

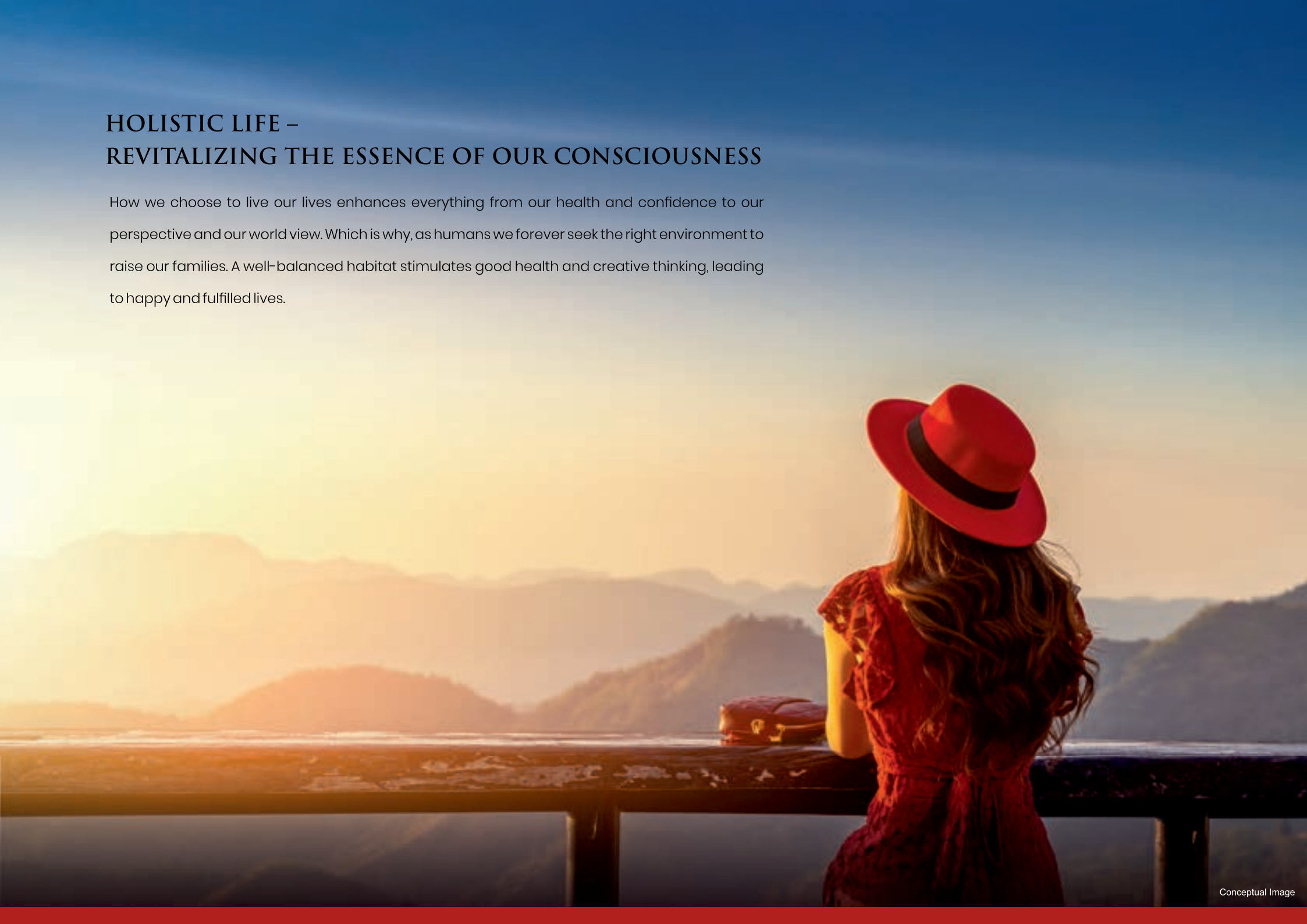


VIBRANT LIFE. HOLISTIC LIVING.



HOLISTIC LIFE – REVITALIZING THE ESSENCE OF OUR CONSCIOUSNESS

How we choose to live our lives enhances everything from our health and confidence to our perspective and our world view. Which is why, as humans we forever seek the right environment to raise our families. A well-balanced habitat stimulates good health and creative thinking, leading to happy and fulfilled lives.





Artist Impression

CONVENIENT & CHIC LOCATION

The Project is located at the most happening part of Thane – Vasant Vihar. Its broad roads, tree lined boulevards and entertainment hotspots make it an enviable place to live in. The best eateries, convenience stores, schools, colleges, hospitals and malls are all in the neighborhood. What more can you ask for?

GET THE ADVANTAGE

Physical wellness is the primordial element that defines holistic being. It's only when structure, shape, and health are in synergy that vitality flourishes. Great attention has been given to creating the ultimate living experience here. From the painstaking detailing that has gone into the design of the structure to the selection of all the amenities, these homes have been engineered to expand your horizons, redraw your boundaries and reshape your life.



Artist Impression

CONVENIENCES, UTILITIES AND NECESSITIES WITHIN 6 KM:

SCHOOLS

DAV PUBLIC SCHOOL	1 KM
CARMEL HIGH SCHOOL	2.5 KM
DSV CBSE SCHOOL	3.2 KM
CP GOENKA INTERNATIONAL SCHOOL	3.5 KM

COLLEGES

SHETH N.K. T. T. COLLEGE OF COMMERCE AND ARTS	5.2 KM
INIFD FASHION & INTERIOR DESIGNING	5.4 KM
TMC LAW COLLEGE	6.2 KM

MALLS

WONDER MALL	1.4 KM
VIVIANA	3.5 KM
LODHA BOULEVARD KORUM	5.3 KM

HOSPITALS

TITAN	2.2 KM
BETHANY	2.6 KM
JUPITER	3.4 KM
TMC HOSPITAL	3.4 KM

URBAN DINING

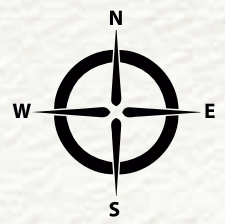
SAMUDRA MANTHAN	1.4 KM
GREEK GYROS	1.7 KM
POP TATE'S	2.9 KM

RECREATION AREAS

TIKUJI-NI-WADI	2.4 KM
UPVAN LAKE	2.8 KM
SURAJ WATER PARK	4.5 KM

SUPERB CONNECTIVITY IN THE FUTURE

- Coming soon - Road tunnel connecting Tikuji-ni-wadi at GB Road to Borivali
- Plans for Wadala-Kasarvadavali Metro line 4, Kapurbawdi-Bhiwandi Metro Line 5
- Development of Vitawa Bypass Road, connecting Kopri to Thane-Belapur Road
- Proposed Thane-Bhiwandi-Kalyan Monorail
- Proposed Manpada Metro Station within 5 minutes walking distance from Opulus



Disclaimer: Map not to scale. For representative purposes only.



Artist Impression

CENTAURUS

Centaurus is the magnificent epicentre of these project that elevates your lifestyle and charges your emotions. Surrounded by nature's harmony, immersed in the thrill of cool blue waters, feel the awe and splendour of existence. Take a walk in our uniquely designed garden, rejuvenate at the steam room, build your core at the yoga deck or dive deep into the realms of your mind at the meditation deck. Find special moments at the leisure club and unique spaces for our senior citizens. It's all here, it's all happening.

PUSH YOUR PHYSICAL BOUNDARIES

A plethora of sporting and physical training options await you. Endure, build, break the barriers and emerge anew. Sweat it out at basketball, lift yourself to greater heights at the climbing wall, tone up and break out. Here there are many ways to stay fit.



Artist Impression



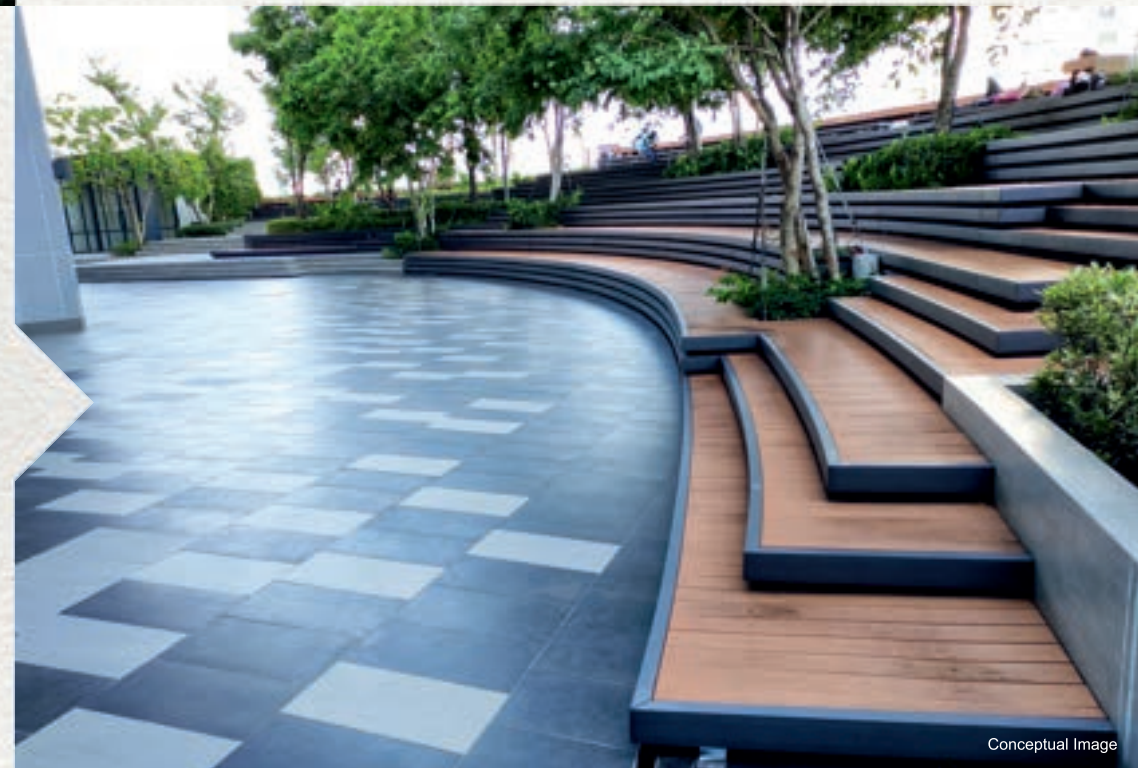
Artist Impression

THE CLUBHOUSE – WHERE JOY MEETS OPULENT

There are clubhouses and then there are lavish ones. Studded with a host of luxurious amenities, the clubhouse is where you can have informal gatherings, get things done in co-working spaces, or just rejuvenate and have fun with the whole family.

AMPHITHEATRE – A STAGE FOR MOMENTS

Every moment, big or small requires a stage. The Amphitheatre forms the perfect backdrop for big outdoor events and gatherings but is equally at home being the place for a relaxed chat with close ones.



Conceptual Image



Conceptual Image

CLIMBING WALL – A WHOLE WALL OF FUN

Get a great workout and have fun testing your endurance by seeing how far you get on the climbing wall. Have a go with friends or teach your kids the essentials of climbing, and don't forget to have a whole lot of fun!

SPA – REJUVENATE AT LEISURE

The spa and steam room is where you go to let go all of your life's stress. Take a few moments to rejuvenate and refresh your mind and body, because in the grand scheme of things, the world can wait.



Conceptual Image

PROJECT AMENITIES



Leisure Club



Senior Citizens' Area



Lawn Terrace Party Lawn



Sports Court



Crèche



Indoor Games



Landscape Garden



Poolside Café



Multipurpose Arena



Art/Music Studio



Zumba Centre



Climbing Wall



Amphitheatre



Half - Olympic size pool



Outdoor Fitness Area



Play Area for Kids



Clubhouse



Multipurpose Hall



Gym



Library



Steam Room



Yoga Deck



Pool



Kids' pool

COMMON AMENITIES



Multi-level
Car Parking



Elegant
Entrance Gate



Grand
Entrance Lobby



Video
Intercom Facility



CCTV
Camera



Generator backup
to lift, water pump
and common lights

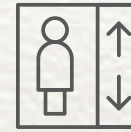
AMENITIES



100M TALL STRUCTURE



1000+ PARKING



HIGH-SPEED ELEVATORS



SECURE ENVIRONMENT

ALUMINIUM
FORMWORK

ALUMINIUM FORMWORK
TECHNOLOGY

1000 KVA

1000 KVA
ELECTRICAL LOAD



50M DISTANCE
BETWEEN BUILDINGS



WIDE PASSAGE AREA



SUSTAINABLE
ARCHITECTURE



SMOOTH FINISHED
WALLS



EARTHQUAKE RESISTANT
STRUCTURE



WELL-DESIGNED LAYOUT



Conceptual Image



Conceptual Image



Conceptual Image

SPECIFICATION



FLOORING AND DADO WORK

- Vitrified tiles for living, dining, kitchen and bedrooms
- Ceramic floor tiles for toilets
- Dado tiles up to lintel level in toilets
- Dado tiles above cooking and service platform up to lintel level in kitchen



KITCHEN

- Granite kitchen platform with stainless steel sink



DOORS

- Main door will be flush door with veneer on both sides
- All toilet doors will be flush doors with laminate finish on both sides
- All internal door shutters will be flush doors with laminate on both sides



WINDOWS

- Powder coated aluminium sliding windows



PAINTING AND FINISHES

- Gypsum punning and plastic emulsion paint for all internal walls (except toilet)



ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Concealed plumbing with C.P. plumbing fixtures
- Electrical and plumbing provisions for water heater and electrical provision for exhaust fan in all toilets
- Electrical & plumbing provisions for water purification and electrical provision for exhaust fan in kitchen
- TV and telephone points in living room and all bedrooms
- AC electrical points in living room and all bedrooms



LAYOUT PLAN



- A.** ENTRY / EXIT GATE ALONG WITH PEDESTRIAN GATE
- B.** VEHICULAR ACCESS RAMP TO FIRST FLOOR CAR PARK
- C.** SPORTS/MULTIPURPOSE AREA
- D.** BUILDING ENTRANCE LOBBY
- E.** BRIDGE OVER NALA
- F.** CLUBHOUSE WITH INDOOR GAMES & BADMINTON/MULTIPURPOSE HALL
- G.** PARTY LAWN
- H.** TERRACED SEATING WITH AN ELEVATED NET CREATING A PLAY AREA FOR CHILDREN
- I.** CLIMBING WALLS
- J.** PARALLEL BARS FOR EXERCISE AND PLAY
- K.** SEMI COVERED DECKS
- L.** AMENITIES LIKE INDOOR GAMES, LIBRARY, CRÈCHE, GYM, BUSINESS LOUNGE AND BUSINESS CENTRE
- M.** KIDS' PLAY AREA
- N.** SHALLOW POOL WITH RECLINERS
- O.** FAMILY / KIDS' POOL
- P.** ADULTS' POOL
- Q.** SUNKEN YOGA / MEDITATION DECK
- R.** RAMP ACCESS TO DECK
- S.** CHANGING ROOMS

BUILDING S1 - TYPICAL FLOOR PLAN (3RD TO 5TH, 7TH TO 10TH, 12TH TO 15TH, 17TH TO 20TH, 22ND TO 25TH, 27TH TO 30TH, 32ND TO 35TH)



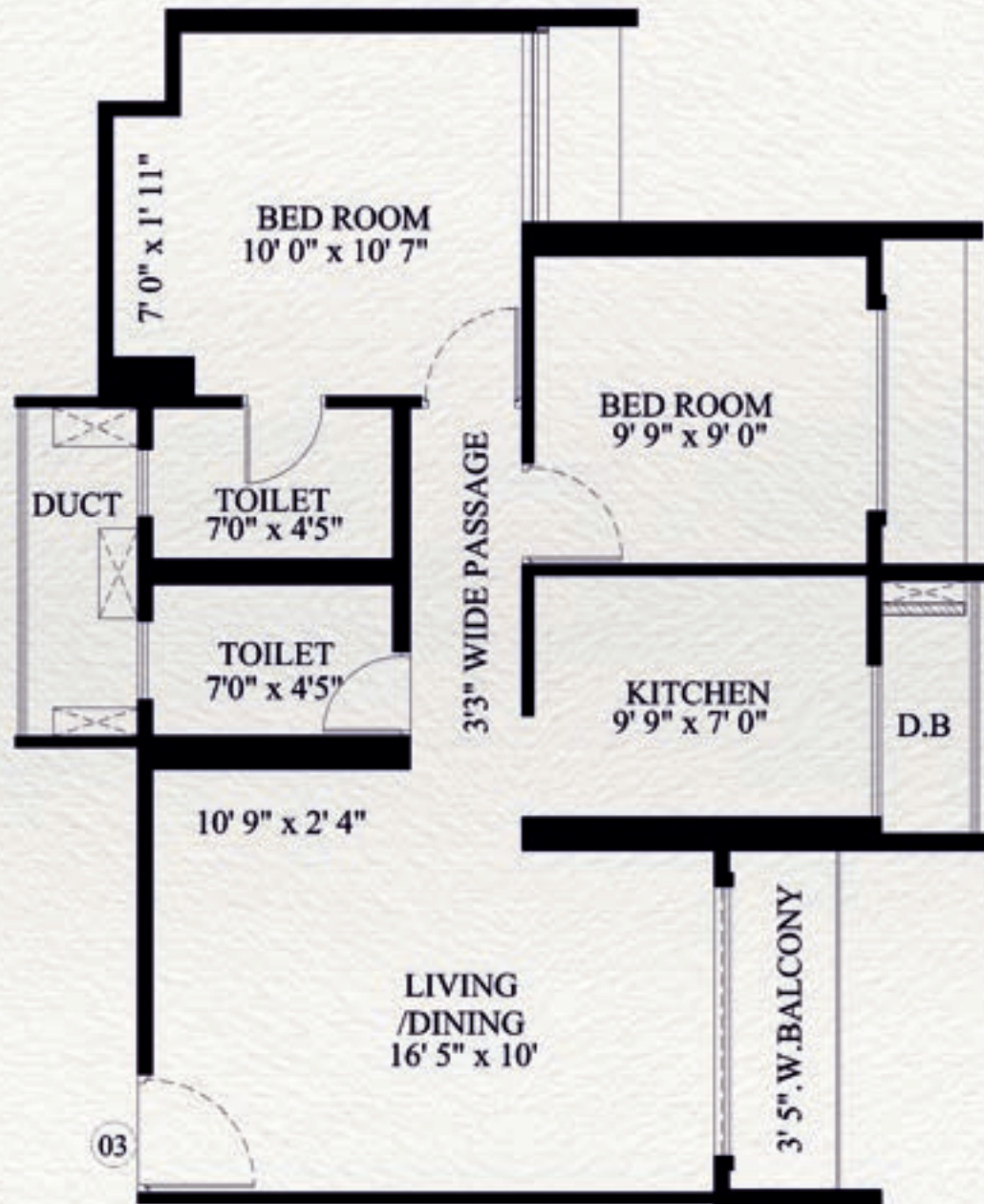
*NOTE : "Carpet area" means the netusable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and trment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

BUILDING S1 - REFUGE FLOOR (6TH, 11TH, 16TH, 21ST, 26TH, 31ST & 36TH)

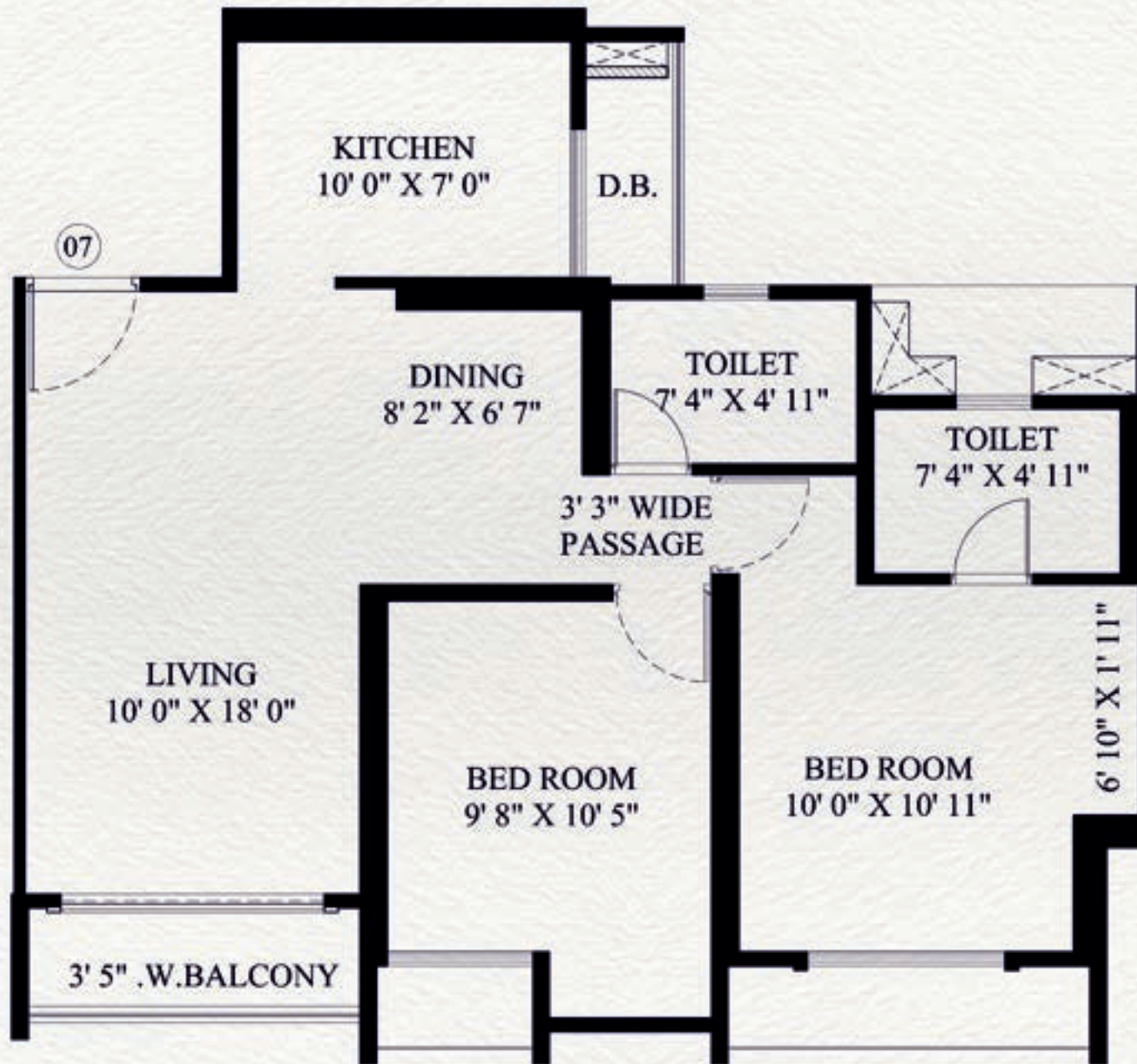


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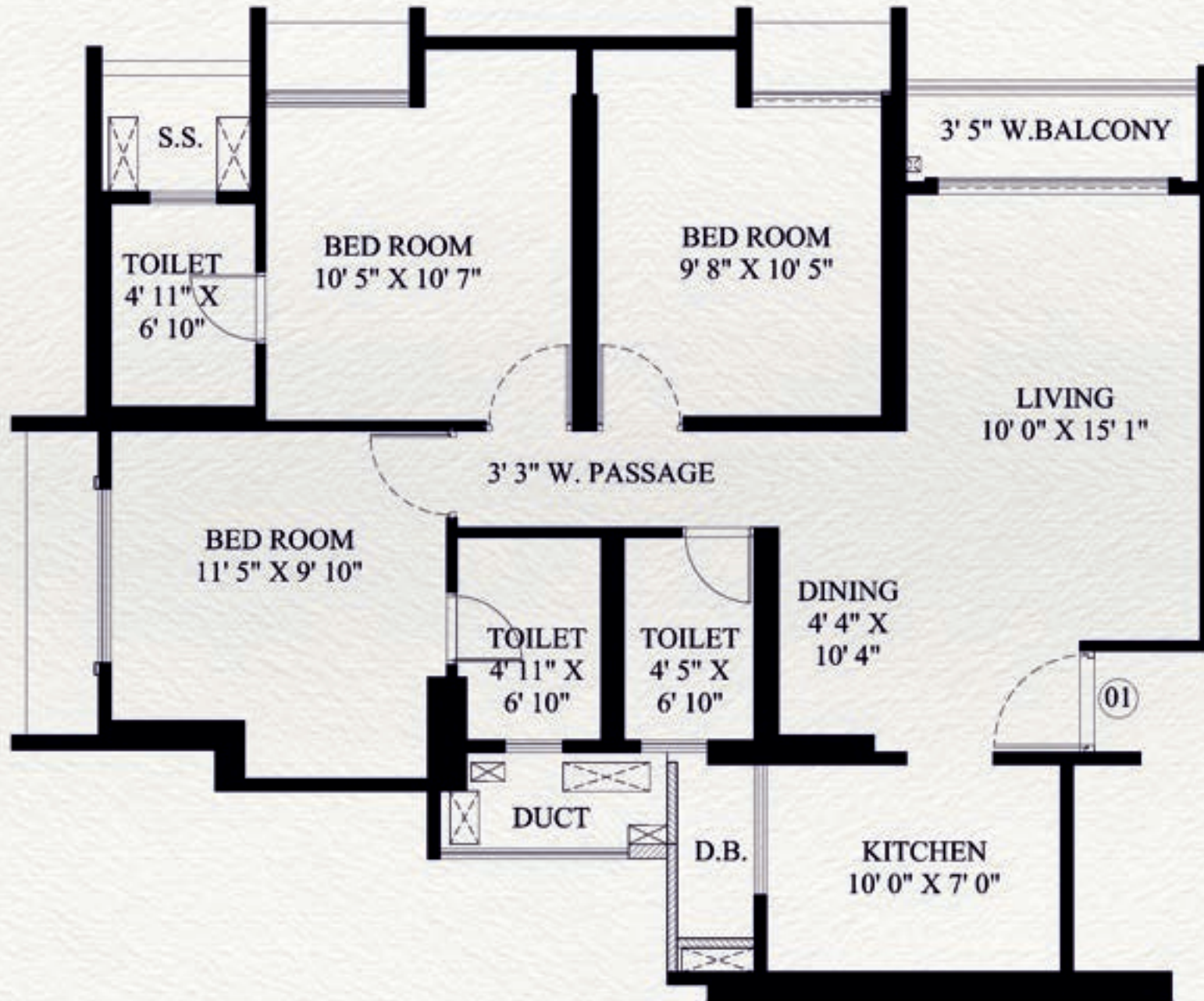
TYPICAL 2 BHK (S1 TOWER) - 648 SQ. FT



TYPICAL 2 BHK (S1 TOWER) - 728 SQ. FT



TYPICAL 3 BHK (S1 TOWER) - 884 SQ. FT



The Best Of Paranjape, Now In Thane!

The Ultimate Developer

Paranjape Schemes (Construction) Ltd. has been a brand that has lived up to its ethos in ways more than one. For over three decades in the industry, Paranjape Schemes has delivered more than 200 impeccable projects in both residential and commercial sectors. Also, Paranjape Schemes is a pioneer in curating a one-of-its-kind concept of senior housing called Athashri.

It has always been at the forefront of exceeding expectations when it comes to timely delivery of projects. But, what makes Paranjape Schemes stands apart from the rest is the brand itself. It's the legacy of Paranjape Schemes that makes achieving milestones a cakewalk and delivering joy to new families, an effortless endeavour.

200+ Projects | **75,000** Residents | **34** Years | **9** Cities





When you are a part of any Paranjape project, you are welcomed into a lively & vibrant community of 75,000+ residents across 200+ projects that truly reflects the sense of oneness. The Happiness Network, as we call it, is synonymous with the spirit of New India where diverse people come together to form one harmonious community. The core idea of the network is to spread the feeling of belongingness to all our families. Neighbours becoming friends or even family is a reality at Paranjape. These are only a few examples to illustrate how all roads at Paranjape lead to a vibrant, happy life. Come experience the rest!



Actual images of competitions held amongst Paranjape societies

Thane 2.0: A megapolis in the making

From that historic day in 1851 when India's first train crossed into Thane railway station, to the present dream of being recognised as a leading powerhouse of commerce, Thane is also 'born' in the folds of Thane's past and its dreams.

Thane's Urban Development
Thane is one of the fastest growing cities in India. The city has a population of over 10 million and is expected to reach 15 million by 2030. The city is a major hub for industry and commerce, and is home to many of the largest companies in India. The city is also a major center for education and research, with many of the top universities in India located in Thane.



Thane's Future
Thane is set to become a global city in the coming years. The city is investing heavily in infrastructure, including roads, bridges, and public transport. The city is also attracting more foreign investment, which is helping to drive its economic growth. Thane is expected to become one of the most important cities in India in the future.

Thane is a city of contrasts. It is a city of old and new, of tradition and modernity. It is a city of dreams and aspirations, of hope and ambition. Thane is a city that is constantly evolving, and that is always looking towards the future. Thane is a city that is proud of its past, but that is also looking towards the future with confidence and optimism. Thane is a city that is full of life and energy, and that is always ready to embrace the challenges of the future.

Year	Population (Lacs)	GDP (Bn)	Urbanisation (%)
2011	10.5	150	75
2016	12.5	250	80
2021	14.5	400	85
2026	16.5	600	90

Real estate gets an infra boost

Connectivity to Thane is expected to witness an infrastructural boost. And homebuyers are more than willing to leverage this advantage.

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Affordable housing market back on track, thanks to the new subsidy scheme

The new home loan scheme may come as a relief to potential buyers.

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Soon, ₹700cr Kalyan bridge as Mum shortcut

Pradeep Gupta

Kalyan: The MMRDA plans to build a 2.5km elevated road in Kalyan as a relief to motorists travelling from Ulhasnagar, Ambarnath and Badlapur towards Thane and Mumbai via Kalyan. The authority will soon float a tender for the Rs 700-crore project.

The elevated road will start from near the crematorium of Vithalwadi on Old Pune Link Road, cross the Kalyan-Karjat railway line and then the Kalyan-Kasara railway line via Waldhuni. It will pass parallel to Waldhuni river and reach near the Kalyan-Ahmednagar National Highway where it will end near Palms Hotel.

Kalyan Lok Sabha MP

TRAFFIC TO BE EASED ON THREE BRIDGES IN AREA



ELEVATED ROAD	PROJECT BENEFIT
Length: 2.5km	Traffic to be reduced on three bridges:
Route: Crematorium of Vithalwadi on Old Pune Link Road to Kalyan-Karjat railway line to Kalyan-Kasara railway line via Waldhuni to Palms Hotel on Kalyan-Ahmednagar National Highway	Waldhuni F Cabin Shahad
	The elevated road will make road travel easy for those from Ulhasnagar, Ambarnath and Badlapur passing Kalyan via Waldhuni and Shahad
	Project cost: ₹700cr

Shrikant Shinde said the MMRDA has prepared a detailed project report (DPR) and about 70% of land acquisition work stands complete. Shinde said, "Traffic at three

important points at Waldhuni, F Cabin Bridge and Shahad Bridge will reduce and the time taken to reach Shahad in Kalyan from Vithalwadi will reduce from 40 minutes

to five once the elevated road is ready. Kalyan is a connecting hub to many cities. At present, commuters from Kalyan East, Kalyan rural, Ulhasna-

gar, Ambarnath and Badlapur travel from Kalyan city to Bhiwandi, Thane and Mumbai. "The elevated route concept was initiated to connect the old Pune Link Road from Vithalwadi to Kalyan's Ahmednagar National Highway directly," said Shinde. MMRDA sanctioned it and started a project survey and land acquisition.

The traffic police say the elevated road will reduce traffic on Waldhuni bridge and Kalyan station road. Lal Tanwani, a professor from Ulhasnagar, said, "This is good news for citizens living in Ulhasnagar and beyond because while traveling by car to Mumbai via Kalyan, we had to face lot of traffic on this route."

METRO 4 & 4A GET A PUSH AFTER 2 YRS TENDERS FLOATED TO BRING IN 39 TRAINS

MUMBAI has initiated the process by floating tenders to procure of 234 cars (39 train sets), for Metro 4 (Wadala Kharvadavli-Gulmehki) and 4A (Kharvadavli-Gulmehki), two years after the successful bidder had opted out, reports **Manthan K Mehra**



CAPACITY OF TRAIN
6 coaches carry 1,200 commuters per trip (18 cars meters per unit) Estimated value of procurement ₹4,297.49cr

WHAT WILL BE PROVIDED: Besides Metro train sets, MMRDA has asked the successful bidder to install communications-based signalling and train control, telecommunication, platform screen doors and depot machinery

WHY EARLIER TENDER CANCELLED: A history was shortlisted for bids in March 2021. It was expected that first rail would be delivered in 12 months, but it

Jan 2022, Alstom declined offer due to delay in work and absence of land for depot. Total worth of that contract was ₹1,854 crore for 234 metro cars

WHY MMRDA FLOATED TENDERS NOW: MMRDA has been allotted depot land at Kharvadavli. MMRDA appointed M/S SOWAVE CIVI contractor to construct Marjapurda Depot for Metro Route 4 & 4A. Cost: ₹905cr

THE DEPOT: It will have 64 stopping lines (32 present & 32 for future provision), 18 inspection bays, 18 workshop lines

METRO 4
Wadala-Gharapada-Kharvadavli
Cost: ₹14,549cr
Length: 32.6km
Stations: 32
Work commenced: Apr 2018

METRO 4A
Kharvadavli-Gulmehki
Length: 2.7km
Stations: 2 (Kharvadavli & Gulmehki)
Work commenced: Apr 2018

The first rake will arrive within 12 months after the new bidder is selected. Thereafter, we expect all the rakes to come in two years
An MMRDA official

POD TAXI TO TIDE OVER TERRIBLE JAMS EASY COMMUTE TO BKC FROM BANDRA, KURLA

The state government has announced the launch of a pod taxi service to ensure a smooth commute to BKC from Bandra and Kurla railway stations. At present, commuters headed for BKC from these stations battle congestion and spend around 45 minutes to reach their destination, **Manthan K Mehra** reports



THE ROUTE
Alignment: Elevated, Bandra Station to BKC to Kurla Station

8.8 km Distance to be covered

38 Stops along the route

6 Passenger-carrying capacity of each pod taxi

40 kmph Maximum speed



WHAT ARE POD TAXIS

They are a hybrid of road and railway transport, involving small driverless autonomous cars with 4-6 seats moving on guideway tracks

In cities where they operate, pod taxis are known to help reduce traffic congestion and offer a convenient, eco-friendly way to travel short distances

WHERE ELSE IN INDIA?

A pod taxi project has been planned in India to connect Greater Noida to Noida International Airport for its 630 acres, but no bidders have emerged despite three extensions of the deadline for submitting tenders

WHY BKC
6.4L people travel to BKC every day. The current transportation infrastructure - comprising buses, taxis, taxi-pool taxis, and private vehicles - is not adequate to address their needs. A streamlined travel mode like pod taxi is expected to redress BKC's transport shortcomings

Govt takes Third Mumbai plan another step closer to reality

FEEDBACK INVITED FROM 124 VILLAGES

The Urban Infrastructure Development Authority (UIDA) has invited feedback from 124 villages in the Mumbai Metropolitan Region (MMR) regarding the proposed Third Mumbai Plan. The plan aims to address the city's infrastructure needs and improve the quality of life for its residents.

Key Features:

- Area:** 124 villages
- Population:** 12.4 million
- Area:** 124 sq km
- Population:** 12.4 million

Infrastructure Projects:

- Water supply: 124 villages
- Sewerage: 124 villages
- Roads: 124 villages
- Public transport: 124 villages

Timeline:

- Start: 2023
- End: 2030

Cost: ₹12,400 crore

Impact: The plan is expected to create 124,000 jobs and improve the quality of life for 12.4 million people.

Mega projects that will redefine travelling in and around Mumbai

Here's a look at some of the mega infrastructure projects, which are in various stages of construction, that are set to change the way how things move around in the future



1. Mumbai Coastal Road Project (MCRP)
The Mumbai Coastal Road Project (MCRP) is a major infrastructure project that will redefine the way we travel in and around Mumbai. The project is a 15-km-long road that will connect the city to the sea. It is expected to reduce travel time and improve the quality of life for its residents.

2. Mumbai Metro 4 & 4A
The Mumbai Metro 4 & 4A project is a major infrastructure project that will redefine the way we travel in and around Mumbai. The project is a 35-km-long metro line that will connect the city to the sea. It is expected to reduce travel time and improve the quality of life for its residents.

3. Mumbai Coastal Road Project (MCRP) - Phase II
The Mumbai Coastal Road Project (MCRP) - Phase II is a major infrastructure project that will redefine the way we travel in and around Mumbai. The project is a 15-km-long road that will connect the city to the sea. It is expected to reduce travel time and improve the quality of life for its residents.



These are top six infra projects set to open in the next two years

These mega transport infrastructure projects promise to reshape connectivity and commute experiences of Mumbaiites

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4. Mumbai Metro 3
The Mumbai Metro 3 project is a major infrastructure project that will redefine the way we travel in and around Mumbai. The project is a 15-km-long metro line that will connect the city to the sea. It is expected to reduce travel time and improve the quality of life for its residents.

5. Mumbai Coastal Road Project (MCRP) - Phase III
The Mumbai Coastal Road Project (MCRP) - Phase III is a major infrastructure project that will redefine the way we travel in and around Mumbai. The project is a 15-km-long road that will connect the city to the sea. It is expected to reduce travel time and improve the quality of life for its residents.

6. Mumbai Metro 2
The Mumbai Metro 2 project is a major infrastructure project that will redefine the way we travel in and around Mumbai. The project is a 15-km-long metro line that will connect the city to the sea. It is expected to reduce travel time and improve the quality of life for its residents.

Rentals in Prime Micro-markets Surge on Rising Demand for Larger Homes

Cost of Living

The cost of living in Mumbai has increased significantly due to rising demand for larger homes. This has led to a surge in rental prices in prime micro-markets. The increase is expected to continue as the city's population grows and the demand for housing increases.

Key Factors:

- Rising demand for larger homes
- Prime micro-markets
- Surge in rental prices

Impact: The surge in rental prices is expected to affect the quality of life for its residents and increase the cost of living in Mumbai.

Home prices in India saw the second highest growth in Asia

Home prices in India saw the second highest growth in Asia

The following table shows the percentage change in home prices in various Asian countries from 2019 to 2023.

Country	2019	2020	2021	2022	2023
India	12.5%	15.2%	18.1%	20.3%	22.4%
China	8.1%	9.3%	10.5%	11.7%	12.9%
Japan	3.2%	4.1%	5.0%	5.9%	6.8%
South Korea	4.5%	5.4%	6.3%	7.2%	8.1%
Indonesia	5.6%	6.5%	7.4%	8.3%	9.2%
Philippines	6.7%	7.6%	8.5%	9.4%	10.3%
Thailand	7.8%	8.7%	9.6%	10.5%	11.4%
Vietnam	8.9%	9.8%	10.7%	11.6%	12.5%
Singapore	9.0%	9.9%	10.8%	11.7%	12.6%
Malaysia	10.1%	11.0%	11.9%	12.8%	13.7%
Brunei	11.2%	12.1%	13.0%	13.9%	14.8%
Taiwan	12.3%	13.2%	14.1%	15.0%	15.9%
Hong Kong	13.4%	14.3%	15.2%	16.1%	17.0%



Corporate Office: 'PSC House', Dr. Ketkar Road, Off Prabhat Road, Erandawane, Pune - 411004

Mumbai Office: PARANJAPE SCHEMES, 1st Floor, Vaibhav Chambers, Opp. Income Tax Office,
Bandra-Kurla Complex, Bandra East, Mumbai - 400051

Site Office: Paranjape, Off Hiranandani Meadows, Manpada, Thane West - 400610

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