

PROJECT

sunrise grande

THANE WEST

01

THANE:
THE CITY THAT ONE DAY
MUMBAI WILL
WISH IT COULD BE.

THANE IS FONDLY KNOWN AS THE 'CITY OF LAKES'

THE MAJESTIC YEOR HILLS ARE IN THE WEST

THE MANGROVES OF THANE CREEK ARE IN THE EAST

AN UPCOMING MONORAIL NETWORK

PROPOSED METRO, RAIL & HYBRID STATIONS

CONNECTIVITY TO WESTERN SUBURBS VIA GHODBUNDER ROAD

MAJOR CENTRAL RAILWAY HUB

MODERN PLANNING AND URBAN INFRASTRUCTURE

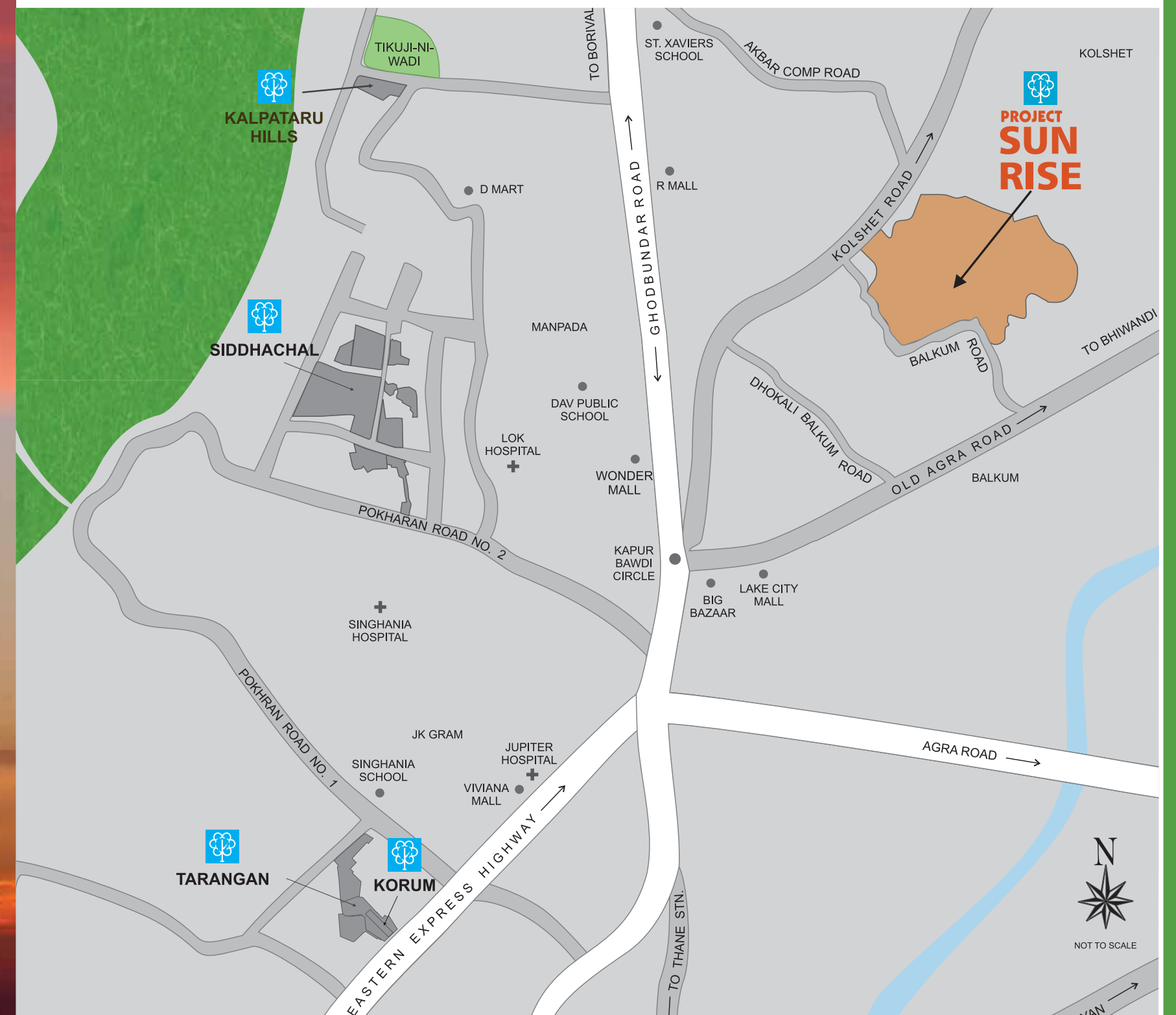
WELL-DEVELOPED SOCIAL INFRASTRUCTURE

BALANCED RESIDENTIAL AND WORKING ENVIRONMENTS

A PLETHORA OF MALLS, HYPERMARKETS, MULTIPLEXES, ETC.

REPUTED EDUCATIONAL INSTITUTES, HEALTHCARE AND MEDICAL CENTRES

EXCELLENT LOCAL TRANSPORTATION AND CONNECTIVITY TO MUMBAI AND
NAVI MUMBAI

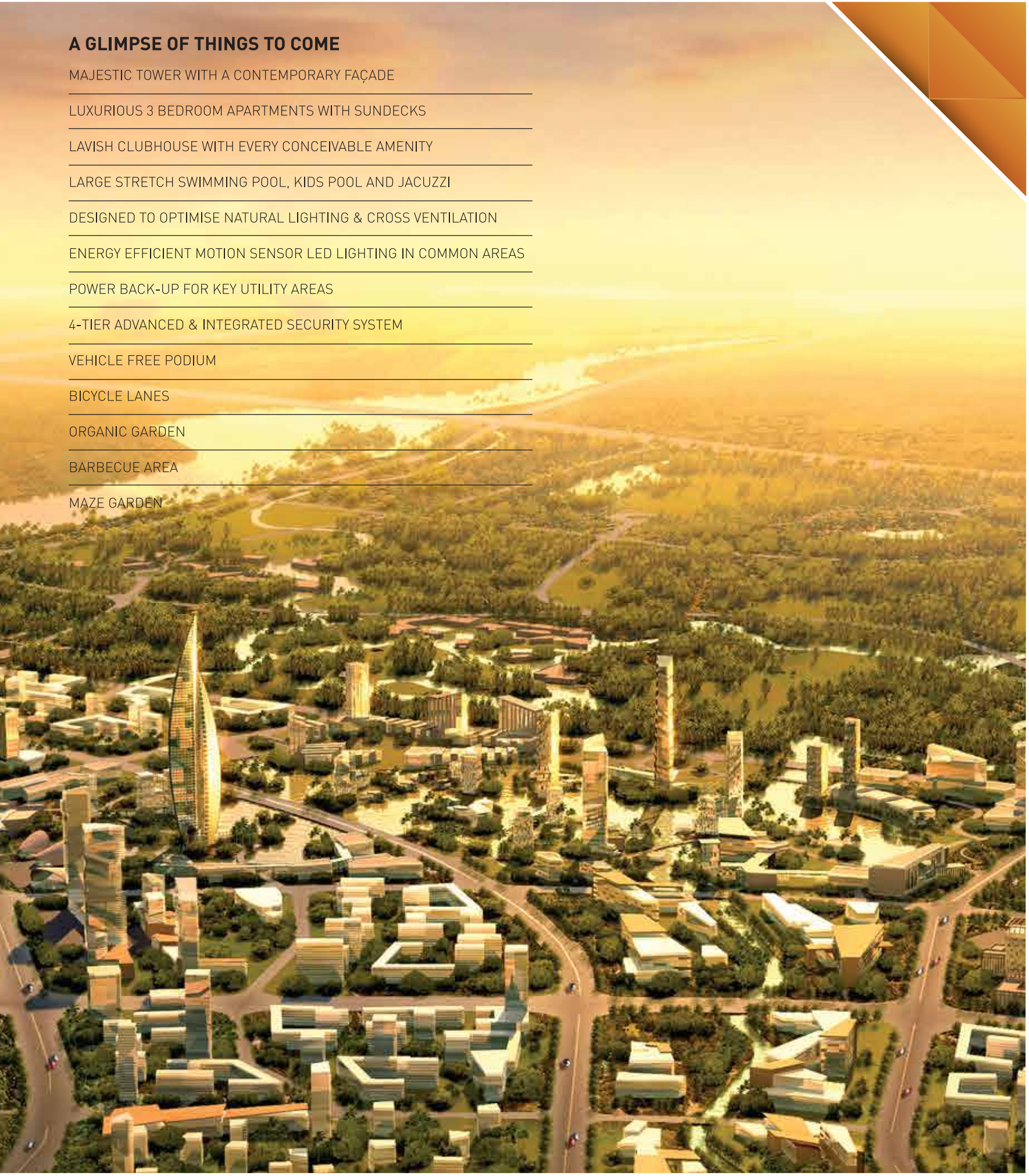


02

IT'S RATHER OLD-FASHIONED THAT MOST ADDRESSES DEAL IN SQUARE FEET. WE'RE TALKING ACRES.

A GLIMPSE OF THINGS TO COME

- MAJESTIC TOWER WITH A CONTEMPORARY FAÇADE
- LUXURIOUS 3 BEDROOM APARTMENTS WITH SUNDECKS
- LAVISH CLUBHOUSE WITH EVERY CONCEIVABLE AMENITY
- LARGE STRETCH SWIMMING POOL, KIDS POOL AND JACUZZI
- DESIGNED TO OPTIMISE NATURAL LIGHTING & CROSS VENTILATION
- ENERGY EFFICIENT MOTION SENSOR LED LIGHTING IN COMMON AREAS
- POWER BACK-UP FOR KEY UTILITY AREAS
- 4-TIER ADVANCED & INTEGRATED SECURITY SYSTEM
- VEHICLE FREE PODIUM
- BICYCLE LANES
- ORGANIC GARDEN
- BARBECUE AREA
- MAZE GARDEN



03

HOP ON A BUS.
SKIP THE MORNING RUSH.
JUMP ON A TRAIN.

GETTING AROUND IS AS EASY AS
HOP, SKIP AND JUMP.

- UPCOMING METRO AND MONORAIL NETWORK
- PROPOSED HYBRID STATIONS
- EXCELLENT CONNECTIVITY TO WESTERN SUBURBS VIA GHODBUNDER ROAD
- COMPREHENSIVE LOCAL TRANSPORTATION
- MAJOR CENTRAL AND NAVI MUMBAI RAILWAY HUB
- POINT OF ORIGIN FOR LOCAL TRAINS
- PROPOSED BULLET TRAIN



04

HONESTLY, IT'S QUITE HARD
TO DESCRIBE THESE HOMES.

YOU TEND TO FIND YOURSELF SPEECHLESS
FROM THE MOMENT YOU ENTER.



APARTMENT FEATURES

WELL-PLANNED 3 BEDROOM APARTMENTS
LIVING ROOM SUNDECK WITH RAILINGS AND FULL HEIGHT FRENCH WINDOW
DESIGNER VITRIFIED TILE FLOORING
ANODIZED ALUMINIUM SLIDING WINDOWS
OPTIMUM UTILIZATION OF NATURAL LIGHT
WELL-VENTILATED APARTMENTS

KITCHEN

GRANITE FLOORING
GRANITE PLATFORM & ADDITIONAL SERVICE PLATFORM
SCRATCH RESISTANT STAINLESS STEEL SINK AND DRAIN BOARD
DESIGNER TILED DADO ABOVE PLATFORM
EXHAUST FAN & PROVISION FOR WATER PURIFIER

BATHROOM

MARBLE / ANTI-SKID TILE FLOORING
PREMIUM SANITARY AND CP FITTINGS
NATURALLY VENTILATED BATHROOMS
HOT & COLD WATER MIXER IN WASH BASINS
MARBLE / GRANITE WITH DESIGNER TILE DADO UP TO DOOR HEIGHT
STORAGE WATER HEATER



SAFETY AND SECURITY

SEISMIC RESISTANT STRUCTURE
24X7 CCTV IN COMMON AREAS
ADVANCED FIREFIGHTING SYSTEMS
SPRINKLER SYSTEM & MECHANICAL VENTILATION TO THE BASEMENT
PUBLIC ADDRESS SYSTEM
VIDEO DOOR PHONE AND INTEGRATED INTRUSION ALARM SYSTEM
KITCHEN EQUIPPED WITH CNG / LPG & HEAT / SMOKE DETECTOR
MINIATURE CIRCUIT BREAKER AND ELCB'S



05

REJUVENATING DAY SPA.
FULL-SIZE POOL.
AND A SQUASH COURT.

HERE'S TO A HEALTHY AND HAPPY LIFE.

- LAVISHLY APPOINTED CLUBHOUSE
- LARGE SWIMMING POOL
- POOLSIDE SUNBEDS
- SEPARATE TODDLERS' POOL
- ULTRA-MODERN HEALTH SPA & STEAM ROOM
- INDOOR GAMES ROOM
- PARTY LOUNGE
- STATE-OF-THE-ART GYMNASIUM
- LANDSCAPED GARDEN, JOGGING TRACK
- AMPHITHEATRE
- SQUASH COURT



MULTI-FUNCTIONAL LOUNGE



REJUVENATING SPA



STATE-OF-THE-ART GYMNASIUM



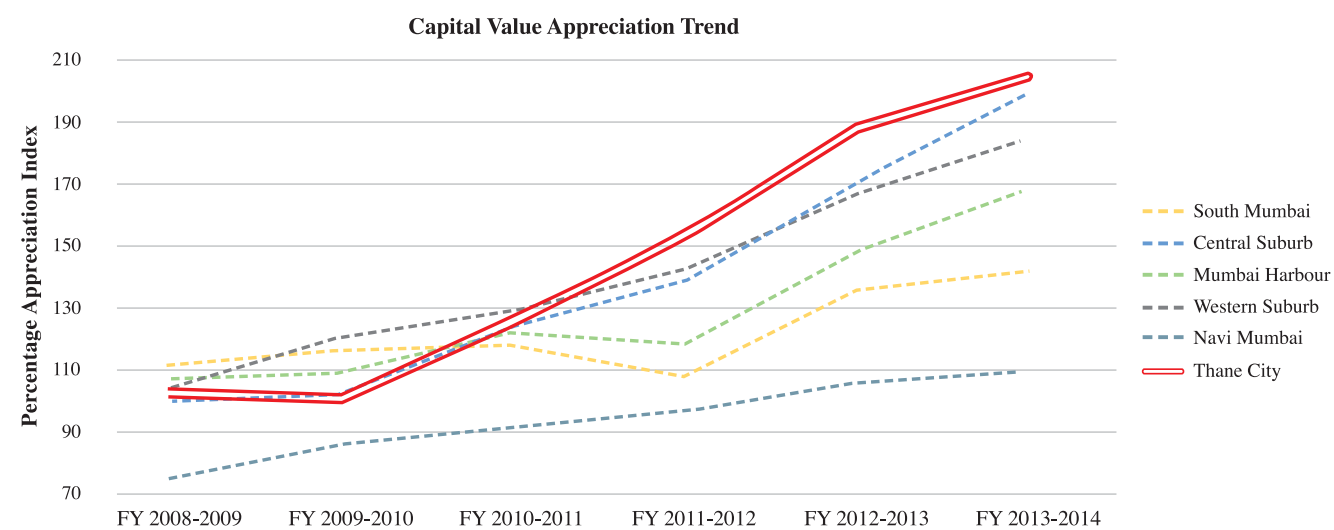
LANDSCAPED GARDEN

06

YOU KNOW THAT SAYING
ABOUT OPPORTUNITY KNOCKING?

WELL, THIS TIME IT'S OPPORTUNITY
AND APPRECIATION, TOGETHER.

- ▶ An extension of Mumbai city with a population of 1.8 million, Thane is home to nearly 15% of MMR's population.**
- ▶ Thane has emerged as a hub of mixed use development. Surge in demand for residential and commercial development, along with successful completion of projects has played an important role in making Thane a favourite destination among home buyers and business leaders alike.
- ▶ Thane has the best physical infrastructure in the entire MMR. It has seen the construction of many bridges and flyovers, with most being completed or in the construction stage.
- ▶ The per capita income of Thane city is the second highest in the state of Maharashtra – Mumbai City & Suburban has the highest per capita income of INR 1,67,736 & Thane has the second highest per capita income of INR 1,57,373.**
- ▶ Thane Municipal Corporation's vision for 2020 foresees Jetties, Metro Rail & Monorail, Amphitheatre, 15 Km of waterfront development, multi-level walkways, cycling tracks and even key road corridors to decongest the city, along with other such convenient facilities.
- ▶ The developing infrastructure along with the proposed metro & monorail network in Thane & the airport at Navi Mumbai is likely to contribute to the appreciation of property rates in the future as well. The proposed bullet train between Mumbai-Ahmedabad will pass through Thane, providing an impetus to the overall growth.
- ▶ Average Annual 'New Residential' absorption (for the last 6.5 years) of around 8 M Sq. ft. has indicated Thane's preference as a destination among the new citizens coming from various parts of MMR & beyond.*
- ▶ Property rates in Thane have increased by 100% over the last 4 years.



*PropEquity | ** Economic Survey of Maharashtra 2013-14 | *** MSRDC Census & 2011



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