

A Project by



SAMBHAV GROUP™



SPACIOUS 1 & 2 BED RESIDENCES
& COMMERCIAL UNITS

THE LIFE YOU ALWAYS WANTED IN A PLACE THAT HAS IT ALL

Ground + 2 Podiums + 15 Storey Tower

Spacious 1 & 2 BHK residences with 10 Feet internal Height

Commercial Shops & Showrooms on Ground Floor.



FIND MORE, WITHOUT GOING TOO FAR

OM REGENCY is the apex of connectivity. With a world of unprecedented experiences, delve into the charm of an established lavish living. Closer to supreme road and railway commute, and upcoming metro connectivity, stons throw away from the proposed international airport. Indulge in a wholesome work and life experience.



KEY CONNECTIVITY

- 15 Mins: Mumbai - Pune Expressway
- 22 Mins: Navi Mumbai Intl. Airport
- 5 Mins: Panchanand Metro Station



THE FUTURE OF CONNECTIVITY

Panchanand-Taloja enjoy the strategic location and hence the connectivity to the growing, infrastructure developments nearby. Panchanand Metro Station is 4 min walking distance from OM REGENCY. With close proximity to upcoming Navi Mumbai International Airport, the travel times will become shorter. The Mumbai Trans Harbour Link connects Mumbai to Navi Mumbai seamlessly to boost trade and travel. and with the Mumbai - Pune Expressway Missing Link Project, travel times to pune will further reduce.

नवी मुंबई मेट्रो Navi Mumbai Metro



ALL ROADS LEAD TO COMFORT

THE MISSING LINK The MSRDC plans to build a 13.3-km link on Mumbai-Pune Expressway, between Khalapur and Kusgaon, to reduce travel time



ESTIMATED COST Construction cost (civil) of project Rs 3,939 crore Cost of building the tunnels Rs 2,696 crore Building the viaduct and bridges Rs 1,243 crore	PROJECT DURATION: 3 years 19km Original distance between Lonavla and Khopoli 13.3km Effective distance between Lonavla and Khopoli after the opening of the bypass	PROJECT INCLUDES TWO BRIDGES 1. 50 m height and 650 m length and khopoli TWO TUNNELS 1. Length: 1.75 km 2. Length: 8.92 km
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HOST UNFORGETTABLE *Celebrations*

Multipurpose banquet hall, your parties and get togethers are now sorted, well within the safe and confined space of your own building complex.



GRAND ENTRANCE LOBBY

ENTER A WORLD OF SOPHISTICATION

Double Height, well decorated entrance lobby with Marble flooring and imported chandeliers.
Exude class and character, feel like royalty.



MULTIPURPOSE BANQUET HALL

WHERE Childhood IS PARAMOUNT

Give your kids the freedom of space to mingle and make new friends.



FITNESS ROOM

THE UNMATCHED Lifestyle

A fitness routine that enhances living experience. Never miss a workout in the fully equipped gym.



KIDS PLAY AREA

A PITCH THAT MAKES A DIFFERENCE

Unleash your inner fast bowler or practice those cover drives, for you we have a cricket pitch that makes a difference



BASKETBALL COURT

PRACTICE YOUR SLAM DUNKS

Specially made basketball court for you to come home a practice your slam dunks.



CRICKET PITCH

DISCOVER NEW FRIENDSHIPS AS YOU Play

Fully equipped indoor games room, mingle with new friends and bond for life.



MINI THEATRE

THE BEST

SCREEN TIME

YOU CAN SHARE

Catch a movie, experience the thrill of a stadium with your loved ones in your very own entertainment avenue.



INDOOR GAMES ROOM

FIND YOU INNER BALANCE

Find your inner peace, and relax in your own tranquil Yoga Room, Practice your Asanas and connect with your inner soul. FIND YOUR BALANCE.



SWIMMING POOL WITH KIDS
& TODDLERS POOL

DIVE DEEP INTO TRANQUILITY

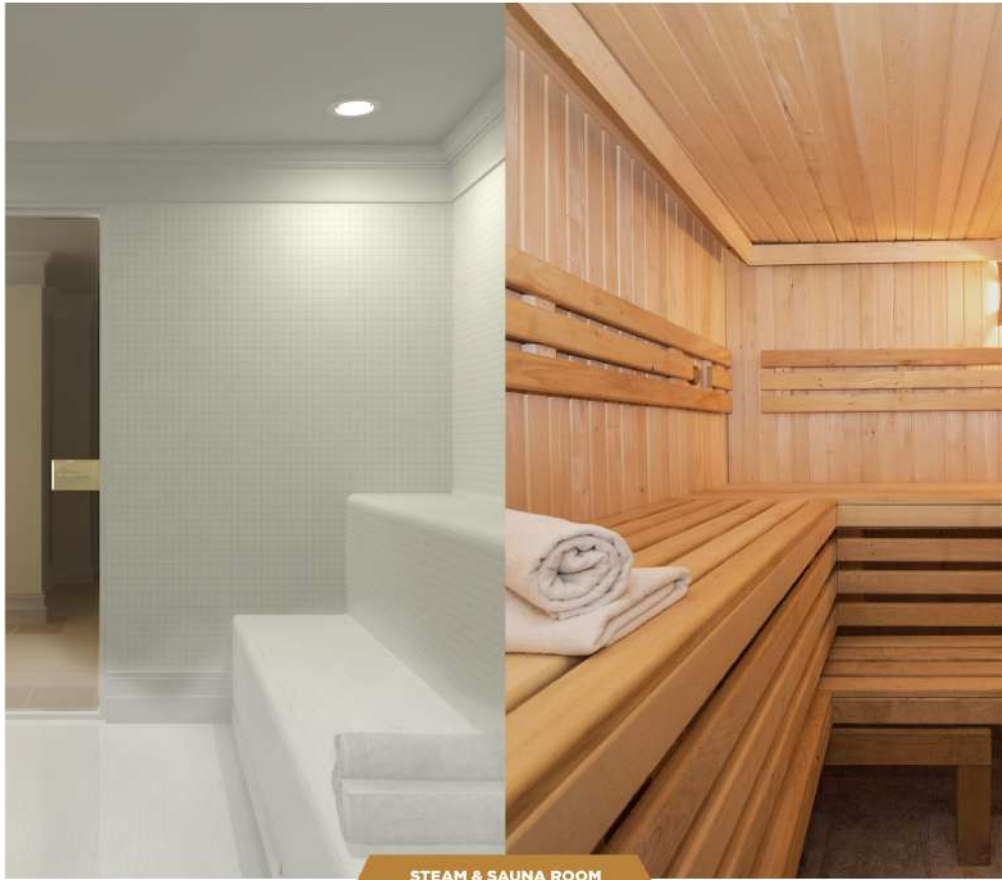
Cool off on a hot summers day, let the kids make a splash in their separate kids pool. Changing rooms, showers et al.



YOGA ROOM

YOUR OASIS OF WELLNESS

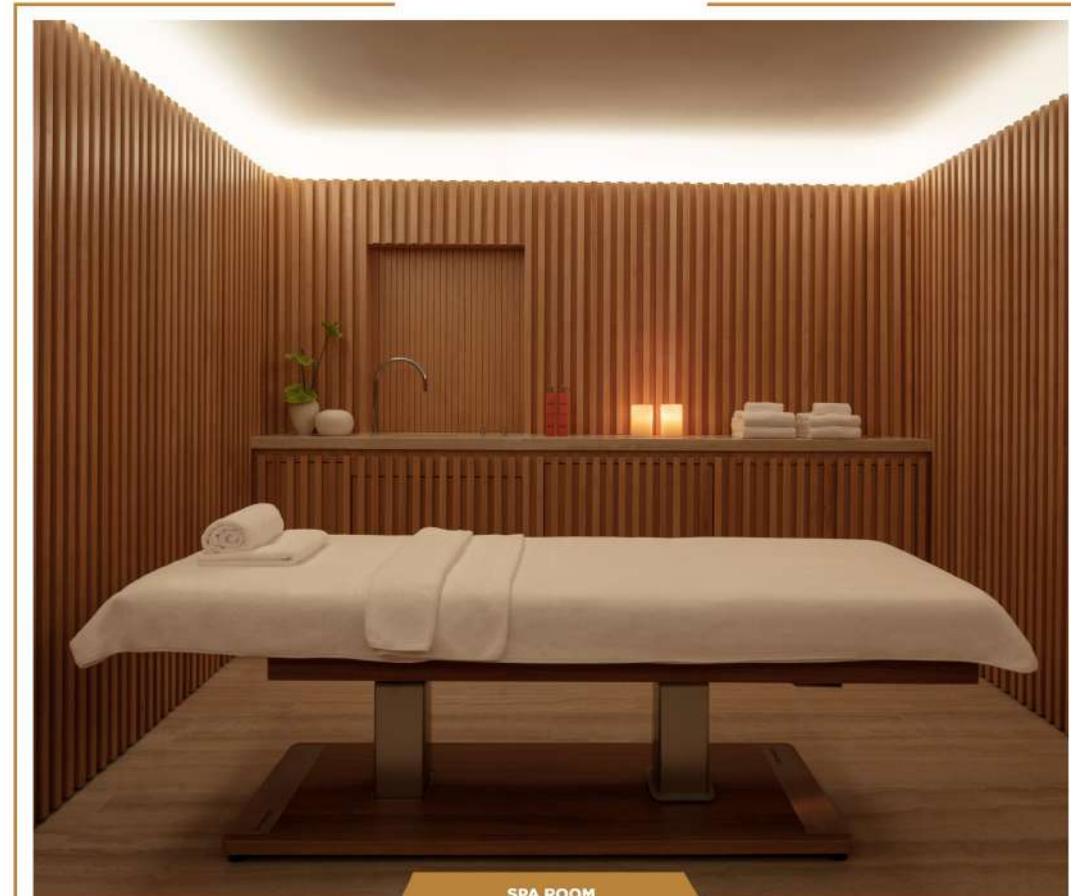
Rejuvenate and Replenish at your very own Spa Room, Massage away the stress and relax yourself.



STEAM & SAUNA ROOM

SOAK IN THE LUXURIES

Nothing relaxes your body and mind like a hot steam bath after a workout. Soak in the luxury with your very own Steam & Sauna room. Make the weekends worthwhile.



SPA ROOM



AMENITIES FLOOR

DO WHAT YOU

Love

12+ Amenities to keep you relaxed, refreshed, active, and fit



MINI THEATER



MULTI PURPOSE HALL



BASKETBALL COURT



EV CHARGING POINT



INDOOR GAMES ROOM



CRICKET PITCH



SENIOR CITIZEN ZONE



JOGGING TRACK



STEAM & SAUNA ROOM



SWIMMING POOL



LANDSCAPED GARDEN



FITNESS ROOM



YOGA ROOM



KIDS PLAY AREA



WORK FROM HOME ENABLED



POWER BACKUP



WALKING TRACK



SPA ROOM

AMENITIES FLOOR

- MINI THEATER
- MULTI PURPOSE HALL
- BASKETBALL COURT
- EV CHARGING POINT
- INDOOR GAMES ROOM
- CRICKET PITCH
- SENIOR CITIZEN ZONE
- JOGGING TRACK
- STEAM & SAUNA ROOM
- SWIMMING POOL
- LANDSCAPED GARDEN
- FITNESS ROOM
- YOGA ROOM
- KIDS PLAY AREA
- WORK FROM HOME ENABLED
- POWER BACKUP
- WALKING TRACK
- SPA ROOM

11M WIDE ROAD

11M WIDE ROAD



20M WIDE ROAD

20M WIDE ROAD

1 BHK - SMART



2 BHK - SMART



2 BHK - SMART



2 BHK - STYLE



2 BHK - STYLE



IT'S THE LITTLE THINGS THAT SETS US APART

BUILDING SPECIFICATIONS

RCC Super Structure and Earthquake Resistant Construction
Internal Height of 10Ft in Flats



FLOORING:

Hall: Vitrified floor tiles 32" X 32"
Kitchen : Full heights Tiles
Bathroom : Full wall tiles up to ceiling level



WALLS:

POP walls with Paint Finish



PLUMBING:

Concealed Plumbing with High Quality
Jaguar/ Kohler/ Hindware Fittings



KITCHEN:

Granite Platform with Stainless Steel Sink



DOORS AND WINDOWS:

Wooden Doors &
Aluminium Sliding Windows
Mosquito Net



ELECTRIFICATION:

Polycab/ KEI Concealed Wiring
ROMA/Anchor Modular Switches



SAFETY/SECURITY SYSTEMS:

CCTV in common areas
Intercom
Fire Safety & Refugee Areas



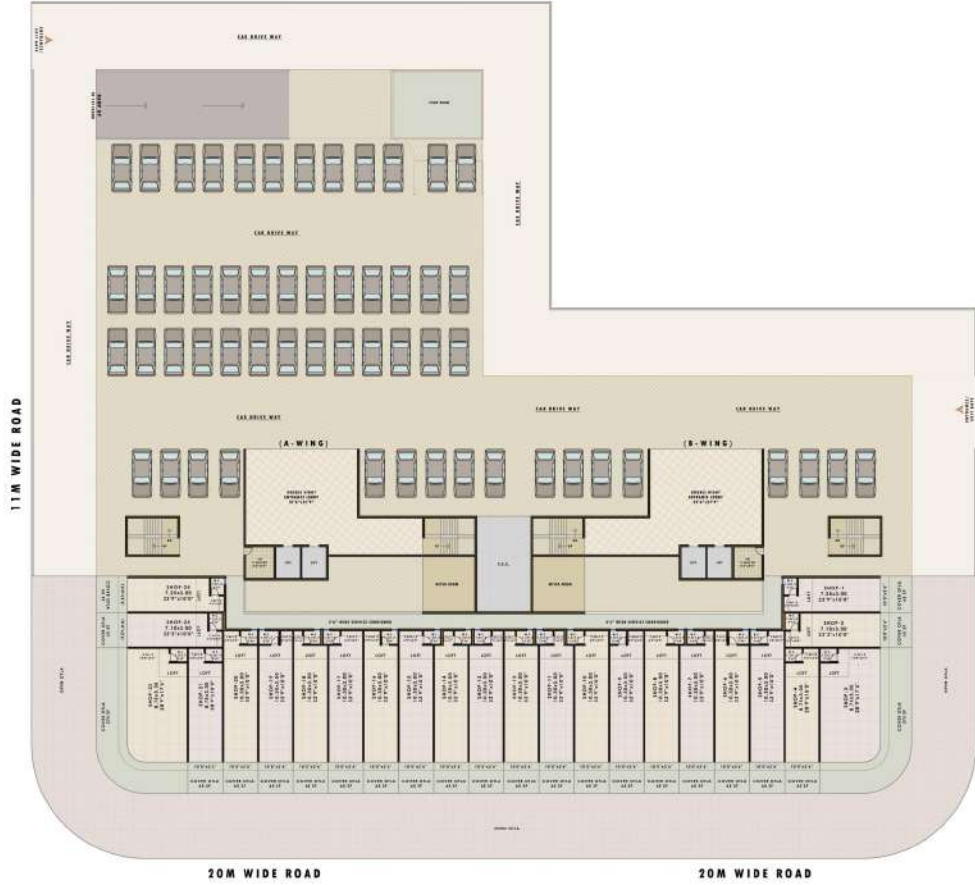
TOWER AMENITIES:

Podium & Surface Covered Parking
with Electric Car & 2 Wheel Charging Facilities
Generator Power Back up for Common Areas
Rain Water Harvesting
Grand Entrance Lobby with High speed Lift

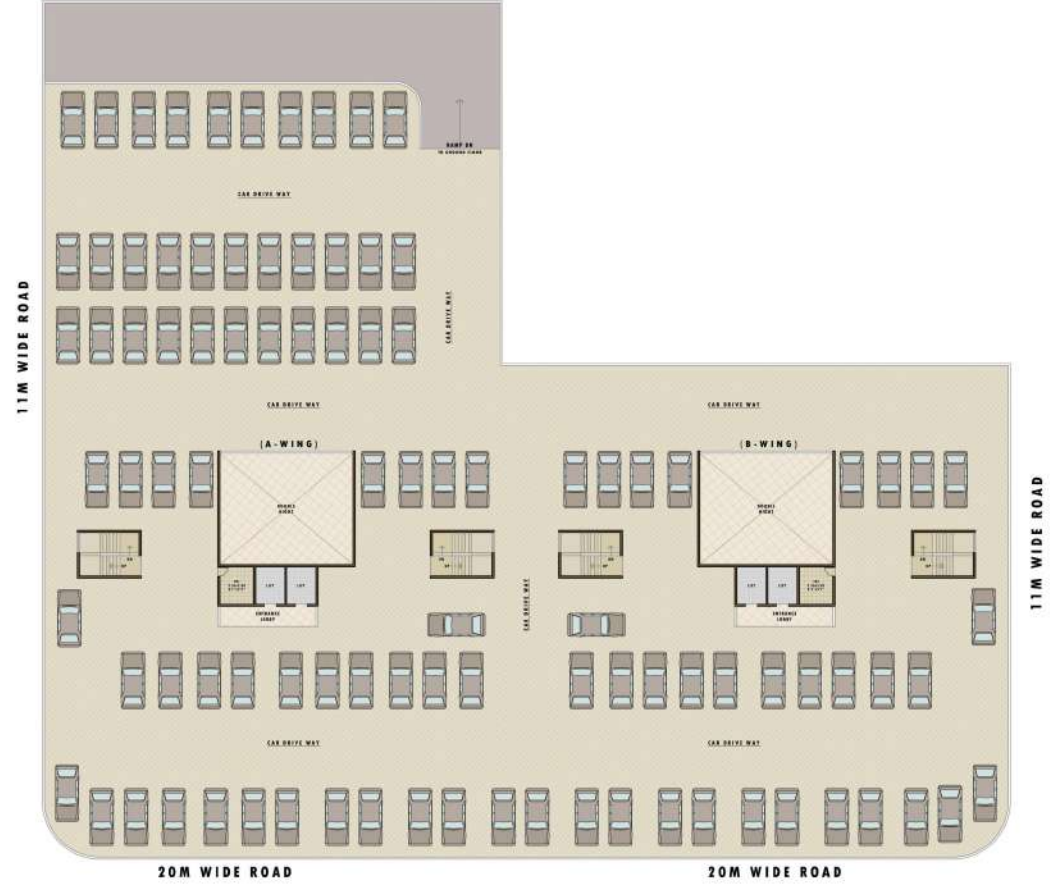


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INFRASTRUCTURE PVT. LTD.

GROUND FLOOR



PODIUM -1 (PARKING)



TYPICAL FLOOR PLAN



CONNECTED & CURATED FOR DISTINCTION

Efficiently planned for optimal luxury, step into the luxury living with bespoke conveniences. Moulded in to meticulous design, each living space enticing comfort, convenience, and ease.



Away from the chaos, yet seamlessly connected to the rest of the city.



Meticulously planned & thoughtfully designed homes offering ample light & cross ventilation through the day.



Wake up to scenic views and watch the sun set in the evening. Enjoy a refreshed life.



Surround yourself with a plethora of amenities. Live the high life.



Ample parking space with retail conveniences just an elevator away.



Our Landmark Projects



New Happy Life, Mulund (W)



OM Residency, Mulund (W)



Sai Madhuvan, Mulund (W)



Neelkanth Darshan, Ghatkopar (E)



Om Maitri, Dombivali (E)



RERA NO-P52000027435



Site Address : Plot No - 4/4A & 5, Sector - 15, Talaja Phase 1, Talaja Panchanand, Talaja, Navi Mumbai, Maharashtra - 410208.

Architect

Atul Patel Architects

R.C.C Consultant

B.S.SUKTHANKAR
& ASSOCIATES

Legal Advisor

ADV. Jitendra Bakliwal

:: Developers ::



OSCAR
INFRASTRUCTURE PVT. LTD.

*"YOU CONSTRUCT A DREAM.
WE WILL CONSTRUCT THEM TO REALITY"*

711, CORPORATE CENTER, NIRMAL LIFESTYLE, L.B.S MARG, MULUND (W), MUMBAI - 400 080.
CIN NO.: U45400MH2008PTC182802 | MAHARERA REGISTRATION NO.: P52000027435

WWW.OSCARINFRA.COM



SAMBHAV GROUP™
ITS SAMBHAV, ITS POSSIBLE

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