

WINDFALL

the concrete reality of great businesses



A great business is reflected in its workplace.
Large spaces help expand on ideas.
A pleasing ambience can ease mounting pressures.
Or win coveted new clients.
And it helps when employees are as upbeat about their
workspace as they are about the company's growth chart.

With Sahar Plaza, Tulsiani Sumer Associates have created yet another landmark. A corporate complex that houses some of the greatest Indian and international businesses, it now brings you a new building, 'Windfall' to be completed by mid 2010.

Tulsiani Builders Pvt. Ltd. and the Sumer Group need little introduction. Both organizations, leaders in their field, have a reputation that goes back nearly four decades. Associated with value and integrity, trust and quality, their reputation precedes them and is reflected in the form of a dedicated, loyal clientele. Tulsiani Builders were formed in the year 1973. The company is known for its superior construction of buildings on an ownership basis including Tulsiani Chambers at Nariman Point and a number of buildings at Santacruz, Vile Parle and at Lokhandwala Complex in Andheri. The Sumer Group of Companies was established in 1965 to promote and endorse the housing and realty expansion in Mumbai. Today, they have extended their reach to Dubai and have developed more than 5 million square feet of land with an additional 16 million square feet currently under construction.

The two organizations entered a joint venture, and have since then, been associated with a number of prestigious construction projects. The collaboration, under the name of Sahar Developers, spawned buildings such as 'Midas' and 'Bonanza' as part of the Sahar Plaza Complex, near Kohinoor International Hotel and The Leela, on Andheri-Kurla Road. In 1993, Tulsiani Sumer Associates, another joint venture, was established. Today, the Sahar Plaza complex continues to expand, giving space to other businesses – multinationals, ad agencies and corporate giants – and helping them grow.

Money's Worth (And More)

Windfall at Sahar Plaza

Strategically located on the arterial Andheri-Kurla Road, the Sahar Plaza Complex is a corporate cluster with post-modern amenities, offering a professional lifestyle that meets international parameters. At present, it comprises four completed buildings and two new buildings that are currently under construction. The first two buildings, Midas & Bonanza, set new standards when they were built. The third building, a 7-storey structure was constructed and sold to Indusind Bank, and the fourth – 'Meadows' – was completed in October 2007 and purchased by individual investors. Today, it is occupied by leading Indian and multinational companies such as DuPont, Contract Advertising and Reliance Adlabs. The success of these buildings has inspired a new addition at Sahar Plaza – Windfall.. Currently under construction, this building will be ready for occupancy by mid 2010. All the buildings at Sahar Plaza are known for their facilities, easy accessibility and ample space for parking. Making professional workplace choices delightfully simple.

The latest construction at Sahar Plaza, Windfall is a premium commercial space in keeping with international styles. Employee productivity is augmented with the provision of the latest in professional aids such as VSAT and satellite connectivity along with digital underground fibre optic network. It also recognizes the need for recreation and relaxation in the contemporary workspace. A fitness centre in the form of a clubhouse, a swimming pool and a multi-cuisine cafeteria are added attractions while pleasing landscaping provides visual relief in a corporate environment.

Ready for occupation by mid 2010







Larger Spaces, Shorter Distances

The Sahar Plaza Advantage



Strategic Location

Perhaps the greatest advantage at Sahar Plaza is its easy accessibility. One of the first corporate complexes to be located near both the airports, international and domestic, it lies along the Andheri highway, also allowing for effortless road travel. In the near future, it may be easily reached by the Metro. Its proximity to the business and industrial area of Seepz is an added advantage.



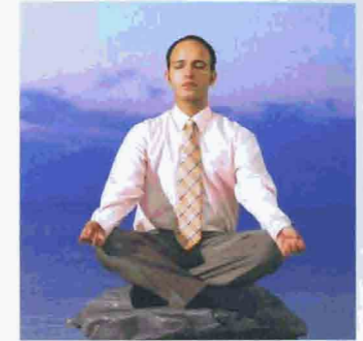
International Standards

Contemporary designs with an international edge and high quality construction are a reflection of the Tulsiani Sumer work culture where we are continually perfecting our art to bring to customers the best of world-class products. Fewer columns in construction have also enabled clients to take up sprawling office spaces on entire floors.



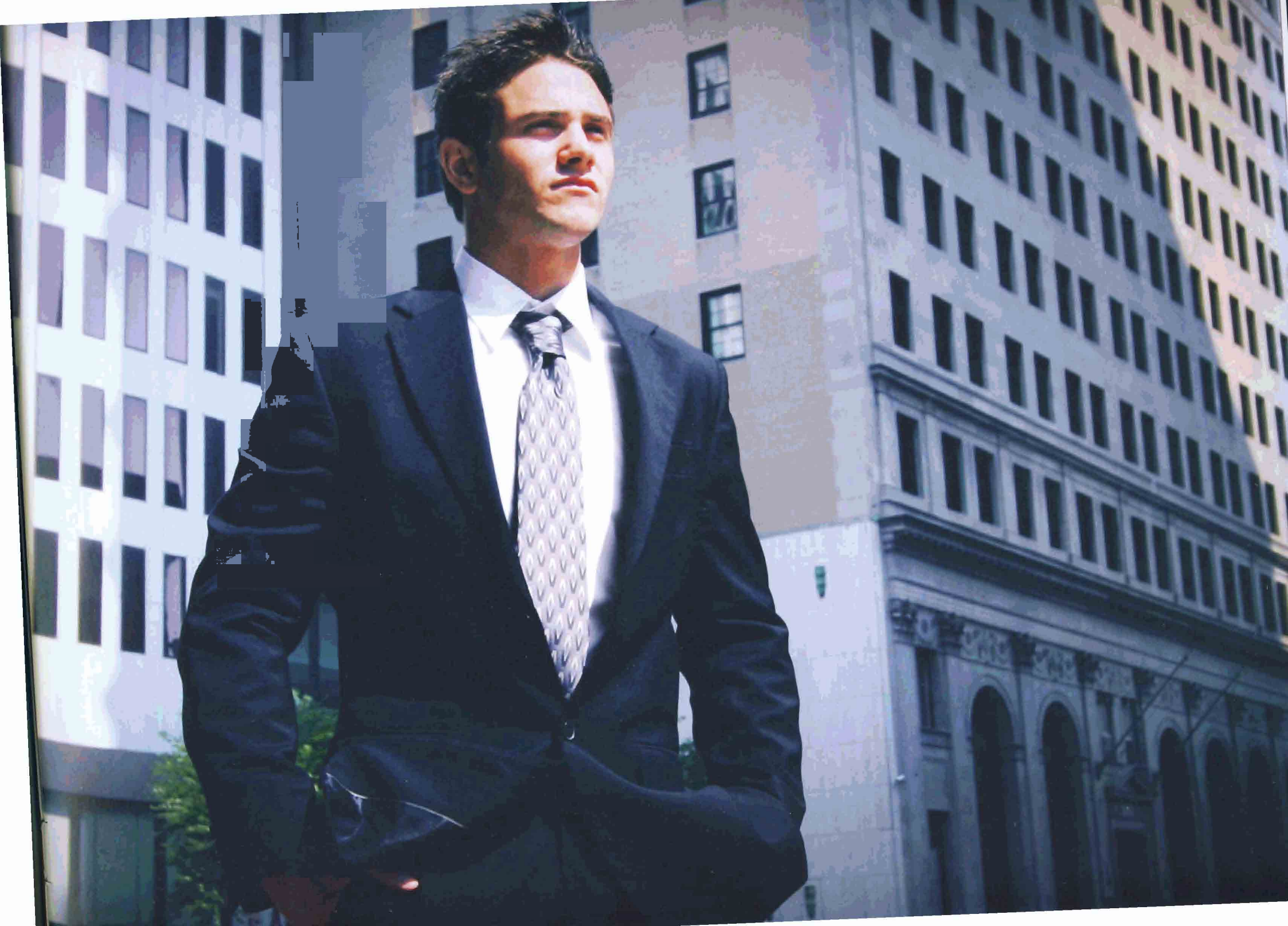
Latest Amenities and Facilities

At Sahar Plaza, convenience and comfort come first. Apart from the basics such as back up power for elevators, glass facades and superior car parking facilities, the complex also offers a clubhouse and landscaped gardens.



An Eclectic Mix

At Sahar Plaza, one can be assured of reputed neighbours. The complex is known for its eclectic mix of clientele ranging from blue chip companies and multinationals to Indian corporates and ad agencies.





Strategic Location. International Standards. Latest Amenities and Facilities.

An Eclectic Mix

Building configurations

RCC framed structure
Double basement car parking
6 automatic state of the art hi speed elevators
Provision for central and ductable airconditioning systems
Compliant with earthquake resistance standard norms
State of the art fire fighting and alarm systems
State of the art forced ventilation systems for basement parking
Superior state of the art structural glazing along with aluminium cladding for maintainance free ebuilding exterior.

Power

Adequate power
Concealed connections and copper wiring at all levels
Concealed and architectural lighting for all common areas

Communications

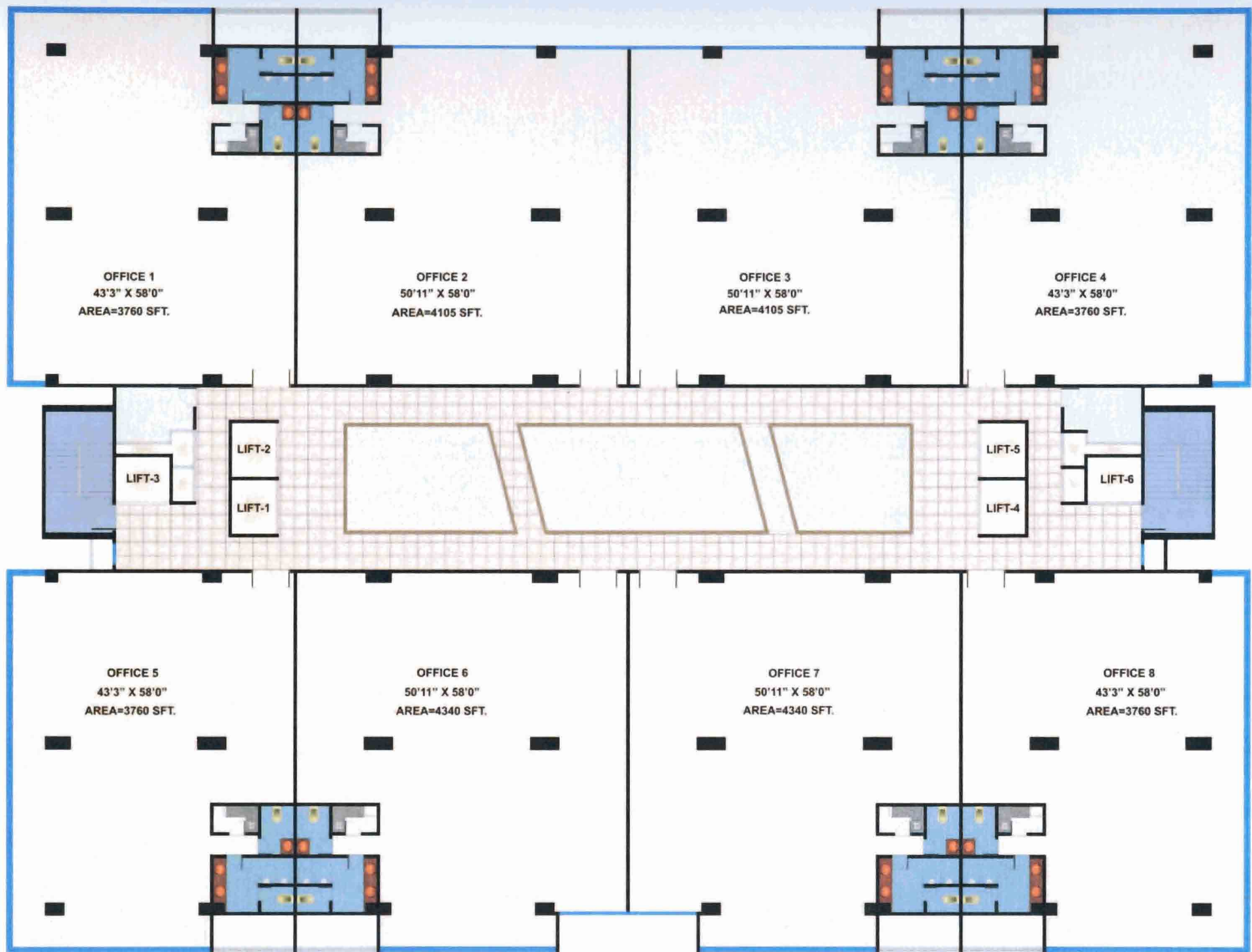
Complete digital underground fibre optic cable network
ISDN/DIDN lines available from service providers
Provision for vsat and satellite connectivity

Unit specifications

A grade vitrified tiles flooring in common areas.
Marble and granite adorned spacious triple height entrance lobby with aesthetically designed security counter.
Majestic entrance gate
State of the art internationally finished lift lobbies adorned with architectural and recessed lighting
Plaster of paris finish on all internal wall surfaces
Common toilets in podium floor along with society office

Additional facilities

State of the art fitness club house and swimming pool.
Multi cuisine cafeteria
Beautifully landscaped podium top to give nature in the work environment
Architectural landscape lighting for the exterior.



Typical Floor Layout

Developers : Tulsiani-Sumer Associates
Architects : Mohan G. Kurade, M. Arch. (USA), F.I.I.A F.I.V.

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