

Your business.

Our Space.

About Puraniks

THE PURANIKS LEGACY

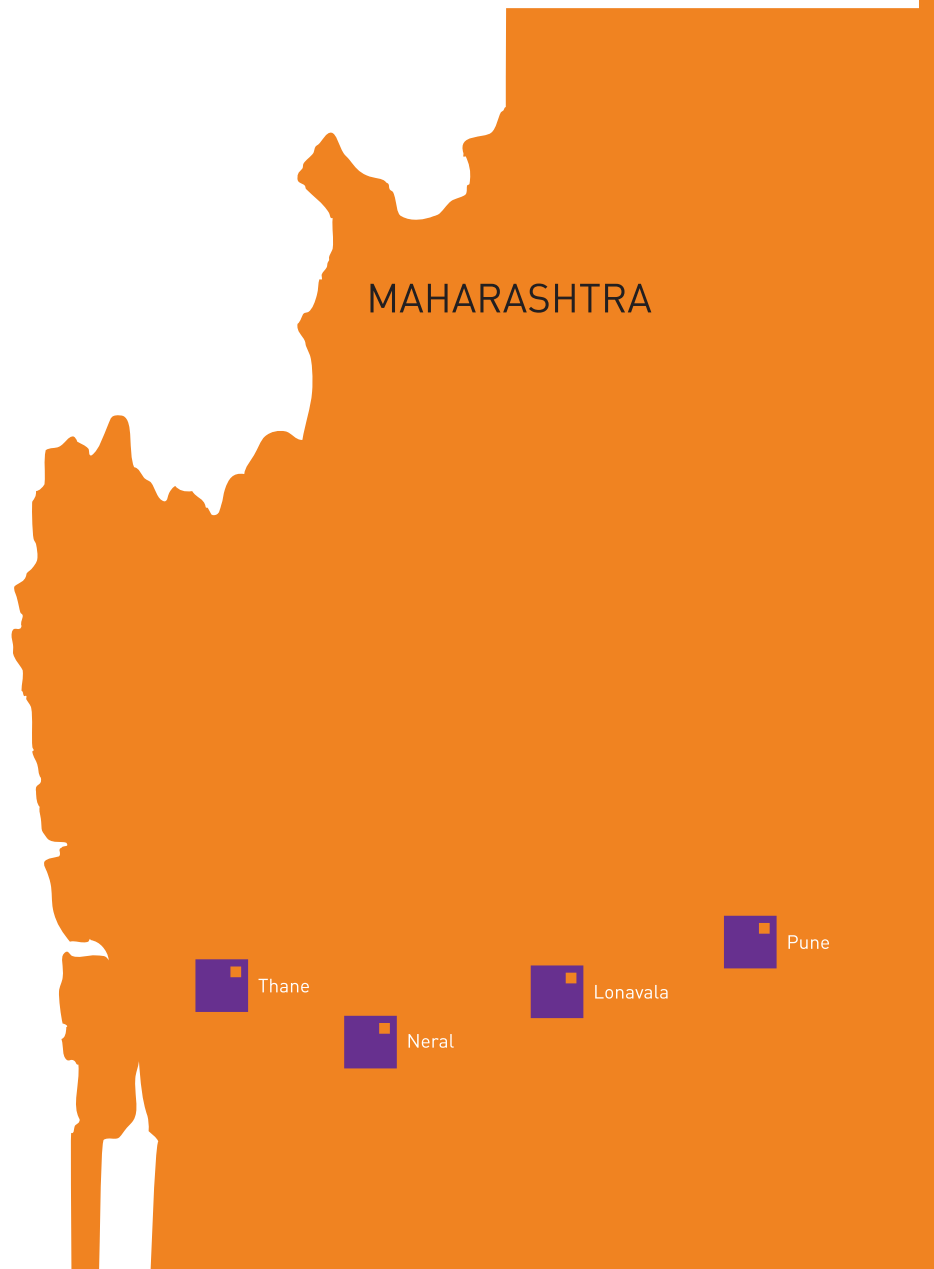
Puraniks Group is a leading real estate developer. Established in 1968, we have been providing comprehensive residential and commercial solutions across various categories over a span of four decades. We have successfully developed over 5.20 lakh sq.mt., while over 1.29 million sq.mt. is under development.

Our key values- consistency in quality structures, innovative designs and concepts, strict adherence to delivery schedules and budget estimates - have made us a trustworthy name.

We continuously strive to raise the bar by going beyond mere amenities. We believe in offering lifestyles that will delight you for years. We believe in delivering 'Ideas that stay with you.'

MILESTONES

- 46 Landmark Projects
- Symbol of trust since 1968
- Over 5.20 lakh sq.mt. delivered
- More than 1.29 million sq.mt. under development
- Over 6,000 happy customers
- Presence in Thane, Lonavala, Pune & Neral



Award and accreditation

- 2005** ▶ 'Best Business Practice' by Accommodation Times
- 2006** ▶ 'Project of the Year-Thane' for Kanchan Pushp by Accommodation Times
- 2012** ▶ 'Rising Star Award' by Powerbrands
- 2014** ▶ 'Best Residential Project-Mid Segment-MMR (Mumbai)' for 'Puraniks City' by CNBC Awaaz at 9th Real Estate Awards
- 2018** ▶ 'Trendsetting Developer of the Year' by Hindustan Times at the Real Estate Awards 2018 Mumbai
- 2020** ▶ A certificate of recognition in the "Top Signature Lifestyle Project" category at the Times Real Estate Icons West India 2020, for our project Puraniks Abitante, Pune
- ▶ A certificate of recognition in the "Top Thematic Project" category at the Times Real Estate Icons West India 2020, for our project Rumah Bali, Thane



Advantage Of Having Commercial Space In Thane



LOCATION:

As MMR continues to expand, Thane has emerged as a modern, aspirational destination for new-age urbanites. But far from being an uncharted territory, Thane comes with an existing culture of high-end retail and entertainment. That's what makes it the perfect place to reach out an existing clientele for retail indulgences, as well as millennial buyers looking for new experiences.



CONNECTIVITY:

Thane has always boasted of impeccable connectivity to all parts of MMR, especially through connections to Mumbai's railway network. Add to this expanding road connections, via the JVLR, SCLR and Eastern Freeway, and the proposed Metro Line, and you have the makings of a world-class urban neighbourhood - just the kind of place that assures you decades of growth.





SOCIAL INFRA:

The growth of Thane as a residential and commercial destination has been underpinned by excellent social infrastructure set-up. With everything needed for a modern, fulfilling life close at hand, it means residents here are free to expand their minds and their viewpoints beyond the essentials. It also creates the scope for allied businesses that assist and enhance existing services.



INVESTMENT ROI:

Thane is the perfect investment destination, owing to its proximity to other important parts of the MMR, and its organic development. In the coming years, as transport links are further enhanced, Thane will continue to grow in importance, as a retail and entertainment destination. Those who stake out their claim now, stand to gain a vantage point that oversees this new phase of future development.



Commercial Projects














Artist's impression

PURANIKS®
Rumah Bali
GB Road, Thane (W)



LOCATION MAP

-  Dhanwantri Hospital..... 1.0 Km
-  Vedant Hospital..... 1.2 Km
-  Hypercity Mall..... 1.6 Km
-  D Mart..... 2.6 Km
-  Dyanganga School..... 2.6 Km
-  Euro School..... 3.2 Km
-  HDFC Bank..... 1.5 Km
-  SBI Bank..... 3.3 Km
-  Fountain Hotel..... 7.3 Km

OFFICE SPACES | ₹ **2.70 cr*** | onwards

SHOPS | ₹ **8.28 cr*** | onwards

Prices are inclusive of taxes but excluding general charges payable at the time of possession. The rental income considered is upto Rs. 80 per sq.ft. (7.43 per sq.mt.) per month on carpet area given in the form of discount. MahaRERA Reg. No. : Phase 2 - P51700000689, Phase 3 - P51700015955

FLOOR PLAN



G.B. ROAD

GROUND FLOOR PLAN

GROUND FLOOR + MEZZANINE TOTAL AREA STATEMENT				
SHOP NO.	TYPE	GR. RERA CARPET AREA (SQMT.)	MEZZ. RERA CARPET AREA (SQMT.)	TOTAL RERA CARPET AREA (SQMT.)
1	SHOP-1	86.127	39.280	125.407
2	SHOP-2	141.480	65.945	207.425
3	SHOP-3	141.821	66.286	208.107
4	SHOP-4	143.485	64.050	207.535
5	SHOP-5	124.934	49.400	174.334
6	SHOP-6	144.620	65.185	209.805
7	SHOP-7	109.150	44.029	153.179
8	SHOP-8	134.862	58.241	193.103
9	SHOP-9	134.823	59.288	194.111
10	SHOP-10	97.547	45.802	143.349
11	SHOP-11	127.726	50.033	177.759
12	SHOP-12	119.067	45.602	164.669
13	SHOP-13	138.139	62.547	200.686
14	SHOP-14	110.388	43.215	153.603
15	SHOP-15	81.991	38.744	120.735



Artist's impression

PURANIKS[®]
TOKYO BAY

GB Road, Thane (W)



MAP NOT TO SCALE

READY SOCIAL INFRASTRUCTURE



Indusind Bank
Axis Bank
ICICI Bank
Yes Bank
HDFC Bank
Citibank



Vedant Hospital
Kevalya Hospital
Currae Hospital
Hiranandani Hospital



Euro School
Dnyan Ganga School
Parshvanath Engineering College
Muchhala Engineering College
Podar International School



Suraj Waterpark
Tikuji-ni-wadi



D Mart
Hypercity
Shoppers Stop
Decathlon

Ghodbunder Road..... 3.0 Min

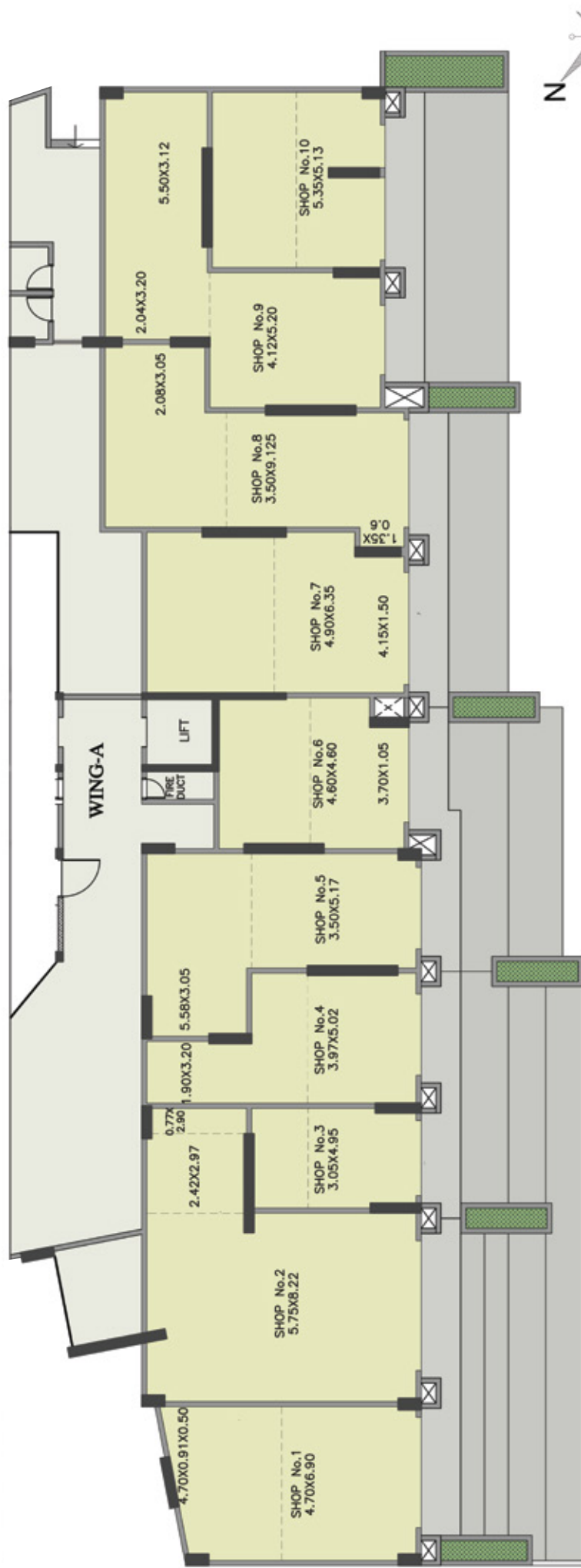
Proposed Metro Station..... 3.0 Min

Eastern Express Highway.....10 Min

Thane Station
Western Express Highway..... 20 Min

SHOPS | ₹ **1.70 cr***
| on wards

FLOOR PLAN



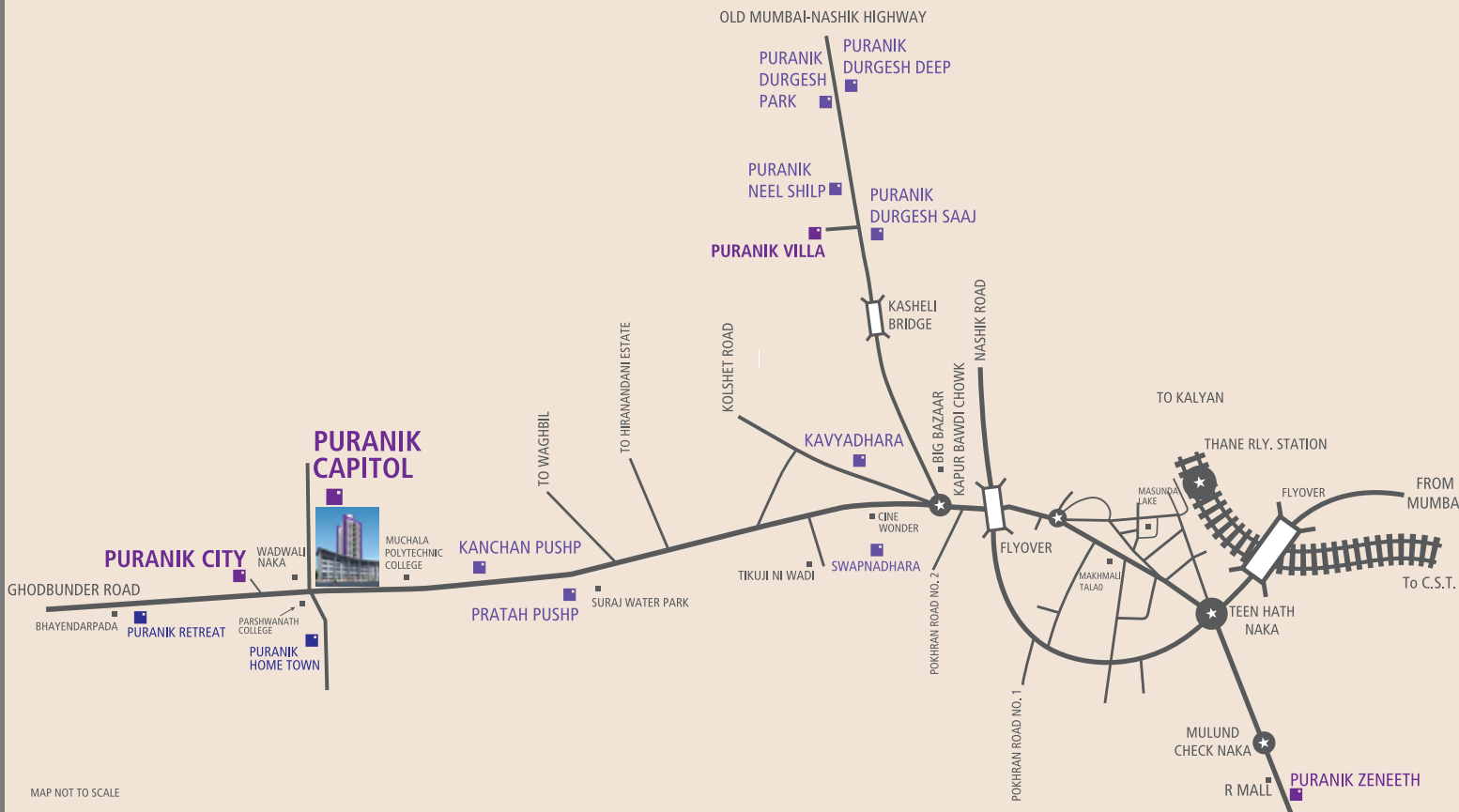
TOKYO BAY -1

GROUND FLOOR PLAN -COMMERCIAL

Artist's Impression



PURANIKS®
CAPITOL



LOCATION PROSPECTIVE

- ▶ It's located at a converging point of both central and western suburbs, which in turn connects it to almost every suburb of Mumbai.
- ▶ Approx. 10kms (15-20 mins drive) from Thane Railway Station
- ▶ Approx. 20kms (25-30 mins drive) from Borivali Railway Station on western suburb.
- ▶ Connectivity to Eastern Express Highway and Western Express Highway.
- ▶ Ghodbunder Road is the fastest growing prime residential and commercial development.
- ▶ This belt has high focus on public infrastructure being provided by Government.
- ▶ Concretisation work of Ghodbunder Road for an eight-lane highway will be completed shortly.
- ▶ It's in close proximity to the G-Corp Tech Park, engineering, medical and management colleges and several other developments that are underway.

OFFICE SPACES | ₹ **2.37 cr*** onwards

FLOOR PLAN



GROUND FLOOR PLAN



Artist's Impression

PURANIKS
[city reserva]

GB Road, Thane (W)



CONNECTS YOU TO



1. Puraniks CITY



2. Dhanwantari Hospital

3. Vedant Hospital

4. Currae Hospital



5. MGL CNG Filling Station

6. G-Corp Business Park

7. TCS

8. Hiranandani Estate



9. Heart Lake

10. Big Mall

11. D Mart

12. Suraj Water Park

13. Tikuji-ni-wadi

14. Chene Chowpatty



15. Proposed 40 mtr D.P.Road

16. Upcoming Kasarvadvali Metro Station

17. Proposed Thane - Borivali Tunnel



18. Arunodaya School

19. New Horizon Scholar's School

20. Saraswati School

Western Express Highway..... Approx. 10 mins

Eastern Express Highway/Majiwada Junction..... Approx. 15 mins

Upcoming Kasarvadavali Metro Station..... Approx. 5 mins

Proposed Ferry Station..... Approx. 5 mins

Thane - Borivali Tunnel..... Approx. 10 mins

Thane Station..... Approx. 20 mins

SHOPS | ₹ **1.30 cr***
| on wards

Prices are inclusive of taxes but excluding general charges payable at the time of possession. The assured rental income considered is upto Rs. 100 per sq.ft. (9.29 per sq.mt.) per month on carpet area given in the form of discount. MahaRERA Reg. No. : Phase 1- P5170000912

FLOOR PLAN



SHOP NO.	RERA CARPET (SQM)	LOFT AREA (SQM)	TOTAL (SQM)	REMARK
1	40.269	20.167	60.436	SALE
2	19.792	8.512	28.304	SALE
3	38.889	16.552	55.441	SALE
4	26.072	14.420	40.492	SALE
5	34.799	17.343	52.142	SALE
6	43.977	16.800	60.777	SALE
7	13.577	8.169	21.746	SALE
8	53.441	17.774	71.215	SALE
9	19.651	9.647	29.298	SALE
10	33.737	18.540	52.277	SALE
11	24.932	----	24.932	TENANT
12	9.102	----	9.102	TENANT
13	18.610	----	18.610	TENANT
14	14.018	----	14.018	TENANT
15	18.371	----	18.371	TENANT
16	10.384	----	10.384	TENANT
17	9.348	----	9.348	TENANT
18	9.344	----	9.344	TENANT
19	10.262	----	10.262	TENANT
20	10.210	----	10.210	TENANT
21	12.383	----	12.383	SALE
22	9.878	----	9.878	SALE



BUILDING NO.24-31
VARTAK NAGAR, THANE

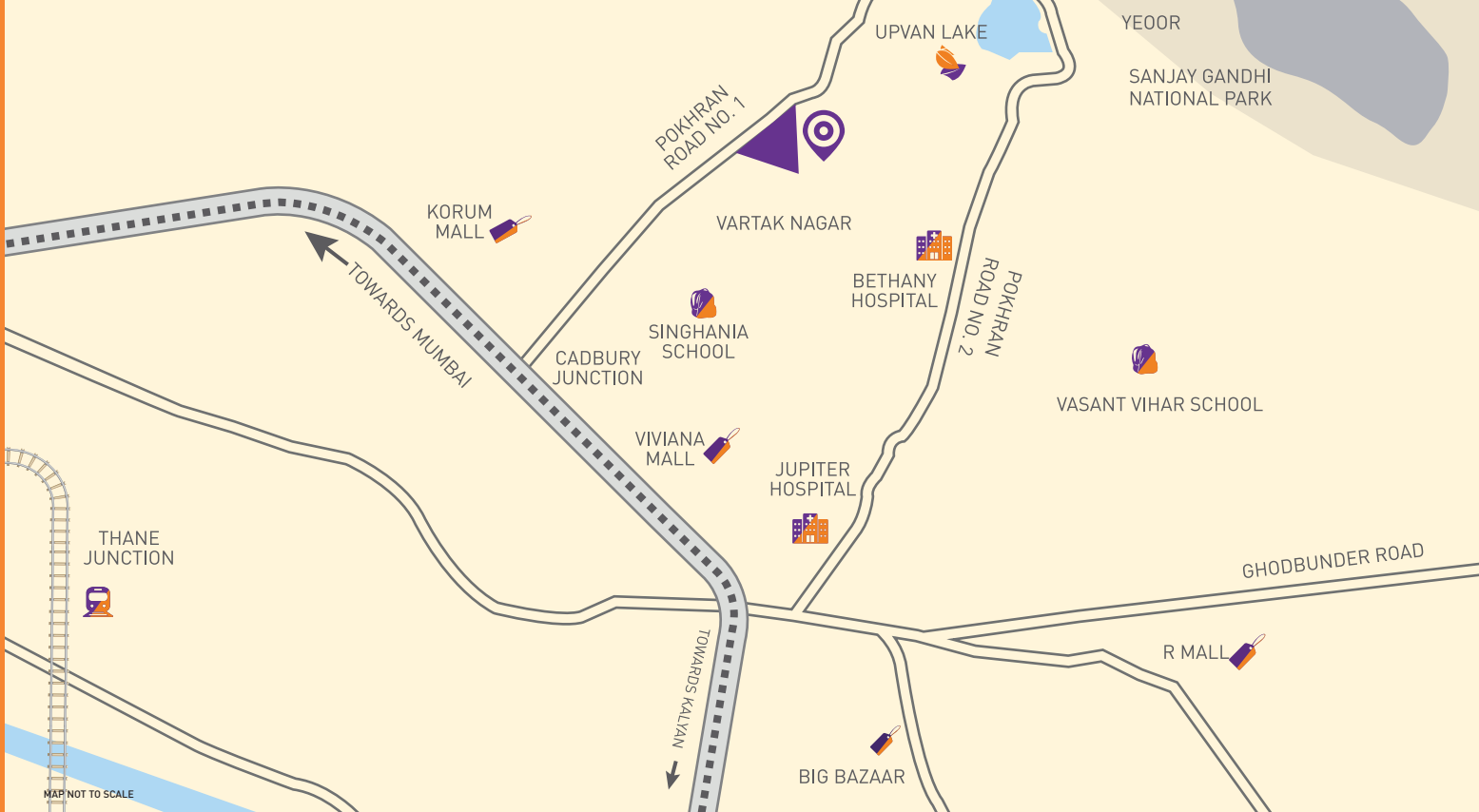
GROUND FLOOR PLAN










Artist's impression

PURANIKS®
GRAND CENTRAL

Vartak Nagar, Thane (W)



READY SOCIAL INFRASTRUCTURE

- | | | |
|---|--|---|
| <ul style="list-style-type: none">  SBI Union Bank ICICI Bank of Maharashtra Saraswat Bank HDFC Axis Bank | <ul style="list-style-type: none">  Jupiter Hospital Bethany Hospital Trupti Hospital Vedant Children Hospital | <ul style="list-style-type: none">  Dyansadhana College R.J. Thakur College NG Bedekar College |
| <ul style="list-style-type: none">  Korum Mall Viviana Mall Highstreet Mall Eternity Mall Satkar Residency The Thane Club Golden Swan Country Club | <ul style="list-style-type: none">  Star Bazaar Hypercity Apna Bhandar Supermarket | <ul style="list-style-type: none">  Smt. Sulochanadevi Singhania School Vasant Vihar School Little Flower High School Billabong Int. School Podar Jumbo Kids CP Goenka Int. School |
| <ul style="list-style-type: none">  Upvan Lake Yeoor Hills | | |

- Eastern Express Highway..... 1.0 Km
- Thane Station..... 3.5 Km
- Golden Swan Country Club..... 3.0 Km
- Ghodbunder Road..... 3.5 Km

OFFICE SPACES | ₹ **1.22 cr*** | onwards

SHOPS | ₹ **1.77 cr*** | onwards

Prices are inclusive of taxes but excluding general charges payable at the time of possession. The rental income considered is upto Rs. 150 per sq.ft. (13.93 per sq. mt.) per month on carpet area given in the form of discount. MahaRERA Reg No: P51700001221, P51700001150, P51700002741, P51700003017, P51700025980

FLOOR PLAN

RESIDENTIAL		FLOOR	FLAT NO.	TYPE	FLAT CARPET AREA	ENC. BAL	TOTAL AREA
					SO. MT.		SO. FT.
UPPER GROUND FLOOR		U.G01					
		U.G02					
		U.G03					
		U.G04					
		U.G05					
		U.G06	2 BHK - A	41.935	3.233	45.168	486.188
	U.G07						
	U.G08	2 BHK - B	40.902	3.612	44.514	479.149	

COMMERCIAL		U. GR.	SHOP 10	6.67	71.80
		U. GR.	SHOP 11	6.818	73.39
		U. GR.	SHOP 12	25.505	274.54
		U. GR.	SHOP 13	22.293	239.96
		U. GR.	SHOP 14	43.612	469.44
		U. GR.	SHOP 15	52.470	564.79
		U. GR.	SHOP 16	36.345	391.22
		U. GR.	SHOP 17	31.564	339.75
		U. GR.	SHOP 18	10.476	112.76
		U. GR.	SHOP 19	7.631	82.14
		U. GR.	SHOP 20	5.750	61.89
		U. GR.	SHOP 21	8.830	95.05

NOTE:

1. ALL DIMENSIONS MENTIONED IN THIS DRAWING ARE FROM UNFINISHED SURFACES



STELLA GRAND CENTRAL
VARTAK NAGAR, THANE

GROUND FLOOR PLAN





PURANIKS®
Zeneeth
Mulund (W)



OFFICE SPACES | ₹ **0.63 cr*** | onwards

SHOPS | ₹ **4.00 cr*** | onwards

Prices are inclusive of taxes but excluding general charges payable at the time of possession. The rental income considered is upto Rs. 100 per sq.ft. (9.29 sq.mt.) per month on carpet area given in the form of discount. MahaRERA Reg No: P51700001221, P51700001150, P51700002741, P51700003017, P51700025980

FLOOR PLAN

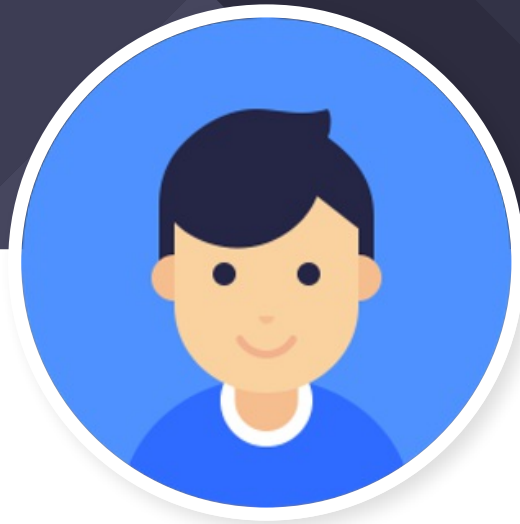




Corporate Address:


Puraniks One, Near Kanchanpushpa Complex, Ghodbunder Rd, opp. Suraj Water Park, Kavesar, Thane, Maharashtra 400615

CHANNEL PARTNER



dipika kupal

Coast Bay Estate

 **9967537847**

Call