



SHAGUN CONSTRUCTION
BUILDERS AND DEVELOPERS

201, Ashish Udyog Bhavan,
Opp. SNTD College, Behind Liberty Hotel,
Malad West, Mumbai - 400064.

E : info@shagunconstruction.in
W : www.shagunconstruction.in

Contact : +91 95941 49666



MAHAREERA NO.: P51800052339
<http://maharera.mahaonline.gov.in>

Site Address :

SHAGUN RESIDENCY, C.T.S. No. 424A/1, S. V. Road,
behind Sony Mony showroom, Vile Parle (West), Mumbai - 400 056.

Architect :
AASHISH SOLANKI

MEP Consultatnt :
BMSC (Amit Kumbhar)

RCC Consultant :
BHAVIN SHAH

Legal :
MAHIMTURA & Co.

Disclaimer : The information, layout, pictures etc. shown / contained in this brochure are indicative only. The builder / developer shall not be liable, responsible, obligated and / or required to provide any and / or all such amenities, specification etc. as contained in this brochure. All plans drawings, information, amenities, layout etc. are subject to approval from MBMC and other concerned authorities. The Builder / Developer shall have irrevocable and unconditional right to change, delete, substitute, add, amend etc. the said plans, drawings, information, specification, amenities, layout etc. in such manner as the builder / developer may deem fit. No right of any nature whatsoever shall be construed and / or deemed to have accrued in favour of any person and / or purchaser of the premises from or by virtue of this brochure.



Shagun
RESIDENCY

AUSPICIOUS BEGINNING OF
A BETTER TOMORROW



SHAGUN CONSTRUCTION
BUILDERS AND DEVELOPERS

Where Trust Meets Concrete

With a legacy built on TRUST, QUALITY CRAFTSMANSHIP and TIMELY DELIVERY, SHAGUN CONSTRUCTION have been turning visions into reality. Their every creations is a result of innovative design, robust construction and meticulous planning, ensuring that your comfort, safety and lifestyle always come first.

At SHAGUN CONSTRUCTION, your dreams form the blueprint of our work.

Key Personnel

At SHAGUN CONSTRUCTION, we work closely with industry's finest professionals who combine innovation with experience and technology with craftsmanship. Together, we design and deliver spaces that not only meet modern expectations but also redefine the benchmarks of urban living.

Our mission is clear:

To Redevelop, Redefine and Reimagine every space - making the most of every square foot and transforming forgotten buildings into proud landmarks.

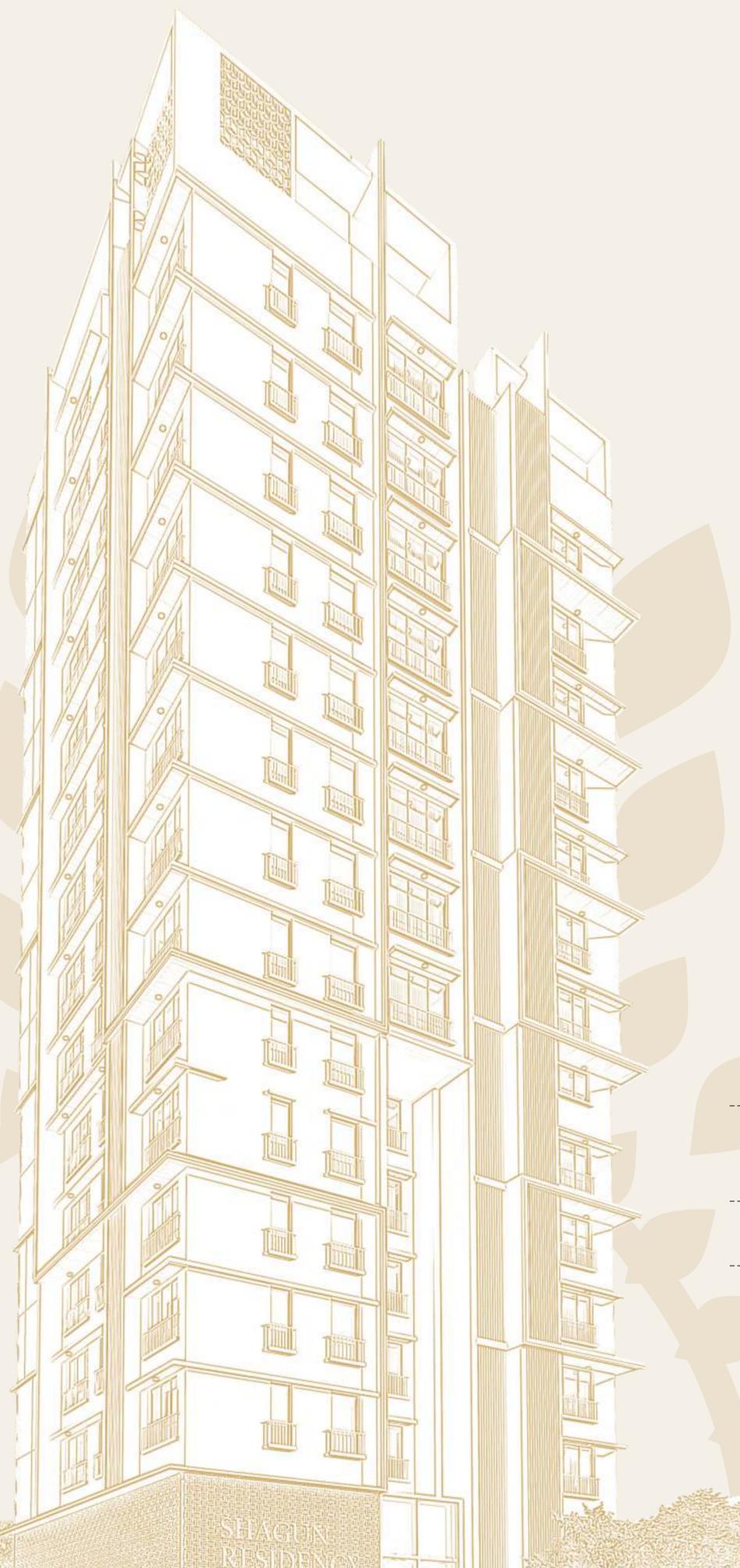
**2.5 LAKH SQ. FT.
OF REALTY
ALREADY DELIVERED
AND STILL COUNTING.**



SHAGUN CONSTRUCTION
BUILDERS AND DEVELOPERS



AN ELEGANT LIFESTYLE



Luxurious 2 & 3 BHK Homes

A Residential Project -
with Basement, Stilt + 15 Upper Floors

About 47,000 Sq. Ft. B/Up Area

WITH VIEWS THAT TAKE OF
IN EVERY DIRECTION

SHAGUN
RESIDENCY

A LOCATION AS AUSPICIOUS AS YOUR NEW BEGINNING

An exclusive residential project nestled in the heart of Vile Parle (West), Mumbai. Strategically located just off S.V. Road, behind the iconic Sony Mony showroom, SHAGUN RESIDENCY offers the perfect blend of modern luxury, smart design and everyday convenience.

Shagun RESIDENCY

International Airport



ACCESSIBILITY

Vile Parle Station	5 Mins.
WEH	10 Mins.
International Airpor	10 Mins.



EDUCATIONAL INSTITUTES

St. Joseph's Convent High School	1 Min.
Mukesh Patel School of Technology	2 Min.
SVKM's Mithibai College	5 Min.
NMIMS	5 Min.
Jamnabai Narsee International School	5 Min.
Ecole Mondiale World School	5 Min.



ENTERTAINMENTS & MALLS

Alfa Market Irla	2 Mins.
Shoppers Stop	5 Mins.
SunCity Mukta A2 Cinemas	5 Mins.
PVR Dynamix Mall	5 Mins.



HEALTHCARE

CNMS	1 Mins.
KLS Memorial Hospital	1 Mins.
Advanced Multispeciality Hospital	5 Mins.
Nanavati Hospital	5 Mins.
CritiCare Asia Multispeciality Hospital	5 Mins.



**EVERY
NEW CHAPTER
DESERVES A
BEAUTIFUL
BEGINNING**

At SHAGUN RESIDENCY, we believe a home is more than walls and windows - it is the start of cherished memories, celebrations, and togetherness. Designed with elegance and care, SHAGUN RESIDENCY blends modern comforts with timeless values, offering you the perfect place to begin life's most beautiful journey.



**A WARM
WELCOME,
EVERY TIME
YOU STEP IN**

The grand entrance gateway creates a striking first impression, reflecting the elegance and prestige of SHAGUN RESIDENCY. It welcomes visitors with open arms, while confidently upholding the secure and exclusive aura of the community.

**STEP INTO
THE WORLD
OF TIMELESS,
EXQUISITE
LUXURY**

An entrance that welcomes you with open arms.
A grand, double height, air conditioned and
elegantly decorated space that makes a status
statement about YOU.





**A NEW
BEGINNING
OF COMFORT
AND ELEGANCE**

Rising gracefully over 15 floors, this premium tower features spacious 2 & 3 BHK residences, each thoughtfully designed to enjoy panoramic views. The homes are crafted to cater to the needs of modern urban families while giving a serene and secure living environment.

SHAGUN RESIDENCY is equipped with a host of lifestyle and safety features. Whether you're a growing family or a discerning home-buyer seeking comfort in a prime location.

A man and a woman are enjoying coffee on a balcony. The man is standing, wearing a light blue shirt and dark pants, holding a blue mug. The woman is sitting on a grey sofa, wearing a striped shirt, holding a white mug. They are both smiling and looking towards each other. The balcony has a glass railing and a view of a city skyline at sunset. The sky is orange and yellow, and the city lights are visible in the distance. The interior of the apartment is visible in the background, featuring wood-paneled walls and a dark curtain.

**SIP, RELAX
& SOAK
IN THE SKYLINE**

SHAGUN RESIDENCY stands apart with its expansive wraparound views that embrace the outdoors and elevate your lifestyle. Sip your coffee with a panorama of the skyline, unwind in the breeze, or nourish your greens. This is where your home meets the horizon.



**PROJECT
HIGHLIGHTS**



Residences
with Decks



CC TV
Camera



SUV
Sized Parking



Terrace
Gazebo Sit-Out



Gymnasium &
Health Club



Premium
Floor Finish



Premium
Gypsum Walls



Premium
Quality Wiring



Reliable Switches
with Warranty

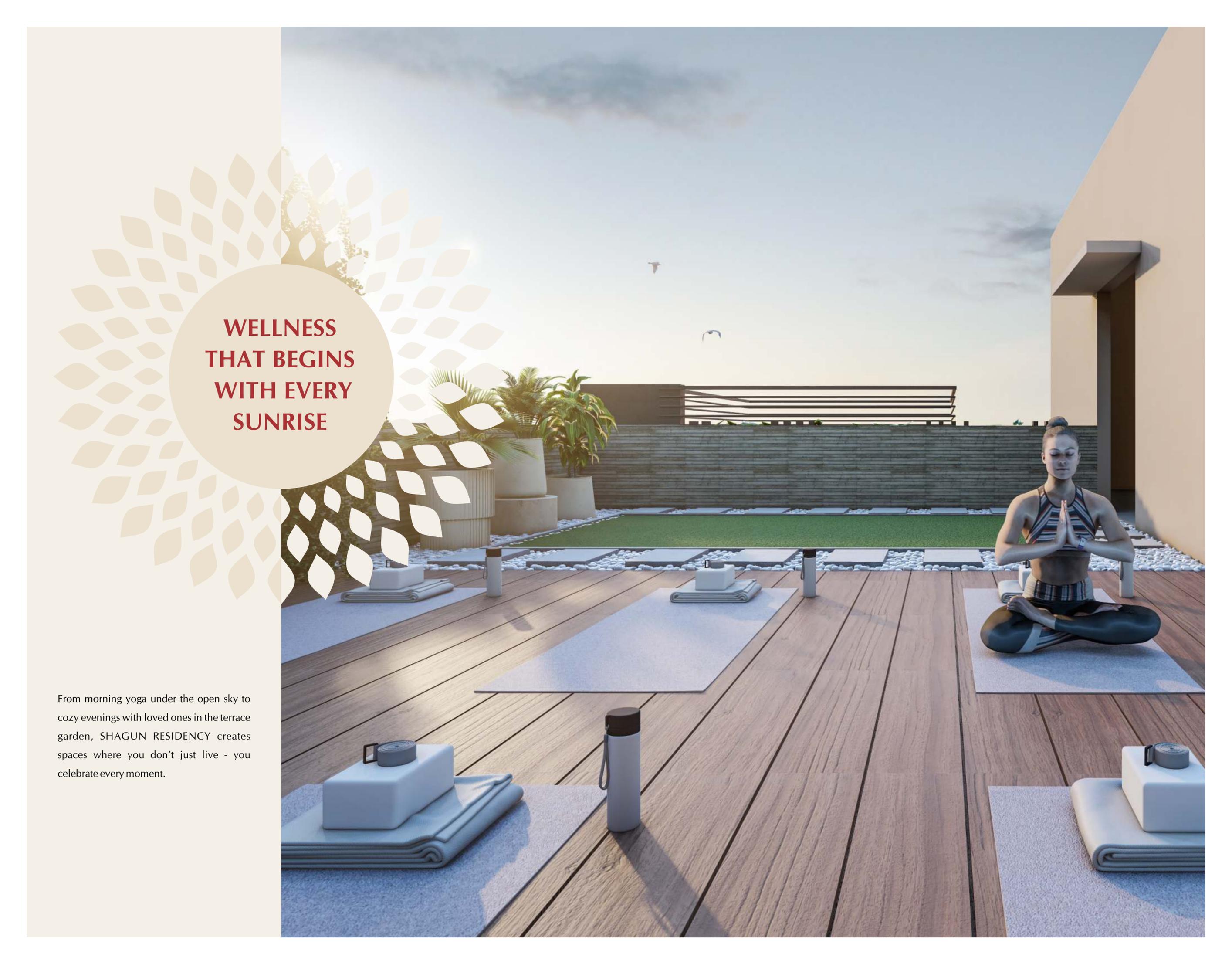


Premium Imported
French Windows



**STRONG BODY,
POSITIVE ENERGY,
AND A HEALTHY
LIFESTYLE**

Wellness isn't just about staying fit-it's about mental peace and soulful nourishment. SHAGUN RESIDENCY brings you holistic solutions that keep you healthy and harmonious.



**WELLNESS
THAT BEGINS
WITH EVERY
SUNRISE**

From morning yoga under the open sky to cozy evenings with loved ones in the terrace garden, SHAGUN RESIDENCY creates spaces where you don't just live - you celebrate every moment.



ENJOY
A COZY SIT-OUT
IN THE GAZEBO





**LUXURY
DEFINED IN
EVERY SPACE**

- 2 Bed & 3 Bed Interior Finish Residences with Decks & Jodi Options.
- 16' Double Heighted Grand Luxurious Air-Conditioned Entrance Lobby with Reception table and Waiting area.
- Advance 3 Stage Security for Safety with CC TV Camera in All Common area and Lifts.
- Hi Speed Passenger Lift of OTIS, KONE, SCHINDLER or Equivalent make.
- Fully automated puzzle parking system for cars.
- Valet security.
- Service Counter, Power Supply Points with Water Connection and Drains on the terrace.
- Gazebo sit out, weather proof table and chairs on terrace.
- Tulsi Vihar and Herbal Plantation on the terrace.
- Yoga and Meditation area with Rubber Mats.
- Multi-Purpose Conference Room and Society Office.
- Fully Equipped Gymnasium with Recreation area.
- Vaastu Compliant Designs.
- Borewell and Rain water Harvesting for sufficient water supply.
- Fire Resistant Main Entrance Door with Extra Safety Door having Veneer finish with Godrej /Yale or Equivalent Locks and Steel tower bolts.



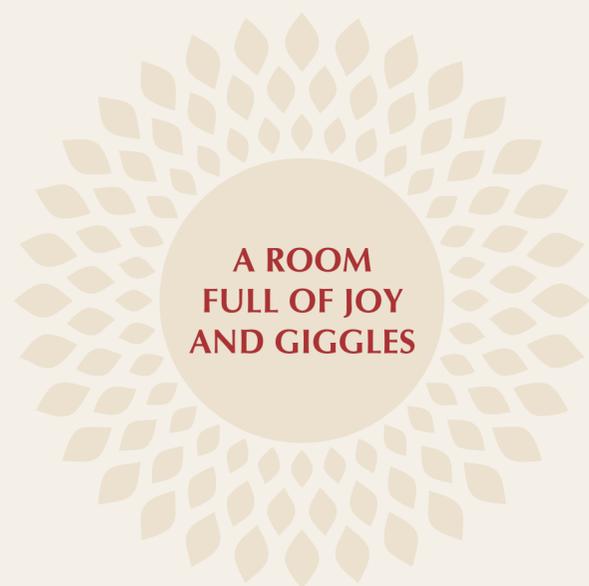


**THOUGHTFUL
TOUCHES
FOR MODERN
LIVING**

- Minimum 5' X 2' sized Italian Finish flooring of RAK /Kajaria or Equivalent make.
- Gypsum finished walls in the entire flat.
- Wiring of Polycab or Equivalent Brand with no joints.
- GM or Equivalent Brand Switches with adequate points as per interior planning and as per purchaser's requirements, with 10 years Manufacturers Guarantee.
- Imported sliding french windows with safety with Saint Gobain Tinted Glass.
- Air Conditioner Switches, cutouts in RCC, outer unit stand, safety belt hooks and drainage Pipeline for Water Output.
- Sera Board Wood Finish with LED Lights Chajjas and electrical point for Festive Lights.
- Wifi, LAN, Fiber Optics, equipped CAT 6 Connection in the entire flat.
- Fire Proof Kitchen Platform with RAK/Kajaria with Equivalent make.
- Bathroom fittings of JAGUAR or Equivalent make with latest Model Series and Manufacturers Guarantee as applicable.
- Wooden Bathroom Door with 1 side Laminate and 1 side Veneer.
- Exhaust fans in bathrooms.
- 2 Way Switches in All Bedrooms.
- MCB and ELCB of Legrand or Equivalent make.



A SANCTUARY
OF COMFORT
AND STYLE



A ROOM
FULL OF JOY
AND GIGGLES





WHERE STYLE
MEETS
FUNCTION

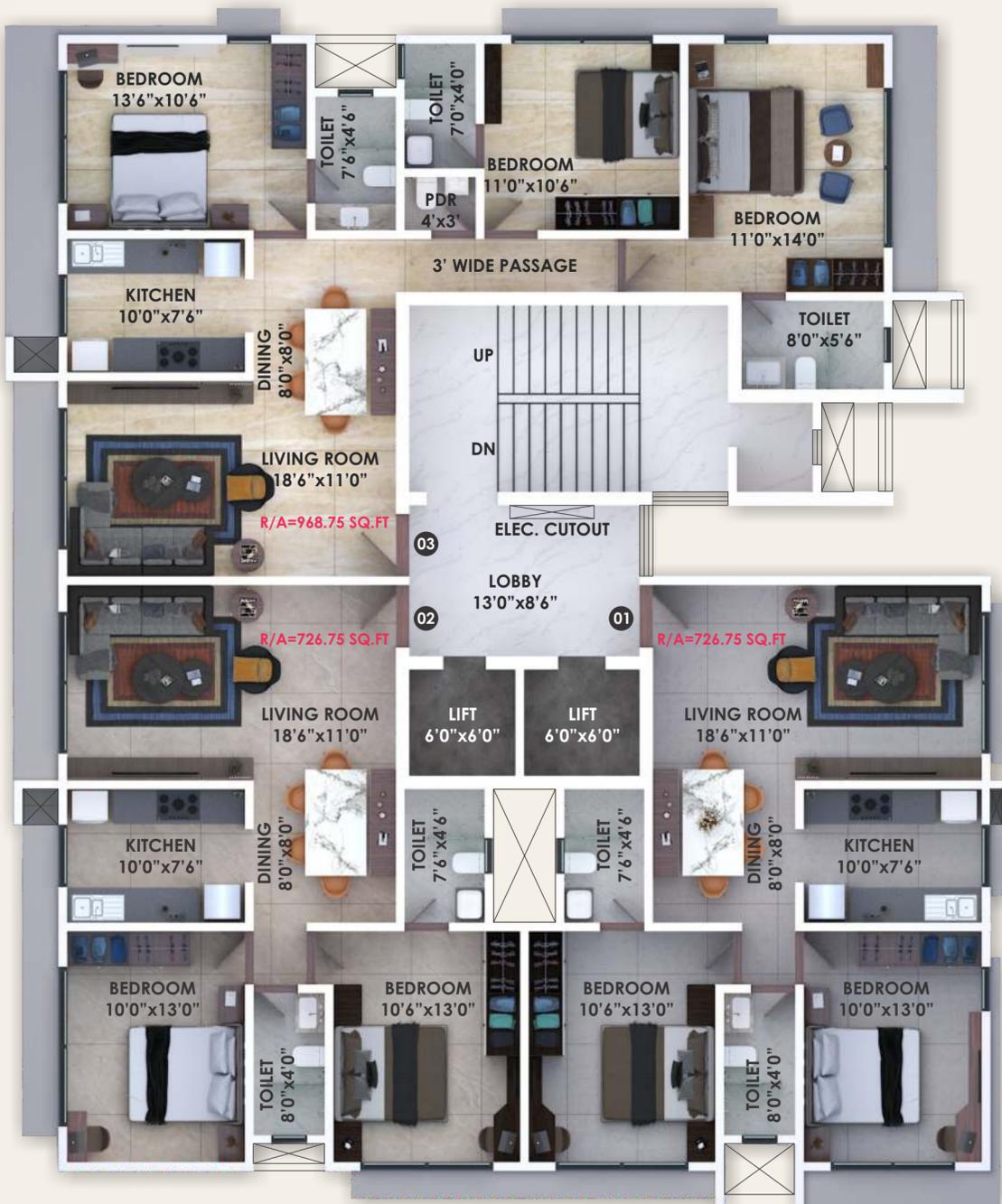


YOUR PRIVATE
HUB TO WORK
EFFORTLESSLY

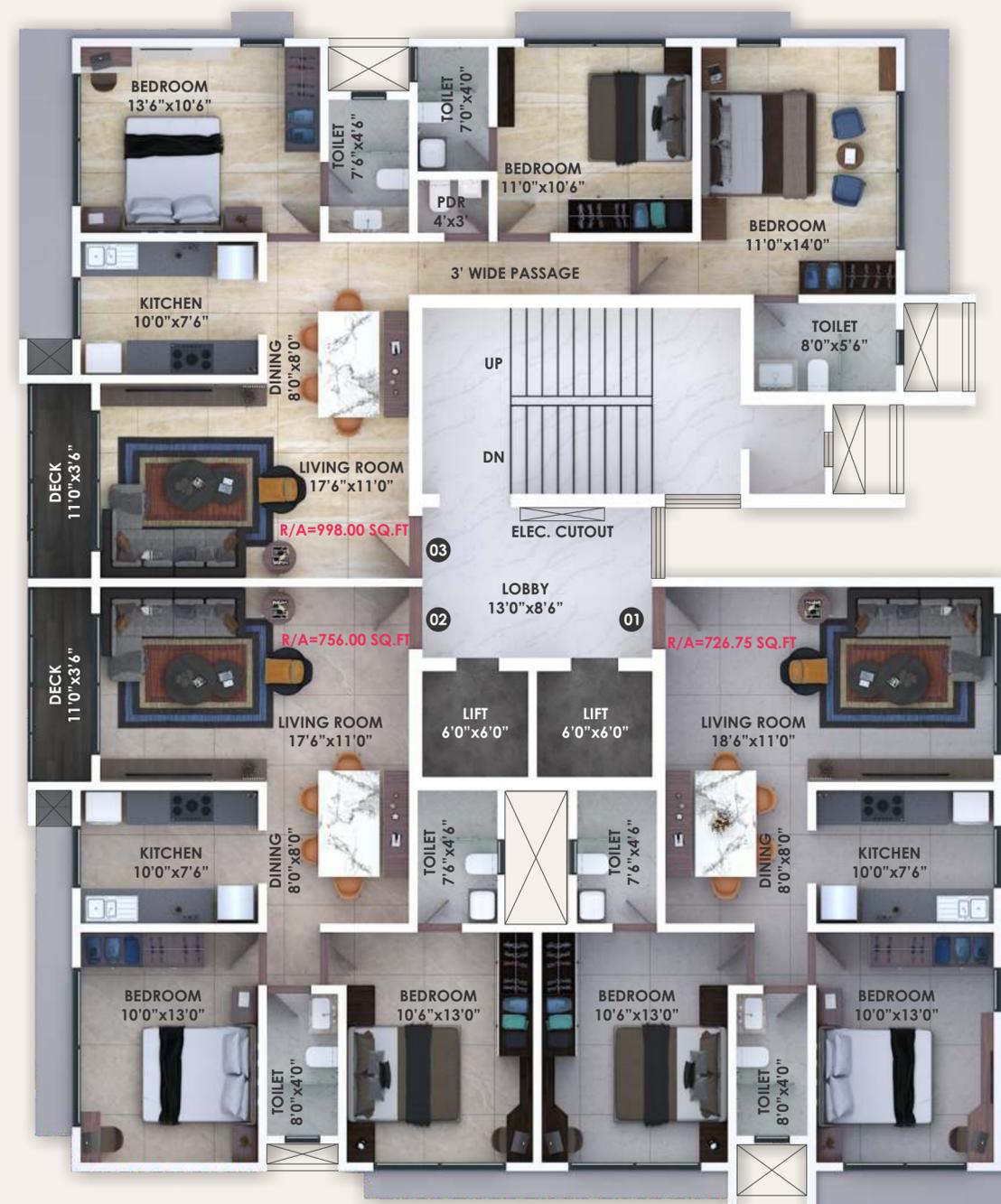




8TH TO 11TH FLOOR PLAN



12TH TO 13TH FLOOR PLAN



← 22' WIDE RIGHT OF WAY →

← 22' WIDE RIGHT OF WAY →



14TH FLOOR PLAN



15TH FLOOR PLAN



← 22' WIDE RIGHT OF WAY →

← 22' WIDE RIGHT OF WAY →

**4BHK
UNIT PLAN
(2BHK + 2BHK
COMBINED)**



**5BHK
UNIT PLAN
(3BHK + 2BHK
COMBINED)**





OUR COMPLETED PROJECTS

PARLE GEETA CHSL

Vile Parle East

A Residential Project
Stilt + 7 Upper Floors
About 25,500 Sq. Ft. B/Up Area
Partner: Kashmira Ashish Solanki
Company: Regent Developer



HIRAMANI ENCLAVE

Vile Parle East

A Residential Project
Stilt + 10 Upper Floors
About 28,500 Sq. Ft. B/Up Area
Partner: Kashmira Ashish Solanki
Company: H M Developers



NAV RATNA CHSL

Vile Parle East

A Residential project
Stilt + 9 Upper Floors
About 28,000 Sq. Ft. B/Up Area
Partner: Ashish Solanki
Company: Om Navratna Enterprise LLP

OUR UP-COMING PROJECTS

A Residential Project -
with Basement,
Stilt + 9 Upper Floors
About 23,500 Sq. Ft B/Up Area,
Vile Parle (West)

A Residential Project -
with Basement,
Stilt + 9 Upper Floors
About 41,000 Sq. Ft B/Up Area,
Vile Parle (West)



SHUBHAM

Andheri East

A Commercial Project
Vertical Extension
Partner: Dhavval Karia
Company: Sadguru Construction



CASABLACA

Bandra West

A Residential Project - with
Basement, Stilt +8 Upper Floors
About 16,000 Sq. Ft. B/Up Area
Prestigious Project with 1 Flat
on Each Floor
Partner: Dhavval Karia
Company: Ghori Civil Foundation /
Sadguru Construction



GANESH SMRUTI CHSL

Vile Parle East

A Residential Project
Stilt + 7 Upper Floors
About 24,000 Sq. Ft. B/Up Area
Partner: Kashmira Ashish Solanki
Company: Regent Homes



VIKI HEIGHTS

Ghatkopar East

A Commercial cum Residential Project
Ground + 10 Upper Floors
About 26,000 Sq. Ft. B/Up Area
Proprietor: Dhavval Karia



RAJ VAIBHAV CHSL

Vile Parle East

A Residential project
Stilt + 5 Upper Floors
About 35,000 Sq. Ft. B/Up Area
Partner: Kashmira Ashish Solanki
Company: Regent Homes