

THE
BIGGEST
OPPORTUNITY OF
2021

WHY STAY ANYWHERE ELSE?



PRE LAUNCHING

— Raunak Codename —

CENTRE
of MUMBAI

THE CENTRAL LIFESTYLE DISTRICT

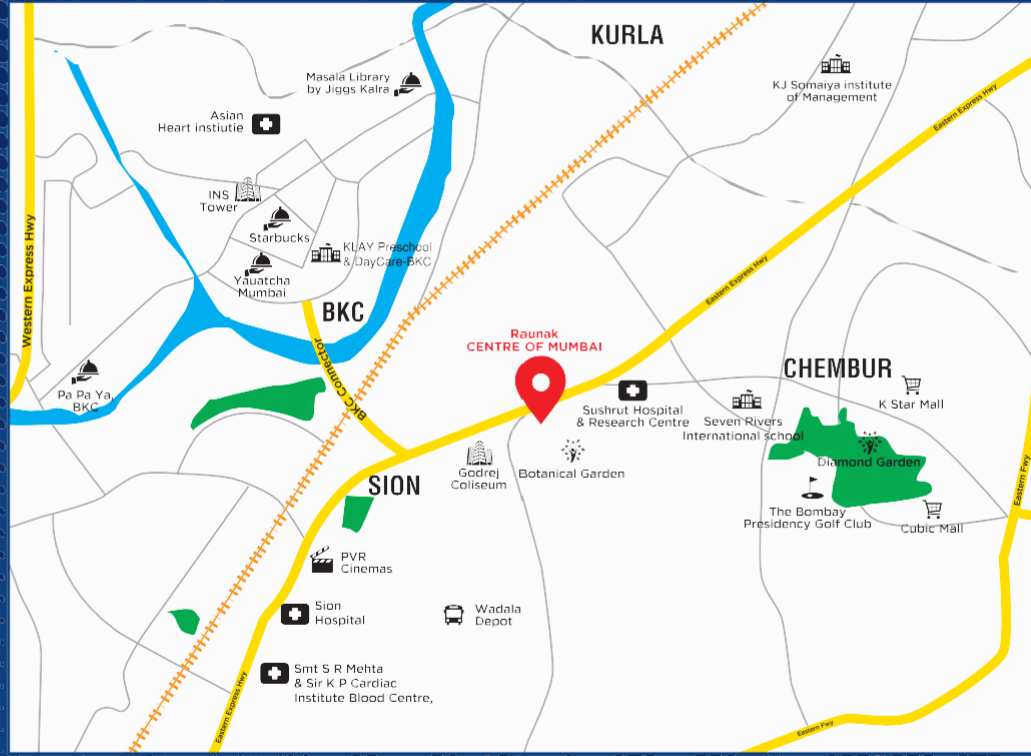
FULLY FURNISHED SMART 2 BED HOMES

POWERED BY  **Fiber**

← ————— →
OFF. BKC CONNECTOR, SION

UNMATCHED CONNECTIVITY. UNMATCHED ACCESS.

- Only 1 min from the BKC connector
- Easy access to all transportation modes- Monorail, Metro, Road, Airport
- Access to upmarket lifestyle of BKC as well as heritage of Sion and south Mumbai



Schools & Colleges

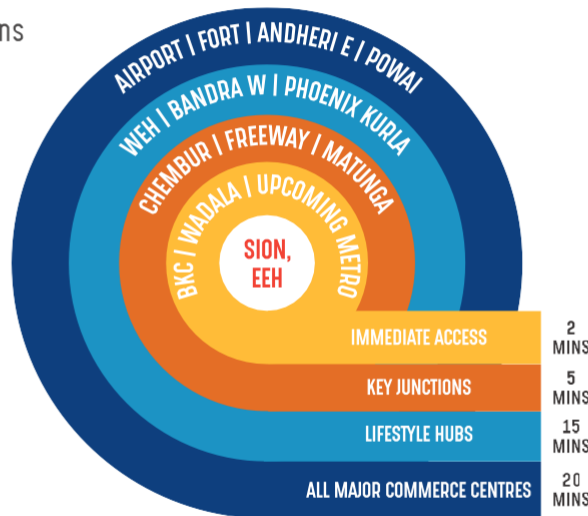
- Orchids Int. School - 4 mins
- VPPMP College - 1 min
- K.J. Somaiya School & College - 3 mins
- SIES College - 7 mins
- Ambani Intl. School - 8 mins
- Ascend Intl. School - 10 mins
- KLAY Prep School - 11 mins
- VJI College - 11 mins
- RA Podar College - 11 mins
- Bombay Scottish School - 19 mins

Entertainment

- Jio World Centre - 7 mins
- PVR - 10 mins
- IMAX - 17 mins
- Cubic Mall - 20 mins
- Phoenix Mall - 20 mins
- Palladium Mall - 25 mins

Heritage

- Sion Fort - 5 mins
- Café Madras - 8 mins
- Gandhi Market - 10 mins
- Five Gardens - 12 mins
- Diamond Garden - 13 mins
- Bombay Presidency Golf Club - 15 mins
- Siddhivinayak Temple - 20 mins



HOSPITALS

- K.J. Somaiya Hospital - 3 mins
- Sushrut Hospital - 6 mins
- Asian Heart Institute BKC - 6 mins
- Surana Sethia Hospital - 6 mins
- S R Mehta & K P Hospital - 8 mins
- Sion Hospital - 8 mins
- Lilavati Hospital - 20 mins
- Tata Memorial Hospital - 20 mins

Offices

- BKC - 2 mins
- Godrej Coliseum - 2 mins
- Regus Chembur - 5 mins
- Redbrick Offices - 6 mins
- Wework - 7 mins
- Regus - 10 mins

FINE DINE

- Yauatcha - 4 mins
- Gateway Taproom - 6 mins
- Eatup Resto Cafe - 5 mins
- Foo BKC - 6 mins
- Botticino - 8 mins
- Masala Library- 9 mins
- Pa Pa Ya, BKC - 10 mins
- Pot Pourri - 16 mins

THE BIGGEST INVESTMENT OF 2021

EARN THE HIGHEST ROI AT THE CENTRE OF MUMBAI 5 Government-led Projects To Drive Future Appreciation



BKC-Chunabhatti Connector

This flyover connects the EEH to the commercial capital of Mumbai-BKC. (Operational since Nov'19)



Wadala-Thane Metro Corridor

Wadala - Kasarvadavali metro line will connect Wadala to Mulund, Thane and Ghodbunder road, reducing the travel time to 50-75%



Dahisar-BKC-Mandale Metro Corridor

Metro line 2A & 2B will provide faster connectivity to the airport and western suburban areas. The travel time will be reduced to 50-75%



Upcoming Commercial Business District At Wadala

Development of a new Commercial Hub in Wadala with more than 4 million sq.m of commercial, retail and lifestyle spaces



Mumbai Trans-Harbor Sea Link

MTHL is a 21.8 Km long bridge connecting Mumbai with Navi Mumbai (Sewri to Nhava Sheva). It will reduce the travel time from 1.5 hrs to less than 30 mins

Source: <https://mmrda.maharashtra.gov.in/mthl#>
<https://www.townland.com/portfolio-item/wadala-central-business-district/>

MOST PREFERRED HOME OF THE NEW AGE PROFESSIONALS

Average rental for 2BHK in the area is 60,000+ per month

BEST RENTAL YIELD 5%+

WELCOME TO THE FIRST CENTRAL LIFESTYLE DISTRICT



Artist's impression

60+ EXPERIENCES IN THE CENTRAL LIFESTYLE DISTRICT AT THE CENTRE OF MUMBAI

RESIDENCES. OFFICES. RETAIL. HOSPITALITY.

32,000+ SQ.FT OF AMENITIES

SMART, FULLY FURNISHED 2 BED HOMES

WALK TO WORK



Premium commercial tower in the development

HIGH-STREET RETAIL



Lifestyle brands and convenience retail in the premises

CENTRAL LANDSCAPE

1. Multipurpose Sports Court
2. Outdoor Kids Play Area
3. Outdoor Jogging Track
4. Garden
5. Life Sized Game Plaza
6. Ludo
7. Chess
8. Snakes & Ladder
9. Hop-Scotch
10. Tic-Tac-Toe
11. Open seating area



GROUND FLOOR & 1ST FLOOR

12. 1000 Sq.Ft. Double Heighted Entrance Lobby
13. Cafes and Fine Dine Restaurants
14. 2 Double storeyed retail stores
15. 2 passenger lifts for amenities floors
16. 2 passenger lifts for residential floors
17. 2 stretcher lifts for all floors
18. Total 4 lifts for residential floors

OPEN SPACES



Large open spaces for better community living

CAFE & FINE-DINE



City's popular restaurants and cafes in the premises

DIRECT HIGHWAY ACCESS



Direct access to Eastern Express Highway enabling shorter travel time.



ROOFTOP SKY-LOUNGE

- | | |
|---------------------------|-----------------|
| 19. Star Gazing Deck | 24. Sculptures |
| 20. Open Air Theatre | 25. Lawn |
| 21. Senior Citizen Cabana | 26. Outdoor Gym |
| 22. Barbeque Deck | |
| 23. Lounge | |



CLUB LEVEL

27. High-End Gym with changing rooms
28. Aerobics & Zumba Fitness Studio
29. Steam & Sauna
30. Dance & Music Room
31. Golf Simulator
32. Football
33. Carrom
34. Snooker Room
35. Creche
36. Mini-Theatre
37. Multipurpose Banquet Hall
38. Chess
39. Air-Hockey



FULLY-FURNISHED HOMES

40. 2 Queen Sized Beds
41. 2 Side Tables
42. TV Unit
43. Sofa
44. Modular Kitchen by **Slazak**
45. Coffee table
46. 4 Seater Dining Table
47. 2 Wardrobes
48. Luxury Bath fittings by **GROHE**



SMART HOMES BY **Jio Fiber**

49. Smart Home Hub
50. Video door bell
51. Light & fan control
52. Air-conditioning control
53. Gas leak sensor
54. Smoke sensor
55. Motion Detector



SPACIOUS 2 BED HOMES

56. Large Kitchen
57. Separate entry foyer to ensure privacy
58. Large Master Bedroom
59. Full sized second bedroom
60. No Columns to allow customisation
61. Designer tile flooring



DON'T MISS THE BIGGEST HOME BUYING OPPORTUNITY OF 2021

Best value price
across the region



Relaxed payment plan for
worry-free home buying

The first Central Lifestyle District
which has residences, offices,
retail and hospitality



Raunak Value X Quality homes

Fully furnished smart homes
powered by **Jio** Fiber



EXPERIENCE MUMBAI'S FASTEST GROWING REAL ESTATE BRAND



NO.4
MUMBAI'S 4TH RANKED
DEVELOPER

100%
ON-TIME DELIVERY

150+
BUILDINGS DELIVERED

PROJECT FUNDED BY



JV PARTNER



Disclaimer: The project has been registered via MAHARERA Registration Number P51800006705 and is available on the website:

<https://maharera.mahaonline.gov.in> under registered projects Raunak Group had the 4th highest number of units sold in Mumbai in the FY 2020-21 till Nov 2020. Source: PropEquity