



#AddRaunakToYourLife



#BeYoorActive

60,94,047 SQ. FT. DELIVERED | **102,00,000** SQ. FT. UNDER DEVELOPMENT | **160+** BUILDINGS DELIVERED | **8,590** HAPPY FAMILIES

RAUNAK SERENE, Pokhran Rd. No. 1, Shivai Nagar, Thane, Maharashtra 400 606

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PROJECT IS FUNDED BY
AND MORTGAGED WITH
TATA CAPITAL
HOUSING FINANCE LIMITED



P51700045210

At the start of Yeoor Hills.
The start of a new life.





ACTUAL DRONE SHOT - UPVAN LAKE







Say Yes to the Yoor Active Life

**Get into waterfalls.
Get into music.
Get into boating.
Get into cycling.
Get into Yoor.**

Go for walks around the lake with family.
Discover forest trails in a national park with
your friends. Join cycling, running, sports
groups. Dive into art, music, theatre, cinema
with like-minded souls. Find hospitals,
schools, malls, markets within walking
distance. A home situated right at the
foothills of Yoor Hills and bang in the
middle of the most active life you can get.
Just say "YA!" and get Yoor Active.



Fresh, clean, green air. A national park five minutes away. Take a deep breath.

The Yeoor Hills is designated as part of the Sanjay Gandhi National Park and protected for a reason. It is home to probably the only urban leopard species in the country and a migratory destination for over a 100 species of birds from across continents. The forest trails have a thriving canopy from the tree cover. As you go down these trails you will find small tribal hamlets co-existing with the forest. The monsoons bring in waterfalls, the winter brings in a daylong chill. Photographers, nature groups and avid trekkers all make it into the Yeoor Hills, weekend after weekend. It is a lung for the city, a study in bio-diversity for the city's citizens and a perfect antidote to the mad rush of life. And did we say it is neighbour to our beloved Upvan Lake? Yes we did.



A home that puts you in the new age of Thane.

You deserve everything - nature, location, accessibility, smart living, healthy lifestyle and a great social life.

Raunak Serene is coming up in the cradle of Yeoor Hills. A project of small family friendly homes that is made with engineering that's recommended by the best international developers in the world.

Every home a Smart Home.

The security is video, intelligent and remote controlled. The homes come with the best of branded accessories and fittings. The rooftop is an Active Rooftop Zone. The society area has retail, walk areas and landscaped sitting places. And when you hear the price you realize how Raunak Serene gives a chance to a lot of families to upgrade their lives, own homes without any compromise.







A home that promises the earth. Literally.

Rooftop Active Zone. Watch the sun meet the clouds over the horizon.

The rooftop gives you an uninterrupted view of where the earth stands green and tall as it touches the sky. Once you are done staring, enjoy the feel of our well-thought out amenities.

- Reflexology Walk Path
- Open-air Theatre
- Yoga Meditation Deck
- Star Observatory
- Sit-out And Hammock Pods
- Swing Decks
- Kids Play Area
- Barbeque Pit
- Party Deck

Senior Citizens Walkways

The society area is designed to provide ample space for senior citizens to take in fresh air and sunlight with walking paths that are anti-skid and marked by bushes and flowering plants.

Retail Area

Residents don't have to step out to do their groceries or regular shopping. Retail spaces have been designed and invitations sent to the commercial community to set up shop.

And of course there is a multi-program fitness Gym.



Healthcare, schools,
spiritual centres, markets,
family clubs, all in a
10 minute radius.

Upvan Boating Club
Cycling Track
Bethany Hospital

2
mins.

Sanskar Public School
Golden Goal Turf
Palm Club

Jupiter Hospital
Viviana Mall
Satkar Residency

5
mins.

Singhania School
Golf Course
Hiranandani Meadows
Vasant Vihar

Korum Mall
Eastern Express Highway
D.A.V. Public School

10
mins.

Butterfly Garden
Suraj Water Park
Tikuji-Ni-Wadi
D-Mart

**Get into dancing.
Get into cuisine.
Get into style.
Get into fashion.
Get into Yoor.**

Yoor as a lifestyle destination? It's not just the leopards, deers and hornbills that love Yoor. Ask the party animals and they would say this is the place where it is all happening. World cuisine restaurants, boutiques, global cafes, nightclubs, salons, spas, hotels, designer stores, they are all waiting for fresh new crowds to join in. Yoor is the real act in active.







Map is for reference only and not to scale.

From Nature to Delight. It's a drive away.



Yeoor Hills - 2 mins



Upvan Lake - 2 mins



Community Park - 5 mins



Tikuji-ni-Wadi - 10 mins

Celebrating 30+ years of RAUNAK at Pokhran

1995

Raunak Park

 **18** Buildings
 **600** Families
 **1800** Smiles
 **5,00,000** Sq Ft
of Construction

1999

Raunak Paradise

 **02** Buildings
 **112** Families
 **336** Smiles
 **1,15,000** Sq Ft
of Construction

2000

Unnathi Garden Phase 1

 **08** Buildings
 **288** Families
 **864** Smiles
 **2,50,000** Sq Ft
of Construction

2004

Tulip

 **01** Building
 **48** Families
 **144** Smiles
 **54,730** Sq Ft
of Construction

2003

Unnathi Garden Phase 2

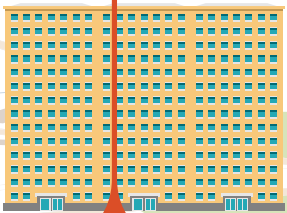
 **06** Buildings
 **212** Families
 **636** Smiles
 **1,34,000** Sq Ft
of Construction

25+
LAKHS SQ FT
AREA DELIVERED

2005

**Laxmi Narayan
Residency**

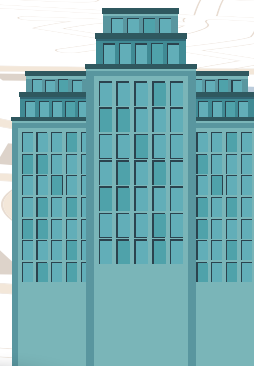
- 08 Buildings
- 562 Families
- 1686 Smiles
- 6,04,000 Sq Ft
of Construction



2016

**Raunak Residency
Wing A, B & C**

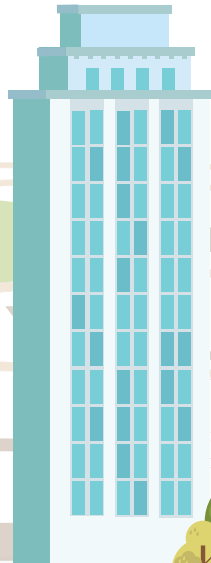
- 03 Buildings
- 760 Families
- 2280 Smiles
- 4,78,255 Sq Ft
of Construction



2008

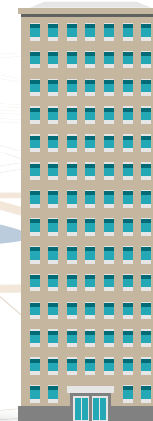
Viraj Tower

- 01 Building
- 43 Families
- 129 Smiles
- 2,30,000 Sq Ft
of Construction



2022

RAUNAK
SERENE







Civic infrastructure around.



Green Parks & Reserve Forest Area

Green Parks in the Upvan area and a 2000+ acre reserve forest in the Yeoor region makes this location a visual treat.



Wadala - Ghodbunder Metro-4 Corridor

Connectivity between Mumbai and Thane will be improved once it is finished in 2025 as planned. The metro will make the commute to work and home more accessible.



Borivali - Thane Underground SGNP Tunnel

The travel time via the SGNP tunnel will be reduced from two hours to less than fifteen minutes.



Thane's Biggest Retail Avenue

Viviana Mall is one of the biggest malls in Asia. Viviana covers over 250 leading brands in its prime retail and leisure space. The mall is India's first and only visually impaired friendly mall.



BUILDING HOMES. GROWING SKYLINES. CHANGING HORIZONS.

Since 1980, Raunak Group has been a heartfelt part of over 8000 family stories through our leadership in real estate. Our customers experience the life that comes from our values of Transparency, Engineering, Value Creation and On-time Delivery. Every square foot that we build speaks of families that are thriving. We are engineering communities, one home at a time.



Raunak 108

Unnathi Greens - Phase 7

Raunak Bonus City

Garden Estate

Raunak Park

Raunak Paradise

Raunak Serene

Laxmi Narayan Residency

Tulip

Viraj Tower

Raunak Residency

Unnathi Gardens

Kasarvadavali

Yeoor

THANE

Pokhran

Vartak Nagar

Naupada

Hiranandani Estate

Manpada

Maximum City

Raunak Heights

Raunak Delight

Park View

Unnathi Woods

Supreme

WhiteHouse

Imperial

Raunak Glory

Surya Tower

Anand Park

Raunak Arcade

Raunak Tower