

AURA BIPLEX

PREMIUM RESIDENTIAL & COMMERCIAL SPACES

S. V. Road, Borivali (W), Mumbai



A Joint Venture of



Malad



Santacruz



Santacruz



Andheri



Bhoomi Realty Group since 1975 has been one of the Mumbai's Premier Development Company. The Group believes in **Consistent Quality, Building Trust, Transparency and Customer Satisfaction**. Since decades, the Group marks their Commitment, Zeal, Excellence towards their work, thus resulting into a big strong foundation, strengthened by interpersonal, and a long-termed relationship they share with their People, Associates and Customers. The Group has efficiently completed more than **25 Residential and Commercial Projects in Mumbai and Pune**. With hands-on expertise in Mid, Large and Mega Size Projects, **Bhoomi Realty Group** enjoys an enviable reputation for time-bound projects of excellent quality standards.



The **Nilkamal** Brand enjoys dominating market presence and unrivalled brand recognition as **India # 1 brand of Modular Plastic Furniture and Material Handling Products**. As, industrial luminary par excellence, the brand **Nilkamal** requires no other introduction. Backed by fully automated manufacturing units and advanced business management processes, **Nilkamal** has reached new heights of recognition with its value added products and business practices. The progressive attitude has made possible the introduction of yet another trend-setter in the group's repertoire of achievements. The **@home – the Mega Home Retail Chain** is an acknowledged pioneer and leader in this category.

Bhoomi Realty Group and the people behind the **Nilkamal Group** have combined their synergies in business expertise, experience and planning for development of the **Premium Mixed-use Project in Borivali, Mumbai**.

We present to you **AURA BIPLEX**

An Unparalleled Destination of Life-style and Work-style

AURA BIPLEX is an architecture concept pioneering a unique "Live, Work and Shop" experience under one roof at Mumbai's one of the most desirable location, **Borivali (W)**. **Bhoomi Realty Group** and **Nilkamal Group** comes up together with a unique idea of providing **Spacious** and **Luxurious Residences, Offices** and **Retail Spaces** offering elegance in **Life-style**, Magnificence in **Work-style** and Convenience in Location.

AURA BIPLEX is the latest **21 Storey Premium Mixed-use Benchmark** of aesthetic and engineering excellence. The unique and innovative dual-purpose concept of **AURA BIPLEX** embraces two distinct wings **SENATE** and **HABITAT** offering immaculate solutions for both **Commercial** and **Residential Spaces**.

Conceptualized and designed by world-renowned architect **Mr. Reza Kabul** whose repertoire includes award-winning structures and a plethora of brilliant architectural marvels, this project is positioned at the highly sought after location in the heart of **Borivali (W)**, right on the junction of **S. V. Road** and **Ram Nagar Road**.

Project Salient Features

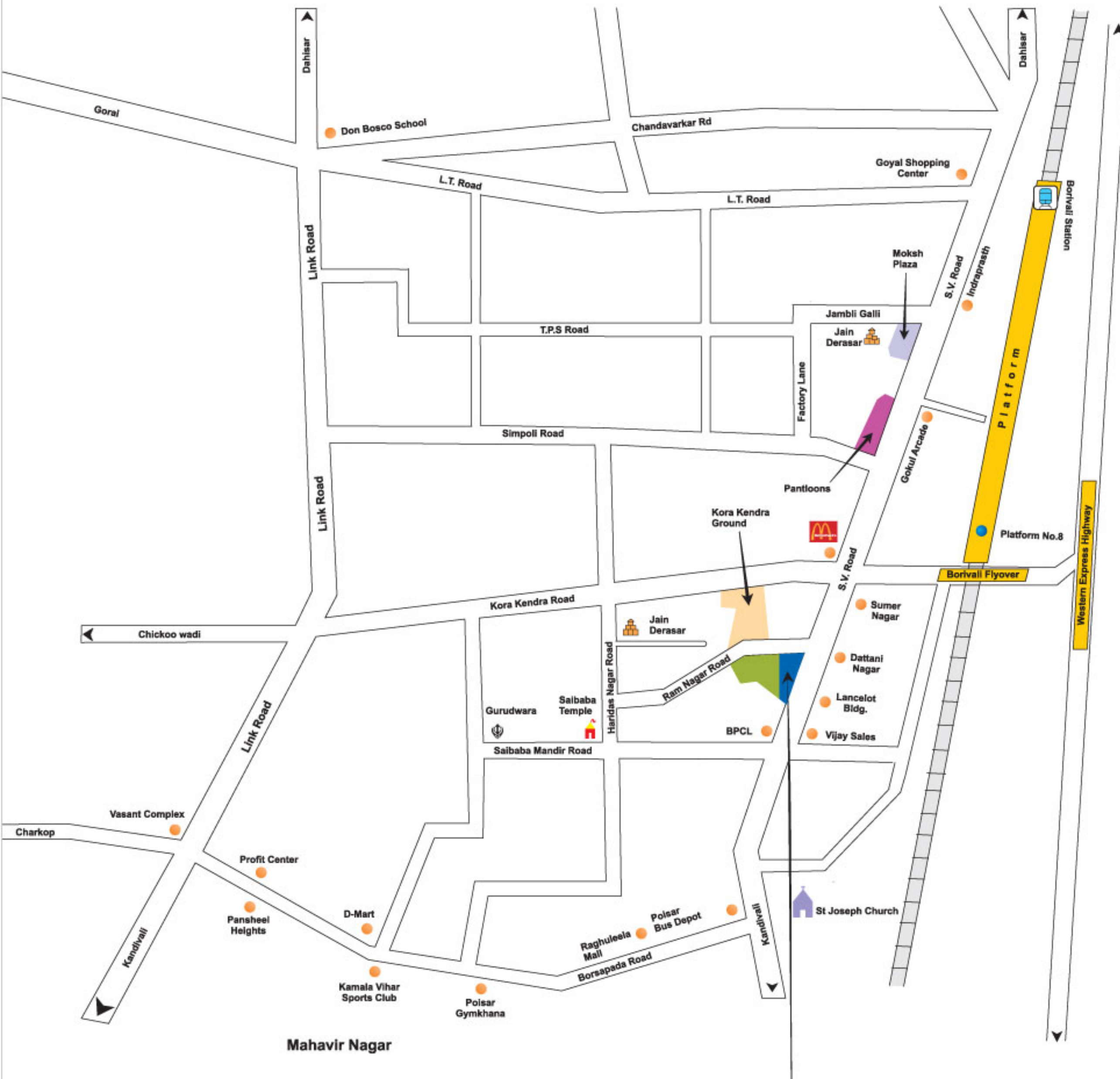
AURA BIPLEX : A 21-storey Premium Mixed-use Project

SENATE : 8-storey Commercial Tower offering 3-Level Vertical Showrooms and Wide Range of Office Spaces

HABITAT : 19-storey Premium Residential Tower offering Luxurious 2BHK, 3BHK and 4BHK Residences

- **Separate Entry and Exit** for Residential and Commercial Parts.
- **Ample Car Parking Space** in 3-Levels of Basement, Stilt and 1-Podium
- **Leisure Zone on 2nd Level Podium** for Residential Owners only.





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A Well-connected Location offering Best Conveniences to All

Borivali today has emerged as one of the most developed and a highly demanding suburb of Mumbai. It has become a prominent location to **Live** as well as **Work**. As, it offers excellent connectivity through all means of transport, it has turned out to be an advantageous place for both commercial and residential aspects offering great convenience and better accessibility. Moreover, with the presence of various major offices, hospitals, schools, colleges, hypermarkets, places of worships and banks, Borivali has become first choice of many.

AURA BIPLEX being strategically situated at junction of S. V. Road and Ram Nagar Road, Borivali (W), enjoys a great location advantage. In addition to its perfect connectivity, it also offers you to **Live, Work and Shop** under single roof.

Location Advantage:

- Situated right on junction of S.V. Road and Ram Nagar Road, Borivali (W)
- Borivali Railway Station – 300 mtrs
- Western Express Highway – 1.5 kms
- Link Road – 500 mtrs
- Poisar Bus Depot – 500 mtrs
- Excellent connectivity to Domestic & International Airport
- Market Places, Places of Worship, School & Colleges – within 500 mtrs



A Perfect Fusion of Luxurious Living & Elegant Lifestyle

HABITAT is the 19 Storey Luxurious Residential Wing of AURA BIPLEX offering Premium 2BHK, 3BHK and 4BHK Residences. The aesthetically designed and innovatively constructed Wing "HABITAT" has all those elements, which can create a perfect fusion of **Luxurious Living, Elegant Lifestyle** with ultra-modern amenities and world class facilities giving a new meaning to life.

- Luxurious 2 | 3 | 4 BHK Residences
- Aesthetical planning as per Vastu Norms
- Grand Entrance Lobby with Waiting Lounge
- Vehicle Free 2nd Level Podium dedicated to State-of-the- Art Gymnasium | Swimming Pool | Landscaped Garden | Children's Play Area
- 4 High-Speed Elevators
- Ample Car Parking Space



Grand Entrance Lobby



Children's Play Area



Gymnasium

Salient Features:

- Residences begin from 3rd Level onwards
- IGBC Green Homes Registered Project
- Earthquake Resistant R. C. C Frame
- Separate Entry and Exit for Residential and Commercial Parts.
- Rain Water Harvesting
- Sewerage Treatment Plant
- Advance Fire Fighting System
- 3-Tier Security System
- Generator Backup for Lift & Common Areas

Inside Residence Amenities:

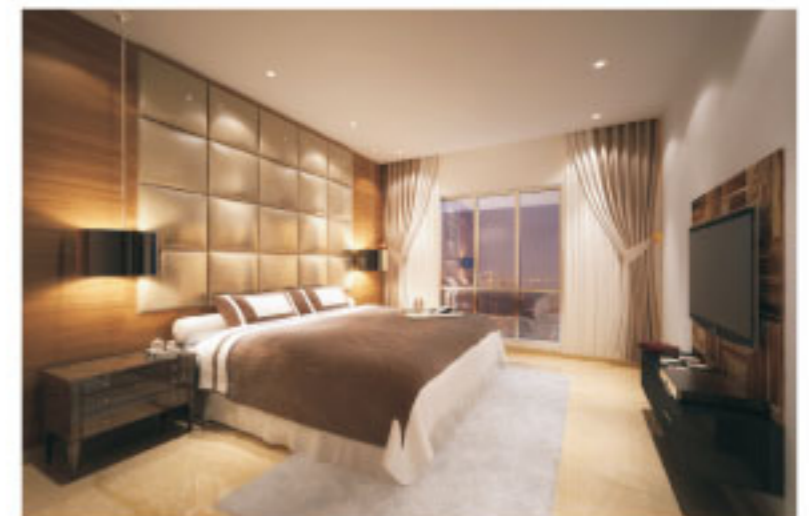
- Imported Marble in Living Room, Wooden Flooring in Master Bedroom and Vitrified Tiles Flooring in other Bedrooms
- 3.1 meters Floor to Floor Height
- Veneer Finish Main Entrance Door
- Internal walls furnished with POP | Gypsum and Acrylic Paint
- Living Room and all the Bedrooms with Concealed Copper Wiring | Adequate Electrical Points | Modular Switches | Flush Doors | Anodized French Windows | TV and Telephone | Cable Outlets | Internet Connection Provision
- Toilets with Flush Door | Designer Tiles | Branded Sanitary Ware | Geysers
- Intercom | Video Door Phone system in Each Residence



Living Room



Dining Area



Master Bed Room



GROUND FLOOR PLAN

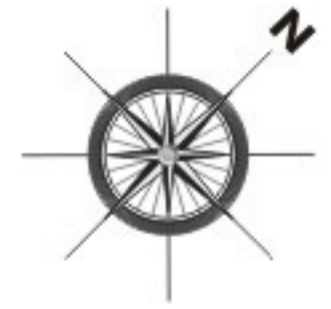
Not to Scale

The floor plans, specifications, elevation, amenities and facilities shown here are indicative and tentative and are subject to approval of MCGM and other respective authorities. Columns projections in the rooms if any are not to be deducted from the carpet area. The developer / owner reserves the right to change, alter or modify plans, specifications, elevation, amenities and facilities without prior notice or obligation in the interest of the development. Any purchaser of this development shall be governed by terms and conditions of the agreement for sale entered between parties. Tolerance of +/- 2% is possible in the unit areas on account of design and construction variances.



2ND PODIUM LVL - RECREATION LVL

Not to Scale



TYPICAL FLOOR PLAN

3RD LVL(1st FLR) to 6th LVL(4th FLR),
8th LVL(6th FLR) & 9th LVL(7th FLR)
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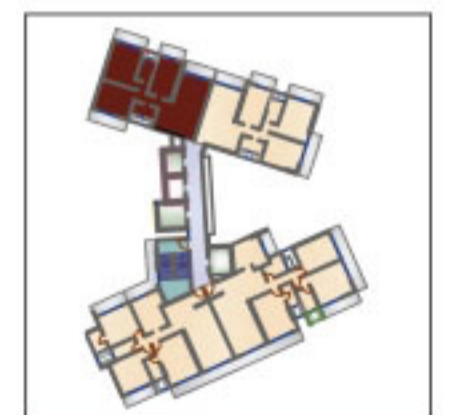
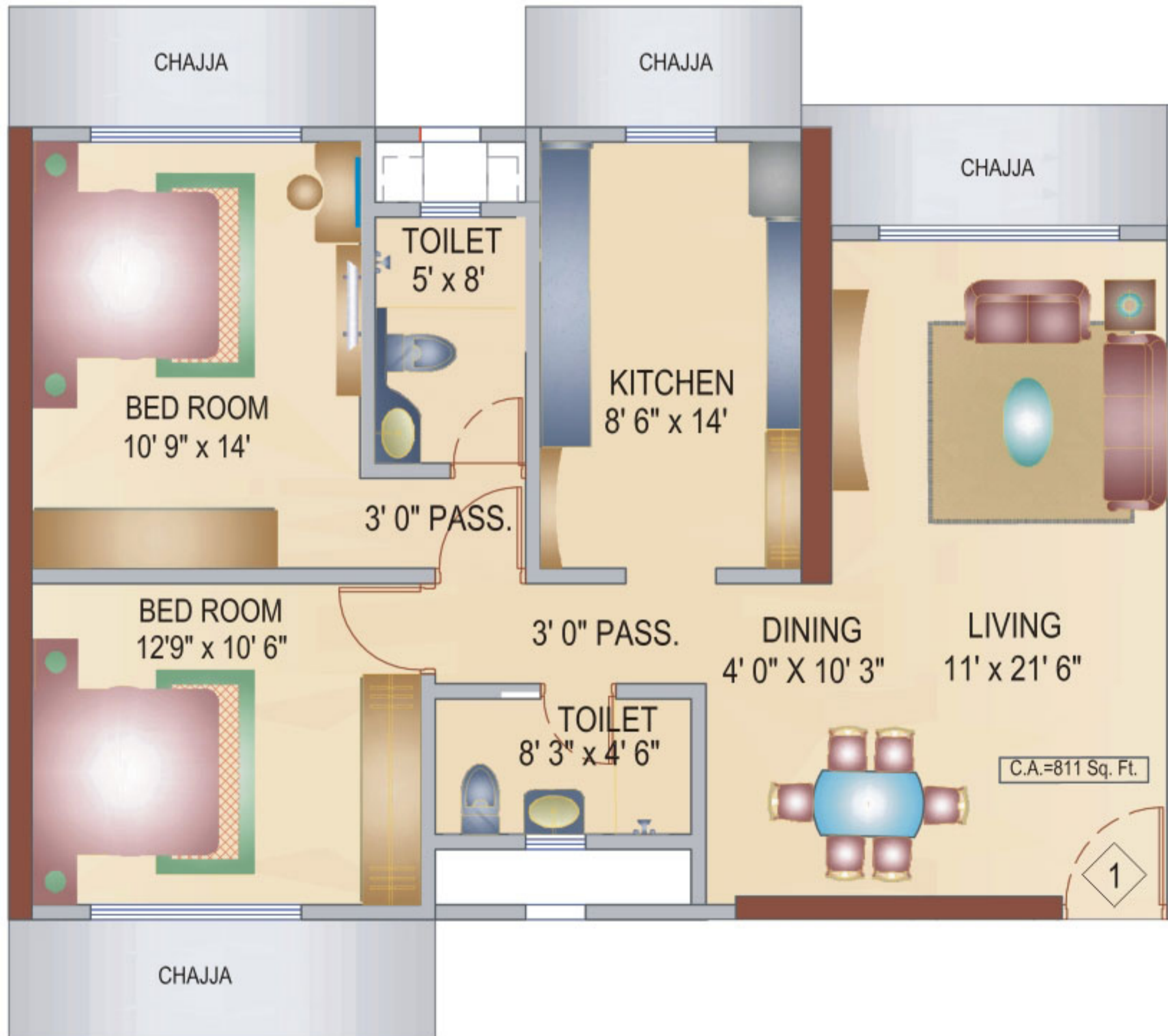
TYPICAL FLOOR PLAN

10th LVL(8th FLR) to 13th LVL(11th FLR),
15th LVL(13th FLR) to 21st LVL(19th FLR),
Not to Scale



REFUGE FLOOR PLAN

14th LVL(12th FLR)
Not to Scale

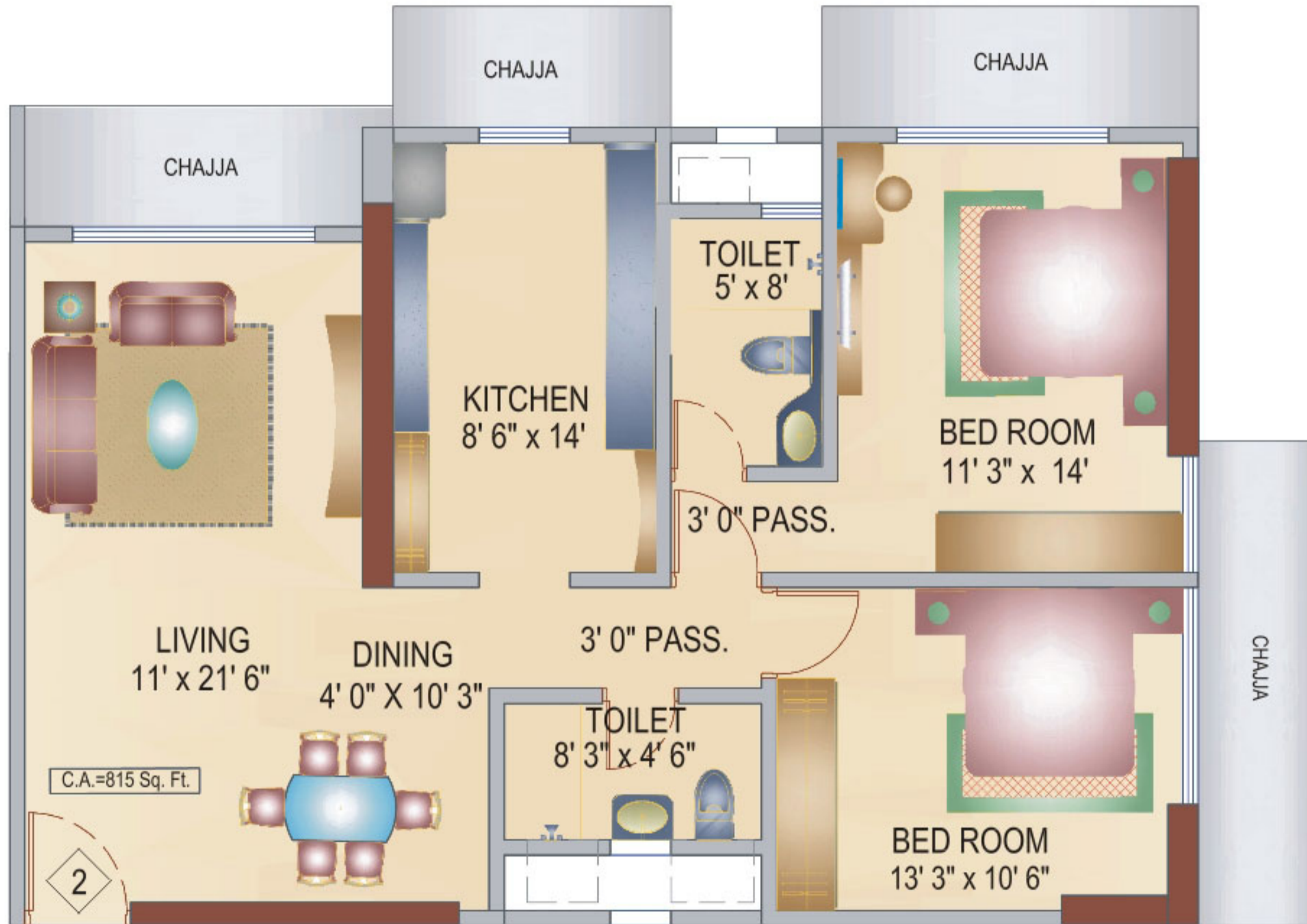


2BHK - UNIT NO. 1

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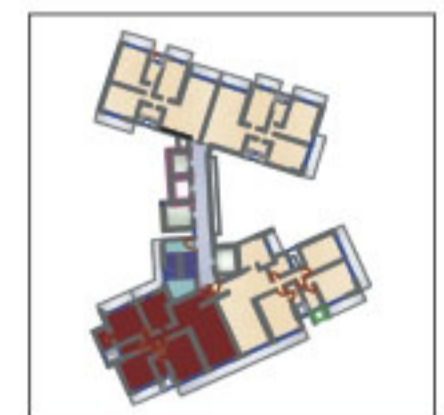
2BHK - UNIT NO. 2
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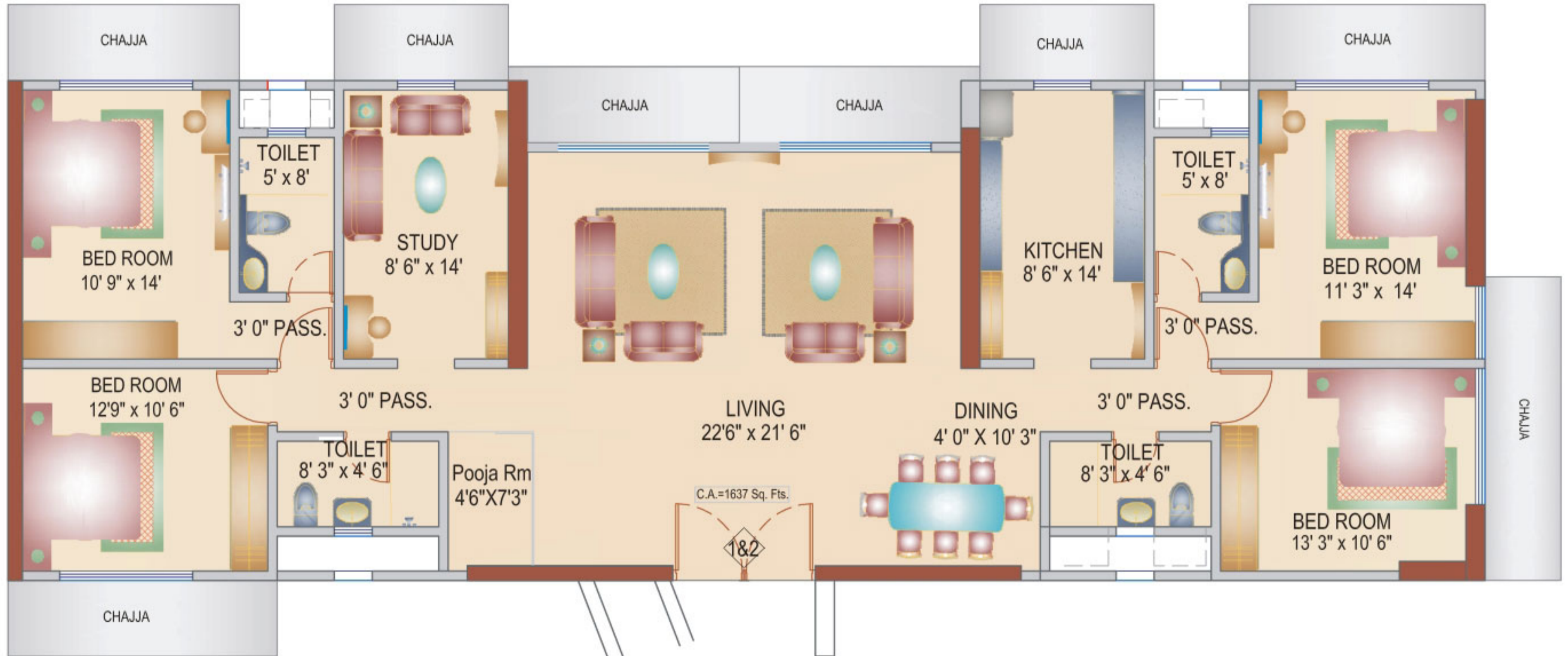
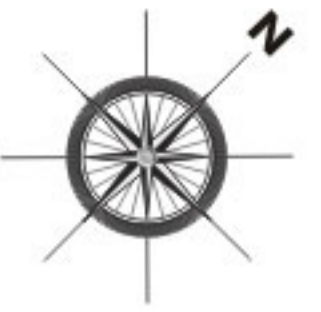
3BHK - UNIT NO. 3
Not to Scale

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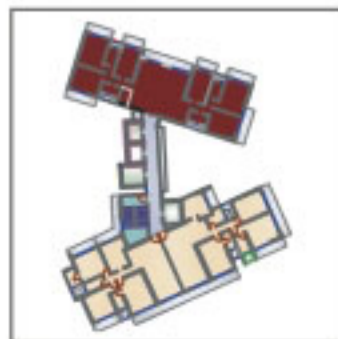


3BHK - UNIT NO. 4
Not to Scale

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4BHK - UNIT NO. 1&2
Not to Scale



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AURA BIPLEX

PREMIUM RESIDENTIAL & COMMERCIAL SPACES

Site Address: Plot No. 7 | Opp. Vijay Sales |
S. V. Road | Borivali (W) | Mumbai – 400 092

Call: 91 97690 10390 | 97690 10376

A Joint Venture of



Starshine Land Developers Pvt. Ltd.

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S. V. Road | Borivali (W) | Mumbai - 400 092. India
Tel.: 91 22 2864 3000 | 2864 3001 • Fax : 91 22 2624 8458

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