

RAMRAJYA

प्रगति का युग आरंभ

THE END OF AFFORDABLE HOUSING



Poor
location



Small scale
development



Poor construction
quality



Lack of
basic facilities



No lifestyle
amenities



Unfriendly
neighbourhood



Poor
architecture

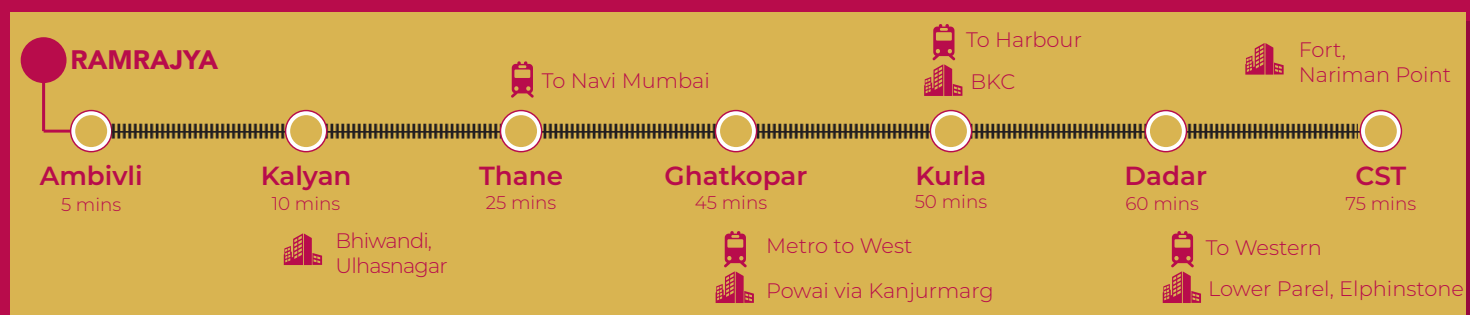


Low investment
returns

INDIA'S LARGEST AND MOST
UNIQUE PROGRESSIVE
HOUSING DEVELOPMENT
AT THE NEXT GROWTH
CENTRE OF MUMBAI:
KALYAN-AMBIVLI.



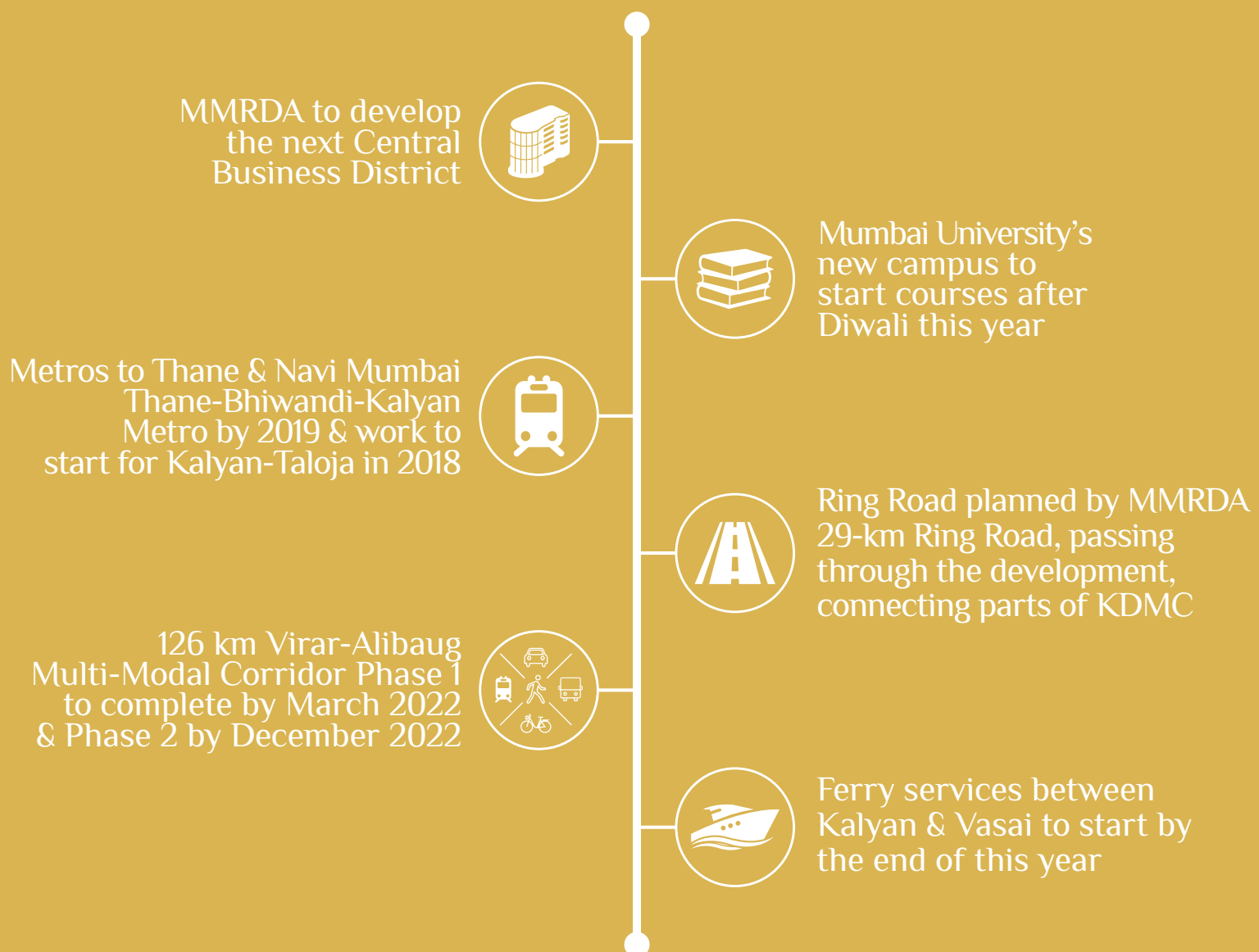
MUMBAI'S ONLY MEGA PROJECT, 5 MINUTES FROM A STATION.



- Direct connectivity on the Central railway line with the largest commercial centres of the region: reach Kalyan in 10 mins, Thane in 25 mins and less than 1 hour to Dadar, Ghatkopar and Kurla*
- Connectivity to the important sectors of Navi Mumbai via the Trans-Harbour Line between Thane and Vashi
- Connectivity to the important industrial and commercial belts of Bhiwandi, Ulhasnagar, Ambernath, Badlapur and Titwala
- Road connectivity to Kalyan and Titwala, which, in turn, connects you to all of Mumbai
- Easy access to public transport systems: KDMT bus service, NMMT bus service and TMT Bus Service

6 MEGA PROJECTS FOR PROGRESS.

6 significant infrastructure projects, coming up soon around this development, are destined to put growth and progress here on fast track.



IN THE NEWS

New business districts emerging in suburban Mumbai

Hindustan Times / May 2, 2016

Maharashtra's Virar-Alibaug corridor gets its Metro line work on the fast track

Hindustan Times / Sep 10, 2017

You can travel from Kalyan to Vasai in 70 minutes as ferry service to start in December

Hindustan Times / Mar 27, 2018

6 years on, Mumbai university finally completes ₹22.7-cr Kalyan sub-centre

Hindustan Times / Oct 17, 2017

MMRDA awards Kalyan Ring Road contracts

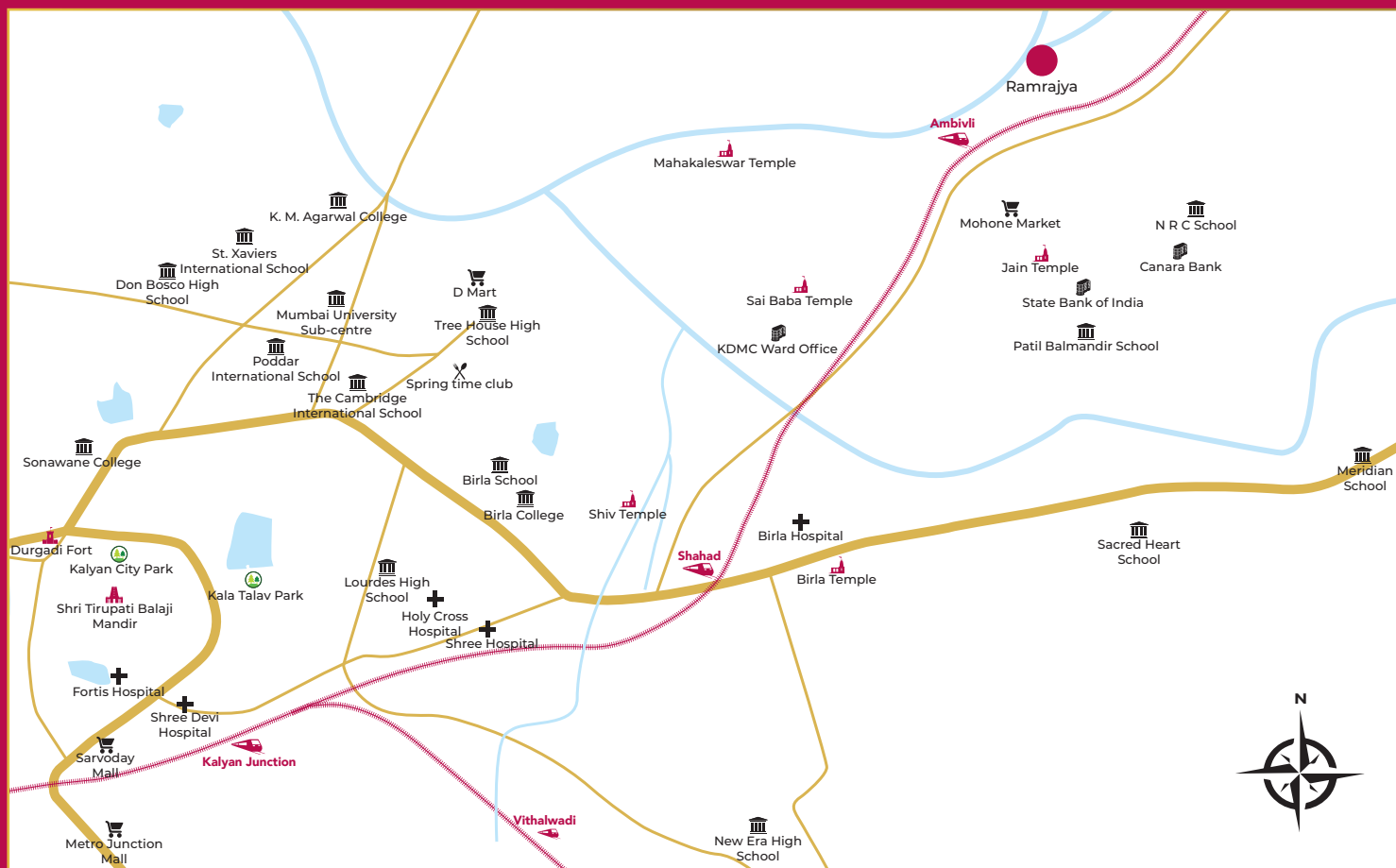
Project Reporter / May 19, 2017

Metro between Kalyan-Bhiwandi & Thane to cut down travel time

The Times of India / Oct 26, 2017

A SOCIAL INFRASTRUCTURE ECOSYSTEM FOR A SMOOTH, ENJOYABLE LIFE.

From banks to supermarkets to colleges, everything you need is within easy reach. So you can handle your daily routine and explore more possibilities, at your convenience.



Essential services

- Ambivli Station
- Kalyan Station
- Canara Bank
- SBI Bank
- Mohone Market
- KDMC Ward Office

Temples

- Sai Baba temple
- Jain temple
- Mahakaleswar temple
- Birla temple
- Shiv temple
- Shri Tirupati Balaji Mandir

Hospitals

- Birla Hospital
- Shree Devi Hospital
- Shree Hospital
- Holy Cross Hospital
- Fortis Hospital

Leisure and retail

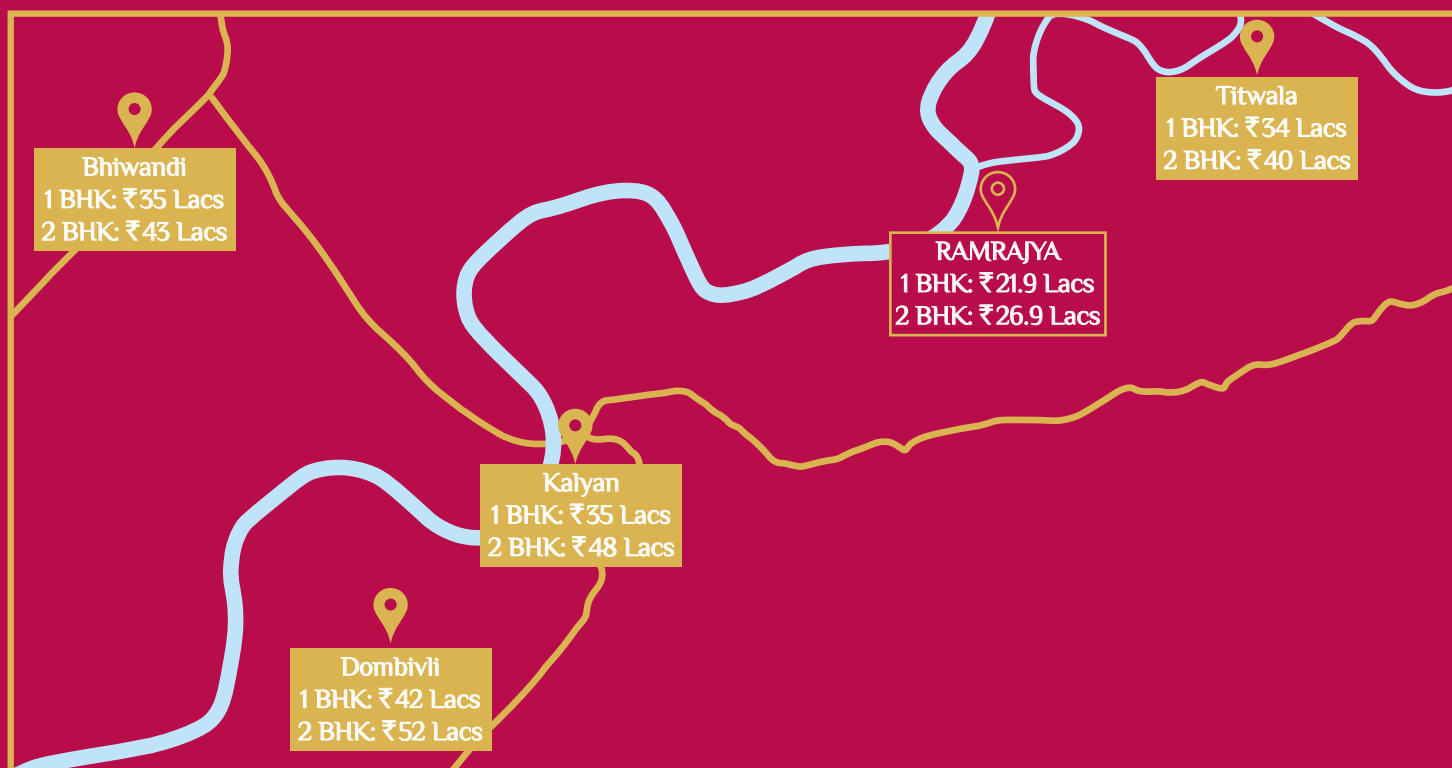
- Spring Time Club
- D-Mart
- Metro Junction Mall
- Sarvodaya Mall
- Kala Talav Park
- Kalyan City Park
- Durgadi Fort

Schools and Colleges

- NRC School
- Patil Balmandir School
- Birla School
- Tree House High School
- Sacred Heart School
- St. Xavier's International School
- Don Bosco High School
- Mumbai University Sub-Centre
- The Cambridge International School
- Podar International School
- Lourdes High School
- New Era High School
- Birla College
- KM Agarwal College
- Sonawane College

GRADE A+ DEVELOPMENT AVAILABLE FOR A SHORT TIME AT 60% OF THE MARKET PRICES.

- All Grade A developments in the vicinity command a price ranging from ₹ 35-45 lacs
- This opportunity presents an incredible advantage for the early buyers
- First-movers stand to gain exponential returns



Grade A development price range

SMALLEST-EVER
INVESTMENT.
BIGGEST-EVER RETURNS.

THE
MOST UNIQUE
RESIDENTIAL CONCEPT

MUMBAI'S ONLY
LARGE SCALE DEVELOPMENT
JUST 5 MINUTES FROM STATION

AT THE NEXT GROWTH CENTRE
OF MUMBAI WITH
6 UPCOMING MEGA PROJETS



INAUGURAL
PRICE
ADVANTAGE

'ZERO-EMI
FOR LIFE'
OFFER*



EXPONENTIAL RETURNS
FOR END USERS
AND INVESTORS ALIKE

'ZERO-EMI' OFFER: THE EASIEST HOME BUYING OPPORTUNITY.

- Apply with just ₹27,000
- No pre-EMI till possession
- Pay near 0-EMI with EMIs so small that it would be equivalent to rentals at comparable offerings**

Effective cash outflow estimation	1 BHK	2 BHK
a. Consideration Value	₹19.90 lacs	₹24.60 lacs
b. Booking amount	₹27,000	₹27,000
c. Effective loan amount (a-c)	₹19.63 lacs	₹24.23 lacs
d. Pre-EMI	ZERO	ZERO
e. Effective EMI post possession ^{^^} (approx.)	₹14,900	₹18,300
f. Estimated rental rates in 2022, KDMC ^{##}	₹14,600	₹18,000
g. Effective cash outflow, EMI - Rent (f-e)	ZERO	ZERO

^{**}PMAY benefits, low interest rates, maximum loan duration | ^{^^}Calculated on 8.35%, 30 years

^{##}Calculated at 10% increase yoy at ₹10,000 rental today | All calculations are for indicative purpose only

THE MOST UNIQUE LIVING
CONCEPT WILL COMMAND
A HIGHER PRICE APPRECIATION
AND PREMIUM.

1.35X premium: Residential
Developments near STATION



Residential developments
near Andheri station

2X premium: Residential
Developments with reputed SCHOOL,
TEMPLE COMPLEX AND HOSPITALS



Godrej The Trees

1.35X premium: Residential
Developments near STATION



Chembur prices post Eastern
Freeway completion, Ghatkopar
prices after metro completion



RAMRAJYA

प्रगति का युग आरंभ

**“Come home to
Progress.
Come home to
Ramrajya.”**



.....

BUILT ON THE EIGHT PILLARS
OF PROGRESS,
HOMES THAT STAND TALL.

.....

- Set within the 100-acre expanse of Ramrajya.
- The spiritual focus of Adhyaatma, the quest for Gyan and the Josh to achieve, inspired and nurtured by Kalpana, Kaushal and Swasthya, grant your family the joy of a new era, while Umang and Utsav make every day a celebration.
- Where everything you need for a progressive, prosperous and successful life is yours, right at home.



RAMRAJYA
ADHYAATMA



RAMRAJYA
GYAN



RAMRAJYA
JOSH



RAMRAJYA
UMANG



RAMRAJYA
KALPANA



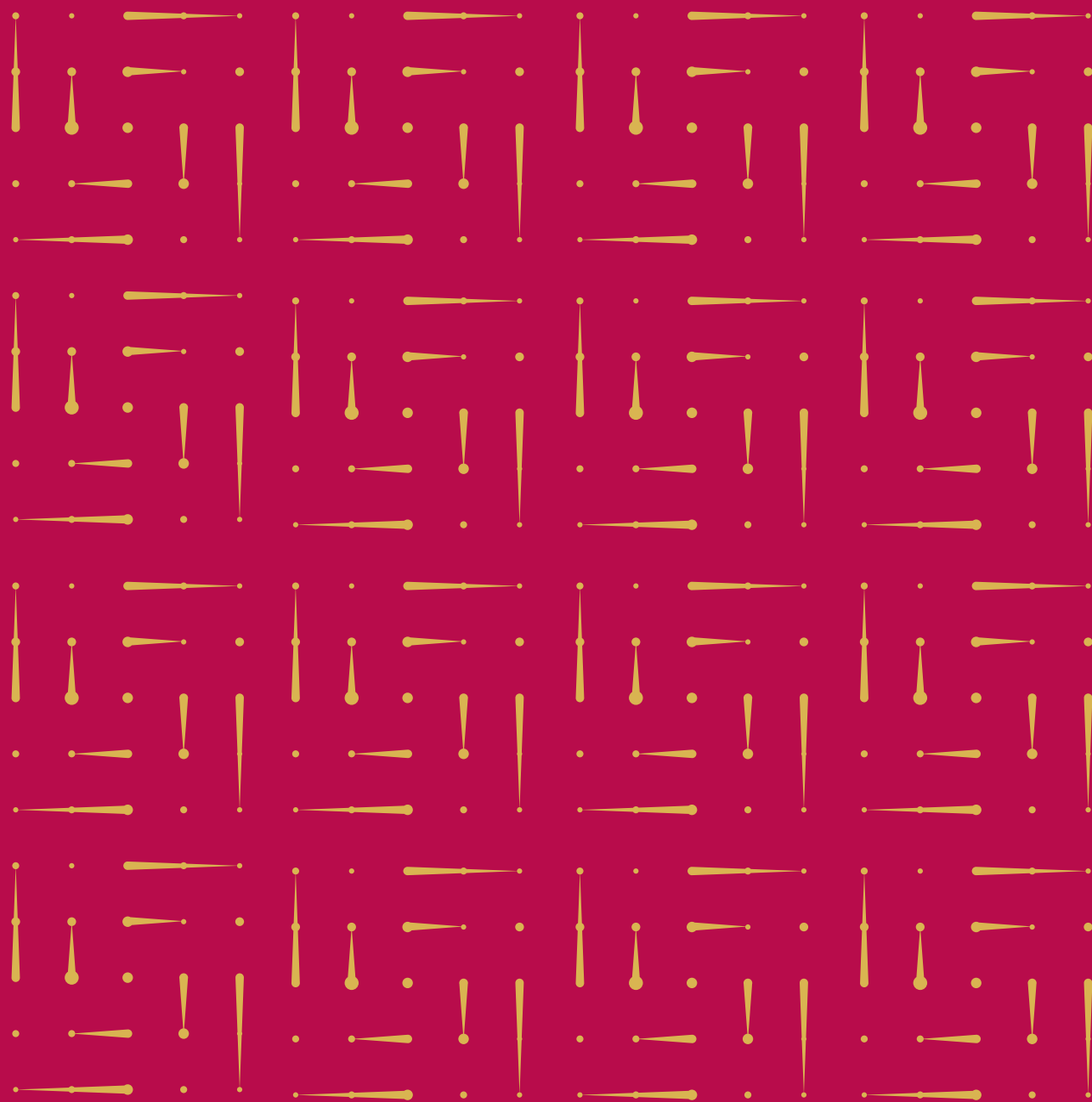
RAMRAJYA
UTSAV



RAMRAJYA
KAUSHAL



RAMRAJYA
SWASTHYA



RAMRAJYA
ADHYAATMA

ADHYAATMA KA
YUG AARAMBH



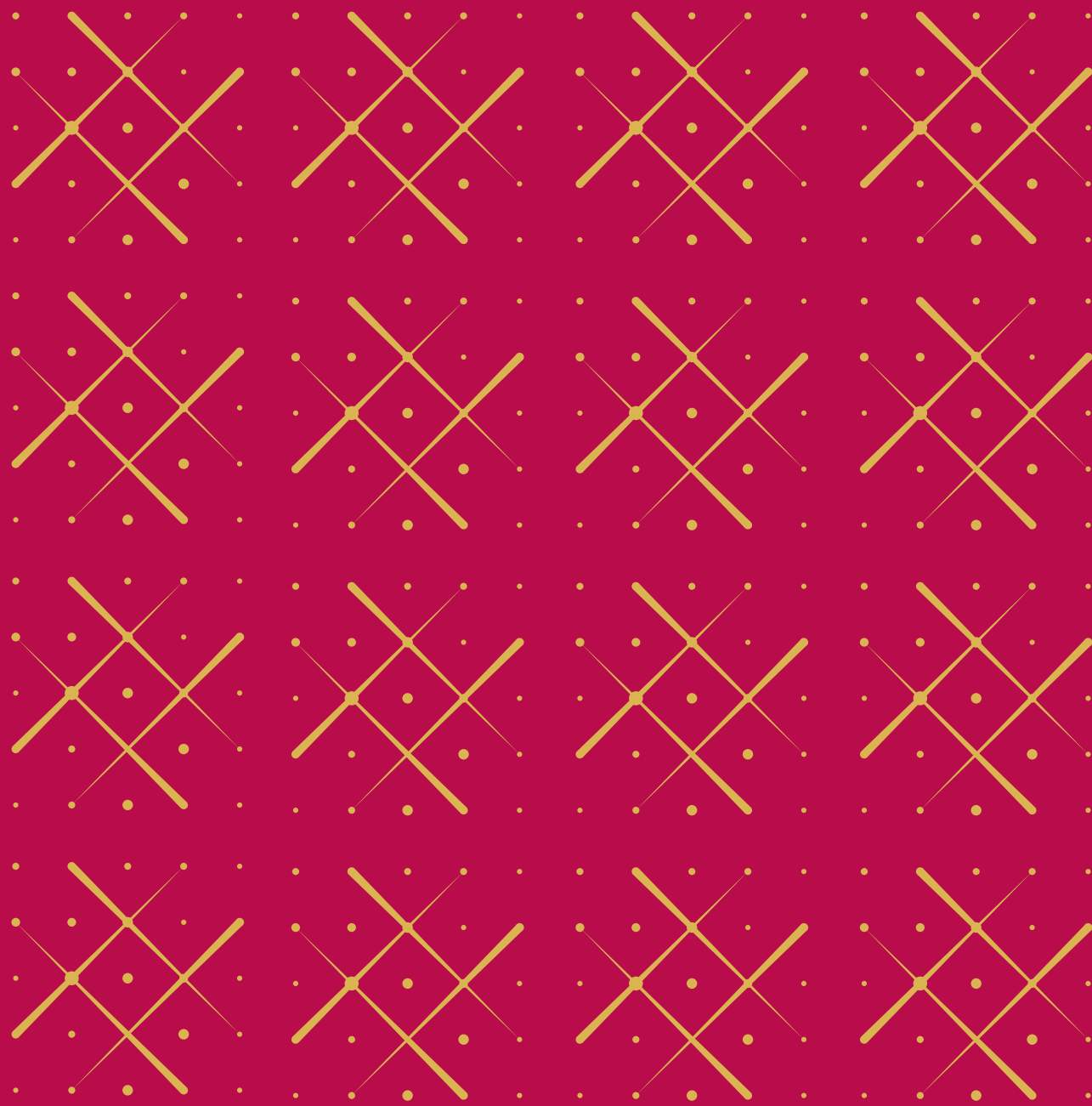


A RANGE OF AMENITIES FOR MEDITATION,
COMMUNITY GATHERINGS AND SPIRITUAL DEVELOPMENT,
OVER AN EXPANSIVE TEMPLE COMPLEX.

A BRANCH OF ISKCON'S FABLED RESTAURANT WILL
OFFER THE FINEST AND MOST HEALTHY CUISINE
TO THE RESIDENTS OF RAMRAJYA.

- Multiple community halls, providing spaces for spiritual gatherings.
- A hub for Akshaya Patra Foundation, the world's largest NGO-run mid-day meal program.
- Riverside promenade management by ISKCON, keeping one of Ramrajya's most attractive destinations in perfect shape.
- Home to auditorium, guest house, ashram and lecture hall - making it more than a temple complex.





RAMRAJYA
GYAN

GYAN KA
YUG AARAMBH





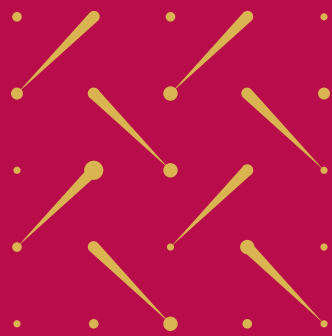
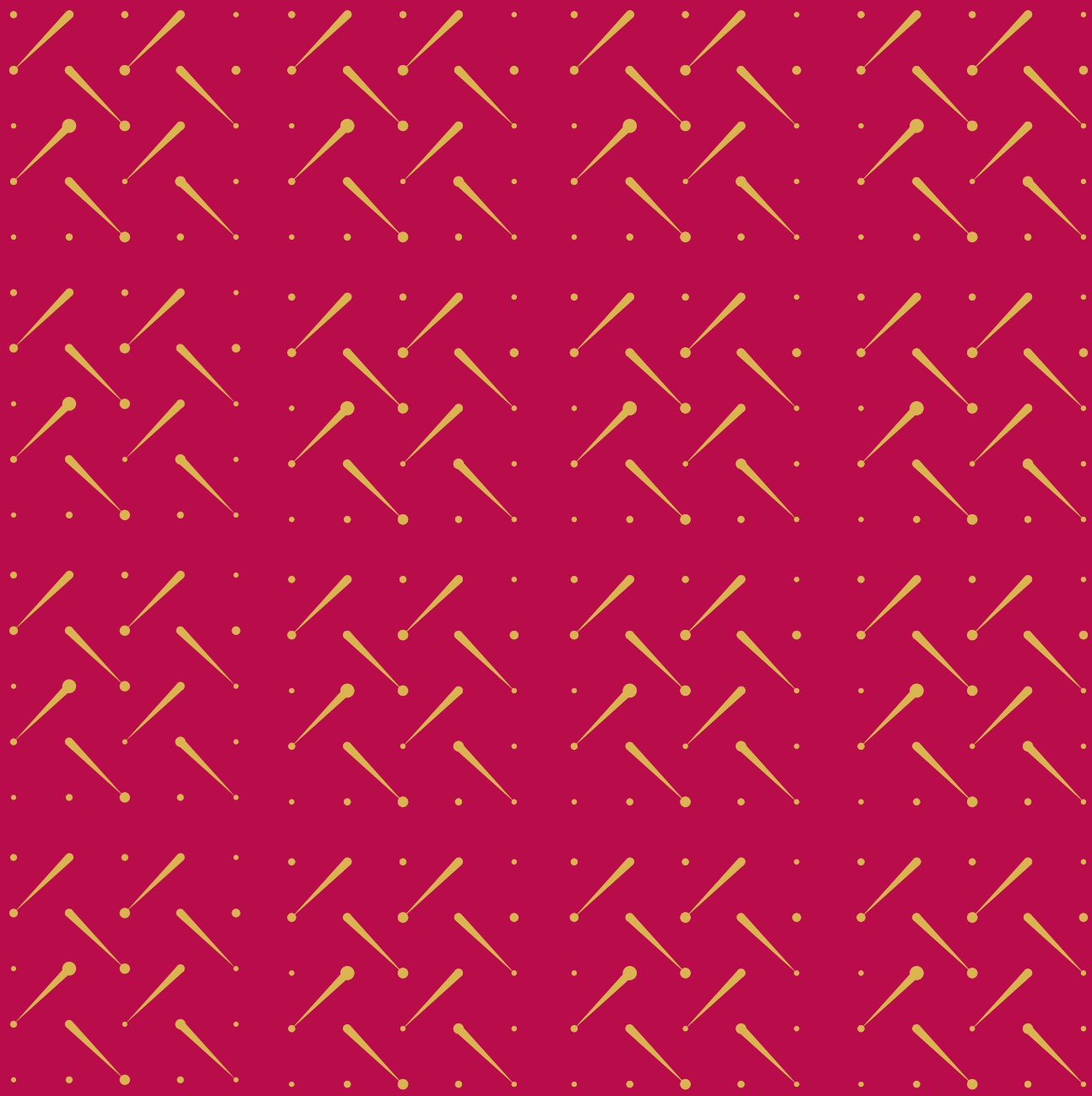
$$78 \times 21 = 1669$$
$$98 \times 11 = 1078$$

$$18 \overline{) 1062}$$

$$18 \overline{) 891}$$

$$15 \overline{) 42}$$
$$178$$

- SSC board curriculum.
- Classes from Nursery to Standard 10.
- A school run by NES, an educational powerhouse. NES, in partnership with Saraswati Vidya Bhavan, runs 62 institutions across the country.
- The expertise of 55 years, across the spectrum, from pre-schooling to post-graduation levels, professional domains and research and development, state boards and international baccalaureate programs.
- NES currently imparts quality education to over 47,000 students, in arts, science, commerce, international curricula, management, foreign languages, teachers' training, pharmacy education, music, dance and technology.
- NES achieves 100% results in all its institutions, and has also received multiple awards in recognition of its landmark achievements in education.

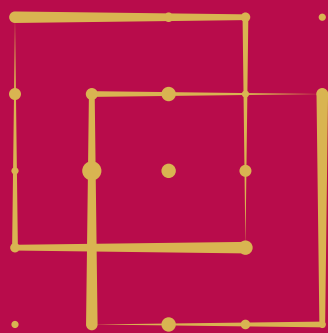
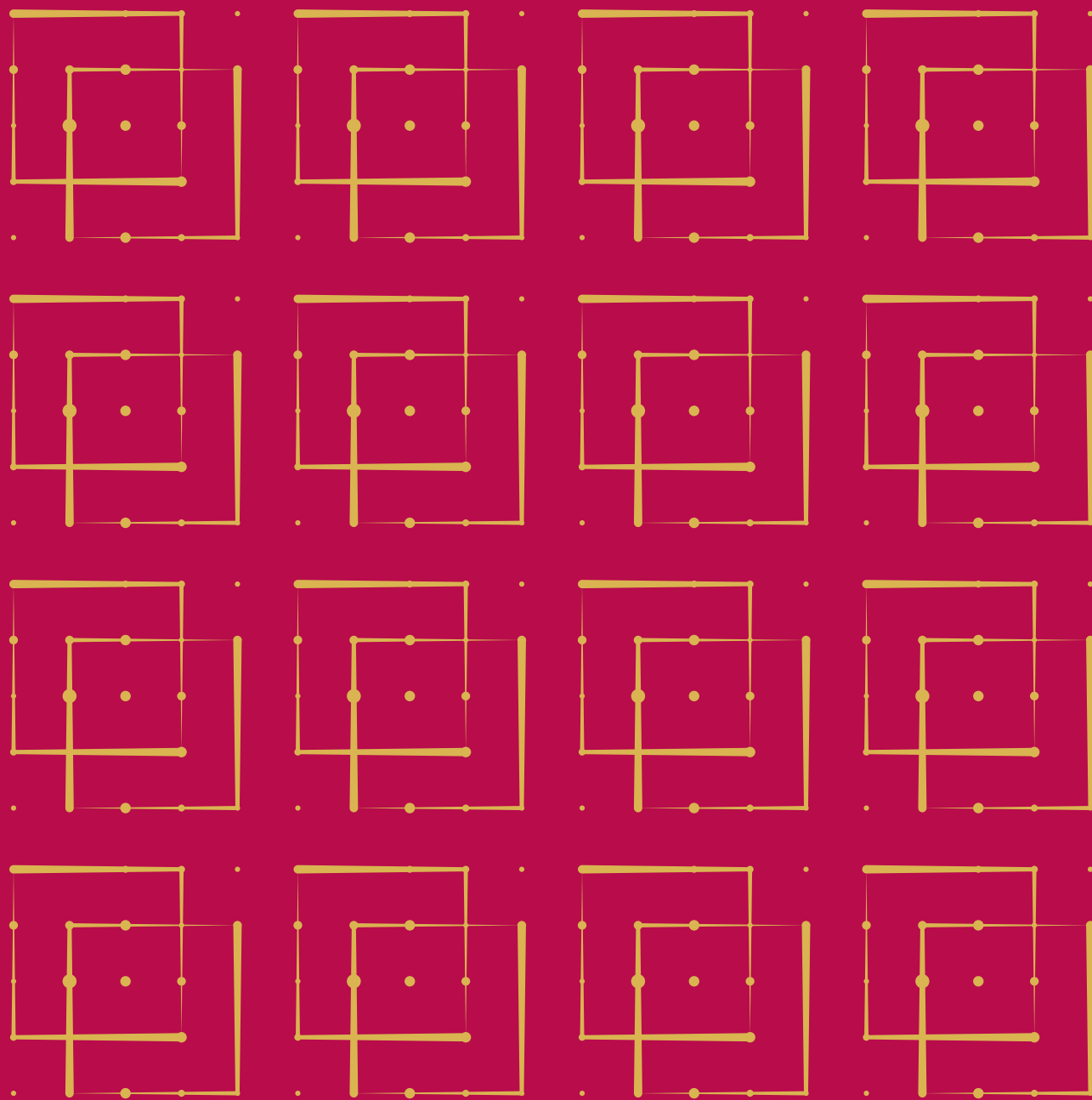


RAMRAJYA
JOSH

JOSH KA
YUG AARAMBH





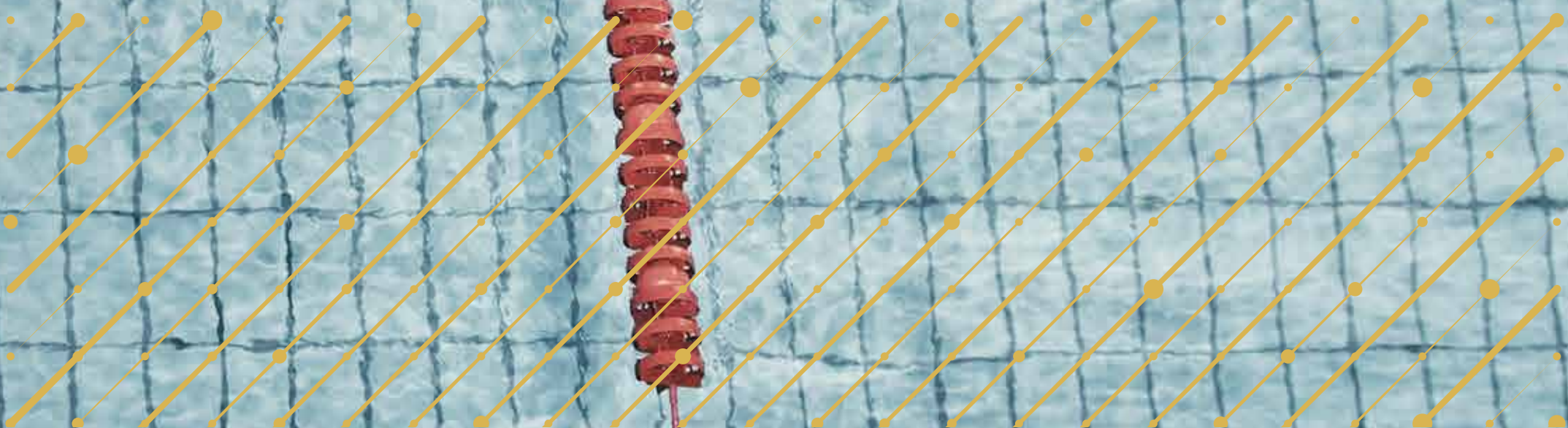
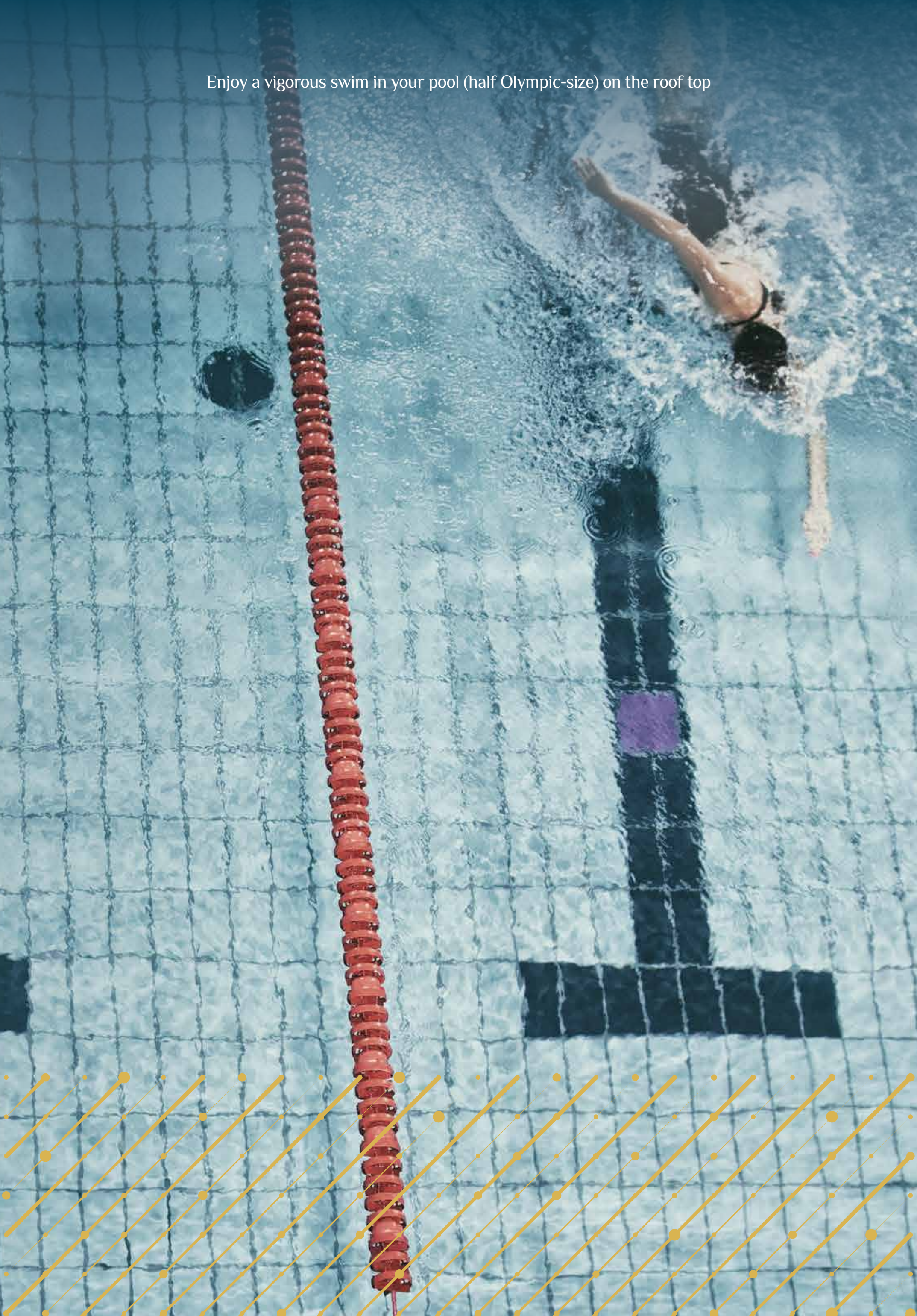


RAMRAJYA
UMANG

UMANG KA
YUG AARAMBH



Enjoy a vigorous swim in your pool (half Olympic-size) on the roof top





Challenge yourself in a game at the squash court.



Stay fit in the fully-equipped gymnasium, with juice bar.



Train hard at the double-heighted badminton courts.



Hone your moves in the karate arena and multi-sports court.



Team up for a rousing game on the indoor kabaddi ground.



A skating rink lets your kids learn an exciting new sport.



Renew your soul in the yoga and meditation hall.



Explore your cultural side in the dance and music rooms.

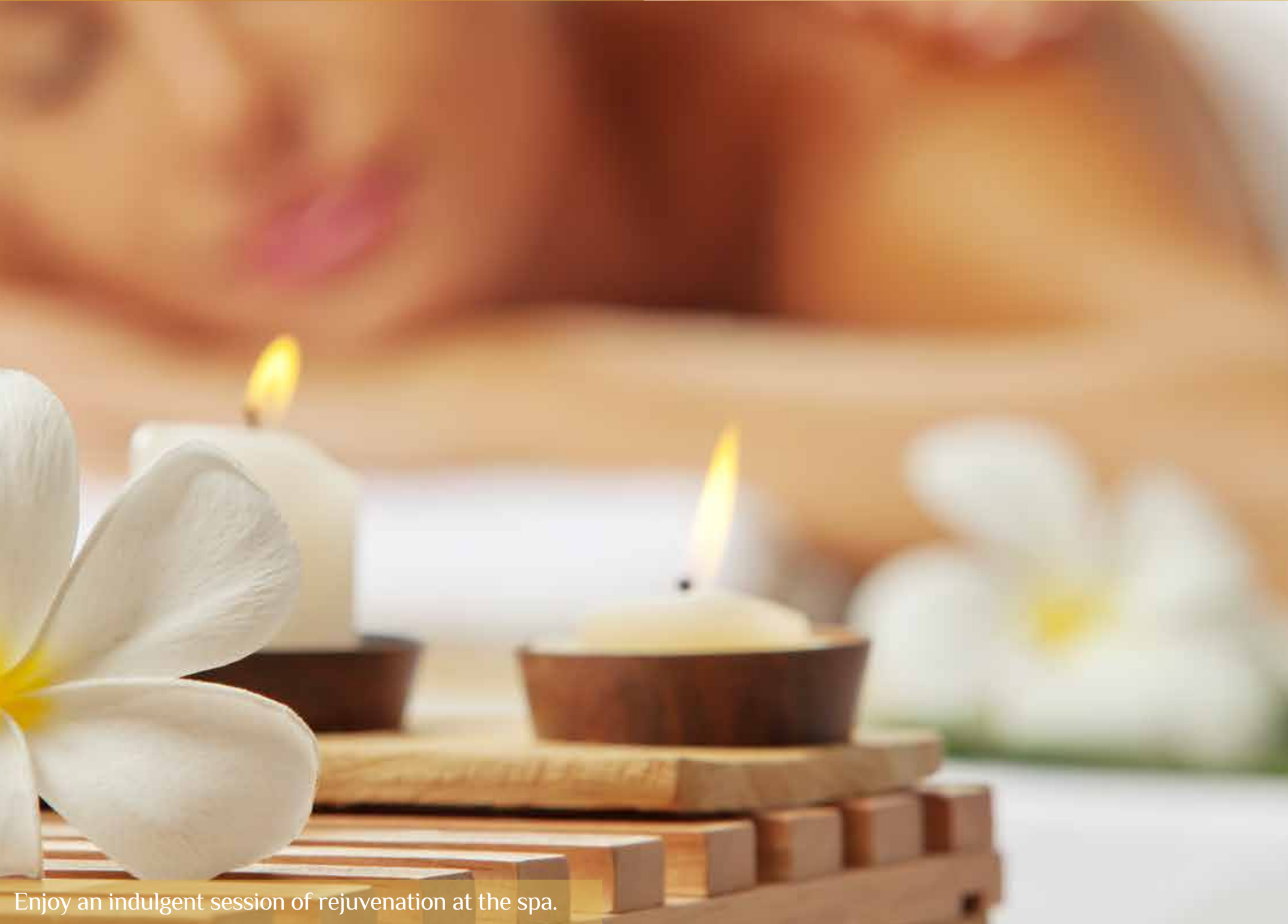




Let the kids enjoy their childhood in the secure play area.



Spend some quiet time with a book in the library lounge.



Enjoy an indulgent session of rejuvenation at the spa.



Relax over a fine meal at the café and restaurant.



Host your friends and family in a lavish banquet hall



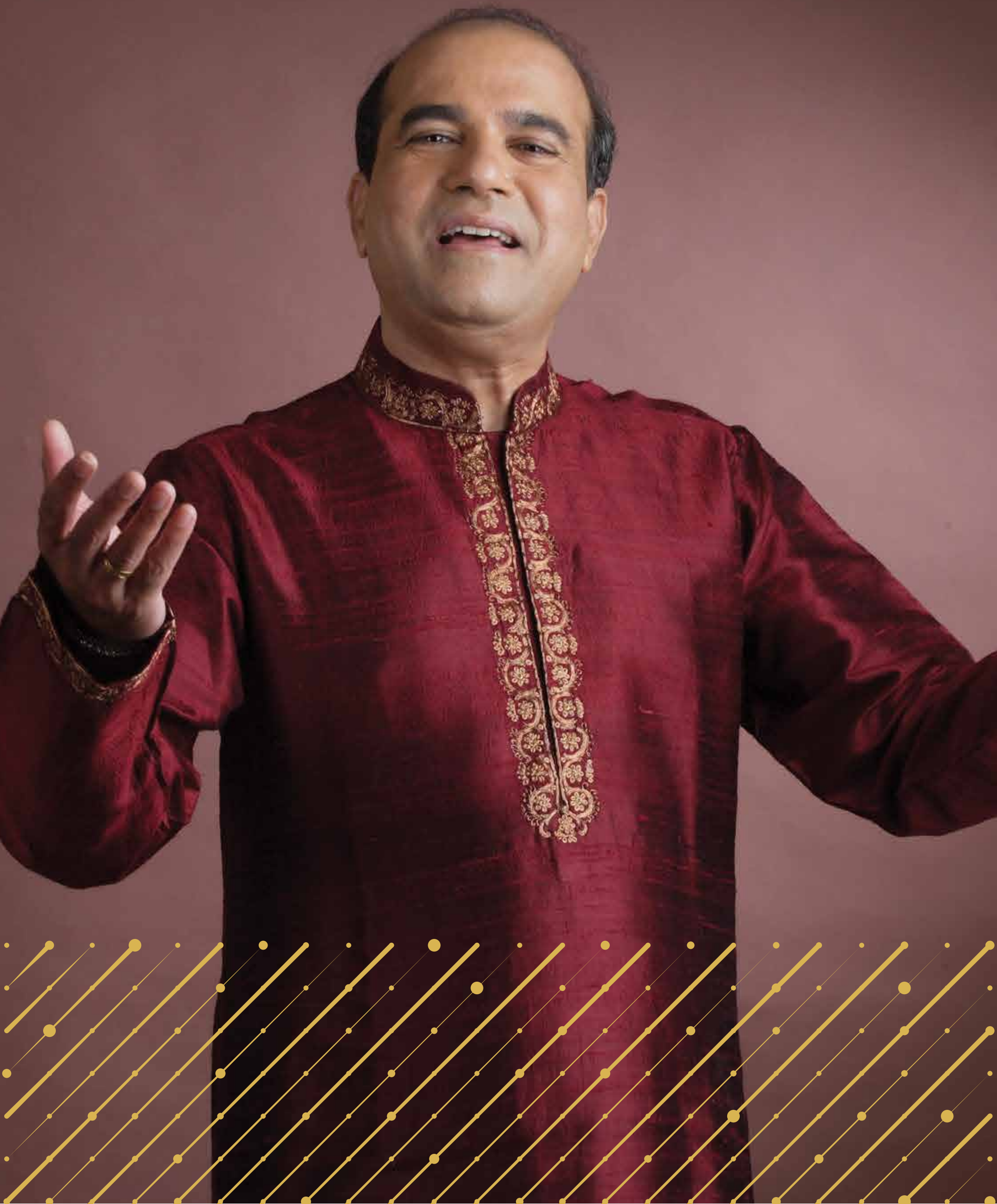
Open-air garden for small gatherings

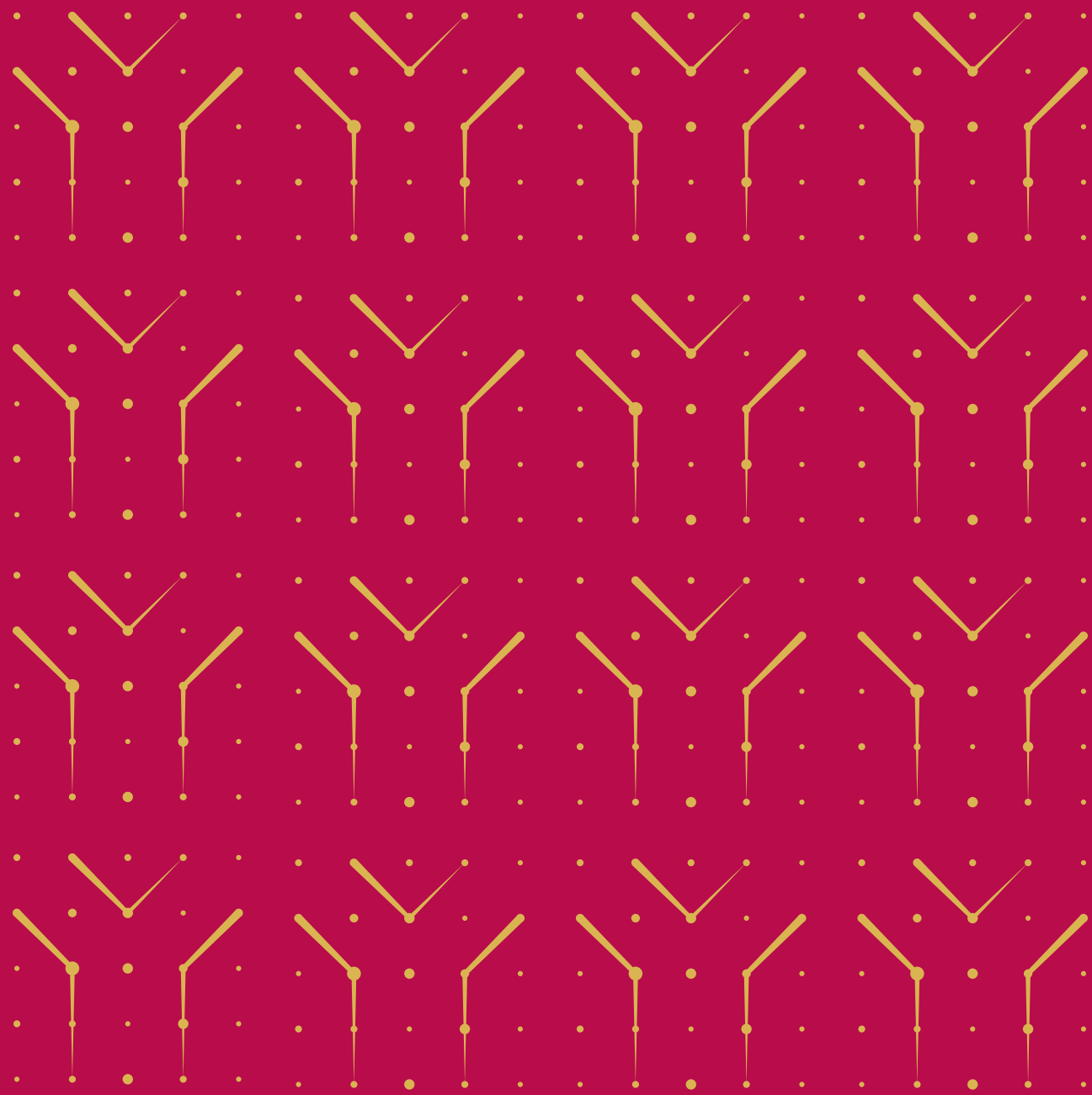


RAMRAJYA
KALPANA

KALPANA KA
YUG AARAMBH







RAMRAJYA
UTSAV

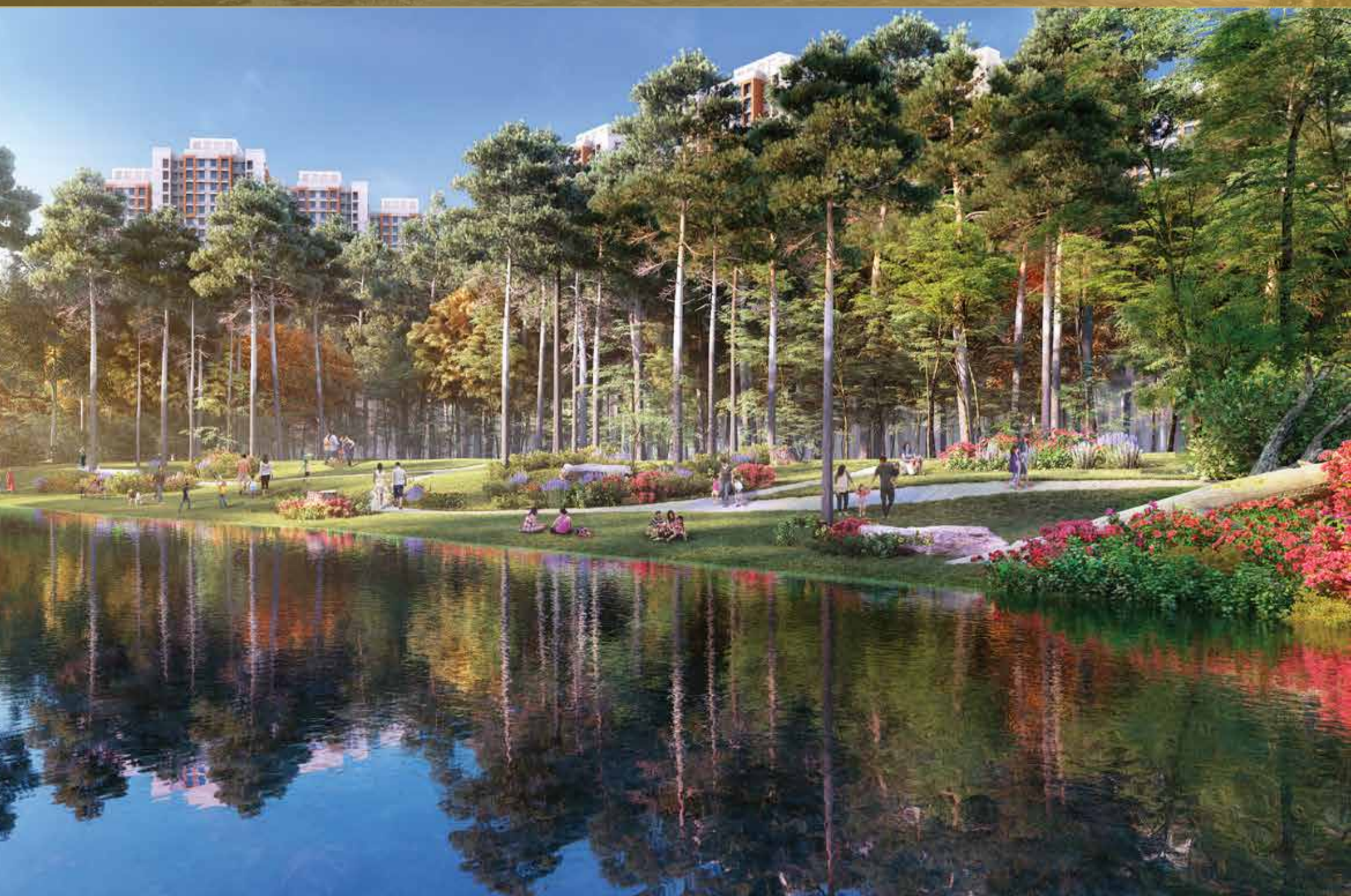
UTSAV KA
YUG AARAMBH



- Hundreds of trees and misty hills fringe the promenade, giving Ramrajya its unique natural bounty
- Ideal spots for family picnics
- Riverside facilities for basketball, volleyball, playgrounds for cricket, football, hockey and other sports
- Padhuka Park with an open-air gym, meditation deck, reflexology path, pergola deck and play area for kids
- Community parks for festive celebrations
- A riverside ground for weddings
- A jogging track along the park by the river



Day View - Riverside Promenade#



Hundreds of trees along the river, ideal spots for family picnics#



Padhuka Park with an open-air gym, meditation deck and play area for kids#



Pergola deck#



Riverside grounds for weddings & festive celebrations#



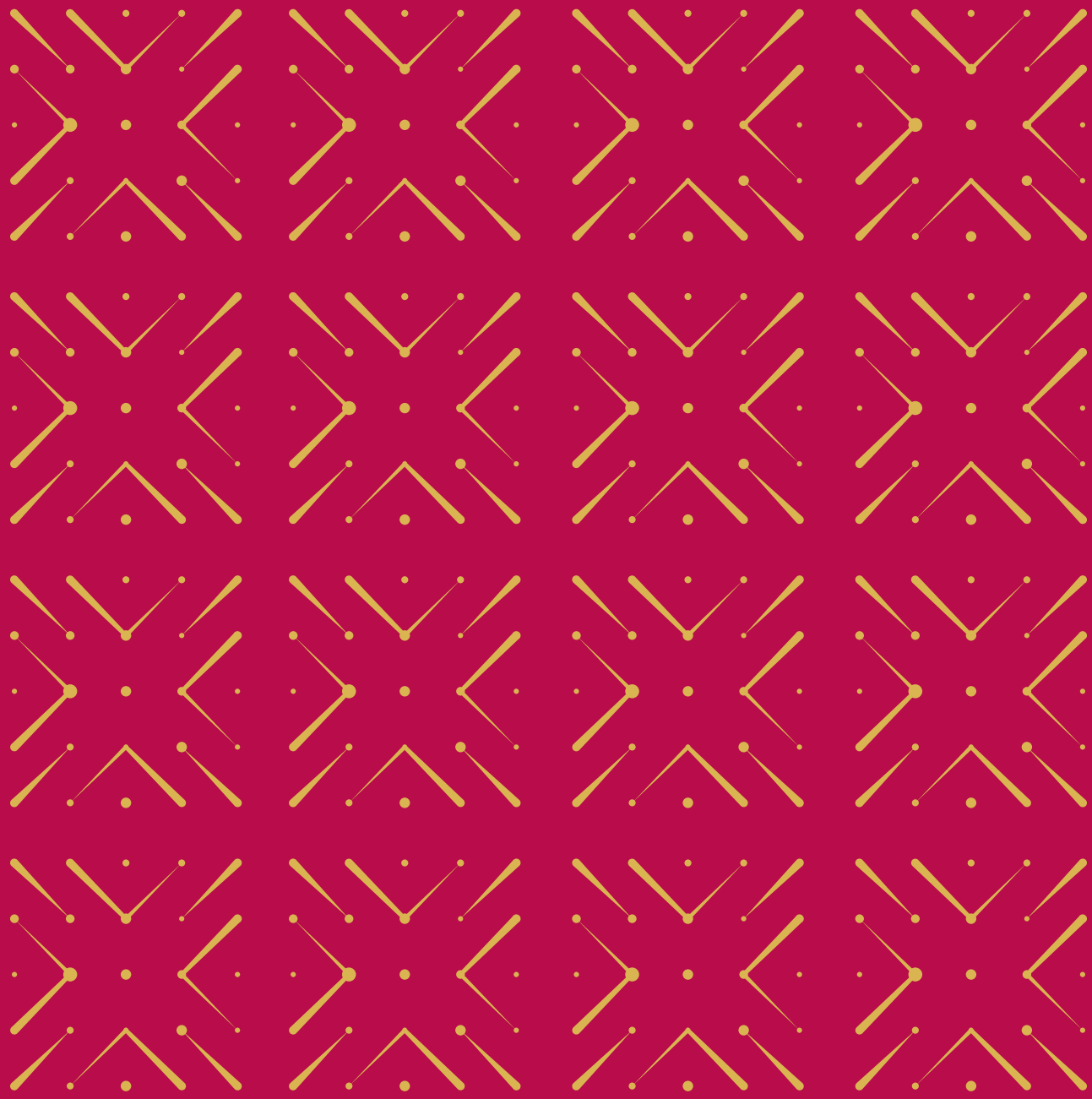
Yoga & meditation deck#



Riverside facilities for basketball, volleyball, playground for cricket, football & hockey#



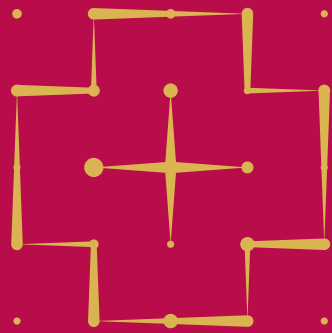
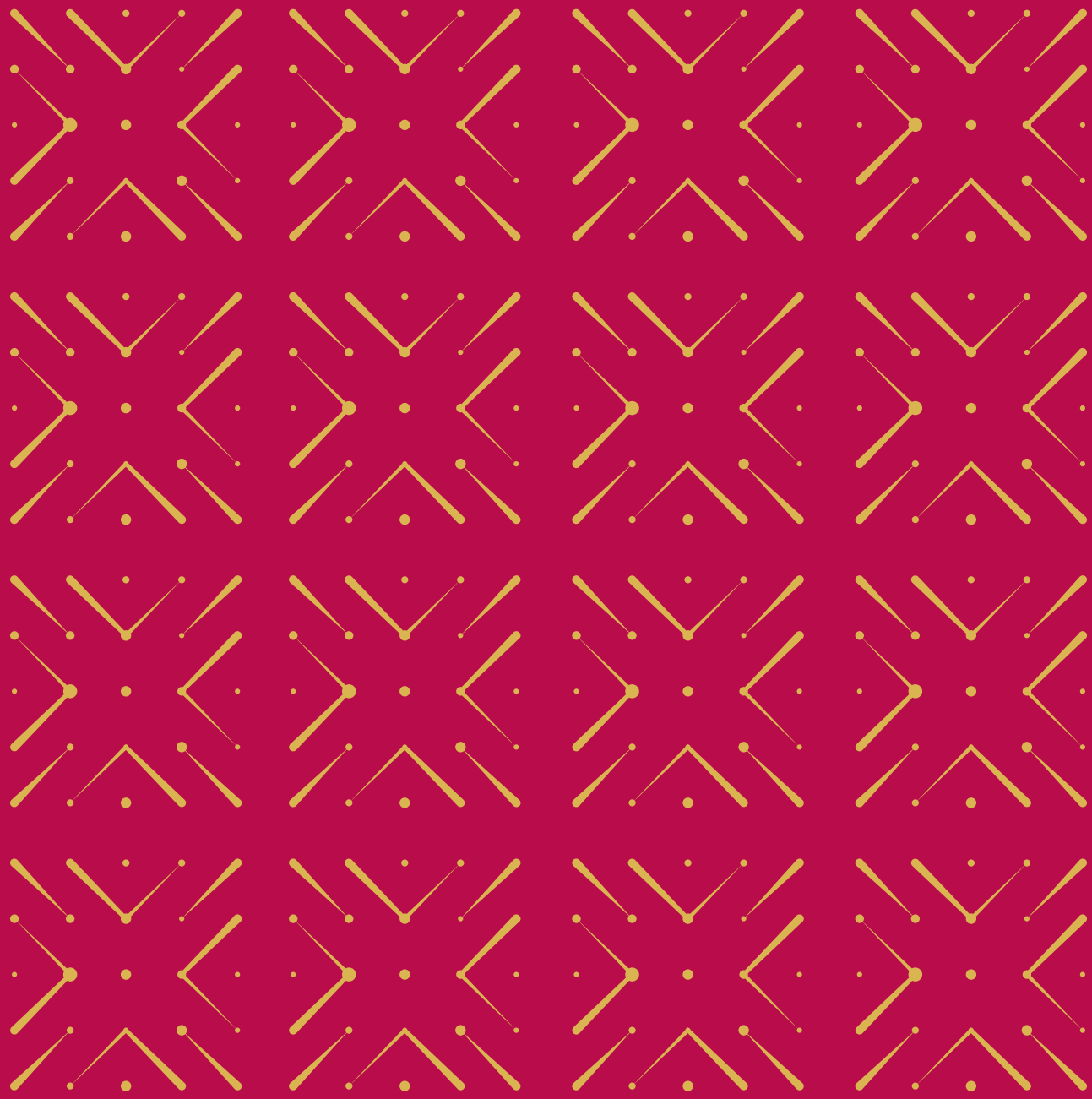
Central green#



RAMRAJYA
KAUSHAL

KAUSHAL KA
YUG AARAMBH





RAMRAJYA
SWASTHYA

SWASTHYA KA
YUG AARAMBH





- Platinum Hospital at Ramrajya is the latest in a renowned chain of multi-speciality hospitals, bringing quality healthcare within the reach of all.
- Guided by the values of Compassion - sympathetic, supportive physical and mental care for patients; Concern - empathetic clinical and paramedical staff who extend complete support to the patient and his family; and Class - a very hygienic and sophisticated hospital environment, essential for restoring health and well-being.
- Offering every medical service including:
 - ▶ General Medicine
 - ▶ ICU
 - ▶ Gynaecology
 - ▶ Orthopaedics
 - ▶ Radiology
 - ▶ Ophthalmology



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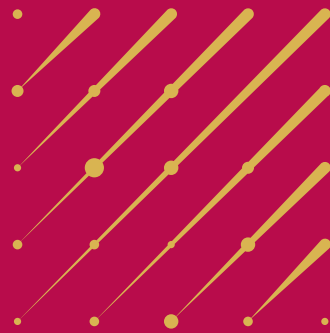
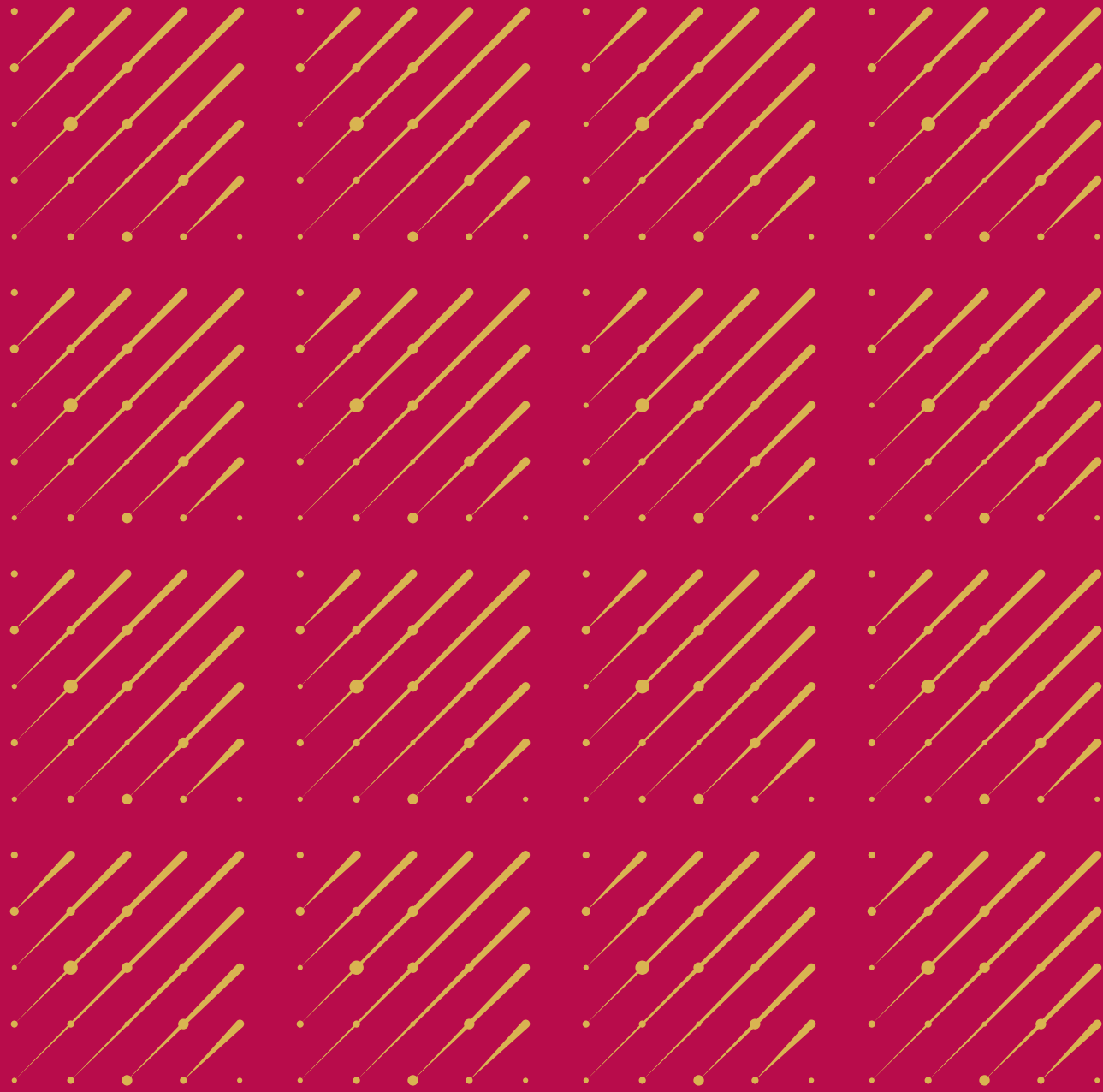
AIR-CONDITIONED RESIDENCES[@] SPACE-EFFICIENT DESIGN. SUPERIOR FINISH.

•••

- Every detail of your residence at Ramrajya reflects foresight and quality.
- The design accommodates all your needs with an efficient use of space.
- Your windows let in ample air and sunlight, framing breath-taking views.
- While the finishes and fittings, all from the finest brands, ensure the comfort and style of your residence, for years to come.
- 1 and 2 bed air-conditioned residences with smart space efficiency.
- Vitrified tiling and sliding windows.
- Kitchen with granite platform and stainless steel sink.
- Bathrooms with anti-skid tiling, quality sanitary ware and fittings (Jaquar or equivalent brand).
- Provision for ACs, cable and telephone.



THE NEW ERA OF
PROGRESS BEGINS



RAMRAJYA

प्रगति का युग आरंभ

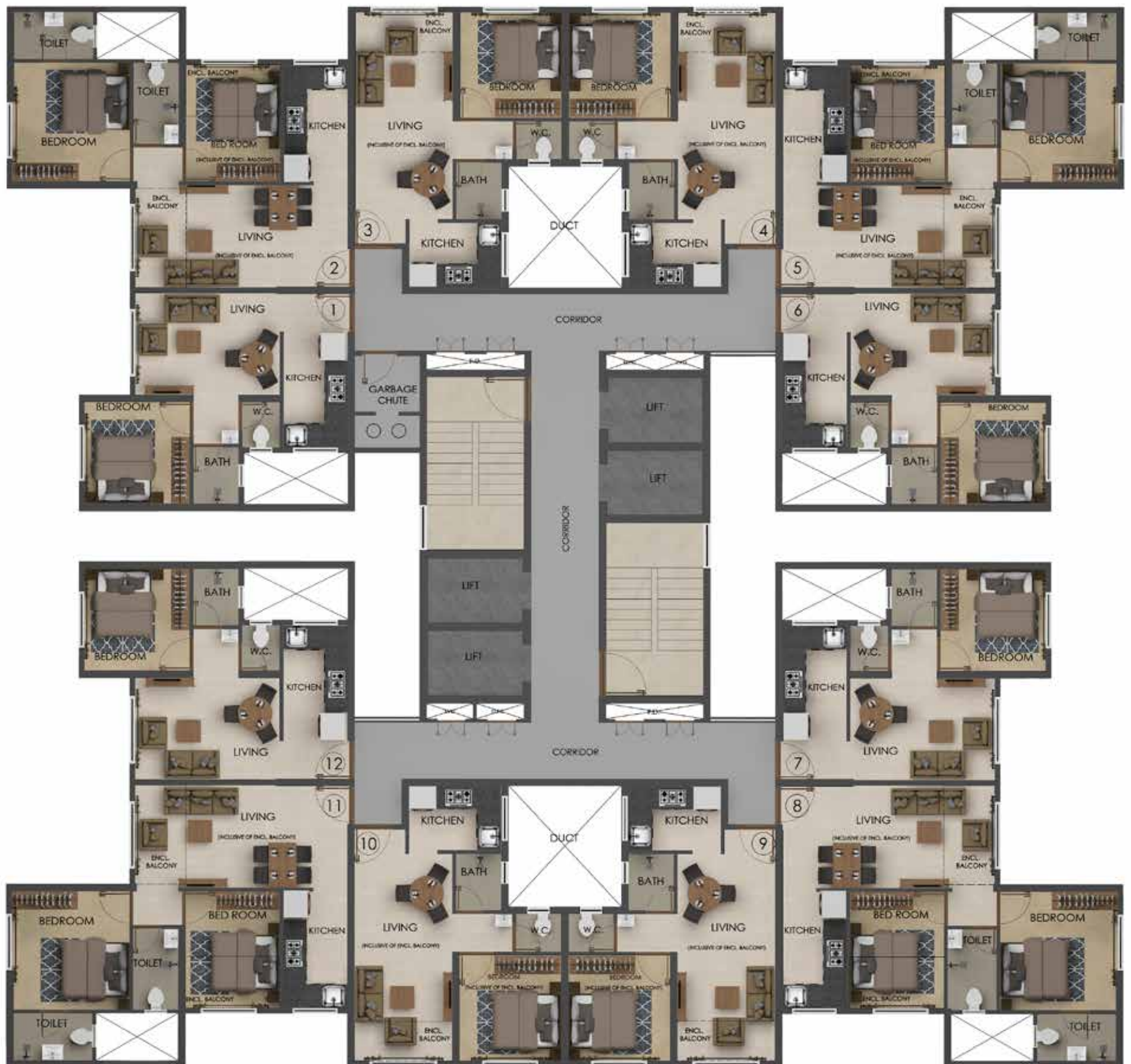
Come home to the life you've always dreamed of. Close to nature, close to family and friends.

Towards Ambivli Station →

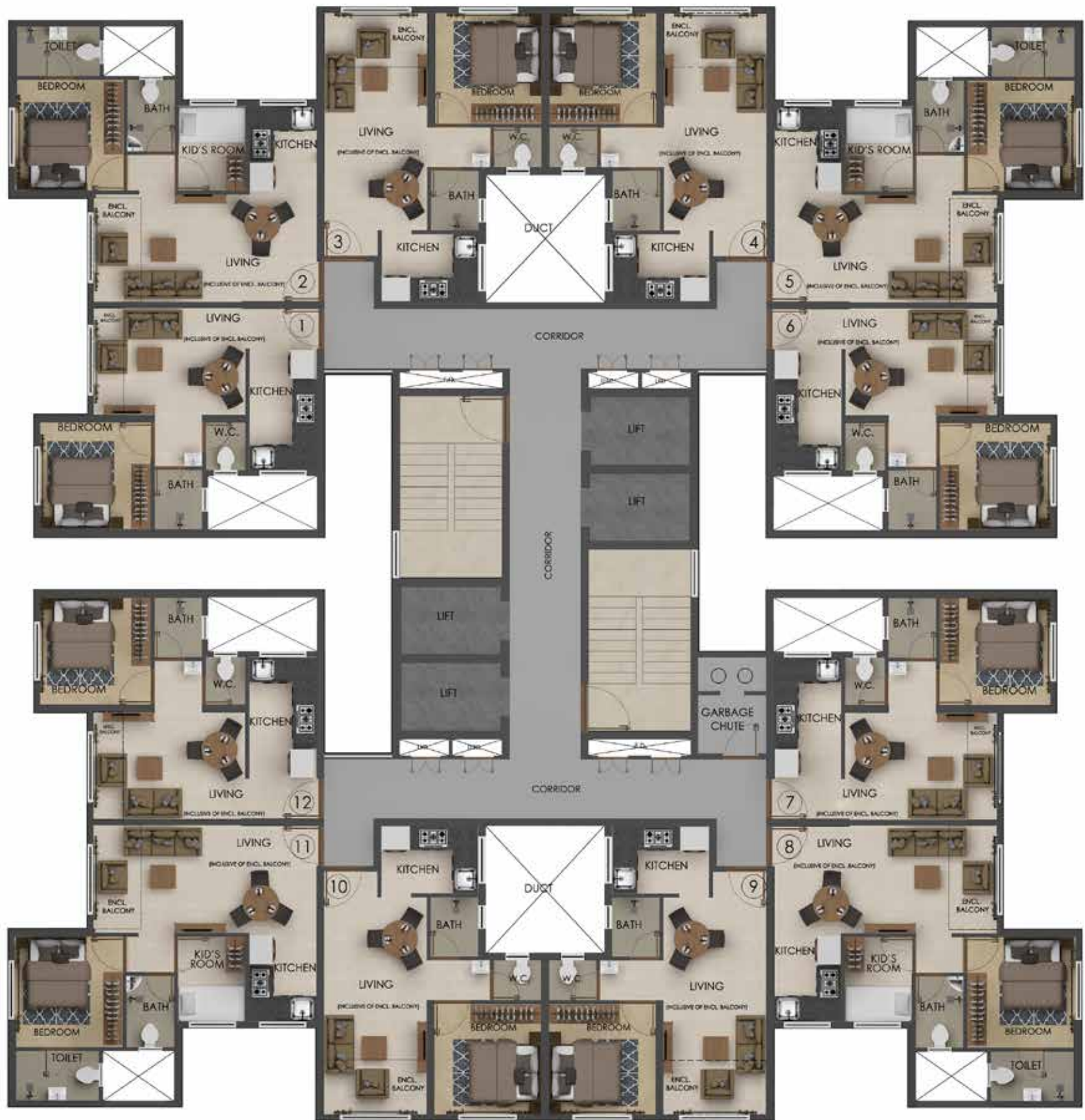
Ramrajya, day view

- 1 Treeline Picnic Spot
- 2 Padhuka Park
- 3 Pergola Deck
- 4 Yoga & Meditation Deck
- 5 Jogging Track & Wedding Ground
- 6 Multi-Sports Court & Hills
- 7 ISKCON
- 8 NES School
- 9 SAPREM
- 10 Platinum Hospital
- 11 Main Entrance
- 12 Central Roundabout
- 13 Community Centre

PLANS &
LAYOUTS



Tower type A - 1 Bed Deluxe, 1 Bed Grandé & 2 Bed Grandé
 Four elevators & two staircases | Absolute privacy between residences
 Garbage chute | Plentiful ventilation and natural light



Tower type B - 1 Bed Deluxe, 1 Bed Grandé & 2 Bed Deluxe
 Four elevators & two staircases | Absolute privacy between residences
 Garbage chute | Plentiful ventilation and natural light



1 Bed Deluxe

- Spacious living room & bedroom
- Separate bath and WC for convenience
- Large Kitchen, placed separately from bath & WC
- Smart design to give foyer space



1 Bed Grandé

- Larger living room space & spacious bedroom
- Separate bath and WC for convenience
- Kitchen placed separately from bath & WC
- Smart design to give foyer space



2 Bed Deluxe

- Large living room (~165 sq.ft.)
- 2 Washrooms, one attached with master bedroom
- Additional Kid's room
- Kitchen placed separately from bath & WC



2 Bed Grandé

- Large living room (~165 sq.ft.)
- Large bedrooms, with at least one side 10'+
- 2 Washrooms, one attached with master bedroom
- Kitchen placed separately from bath & WC

PARTNERING WITH THE FINEST.

- MAAS Group International, Infrastructure and Landscape Designer.
- Pushyamitra Consulting Services, Design Architect.
- Electro-Mech Consultants Pvt. Ltd, MEP Designe.
- Global Engineering Services, Structural Consultant (RCC Designer).

Disclaimer: Offers valid till limited period and any changes mentioned in the above offers are at the sole discretion of the Company. The plans, specifications, images and other details herein are strictly provided for representative purpose only and the Developer/Owner reserves the right to change any or all of these in the interest of the development or subject to the requisite approval of the competent authorities. All brands may be replaced by an equivalent or better brand, as decided by the project architect. This printed material does not constitute an offer and/or contract of any type between the Developer/Owner and the prospective purchasers/customers. The amenities & specification designs and facilities provided in the agreement of sale shall stand final and binding. Distance and timelines are approximate subject to road and infrastructure facilities provided by the appropriate authorities. *Based on time taken by fast trains. ^As per the terms & conditions in the application forms. *Artist's impression. Zero EMI - Untill Possession, Terms & Conditions Apply. *In master bedroom



NEPTUNE

Yours. in every sense.

The project has been registered via MahaRERA registration number: P51700016156 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.