



SITE: SUDHANSHU HEIGHTS CHS. LTD. Plot no. 41 & 46, CTS no.716 & 719, Datar Colony, Bhandup (East), Mumbai-400042



BUILDER & DEVELOPER

**SUDHANSHU INFRASTRUCTURES PVT. LTD.**

B-24/24A, Aniraj Tower, Opp. Kaka Petrol Pump, L.B.S. Marg, Bhandup (West), Mumbai-400 078.

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The project has been registered via MAHA RERA registration no.: **Sudhanshu Heights - P51800019315** and is available on the website [maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)

**Note:** The conditions of the brochure are purely conceptual and have no legal binding on us. Developers reserve the right to amend the layouts, elevation and colour schemes, specifications and other amenities without prior notice.

**Sudhanshu**  
HEIGHTS CO.OP.HSG.SOCIETY LTD.

You Dream it, We Build it....







## The Abode Of Happiness

### Welcome to Sudhanshu Heights, Bhandup (East)

'Sudhanshu Heights' located at only 5 minutes walking distance from Bhandup Railway Station on the Eastern Side, is a luxurious residential apartment where majesty meets quality in totality. A dreamy paradise of exquisite detailed 1 & 2 BHK abodes. The homes with their optimally laid out interiors, modern facilities and striking spaces truly make these abodes premier quality residences.

The location of Bhandup naturally, gives residents of 'Sudhanshu Heights' a big lifestyle advantage. Since every life and lifestyle necessity like schools, renowned Colleges, malls, multiplexes, restaurants, health centers and more are located within convenient reach.

**SUDHANSHU HEIGHTS CHS. LTD.**

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Ground Floor Plan



TOWER PARKING



ENTRANCE LOBBY

\*Images only for Reference

Dream lifestyle that you always wanted!

‘Sudhanshu Heights’ answers all your lifestyle need in a remarkable way. These apartments will appeal to those who always wanted something different in their home. Luxurious amenities, great location advantage and secure campus-everything which signifies comfortable living is to be found in ‘Sudhanshu Heights’. **Have a look:**

- Vastu based planning
- Proper ventilation and natural air and light
- Secure campus with boundary wall
- 24/7 security
- Wide concrete paved block roads with street lights and storm water drain along with side plantation
- Tower Parking
- Elegant entrance lobby

1st Floor Plan



Flat No.	1ST FLOOR
②	1 RK-201 SQ.FT (C/A)
③	1 BHK-400 SQ.FT (C/A)
④	1.5 BHK-536 SQ.FT (C/A)

*Salable Flat Carpet Area\**

2nd Floor Plan



Flat No.	2ND FLOOR
①	2 BHK-546 SQ.FT (C/A)
③	1 BHK-445 SQ.FT (C/A)
④	2 BHK-608 SQ.FT (C/A)

*Salable Flat Carpet Area\**



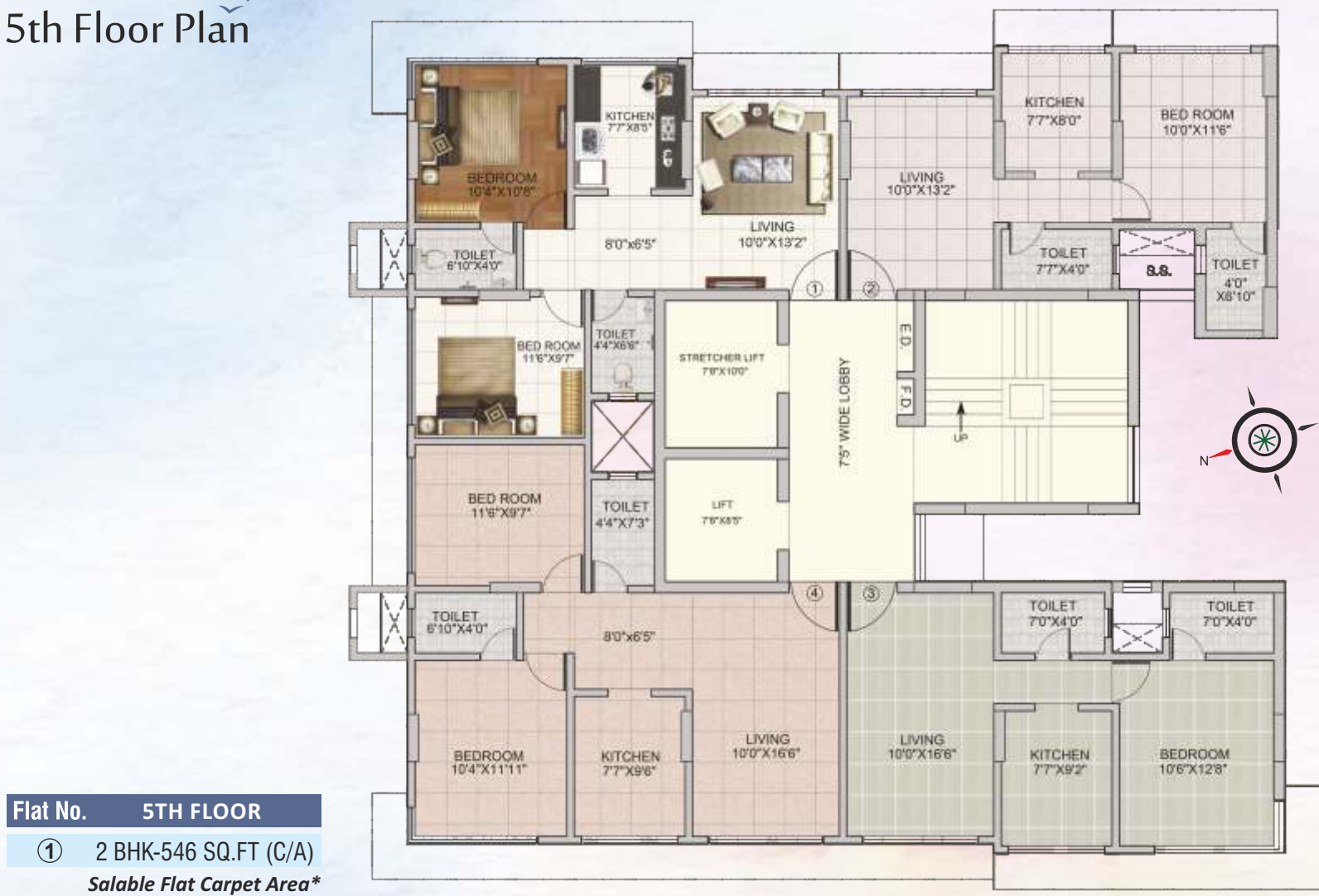
3rd Floor Plan



6th Floor Plan



5th Floor Plan



7th Floor Plan



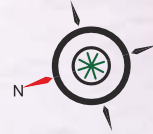


## 8th Floor Plan



Flat No.	8TH FLOOR
①	2 BHK-553 SQ.FT (C/A)
②	1 BHK-406 SQ.FT (C/A)

***Salable Flat Carpet Area\****



## 10th Floor Plan



Flat No.	10TH FLOOR
①	2 BHK-553 SQ.FT (C/A)
②	1 BHK-406 SQ.FT (C/A)

***Salable Flat Carpet Area\****



## 9th Floor Plan



Flat No.	9TH FLOOR
②	1 BHK-406 SQ.FT (C/A) <i>Salable Flat Carpet Area*</i>



## 11th Floor Plan



Flat No.	2ND FLOOR
①	2 BHK-553 SQ.FT (C/A)
②	1 BHK-406 SQ.FT (C/A)
③	1 BHK-457 SQ.FT (C/A)

***Salable Flat Carpet Area\****





Terrace Floor Plan



FITNESS CENTER



Terrace

\*Images only for Reference

Open to sky terrace with  
Fitness Center for high end lifestyle

'Sudhanshu Heights' offers facilities like well-equipped gym, as well as indoor games, Yoga and Meditation area.





# Sudhanshu

HEIGHTS CO.OP.HSG.SOCIETY LTD.

Live life extra ordinaire...

**Quality** - Our Apartment have been designed and built with quality in mind. They are well lit with space utilisation in mind. All of our apartment fixtures and fitting are measured for quality and it doesn't stop there - our service is famous for quality tool.

**Service** - We pride ourselves on the service we provide to our buyers and we centre this around one inclusive service. Our service provides you with best in class technologies for making the most of your stay, lifelong...

**Value** - All this and for an extra special price - all of our apartments offer great value for money, especially compared to other structures and apartments across the city.

## Common Area Highlights

- Shops & 1 wing of 11 storeys residential tower
- Exclusive 1 BHK & 2 BHK flats
- Earthquake resistant RCC structure
- Power backup for common lighting & lift
- High-speed Two elevator of a reputed brand
- Video phone door with Intercom in each flat
- CCTV camera in lobby of each floor
- Advance Fire fighting system
- Ample Water storage facilities
- Water supply system as per 'MCGM' norms
- Overhead and underground water tanks.
- Glass fence fitting (for terrace)
- POP/Gypsum finished internal plaster and Textured painting.

All this and many more things to make your living worthwhile & home that you want to come back to...



## INTERNAL AMENITIES

### LIVING ROOM

- French windows (full height) attached to living rooms
- Concealed wiring with appropriate switches & circuit breaker
- Vitrified 2' x 2' flooring with skirting
- Anti-skid vitrified tiles in living room deck
- Concealed telephone & cable point provided
- Split Air condition for living room



### BEDROOMS

- Wooden flooring in Master Bedroom
- Master Bedrooms with attached bathroom
- Modular switches
- Split Air condition Unit in Bedroom

### KITCHEN

- Vitrified flooring and Granite counter top with stainless steel sink & drain board.
- Decent and attractive tiles for kitchen walls..
- Stylish and trendy Modular kitchen
- Aquaguard provided



### BATHROOMS

- Glazed ceramic tiles flooring and full height dado in Toilets and bathroom
- Concealed plumbing with branded fittings.
- Concealed plumbing with sanitary fittings
- Appropriate basin will be provided
- Branded geyser in all bathrooms

\*Images only for Reference







## A Moments of Best Built...

**‘SUDHANSHU INFRASTRUCTURES PVT. LTD.’** as Developer & Builder was established in the year 1999 at Bhandup (Mumbai) under connoisseur guidance of established pioneer with the fiction of finest quality residence in affordable price since 20 years.

Today, **‘SUDHANSHU INFRASTRUCTURES PVT. LTD.’** have extended their operations in heart of ‘Mumbai’ Maharashtra covering a wide spectrum of civil and structural engineering works and company has kept pace with international technological developments, some qualities have remained constant such as our commitment to perfection, quality and service, which have ensured **‘SUDHANSHU INFRASTRUCTURES PVT. LTD.’** its place.

Our integrated knowledge and skills have made us a competent and reputable turnkey locally and regionally over the past decade.

Our construction division is active in Residential, Commercial & Institutional structures. Many landmark buildings in heart of Bhandup have been constructed by **‘SUDHANSHU INFRASTRUCTURES PVT. LTD.’**

### VISION

To be a leading Infrastructure group company in the residential, commercial properties with focus on quality commitments customer care and excellence in management.

### CUSTOMER CARE

In our every project, you will find a dedicated team, who will address your queries and assist you in the documentation processes. If you want to opt for a home loan, we will help you with that too. Our team will provide you complete assistance in identifying the right finance provider and negotiating the best terms for you.

## Completed, Ongoing & Upcoming Project



**SUDHANSHU PRIDE**  
SECTOR-19, AIROLI, NAVI MUMBI



**ANURAG CO-OP. HSG. SOCIETY LTD.**  
KANJURMARG (EAST), MUMBAI - 400042



**SUDHANSHU IMPERIA**  
BHANDUP (WEST), MUMBAI - 400078



**VISHNU BHASKAR CO-OP. HSG. SOCIETY LTD.**  
KANJURMARG (EAST), MUMBAI - 400042



**MAHESH APARTMENT CO-OP. HSG. SOCIETY LTD.**  
BHANDUP (EAST), MUMBAI - 400042



**ANIRAJ TOWER**  
BHANDUP (WEST), MUMBAI - 400078