



#AddRaunakToYourLife



#BeYeoorActive

RAUNAK SERENE, Pokhran Rd. No. 1, Shivai Nagar, Thane, Maharashtra 400 606

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PROJECT IS FUNDED BY
AND MORTGAGED WITH

TATA CAPITAL
HOUSING FINANCE LIMITED

**JUST
SAY** *YEAH* **DOOR
ACTIVE
HOMES**

Life. Get into it.



At the start of **Yeoor Hills**. The start of a new life.





**JUST
SAY** *YA*

to the Yeoor Active life

Get into waterfalls.

Get into music.

Get into boating.

Get into cycling.

Get into Yeoor.

Go for walks around the lake with family. Discover forest trails in a national park with your friends. Join cycling, running, sports groups. Dive into art, music, theatre, cinema with like-minded souls. Find hospitals, schools, malls, markets within walking distance. A home situated right at the foothills of Yeoor Hills and bang in the middle of the most active life you can get. Just say "YA!" and get Yeoor Active.

A home that puts you in the new age of Thane?

**JUST
SAY** YA

You deserve everything - nature, location, accessibility, smart living, healthy lifestyle and a great social life.

Raunak Serene is coming up in the cradle of Yeoor Hills. A project of small family friendly homes that is made with engineering that's recommended by the best international developers in the world.

Every home a Smart Home

The security is video, intelligent and remote controlled. The homes come with the best of branded accessories and fittings. The rooftop is an Active Rooftop Zone. The society area has retail, walk areas and landscaped sitting places. And when you hear the price you realize how Raunak Serene gives a chance to a lot of families to upgrade their lives, own homes without any compromise.



RAUNAK
SERENE





Want a home that promises the earth? Literally?

JUST SAY YA

Rooftop Active Zone. Watch the sun meet the clouds over the horizon.

The rooftop gives you an uninterrupted view of where the earth stands green and tall as it touches the sky. Once you are done staring, enjoy the feel of our well-thought out amenities.

- Reflexology Walk Path
- Open-air Theatre
- Yoga Meditation Deck
- Star Observatory
- Sit-out And Hammock Pods
- Swing Decks
- Kids Play Area
- Barbeque Pit
- Party Deck

Senior Citizens Walkways

The society area is designed to provide ample space for senior citizens to take in fresh air and sunlight with walking paths that are anti-skid and marked by bushes and flowering plants.

Retail Area

Residents don't have to step out to do their groceries or regular shopping. Retail spaces have been designed and invitations sent to the commercial community to set up shop.

And of course there is a multi-program fitness Gym.



Fresh, clean, green air? A national park five minutes away?

**JUST
SAY YA**

The Yeoor Hills is designated as part of the Sanjay Gandhi National Park and protected for a reason. It is home to probably the only urban leopard species in the country and a migratory destination for over a 100 species of birds from across continents. The forest trails have a thriving canopy from the tree cover. As you go down these trails you will find small tribal hamlets co-existing with the forest. The monsoons bring in waterfalls, the winter brings in a daylong chill. Photographers, nature groups and avid trekkers all make it into the Yeoor Hills, weekend after weekend. It is a lung for the city, a study in bio-diversity for the city's citizens and a perfect antidote to the mad rush of life. And did we say it is neighbour to our beloved Upvan Lake? Yes we did.





Healthcare, schools, spiritual centres, markets, family clubs, all in a 10 minute radius?

**JUST
SAY YA**

Upvan Boating Club
Cycling Track
Bethany Hospital

2
mins.

Sanskar Public School
Golden Goal Turf
Palm Club

Jupiter Hospital
Viviana Mall
Satkar Residency

5
mins.

Singhania School
Golf Course
Hiranandani Meadows
Vasant Vihar

Korum Mall
Eastern Express Highway
D.A.V. Public School

10
mins.

Butterfly Garden
Suraj Water Park
Tikuji-Ni-Wadi
D-Mart



**Get into dancing.
Get into cuisine.
Get into style.
Get into fashion.
Get into Yoor.**

Yoor as a lifestyle destination? It's not just the leopards, deers and hornbills that love Yoor. Ask the party animals and they would say this is the place where it is all happening. World cuisine restaurants, boutiques, global cafes, nightclubs, salons, spas, hotels, designer stores, they are all waiting for fresh new crowds to join in. Yoor is the real act in active.







Sanjay Gandhi National Park

Yoor Hills

Cafe Gold Fish

Foodies Fusion Cafe

Upvan Lake

RAUNAK SERENE

Ratna Kokan Restaurant

Bethany Hospital

Smt. Sulochanadevi Singhania World School

Korum Mall

Tikuji-ni-Wadi

DMart Manpada

Vasant Vihar Hospital

Lokpuram Public School

Little Flower High School

Dr. Kashinath Ghanekar Natyagruha

D.A.V School

Swayam Hospital

Jupiter Hospital

Viviana Mall

R-Mall

DMart Kolshet

High Street Mall

Bhiwandi-Wada Rd.

Vasai Creek

Mumbai-Agra National Highway

M

M

M

Eastern Express Highway

Ghodbunder Road

Ghodbunder Road

Pokhman Rd. No. 2

Prasanna Rd. No. 2

Location, location, location!



Yeoor Hills - 2 mins



Upvan Lake - 2 mins



Community Park - 5 mins



Tikuji-ni-Wadi - 10 mins

Celebrating 25+ years of RAUNAK at Pokhran

1995

Raunak Park

- 18 Buildings
- 600 Families
- 1800 Smiles
- 5,00,000 Sq Ft of Construction

1999

Raunak Paradise

- 02 Buildings
- 112 Families
- 336 Smiles
- 1,15,000 Sq Ft of Construction

2000

Unnathi Garden Phase 1

- 08 Buildings
- 288 Families
- 864 Smiles
- 2,50,000 Sq Ft of Construction

2004

Tulip

- 01 Building
- 48 Families
- 144 Smiles
- 54,730 Sq Ft of Construction

2003

Unnathi Garden Phase 2

- 06 Buildings
- 212 Families
- 636 Smiles
- 1,34,000 Sq Ft of Construction

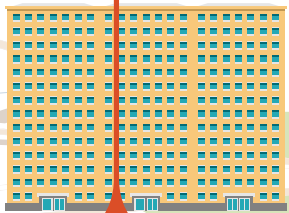
25+

LAKHS SQ FT
AREA DELIVERED

2005





Laxmi Narayan Residency

-  08 Buildings
-  562 Families
-  1686 Smiles
-  6,04,000 Sq Ft
of Construction



2016





Raunak Residency Wing A, B & C

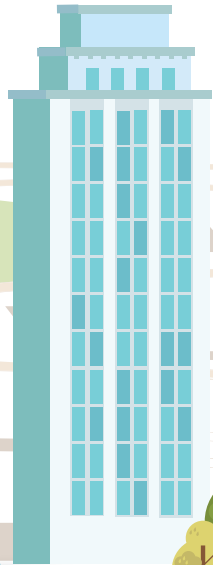
-  03 Buildings
-  760 Families
-  2280 Smiles
-  4,78,255 Sq Ft
of Construction



2008

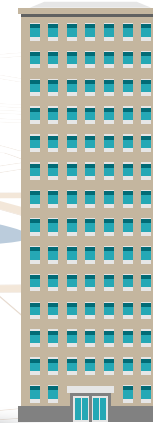
Viraj Tower

-  01 Building
-  43 Families
-  129 Smiles
-  2,30,000 Sq Ft
of Construction



2022

 RAUNAK
SERENE







Thane's Upcoming Civic Infrastructure



Green Parks & Reserve Forest Area

Green Parks in the Upvan area and a 2000+ acre reserve forest area in the Yeoor region make this area a visual treat.



Wadala - Ghodbunder Metro-4 Corridor

Connectivity between Mumbai and Thane will be improved once it is finished in 2025 as planned. The metro will make the commute to work and home more accessible.



Borivali - Thane Underground SGNP Tunnel

The travel time via the SGNP tunnel will be reduced from two hours to less than fifteen minutes.



Thane's Biggest Retail Avenue

Viviana Mall is one of the biggest malls in Asia. Viviana covers over 250 leading brands in its prime retail and leisure space. The mall is India's first and only visually impaired friendly mall.



JUST SAY **YEA** **YOOR**
ACTIVE
HOMES

**Your home is
the door to Yoor**

