

INSPIRA AURA

— BORIVALI (W) —

WAY TO(O) PRIVILEGED LIVING



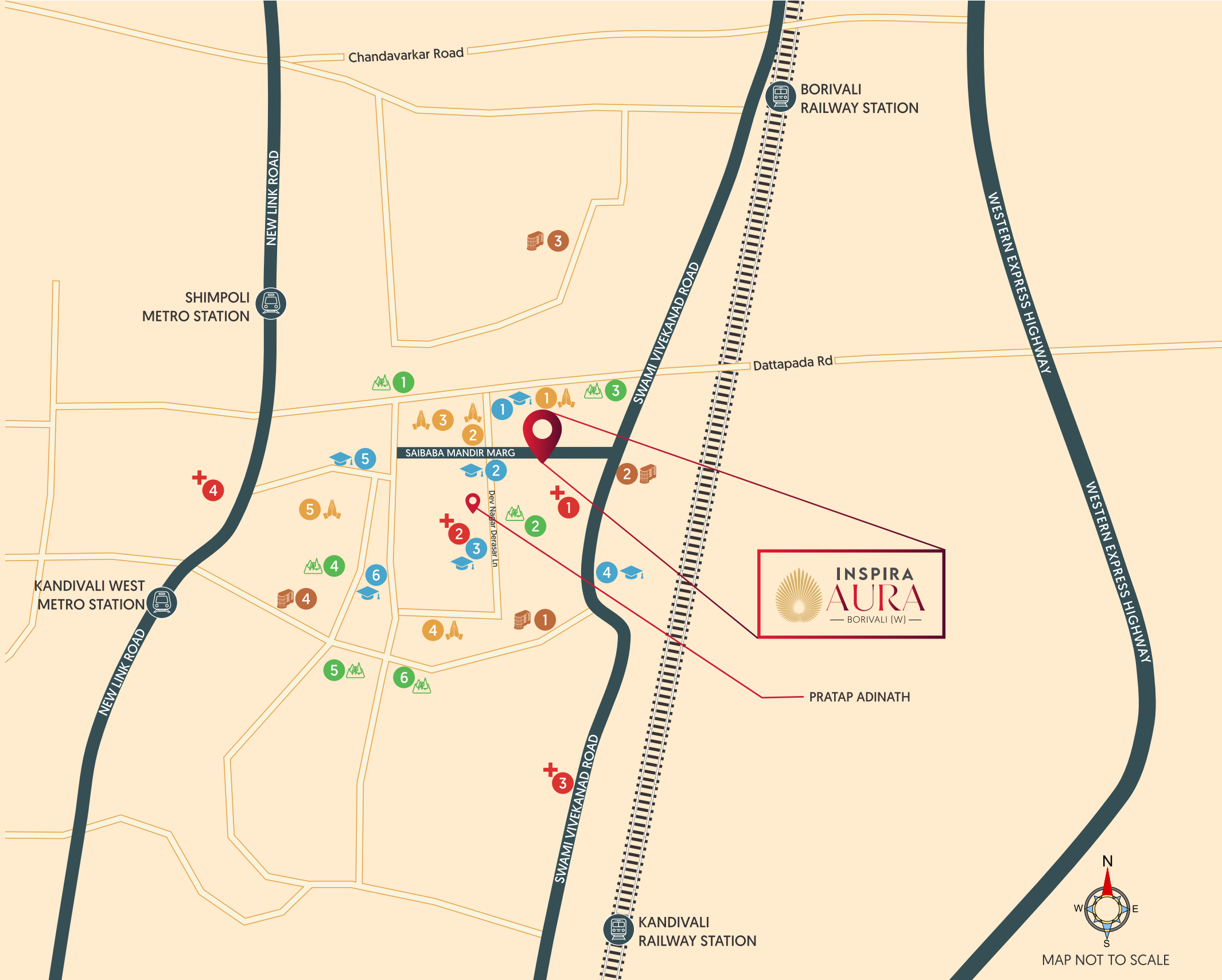


An artistic rendering of a tall, modern high-rise building with a golden-brown facade and numerous balconies. The building is situated in a cityscape with other residential buildings in the background. The sun is setting behind the building, creating a warm, golden glow and casting long shadows. A flock of birds is visible in the sky near the sun. In the foreground, there is a multi-story commercial building with large glass windows and a sign that reads "INSPIRA AURA". A road with cars and a pedestrian crossing is also visible.

WELCOME TO INSPIRA AURA

Where perfection unfolds a way to[o]
superior lifestyle.

A whole world,
indulging you in a way to(o)
seamless experiences.



SCHOOL AND COLLEGES

1. Dr. S Radhakrishna High school - 180 mtr
2. J.B. Khot School - 260 mtr
3. MKN Bhatia High School - 400 mtr
4. Our Lady of Remedy High School - 600 mtr
5. Aditya Group of Institute - 600 mtr
6. Pawar Public School - 1 km

HEALTH & WELLNESS

1. Punit Orthopedic Hospital - 350 mtr
2. Shreeji Kripa Surgical Centre - 450 mtr
3. Aastha Hospital - 1.7 km
4. United Multispeciality Hospital - 1.8 km

PLACES OF WORSHIP

1. Jain Derasar - 200 mtr
2. Sai Baba Temple - 280 mtr
3. Gurdwara Sri Guru Nanak Darbar - 350 mtr
4. Dev Nagar Jain Derasar - 700 mtr
5. Pawan Dham - 950 mtr

CLUBS, GARDENS & MORE

1. Kora Kendra Ground 2 - 700 mtr
2. Nehru Udyan - 700 mtr
3. Kora Kendra Ground 1 - 750 mtr
4. MCA Club - 1 km
5. Kamla Vihar Sports Club - 1.2 km
6. Poisar Gymkhana - 2.2 km

SHOPPING DESTINATIONS

1. Raghuleela Mall - 700 mtr
2. Vijay Sales - 260 mtr
3. Reliance Mall - 1.1 km
4. Dmart - 1.3 km

CONNECTIVITY

- SV Road - 100 mtr
- New Link Road - 1.2 km
- Shimpoli Metro Station - 1.5 km
- Kandivali West Metro Station - 1.7 km
- Borivali Railway Station - 2 km
- Kandivali Railway Station - 2.1 km
- Western Express Highway - 2.2 km

Distances as per Google map



- ♦ Magnificent 37-storey tower.
- ♦ 2 & 3 BHK spacious residences.
- ♦ Sit-out balconies.
- ♦ Covered podium surface car parking.
- ♦ Uninterrupted views.
- ♦ New-age exclusive amenities.
- ♦ Jain Derasar's in close vicinity.



GRAND DOUBLE HEIGHT LOBBY

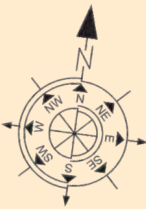
SAI BABA MANDIR MARG



AMENITY DECK

1.	OUTDOOR BANQUET / MULTIPURPOSE LAWN
2.	BBQ PAVILION
3.	SWIMMING POOL
4.	POOL DECK
5.	BANQUET HALL
6.	ROCK CLIMBING WALL
7.	SPA / SALON
8.	SEATING ALCOVE
9.	INDOOR GAMES ROOM
10.	PET PARK
11.	12-SEATER MINI THEATRE
12.	2 GUEST ROOMS
13.	SENIOR CITIZEN'S CORNER
14.	GYM
15.	YOGA DECK
16.	KIDS' PLAY AREA
17.	PICKLE BALL / BADMINTON COURT
18.	PADEL COURT
19.	SOFT-SURFACE JOGGING TRACK

INTERNAL ROAD





BANQUET HALL



SWIMMING POOL & MULTIPURPOSE LAWN



PICKLE BALL / BADMINTON & PADEL COURT

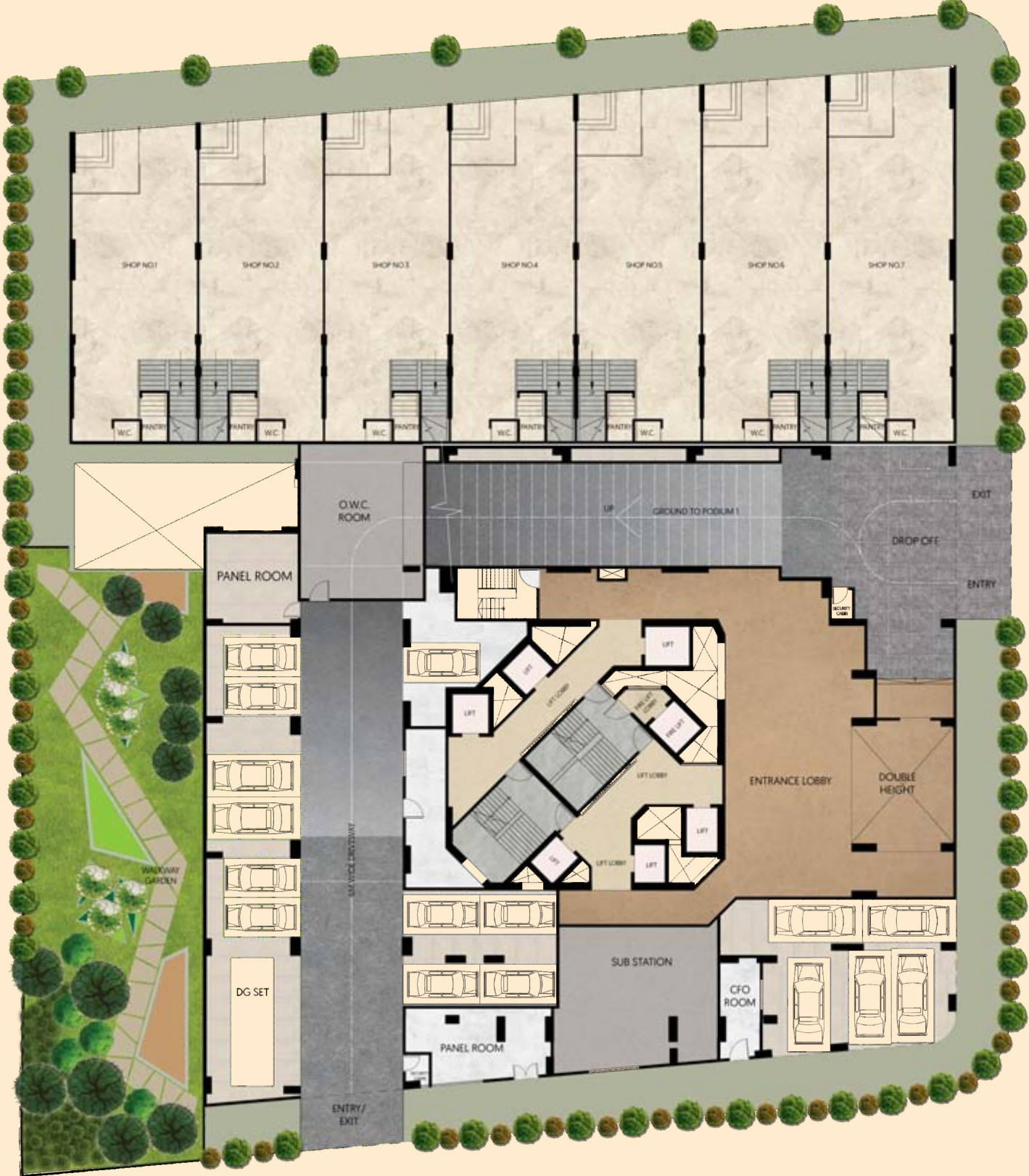


INDOOR GAMES ROOM

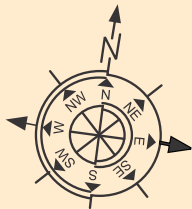


FITNESS CENTRE

SAI BABA MANDIR MARG



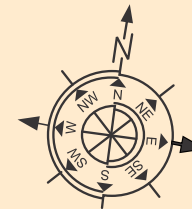
INTERNAL ROAD



SAI BABA MANDIR MARG

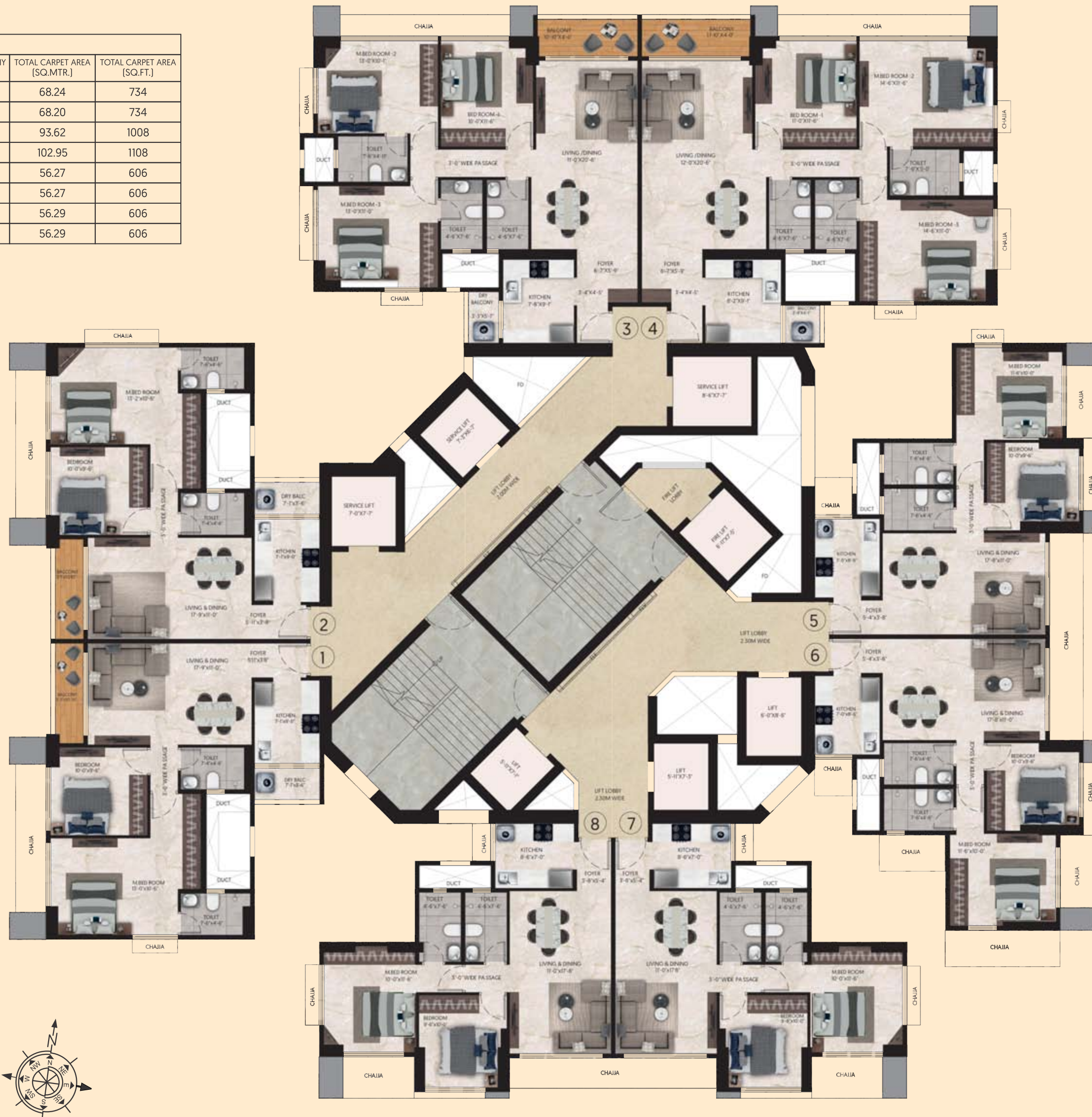


INTERNAL ROAD



TYPICAL FLOOR PLAN

AREA TABLE					
FLAT NO	FLAT CONFIGURATION	RERA CARPET AREA [SQ.MTR.]	EXCLUSIVE BALCONY [SQ.MTR.]	TOTAL CARPET AREA [SQ.MTR.]	TOTAL CARPET AREA [SQ.FT.]
1	2 BHK	62.25	5.99	68.24	734
2	2 BHK	62.21	5.99	68.20	734
3	3 BHK	87.73	5.89	93.62	1008
4	3 BHK	97.04	5.91	102.95	1108
5	2 BHK	56.27	0	56.27	606
6	2 BHK	56.27	0	56.27	606
7	2 BHK	56.29	0	56.29	606
8	2 BHK	56.29	0	56.29	606



REFUGE FLOOR PLAN

AREA TABLE					
FLAT NO	FLAT CONFIGURATION	RERA CARPET AREA [SQ.MTR.]	EXCLUSIVE BALCONY [SQ.MTR.]	TOTAL CARPET AREA [SQ.MTR.]	TOTAL CARPET AREA [SQ.FT.]
1	2 BHK	62.25	5.99	68.24	734
2	2 BHK	62.21	5.99	68.20	734
3	3 BHK	87.73	5.89	93.62	1008
4	3 BHK	97.04	5.91	102.95	1108
5	REFUGE AREA				
6	REFUGE AREA				
7	2 BHK	56.29	0	56.29	606
8	2 BHK	56.29	0	56.29	606





LIVING ROOM WITH BALCONY



Artistic Impression

KITCHEN WITH DRY BALCONY



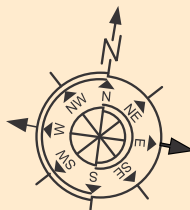
Artistic Impression

MASTER BEDROOM

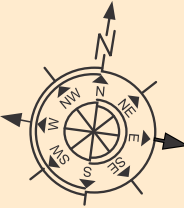


Artistic Impression

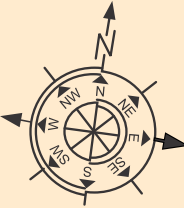
BATHROOM



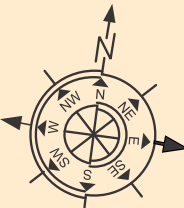
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FLAT NO	FLAT CONFIGURATION	RERA CARPET AREA [SQ.MTR.]	EXCLUSIVE BALCONY [SQ.MTR.]	TOTAL CARPET AREA [SQ.MTR.]	TOTAL CARPET AREA [SQ.FT.]
4	3 BHK	97.04	5.91	102.95	1108



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FLAT NO	FLAT CONFIGURATION	RERA CARPET AREA [SQ.MTR.]	EXCLUSIVE BALCONY [SQ.MTR.]	TOTAL CARPET AREA [SQ.MTR.]	TOTAL CARPET AREA [SQ.FT.]
3	3 BHK	87.73	5.89	93.62	1008

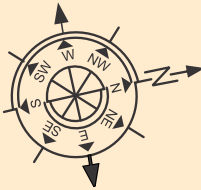


AREA TABLE					
FLAT NO	FLAT CONFIGURATION	RERA CARPET AREA [SQ.MTR.]	EXCLUSIVE BALCONY [SQ.MTR.]	TOTAL CARPET AREA [SQ.MTR.]	TOTAL CARPET AREA [SQ.FT.]
1&2	2 BHK	62.25	5.99	68.24	734



AREA TABLE					
FLAT NO	FLAT CONFIGURATION	RERA CARPET AREA [SQ.MTR.]	EXCLUSIVE BALCONY [SQ.MTR.]	TOTAL CARPET AREA [SQ.MTR.]	TOTAL CARPET AREA [SQ.FT.]
5&6	2 BHK	56.27	0	56.27	606

2+2 BHK JODI UNIT PLAN - 1462 sq. ft.



AREA TABLE					
FLAT NO	FLAT CONFIGURATION	RERA CARPET AREA [SQ.MTR.]	EXCLUSIVE BALCONY [SQ.MTR.]	TOTAL CARPET AREA [SQ.MTR.]	TOTAL CARPET AREA [SQ.FT.]
1&2	2+2 BHK JODI	125.15	10.70	135.85	1462

3+3 BHK JODI UNIT PLAN - 2128 sq. ft.

AREA TABLE					
FLAT NO	FLAT CONFIGURATION	RERA CARPET AREA [SQ.MTR.]	EXCLUSIVE BALCONY [SQ.MTR.]	TOTAL CARPET AREA [SQ.MTR.]	TOTAL CARPET AREA [SQ.FT.]
3&4	3+3 BHK JODI	186.19	11.52	197.71	2128



3+3 BHK JODI UNIT PLAN - 2128 sq. ft.

AREA TABLE					
FLAT NO	FLAT CONFIGURATION	RERA CARPET AREA [SQ.MTR.]	EXCLUSIVE BALCONY [SQ.MTR.]	TOTAL CARPET AREA [SQ.MTR.]	TOTAL CARPET AREA [SQ.FT.]
3&4	3+3 BHK JODI	186.19	11.52	197.71	2128



JODI LIVING ROOM





We at Inspira Realty, a part of Inspira Global, are setting new benchmarks in the real estate industry. With our thoughtful and human-centric approach, we excel in our uniqueness. Our unwavering commitment and dedication have led us to bring about a change in diversified businesses such as biotechnology, quick service restaurants (QSR), and agro business. Inspira Realty, a young and dynamic real estate developer comprises of well-trained, specialised professionals that are the major contributors to our successful journey. We are all about delivering unmatched quality, thoughtful designs, and transparency.



LIVE BETTER. LIVE INSPIRED.

ONGOING PROJECTS



Codename Inspira One
Bandra (W)



Gurukripa
Chembur



Pratap Adinath
Borivali (W)



Pratap Legacy
Vile Parle (W)



Pratap Cress
Malad (W)



Leela Kutir, Gangotri Vihar,
Chh. Sambhaji Nagar

INSPIRA
CITY
S H E N D R A

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BEYOND
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BUILT-TO-SUIT
WAREHOUSES &
INDUSTRIAL PLOTS

Inspira City
Chh. Sambhaji Nagar



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 MahaRERA Registration No. P51800054866 and is available at website: <https://maharera.mahaonline.gov.in> .

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