

Project Developed By



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**www.shaktigroup121.com**



MAHARera Number  
**P51700078690**

LEGAL DISCLAIMER :

- All dimensions are approximate, average and unfinished.
- All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
- All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. by no means, it will form a part of the amenities, features or specifications of our final products
- Elevation modified for better purpose.

NOTE : All rights for alteration / modification & development in design or specifications by architects and/or developer shall be binding to all the members. This brochure is for private circulation only. By no means it will form a part of any legal contract.

Project Developed By  
**SHAKTI**  
GROUP



SIYARA  
**VIVA**  
— Upgrade your Lifestyle —

चलो चले  
शक्ति की ओर





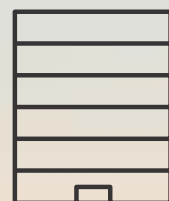
चलो चले  
अपने घर की ओर

एक चाबी आपके परिवार के हर पल को खास बनाती है।  
एक चाबी सिर्फ घर नहीं, एक नई जिंदगी का तोहफा देती है।  
एक चाबी आपके सपनों को अपना घर बनाती है।

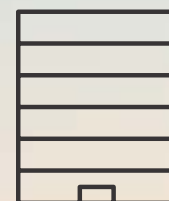




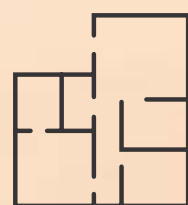
चलो चले  
शक्ति की ओर



2 WINGS  
WITH GLORIOUS  
16 STOREY TOWERS



GROUND & 1ST FLOOR  
SHOPS & COMMERCIAL

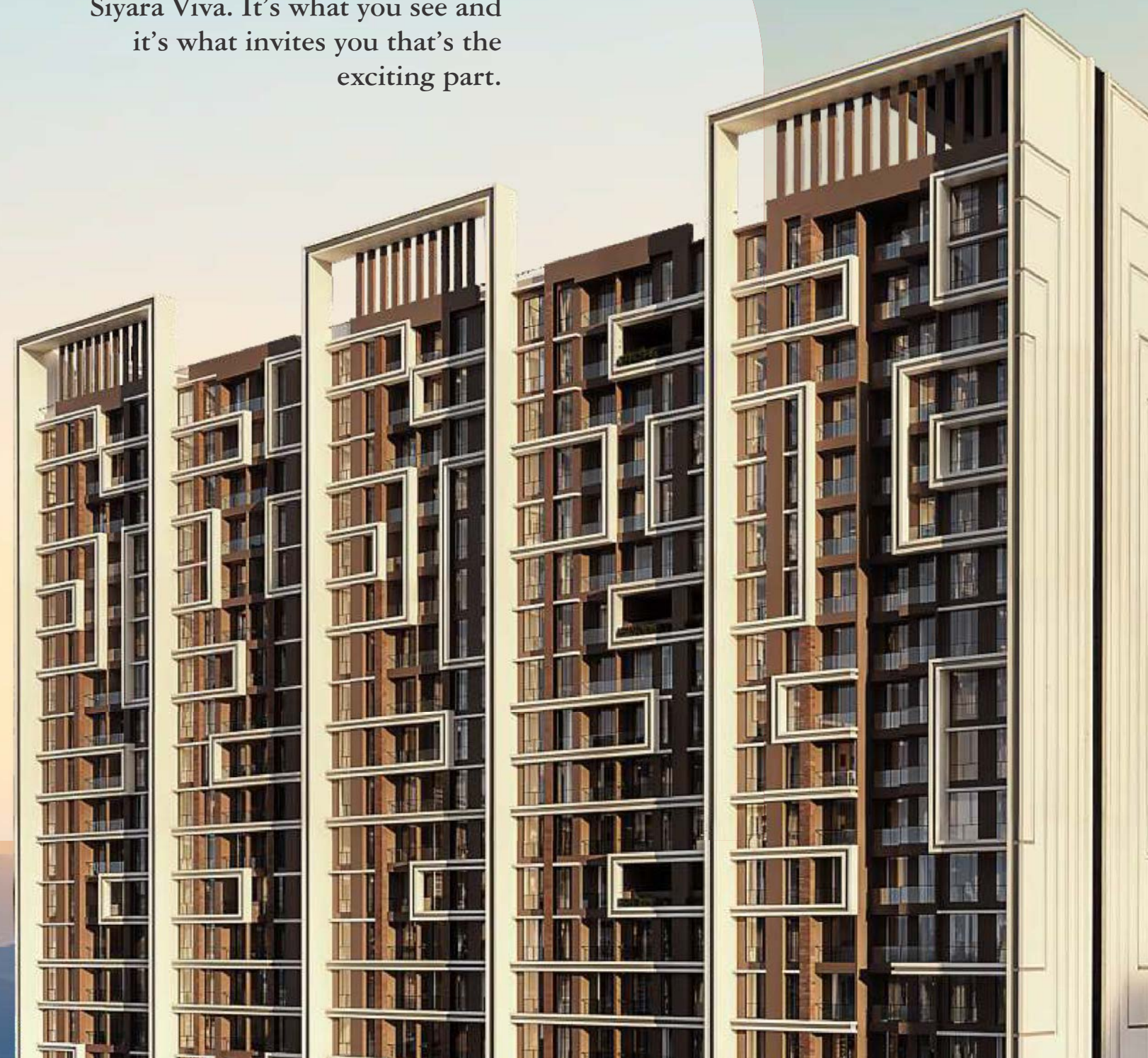


ULTRA SPACIOUS  
1 AND 2 BED  
BALCONY RESIDENCES



1ST FLOOR  
LUXURIOUS  
AMENITIES

Life is all about views and perspectives. So is the architecture at Hallmark Siyara Viva. It's what you see and it's what invites you that's the exciting part.





चलो चले  
ऊँचाईओं की ओर



WELCOME TO  
A LIFE WHERE EVERY INCH IS  
ARTFULLY DESIGNED  
TO CAPTURE PERFECTION





चलो चले  
खुशियों  
की ओर...



FULLY EQUIPPED GYMNASIUM



INDOOR GAMES ROOM



GARDEN | KIDS PLAY AREA



SOCIETY OFFICE





✦  
A  
SPACE  
THAT  
PROMISES  
JOY EVERY  
MOMENT  
✦



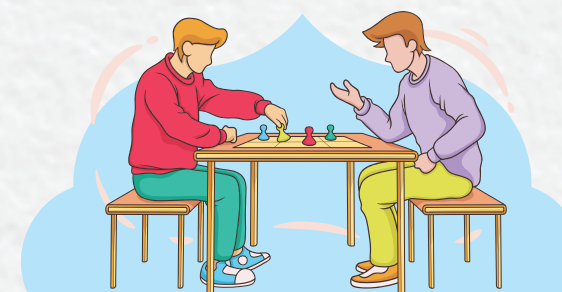
KIDS PLAY  
AREA



SENIOR CITIZEN  
PARK



OPEN GARDEN



INDOOR GAMES



MULTI-PURPOSE  
SAND PIT ZONE



FLOOR MOUNTED  
BUNGEE TRAMPOLINE



CLUB HOUSE



FULLY EQUIPPED  
GYMNASIUM



AMPLE PARKING  
SPACE





# SPECIFICATION



**STRUCTURE**  
Conventional RCC Structures | Earthquake Resistance Structure



**PLASTER**  
Internal : Gypsum Finish (POP)  
External : Double Coat sand faced plaster.



**FLOORING**  
Hall, Dining, Kitchen, Bed Room & Passage Branded Vitrified tiles.  
Toilet Dado – 300X600 branded wall tiles – full height.  
Staircase Steps & Passages Natural Stone / Vitrified tiles.



**DOORS**  
Decorative Main door with both side laminations Godrej/Europa Latch.  
Toilet doors are of granite frame with proper lamination.  
Rests of the doors are flush door with both side laminations.



**WINDOWS**  
Powder Coated aluminum sliding windows  
with granite window sill.



**KITCHEN**  
Dado tiles in Kitchen with S.S. Sink



**TOILET**  
Sanitary Fixtures – Simpolo / Johnson or Equivalent.  
Plumbing Fixtures – Jaquar, Cera or Equivalent



**ELECTRICAL**  
Concealed wiring with modular switches (Anchor or equivalent).  
A.C. point in all bedroom & inverter point in each room.



**PAINTS**  
Internal - Plastic emulsion paint standard make.  
External - Premium quality acrylic paint.



**PARKING**  
Ample Parking Space



**ELEVATORS**  
Kone / Otis /Schindler or equivalent.



GOOD LIVING  
BEGINS WITH  
A GOOD PLAN



MASTER  
LAYOUT PLAN



ADJOINING PIPELINE

ADJOINING PIPELINE





## GROUND FLOOR PLAN







## FIRST FLOOR PLAN







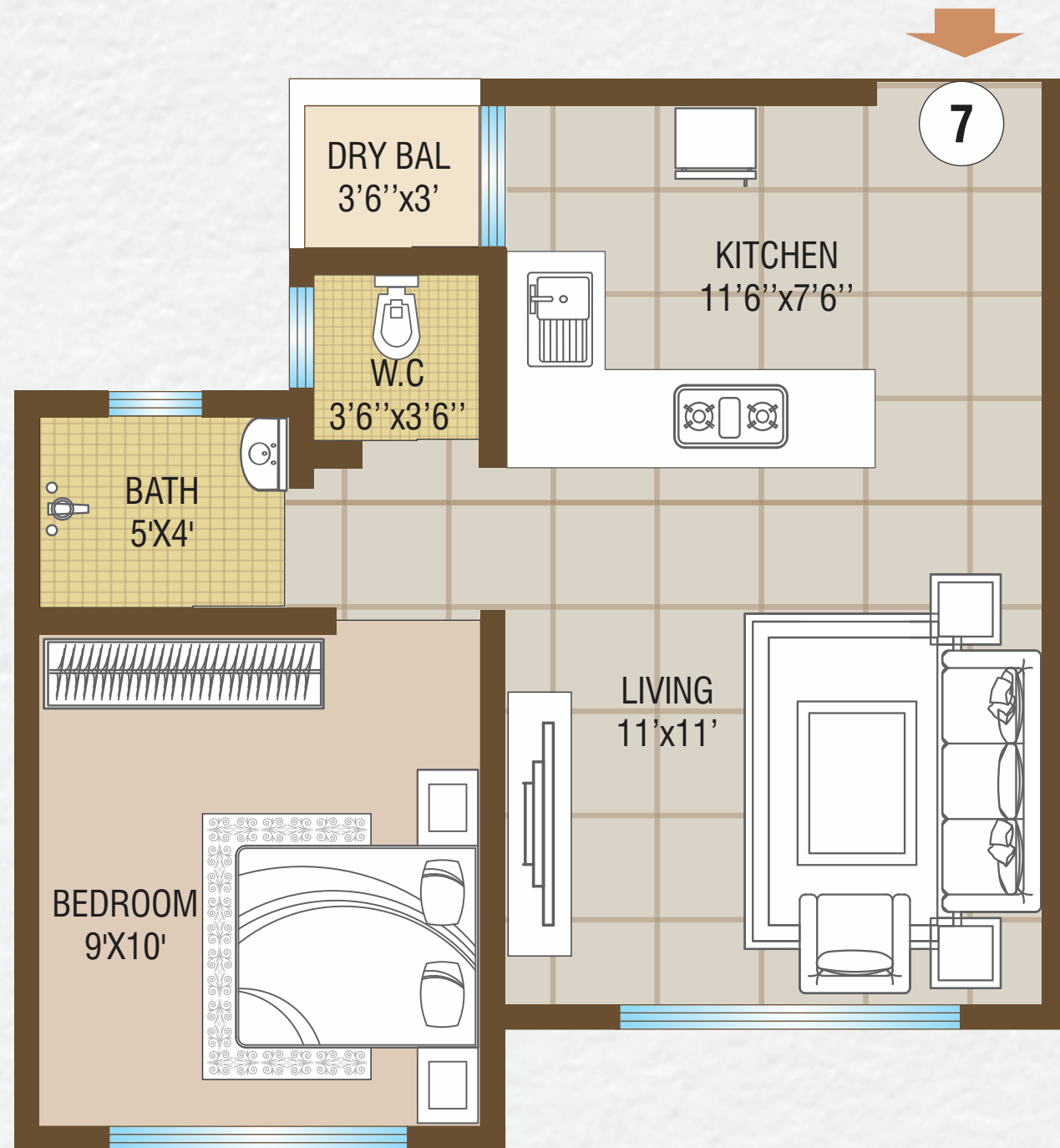
## 2ND FLOOR PLAN







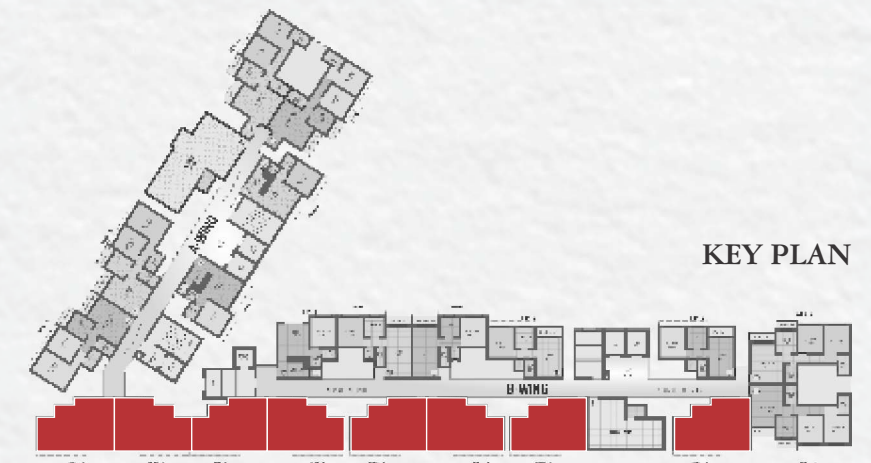




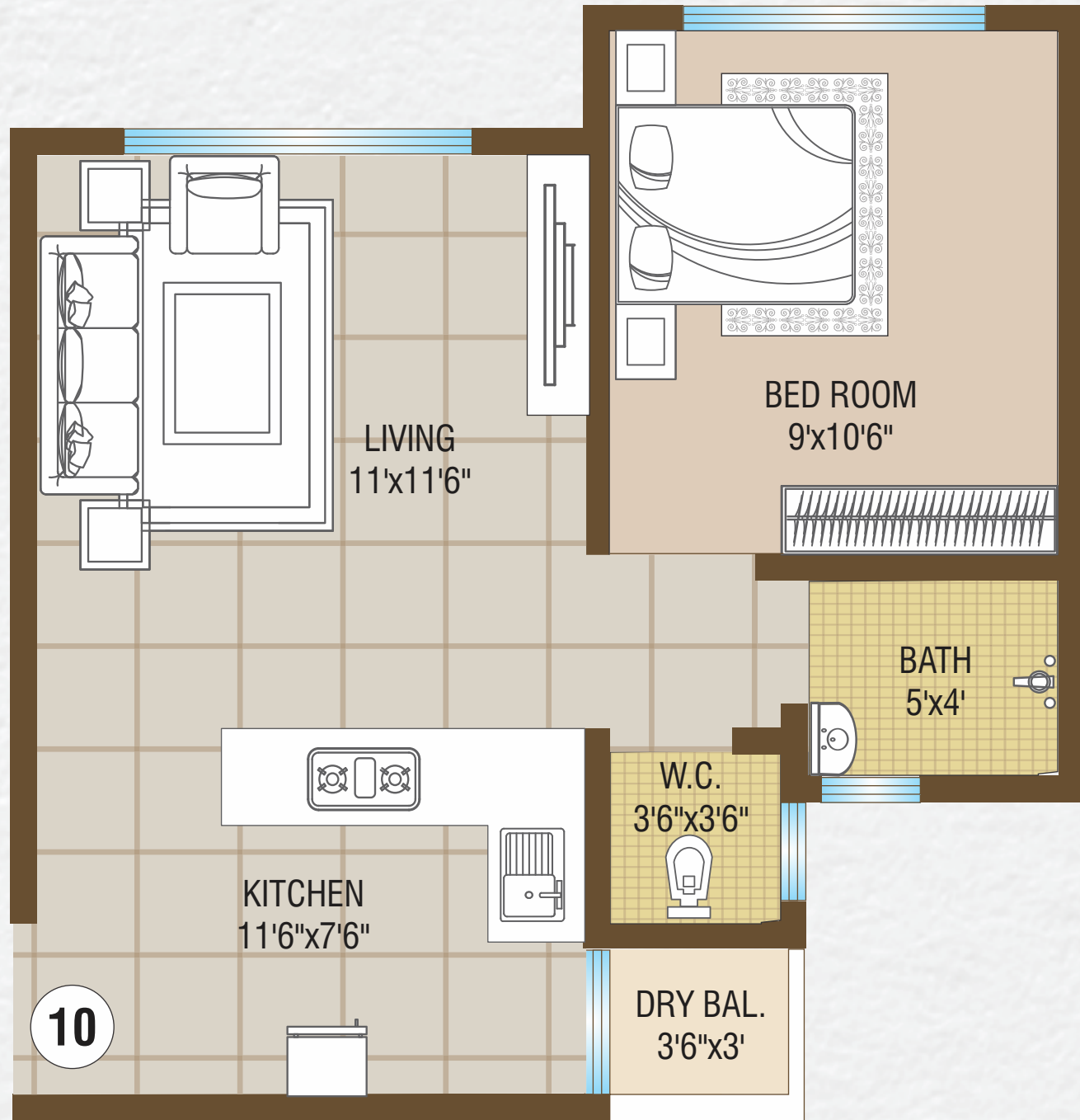
TYPE A | 1 BHK WITH BALCONY 365 SQFT



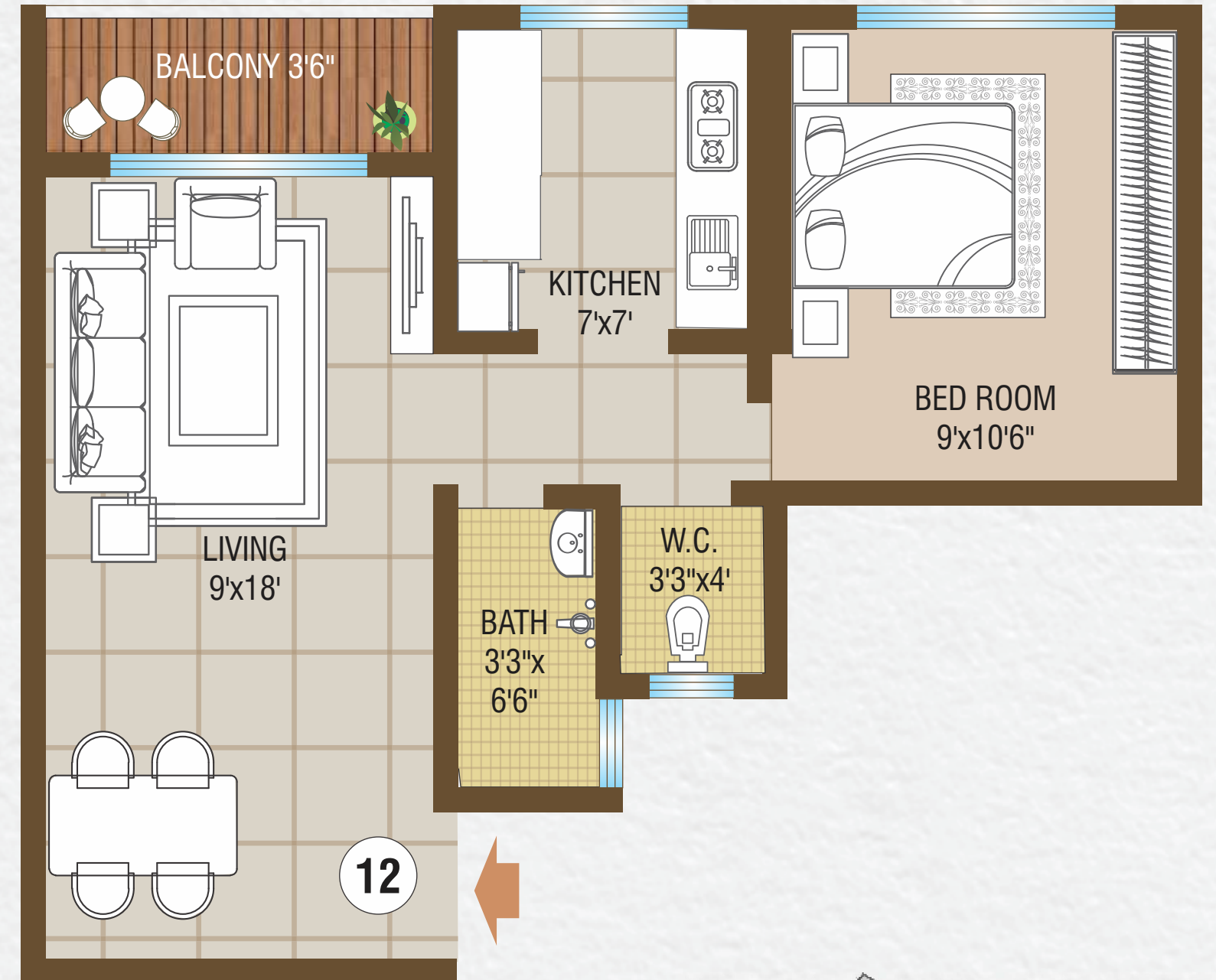
TYPE B | 1 BHK WITH DECK 404 SQFT







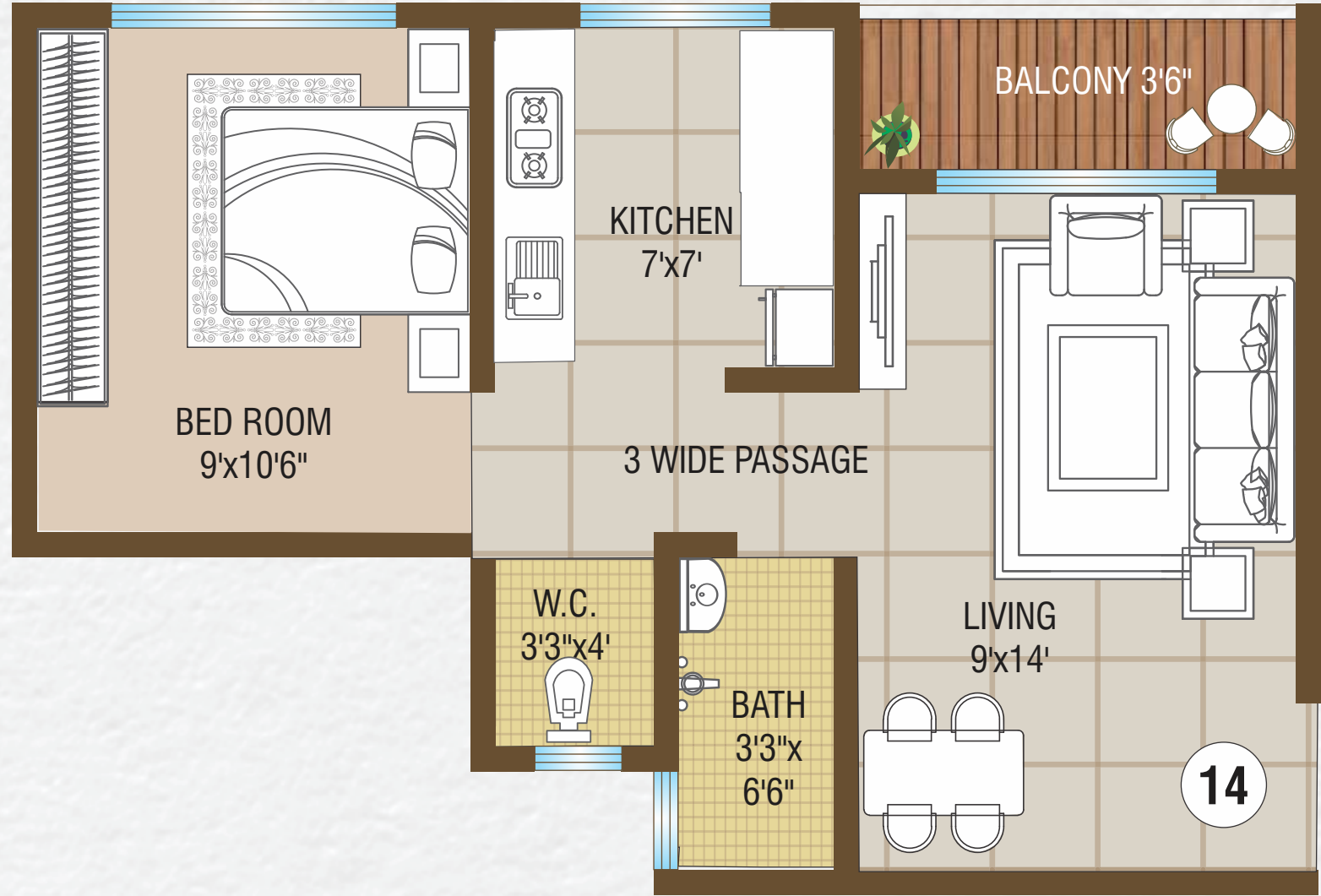
TYPE C | 1 BHK WITH BALCONY **377 SQFT**



TYPE D | 1 BHK WITH DECK **417 SQFT**







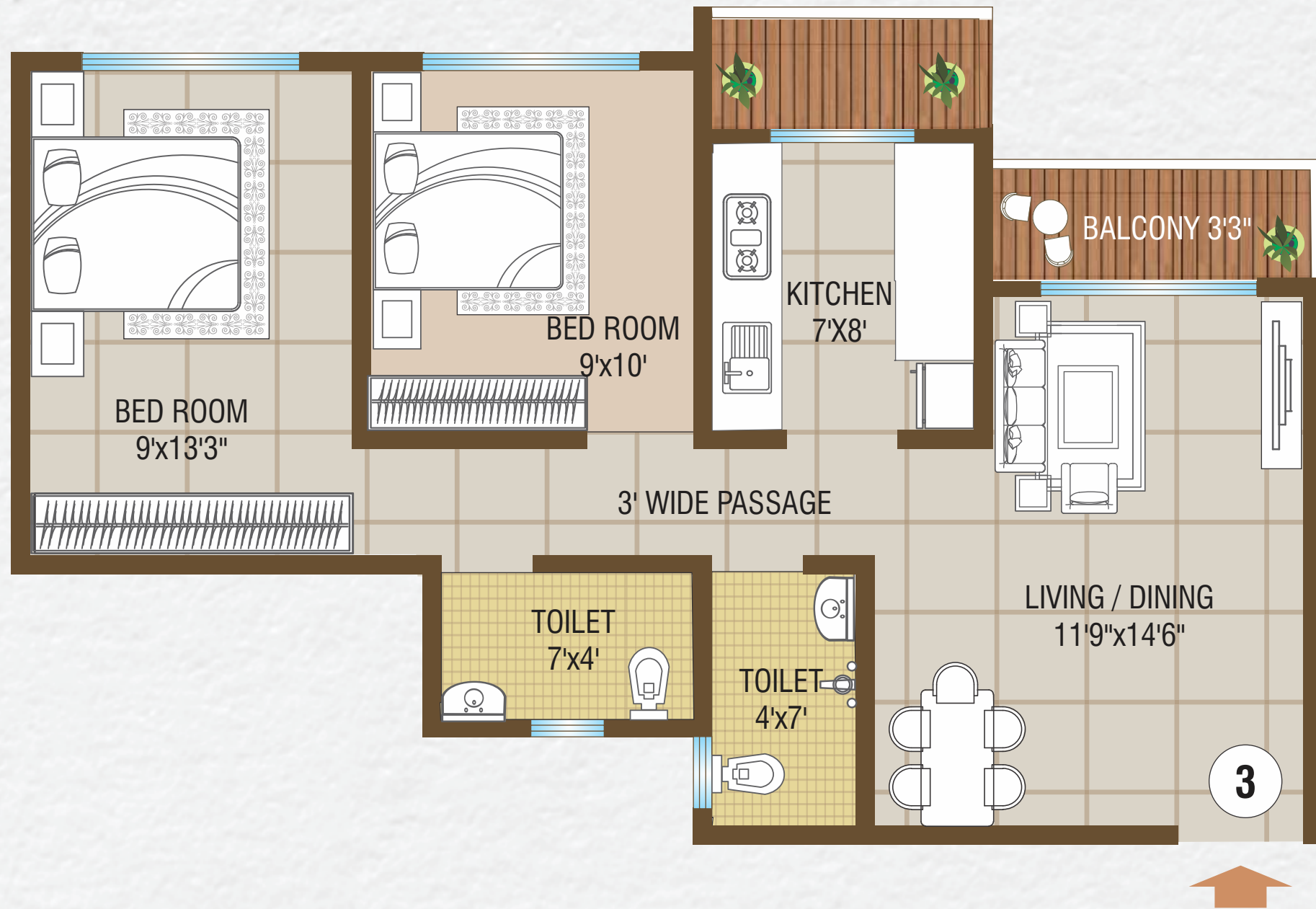
TYPE E | 1 BHK WITH DECK 381 SQFT



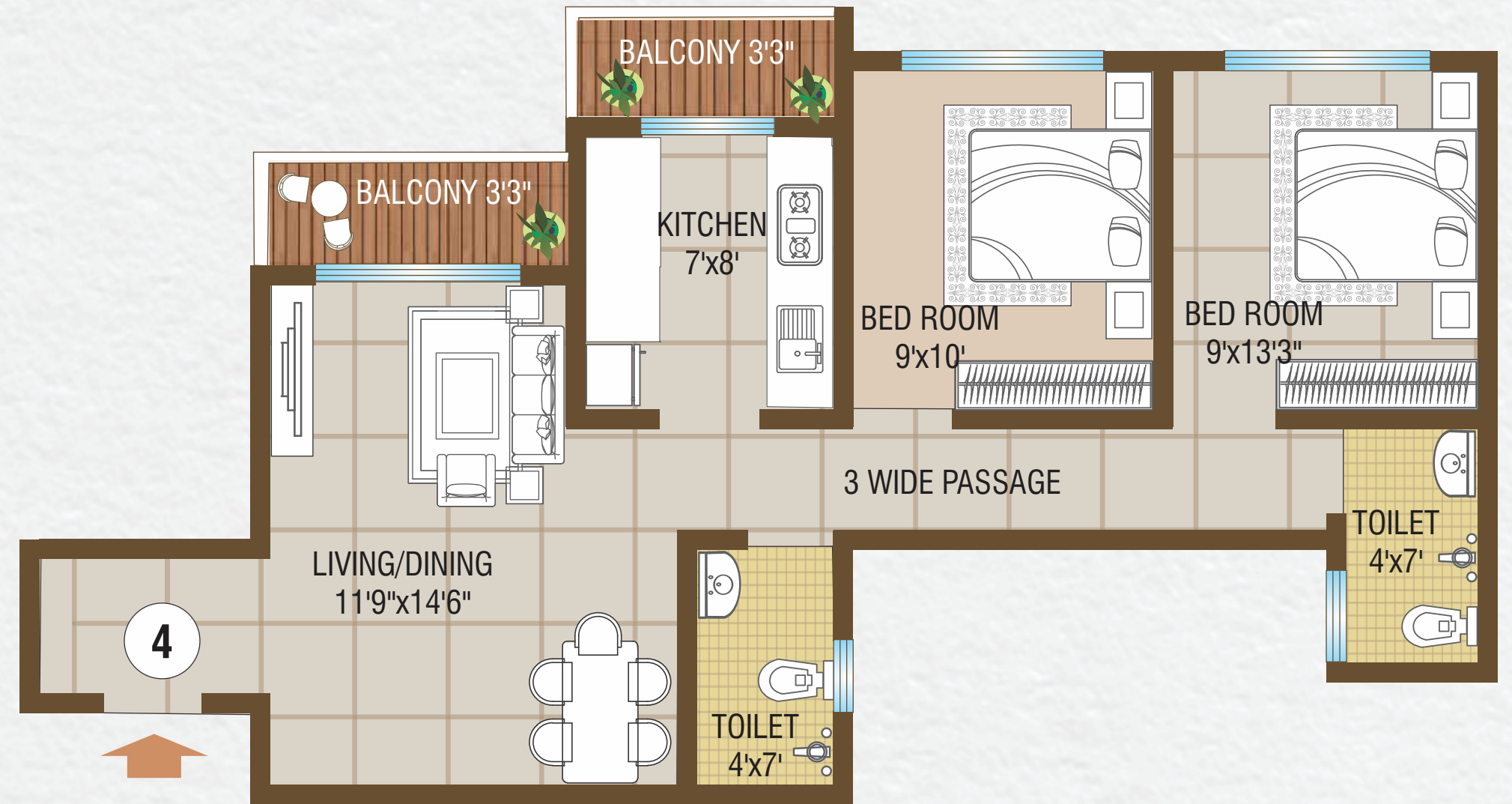
THE PICTURE-PERFECT  
LIFESTYLE







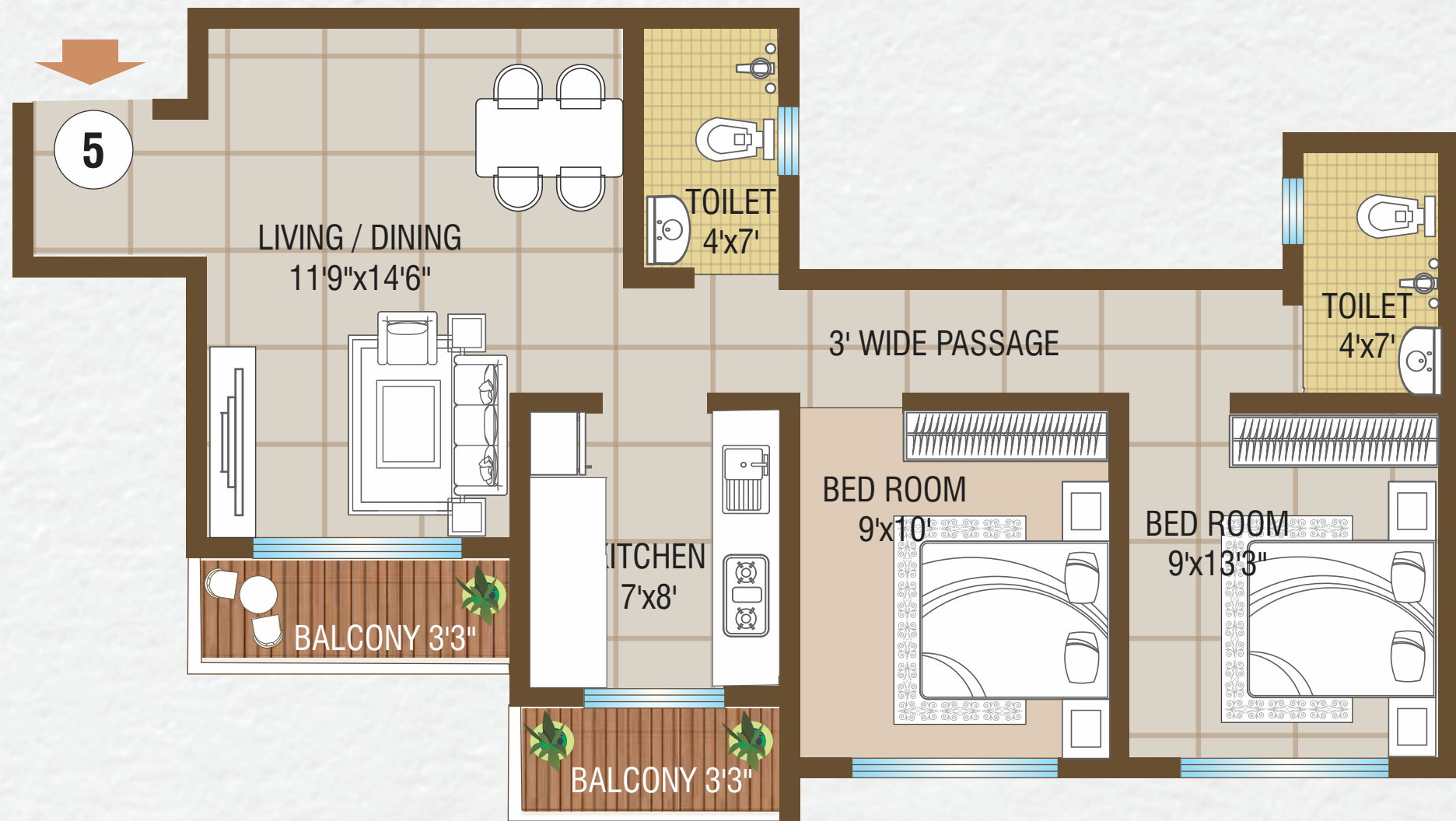
TYPE A | 2 BHK WITH DECK **604 SQFT**



TYPE B | 2 BHK WITH DECK **615 SQFT**







TYPE C | 2 BHK WITH DECK **608 SQFT**



TYPE D | 2 BHK WITH DECK **587 SQFT**







## KNOW YOUR NEIGHBOURHOOD





# सबसे बड़ा मोका



**Station ke pass ghar**

Affordable Luxury Homes 1 & 2 BHK at **Kamatghar Bhiwandi**.



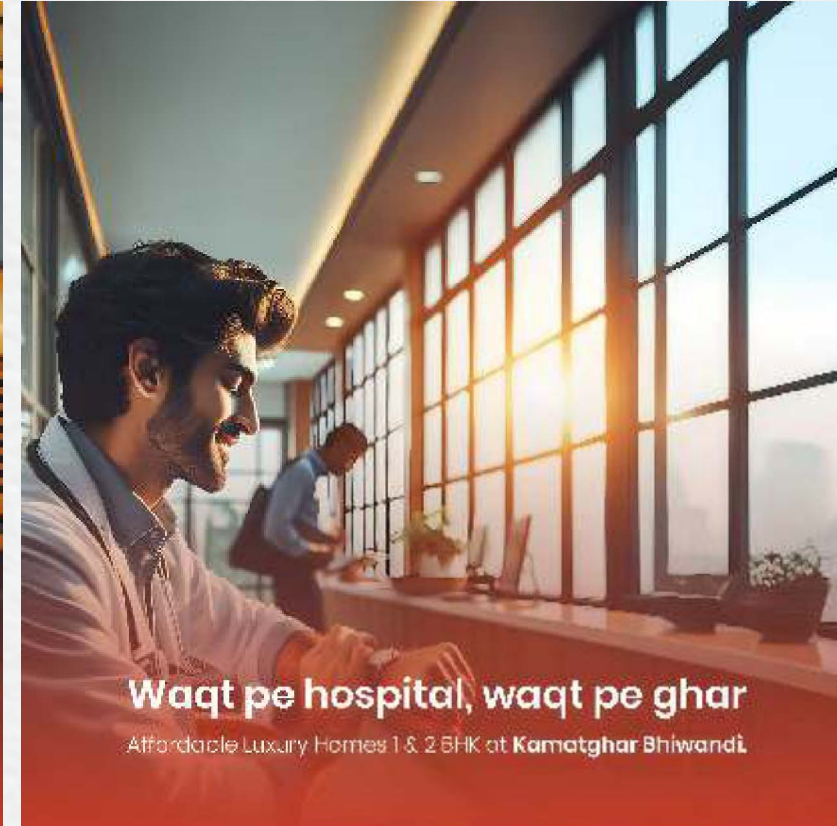
**Wagt ka saathi,  
ghar ke saath metro paas**

Affordable Luxury Homes 1 & 2 BHK at **Kamatghar Bhiwandi**.



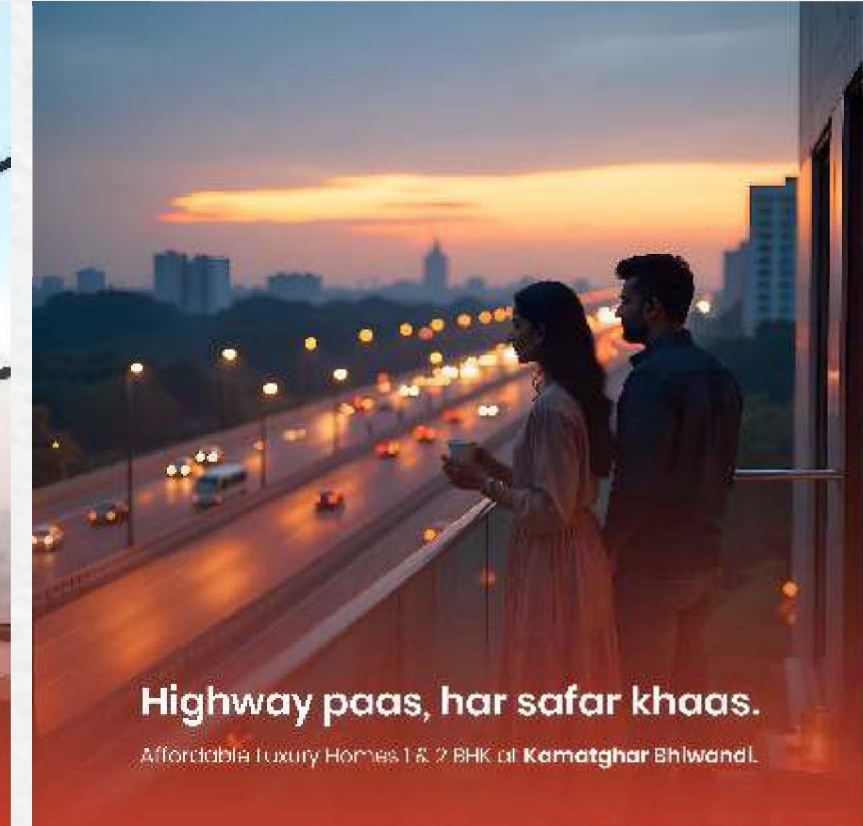
**School bus se pehle ghar**

Affordable Luxury Homes 1 & 2 BHK at **Kamatghar Bhiwandi**.



**Wagt pe hospital, wagt pe ghar**

Affordable Luxury Homes 1 & 2 BHK at **Kamatghar Bhiwandi**.



**Highway paas, har safar khaas.**

Affordable Luxury Homes 1 & 2 BHK at **Kamatghar Bhiwandi**.



# SEAMLESS CONNECTIVITY TO CITY'S EVERY PRIVILEGE

## CONNECTIVITY

- Bhiwandi Railway station 5 min walking distance
- Mumbai Nashik Highway – 15 Min. • Dhamankar naka Metro STN. - 10 Min.
  - Anjurphata Metro STN. - 8 Min • Kalyan City – 30 Min
- Dombivali Via Mankoli Bridge – 30 Min • 8 Lane Samruddhi Mahamarg 20 min.
  - Thane Cities - 20 Min

## SCHOOL & COLLEGE

- BNCMC School Tadali • Challenger School • Little Champ School • Bombay Cambridge School
- Scholar English School • Leo English School • Eva English School • B.N.N. College
  - Oswal School & College

## HEALTH-CARE

- Sanskriti Hospital • Varaldevi Hospital • Bhagyanagar UPHC( Govt) Hospital
  - Global Hospital • Noble Hospital • Spectrum Hospital

## BANKS

- Bank Of Baroda • Thane Janta Sahkari Bank • IDFC Bank
  - ICICI Bank • PNB Bank • Union Bank • Bharat Bank

## SHOPPING AREAS

- Reliance Smart Bazar • D-Mall • Shankheshwar Shopping Centre
  - Haridhara Complex • Patel R mart

## ENTERTAINMENT

- Ratan Cinema • Payal Talkies • Jhankar Talkies • PVR Haseen Cinema

## LANDMARKS

- Varaldevi Mandir • Varaldevi Talao • Adeshwar Park & Garden
  - Cricket Turfs • Challenge Cricket Ground



# WELCOME TO NEW BHIWANDI



**Disclaimer**  
1. This route map is for indicative purpose only and is subject to change by MMRDA.  
2. This route map is not to scale.  
3. This route map is for internal use only.