

THE LANDMARK

KHARGHAR



INVESTING
FOR THE FUTURE



THE JOURNEY

With a vision of creating structures that will redefine a corporate identity, Mahaavir Universal and Kamdhenu Realities, two real estate prodigies have now joined hands. This new formed union is set out to create a milestone with their commercial project THE LANDMARK in Navi Mumbai. The project offers spaces for Retail, IT, Shipping, Logistics, etc., a perfect blend of Life space and Work space.

The Landmark is a symphony of state-of-the-art construction with the latest amenities. Standing tall, this 12 storeyed business park of sheer excellence and efficiency is the best place to start and enhance your business productivity.

Following the principles of innovative and skilled functioning, this project guarantees efficiently managed work place. So embark on a journey to success with The Landmark and watch your business flourish within a short span.



THE LANDMARK

Kington

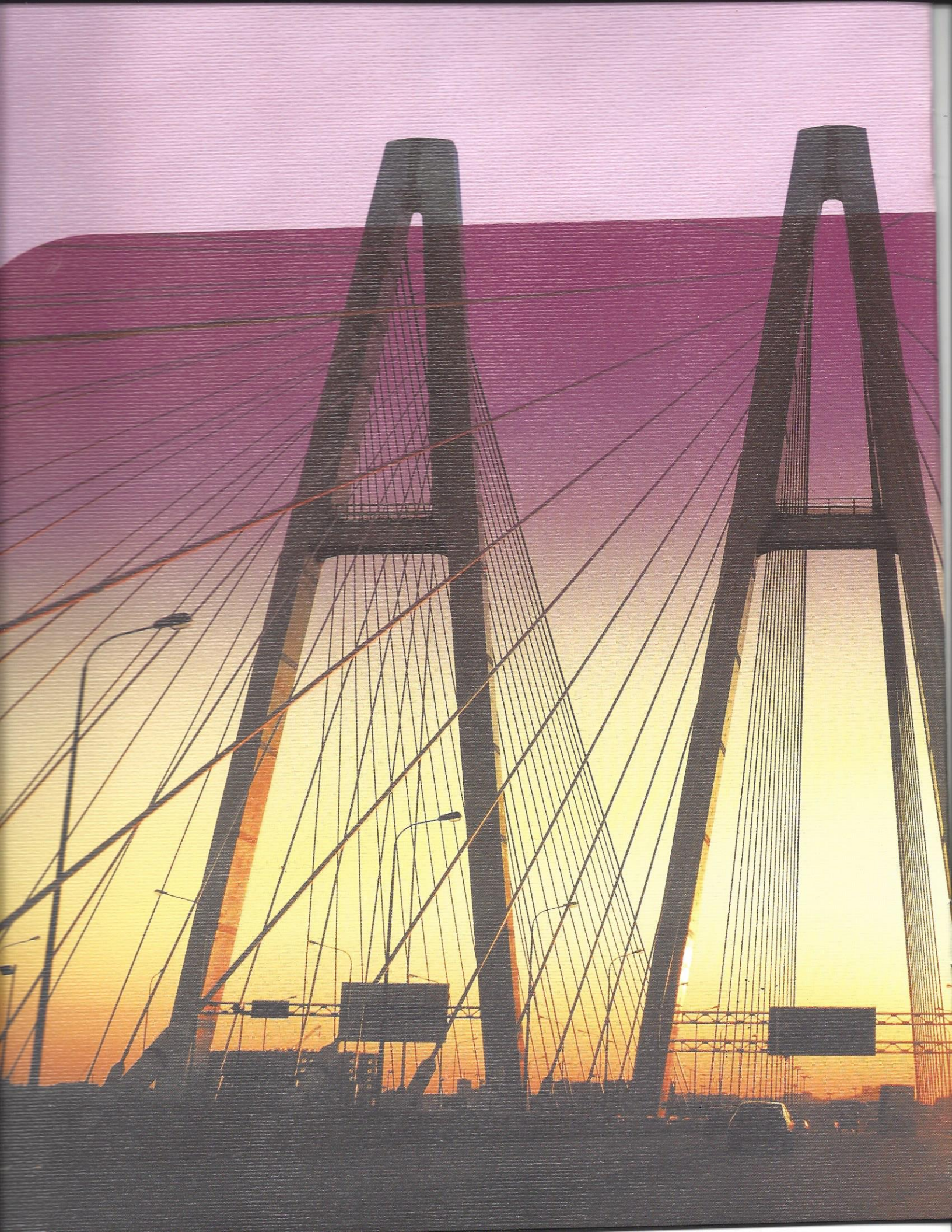
MOTIMALA

Life Long

ADIDAS

Emporium

X-MALL





THE DESTINATION

Kharghar is the "in-demand" location at present by individuals and corporates alike. Mega recreational projects like 217 acres of Central Park, 250 acres of Fun City, ISKCON Temple and the International Golf Course coming up here add to the worth of Kharghar. Commuting won't be an issue as it's easily accessible by rail and road. The strategic location of The Landmark in Kharghar on the Mumbai-Pune Highway, makes it a prime focus of attention.

- Just ½ km from Kharghar Railway Station
- Situated on Mumbai-Pune Highway
- Approx. 3 kms. from the Proposed International Airport
- Pune - 1½ hrs. drive away







THE PACKAGE

This Commercial Project offers varied sizes of office spaces starting from the 3rd floor to the 12th floor. Combined with state-of-the-art infrastructure and amenities, The Landmark is an exceptional package.

Project Features:

- Spread out in approx. 1.5 Lacs sq. ft. area
- Stunning double glazed LEED certified front & rear façade (Vista cool Azuria from PPG, USA) in combination with ACP paneling
- Grand Air-conditioned Entrance Foyer
- Decorative typical floor lobbies
- Landscaped area on 2nd floor
- 8 high speed elevators
- Space provided on each floor for services covering Electrical, AHU, etc.
- Early warning fire detection system and fire fighting system for enhanced safety
- Sprinkler system with fire hydrants / hose reels on all floors
- Earthquake resistant construction
- Ample car parking space
- 24 hrs. water supply
- Power back-up for lifts and common area lighting

Unit Features:

- 4.2 ton DAIKIN ductable air conditioning unit for every office
- Power back-up for computers and lighting
- 3 Phase connection with sufficient points
- Pantry and attached toilet within every office unit

THE EXCITEMENT

The Landmark, where shopping is more than fun, it's an exhilarating experience. Strategically and brilliantly designed dual level showroom spaces are what The Landmark is giving away to its valued customers.

- Double level showrooms with a height of 4.2 mts. each
- Showrooms provided with 8 ton DAIKIN air conditioning units
- Every showroom is privileged with (16 ft. wide) double height covered arcade in frontage

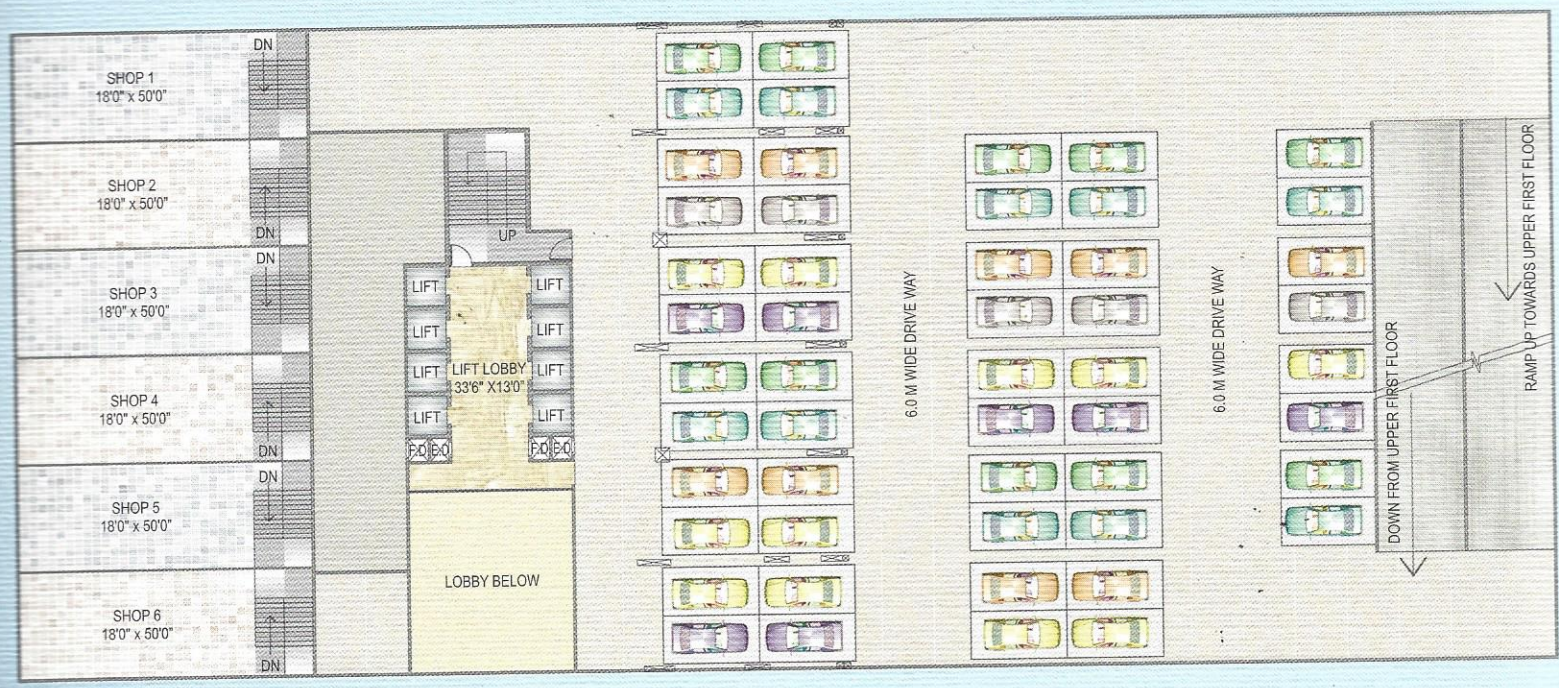


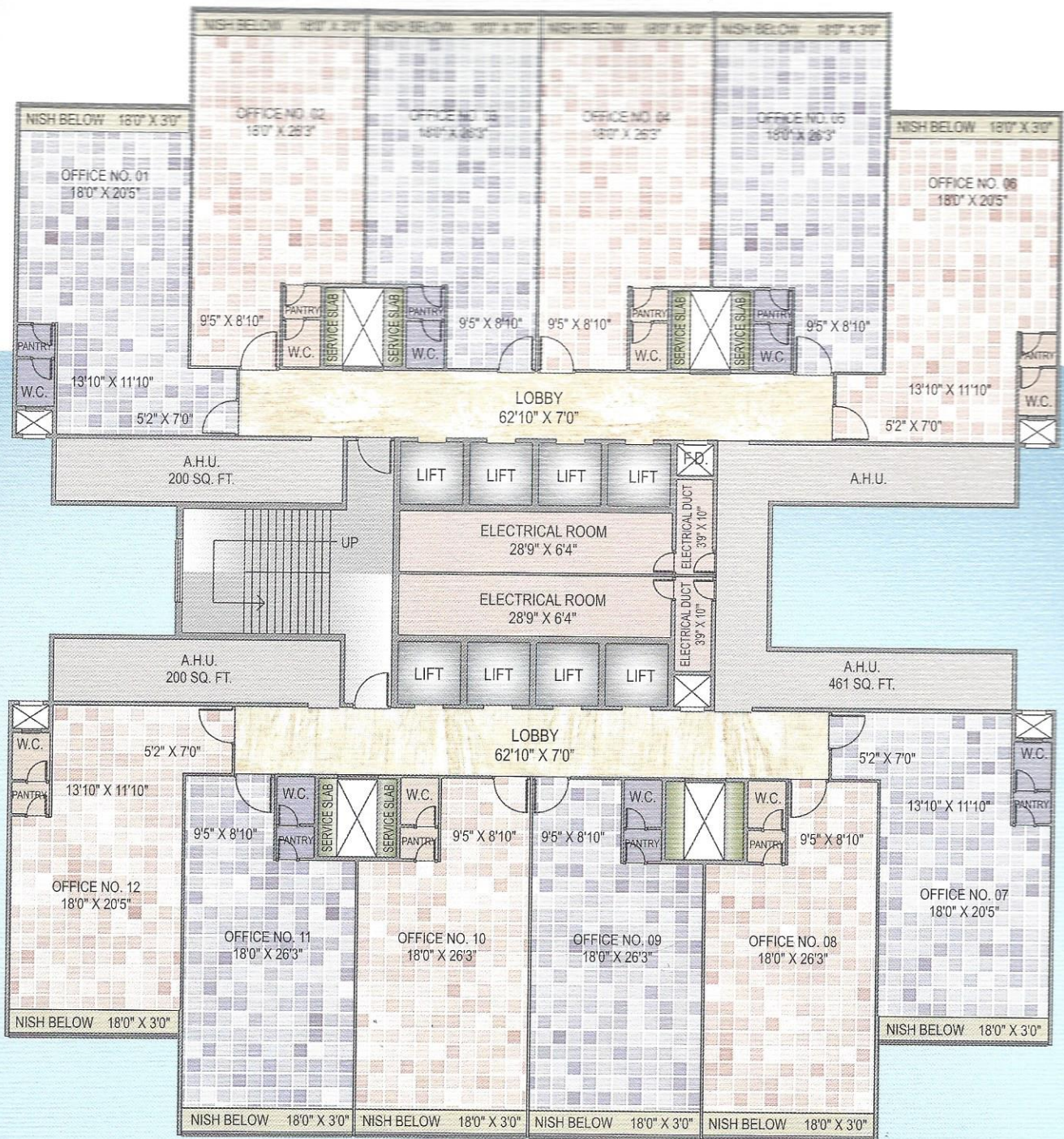


ENTRANCE
20.0 M WIDE ROAD



FIRST FLOOR PLAN





* All dimensions mentioned in the plan are for unfinished walls i.e. without considering plaster, p.o.p., paint, etc.

LOCATION PLAN



Plot No. 26A, Sector-7, Kharghar, Navi Mumbai.

Architect:
Soyuz Talib Architect

RCC Consultant:
A. G. Gokhle & Associate

Sai Mahaavir Developers

Office No. 66 & 67, Mahavir Centre, Above Golden Punjab
Restaurant, Plot No. 77, Sector No. 17, Vashi,
Navi Mumbai - 400 703 • Tel.: 2789 2648 / 49 / 50 / 51
E-mail: sales@mahaavir.com • Website: www.mahaavir.com

