



E X C L U S I V E L Y

— *ALL* —

I N C L U S I V E

AQUILA
at Sarova





Welcome to

Sarova

A new world is emerging. Defined in space, infinite in potential.

It is pacy, bustling and dynamic.

Just as much as it is calming, reassuring and relaxing.

Life's most fulfilling experiences are within everyday distances.

Where every life is part of the whole.

A city that's defined by its community.

And by its atmosphere and charm, its vibrancy and greenery.

Welcome to Sarova – The ExperienCity.

One of Mumbai's largest integrated township, or as we call it,
55-acres of celebrating life in all its fantastic glory.

A visionary enterprise by SD Corp, brought to life for you to thrive.

Where residences, retail and entertainment beautifully collide.

Giving you access to an extraordinary lifestyle,

be it work, school, healthcare or food.

An experientially curated world that you can call home.

Sarova is designed ahead of its time, integrating all forms of connectivity for residents, employees and visitors to move around efficiently.

Public transport can be accessed easily, while roads remain congestion free. In Sarova, travel is time gained.

Holidays or daily meetings, you are always close to convenient travel junctions.

While everything for regular life is close at hand, be it renowned schools, lush parks or cultural icons like the city's one and only national park.



Malls

- Growel's 101 – 1.9 KM
- Oberoi Mall – 4.6 KM
- Raghuleela Mega Mall – 5.1 KM



Roads & Railways

- Western Express Highway – 550 M
- Upcoming Metro Line 7 Station – 900 M
- Kandivali Railway Station – 4.1 KM



Renowned Schools

- Oxford International School – 900 M
- Lokhandwala Foundation School – 1.2 KM
- Ryan International School – 2.2 KM
- Children's Academy – 2.3 KM



Hospitals

- Life Line Medicare Hospital – 750 M
- Smruti Hospital – 1.1 KM
- Seven Star Multispeciality Hospital – 1.2 KM
- Sanjeevani Hospital – 1.8 KM



International Airport
15 km



Metro Station
2 Min



Banks
2 min



Restaurants
2 Min



Sanjay Gandhi National Park
10 Min



Theatre
5 Min

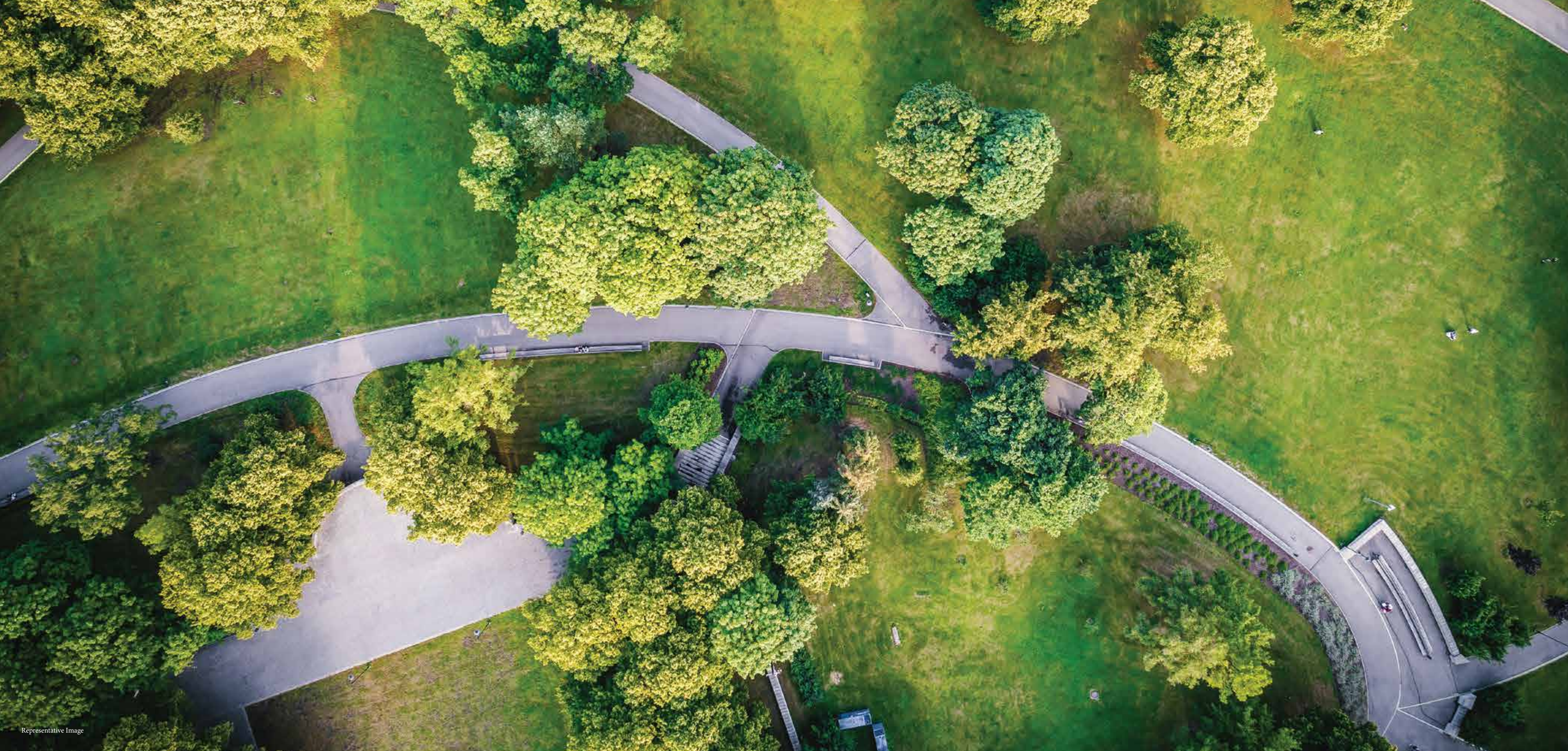
"Time & distances mentioned are approximate"



Map not to scale



Embrace yourself
with our township amenities,
each one thoughtfully designed to give you a lifestyle
that is less ordinary.



GRAND CENTRAL PARK

Experience the bliss of lush green open space. A place for you to sky-gaze or stroll, go running or pick a picnic spot. This is your Grand Central Park.



SCHOOLS

The best education to take your children the furthest, right next door to home, with renowned schools in easy vicinity.

RETAIL STREET

Go window shopping or splurging. There are endless choices lined along our retail district, be it luxe brands or handy goods.



FOOD STREET

Discover a variety of eateries and their delicacies, high-end meals to lip smacking street snacks. What you crave, you find.





HOSPITAL

Top quality healthcare is right beside you, when you need it the most. While your wants are well looked after, your needs are too.

CENTRAL CLUB HOUSE

Curate the lifestyle you wish to live and find it fulfilled. From sports to evening get togethers, make meaningful memories every day.





COMMERCIAL

Find incredible workspaces designed for happiness and productivity to blend seamlessly. Just a hop, skip and jump away from home!



INTRODUCING
AQUILA
at Sarova

*A world of your own.
A world you can call home.*

Bring your world to life, in ours.



Aquila Tower is another jewel of an addition to the Sarova skyline. An iconic residence that provides exclusivity, right in the heart of the township.

Discover yourself in retreat, in your own private luxurious 3 bedroom apartment, each with its own exclusive deck. Step out and find yourself embraced by the sky above and a city beyond. Discover the world at your doorstep, and in your home too.

Each sprawling home is planned with the most modern design, aesthetics and functionalities. From the placement of the windows to the selection of fittings, everything has been considerately and meticulously planned to deliver on personality and quality.

It's contemporary living at its finest, with spectacular views to match, embraced on either side by an effervescent cityscape and the serene tranquillity of the national park. Family time or solitude, work or socialising, convenience or new experiences, Aquila Tower gives you the all-exclusive pass to live an all-inclusive life.





*What's yours is yours.
What's ours, is too.*

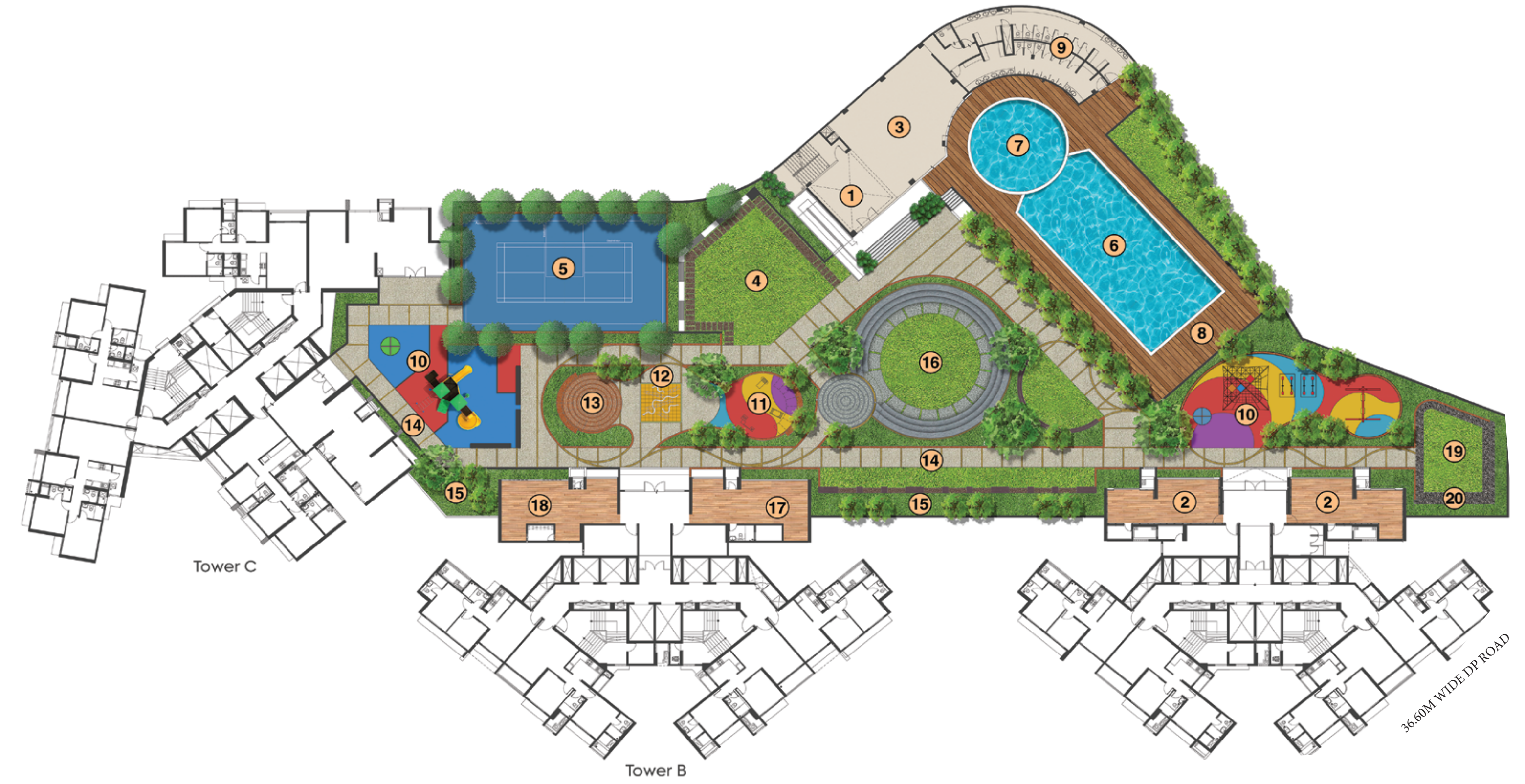


Besides convenient access to the complete list of amenities of Sarova, you have plenty to call just yours.

SITE LAYOUT

AMENITIES

- ① Community Hall Entrance Lobby.
- ② Gymnasium.
- ③ Multipurpose Hall.
- ④ Party Lawn.
- ⑤ Multipurpose Court.
- ⑥ Swimming Pool.
- ⑦ Kids Pool.
- ⑧ Pool Deck.
- ⑨ Changing Rooms.
- ⑩ Children Play area.
- ⑪ Toddler Play area.
- ⑫ Interactive games area.
- ⑬ Elders Corner.
- ⑭ Walking /Jogging track on podium.
- ⑮ Landscaped Garden.
- ⑯ Amphitheatre seating.
- ⑰ Indoor Games.
- ⑱ Yoga/ Activity Room.
- ⑲ Meditation Area.
- ⑳ Reflexology path.



The Master Plan of the Project and the other plans and the provision for and the area of the amenities mentioned therein are proposed at this stage and the Promoter/Owner shall be entitled and reserves its right to make such variations, alterations, amendments or deletions thereto as the Promoter/Owner may consider necessary in the interest of the development and as per the provisions of law or as may be required and approved by the concerned local/statutory authorities from time to time without obtaining consent of any / all _at purchasers. The Promoter /Owner expressly clarifies and makes it abundantly clear that the finalised details, specification, and particulars with respect to any facet or component of the project (including as depicted or stated herein) shall be as indicated in the registered agreement for sale that may be executed and as disclosed on the website of MahaRera, and not otherwise

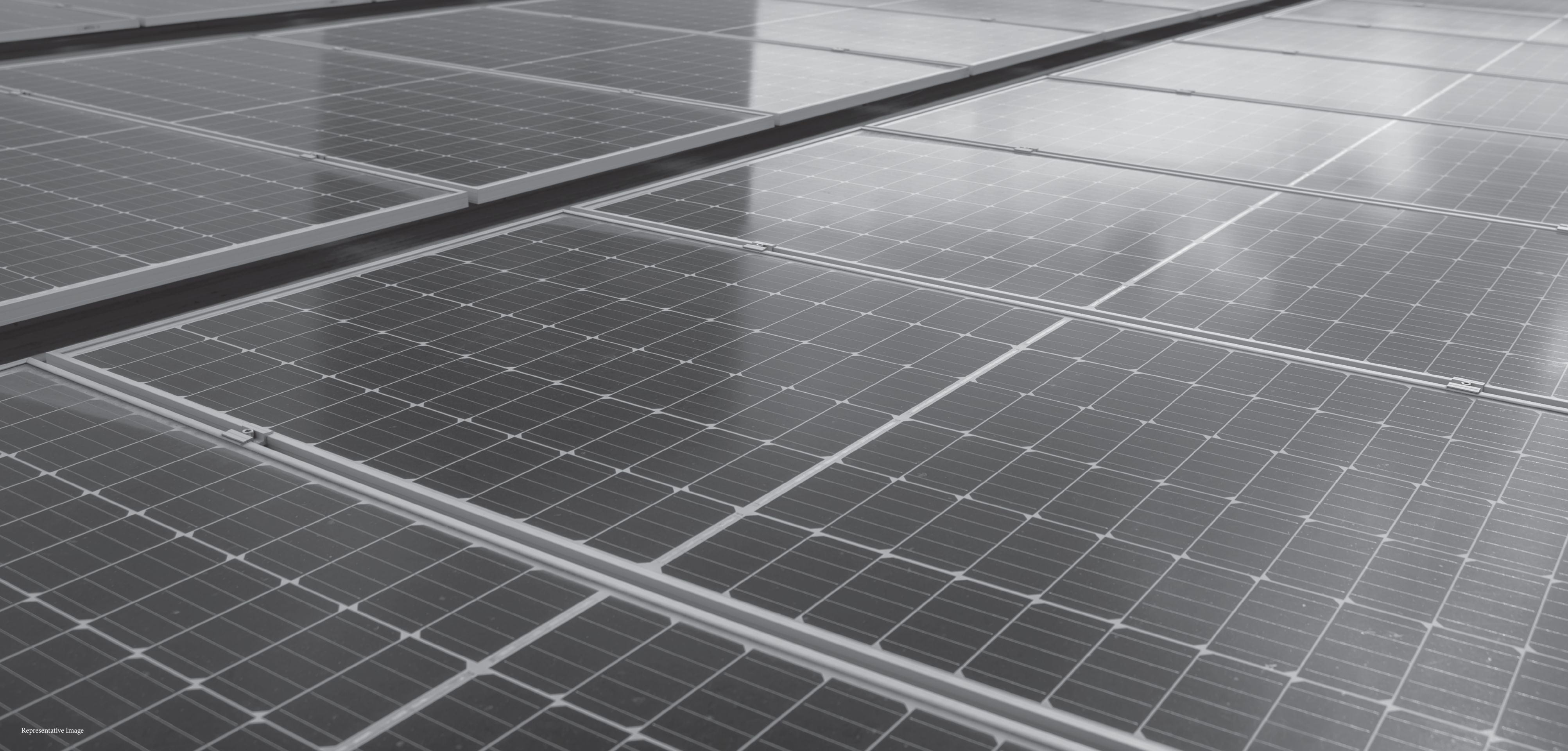




CONTEMPORARY HOME AMENITIES

- Marble flooring in living, dining, kitchen and passage areas
- Vitrified flooring in all bedrooms other than the master bedroom
- Laminated wooden flooring in the master bedroom
- Anti-skid tile flooring in all decks
- Anti-skid tiles for flooring and ceramic tiles for Dado in toilets
- Ceramic tiles Dado up to 2 feet above kitchen platform
- Aluminium windows
- Provision for cable TV and telephone points in living and bedrooms
- Branded CP fittings and sanitary ware fixtures
- Granite platform with S.S. Sink and drainboard in kitchen
- Anti-skid tiles in utility/service areas
- Provision for water purifier and exhaust fan in kitchen
- Provision for geyser in all toilets
- Exhaust fan in all Toilets
- Video door phone
- Laminated flush doors
- Concealed plumbing





SUSTAINABLE GREEN AMENITIES

- Sensor-based Lighting in Common Areas
- Rainwater Harvesting
- Solar Panel for Common Areas
- Sewage Treatment Plant and Grey Water Recycling
- Organic Waste Composter
- EV Charging Points



Representative Image

HELPFUL GENERAL SERVICES

- High Speed Internet
- Piped Gas Connection
- 3-Tier Security System
- Sprinklers in Each Habitable Room
- Fire evacuations lift for use in emergency
- Fire Extinguishers in Common Areas
- Smoke Detectors and Emergency Evacuation System
- Sprinkler System in Common Areas

Representative Image



A legacy built on pride



150+ *years
of trust*



CONFLUENCE

*of the best minds
Around the world*



Adrian Smith &
Gordon Gill - Architects
CHICAGO



Joshi and Watve - Architects
PUNE



CALLISON
Callison - Architects
USA



Deloitte - Professional services network
UNITED KINGDOM



Nikken Sekkei - Architects
JAPAN



Firoza & Natarwala - Interior designer
INDIA



MARCH & WHITE
March & white - Architect
NEW YORK



PG Patki Architect
INDIA



Elicyon - Interior Architects
UNITED KINGDOM



Hafeez Contractor - Architect
INDIA



SPCL - Construction Partners
INDIA

'SD Corp
has worked with
the above mentioned
partners across
various projects.



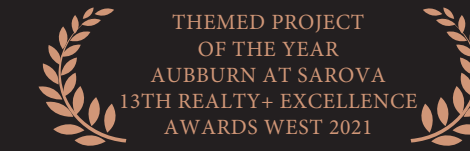
Most Trusted Brand

Best Architecture

Best Interior

Best Luxury Project

Best High-rise Project



*SD Corp received the above mentioned awards for various projects.



THE IMPERIAL
Tardeo



THE IMPERIAL EDGE
Tardeo



THE LUMIERE
Andheri (W)



ALPINE At Sarova
Kandivali (E)



EPSILON At Sarova
Kandivali (E)



ASTRON At Sarova
Kandivali (E)



SIENNAA At Sarova
Kandivali (E)



CODENAME HELLO EPIC
Near Parel



Pioneers in re-development
Natural flair for luxury & aesthetics
Innovators by DNA
Corporation with a heart
Connoisseurs in design & architecture

www.sdcorp.in



150+ years of legacy
Known for creating icons and landmarks
Employs more than 60,000 people
Operates in more than 50 countries
Revenue of \$5 billion

www.shapoorjipallonji.com



OBEROI HOTEL
Nariman Point, Mumbai



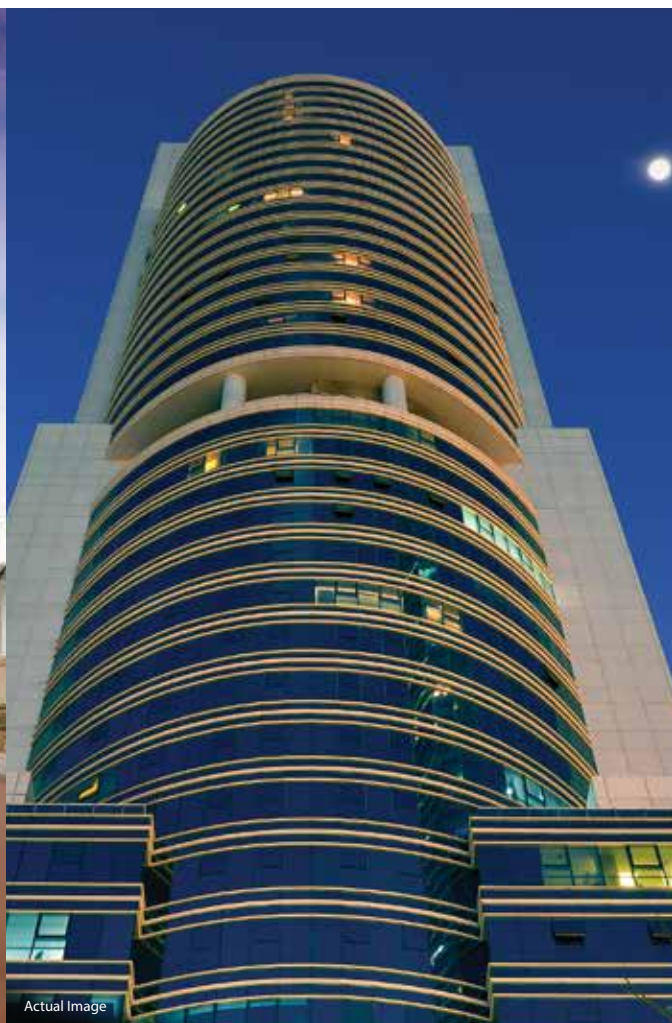
NAD AL SHEEBA
Race Course Road, Dubai



RBI
Fort, Mumbai



PALACE OF SULTAN
Oman



JUMEIRA TOWERS
Dubai



BANK OF INDIA
Fort, Mumbai

Site address:

Aquila at Sarova, Opposite Alpine,
Off Western Express Highway, Kandivali (E) , Mumbai - 400 101

 sarova.in

MahaRERA Registration No. P51800032647 available at website: <http://maharera.mahaonline.gov.in>

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