

smart life
begins
here



Coming Behind Seven Hills Hospital, Marol, Andheri East. | Call: +91 829 1000 900



Coated with smartness
Encircled with intelligence
Surrounded with opulence
And bounded with comfort

Introducing you to
a smart
lifestyle

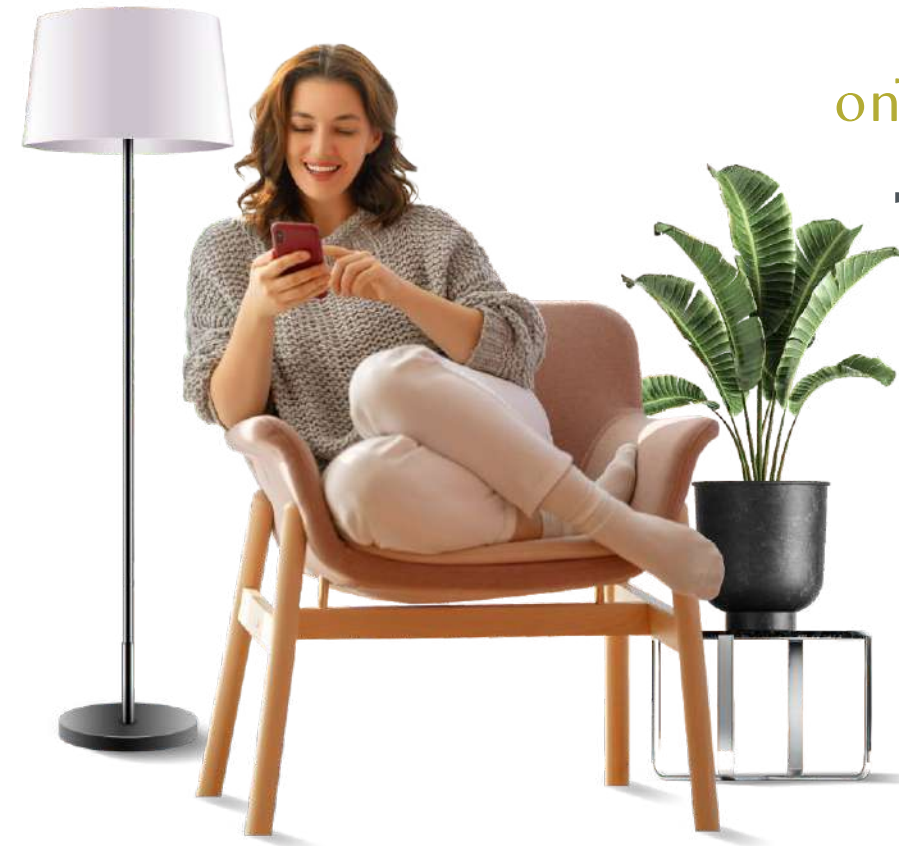


Image for representation

step into
a wonderful
aura of
opulence



while everyone
desires to
experience
a smart
lifestyle...



only a few get to

live
the
smart
life

presenting to you
a wonderful habitat that offers an Imperial Lifestyle.

welcome to an
ideal home that's loaded with amenities,

crafted by a
renowned architect, and

delivered by the
best real estate developer in town.

come home to
a smart
living

come home to
KAATYAYNI
IMPERIAL
SMART LIFE BEGINS HERE

a smart lifestyle for a perfect family



Kaatyayni Imperial is designed to amuse every member of the family. Be it gym & yoga for fitness enthusiasts or swimming pool for relaxing after a hectic day at work. From a variety of options for indoor games to a children's play area within the premises, this abode offers everything your family always wished for.



Kaatyayni Imperial is a luxurious 1 BHK home located at the most happening place in Andheri East, Mumbai.

Every home is thoughtfully planned with maximum space utilization.

Kaatyayni Imperial redefines the modern lifestyle with its intelligent & smart offerings.

- Sky Touching 22 Storeyed Towers
- Air-Conditioned Apartments with Modular Kitchen
- Lifestyle with 50+ Amenities
- Smart Indulgences



a smart lifestyle in the heart of mumbai suburban

Located very close to Marol Metro Station and just behind Seven Hills Hospital, Kaatyayni Imperial is an abode that's easily connected to important avenues and landmarks. Its proximity to business districts and essential infrastructure ensures that you spend less time travelling and more time enjoying every moment with your family.





a holistic
living
with a
touch of
smartness



delicious
cuisine
needs a
smarter
ambiance



A furnished kitchen with modular trolley & cabinets. We provide you with a complete kitchen that's ready to use. So, come and unleash the Master Chef in you.

Image for representation



Image for representation

- Modular Kitchen
- Hob & Chimney
- Modular Switch Board
- Stainless Steel Sink
- Granite Top



a calm environment for peace of mind

Walk into the beautiful podium garden spread across Kaatyayni Imperial. Refresh your morning routine amidst Zen Garden and fresh air.

- Buddha Statue with Waterfall
- Zen Garden
- Cycling Track
- Skating Track
- Community Gathering Area
- Sitting Area
- Multipurpose Court :
 - Badminton
 - Volleyball
 - Pop Tennis

smart sky life indulgences

Treat yourself with amenities that touches the sky.
A perfect rooftop lifestyle to engage in fitness, meditation, wellness & leisure activities.

- Walking & Jogging Track
- Pergola Sitting
- Sky Cinema with BBQ
- Chit Chat Zone
- Yoga & Meditation Pavilion
- Skyscape Gymnasium



Image for representation

smart greenery

Enjoy the beautiful sky garden from the confinement of your four walls with ample space to refresh yourself.

- Vertical Garden
- Sky Bar with BBQ
- Personal Party Zone
- Floor Ludo & Chess
- Children's Play Area
- Telescopic Stargazing Corner



Image for representation

smart amenities

Enjoy the spacious 8 Floors
clubhouse spread across
25,000 Sq. ft. Come and
explore a different version of
yourself every day.

- Swimming Pool
- Boxing Ring
- Banquet Hall
- Mini Theatre
- Coffee Shop
- 2 Level Gymnasium with
Modern Equipment



Image for representation

Note: Above facilities are on chargeable basis.

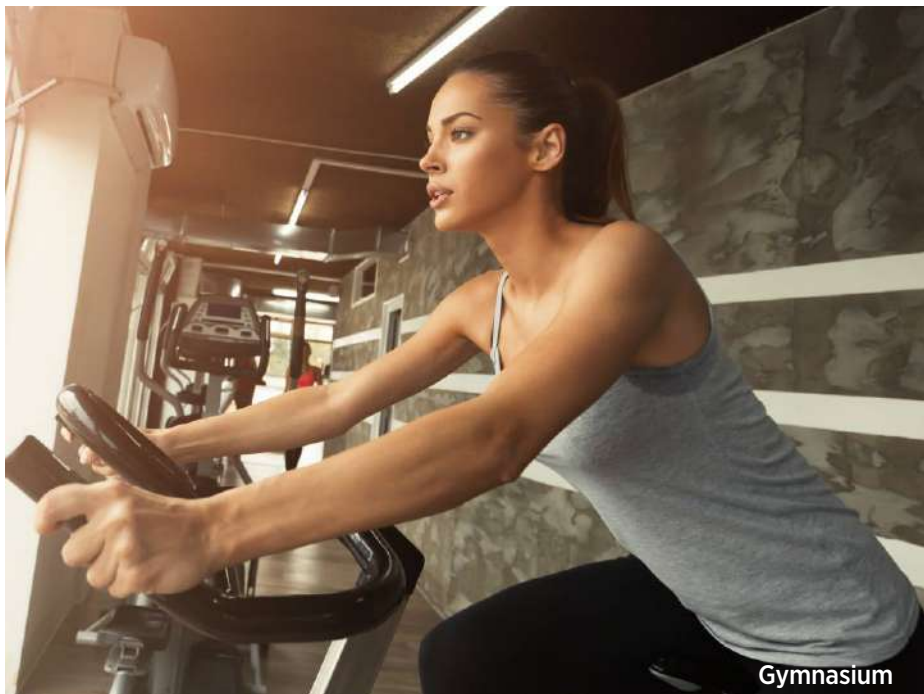


Image for representation

Note: Above facilities are on chargeable basis.

Image for representation

Note: Above facilities are on chargeable basis.

smart convenience & privileges



- ATM
- Laundry
- Convenient Store
- Concierge Service
- CloudKitchen
- Doctor's Clinic



smart security

- 24x7 CCTV Surveillance
- Secured Gated Community
- Society Security Mobile App

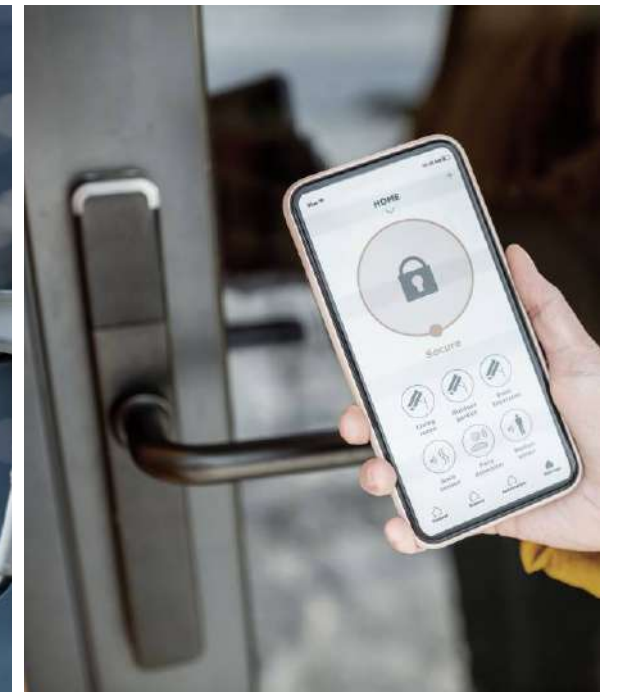


Image for representation

AC EV car with chauffeur

A shared pick & drop facility for ease & comfort
from your home to the Marol Metro Station
with a one-way trip charge at Rs. 35/- per person.



Image for representation

next generation society

- Visitor Log Management
- Staff Attendance Management
- Service Providers Management
- Domestic Help Record
- Solar Panel
- Rain Water Harvesting
- Sewage Treatment Plant



a life connected to all smart locations



- Metro Station : 10 mins
- Andheri-Kurla Link Road : 5 mins
- JVLR : 10 mins
- International Airport : 10 mins
- MIDC : 10 mins
- SEEPZ : 10 mins
- Powai : 15 mins
- Domestic Airport : 16 mins

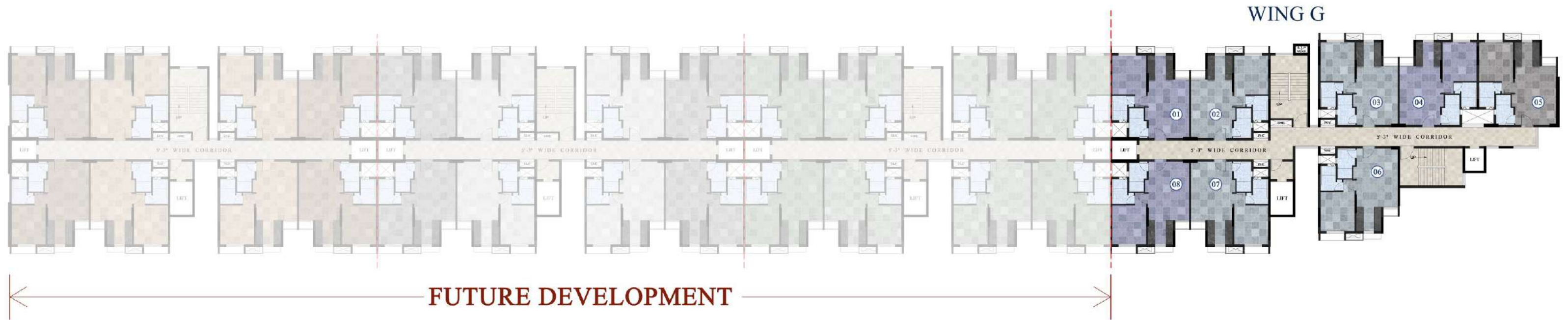
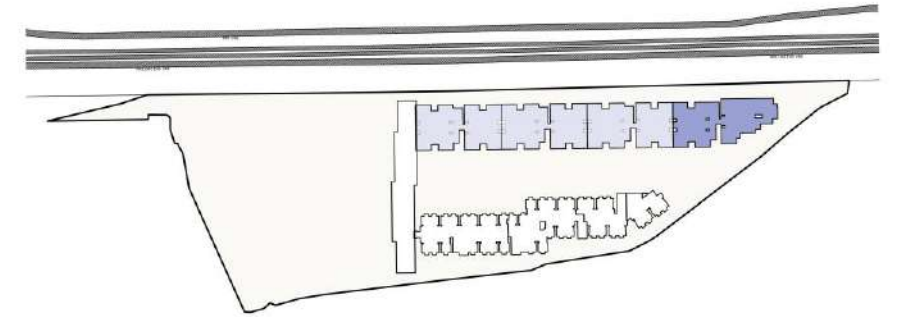
Image for representation



Image for representation



TYPICAL FLOOR PLAN - 1 BHK
RERA CARPET AREA: 445 sq.ft.





Tower - G
TYPICAL FLOOR PLAN
RERA CARPET AREA: 445 sq.ft.

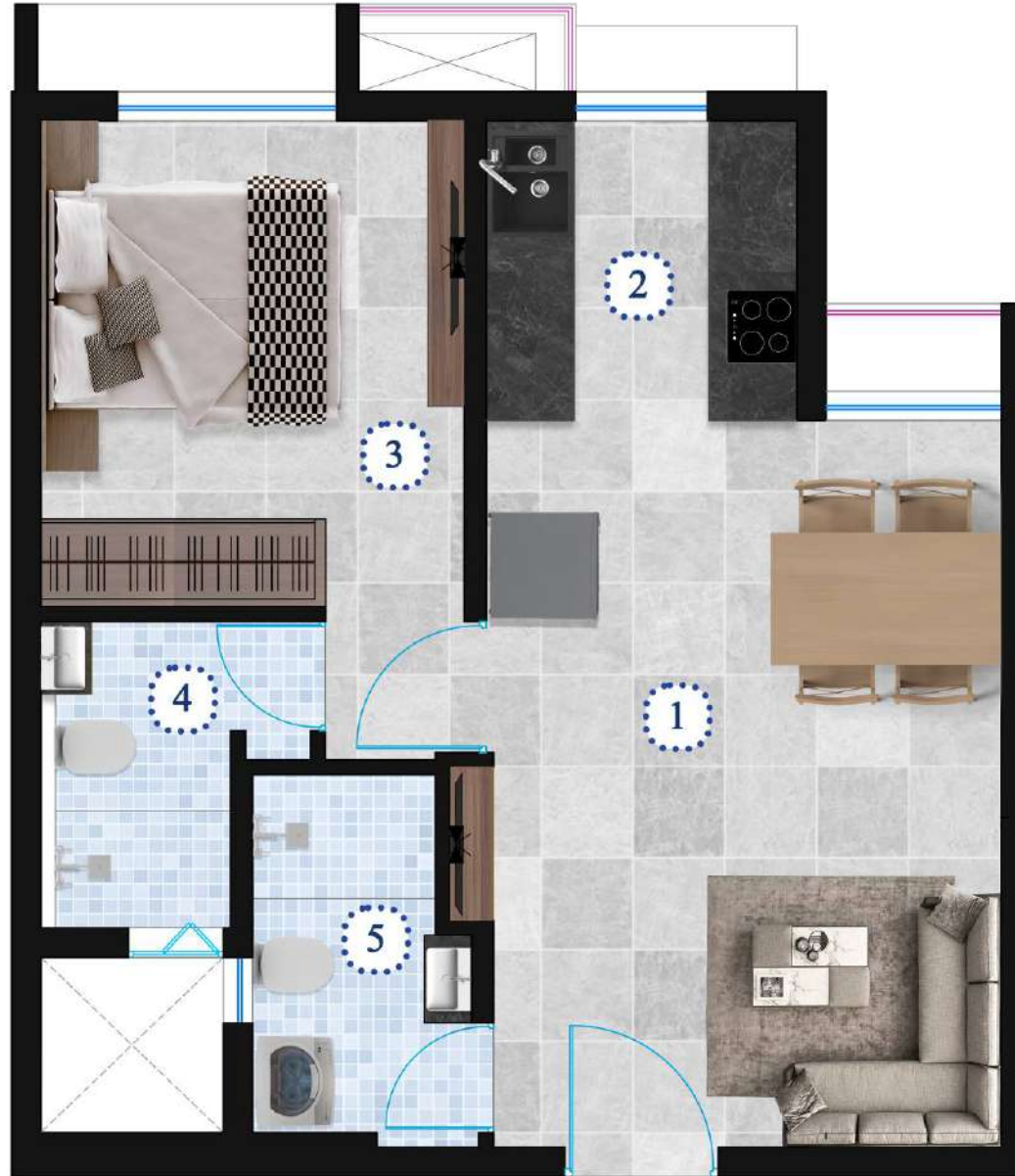


Tower - G : 1 BHK Plan

RERA Carpet - 445 Sq.Ft.



SHOW FLAT READY



UNIT PLAN - LEGEND		
①	LIVING / DINING	11'-5" X 16'-4"
②	KITCHEN	7'-0" X 6'-9"
③	MASTER BED ROOM	9'-6" X 10'-11"
④	MASTER WASHROOM	4'-3" X 6'-11"
⑤	COMMON WASHROOM	4'-1" X 8'-4"



Tower - G : 1 BHK Plan

RERA Carpet - 445 Sq.Ft.

building happiness that lasts forever

Since our inception in 1989 as a boutique residential construction outfit, Starwing Group has shaped luxurious places that have embodied them as a pinnacle of extravagance across Mumbai's Western Suburbs.

Backed with over 3 decades of strong experience & expertise in real estate development, we have transformed the dreams of thousands into reality by delivering 22 residential & commercial projects on time with OC and Societies formation.

We believe in being true to ourselves and delivering what we promised. We approach our work with the hope of creating a home for shelter and nurturing the philosophy of honesty & transparency to carry out our business. We constantly work towards establishing and nurturing relationships that are genuine and lasting.

Today, we have scaled to new heights and have become one of the most renowned names in Mumbai's housing sector.



KAATYAYNI BUSINESS CENTRE



GAYATRI APARTMENTS



APURVA RESIDENCY



KALASH MAHAKALI



KAATYAYNI RESIDENCY



completed projects



KAATYAYNI ENCLAVE



KAATYAYNI HEIGHTS



SARASWATI APARTMENTS



KALASH CHAKALA



SARASWATI TOWERS

building happy homes since generations



ॐ भुः भुवः स्वः ।
तत्सवितुर्वरेण्यं
भर्गो देवस्य धीमहि ।
धियो यो नः प्रचोदयात्

MR. RAJEEV DUBE
Chairman - Starwing Group

In 1920, my grandfather Shri. Mataprasad Dube and his elder brother Shri. Ambika Prasad Dube came to Mumbai and developed the 'Dube Building', a Chawl building located in Andheri East, near the railway station.

The sole purpose of this construction was to give shelter to every individual who came to Mumbai to fulfill their dream. And since then, as Mumbai's real estate industry grew, they too grew exponentially. Joining my grandfather's legacy, I too entered the world of real estate where I understood the need for Smart Homes for our Smart Generation.

Today's generation is nuclear, independent, career-oriented and expect a smart lifestyle for themselves & their family. I discussed this with my dear friend, Architect Mr. Milan Bandyopadhyay in Kolkata, with whom I brainstormed and came up with a concept of homes with a smart lifestyle and space engineering. I then incorporated the idea with my teams and conceptualized these Smart Homes with smart indulgences and unique external amenities.

Now, following in my footsteps, my son Rohan has also joined the family business. We are excited to introduce these Smart Homes.

the man behind breath-taking marvels



MILAN BANDYOPADHYAY
Principal Architect

20 years of experience in Architectural Design
Expert in Affordable Housing, Residential,
Industrial & Commercial Design

Set Square Architecture & Interiors is an Architectural & Interior consultancy firm that started its journey in August 2008. Set Square Architecture & Interiors offers Architectural works for Residential, Industrial, Commercial and Assembly, along with Interior Design and Project Management Consultancy. It's an established firm that has secured a prominent place in West Bengal as well as in other states of India for its outstanding proficiency in architectural jobs.

Set Square Architecture & Interiors has the energy of young minds and the guidance of experienced veterans. It is well-equipped with the most advanced software & technology and is a trustworthy name in the industry for its excellence, professionalism, punctuality, and cooperation.

Currently, Set Square Architecture & Interiors is engaged in Affordable Housing Projects which involve the development of more than a million square feet. Apart from this, it serves residential, commercial & mixed-use building projects. The company has its own architectural aspect and philosophy of work. It creates a healthy living environment by bringing nature close to people and thereby adding humanistic value to the living environment. It emphasizes both functional and aesthetic aspects.

The company believes in executing every project with complete passion, dedication, hard work, and delivering the best value to its clients, along with following the bylaws, safety, and the schedule.



our esteemed consultants

LIAISON

MITI Designers & Planners
Mr. Suyog Ramesh Shet

ADVOCATES & SOLICITORS

S. Mahomedbhai & Co.
Mr. Mukul Talp

ADVOCATES & SOLICITORS

Mr. Nikhil Bhatt
LL.M., CS, PGIP

Ms. Trupti Suresh Deoruhkar
BLS, LL.B

STRUCTURAL

Associated Consultants
Mr. Vikas Vinayak Gokhale

CONCEPT AND COMMUNICATION

Another Idea (Concept & Design)
Ms. Jackvalin Macwan (Social Media)

AUDITORS AND CONSULTANTS

Mr. Gajendra H. Golchha
Chartered Accountants

Kiran Matani & Associates
CA Ashish Matani



STARWING REAL ESTATE COMPANY

Sales Office: 402, Kaatyayni Business Centre, Off Mahakali Caves Road, MIDC, Andheri (East), Mumbai – 400093.

Site Office: Behind Seven Hills Hospital, Near Marol Metro Station, Marol, Andheri (East), Mumbai – 400059.

Corporate Office: 501, Kaatyayni Business Centre, Off Mahakali Caves Road, MIDC, Andheri (East), Mumbai - 400093.

Call: +91 829 1000 900 | www.kaatyayniimperial.com | sales@starwinggroup.in



Tower - G is registered under Maharashtra Real Estate Regulatory Authority vide MahaRERA Registration No. P51800048620. Available at website: <http://maharera.mahaonline.gov.in>.



Disclaimer: The details and the illustrative representations herein, including the images, layouts, facilities & amenities, are merely creative imagination and for an artistic impression only. The photograph and images contained herein are used only for indicative purposes. All the plans, designs, images, specifications, dimensions, facilities and other details herein are purely indicative in nature and the intended recipient should note that these are to be treated as purely for informative purposes only. Unless otherwise specifically indicated, these details should not be intended as an offer or solicitation for purchase or sale. Any reliance on such information by any person is therefore strictly at his / her own risk. The Developer reserves the right to modify / alter /and or to delete any details specified herein in view of overall project development which may please note. Please take note that a few amenities / facilities showcased / presented herein will be exclusively provided on a chargeable basis. The property is secured by "Tata Capital Limited". The No Objection Certificate / permission of the said bank/institution would be provided for the sale of flats/units/property, if required.