



In association with



THE PROJECT IS DEVELOPED BY PEER REALTY – A JV BETWEEN PARANJAPE SCHEMES & RICH DEVELOPERS



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OPULUS S1 S2 R1 R2 and R3: P51700022773

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Site Office: Opulus, Pokhran Road 2, Manpada, Thane West - 400610

PARANJAPE



OPULUS

OFF POKHRAN ROAD 2, THANE (W)

VIBRANT LIFE. WHOLISTIC LIVING.

STYLISH 2 & 3 BR HOMES

DISCLAIMER: "This perspective image may not be to the scale or may not represent actual façade / elevation. The details of windows, paints, elevation features, landscaping, ground development, trees etc. in this perspective is an artist's impression and would be different to actual construction of building and development. The viewers affirm that he / she has not taken his/ her decision of purchase/booking by viewing this perspective. The company is not responsible for the action of the viewer's booking / purchasing a unit relying on this perspective." | Pictorial representation is used to simply convey the essence of suggested lifestyle.

(i) The development rights of the Company with respect to the Project is charged to the Vistra (ITCL) India Ltd (Trustee) (Lenders – KKR India Asset Finance Pvt Ltd). (ii) All payments in respect of the sale of any units or any structure whatsoever are hypothecated to the Lender and should be deposited in the escrow account opened for the same. (iii) No objection certificate from the Lender will have to be obtained for every sale of unit constructed.



A MILLION MOMENTS OF HAPPINESS

Opulus – the flower that signifies everlasting beauty is the inspiration behind our creation. Much like the flower, our creation too is unique in design and execution. While conceiving this project, we consciously made a departure from the traditional process of real-estate development and focused our energies towards evolving an environment in which life blooms.

Our dream is to ensure that Opulus touches you in more ways than one. Living here should vitalize your life at every level, right down to your soul. Rejuvenated and invigorated, you rise to embrace a vibrant life.





An artist's impression

WHOLISTIC 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.

Presenting Opulus : it's a world that has everything you desire and more. We developed a new way of life called 'wholistic' living based on four key elements:

PHYSICAL, EMOTIONAL, EXPERIENTIAL AND SENSORIAL

Opulus delves beyond living into the nuances of its finer aspects. Emerge richer, vibrant and happier from it. Opulus makes life worth it.





CONVENIENT & CHIC LOCATION

Opulus 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?



CONVENIENCES, UTILITIES AND NECESSITIES WITHIN 6 KMS:

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

MALLS

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

URBAN DINING

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

HOSPITALS

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





GET THE ADVANTAGE

Physical wellness is the primordial element that defines wholistic being. It's only when structure, shape, and health are in synergy that vitality flourishes.

At Opulus, great attention has been given to creating the ultimate experience in living. From the painstaking detailing that has gone into the design of the structure to the selection of all the amenities, Opulus has been engineered to expand your horizons, redraw your boundaries and reshape your life.





- 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. CLUB HOUSE 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, CRECHE, GYM, BUSINESS LOUNGE AND BUSINESS CENTRE
- M. KID'S PLAY AREA
- N. SHALLOW POOL WITH RECLINERS
- O. FAMILY / KID'S POOL
- P. ADULT'S POOL
- Q. SUNKEN YOGA/ MEDITATION DECK
- R. RAMP ACCESS TO EDECK
- S. CHANGING ROOMS

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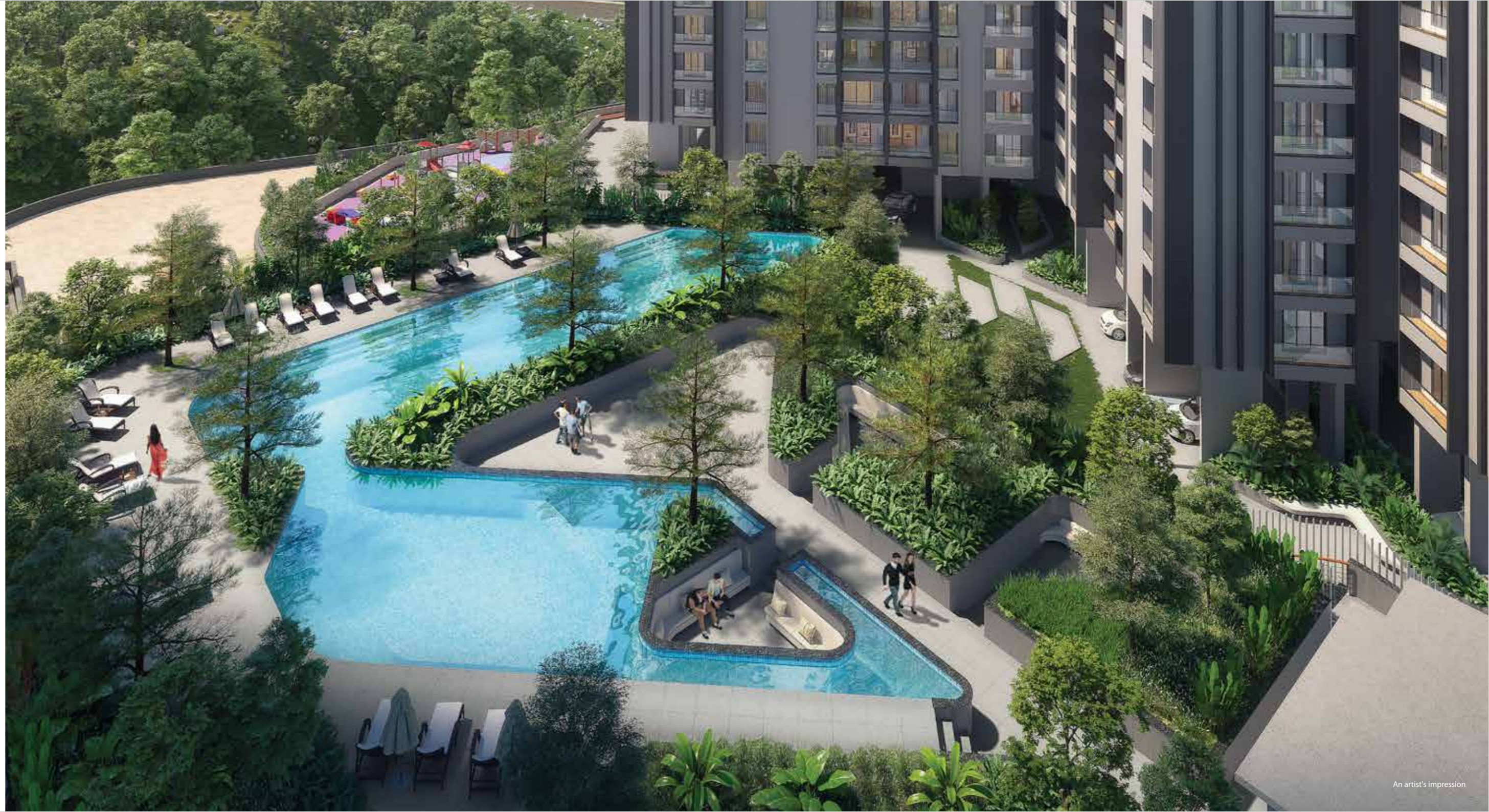




CENTAURUS

Centaurus is the magnificent epicenter of Opulus 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.

- Leisure Club
- Senior Citizen's Area
- Yoga Deck
- Spa
- Pool
- Kidspool
- Landscape Garden
- Pool Side Café





An artist's impression

An artist's impression



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. Opulus gives you many ways to keep fit.

- Half-Olympic size pool
- Multipurpose Arena
- Sports Court
- Outdoor Fitness Area
- Climbing Wall





HONE YOUR MIND AND BODY

Explore, find and grow. We're stacked with things you're keen to do. Tone up at the gym or stretch out at Zumba or immerse yourself in the steam room for flawless, glowing health.

We have created special areas for your children to practice, play and make new friends, all within a safe distance from you.

- Gym
- Steam Room
- Zumba Centre
- Play Area For Kids







UP YOUR EMOTIONAL QUOTIENT

At Opulus, we understand how important emotional quotient is for wholistic living. Unwind at the library or art studio, jam with your friends and family or play a few rounds of pool – we have something for everyone.

What's more, leave your kids at the safety of our crèche even as you head out for work. Everything you thought was exclusive, is now yours.

- Library
- Art/Music Studio
- Crèche
- Indoor Games





THE FORUM— MEET, HOST, ENGAGE

You're engaging, interesting, inventive and intelligent. All you needed was a stage. Here it is. Work from our state-of-the-art coworking space, host your clients, enjoy an informal gathering with friends, or throw a lavish party. There are more than enough spaces at the Forum for new experiences for everyone, from kids to parents.

- Clubhouse
- Multipurpose Hall
- Lawn Terrace
- Party Lawn
- Amphitheatre





THE DIFFERENCE IS EXPERIENTIAL

Humans are social beings and are forever seeking experiences that enrich their lives.

Interaction is a big part of this enrichment. In this fast and digitally connected life, Opulus is designed around spaces that encourage human interaction on a social and professional level. We want to help you find a balance between work and life through our co- working space. Our endeavor is to help you turn your small home business into an empire.





EXTRA SENSORIAL LIVING

The tingling feeling of fresh raindrops on your skin, the invigorating freshness after a brisk morning workout, the spark of excitement on reading a stimulating book or playing a challenging board game...indeed it's therapy that nothing can match. At Opulus, we endeavor to heighten your senses with the soothing harmony of nature, thoughtfully planned construction and carefully curated amenities.

Opulus is submerged in a sea of green. Indeed, it's one of the greenest neighbourhoods of Thane. What's more, the Yeoor hills begin right across the street, leading on to the Sanjay Gandhi National Park. So, when you open your window, you will experience the cool freshness of the forest air as it wafts down the hills, thick with the scent of the approaching monsoon.





ENGAGE YOUR SENSES

Thane has a rich cultural heritage of art and theatre. The Kashinath Ghanekar Natyagruha is an ode to the famous performing artists of the region. From the best of plays, to musical shows to art and craft performances, this cultural centre, celebrates art with a regularity that's commendable.

This great institution, which is barely 450 meters from Opulus is the ideal gateway for you and your family to experience and appreciate the joy of the performing arts. Develop a perspective, hone your creativity and present a tasteful, cultural dimension of yourself to the world.





DESIGN – THE CORE OF WHOLISTIC LIFE

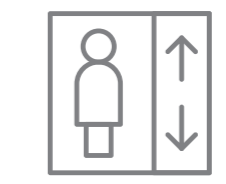
A lot of thought has been put into designing every corner of Opulus. The project uses aluminium formwork technology that ensures rapid construction, sturdy structure and a smooth finish. The impact of our design expertise reverberates throughout Opulus. 67% of the 4.8 acres is open to fresh air, light and thinking. Opulus is engineering craftsmanship at its finest. The philosophy of superior design, best technology and reduced wastage, results in delivering a richer, diverse lifestyle to you.



100M TALL STRUCTURE



1000+ PARKING



HIGH SPEED ELEVATORS



SECURE ENVIRONMENT



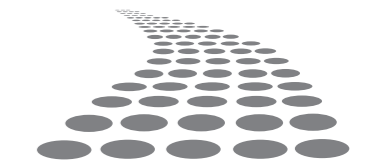
ALUMINIUM FORMWORK
TECHNOLOGY



1000 KVA
ELECTRICAL LOAD



50M DISTANCE
BETWEEN BUILDINGS



WIDE PASSAGE AREA



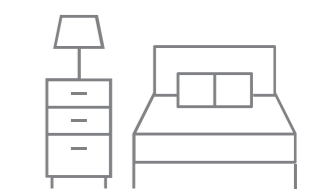
SUSTAINABLE
ARCHITECTURE



SMOOTH FINISHED
WALLS



EARTHQUAKE RESISTANT
STRUCTURE



WELL DESIGNED LAYOUT



SUSTAINABILITY: HELPING YOU GIVE BACK

All of us feel deeply about sustainability and are keen to contribute to creating a sustainable world. At Opulus, sustainability takes pride of place. We've taken this supercharged word beyond emotions and converted it into real actionable steps. With a sewage treatment plant, rain-water harvesting and planned use of solar energy, Opulus will be among the early adopters of sustainability practices that not only saves us precious resources of water and electricity but also gives us the emotional satisfaction of giving back in equal measure to mother Earth.



STP THAT RECYCLES 1,00,000 LITRES/DAY OF TREATED WATER



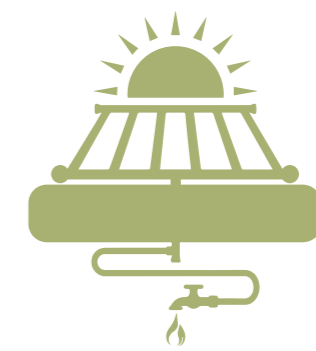
RAINWATER HARVESTING CAPACITY OF 65,000 LITRES



UNIQUE FLORA AND FAUNA ECOSYSTEM



MAXIMUM ENERGY SAVING FEATURE



20,000 LITRES SOLAR WATER CAPACITY



COMMON AMENITIES

- Multilevel Car Parking.
- Elegant Entrance Gate.
- Grand Entrance Lobby.
- Video Intercom Facility.
- CCTV Camera.
- Generator backup to lift, water pump and common lights.



APARTMENT AMENITIES

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

WINDOWS

- Powder coated aluminum 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 point in living room and all bedrooms.

2-BHK SMART



Type	Carpet Area (SQ.M.)	Encl. Balcony (SQ.M.)
2BHK	51.79	4.19

Maharera Number: OPULUS S1 S2 R1 R2 and R3: P51700022773. For more details visit: maharera.mahaonline.gov.in

We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints / site conditions / column / finishing. All these dimensions are unfinished structural dimensions. In toilet the carpet area is inclusive of ledge walls. This plan is for space planning purpose only.

3-BHK ELEGANCE



Type	Carpet Area (SQ.M.)	Encl. Balcony (SQ.M.)
3BHK	72.12	6.34

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TYPICAL 7TH, 12TH, 17TH & 22ND REFUGE FLOOR PLAN (S1 BLDG)



TYPICAL 7TH, 12TH, 17TH & 22ND REFUGE FLOOR PLAN (S2 BLDG)



TYPICAL FLOOR PLAN (S1 & S2)



WINNING AN AWARD SIGNIFIES QUALITY.
WINNING CONSISTENTLY SIGNIFIES EXCELLENCE.

ABOUT US

Paranjape Schemes (Construction) Ltd (PSCL) is an ever evolving real estate company which reflects the spirit of a modern and innovative India. The group has diversified into commercial as well as residential real estate projects over the years and has also built integrated retirement homes for senior citizens.

At present, the group has an ever expanding presence not only in Pune but also Mumbai, Nashik, Kolhapur, Chiplun, Ratnagiri, Bengaluru and Vadodara.

Three decades' track record of customer care and trust has seen Paranjape Schemes Construction Limited emerge as one of India's leading real-estate companies that stays in tune with the changing customers' needs and aspirations. Over 190 completed projects are home to more than 40,000 happy residents that form 'The Happiness Network', a happy, vibrant community where neighbours become friends and friends become family!



INSPIRED BY YOU

At Paranjape, everything we do centers around the one thing that's most important to us. That's you, our customer. This focus has driven us to continuously re-imagine our creations to stay in tune with the customers needs of today and tomorrow. This is reflected in the wide array of our offerings.

32 ongoing projects across 8 cities encompass a wide range of offerings including 1 to 5-bedroom apartments, bungalows, row houses, penthouses, shops, offices, malls, multiplexes, hotel, schools, senior citizen homes... products that touch every aspect of human life.

Every single activity at Paranjape Schemes is guided by our core values that form an integral part of our DNA:

- Transparent
- Dependable
- Rooted
- Progressive
- Excellence
- Caring
- Inclusive

TOWNSHIPS



FOREST TRAILS,
170 acre, nature-inspired township, Bhugaon, Pune



BLUE RIDGE,
139-acre iconic township, Hinjawadi, Pune

SENIOR LIVING



ATHASHRI,
India's largest senior-living community, Pune, Bengaluru, Vadodara and California



UPMARKET HOMES IN METRO CITIES



127 UPPER EAST,
redefining premium living,
Santacruz (E), Mumbai



WINDFIELDS,
contemporary, vibrant homes,
Kempepaura, Bengaluru



BROADWAY,
Sophisticated urban community,
Wakad, Pune

AFFORDABLE HOUSING



HAPPINESS HUB,
1-3 BR Homes, Khed, Shivapur

WELCOME TO A HAPPY, VIBRANT WAY OF LIFE

When you are a part of any Paranjape project, you are welcomed into a vibrant and a lively community 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 belonging to all our families. Neighbors becoming friends or even family is a reality at Paranjape.

Added to the spirit of oneness, is the pride of owning the Happiness Network Card. All the residents get to enjoy several benefits, privileges, discounts and offers across retail outlets, restaurants etc. In addition to all this, Paranjape Schemes also conducts several community events that include Paranjape Schemes Premier League, Ganarang, Anandghan and much more. These are only few examples to illustrate how all roads at Paranjape lead to a vibrant, happy life. Come experience the rest!

