

Raunak Codename

**URBAN
CENTRE**

KALYAN

A New way of
URBAN LIVING
begins today

PROJECT
POWERED
BY



GIGAFIBER

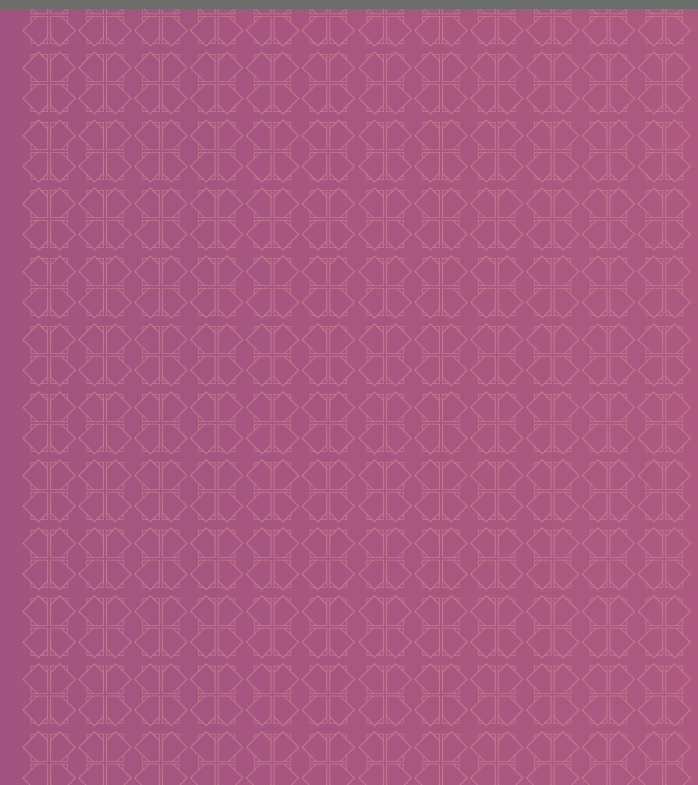
GET READY
TO LIVE
**THE
ULTIMATE
LIFE!**

Across the world, rising cities are being built around their new urban centres. Vancouver Metro, Cherrywood – Dublin, Vestby – Norway, are some of the prime examples which are developing the life of the future focused on their urban centres. The centres witness major infrastructure projects, avenues for education, sports and lifestyle, include technology that reimagines future and become high potential investment hubs.





A spectacular, sensational & stellar future
Arriving on a silken carpet with impeccable infrastructure
A shining new era enters a wondrous horizon
At the ultimate tech fuelled destination
A glorious epic start promises to satiate your soul
& mesmerise your heart
Based on the 6 herculean pillars of
**FUTURE, INFRASTRUCTURE, INVESTMENT,
LIFESTYLE, EDUCATION, & SPORTS,**
take a deep breath as we present to you
an epic urban centre.
MMR's most desirable location will soon to
embark a new way of Urban Living



KALYAN, THE FINAL GROWTH CENTRE OF MUMBAI IS HOME TO THE NEWEST URBAN CENTRE

Located right next to Mumbai city, in the heart of MMR, is Kalyan. Along with beautiful natural surroundings, it has people of diverse cultures living there in peace and harmony. Over the years, it has risen in popularity. Presenting Kalyan, home to the biggest future growth curve of MMR.





The nodal point of all action within KDMC, Kalyan is ideally located with a burgeoning populace & a vibrant sustainable neighbourhood. With major infrastructure development in progress, this micro market is all set to witness it's inflection point towards becoming the ideal growth corridor in Mumbai.

INFRASTRUCTURE GROWTH CENTRE

- A 31 Km long ring road from Dombivli to Titwala through Kalyan
- Proposed Airoli - Kalyan Freeway to ease connectivity to Thane & Mumbai-
- Well placed to take economic advantage of the Virar - Alibaug multi-modal corridor
- Six lane bridge on Ulhasnagar river to help decongest traffic between Kalyan & Thane
- 24 Km long Kalyan -Taloja Metro to be operational soon
- 2 Km section of the Kalyan Creek to be developed on the lines of the Sabarmati Riverfront

LIFESTYLE GROWTH CENTRE

- 7 large lakes & 32 Km long waterfront with the potential to be developed for future social gatherings
- Numerous public recreation & green spaces across Kalyan

SOCIAL GROWTH CENTRE

- Some of the finest educational institutes in the region - Mumbai University subcentre, Birla University, Birla School, Don Bosco High School, The Cambridge International School
- The best Medical facilities- Fortis Hiranandani Hospital, Kalyan Multi - Speciality Hospital, KDMC General Hospital & Holy Cross Hospital
- Finest Shopping & Entertainment avenues: Metro Junction Mall, Sarvoday Mall & D-Mart

COMMERCIAL GROWTH CENTRE

- 'Growth city' proposed for KDMC with a new BKC type hub coming up in Kalyan
- Strategically located to IT hubs and commercial centers in Navi - Mumbai like Reliance corporate park
- Advantageously positioned to leverage economic opportunities due to national infrastructure projects like Delhi Mumbai Industrial Corridor [DMIC]

INVESTMENT GROWTH CENTRE

- 106% price appreciation in the last 8 years makes Kalyan the Final Growth of Mumbai
- An opportune time to invest to take advantage of the inflection point, just before the growth explosion



RAUNAK CODENAME URBAN CENTRE KALYAN KALYAN'S LARGEST PLANNED TOWNSHIP

Kalyan is all set to get its very first planned township built by the finest minds. A technology infused hub with smart homes, lots of amenities, countless shopping & lifestyle enhancing amenities. Residents will experience the best life at the ultimate destination of MMR.

- 35-acre development spread over 4 sectors & 10,000+ homes
- Home to some of the tallest towers planned in the city of Kalyan, 30-storeys
- Smart residences & development, high street retail, education institute, sports & lifestyle amenities & social infrastructure
- Designed by one of the foremost architects of the country, M/s Reza Kabul & Associates



**INFRASTRUCTURE
CENTRE**
CONNECTING YOU VIA
A COLOSSAL CANVAS

A flawless infrastructure in a city not only promotes economic development, it also ensures efficiency in businesses & eases the lives of residents. Kalyan's growth centre will boast of a commercial hub on the lines of BKC, an 8-lane road, metro rail, broad roads, dedicated spaces to walk, state-of-the-art transportation facilities & a futuristic landmark.

- ▶ An 8-lane 45m road going via the development which will connect to the upcoming Metro Station at Durgadi Fort
- ▶ Wide 6-lane periphery road that connects with rest of Kalyan & welcomes you to the Urban Centre
- ▶ 4 nodal points that bind the complete development together & give a unique architectural definition



FUTURE CENTRE
AESTHETICALLY AUTOMATED,
BRILLIANTLY EXECUTED

PROJECT
POWERED
BY



GIGAFIBER

Gone are the days when technology was restricted to a select few. Witness the manifestation of the best futuristic lifestyle. It aims to go beyond the ordinary & enhance the lives of every tech-savvy dreamer. Powered by India's leading technology, this one & only planned township will embark on a new & smart way of life with next level conveniences & security.



YOUR CHILD'S FUTURE IS NOW STRESS FREE

EDUCATION CENTRE

EDUCATION IS NOT THE FILLING OF A PAIL, BUT THE LIGHTING OF AFIRE."

Countless dreams turn into reality thanks to education. It is through education and academics that young minds hungry for knowledge and in pursuit of life altering career pathways are mentored. World-class education institutions and good teachers not only emphasize upon learning, creativity, innovation & collaboration, they also help build a strong character of their students.

- ▶ Already next to Mumbai University sub-campus, Don Bosco, & a new upcoming education institute coming soon in the development will make sure that education for kids in Kalyan matches global standards
- ▶ Soul2sole dance academy, led by a leading Bollywood choreographer, a Dance India Dance veteran, who is currently working in Madhuri Dixit's online dance academy Dance with Madhuri
- ▶ Music classes planned by a leading music academy of Mumbai
- ▶ The dance & music classes will be available for the residents within the development



PLAYING HAS NEVER BEEN THIS FIT

SPORTS CENTRE

BECAUSE WINNING IS EVERYTHING

The thrill, jubilation & that unparalleled feeling of triumph in a stadium full of cheering crowds is infectious. The true core of sports lies in the sportsman spirit. Whether you aspire to become either the next Sachin Tendulkar, Bhaichung Bhutia, Dhanraj Pillay, Sania Mirza or Saina Nehwal, your dreams are our command! Kalyan will have its very first dedicated space to sports. Trained by the best in the field, rest assured to live your biggest dream.

- ▶ Multiple sports amenities planned all across the development, unique to Kalyan
- ▶ Training academy by Mumbai City FC on Astro-turf football ground



LIFESTYLE EXPERIENCED LIKE NEVER BEFORE

LIFESTYLE CENTRE

LIFE BEYOND MAGNIFICENCE

EXCLUSIVE LIVING FOR THOSE SEEKING BEYOND ORDINARY

It includes an incredible retail avenue that will be home to leading international fashion brands, cafes & convenience stores. Step into this paradise & shop your heart out.



ROI LIKE NEVER BEFORE

INVESTMENT CENTRE

JIO-POWERD 1 & 2 BED HOMES. EASY TO INVEST. EXPONENTIAL RETURNS PROMISED.

1. The largest in-city planned township of Kalyan
2. Ideal for first time home buyers with easy down payment and EMIs
3. A secure investment with one of the most trusted developer
4. PMAY benefit of up to `2.67 lacs
5. Maximum advantage of low interest rates and GST
6. Exponential returns for first movers, 2.2X returns already in last 8 years



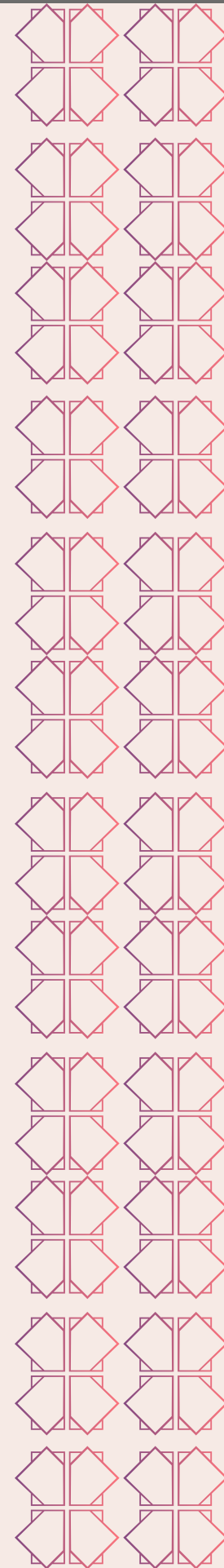
A 9,174 SQ.FT. MODERN CLUBHOUSE WHICH OFFERS THE BEST LIFESTYLE THAT KALYAN HAS TO OFFER:

- ◆ A stunning lap pool overlooking the central landscape with pool deck & changing rooms for him & her
- ◆ Kids' pool area, designed specifically with complete kids' safety in mind
- ◆ A mesmerizing infinity-edge that enhances the already decked-up clubhouse design
- ◆ An air-conditioned fitness centre with state-of-the-art gym equipment
- ◆ A large banquet hall with internal kitchen opening up to the floral garden
- ◆ An air-conditioned lobby with a petite library for the avid readers

A 1-ACRE CENTRAL LANDSCAPE WITH MULTITUDE OF LIFESTYLE AMENITIES SMART. ACTIVE. ECOLOGICAL.

- ◆ Smart pods in the central landscape for finishing office work in the open areas. Enjoy high-speed Internet powered by Jio
- ◆ Wrap around cycling track & skating rink just next to the jogging track amidst the scenic palm avenue
- ◆ An amphitheatre with performance stage to showcase your talent. Training from the dance & music sessions available in the development
- ◆ An active kids' play area with a swing plaza & a special seating spaces developed for the parents to interact with each other
- ◆ A multi-purpose court for basketball & badminton which comes with stepped seating
- ◆ A large party lawn that connects with the banquet hall in the clubhouse & ends at a designer stage
- ◆ Multiple seating & chatting corners for the elderly & young ones amidst the lovely themed landscape





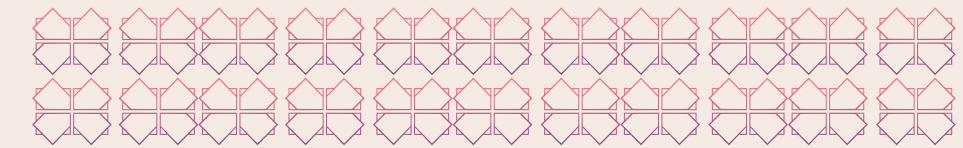
RESIDENCES THE CORE OF THIS URBAN CENTRE

Wake up every morning to a jaw dropping majestic view in your very own tastefully done home which will have the latest marvels of technology. Pamper your feet as you walk upon the finest flooring. Relish delicious meals with your loved ones. Get ready to build beautiful memories in these gorgeous spaces. These stunning homes are the realisation of your dreams.

- Modular kitchen by Sleek with granite platform, stainless steel sink, Dado up to 2ft from platform, Modular switches, provision for water purifier, MGL piped gas, exhaust fan & washing machine
- 3-fixture bathrooms with high-end water-conserving sanitary ware & Jaquar bath fittings & fittings, anti-skid flooring, concealed piping, Solar-powered water heaters (geysers), exhaust fan & Dado tiles up to door height

BALCONIES & TERRACES

- Flower bed or large terrace with select residences
- Dry Balcony with Kitchen
- Flower bed in all bedrooms
- Smart feature – multi-dish TV connection plug & play
- Best-in-class F2C height – 9.6ft

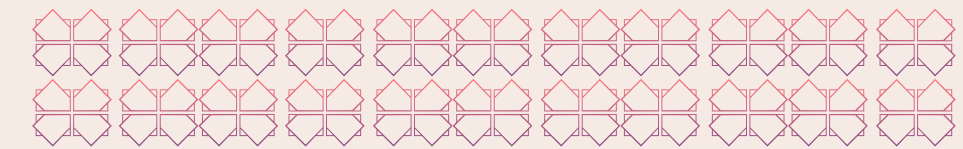


TOWERS

22 & 30-storey high rise towers with select towers coming with designer Jali element across the complete façade
Earthquake resistant structures with well-designed entrances

RESIDENCES

- Smart residences powered by Jio for extra smartness, convenience & security
- Video-door phones
- Designer vitrified flooring in living, dining, passage & kitchen
- Living/dining rooms with French windows with powder coated aluminium sliding & superior quality glass
- Gypsum wall finish with high quality paint
- Smart feature – multi-dish TV connection plug & play
- Best-in-class F2C height – 9.6ft



KHADAKPADA-ADHARWADI, THE FINEST PLANNED NEIGHBOURHOOD OF KALYAN – ITS NEW URBAN DESTINATION

LOCATED IN KHADAKPADA-ADHARWADI,
THE FINEST PLANNED NEIGHBOURHOOD OF KALYAN



Just 10-15 mins, 4kms from Kalyan Junction



4 lane roads leading to the project, better than rest of Kalyan's infrastructure



Retail outlets just outside the development with all basic needs covered



10 mins away from brands like McDonalds at Khadakpada chowk



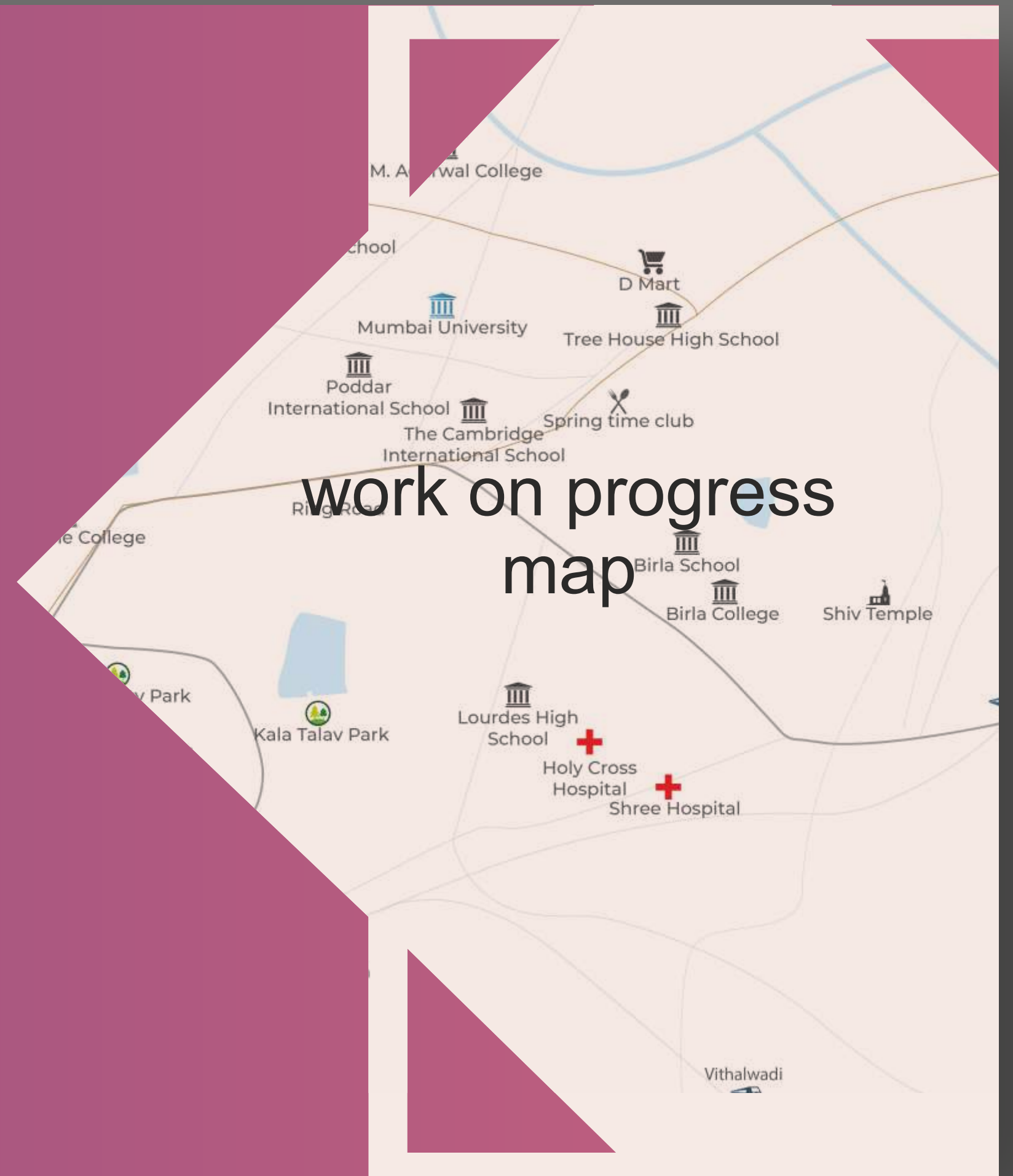
Mumbai University Sub-centre and Birla College & Schools within 10 mins



Prominent schools like Don Bosco, St. Xaviers International, St. Lawrence International School nearby



Ring road going through our development connecting to Durgadi Fort and upcoming Metro Station



LIVE THE URBAN LIFE



Raunak Codename

**URBAN
CENTRE**

KALYAN



Established in 1980, Raunak Group has created landmark developments to fulfil the housing needs of Mumbai, Pune & Thane on or before time consistently. Now, it is all set to redefine the complete landscape of Kalyan with its biggest 'In-City' planned township.

39 YEARS OF LEGACY
52,78,390 SQ. FT. DELIVERED
35,17,431 SQ. FT. UNDER CONSTRUCTION




Call **022 6283 9545** or sms **HOME to 56070**



Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum has been the industry's standard dummy text ever since the 1500s, when an unknown printer took a galley of type and scrambled it to make a type specimen book. It has survived not only five centuries, but also the leap into electronic typesetting, remaining essentially unchanged.

Visit Raunak Sales Gallery, Khadakpada-Adharwadi

 The project has been registered via MahaRERA Registration Number P51700019790, P51700019962, P51700020241, P51700020182, P51700017488, P51700009331 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.