A First in *Thane.*

A First in

DESTINATION

PANCHPAKHADI

LARKINS

315

— A one-of-a-kind-life —

Bespoke
Designer Homes
for Beautiful Living

Plan *Book*

PROJECT
KEY HIGHLIGHTS

- A 33 Storey Architectural Marvel
- 2 & 3 Bed Opulent Balcony Homes
- Semi-Modular Kitchen
- 22 Ft. Height Designer Entrance Lobby
- 10 Ft. Height Floor to Ceiling
- 25+ Modern Sky Amenities
- Gated Community Living
- Utility Area Attached With Each Kitchen
- Wardrobe Niche in Selected Residence
- Marble Finish Designer Vitrified Tiles
- Branded Elevators
- Fully Automated Parking



Artist's Impression

TYPICAL FLOOR PLAN
LARKINS 315 B-WING

12M WIDE ROAD FACING

6M WIDE ROAD FACING

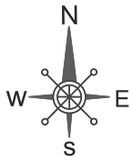
WALL SHARING WITH WING A



ELEVATED RG FACING

Not To Scale

UNIT NO.	UNIT TYPE	RERA CARPET Room area (INT. Walls) + CB	USABLE CARPET Room area (INT. Walls) + CB + BALC. + DY
1	3 BHK	982 Sq.Ft.	1030 Sq.Ft.
2, 3 & 4	3 BHK	941 Sq.Ft.	986 Sq.Ft.
5 & 6	2 BHK	654 Sq.Ft.	697 Sq.Ft.
7, 8, 9 & 10	2 BHK	612 Sq.Ft.	655 Sq.Ft.



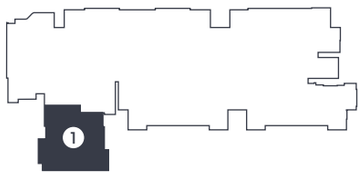
All the illustrations are artist's impression. The layout plans are MahaRERA approved plans and specifications as of date. These plans may vary & are subject to change

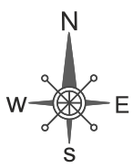
UNIT PLAN
TYPE I - 3 BHK



Not To Scale

UNIT TYPE	UNIT NO.	RERA CARPET Room area (INT. Walls) + CB	USABLE CARPET Room area (INT. Walls) + CB + BALC. + DY
3 BHK	1	982 Sq.Ft.	1030 Sq.Ft.





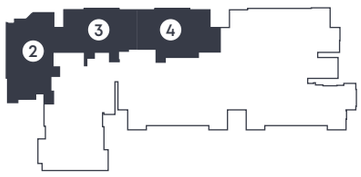
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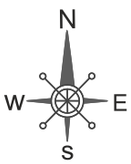
UNIT PLAN
TYPE II - 3 BHK



Not To Scale

UNIT TYPE	UNIT NO.	RERA CARPET Room area (INT. Walls) + CB	USABLE CARPET Room area (INT. Walls) + CB + BALC. + DY
3 BHK	2, 3 & 4	941 Sq.Ft.	986 Sq.Ft.





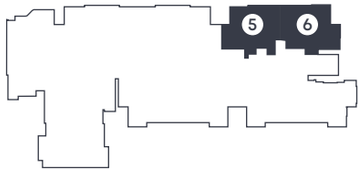
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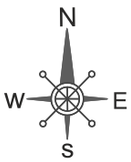
UNIT PLAN
TYPE I - 2 BHK



Not To Scale

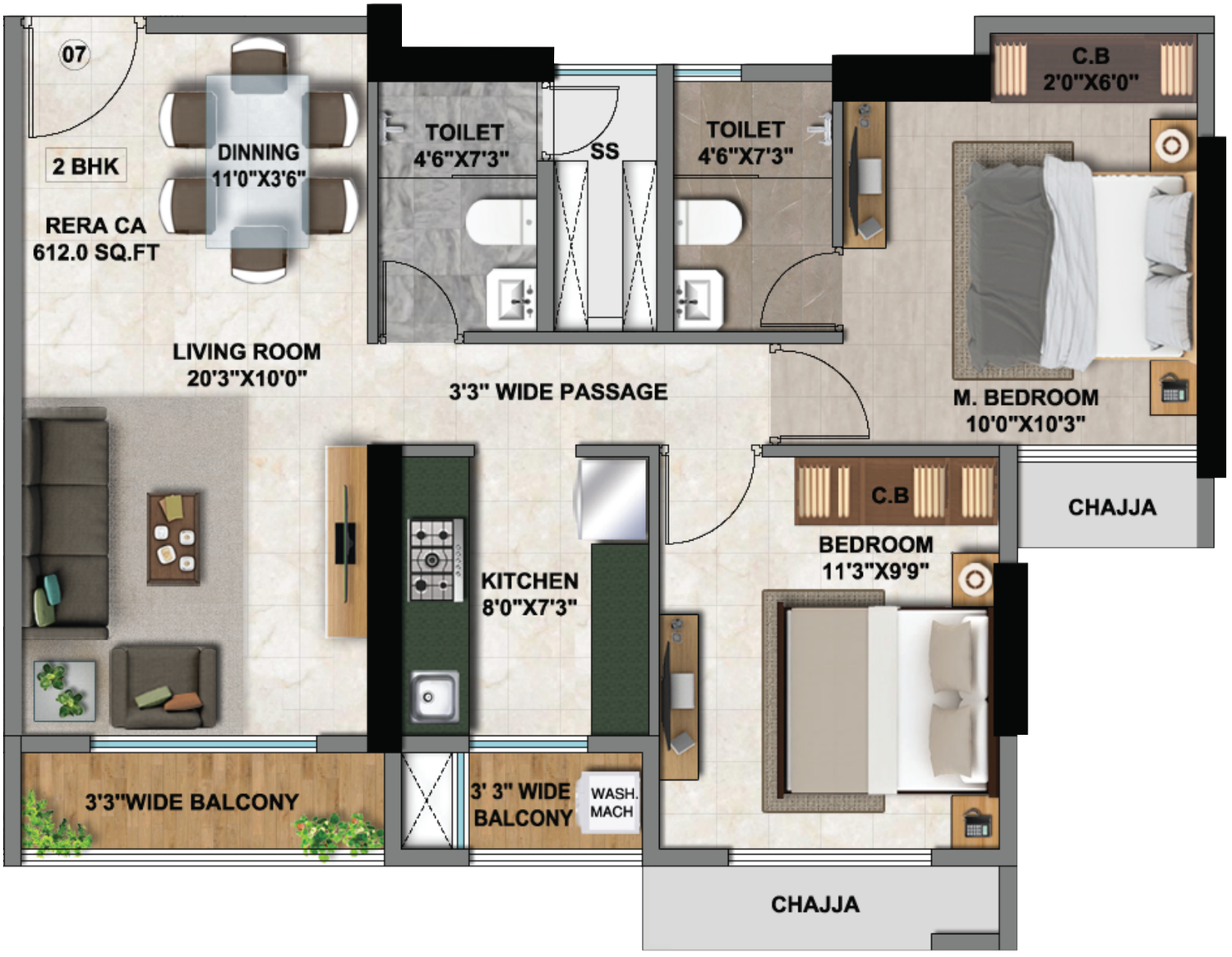
UNIT TYPE	UNIT NO.	RERA CARPET Room area (INT. Walls) + CB	USABLE CARPET Room area (INT. Walls) + CB + BALC. + DY
2 BHK	5 & 6	654 Sq.Ft.	697 Sq.Ft.





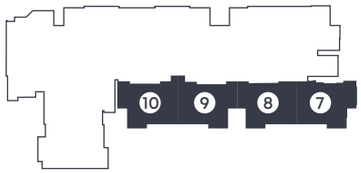
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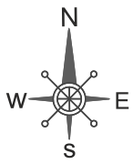
UNIT PLAN
TYPE II - 2 BHK



Not To Scale

UNIT TYPE	UNIT NO.	RERA CARPET Room area (INT. Walls) + CB	USABLE CARPET Room area (INT. Walls) + CB + BALC. + DY
2 BHK	7, 8, 9 & 10	612 Sq.Ft.	655 Sq.Ft.





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ENTER IN A NEW WORLD OF
EXCLUSIVE PRIVILEGES



Artist's Impression

Bespoke
Designer Homes
for Beautiful Living

at

DESTINATION

PANCHPAKHADI

LARKINS 315
— A one-of-a-kind-life —

BY GALA GROUP
LARKINS
BUILDING HAPPY SPACES

SCAN & REACH

Site Address: Larkins 315 Sales Lounge, Ground Floor, Near Gurukul Bus Stop. Dharamveer Marg, Namdeo Wadi, Panchpakhadi, Thane (W) - 400602
Corporate Address: Larkins Group, 4th Floor, Lake City Centre, Kapurbawdi Junction, Majiwada, Thane (W) – 400607
Log on to: www.larkins315.com

STRATEGIC PARTNER
BetterServ™
VALUES - INSPIRE - WIN

Disclaimer: The project has been registered under MahaRERA registration number P51700052258 Larkins 315 RIO - B and is available on the website https://maharera.mahaonline.gov.in under registered projects. | Any plans, images, design, specifications, dimensions, content and any other details mentioned in here are purely indicative. The content herein are to be treated as purely informative, in the interest of continuing improvement of the project and or any changes are suggested by the respective authorities or the developer, reserves the right to alter the content without any prior notice or obligations. This does not constitute part of any offer or contract. | *T&C Apply. | BetterServ Ventures Private Limited is a business management consultant registered under MahaRERA Number A51700015071.

Live *designed*

Live *beautiful*

LARKINS

315

— A one-of-a-kind-life —



A First in *Thane.*

A First in

DESTINATION

PANCHPAKHADI

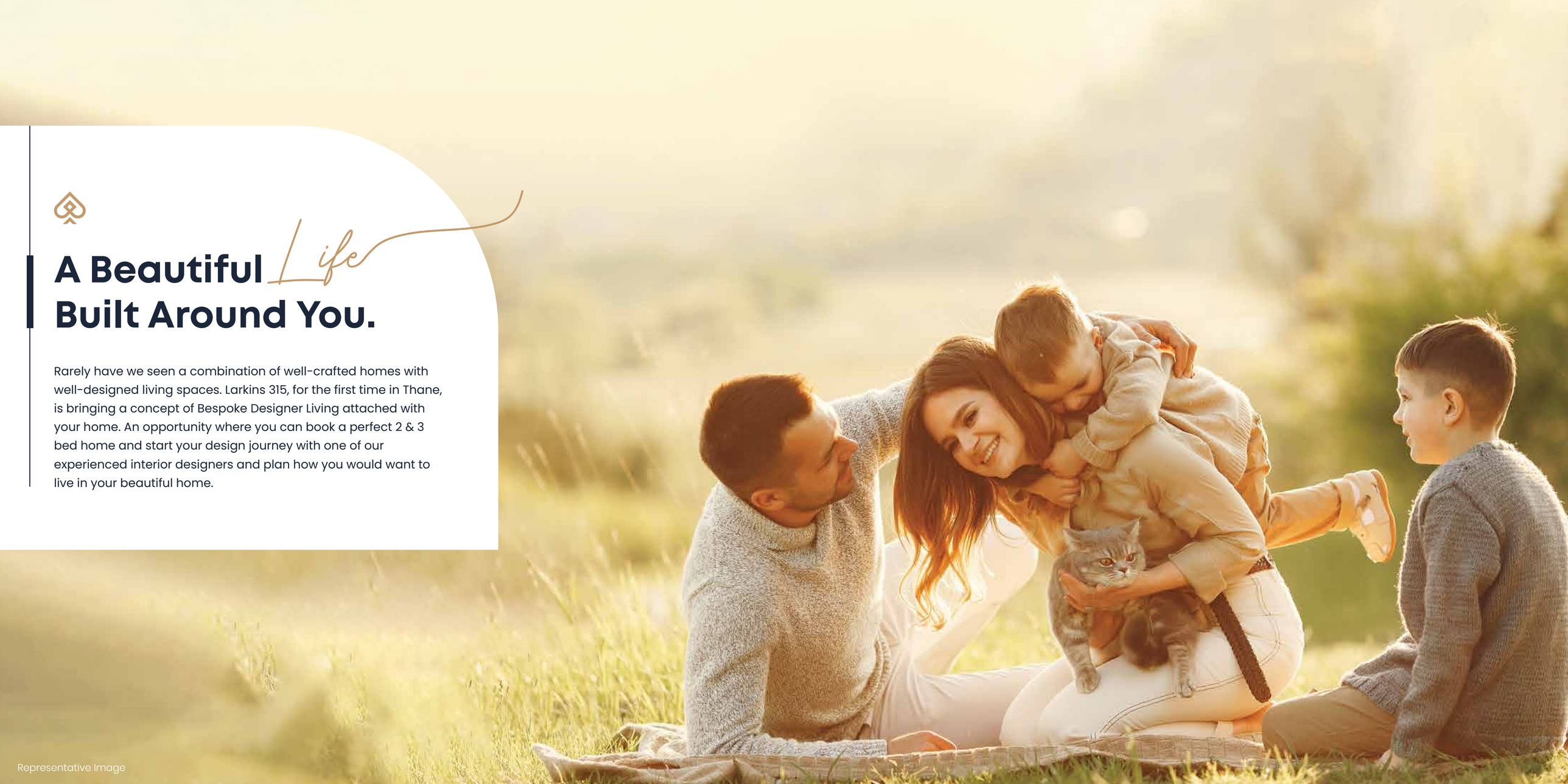
LARKINS
315
— A one-of-a-kind-life —

Bespoke
Designer Homes
for Beautiful Living

Representative Image

A Beautiful *Life* Built Around You.

Rarely have we seen a combination of well-crafted homes with well-designed living spaces. Larkins 315, for the first time in Thane, is bringing a concept of Bespoke Designer Living attached with your home. An opportunity where you can book a perfect 2 & 3 bed home and start your design journey with one of our experienced interior designers and plan how you would want to live in your beautiful home.



Representative Image



DESTINATION

PANCHPAKHADI

The Only Neighbourhood in Thane Deserving of Bespoke *Living.*

Representative Image

A One-of-a-kind Neighbourhood in the City of *Lakes.*



Representative Image



THANE'S CENTRE OF INFLUENCE

Home to major administrative offices, including TMC, headed by the city's Mayor.



THANE'S CENTRE OF LIFE

You name it, we have it, within 15 mins of distance - Korum, Viviana, multiple lakes and what not!

THANE'S CENTRE OF CULTURE

The 'One-Tree Island' of Kachrali Lake, Thane school of Arts, Boasts of several famous eateries and hangout spaces like 'Khau Galli - Food Lane'. 5 mins to Thane Club.





THANE'S CENTRE OF GROWTH

Closest to Mumbai, Navi Mumbai commercial centres like Powai, Vashi, Mulund. 10 minutes from TCS and iThink.

THANE'S CENTRE OF CONVENIENCE

Singhania School, upcoming Metro Stations, Thane Railway Station, etc. - there is a reason Panchpakhadi is the True City Centre.



Representative Images

Know Your *Neighbourhood.*

55+
Restaurants & Eateries

22+
Healthcare Facilities

20+
Banks and ATMs

HOSPITALS

Medicare Hospital - 2 Min
Kaushalya Hospital - 3 Min
Jupiter Hospital - 4 Min
Horizon Hospital - 5 Min
Bethany Hospital - 12 Min
Fortis Hospital - 15 Min

MALLS

Korum Mall - 2 Min
Viviana Mall - 5 Min
R Mall, Mulund - 9 Min
Big Bazaar - 10 Min
D Mart - 11 Min

SCHOOLS

Saraswati School & College - 1 Min
A.K Joshi High School - 6 Min
St. John The Baptist High School & Jr. College - 7 Min
Smt. Sulochanadevi Sighania School - 8 Min
Holy Cross Convent - 9 Min
Billabong Int. School, Shree Nagar - 10 Min
C.P. Goenka Int. School - 12 Min

AIRPORT

Chhatrapati Shivaji Maharaj International Airport - 45 Min

STATION

Thane Railway Station - 8 Min

TEMPLE

Jain Temple - 3 Min

RESTAURANTS

Utsav Panchpakhadi - 1 Min
Bhagat Tarachand - 1 Min
Barbeque Nation - Korum Mall - 2 Min
The Caravan Menu - 5 Min
Starbucks Cafe - 15 Min
Shiv Sagar Veg Restaurant - 9 Min

BANKS

HDFC Bank - 1 Min
ICICI Bank - 1 Min
TJSB - 1 Min
IndusInd Bank - 3 Min
Union Bank Of India - 4 Min

GYMS

Talwalkars - 1 Min
Gold's Gym - 3 Min

CONVENIENCE

Passport Seva Kendra - 12 Min



*Map not to scale

A Beautiful Present Built Around a Promising Future in Thane, With Easy access to Panchpakhadi.

The Indian EXPRESS

Tender floated for work on 11 km twin Tunnel between Borivali and Thane.

-The Indian Express, Jan 23

THANE-BORIVALI TUNNEL

The 6-lane 10km long twin tunnel will cut short the travel time from an hour to mere 15 minutes. Planned to start from the Tikuji-ni-wadi Junction in Thane, the tunnel will connect with the Western Express Highway at Borivali, Passing through Sanjay Gandhi National Park.



Representative Image



Representative Image

THE TIMES OF INDIA

Ghodhbunder Road in Thane to be widened.

- The Times of India, Feb 23

PROPOSED THANE GHODBUNDER ELEVATED ROAD

Connecting to the Western Suburbs of Mumbai, this road will give more options for people to move swifter to the various commercial centres of the region and help reduce travel time from the current traffic woes of Ghodbunder Road.



Representative Image

mid-day

Thane to get a coastal road from Balkum to Gaimuk.

-Mid-day, Dec 21

COASTAL ROAD BETWEEN BALKUM AND GAIMUKH

Right for people living and working in far Central Suburbs of MMR, this road will help ease life and work for a large Thane-Dombivali population as well as bring more beauty to this city of lakes.



Representative Image

THANE WATERWAYS PROJECT

Being at the centre point of MMR gives a major advantage. Along Ulhas river, Thane is going to be connected through water taxis to Mumbai, Navi Mumbai, Virar and Kalyan!

THE FREE PRESS JOURNAL SINCE 1928

Thane-Vasai Water Route to Start Soon.

-Free Press Journal, May22

THANE METRO LINES

Metro Line 4-Wadala-kasarvadali a 32.32 km long, fully elevated line consisting of 32 stations.

Metro line 5-Thane-Bhiwandi-kalyan A 24.9 km long, fully elevated line with approximately 17 stations.


Representative Image

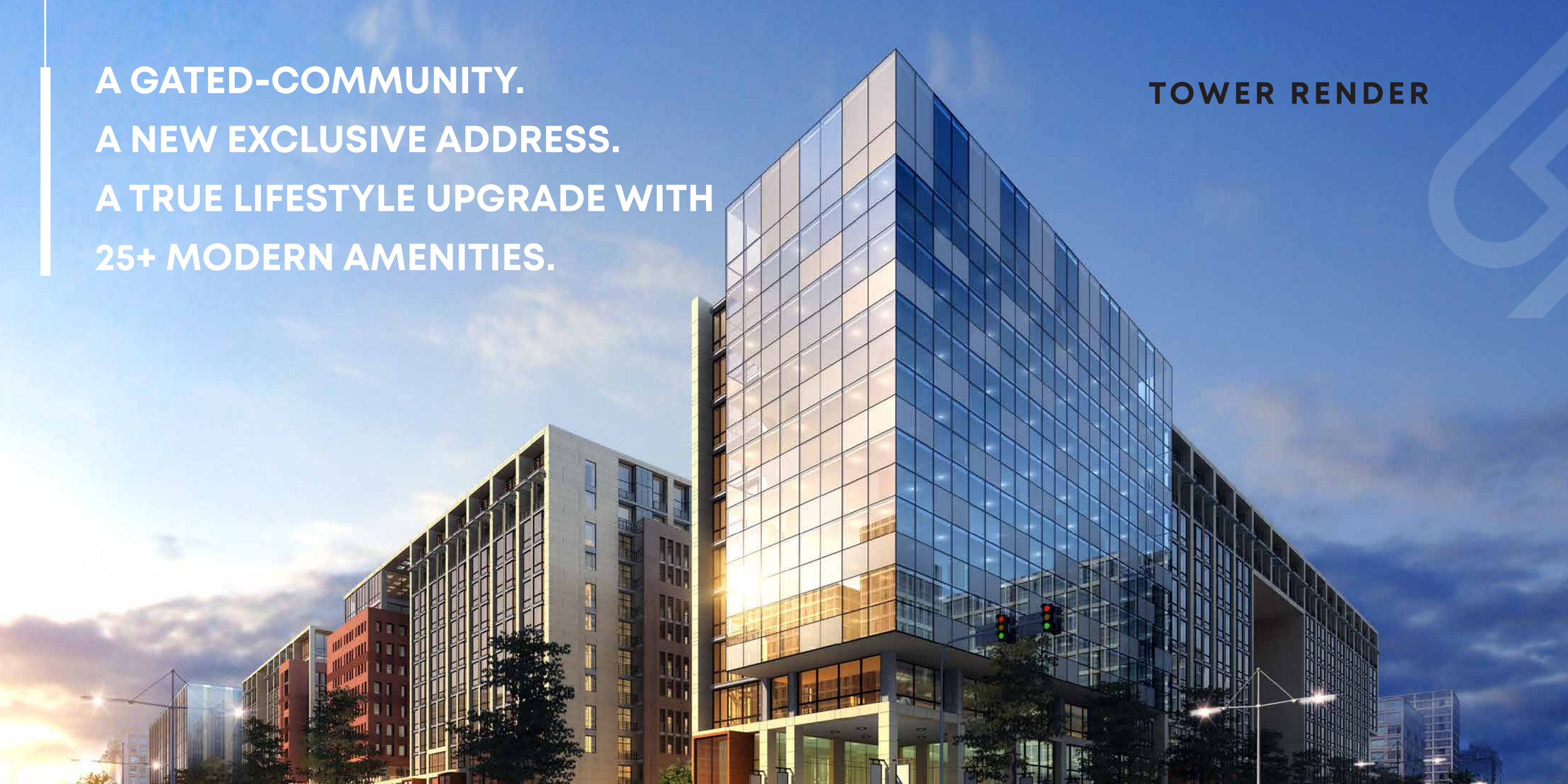
A Bespoke Designer Address With a Towering presence in the *Neighbourhood.*

The only true luxury upgrade in Panchpakhadi. A neighbourhood which has been deprived of a truly international standard lifestyle received its well-deserved luxury address with Bespoke Designer Living.



Artist's Impression

A GATED-COMMUNITY.
A NEW EXCLUSIVE ADDRESS.
A TRUE LIFESTYLE UPGRADE WITH
25+ MODERN AMENITIES.



TOWER RENDER

Neighbourhood's Only Destination With 25+ Modern *Amenities.*

Sports, health, leisure, community - everything for everyone in the family. Larkins 315 is one true family destination and a true lifestyle upgrade.

- Table Tennis
- Gymnasium
- Carrom
- Kids' Play Area
- Pool Table
- Multipurpose Hall













Representative Images

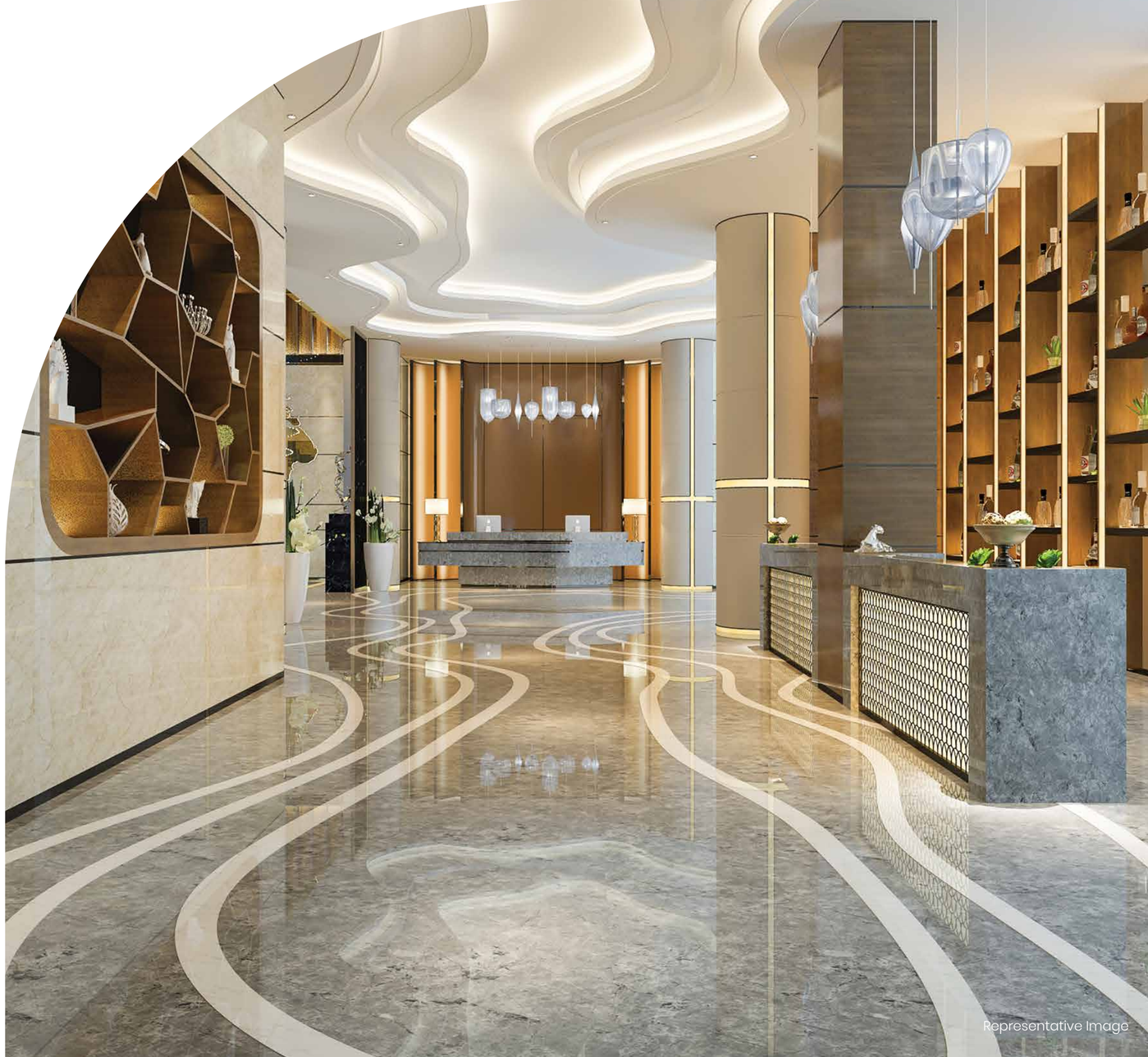
A Thriving Retail Arcade Already Delivering the Metropolitan *Vibe.*



Artist's Impression

Impressive Arrival Everyday With Designer *Lobby.*

- Italian Flooring
- Golden Frames
- Premium Wall Cladding
- Designer Chandelier
- Handpicked Artefacts
- Art Gallery



Representative Image



Representative Image

Lift Lobbies, or A Piece of *Art.*

Marble Walls
Designer Tiles
Premium Wall Cladding
Designer Elevators
Stylized Lights



Run in the Sky. Live the Feeling of Speaking to *Clouds.*

Representative Image

Swim in the Sky. Because You are Totally *Worth it.*

A 47 ft Infinity Pool. An infinite
on-the-edge living experience with a refreshing
swimming pool at the highest point.
Nothing comes close.



Artist's Impression

A Comfortable Life With Key *Conveniences.*



Crèche to Play and Learn



Automated Car Parking System

Bespoke Designer Homes
Now, Your Home Will Tell Your *Story.*

First in *Thane.*

First in *Panchpakhadi.*

• Book a home • Meet our expert designer • Start your design journey



Representative Image

Bespoke Designed
2 & 3 Bed Large AC *Homes.*

Residences at Larkins 315 have been crafted carefully with fine finishing and fitments, and meticulously designed layout with large sun-decks and balconies to ensure that life here will always be a notch above the rest of the city and neighbourhood.

- Well-designed Spaces for Living and Dining Area
- Parallel Two-slab Kitchen in Each Home
- Utility Area Attached With Each Kitchen
- Extra Wardrobe Area Planned With Each Room in Each Home
- The Height of the Ceiling is 10.5 Square Feet for an Elevated Experience
- Marble Finish Designer Tiles



Representative Image



Representative Image

There is Something Beautiful About Bespoke Designed *Balconies.*

Good that you have one to create in your home.

Your room, with a balcony attached, could welcome you to a stunning view everyday. Morning tea, evening chats or just a romantic candle-light dinner will now be better with lake views from select homes.

False Ceilings | Wooden Finishes

Finest Fitments & Finishes in Your Bespoke Designed *Home.*

Every detail is meticulously planned here at Larkins 315.

- Digital Video Surveillance
- 100% Power Back Up in Common Areas
- Video Door Phone System
- Semi-modular Kitchen
- Glossy VF Flooring
- Premium Sanitary Ware
- Branded Elevators



Representative Image

The Creators of These Bespoke Designer *Homes.*

A name etched in Thane's glorious Real Estate history.
A name rising as the first choice of Thane in recent history.

Since 1979, the Larkins Group firmly etched it's name in the construction industry by creating some significant landmarks in Thane. The Group has successfully fulfilled the dreams of 6500+ families at prime locations in the region.

5 MN. SQ.FT.
Spaces Successfully Delivered

OVER 4 DECADES
of Transforming Real Estate in Thane

OVER 35,000
Happy Family Members

Just like Bespoke Living, they have created every first in the city

- City's First High-rise, Paradise Heights
- City's First Clubhouse Based Development
- Office-retail Concept, Hosting Big Bazaar, McD, Samsung, HDFC, Airtel
- Handover Beautiful Homes to 6500 Happy Families
- Delivered 1mn Sq.ft. Commercial Space in 38 Years
- Finest Living Spaces - 11 Residential and Commercial Projects Across the City



Representative Image

BY GALA GROUP

LARKINS

BUILDING HAPPY SPACES

STRATEGIC PARTNER

BetterServ™

VALUES • INSPIRE • WIN

The project has been registered under MahaRERA registration number P51700052258 Larkins 315 FIO-B and is available on the website https://maharera.mahaonline.gov.in under registered projects.

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