



A PROJECT BY



A Project By :

TECHNO PROPERTY DEVELOPERS PVT.LTD.
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Site Address : Plot No. 127, M. B. Raut Road,
Shivaji Park, Dadar (W), Mumbai - 400 014.

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Architect : B N Shah & Associates
RCC Consultant : Harshad K Dholakia
Legal Consultant : Mithilesh Kumar Singh



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This Brochure does not constitute part of an offer or contract. In the interest of project improvement, changes in rules, regulations, guidelines, circulars etc, under, DCR of MCGM or Fire Department or any other governing authority, the developer reserves the right to change at their discretion plans, specifications, features, amenities etc. without prior notice or obligation. The images used are for representation purpose only.



— *Let your* —
RESIDENCE
— *Speak of your* —
SUCCESS STORY



SHIVAJI PARK | DADAR

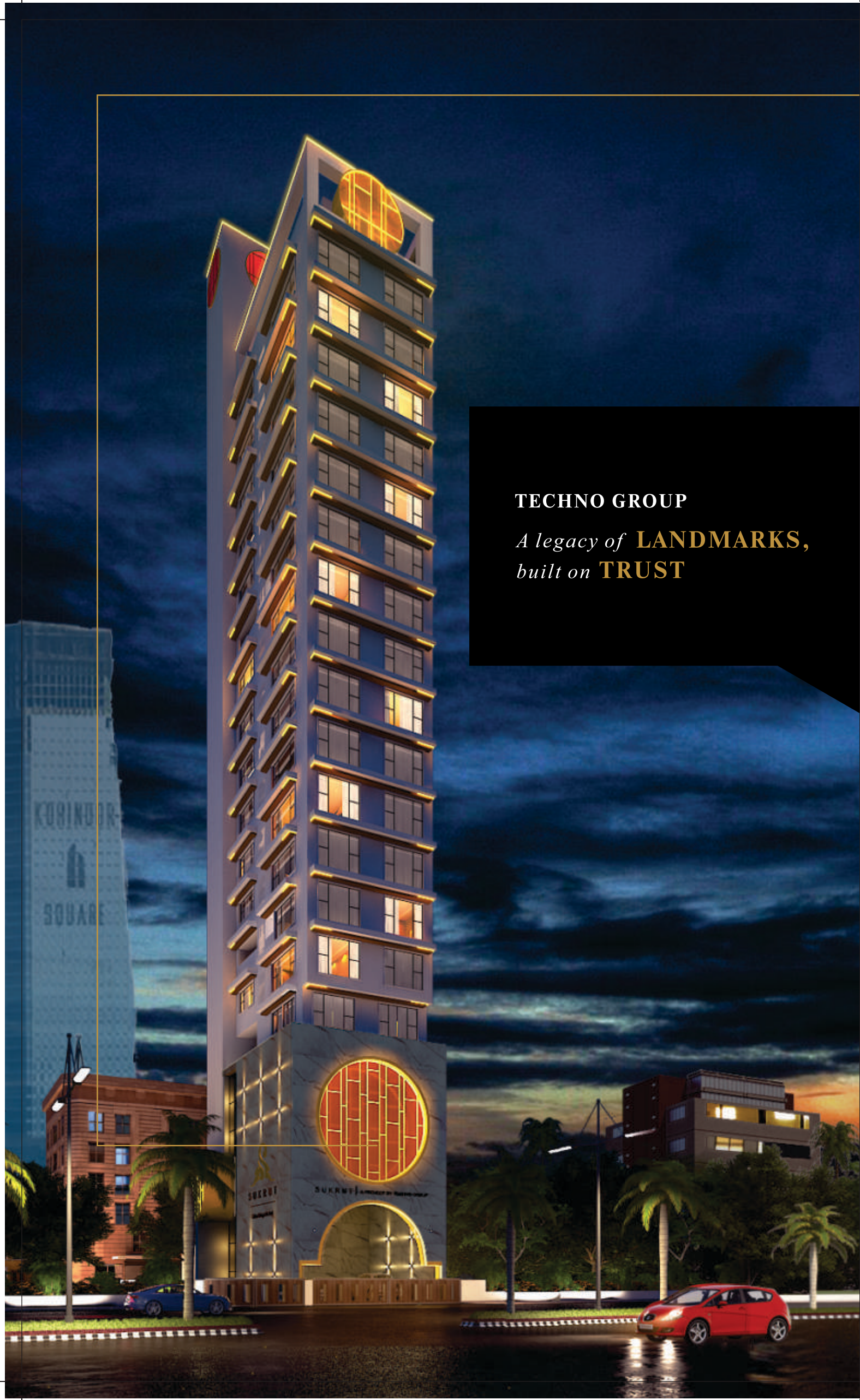


*We value your **HARD-EARNED SUCCESS.**
A residence at SUKRUT is an **ODE TO YOUR JOURNEY***

WELCOME TO SUKRUT.

A home surrounded by vibrant cultural heritage. Home is where the heart is. Nothing expresses it more perfectly than a home at Sukrut. Created with your aspirations in mind, the apartments are an extension of your persona & reflect who you are.

The icing on the cake is of course its enviable location. Standing tall and proud in the heart of Shivaji Park, the project is blessed to be nestled amidst a rich and a vibrant cultural lineage. A location that's a tribute to the legendary Maratha King- "Chatrapati Shivaji Maharaj", Shivaji Park has a spirit of its own. Adorned with art-deco buildings and a park that stand witness to numerous historical events, the area has an inbuilt vibrancy that emits a delectable aroma of traditions, art, culture and heritage.



TECHNO GROUP

*A legacy of **LANDMARKS**,
built on **TRUST***

Man's continuous quest for better living conditions has always found a creative expression in constructing impressive residences, one better than the other. TECHNO PROPERTY DEVELOPERS PVT.LTD., is a part of TECHNO GROUP that strongly believes in this evolution and their corpus of work over the last twenty years bear an eloquent testimony to this conviction.

The Group is led by the vision of Shri. Jaydeep Mehta, a qualified rank-holder Chartered Accountant with sharp business acumen and a vast experience in the field of Finance & Construction. He is ably supported by his brother Shri Nikhil Mehta, a qualified Chemical Engineer and MBA (Finance) and Shri Rajesh Loya, a qualified Chartered Accountant. The Group enjoys solid support in terms of its dynamic team of experienced and highly qualified Engineers. Over the years, the Group has painstakingly nurtured in-depth skills of planning, designing and execution capabilities, which make their projects, conform to the highest standards of quality, integrity and reliability that translate amazing designs into a living reality.

The group's integral strength lies in its penchant for specialization in every aspect of the project. Starting with site selection, developing, planning, designing and the systematic execution, the group always strives to meet the highest of standards, thereby ensuring a list of happy clients or customers. One of the main reasons for its amazing success is that the group not only conceives and executes projects with a flair for creativity, but also ensures timely delivery while offering true value for money to the ultimate buyer.

LANDMARK PROJECTS COMPLETED BY THE GROUP



Club Emerald Sport Complex
Swastik Park, Chembur



Techno Heights
Hindu Colony, Dadar



Man-O-Kaamna
Sandu Garden, Chembur



Mody Kunj
Kings Circle



Pearl Housing Complex
Vichumbe, Panvel

Techno Residency
Hindu Colony, Dadar

Techno Residency
Hindu Colony, Dadar

Techno Residency
Hindu Colony, Dadar

Techno Residency
Hindu Colony, Dadar

RESTORATION OF HERITAGE PREMISES

MANU MANSION
Fort, Mumbai

MODI BUILDING-1
Fort, Mumbai

TECHNO HERITAGE (MODI BUILDING-2)
Fort, Mumbai

UPCOMING PROJECTS OF THE GROUP

TECHNO TULSI
Mulund (W)

TECHNO SOLITAIRE
Kings Circle

CLUB EMERALD SPORTS COMPLEX-PHASE II
Chembur

*An entrance as **GRAND**
as your **ASPIRATIONS.***



A spacious, warm and thoughtful **DESIGN.**

The first thing that greets you is a feeling of comfort and a sense of truly finding your own space. Immaculately designed to soothe your senses, the living room is an ode to an elegant lifestyle. Everything you see is a harmonious blend of modern layouts and practical thinking.



Amenities par **EXCELLENCE.**

Step into a world that leaves no stone unturned in pampering your taste for the finest things in life. The ultra modern amenities speak volumes about quality, elegance and the latest trends worldwide. Be it the mood lightings or stylish fittings, you will simply marvel at this enchanting setting that spell convenience every time.



The last word in
ELEGANCE & COMFORT.

Every apartment is a reflection of elevated living and modern design. With each of the thoughtful amenities strictly conforming to the highest standards of quality and ease of maintenance, a home at Sukrut promises more than perfection. It offers a warm yet a contemporary lifestyle experience.



SECURITY

- Video Door Phone for each flat
- CCTV Security System in building
- Fire Fighting System on each floor with Smoke Detectors & Water Sprinklers
- Veneer Finish front door with Security Gate & Locking System of reputed make



KITCHEN

- Piped Gas Connection



ELECTRICAL

- Back-up Power by Generator /
- Alternate Power Connection for Lift



BATHROOM

- Polished Granite / Marble
- Door Frames for Bathrooms



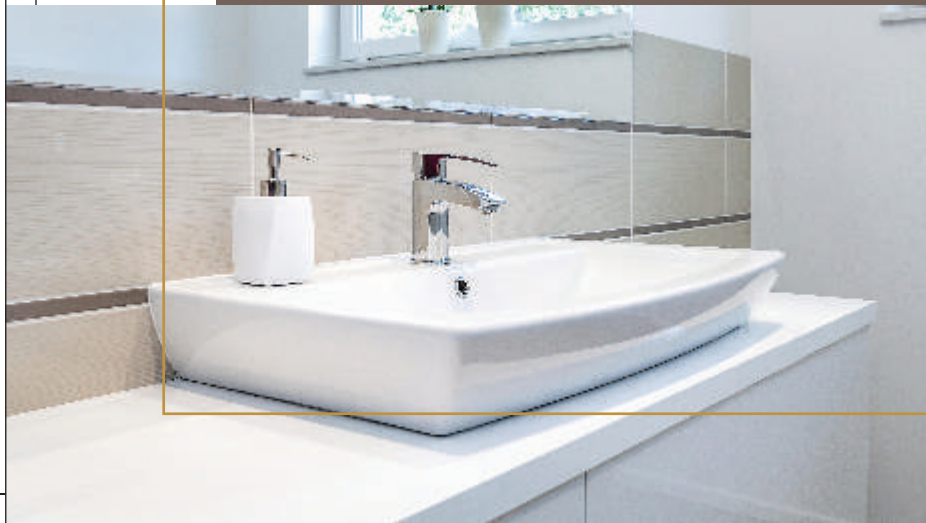
WALL & FLOORING

- External Walls Casted in RCC with Imported Mivan Shuttering
- POP / Gypsum Finish on Walls
- Vitrified Flooring



EXTRA AMENITIES

- Individual Mail Box on Ground Floor & Rain Water Harvesting System



Add a touch of
LEISURE
to your lifestyle

Your residence at Sukrut comes with a delightful surprise. Now enjoy a complimentary membership of the elite **CLUB EMERALD SPORTS COMPLEX** at Chembur! One of Mumbai's premier recreation hub, it's a perfect destination for getting into shape or enjoying your favourite sport. So whether one is in the mood for a candle-lit dinner or for a grand party or just a warm reconnect with friends or even closing that all important business deal...this is the place to be. Simply put, **CLUB EMERALD SPORTS COMPLEX** is easily the much prescribed breath of fresh air in an otherwise hectic lifestyle.



Sports, Fitness & Leisure

- Gymnasium
- Table Tennis
- Spa & Salon
- Billiards and Pool Table
- Badminton Court
- Squash Court
- Pool Table
- Swimming Pool
- Card Room
- Library
- Kids Playing Area



Banquets

- Flexible Air-conditioned Banquet Halls
- Open Court for large gatherings
- Air-conditioned rooms for accommodating guests*
*(coming soon)

Wine & Dine

- Cocktails and Mocktails
- Multi Cuisine Restaurants
- Bakery and Desserts

SUKRUT - A location that says...
YOU'VE ARRIVED.

- Hospitals**
Shushrusha / Hinduja / SL Raheja
- Cinemas**
Nakshatra / City Light / Plaza / Star City
- Schools**
Balmohan / Shardashram / Bombay Scottish
- Colleges**
Kirti College / IHM-Catering College / Rachna Sansad
- Gardens**
Nana-Nani Park / Shivaji Park / Sant Tukaram Balodyan
- Banquet Halls**
JK Banquets / Stallion / Kohinoor
- Multi Cuisine Restaurants**
Gold Rush / Gypsy / Ovenfresh / Tea Villa / Tana Tan
- Church**
St. Michaels / Our Lady of Salvation / Our Lady of Victoria
- Auditoriums**
Shivaji Mandir / Yashwant Natya Mandir / Ravindra Natya Mandir

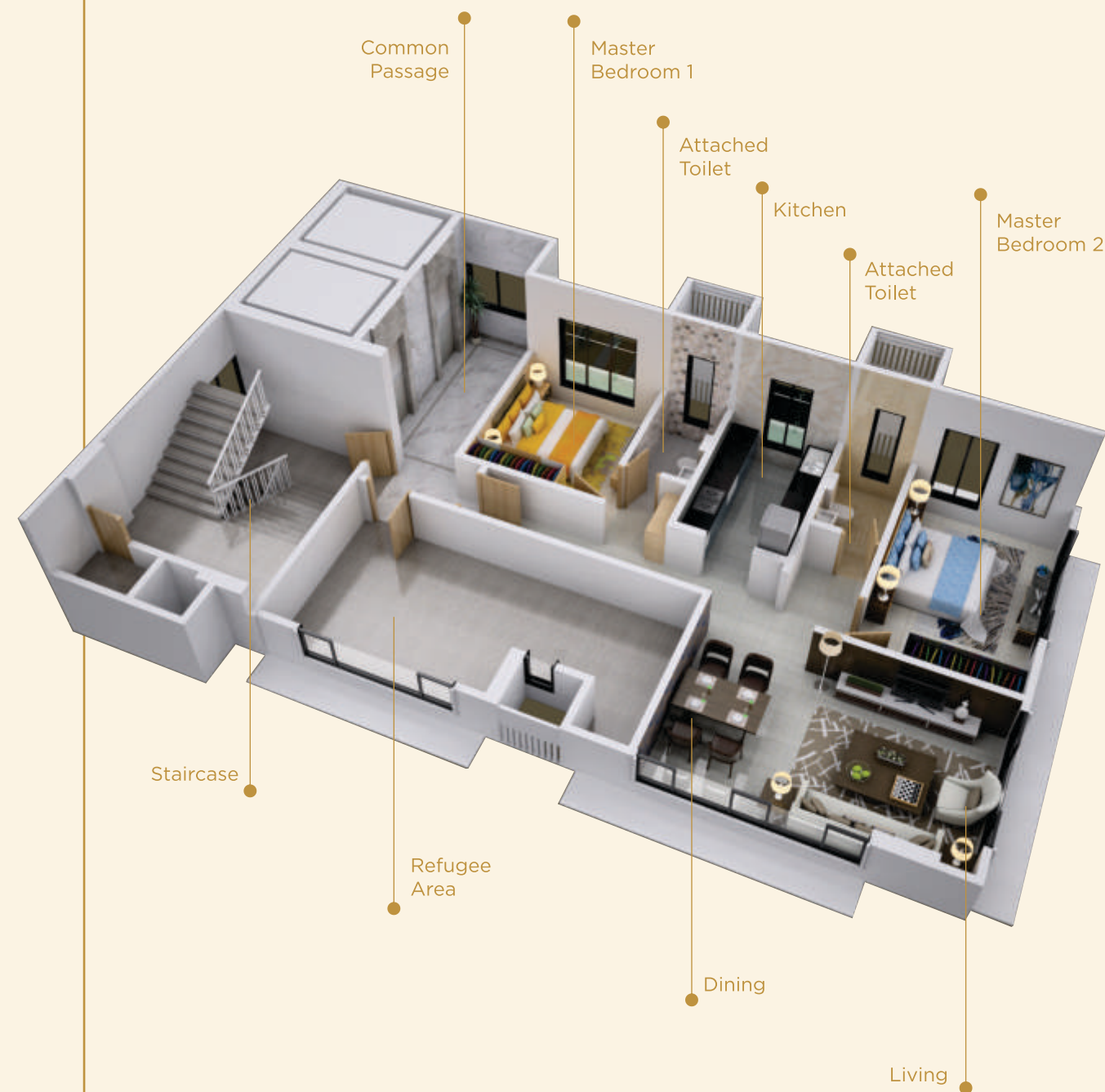
- Up Coming Metro Station - 2 min
- Dadar Railway Station - 7 min
- Matunga (WR) Railway Station - 10 min
- Major Bus Routes - 5 min
- Sea Link (Bandra End) - 12 min
- Western Express Highway - 10 min

- Big Bazaar - 10 min
- Star Mall - 5 min
- Atria Mall - 15 min
- Sahakari Bhandar - 5 min
- Century Bazaar - 7 min

*Timings are subject to traffic conditions

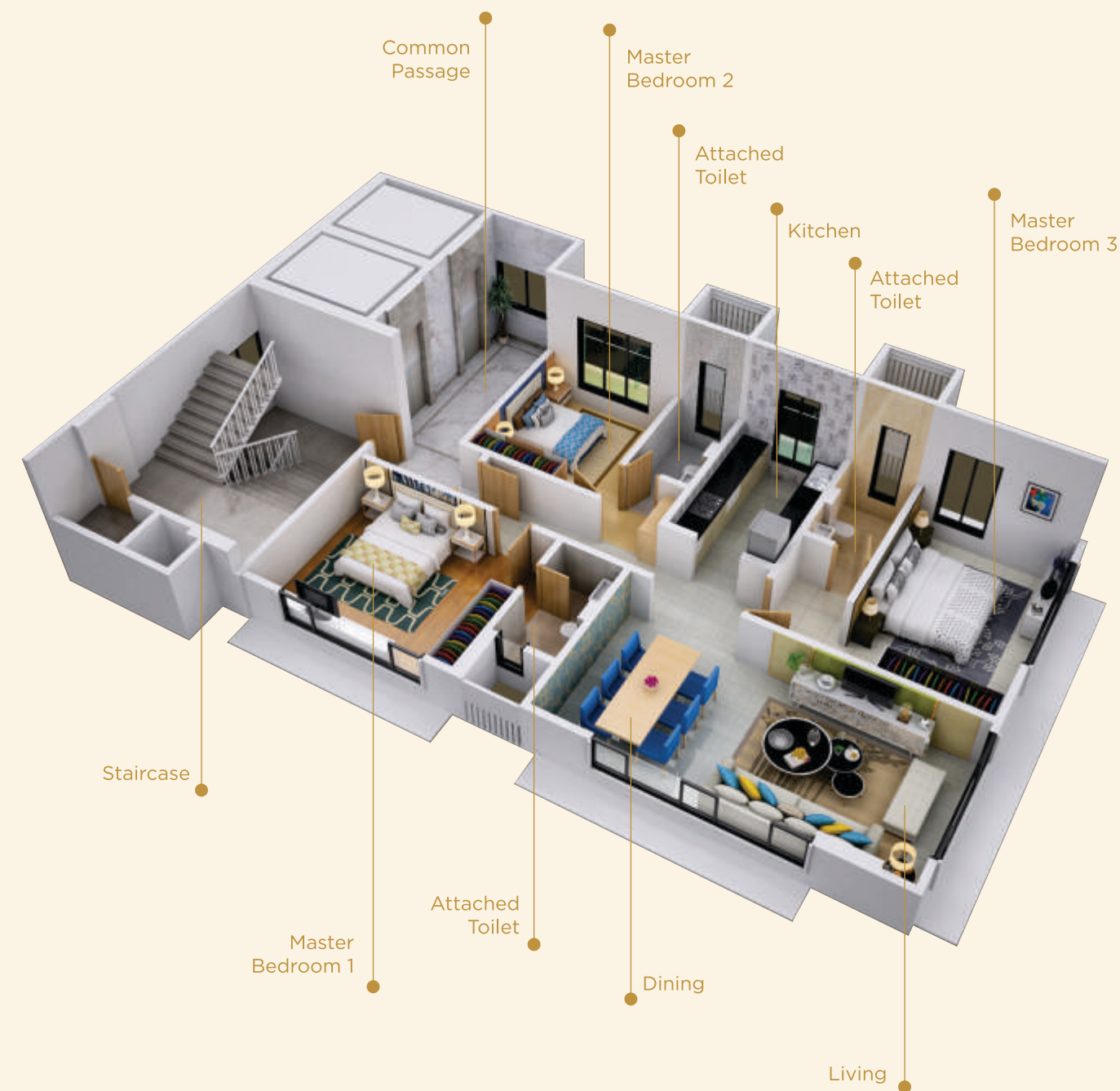


4th | 5th | 6th Floor
2BHK 3D view



The furniture, equipment and fixtures shown in the attached pictures / brochure are for representational purposes only and the same do not form part of the standard amenities provided by the developer along with the flat / premises.

7th | 8th | 9th Floor
3 BHK 3D view



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15th | 16th
DUPLEX - Lower Level 3D view



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15th | 16th
DUPLEX - Upper Level 3D view



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