

॥ श्री गणेशाय नमः ॥



HOMES WHERE
— HAPPINESS —
IS COMPLETE

KAATYAYNI
H E I G H T S

A n d h e r i , E a s t

www.starwingdevelopers.com

**STARWING**
DEVELOPERS
The 'Real' in 'Real Estate'
A RAJEEV DUBE VENTURE

TO KNOW MORE CALL: 1800-123-1666

Site Address: Parsi Panchayat Road, Village Mogra, CTS No. -198, 199, 213, 214 & 215 (Part),
Andheri East, Mumbai - 400 069.

Corporate Address: 501 - Kaatyayni Business Center, Off Mahakali Caves Road, M.I.D.C.,
Near Marol Bus Depot, Andheri (E), Mumbai - 400 093.

Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer/owner reserve their rights to change any or all of these in the interest of the development. This printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient. My purchases lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties and no details mentioned in this printed material shall in anyway govern such transaction.

thoughtprints

THE HAPPINESS OF A HOME
THAT BRINGS
FAMILIES TOGETHER



A man and a woman are sitting on a brown leather sofa in a lush, indoor garden setting. The man, on the left, is wearing a blue and white striped shirt and white pants, laughing heartily. The woman, on the right, is wearing a white sleeveless top and white pants, holding a beige mug and smiling. The background is filled with various green plants and trees, creating a warm and inviting atmosphere. The text "THE HAPPINESS OF A HOME WHERE RELATIONSHIPS GROW STRONGER" is overlaid on the left side of the image.

THE HAPPINESS OF A HOME
WHERE RELATIONSHIPS
GROW STRONGER



THE HAPPINESS OF A HOME
THAT PREPARES YOUR CHILD
FOR THE FUTURE

WELCOME TO

KAATYAYNI HEIGHTS

Andheri, East

WHERE HAPPINESS IS COMPLETE

PROJECT HIGHLIGHTS



2 Magnificent 23-Storey
Towers, tallest in the vicinity



1, 2 & 3.5 BHK
Spacious Apartments



Well Stocked Library &
Study Centre with Computers



Landscaped
Podium & Recreation



Religious Hall



10 minutes from
Andheri Metro Station





Andheri Metro Station - 10 minutes



International Airport - 10 minutes



Western Express Highway - 5 minutes



Chinai College - 10 minutes

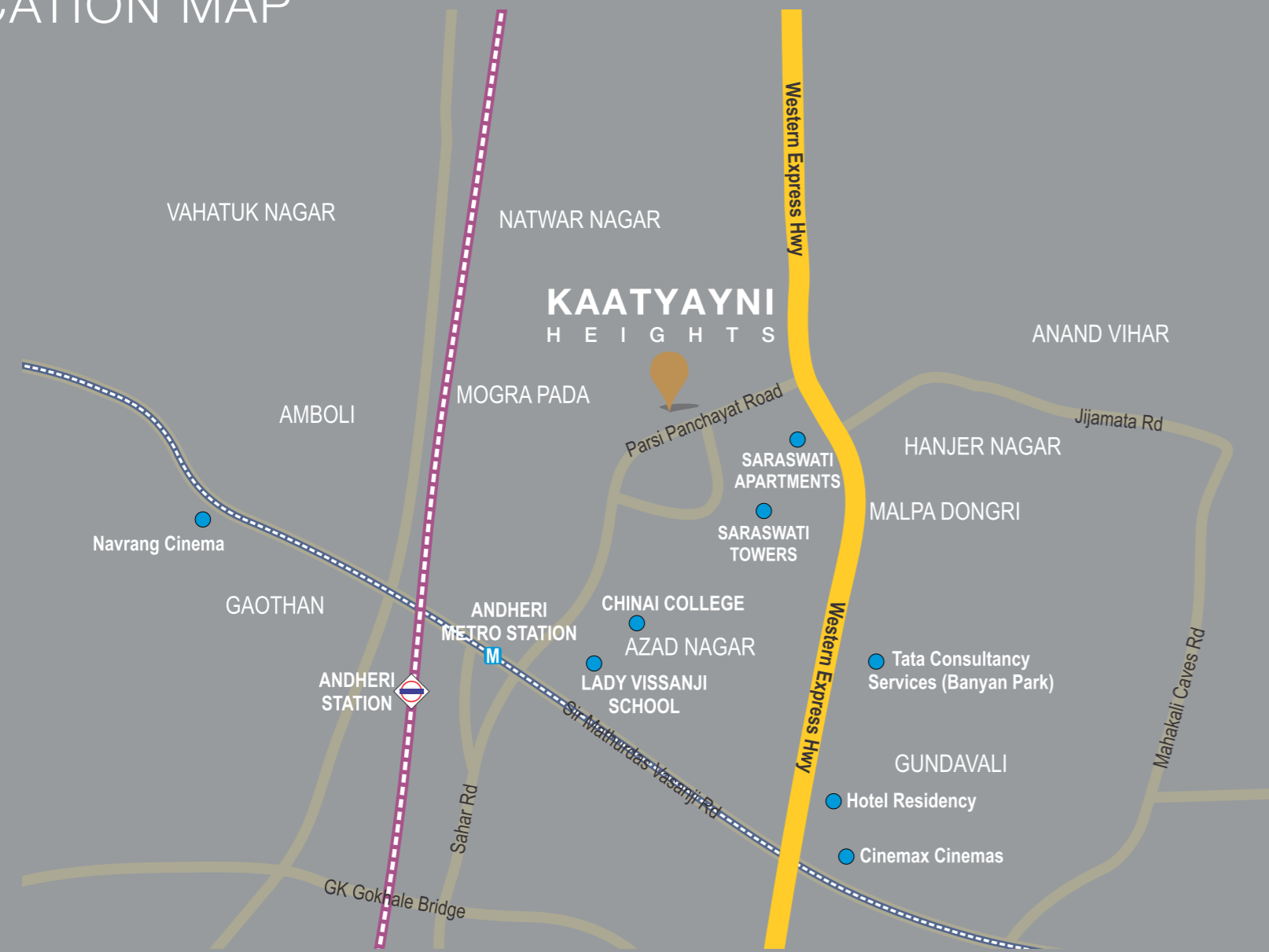


Lady Vissanji School - 10 minutes



Big Cinemas Sangam & Cinemax - 10 minutes

LOCATION MAP



ANDHERI EAST, THE JOY OF LIVING IN A WELL-CONNECTED LOCATION

Location Advantages

- Western Express Highway - 5 minutes
- Andheri East Station - 10 minutes
- Andheri Metro Station - 10 minutes
- Domestic Airport - 15 minutes
- International Airport - 10 minutes

Day-to-day Convenience

- Big Cinemas Sangam - 12 minutes
- Cinemax - 10 minutes
- Lady Vissanji School - 10 minutes
- Chinai College - 10 minutes
- Holy Spirit Hospital - 10 minutes



A LUXURIOUS LIFESTYLE THAT
FULFILLS ALL YOUR ASPIRATIONS

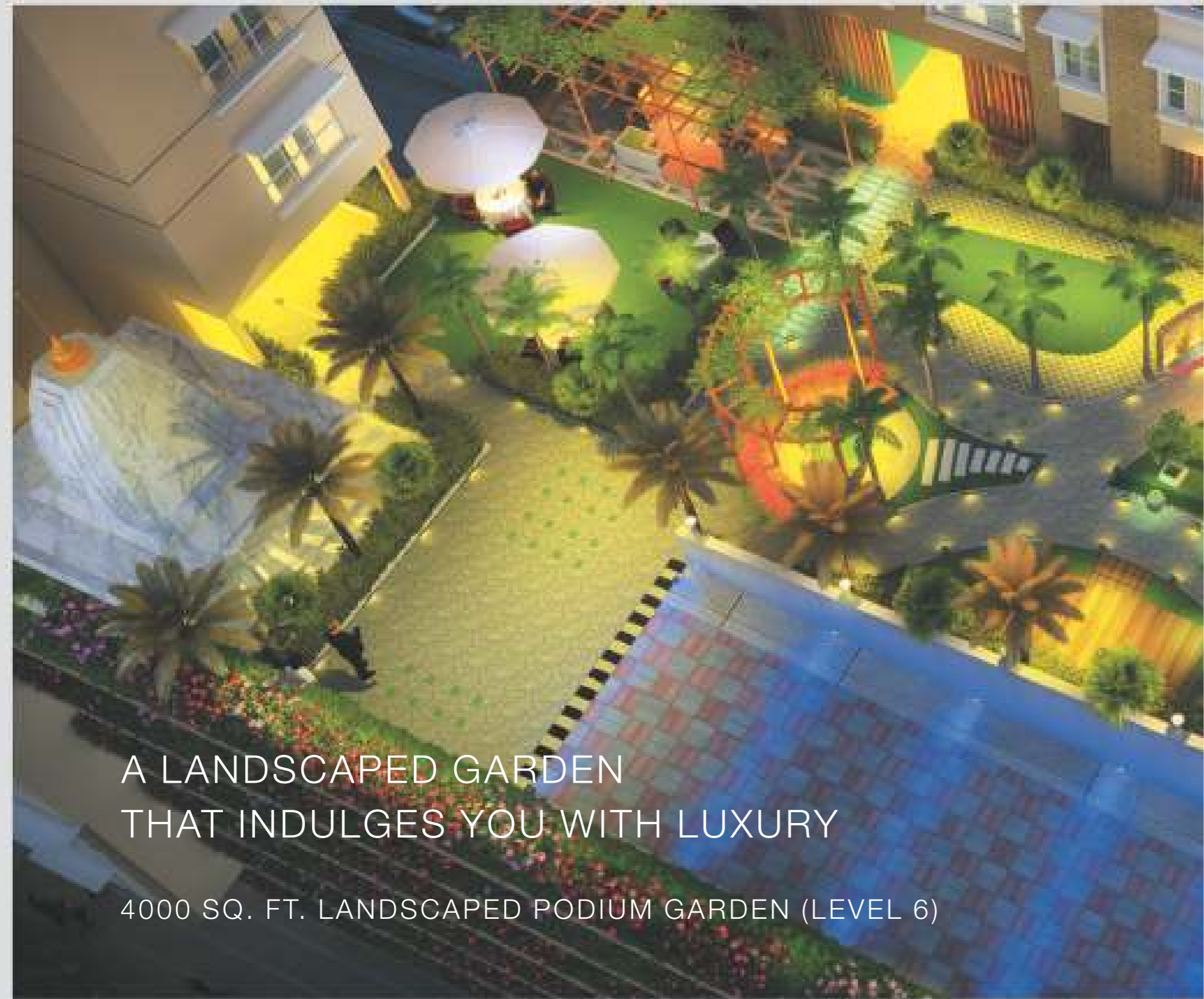
PODIUM GARDEN & CLUBHOUSE FACILITIES

A UNIQUE FACILITY TO HELP YOUR CHILD
PREPARE FOR THE FUTURE

WELL-STOCKED LIBRARY &
STUDY CENTRE WITH COMPUTERS



Artist's Impression



A LANDSCAPED GARDEN
THAT INDULGES YOU WITH LUXURY

4000 SQ. FT. LANDSCAPED PODIUM GARDEN (LEVEL 6)



Artist's Impression



A SPECIAL PLACE TO DELIGHT
LITTLE ONES

CHILDREN'S PLAY AREA AND TODDLER ZONE
WITH MODERN PLAY EQUIPMENT

Artist's Impression

DISPLAY YOUR TALENT
IN FRONT OF AN AUDIENCE

OUTDOOR AMPHITHEATRE
& SKATING RING



Artist's Impression

THE JOY OF CONNECTING
WITH YOUR INNER SPIRIT

YOGA & MEDITATION DECK



Artist's Impression

REFRESH YOUR SOUL WITH
SPIRITUAL BLISS

RELIGIOUS HALL



FIND COMPANIONSHIP AMIDST
NATURE IN YOUR GOLDEN YEARS

SENIOR CITIZEN'S CORNER WITH PERGOLA SIT-OUTS



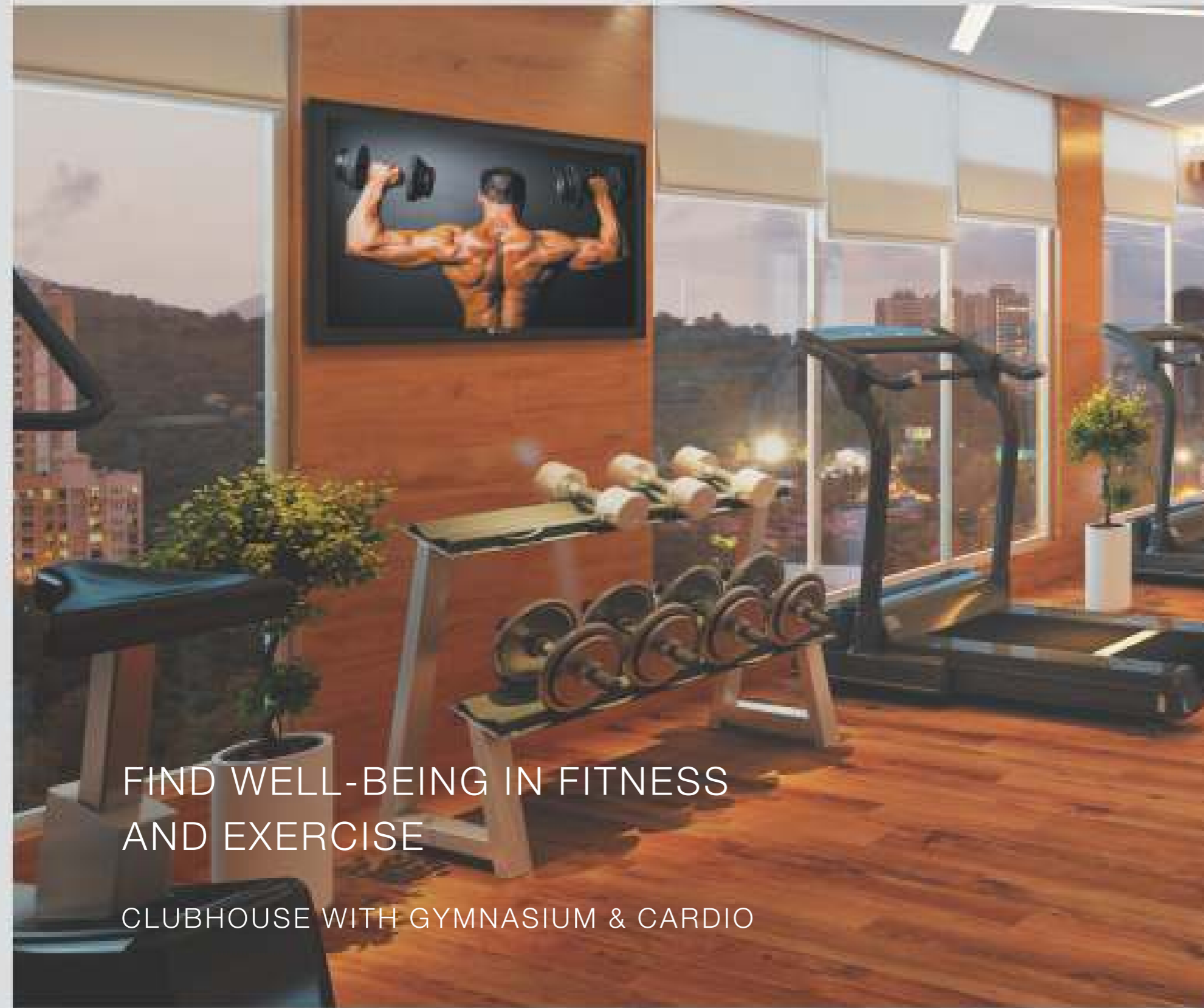
Artist's Impression

EXPERIENCE THE THRILL OF
A WELL-FOUGHT GAME

MULTIPURPOSE SPORTS COURT FOR
BASKETBALL & BADMINTON



Artist's Impression



FIND WELL-BEING IN FITNESS
AND EXERCISE

CLUBHOUSE WITH GYMNASIUM & CARDIO



Artist's Impression

AN ABODE OF JOY & A COMPLETE LIFESTYLE DESTINATION

APARTMENT & TOWER FEATURES



ENJOY THE COMFORT OF
WELL-DESIGNED LIVING SPACES



SPACIOUS CROSS-VENTILATED ROOMS



RELAX IN A PRIVATE SPACE
DISTINGUISHED BY ELEGANCE & STYLE

LAVISH BEDROOMS WITH SEMI-VITRIFIED TILE FLOORING



A CULINARY STAGE TO
CHEER ONE AND ALL

DESIGNER MODULAR KITCHEN LAYOUT

A REFRESHING START
TO EVERY DAY

BATHROOMS WITH BRANDED SANITARY FITTINGS



ENJOY MAKING A GRAND
ENTRANCE EVERY DAY

ELEGANT ENTRANCE LOBBY





A STYLISH VENUE TO
RETURN TO EVERY DAY
LANDSCAPED ENTRANCE PORCH



Artist's Impression

A VAST EXPANSE TO PARK
IN TOTAL SECURITY

2 BASEMENT & 5 PODIUM LEVELS WITH
MECHANIZED DESIGNATED CAR PARKING



A SWIFT & STYLISH WAY
TO REACH YOUR DOORSTEP

BRANDED HIGH-SPEED LIFTS



ENJOY THE PEACE OF
RELIABLE PROTECTION

24X7 MANNED SECURITY IN PUBLIC AREAS
WITH CCTV CAMERA COVERAGE

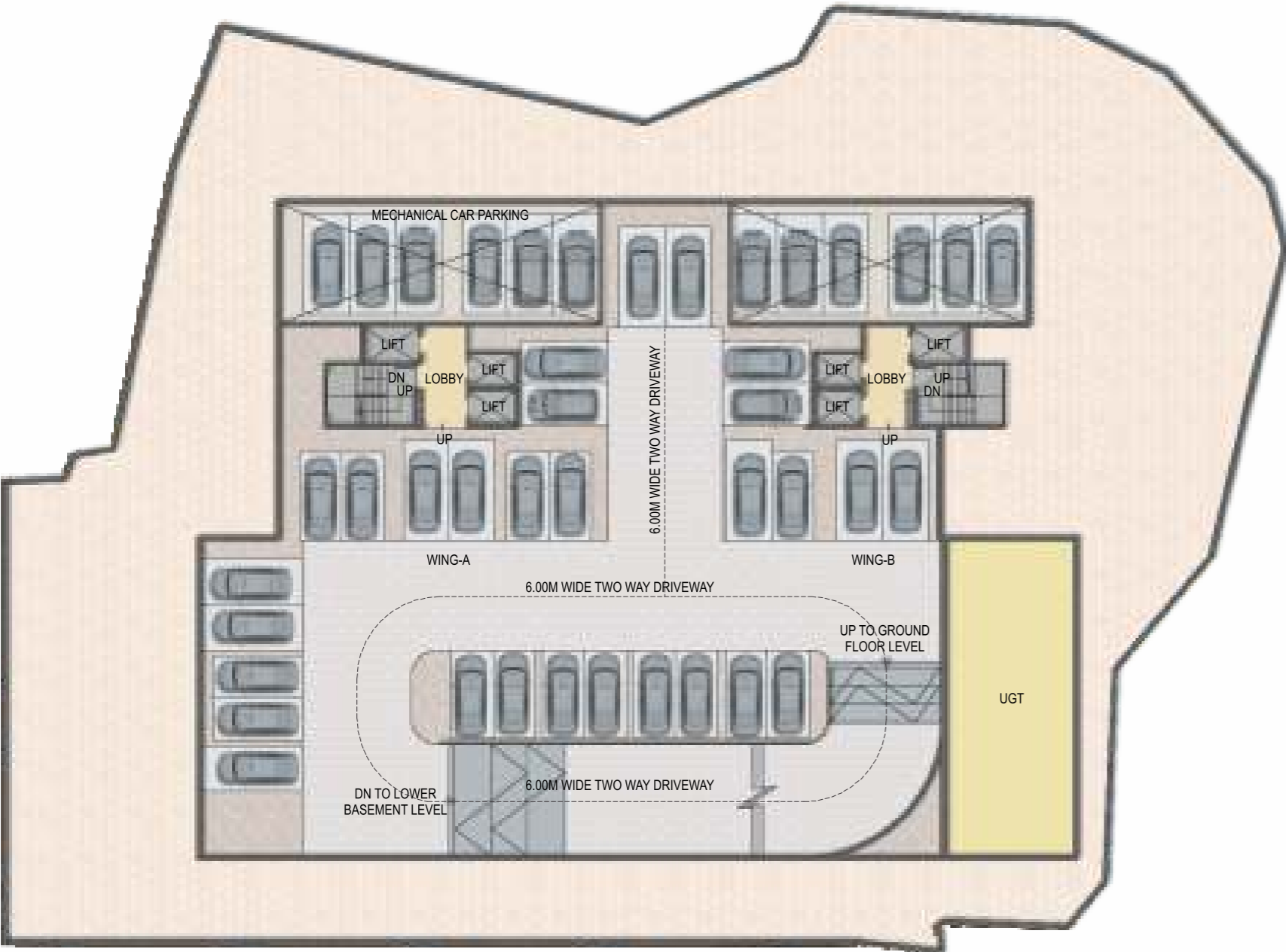
LANDSCAPE LAYOUT

- 1 GYMNASIUM
- 2 INDOOR GAMES ROOM
- 3 LIBRARY
- 4 MULTIPURPOSE HALL
- 5 LOUNGE WITH SEATING AREA
- 6 READING GARDEN
- 7 SKATING RING
- 8 SITTING AREA
- 9 CHILDREN'S PLAY AREA
- 10 PLANTER WITH SIT-OUTS
- 11 MEDITATION AREA
- 12 PATHWAY
- 13 FEATURE WALL WITH WATER BODY
- 14 PARTY LAWN
- 15 PERGOLA WITH SIT-OUTS
- 16 ACTIVITY AREA
- 17 RELIGIOUS HALL

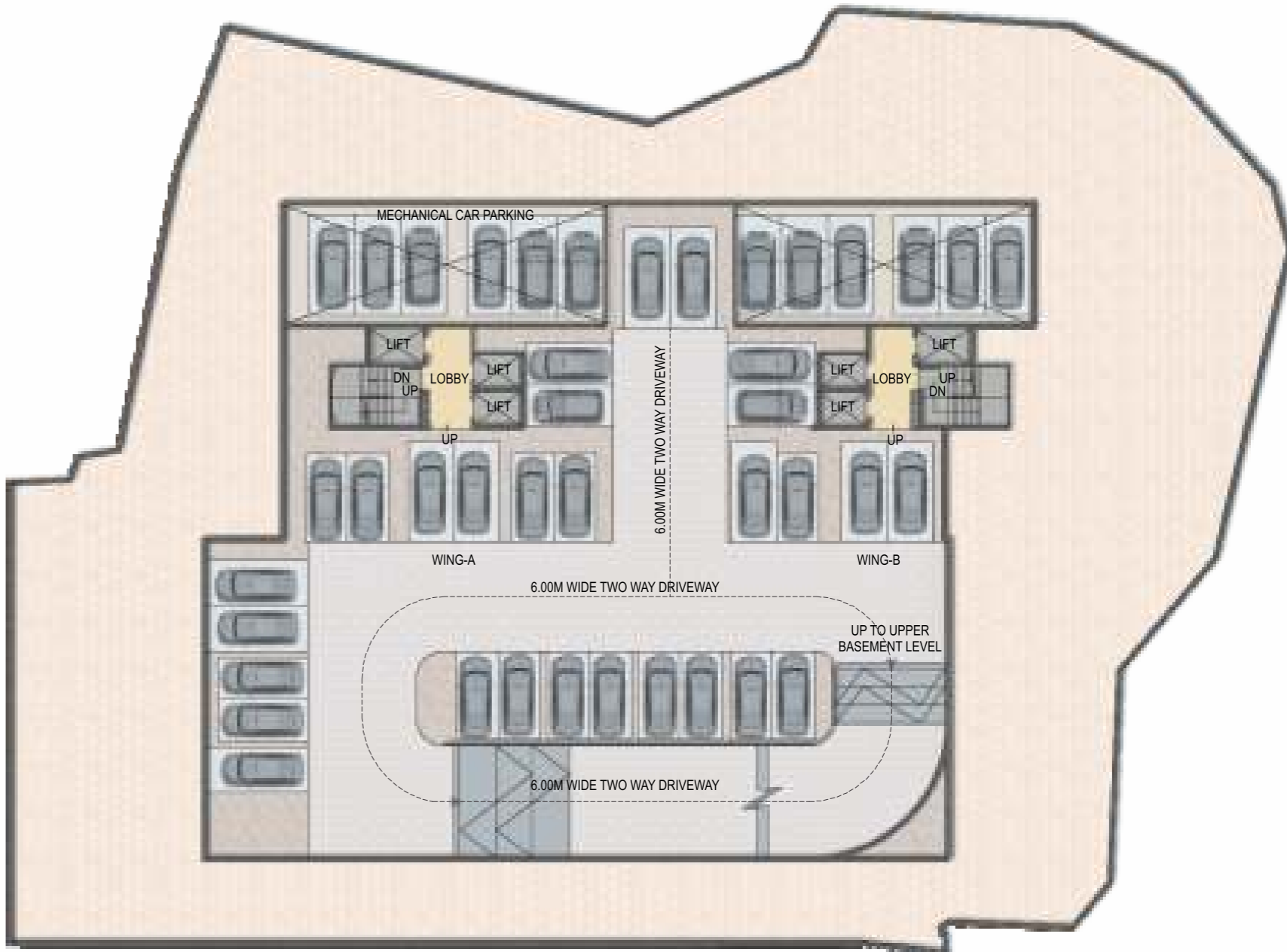


Disclaimer: Above room dimensions may vary +/- 2%, subject to finishing work and structural element.

UPPER BASEMENT FLOOR PLAN



LOWER BASEMENT FLOOR PLAN



Disclaimer: Above room dimensions may vary +/- 2%, subject to finishing work and structural element.

GROUND FLOOR PLAN



Disclaimer: Above room dimensions may vary +/- 2%, subject to finishing work and structural element.

TOWER 1 - TYPICAL FLOOR PLAN (1 BHK)

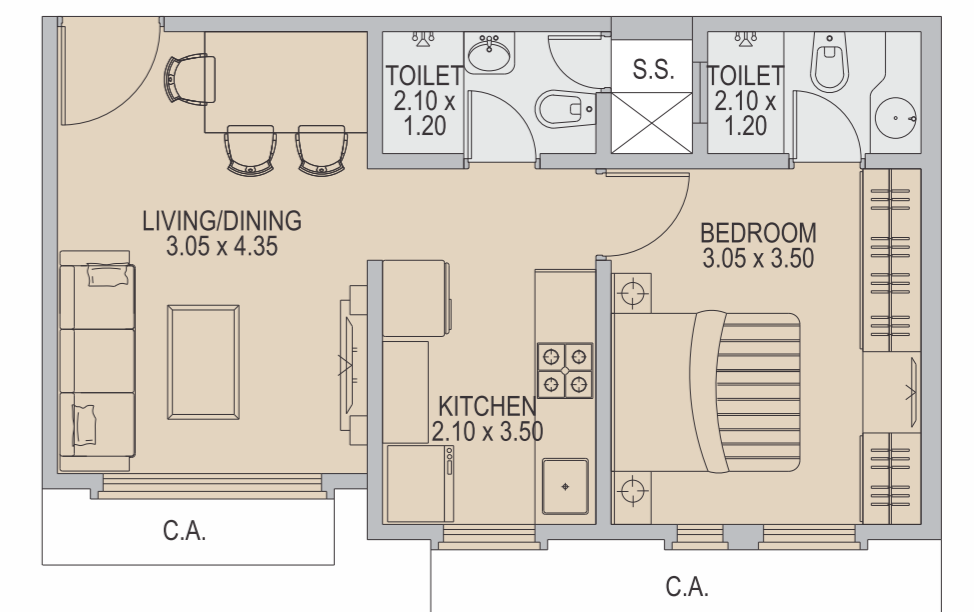
1 BHK UNIT PLAN



	Area Sq. Ft.
Living Room	145
Kitchen	79
Toilet	28.2585
Bedroom	115
Attached Toilet	28.1429
Total	396

	Wing A	Wing B
Flat No.	1, 2, 3 & 4	1, 2, 3 & 4
Carpet Area	396 Sq. Ft.	396 Sq. Ft.

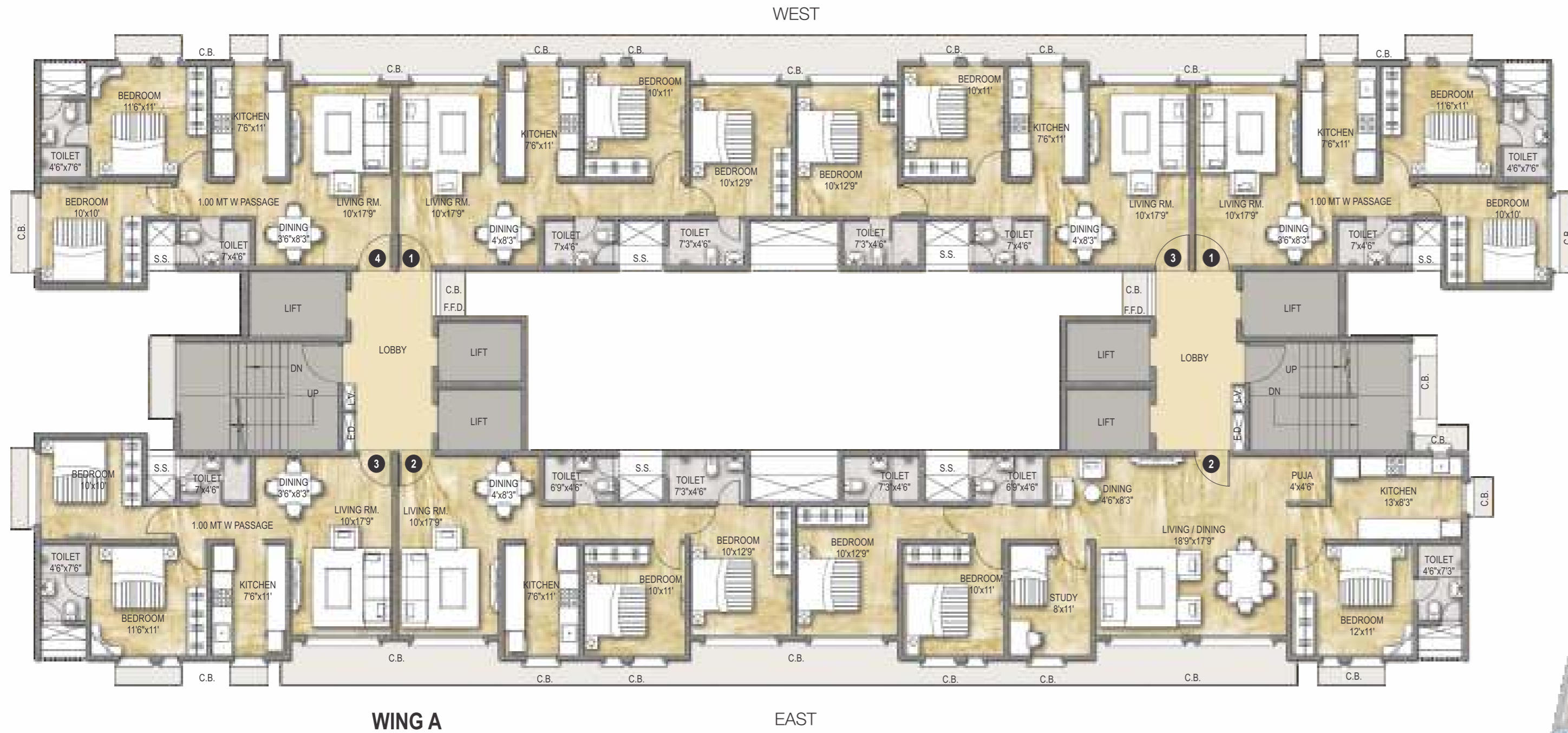
ALL HOMES HAVE VASTU ORIENTED ENTRANCE



Disclaimer: Above room dimensions may vary +/- 2%, subject to finishing work and structural element.

ONLY 22ND FLOOR PLAN

	Wing A			Wing B	
Flat No.	1	2	3	1	2
Carpet Area	1029 Sq. Ft. + DECK	646 Sq. Ft. + DECK	621 Sq. Ft. + DECK	1029 Sq. Ft. + DECK	1036 Sq. Ft. + DECK



TOWER 2 - TYPICAL FLOOR PLAN (2 & 3.5 BHK)

	Wing A				Wing B		
Flat No.	1	2	3	4	1	2	3
Carpet Area	647.25 Sq. Ft.	646 Sq. Ft.	621 Sq. Ft.	621 Sq. Ft.	621 Sq. Ft.	1036 Sq. Ft.	647.25 Sq. Ft.

ALL HOMES HAVE VASTU ORIENTED ENTRANCE

2 BHK UNIT PLAN



3.5 BHK UNIT PLAN



Disclaimer: Above room dimensions may vary +/- 2%, subject to finishing work and structural element.



Artist's Impression

PROJECT AT A GLANCE

PROJECT HALLMARKS

- 2 Magnificent 23-storey towers
- Tallest Towers in the vicinity
- 10 minutes from Andheri Metro Station
- 1, 2, & 3.5 BHK spacious apartments
- Religious Hall
- Well-stocked library & study centre with computers
- 4000 sq. ft. landscaped Podium recreation
- Hi-Tech Gymnasium with Cardio
- Indoor Badminton Court
- Indoor Basketball Court
- Indoor Tennis & Volleyball Court
- Children's Play Area
- Amphitheatre
- Indoor Games Room
- Multipurpose Hall

EXTERNAL FEATURES

- Impressive twin towers of 23 storeys each
- Earthquake resistant RCC framed structure
- Waterproofing treatment by reputed firms

INTERNAL FEATURES

Flooring

- Reputed company tiles in hall, kitchen, bedrooms & passages

Kitchen

- Granite kitchen platform with stainless steel sink
- Designer coloured glazed tiles on walls up to ceiling
- Provision for exhaust fan

Parking

- Conventional car parking
- Mechanised car parking

Toilets

- Branded quality fittings in toilets
- Provision for washing machine

Windows

- Granite framing on all sides of window opening
- Anodized aluminum sliding windows with float glass

Paint

- Internal Paint – Plastic Paint
- External Paint – Water repellent, fungus proof acrylic paint

Electrification

- Concealed copper wiring with ELCB & MCB protection

Lifts

- High-speed lifts from a reputed company

Security

- 24x7 manned security in public areas with CCTV Camera COVERAGE
- Security Cabin

OTHER AMENITIES

- Society Office
- Servant Toilets
- Borewell
- Decorative entrance lobby
- Landscaped garden



MR. RAJEEV DUBE
CHAIRMAN, STARWING GROUP OF COMPANY

ॐ भुः भुवः स्वः ।
तत्सवितुर्वरेण्यं भर्गो देवस्य धीमहि ।
धियो यो नः प्रचोदयात्

Dear Friends,

KAATYAYNI - is the sixth form of Navadurga, and hence the origin of the name – "Kaatyayni Heights".

I, Rajeev Dube, son of Shri Ramesh Dube, was born and brought up at Parsi Panchayat Road in Andheri East. I started my career in real estate as a builder with Holy Cross Apartments, and thereon I have made several other projects. I have developed Saraswati Apartments and Saraswati Towers at this very Parsi Panchayat Road vicinity, which according to local residents, still stands tall as a landmark project in the area even today.

All these projects have been built and delivered in a timely manner in Andheri East and Santacruz East area, cooperative housing societies registered and conveyance of the land transferred to the respective societies.

Whenever I pass by Parsi Panchayat Road, I realise that the building industry has changed a lot. There are a lot of good, big projects all across Mumbai, be it in BKC, Parel, Khar, Santacruz, Malad, Kandivali or Borivali. This got me thinking why shouldn't I also develop such a lifestyle-enhancing project for my own people, with whom I have grown up and cycled around to school and Chinai College here at Parsi Panchayat Road, and give the local residents an option to complement their ever-elevating lifestyle as well.

All of these above thoughts constantly drove me to take up this challenging project in my hands, and I have worked very hard and cleared many obstacles to obtain all the regulatory permissions required from the various governing bodies to realise this dream – immense amount of planning and effort have brought me to a point where I am able to give my family, my friends and all my well-wishers not only an affordable home but also a lifestyle makeover and an option to enhance their lifestyle.

In this project, I am able to offer you a 1 BHK apartment with two toilets, which makes life for a family much more comfortable. All the homes have been designed so that all the main entrances of each apartment are vastu compliant and the total of each flat's carpet area equals an auspicious sum of "9", which is considered sacred by my numerous friends. However, the most important amenity, which is close to my heart as well, is a "library-cum-computer" room where our children can study and their teacher can come and teach them and help them grow up in their very own society in a wholesome environment. I am also offering my senior well-wishers a Religious Hall where they can pray peacefully.

There are other amenities as well, which are aimed to augment the lifestyle of every resident, which are duly explained in this brochure. All of these facilities will be delivered to you in full faith as the project unfolds in due course of time, subject to approval of competent authorities.

My promise to all of you, my dear friends, is that in the coming years, this project will become a new landmark in this area and you will feel proud to own your own home in this project.

The way my first patron, Mr. Mewada & family, trusted me to start the development of the Holy Cross Apartment project, I have always felt extremely grateful towards the faith bestowed upon me for the same. Similarly, the families of Mr. Dhirubhai Samani, Mr. Babubhai Savla, Mr. Bhagubhai Samani, Mr. Meghjiibhai Prajapati, Mr. Bafana as well as Mr. Patel and Mr. Shah & family's support and belief in me and my abilities to develop the Saraswati Towers and Saraswati Apartments has been instrumental. Also, well-wishers like Mr. Malviya, Mr. Singh & Mr. Pandey among others, who became part of my other projects namely Kaatyayni Residency (MIDC), Gayatri Apartments, Bhagawati (Chakala), Kaatyayni Enclave (Santacruz East) and other projects, has been a great inspiration for me to develop high quality residences for you.

I, in all my humbleness and honesty, am happy to offer my fellow residents at Parsi Panchayat Road this project called "KAATYAYNI HEIGHTS". I seek your support and blessings and invite you to become a part of the Starwing family and help make Kaatyayni Heights the next milestone of our vicinity.

I, with my whole heart and the integrity of a lifetime of experience, am offering you an affordable home accompanied with a lifestyle upgrade which I strongly believe will bring enormous Happiness and Prosperity in to your lives.

Truly your own,

Rajeev Dube (Pappu)

णमोकार मंत्र

णमो अरिहतार्णं, णमो सिद्धार्णं, णमो आयरियाणं, णमो उवज्जायाणं,
णमो लोए सव्वसाहूणं, एस्सो पंच णमोक्कारो, सव्व पावप्पणासणो ।
मंगलाणं च सव्वेसिं, पढमं हवई मंगलं ।।



KAATYAAYNI BUSSINESS CENTRE



GAYATRI APARTMENTS



LABELLA



KALASH MAHAKALI



KAATYAAYNI RESIDENCY



STARWING
DEVELOPERS
The 'Real' in 'Real Estate'
A RAJEEV DUBE VENTURE

COMPLETED
PROJECTS



KAATYAAYNI ENCLAVE



KAATYAAYNI ENCLAVE VAKOLA



SARASWATI APARTMENTS



KALASH CHAKALA



SARASWATI TOWERS



STARWING
DEVELOPERS
The 'Real' in 'Real Estate'
A RAJEEV DUBE VENTURE

DELIVERING LUXURY, BUILDING RELATIONSHIPS

Since its inception in 1989 as a boutique residential-construction outfit, Starwing Developers has shaped luxurious places that have embodied them as a pinnacle of extravagance across Mumbai's western suburbs. Backed by a strong individual that today has 26 years of experience and expertise in real estate development has made it possible for Starwing to scale new heights and being one of the most renowned names in Mumbai's housing sector. Starwing believes in being true to themselves and to their patrons. This is why Starwing has always delivered what they promise. With the idea of turning dreams into reality Starwing approaches their work with the hope of creating a home for shelter and nurture. With the philosophy of honesty and transparency Starwing carry out their business. This ensures them to be responsible when giving back to those who have helped them exist, day in and day out. Whether it's upholding a spirit of understanding and cooperation with our customers and suppliers, and respecting the letter of the law, they deliver and stand tall.

Starwing Developers works towards establishing and nurturing relationships that are genuine and lasting.



PROJECT CONSULTANTS

DESIGN & ARCHITECTURE CONSULTANTS

DP+ Architects
A-201 Mangalam Apartments
Malad (East), Mumbai - 400097
Tel: 9819770146
Email: dpplusarchitects@gmail.com

LIAISON CONSULTANTS

Mr. Suyog Shet
D2 Chitrapur CHS, 27th Road, TPS III
Plot No. 225, Near Shamrao Vithal Bank
Bandra (West), Mumbai - 400050
Tel: 022-26429274
Email: admin@miti.co.in

ADVOCATES & SOLICITORSS

Kanga & Company
Readymoney Mansion
43 Veer Nariman Road, Mumbai - 400001
Tel: 022-26633288
Email: kishore.vussonji@kangacompany.com

LANDSCAPE CONSULTANT

Creative Group Creative Business associates
A-11/12, Ganesh Apartments, L.J Road,
Mahim(West), Mumbai - 400016.
Tel.: 022 2444 4806

STRUCTURAL CONSULTANTS

Associated Consultants
A-801, Sai Tirth, Siddharth Nagar
Kopri, Thane (East) - 400603
Tel: 022-22536171
Email: vikasg26@vsnl.com

MEP CONSULTANTS

INR Infrastructure & Engineering Pvt. Ltd.
613, Summit Business Bay, Behind Guru Nanak
Petrol Pump, Opp. Cinemax Theatre, Off Andheri
Kurla Road, Andheri (East) Mumbai - 400093
Tel: 022-40130505
Email: info@inidesignstudio.com

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