NL
aryavarta

A REPUTATION BUILT ON TRUST

OUR HISTORY

THE NL GROUP : WHO WE ARE

Established in 1889 by Mr. Nahalchand Laloochand, the NL Group has been a part of history for over a hundred years now. Our founder, through his entrepreneurial skills and leadership qualities, went on to become one of the leading yarn businessmen in the pre-independence era. He was also the sole selling agent of the mill owned by the Killick Nixon Group named Kohinoor Mills and the mills owned by the W.H. Brady Group, namely Colaba Land and Mills, New City Mill and New Great Mill. The NL empire was furthered by the heir to the group, Mr. Kantilal Nahalchand, who served as Director of the Bank of Baroda Ltd. for over three decades. The NL Group, in the first seven decades of the 20th century was also known for ambitious work not only in the textile industry, but also, sugar, cement, banking, pharmaceutical, chemical and film processing industries.

In 1979, when the fourth generation heirs, Mr. Rajesh Himatlal and Mr. Mukesh Himatlal entered the business, they realised that it was time to make the NL banner fly higher, as a result of which they unanimously decided to make a foray into Real Estate. Today, the group consists of two major businesses, Real Estate and Foreign Exhange, which have been strengthened by Mr. Rajesh's sons- Mr. Jai Rajesh and Mr. Yash Rajesh.

Our foreign exchange business, 'NL Forex' provides services ranging from retail to wholesale and is one of the top 10 foreign exchange financial services companies in India.

In our real estate business, we have always strived to maintain consistency and timely delivery of all projects. We are the first developer in the country to offer a legal guarantee of possession on predetermined dates.

SOCIAL RESPONSIBILITIES:

The NL Group has always believed in giving back to society. Mr. Nahalchand Laloochand instituted this culture in the group by laying the foundation of the first hospital in Patan, North Gujarat, in 1919. Today, it is the District General Hospital with a capacity to accommodate more than 600 patients. Over the years, this hospital has been a boon not only for the people of Patan and North Gujarat but also the entire Southern Rajasthan.

Mr. Poonamchand Laloochand, brother of Mr. Nahalchand Laloochand donated his entire wealth consisting of a princely sum of more than Rs. 25 Lacs in the year 1924 for constructing the entire water works of the town of Patan. Even today on the basis of the condition of donation laid down by Mr. Poonamchand Laloochand, there is no water tax on the citizens of Patan. The grateful citizens of Patan have installed the statue of Mr. Poonamchand Laloochand in the town square in gratitude towards his benevolent act.

Following his father's footsteps Mr. Kantilal Nahalchand was also a contributor to society. In the year 1939 in memory of his late father he donated a plot of land measuring two and a half acres on the main S.V. Road in Malad for the construction of a school. The entire school building was also constructed by donations from Mr. Kantilal Nahalchand. Today the school has over 2,000 students and is attached to a Science and Commerce College educating more than 3,000 students. NL School in Malad is a prominent landmark of that suburb.

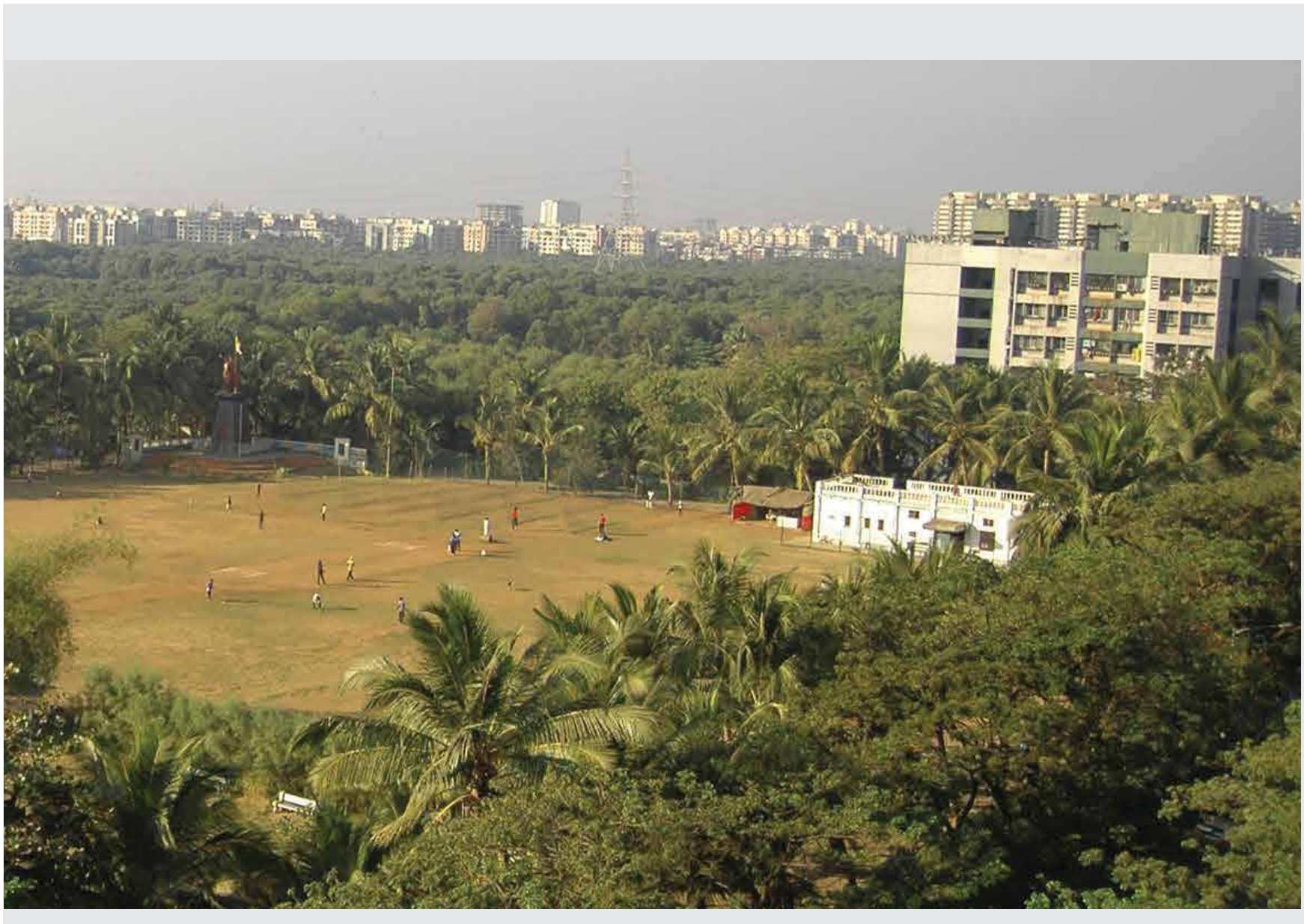
The NL family continues to perform its duties of social responsibilities with the same enthusiasm.

NL COMPLEX

CHANGING THE LANDSCAPE

NL COMPLEX AND NL GARDEN

Mumbai is fast becoming one of the largest populated cities in the world. With a new building being constructed in every corner, it has truly become a concrete jungle. At such a time, the NL group wanted to give the people of Mumbai, a home that gives them the fast-paced city life but at the same time, allows them to enjoy the lush greenery of a backyard. The group zoned in on an area just North of Borivali, a small suburb towards the North of Mumbai. With good connectivity to the city and a quiet serene lifestyle to offer, this area had the potential of being transformed into a quality residential suburb.



Since its inception, the NL Group has strived to build not only quality homes, but entire townships that are self-contained, with all the comforts for luxurious living. This was first envisioned by Mr. Rajesh Himatlal and Mr. Mukesh Himatlal in the early 1980s. Along the way, this dream of theirs saw daylight as they merged various plots into one massive 45 acre plot. Thus, NL Complex became a reality. The challenge was not just limited to building quality homes, but also to developing the entire area with connecting roads, bridges, street lights, water lines, sewage and drainage systems, to make it suitable for quality residential living.

We are proud to say that the NL Group has been successful in its vision of building a world class residential township having a fully developed world class infrastructure. All the residential buildings that have been constructed in the township have been delivered to customers on time justifying their faith that they have put in our reputation. This faith and reputation was further vindicated during the trying times of the Mumbai floods in July 2005. NL Complex was one of the very few areas in the Western Suburbs that averted flooding, thanks to meticulous planning and careful adherence to Townhall Datum Levels.

Today, NL Complex is situated in one of the greenest pockets in the city. On one of our plots is "NL Gardens" which is the largest garden, North of Shivaji Park. When we see people enjoying amenities such as these, it gives us immense joy to know that we have put together more than just a brick and cement structure.

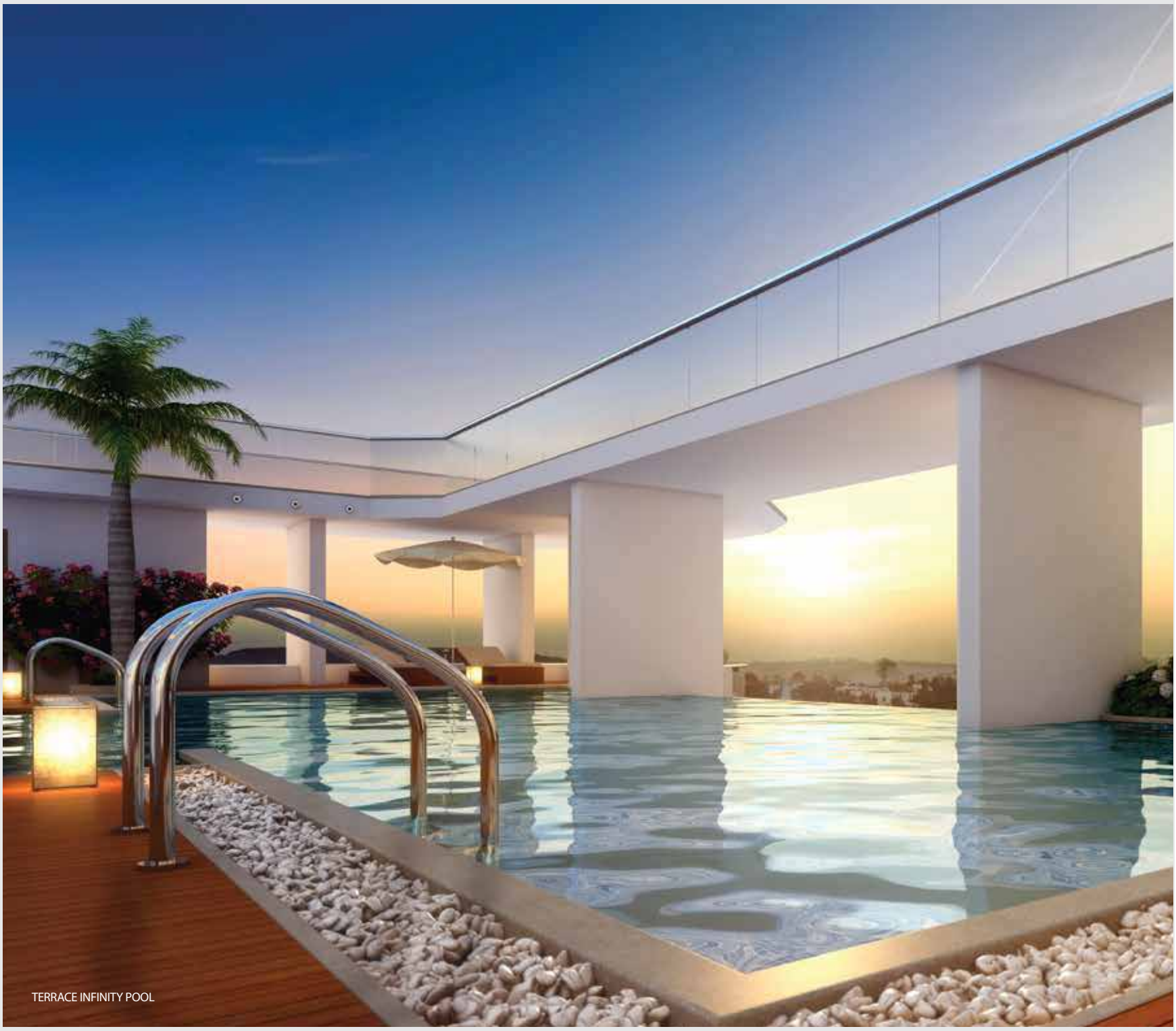
NL ARYAVARTA

DAHISAR'S LATEST LANDMARK

Dahisar is one of the most popular destinations in the suburbs of Mumbai.
NL Group today gives this suburb a landmark of its own: NL Aryavarta.
A 23-storey residential tower that has been planned in the most meticulous manner keeping in mind the needs of its future residents. Great views and extraordinary amenities make this residential tower truly unique.

IMAGE FOR INDICATION ONLY

EXTRAORDINARY AMENITIES



TERRACE INFINITY POOL

OUTDOOR READING AREA

They say that home is where the heart is. The NL Group has always worked on this belief, and this is why we always put in our best when it comes to providing you with great quality homes and some of the best amenities.

The entire complex has been designed keeping your contemporary urban lifestyle in mind, providing you with amenities that let you live an absolutely comfortable and luxurious life.

TOTAL ACTIVITY AREA ON THE UPPER FLOORS : 35,000 SQ. FT.
LENGTH OF THE JOGGING TRACK : 320 MTR.
OUTDOOR GYM AREA : 2,800 SQ. FT.
SWIMMING POOL SIZE : 42' X 20' X 4' DEPTH

IMAGE FOR INDICATION ONLY

OUTDOOR LEISURE DECK

OPEN AIR GYMNASIUM

CHILDREN'S PLAY AREA

IMAGE FOR INDICATION ONLY

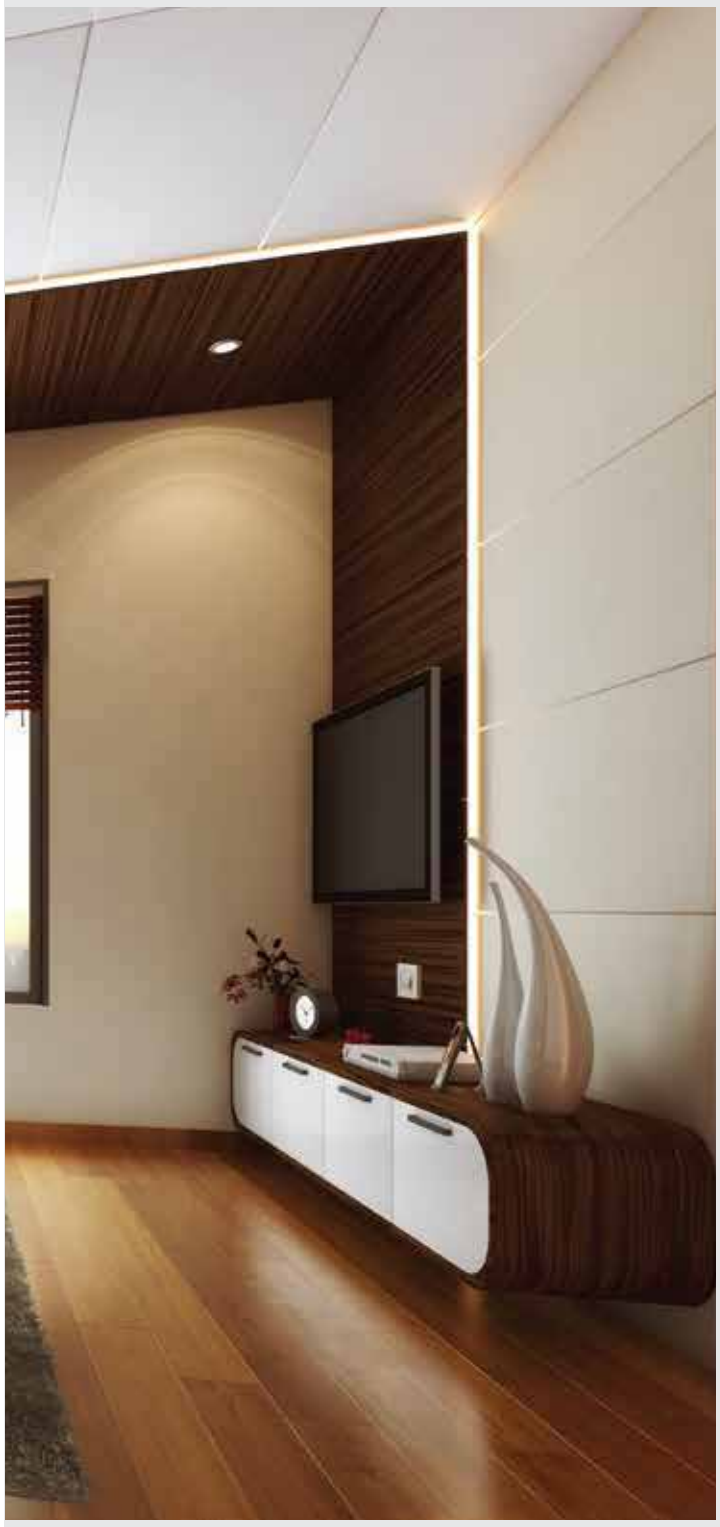
OPEN AIR TERRACE GARDEN

While the city is expanding in concrete and mortar, we give you greenery that is a sight for sore eyes.
Our sky gardens are the perfect place to spend some quiet time, or even host an evening of good conversation with your friends and family.

IMAGE FOR INDICATION ONLY

EXPERIENCE LIVING
OUT OF THE BOX

BEDROOMS WITH A VIEW

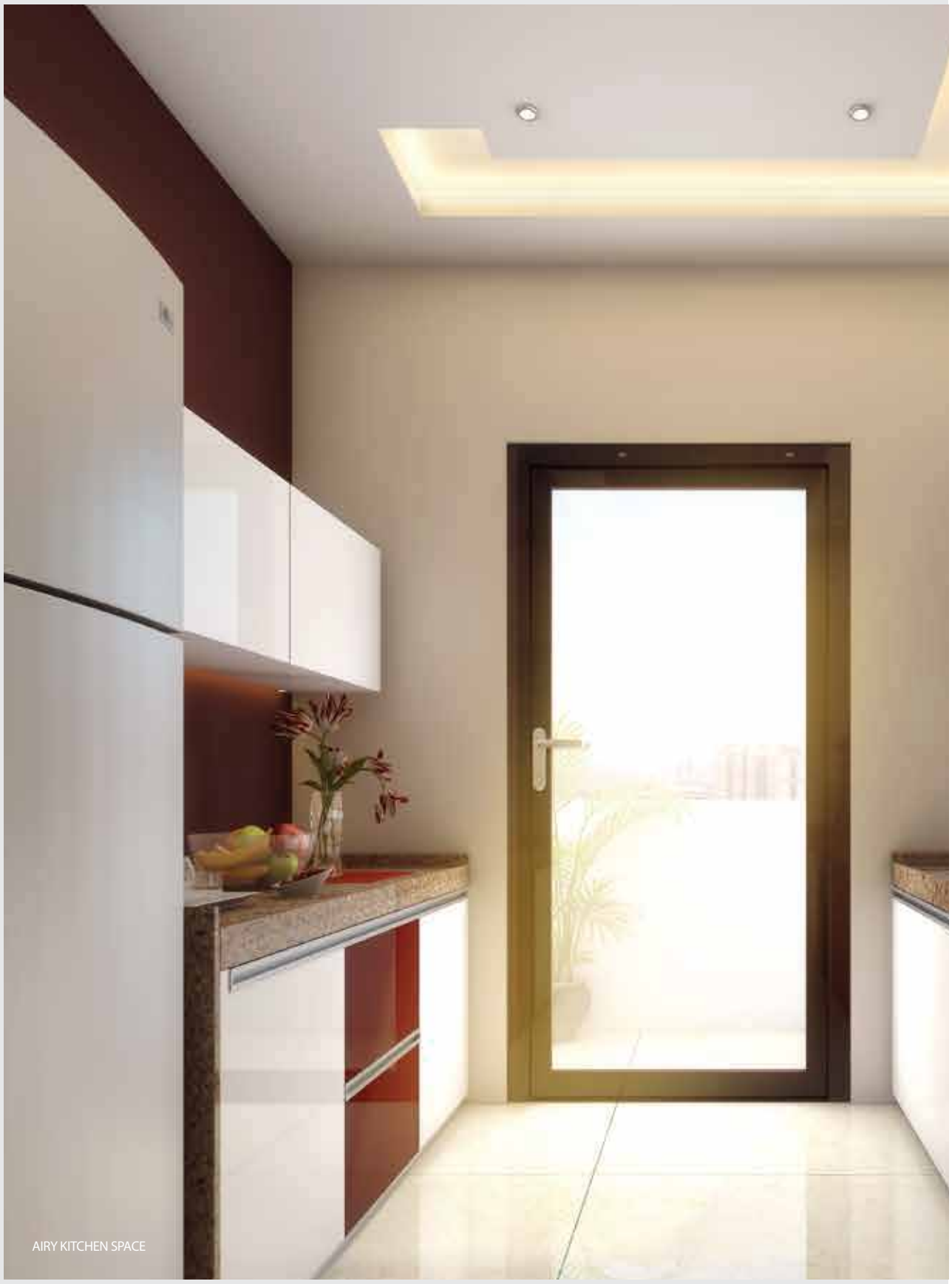


SPACIOUS RECEPTION AREA

Experience living out of the box: Perfectly architected living spaces

Your home is said to be a reflection of your personality. This is why, we give you painstakingly, beautifully architected homes, that give you the luxury and comfort that you so rightly deserve. From lounging spaces, to airy bedrooms with breath-taking views of the city, we have planned it all for you.

IMAGE FOR INDICATION ONLY



AIRY KITCHEN SPACE

CHILDREN'S BEDROOM

WELL FITTED BATHROOMS

IMAGE FOR INDICATION ONLY

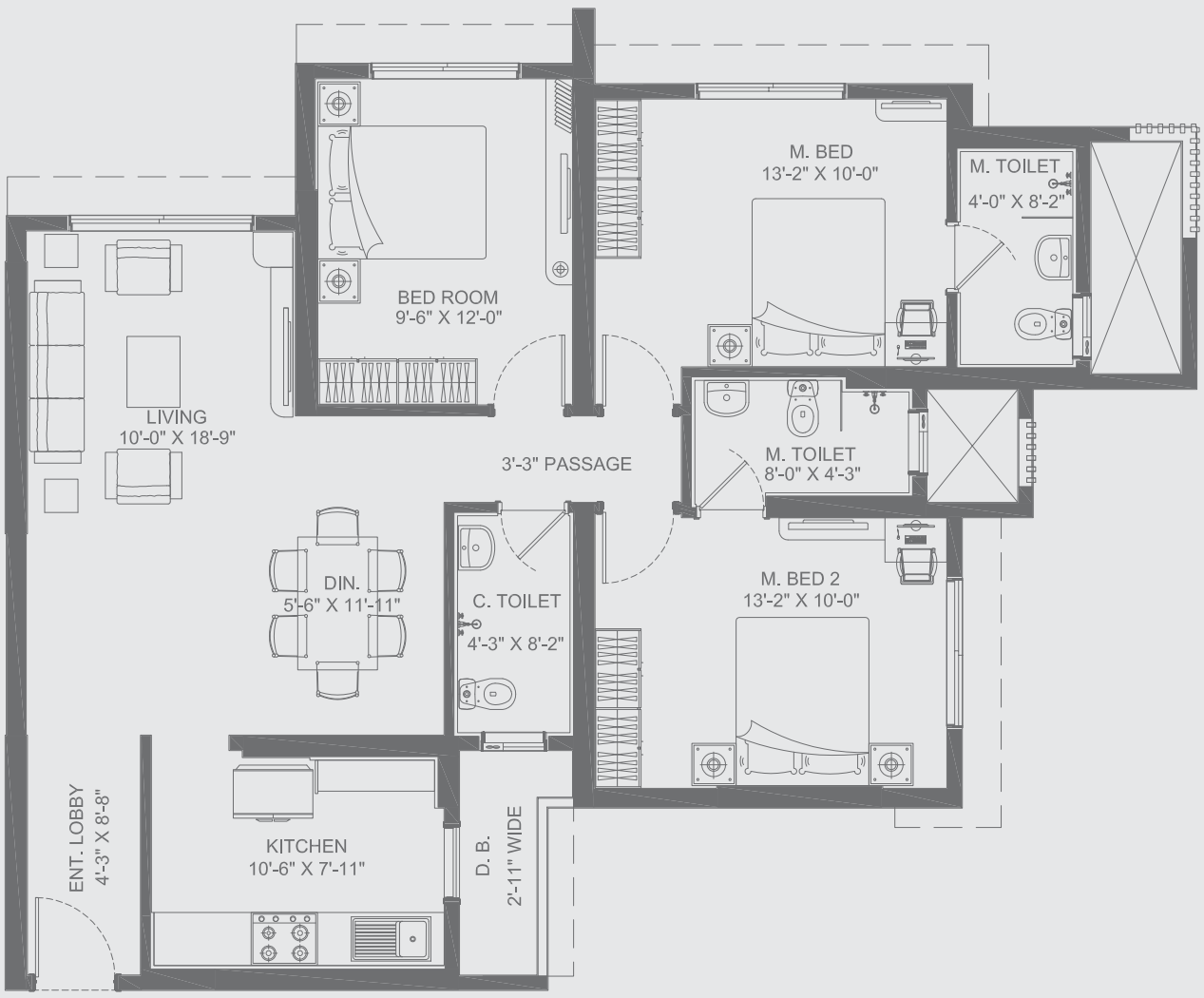
PERFECTLY ARCHITECTED LIVING SPACES

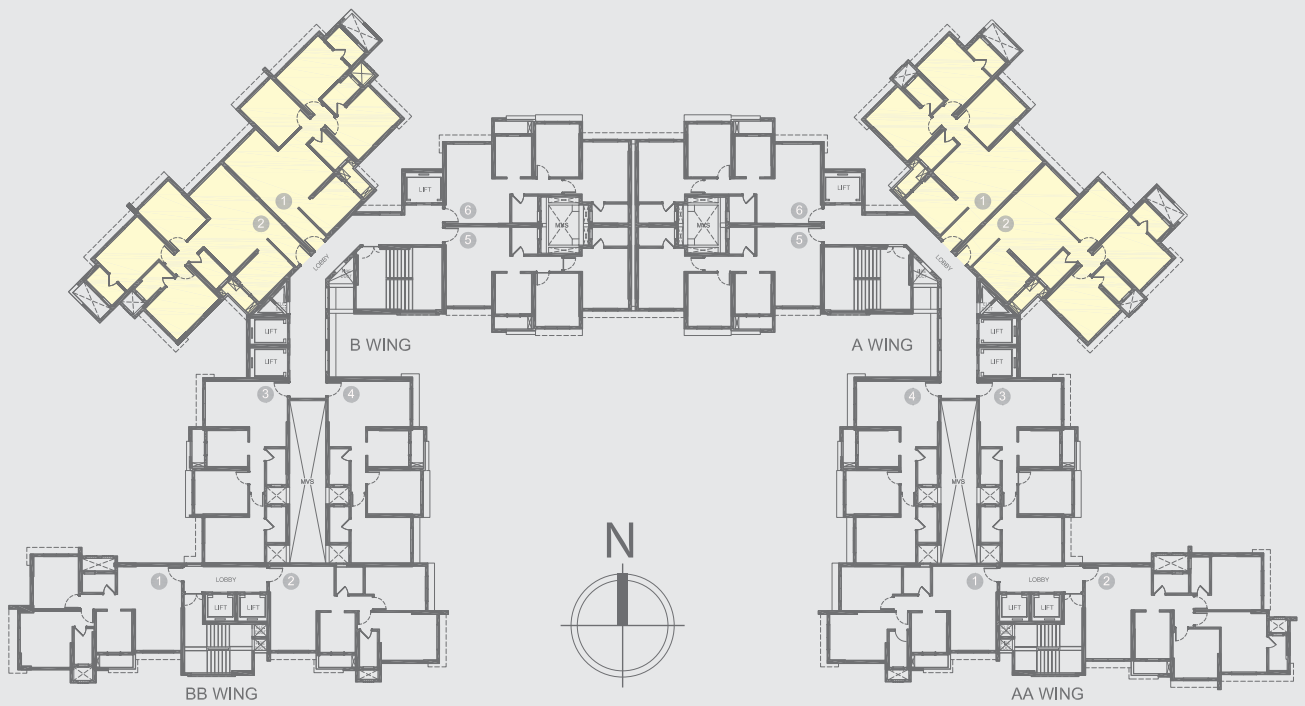
Nobody likes living in cramped spaces, and that is why we give you homes that have been designed to give you all the space you deserve. With spacious reception areas, to airy bedrooms with some of the best views, we have made sure that your home is your haven.

IMAGE FOR INDICATION ONLY

THREE BHK
PLAN TYPE 1

FLOOR 1 - 23





1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

ENT. LOBBY : 4’3”X8’8”

LIVING ROOM : 10’0”X18’9”

DINING ROOM : 5’6”X11’11”

KITCHEN : 10’6”X7’11”

KITCHEN DRY BALCONY : 2’11”X8’5”+ 2’0”X1’3”

MASTER BEDROOM 1 : 13’2”X10’0”

MASTER BEDROOM 1 LOBBY : 3’0”X1’3”

MASTER BATHROOM 1 : 4’0”X8’2”

MASTER BEDROOM 2 : 13’2”X10’0”

MASTER BATHROOM 2 : 8’0”X4’3”

BEDROOM 3 : 9’6”X12’0”

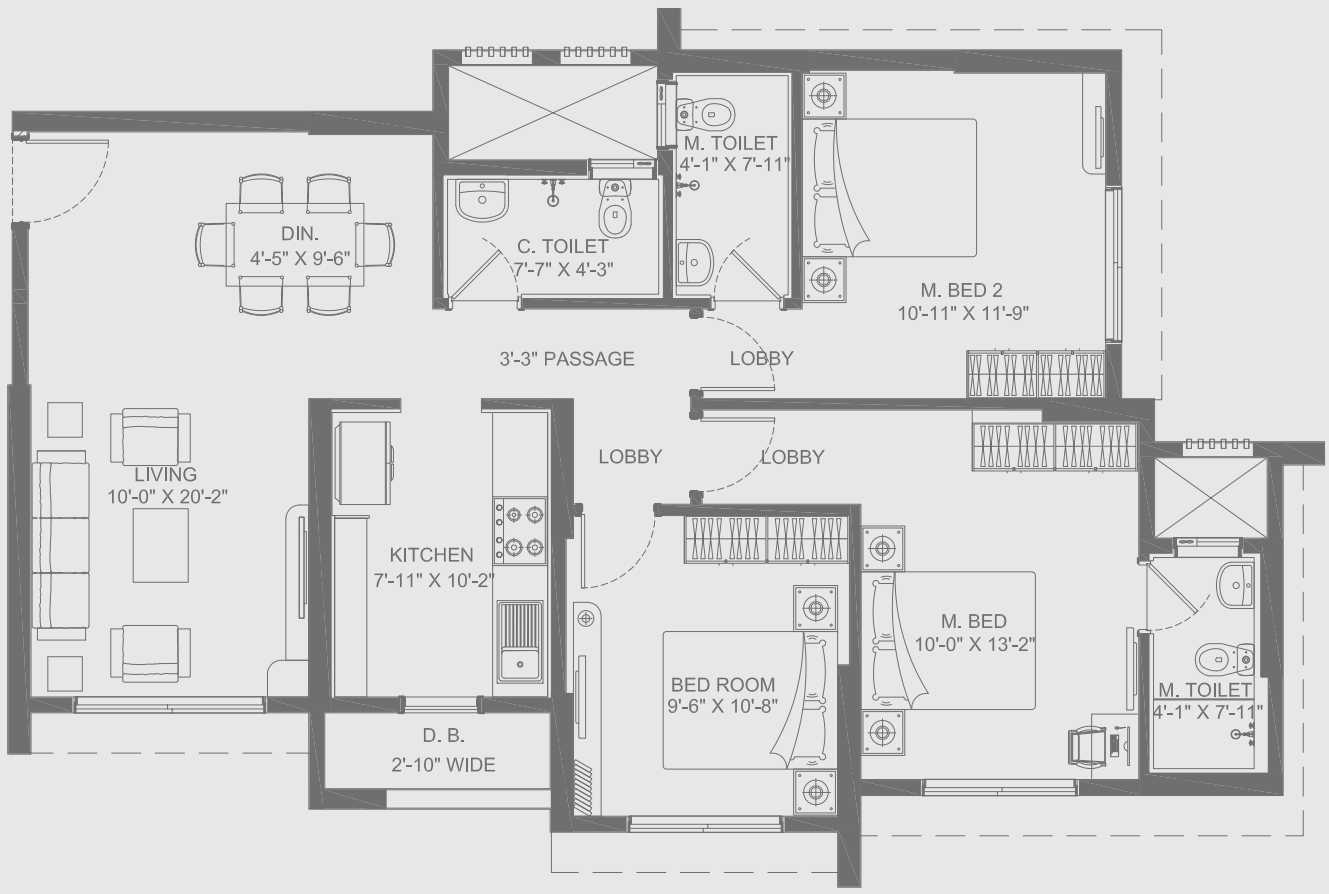
BATHROOM 3 : 4’3”X8’2”

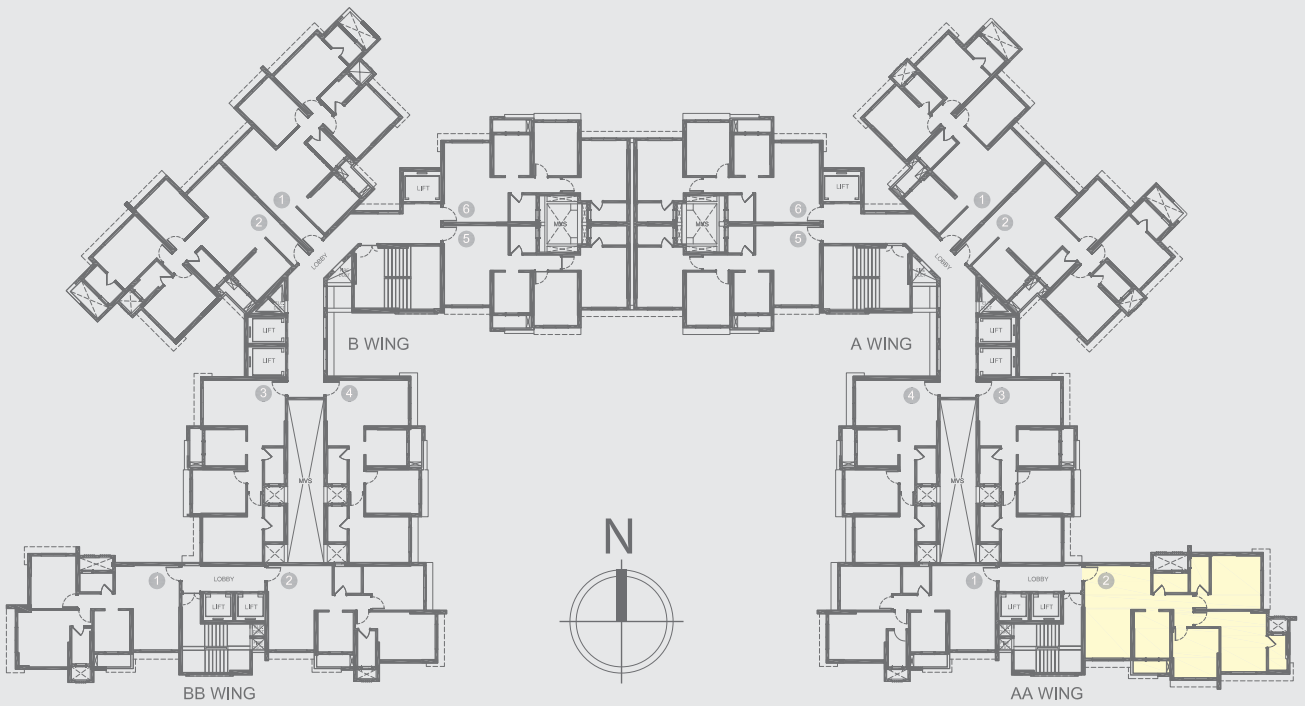
CARPET AREA AS PER RERA : 981 SQ. FT.

IMAGE FOR INDICATION ONLY

THREE BHK
PLAN TYPE 2

FLOOR 1 - 20





1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

CARPET AREA AS PER RERA : 943 SQ. FT.

LIVING ROOM : 10′0″X20′2″

DINING ROOM : 4′5″X9′6″

KITCHEN : 7′11″X10′2″

KITCHEN DRY BALCONY : 8′5″X2′10″

MASTER BEDROOM 1 : 10′0″X13′2″

MASTER BEDROOM 1 LOBBY : 5′8″X3′5″

MASTER BATHROOM 1 : 4′1″X7′11″

MASTER BEDROOM 2 : 10′11″X11′9″

MASTER BEDROOM 2 LOBBY : 3′7″X3′3″

MASTER BATHROOM 2 : 4′1″X7′11″

BEDROOM 3 : 9′6″X10′8″

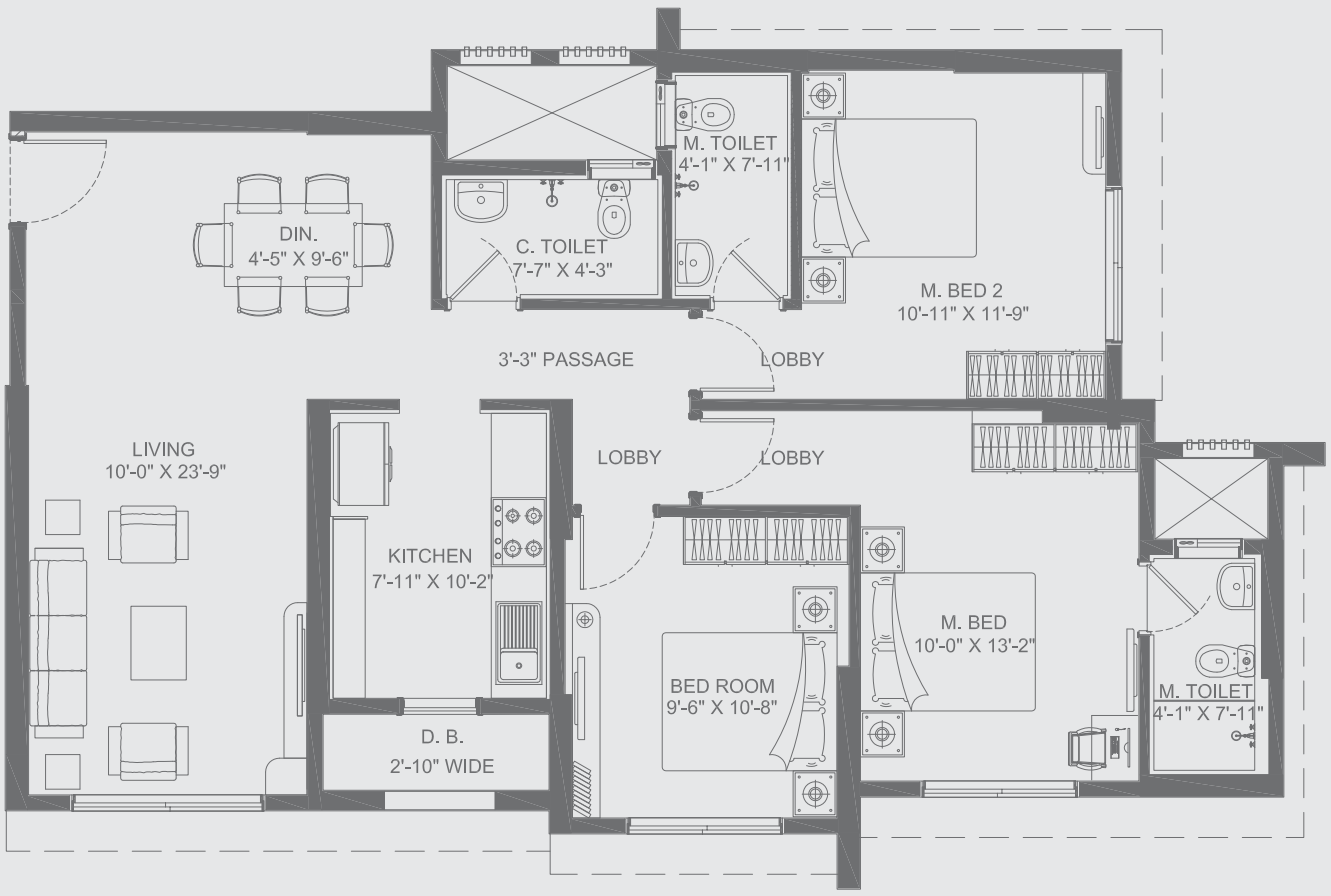
BEDROOM 3 LOBBY : 4′3″X3′5″

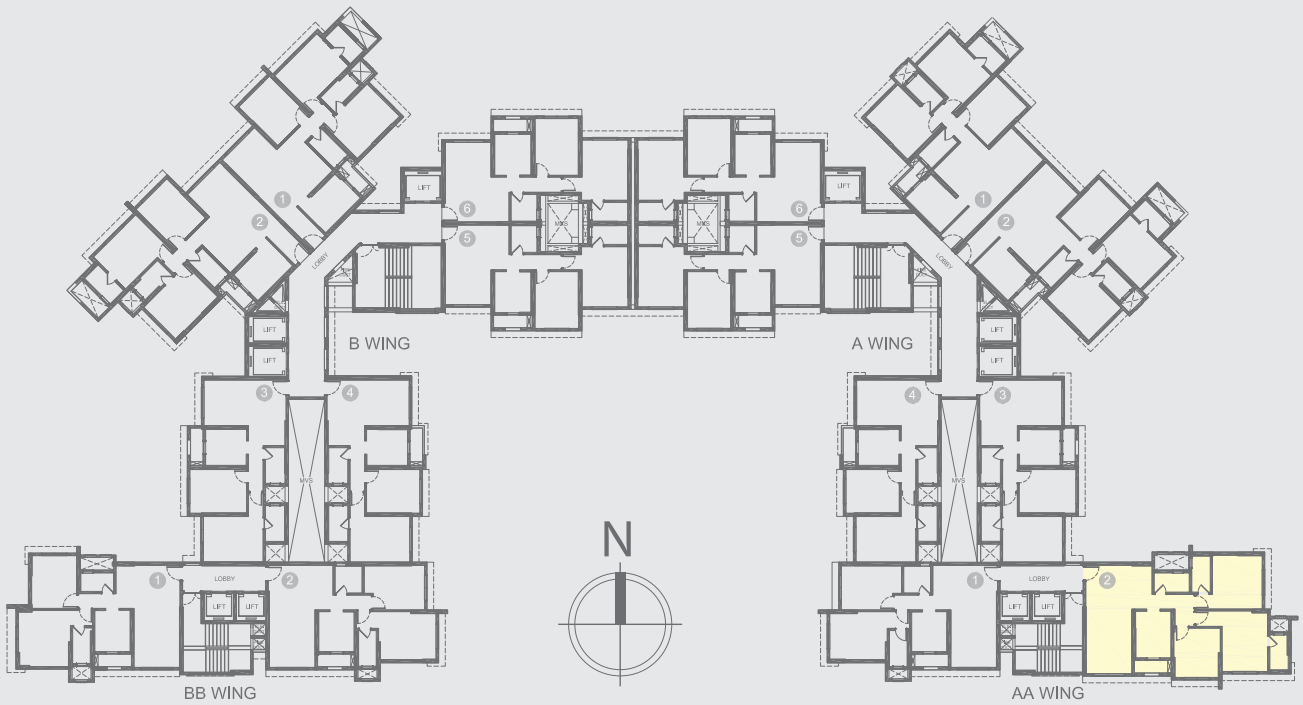
BATHROOM 3 : 7′7″X4′3″

IMAGE FOR INDICATION ONLY

THREE BHK
PLAN TYPE 3

FLOOR 21, 22 & 23





1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

LIVING ROOM : 10′0″X23′9″

DINING ROOM : 4′5″X9′6″

KITCHEN : 7′11″X10′2″

KITCHEN DRY BALCONY : 8′5″X2′10″

MASTER BEDROOM 1 : 10′0″X13′2″

MASTER BEDROOM 1 LOBBY : 5′8″X3′5″

MASTER BATHROOM 1 : 4′1″X7′11″

MASTER BEDROOM 2 : 10′11″X11′9″

MASTER BEDROOM 2 LOBBY : 3′7″X3′3″

MASTER BATHROOM 2 : 4′1″X7′11″

BEDROOM 3 : 9′6″X10′8″

BEDROOM 3 LOBBY : 4′3″X3′9″

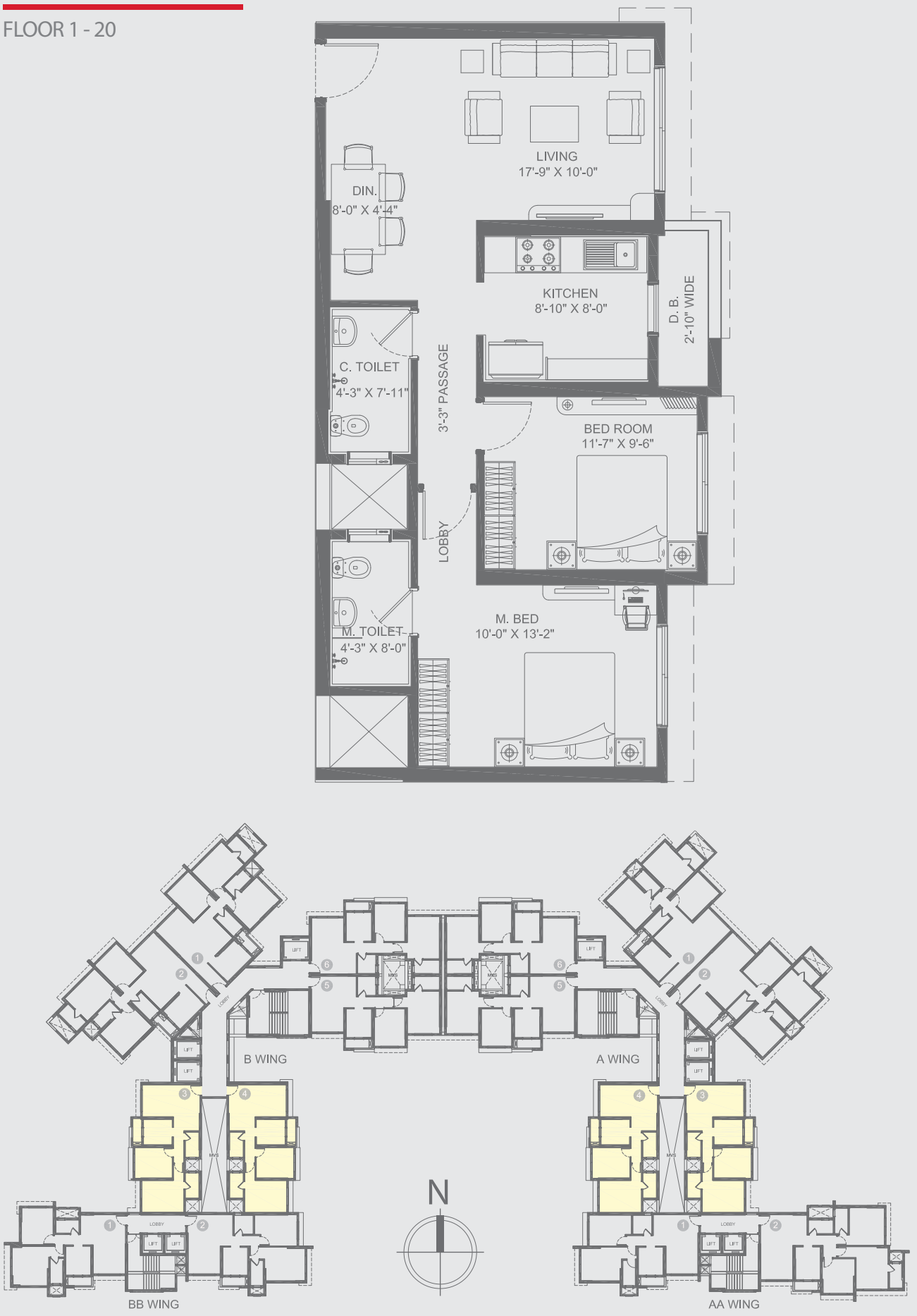
BATHROOM 3 : 7′7″X4′3″

CARPET AREA AS PER RERA : 979 SQ. FT.

IMAGE FOR INDICATION ONLY

TWO BHK
PLAN TYPE 1

FLOOR 1 - 20



1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

CARPET AREA AS PER RERA : 702 SQ. FT.

LIVING ROOM : 17’9”X10’0”

DINING ROOM : 8’0”X4’4”

KITCHEN : 8’10”X8’0”

KITCHEN DRY BALCONY : 2’10”X8’5”

MASTER BEDROOM 1 : 13’2”X10’0”

MASTER BEDROOM 1 LOBBY : 3’3”X5’1”

MASTER BATHROOM 1 : 4’3”X8’0”

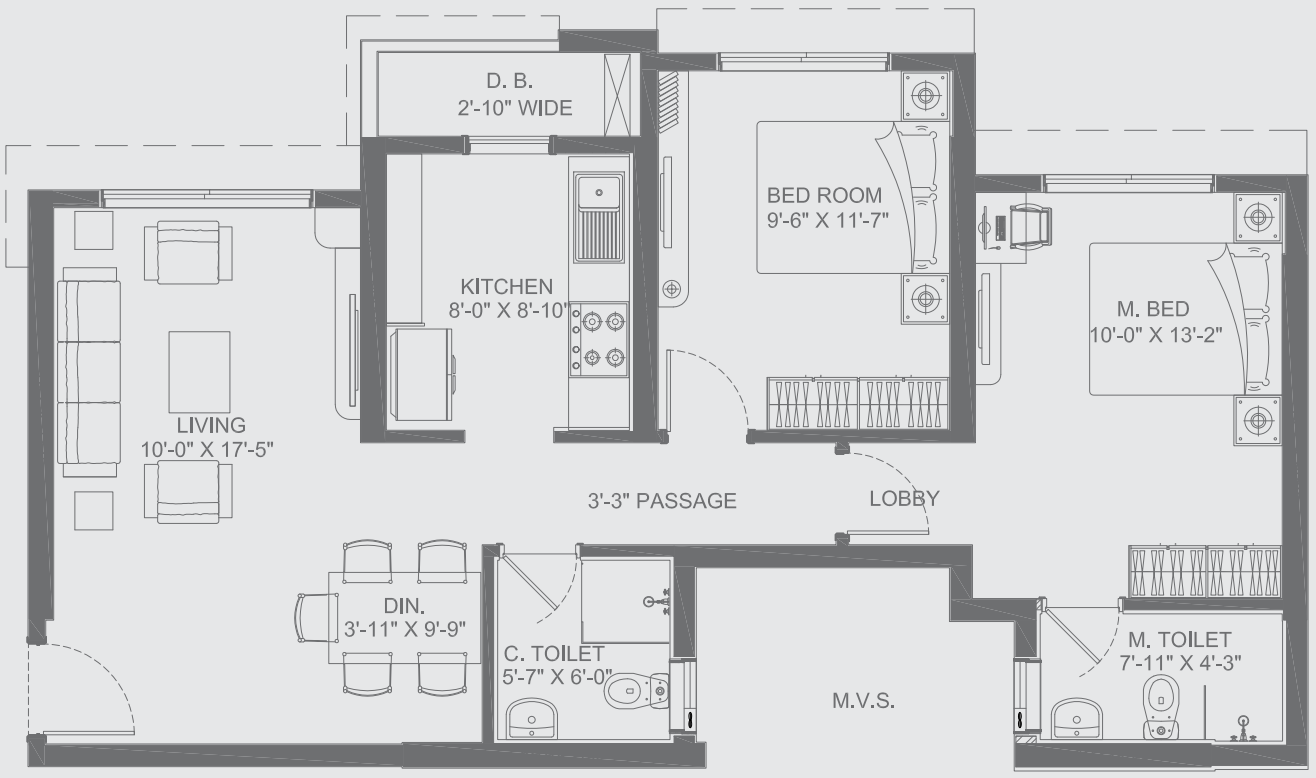
BEDROOM 2 : 11’7”X9’6”

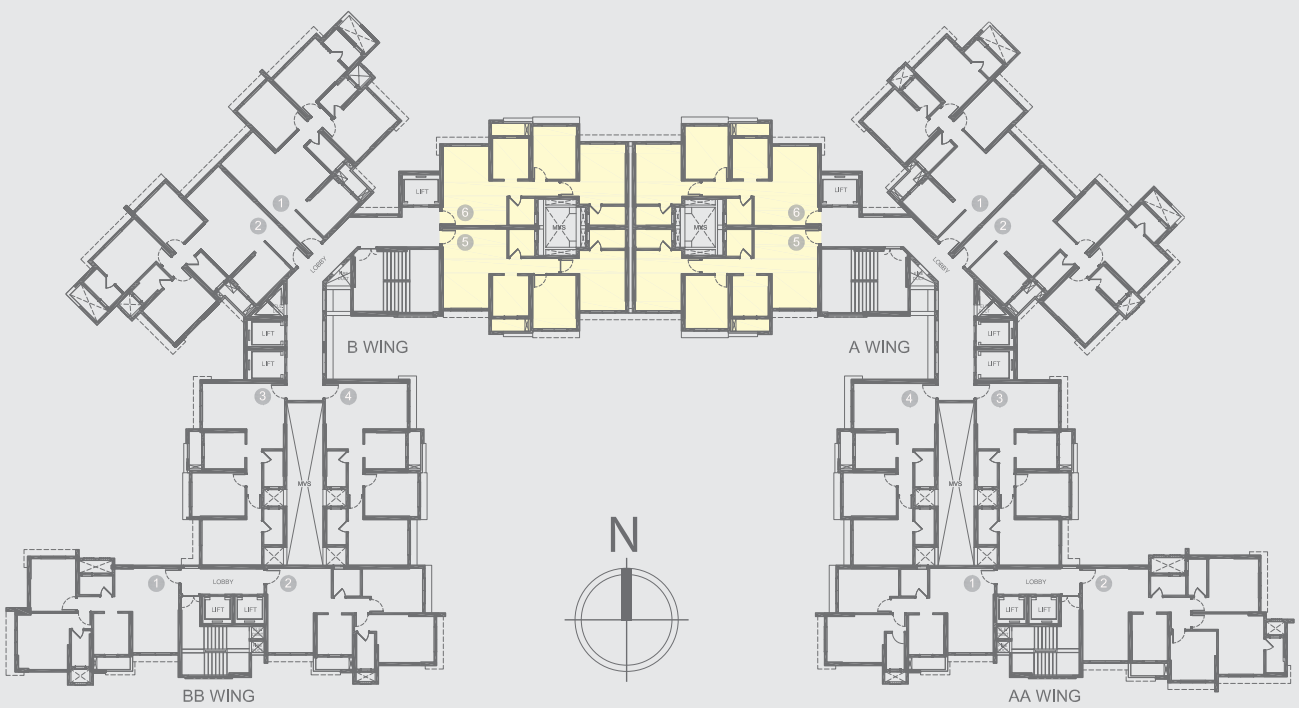
BATHROOM 2 :4’3”X7’11”

IMAGE FOR INDICATION ONLY

TWO BHK
PLAN TYPE 2

FLOOR 1 - 23





1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

FLOOR 1 - 20

LIVING ROOM : 10’0”X17’5”

DINING ROOM : 3’11”X9’9”

KITCHEN : 8’0”X8’10”

KITCHEN DRY BALCONY : 8’5”X2’10”

MASTER BEDROOM 1 : 10’0”X13’2”

MASTER BEDROOM 1 LOBBY : 4’0”X3’3”

MASTER BATHROOM 1 : 7’11”X4’3”

BEDROOM 2 : 9’6”X11’7”

BATHROOM 2 : 5’7”X6’0”

CARPET AREA AS PER RERA : 700 SQ. FT.

FLOOR 21, 22 & 23

LIVING ROOM : 10’0”X17’5”

DINING ROOM : 3’11”X9’9”

KITCHEN : 8’0”X8’10”

KITCHEN DRY BALCONY : 8’5”X2’10”

MASTERBEDROOM 1 : 10’0”X13’2”

MASTER BEDROOM 1 LOBBY : 4’0”X3’3”

MASTER BATHROOM 1 : 7’11”X4’3”

BEDROOM 2 : 9’6”X12’6”

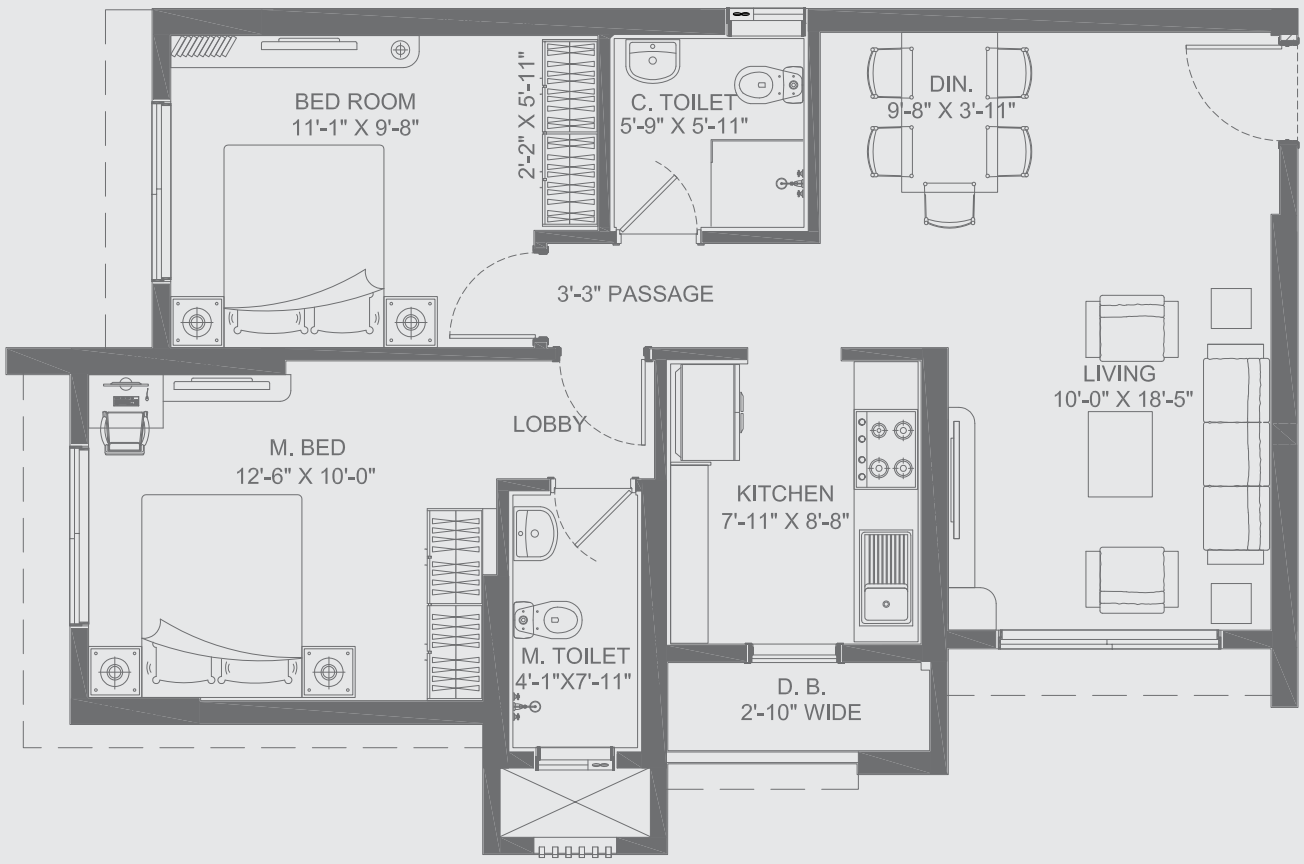
BATHROOM 2 : 5’7”X6’0”

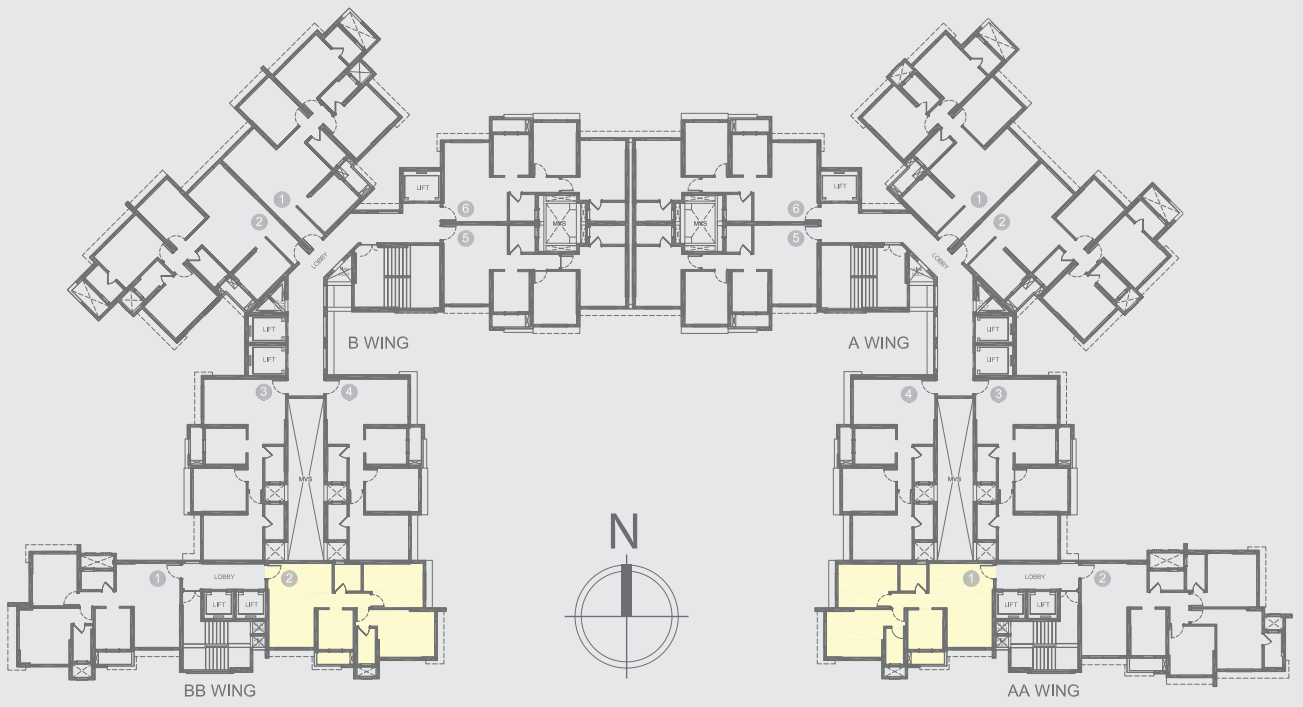
CARPET AREA AS PER RERA : 707 SQ. FT.

IMAGE FOR INDICATION ONLY

TWO BHK
PLAN TYPE 3

FLOOR 1 - 20





1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

CARPET AREA AS PER RERA : 710 SQ. FT.

LIVING ROOM : 10′0″X18′5″

DINING ROOM : 9′8″X3′11″

KITCHEN : 7′11″X8′8″

KITCHEN DRY BALCONY : 8′5″X2′10″

MASTER BEDROOM 1 : 12′6″X10′0″

MASTER BEDROOM 1 LOBBY : 4′7″X3′8″

MASTER BATHROOM 1 : 4′1″X7′11″

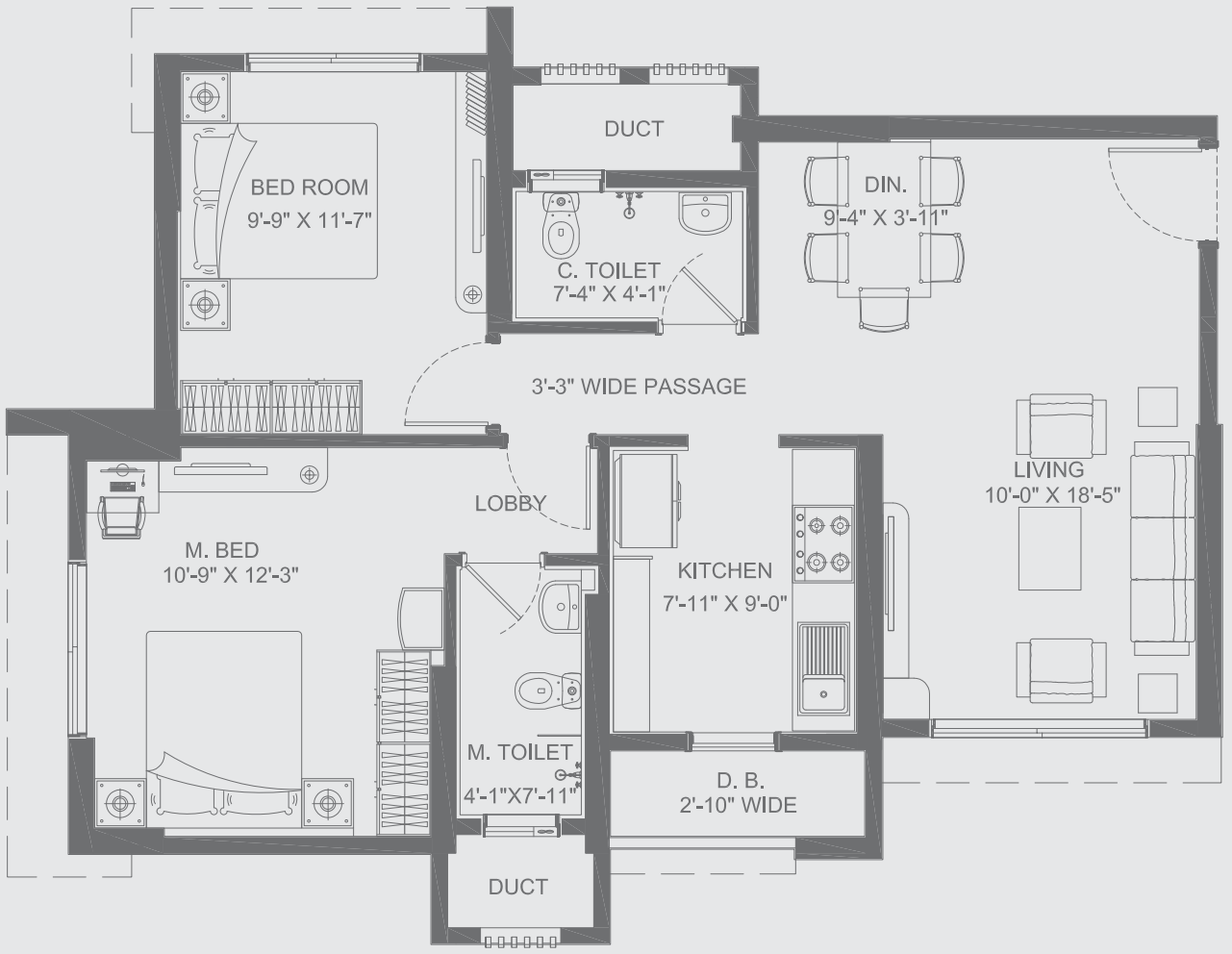
BEDROOM 2 : 11′1″X9′8″+2′2″X5′11″

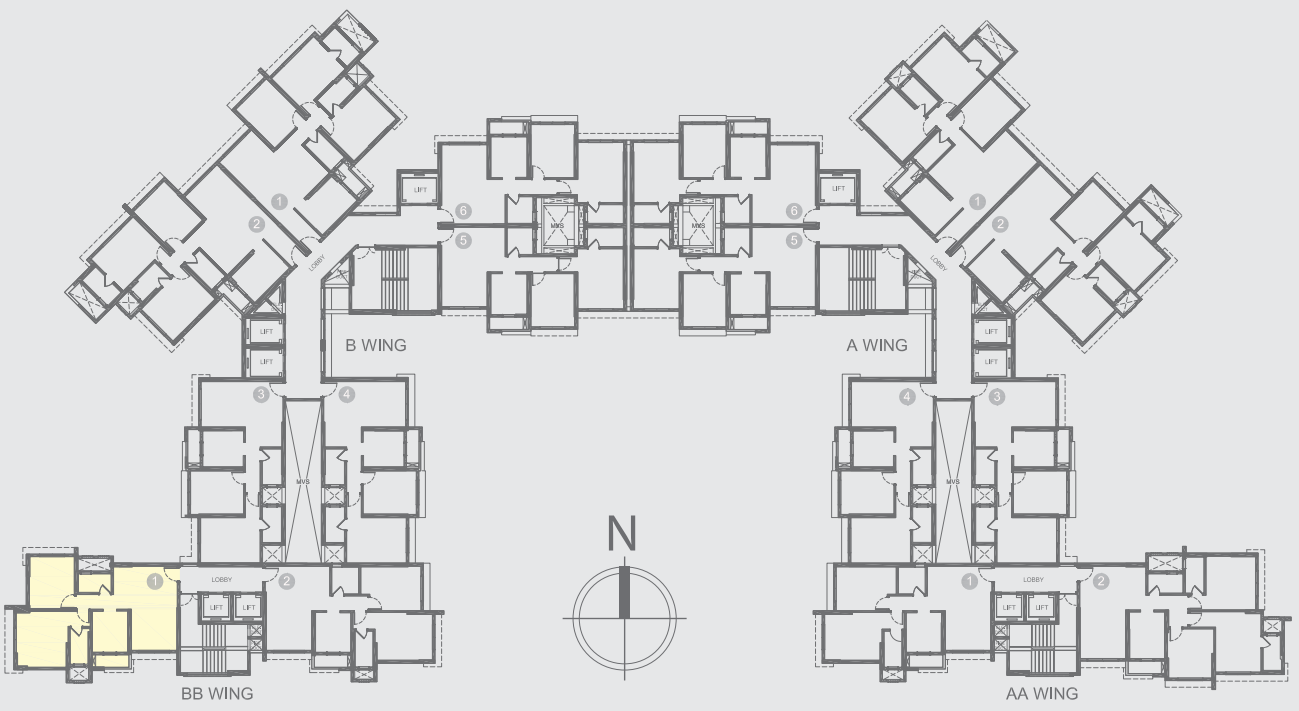
BATHROOM 2 : 5′9″X5′11″

IMAGE FOR INDICATION ONLY

TWO BHK
PLAN TYPE 4

FLOOR 1 - 20





1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

CARPET AREA AS PER RERA : 710 SQ. FT.

LIVING ROOM : 10’0”X18’5”

DINING ROOM : 9’4”X3’11”

KITCHEN : 7’11”X9’0”

KITCHEN DRY BALCONY : 8’5”X2’10”

MASTER BEDROOM 1 : 10’9”X12’3”

MASTER BEDROOM 1 LOBBY : 4’11”X3’5”

MASTER BATHROOM1 : 4’1”X7’11”

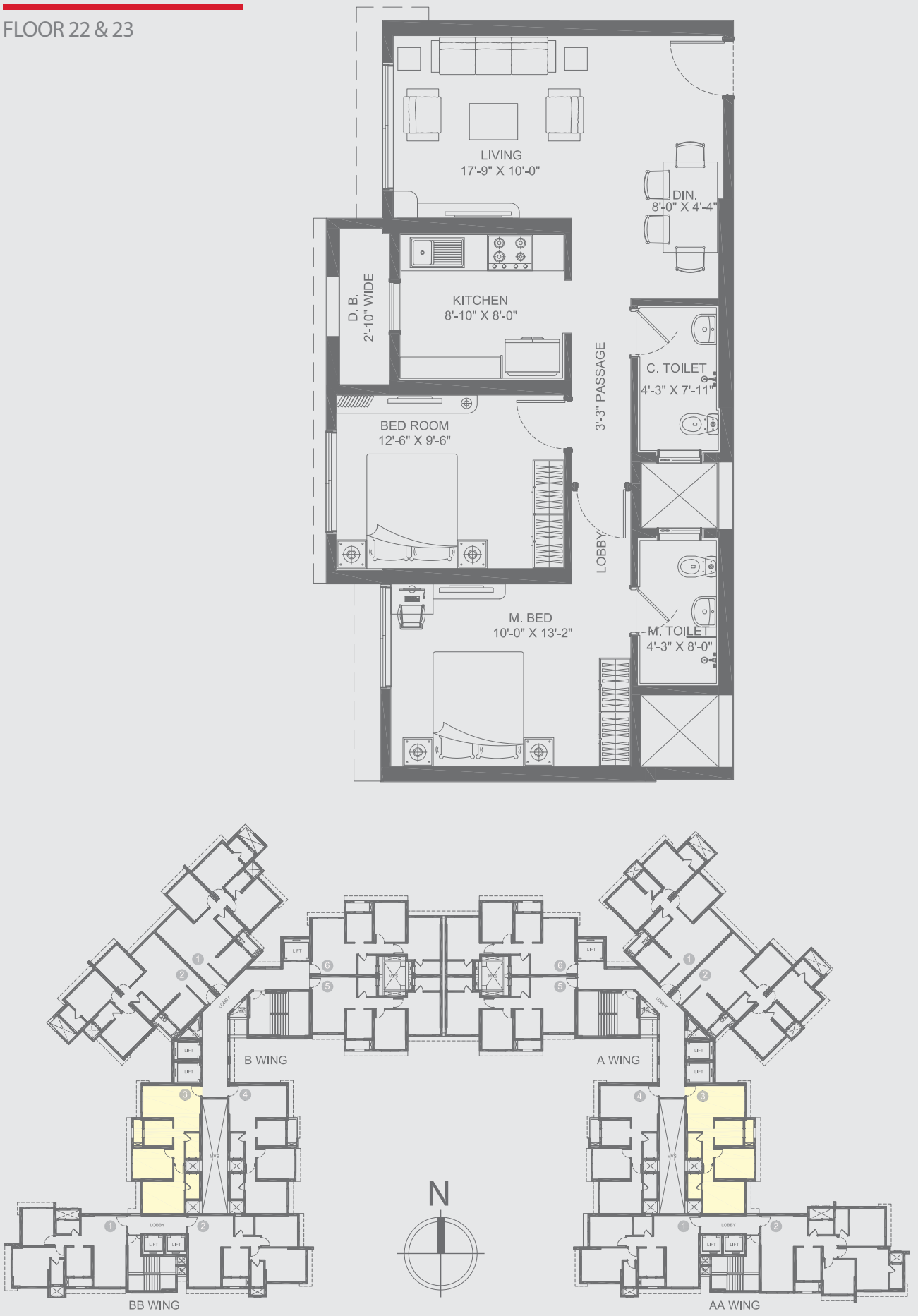
BEDROOM 2 : 9’9”X11’7”

BATHROOM 2 : 7’4”X4’1”

IMAGE FOR INDICATION ONLY

TWO BHK
PLAN TYPE 5

FLOOR 22 & 23



1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

CARPET AREA AS PER RERA : 708 SQ. FT.

LIVING ROOM : 17’9”X10’0”

DINING ROOM : 8’0”X4’4”

KITCHEN : 8’10”X8’8”

KITCHEN DRY BALCONY : 2’10”X8’5”

MASTER BEDROOM 1 : 10’0”X13’2”

MASTER BEDROOM LOBBY : 3’3”X5’1”

MASTER BATHROOM 1 : 4’3”X8’0”

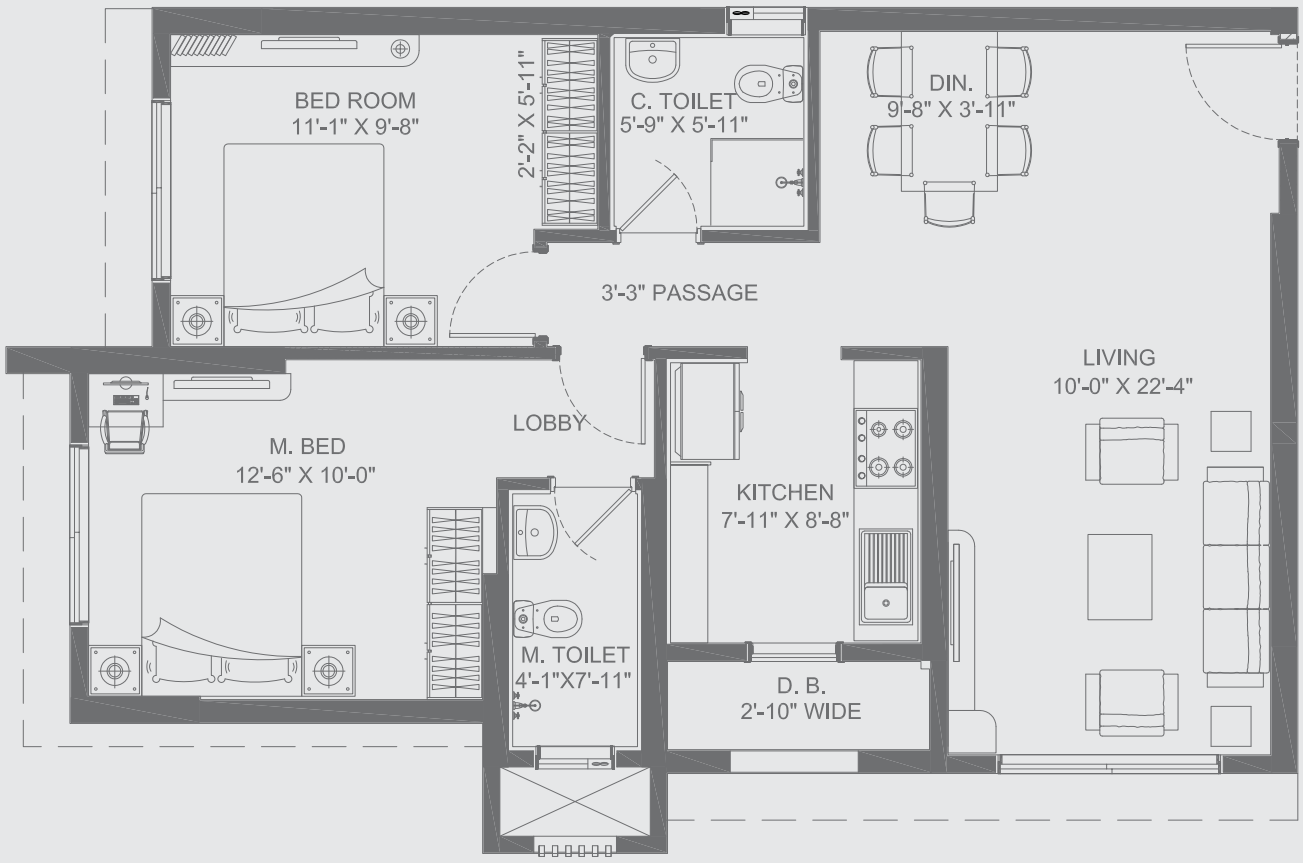
BEDROOM 2 : 12’6”X9’6”

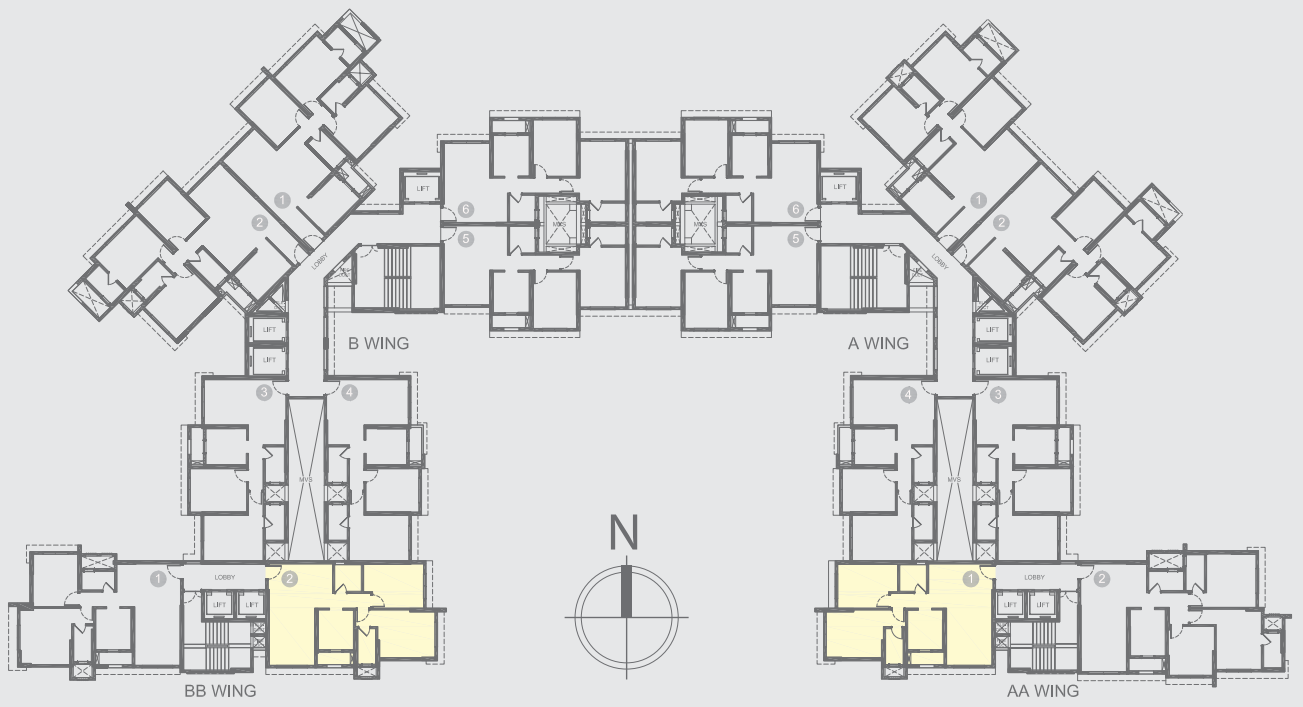
BATHROOM 2 : 4’3”X7’11”

IMAGE FOR INDICATION ONLY

TWO BHK
PLAN TYPE 6

FLOOR 21, 22 & 23





1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

CARPET AREA AS PER RERA : 751 SQ. FT.

LIVING ROOM : 10’0”X22’4”

DINING ROOM : 9’8”X3’11”

KITCHEN : 7’11”X8’8”

KITCHEN DRY BALCONY : 8’5”X2’10”

MASTER BEDROOM 1 : 12’6”X10’0”

MASTER BEDROOM LOBBY : 4’7”X3’8”

MASTER BATHROOM 1 : 4’1”X7’11”

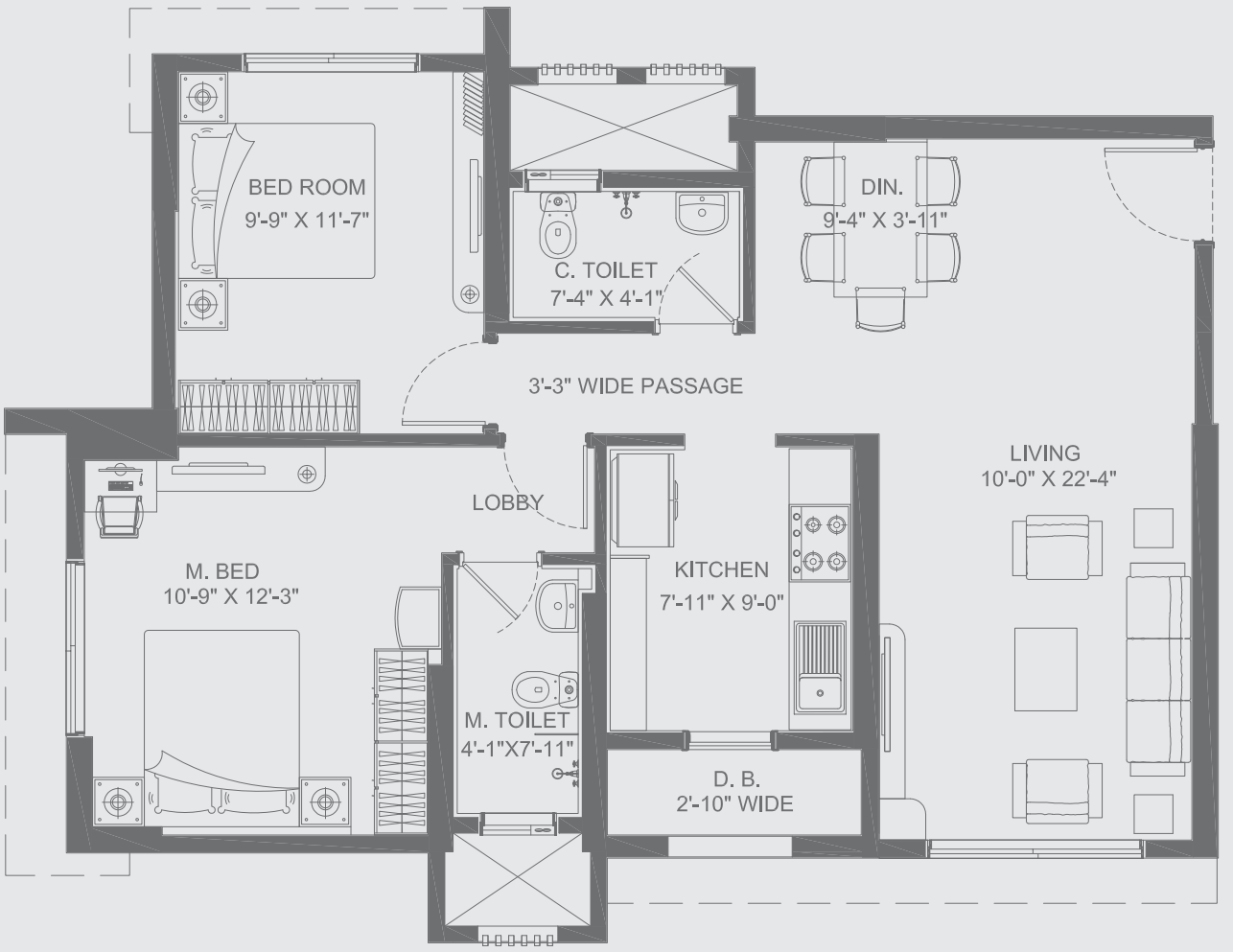
BEDROOM 2 : 11'1"X9'8" + 2'2"X5'11"

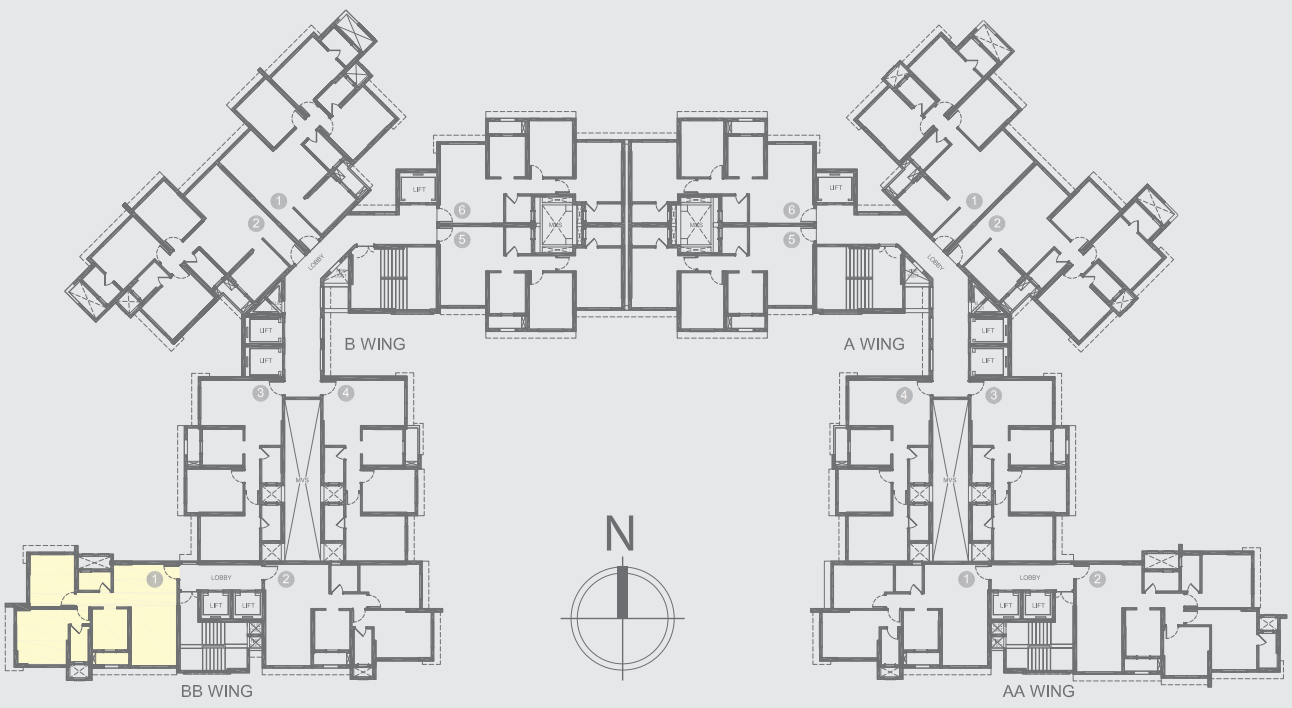
BATHROOM 2 : 5’9”X5’11”

IMAGE FOR INDICATION ONLY

TWO BHK
PLAN TYPE 7

FLOOR 21, 22 & 23





1 SQ M= 10.764 SQ FT.

Floor plans and views shown are for approximate measurements only. Floor plans not to scale. Exact layouts and sizes may vary. Furniture sizes and layout are for indicative purposes only.

CARPET AREA AS PER RERA : 751 SQ. FT.

LIVING ROOM : 10′0″X22′4″

DINING ROOM : 9′4″X3′11″

KITCHEN : 7′11″X9′0″

KITCHEN DRY BALCONY : 8′5″X2′10″

MASTER BEDROOM 1 : 10′9″X12′3″

MASTER BEDROOM LOBBY : 4′11″X3′5″

MASTER BATHROOM 1 : 4′1″X7′11″

BEDROOM 2 : 9′9″X11′7″

BATHROOM 2 : 7′4″X4′1″

IMAGE FOR INDICATION ONLY

NL ARYAVARTA SPECIFICATIONS

FLOORING:

Vitrified Tile (2' x 2') flooring

Wooden flooring in master bedroom

Designer ceramic tiles in toilet

Full height dado in toilet

COOKING PLATFORM:

Finished with Granite stone, designer ceramic tile

for dado above cooking platform up to 2' height and stainless steel

sink with drain board

Granite threshold at the entrance

DOOR:

PU finished decorative flush door for all rooms with

ss hardware & fittings

WINDOWS:

UPVC window with double glass for all the rooms with fly mesh

shutter

All windows provided with decorative safety grills projected out for

extra space.

BATHROOMS:

Imported ceramic and CP fittings in the toilet

Hot & cold lines for the showers

False ceiling in the toilet

ELECTRIFICATION:

All stranded wires and cable as per IS & PWD specifications

Three phase, 63 amp electrical meters for all flats

Provision of exhaust fan in kitchen & all toilets

Provision of geyser in all toilets

ELECTRIFICATION:

Provision of water filter in the kitchen

Well-lit common area with the energy saving

LED lamps

Branded split AC in the bedrooms

PAINTING:

Luster paint for interior wall

Acrylic paint for the exterior

HIGH-SPEED ELEVATORS

DECORATIVE ENTRANCE LOBBY:

10' high well-furnished and air-conditioned

Waiting Lounge

SAFETY & SECURITY:

All entry & exit to the plot guarded 24x7

Well-furnished security cabins

Automated gate for car entry

Intercom system

Security desk with intercom and telephone facility

Colored video door phone

CCTV cameras in all common areas : ground floor,

basements, entrance lobbies, refuge area and terrace level

Fire sprinkler on every floor lobby and basement

Fire hose on every floor and on the ground area

State of the art firefighting system backed with

5.2 lac liter capacity water storage in the basement and on

the terrace exclusively for the firefighting system

Lightning protection system on the terrace

POWER HOUSE:

Exclusive 11 KV electric substation for the building

DG power back-up for all common amenities with 1 no of 160 KVa DG set with soundproof canopy.

WATER SAVING AND WATER RE-CYCLING FEATURES/ WASTE MANAGEMENT:

Separate pumping arrangement and storage for domestic and flushing water lines

Hydro pneumatic pressurised system for water supply

Sewage treatment plant

Rainwater harvesting system

Organic waste converter room

OTHER EXTERNAL AMENITIES

GROUND FLOOR

Decorative driveway finished with natural stone

Landscape garden at the entrance

Garden on the elevated ramp roof

Toilet for the visitors

TERRACE

UPPER TERRACE:

Jogging Track

Sky Deck with Bioscope

Outdoor Gym

Leisure Deck with comfortable seating

Decorative planters

LOWER TERRACE:

Landscape Garden, Thick plantation

Infinity Pool

Jacuzzi

Party Lawn

Barbeque Corner

Outdoor Dining

Leisure Deck with comfortable seating

Outdoor Chess Board

Peace Corner

Outdoor Reading Area

Senior citizen Area

Toddlers play Area

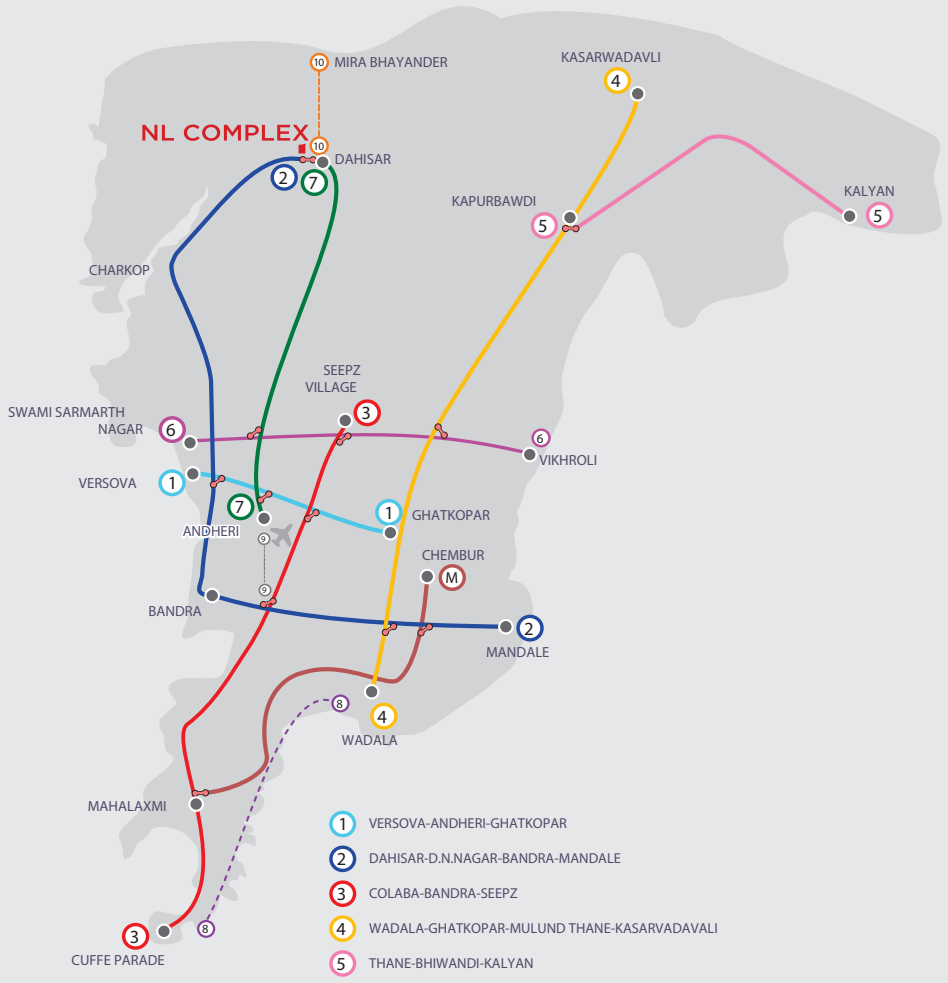
Disclaimer: The plan, specifications, images and other details contained in this advertisement are indicative of the development that is proposed, subject to the approval of the respective authorities. Developers reserve the right to change/alter any of these at their sole discretion.
This printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient. Any purchases of this development shall be governed by the terms and conditions of the agreement for sale entered into between parties and no details mentioned in this printed material shall in any way govern such transaction. Variance of +/-3% is possible in the flat areas on account of design and construction constraints.

CONVENIENTLY LOCATED

The location is what makes NL Aryavarta the most convenient residential project.

Just a 5 minute drive from the Western Express Highway, it is placed ideally at the junction of the Link Road, S.V. Road and Western Express Highway. With both the proposed Metro lines to originate from NL Complex, residents will have the luxury of seamless and speedy connectivity between both the North-South as well as the East-West directions.

MUMBAI METRO PLAN



1 VERSOVA-ANDHERI-GHATKOPAR
2 DAHISAR-D.N.NAGAR-BANDRA-MANDALE
3 COLABA-BANDRA-SEEPZ
4 WADALA-GHATKOPAR-MULUND THANE-KASARVADAVALI
5 THANE-BHIWANDI-KALYAN
6 SWAMI SAMARTHNAGAR-JOGESHWARI-KANJUR MARG-VIKHROLI
7 ANDHERI(E)-DAHISAR(E)
8 WADALA-GPO(CST)
9 ANDHERI(E)-BANDRA(E)
10 DAHISAR(E)-MIRA-BHYANDER
M CHEMBUR-WADALA-GADGE MAHARAJCHOWK (MONORAIL)
STATION
INTERCHANGE STATION

DISCLAIMER

1 THIS MAP IS AN ABSTRACT OF THE ROUTE MAP PUBLISHED BY MMRDA AND IS FOR INDICATION PURPOSE ONLY. THEY MAY CHANGE THE PLAN AS PER THEIR DISCRETION
2 THIS ROUTE MAP IS NOT TO SCALE

IN THE NEIGHBOURHOOD

SCHOOLS

- Singapore International School
- Rustomjee International
- St. Francis
- Mary Immaculate
- Vidya Mandir High School

COLLEGES

- St. Francis Institute of Technology
- Matruchhaya College of Commerce and Science
- Kazian College of Business Management

HOSPITALS

- Life Care Hospital
- Abhinav Sushrut Hospital
- Suchak Hospital
- Silverline Hospital
- Ashok Hospital

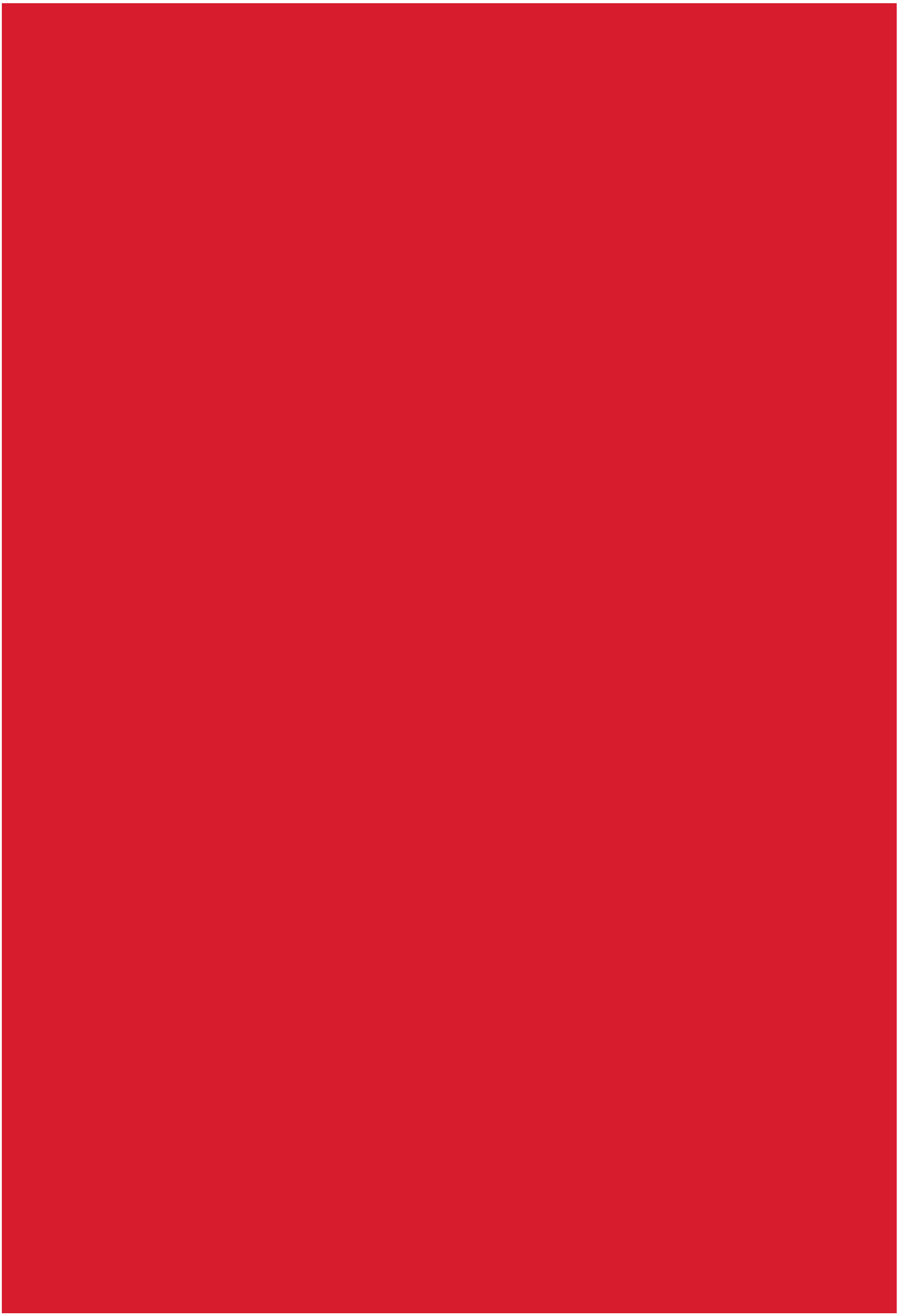
TEMPLES

- Shikharbandhi Jain Temple
- Bhatala Devi Mandir
- Vitthal Mandir
- Shiv Temple
- Sri Bhavdevi Mandir

TRANSPORTATION

- Adjoining proposed Metro Station
- Junction of Western Express Highway, SV Road and Link Road
- 3 km from Borivali Station
- 1 km from Dahisar Station

DEVBHUMI
COMPLEX
NL
GARDEN
GARDEN
NL
aryavarta
SHAKTI
NAGAR
NL COMPLEX
RAILWAY FLYOVER
SHIVA
TEMPLE
PROPOSED
METRO STATION
TO
BORIVALI
WEST
JAIN
TEMPLE
LINK ROAD
TOLL NAKA
ST. MARY
HIGH SCHOOL
ANAND
NAGAR
THAKUR COLLEGE
OF LAW
S. V. ROAD
ZARI MARI
GARDEN
PETROL
PUMP
DAHISAR
STATION
POLICE
STATION
UNION
BANK
WESTERN EXPRESS HIGHWAY
RAWAL PADA FLYOVER
S. V. ROAD
BORIVALI
STATION
SANJAY GANDHI
NATIONAL PARK



TELEPHONE : +91 22 2369 0500 / +91 22 2369 0600
EMAIL : sales@nlpl.com • WEBSITE : www.nlpl.com

RERA REGISTRATION NO : P51800004816

Project financed by TATA Capital Housing Finance Ltd.