



Aura

WE WELCOME YOU TO **AURA!**

DSD Group warmly welcomes you to the lifestyle you will soon be living once you decide to nest with us.

Aura, as the name suggests, is not just the lifestyle we offer when you buy your home here, but the positive vibes and energy, which makes all the difference. Keeping that in mind, we have made this project with great engineering, a Vastu-compliant approach and love. Read on to get a feel of what is on offer.



PURAB DOSHI
Director, DSD Group



SIDDH DOSHI
Director, DSD Group



BORIVALI

ICONIC. AFFLUENT.
POWERFUL. URBAN.
CULTURAL.
CONNECTED.
FINANCIAL.
ENTERTAINING.
SPORTY.
CREATIVE.
ENTREPRENEURIAL.

HERE
YOUR
AURA
GROWS





BUILDING AMENITIES



Double height air-conditioned grand entrance lobby
Intricately designed Lift Lobby



Gym room fitted with state-of-the-art equipment,
Steam and Sauna rooms



Senior Citizen area with greenery and plantations



Rooftop Infinity swimming pool
Sky deck with loungers



Greenery and plantations throughout the ground floor



Jacuzzi



High speed elevators



Kids splash zone
Rooftop kids play



Well-equipped Society Office



Health track



CCTV and Intercom system connected to Security cabin / Reception



Zen Gazebo



LIVE YOUR **AURA**





LUXURIOUS INSIDE OUT

Whatever the BHK count in Aura, the offerings are luxurious, spacious, open, airy and inviting. Whether you choose a 2 BHK, 3 BHK, or a 4 BHK, depending on the size of your family or the size of the space you feel you deserve, you will not find it coming short with respect to any of the above natural luxuries.



IN-FLAT AMENITIES



Apartment Amenities:

1. Superior quality FRD doors
2. Video door phone
3. Intercom system for flat to Security cabin / Reception
4. Imported / Indian designer vitrified tiles
5. LED light fittings
6. Telephone, TV and A.C. Points
7. Superior quality sliding windows
8. Switches of high-quality brands



Kitchen Amenities:

1. Granite kitchen platform
2. Superior quality stainless steel sink
3. Fittings of brand Jaquar or similar
4. Designer wall cladding up to dado
5. Provision for piped gas connection
6. Provision for water purifier
7. Provision for exhaust fan



Bathroom Amenities:

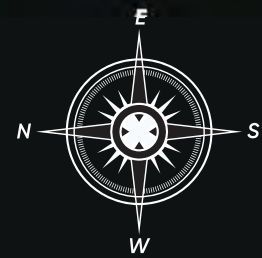
1. Designer anti-skid tile flooring
2. Separate Wet and Dry area
3. Provision for Geyser and Exhaust
4. Concealed plumbing with bathroom fittings of brands like Jaquar or similar

2 BHK

Carpet Area: 899 sq. ft.



This 2 BHK apartment has the space to cozy up as well as the space to celebrate your individualities. It actually feels like an embrace. A huge one.



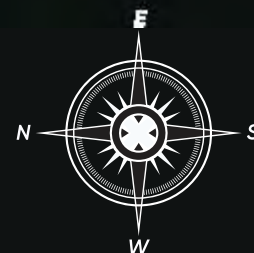
3 BHK

Carpet Area: 1196 sq. ft.

Spacia



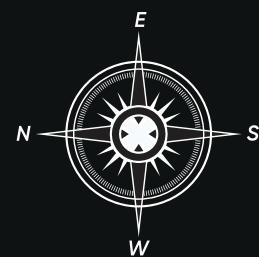
This is one of the three types of 3 BHKs - Spacia, Grande and Luxe. Whichever you should choose, it will make you feel like a family. With plenty of room for family-time, and plenty of privacy for the couple, this just has it all.



3 BHK

Carpet Area: 1217 sq. ft.

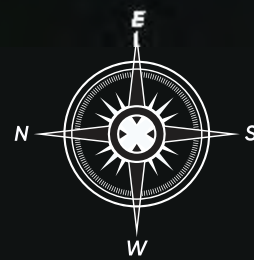
Grande



3 BHK

Carpet Area: 1309 sq. ft.

Luxe

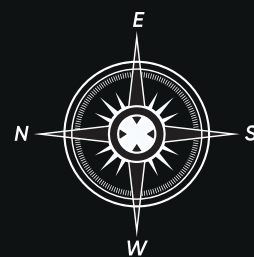


4 BHK

Carpet Area: 1515 sq. ft.



This spacious 4 BHK is the perfect size for not just family but friends too! Celebrate your evenings with little get-togethers and live your daily lives like a celebration of sorts.



AURA

THE COMPLETE LAYOUT





THE BUZZ. THE AURA.

CONNECTIVITY

Borivali Station – 5 mins
Kandivali Station – 13 mins
Western Highway – 15 mins

MALLS

Reliance Mall – 2 mins
Indraprastha shopping – 6 mins
Infinity Mall – 24 mins
Moksh Plaza – 7 mins

HOSPITALS

Phoenix Hospital – 7 mins
Trinity Hospital – 12 mins
Lotus Multi Speciality – 8 mins
Karuna Hospital – 9 mins

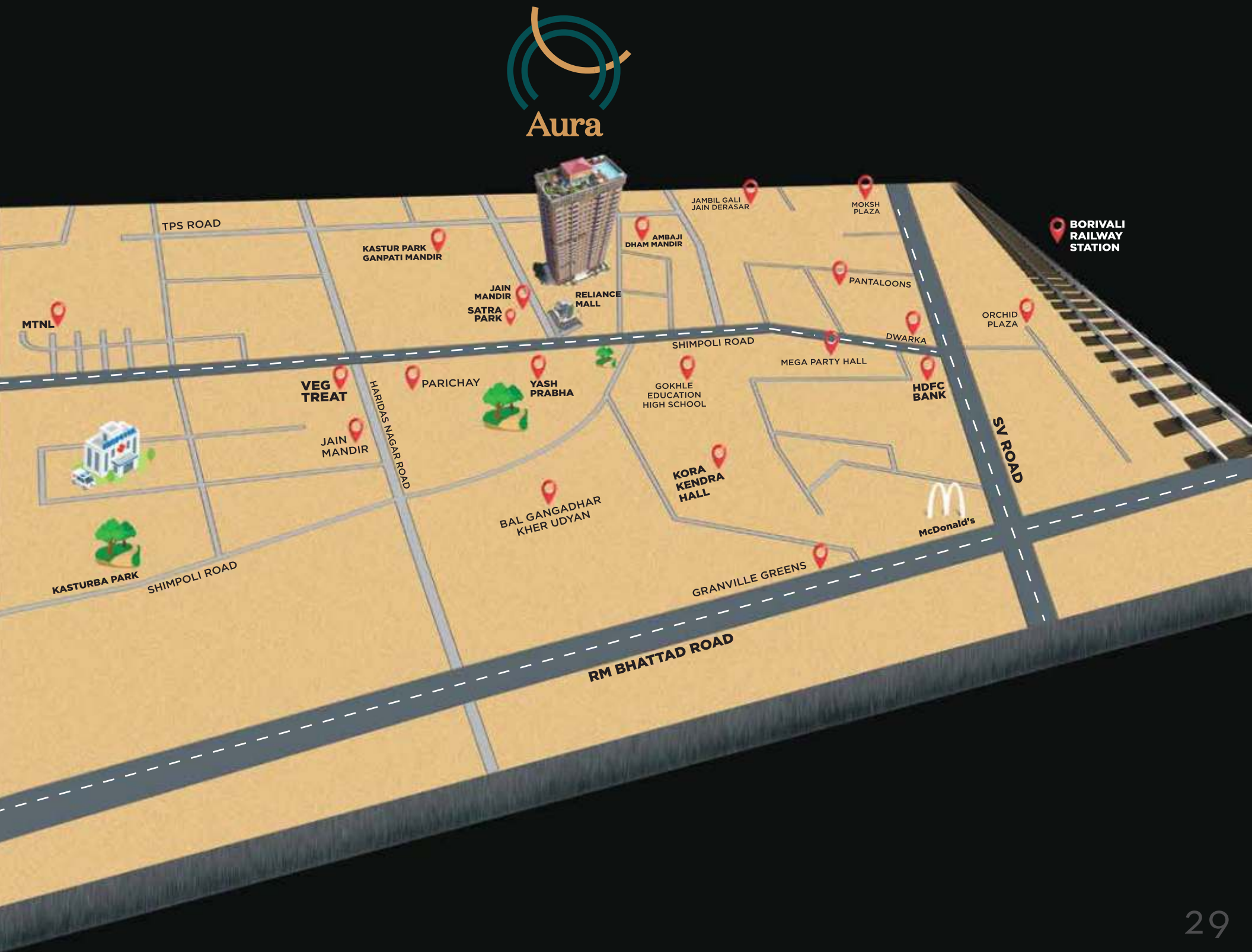
TEMPLE

Shri Ambaji Dham Temple – 1 min
Ayappa Temple – 5 mins
Sheetla Shankar – 2 mins
Munisuvratswami Jain Derasar – 1 min
(Kalpatura Marudhar TPS Jain Sangh)

BANKS

Union Bank of India – 10 mins
HDFC Bank – 5 mins
Janakalyan Bank – 1 min
IDBI Bank – 3 mins
ICICI Bank – 7 mins
RBL Bank – 5 mins
Central Bank of India – 7 mins

LOCATION



DISCLAIMER

You are requested to independently, either directly or through your legal and/or financial consultants, thoroughly verify all details/documents pertaining to this project as available on <https://maharera.mahaonline.gov.in> including the Approved Layout With Phasing/User Superimposed; the proforma Agreement for Sale, which details the fixtures and fittings, the common areas, facilities and amenities; the approvals and permissions; the title certificate and details of encumbrances; and the manner in which the entire layout is proposed to be developed.

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Office Address: 102, Sanghvi Villa, 75 SV Road, Irla, Andheri West, Mumbai 400058.

Site Address: FP No. 169A/2 & 170, Behind Reliance Mall, Off Shimpoli Road, Shimpoli, Borivali West, Mumbai 400092.

Developers: Dev Pooja Builders Pvt. Ltd.

Licensed Surveyor: YMS Consultants Ltd.

RCC Consultants: H M Raje Structural Consultants Pvt. Ltd.

Design Architect: Associated Architects.