



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.



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 an 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, ROYALENCLAVE, ROYAL WORLD, ROYAL ABODE, ROYAL GREENS, SHIZUKESA and many more.

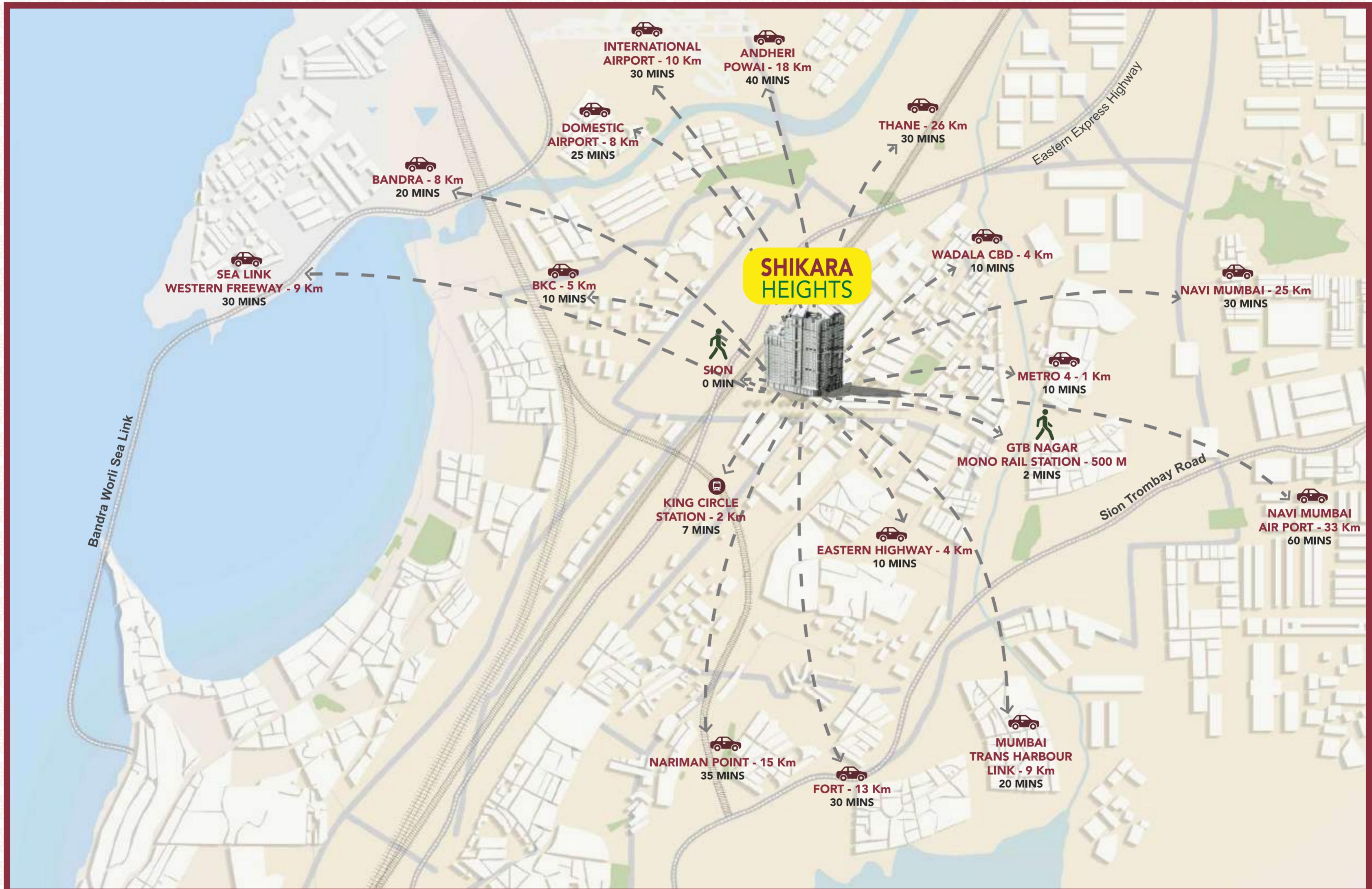
Mr. Ashok Mehra and Mr. Kamlesh Soni are business associates for the last thirty five years, and Mr. Soni has joined hands with "Shikara Enterprises LLP". Mr. Soni as a partner of "Shikara Enterprises LLP" will ensure all construction activities viz material management, manpower management, construction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

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SHIKARA
HEIGHTS

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





**SHIKARA
HEIGHTS**

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.





SHIKARA
HEIGHTS

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.





SHIKARA
HEIGHTS

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.





SHIKARA
HEIGHTS

Your Quick Shopping Spree →
← Few Steps Away



*Artist's Impression



SHIKARA
HEIGHTS

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
MUKUNDRAO AMBEDKAR MARG
REHAB
D.G.
**POLICE
CHOWKI**

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.



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*Artist's Impression



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



*This image is for visual reference only.



*Artist's Impression

REHAB

Typical Floor Plan



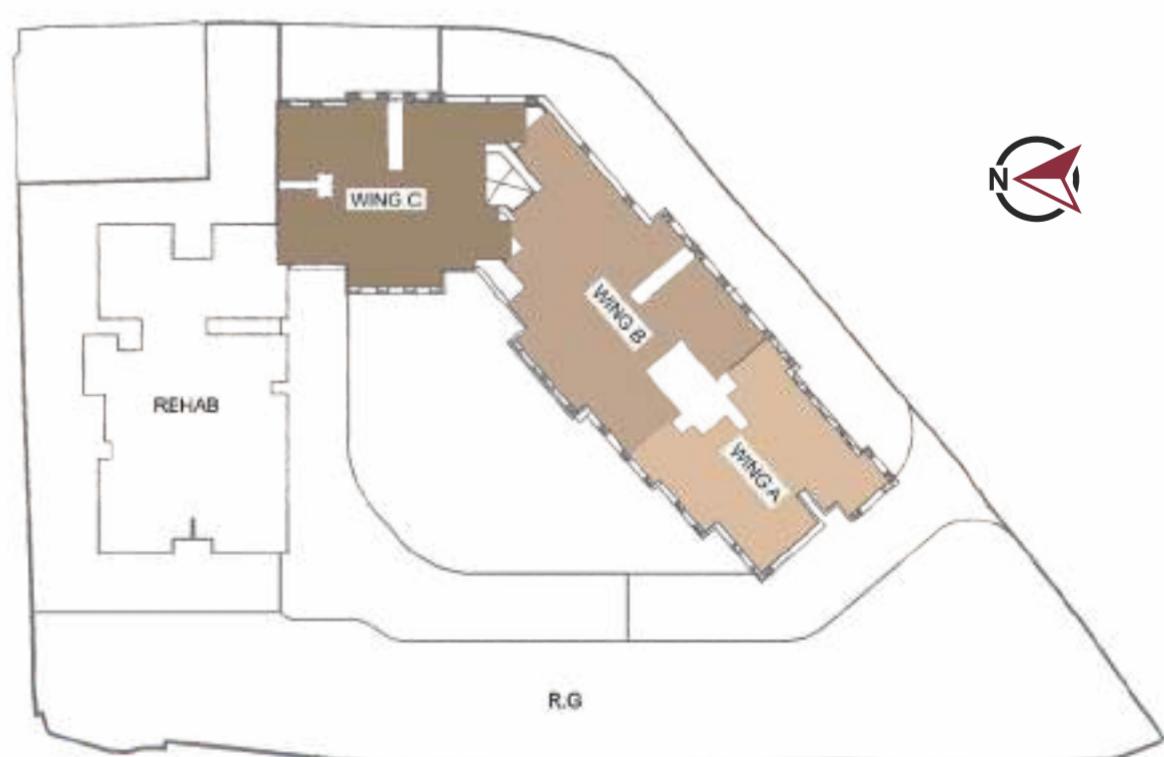
Wing A



Wing B



Wing C

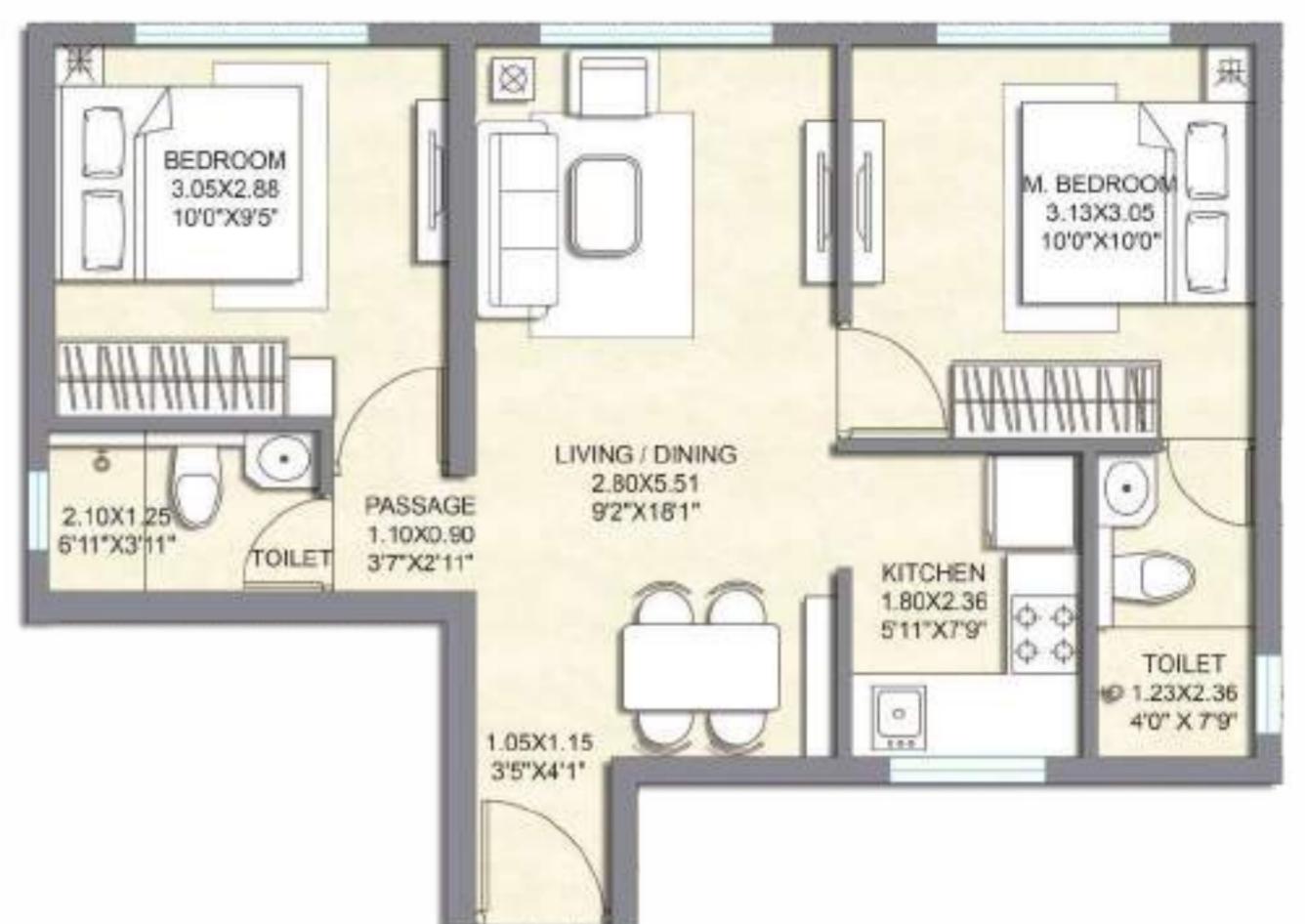


Key Plan

1 BHK - Wing A



2 BHK - Wing B



2 BHK Large - Wing B



2 BHK Large - Wing C





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Refresh and Rejuvinate

in the Plunge Pool



Plunge Pool/Kids Pool

Jacuzzi

Palm Court

Flower Garden

Bamboo Court

Meditation/ Yoga Zone

*Artist's Impression



SHIKARA
HEIGHTS

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





**SHIKARA
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**Spend your leisure time
at Podium Garden**

A picturesque Pergola awaits your pleasure!



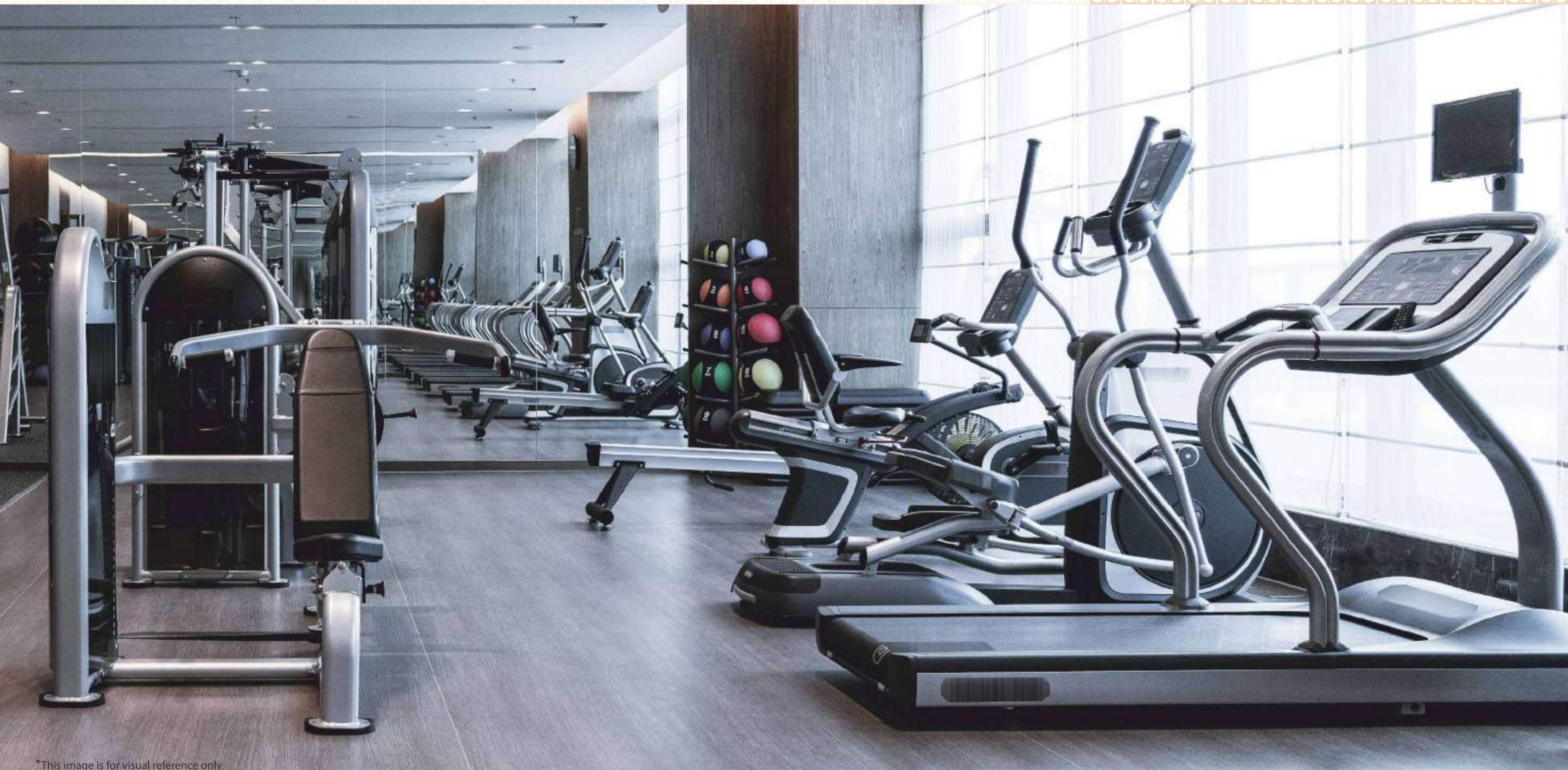
Open Terrace

Star Gazing Area

Semi-covered Pergolas

Remain motivated →

← Workout the distance between the mind and body.



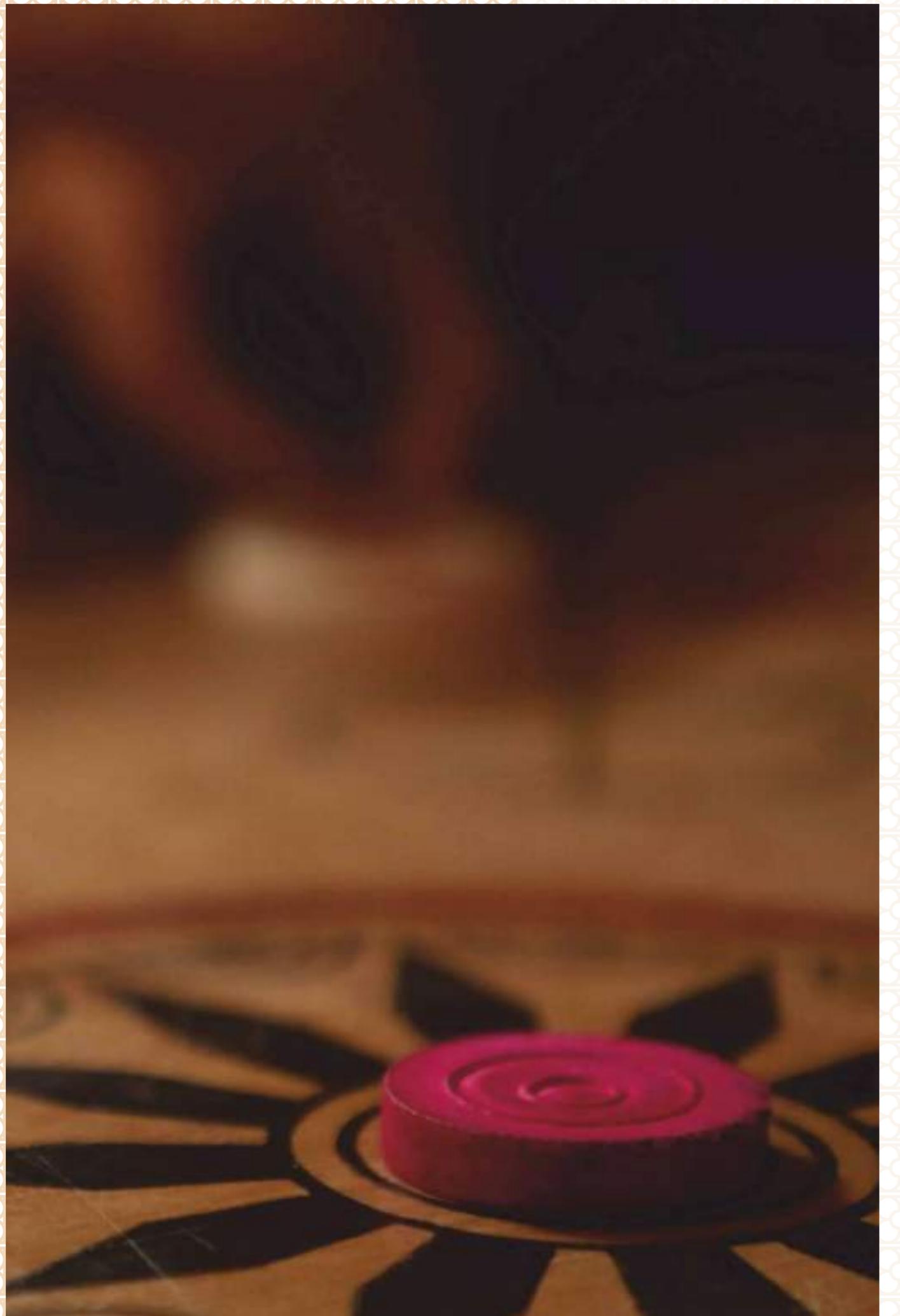
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Love Your Game More

At Indoor Play Area





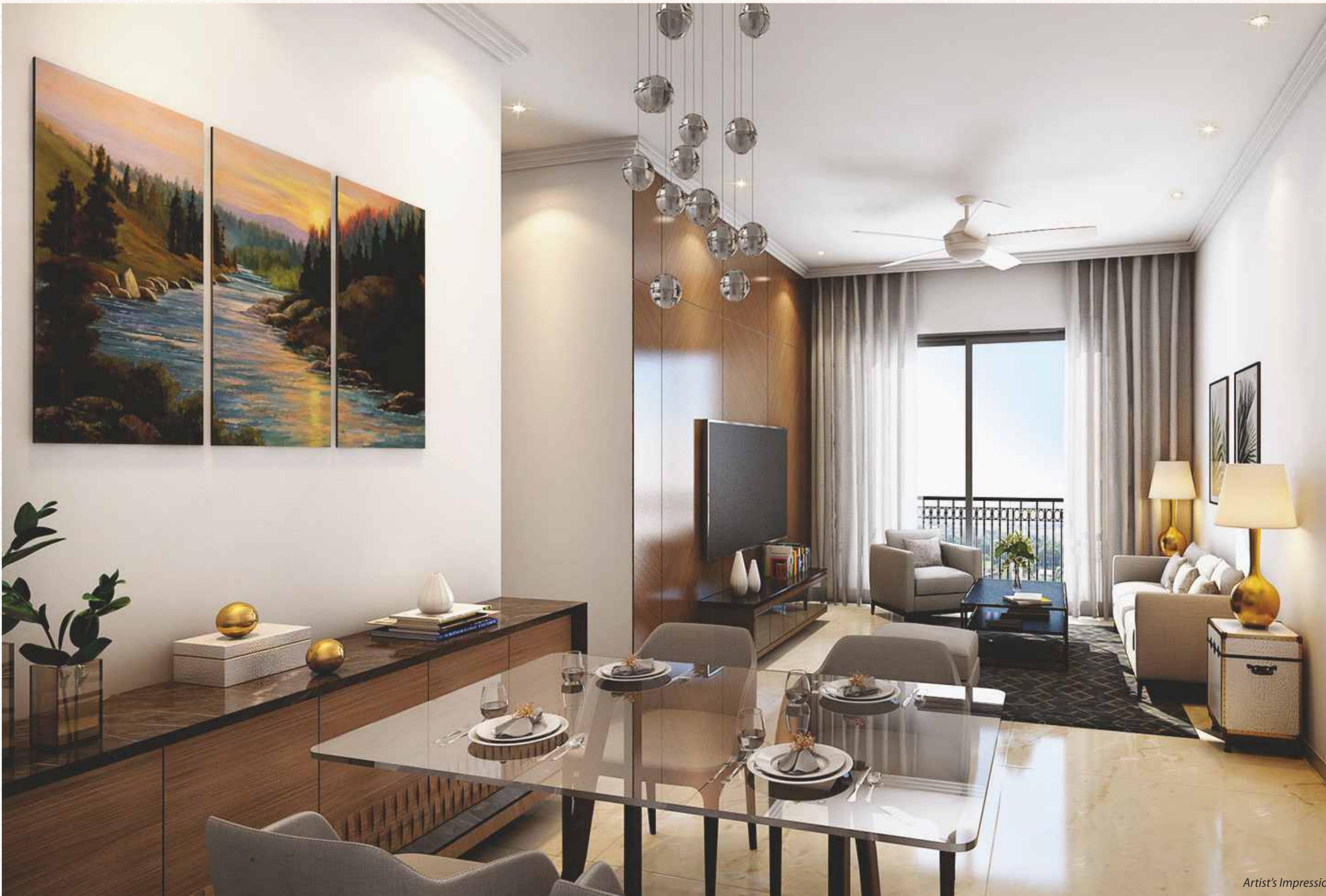
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Signature style living space

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



2 BHK Living Room



Artist's Impression



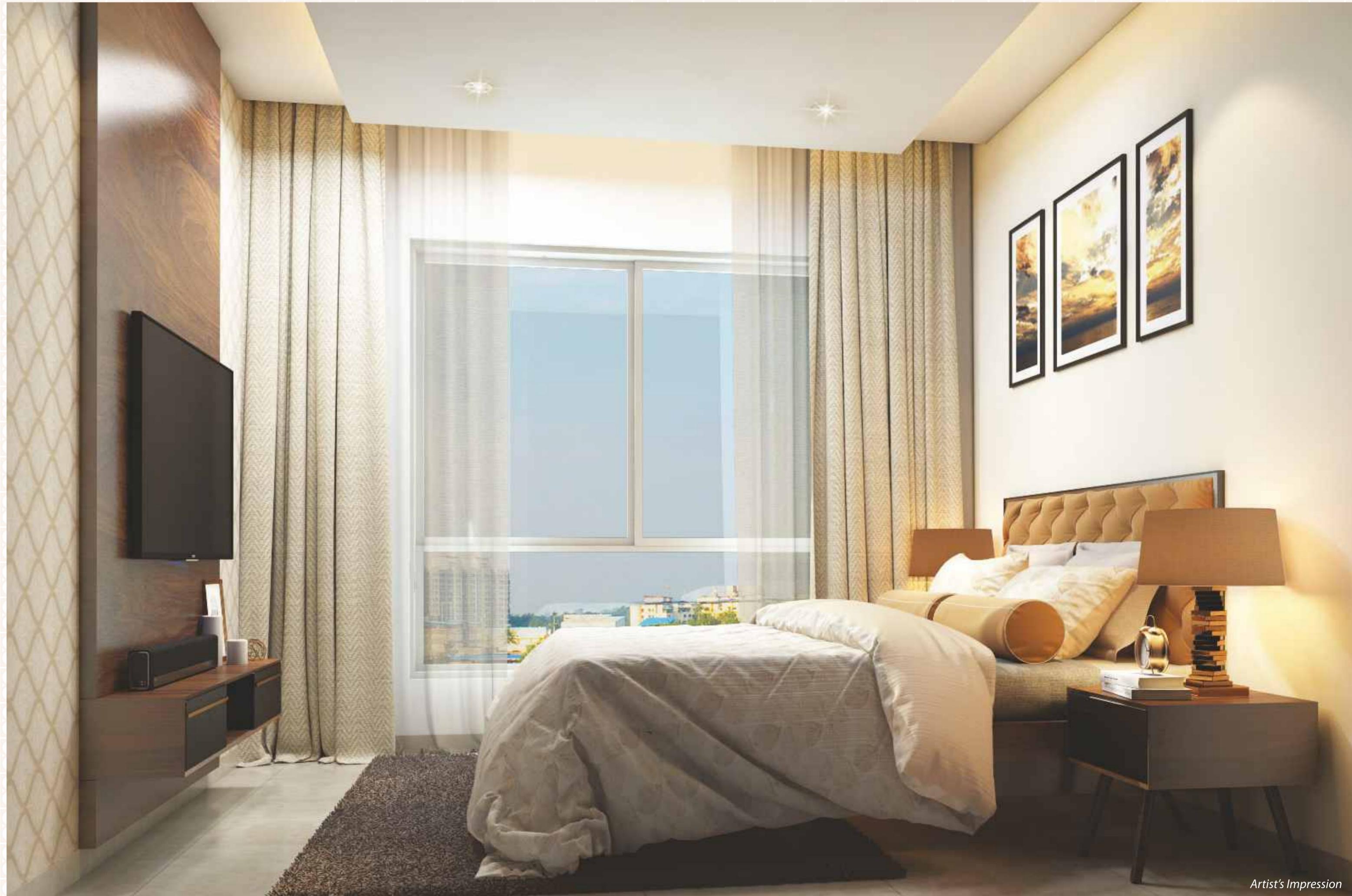
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A cozy space with unlimited potential

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



2 BHK Master Bedroom



Artist's Impression



SHIKARA
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A Comfortable Kitchen

Intelligent design for every lifestyle



2 BHK Kitchen



Artist's Impression



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Class apart

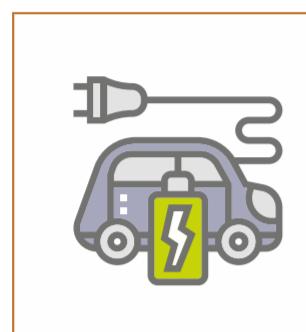
Exemplified lifestyle with Nature

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 & 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



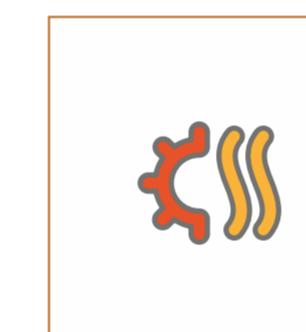
100% treatment of generated waste water and its reuse for flushing and irrigation



Use of eco-friendly green building materials



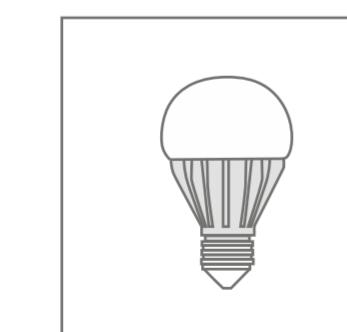
100% treatment of organic waste by on-site organic waste converter



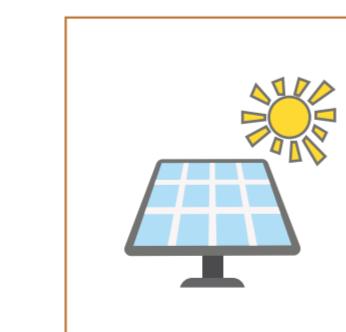
Adequate daylight and fresh air ventilation ensuring enhanced indoor air quality and occupant comfort



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.

Certifications & Membership



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 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.

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

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