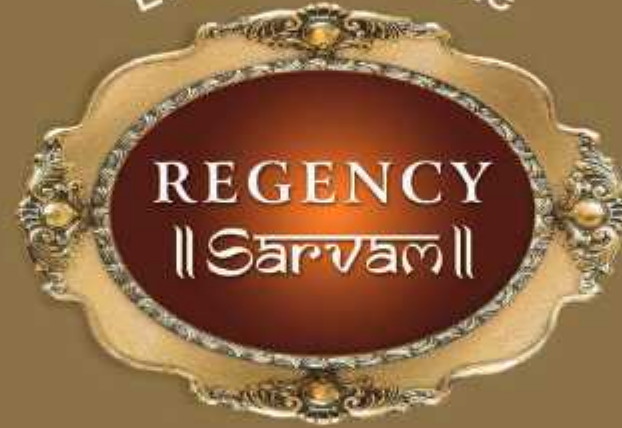


Life...Complete



TITWALA (E)

YOUR QUEST FOR A COMPLETE LIFE BEGINS HERE...

*Presenting*



Life...Complete

REGENCY  
|| Sarvam ||

TITWALA (E)

Life is truly complete when everything you ever desire is breathed into existence, and you get to experience it everyday for a lifetime. At Regency Sarvam, every housing dream is a living reality, with a perfect harmony of comfort, convenience and calmness. A home here is the ultimate way of living, with luxuries that enhance life and location that makes everyday easier. Witness the swiftness of the modern-day advancement as the highly connected road network, railway makes to and fro effortless. Moreover, major necessities are a part of the project itself, including commercial spaces and convenience stores. So, you shall never have to leave the comfort of your abode, and even if you need to, it'll only be to enjoy the never ending list of amenities offered at Regency Sarvam.



Artist's Impression Elevation as on 25th Oct 2021

APPROX.

# 68 ACRE Township

Regency Group, one of the most experienced and trusted real estate conglomerate in India is renowned for its royal creations amidst scenic surroundings. Sarvam its latest grand venture, is the biggest residential township created in Titwala. Sprawled across approx. 68 acres, within pristine environment, with a choice of 1, 2 & 3 BHK apartments; it has devoted 30 acres to nature that allows life to bloom in harmony with nature.

Lawn Tennis Court with Pavilion Seating | Basketball Court with Pavilion Seating | Skating Rink | Mini Golf Course | Giant Chess Board | Play Area | Children's Zone | Sitting Area | Shaded Pathway | Open Pathway | River View Plaza | River Facing Pathway | Radial Paving | Jogging Track | Acupressure Track | Amphitheatre | Central Maidan | Senior Citizens' Park | Temple | Flowering Garden | Gazebo | Lawns | Flowers Blooming Ledge | Roadside Green Wall | Special Water Feature | Ayurvedic Plants | Spice Plantation | Anti-erosion Plantation/Orchards | Cricket Pitch

Stock image is used for representation purpose only.



Actual Site Photograph as on 23rd April 2018

# 2 MINUTES FROM Titwala STATION

The name of Titwala (situated on the banks of quietly flowing river Kalu) is associated with the God of auspicious beginnings, Lord Ganesh. The Siddhivinayak Mahaganapati temple (devoted to the Elephant God, the favourite deity of Maharashtra) is visited by thousands of devotees and worshippers everyday. The day of 'Angarika Chaturthi', 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 and bask in the divine atmosphere that pervades the very air of Titwala, assuring you of the Lord's protection and care.



Stock image is used for representation purpose only.



## LOCATION MAP



Source Google Maps. Not to Scale.

APPROX.

90%  
*open space*

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 on the trees; your home at Sarvam redefines the entire concept of a good, gracious and healthy lifestyle. Away from the hustle and bustle of the city, yet in the lap of nature; Sarvam values and respects your precious life.

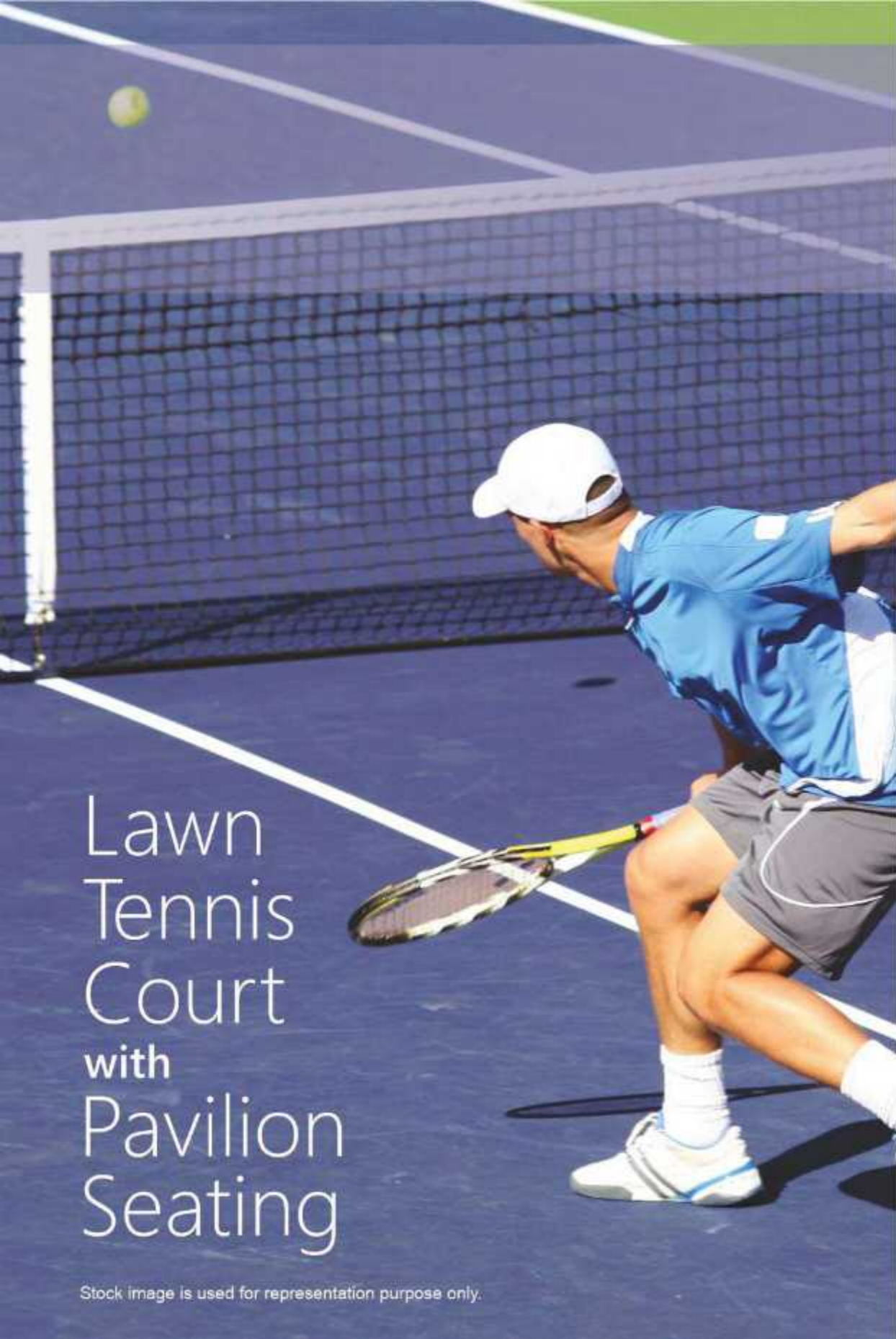


Stock image is used for representation purpose only.



Actual Site Photograph as on 23rd April 2018

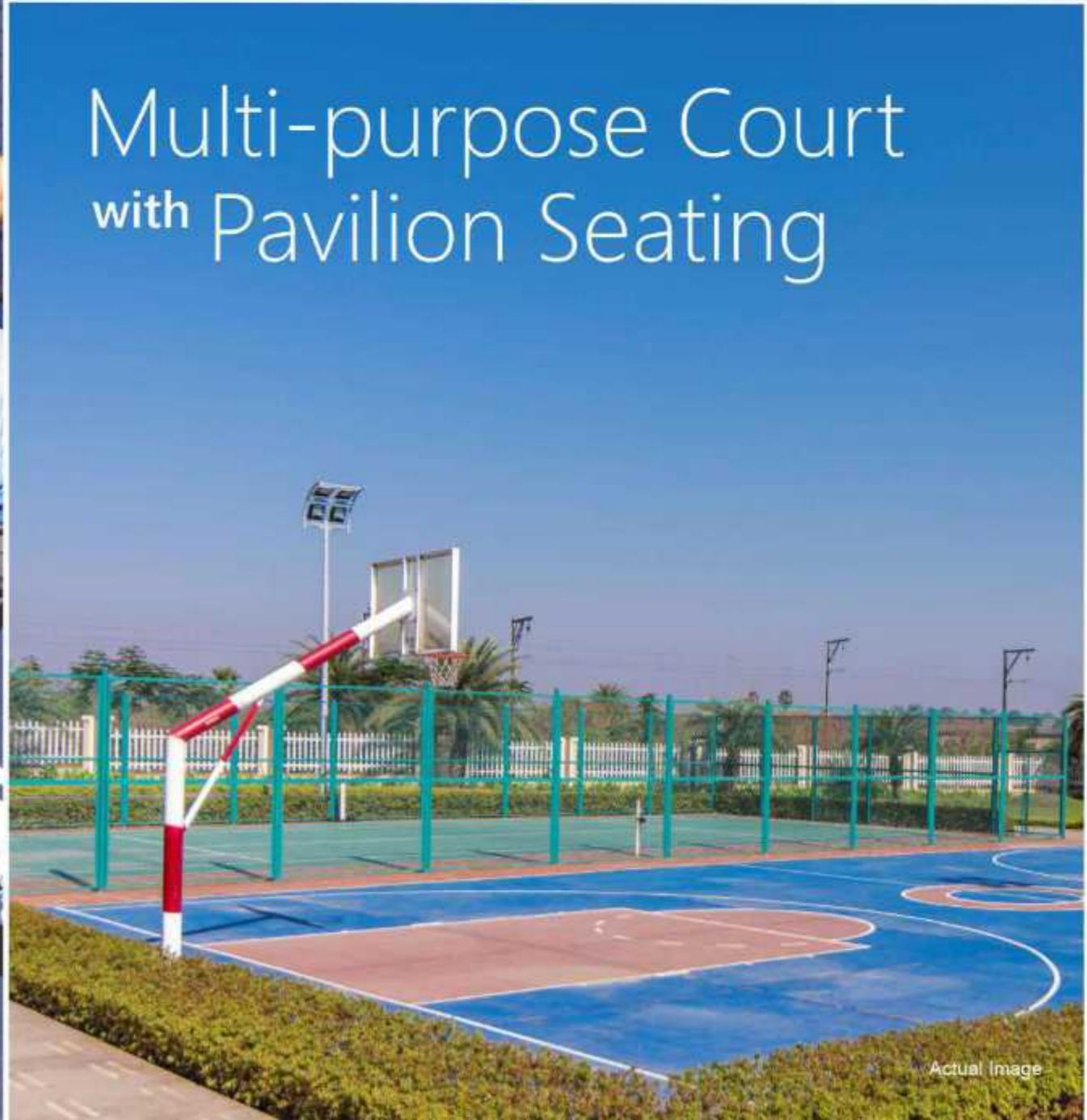




Lawn  
Tennis  
Court  
with  
Pavilion  
Seating

Stock image is used for representation purpose only.

# Play Zone



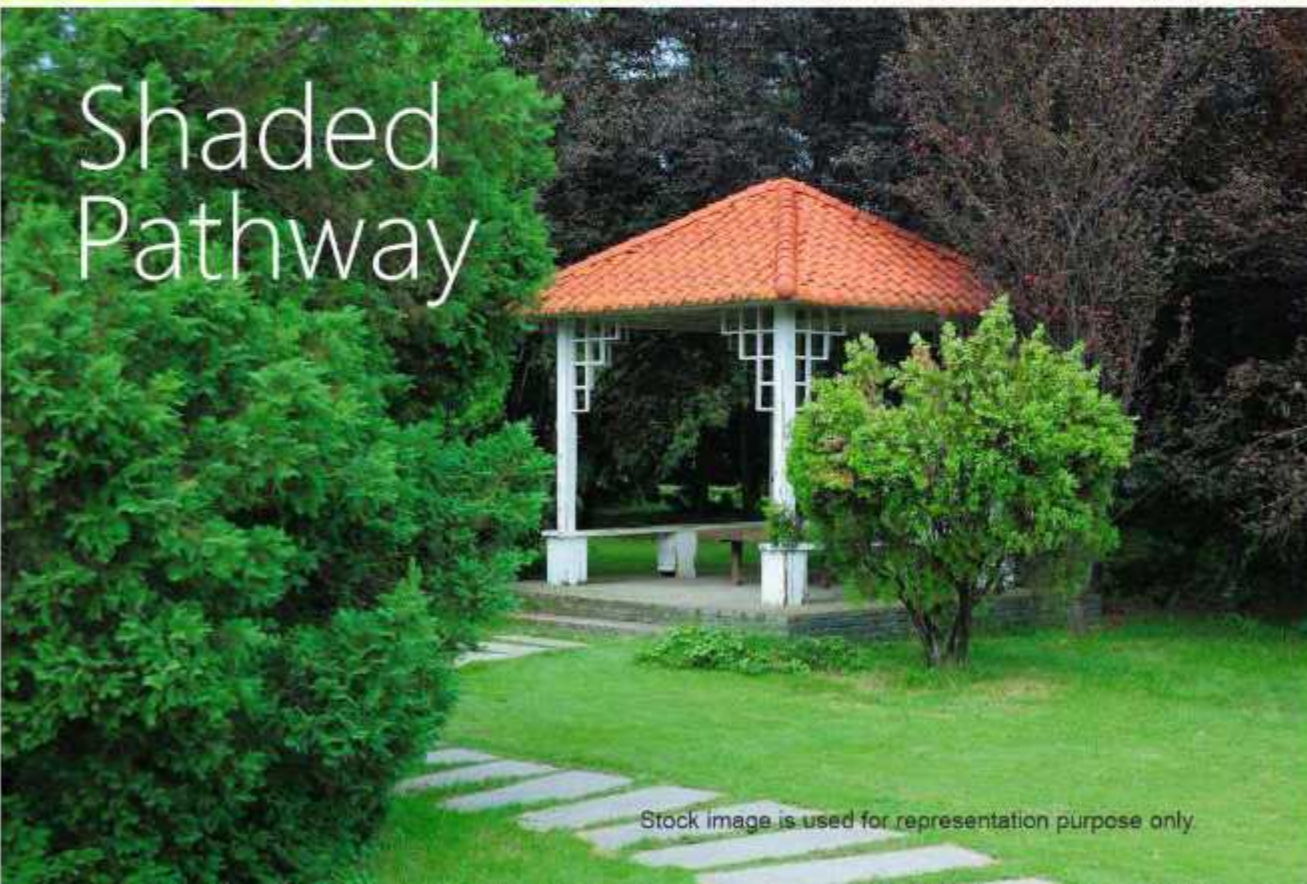
Multi-purpose Court  
with Pavilion Seating

Actual Image



Skating Rink

Stock image is used for representation purpose only.



Shaded  
Pathway

Stock image is used for representation purpose only.



Play Area

Stock image is used for representation purpose only.



Mini Golf  
Course

Stock image is used for representation purpose only.

Jogging Track



Stock image is used for representation purpose only.

Green Zone



Gazebo

Artist's Impression Elevation as on 22nd June 2017

Flowering Garden



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Children's Zone



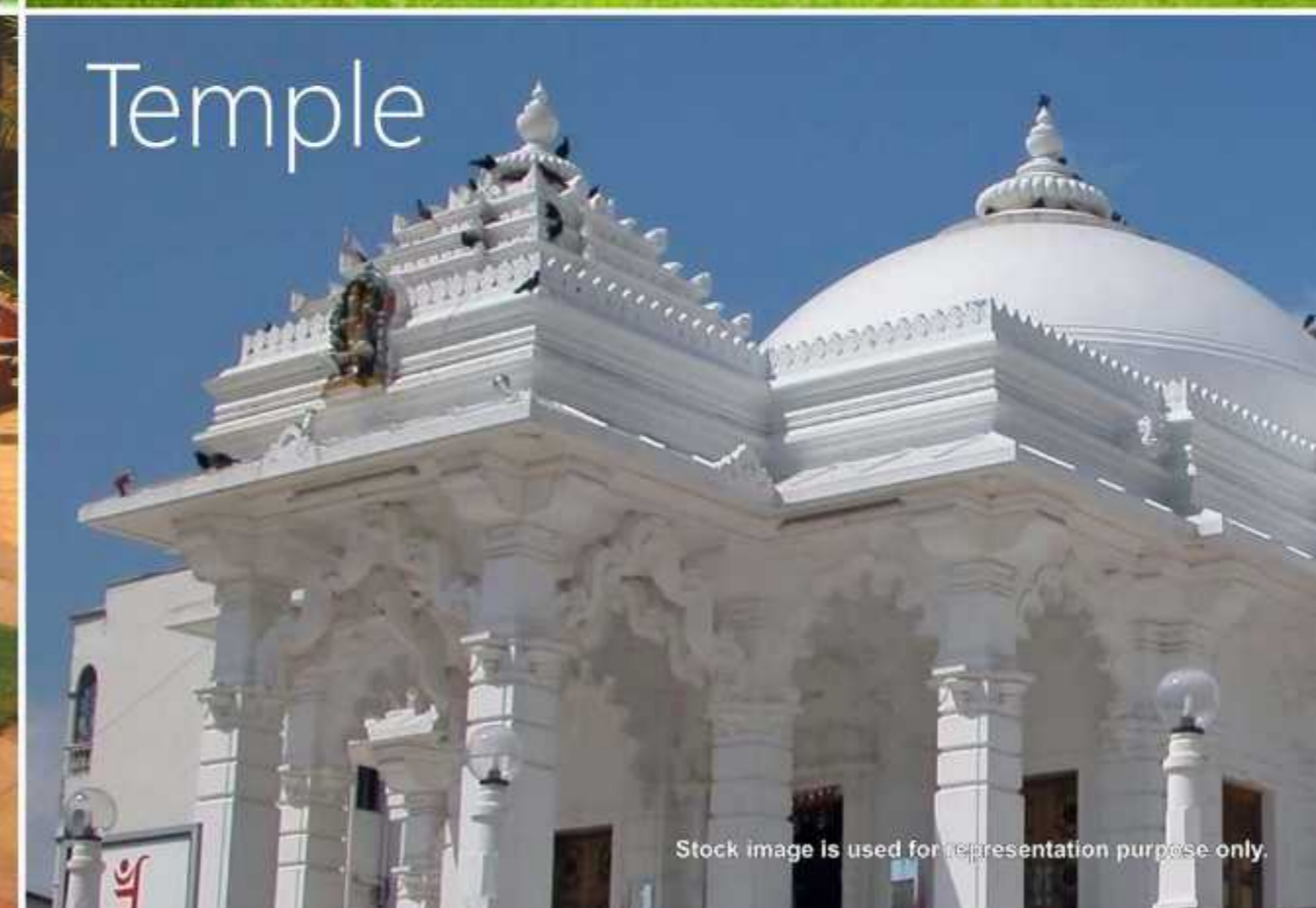
Stock image is used for representation purpose only.

Amphitheatre



Stock image is used for representation purpose only.

Temple



Stock image is used for representation purpose only.



# buildings

The 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 Titwala.

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.

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 and Shopping Centre | Ample Parking Space



# FUN RESERVE Zone

Glamorous yet quiet, elegant yet understated; the Clubhouse at Sarvam is your very own private oasis. At the Fun Reserve Zone you can enjoy the some of the best state-of-the-art facilities and amenities and spend quality time with your friends and family, at any time without the hassle of travelling or reservation.

Air-conditioned Clubhouse | A space of approx. 75,000 Sq. Ft. full of amenities | Walk through Bubbler fountains at an entrance | Grand Entrance Lobby with Reception | Swimming Pool | Kids Pool | Reflection Pool | Spa & Jacuzzi | Library | Music & Painting Room | Meditation Room | Sitouts 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 150 seats | Indoor Games (Chess, Snooker, Table Tennis, Carom, Air Hockey) | Cyber Zone



Actual Image



Actual Image



Mini-theater with  
More Than 150 Seats

Actual Image

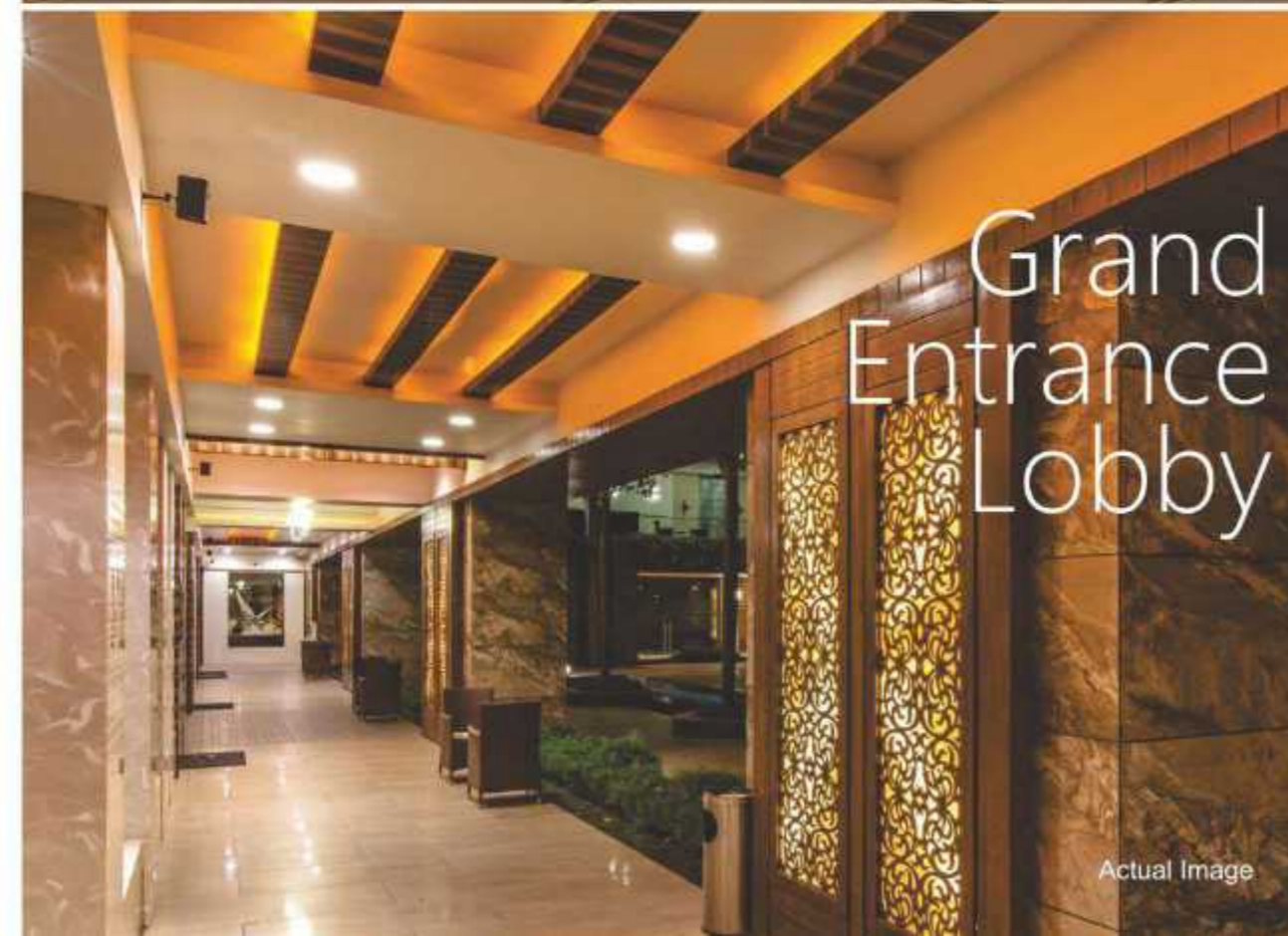
# Entertainment Lounge

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 talent of your children, the Mini Theatre to watch your favourite movies in peace, the Community Hall to host your parties and functions; the list of amenities at the Clubhouse is endless.



Community Hall

Actual Image



Grand  
Entrance  
Lobby

Actual Image



Painting Room

Stock image is used for representation purpose only.



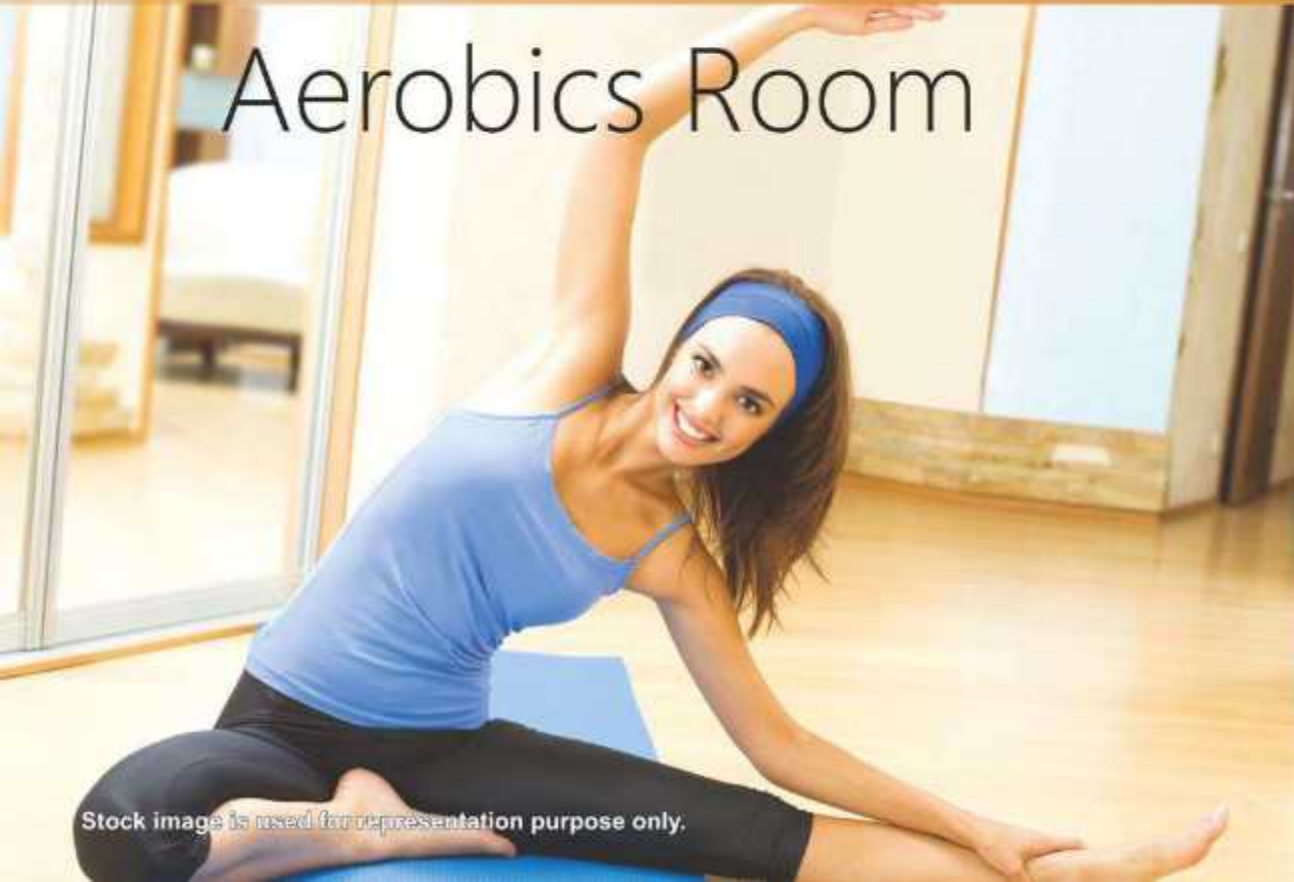
Jacuzzi



Stock image is used for representation purpose only.



Aerobics Room



Meditation Room



Library



Indoor  
Badminton  
Court

Actual Image

# Game Zone



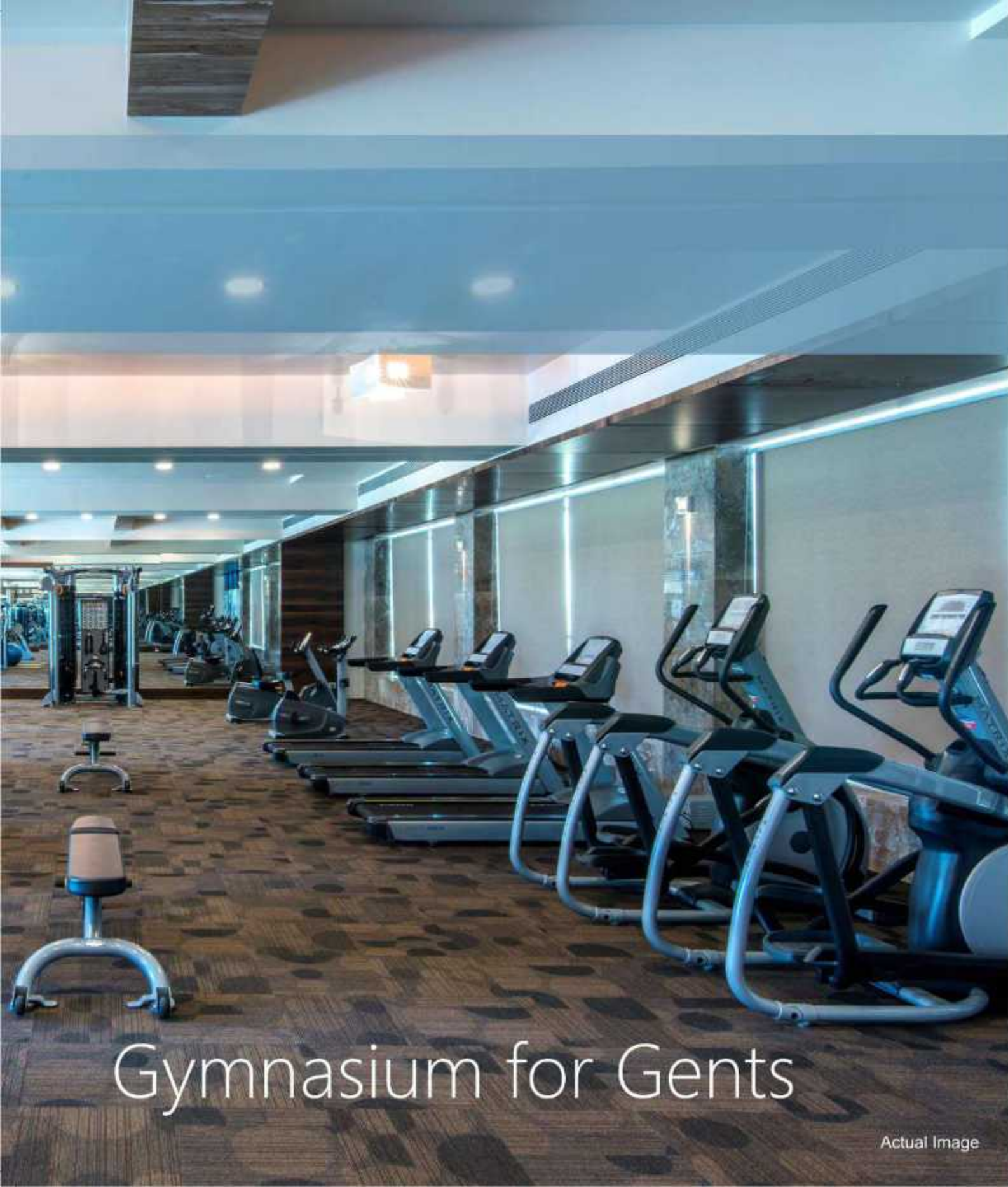
Cyber Zone

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# Indoor Game (Chess, Snooker, Table Tennis, Carom)



Actual Image

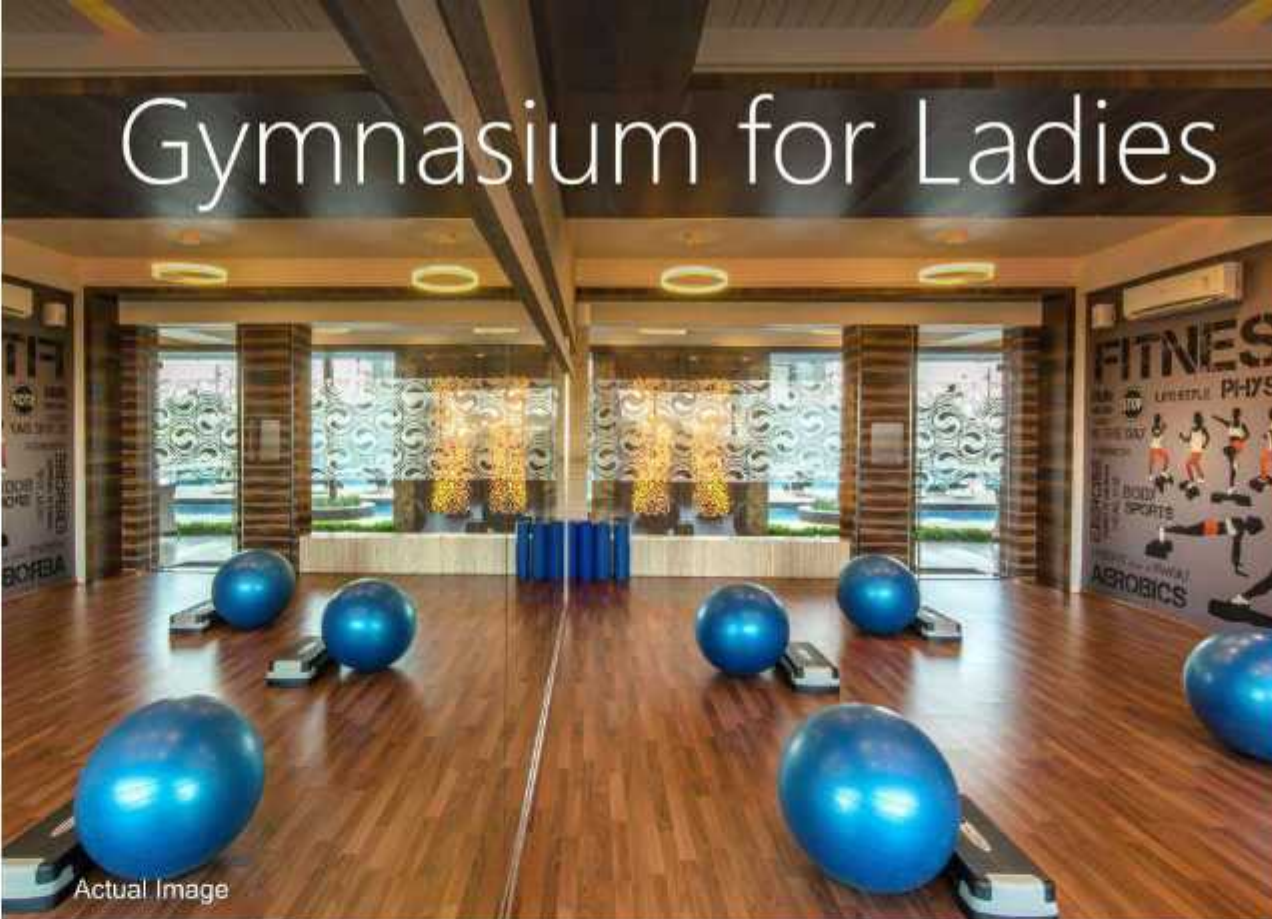


Actual Image

# *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. The Fitness Zone at Regency Sarvam has separate state-of-the-art-gyms for ladies and gents that help to maintain a sound body and a sound mind. A good workout at the Gym, a session in the Steam Room, a massage to your body, quality time in the Spa... and you emerge smiling, happy and peaceful.



Actual Image



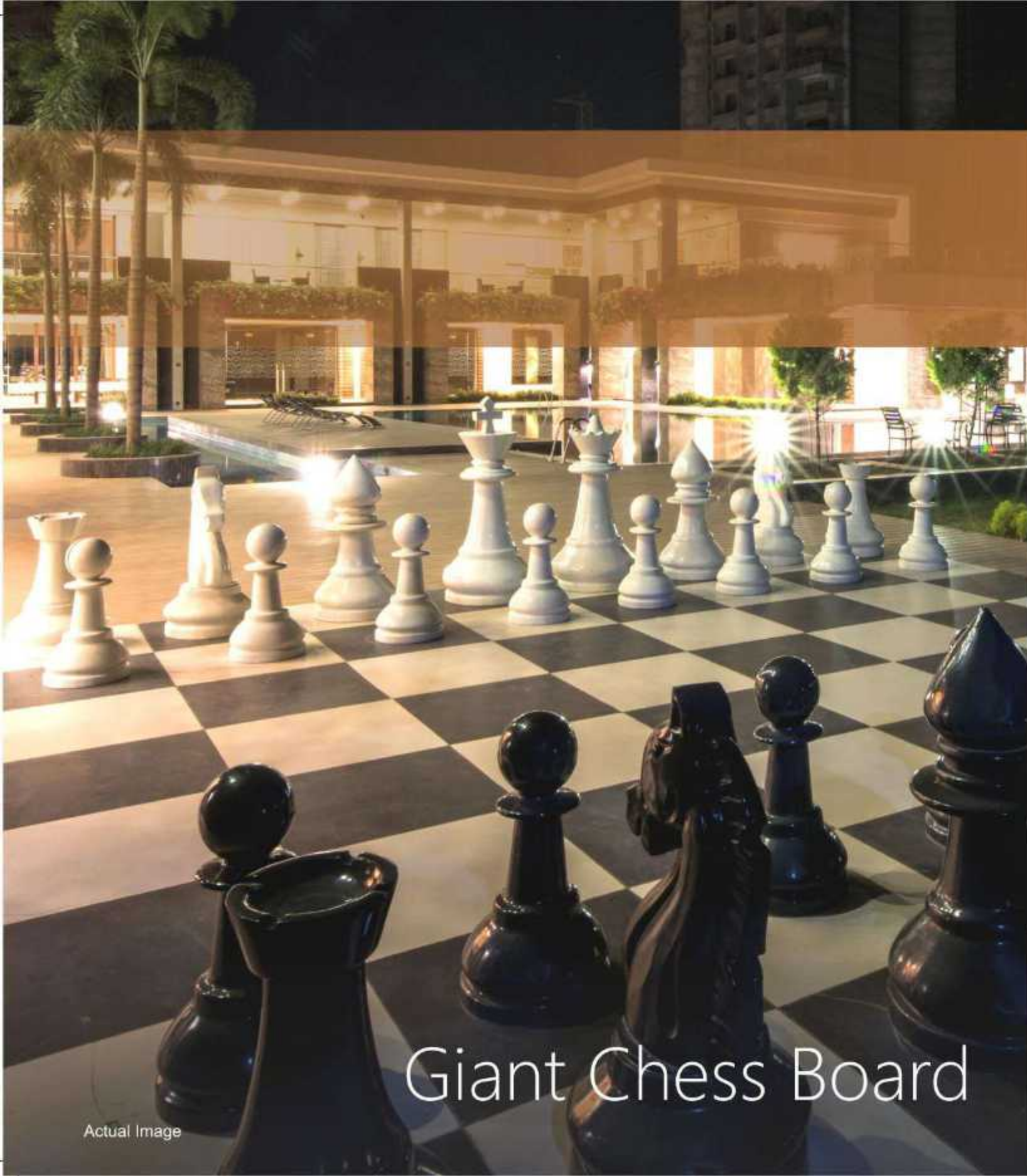
Stock image is used for representation purpose only.



Actual Image



Stock image is used for representation purpose only.



Giant Chess Board

Actual Image

## *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.



## Music Room

Actual Image

# COMMERCIAL *Zone*

The Commercial Zone at Regency Sarvam adds further to the list of positives for spending a life here. In a city like Mumbai, what place could be more opportune than the one close to a Railway Station. The commercial spaces available here are aptly located, set to serve people passers-by as well as the residents of the entire township of Regency Sarvam. They make for ideal large scale setups like Restaurants and Hospitals, as well as for small vanilla shops.







# Internal Amenities

## FLOORING

- 800 mm x 800 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
- RCC loft in kitchen

## BATHROOM

- Solar connection in each flat
- One Geyser in each flat
- Designer tile flooring and dado upto 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



OVER **20** YEARS OF REALTY  
**13** MILLION SQ. FT.  
 OVER **20** PROJECTS  
**17,000+** FAMILIES

Above details are as on September 2021

COMPLETED PROJECTS ▶

THANE | KALAMBOLI | KHARGHAR  
 DOMBIVLI | ULHASNAGAR | TITWALA  
 LONAVALA | PUNE

Luxury surrounded by nature

Dhanori, Pune

Artist's Impression Elevation as on 22nd June 2017

Uplifting luxury

Thane (West)

Artist's Impression Elevation as on 22nd June 2017

The peak of happiness

Lonavala

Actual Image

Everything about it is ROYAL...

Kharghar

Actual Image

Luxury... elevated

Kharghar

Artist's Impression Elevation as on 22nd June 2017

Luxury... elevated

Kharghar

Artist's Impression Elevation as on 22nd June 2017

A new beginning of life

Dombivli (East)

Actual Image

Where life soars

Thane (West)

Artist's Impression Elevation as on 22nd June 2017

GREEN VALLEY

Wanowarie, Pune

Actual Image

FLOWER VALLEY

Wanowarie, Pune

Actual Image

REGENCY COSMOS

Baner, Pune

Artist's Impression Elevation as on 22nd June 2017

REGENCY CLASSIC

Baner, Pune

Artist's Impression Elevation as on 22nd June 2017

REGENCY ORION

BANER-PUNE

Artist's Impression Elevation as on 22nd June 2017

REGENCY ELLANZA

KALAMBOLI

Actual Image

THE METROPOLITIA

Shivaji Nagar, Pune

Actual Image

SILVER VALLEY

Pune

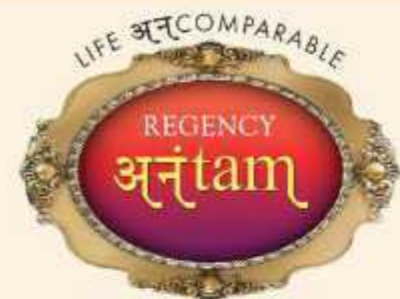
Regency Roseland

Pune

## ONGOING PROJECTS ▶



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Dombivli (East)

Artist's Impression



Regency Anantam is just the precursor to its vast magnitude. In its entire it occupies a place of significance and prominence. A perfect picture of perfection.



Kalyan-Murbad Road

Artist's Impression



Largest River-Front Luxury Lifestyle welcomes you to Regency Avana enjoy Lifestyle recreations that invigorate your senses.



Ulhasnagar-1

Artist's Impression



Right from the word go, Regency Antilia evokes a sense of pride and magnificence. A masterpiece is not just the dividing line between the humdrum outside and the paradise within.

## UPCOMING PROJECTS ▼

BANNER PUNE

PALM BEACH ROAD  
NAVI MUMBAI

THANE

PANVEL

KHOPOLI



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Architect  
Vitan Consultants

Design Architect  
GA Design, Mumbai  
www.gadesign.in

R. C. C. Consultant  
Khasnis and Associates

Interior Designer  
Deepak Narwani

Landscape Designer  
Swati Joshi

Solicitor  
Purnanand & Co.



TITWALA (E)

REGENCY NIRMAN LIMITED  
Regency Sarvam,  
Gupta Estates, Near Titwala Station,  
Ganpati Mandir Road, Titwala (East) - 421605.  
Tel.: 0251 2382 244 / 45 / 46  
info@regencygroup.co.in • www.regencygroup.in

Legal Advisor  
Lawmen Concept

Vaastu Consultant  
Dr. Arun Kumar Boppana

Electrical Consultant  
Vishwa Engineering Services

Plumbing Consultant  
Sital Enviroment

Rain Water Harvesting Consultant  
Mungekar & Associates

Concrete Design  
Structwell Designers &  
Consultants Pvt. Ltd.

A Project By



The project has been registered via MahaRERA registration number: P51700002824 (Phase 8), P51700007065 (Phase 9), P51700007794 (Phase 10) and P51700019211 (Phase 11), P51700028930 (Phase 12) on the website <https://maharera.mahaonline.gov.in> under registered projects.

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