

Architect:  
 Vitan Consultants  
 Design Architect:  
 GA Design, Mumbai  
[www.gadesign.in](http://www.gadesign.in)  
 R.C.D. Consultant:  
 Khasnis and Associates  
 Interior Designer:  
 Deepak Narwani  
 Landscape Designer:  
 Swati Joshi  
 Solicitor:  
 Purnanand & Co.  
 Legal Advisor:  
 Lawmen Concept  
 Vastu Consultant:  
 Dr. Anun Kumar Boppanna  
 Electrical Consultant:  
 Vishwa Engineering Services  
 Plumbing Consultant:  
 Stal Environment  
 Rain Water Harvesting Consultant:  
 Mungolkar & Associates  
 Concrete Design:  
 Struchwell Designers &  
 Consultants Pvt. Ltd.



TITWALA (E)

REGENCY NIRMAL LIMITED  
 Regency Sarvam  
 Gupta Estates, Near Titwala Station,  
 Ganpati Mandir Road, Titwala (East) - 421005  
 Ph. No.: 0251 - 2382244  
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Note: All the plans, drawings, amenities, facilities etc. are subject to the approval of the respective authorities and would be changed if necessary. The discretion remains with the Regency Group. All renderings and maps are artist's conception and not actual depiction of the buildings, water, drainage or landscaping and Regency Group reserves the right to make changes at any time, without notice or obligation to the information contained in this brochure. All the figures are approximate.

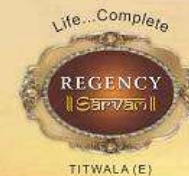
Concept & Design by Arco



TITWALA (E)

YOUR QUEST FOR A COMPLETE LIFE BEGINS HERE...

Presenting



Living a complete life, envisaged living a life that is fulfilled and full of happiness. It is an ongoing process - every day, we take steps that help us achieve the goals and desires we have set forth in our life. To make our life wholesome and complete, for us and our families.

A home is the ultimate dream of an individual. It should give you maximum value for your hard-earned money. Comfort, convenience, luxury apart your home should also allow you to take long-winded good paths with your family. Your home is a symbol of your status in life, an assurance of security and pride of ownership.

A home at Sarvam not only offers you all these attributes but much more. A perfect home that completes a perfect life. It celebrates your accomplishments and speaks about your good looks for life and your aspiration to provide the best life to your family. A home at Sarvam will be a milestone that will act as a catalyst to propel you towards the next milestone. Your quest for a complete life begins with Regency Sarvam.

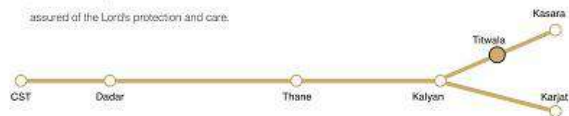
Regency Group, the most experienced  
and trusted real estate conglomerate  
in India is renowned for its royal  
creations amidst scenic surrounding.  
Sarvam its latest grand venture is the  
biggest residential township ever  
created in Tiruvalla. Sprawled across  
approx. 68 acres within pristine  
environment with a choice of  
1 and 2 BHK apartments, it has  
devoted 30 acres to nature that allows  
life to bloom in harmony with nature.

# 68<sup>ACRE</sup> *township*

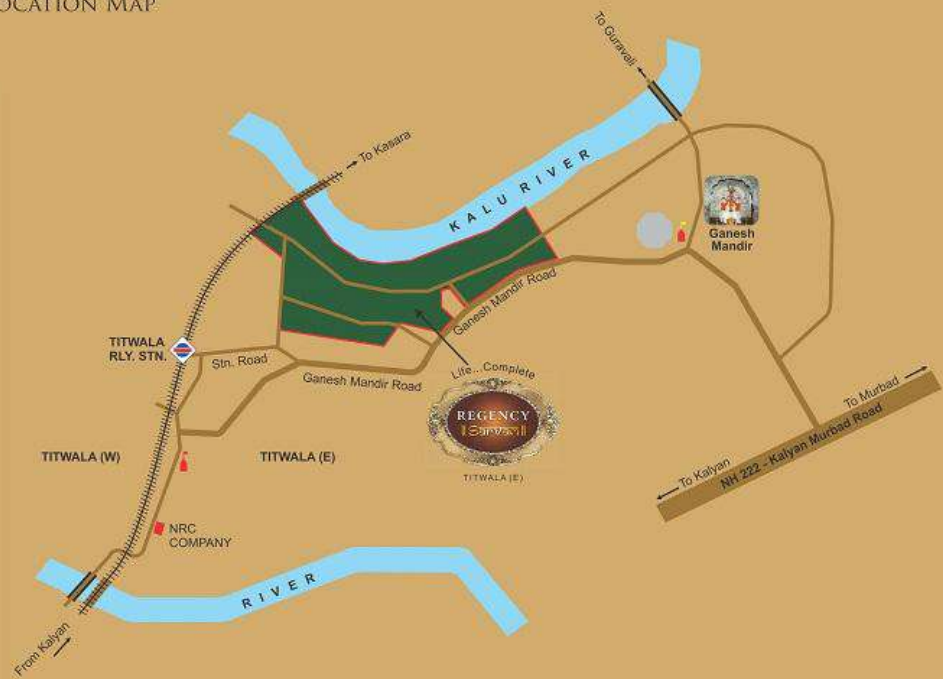


The name of Titwala, situated on the banks of quietly flowing river Kalu, is associated with the God of auspicious beginnings, Lord Ganesha. The Siddhivinayak Mahaganapati temple devoted to the Elephant God, the favourite deity of Maharashtra is visited by thousands of devotees and worshippers everyday, to ask for wishes to be fulfilled or to thank the Lord for favours granted. The day of 'Angerika Chaluthi', a holy day in the Hindu calendar, sees lacs of worshippers thronging the temple. A home at Sarvam, just 3 minutes drive from the temple, accords you the privilege of being closer to God's abode, every minute of everyday and bask in the divine atmosphere that pervades the very air of Titwala and be assured of the Lord's protection and care.

# 3 MINUTES WALK FROM Titwala STATION



## LOCATION MAP



\* Not to Scale

With a smooth flowing river on the  
periphery of vast vistas of greenery,  
the fragrance of the flowering gardens  
permeating the air, the song of the  
birds in the trees, your home at  
Sarvam redefines the entire concept  
of good, gracious and healthy lifestyle.  
Away from the hustle bustle of the city  
yet in the lap of nature, Sarvam values  
and respects your precious life.

90%  
*open space*





- Lawn Tennis Court with Pavilion Sitting
- Basket Ball Court with Pavilion Sitting
- Skating Rink
- Mini Golf Course
- Giant Chess
- Play Area
- Children's Zone
- Sitting Area
- Shaded Pathway
- Open Pathway
- River View Plaza
- River Facing Pathway
- Radial Paving
- Pathway (Joggers Track)
- Acupressure Track
- Amphitheatre
- Central Maidan
- Senior Citizen Park
- Temple
- Flowering Garden
- Gazebo
- Lawns
- Flowers Blooming Ledge
- Roadside Green Wall
- Special Water Feature
- Ayurvedic Plants
- Spice Plantation
- Tree Guard Seating
- Anti-erosion Plantation / Orchard / Fruit Plantation

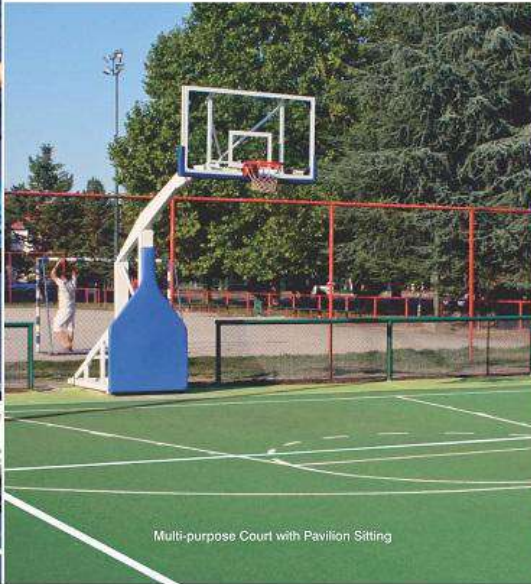
# 24<sup>ACRE</sup> green coastal Zone



# Play Zone



Lawn Tennis Court with Pavilion Sitting



Multi-purpose Court with Pavilion Sitting



Skating Rink



Shaded Pathway

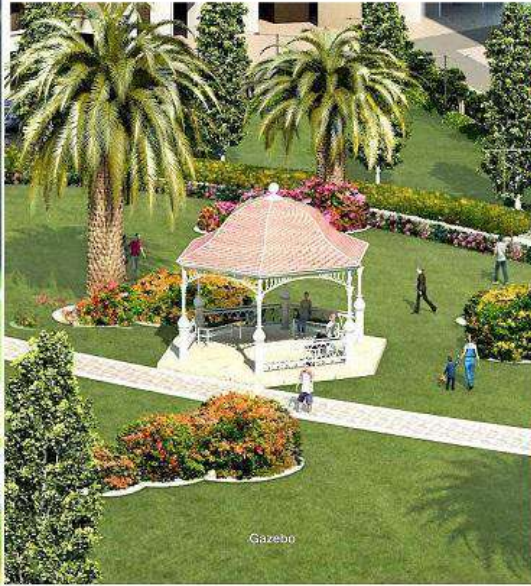


Play Area



Mini Golf Course

# Green Zone



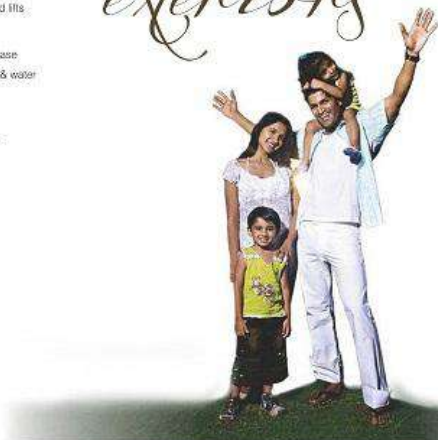
The 34 Buildings with their ground-breaking architectural design, inventive interiors, luxurious amenities and attention to the smallest details make Sarvam the landmark destination and delight of Tivoli. The Regency Group has an enviable record for trust, transparency and delivery on time. With Sarvam, the Regency Group raises its bar of excellence to a level that matches your vision of a complete life.

# 34 buildings



- Decorative entrance lobby in all buildings and Lift lobby in entire building
- Earthquake Resistant RCC structure with high speed lifts
- Generator for lifts, staircase lights, compound lights & water supply pumps
- STP & Shopping Centre
- Ample Parking Space

## EXQUISITE *exteriors*



Glamorous yet quiet, elegant yet understated, the Clubhouse at Sarvam is a calming oasis. Your very own private oasis. Where you can enjoy the state-of-the-art facilities and amenities and spend quality time with your friends and family, any time you wish without the hassle of travelling or reservation. No wonder it is called the 'Fun Reserve Zone'.

75,000 SQ.FT.  
*clubhouse*



- Air-conditioned Clubhouse
- A space of approx. 75,000 Sq. Ft. full of amenities
- Walk through Bubbler fountains at an entrance
- Grand Entrances Lobby with Reception
- Swimming Pool
- Kids Pool
- Reflection Pool
- Spa & Jacuzzi
- Library
- Music & Painting Room
- Meditation Room
- Stouts in Corridor
- Aerobic Room
- Massage Rooms (Separate for Ladies and Gents)
- Steam Rooms (Separate for Ladies and Gents)
- Gymnasium (Separate for Ladies and Gents)
- Community Hall with Lawn
- Indoor Badminton Court
- Mini-theater with more than 100 seats
- Indoor Games (Chess, Snooker, Table Tennis, Carom, Air Hockey)
- Cyber Zone

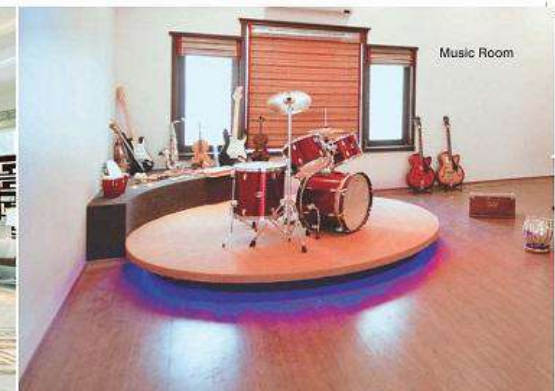
## FUN RESERVE *Zone*





## Entertainment Zone

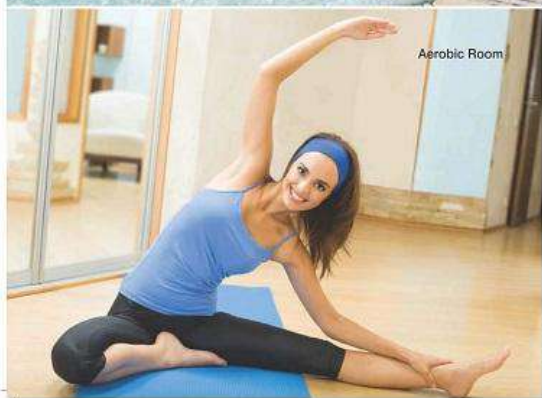
The red carpet walk through the lobby into the Clubhouse instills in you a feeling of pride and achievement. The strains of melody wafting from the Music Room adds a jaunty step to your strut. The Painting room to encourage the inherent talent of your children, the Mini Theatre to watch your favourite movies in peace, the Community Hall to host your parties and functions, the Clubhouse list of amenities is endless.





Jacuzzi

## *Relaxing Zone*



Aerobic Room



Meditation Room



Library



Indoor Badminton Court

## Game Zone



Cyber Zone



Indoor Games (Chess, Snooker, Table Tennis, Carom)



## *Fitness Zone*

Of course you like to keep your body healthy as you respect it like the temple of god. A healthy body also keeps the mind strong and clear to derive infinite pleasure from the joy of living. The Fitness Zone at Regency Sarvam has separate state-of-the-art-gyms for ladies and gents to maintain a sound body for a sound mind. A good workout at the Gym, a session in the Steam Room, a massage to your body and quality time in the Spa...and you emerge smiling, happy and peaceful.





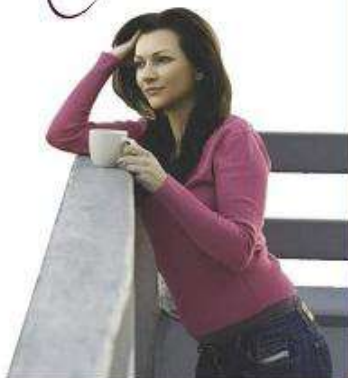
## Leisure Zone

While the Clubhouse is a wonder world to satisfy your hobbies, relax with friends and family and indulge in an eclectic mix of pleasurable activities, the majestic exterior is a sight for sore eyes. Adorned with beautiful architectural elements, impeccable planning, optimum use of space, landscaped garden and pool, with the Clubhouse you inherit a royal lifestyle with your home.



When 80% open space meet  
beautifully designed interiors a  
piece of heaven is created.  
With this serene  
amalgamation your home will  
always have wonderful views  
to refresh your mind. Like the  
view of the stunning Caspian  
from your living room or the  
sparkling water fountain view  
from your bedroom.

# 3000 Homes





## Breathtaking view

The elegant interiors of your spacious, lavish and luxurious home with latest amenities and quality fittings, speaks volumes about you rich taste, drawing the admiration of your friends and guests, without a single word being said. It makes a difference because first impressions do make an impact. The breathtaking view from the deck invites the beauty of nature right in your house.





## Internal Amenities

### FLOORING

- 600 mm x 600 mm vitrified tiles in entire flat
- Good quality Ceramic tiles for flooring in Flower bed and Terrace

### WALL FINISHING

- Internal walls with gypsum finish
- Decorative Ceiling in Living Room
- Plastic emulsion paint in complete flat
- Oil paint in bathrooms above the lintel level
- 100% acrylic paint for external walls

### DOORS

- Good quality wooden frame with oil paint finish
- Designer doors with decorative fitting

### WINDOW

- Color Anodized aluminum sliding windows with tinted glass / clear glass
- Mosquito net shutter in all windows
- Photo frame, granite window sill in complete flat
- Designer curtain rods in each flat

### GRILLS

- Grills provided in kitchen and bedroom for 1BHK
- Grills provided in kitchen and common bedroom for 2BHK

### KITCHEN

- Parallel kitchen granite platform with SS Sink and Drain board
- Granite stone fixed for water dispenser
- Water purifier
- Designer tile dado above platform up to lintel level
- R.C.C Loft in kitchen

### BATHROOM

- Solar connection in each flat
- One Geyser in each flat
- Designer tile flooring and dado up to lintel level
- C-PVC concealed piping
- Jaguar and standard quality fittings
- Best quality sanitary ware with flush tank
- Tubelights and Mirrors in all bathrooms
- Exhaust fan in all bathrooms
- Wash basin with granite stone counter in all bathrooms

### ELECTRIFICATION

- Concealed copper wiring with circuit breakers
- Fans and tube lights in the flat
- AC point in all bedrooms
- Telephone and cable TV points in living room and bedrooms

Typical 1 BHK Unit



Typical 2 BHK Unit



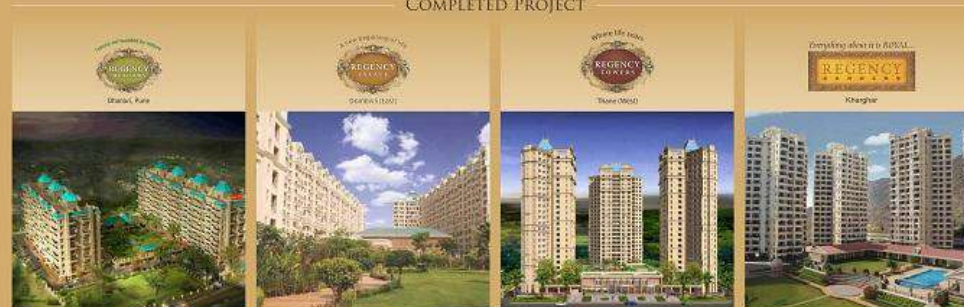


OVER 12 YEARS OF REALTY  
 80 LAKH SQ. FT.  
 OVER 20 PROJECTS  
 7,500 HOMES  
 11,000 FAMILIES

Regency Group, an ISO 9001: 2000 Certified Quality Management Company, is renowned for its large scale residential projects, executed with precise planning and detailed craftsmanship. The distinct look and unique personality of the exteriors and interiors of the Regency Group's creations in the northern suburbs of Mumbai imparts them with the class and splendor of South Mumbai. With on-time delivery and superior quality, its biggest assets are thousands of happy homeowners.

THANE | VASHI | KHARGHAR  
 DOMBIVLI | TITWALA  
 LONAVALA | PUNE

#### COMPLETED PROJECT



#### ONGOING PROJECTS

