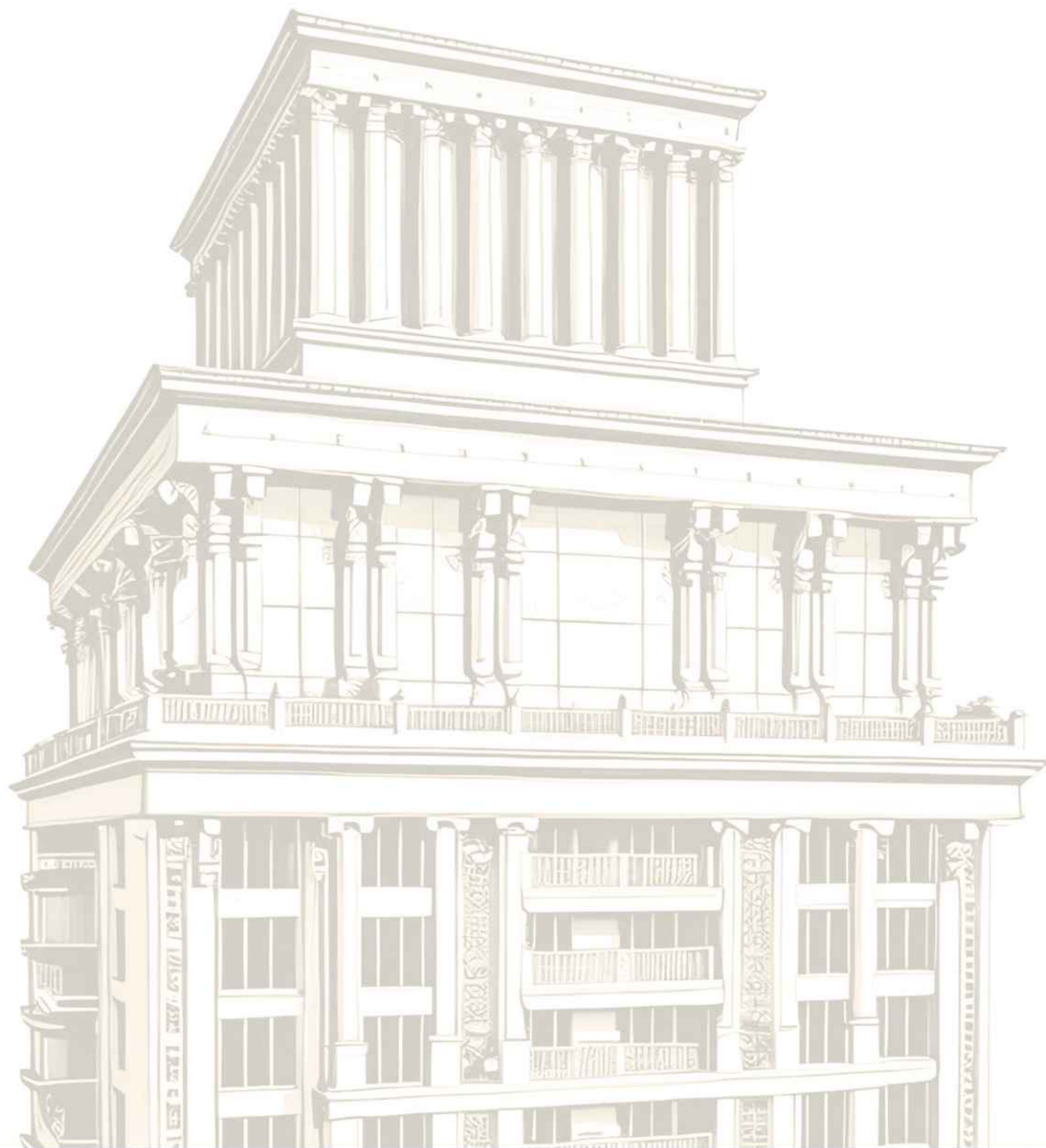


LIVE THE
Extravagance



THARWANI
MAJESTIC
TOWERS

PREMIUM
3 BED RESIDENCES



At Tharwani Majestic Towers, we're not just building a landmark, we're crafting a legacy. Our vision is to create a masterpiece that redefines luxury living, sets new standards for excellence, and becomes a beacon of pride for generations to come.

MR. ANIL THARWANI
CHAIRMAN & MANAGING DIRECTOR



As we bring **Tharwani Majestic Towers** to life, our goal is to create a vibrant community that thrives on innovation, sustainability, and exceptional quality. We're committed to delivering a world-class experience that exceeds our customers' expectations and sets a new benchmark for real estate excellence.

MR. DHIREN THARWANI
DIRECTOR



We're driven by a passion for perfection and a commitment to creating spaces that inspire and uplift. Our vision for **Tharwani Majestic Towers** is to design a lifestyle that seamlessly blends luxury, comfort, and convenience, and to make this iconic project a testament to our family's legacy of excellence.

MR. ABHISHEK THARWANI
DIRECTOR

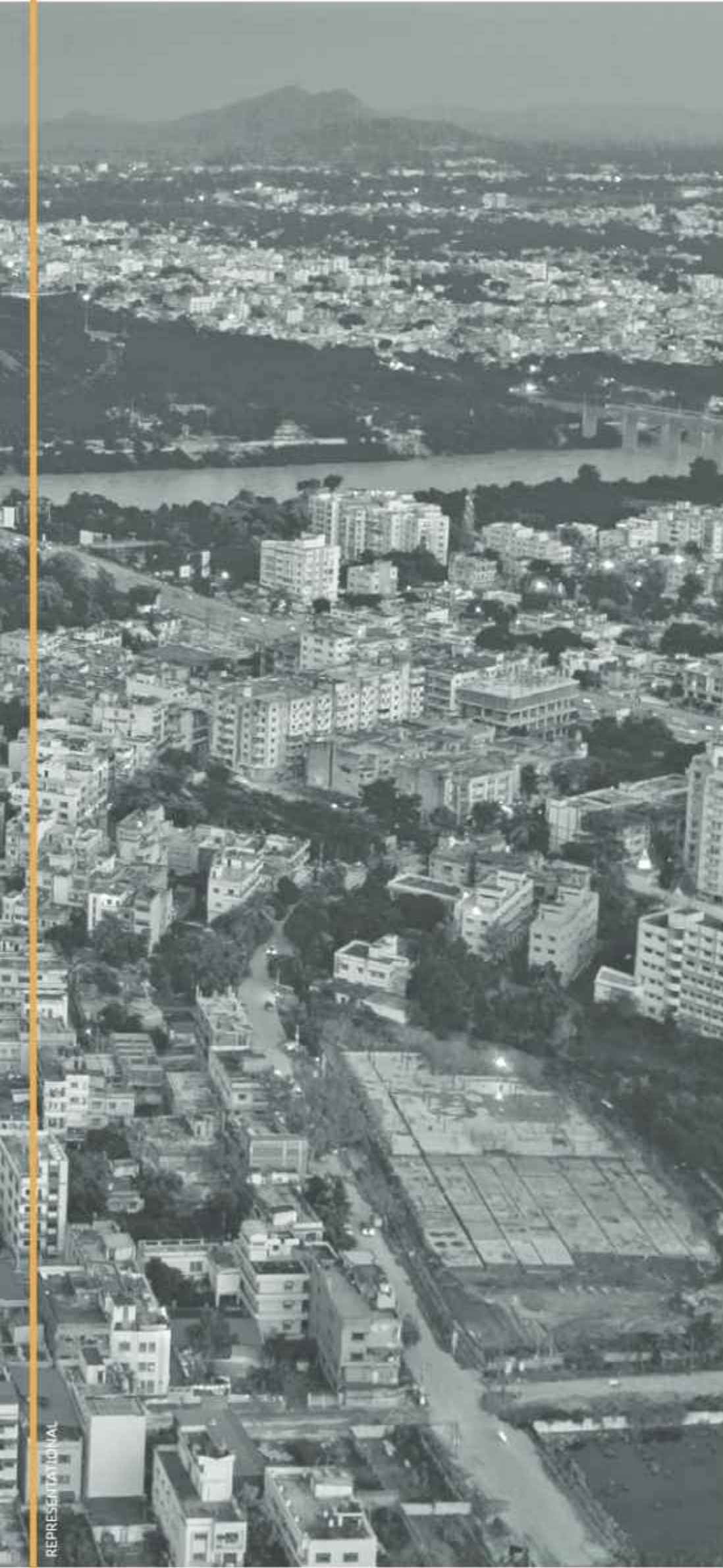


PIONEERING LIFESTYLES IN kalyan since 1992

THARWANI REALTY has been a pioneer in **KALYAN'S** real estate sector, crafting lifestyles that have redefined the city's skyline. With a rich legacy spanning over three decades, their commitment to excellence, innovation, and customer satisfaction has earned them the trust of generations.

Among their many notable projects, **THARWANI MAJESTIC TOWERS** stands tall as their flagship development. This iconic project embodies their vision of crafting a new world that is truly majestic. With its stunning architecture, world-class amenities, and unparalleled luxury, **THARWANI MAJESTIC TOWERS** has set a new benchmark for residential living in **KALYAN**.

A CITY WITH A rich history



KALYAN is a city on the move, with a rich history, a strong economy, and a bright future. Kalyan is shortlisted for the **SMART CITY MISSION** in 2020 that aims to transform Kalyan into a sustainable, efficient, and citizen-friendly city.

With a focus on improving infrastructure, enhancing public services, and promoting economic growth, the **SMART CITY MISSION** is expected to have a transformative impact on **KALYAN'S FUTURE**.

KALYAN'S strategic location, situated at the confluence of the **THANE** and **KALYAN** creeks, makes it a central suburb centre point for all transport and communication.



NOTABLE INFRASTRUCTURE PROJECTS IN KALYAN

The Kalyan-Dombivli Municipal Transport (KDMT) bus network

The Kalyan railway station, one of the busiest railway stations in Maharashtra

The Airoli-Kalyan bridge, that connects Kalyan to the neighbouring city of Navi Mumbai (Airoli)

Kalyan By-Pass is the only developed road connecting prime states like Gujarat & Madhya Pradesh





THARWANI MAJESTIC TOWERS

LIVE IN THE HEART of it all

EDUCATION

- K. M. Agrawal College 5 min.
- Cambria International School 7 min.
- University of Mumbai Kalyan Sub Centre 7 min.
- Narayana e-Techno School 8 min.
- Podar International School 9 min.
- St. Xavier's International School 9 min.

HEALTH

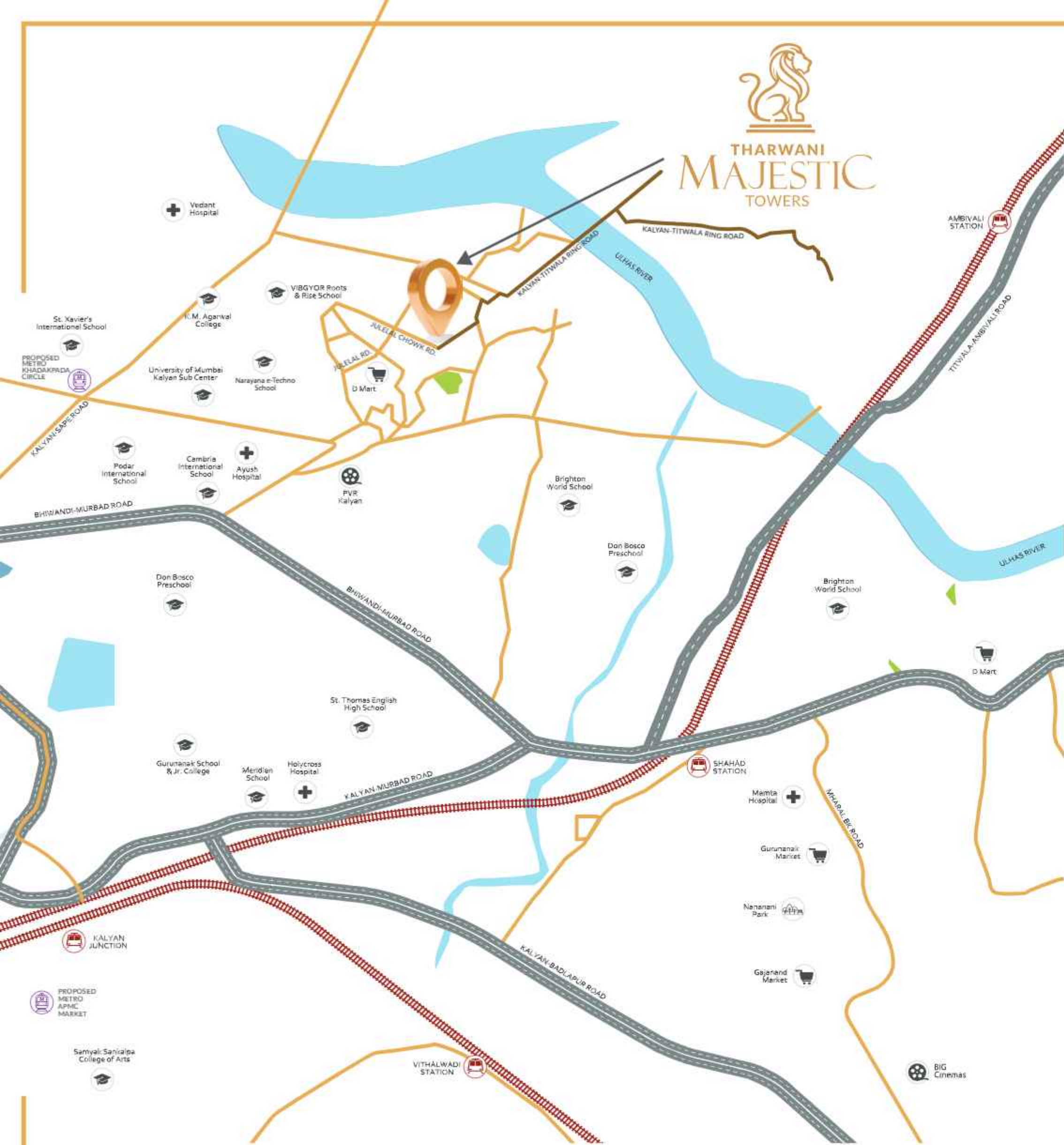
- Vedant Kalyan Hospital 5 min.
- Aayush Multispeciality Hospital 6 min.

CONNECTIVITY

- Shahad Railway Station 12 min.
- Kalyan Railway Junction 15 min.
- Dombivali Railway Station 33 min.
- Chhatrapati Shivaji Maharaj International Airport Mumbai 90 min.

LEISURE

- D-Mart 2 min.
- PVR Cinemax Spring Avenue 5 min.
- KDMC City Park 9 min.
- Triveni Garden 10 min.
- Mata Ramabai Ambedkar Udyan 10 min.
- Sarvoday Mall 17 min.
- Metro Junction Mall 20 min.



LEGENDS

- Express Highway
- Railway
- Proposed Metro
- Major Roads
- Water Bodies



KALYAN'S UPCOMING INFRASTRUCTURE projects

Ring Road connecting Dombivali
and Titwala through Kalyan

Samruddhi Mahamarg

Kalyan-Badlapur Rail Project

Metro
Line 5 (Thane Bhiwandi Kalyan)
Line 12 - Extension (Kalyan-Dombivali-Taloja)

In-Land waterways project
Connecting Vasai to Kalyan via Thane

Thane-Dombivali Link Road

Upper Thane-Dombivali Bridge

Airoli-Katai Naka Freeway

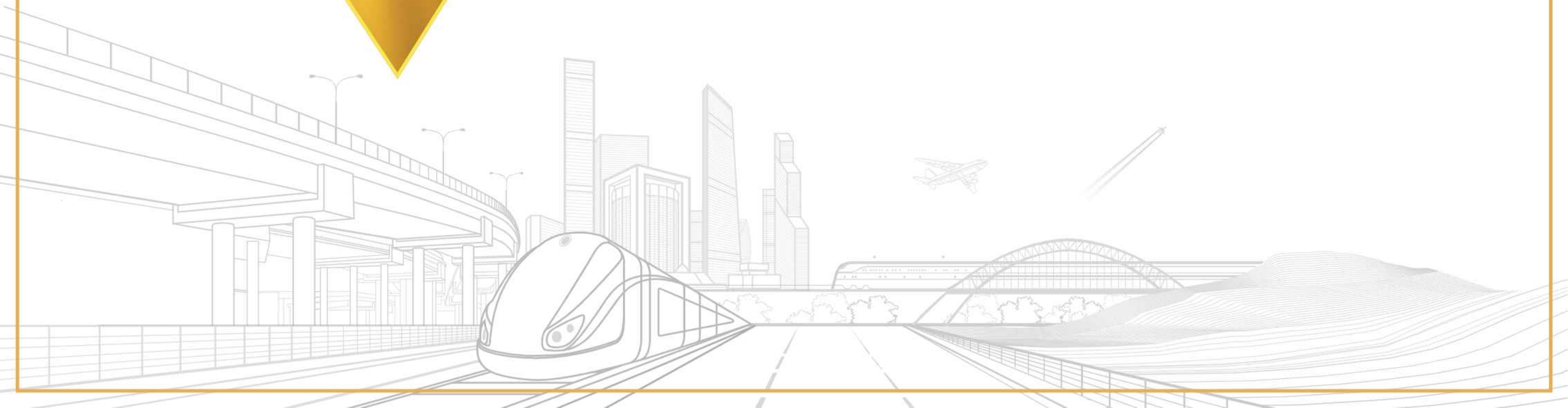
Kalyan Growth Centre

Mumbai-Nashik Highway

Kalyan Bypass to Thane

Flyovers at Mankoli & Ranjnoli

Navi Mumbai International Airport





REMARKABLE LIVING spaces

HALLMARKS

Single
**45-STOREY
TOWER**
of opulent
**3 BED DECK
RESIDENCES**

Combined
**35-STOREY
TWIN TOWERS**
with thoughtfully
designed
**2 BED DECK
RESIDENCES**

Grand
Victorian
**ENTRANCE
LOBBY**

**4,000 SQ.FT.
SKY LOUNGE**
with an
**INFINITY
POOL**

2 levels
CLUBHOUSE
with 50+
**LIFESTYLE
AMENITIES**

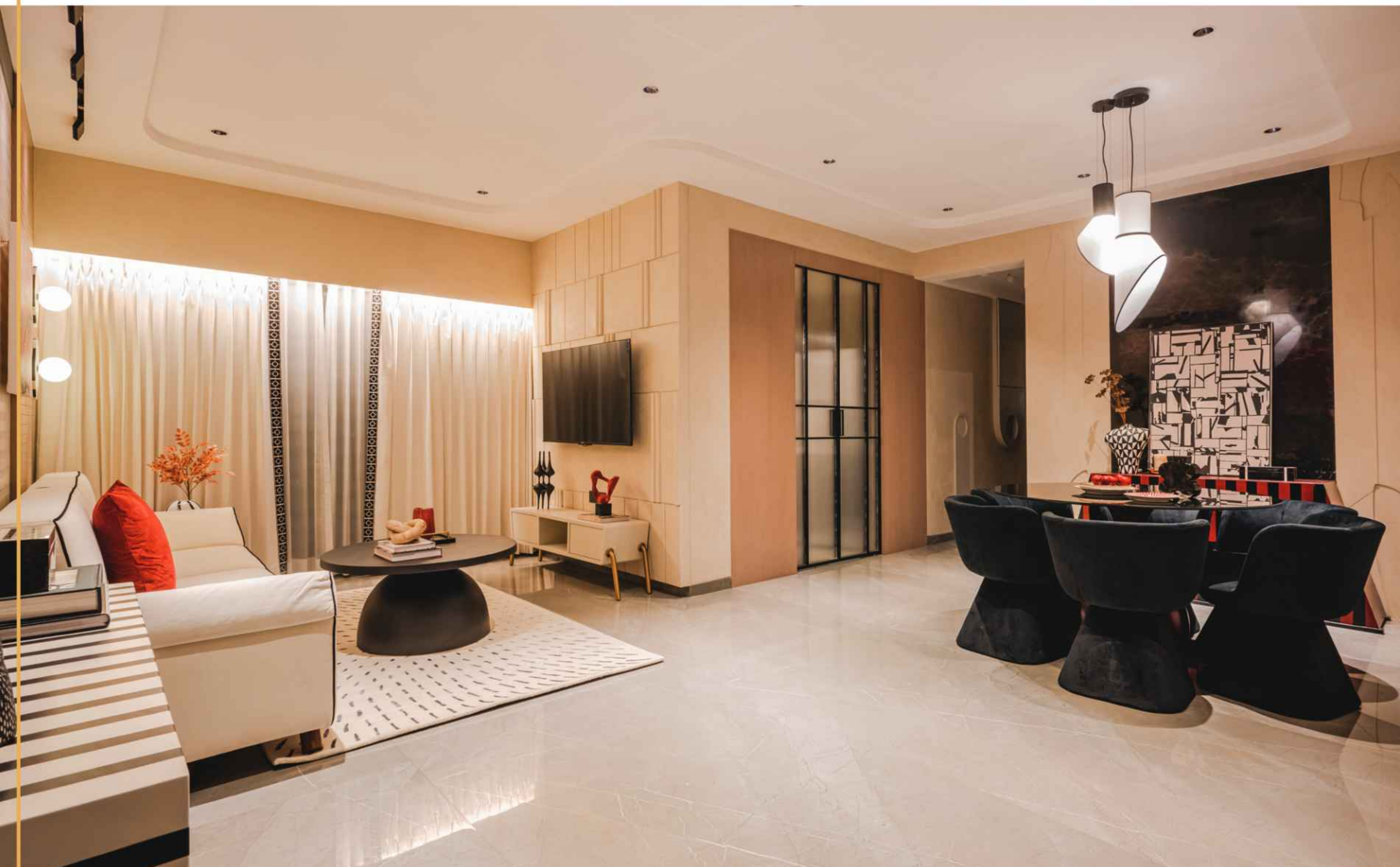
Sprawling
**40,000 SQ.FT.
GRAND
PODIUM**
for leisure



EXPANSIVE EMBRACE OF attention

Step into the majestic grand entrance lobby, where lavish luxury and refined sophistication converge. Where meticulously crafted details evoke a sense of awe and wonder.

REWRITING THE NOTION OF
fine living



Unwind in style,
where plush furnishings,
rich textures, and soothing
color palettes converge
to create the ultimate
retreat. Whether relaxing
or entertaining,
this opulent space
is designed to impress.

ACTUAL SHOW FLAT

BLEND OF FORM &
function

Carefully crafted and expertly designed -
featuring premium materials and intelligent storage
solutions, providing a seamless culinary experience.



ACTUAL SHOW FLAT



WHERE EVERY MOMENT IS
refinement



ACTUAL SHOW FLAT



Luxury is not just about aesthetics; it's about creating a lifestyle that's truly exceptional. With the elegant designs, premium materials, and meticulous attention to detail, these spaces are sure to become your favorite sanctuary.

INDULGE IN THE FINEST features

INTERNAL



Kajaria Vitrified Flooring



Jaquar Premium Sanitary Fitting



Premium Electrical Fittings



Air Conditioner in Master Bedroom



Jindal Aluminium Windows



Polycab Wirings



Premium CP Fitting



Laminated Wooden Flush Door



Premium Brass Hardware Fittings



Video Door Phone



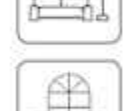
Parallel Kitchen



Kitchen with Granite Top



AC Provision



L Shape Living & Dining Area

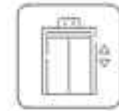


Sun Deck in Living Area



Cooking Platform with SS Sink

EXTERNAL



4 - Hi- Speed Elevators with DG Backup



Solar Energy Generating System



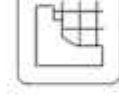
Sewage Treatment Plant (STP)



Modern Construction System



Well Planned Layout Access to Sunlight



RCC Frame Structure with Advance Construction Technology (Use in Exterior Amenities)

SECURITY



Intercom in Each Units

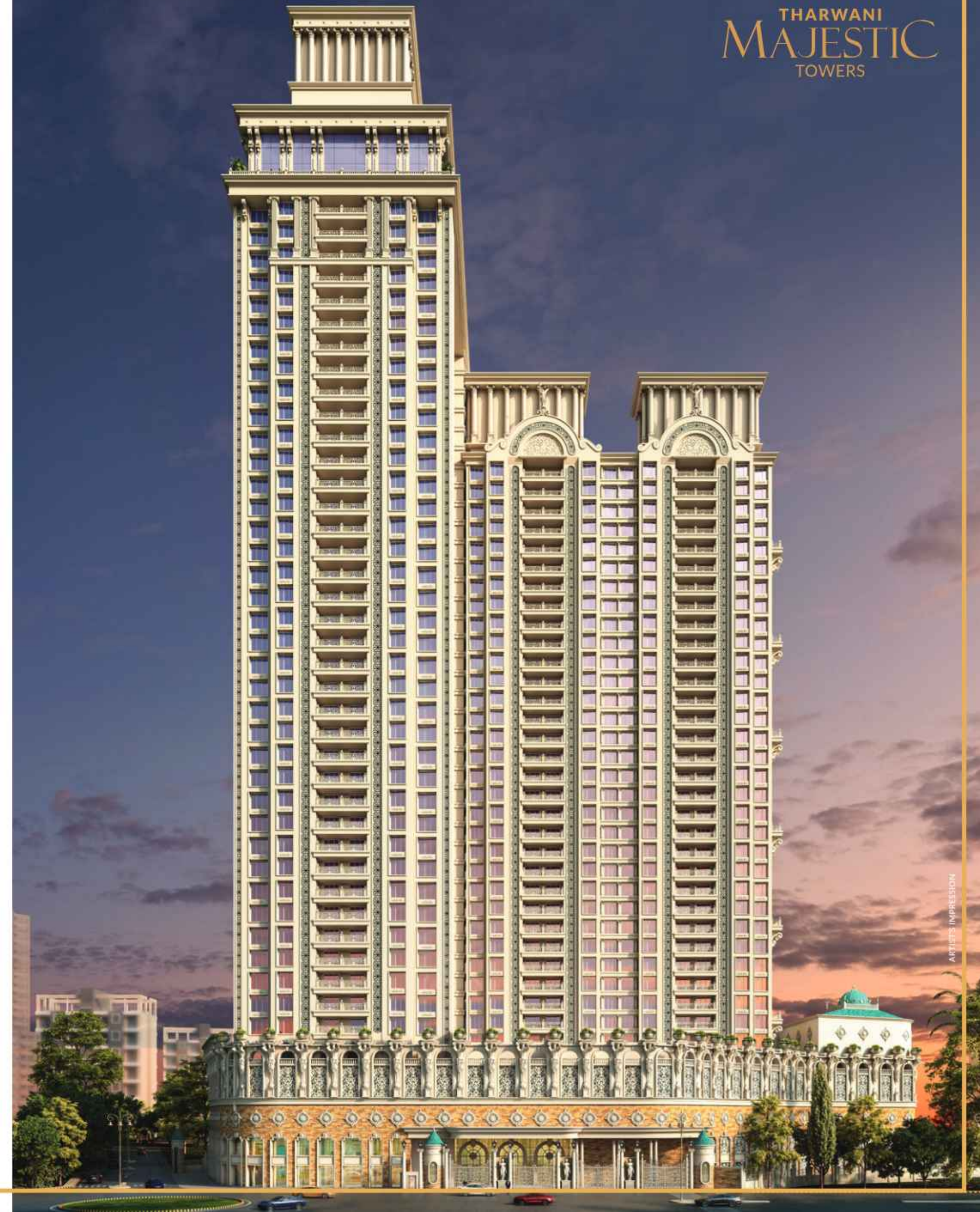


Gated Security



Firefighting System


THARWANI
MAJESTIC
TOWERS

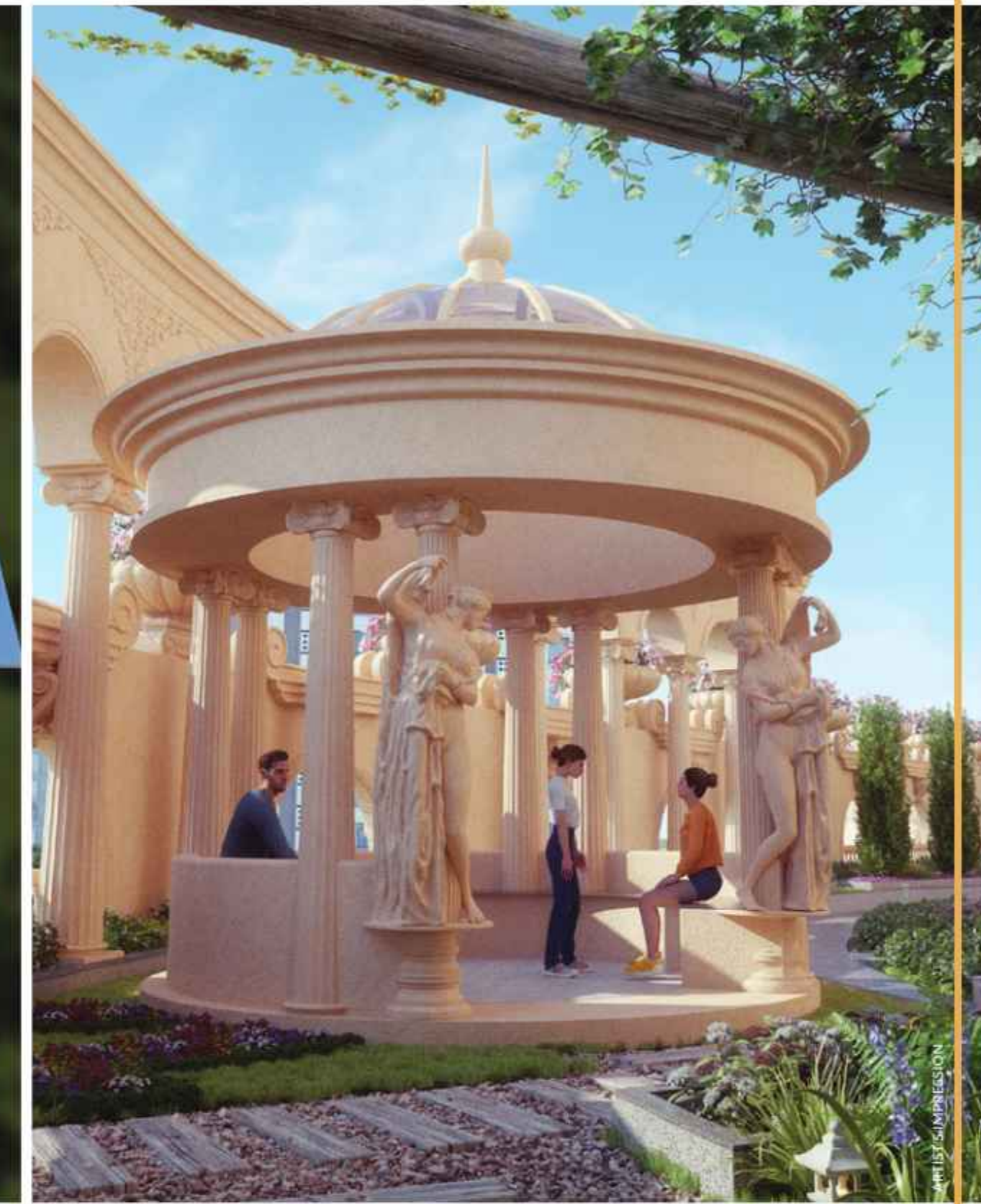
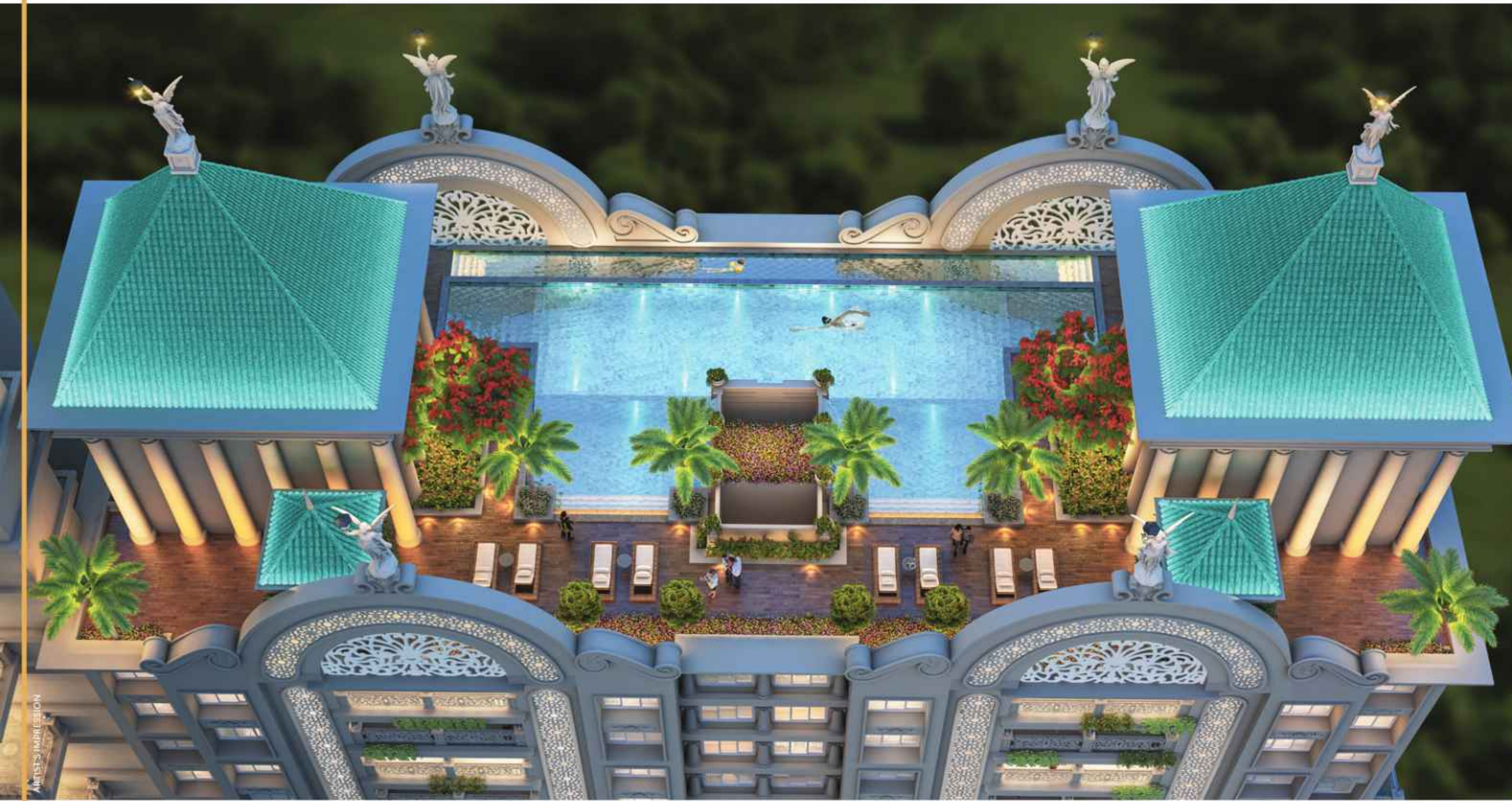




LIFESTYLE
AMENITIES

SPLASHING GOOD TIMES AT THE infinity pool

INFINITY POOL, GAZEBO SEATING, STEAM & SAUNA,
ROOFTOP BAR, ALFRESCO DECK, SUN LOUNGERS & KIDS POOL



As the sun dips below the horizon, the rooftop transforms into a magical setting. Soft lighting, gentle breezes, and the sound of laughter and conversation create an enchanting ambiance that's perfect for relaxation, and entertainment.



REPRESENTATIONAL



REPRESENTATIONAL



4000

GRAND PODIUM

SQ.FT.

The image features a woman in a bright pink athletic jacket and black leggings, and a man in a black athletic jacket and black pants, both standing behind large, stylized numbers. The numbers '4000' are composed of various textures: the '4' is a wooden deck, the first '0' is a paved path, the second '0' is a red running track, and the final '0' is green grass. The text 'GRAND PODIUM' is written in a red, serif font across the middle of the numbers, and 'SQ.FT.' is written in the same font at the bottom right. The entire graphic is reflected on a white surface below it.

PLAY, LAUGH & grow together

Where beauty and nature converge, a serene oasis awaits. This expansive haven is meticulously designed to provide endless opportunities for recreation, relaxation, and rejuvenation, inviting you to unwind and connect.



SENIOR CITIZEN AREA

KIDS' PLAY AREA

PARTY LAWN

JOGGING TRACK

YOGA ZONE

INDOOR GAMES

MODERN GYMNASIUM

SQUASH COURT

JACUZZI

CRÈCHE





2 LEVELS

OF CLUBHOUSE

RELAX, LIVE &
thrive



Where the boundaries between leisure and luxury blur. The clubhouse is equipped with state-of-the-art amenities that melt away stress and leave you feeling revitalised.

5,000 SQ. FT.
2 LEVEL CLUBHOUSE

LOUNGE

CONCIERGE

MINI-THEATRE

PARTY HALL

MULTI-PURPOSE COURT

MEETING ROOM



MASTER LAYOUT



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LEGEND

1. ENTRANCE GATE	8. MULTIPURPOSE HALL	15. YOGA ROOM	22. INDOOR GAME
2. SECURITY CABIN	9. CHANGING ROOM	16. STORE	23. MEDITATION CENTRE
3. DRIVEWAY	10. MINI THEATER	17. CONFERENCE ROOM	24. TEMPLE
4. SCULPTURE	11. CHILDREN'S PLAY AREA	18. RECEPTION / WAITING ROOM	25. PLAYSTATION
5. JOGGING TRACK	12. AMPHITHEATER	19. SOCIETY OFFICE	26. MUSIC ROOM
6. LAWN	13. FITNESS CENTRE	20. STORE / PANTRY	27. LIBRARY
7. PERGOLA SEATING	14. ZUMBA WORKOUT	21. CRÈCHE	

ROOFTOP AMENITIES

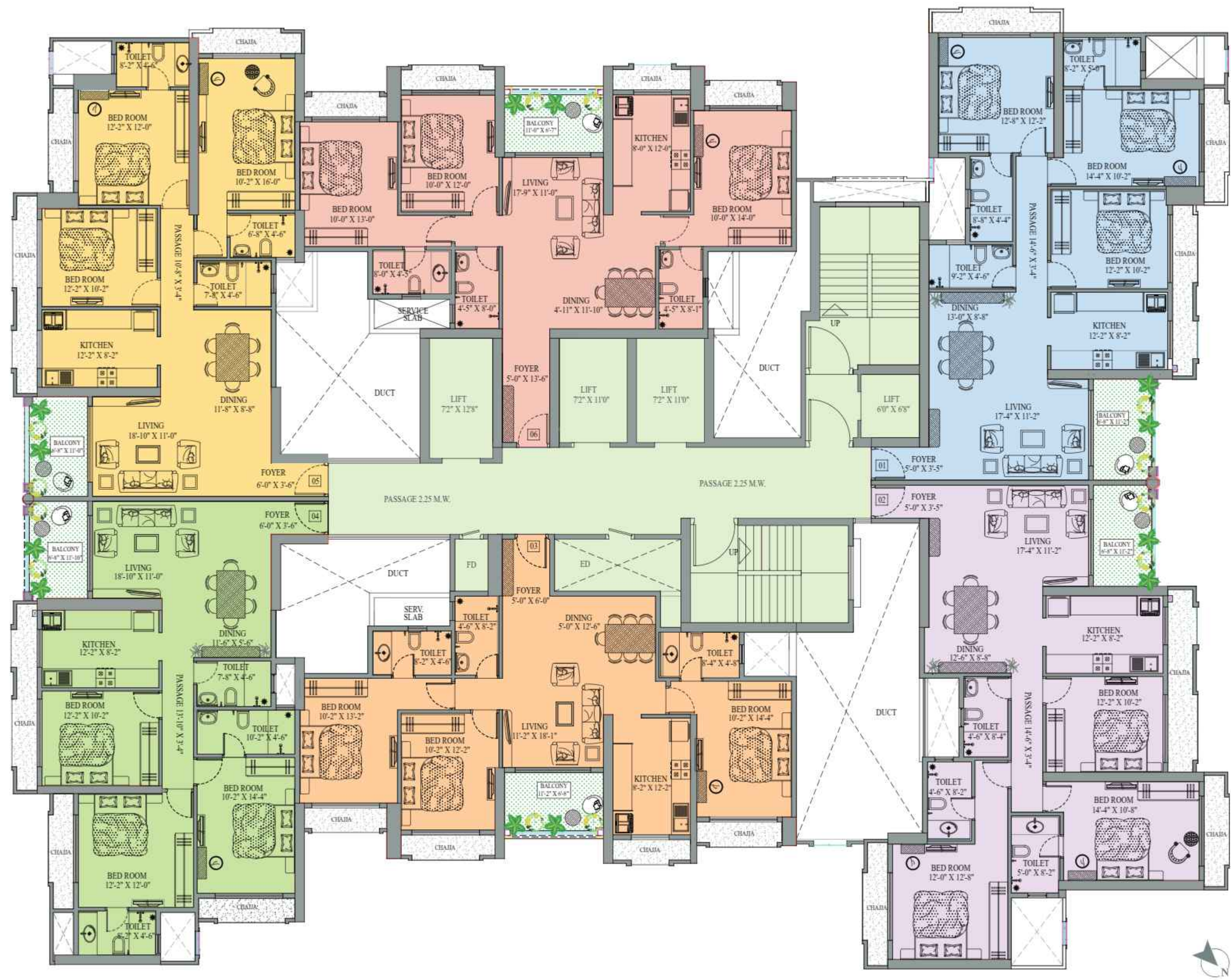


LEGEND

1. GAZEBO WITH SEATING	5. KID'S POOL	9. ROOFTOP BAR	13. WASHROOM
2. WOODEN DECK	6. FOUNTAIN	10. ROOFTOP BAR SEATING	14. CHANGING ROOM
3. JACUZZI	7. SCULPTURE	11. SAUNA	15. PLANTER
4. SWIMMING POOL	8. SEATING WITH PERGOLA	12. STEAM	

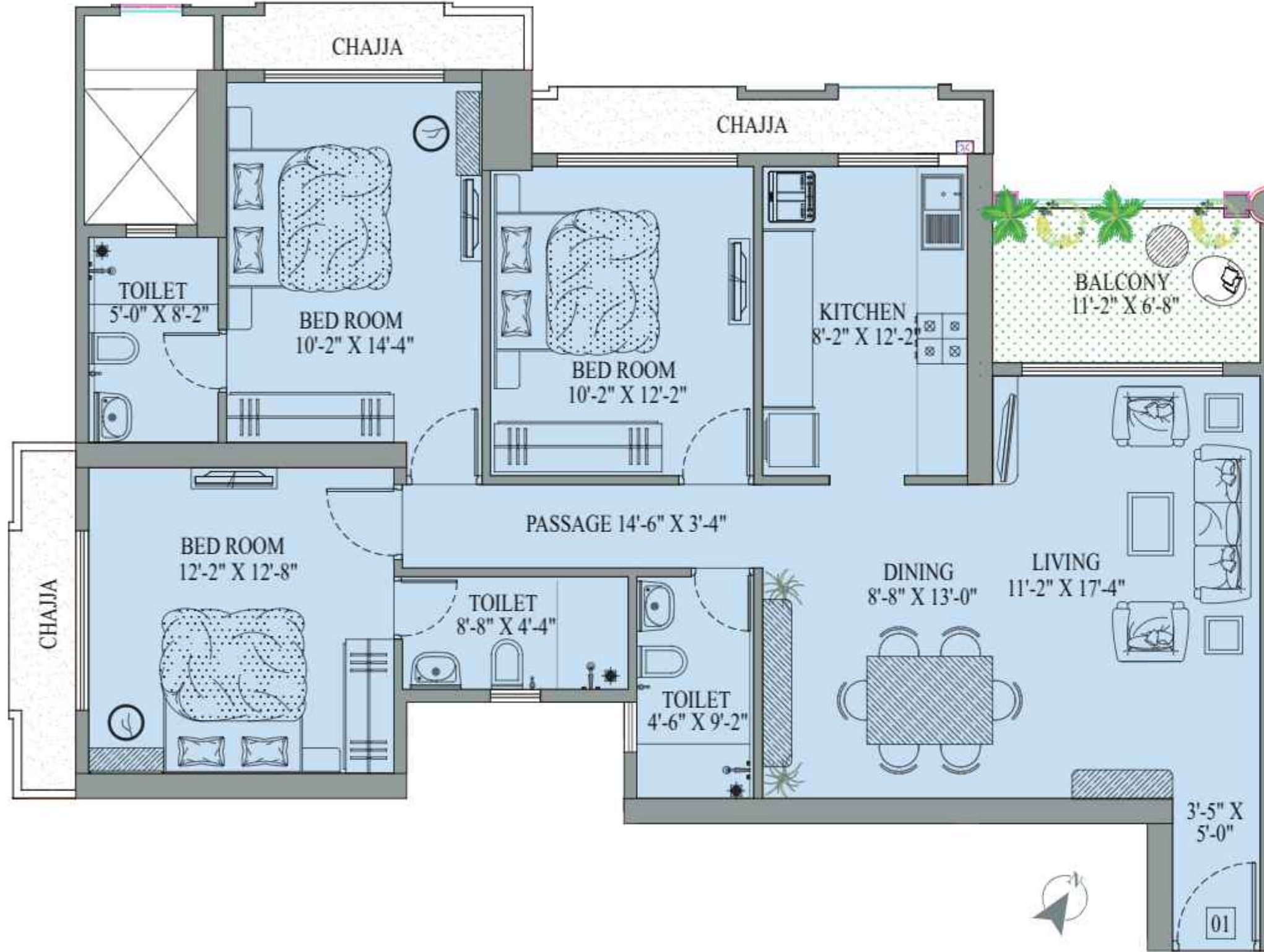
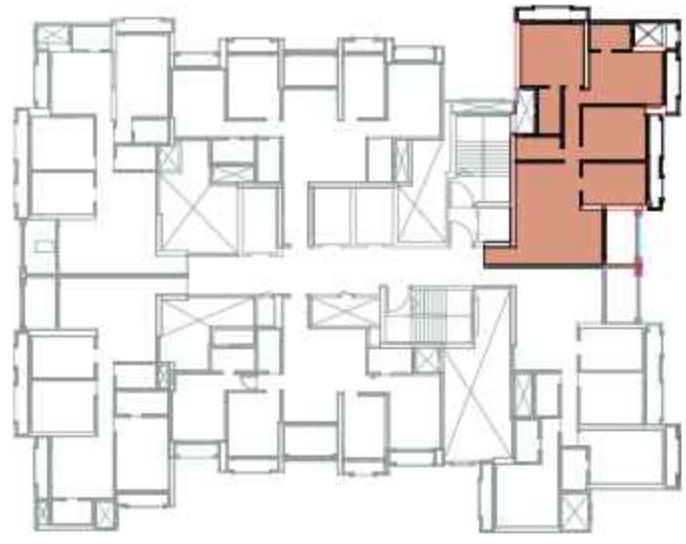
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TYPICAL FLOOR PLAN
PHASE - 2



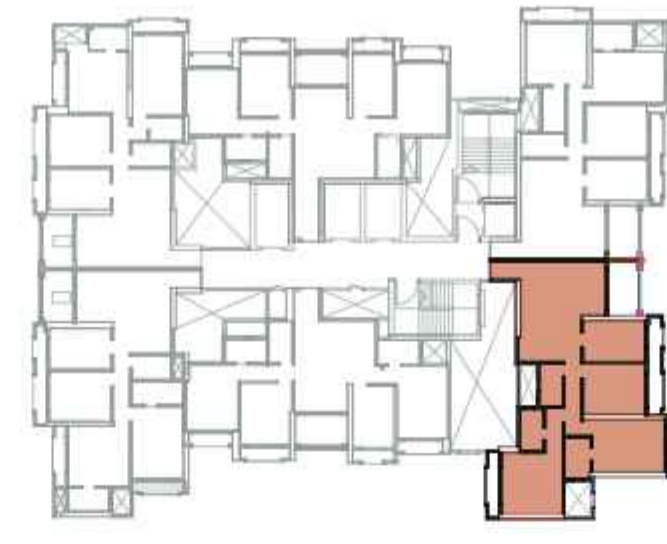
TYPICAL FLOOR RERA CARPET AREA IN SQ.FT.									
FLAT NOS.	FLAT UNITS	CARPET AREA IN SQ.FT.	USABLE AREA IN SQ.FT.	TOTAL AREA IN SQ.FT.	FLAT NOS.	FLAT UNITS	CARPET AREA IN SQ.FT.	USABLE AREA IN SQ.FT.	TOTAL AREA IN SQ.FT.
101 TO 3901	3 BHK	1048.52	66.73	1115.25	104 TO 3904	3 BHK	999.65	65.66	1065.31
102 TO 3902	3 BHK	1076.07	66.73	1142.80	105 TO 3905	3 BHK	1041.95	65.66	1107.61
103 TO 3903	3 BHK	988.88	66.52	1055.40	106 TO 3906	3 BHK	1012.56	66.62	1079.18

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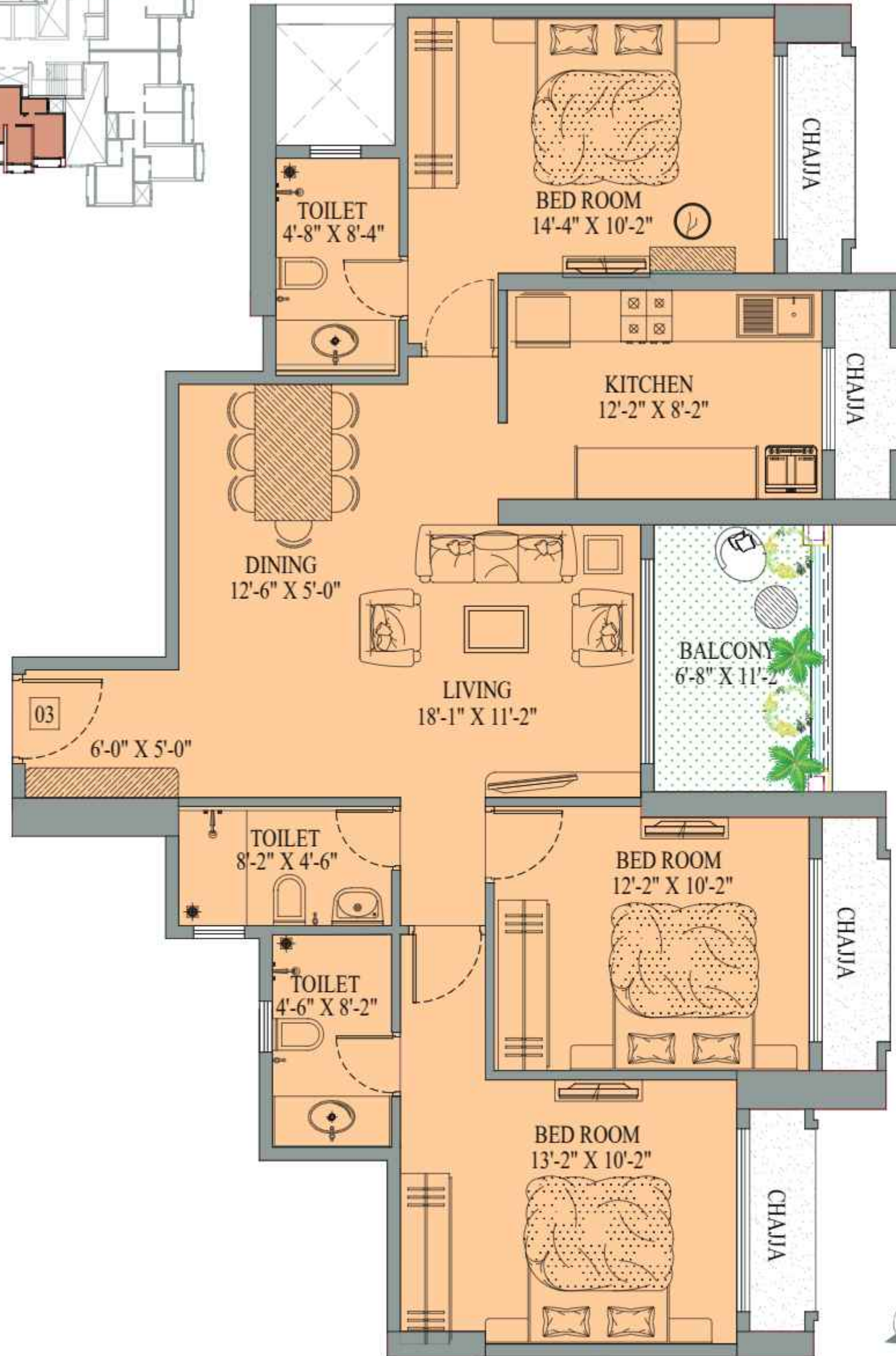
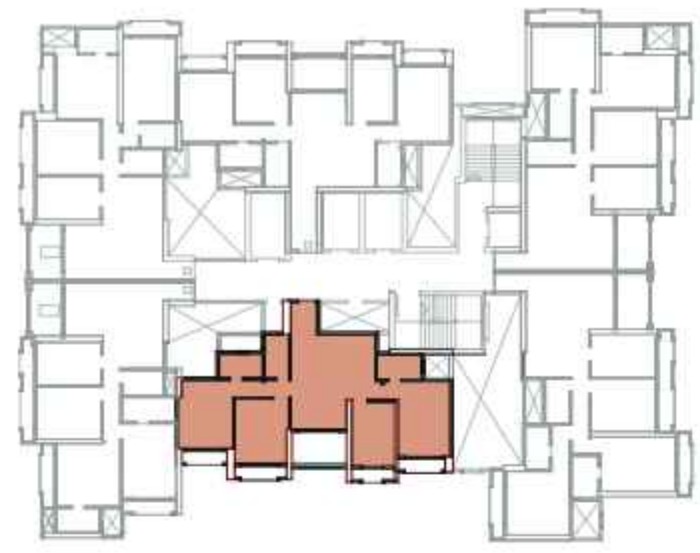
FLAT NOS.	FLAT UNITS	CARPET AREA IN SQ.FT.	DECK AREA IN SQ.FT.	TOTAL AREA IN SQ.FT.
101 TO 3901	3 BHK	1048.52	66.73	1115.25

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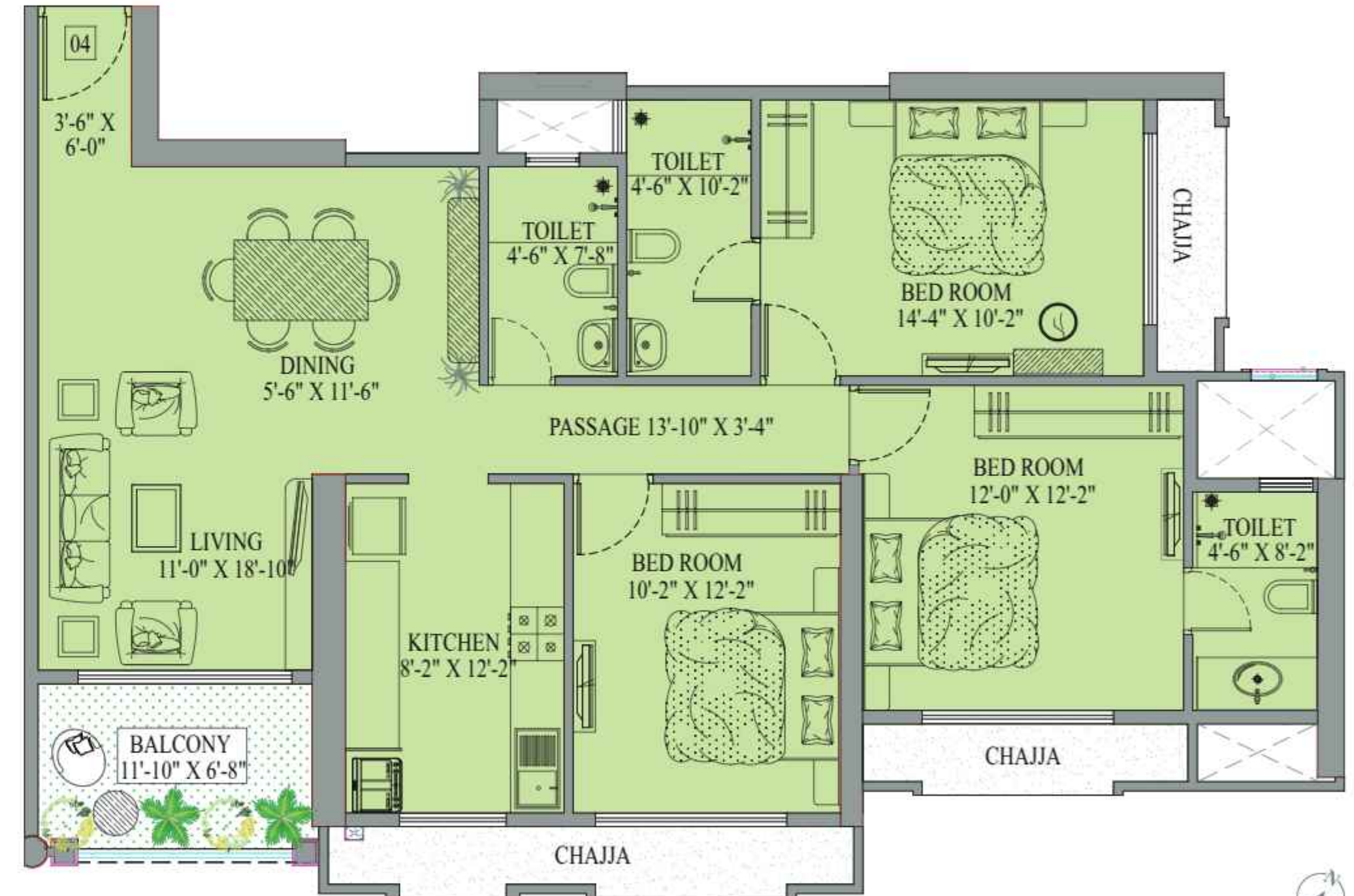
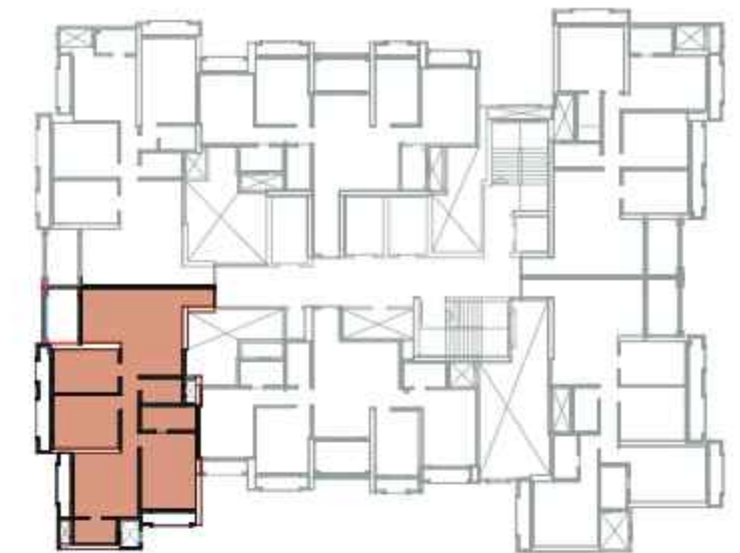
FLAT NOS.	FLAT UNITS	CARPET AREA IN SQ.FT.	DECK AREA IN SQ.FT.	TOTAL AREA IN SQ.FT.
102 TO 3902	3 BHK	1076.07	66.73	1142.80

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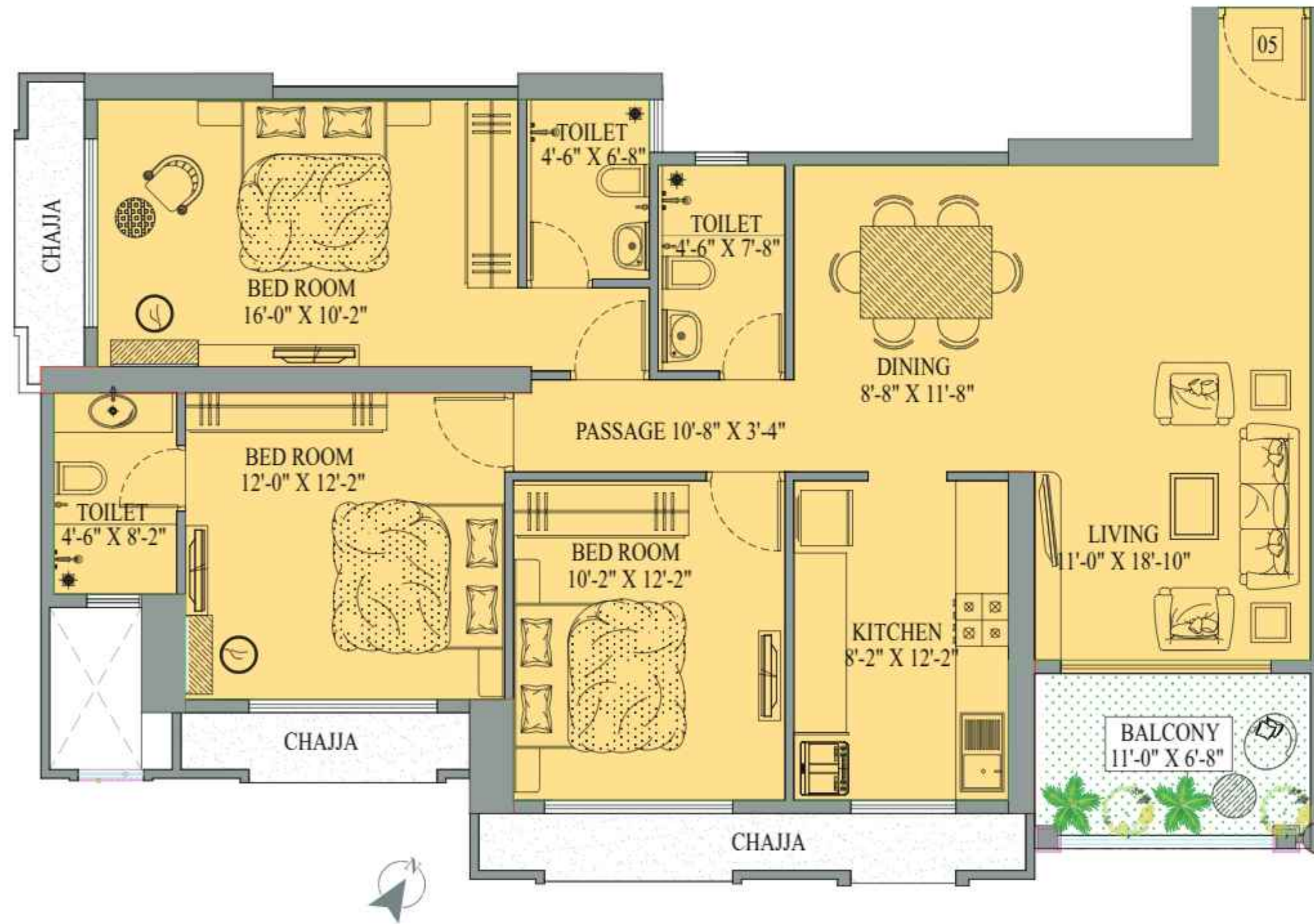
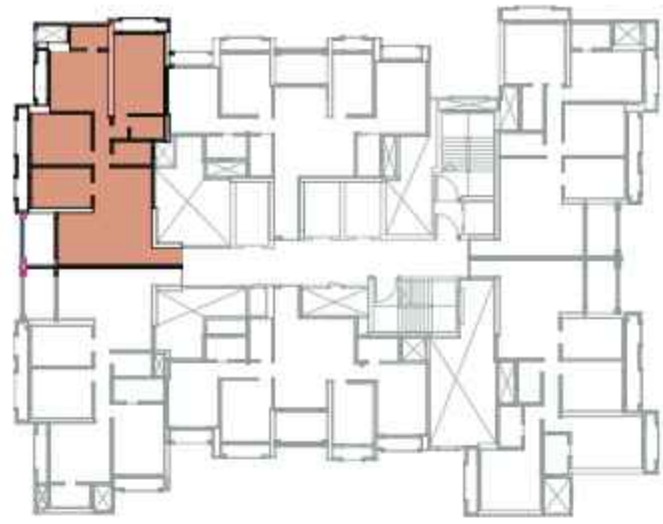
FLAT NOS.	FLAT UNITS	CARPET AREA IN SQ.FT.	USABLE AREA IN SQ.FT.	TOTAL AREA IN SQ.FT.
103 TO 3903	3 BHK	988.88	66.52	1055.40

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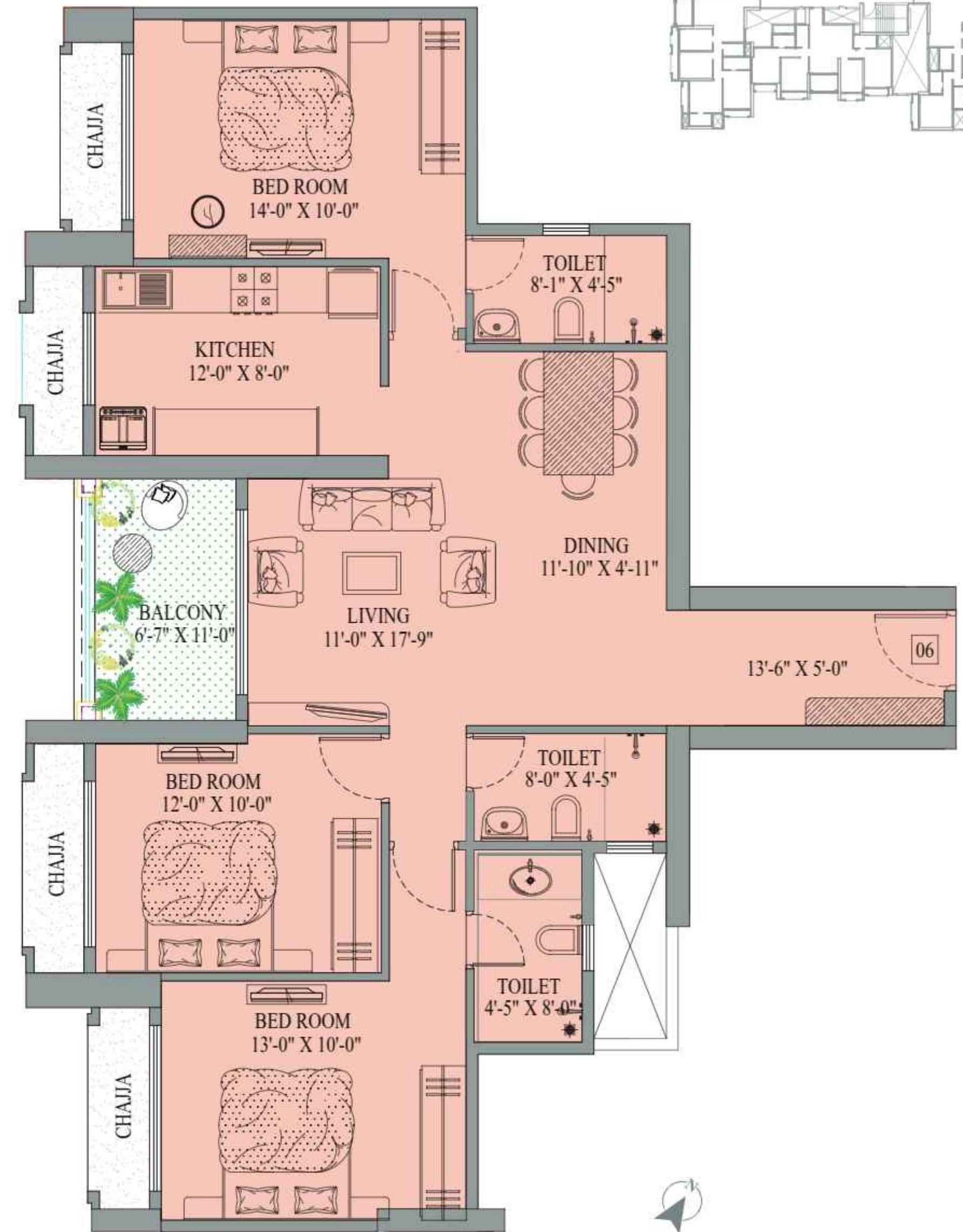
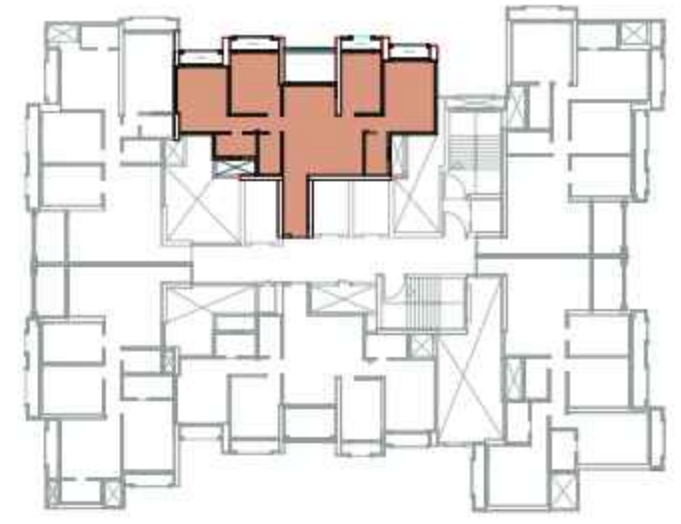
FLAT NOS.	FLAT UNITS	CARPET AREA IN SQ.FT.	USABLE AREA IN SQ.FT.	TOTAL AREA IN SQ.FT.
104 TO 3904	3 BHK	999.65	65.66	1065.31

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FLAT NOS.	FLAT UNITS	CARPET AREA IN SQ.FT.	USABLE AREA IN SQ.FT.	TOTAL AREA IN SQ.FT.
105 TO 3905	3 BHK	1041.95	71.04	1105.61

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FLAT NOS.	FLAT UNITS	CARPET AREA IN SQ.FT.	USABLE AREA IN SQ.FT.	TOTAL AREA IN SQ.FT.
106 TO 3906	3 BHK	1012.56	66.62	1079.18

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team



Majestic Towers will showcase exceptional structural integrity, blending innovative design with robust engineering. Our expertise will ensure a foundation that stands the test of time.



RCC Consultant
Anand Kulkarni (Epicons)



Majestic Towers will seamlessly integrate with the urban landscape, adhering to municipal regulations while pushing the boundaries of modern architecture. Our collaboration will yield a masterpiece of functionality and aesthetics.



Municipal Architect
Varghese John (De-Con)



Majestic Towers will be a symphony of form and function, where every detail is meticulously crafted to create a lifestyle of luxury and sophistication. Our design will elevate the standards of urban living.



Design Architect
Sunil Kenkary



Majestic Towers will boast cutting-edge MEP systems, ensuring efficiency, sustainability, and comfort. Our expertise will deliver a building that is not only majestic but also environmentally responsible.



MEP Consultant
Rohit Korgaonkar (Kromatics)



Majestic Towers will be set amidst a lush oasis, where nature and architecture blend in perfect harmony. Our landscape design will create a tranquil retreat from the urban bustle.



Landscape Consultant
Ar. Swati Joshi (Dreamscapes)

ONGOING projects



UPCOMING
projects

THARWANI
STELLA
AIROLI - KATAI

THARWANI
PRISTINEA
KHARGHAR

THARWANI
**DOVER
PARK**
KOLIVALI - KALYAN

THARWANI
**MIRANO
PARK**
MANKOLI - UPPER THANE

COMPLETED
projects

THARWANI
RIVIERA
KHARGHAR

THARWANI
ROSEWOOD
KHARGHAR

THARWANI
ROSALIE
KALYAN

THARWANI
HEIGHTS
KHARGHAR

THARWANI
HERITAGE
KHARGHAR

THARWANI
**RIVERDALE &
RIVERDALE VISTA**
KALYAN

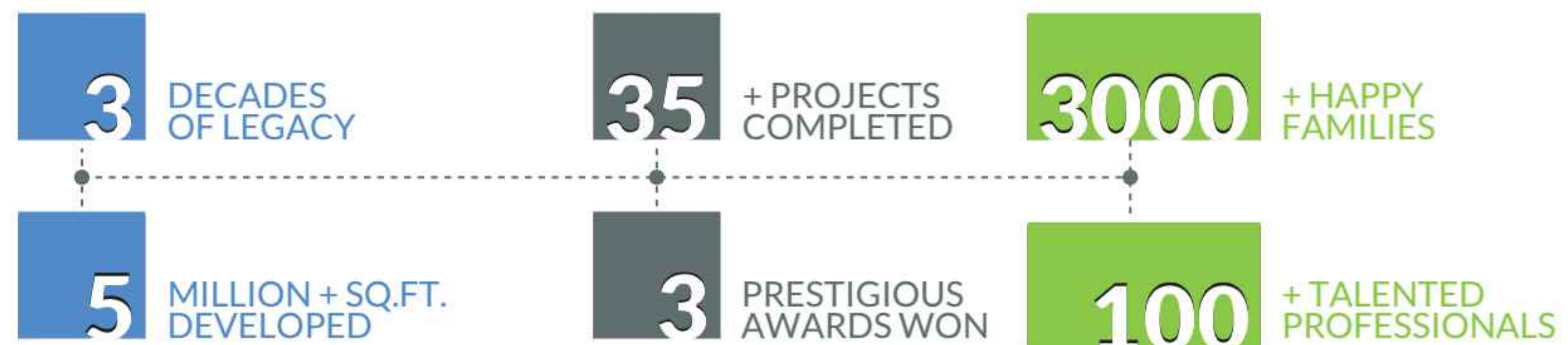


For over three decades, Tharwani Realty has been synonymous with excellence, entrepreneurship, and unwavering values. Our vision and commitment to these principles have given rise to numerous iconic luxury projects, including Tharwani Rosewood Heights and Tharwani Heritage.

Our relentless pursuit of excellence and passion for transforming lives have distinguished us as a leader in the industry.

As we move forward, Tharwani Realty is poised to revolutionize the real estate landscape by integrating innovation, sustainability, and excellence into our upcoming world-class projects. Built on a legacy of trust and excellence, these projects will showcase cutting-edge design and technology, redefining the future of luxury living.

OUR JOURNEY TO EXCELLENCE - CRAFTING A NEW WORLD





Site Address: Tharwani Majestic Towers, Godrej Hill, Khadakpada, Kalyan (W) - 421 301, INDIA. | 📞 88558 00140
Head Office: **THARWANI REALTY**, Tharwani Majestic Towers, Godrej Hill, Khadakpada, Kalyan (W) - 421 301, INDIA.
📞 +91 2519 90600, 700, 800, 900 ✉ corporate@tharwanirealty.com 🌐 tharwanirealty.com

