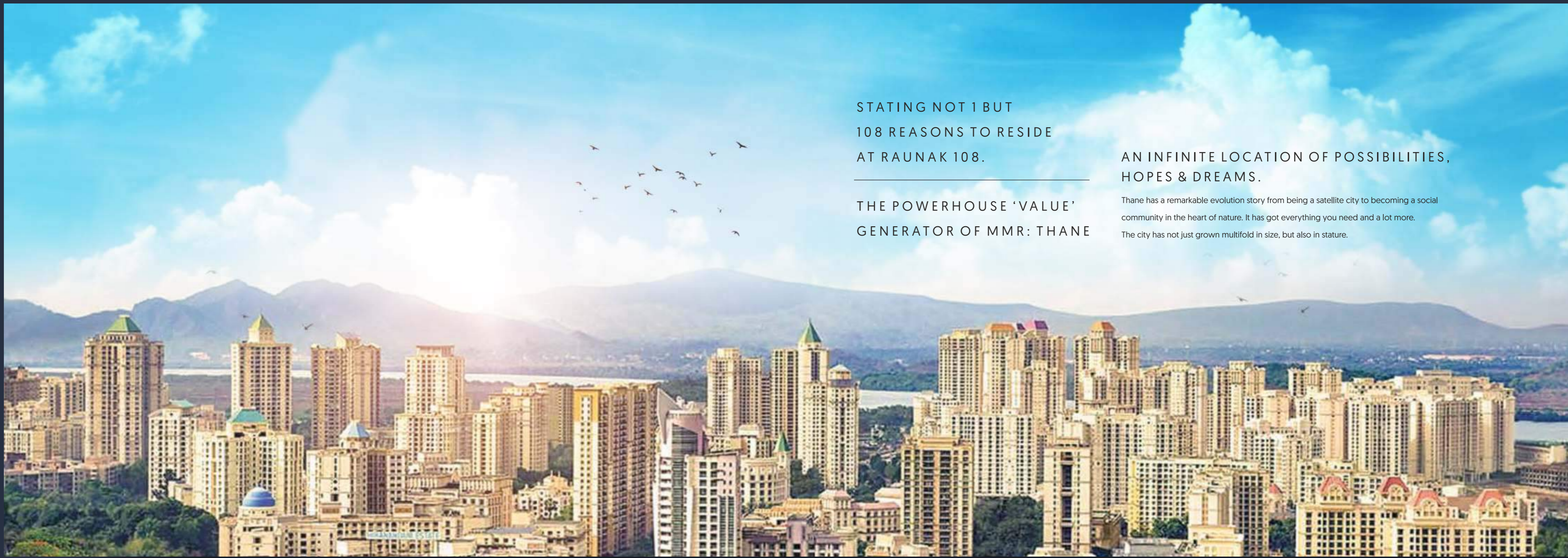


RAUNAK
108

RAUNAK
108

THANE'S
BIGGEST RESIDENTIAL RESORT



STATING NOT 1 BUT
108 REASONS TO RESIDE
AT RAUNAK 108.

THE POWERHOUSE 'VALUE'
GENERATOR OF MMR: THANE

AN INFINITE LOCATION OF POSSIBILITIES,
HOPES & DREAMS.

Thane has a remarkable evolution story from being a satellite city to becoming a social community in the heart of nature. It has got everything you need and a lot more.

The city has not just grown multifold in size, but also in stature.

WELCOME TO THANE'S INFINITE LOCATION.

KASARVADAVALI HAS SEEN POPULATION INCREASE OVER THE PREVIOUS DECADE, WITH MANY NEW RESIDENTIAL AND COMMERCIAL CONSTRUCTIONS BEING COMPLETED. AS A RESULT, THERE HAS BEEN A SIGNIFICANT INCREASE IN SOCIAL, COMMERCIAL, AND CULTURAL INFRASTRUCTURE. THE LOCATION IS ON ITS WAY TO BECOMING THANE'S NEXT BIG ATTRACTION!

DELIVERED 5X RETURNS SINCE 2010

4 Upcoming Government-led Mega Projects
To Drive Exponential Growth



WADALA-KASARVADAVLI METRO-4 CORRIDOR

Expected to be completed in 2022, would minimize the traffic burden on the suburban rail network



BORIVALI-THANE UNDERGROUND SGNP TUNNEL

Will reduce the travel time from 1 hour to 10 mins



GRAND SPORTS STADIUM

The TTS ground behind DMART is planned to be converted into a sports stadium with



GREEN PARKS

TMC will be developing 100 acres of green spaces across Thane. 2 identified parks being developed are Northern & Southern Park at Kavesar next to Kasarvadavali

4 MEGA PROJECTS TO DRIVE EXPONENTIAL GROWTH

Upgrading commute. Amplifying growth.

WADALA-KASARVAVALI METRO-4 CORRIDOR:

Expected to be completed in 2022, this is surely going to minimize the traffic burden on the suburban rail network# and make commuting a pleasant experience.

Case: Impact of metro connectivity on Andheri E

2011-13 Metro connecting Versova to Ghatkopar went from 70% completion to its first trial. In the same period, residential prices in Andheri E rose by 30%.

Sources: *Propequity, #TOI, ##Asian Age



4 MEGA
PROJECTS
TO DRIVE
EXPONENTIAL
GROWTH



The right infrastructure by the right architecture.

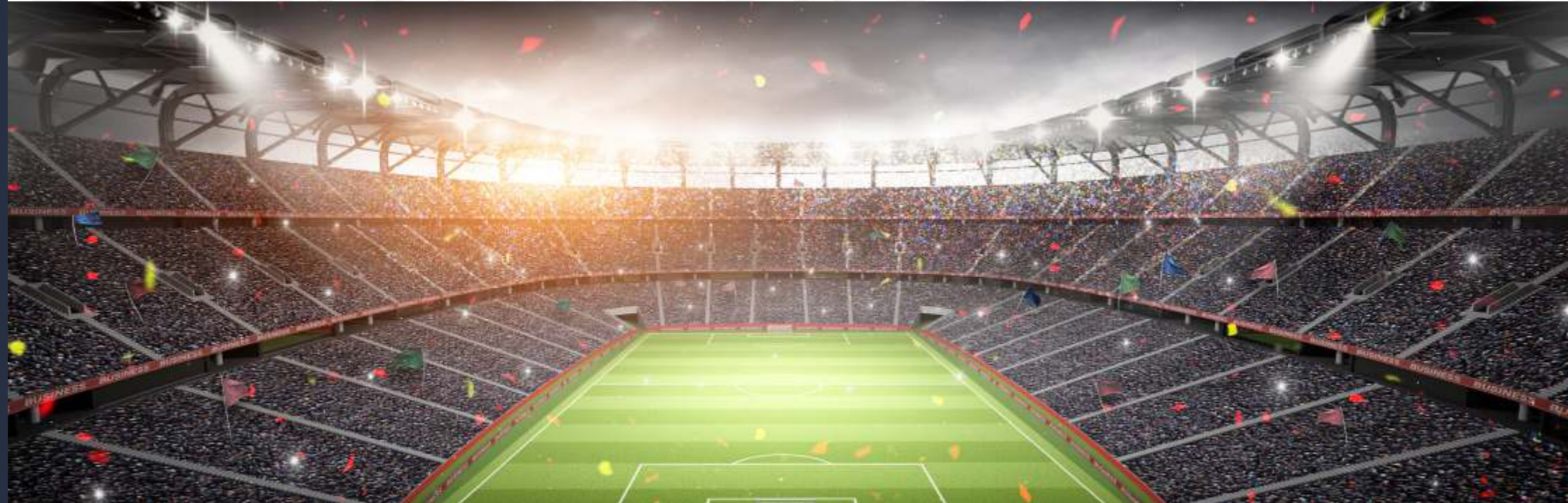
Borivali-Thane underground SGNP tunnel:

A development that will reduce the commute time from an hour to 10 mins. ##

Case: Impact of better road infrastructure on Chembur

2012-14: The completion of the Eastern Freeway led to a 28-30% increase in residential prices.

Sources: *Propequity, #TOI, ##Asian Age



4 MEGA
PROJECTS
TO DRIVE
EXPONENTIAL
GROWTH
It's showtime for
Thane.

GRAND SPORTS STADIUM:

The TTS ground behind DMART is planned to be converted into a sports stadium with a capacity of 40,000 by TMC.**

Sources: *Propequity, #TOI, ##Asian Age



4 MEGA PROJECTS TO DRIVE EXPONENTIAL GROWTH

CITY'S LUNGS,
AS YOUR NEIGHBOUR.



GREEN PARKS & RESERVE FOREST AREA:

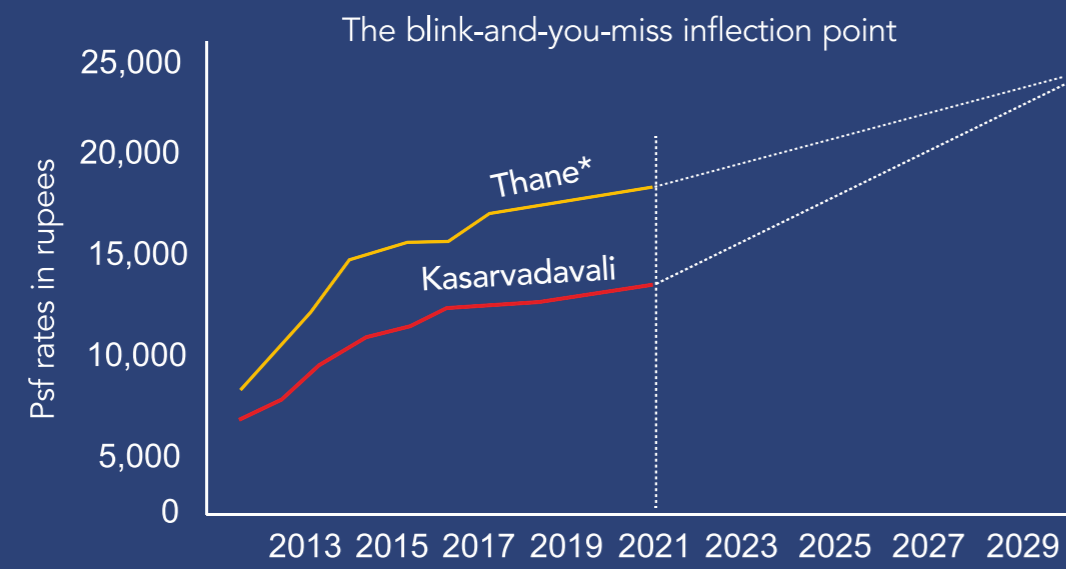
TMC will be developing 100 acres of green spaces across Thane.
Northern & Southern Park at Kavesar next to Kasarvadavali.#
Another 80 acres of land at Kasarvadavali is reserved as forest land.#

Case: Impact of green zones on Borivali E

Due to the influence of S.G. National Park Borivali E has appreciated 55% more than Kandivali E in the same period.

2021-2030: THE ERA OF KASARVADAVALI

Kasarvadavali is all set for the highest growth of this decade with the combined impact of the 4 mega projects and being the only undervalued location of Thane.

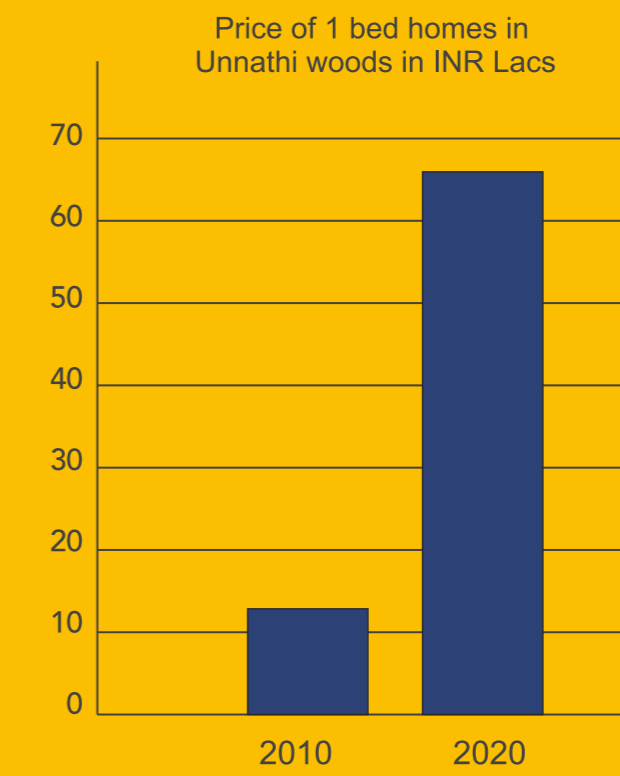


*Avg. price of Thane includes prices of Vartak Nagar, Kolshet & Hiranandani Estates

Source: *Propequity

INFINITE GUARANTEE OF THANE'S HIGHEST RETURNS.

CASE STUDY OF RAUNAK
UNNATHI WOODS



Raunak Group's Project Unnathi Woods in Kasarvadavali E delivered 5x returns in 10 years.

Source: *Propequity

INFINITE LOCATION OF CONNECTIVITY, CONVENIENCE & CULTURE.



Raunak Group's Project Unnathi Woods in Kasarvadavali E delivered 5x returns in 10 years.





AT THE EPICENTRE OF INFINITE
GROWTH, YET NESTLED IN NATURE.

Suraj Water Park - 5 mins

Tikuji-ni-Wadi - 7 mins

Upvan Lake - 20 mins

Kasarvadavali Lake - 5 mins

Heart Lake - 20 mins

Butterfly Garden - 15 mins

Hill Garden - 15 mins

Swastik Garden - 20 mins





THE HIDDEN GEM OF
THANE KASARVADAVALI

- MESMERISING VIEWS OF YEOOR HILLS
- SEAMLESS CONNECTIVITY
- JUST 2 MINUTES FROM GHODBUNDER ROAD
- 80 ACRES OF LAND AT KASARVADAVALI IS RESERVED AS FOREST LAND.
- REDUCE THE TRAVEL TIME FROM 1 HOUR TO 10 MINS TO THE CITY

HAVE YOU EVER
ENVISIONED YOUR
LIFE TO HAVE AN
INFINITE THEME?



YOU HAVE EMBARKED ON AN INFINITE
JOURNEY TO TROPICAL LIVING.

The feel of a warm breeze on your cheek, the serenity of lying on a sunbed by the pool,
the joy of sipping a mocktail on the rooftop deck.

Everything we've described is now within your grasp. It's time to immerse yourself in the
tropical resort lifestyle, where every day is filled with infinite splendid moments and
extravagance.





PRESENTING AN INFINITE SPACE TO
COMMEMORATE ALL OF YOUR AMBITION
AND SUCCESS.

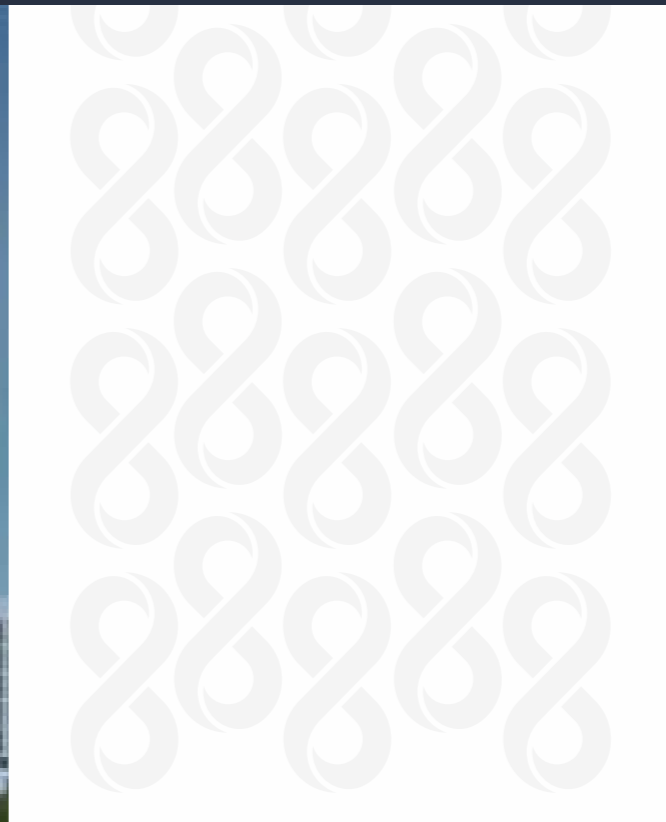
At its essence, a sanctuary that provides infinite tranquility and serenity.

A tailored residency with multiple experiential zones for each family member. With a tropical resort-themed environment and spectacular architectural features, discover the genuine spirit of in-city resort life.

Further, every member of the family will have multiple activities to indulge themselves in.

You are entitled to a life in which every day is an infinite vacation. Now, it's time to claim it.

Now, it's time to live infinite.



IN YOUR RESIDENTIAL
MARVEL, EXPERIENCE
THE RESORT LIFE TO
INFINITY.



Artistic Impression



PRE-LAUNCHING

RAUNAK
108

Raunak Group, Thane's most trusted brand, offers the best chance to transform your lifestyle into a meticulously built 100% in-city resort-style living experience!

An edifice that offers avenues to live experiences that give your family countless moments of joy & comfort all day, every day.





Thane has grown tremendously from its humble beginnings as a small city to become a social and commercial giant. The city is on the verge of becoming the next big thing. Live in the future before the rest of the world.



PROMISING
INFINITE
CONNECTIVITY,
CONVENIENCE AND
CULTURE.



WHERE INFINITE ICONIC LIVING BEGINS.



One of the tallest towers of the city



Modern façade architecture



Premium high-street retail in the development



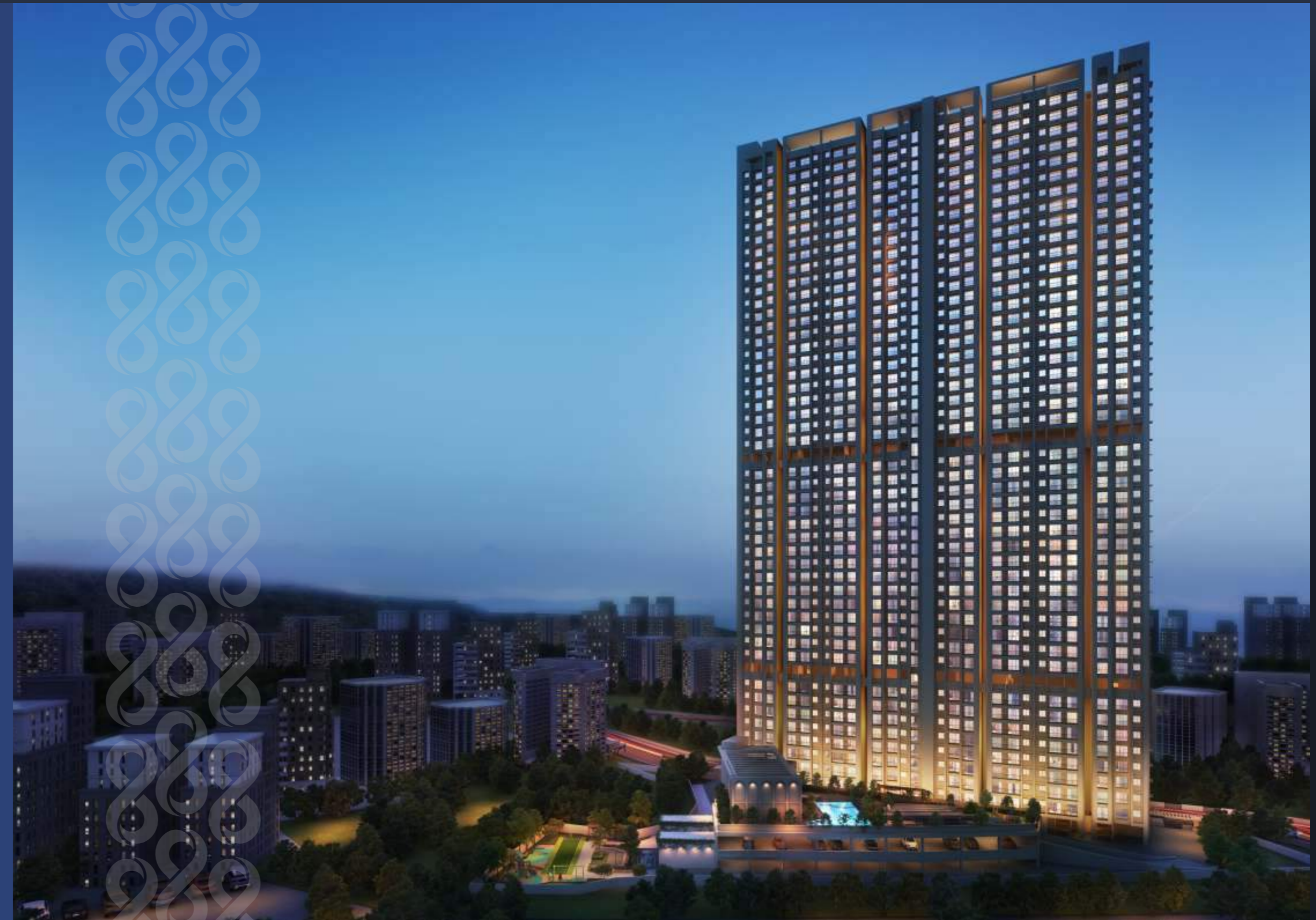
Close to nature with Yeoor Hills in the vicinity

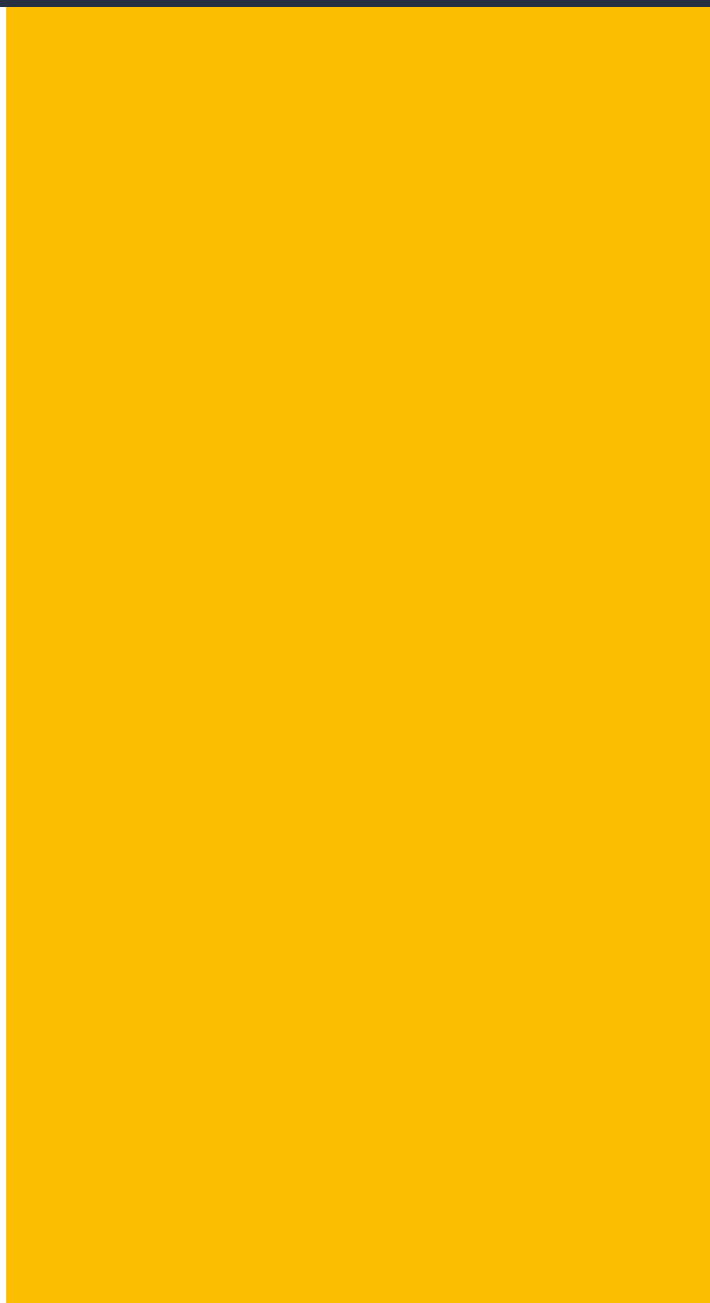


Grand entry with double-height entrance lobby



Located 10-20 mins from major commercial centres





HOME IS WHERE THE 'HOLIDAY' IS.
Yes, you read that right.

We found out that, when a home feels like it has been customised to your functional and aesthetic needs, the people who live there generally find it more appealing than the best five-star resort.

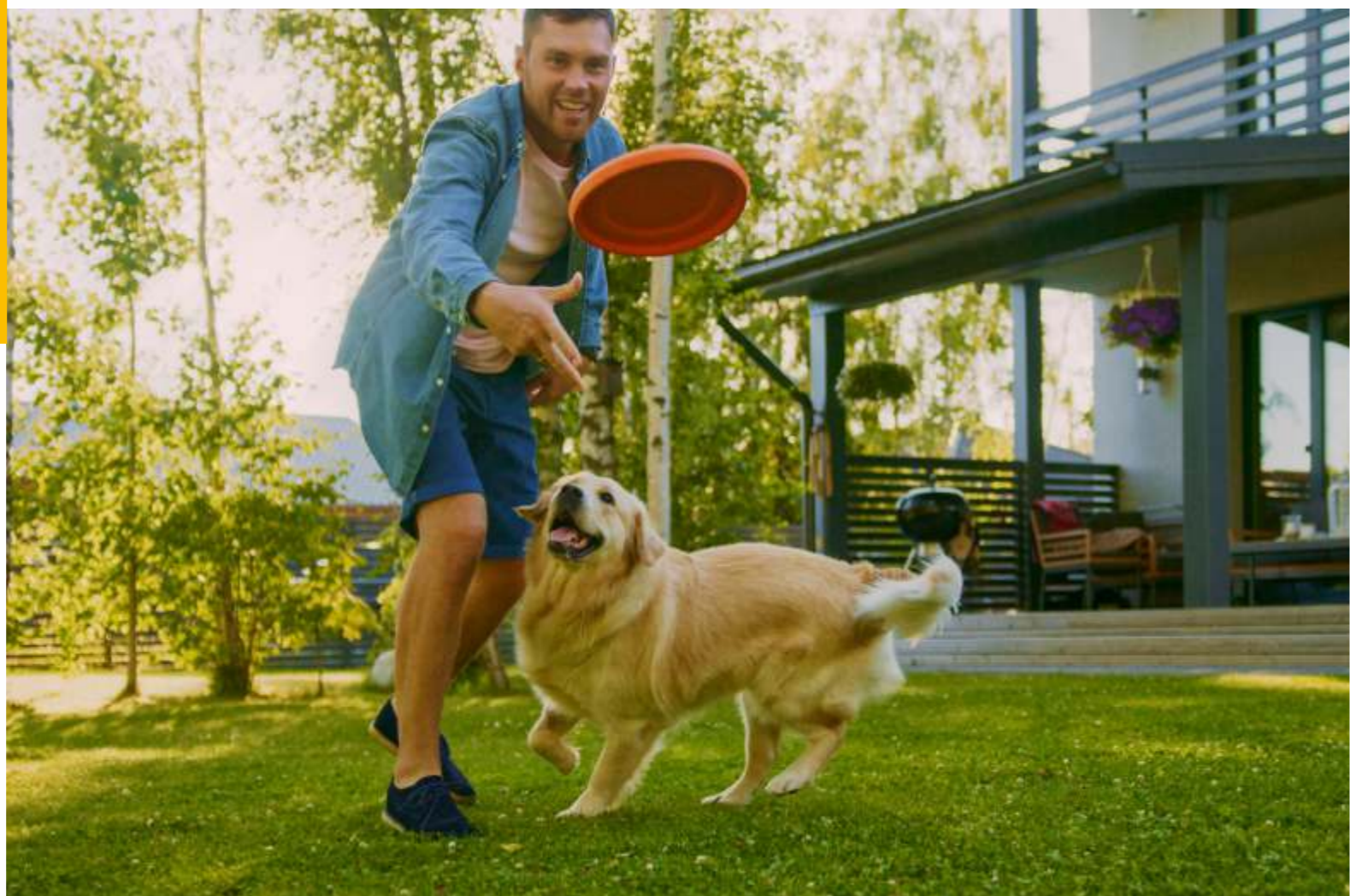
So, how about we make your home a destination to celebrate life.





INTRODUCING
THANE'S FIRST AND ONLY IN-CITY RESORT-STYLE
RESIDENTIAL MARVEL LIVE LIFE. 100%.





WHERE LIFE EXTENDS BEYOND THE
FOUR WALLS YOU LIVE IN.

Four experiential zones, boundless possibilities.

When you think of a home, wouldn't you want a celebratory development offering avenues to every member of your family? Now, think of 40000 Sq. Ft. of experiential space for everyone, from the toddlers to our elderly to indulge and explore.





INFINITE AMENITIES. TAILOR-MADE FOR YOU.

Only you get access to some of our most phenomenal experiences.

Every member's custom amenities are created to match the expectations of the person who will be accessing them. We've made sure to satiate all of your demands in a very tropical approach!

Live your life in the style of a resort.
With this tropical way of living, every
day's an infinite vacation.



INFINITE AMENITIES. TAILOR-MADE FOR YOU.
Only you get access to some of our most phenomenal resort experiences.

Live your life in the style of a resort.
With this tropical way of living, every
day's an infinite vacation.

We've got it all covered, whether it's dancing to the rhythms or spending quality time with your loved ones! Party like there's no tomorrow or unwind by the majestic pool, the choice is yours!

Every member's custom amenities are created to match the expectations of the person who will be accessing them.

We've made sure to satiate all of your demands in a very tropical approach!





- STAR-GAZING DECK
- OPEN-AIR THEATRE
- YOGA & MEDITATION ZONE
- MINI-GOLF
- SENIOR CITIZEN CABANAS
- LIFE-SIZE BOARD GAMES
- ALFRESCO DINING
- KIDS PLAY AREA



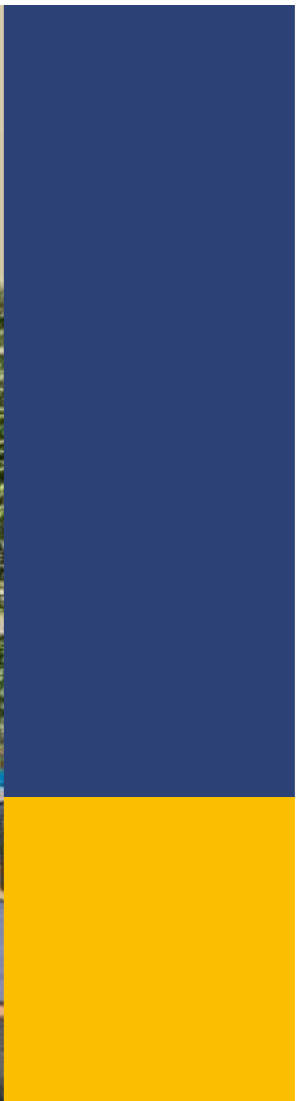
We've got it all covered, whether it's dancing to the rhythms or spending quality time with your loved ones!

Party like there's no tomorrow or unwind by the majestic pool, the choice is yours!

THE BLISSFUL ROOFTOP
Everything gets better, up here!



INFINITE LUXURY.
INFINITE GREENERY.
RELAX AND ENJOY
THE TRANQUILLITY OF
RESORT LIVING.





100% SPACIOUS,
THOUGHTFUL AND
SMART.

THANE'S
BIGGEST ONE
BED BUYING
OPPORTUNITY
BECKONS YOU.



LIVE INFINITELY.
DELUXE 1 BED HOMES

A resort lifestyle mixed with spacious residences.

Your home is designed to be the pinnacle of opulence.





WE BELIEVE IN
AN INFINITE FUTURE.

They say to live in the future, and we are doing just that.

Your home is equipped with high-quality fixtures and dedicated niche spaces, as well as home automation and high-speed internet provided by Jio Fiber. All this and so much more, only for you.

TO LIVE SUSTAINABLY IS TO
LIVE INFINITELY.

We believe in sustainable living.

A way of life in which not only you, but all other
elements of nature thrive and prevail.

We've combined several strategies and
procedures to ensure a brighter future for our
coming generation.
Your security is our utmost priority.

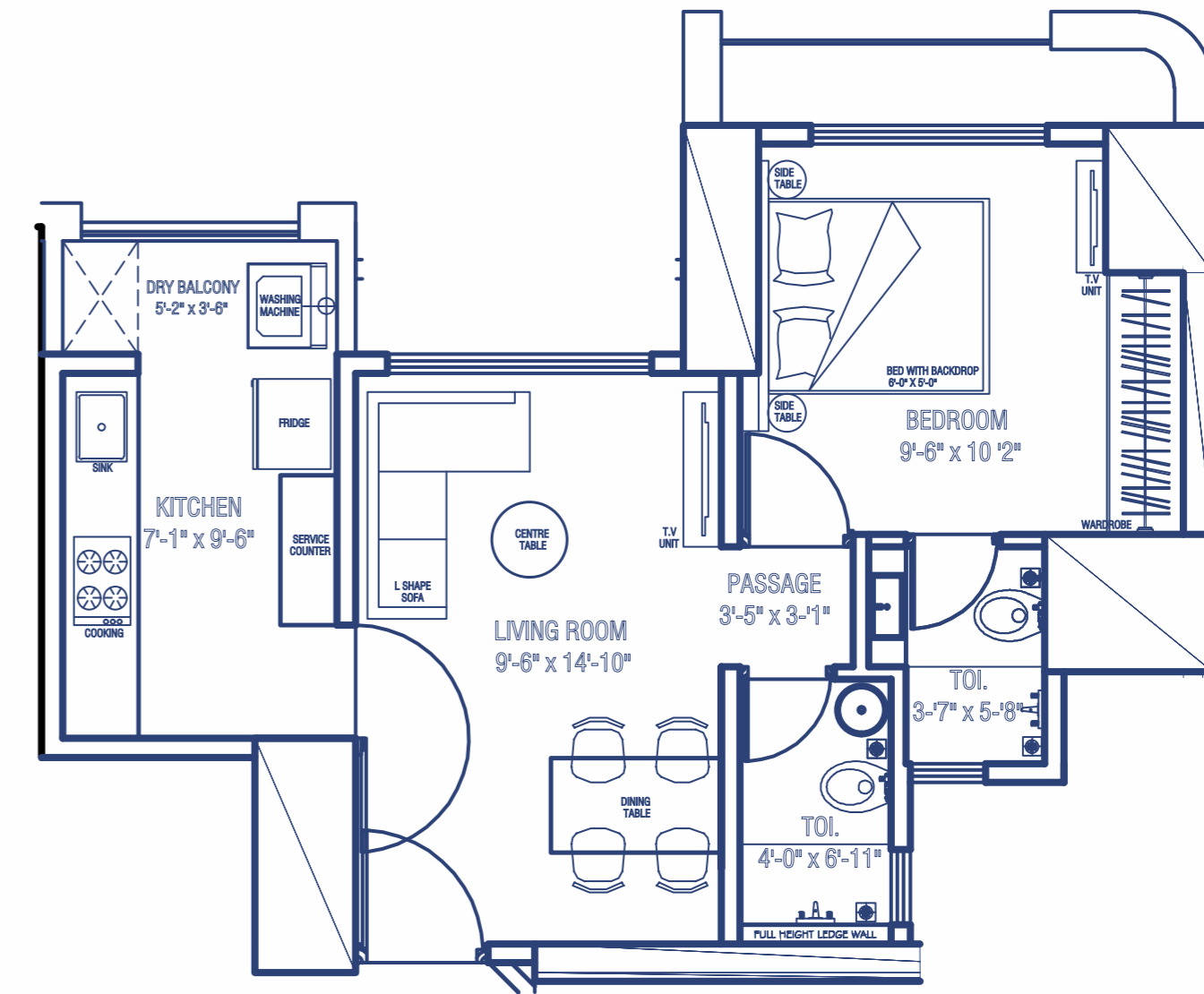


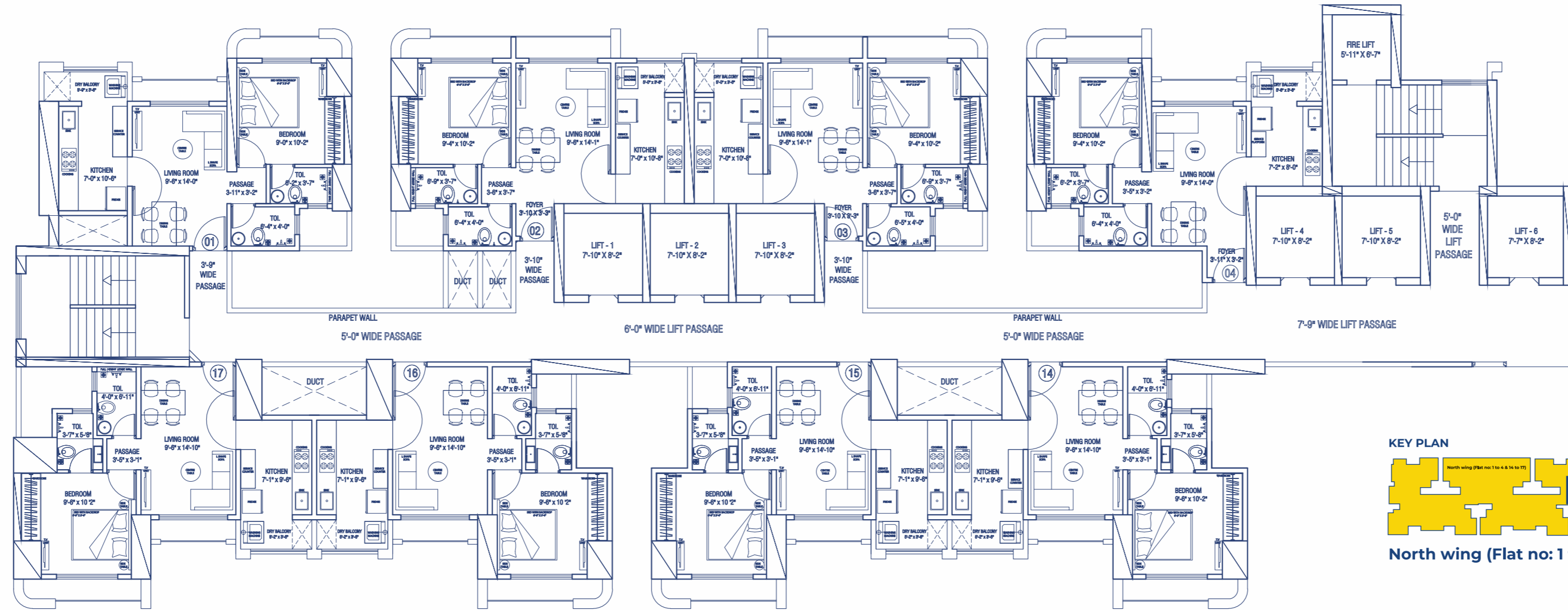


1 BED UNIT PLAN -TYPE

- Maximum Space Efficiency
- Large Living and Dining Space
- Large Bedroom + Smart Wardrobe Niche
- Dry Balcony Provided in the Kitchen
- 2 Bathroom in 1 BHK
- 3-Fixture Bathrooms

Total RERA usable carpet: 412 sq.ft.



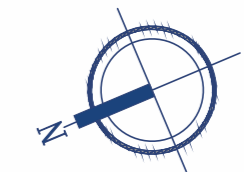


TYPICAL
FLOOR PLAN
NORTH WING

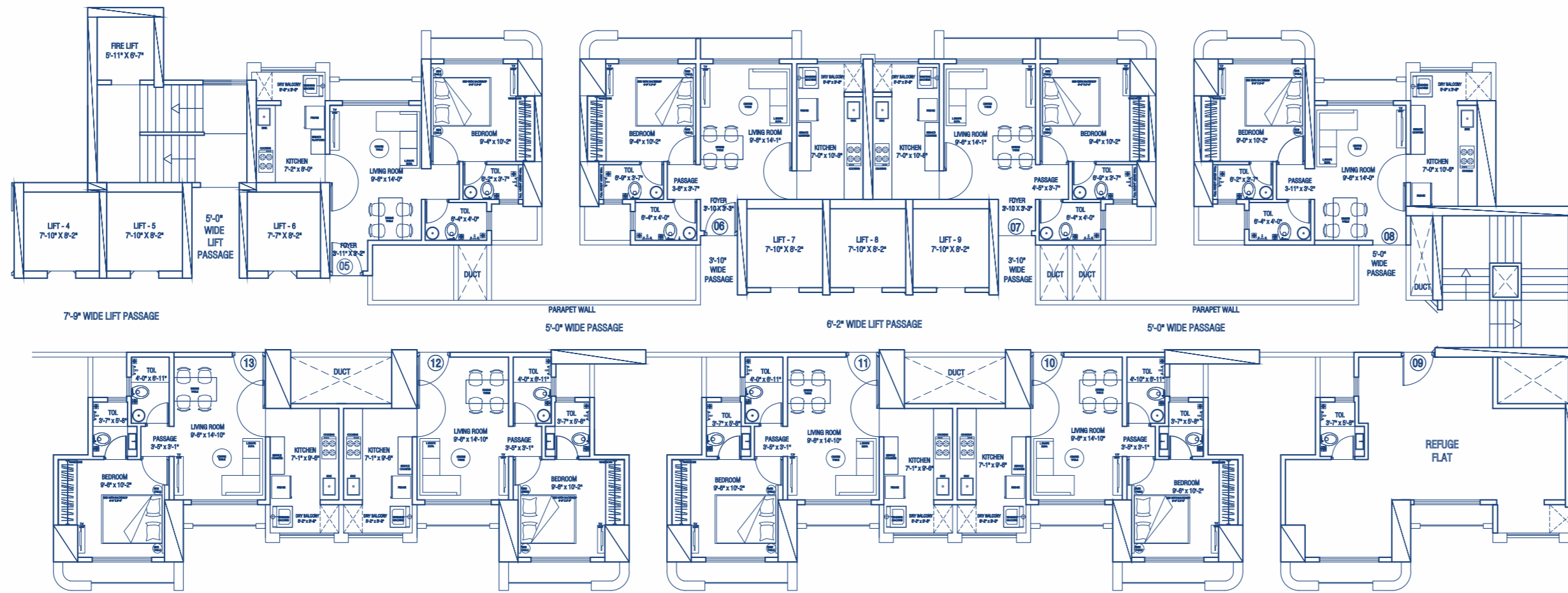
KEY PLAN



North wing (Flat no: 1 to 4 & 14 to 17)

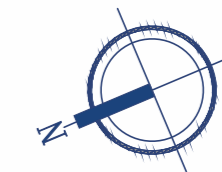


- LARGE ELEVATOR LOBBY OFFERING INDIVIDUAL-COUPLED PRIVACY
- 6 HIGH-SPEED ELEVATORS
- 2 LARGE STAIRCASES



TYPICAL FLOOR PLAN SOUTH WING

KEY PLAN



- LARGE ELEVATOR LOBBY OFFERING INDIVIDUAL-COUPLED PRIVACY
- 6 HIGH-SPEED ELEVATORS
- 2 LARGE STAIRCASES



YOUR INFINITE TRUST IS OUR CONFIDENCE.

NO. 4

Mumbai's 4th Ranked Real Estate Developer in Fy21*.

150+

Buildings Delivered

7000+

Happy Families

3,62,000sq.ft.

Constructed since April' 20

100%

On-Time Delivery

0

Complains on MAHARERA



THE LEADER OF
THANE REAL ESTATE

91 BUILDINGS
DELIVERED

BUILDINGS 13
UNDER-CONSTRUCTION

BUILDINGS 25
PLANNED



LOCATIONS
Easy Access
Great Lifestyle
Solid ROI



HOMES
Thoughtfully Designed
Top Brand Alliances



ARCHITECTURE
High Durability
Easy Maintenance
Modern Design
LOCATIONS



LIFESTYLE
Family Focused
Great Open Areas

RAUNAK
108