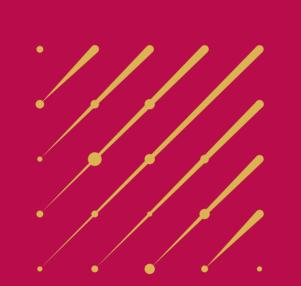
RAMRAJYA प्रगति का युग आरंभ





OF AFFORDABLE HOUSING





Small scale development



Poor construction quality



Lack of basic facilities





No lifestyle amenities

Unfriendly neighbourhood

Poor architecture

THE BIRTH OF Progressive Housing.



INDIA'S LARGEST AND MOST Unique progressive Housing development At the Next growth Centre of Mumbai: Kalyan-Ambivli.





KALYAN-AMBIVLI. THE NEXT GROWTH CENTRE OF MUMBAI.

A handpicked location, making this development Mumbai's only mega project just 5 minutes from station. An incredible combination of a strategic location, social <u>infrastructure & 6-mega projects that will transform Kalyan-Ambivli</u>.



MUMBAI'S ONLY MEGA Project, 5 minutes from A station.

		🗎 To Nav	i Mumbai	Do Harbo	ur 1	Fort, Nariman Point
Ambivli 5 mins	Kalyan 10 mins	Thane 25 mins	Ghatkopar 45 mins	Kurla 50 mins	Dadar 60 mins	CST 75 mins
Bhiwandi, Ulhasnagar		Metro to West		D Western		

- 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, Gharkopar 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.

MMRDA to develop the next Central Business District



Metros to Thane & Navi Mumbai Thane-Bhiwandi-Kalyan Metro by 2019 & work to start for Kalyan-Taloja in 2018



126 km Virar-Alibaug Multi-Modal Corridor Phase 1 to complete by March 2022 & Phase 2 by December 2022



Mumbai University's new campus to start courses after Diwali this year



Ring Road planned by MMRDA 29-km Ring Road, passing through the development, connecting parts of KDMC



Ferry services between Kalyan & Vasai to start by the end of this year

IN THE NEWS

Never husing and distribute and evaluating in Maharashtra's Virar Alibaus servider sets Veu and travel from Valuan to

New business districts emerging in suburban Mumbai

99 acres / May 2, 2016 —

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

its Metro line work on the fast track

MMRDA awards Kalyan Ring Road contracts

Hindustan Times / Oct 17, 2017 -

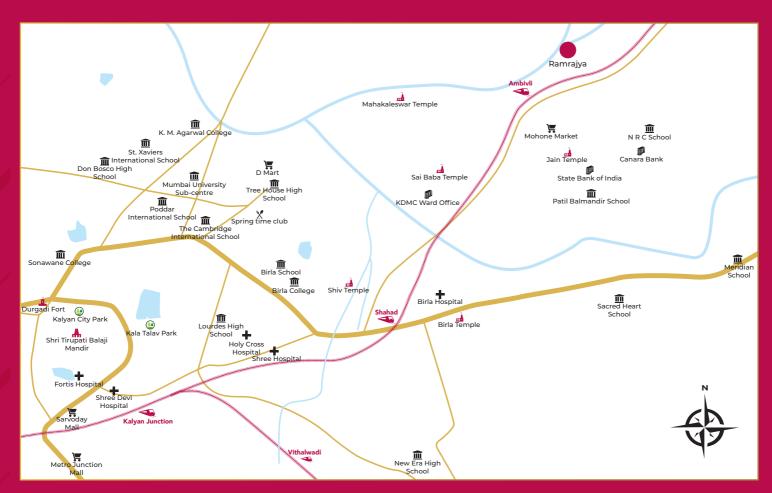
Project Reporter / May 19, 2017 -

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

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

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

Temple

- 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
- Sarvoday 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.

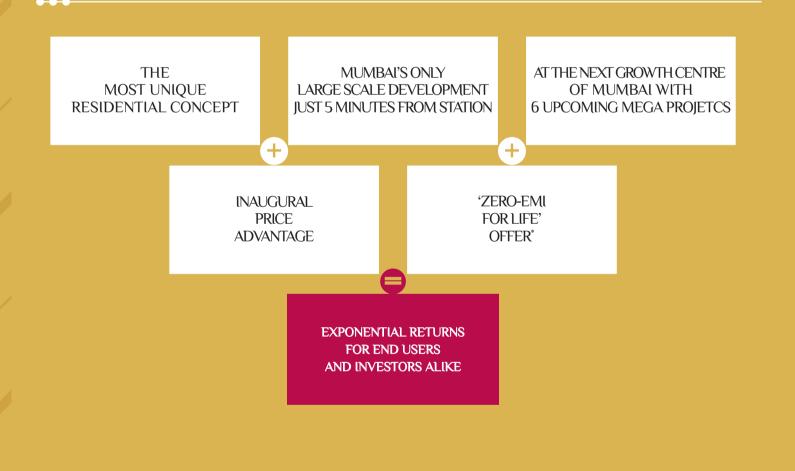
- All Grade A developments in the vicinity command a price ranging from ₹ 35-45 lacs
- This opportunity presents an incredible advantage for the early buyers
- First-movers stand to gain exponential returns



Grade A development price range



SMALLEST-EVER INVESTMENT. BIGGEST-EVER RETURNS.





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

- Apply with just ₹27,000
- No pre-EMl 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

Res nea

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 is India's first-ever progressive housing development that offers every aspect of the ideal life.

- It is taking shape over 100 acres, in Kalyan-Ambivli.
- Ramrajya brings together the pillars of the perfect living environment as conceived in Indian philosophy, along with every contemporary convenience.
- Come home to Ramrajya. Pragati ka yug aarambh.

WELCOME TO RAMRAJYA.



"Come home to Progress. Come home to Ramrajya."



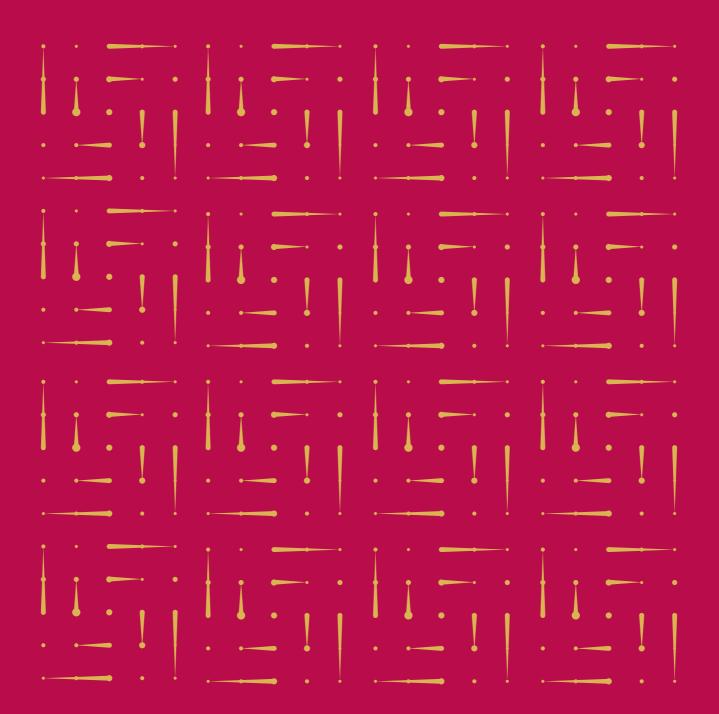
BUILT ON THE EIGHT PILLARS OF PROGRESS, Homes that stand tall.



- 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

ADHYAATMA KA YUG AARAMBH



FOR ITS FIRST-EVER TEMPLE IN A PRIVATE DEVELOPMENT, ISKCON CHOSE RAMRAJYA.

- Ramrajya hosts a serene temple complex by ISKCON, one of the world's largest international devotional societies.
- ISKCON promotes inner peace and true harmony with fellow beings.
- Blessing the residents of Ramrajya with a natural spiritual direction and energy.





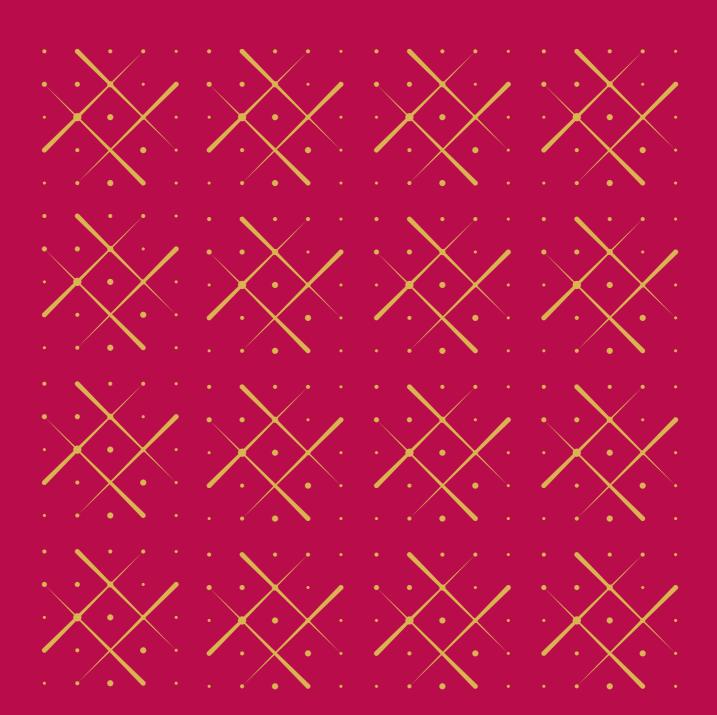
A RANGE OF AMENITIES FOR MEDITATION, Community gatherings and spiritual development, over an expansive temple complex.

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





NES SCHOOL PROVIDES Education That Transcends Boundaries, To reach and Empower All.

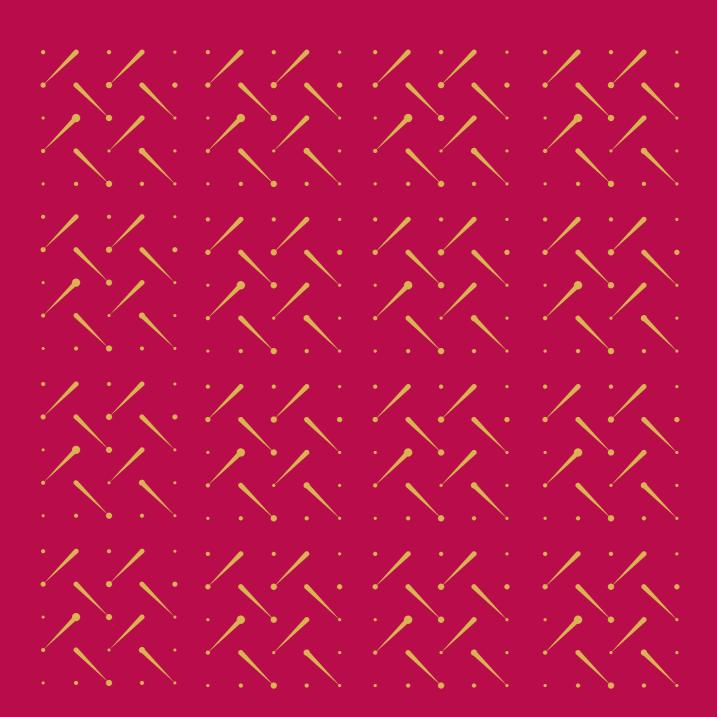
- In a world as inspiring as Ramrajya, there are lessons to be learnt not only through culture, sports and spirituality, but also within the school walls too.
- With the National Education Society (NES) at the helm, your children are offered a world-class education grounded in strong values and proven to deliver 100% results.
- Now, your little ones will get access to the best education, right within the security of Ramrajya itself.





- 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 postgraduation 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





TENVIC BY ANIL KUMBLE AWAKENS TOMORROW'S CHAMPIONS.

- The drive to excel, the joy of sport, the sheer fun of physical an mental play finds fulfillment on the sports grounds of Ramrajya.
- Where Tenvic, an initiative by Anil Kumble, an exceptional training program by one of India's biggest sports legends, inspires every budding sportsperson to shine.





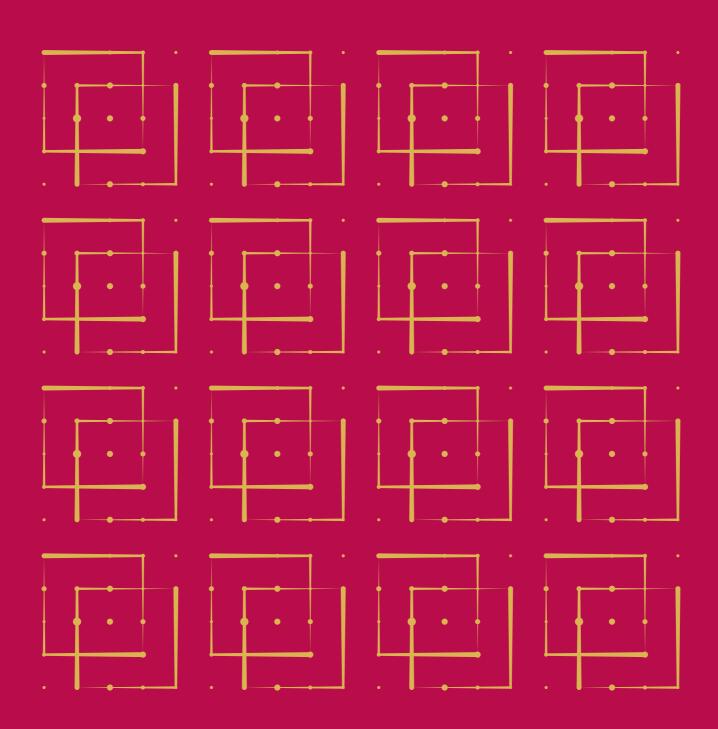
• TENVIC provides the dedicated guidance of trained coaches for badminton, cricket and table tennis, supervised by senior coaches.

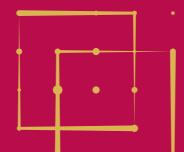
• Double-heighted courts provide the arena for professional badminton training.

- Well-equipped indoor games rooms at hand for table tennis.
- A vast riverside ground is the perfect venue for cricket.

• • • •









RAMRAJYA UMANG





50,000 SQ.FT. COMMUNITY CENTRE THAT IS FULL OF JOY.

- Umang, the Community Centre, the pulsing heart of Ramrajya's community life, extends over 50,000 square feet.
- Elegantly designed and equipped with every lifestyle amenity, it provides a comfortable environment to bond with family and friends, play a variety of sports, relax and enjoy life to the fullest.



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







Train hard at the double-heighted badminton courts.



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



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.

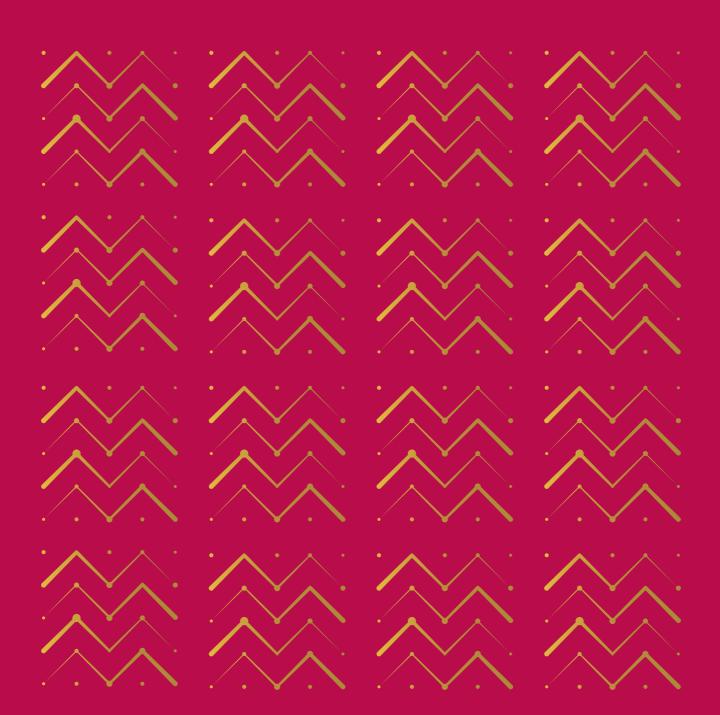
Relax over a fine meal at the café and restaurant.





Host your friends and family in a lavish banquet hall

Open-air garden for small gatherings





RAMRAJYA KALPANA





DANCE WITH MADHURI INSPIRES YOU TO Experience the Art Forms of Bollywood.

- In Ramrajya, dance is a part of life.
- Dance with Madhuri helps you perfect your dance moves.
- The dedicated dance hall accommodates 30 people, while the multiple open spaces and the amphitheatre at the riverside promenade, offer you exceptional venues for performances.

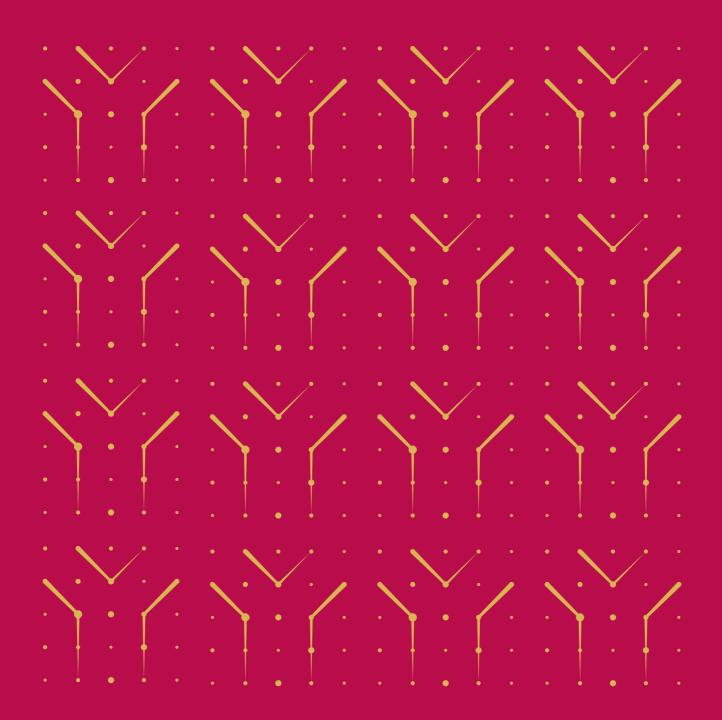




AJIVASAN BY Suresh Wadkar Helps Art and culture thrive.

- Training by one of India's most loved music icons brings melody to all.
- Ajivasan by Suresh Wadkar helps the artiste in you blossom.
- Develop your musical skills in the dedicated music room in Ramrajya, that can accommodate 30 people.







RAMRAJYA UTSAV



PICTURESQUE RIVERSIDE PROMENADE.

- A winding riverside promenade, positioned along the confluence of 3 rivers, is the unique setting for Ramrajya's vibrant lifestyle.
- Fringed with hundreds of trees and misty hills, the promenade is the perfect location to enjoy family time, sports with friends, wedding celebrations and many more memorable moments.





- 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[#]

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37811





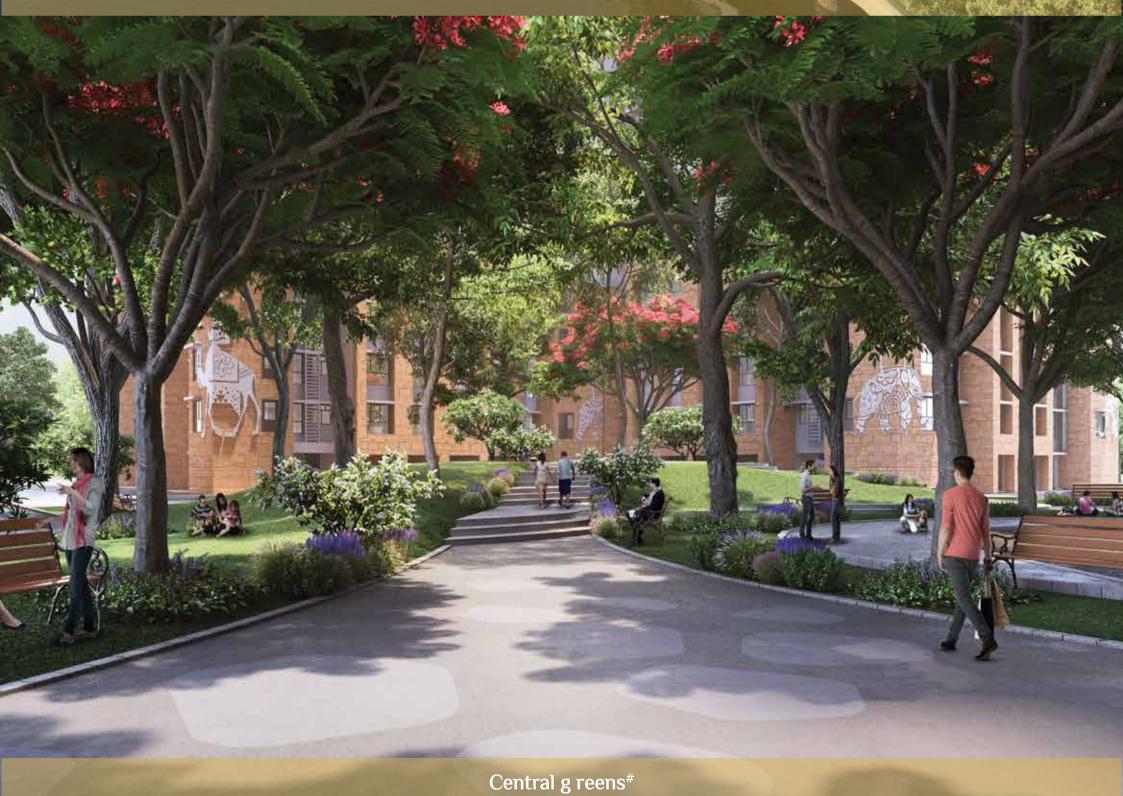
Riverside grounds for weddings & festive celebrations[#]

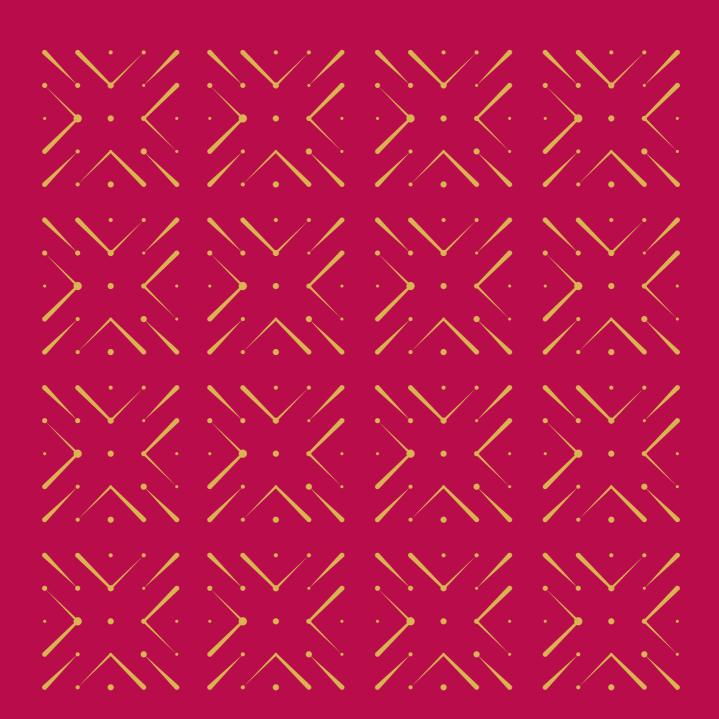


Yoga & meditation deck#

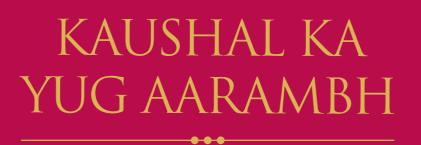


Riverside facilities for basketball, volleyball, playground for cricket, football & hockey#







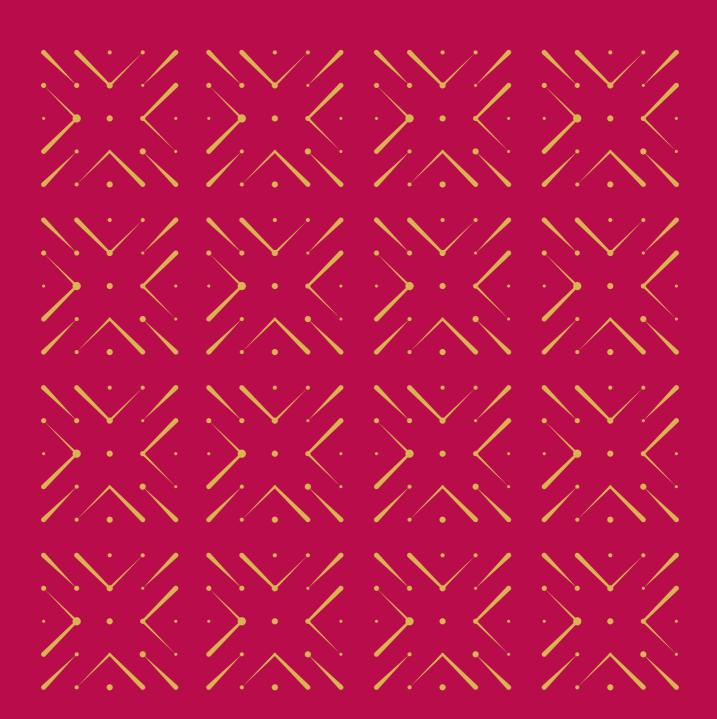


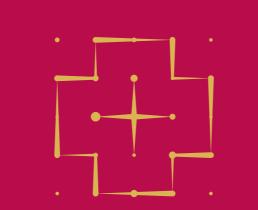


TRAINING BY SAPREM Equips you for a world of New Opportunities.

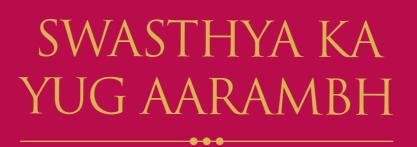
- Ramrajya's mission is to offer its residents every opportunity to progress and prosper, starting with skill development programs by an experienced vocational training institute.
- SAPREM, a Non-Government Organization, brings a range of programs to Ramrajya.
- Offering residents a unique opportunity to acquire skills, training and a career, at their doorstep.
- A new business incubator centre equipped with work stations, white boards and charging points.
- Courses in computers, beauty, spoken English and soft skills.
- • A dedicated location for a vocational training institute.







RAMRAJYA SWASTHYA





PLATINUM HOSPITAL Offers Perfect Health For All.

In the positive, vibrant ambience of Ramrajya, energy and health is a natural blessing.

Should you need quality healthcare, however, the top-notch Platinum Hospital is at hand, with the mission of providing quality health care at an affordable price for every resident.

Driven by its motto of Compassion, Concern and Class, the hospital's team of trained specialists and staff offer sophisticated, expert and sympathetic care to all at Ramrajya.















- 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



THE TOWERS OF RAMRAJYA. Designed for expansive Views. And Visions.



- Standing tall within their vast, green landscape, the towers of Ramrajya are an intelligent blend of sensitive planning and distinctive design.
- While the façade, enhanced with artistic motifs, makes an interesting architectural statement.
- At 22 storeys, these are among the tallest towers in Kalyan.
- Embellished with artistic motifs that set the towers apart.
- Top-notch fire-fighting systems and elevators.
- Power back-up for elevators and common areas.
- Solar panels on the rooftop.
- Main gate with security check at Ramrajya entry.
- Sectors to have Entrance Gate with security cabin.
- CCTV at Sector Entrances, Building Entrance lobby.





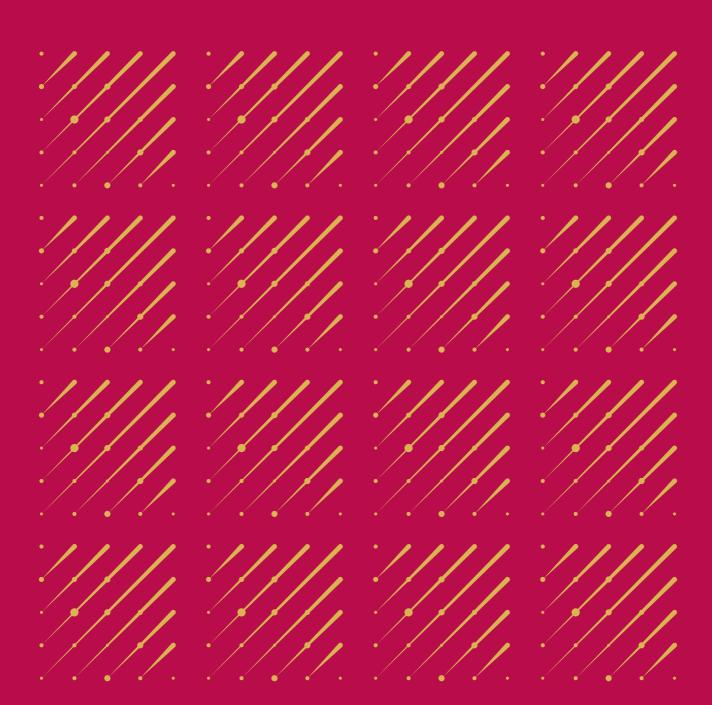
AIR-CONDITIONED Residences@ Space-efficient design. Superior Finish.

- 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









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



2 Padhuka Park

4 Yoga & Meditation Deck F / F P

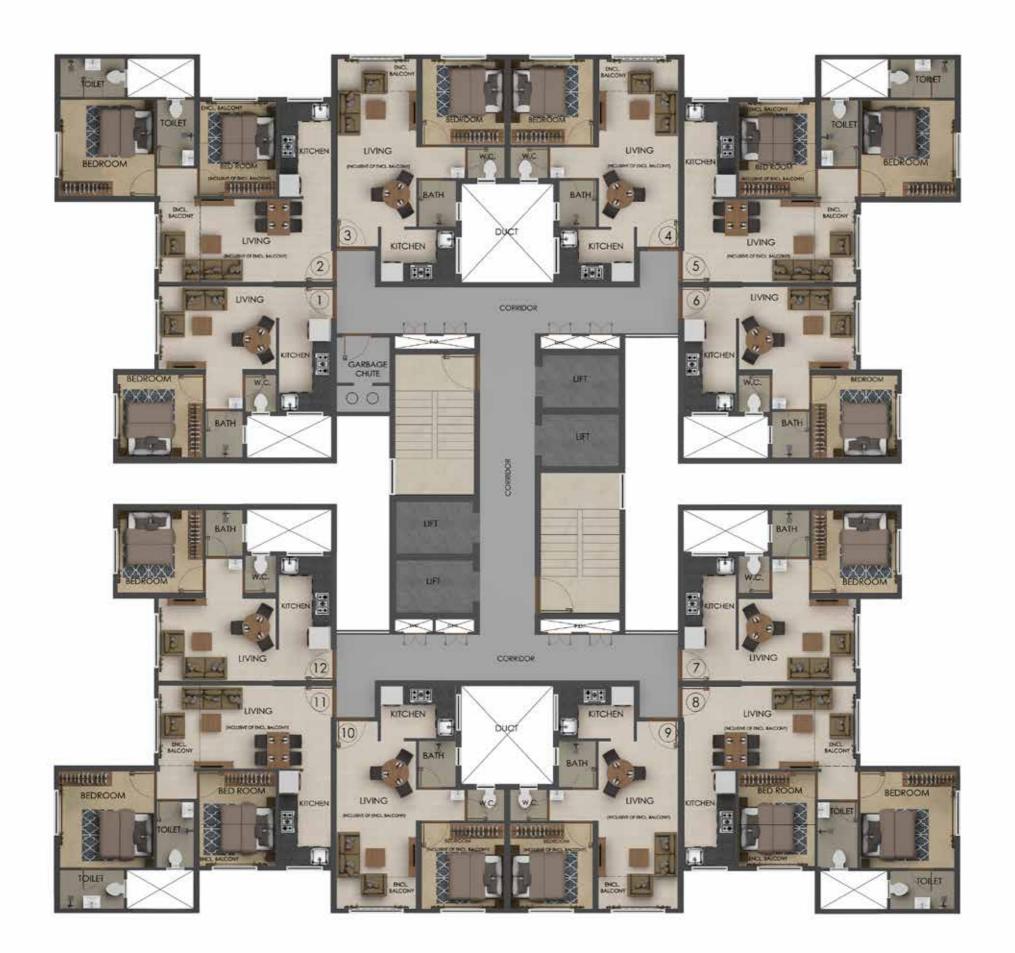
6 Multi-Sports Court & Hills

8 NES School

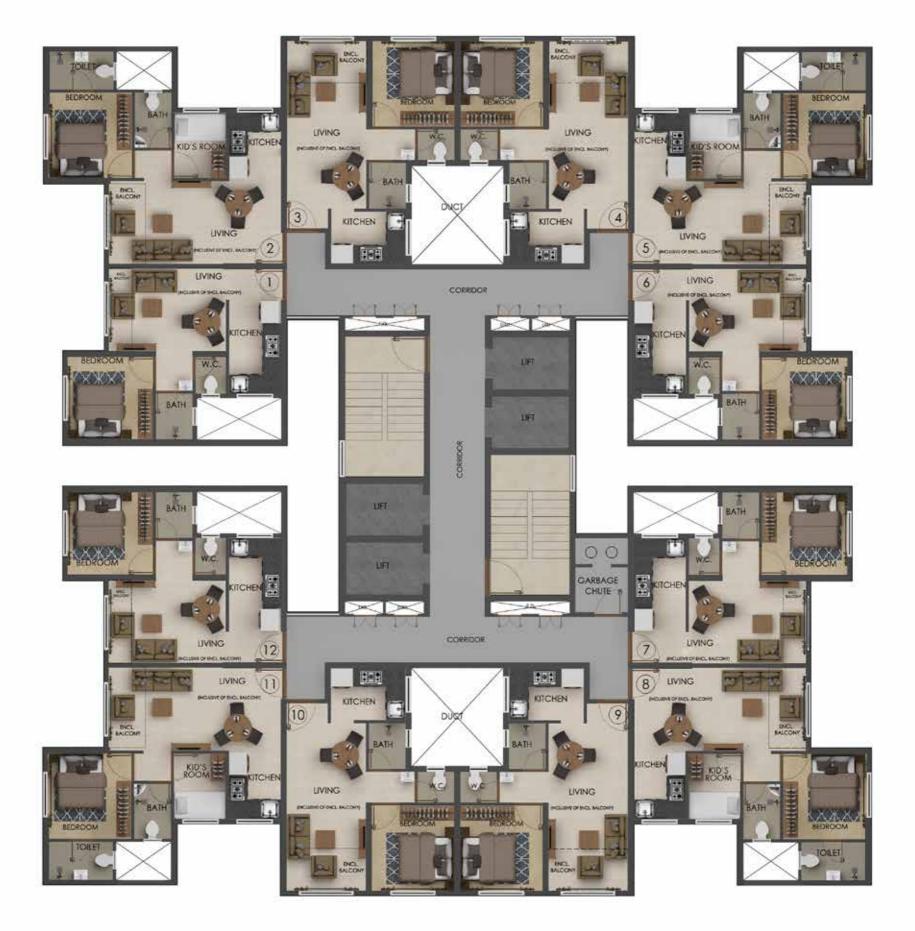
10 Platinum Hospital

(2) Central Roundabout / / / / / /





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

NEPTUNE GROUP. PIONEERS IN CREATING NEW REAL ESTATE CATEGORIES.

- Developed approx. 10 mn. sq.ft. and developing approx. 20 mn. sq.ft. in projects across Hyderabad, Kochi, Nagpur, Pune and Mumbai.
- A diverse real estate portfolio including state-of-the-art commercial, retail and entertainment developments, world-class residences, integrated townships and Information Technology (IT) parks across the country.
- Creators of Mumbai's most successful and award-winning 5-star Office Retail Complex, Eastern Business District.



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





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