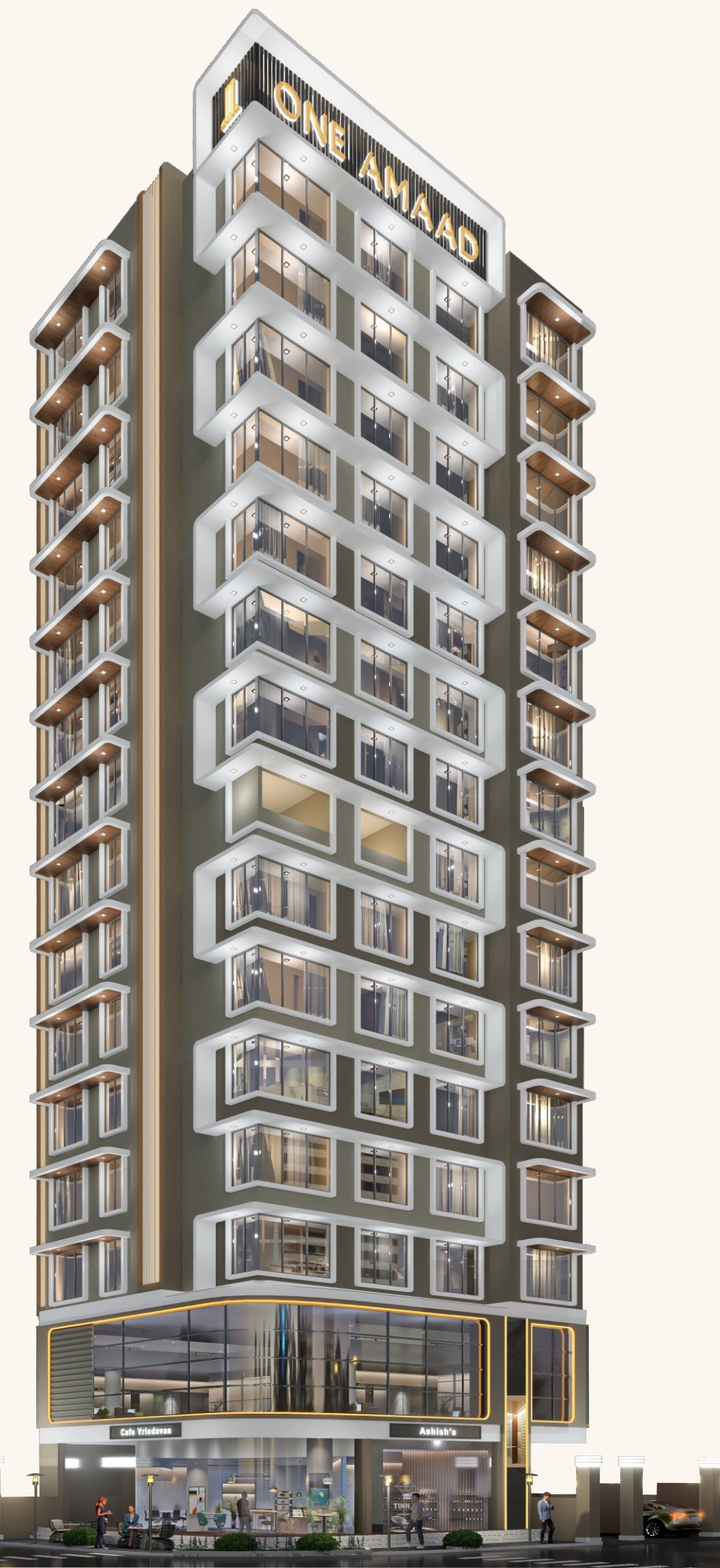
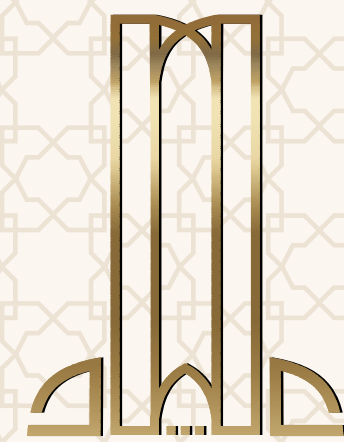




AMAAD



Artistic Impression



## ONE AMAAL

Jogeshwari West

One of the most premium and sought-after locations in Jogeshwari, where you get luxury and serenity.

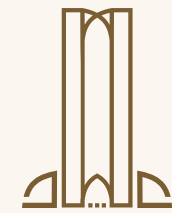
Very few places are left in Mumbai where you can listen to singing birds, smell the greenery, breathe the freshness of nature and yet have walkable access to every necessity.

## ENTRANCE

One Amaal's meticulous planning and designer entrance gives ultimate richness to your living standards. Each wall and corner is planned to enhance your life style.



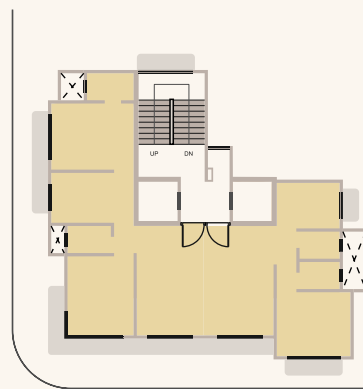
Artistic Impression



# 4 BHK APARTMENT

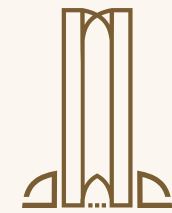


KEY PLAN

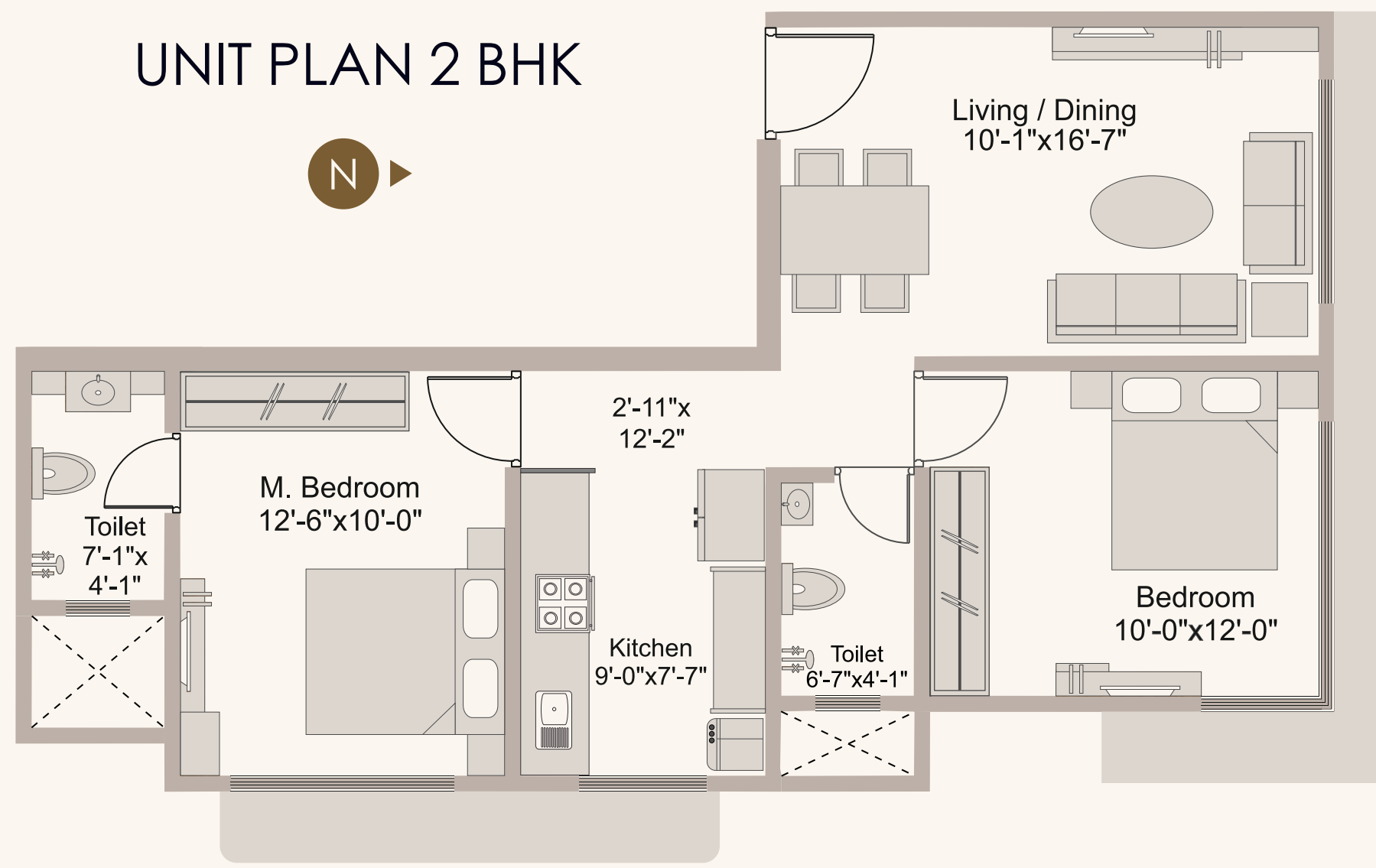


RERA CARPET AREA 1060 Sq.Ft.

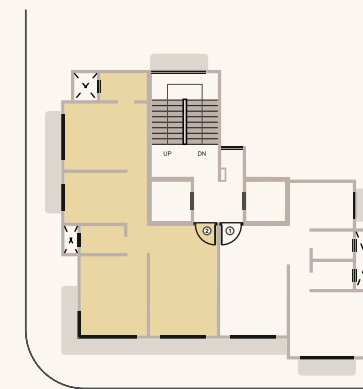
\*All measurements and drawings are approximate and not to scale. The developer reserves the right to make revisions.



# 2 BHK APARTMENT

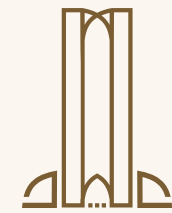


KEY PLAN



RERA CARPET AREA 605 Sq.Ft.

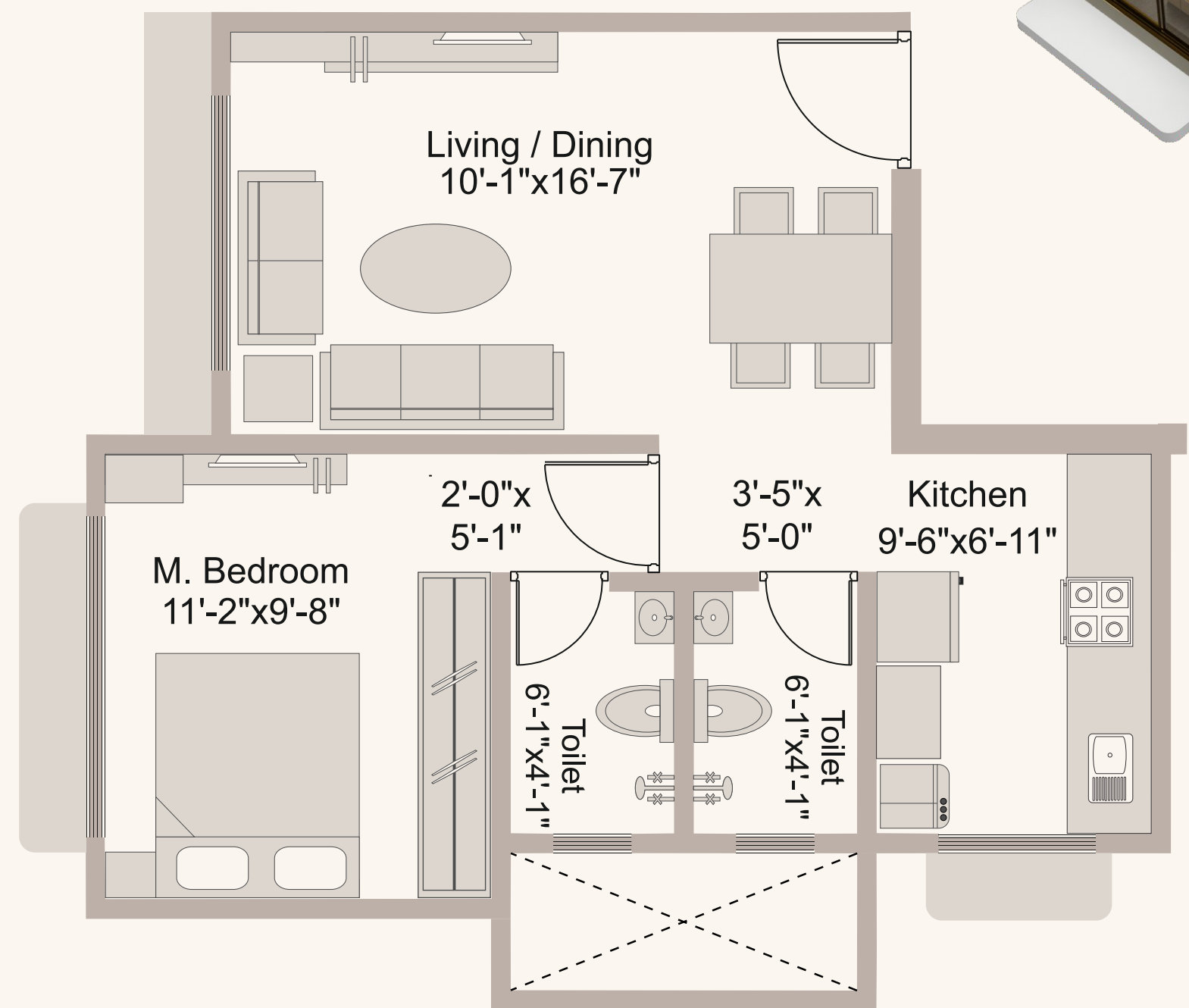
\*All measurements and drawings are approximate and not to scale. The developer reserves the right to make revisions.



# 1 BHK APARTMENT

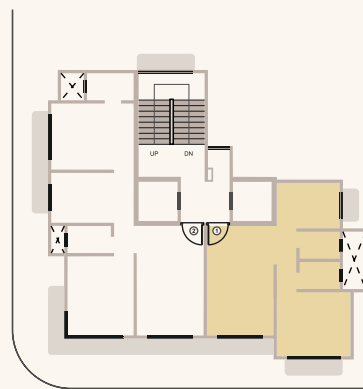


## UNIT PLAN 1 BHK

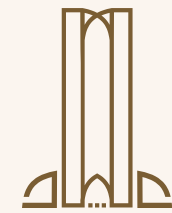


RERA CARPET AREA 443 Sq.Ft.

### KEY PLAN



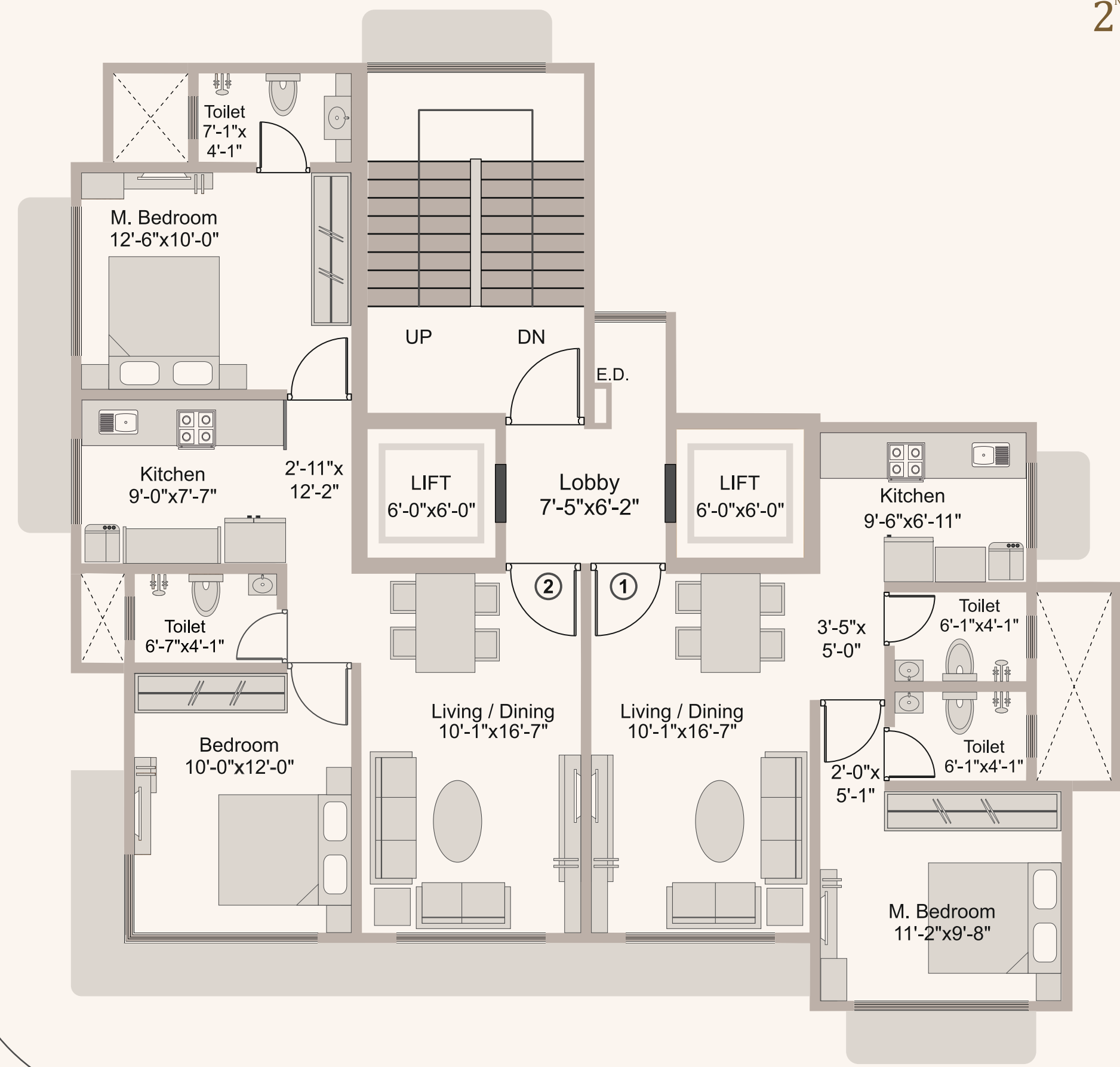
\*All measurements and drawings are approximate and not to scale. The developer reserves the right to make revisions.



# TYPICAL SALE PLAN 2<sup>ND</sup> TO 12<sup>TH</sup>



9 Mtr. Wide Pushtikar CHS Road

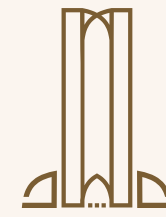


18 Mtr. Wide Patel Estate Road

\*All measurements and drawings are approximate and not to scale. The developer reserves the right to make revisions.

# LUXURY IN EVERY SINGLE DETAIL

At One Amaad, every single aspect of the home spells comfort with the highest Quality. The effort is to make sure that the experience of luxury that you desire is consolidated and enriched by the choice of all the design specifications.



## Flooring

- Double vitrified tiles in Living and Dining room
- Double vitrified tiles / wooden finish in Bedrooms
- Anti-skid designer tiles in Kitchen and Toilets
- All tiles of reputed brands like RAK / Kajaria or Equivalent



## RCC

- Earthquake- resistant framed structure conforming to ISI codes



## Paint

- Acrylic heat-resistant paints that lowers the indoor temperatures by almost 4-5°C
- Interior walls with plastic emulsion paints and ceiling with oil bound distemper
- All paints from Asian / Burger or equivalent



## Windows / Doors

- Jindal anodised aluminium section for sliding windows
- Melamine-polished, decorative moulded main door with exclusive fitting and night latch
- Granite door frames and waterproof door shutter for toilets



## Parking

- Parking tower from Tedra or Equivalent Brand
- Future provision for electric charging of 2 wheeler / 4 wheeler vehicles



## Electrical

- All switches of Legrand / GM or equivalent
- Decentralised automation system for home lighting
- Provision points for lights, fan, cable connection, AC units, Wi-Fi etc
- Provision for internal and external AC units
- Fire resistant electrical wiring of Havel's / Polycab or equivalent



## Plumbing / Sanitary

- Corrosion-free, flexible conduit pipes from Finolex / Prince or equivalent
- Poly propylene pipes for noise-free operation
- Bathroom fittings from Kohler / Jaguar or equivalent brand
- Sanitaryware from RAK ceramics / Kohler or equivalent brand



## Security

- 24/7 manned security with CCTV at strategic locations for surveillance
- Intercom facility
- Exclusive access to view CCTV on personal mobile phone



## Home Automation / Technology

- Alexa smart home
- Pre installed Wi-Fi in the entire apartment



## Kitchen

- Granite platform with Marble support structure & inner white tiles
- Designer tiles up to beam bottom on both sides of kitchen wall
- Well planned electrical points for oven, mixer grinder and other Kitchen appliances



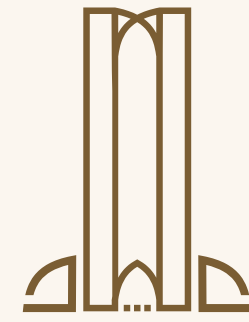
## Bathroom

- Anti-skid vitrified tile of matt finish on flooring & glossy / matt finish on walls up to beam bottom
- Racold or equivalent brand geyser in each bathroom



## Other Features

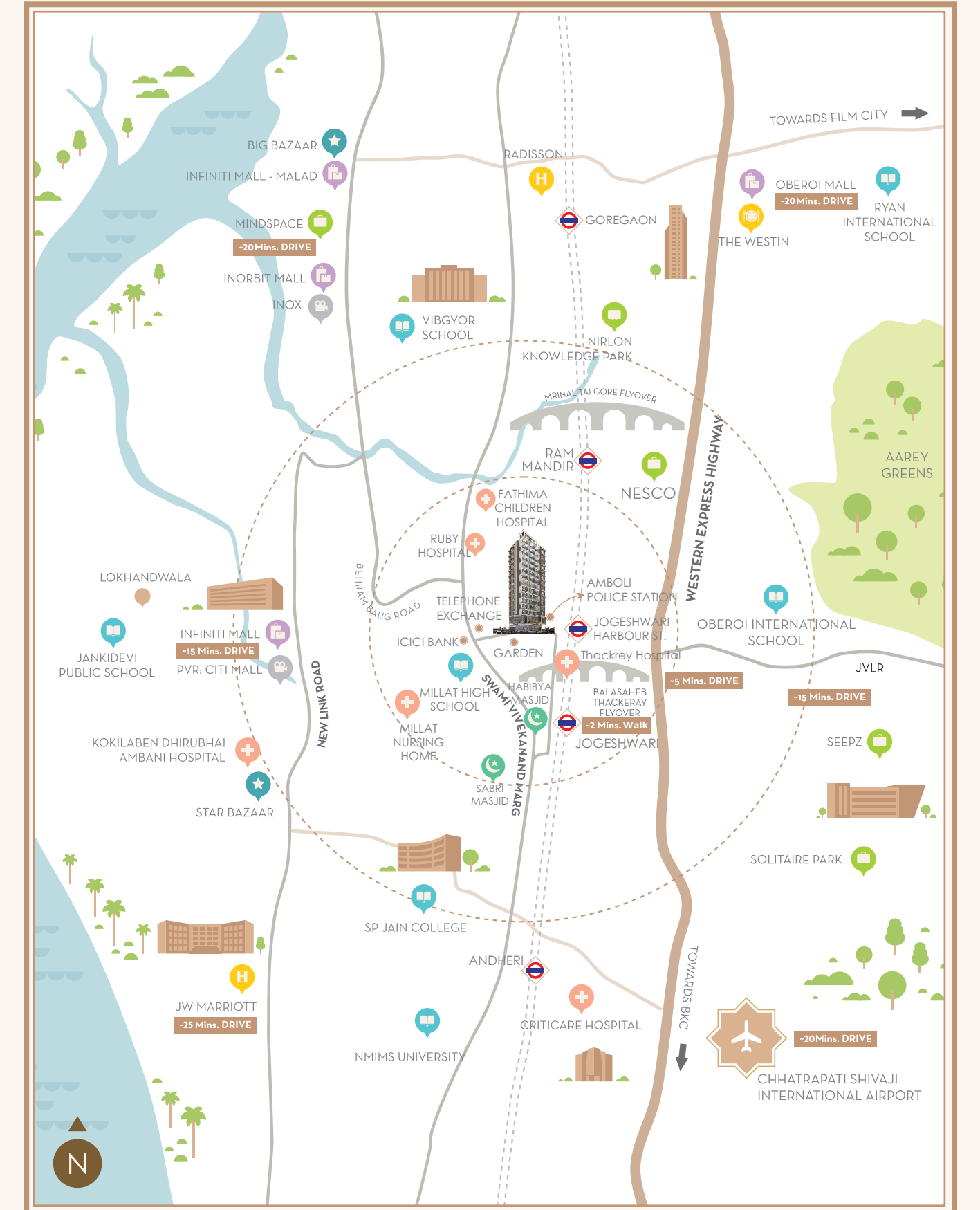
- Floor height of 10 feet
- 2 lifts of repute brand Schindler / Otis or equivalent
- Fire hydrant system with fire Alarm Warning
- Rain Water harvesting



ONE AMAAD is located within the gated community of Pushtikar Society. It has a combination of private bungalows and individual buildings. An added privilege to access internal private walkways, ample parking space, playground, children's plays area, 24 x 7 manned security and CCTV security with unmatched privacy.

## LOCATION ADVANTAGES

- |  |  |   |   |
|--|--|---|---|
| <p><b>PLACE OF WORSHIP</b><br/>Masjid E Umar<br/>Habibya Masjid<br/>Sabri Masjid</p>   | <p><b>BANKS</b><br/>HDFC Bank<br/>ICICI Bank<br/>State Bank<br/>Bank of Baroda<br/>Union Bank and others</p>   | <p><b>MALLS</b><br/>Inorbit Mall<br/>Oberoi Mall<br/>Infinity Mall - Andheri<br/>Infinity Mall - Malad</p>                                  | <p><b>RESTAURANT</b><br/>Jaffar Bhai<br/>Shalimar</p>   |
| <p><b>TRANSPORTATION</b><br/>Western Rly. Station<br/>Harbour Rly. Station<br/>Proposed Metro Station<br/>Domestic Airport<br/>International Airport</p>                                   | <p><b>HOTELS</b><br/>Radisson<br/>JW Marriott<br/>The Westin</p>   | <p><b>CINEMA HALLS</b><br/>PVR - City Mall<br/>INOX - Inorbit Mall</p>  | <p><b>BRANDED RETAIL STORES</b><br/>Big Bazaar - Infniti<br/>Star Bazaar<br/>Westside</p>   |
| <p><b>SCHOOL &amp; PRE SCHOOL</b><br/>Tree House<br/>Bombay Cambridge<br/>St. John<br/>Jankidevi Public School<br/>Ryan International<br/>Vibgyor High School<br/>Oberoi International</p> | <p><b>HOSPITALS</b><br/>Kokilaben Dhirubhai-<br/>Ambani Hospital<br/>CitiCare Hospital<br/>City Hospital<br/>Millat Hospital<br/>Fathima Children Hospital<br/>BMC Hospital<br/>Ruby Hospital<br/>Orbit Eye Hospital</p> | <p><b>IFFICES / WORKPLACES</b><br/>Nirlon<br/>Knowledge Park<br/>NESCO<br/>Film City<br/>MindSpace<br/>Solitaire Park<br/>SEEPZ<br/>BKC</p> | <p><b>ESSENTIALS</b><br/>24* 7 Medical Store<br/>Umar Medical<br/>Salman Medical<br/>Obaid Medical<br/><br/>Lotus Petrol Pump<br/>SV Road Petrol Pump</p> |

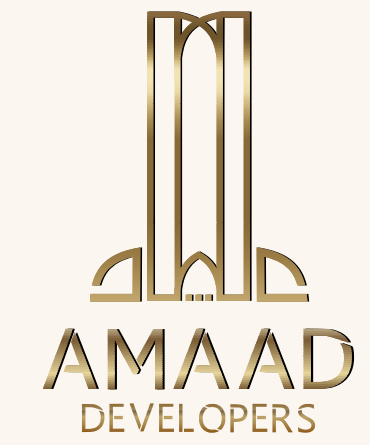




Amaad is an Arabic word. In English it means Pillar, Post, Support. For us, Amaad is much more. It is the foundation on which our business values stand tall – Integrity, Commitment, Value Creation and Social Conscience.

Amaad is a real estate company focused on residential and commercial segment. We shape functional and timeless urban structures with design excellence, build quality and timely delivery. We research and design projects which creates value through confident investment, financial safety and maximum returns.

We have utmost respect for the property buyer who invest their hard-earned money in making an asset for themselves and their family. We fulfill this trust by delivering them a home or a workplace that gives them prosperity and future security.



#### GSA SERENE Construction Period 2013-14

GSA Serene is a seven-storey building in the Pushtikar Co-op Hsg. Soc., Jogeshwari West, Mumbai. It has spacious 2 BHK and 1 BHK apartments. It has large size living room, bed room which is hard to find in the vicinity. A successful project completed to end user satisfaction.



#### GSA GRANDEUR Construction Period 2015-18

GSA Grandeur is a twenty-two-storey building designed by renowned Architect Bomi Irani. It is a smartly designed project well placed in the middle-class segment. Phase I is a huge success and Phase II is under development.

