

PROJECT BY



D.G.S. TOWNSHIP PVT.LTD.

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Site Add : Nensey Colony, Borivali-East, Mumbai.

CREDITS | ARCHITECT RASIK P. HINGOO | R.C.C. CONSULTANT HIREN TANNA | DESIGN ARCHITECT HORIZON ARCHITECT | ADVOCATE K. K. ASSOCIATES

Note :All the amenities, plans and drawing are proposed, the Developers will have right to delete or add if necessary, the discretion remain with the Developers. All the plans, drawings, amenities are subject to the approval of the respective authorities.



COME HOME TO
SERENITY WITHIN THE CITY



2&3 BED RESIDENCES WITH **SUNDECKS**
WITH UNINTERRUPTED
NATIONAL PARK VIEWS

FOUNDER DGS GROUP



**LATE SHRI.
DUDHNATH GIRIDHAR SHUKLA**

23-06-1941 TO 17-05-2021



*Creating
Landmarks*

Buying a house or property is a once-in-a-lifetime opportunity for most families in India. After years of hard work and saving up for decades, people decide to invest their life savings in a house to secure their future. We, at DGS group, respect the hard work and relentless efforts of such families and we pledge to support them by offering affordable high-quality residences at prime locations across Mumbai.

It has been the ethos of our company since its inception to provide an uplifted lifestyle to everyone and we continuously strive to achieve this in the coming years by launching multiple affordable, transparently priced, well-connected projects across the city. Our humble but significant contribution towards the growth of Mumbai stands as testimony to our reliability.

**SHRI. DUDHNATH GIRDHARI SHUKLA
(DGS FOUNDER)**

SHEETAL
REGALIA
— @ BORIVALI-EAST —

PROJECT HALLMARKS

CONTEMPORARY 21 STOREY TOWER

PLUSH **WELCOME LOBBY**

DESIGNER PODIUM GARDEN

PODIUM PARKING SPACES

VASTU COMPLIANT 2 & 3 BED RESIDENCES
WITH **SUNDECKS**

LOCATED AT THE HEART OF **BORIVALI EAST** WITH EASY
ACCESS TO ANY PART OF THE CITY



AN URBAN OASIS IN THE LAP OF NATURE

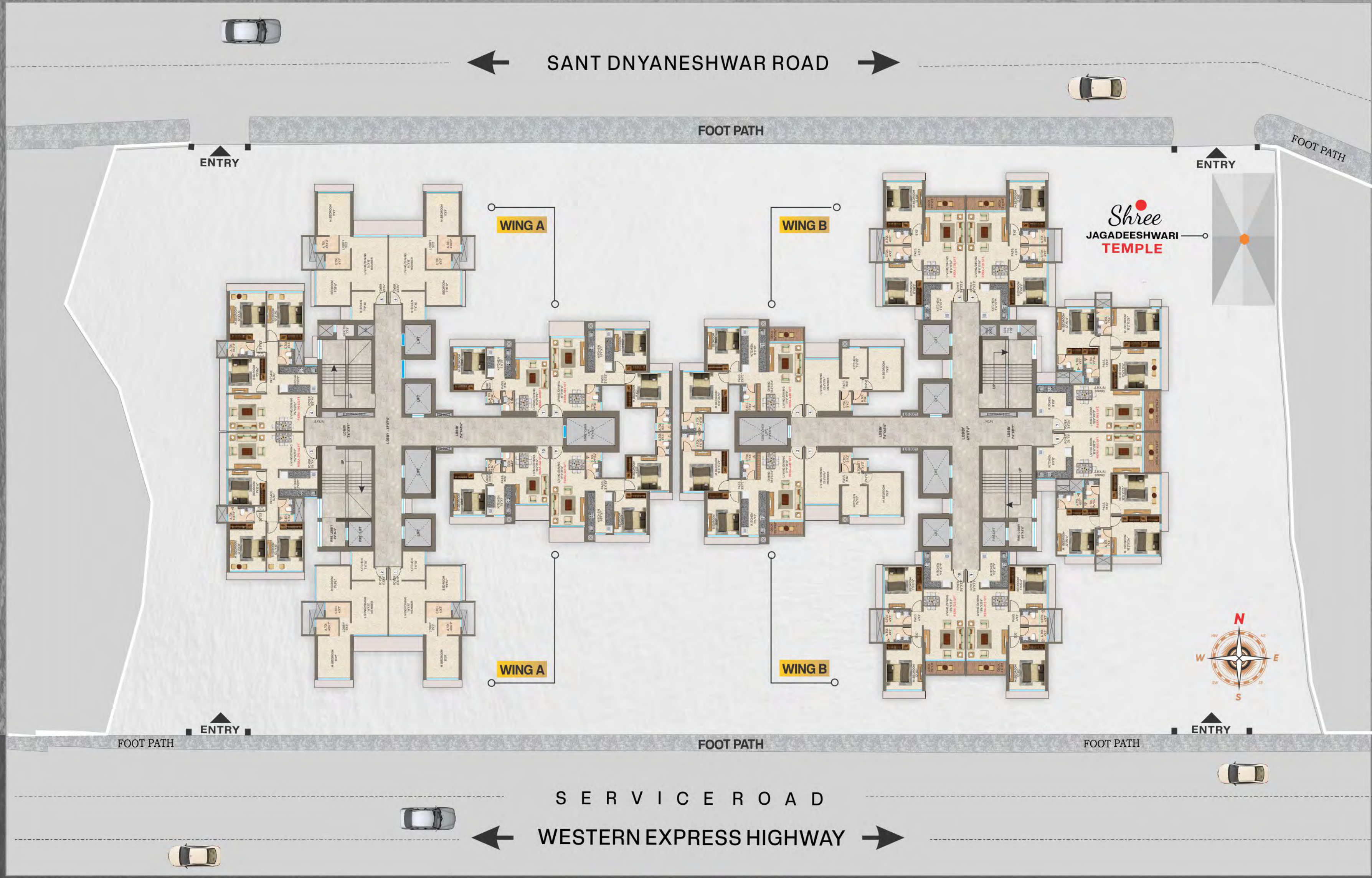
FEEL THE PURITY OF GREENS ENVELOPE YOU WITH PEACE & POSITIVITY,
RIGHT AT THE HEART OF THE CITY AT BORIVALI EAST

LET CITYSIDE BLISS ENLIVEN YOUR SENSES

All of us dream of living close to nature; but very few are actually lucky enough to have Mother nature wrap her arms around our homes. Living at '**Sheetal Regalia**' perfectly weaves together the greenery, freshness and breezes of **Borivali National Park** with urban living spaces that are an epitome of high quality, design and function.

SHEETAL
REGALIA
— @ BORIVALI-EAST —





SANT DNYANESHWAR ROAD

Shree
JAGADEESHWARI
TEMPLE

SERVICEROAD

WESTERN EXPRESS HIGHWAY

LAYOUT PLAN



A LIVING TOUCHED BY SERENITY, REJUVENATED BY GREENS

There's nothing more rejuvenating than spending some 'me' time or creating memories with your love ones amidst an array of lifestyle & serene features.

Sheetal Regalia's displays Wow! amenities such as Grand Entrance Lobby, Swimming Pool & more are enveloped amidst landscaped greens that refresh you from within.



Entrance Lobby



Fitness Center



Meditation Area & Yoga Studio



Reflexology Path



Board Games Area



Swimming Pool



Banquet Hall
Party Hall



Jogging Track



Ample
Car Parking



Cricket Turf Net



Kid's
Fun Play Area



Senior
Citizen Seating



Our grand lobby is a magnificent, royally designed space that will knock you off your feet from the moment you arrive. It ushers you into this sumptuous world of luxury and service. This lobby will make go 'WOW' every time you visit it.



BLISSFUL SERENITY MEETS URBAN LIVING FEATURES

Living here is truly a blessing with calming greens and serene environs on one side; while on the other, one can experience modern tower amenities that adds smoothness to everyday living.

TOWER FEATURES

- Grand Decorated Lobby with Reception & Waiting Lounge
- High-Speed Elevators
- Podium Parking

INTERNAL AMENITIES

STRUCTURE

- Earthquake resistant R.C.C. framed structure.

DOORS

- Wooden door frame with laminate finish with high quality hardware fittings.

WINDOWS

- Powder coated / Anodized aluminium sliding windows with reflective glass.
- Granite/marble window sills.

WALL & CEILING

- Internal walls with gypsum finish and good quality paint.
- Ceiling with gypsum finish and plastic paint.
- External walls sand-faced plaster with texture finish and acrylic paint.

FLOORING

- Vitrified tiles in living, dining, kitchen, bedrooms and corridors.

ELECTRICAL FITTINGS

- Sufficient electric point with branded modular switches.
- Concealed fire resistant copper wiring.
- Video door phone for security.

KITCHEN

- Granite platform with stainless steel sink and service platform.
- Vitrified tiles on walls up to door height.

TOILETS

- Designer vitrified tiles on walls up to door height.
- Anti-skid ceramic floor tile in all toilets.
- Branded sanitary ware & CP fittings.
- Hot & cold diverter with shower in all toilets.

SHEETAL
REGALIA
— @ BORIVALI-EAST —

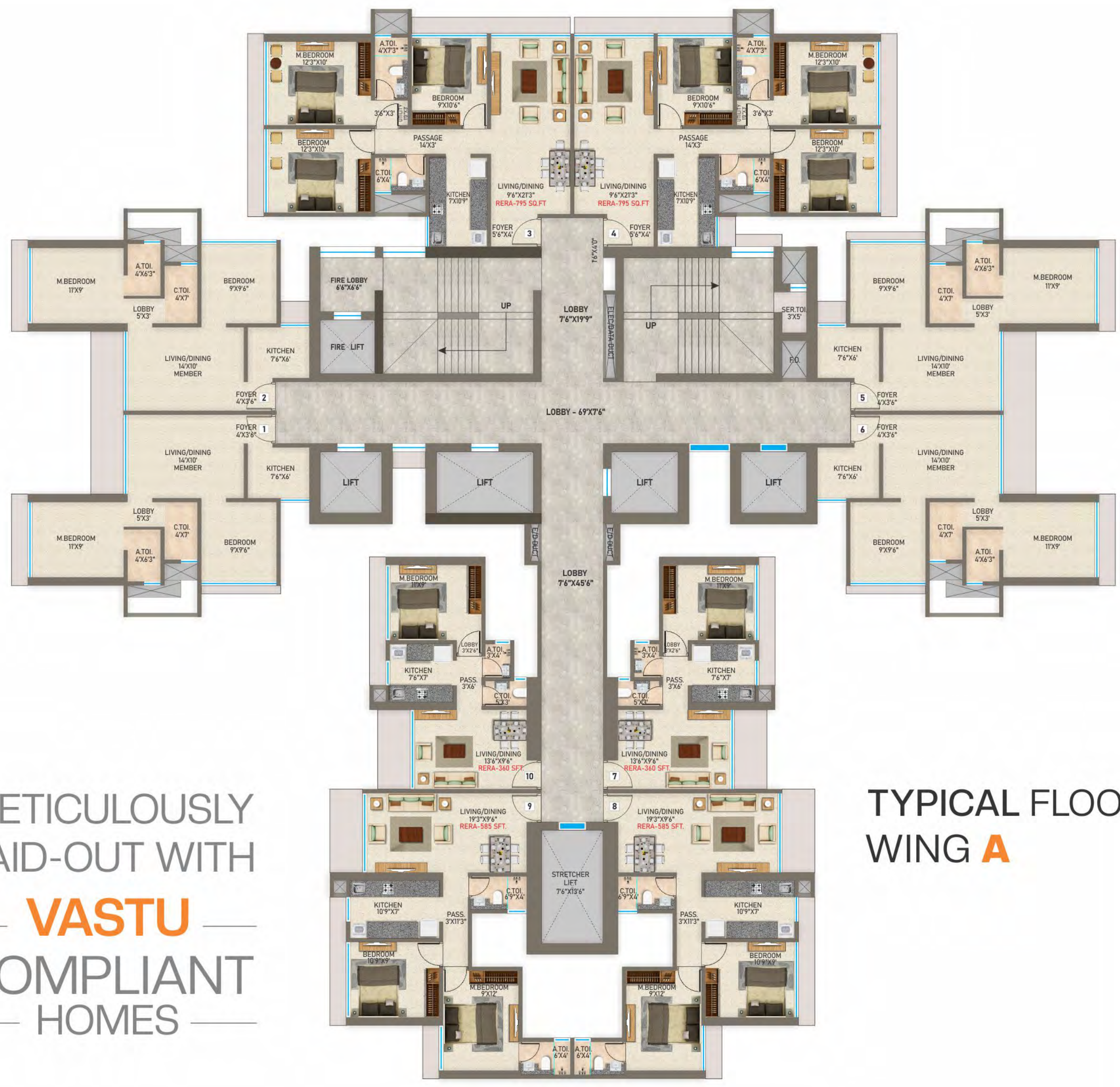


W. E. HIGHWAY

SANT DYNESHWAR RD.

METICULOUSLY LAID-OUT WITH **VASTU** COMPLIANT HOMES

TYPICAL FLOOR PLAN WING **A**



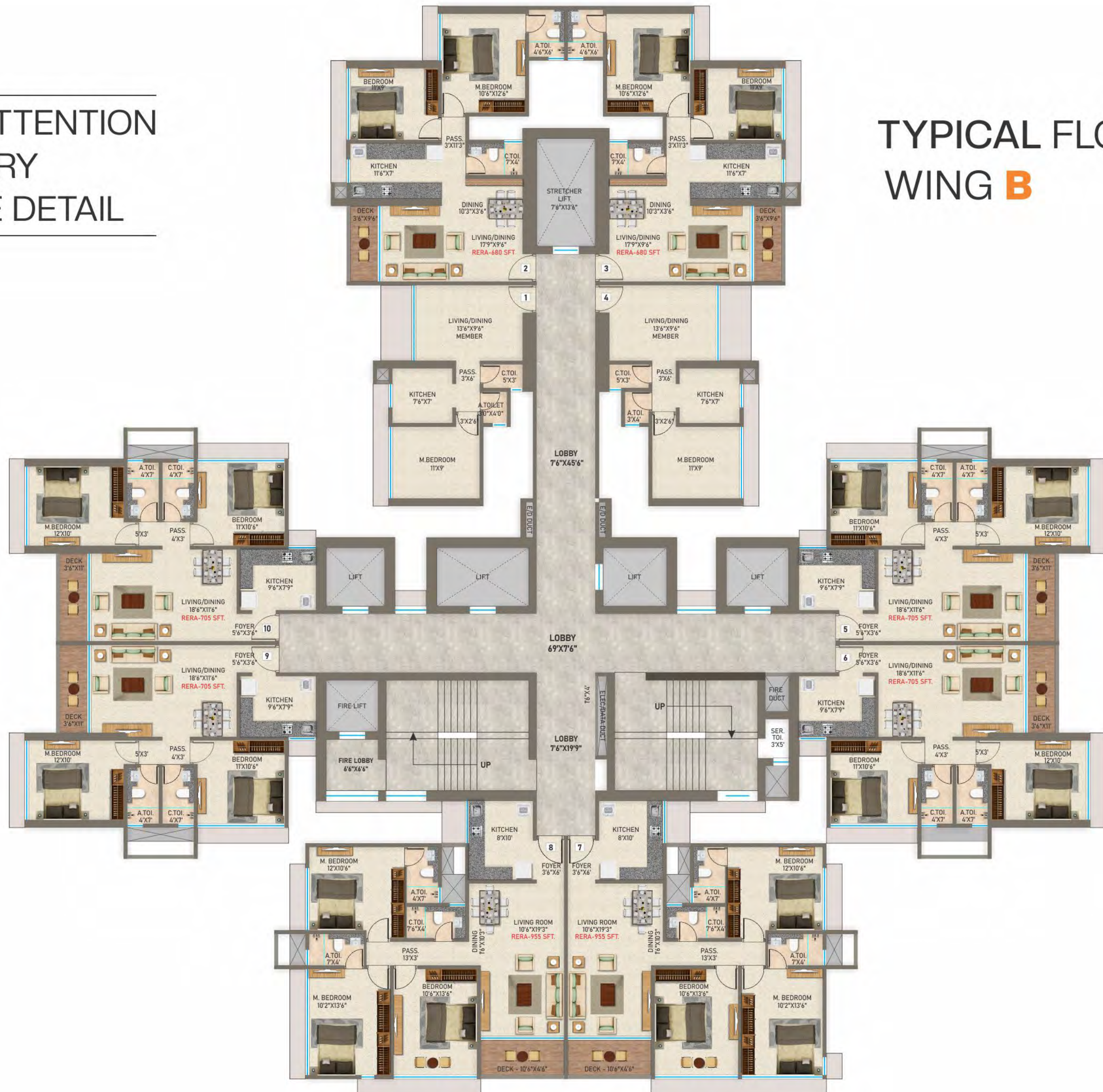
THOUGHFULLY-PLANNED

WITH ATTENTION
TO EVERY
MINUTE DETAIL

TYPICAL FLOOR PLAN
WING B

W. E. HIGHWAY

SANT DYNESHWAR RD.



ENTRY

3
BHK
RERA AREA
795 SQ.FT.



ENTRY

2
BHK
RERA AREA
705 SQ.FT.



ENTRY

3
BHK
RERA AREA
955 SQ.FT.



ENTRY

2
BHK
RERA AREA
680 SQ.FT.





A HAVEN OF SERENITY WITH PERFECT CONNECTIVITY.

Sheetal Regalia is cocooned amidst serenity, yet well-connected to the city via roadways, railways, highways & metro line. Furthermore, it is surrounded by all lifestyle conveniences such as schools, colleges, markets, temples, restaurants, malls & more; within a 5 km radius.

PROXIMITY

- 📍 W.E. HIGHWAY - A STONE THROW AWAY
- 📍 ST BUS DEPOT - 2 MIN. WALK
- 📍 BORIVALI RLY. STN. - 5 MIN. DRIVE
- 📍 RASHTRIYA UDYAN METRO STN. - 5 MIN. WALK
- 📍 OVARIPADA METRO STN. - 8 MIN. WALK
- 📍 S. V. ROAD 10 MIN. DRIVE
- 📍 LINK ROAD 15 MIN. DRIVE

CLOSE VISINITY

- 📍 SANJAY GANDHI NATIONAL PARK 5 MIN. WALK
 JAIN TEMPLE 5 MIN. DRIVE
- 📍 JAGDEESHWARI TEMPLE WITHIN THE PREMISES
 OMKARESHWAR TEMPLE 5 MIN. WALK
 JAIN TEMPLE 5 MIN. DRIVE
- 📍 ST. XAVIERS H. SCHOOL 5 MIN. DRIVE
 G.H. HIGH. SCHOOL 5 MIN. DRIVE
 CHOGLE HIGH. SCHOOL 5 MIN. DRIVE
- 📍 NAVNEET HOSPITAL 5 MIN. DRIVE
 ASHOK HOSPITAL 5 MIN. DRIVE

