



A PROJECT BY



NAVKARMIK
— INFRA —
Beautiful Homes, Beautiful Stories

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Designing Architect
Kaushik Patel

Licensing Architect
Abhijit Udani

RCC Consultant
JSK Consultant

Solicitor
Law Origin



MAHA RERA REGN. NO. P51800052142 | Available at : www.maharera.mahaonline.gov.in

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EXCLUSIVE BY CHOICE
EXTRAORDINARY BY NATURE

CODENAME
XCLUSIVE

WELLINGTON, SV ROAD
SANTACRUZ WEST



AN EXTRA ORDINARY
ICON FOR THOSE
WHO DESERVE NOTHING
LESS

INTRODUCING



CODENAME
XCLUSIVE

WELLINGTON, SV ROAD
SANTACRUZ WEST

SANTACRUZ

THE MOST FAVORED NEIGHBORHOOD
OF MUMBAI

It's time for a step up in your life and elevate to a extraordinary world. Choose an address that's meant to fill your life with exclusiveness. Usher into the world of unrushed experiences and a gated community living radiating at Mumbai's one of the renowned precincts.



A WORLD WITHIN YOUR REACH

EDUCATION

- Podar International School
- Billabong International School
- L.S Raheja College
- NMISMS College
- SVKM's Mithibai College
- Jamnabai Narsee International School
- SNDT Women's University

RESTAURANTS

- Yoko Sizzlers
- Dynasty Restaurant
- Poco Loco Khar
- Bombay Adda
- Mc Donald's
- Domino's Pizza
- Udipi Tiffins

LEISURE

- Movietime
- Lions Club
- Juhu Beach
- Muktananda Park
- The SOHO House
- Gold Cinema
- Rajesh Khanna Garden

HOTELS

- Novotel Hotel
- JW Marriot Hotel
- Sahara Star Hotel
- Sea Princess
- The Orchid Hotel
- Taj Santacruz
- Grand Hyatt

HEALTHCARE

- Surya Hospital
- Nanavati Max Super Speciality Hospital
- Benz Hospital
- P.D Hinduja Hospital
- Lilavati Hospital

SHOPPING

- Hi-Life Mall
- City Plaza
- Tanishq Jewellery Store
- Kalki Store
- Foodhall
- Seasons
- Roopkala
- Reliance Smart

CONNECTIVITY

- Mumbai International Airport
- Mumbai Domestic Airport
- W.E.H Metro Station
- Juhu Aerodrome
- Santacruz Railway Station
- Khar Railway Station
- SV Road

WORSHIP

- Shrinathji Temple
- Jain Derasar
- Hanuman Temple
- Shankar Mandir
- Ganesh Mandir
- Gurudwara



Mumbai International Airport - 3.5 KM



Bandra-Worli Sea Link - 5.5 KM



Hotel Sahara Star - 3.1 KM



Jioworld Drive - 6 KM



Bandra Kurla Complex - 6 KM



Mumbai University - 3.2 KM





LANDMARK WHERE SPACE IS EXCLUSIVE & MOMENTS ARE EXTRAORDINARY.

PROJECT HALLMARKS



G+13 STOREY APARTMENT



2, 3, 4 & 6 BHK APARTMENTS



JODI FLATS AVAILABLE



OPEN TO SKY GARDEN



PRIVATE DECKS WITH SCENIC VIEWS



LIFE ENHANCING AMENITIES WITH MAJESTIC CLUBHOUSE



3 LEVEL PODIUM STILT PARKING



EAST-WEST FACING VAASTU COMPLIANT APARTMENTS



STEP INTO EXCLUSIVITY
TO FEEL THE DIFFERENCE.

DOUBLE HEIGHTED
GRAND ENTRANCE LOBBY




SHIV LAJ

NAVKARMIK
— INFRA —



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BERGOUEN & CIE

BEING EXCLUSIVE
EVEN BY THE GLIMPSE OF IT.





WELCOME TO BLISSFUL BEGINNINGS.

The Podium Amenities at Codename Xclusive are no less than a retreat. Spending leisure with your family playing games, talking about life, and sitting peacefully could never feel any better.

PODIUM GARDEN





AS DYNAMIC AS YOUR ROUTINE
MULTI-FUNCTIONAL LAWN



DISCOVER INNER PEACE FOR BLISS
YOGA & MEDITATION LAWN





ENJOY THE THRILL OF OFFLINE GAMES
ACTIVITY DECK



SIZZLE, SAVOUR AND SOCIALIZE
PARTY & BARBEQUE DECK



RUN, REFRESH, REPEAT
JOGGING TRACK



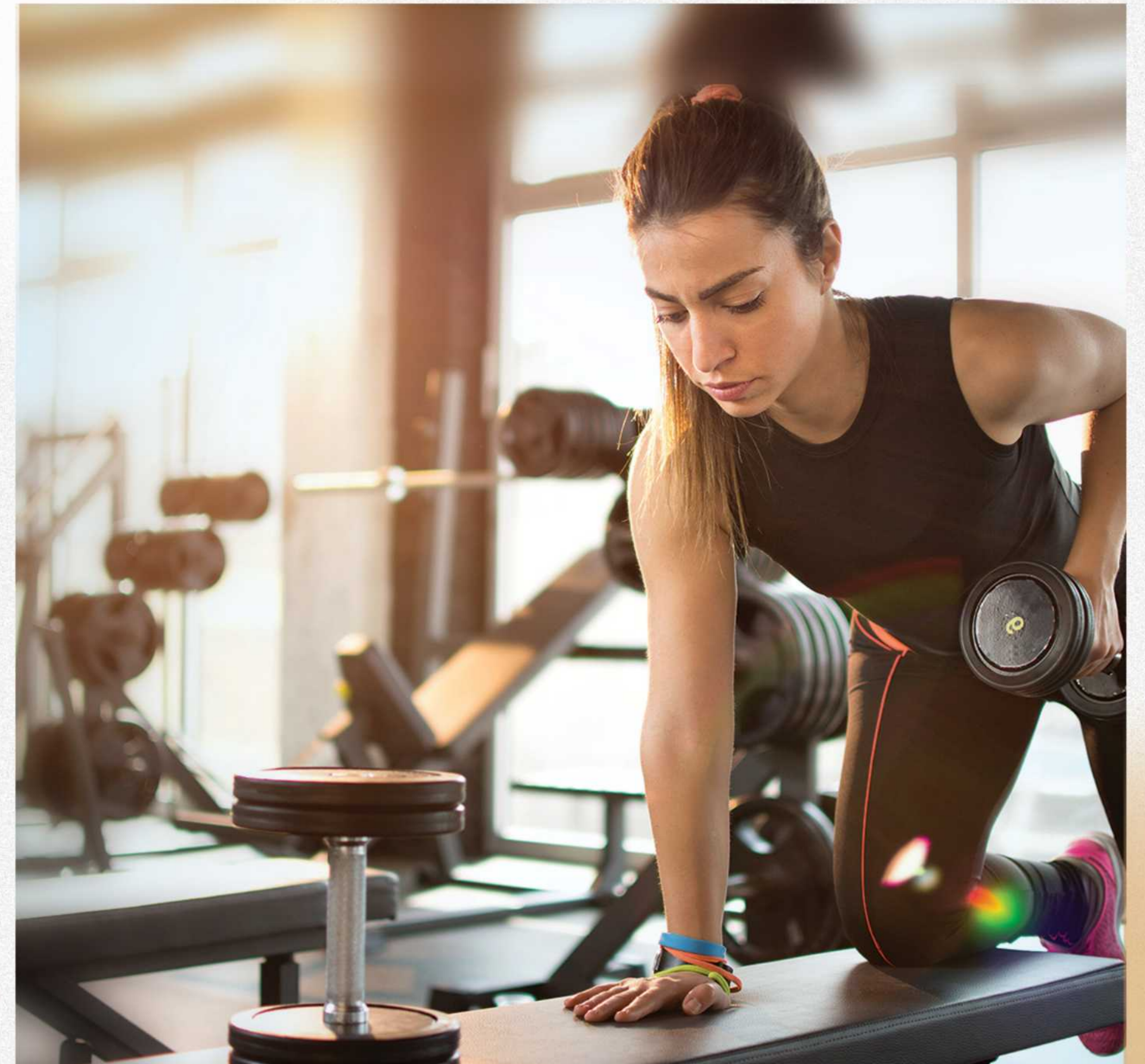
THE ART OF GRACEFUL AGING
SENIOR CITIZEN CORNER





WONDERLAND FOR WONDER KIDS
KIDS PLAY AREA

WORKOUT BETTER DREAM BIGGER
GYMNASIUM





SPECIAL SPACE FOR YOUR SPECIAL RIDES

Our Podium Stilt Parking is not just a place to park your vehicles; it's a statement of luxury, convenience, and exclusivity. Here, your prized possessions will find a special home that's as exceptional as the vehicles themselves.

3 LEVELS PODIUM AMPLE STILT PARKING





EXPERIENCE A SKY-HIGH SERENITY

Perched high above the city's hustle, the podium deck is a slice of heaven. Here, one can bask in the rays of dawn, feel the fresh breeze, and cherish the mesmerising skyline views. It's a daily escape from the mundane, right in the heart of the city.

PRIVATE DECK IN LIVING ROOM





ENJOY THE AIR OF POSITIVITY & BLISS

Step into a world where the air you breathe is not just oxygen; it's a breath of fresh, revitalizing positivity. Each morning, as the first rays of sunlight flood your home, you'll find yourself immersed in an atmosphere of tranquility, warmth, and radiance.

EAST-WEST FACING VAASTU COMPLIANT HOMES





THE SPACE FOR CUISINE EXPEDITIONS

Elevate your lifestyle and indulge in the grandeur of spacious living rooms that offer more than just room to breathe. Enjoy breathtaking views, bask in your private deck, or savor the cool evening breeze.

LIVING ROOM

- Glass Railing for the Living Room
- Provision for AC
- Telephone/Intercom Facility
- Electrical Points with Modular Switches
- Private outdoor Deck
- Vitrified Flooring







THE SPACE FOR CUISINE EXPEDITIONS

Our kitchens redefine the art of cooking, transcending the ordinary and embracing the extraordinary. From intimate family dinners to grand soirées, this is where your culinary creations will become legendary.

LAVISH KITCHEN

- Washing Machine & Sprout Position
- Provision for Gas Pipeline
- Granite Platform with SS Sink
- Electrical Points for Kitchen Appliances
- Vitrified Flooring





REST, RELAX AND RESTART LIFE.

This is where you will find your solace, and the inspiration to restart life every day anew. Our bedrooms are more than just places to rest; they are sanctuaries to rediscover the essence of life.

MASTER BEDROOM

- Glass Railing for Bedroom
- Provision for AC
- Electrical Points with Modular Switches
- Vitrified Flooring in all Bedrooms
- Walk-in Wardrobe in Jodi Flats







2 BHK (739 SQ. FT.)

2 BHK - 739 SQ. FT. RERA CARPET (WITH DECK)

LIVING & DINING	18'8" X 10'6"
BALCONY / DECK	3'3" X 10'6"
KITCHEN	7'10" X 10'10"
C. BEDROOM	10'0" X 14'11"
C. WASHROOM	4'5" X 7'7"
M. BEDROOM	13'11" X 10'4"
M. WASHROOM	4'5" X 6'11"



3 BHK (1031 SQ. FT.)



3 BHK - 1031 SQ. FT. RERA CARPET (WITH DECK)

LIVING	11'0" X 16'9"
DINING	7'1" X 10'8"
BALCONY / DECK	3'5" X 11'0"
KITCHEN	7'10" X 10'0"
PASSAGE	2'11" WIDE
C. BEDROOM	10'0" X 11'6"
C. WASHROOM	4'5" X 7'3"
M. BEDROOM 1	10'6" X 14'11"
M. WASHROOM 1	4'5" X 7'10"
M. BEDROOM 2	10'0" X 14'11"
M. WASHROOM 2	4'5" X 7'7"



JODI FLAT FLOOR PLAN

FLAT NO.	1	2
TYPE	3 BHK JODI	2 BHK JODI
RERA CARPET AREA	2044 SQ. FT.	1471 SQ. FT.



ON-GOING PROJECTS



SHIV SHAM NIKETAN
KANDIVALI W



SHIV LILAM
BORIVALI E



SHIV PALACE
MALAD E



SHIV LAJ
SANTACRUZ W

COMPLETED PROJECT



SHIV-RATNAM
MALAD EAST (2023)



SHIV-SHUBHARAM
MALAD EAST (2022)



NAVKARMIK
— INFRA —

Beautiful Homes, Beautiful Stories

Dear Customer,

Owning a home is one of the proudest moments in anyone's life. The change that it brings with it into your life and lifestyle, redefines you and your status. And if the journey to the finish is smooth and enjoyable, then the satisfaction and happiness is priceless.

Being a trusted real estate developer with over two decades of outstanding performance, at Navkarmik, we not only build quality homes that make you proud, but also go the extra mile to ensure ethics, transparency and accuracy in the home buying process.

This brochure is designed to give you a broad overview of our project Shiv Laj. We hope it will inspire you to make the right choice and redefine your life and lifestyle.

Warm regards,

C.E.O
(ABHISHEK DUBEY)

30
YEARS COMPLETED IN THE
REAL ESTATE INDUSTRY

95+
PROJECTS
DELIVERED.

17.5
MILLION SQ_MTR.
DELIVERED

15,000
HAPPY FAMILIES HAVE
FOUND THEIR HOME