

WADA'S 1<sup>ST</sup> TOWNSHIP



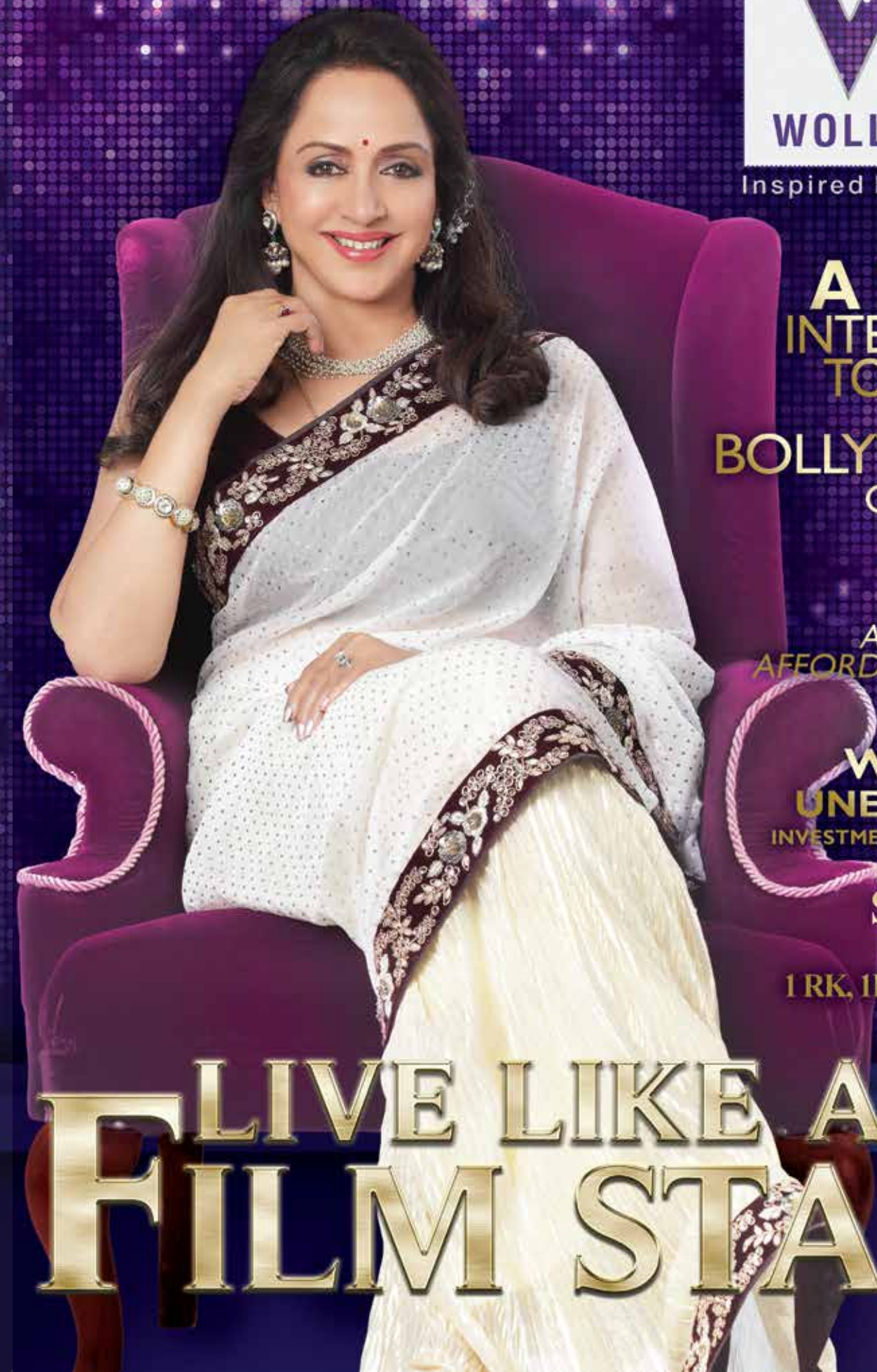
Inspired by Bollywood

**A FULLY  
INTEGRATED  
TOWNSHIP**  
**BOLLYWOOD  
COMES TO  
WADA**

**LUXURIOUS  
AMENITIES AT  
AFFORDABLE PRICES**

**WADA, AN  
UNEXPLORED  
INVESTMENT DESTINATION**

**STATE OF  
THE ART**  
**1 RK, 1BHK & 2<sup>1/2</sup>BHK**



**FLIVE LIKE A  
FILM STAR**

WADA'S 1<sup>ST</sup> TOWNSHIP



Inspired by Bollywood

DEVELOPED BY



Site Address : Gates Village, Sirish Pada, Wada, Dist. Palghar.  
Corporate Office : Nirvana Lifestyle Ventures, 501, Landmark Morya II, Off Link Rd, Andheri (W), Mumbai - 53  
Disha Direct: 303, Orion Business Park, Next to Wonder Mall, Ghodbunder Road, Thane (W) - 400610, Maharashtra,  
Booking Offices - Andheri East, Malad, Kandivli, Mahim, Mira Road, Vasai, Andheri West,  
Thane, Bhandup, Kalyan, Vashi, Kharghar, Wada, Kudud, Ambadi

PRESENTED BY



Call 8080675016 | [www.wollywood.in](http://www.wollywood.in)

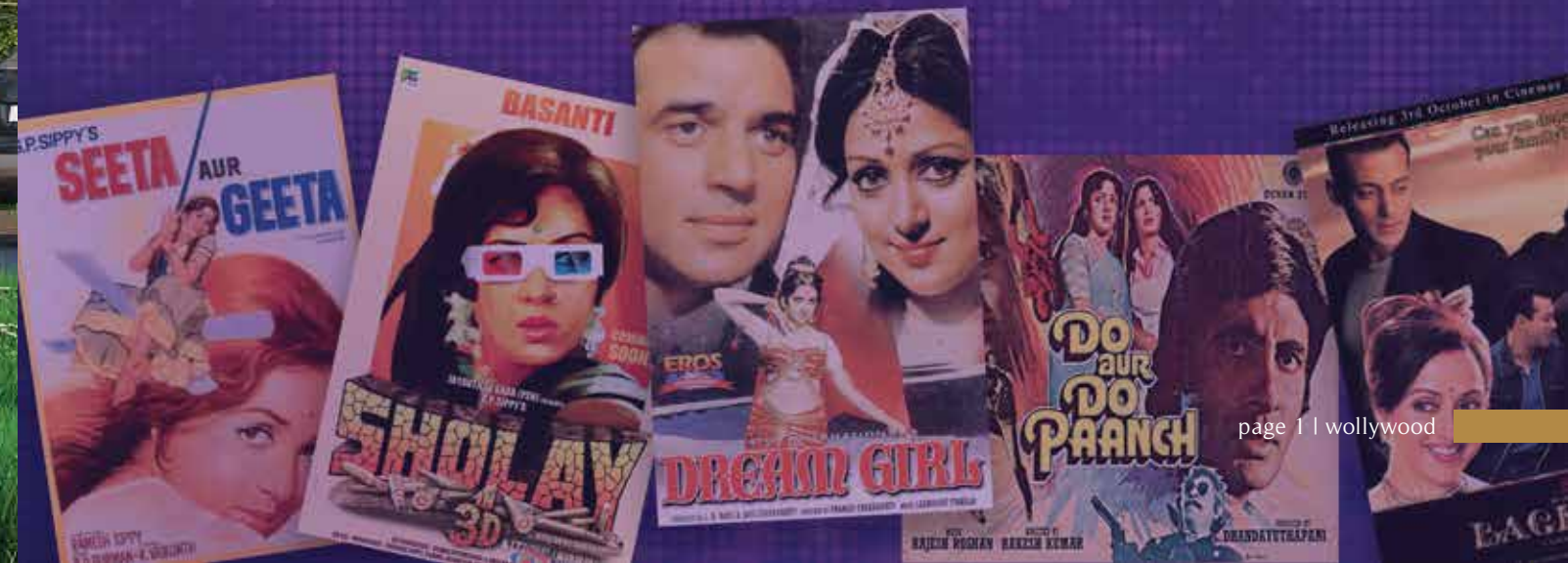
Disclaimer:  
The information and illustrations in the brochure are indicative of the kind of development proposed. The developer reserves the right to change the Elevations, Layouts, Specifications or Features without prior notice or obligation in interest of continuing improvement or subject to approval of authorities. Any interior works, furniture or fittings, etc. are shown for reference and are not a part of standard units.





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# NOW INTRODUCING



Nirvana Realty and Disha Direct are proud to present Wada's first integrated township, Wollywood - inspired by Bollywood. This township is sure to delight, dazzle, and set a new bar for luxury living - all at an affordable price.

Wollywood is a thoughtfully designed 50-acre township, comprised of 1 RK, 1 BHK, 1 BHK Spacious, and 2 ½ BHK apartments. You will spend hours in the Bollywood multimedia center, practice your dance numbers by the swimming pool and clubhouse, and smile as though you've never smiled before.

Wollywood is located at Wada, Mumbai's unexplored investment destination. At the nexus of the Delhi-Mumbai Industrial Corridor, the Mumbai-Ahmedabad Highway, and the Mumbai-Nashik Highway, Wada is poised for great things.

Whether you are looking for your first or second home, a holiday nest or a great investment opportunity, this is just the place for you. All this creates a special kind of excitement that exudes from the township. At Wollywood, we'll make you feel like a star - every day of your life.

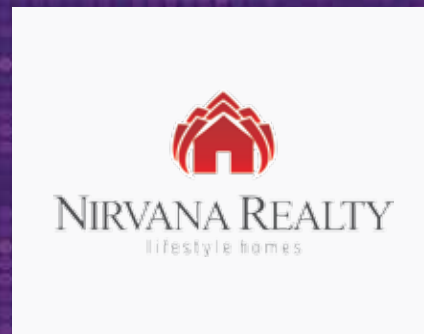
## PRODUCED BY NIRVANA GROUP

Nirvana Group is a dynamic firm started by young and enthusiastic father-son team Mr. Pravin Agarwal & Mr. Punit Agarwal. In 2008, they saw an opportunity in affordable second homes segment in outskirts of Mumbai, and thus began their tryst to pursue the world of real estate. Together, they create well-rounded projects, complete in all aspects and a home away from home.

The realty firm's dynamism is well-reflected through a wide-spectrum of real estate offers ranging from weekend homes around the city, affordable housing townships, and developed NA plots.

With a corporate office in Andheri west, Mumbai, the company has expanded itself in every short span, winning the hearts of more than 1000 customers and conquering more by completing ongoing projects in Lonavala, Wada, Khopoli & Malshej Ghat. In addition, the company aspires to realize every dream home by developing the finest abodes and properties at various prominent destinations around Mumbai.

Today Nirvana Realty is known for building dreams into reality.



## DIRECTED BY DISHA DIRECT

With four defining pillars of ideas, innovation, people & technology, Disha Direct occupies a strong niche in the Indian realty sector.

In a very short span of just 11 years, Disha Direct has expanded with over 100 professionals, 4 customer relation centers and one international office, and 16 ongoing projects and 45 completed projects. Realizing the cherished dreams of our customers has constantly driven our achievements, and today we take pride in the inimitable bond we share with 11,000 happy customers.

Adhering to strong ethics, coupled with strong marketing skills and driven with unique innovative concepts, Disha Direct has translated many real estate investments into huge success stories.

We are a solutions provider across the entire spectrum of real estate:

- o Conceptualization of Real Estate Projects
- o Branding and Promotion
- o Marketing and Sales Support
- o 24 x 7 Customer Support
- o Financial & Investment Advisory

# BRAND STORY

## Wollywood, Wada's first township, is proudly inspired by Bollywood.



For 100 years, Bollywood has been an industry of fantasy for us Indians. For those 3 hours in the movie, we enter another world. A world where dreams unfold, people meet, couples unite, children laugh, and families live happily ever after.

However, a movie is just three hours. At Wollywood, the dream lasts a lifetime.

Our vision is simple - to create a township that will invite and excite: that makes you, the resident of Wollywood, feel larger than life every day.

Like Bollywood, we promise a luxurious lifestyle at an affordable price, and the exclusiveness of a township among smaller properties in the area. We offer never-before-seen amenities in Wada like a state-of-the-art clubhouse, an in-house gym, a swimming pool, a mini-theatre, a set-like temple and film studio and a commercial complex besides your compact home, that lets you experience these stories in real life.

At Wollywood, we want you to live the life of a star. Be as public as you like, and retreat into your privacy when you don't. At Wollywood, you are the star, we build the set around you, and the happy stories never end.

- Hema Malini



# THE LOCATION - WADA



A perfect location for film shooting and an unexplored investment destination. Wada is one of the brightest spots in the Mumbai Metropolitan Region. It is peaceful, with beautiful landscapes - yet its development promise and connectivity make it a can't-miss property for you.

Wada, one of the fifteen talukas of the Palghar district, features excellent connectivity to the Mumbai-Ahmedabad and Mumbai-Nashik Highway. From this prime vantage point, you can touch the farthest corners of Maharashtra.

Wada is also an emerging hub for many industries. It is a regional hub for agribusiness and foodstuffs that emphasise sustainability, with Coca-Cola and Bisleri having large offices there. In addition it has a strong manufacturing base, led by MNCs like Essel and Propack. Finally, it is a linchpin in the proposed Delhi-Mumbai Industrial Corridor (DMIC), positioning itself for a substantial inflow of investment.

Furthermore, Wada possesses stunning natural beauty. The so-called Land of Rivers owes its lifeblood from the Vaitarna, Pinjal, and Deherje waterways that traverse its surface, nourishing the dense forest that blankets its surface and keeping the air cool and fresh. Furthermore, its fertile soil has made Wada justifiably famous for its kolum rice and fresh vegetables, all year round.

This fertility has meant Wada has historically been a coveted prize. Historical forts and ancient temples dot the landscape, and the whole area has been considered a "Pandav Nagari." Wada will shape the Mumbai of tomorrow - a Mumbai you will want to be part of.

## KEY DISTANCES

### BUS-STAND

Shirish Pada Bus Stand 500 Meters, Wada Bus Depot 3 Kms

### HOSPITAL

Hospitals such as Shri Anand Chandavarkar Multispecialty Hospital, Kalyani Medical Research Centre, and Guru Krup Hospital - 4 km.

### MARKET

Shirish Pada Market, Wada Town Market, Kudus Market

### SCHOOLS

Schools like Shubh International School, Little Angels English Medium School and Junior College, and PJ High School - 4 km.

### COLLEGE

- 1) Swami Vivekanand College
- 2) Ideal Institute of Technology

Thane	55 km.
Mumbai	80 km.
Bhivandi	43 km.
Manor	28 km.
Wada	04 km.





# COSTUMES AND MAKEUP

## EXTERNAL

- Roads made of tar using modern construction processes
- Paver blocks on pathways
- Bus shelter for local and school buses
- Compound outer wall
- Earthquake-resistant RCC-framed structure
- Double-coat sand-faced cement plaster
- Weather-proof paint

## INTERNAL WALLS

- Neru-finished cement plaster
- Glazed tiles up to 7 feet high on dado

## FLOORS

- Anti-skid ceramic tile flooring in washrooms

## DOORS

- Main door: Laminate-finished flush door with a wooden frame, a night latch, and peepholes
- Bedrooms: Laminate-finished flush door with a wooden frame
- Toilet: Waterproof PVC doors with a marble frame  
Video door phone

## PLUMBING

- Water storage tank for each building
- Washrooms: Concealed work with UPVC pipes, hot

- and cold water fixtures, Jaguar or equivalent fixtures, and a provision for a geyser
- 3 year leakage guarantee

## ELECTRICITY

- Concealed ISI-marked electrical fittings
- Living Room: One common TV, antenna, and telephone point, and one AC point
- Bedroom: One common TV, antenna, and telephone point, and one AC point
- Kitchen: One refrigerator point
- Washroom: Light, geyser, and plug points in each wash room
- Inverter backup

## KITCHEN

- One granite platform with stainless steel sink
- One water purifier

## SANITATION

- Washroom: Branded wash basin and sink

## WINDOWS

- Powder-coated aluminum windows with marble window frame

## PAINTING

- Tractor emulsion or equivalent



# THE PLOT

Wollywood's colonial classical architecture exemplifies the grandeur and magic that one would expect from a property that draws from India's treasured film history. Designed by Punit and Pravin Agarwal, the buildings are thoughtfully designed in order to ensure that you feel like a star - no matter what. The township is also significant for its riverfront location, a choice that lends the project a harmony and serenity that connotes quiet luxury. It draws on the water elements not only for aesthetics, but to align the township properly with vastu to appeal to the spirituality of our residents. You will look forward to hours of peaceful wanderings inside the Wollywood township.



- |                      |                                       |                              |
|----------------------|---------------------------------------|------------------------------|
| 1. Entrance Arch Way | 11. Satsang / Yoga Lawn               | 21. Outdoor Gym              |
| 2. Main Avenue       | 12. Children Play Area                | 22. Gazebo / Garden Pavilion |
| 3. Plaza             | 13. Swimming Pool                     | 23. Celebration Square       |
| 4. Apartment Block   | 14. Open Air Theatre                  | 24. Party Lawn               |
| 5. Commercial Blok   | 15. Skating Rink                      | 25. Nana-Nani Park           |
| 6. Individual Houses | 16. Mini Football / Multipurpose Area | 26. Viewing Deck             |
| 7. Clubhouse - 1     | 17. Jogging Track / Walking Track     | 27. Riverside Walkway        |
| 8. Clubhouse - 2     | 18. Mini Cricket Ground               | 28. Jetty / Boat Club        |
| 9. School            | 19. Basketball Court                  | 29. Herbal Garden            |
| 10. Temple           | 20. Outdoor Badminton Court           | 30. Pooja Vana               |



# BOLLYWOOD COMES TO WADA

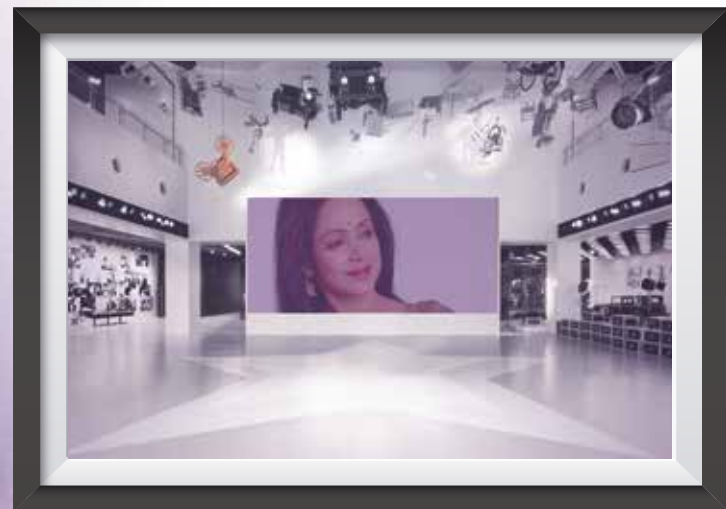


## THEMED CLUBHOUSE

At Wollywood, we consider glitz and glamour no less essential to the human body than oxygen or water. To carry this belief and truly imbue it in the property, we have designed our pool area with an infinity edge to reflect our resident's tastes for beautiful spaces. Besides the pool lies our stylish clubhouse, providing cool shade and luxurious interiors.

## BOLLYWOOD LIBRARY

In order to make a dent in today's entertainment world, it is essential to know one's history. Get swept away by the soaring romances of Amitabh Bachchan and our own brand ambassador and world-famous Dream Girl Hema Malini in our Bollywood Library, stuffed with more scripts, films, and posters than you can possibly imagine. A great place to get lost in for an afternoon.



## FILM STUDIO

This is where you get to make your own magic. Our fully stocked film studio with all the amenities means that you and your children can live and breathe the movie lifestyle.



## BOLLYWOOD-STYLED ENTRANCE GATE

Your new lifestyle starts from the entrance. As the doors open, it is clear that the buildings have been constructed for one purpose: to make you the star.

## AMPHITHEATRE

This amphitheatre is where you get to catch the acting bug for yourself. Coupled with a stage, you will feel for yourself the energy of the audience as you wow them with stunning roles.



## OTHER AMENITIES

- Decorative Entrance Lobby
- Film-themed temple
- Intricately designed streetlights
- Walk of Stars
- Theme based Landscaped gardens





# STATE - OF - THE - ART HOMES

**1 RK**  
Area : 400 Sq.ft.



**1 BHK SPACIOUS**  
Area : 628 Sq.ft.



**1 BHK**  
Area : 583 Sq.ft.



**2 1/2 BHK**  
Area : 983 Sq.ft.







# TEAM WOLLYWOOD



## ART DIRECTOR

dh&ais dedicated to the creation of compelling, flexible, and cost effective design solutions that directly respond to the needs of our clients. Our programming, design and project management processes provide the basis for providing an extremely consistent level of service. The definition of successful design, regardless of the project scale, extends beyond creating visually compelling design solutions. Our ability to deliver a wide variety of projects resides in our commitment to respond effectively to diverse budget, schedule, and efficiency goals, while exceeding our client's expectations for design excellence. Our full-service architecture, planning and interior design project teams, based in Mumbai, Bengaluru & Hubli, are configured to provide a consistently high level of service across all phases of a project.

### Sustainability

dh&ais committed to creating sustainable, green design solutions.

The main objectives of our sustainable design approach are to minimize resource depletion of energy, water and raw materials, and minimize environmental degradation caused by materials and systems throughout their life cycle, and beyond.

We are dedicated to the creation of compelling, flexible, and cost effective design solutions that directly respond to the needs of our clients. Our programming, design and project management processes provide the basis for providing an extremely consistent level of service.

### Associates

Our Associates on this project

- 1.Landscape Consultants: Eco Inspace , Bengaluru
- 2.Specular Computer Graphics, Bengaluru : 3d visualisation and animation
- 3.Mr Vinay Joshi, Structural Consultants.



## CINEMATOGRAPHER

Headquartered in Mumbai, Xeco is a specialized marketing and communications agency for real estate. Offering services such as media buying, below the line advertising, public relations, creative, 3D rendering, rewards and recognition, digital and direct marketing, analytics and mystery shopping, Xeco sets the standard for building great brands through value, so everyone knows who they're dealing with, who owns the property and whose reputation is at stake.

