



SHANTI
HEIGHTS

Mulund (W)

A Project By Sunny Developers

LET'S BUILD

Dream Together



Sunny Developers is a Venture by The Laxmi Group. We build beautiful homes with our design range rated top-most with unmatched quality and timely delivery. We treat all our projects as if they were our own home and we love to see our clients take ownership of their very own masterpiece. We ensure that the entire building process is as smooth and easy as possible, without skipping any minute and important details. Our approach process provides a stress-free building journey while delivering the highest levels of craftsmanship in the industry.

THE LAXMI GROUP
PASSION FOR EXCELLENCE

A Venture by The Laxmi Group

Completed Projects

Since 2010, The Laxmi Group has aimed to enrich lives by setting superior standards for architectural design, customer-centricity, quality, and safety. Our compassionate engagement with customers guarantees that their needs are continuously met and exceeded. All our projects deliver best-in-class design and uncompromised quality and are benchmarked against the highest standards.



CHAMUNDA JEWEL
Yashwant Nagar, Goregaon (west)



LAXMI CALLISTA
Jawahar Nagar, Goregaon (west)



SAMARTH SHRUSHTI
M.G. Road, Goregaon (west)



LAXMI ENCLAVE
Nadiadwala Colony, Malad (west)



LAXMI VILLA
Jawahar Nagar, Goregaon (west)



LAXMI HEIGHTS
Jawahar Nagar, Goregaon (west)

Other On Going Projects



- Malad West
3 & 4 BHK



- Goregaon West
1, 1.5 And 2BHK



- Goregaon West
1 & 2 BHK



- Goregaon West
2, 3 & 4 BHK



- Mulund West
1, 2 & 3 BHK



MahaRERA Registration No : P51800020965



MahaRERA Registration No : P51800030965



MahaRERA Registration No : P51800026325



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SHANTI
HEIGHTS

WELCOME TO

A Better Lifestyle

We create a better home by moving away from the ordinary and providing greater value for money, better lifestyle with our out-of-box thinking. We develop pragmatic real estate services and always deliver to customers' expectations.

Aligned with the national vision of 'affordable housing for all,' we are constantly developing new projects to suit your every need, be it compact or luxurious 1BHKs, 2BHKs & 3BHKs apartments. Our projects are outfitted with every modern amenity needed to live a luxurious life.



Sustained growth CONNECTIVITY

SHANTI HEIGHTS is strategically located in Mulund West. It has proximity to Mulund Railway Station & the upcoming LBS Marg Metro at a distance of 0.8 km to 1 km. There are Temples, Jain Mandir, Banks, School, Hospital, Departmental Store, Grocery Stores, Restaurant & Parks all within proximity of 5 to 10 mins. It is centrally located as the Eastern Express Highway & LBS Road are only 10 mins from the project site.

CONNECTIVITY

Hospitals

| | |
|-----------------------------------|--------|
| Platinum Hospital | 2.1 Km |
| Upasani Super Speciality Hospital | 1.8 Km |
| Fortis Hospital | 1.2 Km |
| Aditi Hospital | 800 m |
| Hira Mongi Navneet Hospital | 600 m |
| Pooja Hospital | 110 m |

Banks

| | |
|---------------------------------|-------|
| SBI Bank | 850 m |
| Bank of Baroda | 700 m |
| Kotak Mahindra Bank | 650 m |
| Saraswat Co-Operative Bank Ltd. | 600 m |
| ICICI Bank | 600 m |
| HDFC Bank | 550m |

Drama Theatre

| | |
|-------------------|-------|
| Kalidas Natyagruh | 950 m |
|-------------------|-------|

Temples

| | |
|-------------------------------------|-------|
| Vasupujya Jain Temple | 900 m |
| Safalya Shree Adinath Jain Temple | 750 m |
| Sarvodaya Parshwnath Jain Temple | 600 m |
| Bhagwan Dharmanath Jain Temple | 300 m |
| Shankheshwar Parshwnath Jain Temple | 270 m |
| Bramhandeshwar Mandir | 130 m |

Schools

| | |
|-------------------------------|--------|
| NES International & | |
| NES National Public School | 3.7 Km |
| Sharon English High School | 1.9 Km |
| Marathon Next | 1.4 Km |
| SMPR School | 550 m |
| St. Pius International School | 500 m |

*MAP NOT TO SCALE

Source: Google Maps



EXPLORE

The Extraordinary

The only project in Mulund which offers Open theatre on the terrace. You get an immersive experience of an Open-Air Theatre on Terrace. Ample space for arranging big and small events.

Image For Representation Purpose Only



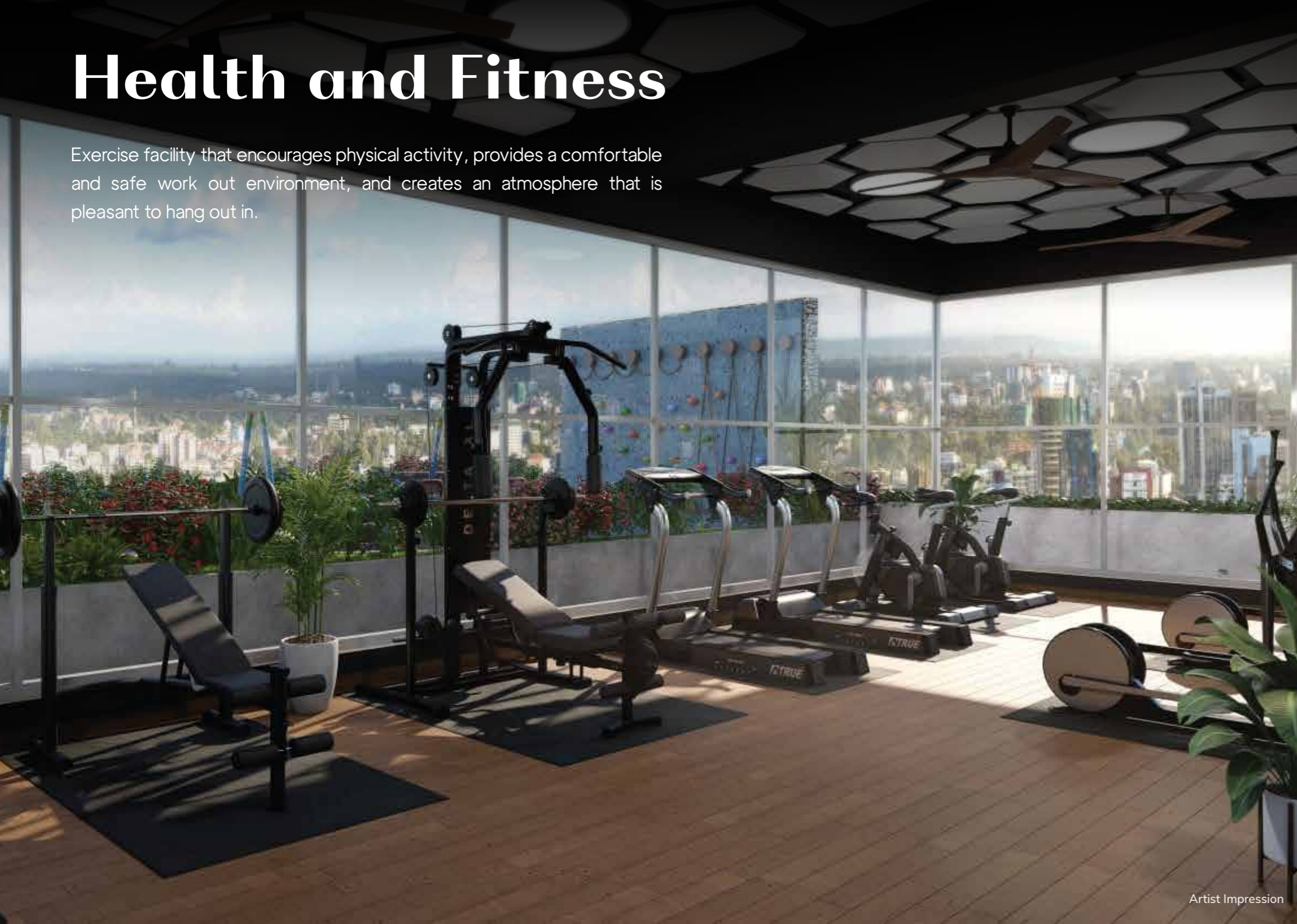
Take a stroll in the fresh air

Take a walk amidst the open air and start your morning the right way. Breathe in the fresh air every morning and boost up for the day ahead.

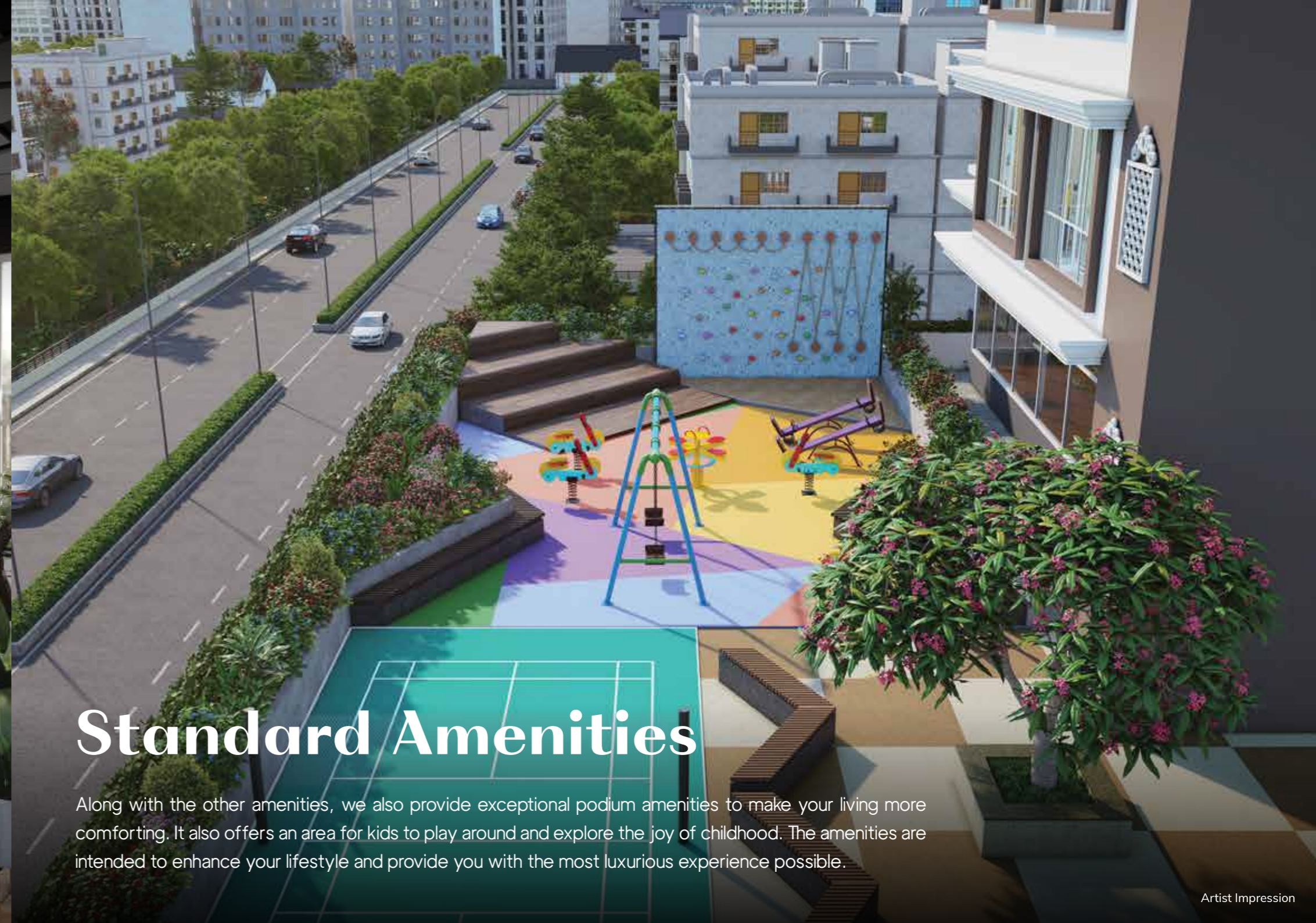
Artist Impression

Health and Fitness

Exercise facility that encourages physical activity, provides a comfortable and safe work out environment, and creates an atmosphere that is pleasant to hang out in.



Artist Impression



Standard Amenities

Along with the other amenities, we also provide exceptional podium amenities to make your living more comforting. It also offers an area for kids to play around and explore the joy of childhood. The amenities are intended to enhance your lifestyle and provide you with the most luxurious experience possible.

Artist Impression

Amenities



Acupressure Walk



CCTV Surveillance



Biometric Lock



Star Gazing



Fitness Area



Rainwater Harvesting



Multipurpose Court



IP Video Door Phones



High-speed lifts



Electric Car charging point



Intercom facility from Lobby to Apartment



Senior Citizen Area



Multi-level car park



Terrace Landscape Garden



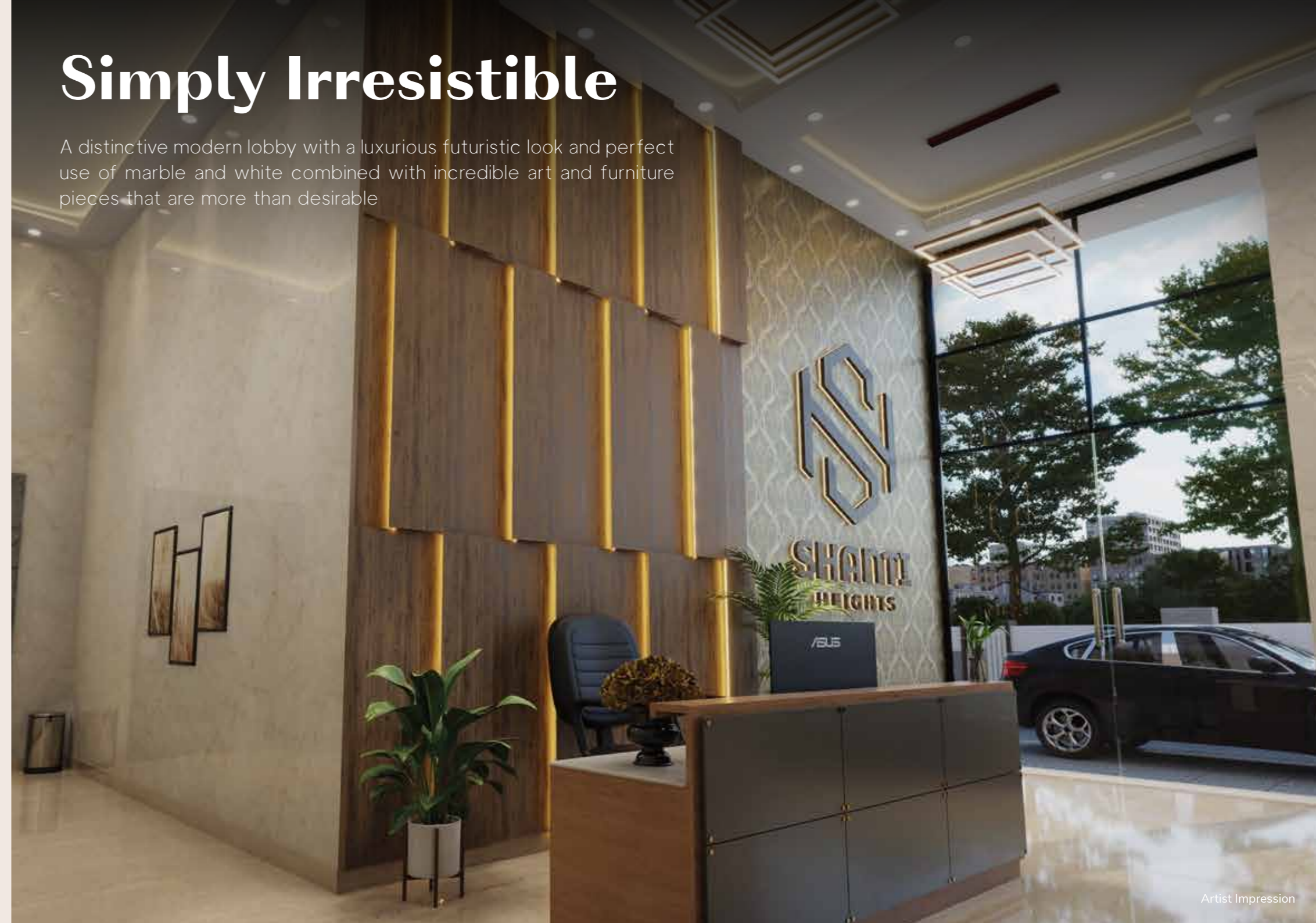
Wifi enabled work-station



Open Sky Lounge

Simply Irresistible

A distinctive modern lobby with a luxurious futuristic look and perfect use of marble and white combined with incredible art and furniture pieces that are more than desirable



Typical Floor Plan



Flat No. 01 - 859 Rera Carpet Area | Flat No. 02 - 735 Rera Carpet Area | Flat No. 03 - 455 Rera Carpet Area
 Flat No. 04 - 574 Rera Carpet Area | Flat No. 05 - 641 Rera Carpet Area



Disclaimer: The plans, designs, and dimensions are as per current sanctioned plans and approvals. Specifications, amenities, and facilities will be as set out in the agreement for sale as uploaded on the RERA website (<https://maharera.mahaonline.gov.in>) under Registration No. P5180002/845. The same may be subject to modification/change/revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time and/or in line with our customer policies. We may modify/alter the above by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules").

Meticulously Planned

and elegantly designed with unmatched quality homes.



Artist Impression

Flat No. 01 – 859 Rera Carpet Area



| Sections | Specifications | Sections | Specifications |
|------------------|----------------|------------------|----------------|
| Living Room | 16'11" X 12'0" | Passage 1 | 10'10" X 3'1" |
| Kitchen | 9'6" X 7'9" | Master Bedroom 2 | 12'0" X 10'2" |
| Basin Area | 2'0" X 6'9" | Master Toilet 2 | 6'3" X 4'5" |
| Common Toilet | 7'10" X 4'9" | Passage 2 | 1.50 X 1.05 |
| Master Bedroom 1 | 12'6" X 10'0" | Bedroom 3 | 11'4" X 10'4" |
| Master Toilet 1 | 8'6" X 4'5" | | |



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Flat No. 02 – 735 Rera Carpet Area



| Sections | Specifications | Sections | Specifications |
|------------------|----------------|------------------|----------------|
| Living Room | 17'6" X 10'4" | Master Toilet 1 | 6'7" X 4'3" |
| Kitchen | 10'2" X 7'10" | Passage | 4'9" X 2'11" |
| Dining Area | 7'0" X 6'5" | Master Bedroom 2 | 12'4" X 10'0" |
| Common Toilet | 6'5" X 3'5" | Master Toilet 2 | 6'7" X 4'3" |
| Master Bedroom 1 | 14'3" X 10'0" | Passage | 8'8" X 3'11" |



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Flat No. 03 – 455 Rera Carpet Area



| Sections | Specifications | Sections | Specifications |
|---------------|----------------|------------------|----------------|
| Living Room | 17'9" X 9'0" | Master Bedroom 1 | 12'6" X 9'8" |
| Kitchen | 8'5" X 7'9" | Master Toilet 1 | 7'3" X 4'1" |
| Common Toilet | 6'7" X 3'11" | Passage 1 | 1'10" X 4'3" |
| Passage | 7'1" X 3'1" | | |



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Flat No. 04 – 574 Rera Carpet Area



| Sections | Specifications | Sections | Specifications |
|------------------|----------------|-----------------|----------------|
| Living Room | 16'3" X 10'0" | Master Toilet 1 | 8'0" X 4'3" |
| Kitchen | 8'4" X 7'9" | Bedroom | 11'4" X 9'8" |
| Common Toilet | 6'7" X 4'3" | Passage | 8'2" X 2'11" |
| Master Bedroom 1 | 11'10" X 10'0" | | |



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Flat No. 05 – 641 Rera Carpet Area



| Sections | Specifications | Sections | Specifications |
|------------------|----------------|-----------------|----------------|
| Living Room | 20'4" X 10'0" | Master Toilet 1 | 9'2" X 4'3" |
| Kitchen | 9'2" X 7'9" | Bedroom 2 | 11'4" X 9'8" |
| Common Toilet | 7'3" X 4'3" | Passage | 8'2" X 2'11" |
| Master Bedroom 1 | 12'8" X 10'0" | | |



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Artist Impression

THE LAXMI GROUP

P A S S I O N F O R E X C E L L E N C E

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"Sunny Developers has been registered by Shanti Heights. ("the Promoter") via MahaRERA registration no. P51800032643, the details of which are available on the website <https://maharera.mahaonline.gov.in> under registered projects."

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