

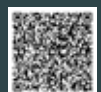
REGENCY NIRMAN LIMITED

Site Address: Regency Sarvam, Gupta Estates, Near Titwala Station, Ganpati Mandir Road, Titwala (East) - 421605.
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A PROJECT BY



Regency Sarvam registered via MahaRERA No.: P51700029930 (Phase 12) & P51700076860 (Phase 13) also available on <https://maharera.mahaonline.gov.in> under registered projects.




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A
Grand
Life

Life...Complete



TITWALA (E)

An aerial photograph of a modern residential township. On the right side, several tall, multi-story apartment buildings with light-colored facades and balconies are visible. To the left of the buildings is a wide, paved road. Further left is a large, green, rectangular sports field with a circular sandy area in the center. To the far left is a large, winding lake with a green shoreline. The entire area is landscaped with palm trees and other vegetation.

Titwala's foremost
integrated lifestyle
township across 68 acres,
with 75,000 sq. ft.
of amenities*

An address that helps you move up to your potential!

Welcome to the destination of your dreams, in the city of dreams.

Where all your desires don't just find fulfilment, but are enhanced beyond what you have so far believed.

Where luxury becomes a comfortable expectation, lifestyle is a part of life, nature's abundance blesses, and grand living becomes an everyday affair.

Welcome to Regency Sarvam at Titwala. Life's grand homecoming that comes with the promise of doubled joys, upgraded status, amplified conveniences and complete peace and security for the family.

- 68 acres Riverside township
 - 90% open space
- 75,000 sq. ft. Clubhouse with lifestyle amenities
- Multiple lifestyle and activity zones





Connectivity that is radically poised close to conveniences, and the future.

While Regency Sarvam is just 3 mins. from Titwala Station and close to conveniences that make for ease of daily living, the location is also far-sightedly strategic to upcoming prominent connectivity links.



Within its vicinity

- Meridian School: 150 m (2 min) • Titwala Fire Brigade: 180 m (2 min) • Patel R Mart: 500 m (7 min)
- Reliance Trendz: 550 m (7 min) • D-Mart Ready: 160 m (2 min) • ICICI Bank: 140 m (2 min)
- TJSB Bank: 350 m (4 min) • AXIS Bank: 350 m (4 min) • Canara Bank: 550 m (7 min)



Connectivity

- Titwala Railway Station: Walking Distance (3 Mins) • Kalyan-Murbad Road: (NH 22): Approx 5 Km
- Famous Titwala Ganesh Mandir: 3 Mins



Hospitals

- Aashirwad Hospital: 1.4 kms (5 mins) • Shree Krishna Hospital: 1.4 kms (5 mins)
- Shree Siddhivinayak Hospital: 3 Mins



Restaurant

- Mumbai BBQ: 1.1 Kms (4 mins) • Domino's: 750 m (4 mins)
- People's Restaurant: 1.4 kms (6 mins) • Udupi Family Restaurant: 1.9 kms (9 mins)



Shopping

- Downtown Boutique: 1.8 kms (5 mins) • Shriram Plaza: 2.1 kms (9 mins)

Current Infrastructure



Stock Image

Mumbai-Nagpur Samruddhi Mahamarg

The 701-km Mumbai Nagpur Expressway/Samruddhi Mahamarg is just 13 kms. from the project. This road is envisioned to be the connecting factor towards greater prosperity through greater reach. It will pass through Maharashtra's commercial and tourist belt of Nagpur-Wardha-Amravati-Washim-Buldhana-Jalna-Aurangabad-Nashik-Ahmednagar-Thane, along with 14 other districts.

Future Infrastructure



Stock Image

Kalyan Dombivli Ring Road Highway Connected To Kalyan Gandhari Bridge

The upcoming Kalyan Dombivli Ring Road will play an important role to decongest traffic in these suburbs. It is set to reduce travel time between Kalyan and Titwala to just 15 minutes. The Ring Road is scheduled for completion in 2024.



Stock Image

Mega project of Katai to Airoli Subway

The upcoming Subway will facilitate a large number of infrastructure conveniences in the Kalyan Dombivli area.



Rewarding times, at the Play Zone

Reap the benefits of the efforts you have
put in, to come to this juncture of life.
It's time to take things easy and relax.





Fun times for all, at FUN RESERVE ZONE

Glamorous yet quiet; elegant
yet understated; the clubhouse at
Regency Sarvam is your own
private oasis to refresh your soul
and rejuvenate your senses.

Shot at Project Location



Master Plan

Mini Golf

Lawn Tennis

Basketball

Garden

Kids' Play Area

Entrance



Kalu River

Central Maidan

Cricket pitch

Swimming Pool

Club House

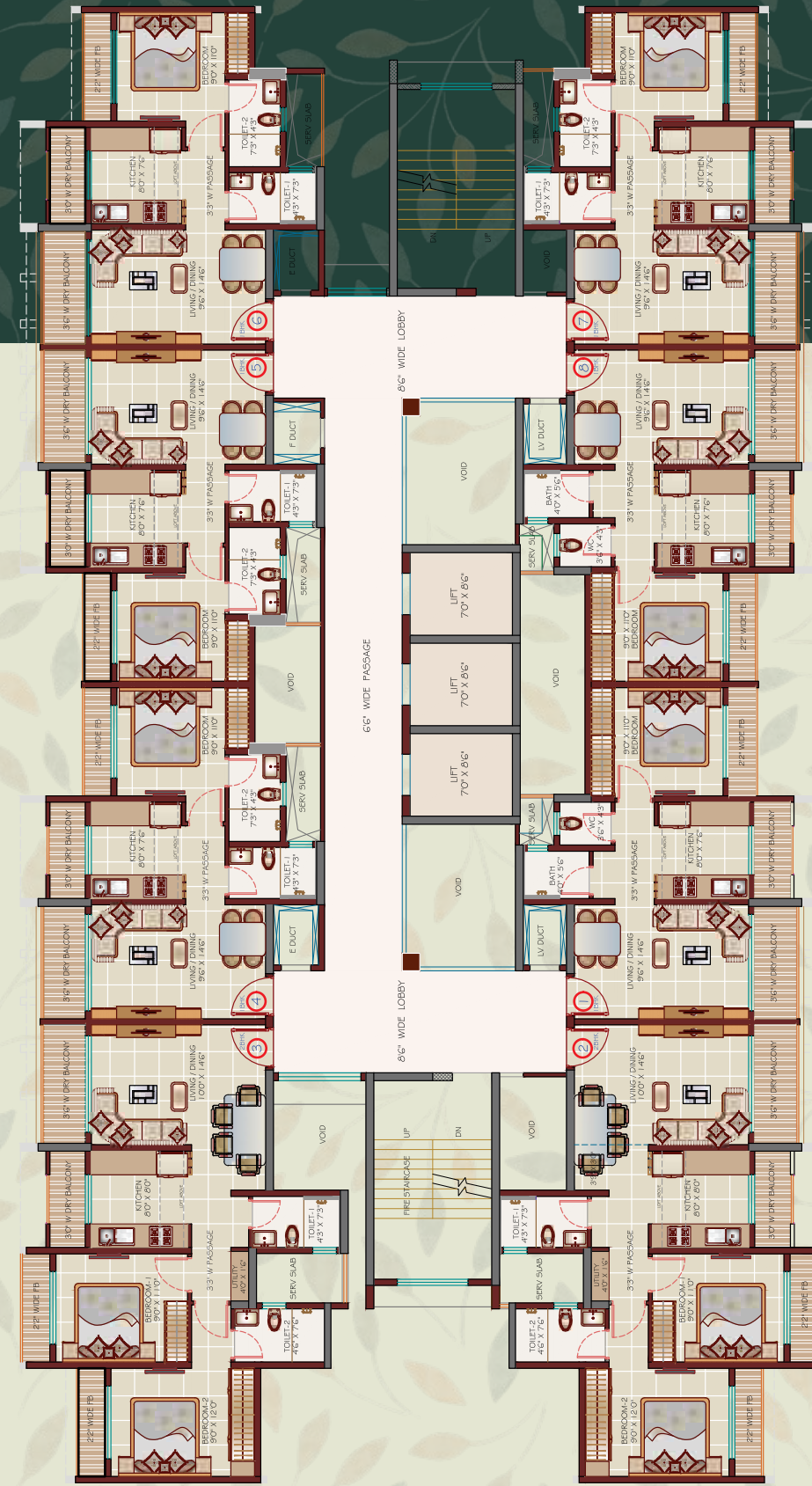
Meridian School



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/ Local authorities in the interest of continuing development / improvement.

Building 39 Floor Plan

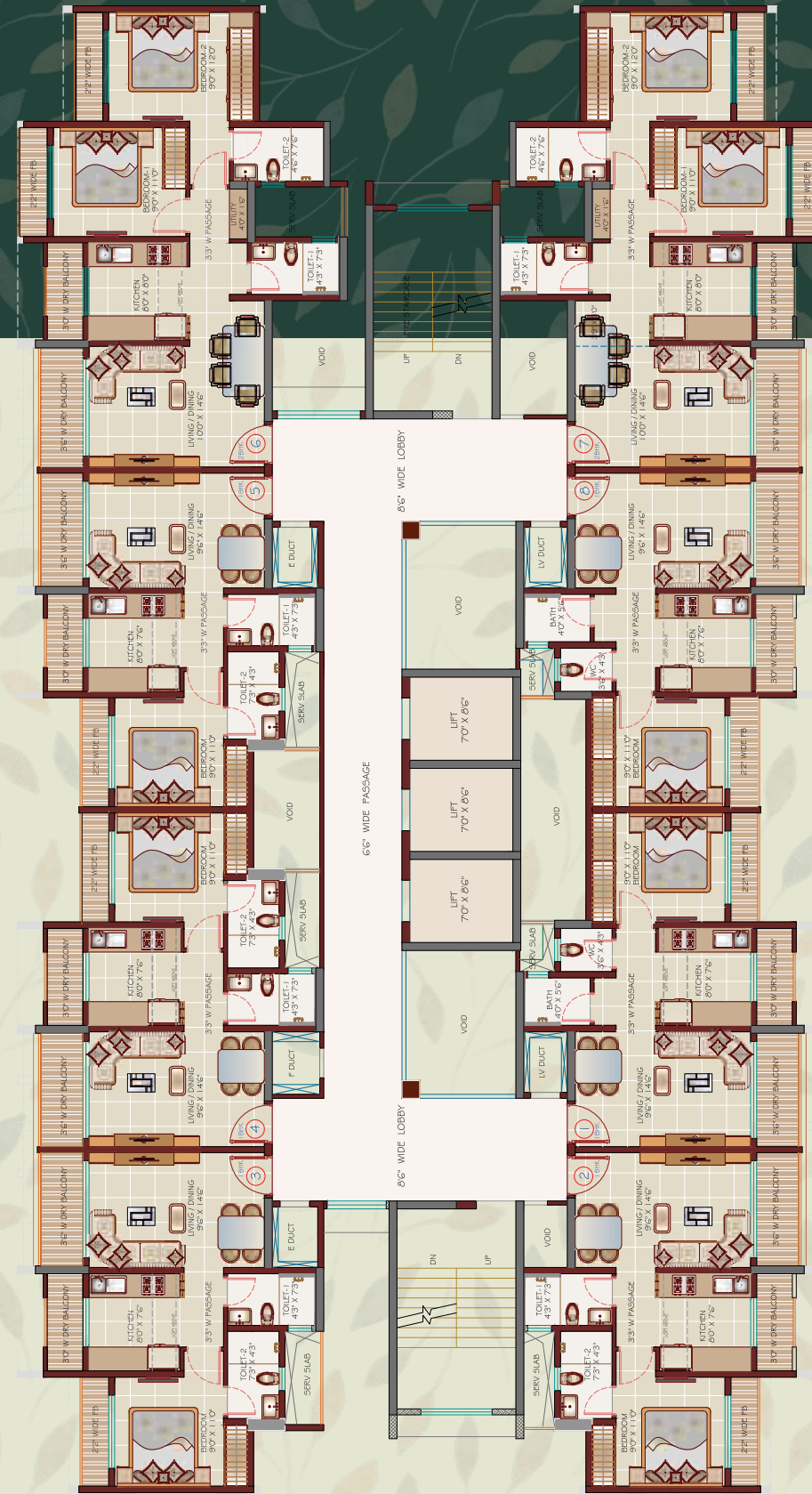
River Side



Road Side

Building 40 Floor Plan

River Side



Road Side



Space that creates grand impact



1 BHK UNIT PLAN - TYPE I

RERA CARPET AREA		BALCONY		F.B.		TOTAL	
IN SQMTS	IN SQFTS	IN SQMTS	IN SQFTS	IN SQMTS	IN SQFTS	IN SQMTS	IN SQFTS
38.70	416.56	05.20	55.97	1.78	19.15	45.68	491.68

1 BHK UNIT PLAN - TYPE II

RERA CARPET AREA		BALCONY		F.B.		TOTAL	
IN SQMTS	IN SQFTS	IN SQMTS	IN SQFTS	IN SQMTS	IN SQFTS	IN SQMTS	IN SQFTS
37.64	405.15	05.20	55.97	1.78	19.15	44.62	480.27



2 BHK UNIT PLAN

RERA CARPET AREA		BALCONY		F.B.		TOTAL	
IN SQMTS	IN SQFTS	IN SQMTS	IN SQFTS	IN SQMTS	IN SQFTS	IN SQMTS	IN SQFTS
56.80	611.40	05.36	57.69	3.54	38.10	65.70	707.19

Where every Element Imposes Magnificence



Shot at Project Location

Internal Amenities

FLOORING

- Vitrified tiles in entire flat
- Good quality ceramic tiles for flooring in balcony

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
- Mosquito net shutter in all windows
- Photo frame, granite window sill in complete flat

GRILLS

- Grills provided in the kitchen for 1 & 2 BHK
- Railing provided in 1 & 2 BHK bedroom

KITCHEN

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

BATHROOM

- One geyser in each flat
- Designer tile flooring and dado upto lintel level
- C-PVC concealed piping
- Jaguar or 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 the living room and bedrooms
- Solar system equipped

Iconic landmarks, Our Journey's Legacy

24⁺ YEARS OF REALTY

1.5 Cr⁺ SQ.FT. DEVELOPED

MORE THAN 25⁺ PROJECTS

18,000⁺ HAPPY FAMILIES



REGENCY ANTILIA - KALYAN



REGENCY CLASSIC - BANER, PUNE



REGENCY ICON - KHARGHAR



REGENCY WILLOWS - LONAVALA



REGENCY ELLANZA - KALAMBOLI



REGENCY MEADOWS - DHANORI, PUNE



REGENCY ANANTAM - DOMBIVLI (E)



REGENCY COSMOS - BANER, PUNE



REGENCY CREST - KHARGHAR



REGENCY AVANA - KALYAN



REGENCY LUXURIA - DOMBIVLI (E)



REGENCY ASTRA - BANER, PUNE



REGENCY ESTATE - DOMBIVLI (E)



REGENCY HEIGHTS - THANE (W)



REGENCY ORION - BANER, PUNE



REGENCY GARDENS - KHARGHAR