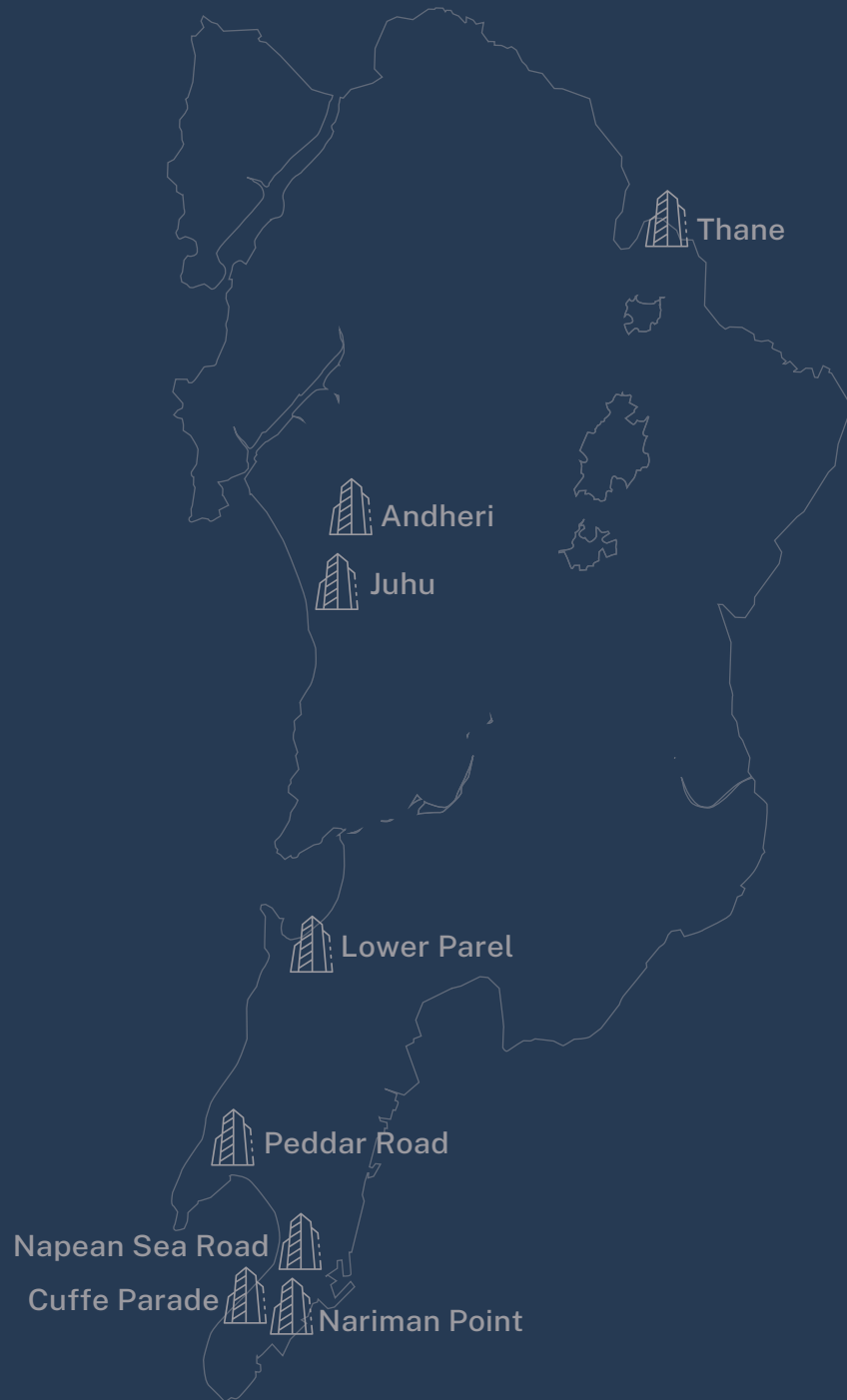





urna 71P
by Sanjay Mittal

FROM THE HOUSE OF MITTAL BUILDERS

LIVE THE EVOLVED LIFE!



THE HOUSE OF MITTAL BUILDERS - A STORIED LEGACY

With a construction legacy that spans decades, the Mittal Builders Family is the Gold Standard in India's real estate industry. Their pathbreaking projects have left an indelible mark on Mumbai's skyline and the country. They have crafted some of the Mumbai's most iconic structures, across Cuffe Parade, Nariman Point, Peddar Road, and Napean Sea Road. Their impressive portfolio of over 3500 buildings and 4 crore sq. ft. speaks volumes of their unwavering commitment to delivering excellence. Vrindavan, Mittal Builders' India's first large-scale private residential community, the iconic Mittal Industrial Estate in Andheri and Phoenix Towers, Lower Parel's first residential project, reflect the Mittal Builders' family's unparalleled vision to building in places where no one has dared before. Each and every one of their constructions is a showcase of spaces that exude unprecedented innovation and sophistication. It is the reason why not a single project they have taken has been undelivered or unsold.

WELCOME TO URNA 71P BY SANJAY MITTAL

Sanjay Mittal, the visionary behind this creation, carries forward the rich legacy of Mittal Builders with an unparalleled commitment to planet friendly construction. Urna 71P reflects deep reverence for all forms of life, embodying a perfect balance of luxury and environmental consciousness. This harmonious blend can be seen in his previous project, Mittal Auriga in Bangalore, a proven example of his commitment to quality and sustainability. Join our community and discover the ultimate expression of sustainable luxury.

Step into Urna 71P, where the art of luxurious living is redefined in every sense.





EXPERIENCE MUMBAI'S FIRST CARBON-NEUTRAL RESIDENCE.

At Urna 71P, you will experience an evolved lifestyle at the first carbon-neutral building in Mumbai where you become increasingly carbon-negative the longer you reside.

Enjoy sustainable luxury living that sets a new standard for generations to come.

HARNESSING THE POWER OF THE NATURAL ELEMENTS TO BRING YOU SOPHISTICATED COMFORTS.



AIR

Innovative building design allows more natural light and air.

Green living walls ensure cooler temperatures helping you save up to 60% on energy bills.

SUN

A unique solar power solution that not only runs the common areas but also individual apartments. In case of a city-wide blackout you will still have cool air and light.

WATER

24/7 centralised hot water generation through energy efficient heat pump system saves the need for separate bathroom geysers, and 100% water recycling using cutting edge MRB technology resulting in dramatically low bills. The city lake water levels may dip, but we will always be water sufficient.

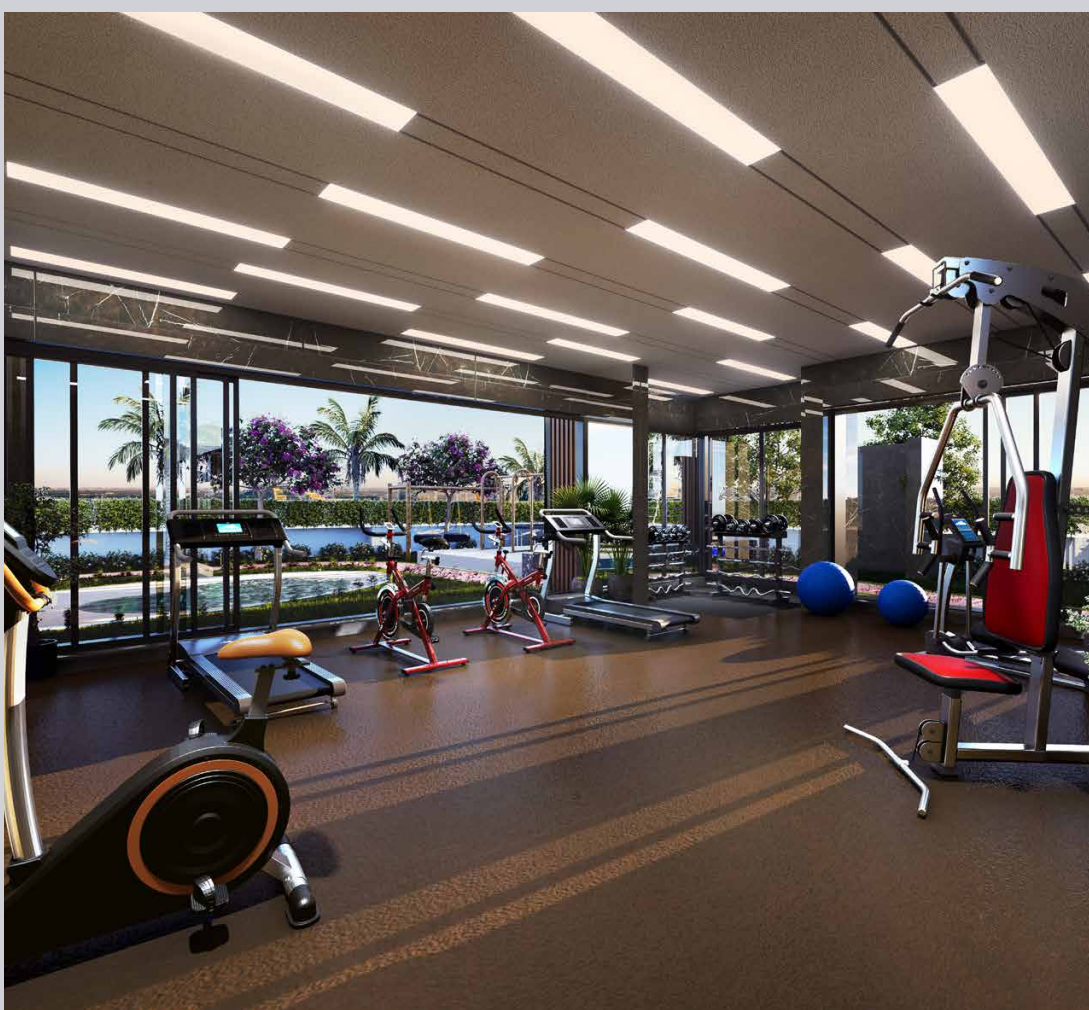
EARTH

In-house horizontal and vertical gourmet farms that provide fresh, organic produce. Manned by our own farmers, and delivered directly to your kitchen.

A cutting-edge waste management system for organic and inorganic waste.



THE EPITOME OF
GRANDEUR AND
SOPHISTICATION



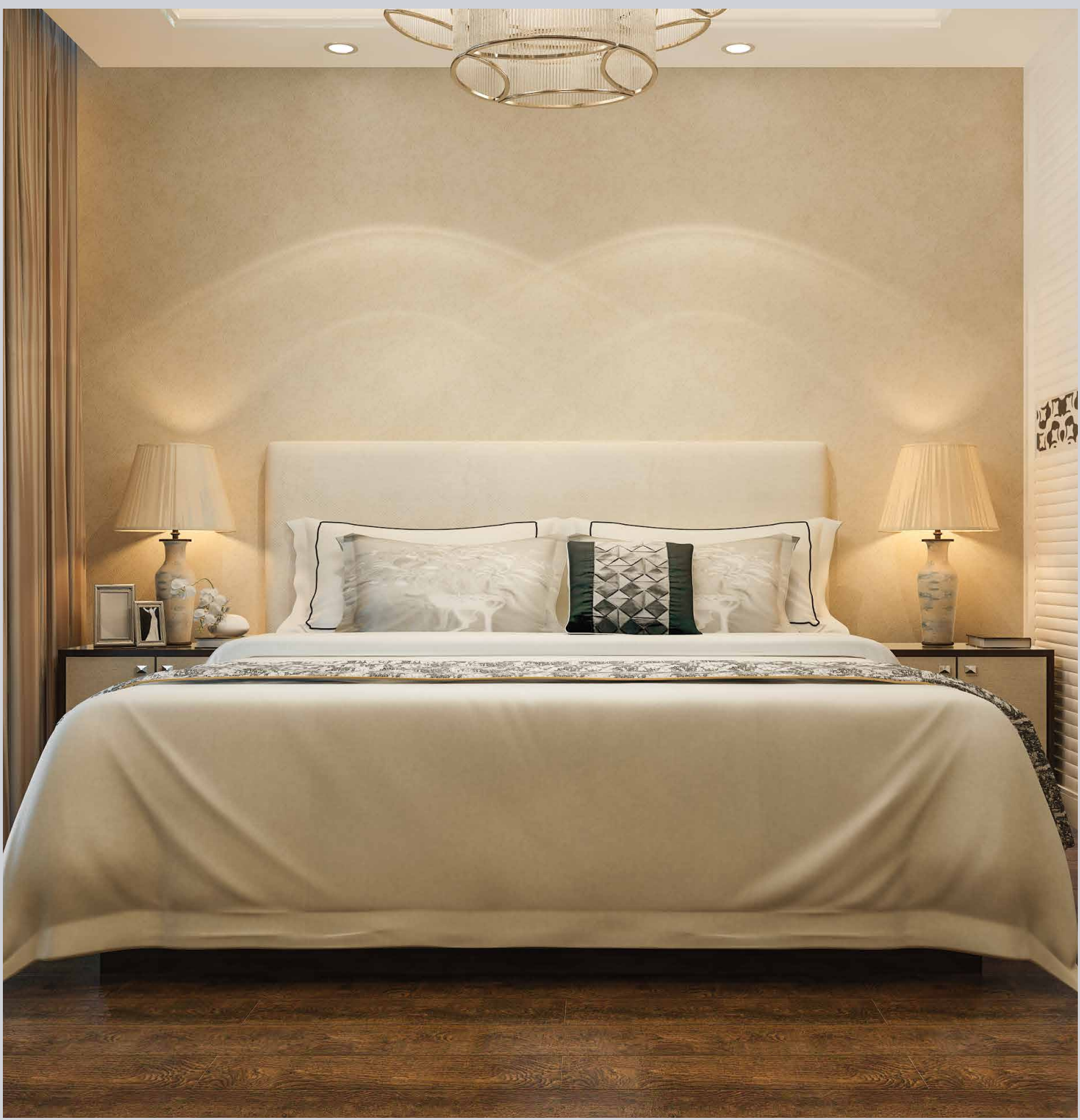
LIVE THE WEEKEND LIFE. EVEN ON WEEKDAYS.

Discover a trove of amenities, where every detail has been designed with your comfort and convenience in mind. Work out in a fully equipped gym to keep you in top shape. Enjoy a refreshing dip in or find inner peace in our tranquil yoga zone. The children's plunge pool and the kids play

area will keep your little ones entertained, while our scenic jogging track offers the perfect space for a refreshing outdoor workout. The elegant banquet hall is the ideal venue to host a celebration or social gathering. Indulge in the ultimate luxury living experience at 71P.

LUXURIOUS.
ON THE INSIDE
AND OUTSIDE.





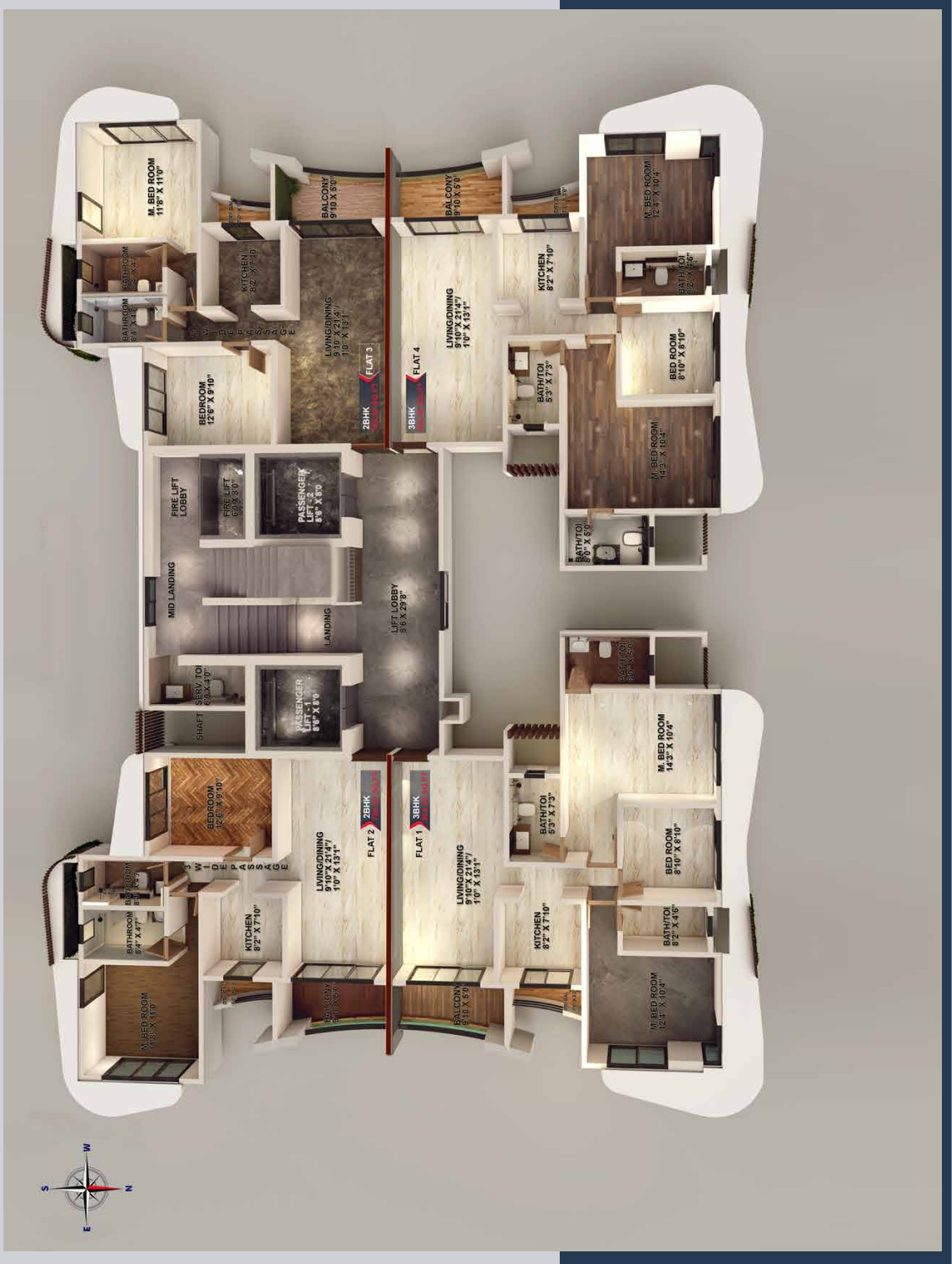
LIVING LARGE HAS A NEW MEANING.

Immerse yourself in unrivaled luxury in our 2 and 3 bedroom apartments, where every detail creates an indulgent haven. Our 2-bedroom abodes feature the largest bedrooms in Borivali, with attached bathrooms adorned with luxurious fittings and anti-skid tiles. Thoughtfully-designed interiors exude sophistication, offering abundant airflow and ventilation - the perfect setting to relax, unwind and relish life's finer moments.

THE HEART OF YOUR DREAM HOME

Step into a kitchen that seamlessly combines elegance and functionality. Meticulously designed with sleek countertops and luxurious fittings, the kitchen offers ample space for creating culinary masterpieces. Host memorable gatherings and indulge in a chef's paradise where creativity and convenience unite effortlessly.





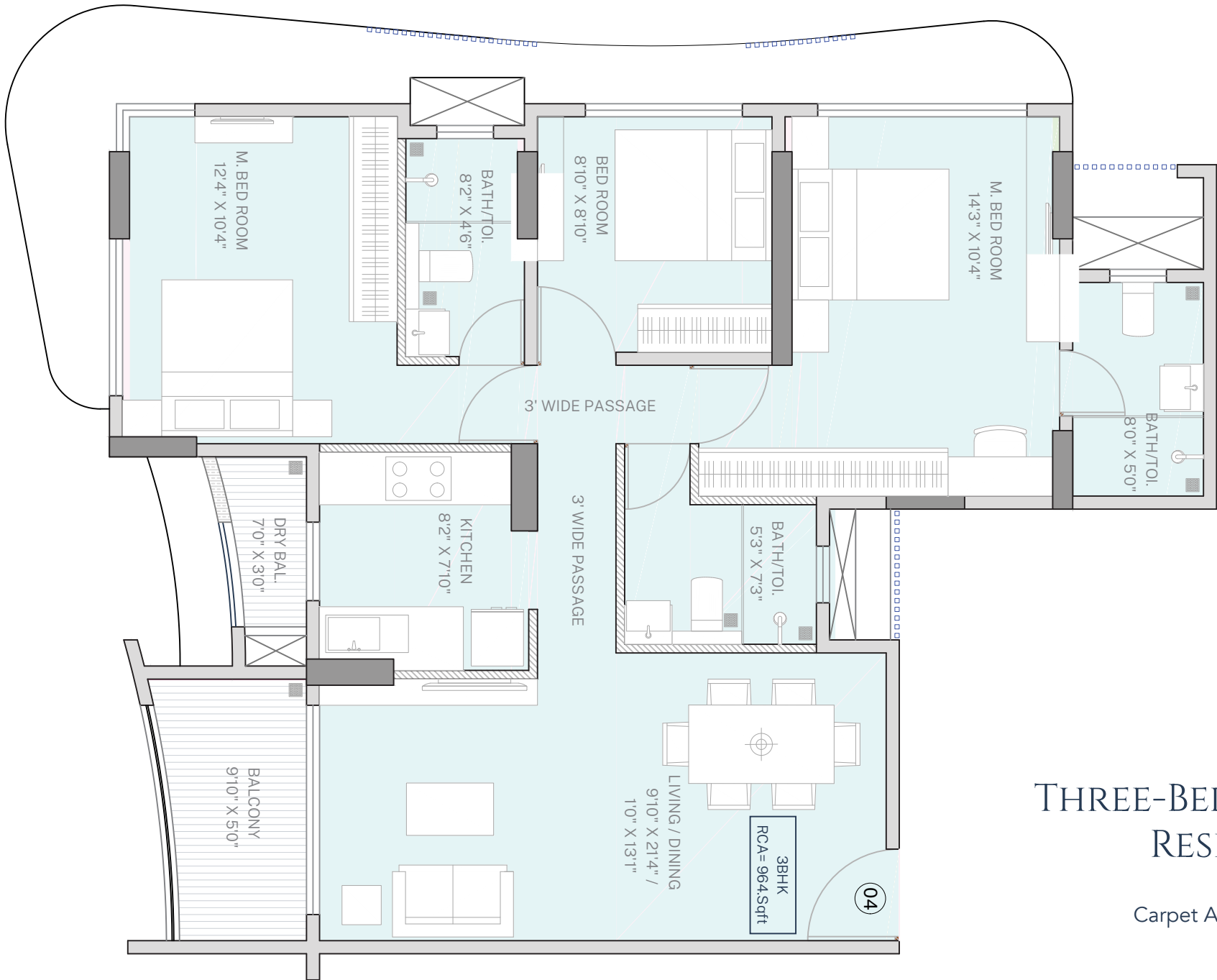
IMPECCABLE DETAILS. ELEVATED LIVING.

- ◆ Earthquake-resistant RCC structure
- ◆ Low VoC Paints
- ◆ Sustainable aluminum sliding windows with heat reflective glass
- ◆ Premium door and window fittings
- ◆ Vitrified tiles for all areas
- ◆ Anti-skid, matt finish tiles for all bathrooms
- ◆ Full-height ceramic tiling for bathroom walls
- ◆ Premium water-efficient sanitary fittings
- ◆ Concealed plumbing and electrical wiring
- ◆ Modern firefighting systems
- ◆ Fire-retardant electrical fittings
- ◆ DG power backup for common areas
- ◆ EV charging facility
- ◆ CCTV and video intercom
- ◆ High speed energy-efficient passenger lifts
- ◆ Double-bowl SS sink for kitchens
- ◆ Granite platforms in the kitchen
- ◆ 24 hour water supply



AMENITIES MAP

1. Jogging/walking track
2. Outdoor sitout
3. Yoga/meditation zone
4. Children's plunge pool with sandpit
5. Children's play area
6. Gymnasium
7. Open lounge
8. Banquet hall



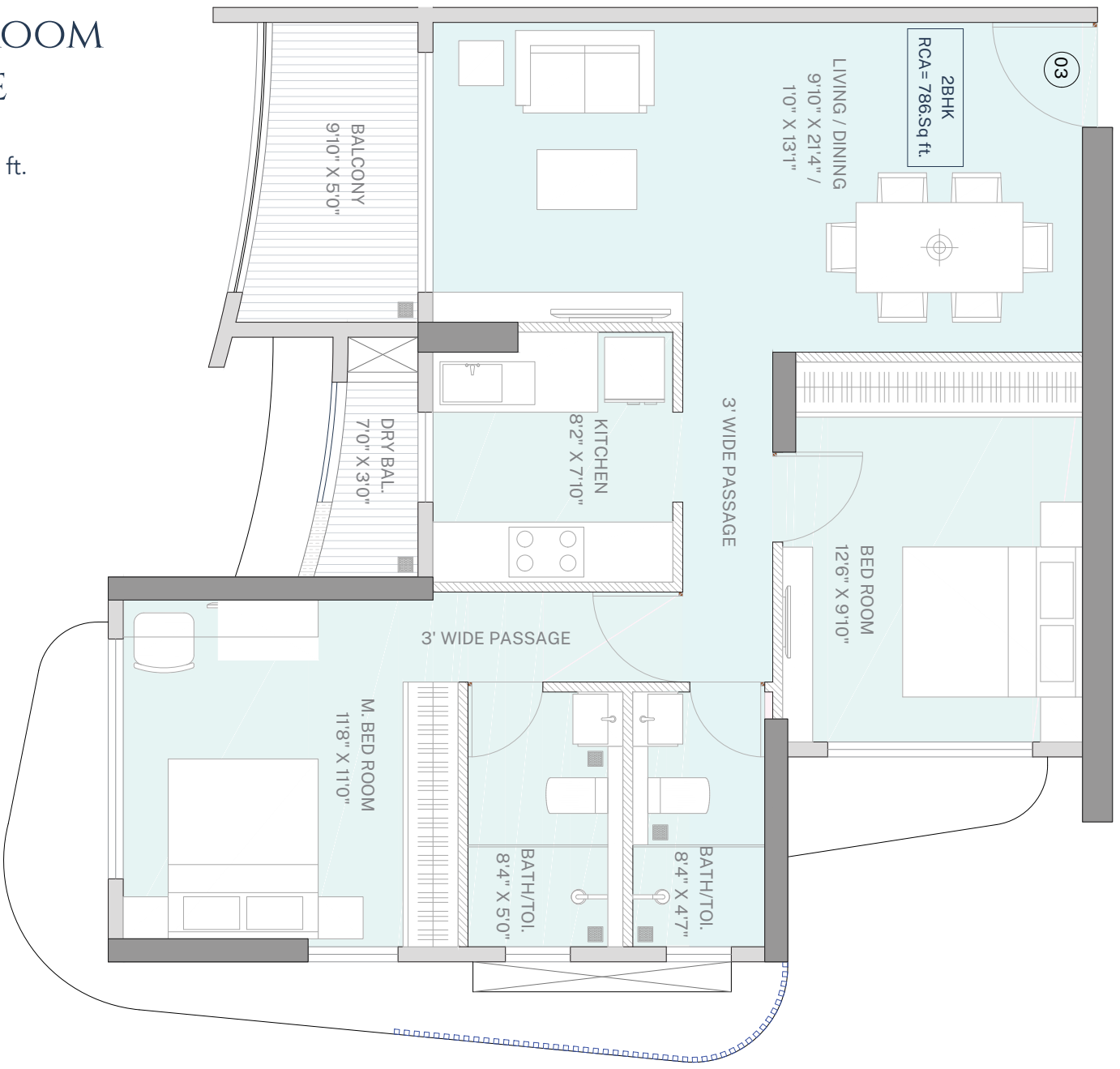
THREE-BEDROOM RESIDENCE

Carpet Area: 964 sq. ft.



TWO-BEDROOM RESIDENCE

Carpet Area: 786 sq. ft.



LOCATION





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ENQUIRY

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E-MAIL

info@urna.in

SITE LOCATION

71P

Kasturba Cross, Carter Road Number 4
Borivali East, Mumbai 400 066, Maharashtra

ARCHITECTS

Irani Architects

STRUCTURAL CONSULTANT

Mahimutra Consultants Pvt. Ltd.

RERA No.: P51800051382