



**SHIKARA  
HEIGHTS**

*Scale the heights of happiness*





**SHIKARA**  
**HEIGHTS**

*Our Determination is Customer Satisfaction*

## Vision



Shikara Constructions has a history of creating outstanding real estate landmarks and this line of business is dedicated to explore new avenues. It endeavors to emerge as a preferred real estate business entity that operates within the boundaries of ethics, compliance, quality and integrity.

As an Organisation, we have always focused on team work as the major factor for creating wonders in whatever we do.

Our team is a fine collection of synergised, efficient and quality driven people with their own area of expertise.

Based on this, we have always met head-on with new challenges coming our ways. Optimism, energy and courage is what characterizes the group with a spectrum. We boast of thoughtful creation coupled with an unending drive for quality and assurance. We always see to it that our customers get a quality product from us, and hence our customers share pride to be associated with us.

At Shikara Constructions, there is a simple philosophy at work, customers are not our audience, but our success partners and in their satisfaction, lies our growth.

We are also grateful to God and all our team members, because without them this feat would not have been possible.





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### ASHOK MEHRA

Managing Director Shikara Constructions Pvt. Ltd.

“

**"Customer Satisfaction is our Key to Success"**

Mr. Ashok Mehra established Shikara Constructions Pvt. Ltd. for more than Two decades and consistently exploring New Avenues in Real Estate. Under the guidance of Mr. Mehra, Shikara Constructions has successfully completed Residential projects in Navi Mumbai Region i.e Sai Paradise, Shikara Estates Phase - I & Shikara Estates Phase – II, under Construction Projects Shikara Orchid and Shikara Greens and few more under Proposal Stage.

SHIKARA HEIGHTS is one of the Dream Project of Shikara Constructions and we plan to build HOMES which will be DREAM COME TRUE for many families.

”



### KAMLESH SONI

Director

“

**"Hardwork, Dedication And Positive Attitude  
Leads To Manifold Progress"**

In year 2000 he realised that Real Estate sector is also and additional platform to serve mankind by assuring his MOTO. He along with his well-wishers had launched a Real Estate set up named as "JOY BHARAT GROUP" in PINKCITY OF INDIA Jaipur, Rajasthan. Various multistoried residential and commercial projects comprising area of three million square feet successfully completed and handed over to Residents Welfare Association under his eminent leadership and Guidance are, ROYAL PLAZA, ROYAL ENCLAVE, ROYAL WORLD, ROYAL ABODE, ROYAL GREENS, SHIZUKESA and many more.

Mr.Ashok Mehra and Mr.Kamlesh Soni are business associates for the last thirty five years, and Mr.Soni has joined hands with "Shikara Enterprises LLP". Mr. Soni as a partner of "Shikara Enterprises LLP" will ensure all construction activities viz material management, manpower management, construction and timely completion of Prestigious project "Shikara Heights" at Sion, Mumbai.

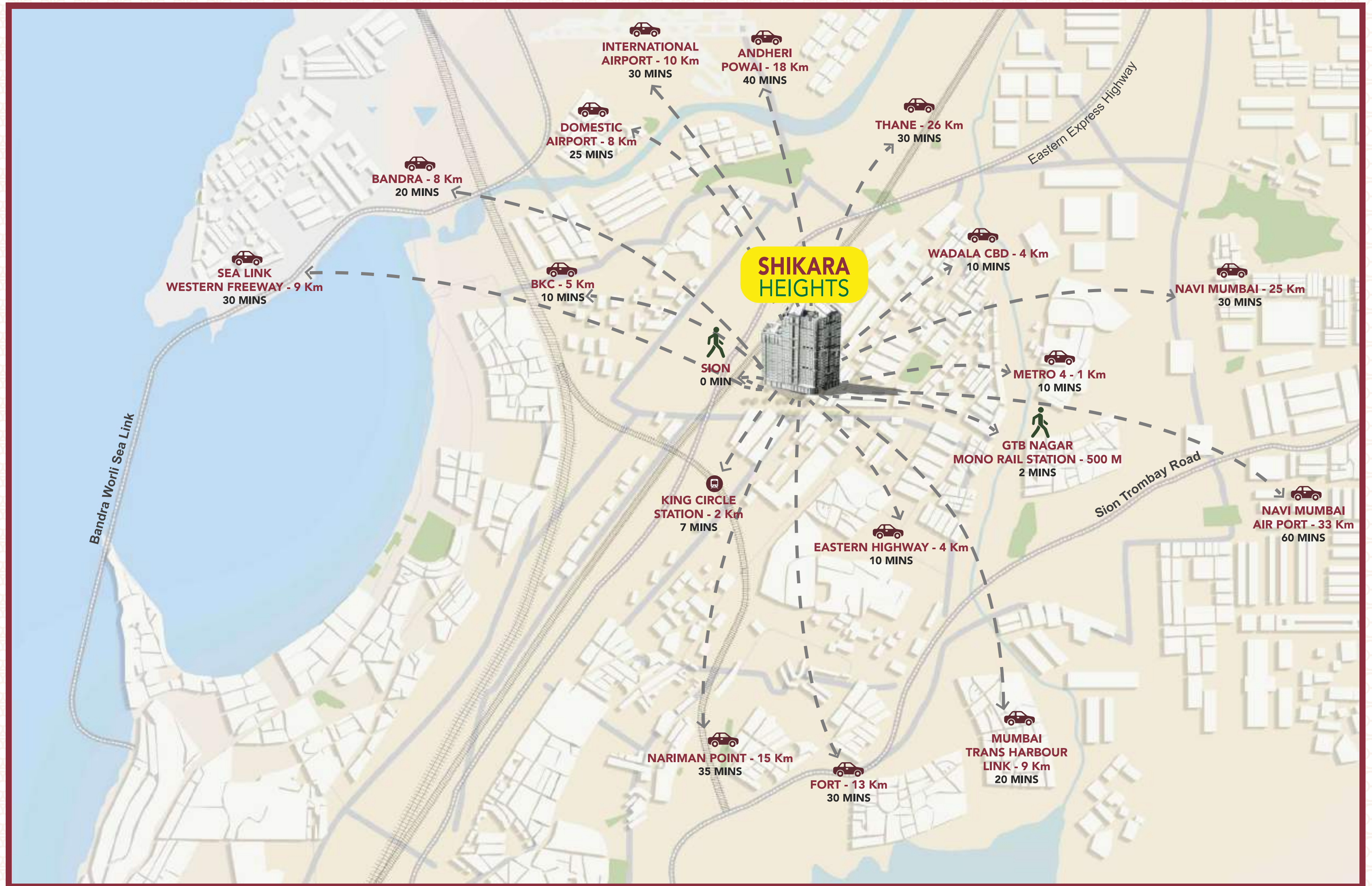
”





# SHIKARA HEIGHTS

— A location with **360 degree** access to prominent landmarks and lifestyle services —







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## SION

A busy downtown pulsating with life and Energy

Shikara Heights is situated at an enviable location in bustling Sion. As residents, you enjoy close proximity to all conveniences that will take away your travel woes.





## Affordable living made easy

SHIKARA HEIGHTS has redefined affordability with a touch of luxury and greenery. Innovative space planning along with facilities that cater to your whims, it offers once in a life time opportunity to stake claim to a home which gives you immediate sense of belonging and fills you with pride.







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## Apartments that offer extraordinary experiences

Feel on top of the world as you breathe in the panoramic views from the various 1 BHK, 2 BHK and 2 BHK Compact luxurious lifestyle that spoil you in its splendour.



Your Quick Shopping Spree —————  
————— Few Steps Away







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## Enter the ———— ————— Homes that blend with Nature

SHIKARA HEIGHTS is here to embrace you with beautiful residences and landscaped open spaces that are designed specifically to bring you closer to nature. find tranquillity in nature amidst the cities clamor.



JAISHANKAR YAGNIK ROAD



### Legends

- 01 Lawn
- 02 Gazebo
- 03 Kids Plunge Pool
- 04 Plunge Pool
- 05 Circular Pergola with seating
- 06 Pathway
- 07 Group Seating
- 08 Deck
- 09 Yoga & Meditation zone
- 10 Podium Deck Entry
- 11 Kids Play Area
- 12 Oval Deck with seating
- 13 Lawn Mound
- 14 Seating
- 15 Amphitheatre



\* Please note this Layout Plan is for marketing purposes and is to be used as a guide only.



# A lavish lobby surpassing expectations

Be spellbound as you step into the world of SHIKARA HEIGHTS. Experience the dazzling welcome and be the host of elitism.



*\*Artist's Impression*





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HEIGHTS

Now your vehicles  
are secure with the spacious  
9 Levels Podium Parking Facilities.



\*This image is for visual reference only.



\*Artist's Impression



# Typical Floor Plan



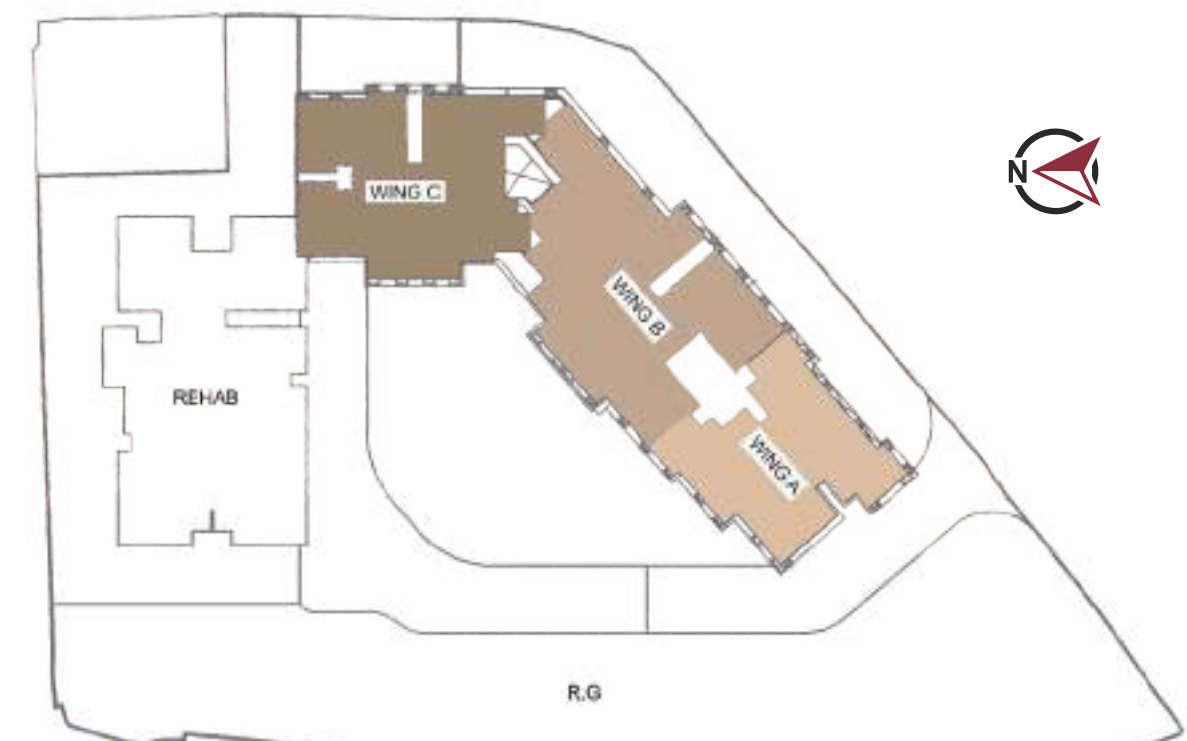
Wing A



Wing B



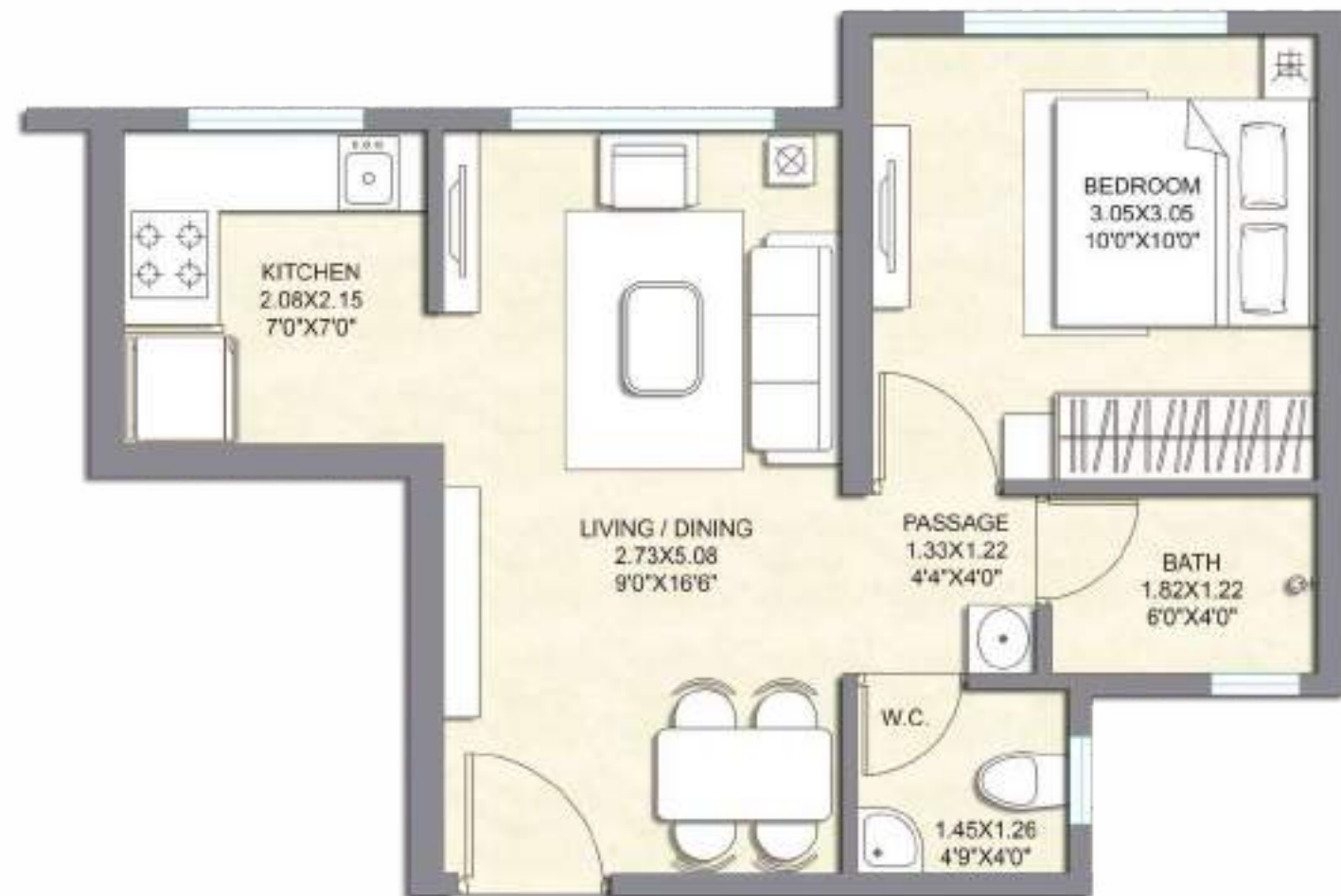
Wing C



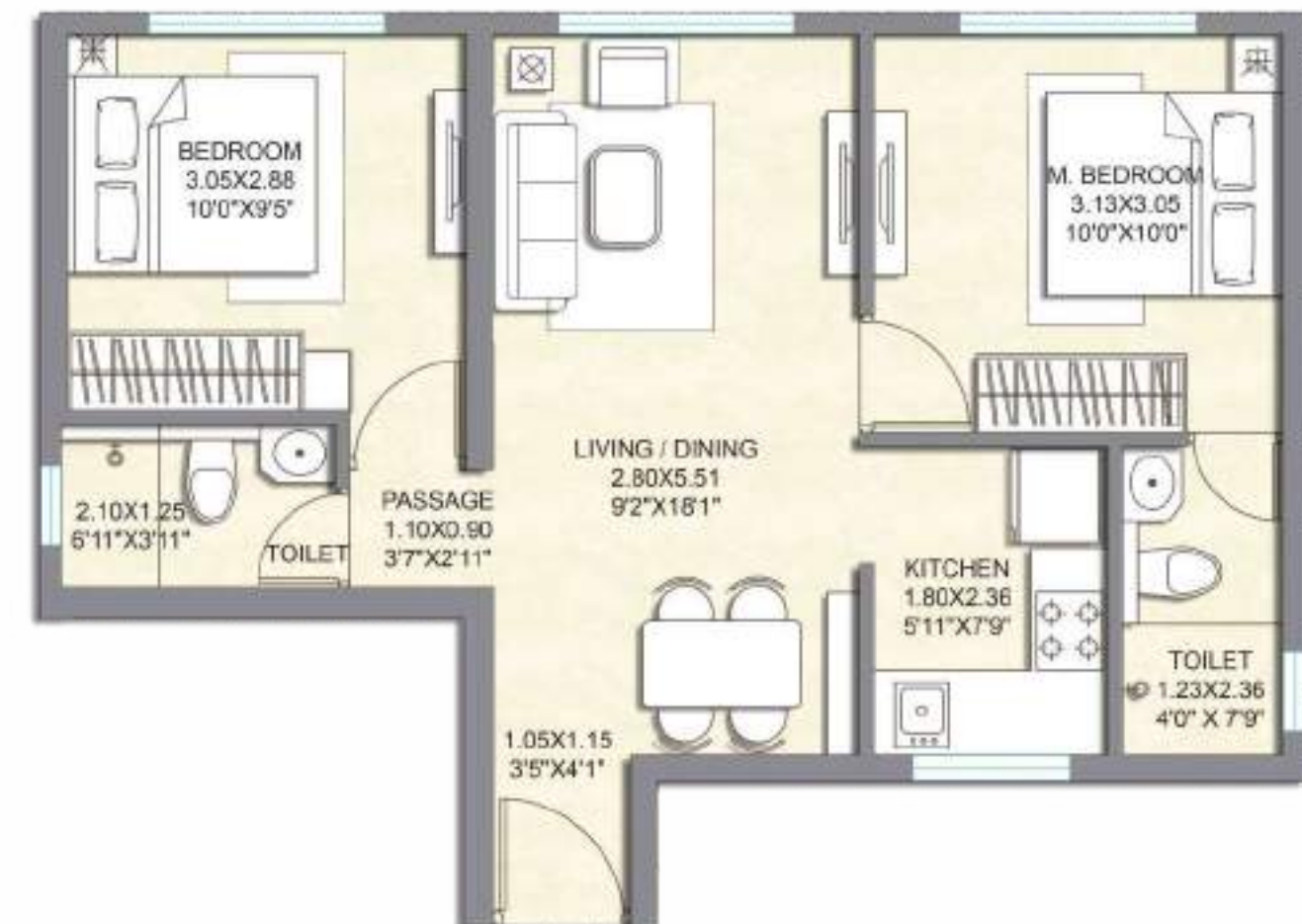
Key Plan



1 BHK - Wing A

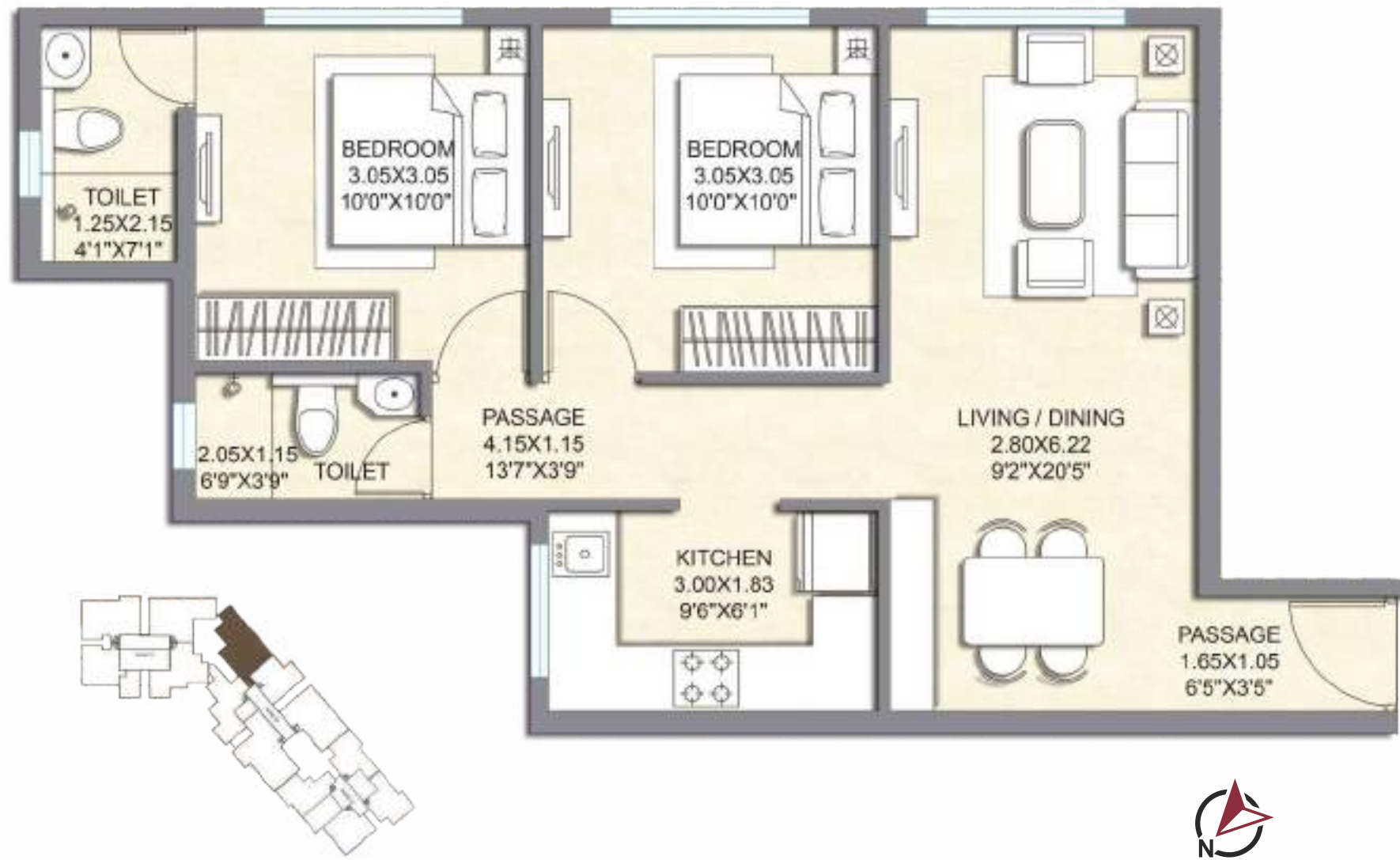


2 BHK - Wing B





2 BHK Large - Wing B



2 BHK Large - Wing C







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## Refresh and Rejuvenate in the Plunge Pool



- Plunge Pool/Kids Pool
- Jacuzzi
- Palm Court
- Flower Garden
- Bamboo Court
- Meditation/ Yoga Zone





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## Enjoy the benefits of a healthy lifestyle

SHIKARA HEIGHTS has carefully crafted your recreational requirements which are Pre-Certified by IGBC (Indian Green Building Council).

Acupressure Walking Tracks

Toddler Zone

Yoga/Meditation Zone

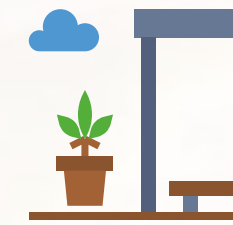
Extensive Lawn Area

Solar Lamps

Eco-garden

Palm Court

Pergola at the entrance  
of Podium







\*Artist's Impression



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## Spend your leisure time at Podium Garden

A picturesque Pergola awaits your pleasure!



Open Terrace

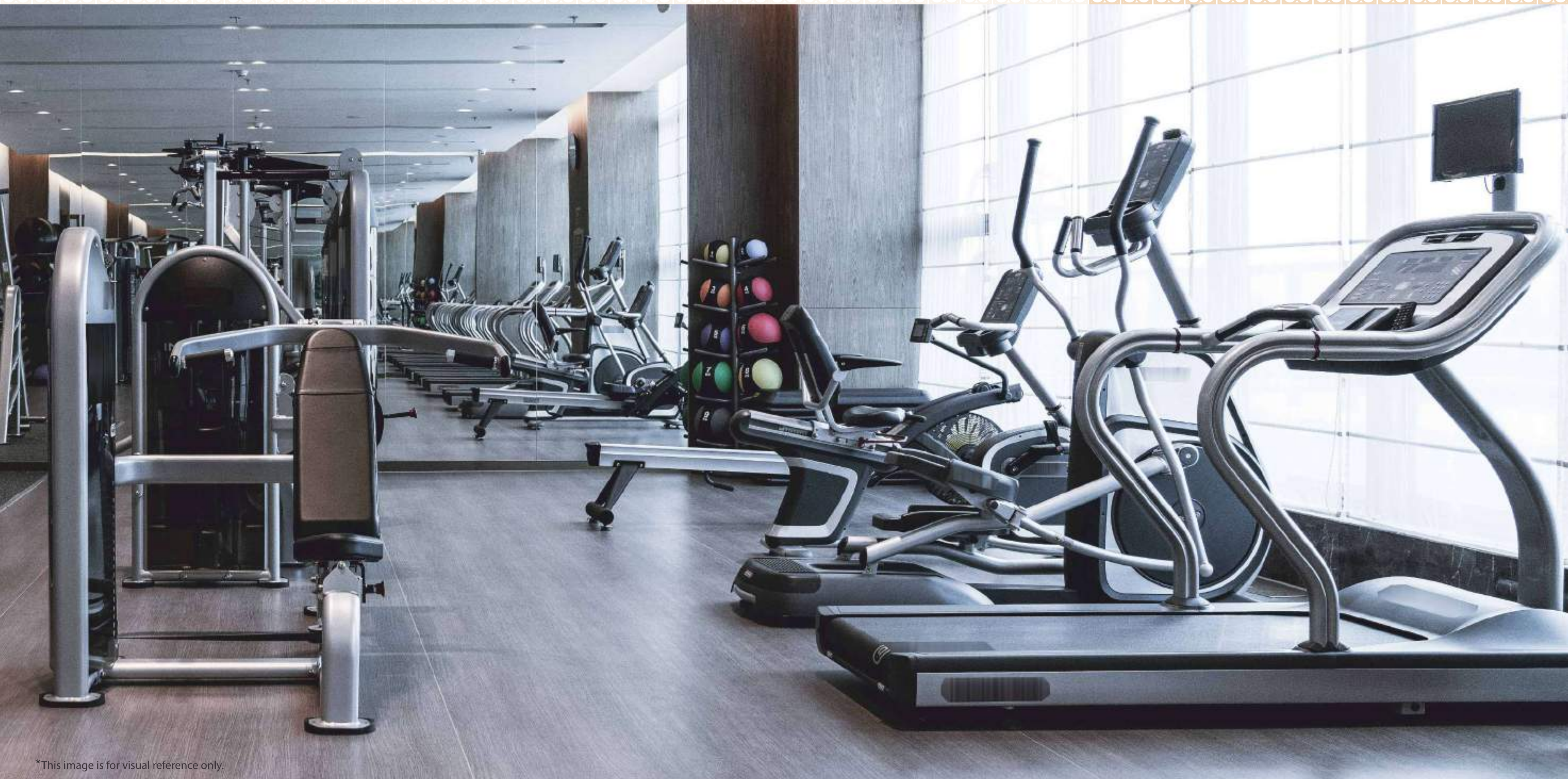
Star Gazing Area

Semi-covered Pergolas



## Remain motivated —

Workout the distance between the mind and body.



\*This image is for visual reference only.





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Love Your Game More —→  
←— At Indoor Play Area



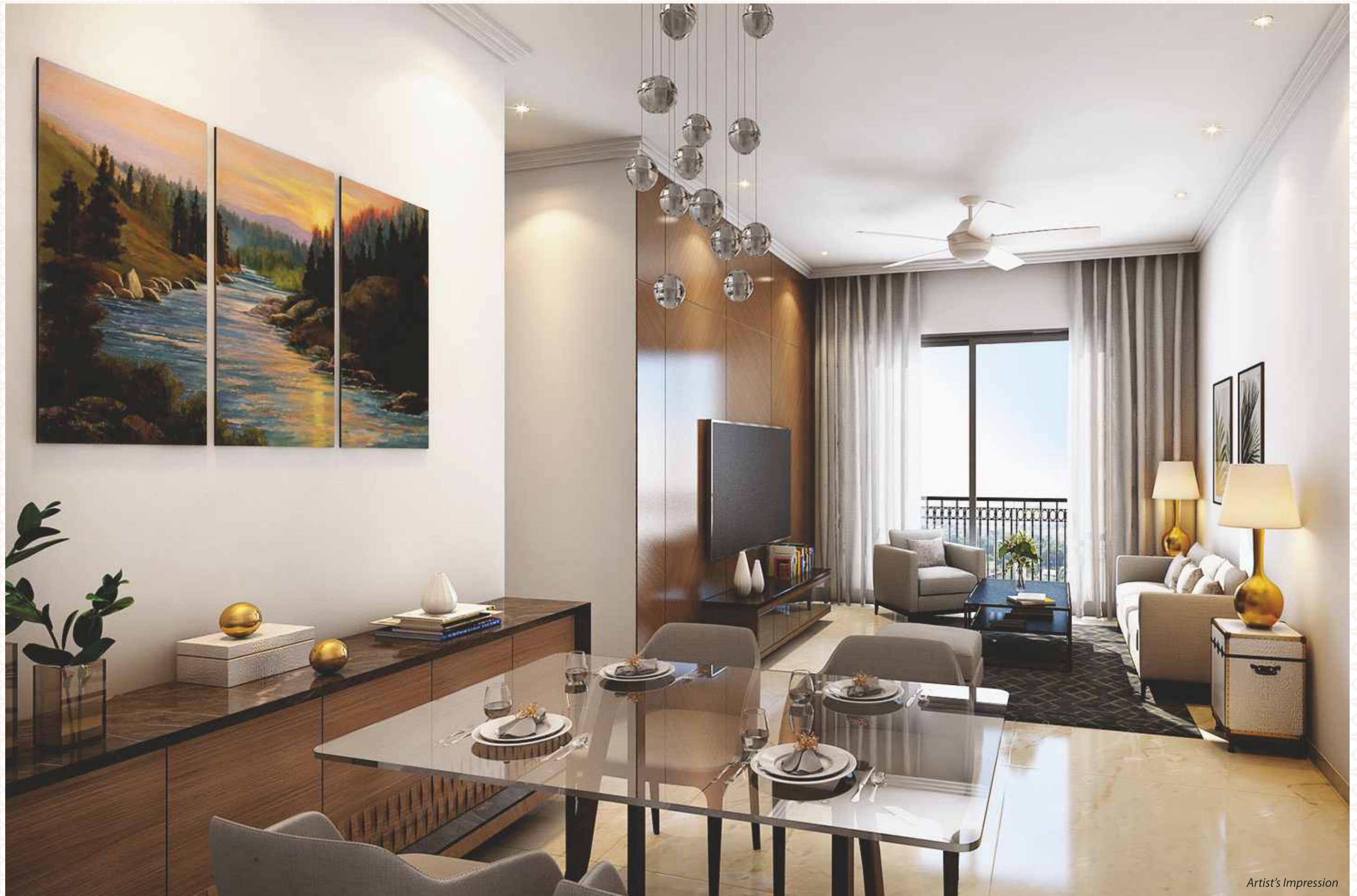


## Signature style living space

At Shikara Heights, the living room is designed to impress and inspire.



2 BHK Living Room



Artist's Impression

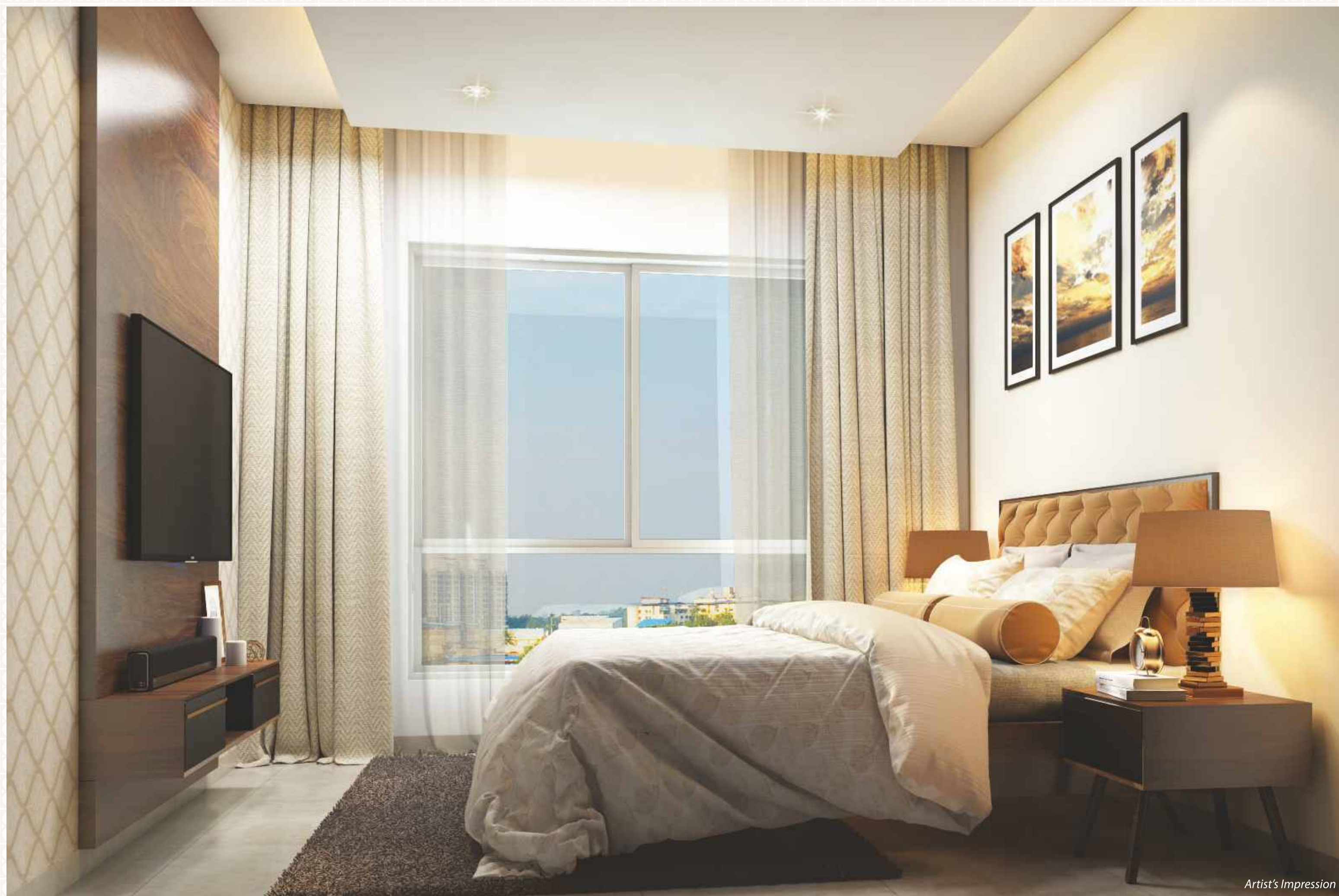


## A cozy space with unlimited potential

Strategically designed bedroom  
where you can truly enjoy peace at the end of a busy day.



2 BHK Master Bedroom



Artist's Impression



## A Comfortable Kitchen

Intelligent design for every lifestyle



2 BHK Kitchen



Artist's Impression





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## Class apart

Exemplified lifestyle with Nature

The layout of **SHIKARA HEIGHTS** is designed with primary focus that offers you pristine views of its vast recreational garden which complements the exotic natural greenery and the modern living



# Flat wise specifications & features

Location	Floor	Wall / Ceiling	Doors	Window / Vents	Electric / Plumbing features
Living Area & Dining Area	Full Body core Vitrified Tiles	Putty finished branded emulsion paint.	Good quality doors with wooden frame.	Powder coated. UPVC windows Aluminium sliding type with float glass.	Concealed copper wiring with MCB. Adequate ISI Modular Switches. Provision for AC.
Bedrooms	Wooden finished Vitrified Tiles	Putty finished branded Emulsion Paint.	Good quality doors with wooden frame.	Powder coated. UPVC windows Aluminium sliding type with float glass.	Concealed copper wiring with MCB. Adequate ISI Modular Switches. Provision for AC.
Kitchen	Anti-skid designer tiles Granite Platform with S.S. Sink.	Glazed tiles up to 2ft height above platform. Putty finished branded Emulsion Paint.	Good quality doors with wooden frame.	Powder coated. UPVC windows Aluminium sliding type with float glass.	Concealed copper wiring with MCB. Adequate ISI Modular Switches. Provision for Exhaust
Toilet	Anti-skid designer tiles	Glazed tiles Dado up to beam level. Putty finished branded Emulsion Paint.	Good quality doors with granite stone frame.	Powder coated. UPVC windows Aluminium sliding type with float glass.	Concealed copper wiring with MCB. Adequate ISI Modular Switches. CPVC Concealed plumbing. Branded Sanitary wares & amp; C.P. fittings of reputed make.
Staircase / Common Lobby	Granite / Marble finished lobbys on all floors	Putty finished with branded Emulsion Paint.	Good quality doors with stone / RCC frame.	Powder coated. UPVC windows Aluminium sliding type with float glass.	Concealed copper wiring with MCB. Adequate ISI Modular Switches.



## Green features of the project



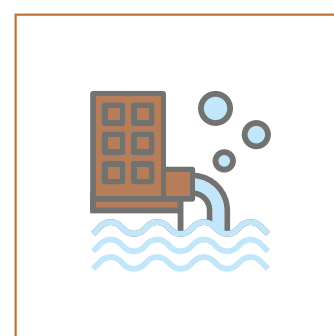
Car charging points  
for electric vehicles



Rain water harvesting  
and reuse



Water efficient  
plumbing fixtures



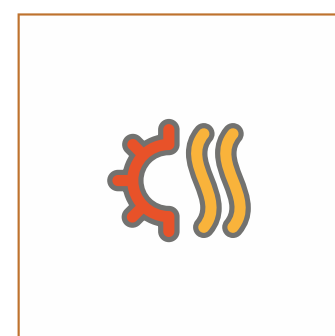
100% treatment of  
generated waste water  
and its reuse for  
flushing and irrigation



Use of eco-friendly  
green building  
materials



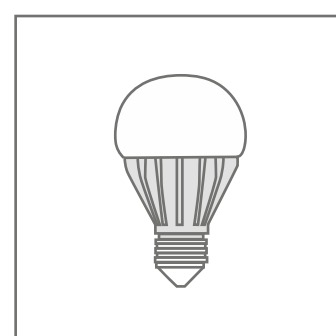
100% treatment  
of organic waste by  
on-site organic  
waste converter



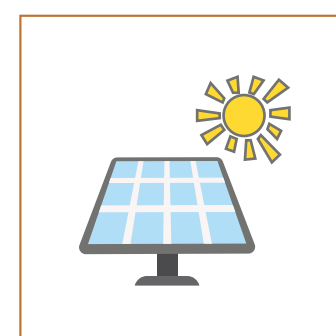
Adequate daylight and  
fresh air ventilation  
ensuring enhanced  
indoor air quality  
and occupant comfort



Use of low  
VOC materials



Energy efficient  
lighting fixtures like  
LED's.....etc.



Solar Energy

## IGBC Precertified



**Living Sustainably for our  
Future Generations!**





## Shikara Constructions Pvt. Ltd.

Established in 2002 by Sri. Ashok Mehra, the innovation- led, future-focused Shikara Constructions Pvt. Ltd. has been the pioneering force behind the rapidly changing skyline in Navi Mumbai & Mumbai, with developments that span the residential & commercial sectors. Shikara is committed towards developing affordable luxury and ecologically sustainable projects, with a strong emphasis on environmental management and safety standards.

## Associates



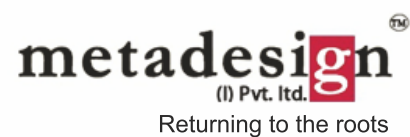
### Indian Green Building Council

The Indian Green Building Council (IGBC) was formed in the year 2001. The vision of the council is, "To enable a sustainable built environment for all and facilitate India to be one of the global leaders in the sustainable built environment by 2025".



### Padmabhushan Hafeez Contractor

Padmabhushan Hafeez Contractor is a legendary architect having won innumerable awards for best residential, commercial, educational and hospitality projects across India. He has twice has been included in India Today's Most Powerful Indians list with many more accolades to his name. He has impacted the skyline of much of the built environment of metropolitan India.



### Landscape & Project Consultant

Passionate about greenery, nature & sustainability, metadesign india pvt ltd., specializes and provides Landscape Design & Build projects, with 20+ years, 100+ Projects, and 500+ Acres of Land, Terraces, Podiums converted to Gardens and Recreational spaces. Metadesign is proud of its association Shikara Heights.



### Structural Design & Details

VETTED BY IIT POWAI, MUMBAI

Indian Institute of Technology (IIT), Powai, Mumbai is recognized worldwide as a leader in the field of Engineering, Structural design, education & research.

## Certifications & Membership



## Quality Policy

- Ensure internal process efficiency, accountability and continual improvement in services delivery to the satisfaction of costumers.
- Ensure timely delivery of quality projects complying with legal requirements at competitive prices.
- Drive continual improvement, innovation based upon efficient business processes, well defined measurements, best practices and customer surveys.
- Involve, reward, acknowledge and develop staff competencies, creativity, empowerment and accountability through appropriate development programs, minimum defect, minimum rework and ensuring strong management involvement and commitment.

*Our Determination is Customer Satisfaction*

\*Disclaimer: The information in this brochure is indicative of the kind of development that is proposed. Subject to the approval of the authorities or in the interest of continuing improvements, the developer reserves the right to change the layout, plans, specification, features, brands used or amenities without prior notice or obligation. The amenities shown inside the images in the brochure are purely indicative. All amenities, fixtures, brands, titles etc. mentioned in the brochure or displayed in the shown/sample flats are subject





## Shikara Constructions Pvt. Ltd.

### Site Address:

Shikara Heights  
Trilochan CHS Ltd,  
Plot bearing S. No. 6 (Part),  
CTS No. 11 (Part),  
Sardar Nagar No. 2, Sion,  
Mumbai - 400 022

### Corp. Address:

204, 2nd Floor,  
Bezzola Commercial Complex,  
Opp. Suman Nagar,  
Sion-Trombay road,  
Chembur,  
Mumbai - 400 071

E: sales@shikaraconstructions.com

Maha RERA No.: P51800033893

[www.shikaraconstructions.com](http://www.shikaraconstructions.com)

