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website: www.courtyard-thane.com

-Site Address: Courtyard, Opp. Glaxo Smith Kline Limited, Pokhran Road No. 2, Thane West , Maharashtra - 400 610

MahaRERA Registration No.: Rozanne P51700006312 | Onyx P51700000714 | Ornella P51700000681 | Ivy P51700000611 | Florence P5170000083 Project details available on website: http://maharera.mahaonline.gov.in

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Project Financed by Kotak Mahindra Investments Limited

The Properties have been mortgaged in favour of Kotak Mahindra Investments Limited and the buyer will be requied to obtain a no-objection certificate, prior to entering into any agreement, for the sale of any unit in the project.





# Image for Representative Purposes only

#### OPEN TO EXPERIENCES

You might find living space elsewhere, but will you find the room to grow? Will the horizons you seek remain unobstructed? The answers to these finer questions are what makes Thane's Pokhran Road 2 such an appealing option for those who demand more from life. With seamless connectivity to all business hubs within the city, the real connections life here promotes are the ones we form within.

Some of it is down to the majestic views of Yeoor Hills, that amazes with its scale. It could be the rolling green spaces, always the perfect antidote to the chaos of everyday life or it could be the moments in between, when you savour a joy, that's not an emotion or an experience, It's a place.

QR CODE

To experience the project in the most interactive manner, please scan the QR Codes that have been placed throughout this brochure. For Android users, please download any QR Scanner from the Play Store. For iOS users, please use the default camera app and click on the link.

#### MALLS

- Viviana Mall (2.2km)
- Korum Mall (3.4km)
- R Mall 2 (1.8km)

#### **EDUCATION**

- Vasant Vihar School (800m)
- DAV Public School (1.9km)
- Sulochanadevi Singhania School (2.3km)
- Holy Cross High School (3.6km)
- Billabong High International School (5.2km)

#### SUPER MARKETS

- Big Bazaar (2.7km)
- D-Mart (2.2km)
- STAR Bazaar (3.2km)
- HyperCity (3.2km)
- Novelty's Super Market (800m)



- Bethany Hospital (0.3km)
- Jupiter Hospital (2.4km)
- Hiranandani Hospital (5.1km)
- Life Care Hospital (2.1km)
- Horizon Hospital (6.1km)



- Kapurbawdi (2.5 km)
- Majiwada (1.5 km)

#### THE PLACE TO BE

Thane is touted as one of the Top 10 places in India to own a home. Strategically located to give you the perfect balance between nature and the urban life, Courtyard in Thane is an ideal home.



#### FREEDOM TO LOOK **BEYOND CONCRETE** STRUCTURES

Across Courtyard's 7 acres of space, we have positioned the buildings keeping in mind the sun's trajectory throughout the year. As a result, each apartment gets ample sunlight all year-round.

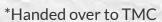
The windows are carefully placed to promote maximum ventilation within each apartment.

The apartments also overlook the beautiful Yeoor hills just to let you enjoy that perfect view from your balcony. It's just magical how all the natural elements come together to elevate your experience of living.



Scan to view the 360° project view. To scan this QR code, please refer to instructions on Page 3

♦ 7 ACRE LAND PARCEL ♦ 4 ACRE **CENTRAL GREEN** ◆ 2 ACRE COMMUNITY PARK\* ◆ MIVAN CONSTRUCTION ♦ 75% GREEN OPEN SPACES **30+ AMENITIES** Actual Image



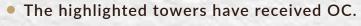


# PRISTINE. PERFECT. PERSONAL.

Designing spaces is both, an art and a science. It exists at the cutting edge of utility and intuition, built to not just provide room, but also comfort. Homes at Courtyard are the perfect blend of those ideals, that come together as a seamless whole.

#### **EXCELLENCE ETCHED IN STONE**





\*Community Park developed and handed over to TMC.



\*Community Park

MASTER PLAN FOR DEVELOPMENT AT COURTYARD

#### APARTMENT CONFIGURATIONS



Scan to view an apartment

video walkthrough

3BHK - Regal (ROZANNE)



Scan to view apartment 360° view

Floors	RERA Carpet	RERA Carpet	Usable Area
	(Sq.Ft)	(Sq.Mt)	(Sq.Ft)
1-29	1172	109	1268

#### 3BHK - Luxury (ROZANNE)

Floors	RERA Carpet	RERA Carpet	Usable Area
	(Sq.Ft)	(Sq.Mt)	(Sq.Ft)
1-29	1162	108	1330



Scan to view an apartment

video walkthrough

3BHK - Regal (FLORENCE)



Scan to view apartment 360° view

Floors	RERA Carpet	RERA Carpet	Usable Area
	(Sq.Ft)	(Sq.Mt)	(Sq.Ft)
1-29	1089	100.34	1171

Exclusive 5 BHK available only on invite basis.



Scan to view an apartment

video walkthrough

2BHK - Smart (ONYX)



Scan to view apartment 360° view

Floors	RERA Carpet	RERA Carpet	Usable Area
	(Sq.Ft)	(Sq.Mt)	(Sq.Ft)
1-29	706	65.61	719



2 BHK - Regal (IVY)



Scan to view an apartment video walkthrough

Scan to view apartment 360° view

Floors	RERA Carpet (Sq.Ft)	RERA Carpet (Sq.Mt)	Usable Area (Sq.Ft)	
1-29	762	70.77	798	



2BHK - Petite (ORNELLA)



Scan to view an apartment video walkthrough

Scan to view apartment 360° view

Floors	RERA Carpet	RERA Carpet	Usable Area
	(Sq.Ft)	(Sq.Mt)	(Sq.Ft)
1-29	519	48.21	542



Actual Image of Show flat

# FREEDOM TO LIVE IN A WELL-DESIGNED HOME

Courtyard is designed to deliver positive energy.

The generous apartment sizes and spacious rooms offer an elevated sense of living.

- Carpet Area Optimisation
- [] Minimal Passage Area
- Venti-Lit Apartments
- 🚻 Large Windows
- L-shaped Living-Dining Room
- State-of-the-art Security Systems
- Complete Privacy













INTERNAL AMENITIES

#### Actual Images

#### REKINDLE INNER DESIRES

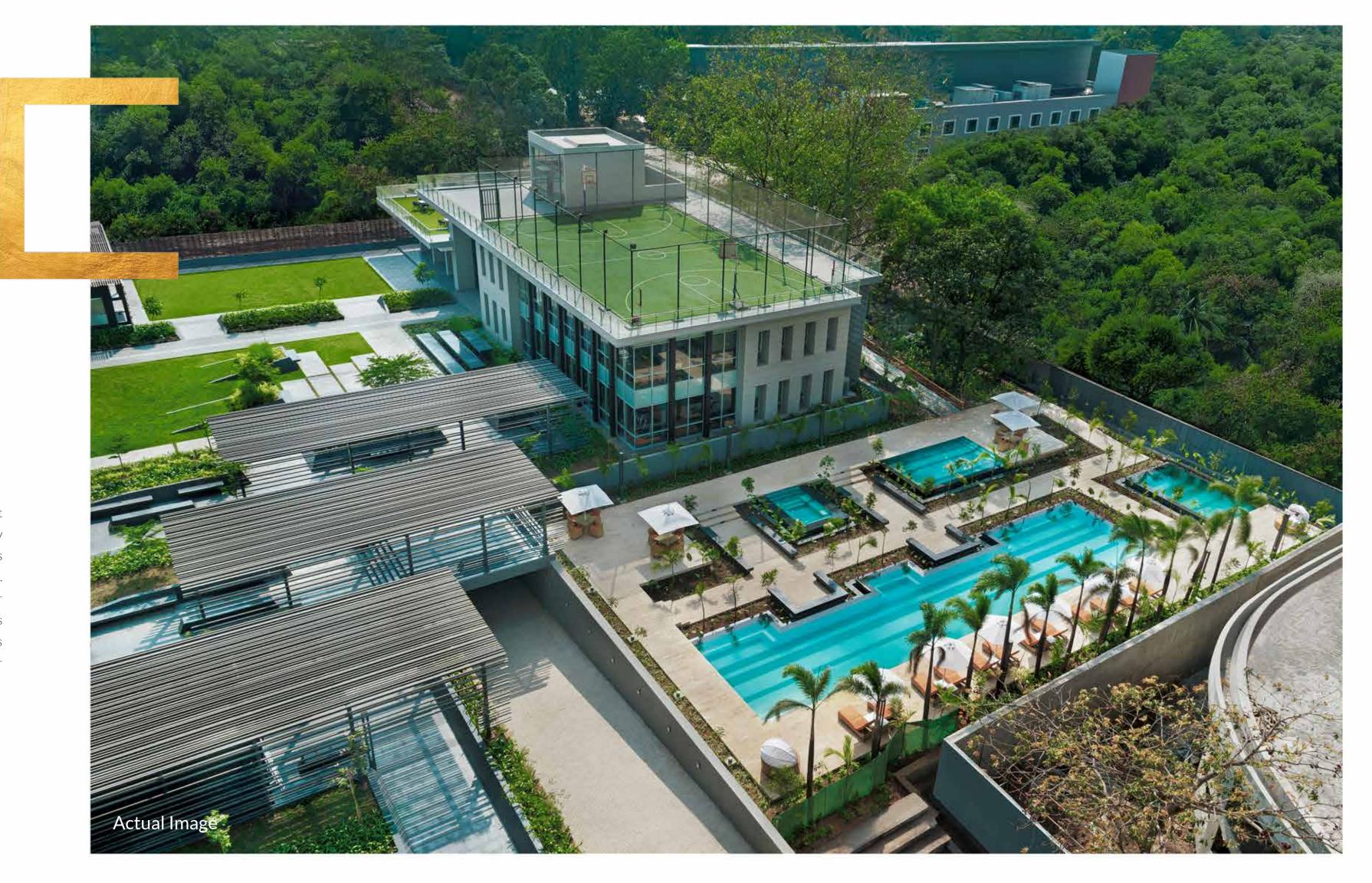
- Imported Marble Flooring\*
- Schüco German-Designed Windows\*\*
- International Branded Bathroom Fittings
- Wooden Flooring In Master Bedroom
- Sky Decks
- Designer Vitrified Flooring In Kitchen And Bathrooms

<sup>\*</sup>Being provided in the living room, dining area, corridor and common bedrooms in Ivy, Florence & Rozanne.

<sup>\*\*</sup>Being Provided only at Ivy & Florence.

# WORLD OF DELIGHT

What is a stimulating environment, if it does not enhance your life everyday? At Courtyard, every design element across 4 acres of open spaces is designed to be a tool for betterment of the self. Whether it is the soft grass that makes our meditation gardens so calming, or the sports facilities, where fun is a serious game, there is something for everyone to test the limits of their mind and body.





#### OUTDOOR, IN YOUR **COMFORT ZONE**



400m Jogging Track

Amphitheatre

30m Adult Swimming Pool

Resistance Pool



Kids' Play Zone



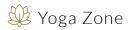














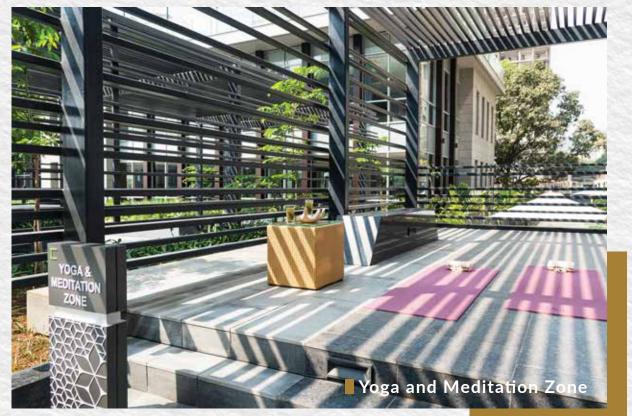












**OUTDOOR AMENITIES** 

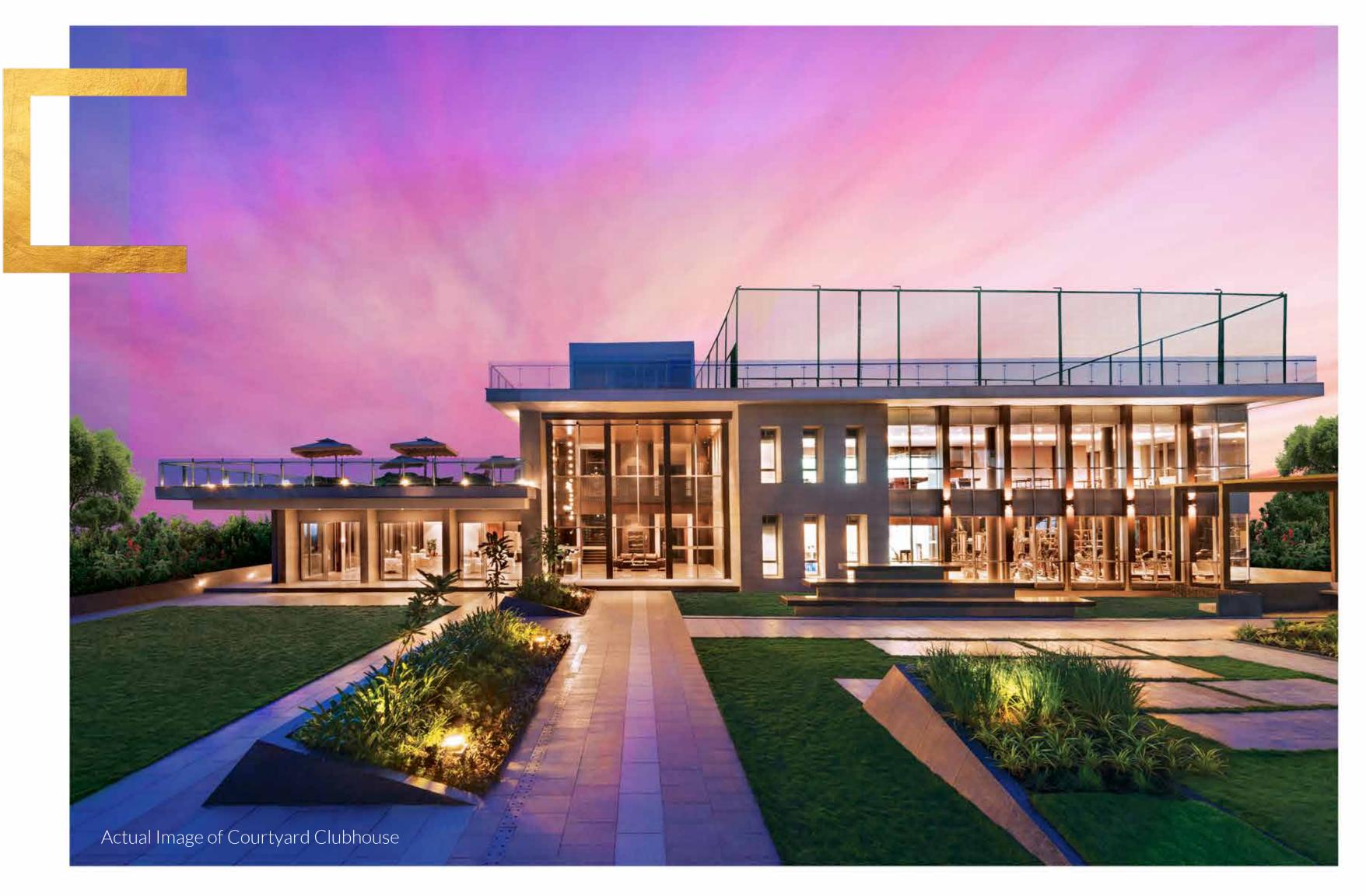
# THE JEWEL IN THE CROWN

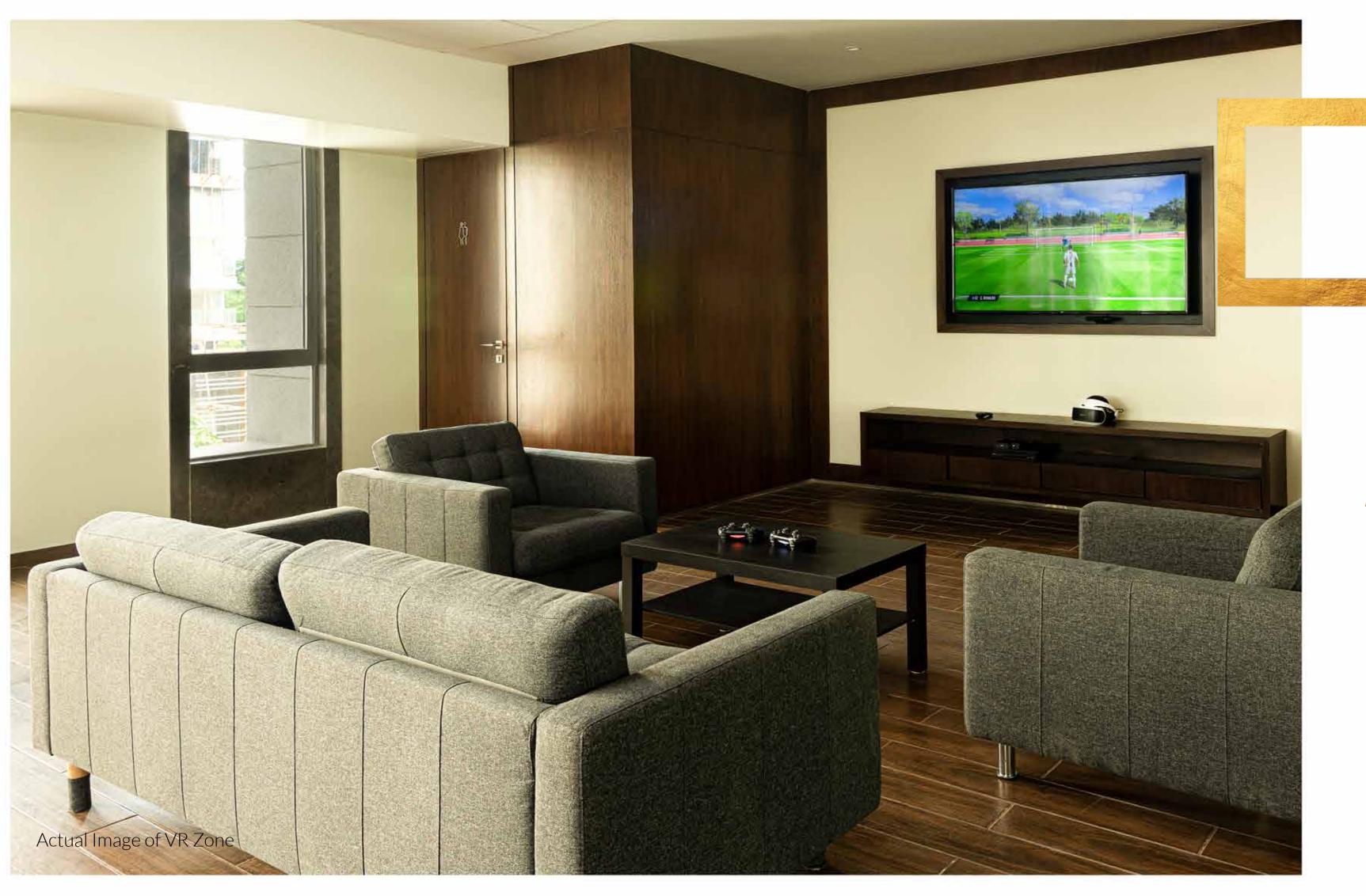
The clubhouse at Courtyard, one of the biggest in Thane with 24,000 sq. ft. of space, is a testimony to our commitment to provide the best in lifestyle amenities. The thoughtfulness that reflects in every bit of the project, all converges here, in a blitz of fun-filled activities, relaxing hideouts and everything your weekend ever needed.



Scan to view the clubhouse video.

To scan this QR code, please refer to instructions on Page 3





#### A LIFE WORTH LOVING!

Concierge

Crèche

Squash Courts

Café

Gymnasium

Banquet Hall

Dolby Atmos Theatre

Terrace Lounge

② Games' Room

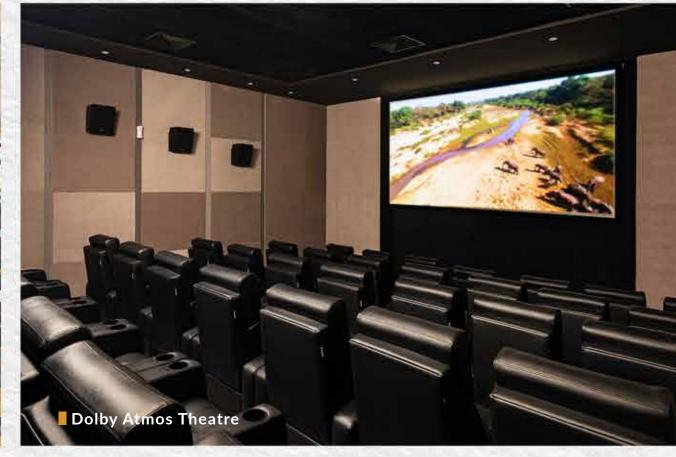
Multi-Purpose Court

Virtual Reality Zone

🛞 Spa











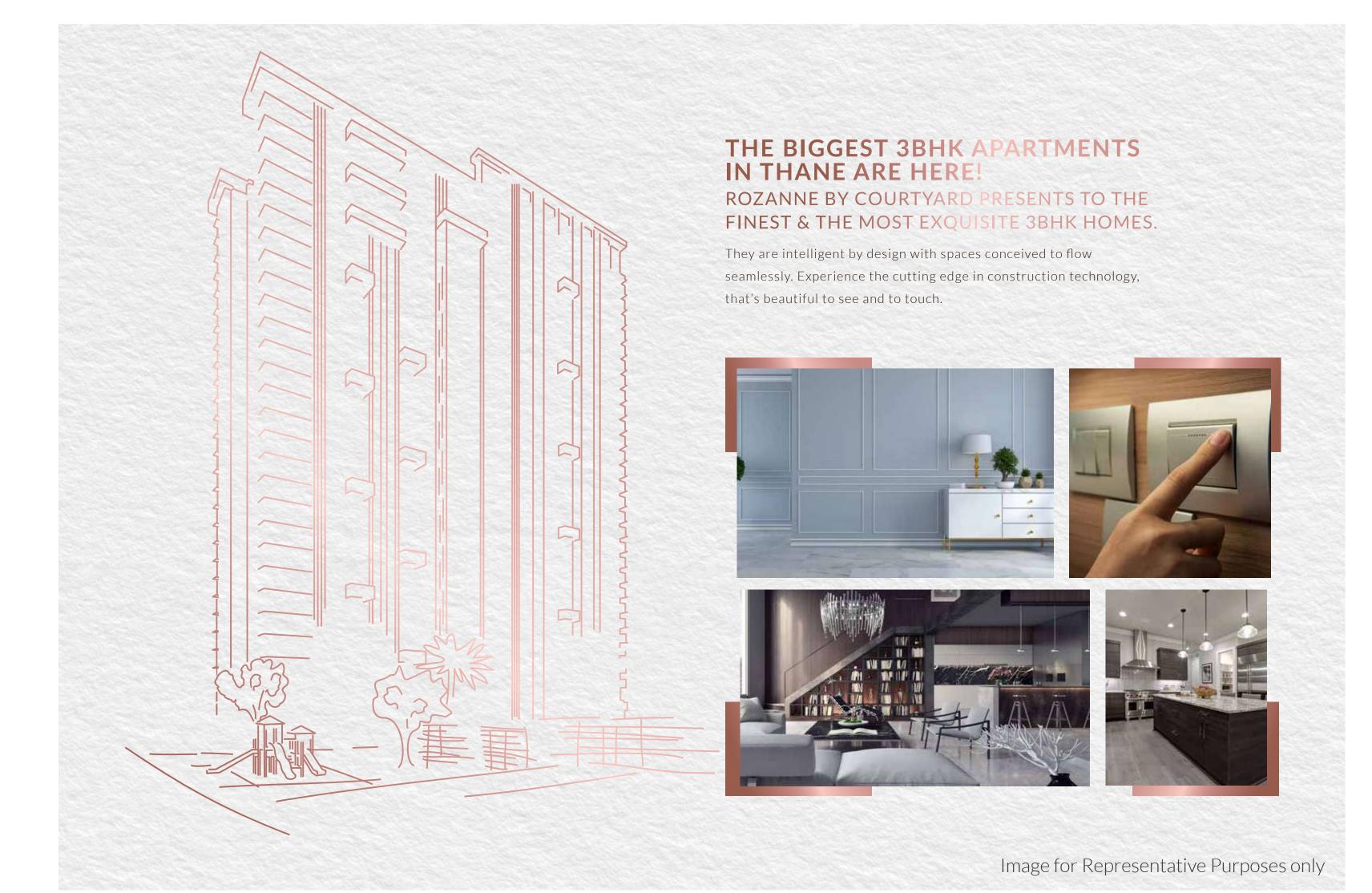


**CLUBHOUSE AMENITIES** 

#### **BEST TO UNRIVALED**

The Connoisseur's choice finally finds a voice at Rozanne By Courtyard.

How could impersonal, generic decor choices ever be enough? That's why at Rozanne By Courtyard, you get the premium fixtures and details that make your home a perfect reflection of you. So that your space doesn't just look like a home, it feels like it too.



#### OUR ROLL OF HONOUR

All our achievements can be summed up with a glance at our mantle filled with awards. They inspire us to maintain the same standard of excellence, which makes people believe in our deeds and our vision.





LUXURY PROJECT OF THE YEAR RESIDENTIAL BY ZEE BUSINESS, 2019



BEST RESIDENTIAL LUXURY PROJECT OF THE YEAR BY DNA, 2019



MOST ADMIRED UPCOMING PROJECT OF THE YEAR BY ET, 2019



COMMUNITY PARK - CSR INITIATIVE OF THE YEAR BY ZEE BUSINESS, 2019



ICONIC LUXURY HOMES IN CENTRAL SUBURBS BY TIMES REALTY, 2017

#### EMIS MADE EASIER

EMIs have long been considered the most convenient - payment - option for homebuyers, providing them liquidity and protection against future price shocks and the ability to move in to their own homes today. With the new EMI calculator on our website, you can safely calculate your monthly outlay and make financial commitments that work for you.

#### RENT V/S EMI

A lot of short-sighted investors think paying rent is safer than paying EMIs. For them, the lack of long term commitment in rentals is the decisive factor. What they fail to realize is that paying rent is an expense which does not help in asset creation. On the other hand EMIs let you invest and own a real asset. This helps you own a home and gives your money a chance to grow.

#### LOWEST INTEREST RATES IN 15 YEARS

The ongoing economic crisis has led to drastic measures by the authorities. One of the most helpful has been the lowering of interest rates to its lowest level in decades. This presents the perfect opportunity for long term investors to buy real estate, which is set to grow and net huge profits, especially now with lower borrowing costs. It's time to let your money do the talking.



# HOME BUYING GOES DIGITAL.

See an actual tour of the project and apartments and book online from the comfort of your home.



Scan to book your home online. To scan this QR code, please refer to instructions on Page 3

### A SYMBOL OF UNITY WITHIN THE COMMUNITY

Lavish, green parks seen in some of the world's best cities, such as Central Park, Manhattan, New York, is now a reality for Thanekars, too. Have you ever imagined strolling in a park that has splendid design elements in their walkways and landscaped gardens that's a delight to walk through every morning? Or the open-air vistas and avenues that resemble the makings of a designer park?

Courtyard by Narang Realty and the Wadhwa Group has built a, world-class community park at Pokhran Road 2. The community park, which has the beautiful Yeoor hills as a backdrop is open for public and built as a green oasis amidst the concrete jungle around. If you're looking for quietude, well-designed landscape, greenery and facilities in which to spend time reading or lazing around, this is the place to go to.

#### CORPORATE SOCIAL RESPONSIBILITY

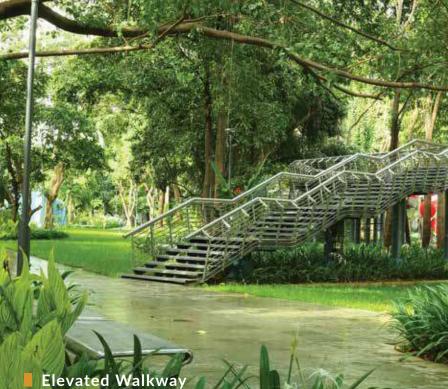












#### **DESIGN PARTNERS**

## KAPADIA ASSOCIATES DESIGN LLP

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The design concept of Courtyard focuses on creating a highly desirable living environment, with significant emphasis on the landscape. The buildings are placed around a large central green. There is a clear segregation of vehicular and pedestrian movement. The apartments have been designed to maximize natural light and cross ventilation. Courtyard will indeed evolve into the most sought-after and prestigious gated community in Thane.

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- Kiran Kapadia Founder and Director, KAPL

# WAHONEW ZEALAND LANDSCAPE ARCHITECTS

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Before starting the design process we investigated the elements that define a courtyard in physical and emotional terms. We have designed the landscapes as a series of courtyards, some physical and some experienced emotionally as the user explores. It is social space, where the residents meet to interact with each other, and nature.

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 Brendon Chamberlain Founder and Senior Landscape Architect, WAHO

#### PROMOTER PROFILE





WINDSOR SANTACRUZ (E)



WINDSOR CORPORATE PARK - ANDHERI (W)



GARDEN ENCLAVE THANE (W)



WINDSOR HOUSE SANTACRUZ (E)



CLUB WINDSOR SANTACRUZ (E)



GARDEN ESTATE THANE (W)



Creators of award winning projects like Windsor Grande Residences, Windsor & Windsor House, Garden Estate & Garden Enclave, Narang Realty has constantly pushed the envelope, when it comes to crafting a world of comfort.

It is a promoter driven company with over 30+ successful years of experience and an unmatched legacy in the business.

Having completed over 3.3 million sq. ft. of residential and commercial developments, the group is on its way to creating many more landmarks of a bright future.

In due course, the Narang brand has become synonymous with quality, value, transparency and excellence in design and construction practices

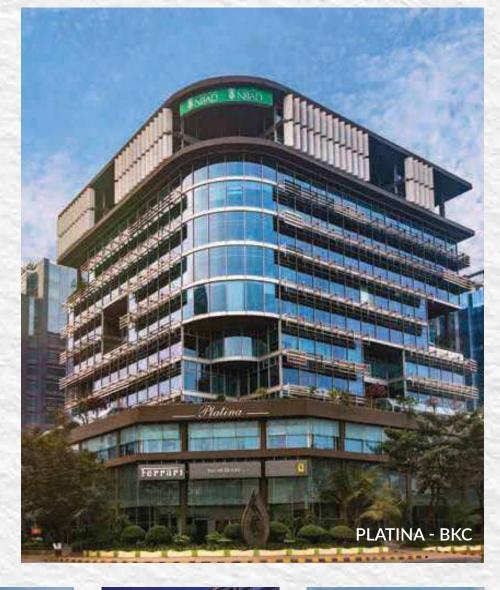


The Wadhwa Group carries a rich heritage of over half a century, built on the trust and belief of its customers and stakeholders. The group is one of Mumbai's leading real estate players and is currently developing residential, commercial and township projects spread across approximately 1.4 million sq.m. Timely completion of projects, coupled with strong planning and design innovation, gives the group an edge over its competitors.

Every space is thoughtfully designed to connect with nature, laying a strong emphasis on the elements of light, height and air. Today, the group's clientele comprises of over 20,000 satisfied customers and over 100+ MNC corporate entities. Over the years, The Wadhwa Group has received many awards, and recognition of their contribution to the real estate sector, as well as the commercial sector.

#### PROMOTER PROFILE







ANMOL FORTUNE GOREGAON (W)



AQURIA GRANDE BORIVALI (W)



ATMOSPHERE MULUND (W)



PLATINA (ELITE) THANE (W)



THE ADDRESS 2 GHATKOPAR (W)



25 SOUTH PRABHADEVI