



USHA SPACES

# Chhaya Niwas

Aapke sapnon ka niwas

Established with a vision of providing expert real estate solutions across a range of sectors, Usha Spaces is the real estate venture of Usha Breco Realty Limited. All the projects are designed with the highest quality standards, keeping in mind the modern lifestyle. A relationship of trust is the core value on which the foundation of Usha Spaces is built.

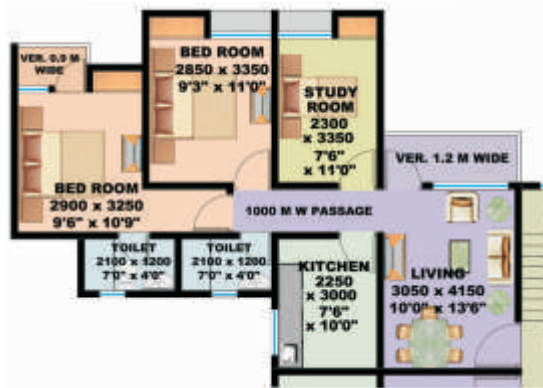
Epitomizing a perfect blend of contemporary design and quality construction, 'Chhaya Niwas' is an integrated residential complex by Usha Spaces located at Boisar in Thane district. Elegantly crafted apartments equipped with modern amenities and impressive features make a perfect dream home.



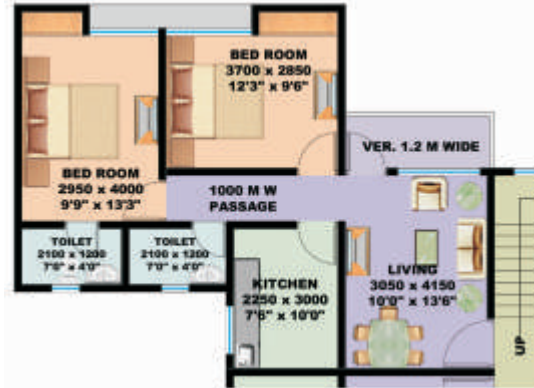
#### HIGHLIGHTS

- Located amidst acres of greens in a calm and well established residential area
- With 75% open green spaces, the complex shall be constructed keeping optimum balance between ECOlogy and ECONomy
- East-West facing apartments designed according to Vaastu Shastra norms
- Extensive landscaped areas with modern amenities
- Close proximity to schools, hospitals and multiplexes
- Ample water, electricity and emergency back-up





**Type: 'B' 2 ½ BHK**  
**Area: 975 sq. ft.**



**Type: 'C' 2 BHK**  
**Area: 771 sq. ft. / 822 sq. ft.**



**Type: 'D' 1 ½ BHK**  
**Area: 617 sq. ft. / 665 sq. ft.**



**Type: 'E' 1 BHK**  
**Area: 495 sq. ft. / 544 sq. ft.**

## INTERIOR FEATURES

- Good quality flooring of vitrified/ Porcelano tiles
- Anti-skid ceramic tile flooring in bathrooms
- Green marble kitchen platform with stainless steel sink
- OBD paint for internal walls
- Good quality exterior grade paint on external surfaces
- Flush door with security locks
- Aluminium sliding windows with clear glass
- Premium grade CP fittings with hot and cold water facility in bathrooms
- Concealed plumbing with quality sanitary fixtures
- Concealed copper fittings with extensive layout in all rooms including modular switches



## AMENITIES:

- Club house, with indoor and outdoor sports facilities, gymnasium, library, restaurants and more
- Separate jogging track
- Commercial building for convenient shopping
- Provision for banquet/party hall and a dispensary
- Large green parks free from vehicular traffic planned amidst groups of buildings
- Segregated parking, wide roads and simple circulation, make the complex safe and secure for toddlers and senior citizens alike







#### ADVANTAGE BOISAR:

- A fast developing town, located 45 kms from the extended suburbs of Mumbai on the Western line. Several big corporate houses are located at Tarapur MIDC. The area is well developed commercially, replete with fine educational institutions, shopping complexes and restaurants. Boisar is advantageously located within close proximity of both, Mumbai and Gujarat.
- Chhaya Niwas is located in Boisar West within 5 kms of Boisar railway station and bus depot. For nature lovers there is the lovely Chinchini Beach in close vicinity.

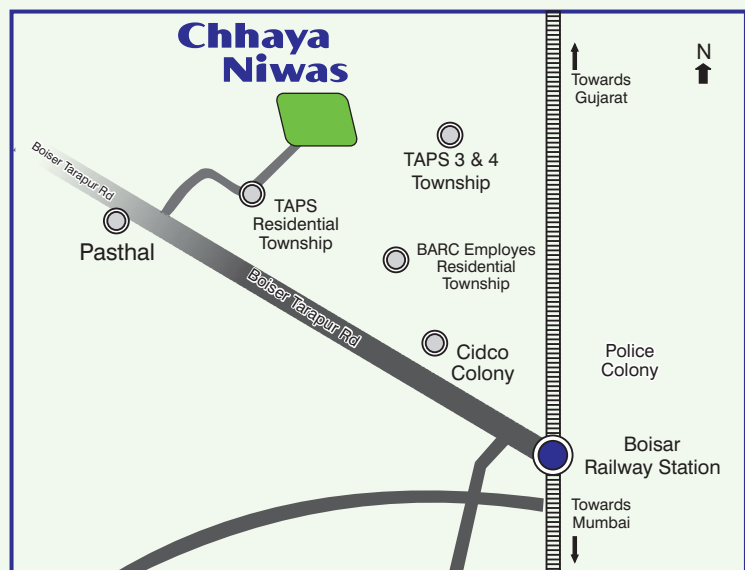
#### How to reach there:

##### By Rail

Local trains will start service here by June 2010\*. One can catch the shuttle / MEMU trains from Virar. Long distance trains also stop here.

##### By Road

It can be reached from Mumbai-Ahmedabad highway (NH-8) off the Chilhar Phata. There are regular state transport buses from Mumbai, Thane, Palghar, Dahanu, Bhiwandi and Wada.



NTS, indicative for directional purpose

\*According to western railway sources



FIRST AFFORDABLE VALUE HOUSING  
PROJECT TO BE RATED BY



PROJECT IS APPROVED FOR HOUSING LOAN BY



Concept & Detail Designing:

**प्रेम** ARCHITECT PREM NATH & ASSOCIATES



Construction Partners:

**New Consolidated Construction Co. Ltd**  
(A Jasdhanwalla Group)

Developed by:

An Usha Breco Realty Venture  
**USHA SPACES**  
A foundation of trust

Project Address:  
Behind TAPS Residential Colony, Off Boisar-Tarapur Road,  
Boisar (West), Maharashtra  
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**Sales Contact:** Maryam - 9867234349, 022-40493822

**Disclaimer:** The information in this brochure is indicative of the kind of development that is proposed. Subject to the approval of authorities or in the interest of the project, the developers reserve the right to change the layout, plans, specifications or features without prior notice or obligations. The amenities shown inside the brochure and stock pictures are purely indicative.