



AHUJA  
GALAXY



**UTSAV**  
A Life to Celebrate



*The art of extraordinary living.*

**Site Address:**

Krishna Vihar, Temghar, Off Thane Nashik Highway, Near Kalyan Bhiwandi Junction, New Bhiwandi, Thane – 421302.  
Ph : +91- 9167068888 | Website : [www.ahujautsav.com](http://www.ahujautsav.com)

**Corporate Address:**

Rajpipla, Opp. Standard Chartered Bank, Linking Road, Santacruz (West), Mumbai, Maharashtra 400054.  
Phone : +91- 22 6628 5000 Fax : +91- 2266285050 | Website: [www.ahujagroup.com](http://www.ahujagroup.com)

**Project in association with SUSHMITA LANDMARC**

All plans and drawings are subject to change as may be approved by the relevant authority. The promoters reserve the right to alter/add/include/exclude/amend any amenities, features or plans at their discretion. Images are for representational purposes only.



There are exactly as many  
special moments in life

as we choose to Celebrate.

Utsav is just that precious  
moment to Rejoice.

# CELEBRATE LIFE

Life at Utsav encompasses and weaves together all the essentials of modernity, to provide you with a lifestyle that everyone dreams about, be it prodigious architecture or exemplary amenities, every grain of sand, every pebble of rock and every drop of water has been infused in to provide additional comfort to the residents.



**UTSAV**  
A Life to Celebrate





# CELEBRATE LIFE

like you always imagine

Where would you go, to not go any further; where would you sleep, to wake up in arms of serenity; where it would be, that the breeze entices you to walk few steps more; where would you find life to live it again everyday? This is the place which completes your world.

- Clean and Contemporary Elevations
- Lake View
- Club House and Sport Facilities
- Landscape Gardens
- School



Utsav symbolises **Elegance**  
and Architectural **Glory**





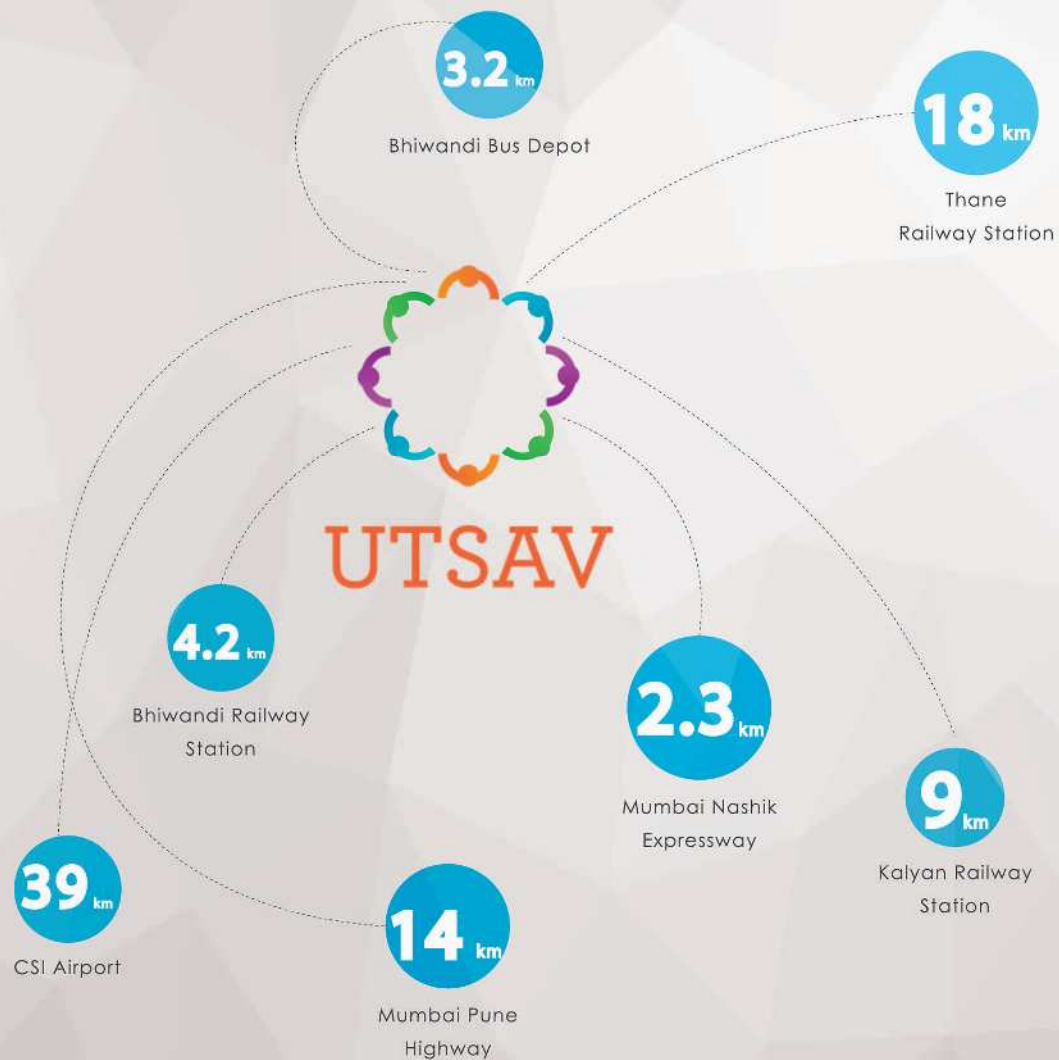


**Utsav** evokes  
modern architecture,  
one that assures entirety  
in **Style** and **Convenience**





**CELEBRATE CLOSENESS**



## CELEBRATE CLOSENESS

like you always dream

Utsav entails a world which is adjacent to your home. It would seem like every door opens up just across your door. It allows more time for your family and friends, leveraging on the flourishing closeness.

- Bhiwandi Railway Station - 4.2 Km
- Bhiwandi Bus Depot - 3.2 Km
- Mumbai Nashik Expressway - 2.3 Km
- Mumbai Pune Highway - 14 Km
- Kalyan Railway Station - 9 Km
- Thane Railway Station - 18 Km
- Chhatrapati Shivaji International Airport - 39 Km

\* To and Fro Bus Service from Thane and Kalyan Station





**WESTERN EXPRESS  
HIGHWAY 60 Min.**

**GHODBUNDER  
ROAD 30 Min.**

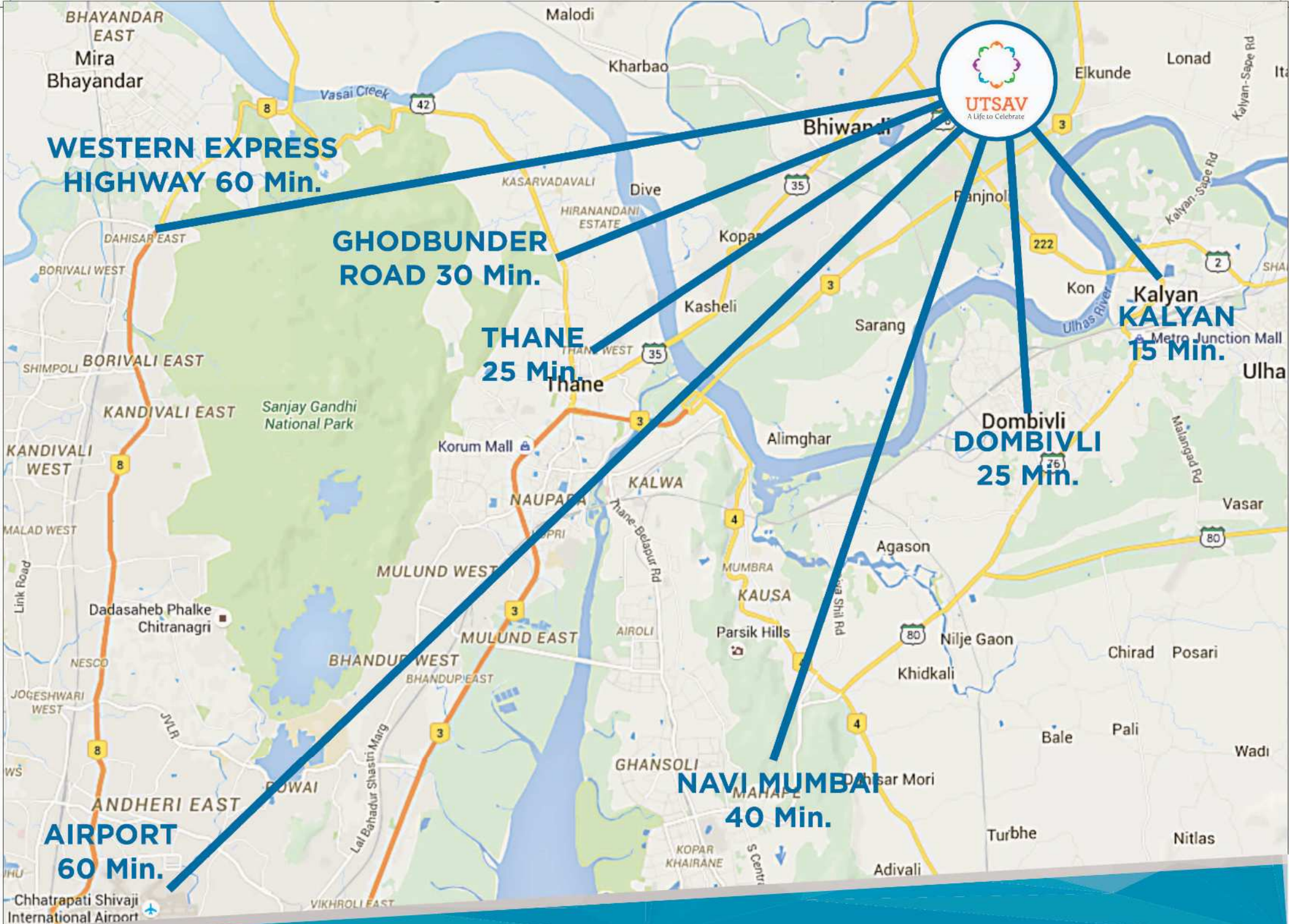
**THANE  
25 Min.**

**KALYAN  
15 Min.**

**DOMBIVLI  
25 Min.**

**AIRPORT  
60 Min.**

**NAVI MUMBAI  
40 Min.**



**CELEBRATE LUXURY**







# CELEBRATE LUXURY

Like you always desire

It exemplifies Exclusivity, Comfort & Convenience.

It covers every nuance of a modern life, thus shaping into a complete extravagant world.

- Club House
- Swimming Pool
- Gymnasium
- School
- Gaming Arenas:
  - Football Ground | Basketball Court
  - Volleyball Court | Badminton Court
  - Skating Rink





Utsav exudes with  
the **extravaganza**  
of Shopping



Shaping **students** to **excel** and be **better**  
than the **best** in all **aspects of life**, with  
**School** within the premises.







**CHAMPIONS** are made and not **BORN**

Sports is as intriguing as life. One has to strive and put in seamless dedication to be successful. Utsav offers all the prerequisite to be a winner.





Attain The **IMPROBABLE**



Talent can win a game but to be invincible one has to have the endurance and passion. Utsav creates the environment for attaining the improbable.

CELEBRATE NATURE







## CELEBRATE NATURE

like you always aspire

Utsav endows a life full of leisure. It provides a spectacle for each and every soul. It is a place where kids can live their childhood, where young can be on their own, grownups can be kids and old can have some peace.

- Open Spaces
- Landscape Garden
- Senior Citizens Garden
- Temple
- Yoga and Meditation Room



The **NATURE** of Yoga



Nature is a keynote for inspiration. Utsav encourages and inspires every soul.





Utsav entails the serenity and divine spirits  
originating from the creators







**CELEBRATE CONTENTMENT**





## CELEBRATE CONTENTMENT like you always strive

Utsav offers a bouquet of amenities assuring a life full of ease and comfort. Every space is designed to add luxury and convenience, leading to Contentment.

- Comfort Thermal Zone
- Spacious Living Room + Bed Rooms
- Balcony
- Cross Ventilated Units
- Community Living



Utsav of  
Convenience  
and Luxury





A modern bedroom interior featuring a large bed with a textured grey blanket and several pillows. The bed is positioned against a dark, paneled headboard. To the left, a television sits on a dark wooden console. A large window with white curtains provides a view of a balcony and the sky. The ceiling has a recessed design with a central fan and several small lights. The floor is covered with light-colored tiles and a dark rug under the bed. The overall aesthetic is contemporary and elegant.

**Utsav** offers **Bliss** and  
**Elegance** of Living



## Apartment Features



### Offerings

- Single Phase Power Supply
- Decorative and Spacious Entrance Lobby
- Anti-skid Tiles in Dry Balcony
- High Quality Acrylic Paint for External Walls
- Provision for AC point in All Rooms
- Door Frame--Red Meranti with polish without any moldings
- Anodized Aluminum Sliding window with mosquito net and Indian marble sill
- Branded Switches of Anchor or equivalent brands in all rooms and Bathrooms
- Concealed Copper wiring with Adequate Electric Points



### Kitchen

- Glazed Tile in Kitchen
- Granite Platform with SS Sink
- Wall tile above platform till 2 ft. height
- Provision for Exhaust and Water Purifier
- RCC Loft (900 mm wide) over door side

### Living Room and Bedrooms

- 2' X 2' Vitrified Tiles
- Decorative Laminated Doors



### Bathroom

- Ceramic Tiles on flooring
- Designer Glazed Tiles Dado up to lintel level
- Sanitary ware of Cera or Equivalent
- C.P. fittings of Jaguar Hot / Cold Mixer or Equivalent



## Township Highlights



### Lifestyled Architecture

Baroque style Entry scape  
Earthquake resistant Structures  
Thoughtfully Designed Apartments



### Ease of Opulence

Sitting Area  
Children's Play Area  
Children's Play Park  
Pedestrian Boulevard  
Symbiosis Trail  
Amphi Theatre  
Sculpture Plaza



### Champion in the making

Basketball Court  
Multi Purpose Court  
Swimming Pool  
Volleyball Court  
Football Ground  
Skating Rink  
Badminton Court



### Effectiveness of Utility

Temple  
School  
Shopping Arcade  
Gated Community  
24- Hour Security  
Bus Service  
Car Parking  
Internal Roads with Street Lights



### Wellness is the new fashion

Elderly Nook with Reflexology Path  
Wellness Trail  
Jogging Track  
Club House with Gymnasium  
Meditation Zone



### Blissfully Natural

Lake  
Courtyard Garden  
Healing Garden  
Rejuvenated Garden  
Senior Citizen Garden



## Consultants



IAG CONSULTANTS

### IAG CONSULTANTS (Design Architect)

IAG Consultants is a comprehensive and integrated Architectural Firm, engaged in contemporary design, planning and development of Built Environment. The firm has developed an eminent client base and has executed projects from concept to completion ranging from office building, residential buildings / complexes / townships shopping malls, multiplexes, schools, hospitals and institutional complexes.

The Firm has been listed amongst the 500 top design firms by a survey conducted by World Architectural Magazine of London.



Global EM&PH  
Engineering Consultants

### Global EM&PH: MEP Services (MEP Consultant)

Global Engineering Services is multidisciplinary consulting organization, covering sectors viz. infrastructure (Airports, highways, roads, bridges), Commercial, Hotel, Residential, Hospital, Malls, Multiplex. Global EM&PH is one vertical which handles consulting services for aforementioned domains with respect to electro-mechanical, public health engineering which covers firefighting, HVAC, plumbing, electrical, BMS.

Major achievements are Mumbai airport with MIAL, Sindhudurg airport with L&T, J.J. Hospital, Income tax building at BKC, and high rise towers with Bharat Infra and other clients.

R. K. associates



### R. K. Associates (Liaisoning Consultant)

They are practicing as a structural Engineer and Liaisoning Architect from last 20 years our company name comes under top 3 of BNCMC and listed in a body of structural Auditors of BNCMC. Core values of the company are (Improve the qualities with innovative ideas, responsibility towards work, learning together working together and winning together).

RDA

### RDA: Rahul Darvekar and Associates (Structural Consultant)

RDA is in the field of structural consultancy for past four years. We have been working extensively to provide stable yet cost effective solutions for the structures. Be it RCC or Steel, we have been successfully delivering solutions. We give utmost importance to the satisfaction of the end user.

We have been able to deliver designs which are critical in nature in terms of architecture or services. Be it large cantilevers or high rise buildings, we have delivered the projects successfully.



### Taib Landscape Pvt.Ltd. (Landscaping Consultant)

Since 2006, Taib Landscape Architects, continue to create a harmony between natural environments, land features and architectural structures and improve the quality of life in urban and rural environments. Our team of qualified staff with over 30 years of experience in Residential, Commercial, Mixed-Development, Institutional, Parks and Open Spaces landscape design; practice across a broad range of project types and scales. We are driven individuals and are committed to deliver excellent landscape consultancy service.



## About Ahuja Constructions

For over three decades, we at Ahuja Constructions have proudly been punctuating the Mumbai skyline with our homes. Leveraging our formidable experience, expertise and technology, we introduce the urban resident to the Art of Extraordinary Living.

While our projects go by different names, the one thing that remains consistent is the name

on the marquee and the promise of a lifestyle that comes with it. Every space crested by us has been the hallmark of luxury, detailing and innovation.

Till date, we have developed 44 projects amounting to 3.5 million sq.ft. spanning the belts of Worli to Borivali, Chembur to Mulund and Navi Mumbai. Our diverse

portfolio of projects encompasses Greenfield, Society Redevelopment, Joint Ventures as well as SRA developments, catering to the Luxury, MIG and Affordable segments. Today, the Ahuja Universe of Projects can be classified into 3 categories – Star, Stella and Galaxy. The Utsav Township is an Ahuja Galaxy project.



## Ongoing & Upcoming Projects

Today, Mumbai and its suburbs are almost unrecognizable. The ongoing reach - for - the - skies race has completely transformed its skyline. Awe-inspiring high-rises and skyscrapers are springing up at an astonishing pace and creating new landmarks every day. And Ahuja Constructions has contributed in no small measure. Our completed, as well as current projects have brought world-class design and aesthetics, the highest construction standards and immense prestige to the Indian real estate industry.



Ahuja Towers - Worli, Mumbai



Prasadam Township - Ambarnath (E)



Altus - Worli, Mumbai



L'Amor - Oshiwara, Mumbai



O2 - Sion, Mumbai



Upcoming Project in Bandra, Mumbai



