

PROPOSED RESIDENTIAL PROJECT FOR

## SUJATA NIVAS



**ROSWALT**  
REALTY

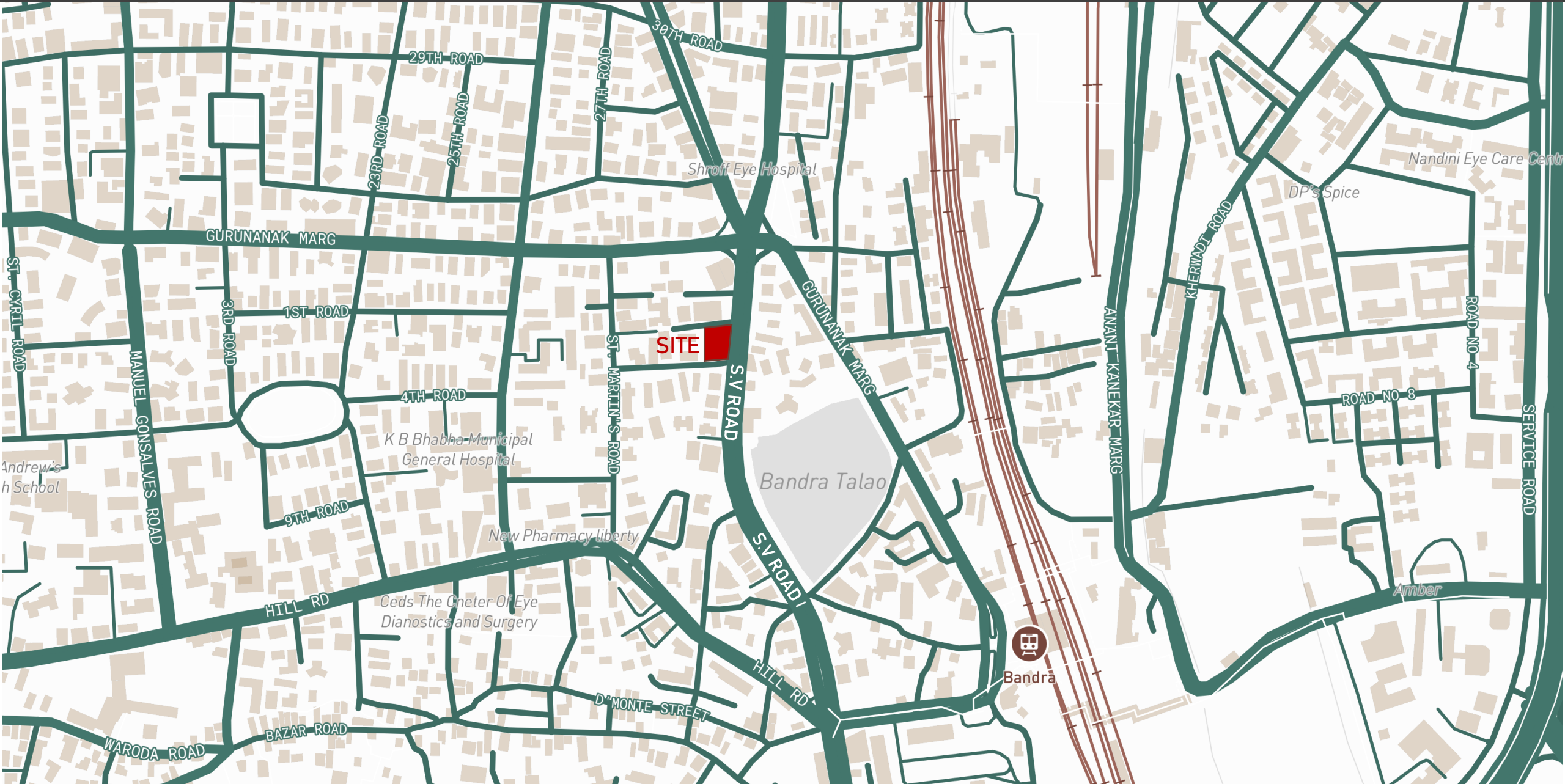




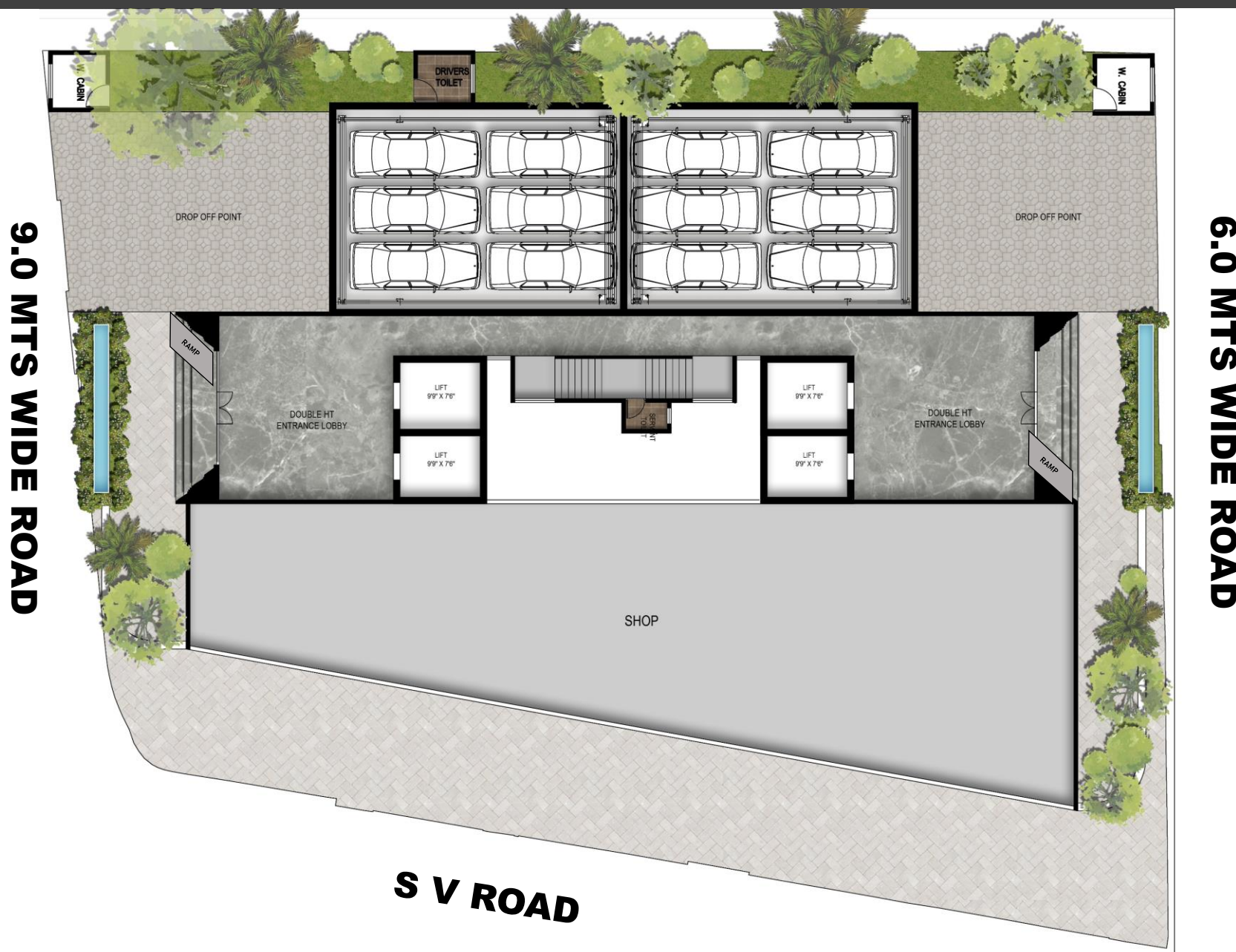




SITE LOCATION







PROPOSED RESIDENTIAL PROJECT FOR SUJATA NIVAS, BANDRA

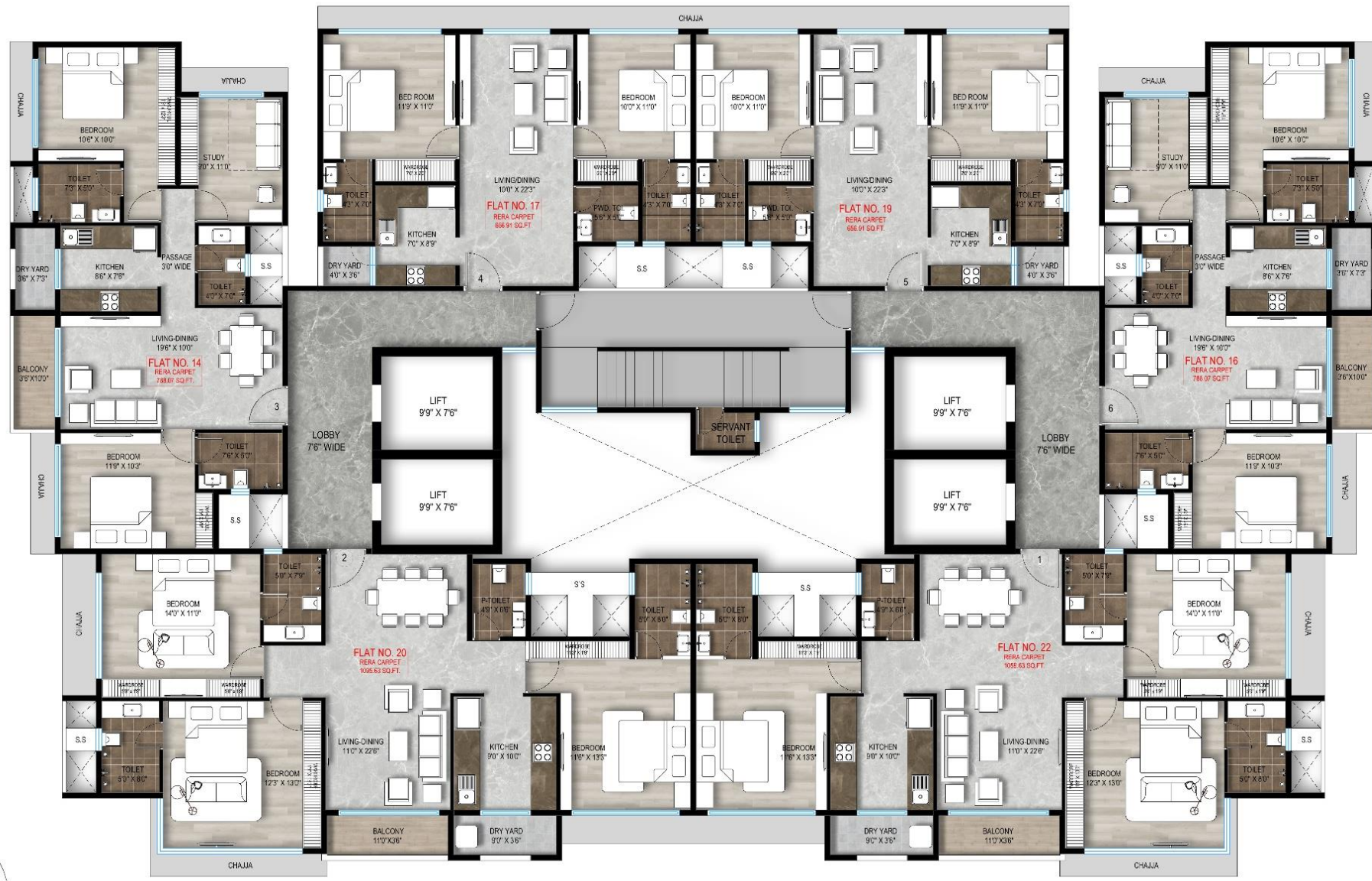




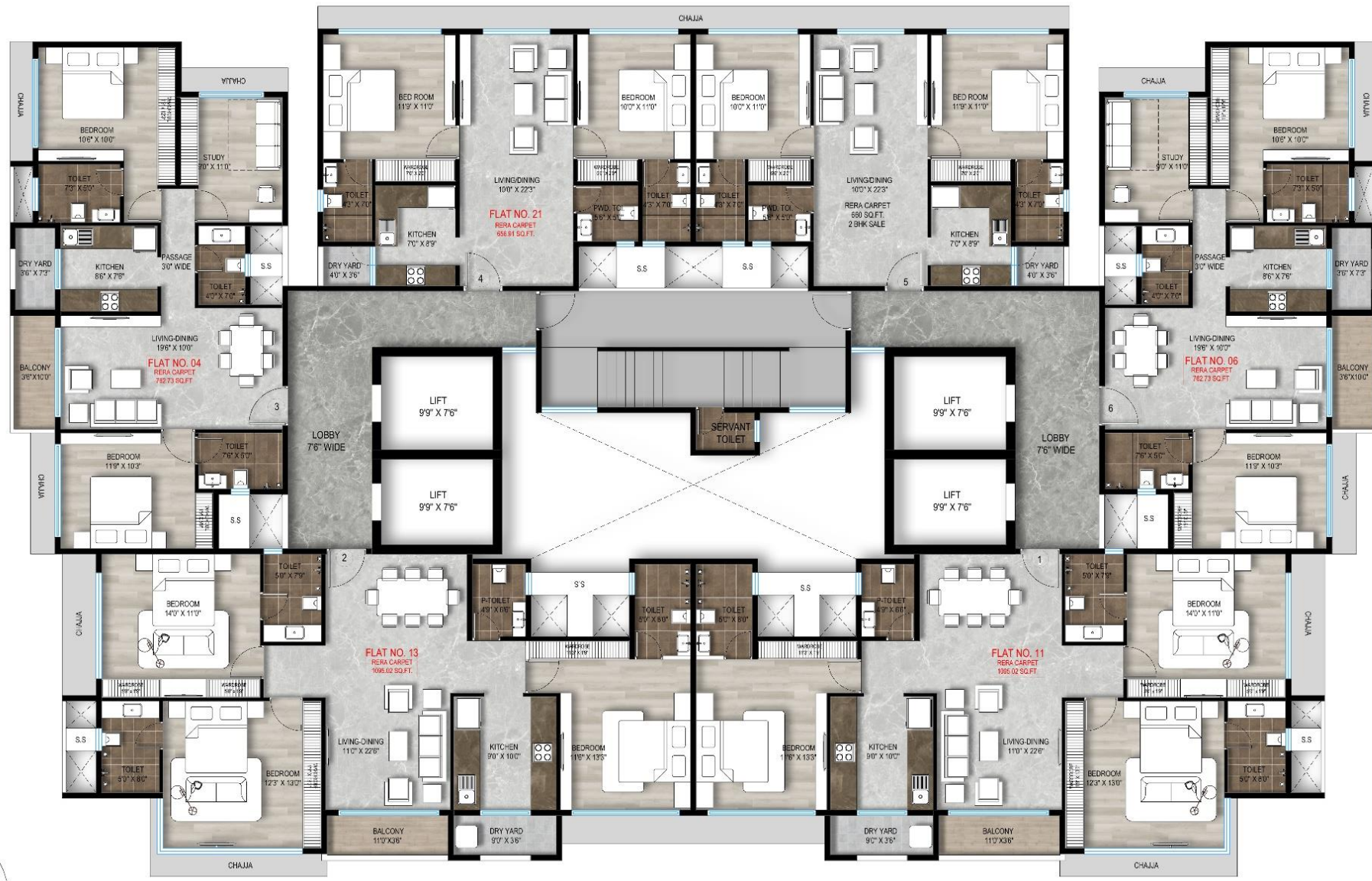




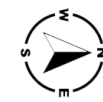
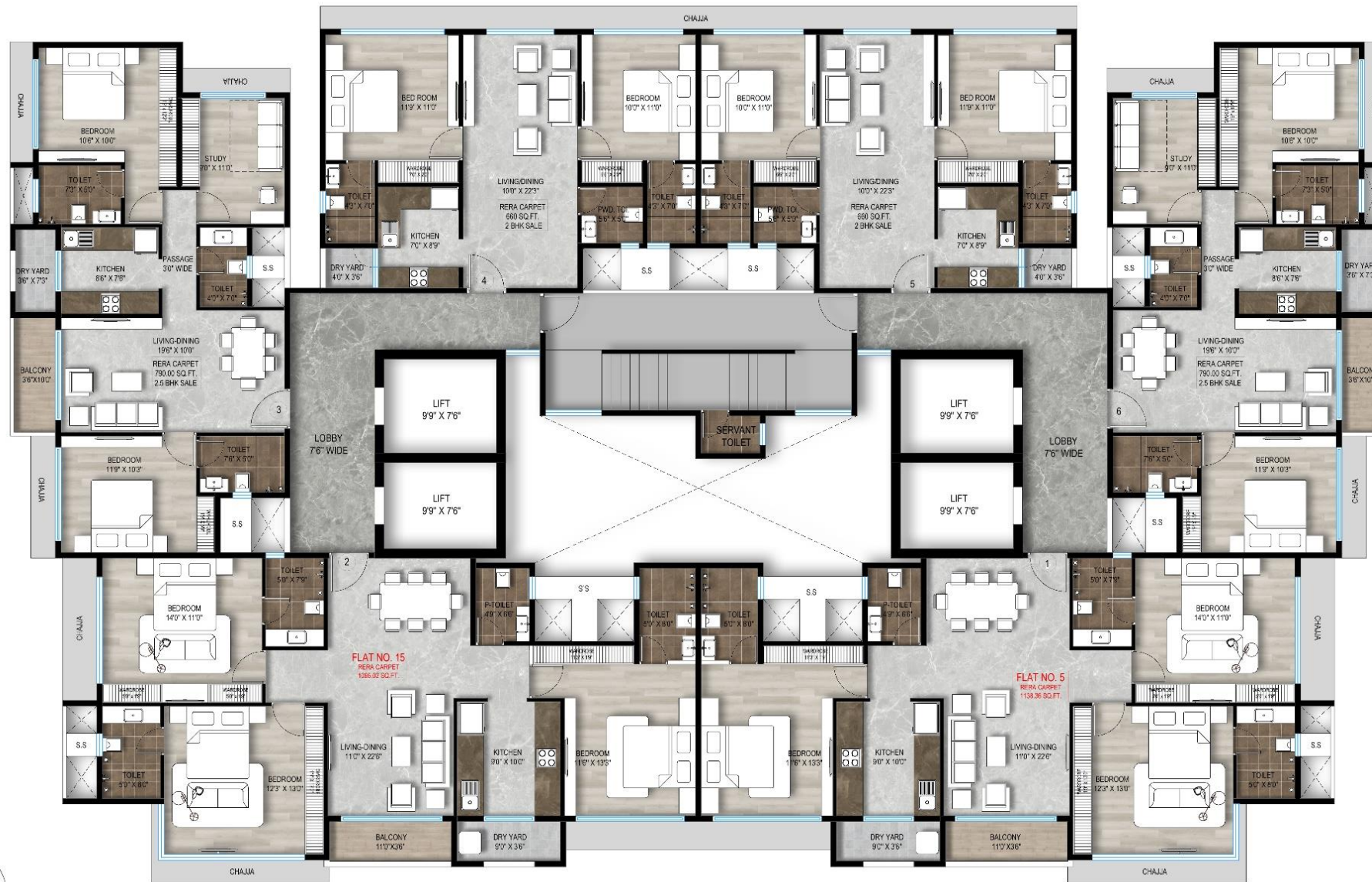


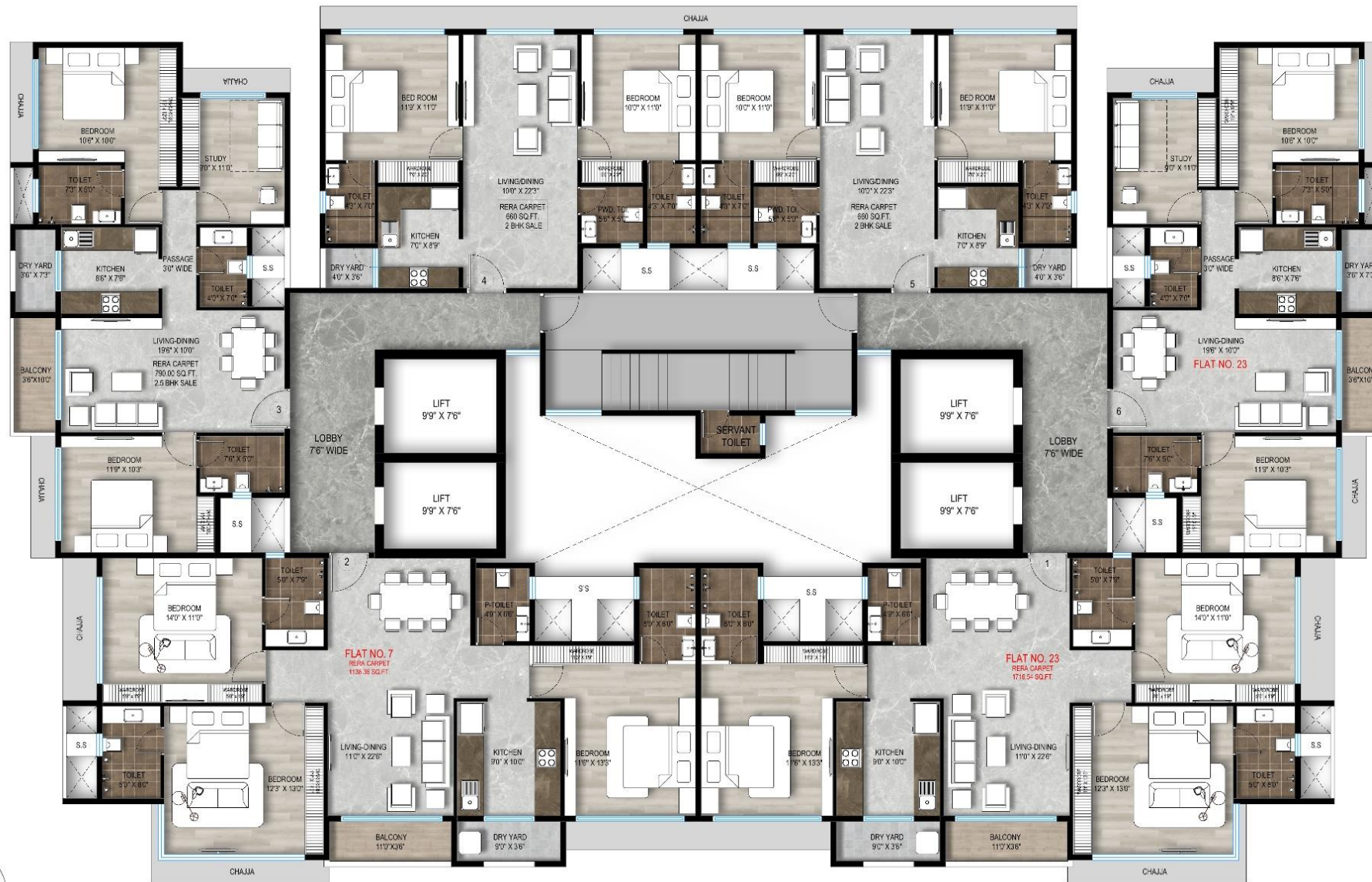




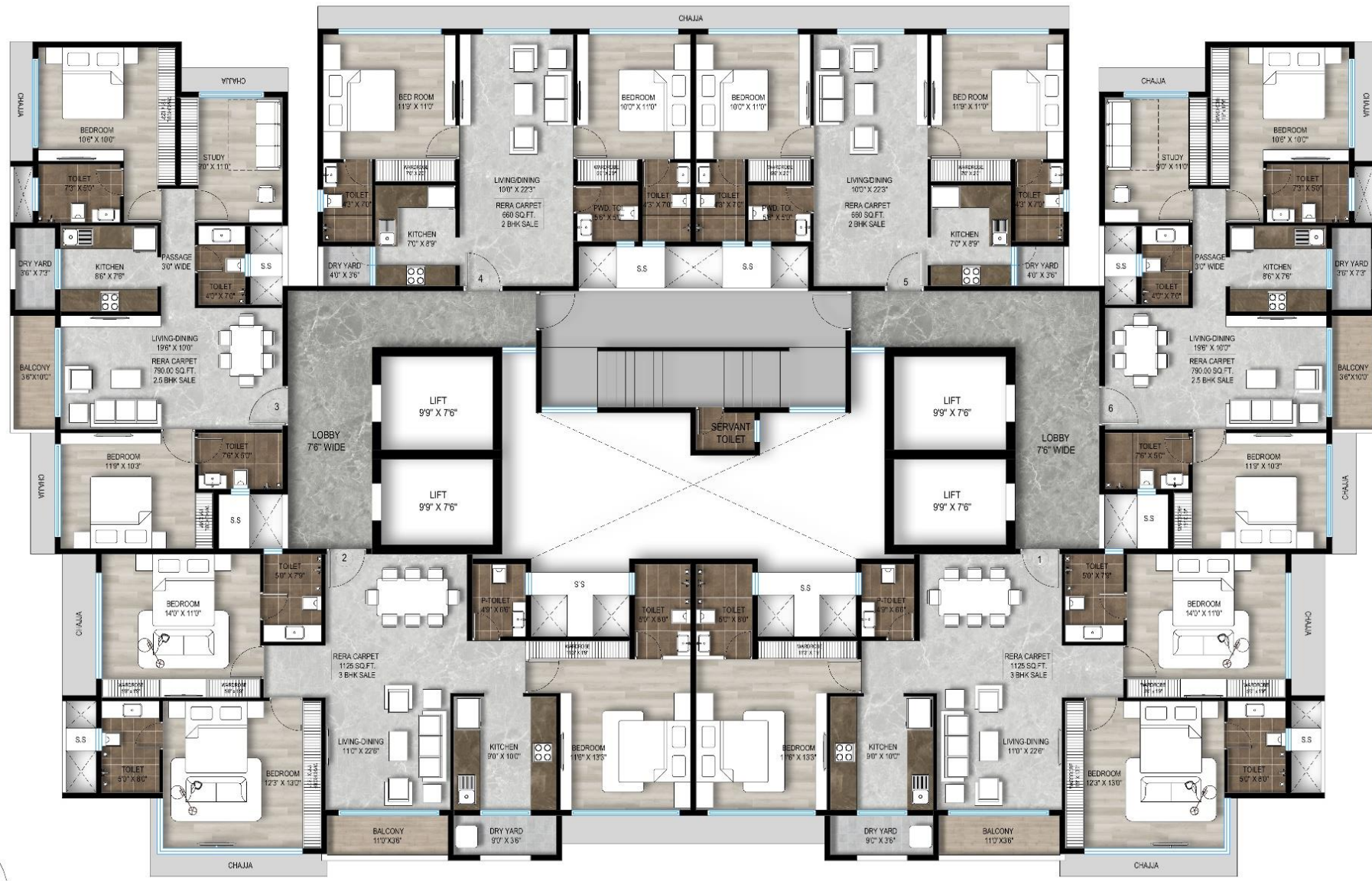














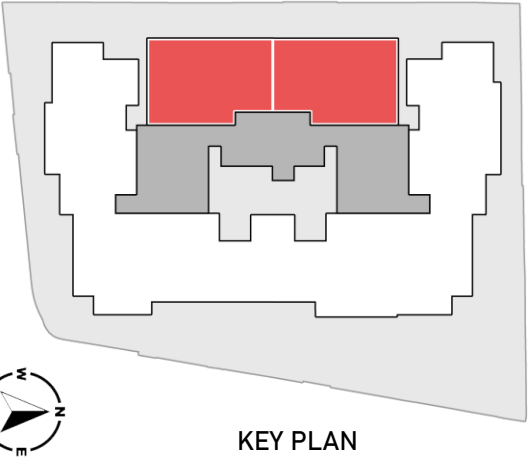


- Layout type = 2BHK
- 6 seater dining area.
- Wardrobes in all bedrooms.
- 3 toilets – 2 bedroom attached / 1 common toilet.
- Double platform galley kitchen with dry yard.
- 8' wide French windows in all rooms.

RERA CARPET AREA = 660 sqft.
MOFA CARPET AREA = 610 sqft.
BALCONY AREA = -----.
DRY YARD AREA = 14.10 sqft.
SERVICE SLAB AREA = 35.52 sqft.



REFERENCE IMAGE FOR  
LIVING ROOM DESIGN



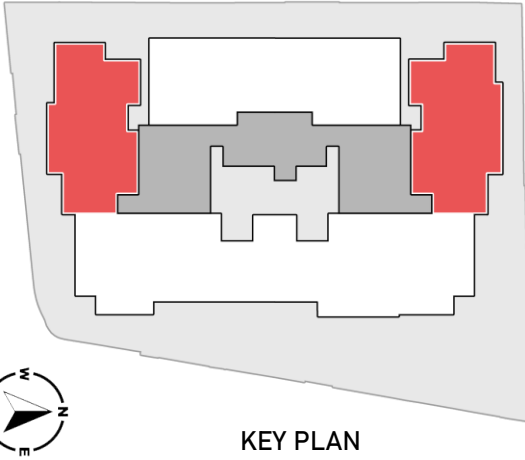


RERA CARPET AREA = 790 sqft.  
MOFA CARPET AREA = 770 sqft.  
BALCONY AREA = 36 sqft.  
DRY YARD AREA = 24.86 sqft.  
SERVICE SLAB AREA = 58.77 sqft.

- Layout type = 2.5BHK
- 6 seater dining area.
- Wardrobes in all bedrooms.
- 3 toilets – 2 bedroom attached / 1 common toilet.
- Double platform galley kitchen with dry yard.
- Living rooms with seating balcony.
- 8' wide French windows in all rooms.



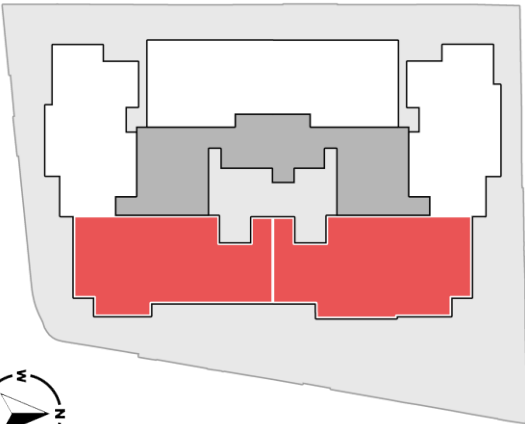
REFERENCE IMAGE FOR  
LIVING ROOM DESIGN



KEY PLAN



REFERENCE IMAGE FOR BEDROOM DESIGN

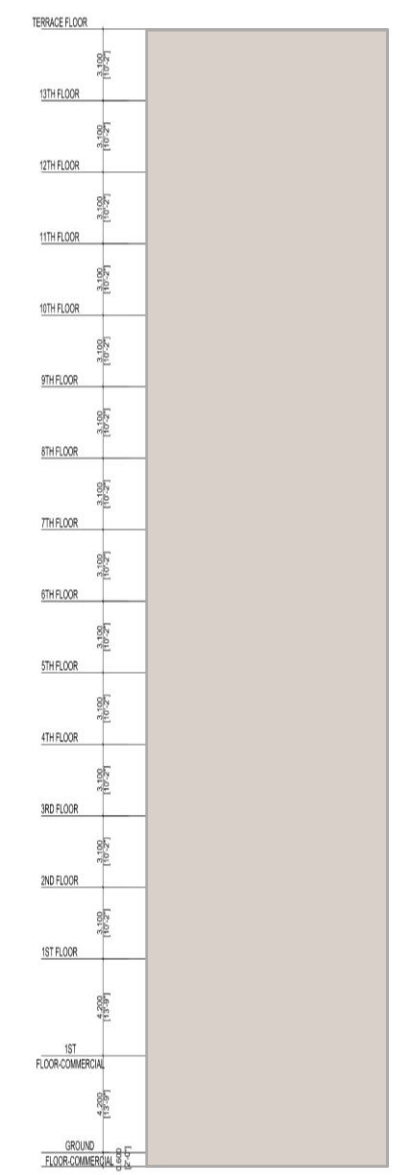
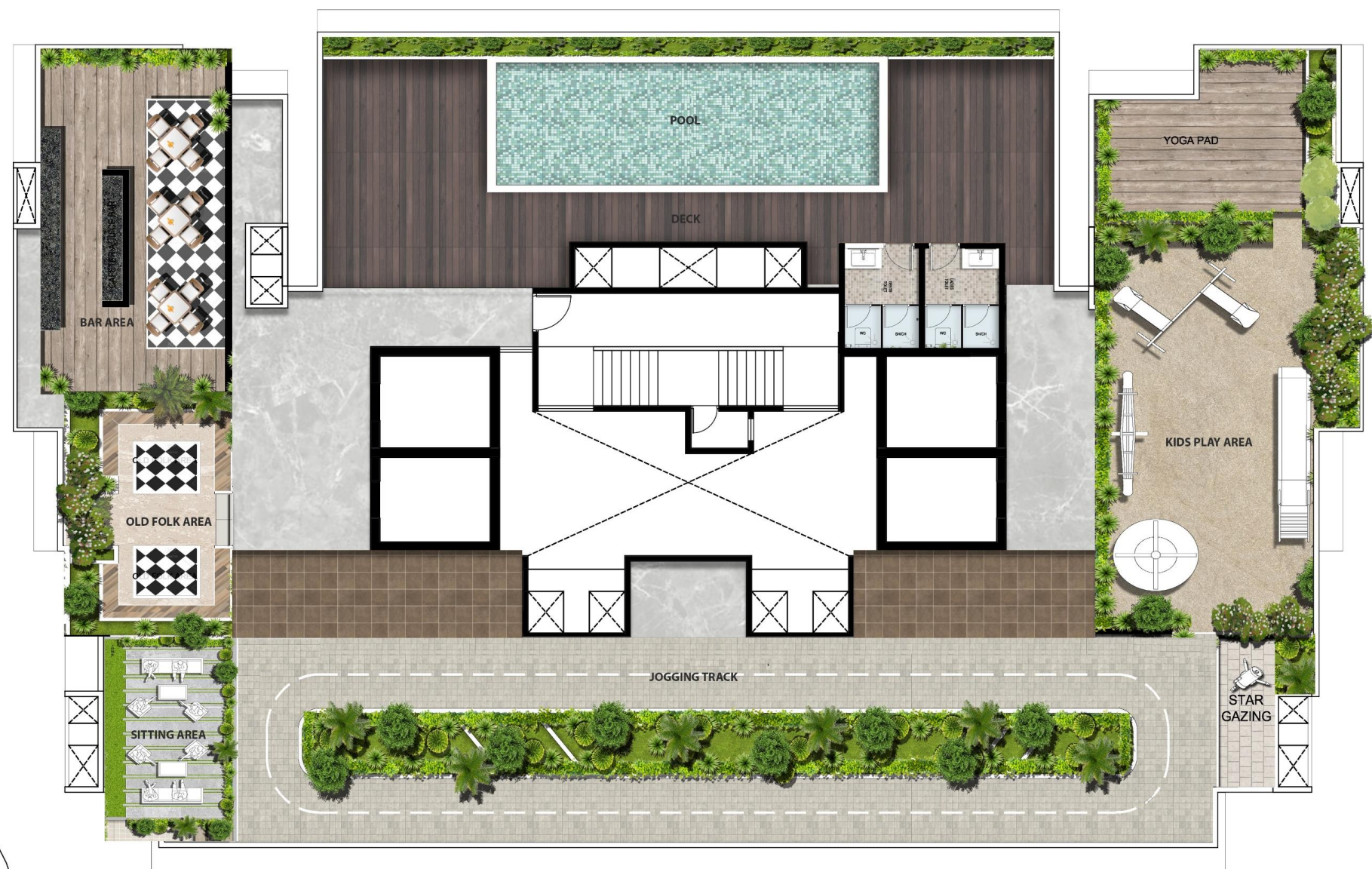


KEY PLAN

RERA CARPET AREA = 1125 sqft.  
MOFA CARPET AREA = 1087 sqft.  
BALCONY AREA = 36.7 sqft.  
DRY YARD AREA = 31.11 sqft.  
SERVICE SLAB AREA = 84.07 sqft.

- Layout type = 3BHK
- 8 seater dining area.
- Wardrobes in all bedrooms.
- 4 toilets – 3 bedroom attached / 1 common toilet.
- Double platform galley kitchen with dry yard.
- Living rooms with seating balcony.
- 8' wide French windows in all rooms.





























DETAILS OF THE FLAT AREA AND THE EXTRA SPACE PROVIDED					
EXISTING FLAT NO	CARPET AREA INCLUDING EXISTING OTLA & EXISTING BALCONY	CARPET AREA INCLUDING OTLA BALCONY & ADDITIONAL AREA CONSTRUCTED BEYOND BUILDING LINE / ENCROACHED AREA	EXTRA CARPET PROVIDED BY THE DEVELOPER		MEMBER FLOOR-WISE LOCATION
	(IN SQ.FT)	(IN SQ.FT)	(IN SQ.FT)	(IN SQ.FT)	FLOOR NUMBER
			MOFA	RERA	
A WING			45% EXTRA		
1	710.1	710.1	1029.645	1070.8308	3 <sup>RD</sup> FLOOR
2	534.75	569.14	825.253	858.26312	2 <sup>ND</sup> FLOOR
3	754.88	754.88	1094.576	1138.35904	2 <sup>ND</sup> FLOOR
4	505.79	505.79	733.3955	762.73132	5TH FLOOR
5	754.88	754.88	1094.576	1138.35904	6TH FLOOR
6	505.79	505.79	733.3955	762.73132	5TH FLOOR
7	754.88	754.88	1094.576	1138.35904	7TH FLOOR
8	505.79	505.79	733.3955	762.73132	3 <sup>RD</sup> FLOOR
B WING			45% EXTRA		
9	726.14	773.39	1121.4155	1166.27212	2 <sup>ND</sup> FLOOR
10	522.59	532.38	771.951	802.82904	2 <sup>ND</sup> FLOOR
11	726.14	726.14	1052.903	1095.01912	5TH FLOOR
12	522.59	522.59	757.7555	788.06572	3 <sup>RD</sup> FLOOR
13	726.14	726.14	1052.903	1095.01912	5TH FLOOR
14	522.59	522.59	757.7555	788.06572	4TH FLOOR
15	726.14	726.14	1052.903	1095.01912	6TH FLOOR
16	522.59	522.59	757.7555	788.06572	4TH FLOOR
C WING			45% EXTRA		
17	435.62	435.62	631.649	656.91496	4TH FLOOR
18	702.67	702.67	1018.8715	1059.62636	3 <sup>RD</sup> FLOOR
19	435.62	435.62	631.649	656.91496	4TH FLOOR
20	702.67	702.67	1018.8715	1059.62636	4TH FLOOR
21	435.62	435.62	631.649	656.91496	5TH FLOOR
22	702.67	702.67	1018.8715	1059.62636	4TH FLOOR
23	1138.29	1138.29	1650.5205	1716.54132	7TH FLOOR
GARAGES			35% EXTRA		
G-01	157.8	157.8	213.03	221.5512	3 <sup>RD</sup> FLOOR
G-02	157.8	157.8	213.03	221.5512	3 <sup>RD</sup> FLOOR
G-03	157.8	224.21	302.6835	314.79084	3 <sup>RD</sup> FLOOR
NOTE					
1	AREAS SUBJECT TO PHYSICAL VERIFICATION BY DEVELOPER				
2	RERA AREA WILL CHANGE SUBJECT TO PLANNING				



COMPLETED PROJECTS			
SR. NO.	NAME	CONSTRUCTION AREA (SQ FT)	STATUS
1	RAYAN PARK	2,39,719.00	COMPLETED
2	ROSWALT HEIGHTS	87,577.20	COMPLETED
3	IBIS TOWER	2,89,743.00	COMPLETED
4	SAIDWARKA	46,302.85	COMPLETED
5	72 MAHESHWARDHAM	38,386.50	COMPLETED
6	MANGALMAY	1,10,357.00	COMPLETED
7	BRIZO RESIDENCY	2,15,266.00	COMPLETED
ONGOING PROJECTS			
SR. NO.	NAME	CONSTRUCTION AREA (SQ FT)	STATUS
1	ROSWALT RAY	2,14,512.31	ONGOING
2	ROSWALT ZAIDEN	24,12,595.06	ONGOING
UPCOMING			
SR. NO.	NAME	CONSTRUCTION AREA (SQ FT)	STATUS
1	SHATA-TARKA REDEVELOPMENT	82,919.96	APPROVAL
2	AMIT NAGAR RE DEVELOPMENT	4,02,368.65	79 A
3	MAHIM SRA RE DEVELOPMENT	5,75,500.00	APPROVAL

- 1. DOUBLE HEIGHT AIR CONDITIONED ENTRANCE LOBBY WITH SECURITY SYSTEM**
- 2. MECHANICAL CAR PARKING SYSTEM**
- 3. CCTV IN COMMON AREAS**
- 4. MARBLE FINISH MAIN LOBBY**
- 5. MARBLE FINISH TILES OF MIN SIZE 5'0" X 2'6" OR ITALIAN MARBLE IN COMMON LOBBIES**
- 6. FULLY EQUIPPED GYMNASIUM**
- 7. SOCIETY OFFICE WITH TABLE AND CHAIRS WITH AC**
- 8. SWIMMING POOL ON TERRACE**
- 9. SMALL CHILDRENS PLAY AREA**
- 10. OLD FOLK AREA**
- 11. YOGA PAD**
- 12. SMALL WALKING AREA / TRACK ON TERRACE**
- 13. PROVISION OF BAR / BARBEQUE AREA ON TERRACE**
- 14. SMALL SEATING AREA ON TERRACE**
- 15. LIFTS OF KONE / SCHINDLER / OTIS MAKE**



- 1. MARBLE / MARBLE FIN TILES OF SIZE MIN 5'0" X 2'6"**
- 2. VIDEO DOOR PHONES**
- 3. VENEER FINISHED DOORS**
- 4. FULL MODULAR KITCHEN WITHOUT WHITE GOODS**
- 5. MARBLE FINISHED TILES IN BATHROOMS**
- 6. BATH AND SANITARY FITTINGS OF GROHE / KOLHER MAKE**
- 7. POWDERCOATED ALUMINIUM / UPVC WINDOWS WITH PROVSIIION OF MOSQUITO MESH**
- 8. ONLINE GEYSERS IN BATHROOMS**
- 9. WIRES OF POLYCAB OR FINOLEX MAKE**
- 10.SWITCHES OF GM / LEGRAND – EQUIVALENT MAKE**
- 11.CC TV IN COMMON AREAS**
- 12.PROVISION OF SERVANTS TOILET IN STAIRCASE MIDLANDING**
- 13.PROVISION FOR INSTALLING SECURITY DOOR IN MAIN DOOR FRAME**

*Thank You*