



VEDANT  
PALACIA



VEDANT  
PALACIA

Site Address

VEDANT PALACIA  
Near Tharwani Circle,  
Opp. Vibgyor School,  
Khadakpada, Kalyan - 421 301.

**THARWANI**  
INFRASTRUCTURES

WE ASPIRE YOUR DREAMS

Corporate Office Address

THARWANI INFRASTRUCTURES  
Near Sanjeevani Eye Clinic,  
Kalyan Ambernath Road,  
Ulhasnagar - 421 003.

+91 85509 98836

sales@tharwaniinfrastructures.com

www.tharwaniinfrastructures.com



PHASE I WING A1  
PROSPERA  
P51700033036



PHASE II WING A2  
PORTICA  
P51700032846



PHASE III WING A  
AETIUS  
P51700033028



PHASE IV WING B  
BRUTUS  
P51700045917

Disclaimer - This brochure and its images are purely conceptual and not legal offering to its recipient by the promoter/developer nor will it be a part of any binding agreement. All units are unfurnished, and furnishing, fixtures, furniture shown are for aesthetic representation purpose only and are not a part of the flat/unit offered for sale.

ROMAN GRACE,  
GLORY & GRANDEUR



EPITOME OF  
ROYAL LIVING



# KALYAN

AN ABODE TO  
**MODEST LIFE**

Actual Image — RIVER ULHAS

EXPERIENCE A COUNTRY SIDE  
& CITY LIFE  
**JUXTAPOSITIONED  
MAJESTICALLY**

KALYAN —  
covered by mesmerizing hills  
and scenic river side,  
gives you the best of nature.  
It lets you breathe the air  
of freshness and splendour  
amidst the lush green spread.

Driven by proximity  
to industrial areas; along with  
an easy access to Mumbai,  
Navi Mumbai and Thane.

Kalyan is the  
prime location that enjoys  
exceptional connectivity.



WE IMBUE  
WITHIN EVERY PILLAR  
A SENSE OF  
**MAJESTIC  
APPEAL;**  
THE VISION  
REMAINS TO BE  
**A CLASSIC**  
THROUGH  
GENERATIONS  
TO COME

The modern homeowner craves for something unique and tailor made. That is exactly what we are trying to provide when it comes to the architecture of Vedant Palacia.

The project is conceived with lot of thoughtfulness, brilliance and crafted with utmost perfection. It will reflect modern design coupled with all distinguishing comforts.

Located at a landmark address, Vedant Palacia promises unparalleled opulence. Residing here will be an experience in itself with intricate and rare detailing to be rejoiced by the connoisseurs of royal living.

Along with top notch amenities, we will make sure that homeowners find endless other possibilities of a joyful living.

Taking ahead the legacy of Tharwani Infrastructures, Vedant Palacia will define the SKYLINE of KALYAN in the years to come.

Artist's Impression

# ARCHITECT'S VISION



# AETIUS TOWER - 1

## GRAND ENTRANCE LOBBY

WE ADHERE  
TO OUR  
**ROYAL  
PROMISE**  
AND IT STARTS  
FROM THE  
MINUTE YOU  
**STEP IN**

- Air-conditioned Lobbies
- Waiting Lounge of Marble Flooring
- 3 Level Podium Parking
- Stacked Parking

Artist's Impression



# ZEPHYR

CLASSY BE THE  
OUTLOOK OF THE  
**CURATOR &  
RESIDENT,**  
THE AIR BE  
LIGHTER ON  
**HUMOR &  
BENEVOLENCE**

Artist's Impression



WE UNRAVEL  
A UNIQUE ADDRESS  
TO YOUR  
**DREAMS  
& MEMORIES**  
& A DECISION  
THAT COMPILES  
SATISFACTION  
WITH PANACHE

TOWER 3  
**CASSIUS**

2 & 3 BHK  
3 FLATS PER FLOOR  
STILT + 36 STOREYS

TOWER 2  
**BRUTUS**

2 & 3 BHK  
3 FLATS PER FLOOR  
STILT + 36 STOREYS

TOWER 1  
**AETIUS**

2 & 3 BHK  
4 FLATS PER FLOOR  
STILT + 36 STOREYS

Tharwani Infrastructures present  
**VEDANT PALACIA**  
the latest & exclusive development  
that comprises of ultra-spacious  
2 & 3 bed residences.

Discover a modern and regal living  
with all the requisites of a lavish lifestyle,  
set in the heart of one of the  
prime locations of Kalyan.



**VEDANT  
PALACIA**

EPITOME OF ROYAL LIVING

Vedant Palacia is a congregation of  
**3 MARVELOUS RESIDENTIAL TOWERS**  
with **2 COMMERCIAL WINGS**  
concealing extravagant palatial homes,  
and commercial spaces that define class.

It has a backdrop of lush green mountains  
that offers panoramic views  
of the green vistas and tranquility of  
river Ulhas on one side.

Get ready to experience  
an urban yet calm and peaceful life  
along with state-of-the-art amenities  
and architecture with an  
aristocratic flavor.

**PROSPERA**

Commercial A1 – Ground + 3

**PORTICA**

Commercial A2 – Ground + 3



**VEDANT PALACIA IS CRAFTED  
TO BEFIT YOUR SOPHISTICATED TASTES.**

Artist's Impression

Artist's Impression



# PROJECT AT A GLANCE



Artist's Impression

## INTERNAL FEATURES

### LIVING ROOM

- Vitrified Tile Flooring
- Balcony – Matt Finished Vitrified Tile Flooring
- Acrylic Emulsion Paint for Internal Ceilings & Walls
- Pre-installed Light & Fan Fittings
- Concealed Conduits with Copper Wiring
- Modular Switches (Anchor Woods)
- Teakwood Frame Doors with Designer Shutters

### BEDROOM

- Vitrified Tile Flooring
- Pre-installed Light & Fan Fittings
- Concealed Conduits with Copper Wiring
- Modular Switches (Anchor Woods)

### KITCHEN

- Vitrified Tile Flooring
- Stainless Steel Sink
- Concealed Conduits with Copper Wiring
- Modular Switches (Anchor Woods)

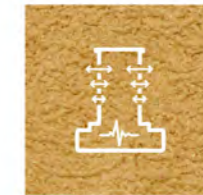
### BATHROOM

- Vitrified Tile Flooring
- Washbasin with Counter
- Finest Quality Fittings & Sanitary Ware (Jaguar)
- CP Fittings (Jaguar)
- Hot & Cold Diverters for all Showers
- Teakwood Door with Granite Frame
- Exhaust Fan

## GREEN FEATURES

- Energy Efficient Lighting Fixtures
- Water Saving Plumbing Fixtures
- Dual Flush Toilets
- Rain Water Harvesting
- Solar Water Heating Panels

## SECURITY FEATURES



Earthquake Resistant Structure



Video Door Phone



Integrated Fire Protection Systems



Garbage Disposal System



Schindler / OTIS / One / Kone or Equivalent 2 Elevators & 1 Service Elevator in each Tower



Refugee Area



Intercom Connections to Clubhouse, Security, Parking & other Apartments



CCTV Monitoring

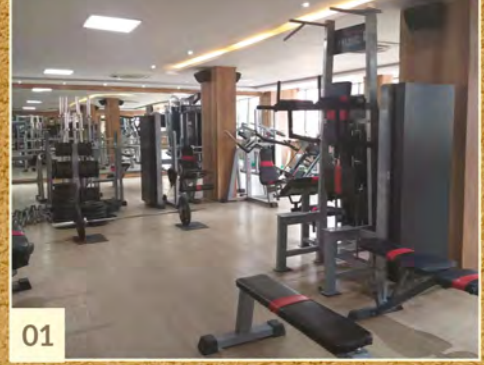


# CLUBHOUSE

SUCCESS BE THE **STEPS** YOU TAKE IN & OUT,  
EASEMENT BE THE **APPROACH** THROUGHOUT.



www.royalresidential.com



01

## INTERNAL AMENITIES

- GYMNASIUM 01
- MINI THEATRE 02
- INDOOR GAMES ZONE 03
- PARTY HALL 04
- STEAM ROOM 05
- SQUASH COURT 06
- POOL TABLE 07
- TABLE TENNIS 08
- CARROM 09
- CHESS 10
- WELLNESS SPA FOR HER 11
- WELLNESS SPA FOR HIM 12
- WAITING LOUNGE 13



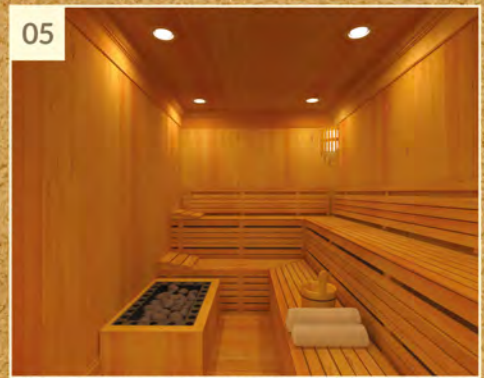
02



03



04



05



06



07



10



08



09



11



12



13

## CLUBHOUSE

WE URGE THE NEED TO STAY FIT & ACTIVE IN THIS TECHNOLOGY DRIVEN WORLD. UNWIND TO YOUR ME TIME



Artist's Impression

## EXTERNAL AMENITIES

- OPEN LAWNS 01
- RECREATIONAL GREENS 02
- SEATING ALCOVES 03
- JOGGING TRACK 04
- MAIN POOL 05
- LAP POOL 06
- POOL DECK WITH SEATING 07
- TEMPLE 08
- SHOPPING ZONE 09
- SCULPTURE 10
- COLONNADES 11
- PLANTATION 12
- DROP-OFF 13
- PATHWAY 14
- 24/7 GENERATOR BACKUP 15
- FEATURE WALL 16
- HARDSCAPE 17
- MULTI-PURPOSE COURT 18
- KID'S PLAY AREA 19
- SEPARATE SOCIETY ROOM FOR EACH TOWER 20
- SEPARATE DRIVER ROOM FOR EACH TOWER 21
- VALET PARKING 22



01



02



03



04



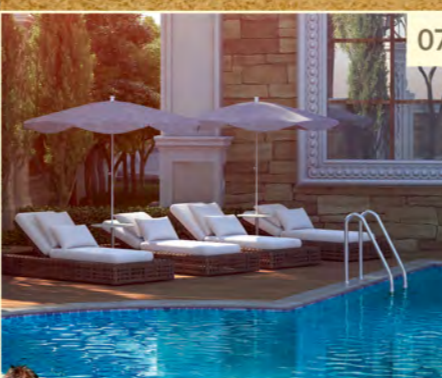
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22



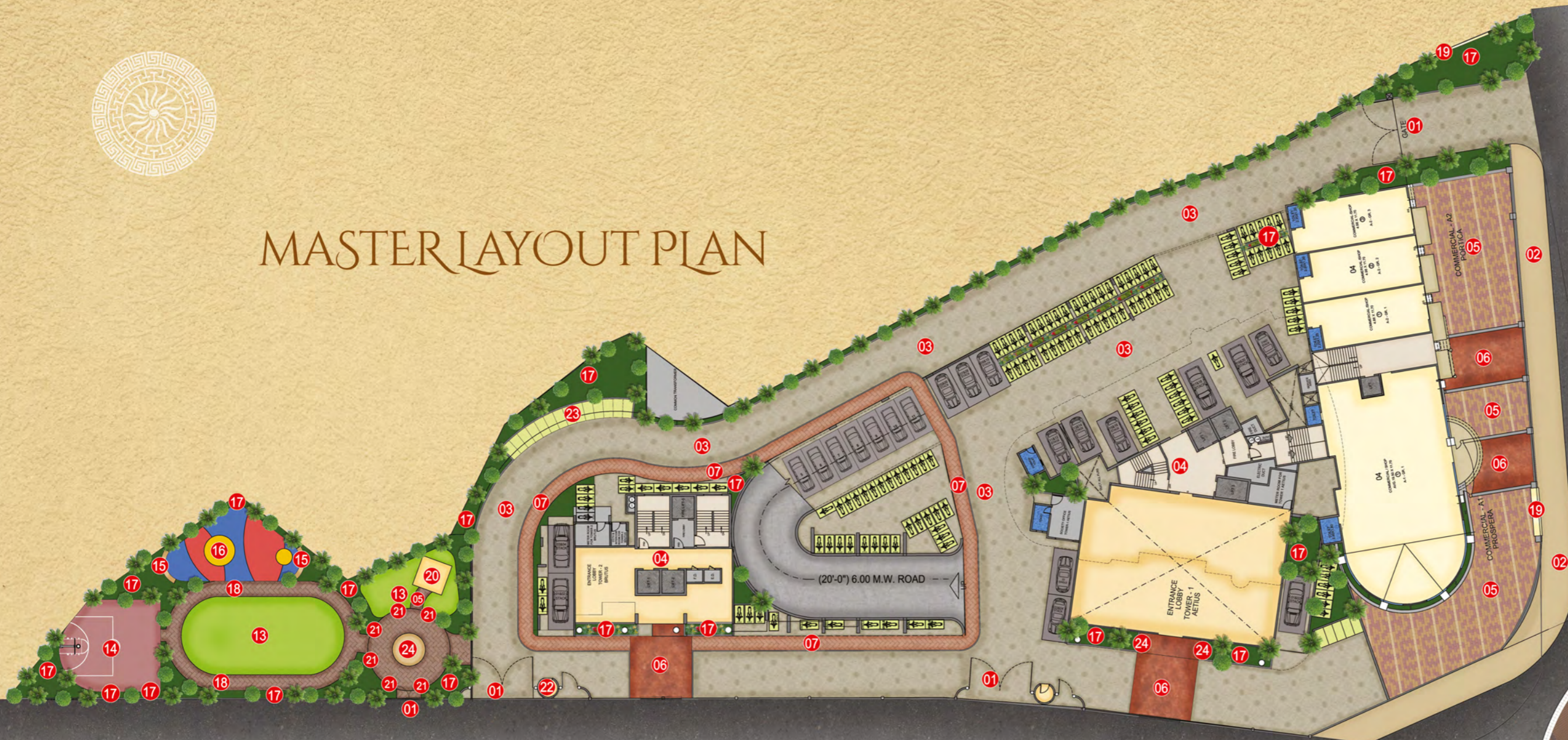
WE PRESENT YOU WITH A HOST OF TOP-OF-THE-LINE SOCIALIZING SPACES TO LAUGH, SHARE & GROW



Representational Images



# MASTER LAYOUT PLAN

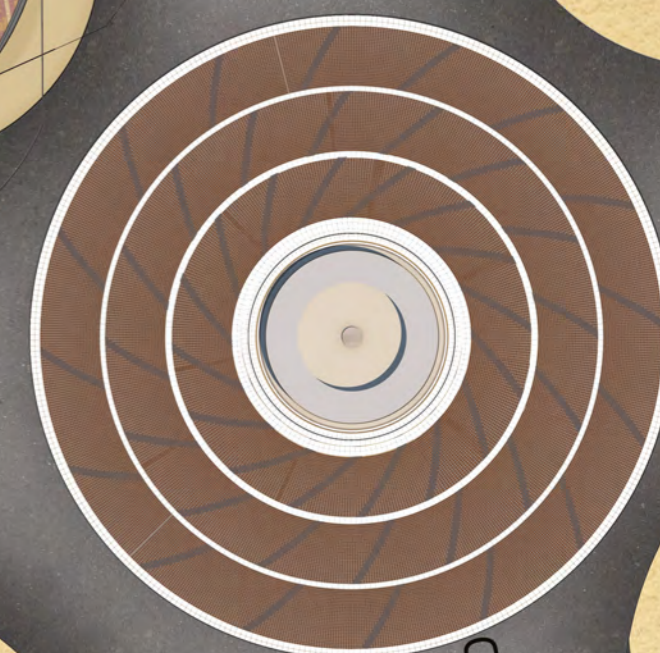


(60'-0") 18.00 M.W. ROAD



## LEGENDS

Entry/Exit	01	Lawn	13
Footpath	02	Basketball Court	14
Driveway	03	Seating	15
Building	04	Kid's Play Area	16
Hardscape	05	Plantation	17
Drop off	06	Pathway	18
Walking Track	07	Feature Wall	19
Clubhouse	08	Temple	20
Pool Deck	09	Colonnade	21
Lap Pool	10	Watchman Cabin	22
Kid's Pool	11	Parking	23
Pool Steps	12	Sculpture	24



(80'-0") 24.00 M.W. ROAD

(80'-0") 24.00 M.W. ROAD

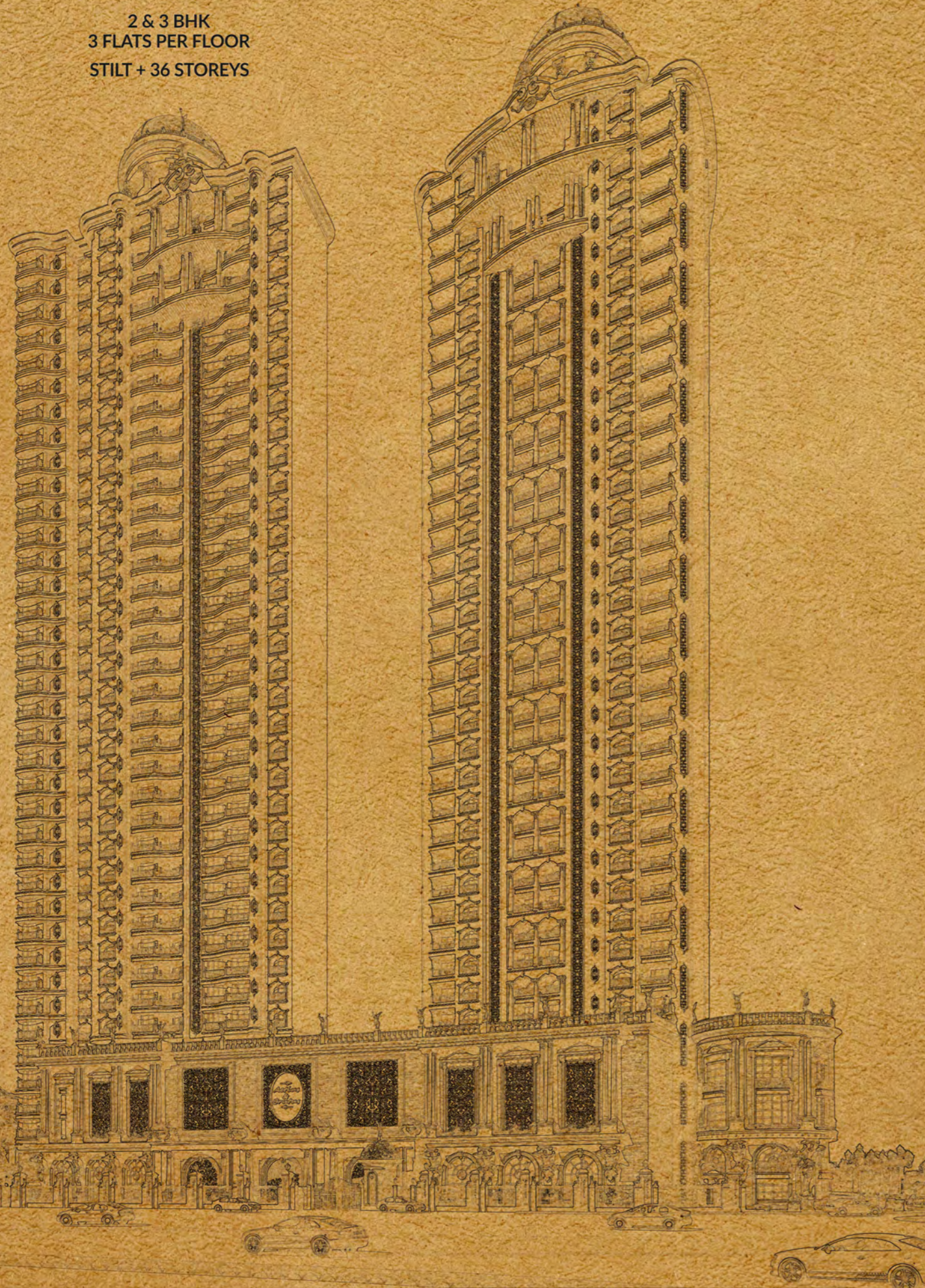


TOWER 2  
**BRUTUS**

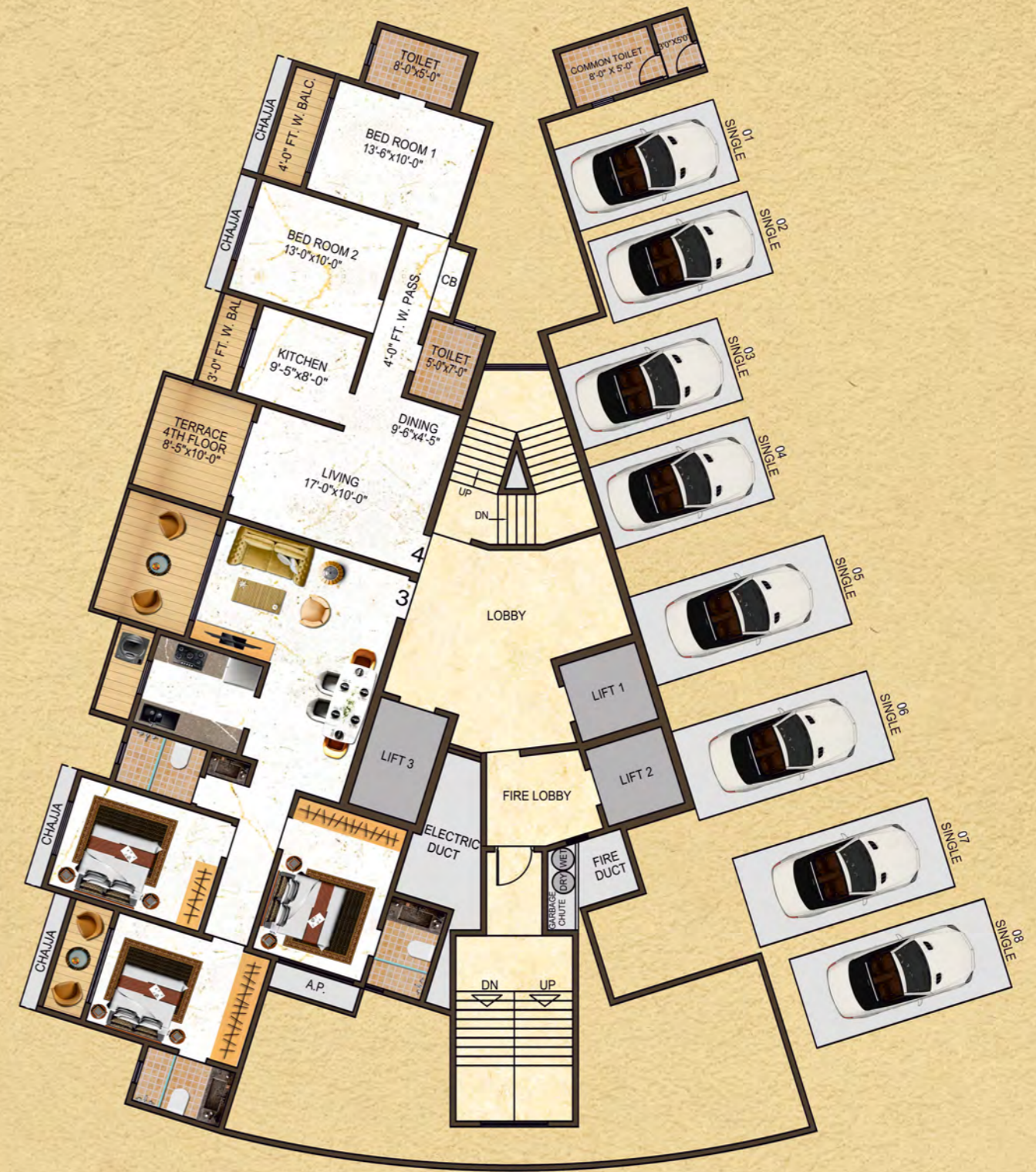
2 & 3 BHK  
3 FLATS PER FLOOR  
STILT + 36 STOREYS

TOWER 1  
**AETIUS**

2 & 3 BHK  
4 FLATS PER FLOOR  
STILT + 36 STOREYS



**AETIUS – Tower - 1  
4th Floor**



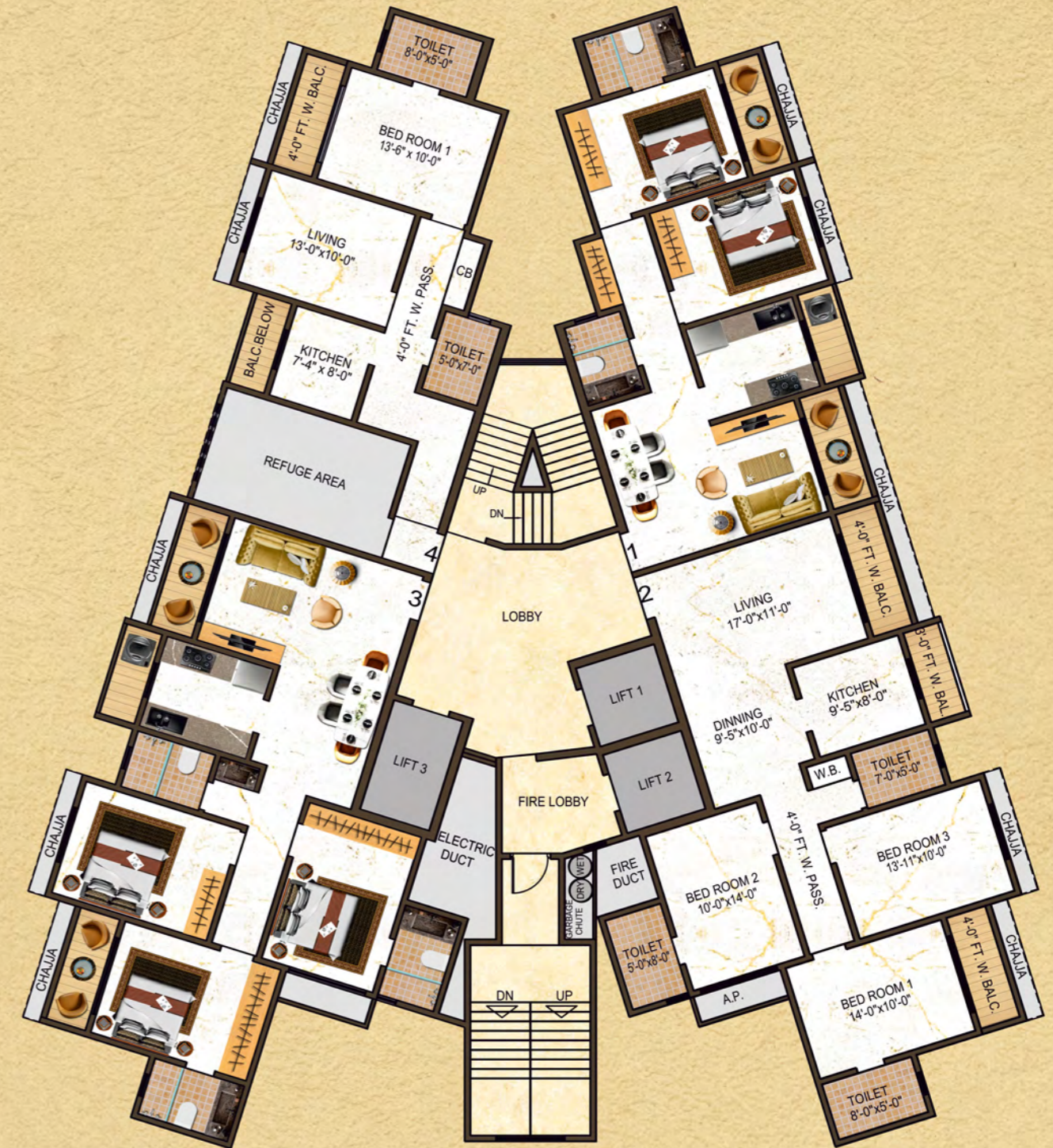
**AETIUS – Tower - 1 Typical Floor Plan - 2 BHK & 3 BHK**

Flat No.	Flat Type	Rera Carpet Area in sq. mtrs.	Balcony	Terrace	AP
03	3 - BHK	92.80 sq. mtrs.	11.30 sq. mtrs.	8.70 sq. mtrs.	1.98 sq. mtrs.
04	2 - BHK	65.00 sq. mtrs.	11.10 sq. mtrs.	7.90 sq. mtrs.	



### AETIUS – Tower - 1 5th to 7th & 9th Floor

### AETIUS – Tower - 1 Refuge at 8th Floor



AETIUS – Tower - 1 Typical Floor Plan - 2 BHK & 3 BHK

AETIUS – Tower - 1 Typical Floor Plan - 2 BHK & 3 BHK

Flat No.	Flat Type	Rera Carpet Area in sq. mtrs.	Balcony	AP
01	2 - BHK	65.00 sq. mtrs.	14.90 sq. mtrs.	-----
02	3 - BHK	92.80 sq. mtrs.	15.90 sq. mtrs.	1.98 sq. mtrs.
03	3 - BHK	92.80 sq. mtrs.	15.90 sq. mtrs.	1.98 sq. mtrs.
04	2 - BHK	65.00 sq. mtrs.	14.90 sq. mtrs.	-----

Flat No.	Flat Type	Rera Carpet Area in sq. mtrs.	Balcony	AP
01	2 - BHK	65.00 sq. mtrs.	14.90 sq. mtrs.	-----
02	3 - BHK	92.80 sq. mtrs.	15.90 sq. mtrs.	1.98 sq. mtrs.
03	3 - BHK	92.80 sq. mtrs.	15.90 sq. mtrs.	1.98 sq. mtrs.



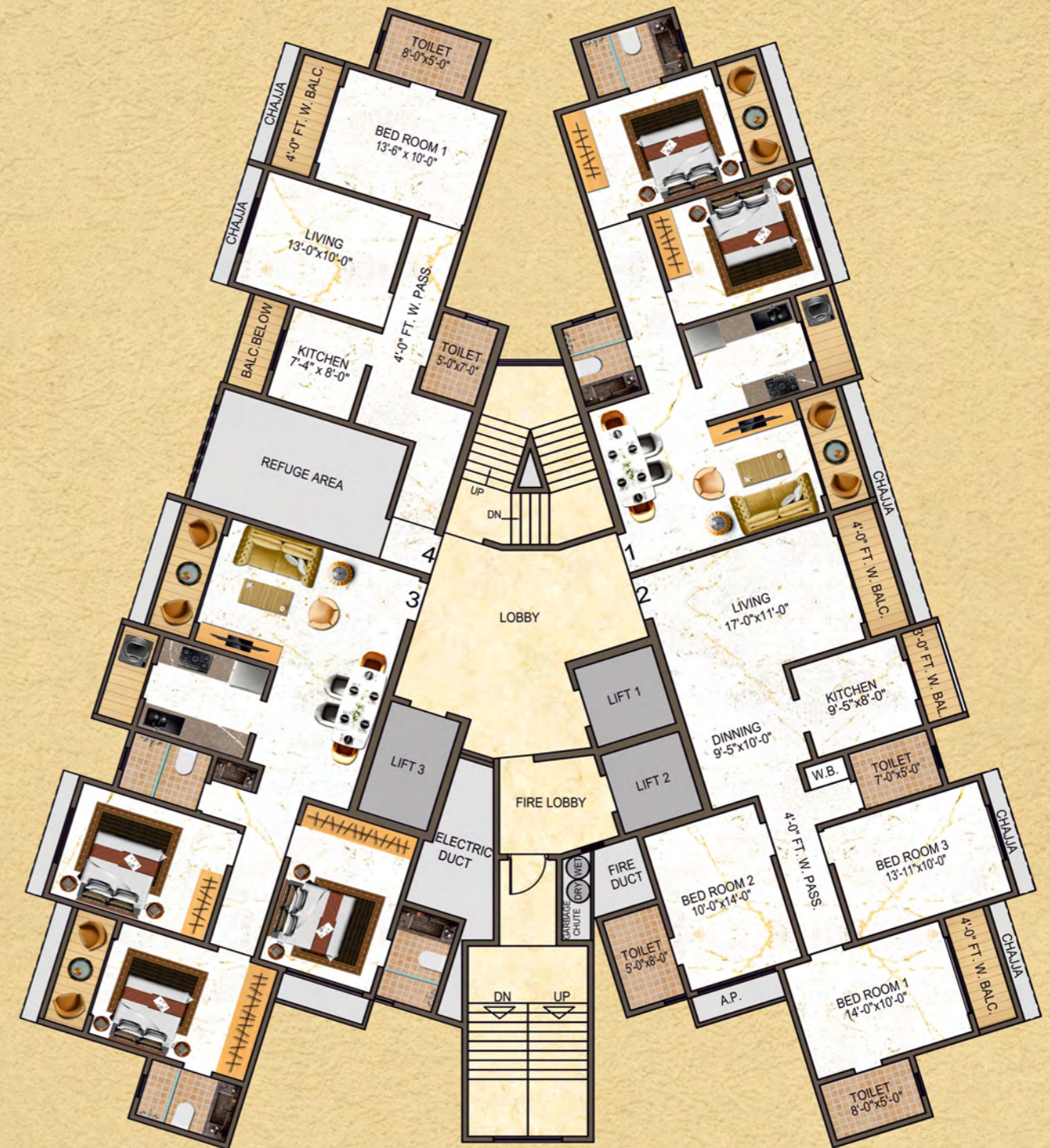
**AETIUS – Tower - 1**  
 10th to 12th, 14th to 17th,  
 19th to 22nd, 24th to 27th,  
 29th to 32nd, 34th to 36th Floor



**AETIUS – Tower - 1 Typical Floor Plan - 2 BHK & 3 BHK**

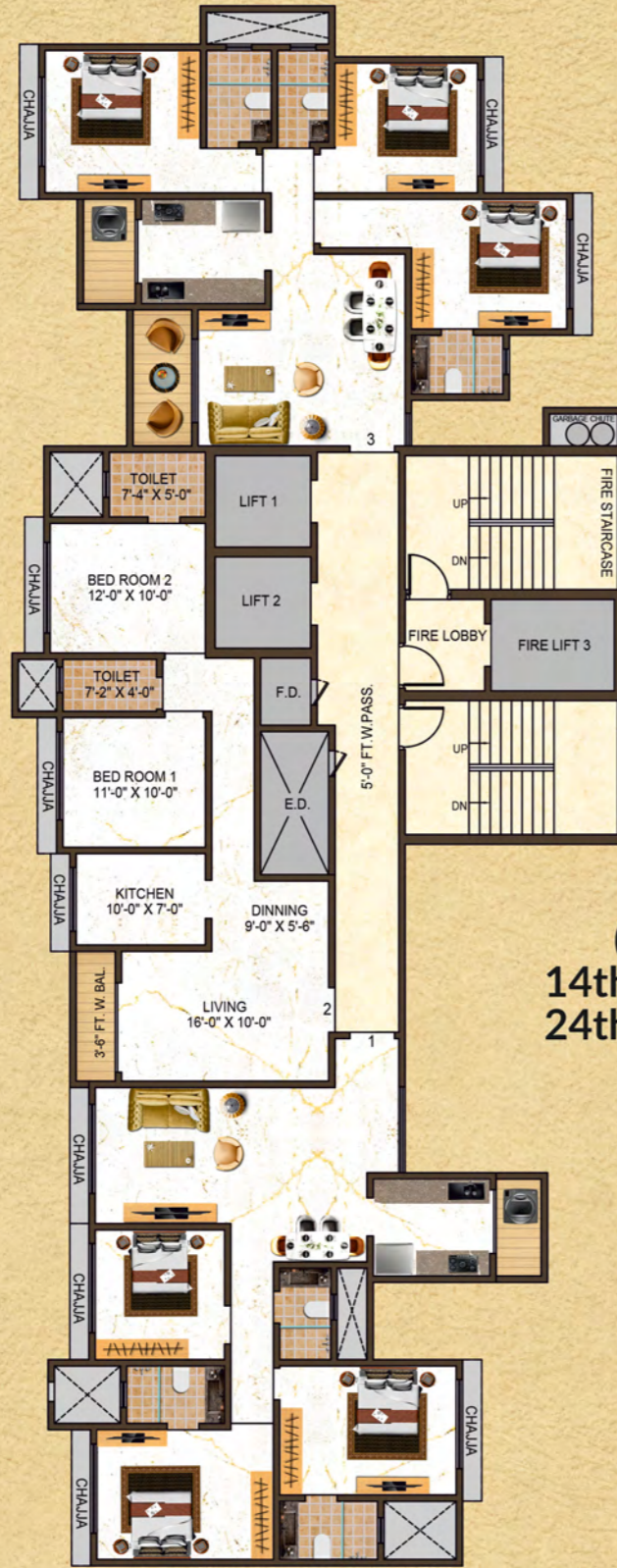
Flat No.	Flat Type	Rera Carpet Area in sq. mtrs.	Balcony	AP
01	2 - BHK	65.00 sq. mtrs.	14.90 sq. mtrs.	-----
02	3 - BHK	92.80 sq. mtrs.	15.90 sq. mtrs.	1.98 sq. mtrs.
03	3 - BHK	92.80 sq. mtrs.	15.90 sq. mtrs.	1.98 sq. mtrs.
04	2 - BHK	65.00 sq. mtrs.	14.90 sq. mtrs.	-----

**AETIUS – Tower - 1**  
 Refuge at 13th, 18th, 23rd, 28th & 33rd Floor



**AETIUS – Tower - 1 Typical Floor Plan - 2 BHK & 3 BHK**

Flat No.	Flat Type	Rera Carpet Area in sq. mtrs.	Balcony	AP
01	2 - BHK	65.00 sq. mtrs.	14.90 sq. mtrs.	-----
02	3 - BHK	92.80 sq. mtrs.	15.90 sq. mtrs.	1.98 sq. mtrs.
03	3 - BHK	92.80 sq. mtrs.	15.90 sq. mtrs.	1.98 sq. mtrs.



**BRUTUS – Tower - 2**  
 (5th to 7th, 9th to 12th,  
 14th to 17th, 19th to 22nd,  
 24th to 27th, 29th to 32nd,  
 34th to 36th Floor)

**BRUTUS –Tower - 2 Typical Floor Plan - 2 BHK & 3 BHK**

Flat No.	Flat Type	Rera Carpet Area in sq. mtrs.	Balcony
01	3 - BHK	84.64 sq. mtrs.	3.12 sq. mtrs.
02	2 - BHK	63.97 sq. mtrs.	3.26 sq. mtrs.
03	3 - BHK	82.29 sq. mtrs.	8.45 sq. mtrs.



**BRUTUS – Tower - 2**  
 Refuge at 8th, 13th, 18th, 23rd,  
 28th & 33rd Floor

**BRUTUS – Tower - 2 Typical Floor Plan - 2 BHK & 3 BHK**

Flat No.	Flat Type	Rera Carpet Area in sq. mtrs.	Balcony
01	3 - BHK	84.64 sq. mtrs.	3.12 sq. mtrs.
02	2 - BHK	63.97 sq. mtrs.	3.26 sq. mtrs.
03	2 - BHK	66.91 sq. mtrs.	8.45 sq. mtrs.



VEDANT PALACIA

# PROXIMITY LOCATION

WE PRIVILEGE YOU WITH AN ESTABLISHMENT THAT MAKES A MARK & OFFERS YOU AN **EASED ACCESS FOR EACH NEED**



### EDUCATIONAL INSTITUTES

- Mumbai University & Sub Division
- Vibgyor School
- BK Birla Public School
- BK Birla College of Arts, Science & Commerce
- Don Bosco High School
- Naryana Junior College
- Holy Cross Convent School & Junior College
- KM Agarwal College
- Podar International School (CBSE)



### RECREATION

- Palms Water Resort
- Talwalkar's
- Kalyan Sports Club
- Reserved KDMC Gardens



### ATM/BANKS

- SBI ATM
- AXIS ATM
- HDFC ATM
- AXIS Bank
- ICICI Bank
- IDBI Bank
- Canara Bank
- ICICI Branch & ATM
- IDFC First Bank
- Union Bank of India
- Hindustan Bank
- Indusind Bank



### CONVENIENCE

- Food Bazaar
- D'Mart
- Reliance Fresh
- Vijay Sales
- Pantaloons Store
- The Raymond Shop
- Paduka



### ENTERTAINMENT

- Cinemax
- Spring Time Labs



### SALONS/SPA

- Lakmé
- Divya's Health Zone



### HEALTHCARE

- Fortis Hospital
- Dr. Godbole's Shree Hospital
- Holy Cross Hospital
- Sampada Hospital
- Aayush Hospital
- Wellness Forever



### HOSPITALITY

- Golden Wok
- Indigo
- Domino's
- Café Coffee Day
- McDonald's
- Hotel Gurudev NX







# TEAM & DEVELOPERS

DEVELOPER

**M/s. Tharwani Infrastructures**

ARCHITECT

**Mr. Satish Kanade**

STRUCTURAL CONSULTANT

**M/s. Epicons Consultants Pvt. Ltd.**

DESIGNING ARCHITECT

**Mr. Sunil Kenkrey**

LANDSCAPING ARCHITECT

**M/s. P S Design (Manin Prasad)**

INTERIOR DESIGNER

**M/s. Studio 5 (Dinesh Gada)**

MEP CONSULTANT

**M/s. Kromatic Consultant**

LEGAL CONSULTANT

**Mr. Drupad Patil**

WE EARN  
THE PRESTIGE OF  
GIVING YOU THE  
**PRE-EMINENT  
STRUCTURE**  
WITH A FOUNDATION  
TO RUN THROUGH YOUR  
**LEGACIES  
WITH PRIDE**

The name Tharwani Infrastructures resonates with building dreams of many people, our company emerged as a gem in real estate in the early 21st century and in 25 years we have emerged as the most trustworthy ally of the people.

Our motto is to give people a home full of love with their every need fulfilled. We work on the principle of Customer is King and have always fulfilled our promise of making best homes. Living in a home made by Tharwani Infrastructures is a wish of many people we are obliged to complete.

Our projects are our pride, the proof of our achievements as the Kings of real estate world and along with us are our people living in these great heights. We challenge the norms with our innovation, creative designs with up to mark technology. Our team is always ready to work hard for excellence and achieving our goal of customer's happiness not just satisfaction.

#### OUR UPCOMING PROJECTS

**Vedant Empire** – Khadakpada, Kalyan  
**Vedant Rockdale** – Khadakpada, Kalyan  
**Vedant Connect** – Prem Auto, Kalyan  
**Vedant One Park** – Varap Kalyan



# A ROMAN ROYAL HABITAT



Artist's Impression