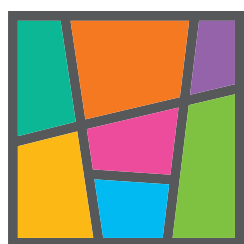


HOMES & YOU



Vijay Estate Vakas, is a dream that is envisioned to create a world class project designed keeping you in mind.



VAKAS
VIJAY ESTATE
NERAL, KARJAT

PHASE 1



Spacious
1 and 2 BHK
Homes

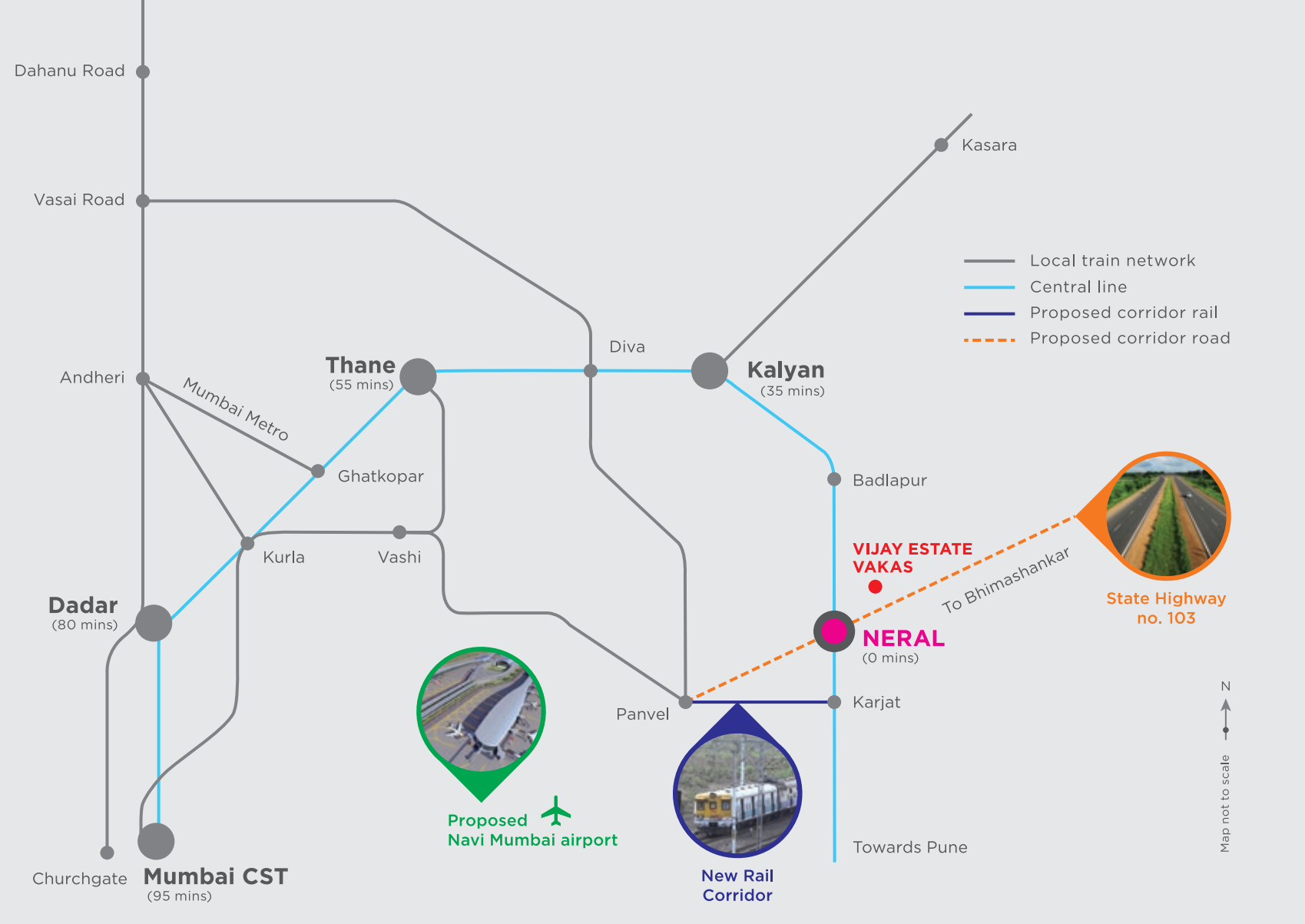
Artist Impression



**ART DECO
STYLE HOMES**

WHY NERAL?

- Well connected to **Mumbai, Thane, Navi Mumbai and Pune**
- Junction in **‘Kalyan – Karjat Corridor’** of the central suburbs
- **Residential zone with green environment**
- Cosmopolitan community
- Surrounded by scenic locale of **Matheran & Bhimashankar hills**



SOCIAL INFRASTRUCTURE IN NEARBY REGION

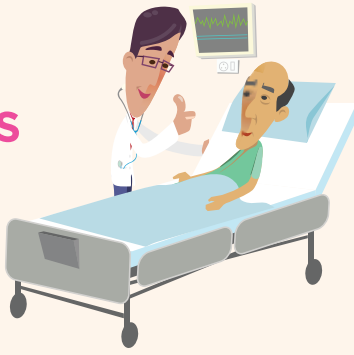
**9 SCHOOLS**

**5 COLLEGES**

+ 5 HOSPITALS

**8 BANKS**

**9 RETAIL**



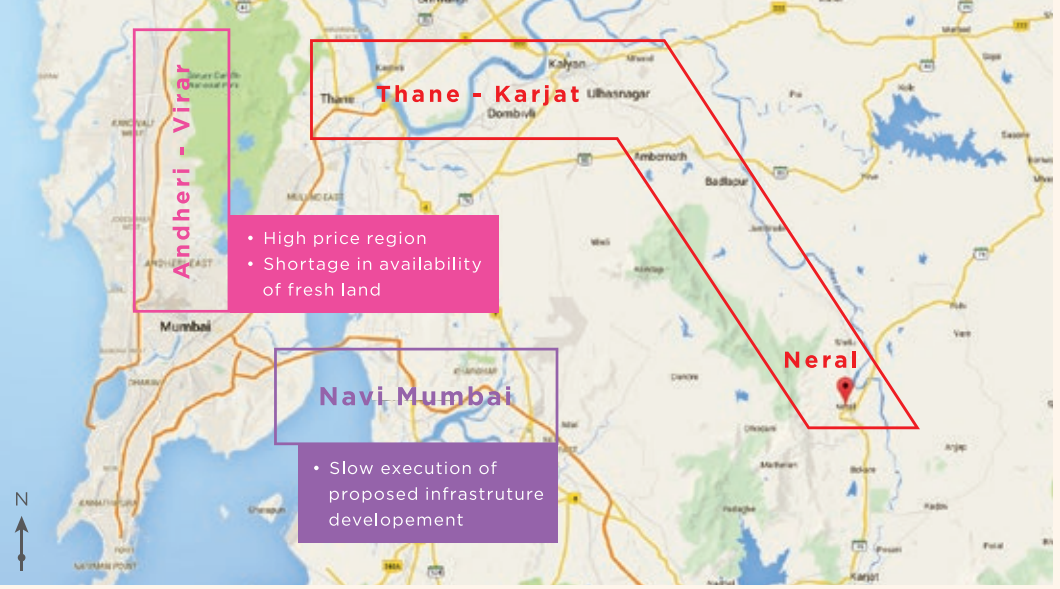
ANALYSIS OF DEVELOPMENT POTENTIAL OF VARIOUS REGIONS IN MMR

Thane - Karjat Region

- Fastest growing region having highest demand for first homes
- Logistics, Manufacturing, Electronics, Automobile, IT/ITES, BPOs & KPOs, Education Real Estate and Industrial sector flourishing

Few Prominent Industries

- | | |
|-----------------------------|-----------------------------------|
| ASB International Pvt. Ltd. | Godrej Industries Ltd. |
| Ceat Tyres Ltd. | Emerson India Pvt. Ltd. |
| Ashland India Pvt. Ltd. | Defiance Knitting Industries Ltd. |
| Watson Pharma Pvt. Ltd. | Perrigo API (India) Ltd |
| Indian Ordnance Factories | Century Rayon |



AMPLE JOB OPPORTUNITIES

With as many as **7 MIDCs** within a travel time of **30-60 mins^** Neral will be preferred as an ideal **first home destination** for working professionals



NERAL IN NEWS



“**NERAL** comes along the way to Matheran’ for long this has been Neral’s primary identity. However things are changing fast & Neral has become a popular investment destination for residential properties. Also better connectivity, affordable homes and rapid development in surrounding areas has made Neral a preferred destination for first home buyers.”



“**NERAL today is boasting of a township equipped** with all the amenities available at one’s disposal.”



“**NERAL** emerges as a **desired first home destination.**”

The information contained herein is indicative and for representation purpose only. We, as such, makes no representation or warranty, express or implied, as to, and does not accept any responsibility or liability with respect to, the fairness, accuracy, completeness or correctness of any information or opinions contained herein. Travel time is approximate and can vary according to traffic & weather conditions.

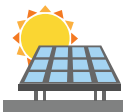
PROJECT HIGHLIGHTS



Region with better air quality



Gazebo for senior citizen's corner



Solar water heating panels on terrace



Landscaped garden with jogging track



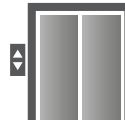
8 mins^ drive from Neral railway station



Sewage treatment plant



Located on state highway no. 103



Lift in each building



Children play area

UNIT SPECIFICATIONS

FLOOR FINISHES

- Vitrified tile flooring
- Ceramic flooring in W.C. & bathroom

WALL FINISH

- Gypsum plaster on internal walls & putty finish for ceiling
- Cement plaster in toilet and common area
- Glazed tiles dado 5' in bathroom, 3' in W.C. and 7' in attached toilet
- Distemper paint internally

DOORS

- Red marandi wooden door frame for main door
- Precast concrete door frame for bedrooms, W.C., bathrooms
- Main door - Moulded skin door shutter with oil paint
- Water resistant door shutter for toilets
- Bedroom - Flush door shutter with both side oil paint
- Basic door fittings

WINDOWS

- Aluminum powder coated sliding windows
- Aluminum louvers for ventilators

PLUMBING AND SANITARY WORKS

- Concealed plumbing work
- C.P. & sanitary fittings
- Geyser point provision in bathroom
- Solar water heating line connected to one bathroom

KITCHEN

- Granite kitchen platform
- Stainless steel sink
- Ceramic tile dado 2' height above platform

ELECTRICAL

- Concealed wiring
- Semi modular switches
- TV / Telephone point in living room

Artist Impression



Sustainable architecture & design



Better air quality



LIVE THE GREEN LIFE

. IGBC Pre-certified .
**GREEN
PROJECT**

Indian Green Building Council

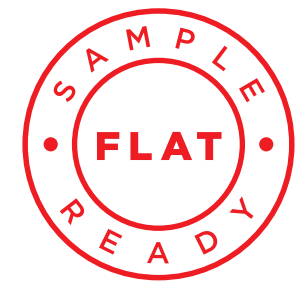
Efficient conservation of light & water



Sufficient daylighting



UNIT PLANS



1 BHK (SMART) Plan

Carpet Area 27.09 sq.mt | 292 sq.ft
Enclosed Balcony Area 5.11 sq.mt | 55 sq.ft



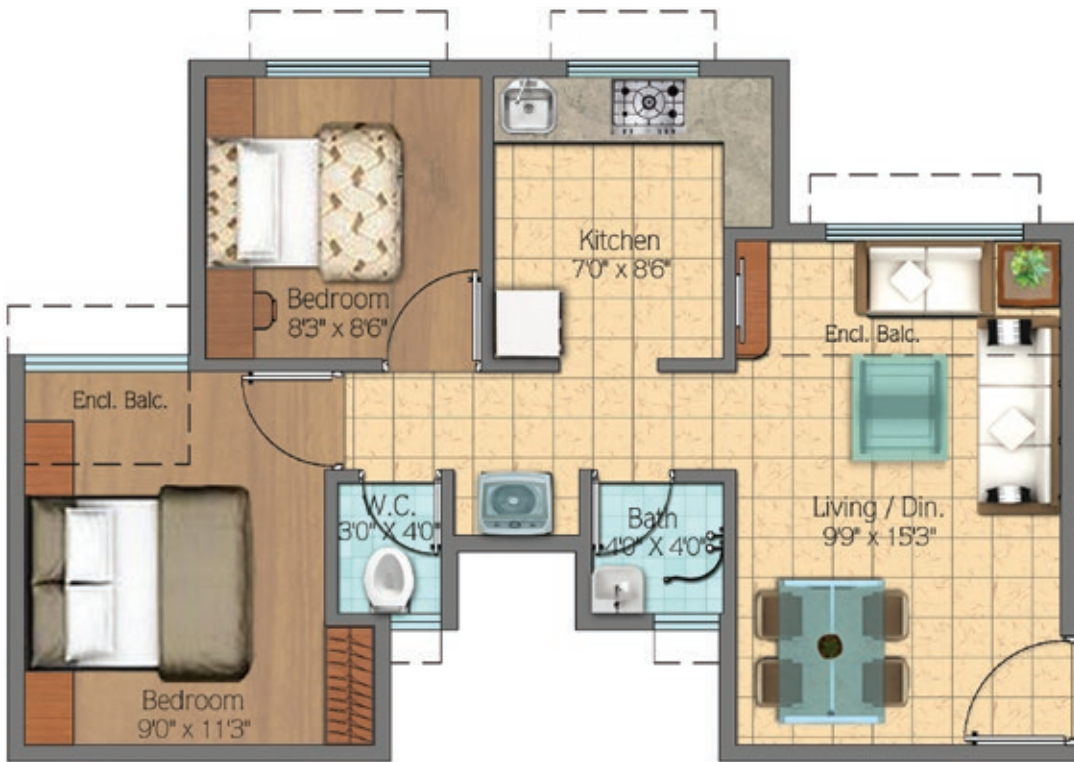
1 BHK (SPACIO) Plan

Carpet Area 32.17 sq.mt | 346 sq.ft
Enclosed Balcony Area 6.72 sq.mt | 72 sq.ft



2 BHK (SMART) Plan

Carpet Area 40.37 sq.mt | 435 sq.ft
Enclosed Balcony Area 4.86 sq.mt | 52 sq.ft



2 BHK (SPACIO) Plan

Carpet Area 46.92 sq.mt | 505 sq.ft
Enclosed Balcony Area 8.15 sq.mt | 88 sq.ft



Units available in select buildings. (1 sq.mt. = 10.764 sq.ft.)
Carpet area includes the net usable floor area of a unit, **excluding** the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the unit. Minor variations (+/- 3%) in actual carpet areas may occur on account of design and construction variances. The furniture, fittings & fixtures displayed in the unit plans are indicative and representation purpose only, and the company is not liable, required and/or obligated to provide any furniture, fittings and fixtures as displayed in the said unit plans.

FEW OF OUR **COMPLETED PROJECTS IN THANE**



VIJAY GALAXY



BELLA VISTA



ORION



VIJAY RESIDENCY



NAKSHATRA

Some projects are completed jointly by Vijay Group and associate companies



VALUE BASED ON TRUST

Delivering
value based
on trust for
over **33 years**

Developed
projects
covering
over **4 million**
square feet

Over
5000 happy
home owners

www.vijaygroup.com

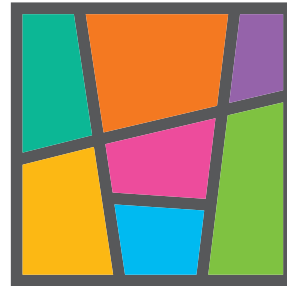
**PRADHAN MANTRI
AWAS YOJANA**

URBAN

Credit Linked Subsidy Scheme (CLSS)

Save upto **₹2.67 Lakhs*** on buying your first home

*Customer's eligibility for Pradhan Mantri Awaas Yojana scheme benefit is subject to Government approval.



VAKAS VIJAY ESTATE

NERAL, KARJAT

PHASE 1

Pick up & drop facility from Neral Station to Site

The project has been registered via **MahaRERA** registration number: **P52000000959**
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Call **1800 212 4000**

Construction work in full swing. For latest update:
www.vijaygroup.com/vijayestate/gallery

Site & Sales Office: Vijay Estate, Neral - Kashele State Highway No. 103, Village Vakas, Neral, Tal. Karjat

Sales Office (Thane): Vijay Nagari, Waghbil, Ghodbunder Road, Thane (W) - 400 607

Corporate Office: Coral Square, 8th Floor, Vijay Garden Naka, Ghodbunder Road, Thane (W) - 400 607

E: vakas@vijaygroup.com | **W:** www.vijaygroup.com/vijayestate | Follow us on: [YouTube /c/VijayGroup1](https://www.youtube.com/VijayGroup1) | [f /vijaygroup](https://www.facebook.com/vijaygroup)

Note: This project is financed by **L&T Finance Limited and L&T Housing Finance Limited** and has been charged/mortgaged in its favour. NOC for sale of unit/s shall be provided on request. | **Disclaimer:** The information contained herein is indicative and for representation purpose only. The printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient. All sales/leases shall be governed by the terms of the agreement for sale/lease. ^Travel time is approximate and can vary according to traffic & weather conditions.