



PROSPERITY

in the heart of the city

Raunak 
RESIDENCY

Take the center stage & hit

THE SPOTLIGHT..

We at Raunak Group, strive to bring you the finest of the living-styles. With our contemporary architecture and luxurious dream homes, Raunak Residency is committed to creating a life of ease. The vicinity gets a new definition with our exclusive connectivity with all the major landmark, procuring more family time than ever. Take the centre stage of a convenient lifestyle and hit the spotlight.



Artistic Representation

Raunak
RESIDENCY

Living at the Center of a

MAJESTIC LIFESTYLE



WHY THANE

- Number of infrastructural development projects currently in progress as well as proposed.
- Ranked lowest in Air, Water and Noise pollution.
- Extremely well connected with Mumbai-MMR.
- Apart from being a highly potential economic destination, it is equally scenic due to its rich natural beauty.
- Real estate experts believe that property buyers here have enjoyed a 300% growth in the last five years.
- One of the top 10 locations in India to buy a home.
- One of the 27 proposed smart cities under Government of India's Smart cities mission.
- Selected as 'Model City' by UN-Habitat and European Commission.

*SOURCE: TIMES OF INDIA | ET REALTY | 99 ACRES | NUMBEO





Unlimited fun limitless

ENTERTAINMENT..

Thane is known to be the town of blend focusing on joyful life with a strong sense of cultural connect. The space for entertainment and social gatherings is well defined with good restaurants, renowned malls like Korum and Viviana, multi-state manifested Activity Clubs, Sports and recreation clubs, Auditoriums and Theatres at a stone's throw distance from the residence. The project is adjoining the picturesque Upavan Lake with amazing view of Yeoor Hills making the location a winner.

CONNECTIVITY

is the key to progress..

Your day to day needs and routine is not only taken care of but is adhered to the optimum. The location is well connected with Railway station, Proposed Metro station, Cadbury junction, Eastern express highway, etc. making commute easy. The project is not only made in the scenic locales of Mumbai but also has better connectivity leading to more time in hand to spend it on things you love to do. It's simply the best of both worlds.





Some days are simply meant for

PLAYING..

Unlike our childhood which was filled with outdoor spaces leading to outdoor activities, we are constantly witnessing the reduction in those spaces. Residents of Raunak Residency however can benefit from the 2-acre huge park adjoining the project, where kids can play amidst fresh air and a healthy atmosphere. Let's groom our next generation in the best possible way.



Elegant living style in the
HEART OF THANE..

Located on Pokhran Road No.1, the heart of Thane

1 & 2 BHK ergonomically designed homes.

Only 5 Minutes from highway

Located next to a 2 acres of public garden

Breath-taking view of Yeoor Hills and Upvan Lake

*The Only Development In Vartak Nagar
Where MAHADA & Sale Building Are Separate*

PROJECT FEATURES

With all the essential facilities, homes at Raunak Residency promises to be the true choice for urban dwellers.

The Smart Facilities Here Include

Structure

- Earthquake resistant structure
- Branded high-speed elevators
- Generator backup for lifts, water pumps and staircase
- 24 hours' security

Bathroom

- Ceramic tiles dado up to door heights in Bathroom
- Ceramic tiles flooring
- Concealed plumbing with luxurious fittings
- Geyser for hot water

Home

- Window with superior anodized aluminum sections & superior quality glass
- Gypsum finished walls with quality paint in all rooms
- Vitrified flooring in all rooms
- T.V. & telephone points in the living room and both bedroom

Kitchen

- Exhaust fan in kitchen
- Black granite platform with stainless steel sink
- 4' ceramic tiles dado above platform



LOCATION PLAN

REDEFINING THE VICINITY

Live a lifestyle in the vicinity of major landmarks, situated in the heart of Thane. With seamless connectivity, Raunak Residency exhibits a looseness with the nearby schools, colleges, malls and the hospitals.



Colleges

- Bedekar Institute of Management Studies
- R J Thakur College
- Rustomjee Academy for Global Careers
- NKTT College



School

- Vasant Vihar High School
- Holy Cross School
- Singhania School
- Little Flower High School
- Billabong International School



Entertainment

- Viviana Mall
- Korum Mall
- Eternity Mall
- Highstreet Mall
- The Thane Club



Retail

- Star Bazaar
- Big Bazaar
- Hypercity
- Apna Bhandar Super Market



Hospital

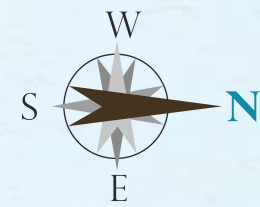
- Jupiter Hospital
- Lifeline Hospital
- Vedant Childcare
- Bethany Hospital
- Sai Critical Hospital



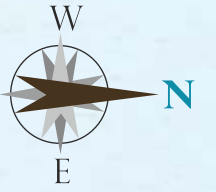
Banks

- State Bank Of India
- Union Bank
- Saraswat Bank
- Axis Bank
- ICICI Bank

Layout Plan



Typical floor plan Wing A



Typical floor plan
Wing B





Since 1980 | 6,132 Homes | 24,528 Smiles

Raunak Group - a company that needs no introduction in the real estate vertical. Established in 1980, we are one of the most distinguished and admired builders & developers in Kalyan, Thane & Mumbai city that stands firm to upkeep our tradition of providing the best houses to our customers. Till date we have completed projects covering over 5 million sq ft & have further ongoing developments of an additional 2.76 million sq ft. Our real estate projects dots the skylines of Mumbai, Thane & Kalyan.

We are backed with a team of dexterous industry professionals that crafts distinctive well planned neighborhoods. That is why we are counted among renowned property developers in Maharashtra, India. With over 30 years of excellence in the industry we have been continuously involved in the positive transition of the residential properties in Kalyan, Thane & Mumbai and are committed to the vision of developing better built environments one can proudly call home.

So if you are in the pursuit of searching ready to move flats in Kalyan, Thane & Mumbai, we aim to offer you 1 BHK flats, 2 BHK flats, 3 BHK flats, 5 BHK flats in Kalyan, Thane & Mumbai region at market competitive prices while ensuring you satisfaction on every level.

At Raunak Group, our endeavour is to help people make one of the most important decisions of their life. To help people select and purchase their dream home. We aim to assist our customers to the best of our ability and provide value to them in whatever we do. Our passion for creating elegant homes and our commitment to excellence has allowed us to bring a lifetime of happiness to our valued customers and we enjoy tremendous respect and goodwill among our consumers and peers alike.

In our present and future endeavours, we aim to exceed expectations by providing superior quality in construction and service, while creating spacious and luxurious homes with modern facilities at affordable prices.

SPREADING
RAUNAK





On Time Delivery | Transparency | Affordability | Quality

Testimonials

*MR. & MRS. KRISHNAMOORTHY
PARK VIEW*

After the 26th July floods took place, my wife and I along with our parents were on the lookout for a new home. We visited almost 100 flats but none of them turned out to be better than Unnathi Garden. The amenities, the society and the people around have definitely made our lives better. We had also recently bought a house in their new development Park View.

*MR. SURESH SALUNKE
UNNATHI WOODS - PHASE 4*

We had been planning to move into a Raunak Group home for a while as we had heard about its reputable name and commitment in the market. We received an amazing value appreciation from our home at Unnathi Woods - Phase 4 and hence, have invested in Raunak City at Kalyan. We would also recommend all our friends and family to buy a home with Raunak Group.

*MR. SHIVAJI BINNAR
RAUNAK CITY - SECTOR 4*

I was living in rented accommodation since the last 2-3 years and one of my biggest challenges was constantly shifting homes. Sometimes, I even had to stay at a friend's or relative's place. I wanted to buy my own home but there were some budget constraints and that's when Raunak Group understood my concern and helped me in booking my first Dream Home at Raunak City by giving me a flexible payment option along with an additional discount of 2.5 lacs under PMAY scheme.

*MR. JHA
UNNATHI WOODS - PHASE 2*

Just as we started looking out for a home, there had been a crash in the market for which many builders were pulling out. However, Raunak Group fulfilled their promise to stay with us until the completion of the project. Mr. Rajan Bandelkar truly delivers on his promises and commitments.

*MR. AJAY PAHNSALKAR
UNNATHI WOODS - PHASE 1*

Raunak Group's reputation as a brand that delivers its projects on time is what attracted me in the first place. I've been staying with Raunak Group for the past 5-6 years now and I couldn't have made a better decision.

*MR. PRAVIN PAUL
UNNATHI WOODS - PHASE 7A*

My wife and I were undergoing family and financial issues when we were on the lookout for a new home. That's when Raunak Group came into our lives and helped us avail their pre-launch benefit offer, thereby helping us book a home with our own money.

#AddRaunakToYourLife



Head Office:
Raunak Group, Plot No.1, MohanMill
compound, Next to Audi Thane,
Ghodbunder Road, Thane West - 400607.
Email: info@raunakgroup.com
Website: www.raunakgroup.com



Site Address:
Pokharan Road No 1, Next to Vartak
Nagar Police Station, Vartak Nagar,
Thane West - 400607.

CALL: (+91) 22-25847000

Consultants:

<i>Designing Consultant & Liasoning Architect:</i>	<i>Legal Advisor:</i>	<i>Structural Consultants:</i>
Design Consortium Architects	Vishwas Kulkarni	R. C. Tipnis

Project Finance By:



MahaRERA Registration No. P51700009540 available at website:<http://maharera.mahaonline.gov.in>