

# GROWTH BY TRANSFORMATION

---





## GROWTH BY TRANSFORMATION IS VIKAS

Vikas is the passionate process of creation and growth transformation. Built and endured on the values of the three sides of the triangle-

**PASSION. PERFECTION. PROGRESS.**

Contributing to progress, creating a positive change, with the perfection of physical, economic, environmental, social and demographic elements. That's how we have made our sterling presence in the real estate industry.

**VIKAS.**  
Our name says it all.

WHEREVER YOU SEE  
TRANSFORMED GROWTH,  
THINK VIKAS.



Artist's Impression



WHEN VIKAS TRANSFORMS,  
GROWTH BECOMES LIFE.

Stock Image



Vikas Developer is a vibrant and robust real estate enterprise guided by strong principles, ethos and values. Enriching lives through benchmark standards of customer-centricity, architectural design, quality and safety.

We are driven by the passion for building unmatched structures with innovative concepts and ideas, elegant aesthetics and state of the art technology. With the enduring quest to raise the bar of the living standards, we deliver sophisticated habitats for both work and leisure.

Be it residential, retail or commercial spaces, Vikas Developer has over a decade of experience in real estate. With over 1 million square feet of constructed land. 5 glorious projects completed and delivered as committed. And the pride of over a thousand satisfied happy families where growth has become a way of life.

# VIKAS. WHERE GROWTH IS A WAY OF LIFE.

Where living transforms into a fun filled extravaganza.  
Where precious moments are savoured and not counted.  
Where work transforms into sheer pleasure.  
Where hospitality captivates imagination.  
Where shopping enriches excitement.  
Where luxury meets convenience.  
Where growth is a way of life.

Welcome to RITZ.  
Where Growth is Life.



- A 24-storey fine development with 60+ commercial and retail spaces on the ground floor.
- Immerse yourself in 10+ indoor and outdoor lifestyle amenities that promote the growth cycle of life.
- Spacious, Vastu compliant 2 and 3 BHK apartments with spacious living and dining.
- Immediate proximity to excellent road & rail network and social infrastructure.



Artist's Impression  
PAGE NO. 5

# LIVE, EVOLVE, GROW AND TRANSFORM IN THIS ORGANIC HABITAT.

State of the art lifestyle amenities cater to all without a generation gap.

Zero wastage of space with maximum usage area is the name of the game. Be it a walk in the greens, a rigorous workout at the gym or accelerating on the jogging track, top notch life experiences are enjoyed here. The senior citizen's corner reaffirms that age is just a number

A special kids' play area helps to foster quality of cooperation, sharing, courage, independence and creativity.

A perfect environment for a vibrant community life.



Garden Area



Gymnasium



Cycling/Jogging Track



Senior Citizen's Area



Library



Multi-utility Room



Kids' Play Area



# REACH YOUR DESTINATIONS WITHIN MINUTES FROM RITZ.

Located in the heart of Kalyan, RITZ is the most enterprising landmark with the best of interconnectivity and congruence. Enjoyed through a well-developed social infrastructure with prominent educational institutes, hospitals, banks, health care centres, restaurants and shopping complexes. The inclusion of Kalyan-Dombivli in Smart City has triggered the growth of infrastructure and transportation.



Kalyan Metro line



6 - Lane bridge on Ulhas River



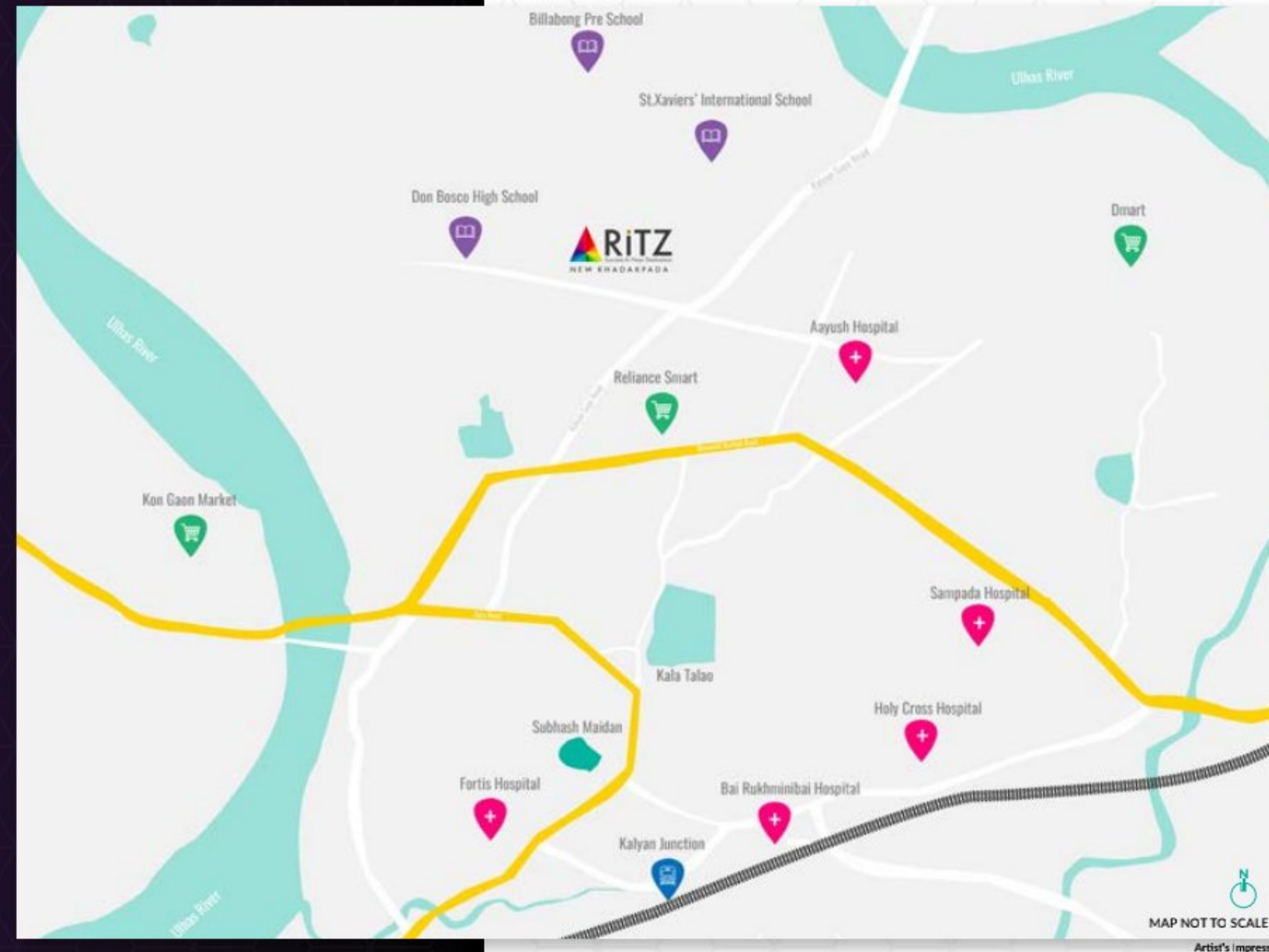
31 km long ring- road from Dombivli to Titwala through Kalyan



Airoli - Kalyan freeway



Navi Mumbai International Airport



## CONNECTIVITY

Kalyan Railway Station (3.7 km)  
Kalyan Shilphata Road (4.0 km)  
Titwala - Kalyan Via Thane 26 km Ring Rd (600 m)  
Thane - Nashik Highway (7.5 km)

## LIFESTYLE

Dmart (2.7 km)  
Metro Junction Mall (4.6 km)  
Café Coffee Day (2.8 km)  
Reliance Smart Point (1.7 km)

## SCHOOLS

St. Lawrence International School (550 m)  
Billabong PreSchool (700 m)  
Don Bosco High School (280 m)  
St. Xavier's International School (500 m)

## HOSPITALS

Pari Multi-speciality Hospital and Diagnostic Centre (230 m)  
Remedy Multi-speciality Hospital (170 m)  
Lifecare NX Hospital (1.9 km)

\*Disclaimer - Actual distances may vary.

# EXPERIENCE THE TRANSFORMATION OF YOUR LIFE AND LIFESTYLE.

Step right into the imposing interiors of the immaculately designed apartments and you will experience the transformation.

Well laid out floor plan accentuating dignified living spaces will fill you with immense sense of pride. The best in class amenities complement ease of luxury living where you can grow, thrive and excel, for generations.

- E-commerce drop off zone in each tower lobby
- Power backup for common areas, lifts & fire pumps
- Lifts from a reputed brand
- Fire exit for emergencies



+ Artist's Impression

# AT RITZ, QUALITY ALWAYS PRECEDES QUANTITY.



## LIVING ROOM

- Decorative main entrance door
- Good quality vitrified tiles in the entire flat
- Provision of telephone, cable TV points & intercom in living room
- Acrylic paint with Gypsum /POP finish on walls
- External walls painted with acrylic paint
- All electrical cables of Havells/Polycab /RR cable /GM or equivalent along with modular switches
- Anodized aluminium sliding windows with clear glass
- Concealed wiring with circuit breakers



## KITCHEN

- Dado tiles till beam bottom
- Polished granite parallel kitchen platform with stainless steel sink
- Provision for water purifier
- Provision for washing machine



## TOILET

- Anti-skid vitrified /ceramic flooring tiles in toilet and bathroom
- CP fittings & sanitary wares of Jaguar/Hindware/Cera or equivalent brand
- Plumbing - CPVC & UPVC piping for water supply from Finolex /Prince /Astrel/Ashirvad or equivalent

## TYPICAL FLOOR PLAN

**14<sup>TH</sup>, 15<sup>TH</sup>, 17<sup>TH</sup> TO 20<sup>TH</sup>, 22<sup>ND</sup> TO 24<sup>TH</sup> FLOOR**



MAHARERA REGISTRATION NO. P51700029726 | AVAILABLE AT [HTTPS://MAHARERA.MAHAONLINE.GOV.IN](https://maharera.mahaonline.gov.in)

Disclaimer: Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.

## 3<sup>RD</sup> FLOOR PLAN



MAHARERA REGISTRATION NO. P51700029726 | AVAILABLE AT [HTTPS://MAHARERA.MAHAONLINE.GOV.IN](https://maharera.mahaonline.gov.in)

Disclaimer: Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.



## 16<sup>TH</sup> & 21<sup>ST</sup> FLOOR PLAN



MAHARERA REGISTRATION NO. P51700029726 | AVAILABLE AT [HTTPS://MAHARERA.MAHAONLINE.GOV.IN](https://maharera.mahaonline.gov.in)

Disclaimer: Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.

## 2 BHK APARTMENT



MAHARERA REGISTRATION NO. P51700029726 | AVAILABLE AT [HTTPS://MAHARERA.MAHAONLINE.GOV.IN](https://maharera.mahaonline.gov.in)

Disclaimer: Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.

## 3 BHK APARTMENT



MAHARERA REGISTRATION NO. P51700029726 | AVAILABLE AT [HTTPS://MAHARERA.MAHAONLINE.GOV.IN](https://maharera.mahaonline.gov.in)

Disclaimer: Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.



FOR MORE INFORMATION, VISIT

SITE ADDRESS : RITZ, BUILDING NO. A/9 & A/10, PANHALGAD CHS, SHREE COMPLEX, PHASE III, ADHARWADI JAIL ROAD, KALYAN (W), 421301

RERA Registration No. Phase I : P51700026485 | Phase II : P51700029726  
Available at website: <https://maharera.mahaonline.gov.in>

Disclaimer: This is a sales offer, and / or complement of any notice and the content herein is text and should not be construed as an offer / invitation to offer / contract or any invitation thereof and / or any document under any statute of any nature whatsoever. All plans, designs, images, renders, specification documents, floor plans and other details herein are artistic impression and stock image and purely for illustrative and representative purpose and not to be taken as a guarantee of any kind. The intended recipient should note that these are to be treated as purely promotional and informative and as such are tentative subject to approval from respective authorities, but warranty is expressly not made by us that the completed development will conform in any degree with such artist's representation as depicted. The photographs contained herein are stock / standard photography and may have been taken at a location other than the project site and are used to illustrate a concept / feature. The actual images / views have been captured / recorded for / submitted for / used, illustrative and creative purposes. The specifications of the flats / project shall be as per the final agreement between the parties. The plans are only used to illustrate a concept / feature in the information / prospectus described / shown herein. The visitor / recipient is aware that the location, fitting and future development in the complex / show flat / show residence at the sales promotion / brochures are only for the purpose of illustrating the flats and we shall not be liable in respect of / or obligated to provide any furniture, fittings, accessories as the images / show flat / show residence at the sales promotion / brochures. The colour shades of walls, tiles, etc. are for representative purposes and not a guarantee of painting and design and upon actual construction. The render for exterior spaces is only to serve as an example of the suggested space management and provide indication of space. Any party desiring / interested in the project needs to enter into agreement for sales and the development / transaction shall be governed by the terms and conditions of the agreement sales. T&C apply.

Strategic Partner  
**ANAROCK**  
RESIDENTIAL

ANAROCK