Why compromise on **value?**

Why compromise on your **family's lifestyle?**

Why settle for 99% when you can have **100%?**

Pre-launching

RAUNAK CODENAME HUNDRED PERCENT

Brought to you by

Raunak Group

TO KNOW MORE, GET IN TOUCH WITH OUR RELATIONSHIP MANAGER

MUMBAI'S FASTEST GROWING REAL ESTATE BRAND

150+ Buildings Delivered	**NO. 4** Mumbai's 4th Ranked Real Estate Developer in FY21*.	**100%** On-Time Delivery

*Raunak Group had the 4th highest number of units sold in Mumbai in the FY 2020-21 till Nov 2020. Source: PropEquity.

RAUNAK GROUP IS PROUD TO PRESENT THE FIRST PRE-LAUNCH OPPORTUNITY OF

A Premium
In-city Development

At the heart of
the city – Kasarvadavli

Deluxe 1 Bed Homes at
Thane's Best Price Guaranteed



Prime in-city location,
the most premium part of town in 5 mins,
all major avenues of Thane in 20 mins.

Why Live Anywhere Else?

PRESENTING
THE HIDDEN GEM OF THANE - KASARVADAVALI



- Located near the arterial GB road, Kasarvadavali offers excellent connectivity to Thane's modern ecosystem
- 5 mins from Thane's most premium development – Hiranandani Estate
- 2 mins to upcoming Kasarvadavali metro station to enable hassle-free connectivity across Mumbai
- Access city's best healthcare, educational, retail and lifestyle avenues within 20 mins

ENJOY EXCEPTIONAL CONNECTIVITY TO THANE'S MODERN ECOSYSTEM



Education

Healthcare

Retail

Leisure

The only in-city location in Thane
with a guaranteed ROI till 2030

Welcome to the Investors' Paradise

4 MEGA PROJECTS SET TO DRIVE EXPONENTIAL GROWTH



Wadala-Kasarvadavali Metro-4 Corridor:
Expected to be completed in 2022, would minimise the traffic burden on the suburban rail network.[#]



Borivali-Thane underground SGNP tunnel:
Will reduce the travel time from 1 hour to 10 mins.[##]



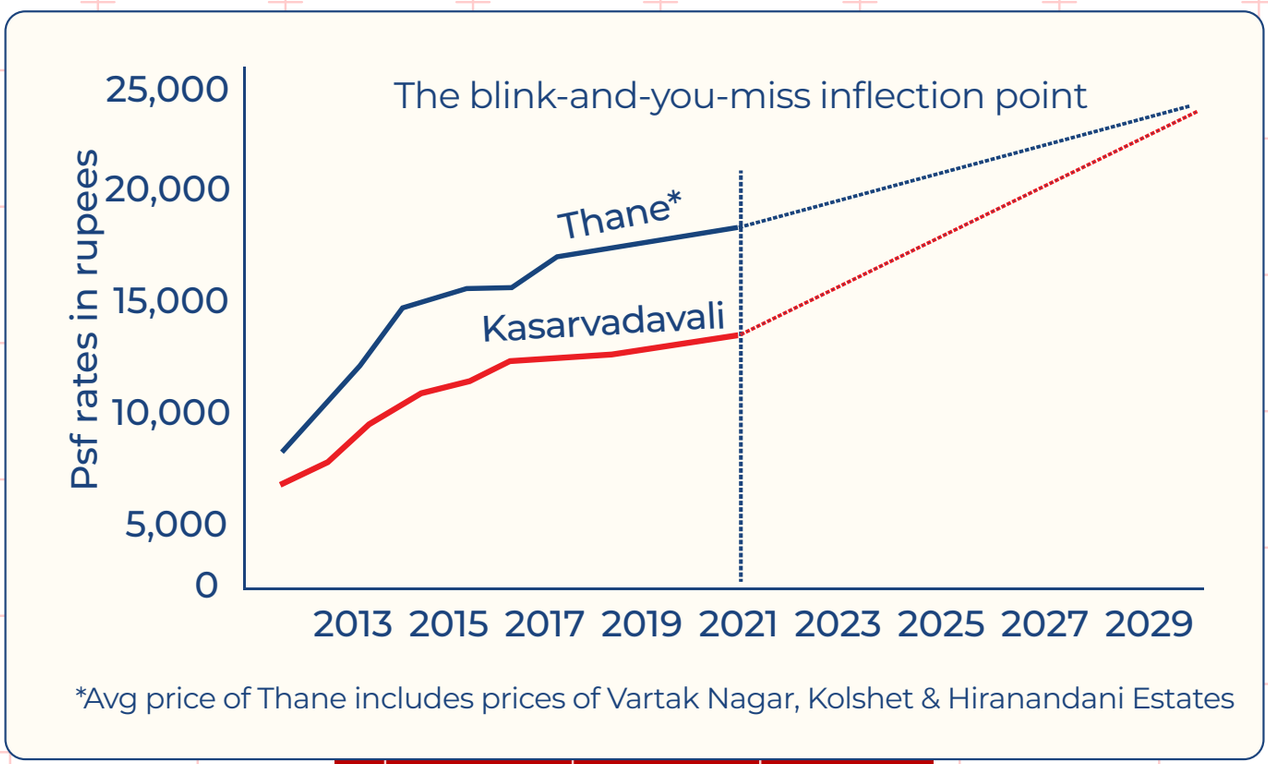
Grand Sports Stadium:
The TTS ground behind DMART is planned to be converted into a sports stadium with a capacity of 40,000 by TMC.[#]



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.[#]

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

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

PREMIUM.
FUTURE.
FAMILY.
LIFESTYLE.
GUARANTEED.

A Premium Living Experience

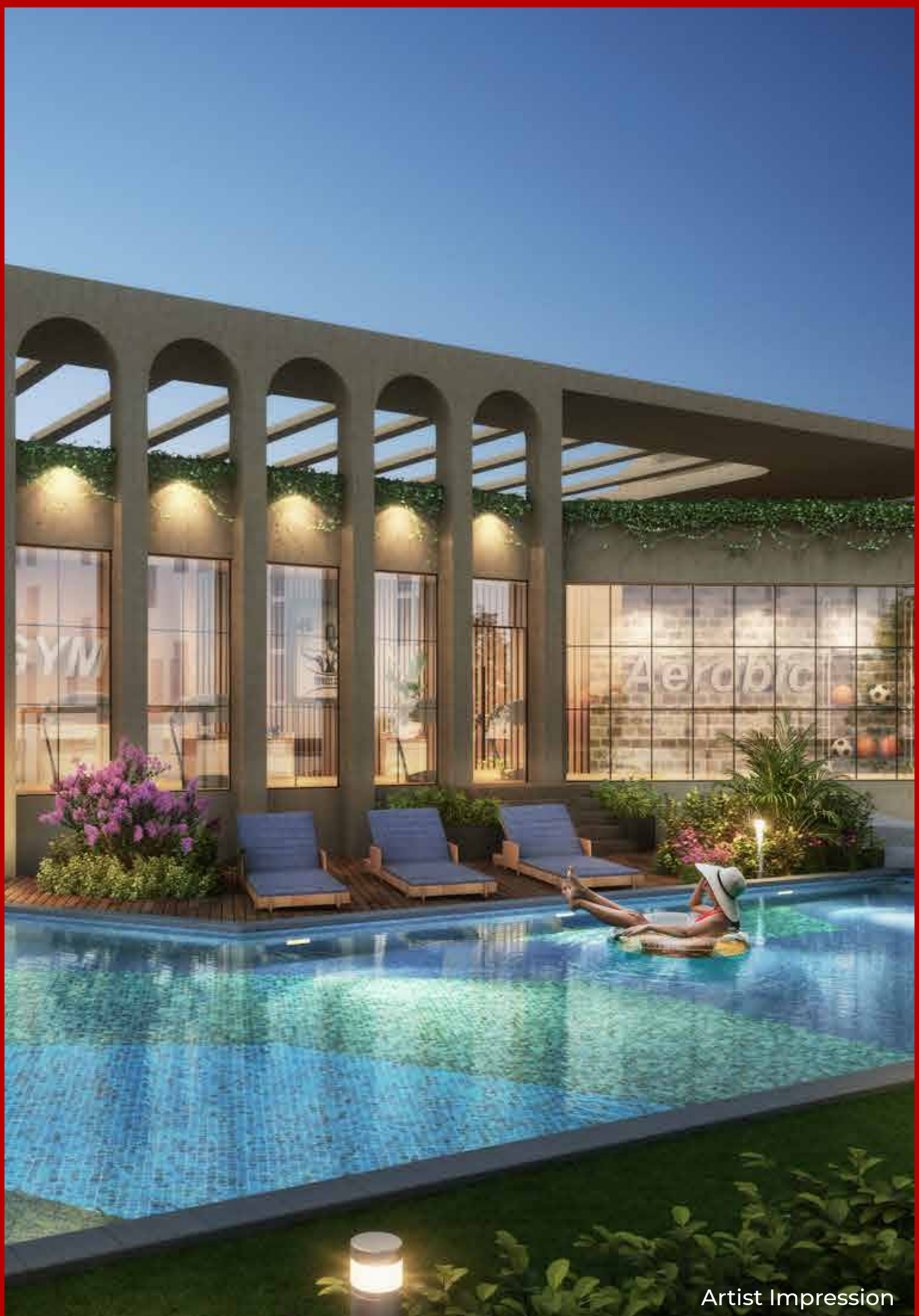


Artist Impression

A quintessential premium high-rise living experience - The newest landmark address of Thane from the Raunak Group

- One of the tallest towers of the city: Proposed 400 ft
- Close to nature with Yeoor Hills in the vicinity
- Modern facade architecture
- Grand entry with double height entrance lobby
- Premium high street retail in the development
- Located 10-20 mins from major commercial centers

An In-City Experience for the Whole Family



Artist Impression

Curated experiential zones for each member of the family



The R-Club

- The majestic Clubhouse with a large Fitness Center
- Multiple outdoor sports
- Large swimming pool with dedicated kids pool
- Outdoor kids play area



The Sky-Deck

- Party deck located 200+ ft high in the sky
- Multiple banquet halls
- Spread over 8000+ sq. ft.



The Gaming Zone

- Designed for the active kids & young adults
- Multitude of games & hobbies to enjoy
- Spread over 8000+ sq. ft.



The Rooftop

- Designed for the adults
- Passive zone with multiple experiences
- Spread over 8000+ sq. ft.

An in-city resort experience for the whole family



Gymnasium



Snooker



Foosball



Jogging Track



Dance & music area



Banquet halls



Star gazing deck



Barbeque zone



Yoga & meditation zone



Senior citizen park

XL 1 Bed Homes



Reference Images



Reference Images

Maximum space efficiency

- Large bedroom with dedicated wardrobe niches
- 2 washrooms in 1 BHK
- Dry balcony
- Large living & dining area
- Premium fitments and finishes

Semi-Modular kitchen from Sleek by Asian Paints



Reference Images



Reference Images

Home automation

- High-speed internet connectivity
- Safety with sensors
- Security with VDP & intercom
- Convenience with control via app


Unmatched Destination: The Hidden Gem of Thane
Biggest Opportunity of 1 Bed Homes in Thane
High Returns: Growth Story of Kasar-vadavali
EASY PAY PLAN • HIGHEST RETURNS • BEST PRICES •
THANE'S BIGGEST
100%
GUARANTEE
In-city Resort Lifestyle, Family-first Experiences
Premium development: Modern High Rise Tower
Smart Homes: Complete Home Automation



OUR GUARANTEE

XL 1 Bed Homes

Best Price Guarantee



OUR GUARANTEE
EASY TO BUY

INR 9999

As easy as buying a phone



OUR GUARANTEE
EASY TO OWN

5:90:5#

Easy Payment Plan

Available with leading banks

#Subject to loan eligibility



VALUE+ HOMES

XL 1 Bed Homes

INR 54.4 Lacs*

*T&C apply.



Raunak Group

THE LEADER OF THANE REAL ESTATE

91	13	25
Buildings Delivered	**Buildings Under-Construction**	**Buildings Planned**

Disclaimer : The project has been registered via MahaRERA Registration Number P51700028435, and is available on the website https://maharera.mahaonline.gov.in.

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