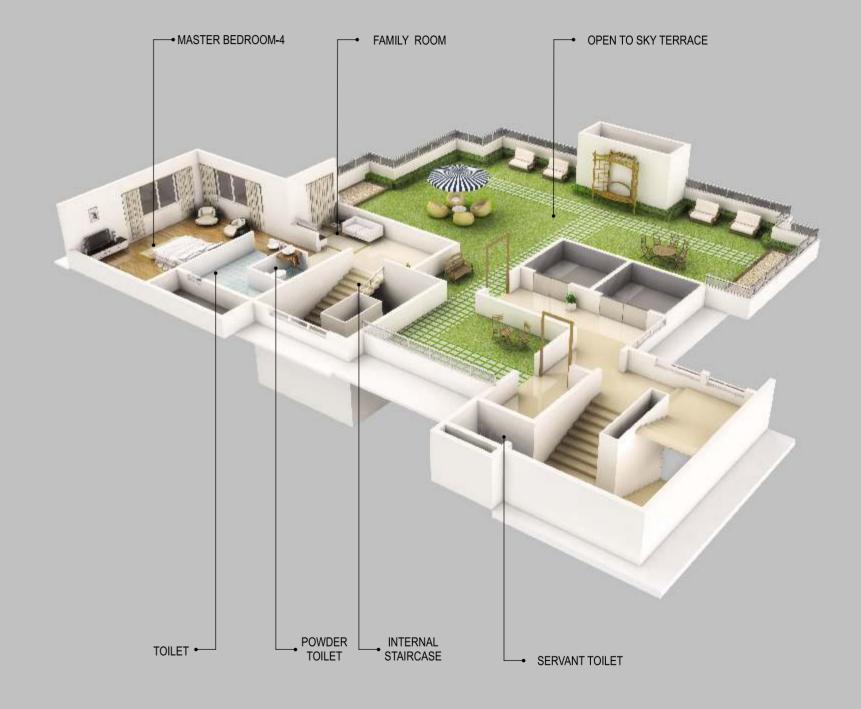


Duplex (Upper level) 11th FLOOR PLAN

— 25th Road → →

FAMILY ROOM 15' 9"x 6' 7" 28' 3"x 7' 5" LIFT SERVANT TOILET 5'X3'6"

ISOMETRIC PLAN







AT A GLANCE

Project Hallmarks

- 11-storey tower with contemporary design
- 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 living room and split inverter Daikin air conditioners in all bedrooms
- Separate staff room attached to each apartment, accessible to the kitchen
- Separate staff toilet with each apartment.

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
- Seismic resistant structure
- Piped music for entrance lobby and common areas with BOSE music system and speakers
- 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 BHK luxurious duplex penthouse
- Separate staff room & toilet with each apartment
- 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 finish entrance door and laminate finish 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 Le grand switches
- ★★★★ 5 Star Rated Ductable Daikin inverter air conditioners in 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

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

Kakad EstateAnnie Besant Road, Worli1956Kakad ChambersAnnie Besant Road, Worli1960Mani BhavanJain Society, Sion (W)1965Laxmi BhavanJain Society, Sion (W)1965Shanti SadanJain Society, Sion (W)1965Kakad MarketKalbadevi Road1969Kakad Ind. EstateMahim1970Surya ApartmentsOpp. Breach Candy Hospital, Warden Road1970Neeta Apts.Worli1970Kakad NiketanGhatkopar1975Kakad EstateGhatkopar1975Kakad HouseOpp. Bombay Hospital, Marine Lines1982Kakad ApartmentsPali Road, Bandra (W)1983Hotel Regency ParkSantacruz (E)1983	Name of the Project	Located at	Year of Completion
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Rakau daluelis Lulidvala (100 Kilis away 110111 Plulilinal) 1903	Kakad Gardens	Lonavala (100 kms away from Mumbai)	1985
Kakad Palace Bandra (W) 1985	Kakad Palace	Bandra (W)	1985
RajnigandhaOff. Linking Road, Santacruz (W)1985	Rajnigandha	Off. Linking Road, Santacruz (W)	1985
Kakad Arcade New Marine Lines 1985	Kakad Arcade	New Marine Lines	1985
Kakad Niketan Sion (E) 1990	Kakad Niketan	Sion (E)	1990
Kakad Kunj Borivali (W) 1990	Kakad Kunj	Borivali (W)	1990
Kakad Bhavan Opp. Gaiety Galaxy Gemini Cinema, Bandra (W) 1991	Kakad Bhavan	Opp. Gaiety Galaxy Gemini Cinema, Bandra (W)	1991
Kakad Villa Linking Road, Santacruz (W) 1992	Kakad Villa	Linking Road, Santacruz (W)	1992
Kakad Corner Andheri Kurla Road, Andheri (E) 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 20th Doad Randra (M

OUR UPCOMING PROJECTS

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

LOCATION MAP







Niraj Kakad Constructions Pvt. Ltd.

Site address: Junction of 25th & 29th Road (Off. Waterfield Road), Bandra (W), Mumbai - 400050.

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 | Mob.: +91 98200 69400 / 98200 69500 Fax: 022 2660 2648 | Web: www.nkc.co.in | Email: sales@nkc.co.in



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