



MAHALAXMI
— HOMEMAKERS —

MAHALAXMI HOMEMAKERS PVT. LTD.
BUILDERS & PROPERTY DEVELOPERS
NAIGAON (EAST)



A PROJECT BY



MAHALAXMI
HOMEMAKERS PVT. LTD.

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BUILDERS & PROPERTY DEVELOPERS

MAHA RERA No. P99000030502

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Architect
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M/S ATUL KUDTARKER & ASSOCIATES
Badlapur (E)

Legal Advisor
M/S. MANSUKHLAL HIRALAL & CO.
Mumbai

Advocate
ADV. P. HARI
Bhayander (W)



ABOUT BUILDING NO. 4

The next stage of the project is the construction of Building 4 which is a stand out G+22 storied tower that will house 182 flats and 26 shops spread across 2 wings.

The floor plan of the project is designed keeping in mind the harmony of the residents and the exclusivity of the project.

Each apartment is carefully designed keeping in mind the right amount of ventilation needed for a healthier living.

A look outside of your dream home gives you a view of the Lush green Naigaon Hills.

Mahalaxmi Nagar (Building 4) truly makes way for a serene living amidst the hustle of today's modern world.



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ABOUT MAHALAXMINAGAR

Mahalaxmi Nagar is a signature project from the house of Mahalaxmi Homemakers Pvt Ltd. located at the heart of Naigaon. which connects the western as well as the central railway line (Vasai-Diva-Panvel line). This residential plus commercial project is a hub for all modern amenities provided by us at your doorstep. With an array of well planned shops situated on the ground floor and Spacious residential units on the upper floors which are well ventilated and luxurious at the same time.

The Project situated at Naigaon East which will house a total of Approximately 1000 flats and approximately 250 shops which will stand-out as a landmark project for the company.

Transport is never an issue as there are plenty of options to commute towards the station as well as the National Highway.

The Entire project stands tall commanding the Naigaon Skyline with a view of the Hills and greenery spread right at your feet.

What really sets the project apart is the serene location it is located in which provides breathtaking views of the Naigaon hills while being so close to the hustle and bustle of the city of Mumbai.

In simple terms your every need is taken care of at Mahalaxmi Nagar.

Mahalaxmi Nagar provides an exemplary state of the art apartment which houses state of the art amenities.

WHY MAHALAXMINAGAR?

In the past we have successfully completed the construction of Building 1 & 3 of Mahalaxmi Nagar which constitutes a total of 250 flats and 50 shops where people call Mahalaxmi Nagar their "Home"

15 mins walk from Naigaon station (Western Line)

5 mins walk from Juchandra station (Central Line)

10 mins drive from National Highway (Mumbai-Gujarat Highway)

PROPOSED INFRASTRUCTURE PROJECTS IN THE NEAR FUTURE

NAIGAON EAST-WEST BRIDGE

This project will improve not only the connectivity between Naigaon east and west but also between Naigaon and Vasai, the travel time will be reduced to a mere 10 -15 mins between Naigaon East and Vasai West.

The bridge will ease the congestion for commute between Vasai and the National Highway which will increase the hustle and bustle of Naigaon as well.

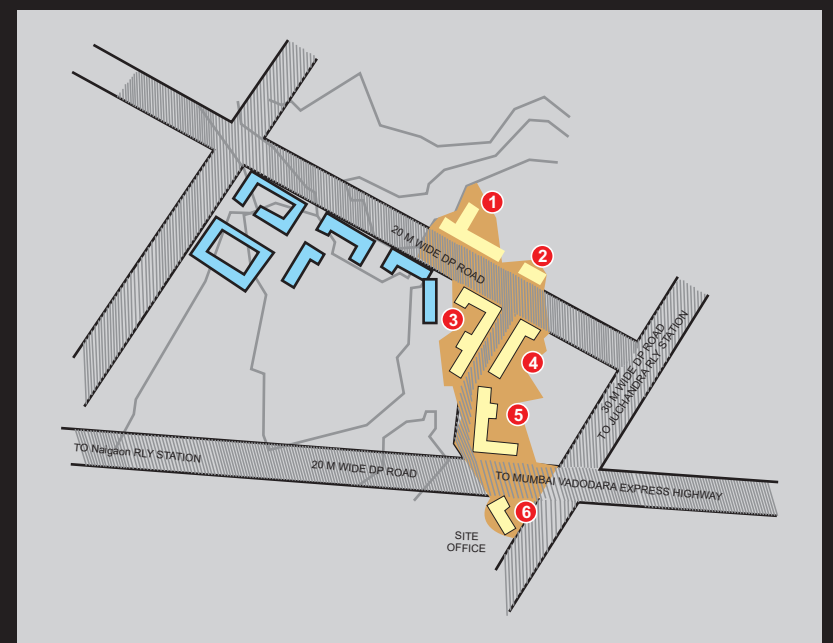
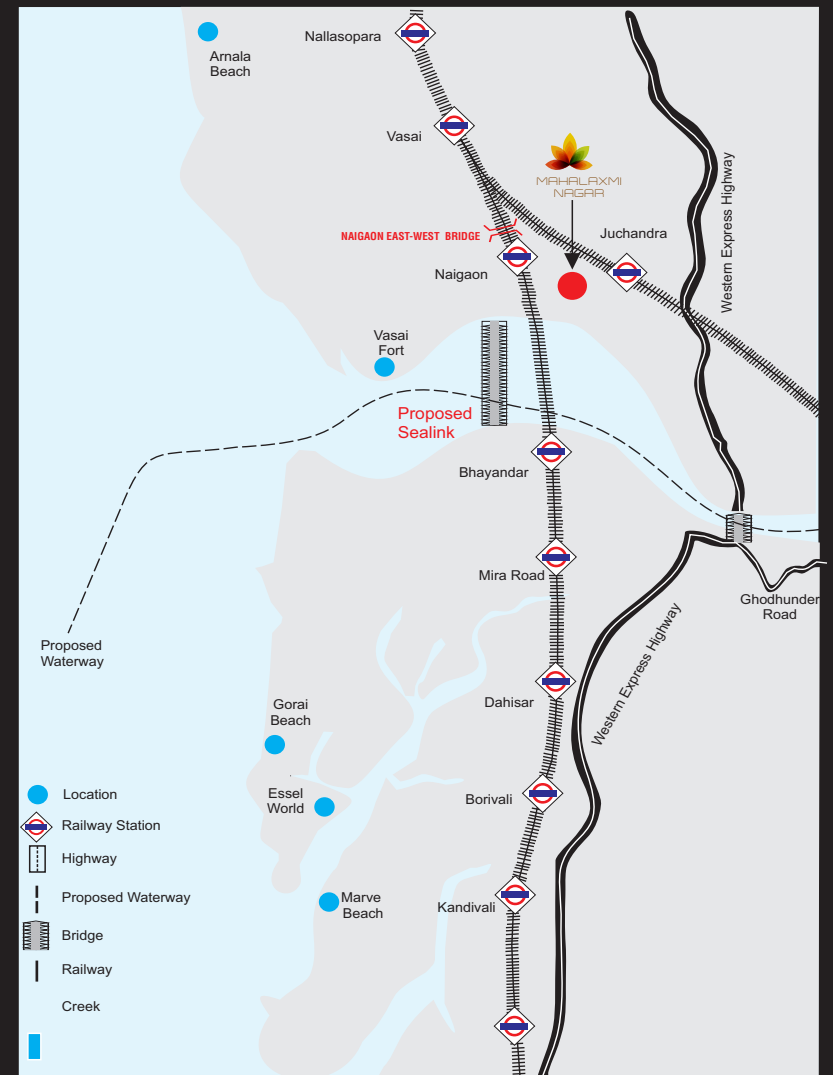
PROPOSED METRO LINE

This proposed Metro Line would be an extension of the existing Metro lines from Mira Bhayandar and Thane which will ensure smooth commute between Naigaon and Mumbai / Thane.

PROPOSED BHAYANDAR-VASAI SEA LINK BRIDGE

This proposed Sea-link bridge which is approx. 5 kms in length is a 6 Lane bridge connecting Mira-bhayandar and Vasai will prove to be a boon for the residents of Naigaon as well. Travel time to Mira-bhayandar and Vasai will be reduced to a mere 5 mins from Naigaon east as this will make Naigaon the Hub between Mira-Bhayandar and Vasai.

The project is nearing completion of tendering process and construction is expected to commence soon.



Internal Amenities

- Flooring** : 2'.0" x 2'.0" Vitrified flooring in living room, bedroom and kitchen with skirting
- Windows** : Anodised aluminum sliding windows with Granite and marble framing.
- Kitchen** : Granite kitchen platform with modular designer kitchen trolley with stainless steel sink & glazed tiles dado above platform up to beam level.
- Bathroom** : Ceramic flooring in bathroom with full height glazed tiled dado.
- W.C.** : Ceramic flooring in W. C. with full height glazed tiles dado
- Gypsum** : Internal walls finished with smooth Gypsum Punning finish
- Main Door** : Designer main door with fittings.
- Plumbing** : Concealed plumbing with good quality of fittings/fixture & sanitary wares.
- Electrification** : Concealed copper wiring with adequate points with good quality modular fittings.
- Painting** : Internal painting with oil bound distemper
- Railings** : M.S. Railing will be provided to dry balconies.

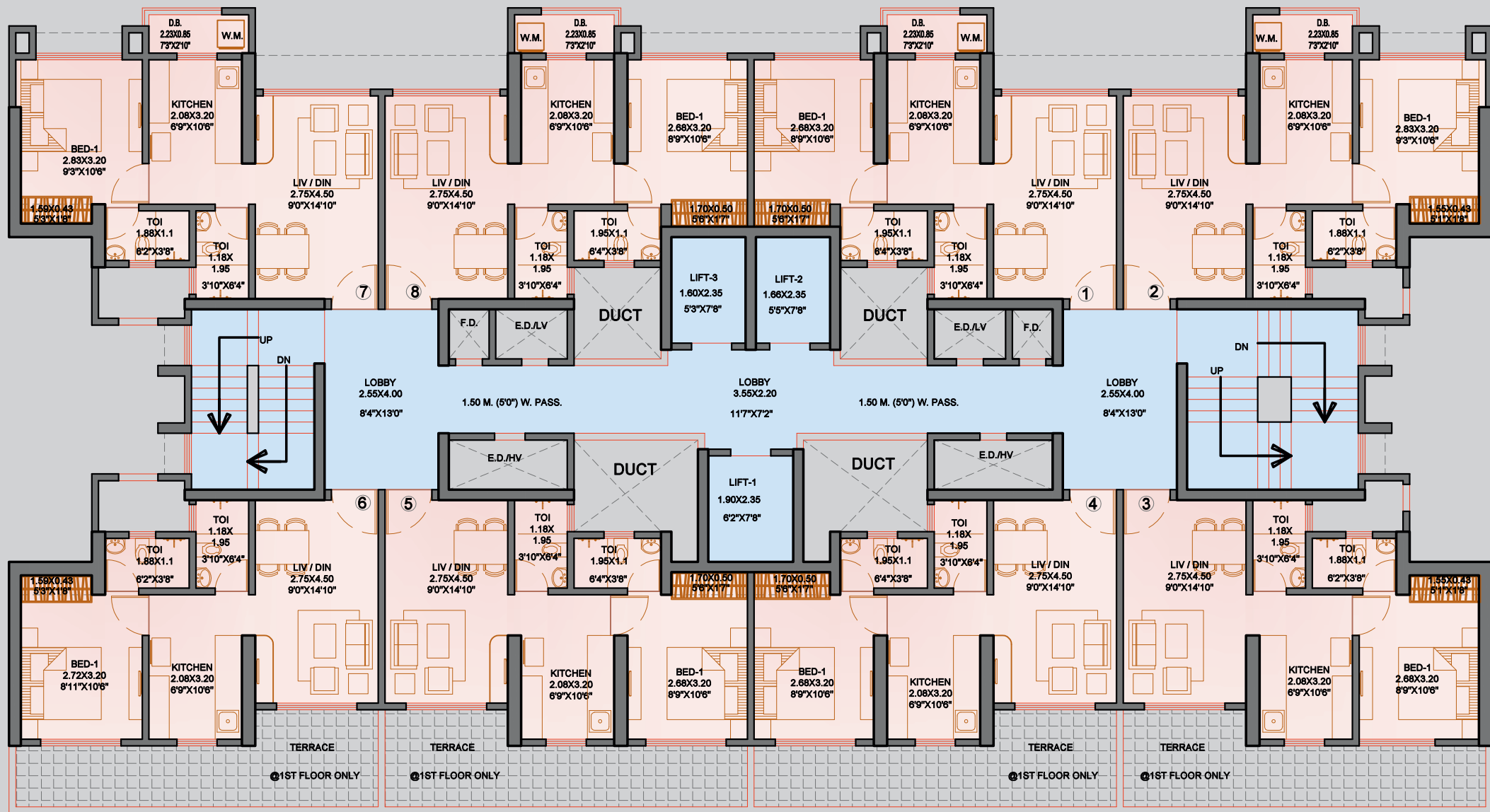
External Amenities

- Structure** : RCC framed Structure.
- Appearance** : Eye appealing elevation with maximum cross ventilation
- External Finish** : Double Coat Sand faced plaster finish with acrylic/semi acrylic paint on external surface of the building.
- Entrance Lobby** : Spacious and Decorative Entrance Lobby area with CCTV.
- Fire Fighting** : High tech fire fighting system for the building.
- Parking** : Ample car parking space.
- Lift** : Reputed company elevators.
- External Plumbing** : External plumbing using branded PVC pipes.
- Power Backup** : Standby power backup to be provided for the building elevators and common areas.
- Water proofing** : Terrace with water proofing treatment with china mosaic.
- Security** : Intercom Facility
- Water Storage** : Rain water harvesting system.

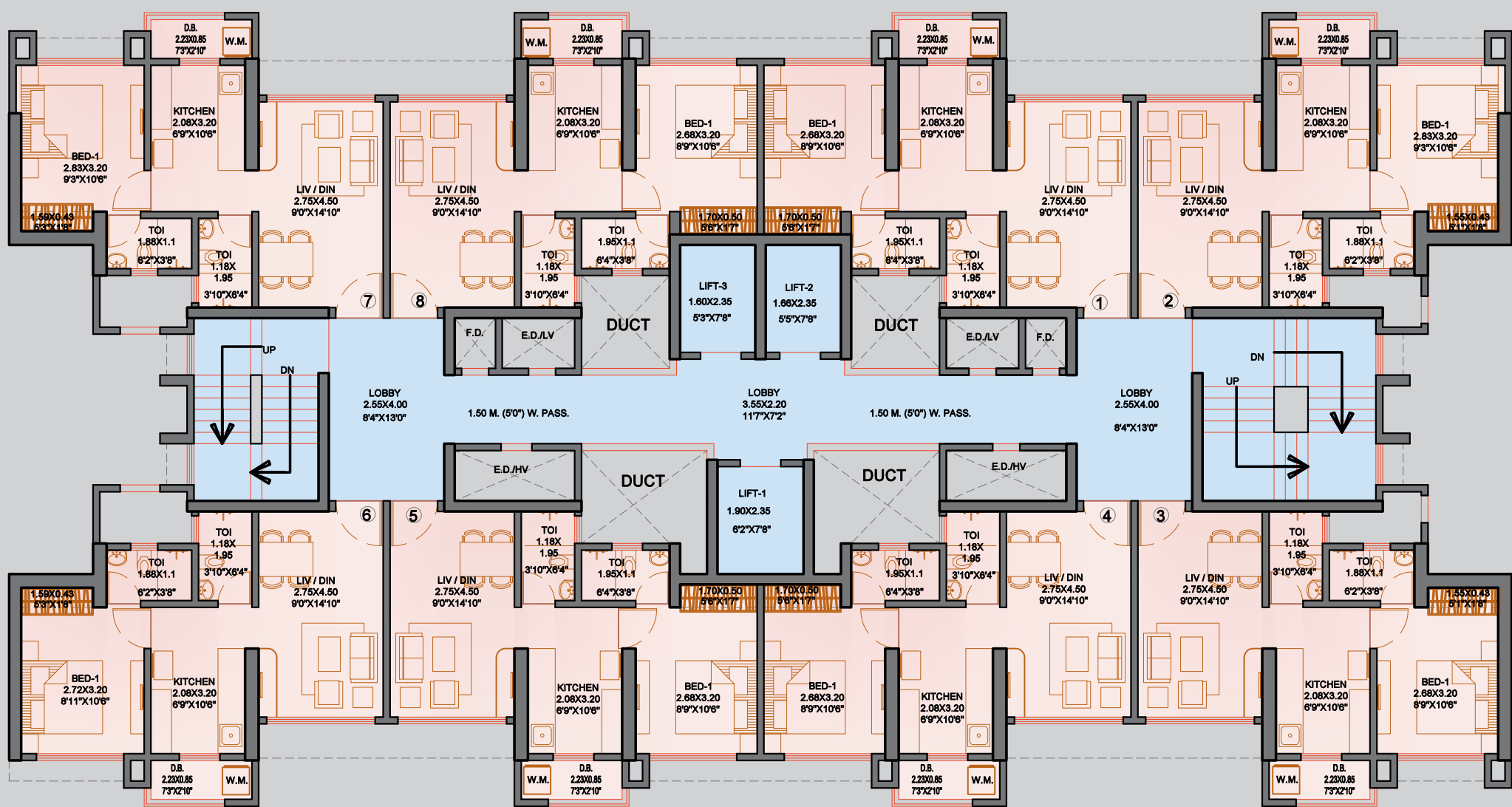
Disclaimer : This brochure is purely conceptual & not a legal offering. The Builders / Developers reserves the right to add, delete, alter, modify any details, specifications, elevation drawing, amenities, plans, layouts etc. In compliance with laws / regulations in force from time to time. In accordance with the MAHA RERA Act 2016. The amenities provided by the Builder / Developer cannot be Modified / altered in exchange for any sort of benefit under any circumstances. The brochure only indicates how the furniture can be arranged in the flats No furniture of any nature will be supplied to the flat purchaser by the Builders / Developers.

FOLDER

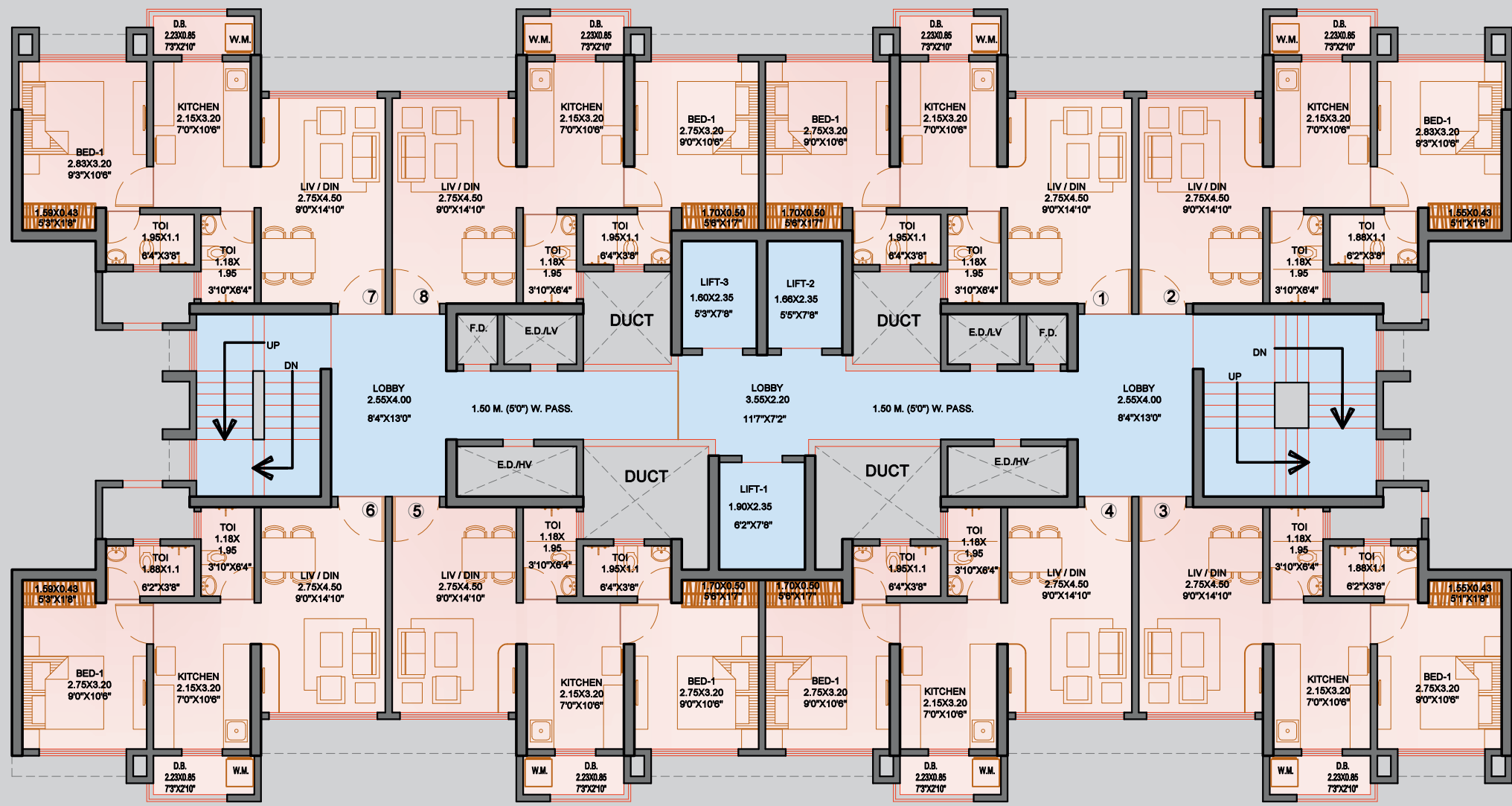
1ST FLOOR PLAN : WING-A



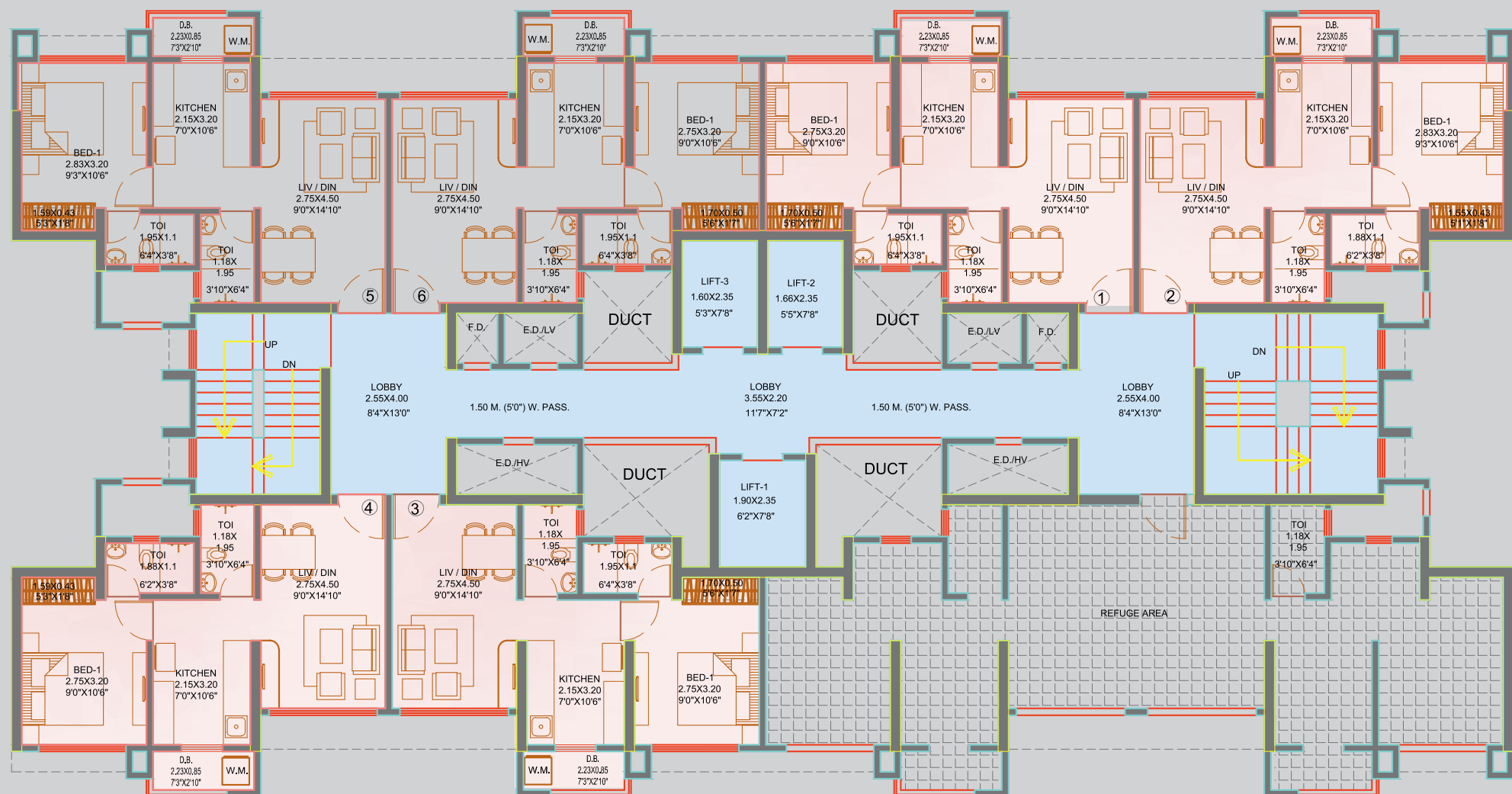
TYPICAL (2ND TO 6TH) FLOOR PLAN : WING-A



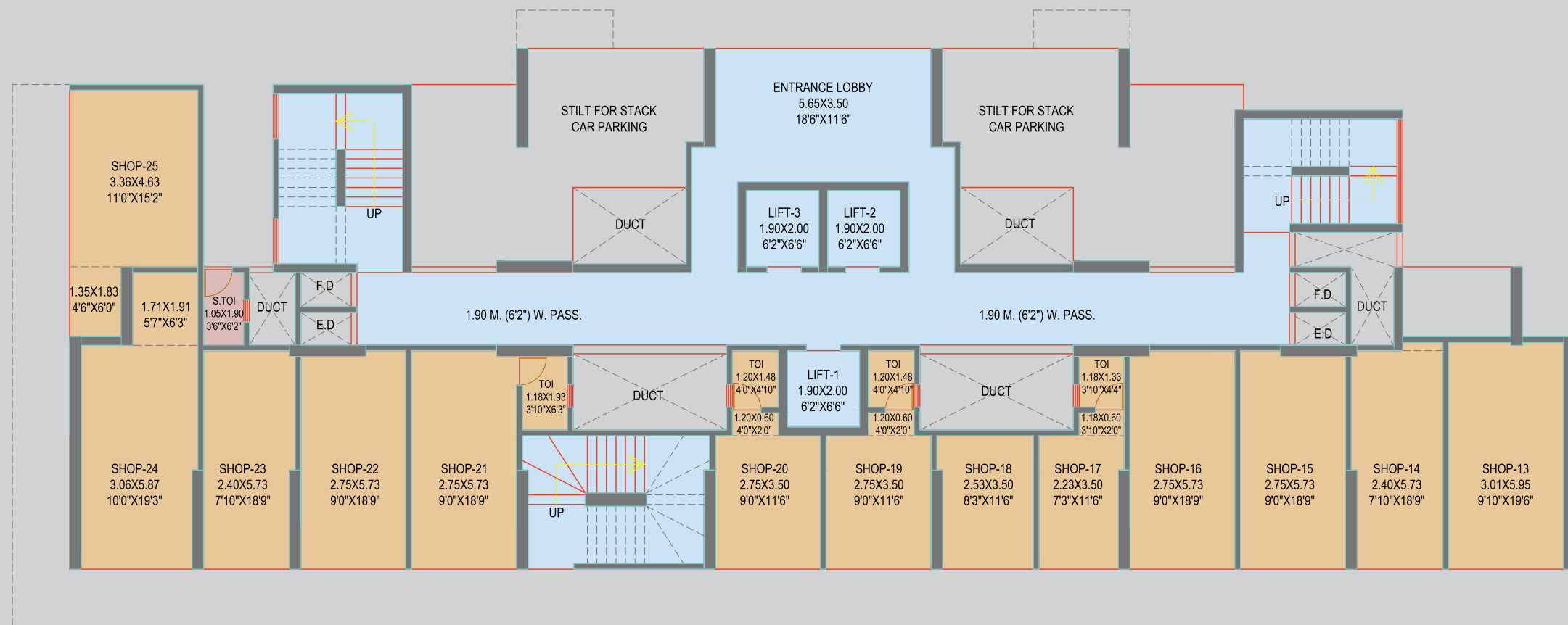
TYPICAL FLOOR PLAN (7TH, 9TH TO 12TH, 14TH TO 17TH & 19TH TO 22ND) : WING-A



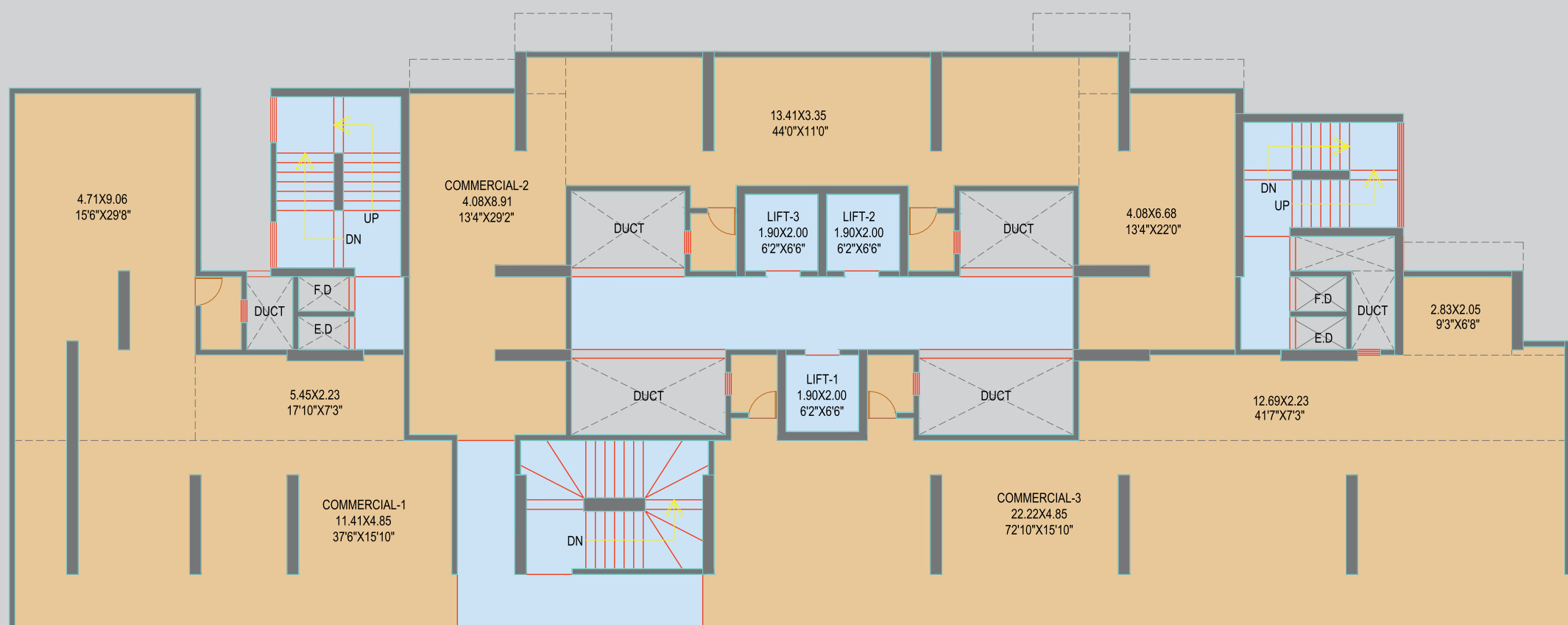
TYPICAL (8TH, 13TH & 18TH) FLOOR PLAN : WING-A



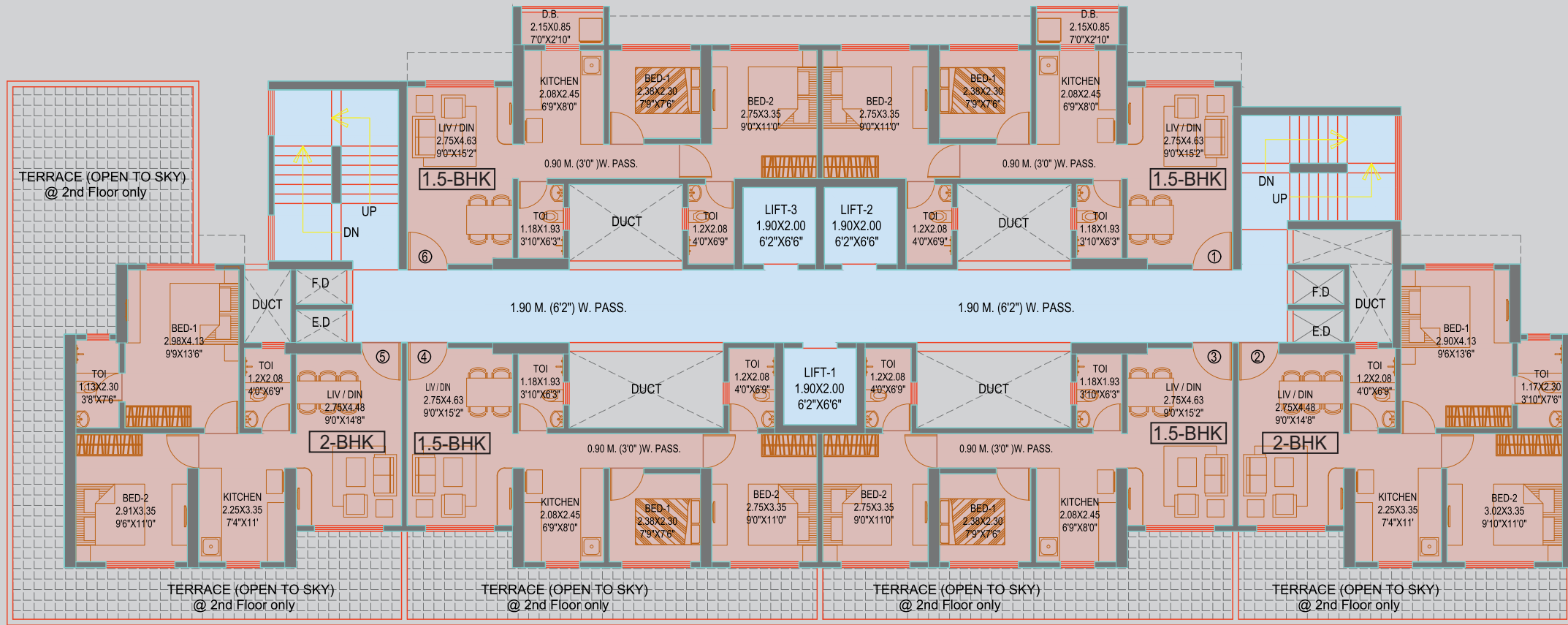
TYPICAL FLOOR PLAN GROUND FLOOR PLAN : WING-B



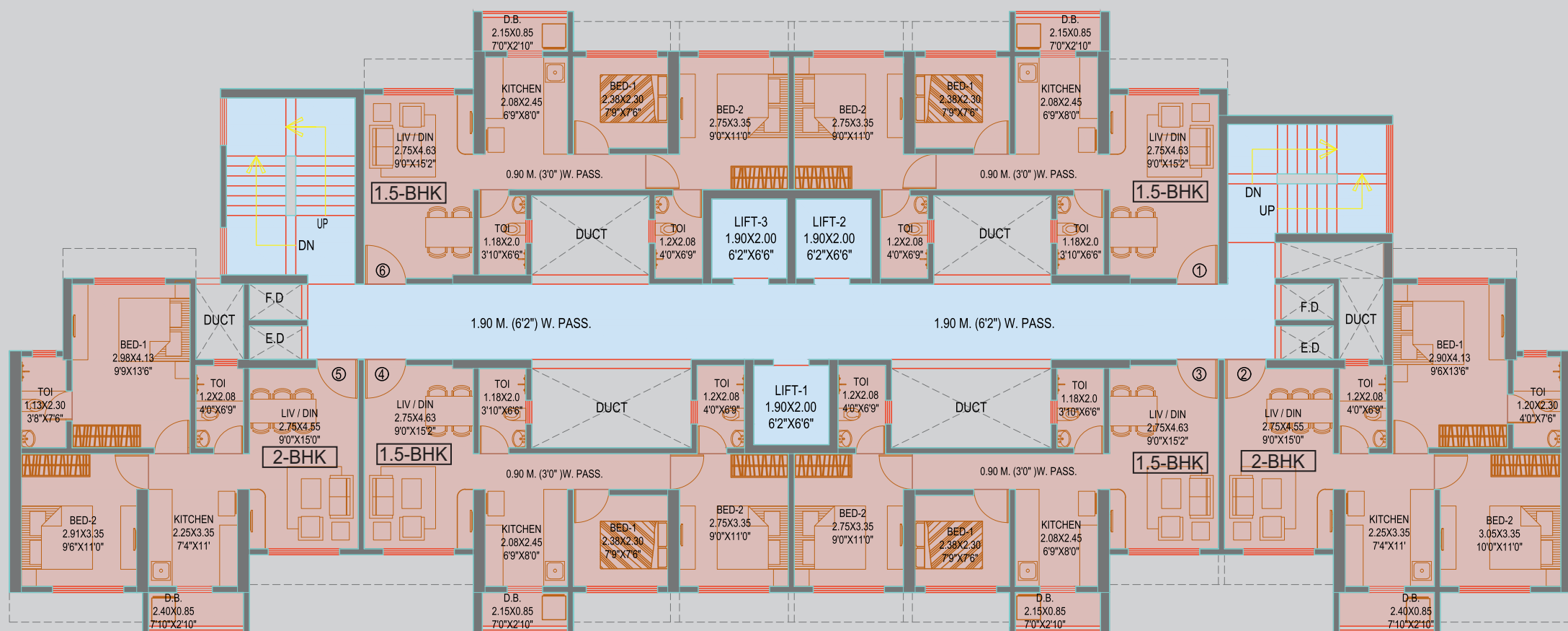
TYPICAL 1ST FLOOR PLAN : WING-B



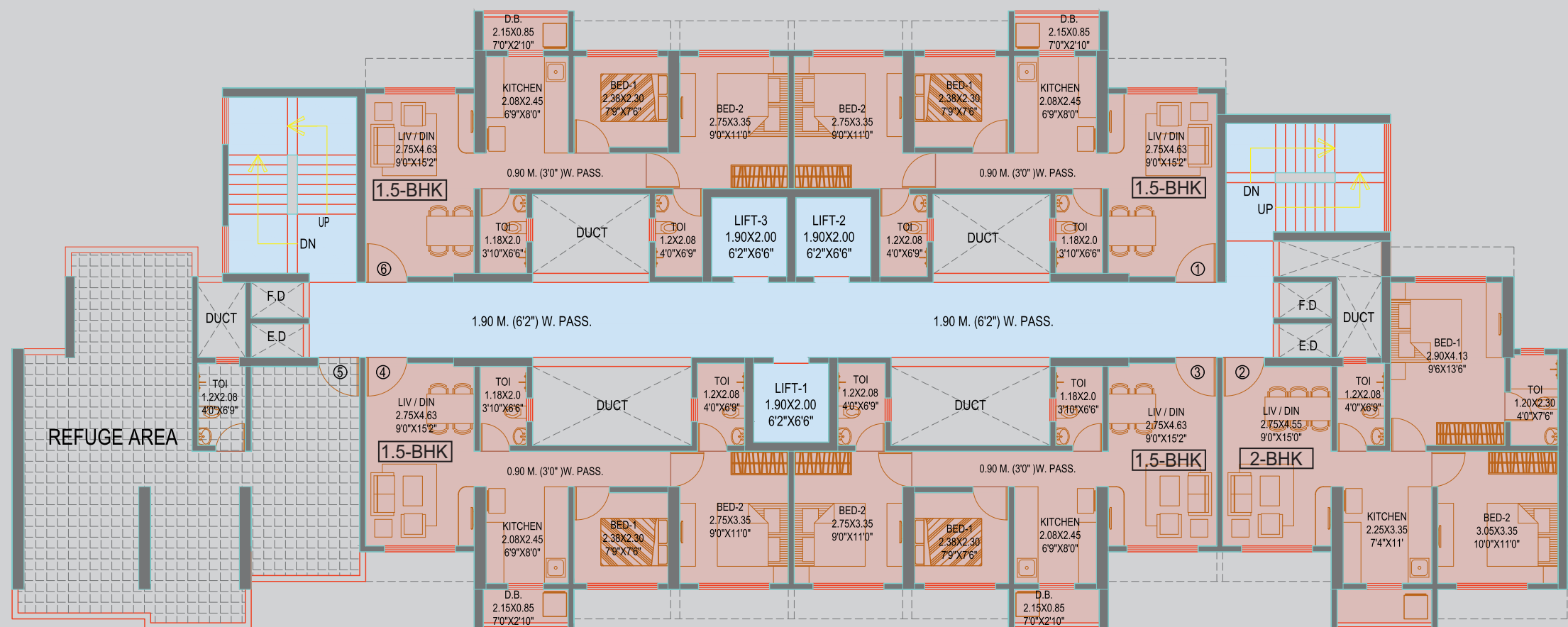
TYPICAL 2ND FLOOR PLAN : WING-B



TYPICAL FLOOR PLAN (3RD TO 7TH, 9TH TO 12TH, 14TH TO 17TH & 19TH TO 22ND) : WING-B



TYPICAL (8TH, 13TH & 18TH) FLOOR PLAN : WING-B



OUR PAST PROJECTS

BHAYANDER LOCATION :

We have completed 5 building in which includes total 250 flats & 50 shops more than 250 families staying with O.C.

NAIGAON LOCATION :

We have successfully completed building no. 3 and 1, Including of 7 wings along with more than 250 flats and 50 shops more than 250 families staying with O.C.

AMBERNATH LOCATION :

We have successfully completed the construction of 9 towers in which includes 32 wings in where includes 2000 flats & 50 shops more than 2000 families staying with O.C. Upcoming Phase II to Start in 2024 with seven new towers & commercial property which approx have 2000 flats

UPCOMING PROJECTS :

The pre-launching stage of the project is the construction of building no.4 which is a stand out G+22 storied tower that will house 290 flats and 28 shops spread across 2 wings.

FUTURE PROJECTS :

We have bright future plan related to our next project which is building no. 5, this will highlight Mahalaxmi Nagar. Following by the current office property to be construct into road touch commercial property that will be G+2.