



Manas
EXOTICA

A world of Earthly pleasures.

Heavenly privileges!



Unfold
the life's pleasure



Breathes in serenity and splendor -
nirvana and nurturing...

layout



Where healthy living meets the height of luxury...

It's time to discover luxurious living at its finest and most natural. Welcome to the privilege of exclusivity and distinction. The ultra-luxurious Manas Exotica, the new standard of elegant lifestyle, redefined to new heights of sophistication.

Designed to perfection, you will never want for any pleasure or leisure... as we have catered to your every requirement of contemporary living and recreational need, with a balance of nature and healthy living.



SITE MAP

Prepare your senses for 7 acres of expansive greens that boasts the most sought after residential address – with 7 palatial bungalows, 100 premium row house residences that offer you a wide selection of 200 (Approx.) flats in a choice of apartments from 1 BHK, 2 BHK and Studio Apartments.

The estate is an architectural wonder designed to aesthetically appeal to the most discerning taste.

- 1 Aminity Plot
- 2 1 & 2 BHK
- 3 Multipurpose Hall
- 4 Club House
- 5 Studio Apartment
- 6 Guest House
- 7 Recreation Garden with jogging park
- 8 Kids play area
- 9 Cricket Net
- 10 Row Houses
- 11 Front Gate
- 12 Back Gate
- 13 Manas Mandir Road
- 14 Temple
- 15 Tennis court





ROW HOUSE

Discover the grandeur of a one-storey row house.

Each home comes with an exclusive parking facility, and your private garden on the front lawns and back. With an open sky terrace that can open your world to outdoor entertaining or dining and much more, your 2 BHK home now enables you to live more elegantly and lavishly.





1 BHK / 2 BHK

Manas Exotica's 1 BHK and 2 BHK residences apartments. These apartments are available from ground floor stilt level to a 3-storey height and are equipped with a lift and parking facility.





For those who would like a cozy home small in size but big on amenities and luxuries, we offer the ultimate studio apartments in 3 and 4 storey buildings. The buildings have a **LIFT** facility for the convenience of senior citizens.

STUDIO APARTMENT





GUEST HOUSE

if you have friends and relatives visiting you, don't stress for space... our resort-like rent-a-room facility is just the answer to your needs. They will be comfortable and well-looked after at our service apartments. So go ahead and plan a family reunion or party, and book them into our guest rooms.





MULTIPURPOSE HALL

Manas Exotica caters to your needs for personal growth and development by providing you a multi-purpose Hall – for Pratikramana & you can also host spiritual functions like Vyakhyan, Pratikramana, Bhajan, Orcestra, Enriching workshops, Seminars, Conferences, etc, as well as Entertainment evenings with the Home Theatre. With its own parking area, your guests can park their vehicles separate from the residents and resort complex. (Ample parking area provided for guests.)





CLUB HOUSE

For those who prefer an active recreational lifestyle, head to the boat-styled club house. Well equipped with sporting pleasures and amusements, you can tone up at the fully equipped gymnasium, take a refreshing dip in the swimming pool keep yourself fit with a sauna-massage at the Rain dance, Spa, Sunbath, Jacuzzi etc. Enjoy a relaxing Funtime playing TT, Pool, Carrom, Chess, or Cards. Dine out in our classy multi-cuisine restaurant. The club also boasts of an amphitheatre – an ideal venue for community functions and get-togethers and a large grand lawn for parties and celebrations.





AMEINITY PLOT

Everything is planned with your health and convenience in mind. That's why we also have a medical station with residential medical staff and a pharmacy to take care of your well being. We even have a well-thought-out shopping mall that will cater to your groceries and personal needs.

To enhance your style, there will be a showrooms of branded garments, beauty parlor & saloon for man and woman.





GARDEN

Designed as per Vaastu guidelines, your home is built to be a heaven of good health, abundance, harmony and happiness. Because we believe that a healthy lifestyle creates harmonious lives, your luxury homes are designed to rejuvenate your mind, body and soul. The beautifully landscaped lavish garden is just the remedy for a stroll or sit-out in the evening on the innumerable benches and seating arrangements that dot the pathways.

There's something for everyone here. We have incorporated a jogging track for our fitness conscious residents. A kid's play zone, a tennis court for the sporty ones and a cricket pitch for the Sachin in you.





It's a
Signature
Project

STUDIO APARTMENT





The Amenities

- ❖ Perfectly planned architectural layout giving each flat an open feel
- ❖ Beautiful elevation & quality construction.
- ❖ Fire protection system
- ❖ Ample space for parking (covered)
- ❖ Multipurpose Hall
- ❖ Landscaped garden with children's play area
- ❖ Well designed spacious main entrance.
- ❖ Earthquake resistant design construction R.C.C / R.C.B.
- ❖ Anti-termite treatment for entire plot
- ❖ Exterior finish with combination of Sandtex Matt & Snowcem paint
- ❖ Planning as per Vastu Decoratively paved compound area.
- ❖ Well equipped shopping facility.
- ❖ Well furnished club house with Gymnasium & deck swimming pool, Juccuzi, SPA etc.
- ❖ Well equipped steam sauna facility.
- ❖ Indoor - outdoor games facility.

Amenities in Flat: -

- ❖ Anodized aluminum windows with marble sill all around.
- ❖ Extra Window panels for mosquito prevention net.
- ❖ Laminated Wooden flush door with good quality fittings.
- ❖ Vitrified / Granite tile flooring in all rooms.
- ❖ Internal walls POP finish with quality paint.
- ❖ Internet Connectivity.

Security: -

- ❖ CCTV Cameras.
- ❖ Round the clock security.
- ❖ Intercom facility with security cabin
- ❖ MCB and ELCB circuit breakers of reputed brands.

Kitchen: -

- ❖ Ceramic tiles dado above kitchen platform
- ❖ Granite / Vitrified tile flooring,
- ❖ Platform with granite top stainless steel sink
- ❖ Provision of exhaust fan
- ❖ Dry balcony.
- ❖ Provision for water purifier system.

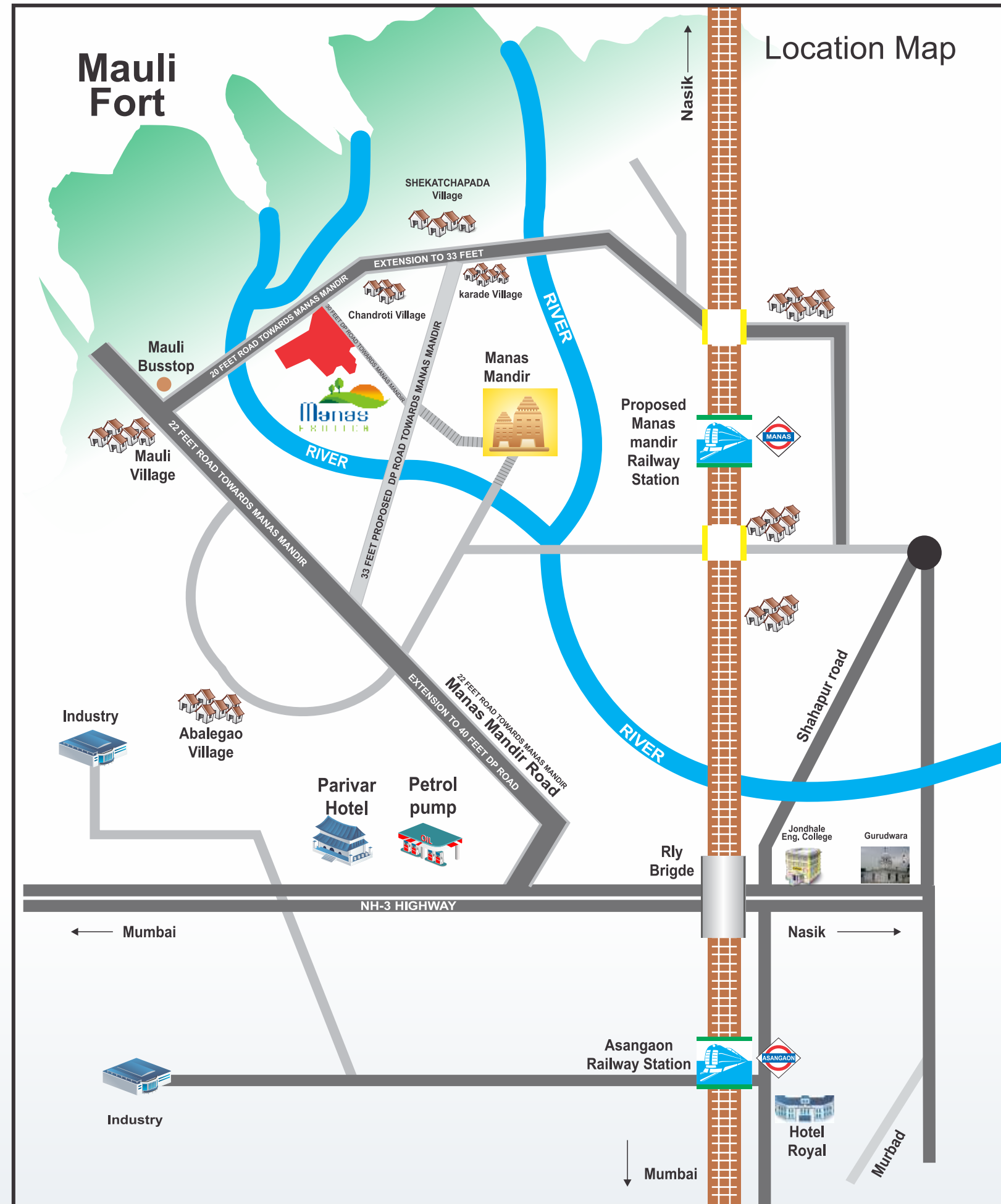
Toilets: -

- ❖ Antiskid flooring
- ❖ Full height designer ceramic tiles dado in bathroom with marble
- ❖ Provision for hot water geyser in all toilets
- ❖ Shower
- ❖ Mirror
- ❖ Counter wash basin
- ❖ Exhaust fan
- ❖ Concealed plumbing with hot & cold mixer & C.P. fittings.

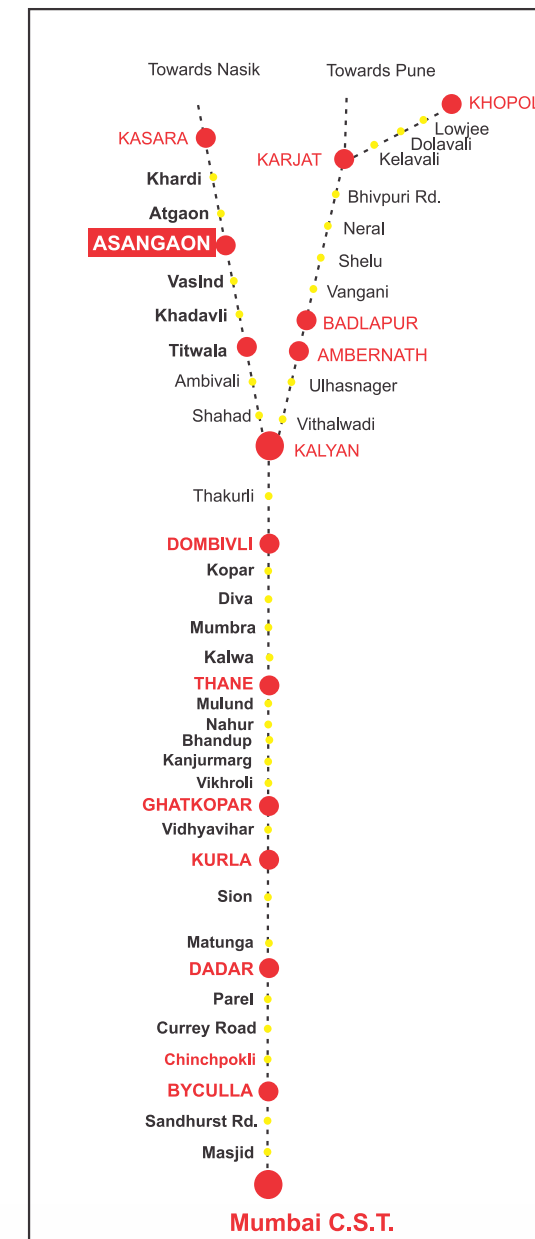
Electrical: -

- ❖ Concealed copper wiring with modular type switches / Optical fiber cable wire system.
- ❖ Cable T.V.
- ❖ A/C Point.
- ❖ Telephone Point in living room
- ❖ Main Circuit Breakers.

Location Map



Location Map



Project Highlights & Locational Advantages

- Asangaon - Railway Station 4 km from site.
- New proposed Manas Mandir Railway Station 2 km.
- Behind Famous MANAS MANDIR Jain Temple.
- Famous Historical Mauli Fort & Picnic spot 10 minutes.
- Taluka Shahapur City 3 km, Bhatsa Dam 17 km and near surrounding by Picnic spot, Enjoyment, Temples places, Around of Circle of Round with in 15km. Area
- Site to Kalyan 24km, Thane 45km, Mulund 47km, Ghatkopar 52km, Dadar 68km, Byculla 73km. CST 76km
- Nasik 75km, Pune 85km. (Barvi dam)
- Tourist place declared by Govt.
- All connectivity Transporting Private & Government facility on site.

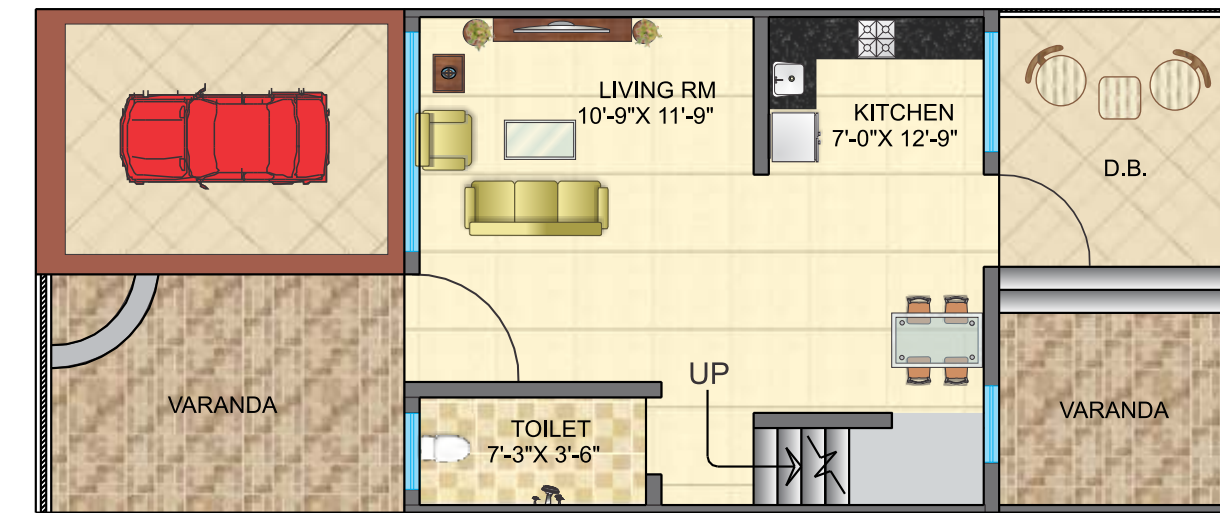


TYPICAL FLOOR PLAN (1BHK, 2 BHK APARTMENT)

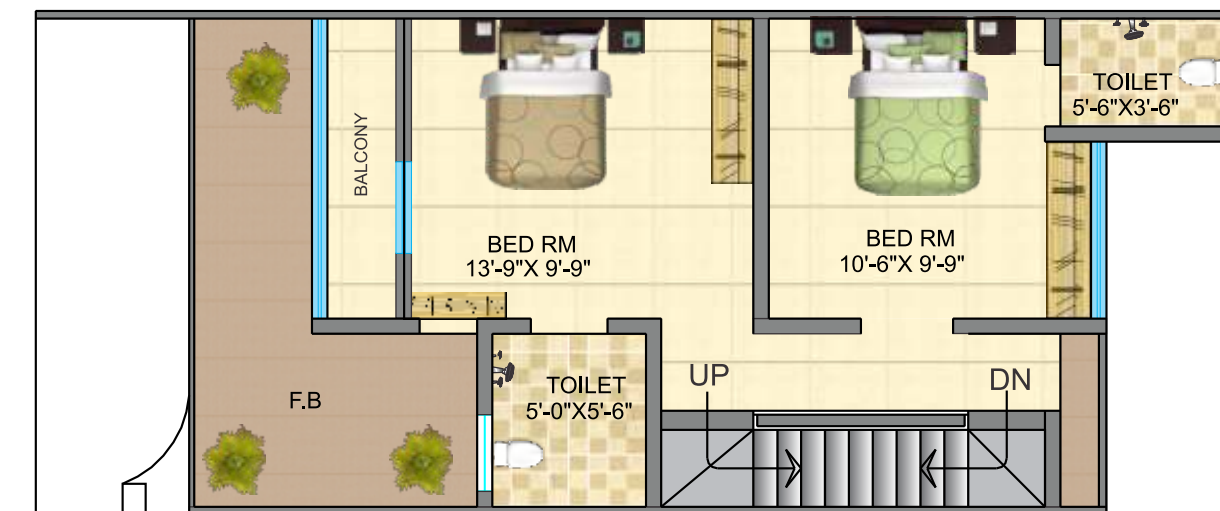


STUDIO APARTMENT

RAW HOUSE



GROUND FLOOR PLAN ROW HOUSE



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



Developers

SHRIKRISHNA
ESTATE DEVELOPERS

C-10/22 A, Wadia Building, R.K. Vaidya Road, Dadar (W), Mumbai - 28. Ph : (022) 24331207

Champazetti CHS Ltd. Shop No.2, Near Gurunanak High School, P.L. Lokhande Marg, Chembur, Mumbai - 400 071.
Ph : 9820150820.

Site Address : Gat No. - 33 Chandroti, Behind Manas Jain Mandir, Taluka : Shahapur Dist : Thane (Maharashtra)

Architect

Mr. Vijay Sonawane,

R.C.C & RCB Specialist

Mr. Ganesh Kamat,
B.E. (civil) ,M.S. (U.S.A)

Legal Advisor

Ms. Sushma Dave
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Project Consultant & Concept.

Shri Vilas J. Borade

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