

Life...Complete



TITWALA (E)
KALYAN

YOUR QUEST FOR A COMPLETE LIFE BEGINS HERE...

Presenting



TITWALA (E)
KALYAN

Living a complete life, envisages living a life that is fulfilled and full of happiness. It is an ongoing process. Every day you take steps that help achieve the goals and desires that you have set forth in your life. To make life wholesome and complete, for you and your families. A home is the ultimate dream of an individual. It should give you maximum value for your hard earned money. Comfort, convenience, luxury apart; your home should also allow you to take long walks along green paths with your family. Your home is a symbol of your status in life, a reassurance

of security and pride of ownership.

A home at Sarvam not only offers you all these attributes, but much more. It gives you a perfect home that completes a perfect life. It celebrates your accomplishments and speaks about your good taste for life and your aspiration to provide the best to your family. A home at Sarvam will be a milestone that will act as a catalyst to propel you towards the next milestone. Your quest for a complete life begins at Regency Sarvam!



Artist's Impression Elevation as on 22nd June 2017

APPROX.

68 ACRE Township

Regency Group, one of the most experienced and trusted real estate conglomerate in India is renowned for its royal creations amidst scenic surroundings. Sarvam its latest grand venture, is the biggest residential township created in Titwala. Sprawled across approx. 68 acres, within pristine environment, with a choice of 1, 2 & 3 BHK apartments. It has devoted 30 acres to nature that allows life to bloom in harmony with nature.

Lawn Tennis Court with Pavilion Seating | Basketball Court with Pavilion Seating | Skating Rink | Mini Golf Course | Giant Chess Board | Play Area | Children's Zone | Sitting Area | Shaded Pathway | Open Pathway | River View Plaza | River Facing Pathway | Radial Paving | Jogging Track | Acupressure Track | Amphitheatre | Central Maidan | Senior Citizens' Park | Temple | Flowering Garden | Gazebo | Lawns | Flowers Blooming Ledge | Roadside Green Wall | Special Water Feature | Ayurvedic Plants | Spice Plantation | Anti-erosion Plantation/Orchards

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Actual Site Photograph as on 23rd April 2018

2 MINUTES FROM Titwala STATION

The name of Titwala (situated on the banks of quietly flowing river Kalu) is associated with the God of auspicious beginnings, Lord Ganesha. The Siddhivinayak Mahaganapati temple (devoted to the Elephant God, the favourite deity of Maharashtra) is visited by thousands of devotees and worshippers everyday. The day of 'Angarika Chaturthi', a holy day in the Hindu calendar, sees lacs of worshippers thronging the temple. A home at Sarvam, just 3 minutes drive from the temple, accords you the privilege of being closer to God's abode and bask in the divine atmosphere that pervades the very air of Titwala, assuring you of the Lord's protection and care.



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LOCATION MAP



Source Google Maps. Not to Scale.

APPROX.
90%
open space

With a smooth flowing river on the periphery of vast vistas of greenery, the fragrance of the flowering gardens permeating the air, the song of the birds on the trees; your home at Sarvam redefines the entire concept of a good, gracious and healthy lifestyle. Away from the hustle and bustle of the city, yet in the lap of nature; Sarvam values and respects your precious life.



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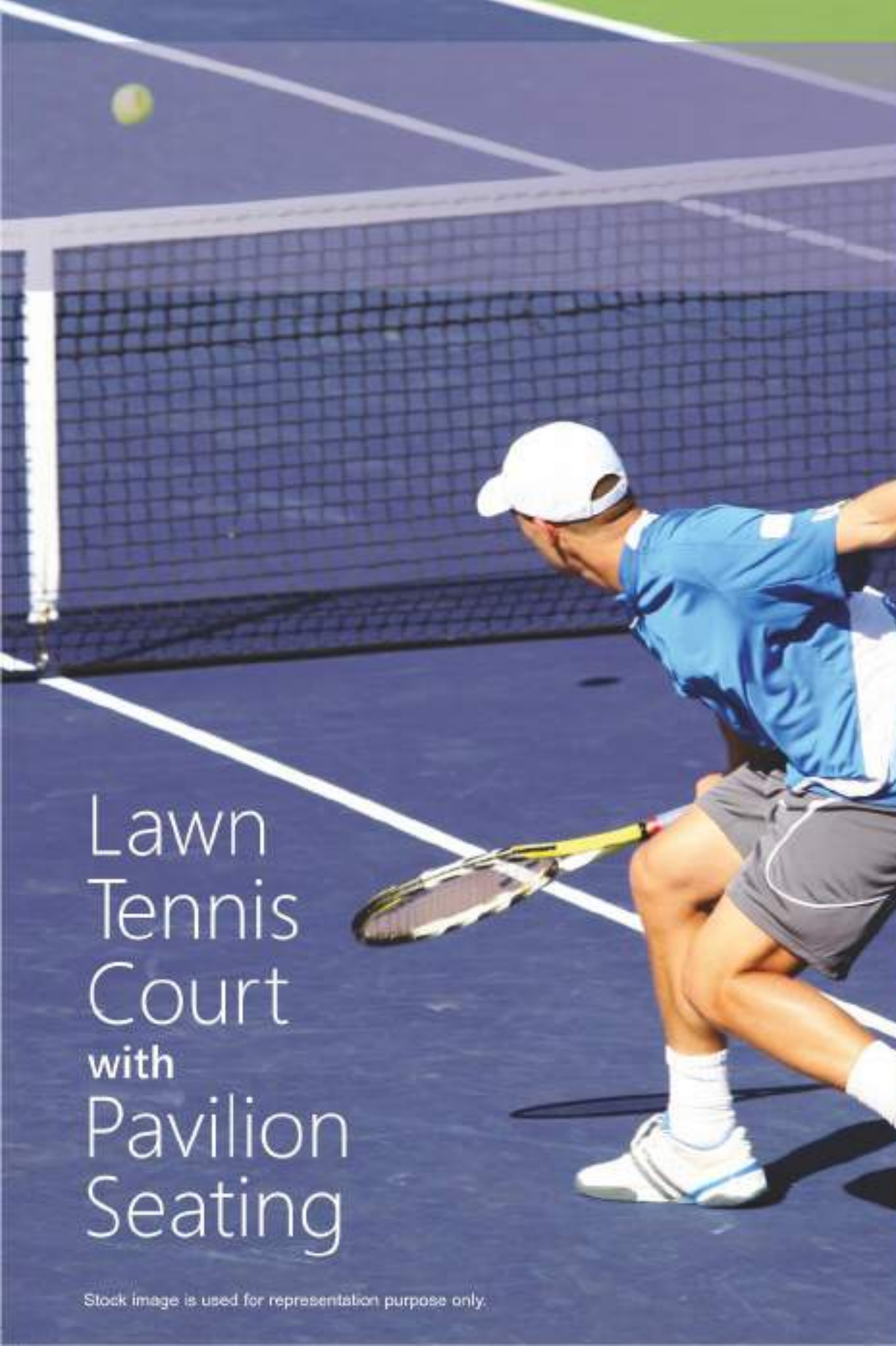
Actual Site Photograph as on 23rd April 2018



Layout plan



The layout plan shown above is indicative of the proposed development of the layout in multiple / various phases. The Promoters / Developers reserve the right to make addition, deletion, alteration, amendment or modification to the layout, location, plans, elevations, perspective views of buildings, specifications, features, facilities, amenities, positioning, design, size / height of buildings / towers, garden, club, drive way, internal road, other infrastructures, etc. without any notice or obligation and as may be required either by the local authorities while sanctioning / approving Plans and/or amendments thereof, from time to time and/or as may be deemed fit by the Developer in the interest of continuing development / improvement.



Lawn
Tennis
Court
with
Pavilion
Seating

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Play Zone



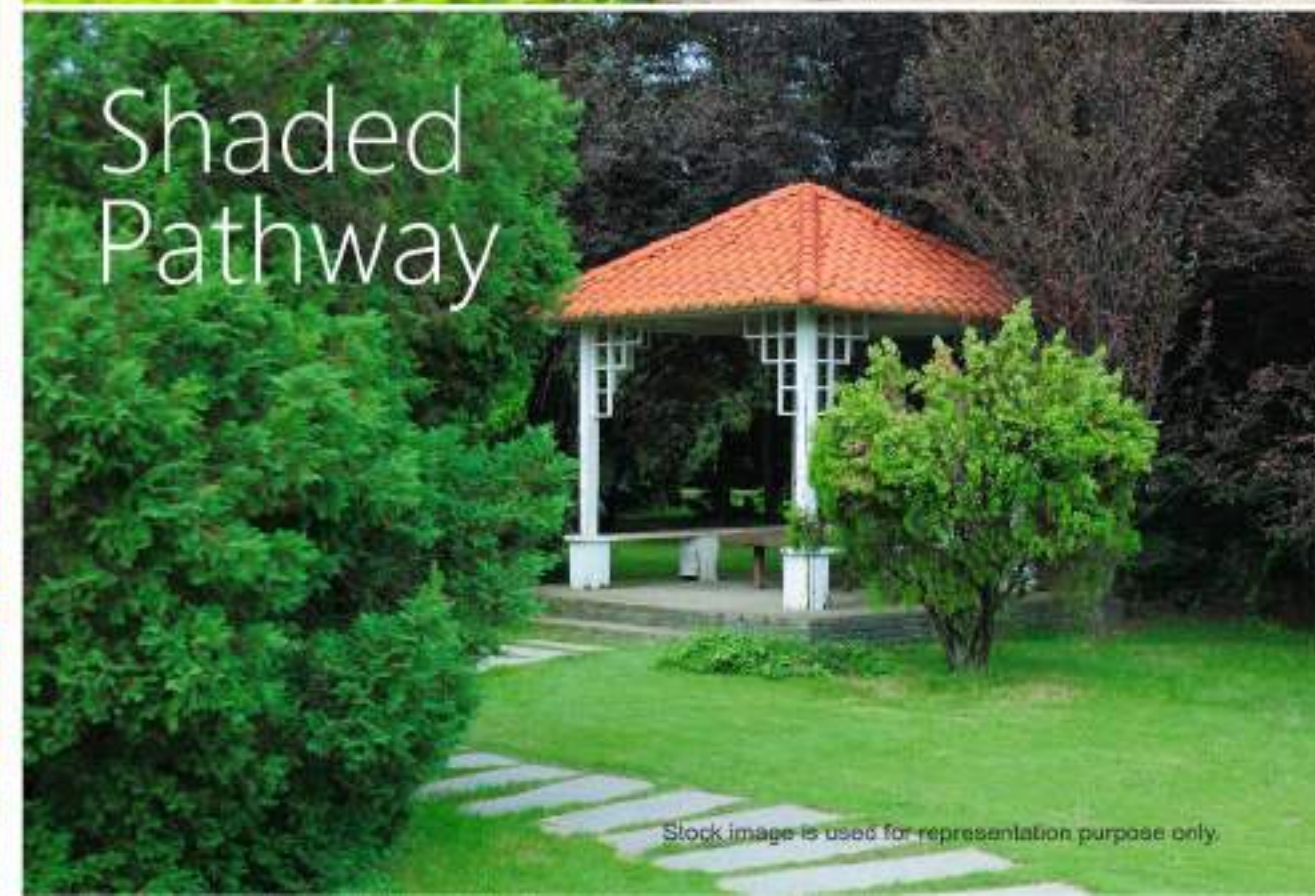
Multi-purpose Court
with Pavilion Seating

Actual image



Skating Rink

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Shaded
Pathway

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Play Area

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Mini Golf
Course

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Jogging Track



Green Zone



Flowering Garden



Children's Zone



Amphitheatre



Temple



buildings

The buildings with their ground-breaking architectural design, inventive interiors, luxurious amenities and attention to the smallest details, make Sarvam the landmark destination and delight of Titwala.

The Regency Group has an enviable record for trust, transparency and delivery on time. With Sarvam, the Regency Group raises its bar of excellence to a level that matches your vision of a complete life.

Decorative entrance lobby in all buildings and Lift lobby in entire building | Earthquake Resistant RCC structure with high speed lifts | Generator for lifts, staircase lights, compound lights & water supply pumps | STP and Shopping Centre | Ample Parking Space



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Actual Site Photograph as on 23rd April 2018

FUN RESERVE *Zone*

Glamorous yet quiet, elegant yet understated; the Clubhouse at Sarvam is your very own private oasis. At the Fun Reserve Zone you can enjoy the some of the best state-of-the-art facilities and amenities and spend quality time with your friends and family, at any time without the hassle of travelling or reservation.

Air-conditioned Clubhouse | A space of approx. 75,000 Sq. Ft. full of amenities | Walk through Bubbler fountains at an entrance | Grand Entrance Lobby with Reception | Swimming Pool | Kids Pool | Reflection Pool | Spa & Jacuzzi | Library | Music & Painting Room | Meditation Room | Sitouts in Corridor | Aerobic Room | Massage Rooms (Separate for Ladies and Gents) | Steam Rooms (Separate for Ladies and Gents) | Gymnasium (Separate for Ladies and Gents) | Community Hall with Lawn | Indoor Badminton Court | Mini-theater with more than 150 seats | Indoor Games (Chess, Snooker, Table Tennis, Carom, Air Hockey) | Cyber Zone



Actual Image



Actual Image



Mini-theater with
More Than 150 Seats

Actual Image

Entertainment Zone

The red carpet walk through the lobby into the Clubhouse instills in you a feeling of pride and achievement. The strains of melody wafting from the Music Room adds a jaunty step to your strut. The Painting Room to encourage the talent of your children, the Mini Theatre to watch your favourite movies in peace, the Community Hall to host your parties and functions; the list of amenities at the Clubhouse is endless.



Community Hall

Actual Image



Grand
Entrance
Lobby

Actual Image



Painting Room

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Jacuzzi



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Aerobics Room

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Meditation Room

Actual Image



Library

Actual Image



Indoor
Badminton
Court

Actual Image

Game Zone



Cyber Zone

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Indoor Game
(Chess, Snooker, Table Tennis, Carom)



Actual Image



Fitness Zone

Of course you like to keep your body healthy as you respect it like the temple of God.

A healthy body also keeps the mind strong and clear. The Fitness Zone at Regency Sarvam has separate state-of-the-art-gyms for ladies and gents that help to maintain a sound body and a sound mind. A good workout at the Gym, a session in the Steam Room, a massage to your body, quality time in the Spa... and you emerge smiling, happy and peaceful.





Giant Chess Board

Actual Image

Leisure Zone

While the Clubhouse is a wonder world to satisfy your hobbies, relax with friends and family and indulge in an eclectic mix of pleasurable activities; the majestic exterior is a sight for sore eyes. Adorned with beautiful architectural elements, impeccable planning, optimum use of space, landscaped garden and pool with the Clubhouse; you inherit a royal lifestyle with your home.

Music Room



Actual Image

COMMERCIAL *Zone*

The Commercial Zone at Regency Sarvam adds further to the list of positives for spending a life here. In a city like Mumbai, what place could be more opportune than the one close to a Railway Station. The commercial spaces available here are aptly located, set to serve people passers-by as well as the residents of the entire township of Regency Sarvam. They make for ideal large scale setups like Restaurants and Hospitals, as well as for small vanilla shops.



Artist's Impression as on 22nd June 2017



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Internal Amenities

FLOORING

- 600 mm x 600 mm vitrified tiles in entire flat
- Good quality Ceramic tiles for flooring in Flower bed and Terrace

WALL FINISHING

- Internal walls with gypsum finish
- Decorative Ceiling in Living Room
- Plastic emulsion paint in complete flat
- Oil paint in bathrooms above the Lintel level
- 100% acrylic paint for external walls

DOORS

- Good quality wooden frame with oil paint finish
- Designer doors with decorative fitting

WINDOW

- Color anodized aluminum sliding windows with tinted glass / clear glass
- Mosquito net shutter in all windows
- Photo frame, granite window sill in complete flat
- Designer curtain rods in each flat

GRILLS

- Grills provided in kitchen and bedroom for 1BHK
- Grills provided in kitchen and common bedroom for 2BHK

KITCHEN

- Parallel kitchen granite platform with SS Sink and Drain board
- Granite stone fixed for water dispenser
- Water purifier
- Designer tile dado above platform up to Lintel level
- RCC loft in kitchen

BATHROOM

- Solar connection in each flat
- One Geyser in each flat
- Designer tile flooring and dado upto Lintel level
- C-PVC concealed piping
- Jaguar and standard quality fittings
- Best quality sanitary ware with flush tank
- Tubelights and Mirrors in all bathrooms
- Exhaust fan in all bathrooms
- Wash basin with granite stone counter in all bathrooms

ELECTRIFICATION

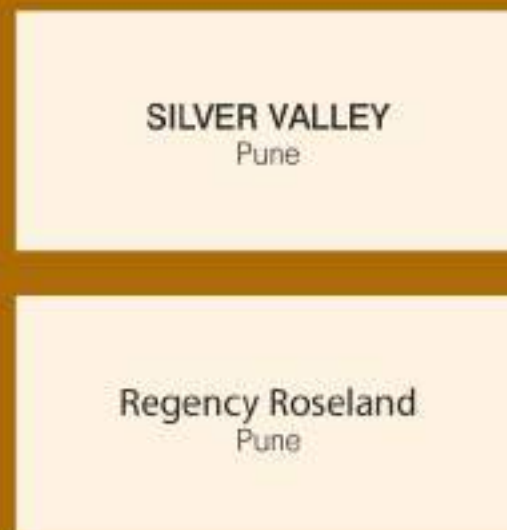
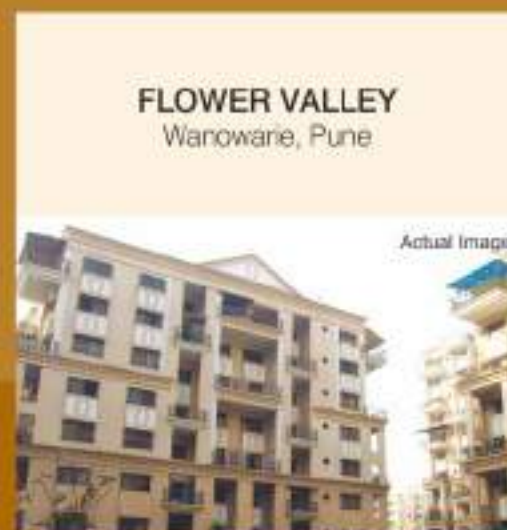
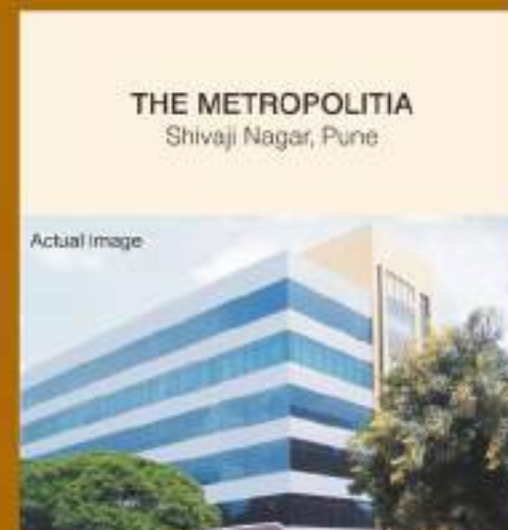
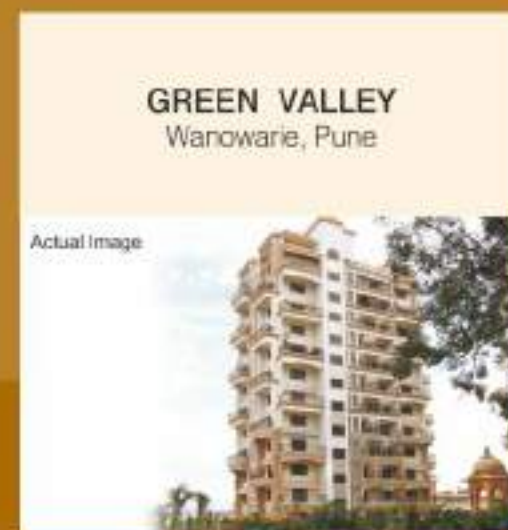
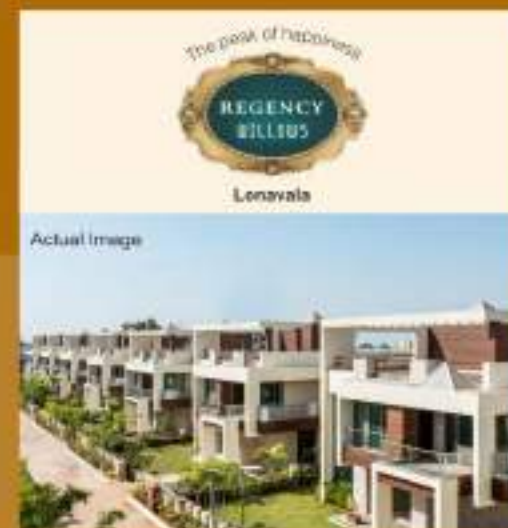
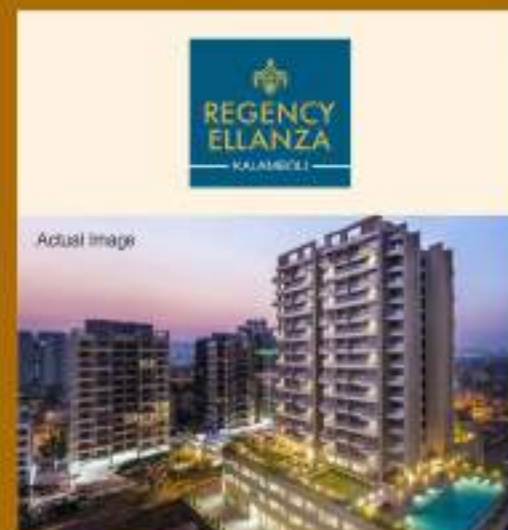
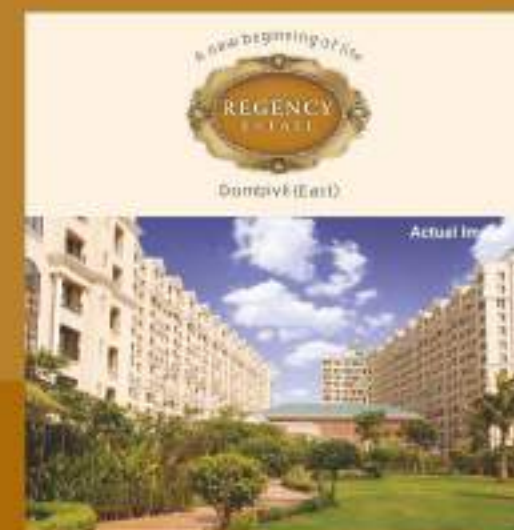
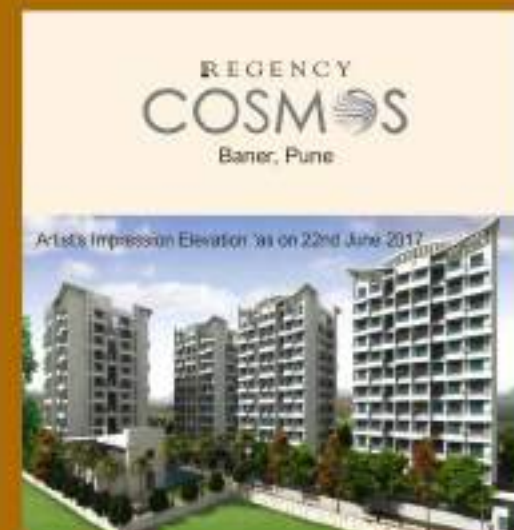
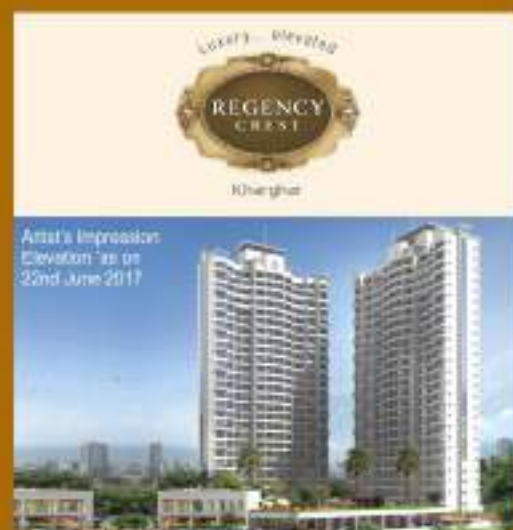
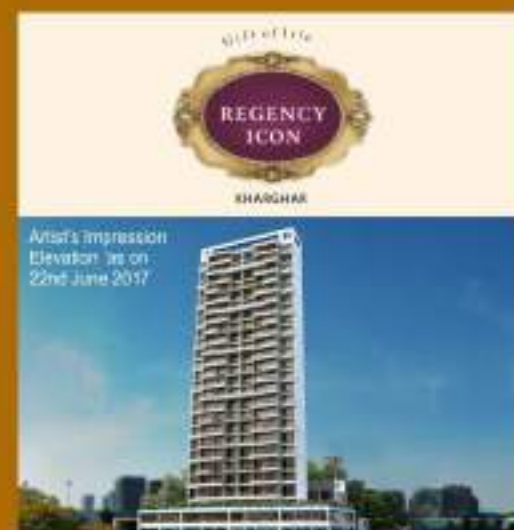
- Concealed copper wiring with circuit breakers
- Fans and tube lights in the flat
- AC point in all bedrooms
- Telephone and cable TV points in living room and bedrooms



OVER **18** YEARS OF REALTY
12 MILLION SQ. FT.
 OVER **20** PROJECTS
15,000 FAMILIES

COMPLETED PROJECTS ►

THANE | KALAMBOLI | KHARGHAR
 DOMBIVLI | ULHASNAGAR | TITWALA
 LONAVALA | PUNE



Regency Roseland
 Pune

ONGOING PROJECTS ►



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Ulhasnagar-1

Artist's Impression



Right from the word go, Regency Antilla evokes a sense of pride and magnificence. A masterpiece is not just the dividing line between the humdrum outside and the paradise within.



Dombivli (East)

Artist's Impression



Regency Anantam is just the precursor to its vast magnitude. In its entire it occupies a place of significance and prominence. A perfect picture of perfection.

UPCOMING PROJECTS ▼

BANNER PUNE

PALM BEACH ROAD
NAVI MUMBAI

THANE

PANVEL

KHOPOLI



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OUR PRESTIGIOUS ACHIEVEMENTS



Proud Winner Of
Lokmat National Awards
For Excellence
In Real Estate & Infrastructure
Environmental Friendly Project
Of The Year (Residential)



Proud Winner Of
The CNBC Awaaz
Real Estate Award
Affordable Segment -
MMR Best Residential Project



Proud Winner Of
Navbharat Realty
Business Achievers
Award 2016
Developer Of The Year -
Township



Proud Winner Of
Times Realty Icons
Award - 2016
Affordable Homes Segment -
Titwala

Architect
Vitan Consultants

Design Architect
GA Design, Mumbai
www.gadesign.in

R. C. C. Consultant
Khasnis and Associates

Interior Designer
Deepak Narwani

Landscape Designer
Swati Joshi

Solicitor
Purnanand & Co.



TITWALA (E)
KALYAN

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Legal Advisor
Lawmen Concept

Vaastu Consultant
Dr. Arun Kumar Boppana

Electrical Consultant
Vishwa Engineering Services

Plumbing Consultant
Sital Environment

Rain Water Harvesting Consultant
Mungekar & Associates

Concrete Design
Structwell Designers &
Consultants Pvt. Ltd.

A Project By



The project has been registered via MahaRERA registration number:
P51700002124 (Phase 1), P51700007066 (Phase 2), P51700007704 (Phase 10) & P51700019211 (Phase 11)
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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