



RERA
Registration No:
P51700077327



VIJAYRAJ

DEVELOPERS | LLP

• REGISTERED OFFICE •

102, Aditi, Shiv Sena Bhavan path, Dadar (West), Mumbai: 400 028.

• SALES OFFICE •

Ground floor, Yashwant Niwas, Maharshi Karve Road, Near Dr. Bedekar Hospital, Naupada, Thane (W), Mumbai: 400 602.



• SOLICITOR •
M/s Divekar Bhagwat & Co



• ARCHITECT •
Ulhas G. Pradhan



• RCC CONSULTANT •
Dwijendra Kane & Associates

A brochure is a imaginary concept of proposed building/project. Information contained in this brochure about amenities, furniture is indicative. The developers reserve a right to cancel or provide the said amenities in certain contingency.



vijayrajdevelopersllp@gmail.com



18002099887



www.vijayrajdevelopersllp.in

Designs, facilities, plans, images, specification and other details herein are indicative, depicting the appearance of the development at the Project. The Project is registered with MahaRERA authority under project name " **Yashwant Niwas**" with Registration No. **P51700077327**. (refer website: <http://maharera.mahaonline.gov.in>). The official website of the company is www.vijayrajdevelopersllp.in. Please do not rely on the information provided in any other web.

VIJAYRAJ
DEVELOPERS | LLP

यशवंत
निवास

Building Spaces
Where Future
Thrives





HOMES REIMAGINED

The pioneers of transforming the real estate landscape, that crafts not just buildings, but monuments that are sanctuaries of warmth & belonging, for the last 30 years. Behind each & every facade lies a story of dedication & passion, where homes are not just built, but nurtured into existence. From Vile Parle to Thane, our legacy of excellence resonates in every square foot, promising a lifestyle defined by luxury, comfort, & unparalleled artistry.

With each project, we strive not only to meet but exceed expectations, ensuring that every client finds not just a house, but a home, within the walls of a Vijayraj masterpiece.



Artist's impression. Actual finish maybe different
*Please read the disclaimer.



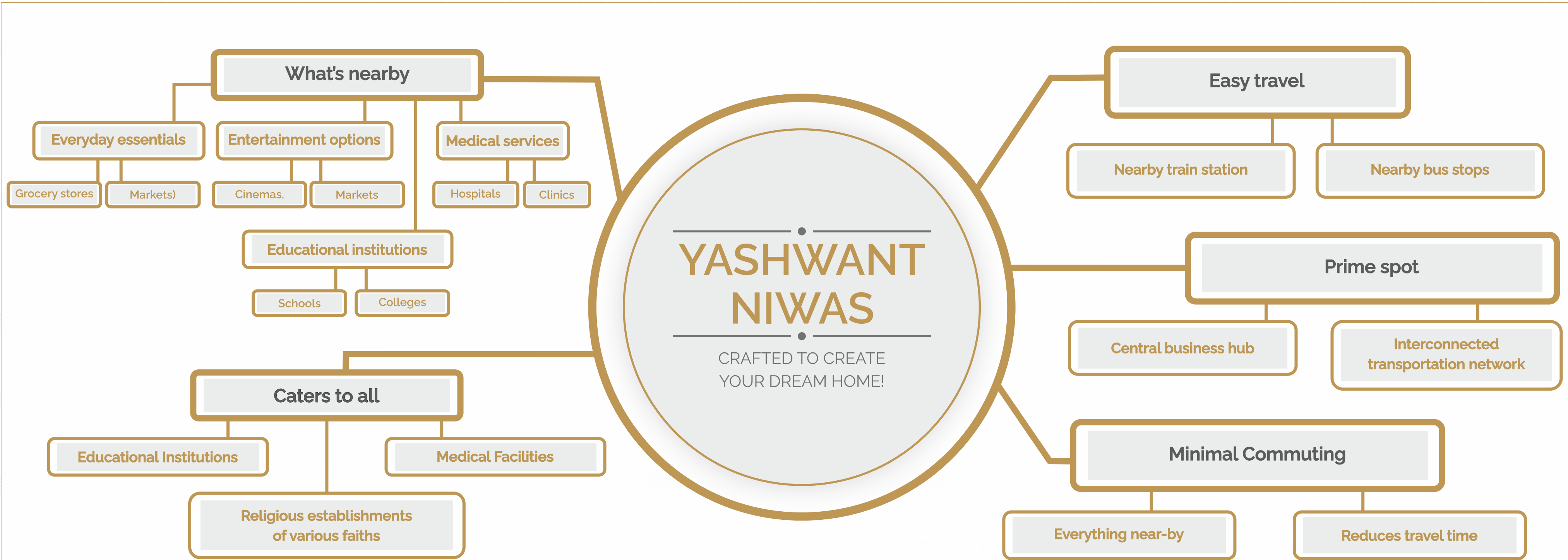
THANE

We are coming to the next PRIME location on our list! Thane!

Thane is a vibrant city that has redefined luxury. Thane, as a location offers connectivity to major business hubs and transportation networks, making it an ideal choice for discerning homeowners. It's abundant greenery, esteemed educational institutions, advanced healthcare amenities and captivating cultural heritage, Thane epitomizes the harmonious fusion of city living and serene landscapes – A perfect blend!

We strive to make living, a living haven for you and your family in the heart of Thane.







ASSURANCE OF YASHWANT NIWAS

Introducing the pillars of support team that stands behind your dream home.



PROJECT ARCHITECTS & INTERIOR DESIGN CONSULTANTS:

The recognised design firm **Ulhas G. Pradhan** is in-charge of the Architecture & Interior Design at Yashwant Niwas. The firm has conceptualized and designed Yashwant Niwas in its signature style, laying special emphasison detail and functionality of every space within the development.



SOLICITORS:

One of the senior most legal professionals in the city today, **M/s Divekar Bhagwat & Co** has rich experience of over **20 years** in civil and property matters. He has an enviable client list comprising of the Who's who of the real estate sector in Mumbai which now also includes Yashwant Niwas.

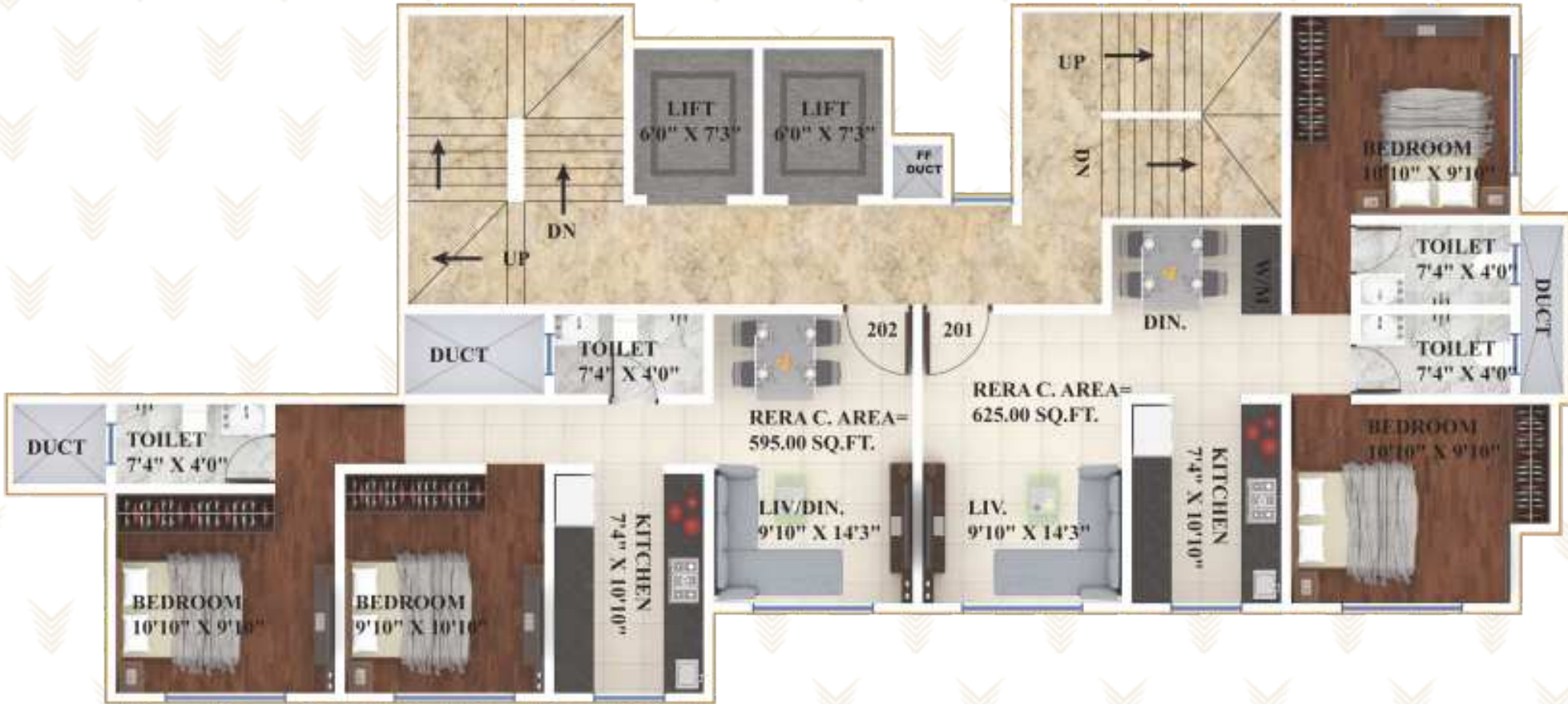


RCC CONSULTANT:

RCC for Yashwant Niwas is expertly managed by **Dwijendra Kane & Associates**. Their extensive experience in structural engineering ensures that the project meets the highest standards of durability and safety. Their meticulous attention to detail and innovative design solutions contribute to the building's long-term stability and aesthetic appeal.



2ND FLOOR



2ND FLOOR

Flat no - 202



Flat no - 201



FLAT NUMBER	201		202	
FLAT SIZE	2BHK		2BHK	
	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
RERA CARPET AREA	625.00	58.07	595.00	55.27
TOTAL RERA CARPET AREA	625.00	58.07	595.00	55.27

3RD FLOOR



3RD FLOOR



Flat no - 301

FLAT NUMBER	301	
FLAT SIZE	2BHK	
	SQ.FT.	SQ.M.
RERA CARPET AREA	630	58.52
TERRACE AREA	43	3.9
TOTAL RERA CARPET AREA	673	62.63



Artist's impression. Actual finish maybe different
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4TH FLOOR



4TH FLOOR



FLAT NUMBER	401		402	
FLAT SIZE	2BHK		2BHK	
	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
RERA CARPET AREA	630	58.52	595	55.27
TERRACE AREA	45	4.18	—	—
TOTAL RERA CARPET AREA	675	62.70	595	55.27



Artist's impression. Actual finish maybe different
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5TH FLOOR



5TH FLOOR

Flat no - 502



Flat no - 501



FLAT NUMBER	501		502	
FLAT SIZE	2BHK		2BHK	
	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
RERA CARPET AREA	625.00	58.07	595.00	55.27
TOTAL RERA CARPET AREA	625.00	58.07	595.00	55.27

6TH FLOOR



6TH FLOOR



Flat no - 601

FLAT NUMBER	601	
FLAT SIZE	4BHK	
	SQ.FT.	SQ.M.
RERA CARPET AREA	1281.00	119.00
TERRACE AREA	50.00	4.64
TOTAL RERA CARPET AREA	1331.00	123.65

8TH FLOOR



8TH FLOOR



Flat no - 801

FLAT NUMBER	801	
FLAT SIZE	3BHK	
	SQ.FT.	SQ.M.
RERA CARPET AREA	1073.00	99.68
TOTAL RERA CARPET AREA	1073.00	99.68



Artist's impression. Actual finish maybe different
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9TH FLOOR



9TH FLOOR



Flat no - 901

FLAT NUMBER	901	
FLAT SIZE	4BHK	
	SQ.FT.	SQ.M.
RERA CARPET AREA	1281.00	119.00
TERRACE AREA	50.00	4.64
TOTAL RERA CARPET AREA	1331.00	123.65



Artist's impression. Actual finish maybe different
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10TH FLOOR

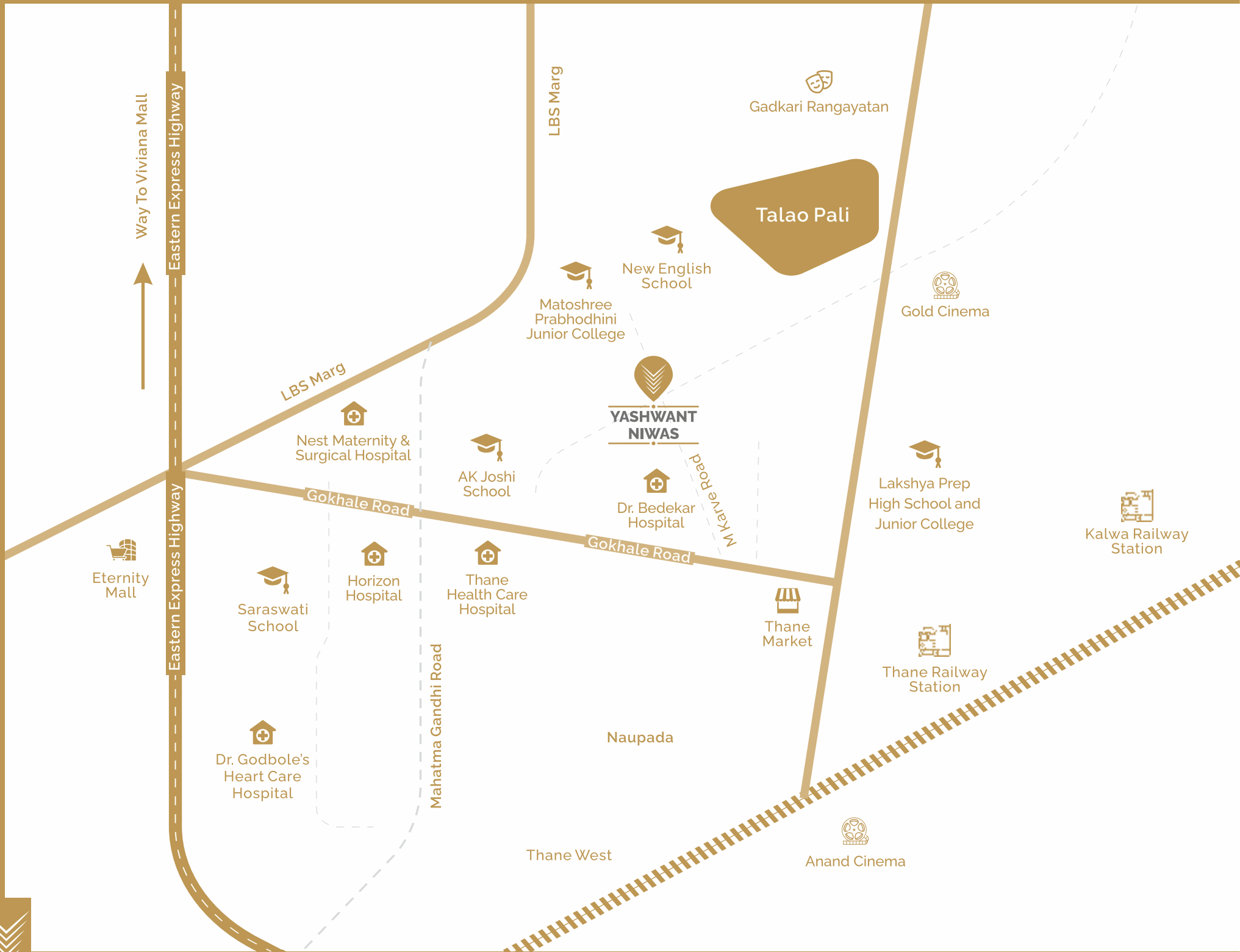


10TH FLOOR



Flat no - 1001

FLAT NUMBER	1001	
FLAT SIZE	4BHK	
	SQ.FT.	SQ.M.
RERA CARPET AREA	1278.00	118.70
TERRACE AREA	45.00	4.16
TOTAL RERA CARPET AREA	1323.00	122.91



Artist's impression. Actual finish maybe different
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Yashwant Niwas CONVENIENCE

Ease access to everything you'll ever need...and more



HEALTH CENTRES:

- Dr. Bedekar Hospital
- Horizon Hospital
- Thane Health care Hospital
- Nest Maternity & Surgical Hospital
- Dr. Godbole's Heartcare Hospital



EDUCATIONAL INSTITUTIONS:

- AK Joshi School
- New English School and Junior College
- Matoshree Prabhodhini Junior College
- Lakshya Prep High School and Junior College
- Saraswati Mandir Trust Primary School



ENTERTAINMENT AND SHOPPING CENTRES:

- Gold Cinema, Thane
- Gadkari Rangayatan
- Eternity Mall
- PVR Eternity Mall
- Anand Cinema, Thane Station Market
- Viviana Mall, Thane



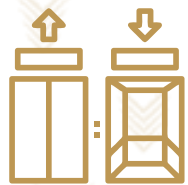
CONNECTIVITY:

- Thane Railway Station - 5 Mins Away
- Eastern Express Highway - 5 Mins Away
- Bus Stop - 3 Mins Away
- Thane Market - 2 Mins Away

Yashwant Niwas

GOOD LIVING

◆ AMENITIES



Two Schindler Lifts –
One As A Fire Lift And
The Other As A Passenger Lift



Earthquake Resistant
Structure



Attractive Entrance
Lobby



Heat Reflecting
Terrace Tiles



Provision For
Air Conditioners,
Washing Machine,
Inverter And Refrigerator



Usb Switch
In Every Bedroom



Anchor Make
Switches Or Equivalent



Hot Water Provision
Through Common
Solar Water Heater



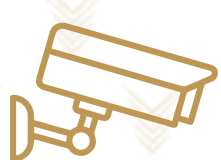
Godrej Make Locks



Fire Resistant
Main Doors



Aluminium Windows
With Mosquito Net



CCTV Surveillance



Video Door Phone



Two Coat External
Paint With Texture



Tower Parking



Wires & Cables
Are Of Polycab

