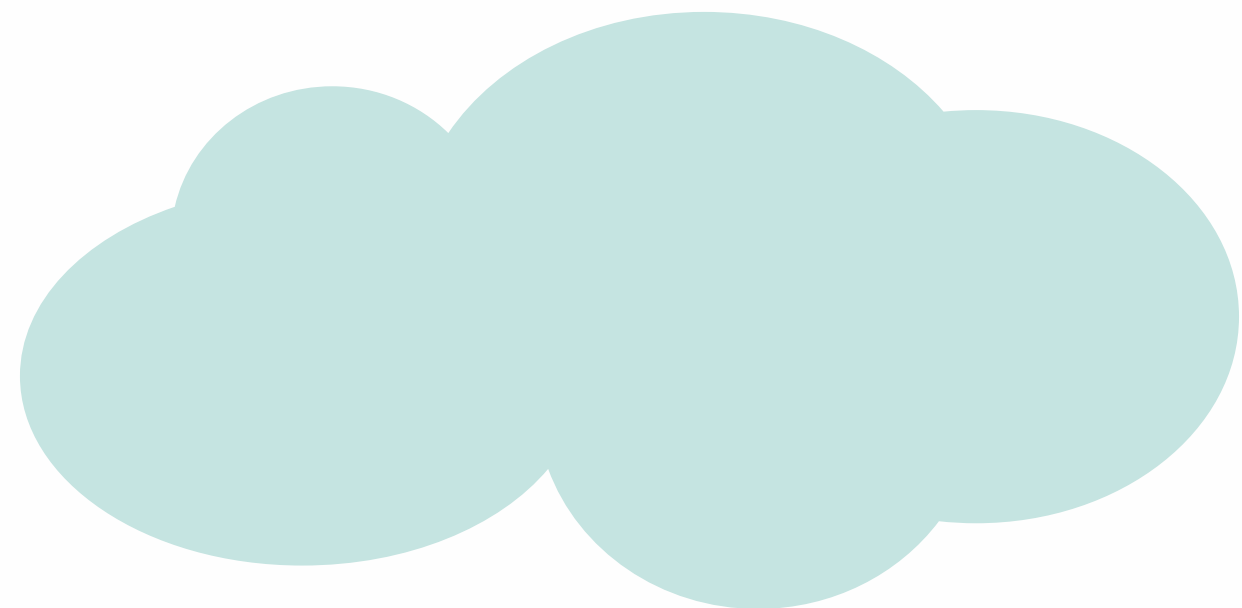




AN ABODE FOR THE STORIES OF LIFE



Come Explore the land of Happiness



**UNNATHI WOODS,  
EVERY GREAT STORY NEEDS  
A GREAT START**



Unnathi Woods is an iconic residential township located on Ghodbunder Road, Thane. It has also been awarded "Iconic Affordable Home – Central Suburbs" by Times Realty Icons–2017. Spread across 40 acres, the township is very close to the highway and also has schools, shopping malls and other necessary facilities in the vicinity.

This self-sufficient township is environmental friendly as well, with features like solar panels for water heating, rainwater harvesting and sewage treatment plant\*. There is also an adjoining park spread across 10 acres. The entire township is being developed in phases and is currently home to more than 1,237 happy families, and each one of them have a unique story to share about life at Unnathi Woods.



## PHASE - 7A

Unnathi Woods – Phase 7A offers spacious 1 BHK homes along with exclusive amenities such as a landscaped garden, children's play area, swimming pool and gymnasium, to make living here – a wonderful experience. We welcome you to live a life of luxury in these lovely homes where you can create your unique life stories along with your loved ones.



Artistic Representation



Artistic Representation



## MEET MR. SHARMA the SWIMMING EXPERT

"I love to swim and I've been doing it since my childhood, not only does it keep me fit but also refreshes me. One of the major rejuvenating spots for a residential township, according to me is a swimming pool. And that is why I chose Unnathi Woods – Phase 7A, which offers their residents a lavish swimming pool. I am happy that Unnathi Woods caters to the interests of each of its residents just like mine. My dream of a home has just been elevated to a new excitement level, now all the free time in future will be swimming time."



Artistic Representation



## MEET SAMEER the FITNESS FREAK

“Hi, I am Sameer Karvekar. I am a fitness freak and gym lover. For me good health is everything, leading a healthy life is the key to a long life. I am super excited to start working out at the gym at my new home in Unnathi Woods – Phase 7A, once it gets done! This will help me save money as I won't be going to any outside gym!”



## MEET NEHA the KID WHO LOVES TO PLAY

"Hello! I am Neha. I am 10 years old. I love to play out in the open, but unfortunately our current home does not have a play ground! I am so happy that my parents have bought our new home in Unnathi Woods. I cannot wait to play in the garden here!" We couldn't let the smile on Neha's face fade for a lack of playground so we have created a green and fun children's play area for her and her friends to enjoy every evening at Unnathi Woods.



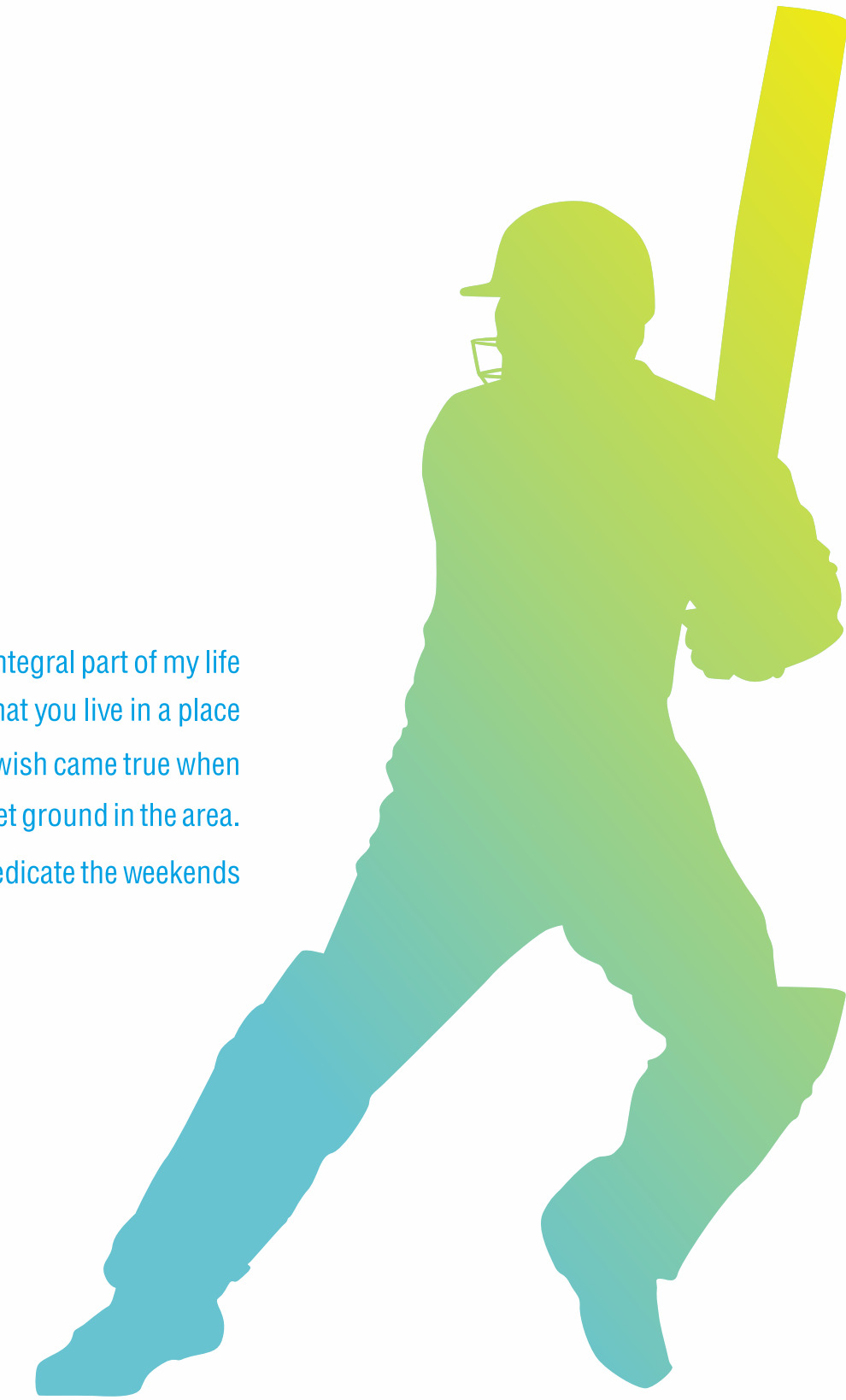
Artistic Representation



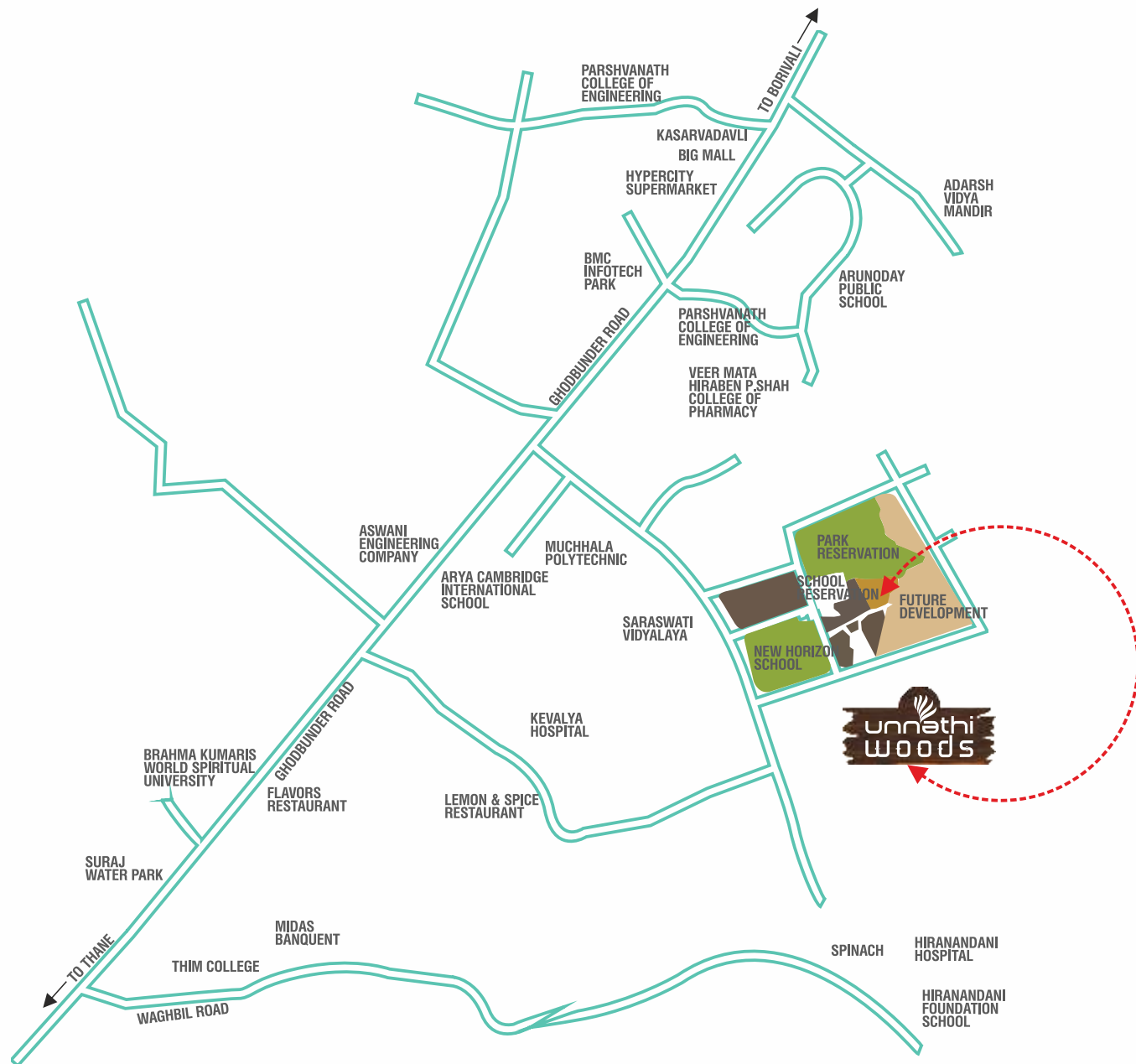
Artistic Representation

## MEET VISHAL the CRICKET ENTHUSIAST

My name is Vishal, I am a banker by profession and an IPL fan. The cricket has been an integral part of my life since my school days. I was the captain of my school cricket team. It is not very often that you live in a place which has a multipurpose court where I can play the game rather than just watch it! My wish came true when I came across Unnathi Woods, as I always wanted to live in a place that has the best cricket ground in the area. Now, my future evenings will see a daily routine of net practices, also I have planned to dedicate the weekends to give coaching tips to the neighbourhood kids. Life's never been better.







### Schools

- Smt. Sulochanadevi Singhania School
- Arya Cambridge International School
- Hiranandani Foundation School
- Holy Trinity English School
- New Horizon School
- Saraswati Vidyalaya

### Hospitals

- Jupiter Lifeline Hospital
- Hiranandani Hospital
- Shree Sai Hospital
- Kevalya Hospital

### Colleges

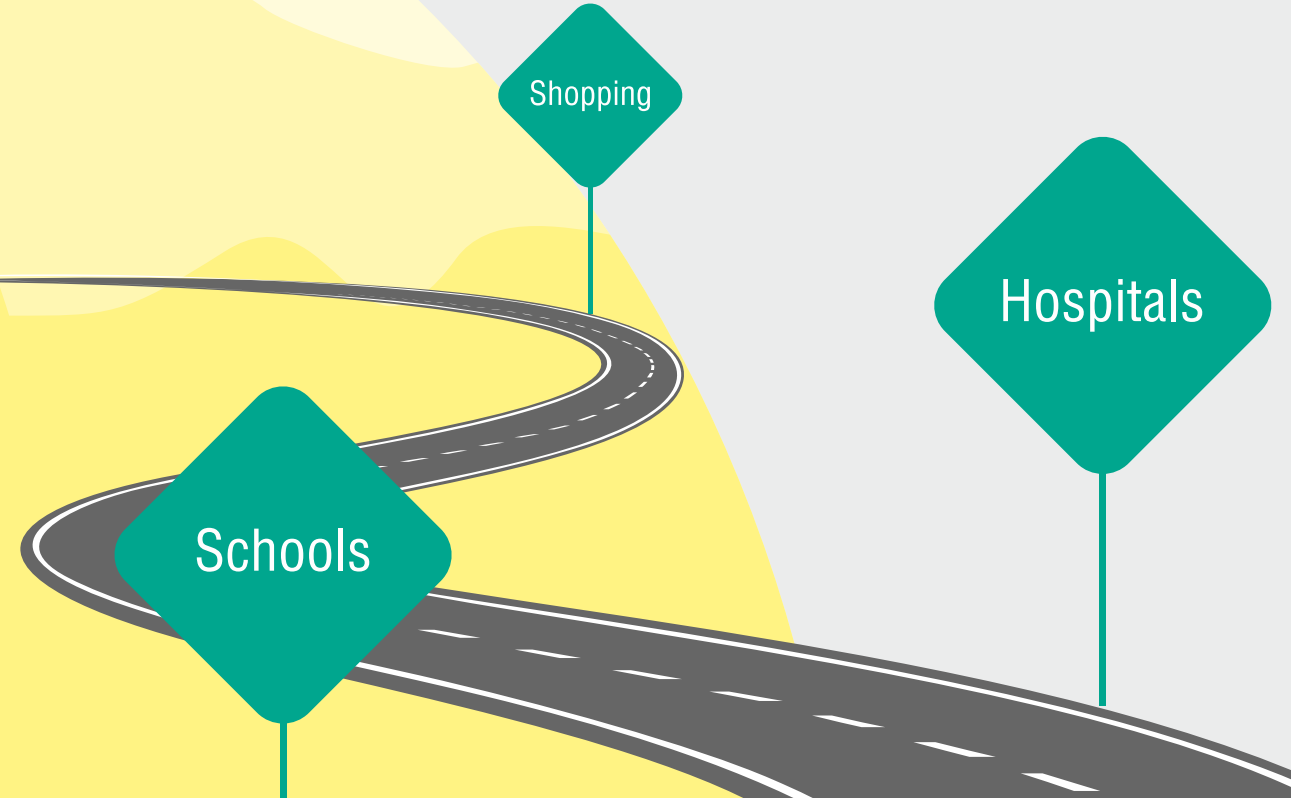
- Parshvanath College of Engineering
- Bedekar College of Commerce
- Veer Mata H. P. Shah College of Pharmacy
- Brahma Kumaris World Spiritual University
- Thim College
- Muchhala Polytechnic

### Shopping

- Hypercity Supermarket
- Korum Mall
- R-Mall
- Viviana Mall
- D-Mart
- More Mega Store

## MEET RUPALI WHO LOVES SEAMLESS CONNECTIVITY

“Hi, I'm Rupali. I'm a working woman. One of my topmost priorities, like most working people, while buying a new home is good connectivity. No one likes to spend hours in travel while going and coming from work, and this is probably the best part of Unnathi Woods as it is very well-connected with the city. It is also very close to shops, restaurants, hospitals, markets, malls and other conveniences. Well, what else can anyone ask for!”





## WHY THANE !

\*Transport connectivity, proposed business districts and presence of social amenities make Thane one of the most lucrative investment destinations in the Mumbai Metropolitan region (MMR).

\*Number of infrastructural development projects currently in progress as well as proposed.

\*Apart from being a highly potential economic destination, it is equally scenic due to its rich natural beauty.

\*One of the top 10 locations in India to buy a home.

\*Ranked lowest in Air, Water and Noise pollution.

\*Thane has been shortlisted as one of the 100 Smart Cities to be developed in India by the Central Government of India

\*Selected as 'Model City' by UN-Habitat and European Commission.

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



## MEET THE NEW DAWN OF URBAN LIFESTYLE

### INTERNAL AMENITIES

- Living room and bedrooms with vitrified tiles, cable / T.V. & telephone points
- Concealed electrical wiring with high-end fittings
- Video door phone
- Kitchen with black granite platform. Stainless steel sink, dado above platform
- Bathrooms with concealed plumbing, high-end fittings, ceramic tiles flooring and wall
- Dado up to 7' height with geyser for hot water
- Anodized aluminium windows with superior quality glass and fittings
- Teak wood door frames with laminate finish flush doors and necessary fittings

### KEY HIGHLIGHTS

- Landscaped Garden
- Children Play Area
- Clubhouse with Swimming pool
- Gymnasium
- Over looking a 10 acre public park

# OUR ONGOING PROJECTS



GHODBUNDER ROAD, THANE



Phase-3 | 2 BHK



GHODBUNDER ROAD, THANE (WEST)



1 BHK

MahaRERA Registration Number: P5170000766

Project details are available at website: <http://maharera.mahaonline.gov.in>



POKHRAN ROAD 2, THANE (W)



5 BHK

MahaRERA Registration Number: 5170005880

Project details are available at website: <http://maharera.mahaonline.gov.in>



KALYAN (WEST)



1 BHK | 2 BHK

Sector 4, D1 - MahaRERA Registration Number: P51700003377

D2 - MahaRERA Registration Number: P51700003210

D10 - MahaRERA Registration Number: P51700009331

Project details are available at website: <http://maharera.mahaonline.gov.in>



GHODBUNDER ROAD, THANE



1 BHK

Project details are available at website: <http://maharera.mahaonline.gov.in>



POKHRAN ROAD No 1, THANE (WEST)



1 BHK | 2 BHK

MahaRERA Registration Number: P51700009540

Project details are available at website: <http://maharera.mahaonline.gov.in>



18<sup>th</sup> ROAD, KHAR WEST



2BHK

MahaRERA Registration Number: P51800001355

Project details are available at website: <http://maharera.mahaonline.gov.in>



SINCE 1980 | 6,017 HOMES | 24,068 SMILES | 50,31,163 SQFT

We help people make one of the most important decisions of their life. We help them 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.

Established in 1980, Raunak Group has been catering to the housing needs of Mumbai, Pune, Kalyan and Thane. We have developed various township projects over the years and have completed projects covering over 5 million sq. ft. At present, we have on-going developments of an additional 2.75 million sq. ft.

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.



Raunak Group has dedicated itself over the years towards fulfilling the dream of thousands of people by offering them the homes they have always desired. We strongly believe in the idea that by understanding the concerns of people and working together to offer lucrative solutions, we can build a stronger community. Our only goal is to contribute towards the creation of a better society by connecting the dots between people and the difficulties they face while searching for a home. We at Raunak Group will continue to keep this promise in the years to come and carry on the legacy that we have built.

On Time Delivery | Transparency | Affordability | Quality

## TESTIMONIALS

### MR. & MRS. KRISHNAMOORTHI 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. 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. 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. 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. 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. 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.



# SPREADING RAUNAK

#AddRaunakToYourLife



**Head Office:**

Raunak Group, Plot No.1, MohanMill compound,  
Next to Audi Thane, Ghodbunder Road, Thane  
West - 400607.

Email: [info@raunakgroup.com](mailto:info@raunakgroup.com)

Website: [www.raunakgroup.com](http://www.raunakgroup.com)

**Sales Office:**

Unnathi Woods, Near Muchhala Polytechnic  
College, Ghodbunder Road, Thane (West).

**CALL : (+91)22-25847000**

**Consultants:**

**Designing Consultant & Liasoning Architect:**

**Godbole Mukadam Associates**

**Legal Advisor:**

**Vishwas Kulkarni**

**Landscape Consultants:**

**New Arch Designs**

**Structural Consultants:**

**R. C. Tipnis**

**Project Finance By:**



MahaRERA Registration No. P51700000002 available at website:<http://maharera.mahaonline.gov.in>

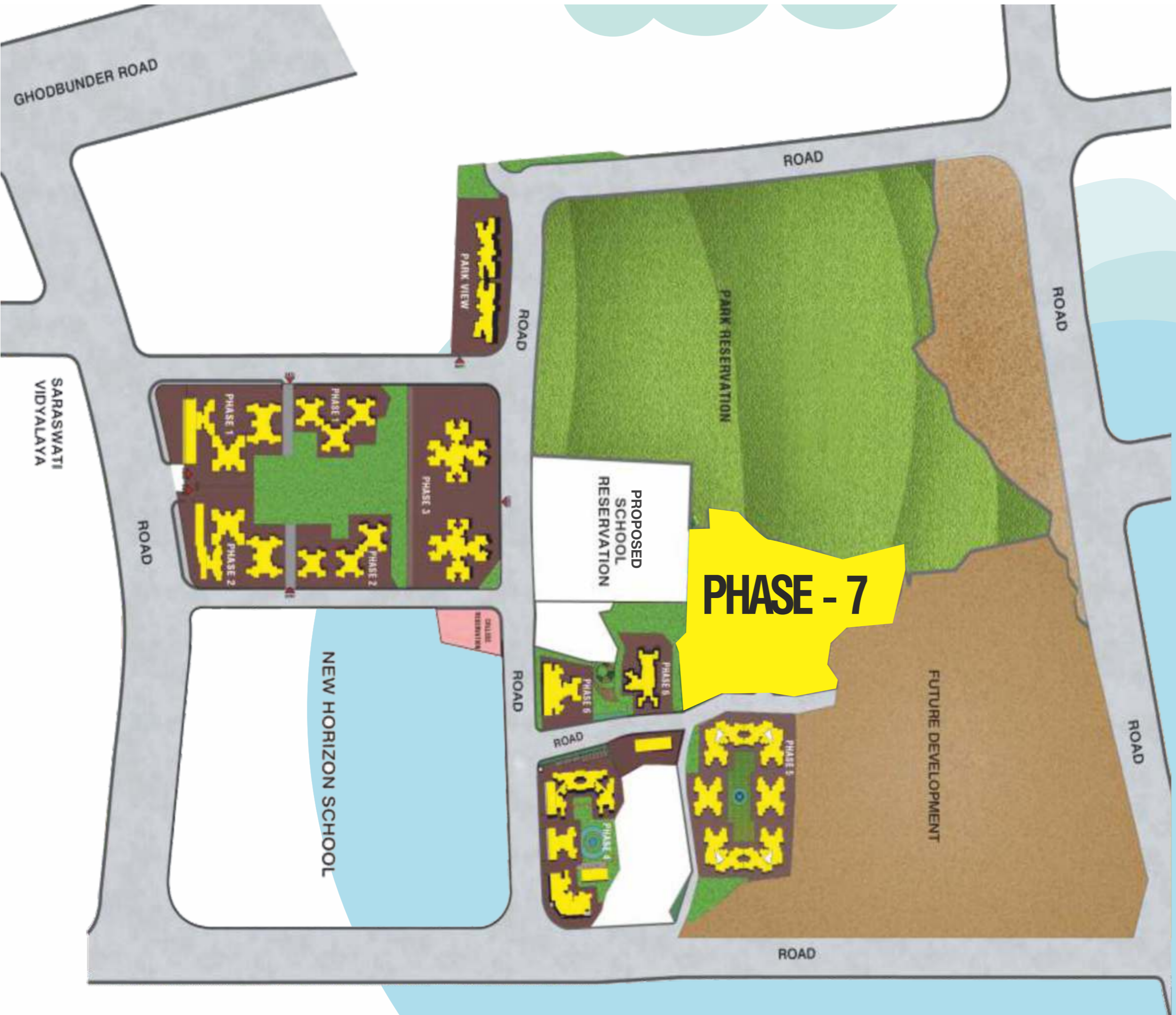
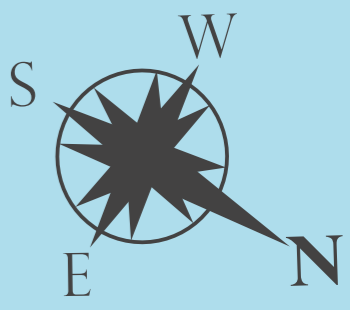
Disclaimer - The project is mortgaged with HDFC LTD. The No Objection certificate (NOC) / permission for release of charge for sale of flat/units from the bank shall be provided.



LAYOUT PLAN  
UNNATHI WOODS  
PHASE - 7



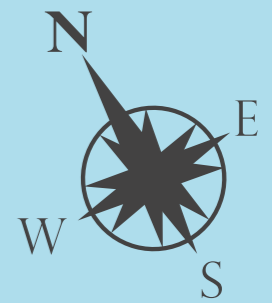
# MASTER LAYOUT UNNATHI WOODS



# FLOOR PLAN - PHASE 7A BUILDING - G1



SITE PLAN  
PHASE - 7



# FLOOR PLAN - PHASE 7A BUILDING - G2



SITE PLAN  
PHASE - 7

