



Sandu
DEVELOPERS

BUILDING BEAUTIFUL BUILDINGS

शौपादत्ता

Beautiful homes from a legacy of trust,
crafted for excellence.



Artists Impression

Shilpadatta

Another beautiful building in the making.

Presenting Shilpadatta,

another gem from the house of Sandu,

that has adorned our beautiful embellishment of projects.

An extension of our tradition of trust that perfectly embodies old world charm and presents it in a way that perfectly fits in today's times.



ABOUT US

With our strong foundation and revered principles, we at Sandu Developers bring in a breath of fresh air to the real estate space with our beautiful projects and path-breaking innovation

Our guiding pillars!

Building Beautiful Buildings | Quality | Gratitude | Community Building

At Sandu, you can unwind with the joys of today, knowing that a charming tomorrow is waiting to unfold!

COMPLETED PROJECTS



CHEMBUR (E)
SANDU - AKSHAY ANAND



DELIVERED PROJECT

CHEMBUR (E)
SANDU - AUMKAR



DELIVERED PROJECT

CHEMBUR (E)
SANDU - RUDRAKSH



DELIVERED PROJECT

COMPLETED PROJECTS



MULUND (W)
SANDU - AARAMBH



DELIVERED PROJECT

CHEMBUR (E)
SANDU - THE GRAND



DELIVERED PROJECT

CHEMBUR (E)
SANDU - SAMRUDDHI



DELIVERED PROJECT

ONGOING PROJECTS

GHATKOPAR (W)
SANDU - W2.O



MAHA RERA NO. P51800027979

GHATKOPAR (W)
SANDU - SANSKAR



MAHA RERA NO. P51800006033

CHEMBUR (E)
SANDU - VASUDEV BHAVAN



UPCOMING PROJECT

BUILDING COMMUNITIES

JBCN INTERNATIONAL SCHOOL - CHEMBUR



CONSTRUCTED BY: SANDU DEVELOPERS

CHEMBUR (E)
D K SANDU CHOWK



CHEMBUR (E)
D K SANDU GARDEN



OUR CHEMBUR CONNECTION



The name “SANDU” resonates a sense of deep connection and pride to Chembur. A place we've called home for over a century, a community that has been witness to our continuous service and growth, and the warm feeling of an extended family. From our illustrious legacy of Ayurveda, to beautiful buildings that now adorn the skyline of Chembur and our many community initiatives which include bringing a premium educational institute such as the JBCN International School to Chembur and the vibrant D.K Sandu Garden, our legacy has inspired all round growth in the locality.

Chembur is known for its multi-cultural fabric, green spaces, improved connectivity, contemporary amenities, and the comfort of luxuriously spacious homes. It is also home to large residential pockets like BARC, RCF, HPCL, BPCL, among others. As Chembur emerges to become the top destination for new home buyers as well as existing residents of the locality looking for upgrades, we are continually working towards helping increase the appeal of this pristine locality with our diverse offerings.

The highlight of it all is definitely the people who call Chembur home. A prosperous, and harmonious cosmopolitan population that's rooted in tradition. It's where everyone feels at home. And who better than us to vouch for this? We have called Chembur home for over a century, and are part of this beautiful journey of growth of this locality that has undertaken over the years. Being an integral part of it only makes us happier and we invite you to be a part of our prosperous and growing Chembur family, at a Sandu Developers project of your choice.



OUR LEGACY



Our story was inspired by a strong commitment to revive the ancient wisdom of Ayurveda to uplift neglected communities. It was the innate desire to compensate for the loss of culture and precious wealth of our people, owing to the colonial rule. It has been our constant endeavor to seek new opportunities which can benefit the society at large.

In tune with our **PHILOSOPHY OF CONTINUOUS EVOLUTION**, we expanded our horizons to branch out into the real estate sector in the early 21st century. With our strong foundation and revered principles, we at Sandu Developers were ready to bring in a breath of fresh air with our beautiful projects and path-breaking innovation.



SHILPADATTA THE STORY



Coexistence, harmony, and blessings, are some of the most important factors in everything we do at Sandu. As we set out to bring one of our most precious properties to life, we happened to come across one such divine moment.

*A rare stone with the carving of Shri Datta Guru was unearthed from the original site of this project, and had been worshiped for years by all across the neighborhood. This faith and blessed presence inspired us to give it the name '**Shilpadatta**', as an ode to the divine legend and the power that protects the land. We also went one step further to propose the construction of a beautiful temple to house the sacred deity as a part of the redevelopment process.*

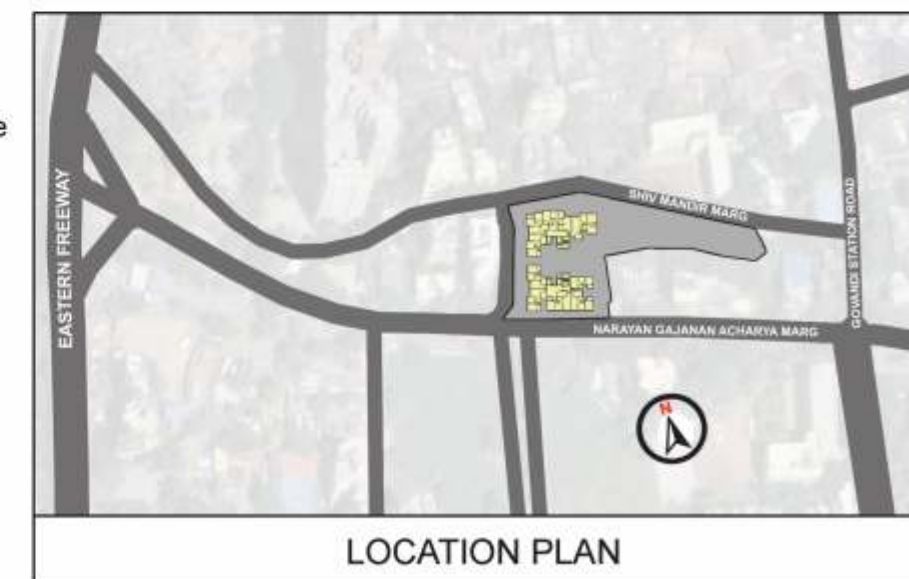
*And just like that, **Shilpadatta** not only honors the legend with its name but also carries the faith forward, bringing people, prayer, and prosperity to the premises.*



MASTER LAYOUT (GROUND FLOOR)



- 01 - Project Entry
- 02 - Drop-Off
- 03 - Entrance Lobby
- 04 - Ramp
- 05 - Stilt Parking
- 06 - Recreational Open Space
 - A . Kids Play Area
 - B . Amphitheater
 - C . Forest Walkway
 - D . Lily Pond
 - E . Gazebo Seating
 - F . Meditation Pergola
 - G . Yoga Area
 - H . Landscape
- 07 - Commercial Space



LOCATION PLAN

Shilpadatta comprises thoughtfully designed 2 & 3 BHK homes that are conveniently located with captivating views of the Vashi creek, Chembur hills, and the urban eastern freeway. The highlight of Shilpadatta are an ideal set of amenities spread across 3 levels – RG AREA, PODIUM AT 3RD FLOOR LEVEL AND ROOFTOP with a resplendent set of amenities to ensure a lifestyle full of luxury.



Artists impression



WHERE THE MAGIC BEGINS.

A beautiful glimpse of the grandeur to follow, this space creates a dream first impression and immediately puts you in a mood of opulence and contemporary comfort.





GRAND ENTRANCE LOBBY

The grand entrance lobby at Shilpadatta captivates and enthralls with its splendour. Where the home to come is well complemented with an entrance flat ushers extravagance in its highest degree.





SUNDECK - YOUR FAVORITE SPOT

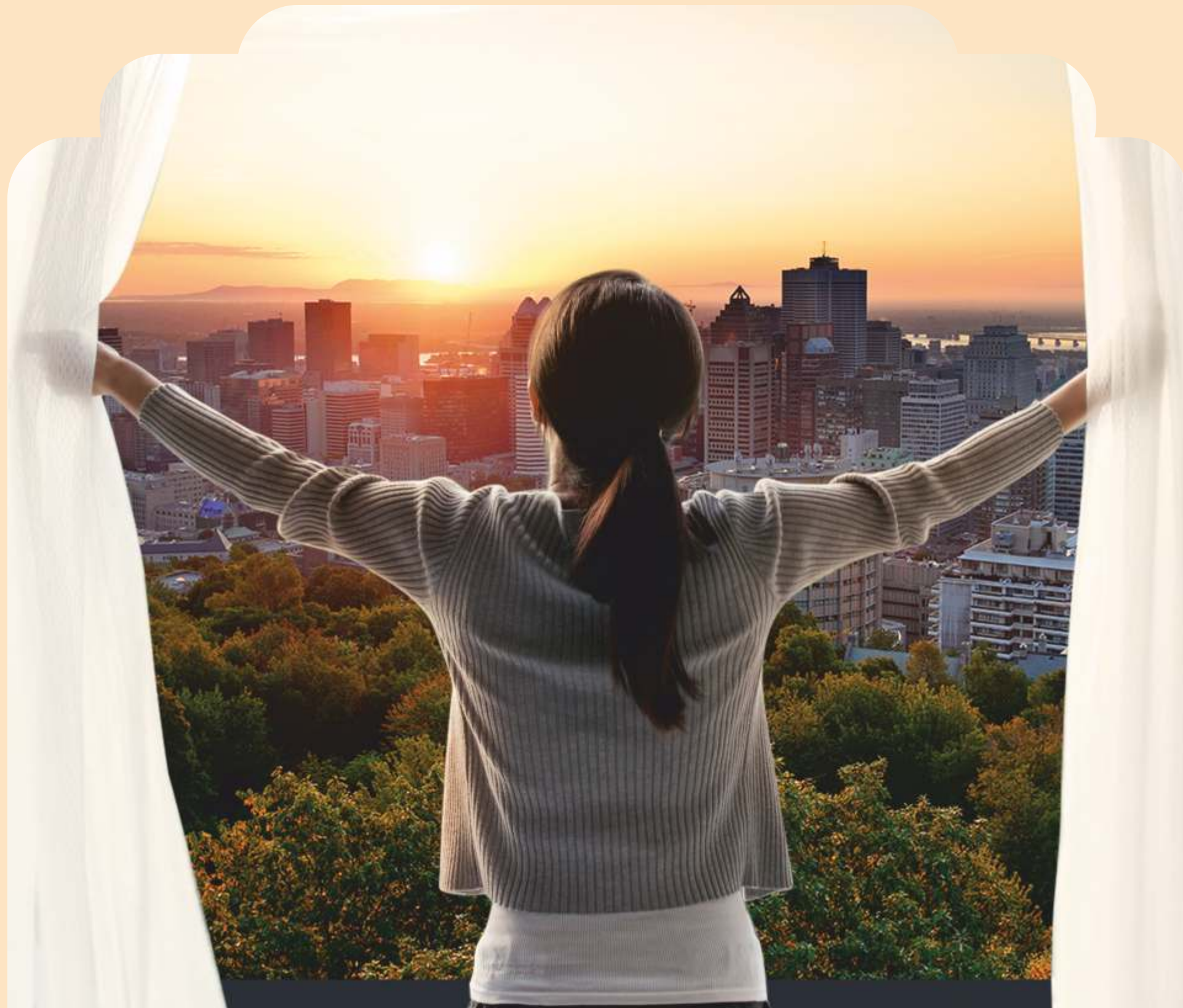
Soak in the good vibes and beauty of home in your favourite spot, the Sundeck!
Another thoughtful addition to the layout which gives you just the space you need - to relax, introspect, spend some me time or finally take up that home gardening hobby!



STUNNING VIEWS OF THE CHEMBUR HILLS & SURROUNDINGS

Chembur Hills - Living in the city with the vacay views,
experience the best of both worlds at Shilpadatta.





HOMES WITH A SUNSET VIEW

Sunsets that take your breath away, myriad hues of the sky that'll make your heart sing, witness it all from your favourite sunset point - home.



EASTERN FREEWAY ACCESS

Connectivity that looks as good as it feels. Watch the bustling city whizz past as you enjoy easy access to the Eastern Express Highway, Eastern Freeway, Santacruz Chembur Link Road, Monorail, BKC Connector, Ghatkopar-Mankhurd Flyover and the upcoming Metro from your home at Shilpadatta.





BEDROOM - EXTRA IS BETTER!

A home where there's always extra room! The comfortable and cozy master bedroom at Shilpadatta is thoughtfully designed to make up for all the times you've had to compromise due to the paucity of space. More smiles, guaranteed!



NON MECHANICAL PARKING

3 levels of podium parking to ensure a hassle-free and secure parking experience. Another brilliant example of space utilization within the property. Where your vehicles are more secure and you get to experience the perks of brilliant space utilisation!



RG AREA



TERRACE
FLOOR PLAN



With so much to do, there’s never a dull moment at home, when you reside at Shilpadatta. The thoughtfully designed terrace area is the perfect spot to spend all your treasured free time. This is a space that’ll take you back to your good old summer vacations, spent at your grandparents house, doing everything you love! Catch up with a neighbour, enjoy the evening breeze with your family and friends, or simply spend some alone time amidst the serenity. It’s where every moment becomes instantaneously joyous and exciting!

- 01 - LOUNGER SEATING AREA
- 02 - BOWLING ALLEY
- 03 - CHESS GAME
- 04 - BENCH SEATING
- 05 - GRASS AND CONCRETE FLOORING
- 06 - SOFA SEATING
- 07 - MOON GATE ENTRANCE TO SEATING AREA
- 08 - WATER BODY
- 09 - PATH TOWARDS BOARD GAME AREA
- 10 - BOARD GAME AREA
- 11 - MINI THEATER
- 12 - SEATING AREA
- 13 - POOL TABLE AREA
- 14 - FIRE PLACE WITH LOUNGER SEATING
- 15 - DELI COUNTER

FEATURES AND AMENITIES



COMMON FACILITIES



Grand entrance lobby
and drop off



High speed elevators



Pet-friendly



Ample covered
parking space



E.V. points



24 x 7 surveillance



Security cabin



Service toilet



Earthquake resistant
structural system



Stand by electricity



Eco-friendly facilities



Provisions for
senior citizens



Society office with
co-working spaces



Handicap friendly

RG AREA



Music garden facility



Spill over area



Kids play area
with sand pit



Yoga zone



Meditation area



Mini forest walkway



Mini amphitheatre



Pergola sitting



Organic
waste convertor



Senior citizen
sitting area

FEATURES AND AMENITIES



CLUB HOUSE



Multipurpose hall



Fitness centre



Swimming pool



Deck area with sittings



Changing rooms



Common toilets



Indoor game zone

APARTMENT FACILITIES



Premium doors



High quality
aluminium window



Decorative &
secure railing



Standard
electrical fittings



Gypsum finished walls
with standard paint



Imported
vitrified flooring



Anti skid flooring
in bathrooms

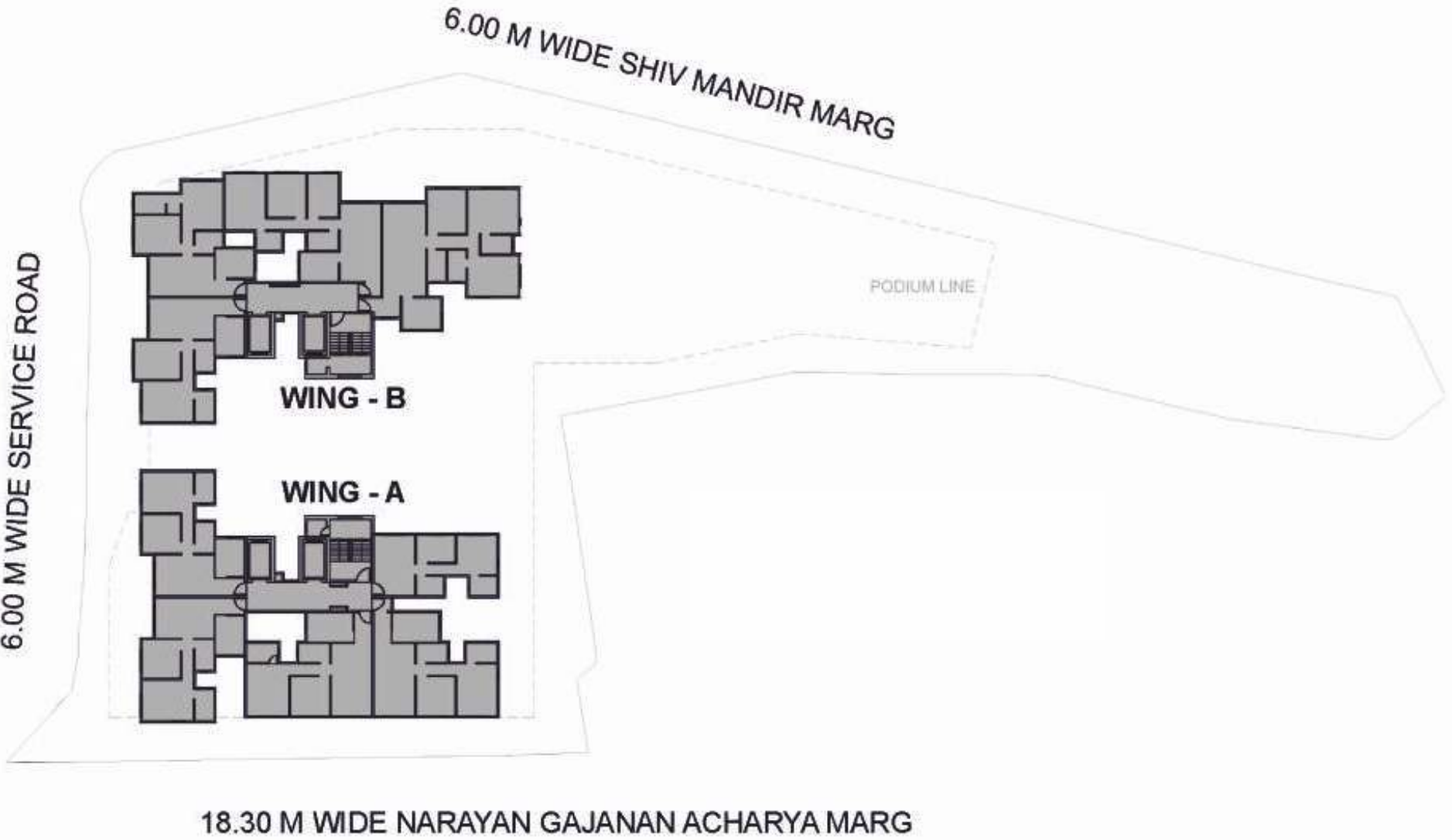


Standard
internal fixtures



Wi-fi connectivity

KEY PLAN



Shilpadatta is amongst the few projects in Chembur with three connecting roads - Shiv Mandir Marg, Service Road, & Narayan Gajanan Acharya Marg.

4TH FLOOR PLAN



FLAT NO.	CARPET AREA SQ.FT.
	RERA
01 - 1 BHK	454.56
02 - 2 BHK	712.79
03 - 2 BHK	701.81
04 - 2 BHK	642.50
05 - 2 BHK	642.50
06 - 2 BHK	678.23
07 - 2 BHK	679.10
08 - 2.5 BHK	805.79
09 - 3 BHK	1004.50



5TH & 6TH FLOOR PLAN



WING - B

FLAT NO.	CARPET AREA SQ.FT.
	RERA
01 - 1 BHK	454.56
02 - 2 BHK	712.79
03 - 2 BHK	701.81
04 - 2 BHK	642.50
05 - 2 BHK	642.50
06 - 2 BHK	678.23
07 - 2 BHK	679.10
08 - 2.5 BHK	828.29
09 - 3 BHK	1004.50



WING - A

7TH FLOOR PLAN (REFUGE)



WING - B

FLAT NO.	CARPET AREA SQ.FT.
	RERA
01 - 1 BHK	454.56
02 - 2 BHK	712.79
03 - 2 BHK	701.81
04 - 2 BHK	658.54
REFUGE	
07 - 2 BHK	721.72
08 - 2.5 BHK	828.29
09 - 3 BHK	1004.50



WING - A



8TH TO 10TH FLOOR PLAN



WING - B

FLAT NO.	CARPET AREA SQ.FT.
	RERA
01 - 1 BHK	454.56
02 - 2 BHK	712.79
03 - 2 BHK	701.81
04 - 2 BHK	658.54
05 - 2 BHK	658.54
06 - 2 BHK	720.86
07 - 2 BHK	721.72
08 - 2.5 BHK	828.29
09 - 3 BHK	1004.50



WING - A

11TH FLOOR PLAN



WING - B

FLAT NO.	CARPET AREA SQ.FT.
	RERA
01 - 1 BHK	454.56
02 - 2 BHK	712.79
03 - 2 BHK	701.81
04 - 2 BHK	658.54
05 - 2 BHK	658.54
06 - 2 BHK	720.86
07 - 2 BHK	721.72
08 - 2.5 BHK	828.29
09 - 3 BHK	1004.50



WING - A



12TH FLOOR PLAN



WING - B

FLAT NO.	CARPET AREA SQ.FT.
	RERA
01 - 1 BHK	511.72
02 - 2 BHK	712.79
03 - 2 BHK	701.81
04 - 2 BHK	702.13
05 - 2 BHK	702.13
06 - 2 BHK	722.26
07 - 2 BHK	723.23
08 - 2.5 BHK	828.29
09 - 3 BHK	1087.91



WING - A

13TH, 15TH & 16TH FLOOR PLAN



WING - B

FLAT NO.	CARPET AREA SQ.FT.
	RERA
01 - 1 BHK	511.72
02 - 2 BHK	712.79
03 - 2 BHK	701.81
04 - 2 BHK	702.13
05 - 2 BHK	702.13
06 - 2 BHK	678.23
07 - 2 BHK	679.10
08 - 2.5 BHK	828.29
09 - 3 BHK	1087.91



WING - A



14TH FLOOR PLAN (REFUGE)



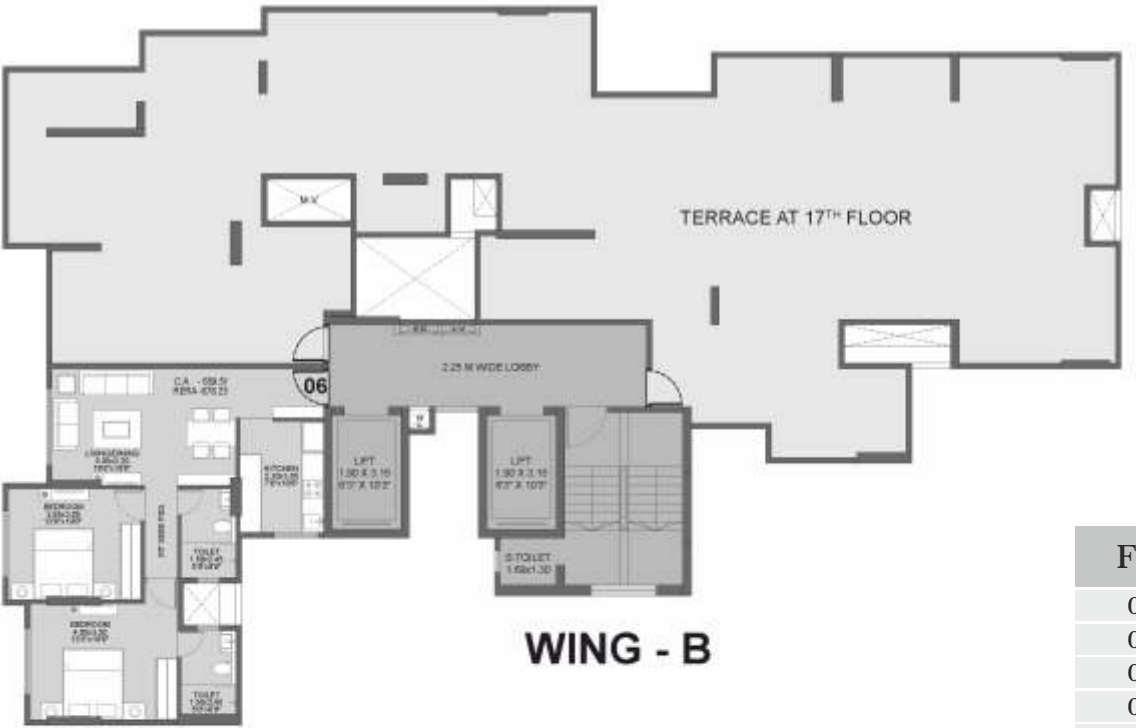
WING - B

FLAT NO.	CARPET AREA SQ.FT.
	RERA
01 - 1 BHK	511.72
02 - 2 BHK	712.79
03 - 2 BHK	701.81
04 - 3.5 BHK	1111.27
REFUGE	
07 - 4 BHK	1061.54
08 - 2.5 BHK	828.29
09 - 3 BHK	1087.91

WING - A



17TH FLOOR PLAN



WING - B

FLAT NO.	CARPET AREA SQ.FT.
	RERA
01 - 1 BHK	511.72
02 - 2 BHK	712.79
03 - 2 BHK	701.81
04 - 2 BHK	702.13
05 - 2 BHK	702.13
06 - 2 BHK	678.23
TERRACE	

WING - A





Artists Impression

Every corner at Shilpadatta is inspired by the allure of an era gone by, with an abundance of open spaces and amenities that create multiple avenues for living a pleasantly paced life. All this, while keeping you conveniently connected and in-tune with the modern world. Come, experience the best of both worlds, only at Shilpadatta.

WHY SHILPADATTA



- ⌘ A beautifully crafted exterior building design
- ⌘ Above the ground residential floor
- ⌘ Architecturally planned apartments for space, light and ventilation
- ⌘ Ideal sized contemporary 2 & 3 BHK units
- ⌘ Eastern freeway access
- ⌘ A project with 30% open space
- ⌘ An ideal set of lifestyle amenities
- ⌘ Great social infrastructure in the neighbourhood
- ⌘ Non-mechanical parking
- ⌘ Among the only few projects in Chembur with 3 connecting roads

THE JOURNEY OF

BUILDING BEAUTIFUL

BUILDINGS

CONTINUES

A PROJECT BY



Sandu

DEVELOPERS

BUILDING BEAUTIFUL BUILDINGS

CORPORATE OFFICE:

510-512, 5th Floor, A Wing, Shrikant Chambers,
Next to R.K. Studio, Sion - Trombay Road,
Chembur, Mumbai - 400071.
Board Line - 022 6140 2200

SALES ENQUIRY:

- +91 97583 92222
 - sales@sandudevelopers.com
 - customer.care@sandudevelopers.com
 - www.sandudevelopers.com
-

FOLLOW US ON:

- sandudevelopers
 - @sandudevelopers
 - SanduDevelopers
 - Sandu Developers
-

SITE:

Sandu Shilpadatta,
Near Borba Devi Temple, Deonar Rd, Chembur,
Mumbai, Maharashtra 400088.

MAHARERA Reg. No.: P51800045569

PROJECT: Shilpadatta by Sandu Developers.

Disclaimer : All the plans, amenities, facilities, layout, elevation, design, renderings etc are artist's conception and are subject to the approval of the respective authorities. Sandu group reserves the right to make the changes any time without Notice or obligations to the information contents mentioned. This artwork is meant for guidance and does not constitute any part of an offer or contract. The distances and/or travel times mentioned above are based on Google maps and may vary depending on traffic conditions. The omission of providing any of the social amenities or specifications shall not constitute breach and/or ground for litigation against the developer. This material does not constitute an offer and/or contract of any nature between the promoters/developer and the purchaser. The terms and conditions of the agreement for sale between the parties shall prevail and be binding. Further the booking/ subvention/ structured payment scheme mentioned in this advertisement is subject to the purchaser meeting the eligibility criteria and other terms & conditions set by the bank. Terms & Conditions apply and Government charges & taxes as applicable.