



Behind Bhoomi Lawns, Near Toyota Millenium Showroom, Kalyan-Shil Road, Padle Village, Shilgaon - 421204

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PROJECT IS FUNDED BY
AND MORTGAGED WITH
TATA CAPITAL
HOUSING FINANCE LIMITED



P51700052460

RAUNAK AT SHILPHATA

★ THE JUNCTION OF ★
YOU AND THE WORLD



Raunak 
FORTUNA

SHILPHATA

THE MEETING POINT OF THE FUTURE

SHILPHATA,
we are moving the earth for you.
We have designs on you.
We are ready to change you.

After advancing Thane and Kalyan
over 104,00,000 sq ft

★ WE ARE HERE
TEAM RAUNAK. ★
READY FOR SHILPHATA.





ACTUAL VIEW

RAUNAK GROUP

★ THE JUNCTION OF
VISION AND GROWTH ★

There is potential of how a city can grow and evolve, which areas are ready to usher in the future and how life can prosper. We can recognize that potential and translate it into projects that become landmarks in the city. Thane and Kalyan has witnessed that since 1980.



VIRAJ TOWER

4 BHK, 5 BHK
Pokhran Road No. 2, Thane (W)



RAUNAK WHITE HOUSE

3 BHK, 4 BHK, 5 BHK
Hiranandani Estate, Thane (W)



RAUNAK 108

1 BHK
Kasarvadauli, Thane (W)



RAUNAK CENTRUM

2 BHK
Off BKC Connector, Sion, Mumbai

No.4 REAL ESTATE DEVELOPER*

150+ BUILDINGS DELIVERED

60,28,787 SQ. FT. DELIVERED

94,00,000 SQ. FT. UNDER DEVELOPMENT

7,390 HAPPY FAMILIES

100% ON-TIME DELIVERY



RAUNAK MAXIMUM CITY

1 BHK, 2 BHK
Ghodbunder Road, Thane (W)



RAUNAK GOLDEN TICKET

1, 2, 3 and 4 BHK
Raunak City Road, Kalyan (W)



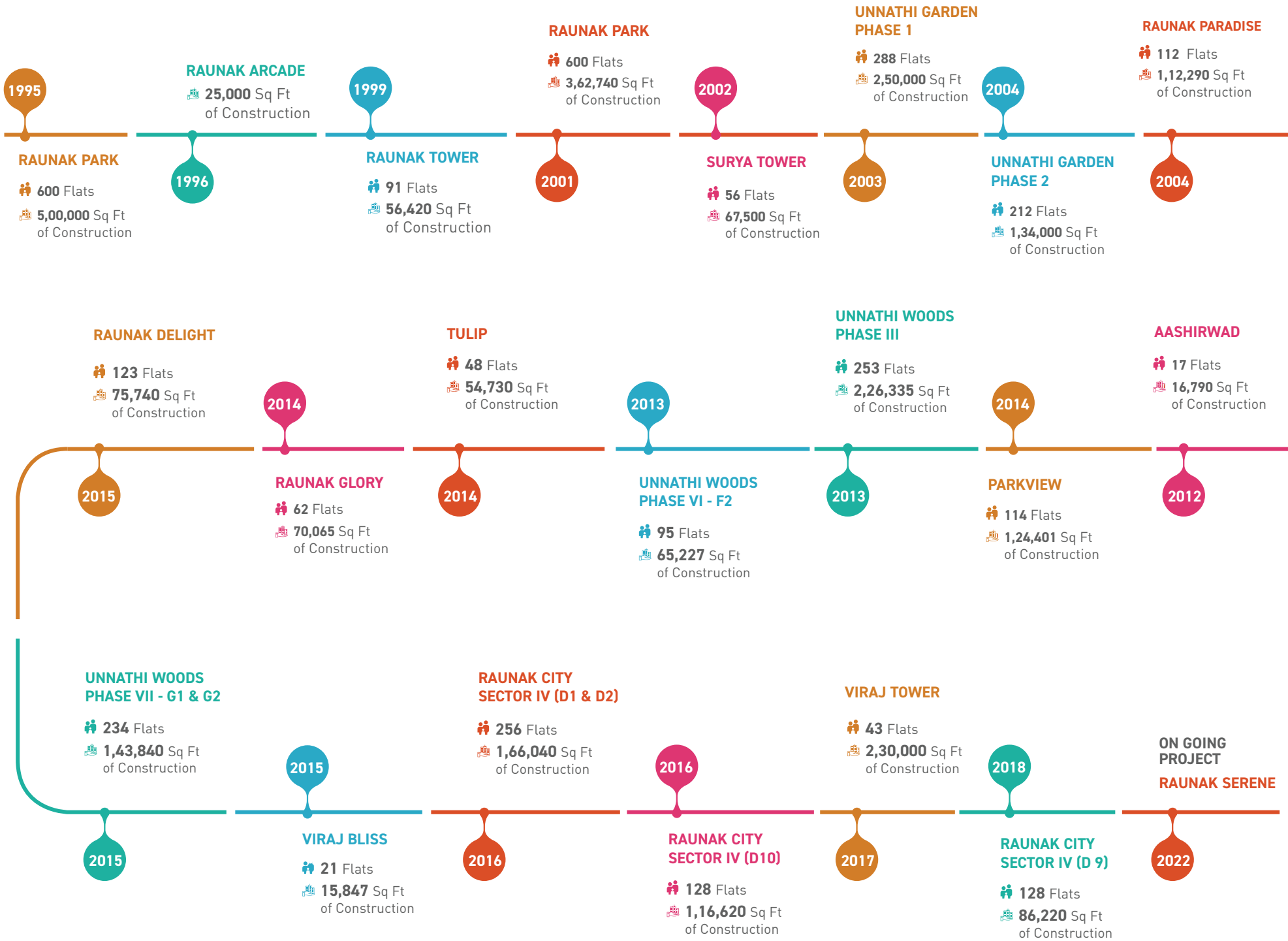
UNNATHI WOODS SUPREME

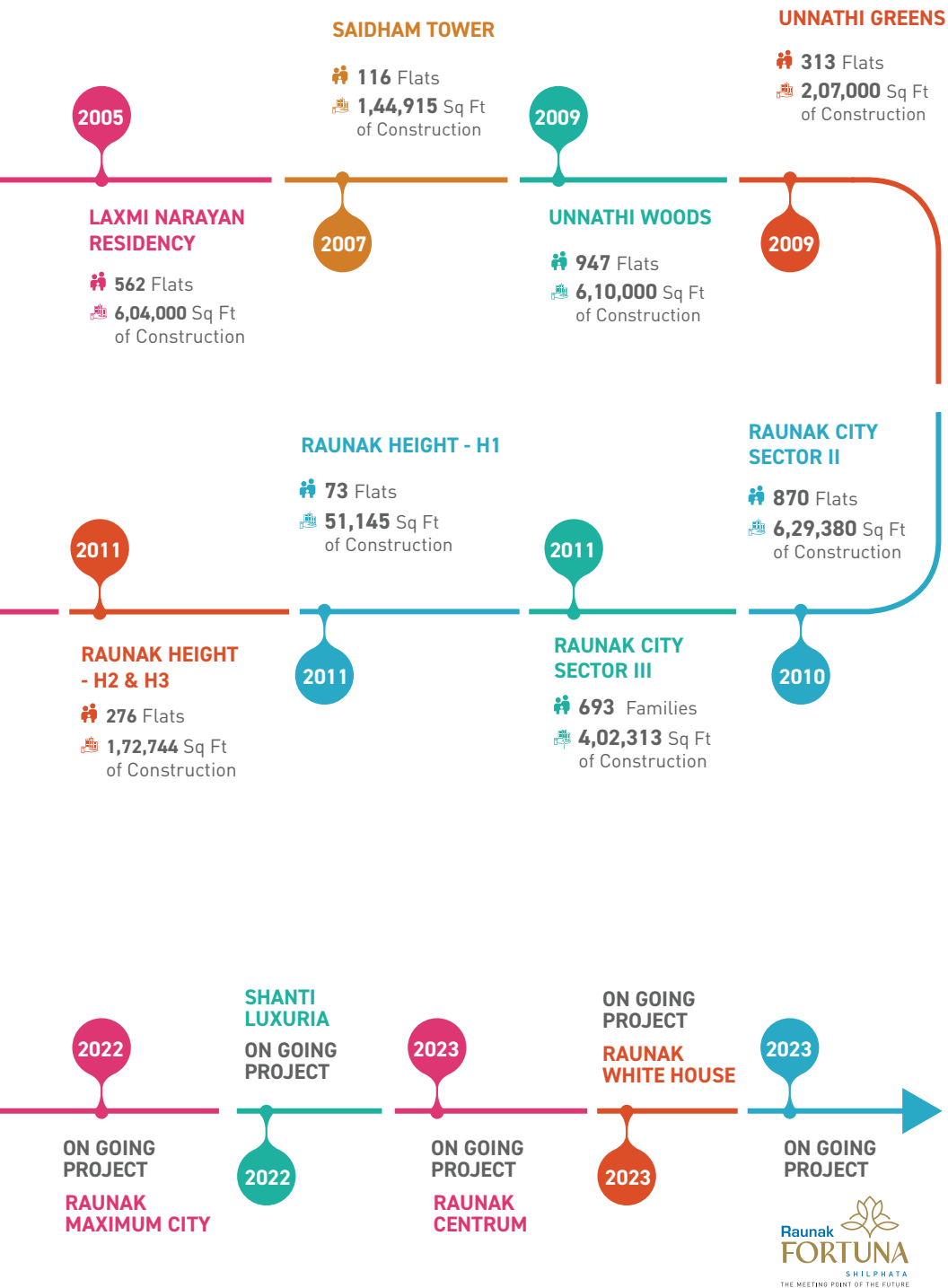
2 BHK Luxury Apartments
Ghodbunder Road, Thane (W)



RAUNAK SERENE

1 BHK, 2 BHK
Pokhran Road 1, Thane (W)





PUTTING PROGRESS ON THE MAP

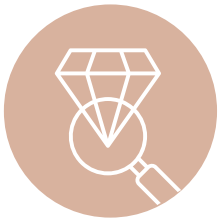
If you ask anyone for directions in Thane or Kalyan the chances are high that a Raunak project would be a pin to chart the route by. Raunak Park, Garden Estate, Unnathi Woods, Raunak Bliss are the kind of projects that have gone on to define lifestyle in Thane. While in Kalyan, Raunak City is the flag bearer of what a township project should be. There is a map to progress and Raunak homes are definitely on it.

RAUNAK HOMES

★ THE JUNCTION OF ★
**COMMITMENT AND
FULFILMENT**

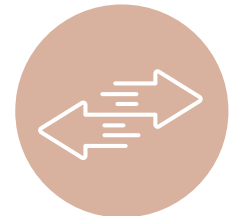
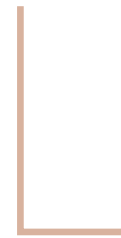
Our customers find that their Raunak homes create value not just as an investment, but in the way they live as a family. Of course our focus on technology and engineering with an unwavering eye for quality ensures that the value lasts for a lifetime.

VALUE CREATION



QUALITY

**ON TIME
DELIVERY**



TRANSPARENCY

Clubhouse at Raunak 108



Podium at Raunak Bliss



Entrance Lobby at Raunak White House

★ OUR HOMES OUR PROMISE OF A FULFILLING LIFE ★

We bring together all the aspects that make life delightful. Nature and architecture thrives along with a host of amenities that enhance your day and foster a sense of community. And your home has everything you need for a truly gratifying life.

- **Vibrant nature**
- **Accessibility to work and city life**
- **Amenities with ideas**
- **Spacious homes**
- **International quality Accessories**

SHILPHATA

★ THE JUNCTION OF WORK AND LIFE ★

Shilphata is uniquely positioned on the map. It connects the vibrancy of Mumbai and Navi Mumbai with the growth of Thane and Kalyan. It has been ear-marked by both government and industry as the next high growth story. All of this is within a big footprint of green Nature that makes it that much more enticing.

A 15 MINUTE DRIVE TO LIFE

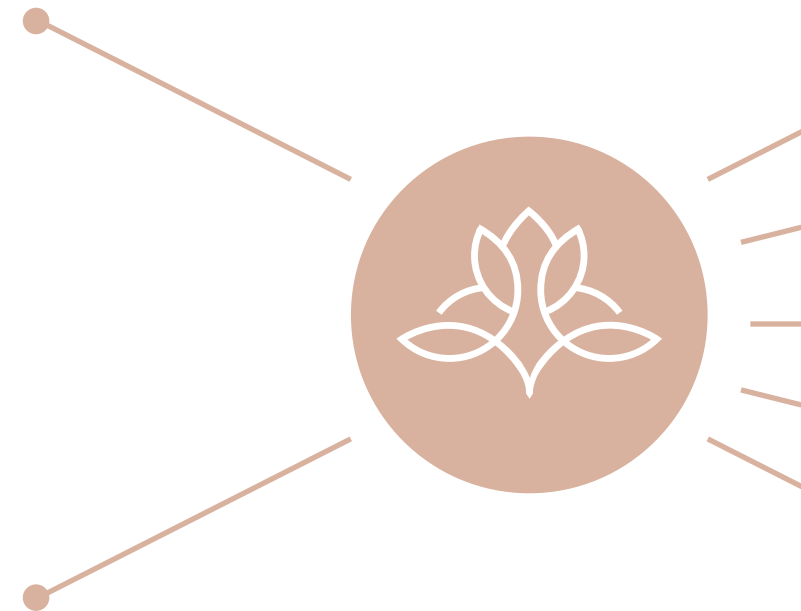
The Thane Vashi commercial zone is just 15 minutes away. Manufacturing facilities, IT parks, Knowledge and BackOffice centres and a thriving small and medium business infrastructure makes Shilphata a must have work address. Schools, colleges, markets, malls and entertainment are all within a pleasant distance on the New Mumbai-Thane stretch.



Thane



Navi Mumbai





Vashi Inorbit Mall



Capgemini IT Park



Dhirubhai Ambani
Knowledge City



Super Market



Lodha International School

YOUR CONNECTION ★ TO THE FUTURE

The Mumbai-Pune highway and the Thane-Belapur highway are all super accessible from Shilphata. But what is exciting is what's coming that will truly connect you to the world. Shilphata is going to witness the Smart India of tomorrow.



The transport corridors to the new upcoming international airport



Bullet train connectivity



MMRDA Bridge to start from Ghatkopar and end at Kopar Khairane



Proposed Metro Network connecting Thane to Navi Mumbai (Taloja-Shilphata; Kalyan)



Flyover that would aid motorists from Kalyan, Dombivli and Ambernath





ARTISTIC IMPRESSION



Raunak
Group



RAUNAK FORTUNA

★ THE JUNCTION OF ★
**EXCELLENCE AND
PROSPERITY**

We are bringing our entire development experience, lifestyle planning, designs and engineering quality to create the Shilphata story. Raunak Fortuna is a 40-floor project with the hills in the distance and wide open green spaces fields out in front. It is truly a beacon of the brilliant future that awaits Shilphata.

Sports Court

Gazebo
With Swing

Party Lawn

Toddler Playing
Area

Box Cricket

Indoor Playing
Area

Community Hall

Board Games
Area

Gymnasium

Gazebo

Sensory Garden



Swimming Pool

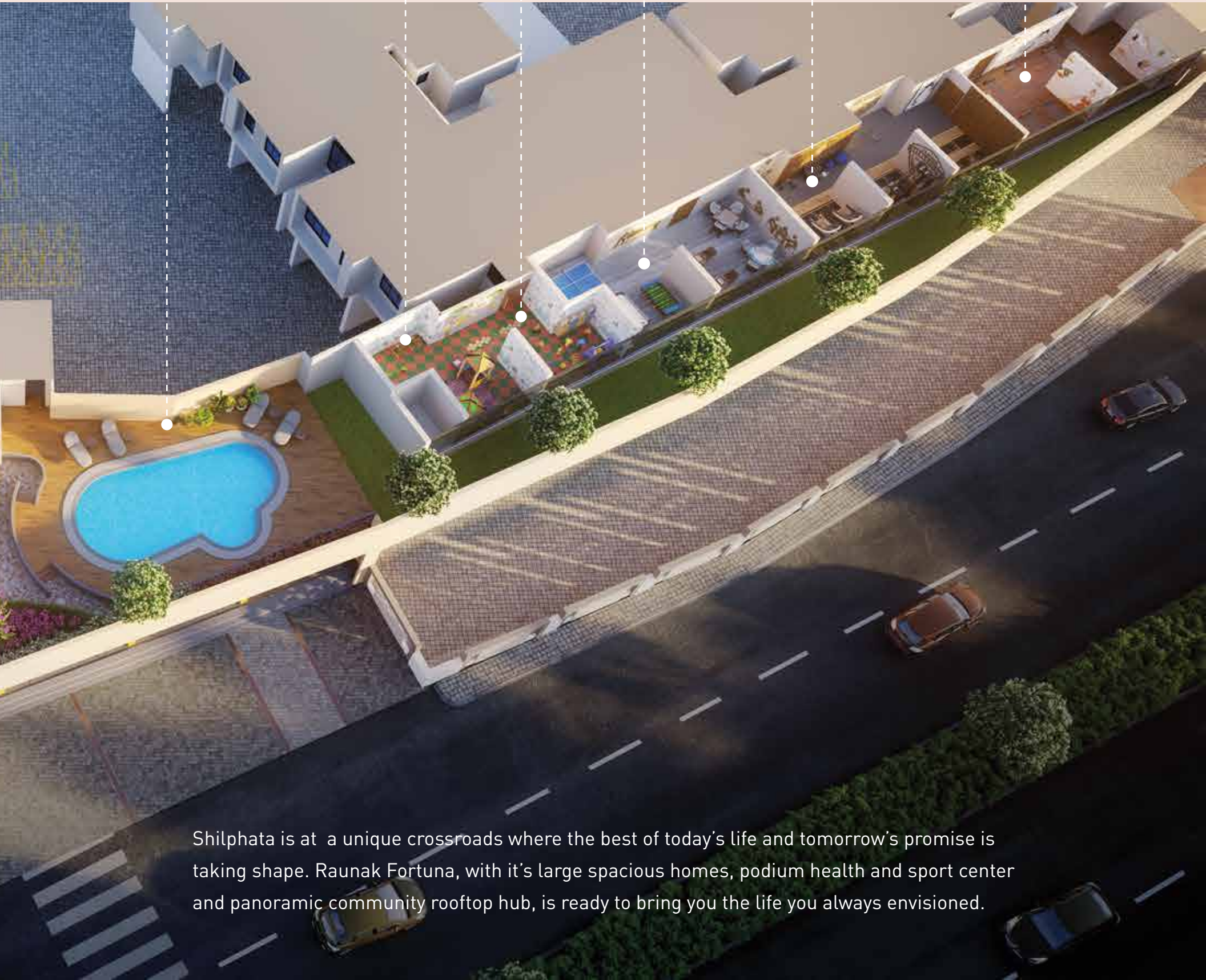
Kids Play Area

Crèche

Games Lounge

Multipurpose Studio

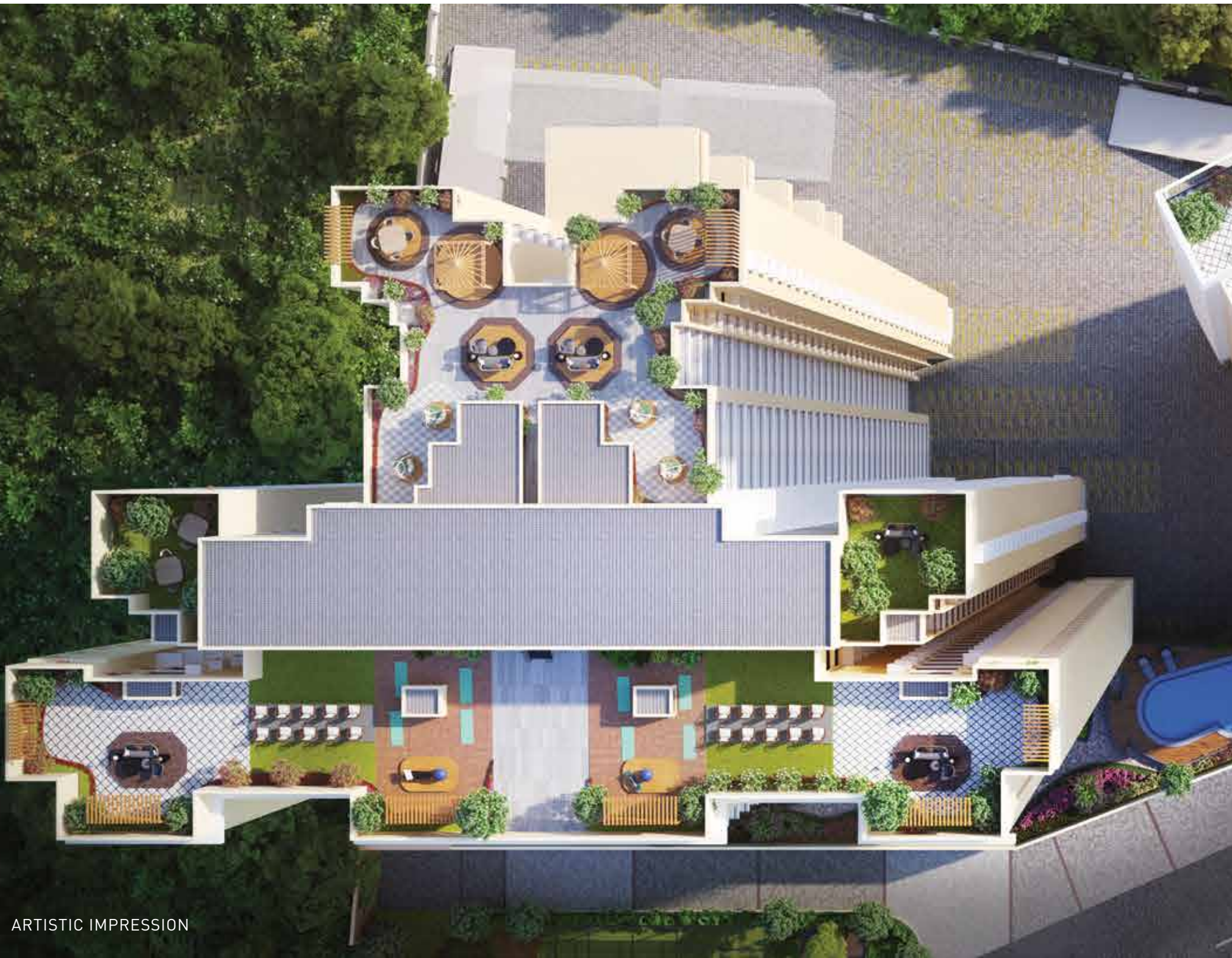
Yoga & Meditation Centre



Shilphata is at a unique crossroads where the best of today's life and tomorrow's promise is taking shape. Raunak Fortuna, with its large spacious homes, podium health and sport center and panoramic community rooftop hub, is ready to bring you the life you always envisioned.

40+ AMENITIES MULTI-ZONE EXPERIENCE

★ THE JUNCTION OF ★
WELL-BEING AND CELEBRATION



We are bringing a blend of nature, health, community and culture to your life. The life experience amenities are spread over multiple areas in the project from ground to sky so your day has an all-round experience.



ROOFTOP HUB



PODIUM CENTRE



ARTISTIC IMPRESSION



Love of It

AMAMADORI

HERSHEMERE

QUINTAN

EXIT

EXIT

SHOPPING ZONE



OPEN YOURSELF ★ TO NATURE

Our development puts you right into nature as a beautiful spread of 70 acres of untouched nature awaits you every time you look out, as the beautiful green vista outside spreads right to the hills in the distance. Inside the project well-landscaped gardens, shaded enclaves, flower-beds and lawns keep Nature in your heart.





ACTUAL IMAGE





★ A WELL-CRAFTED LAYOUT ★

The architectural planning ensures an earth-quake resistant structure and a green sustainable outlook to the building with rain water harvesting and solar power. The lobby has a classic finish with 24/7 security with cameras. There is ample parking space with a separate commercial area for shopping convenience.

PODIUM CENTER

★ THE JUNCTION OF
**LIFESTYLE AND
ME-TIME** ★

The Podium Center is meant to give Raunak Fortuna that stand-out look that differentiates it from the neighbourhood. It is planned with amenities that bring exercise, relaxation and together. A holiday-style pool is perfectly situated along with a banquet hall, well-equipped gym, a walking track, gardens with seating, exercise deck and quiet shaded seating areas. It's the kind of place where a community of people thrive on each other's individuality.





REFERENCE IMAGE



Toddler Playing Area



Zumba Area



Gymnasium



Indoor Games Room



Pet Park



Jogging Track



Yoga & Meditation Centre



Massage Room



Shaded Alcoves



Business Center



Community Hall



Senior Citizen Seating Space

THE ROOFTOP HUB

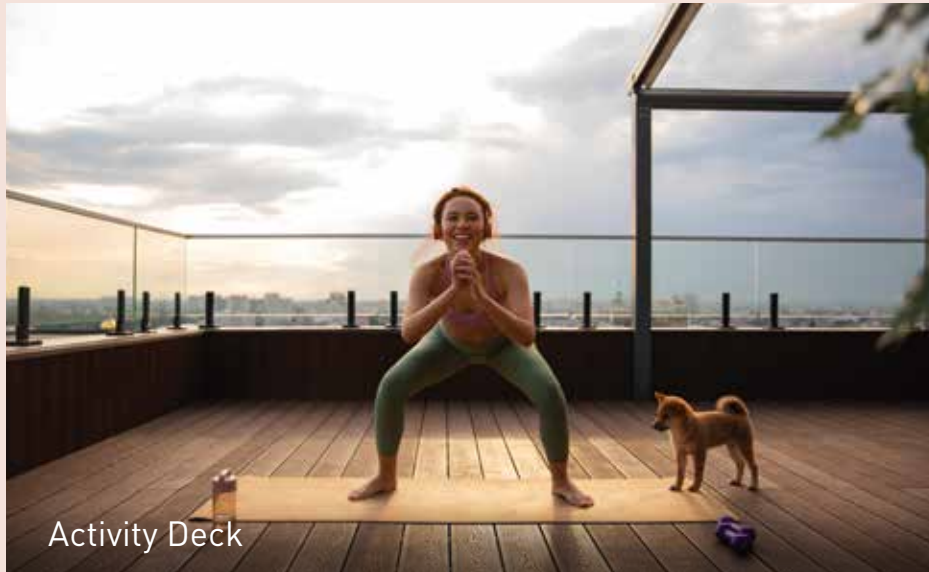
THE JUNCTION OF ★

★ **SKY AND CALM**

Raunak Fortuna has a beautiful location and we want you to take the entire panorama of the sky, city and hills in while you are doing yoga or having a barbeque party or reading or meeting up with your neighbours. The Rooftop Hub is designed with amenities that are meant to bring quiet and peace into your busy life. It creates a time to breath in life and bring your balance back to you.







Activity Deck



Sky Observatory



Soft Play Area



Party Deck



Community Sit Outs



Gazebo



Open Air Screening Area



BBQ Pit



Swing Deck



Green Alcoves



Reflexology Path



Senior Citizen Lounge



REFERENCE IMAGE



YOUR HOME

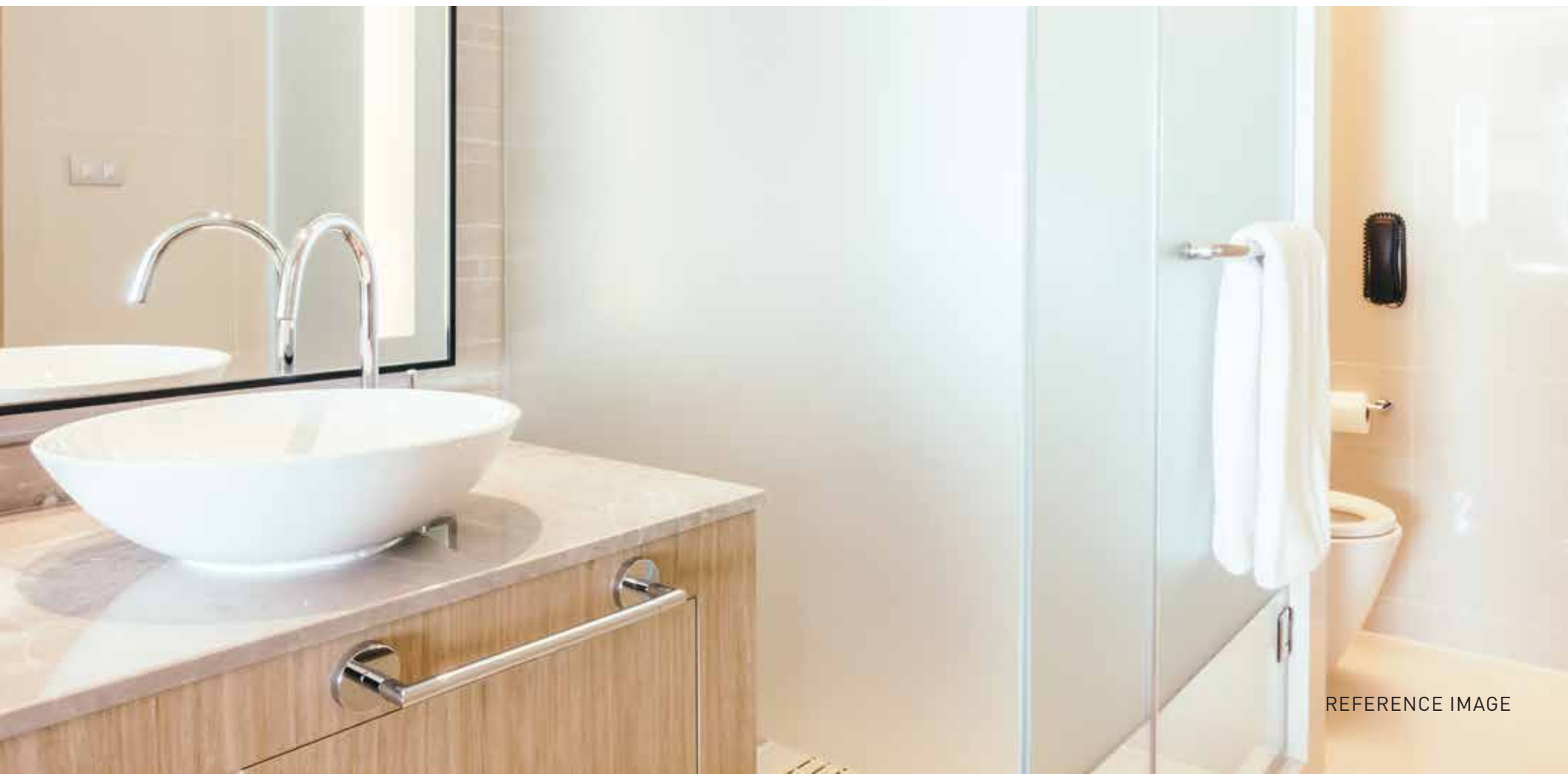
★ THE JUNCTION OF ★

FAMILY AND SPACE

Our homes bring families closer and yet give them that feeling of privacy. Each home is carefully laid out to offer the largest space to live out your best moments. The interiors are well-lit, well-ventilated, with enough room to ease into comfort. All the features and fixtures are world-class in each home. Granite kitchen platform with glazed metal sink, designer bathroom fittings, high-quality electricals, vitrified flooring, superb paint finish and intercom facilities, all of these have been planned to make your home the epicentre of your life.

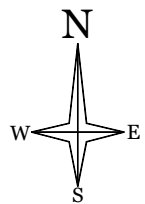


REFERENCE IMAGE



BUILDING A & B

FIRST FLOOR PLAN

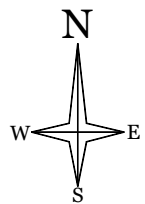


BUILDING A

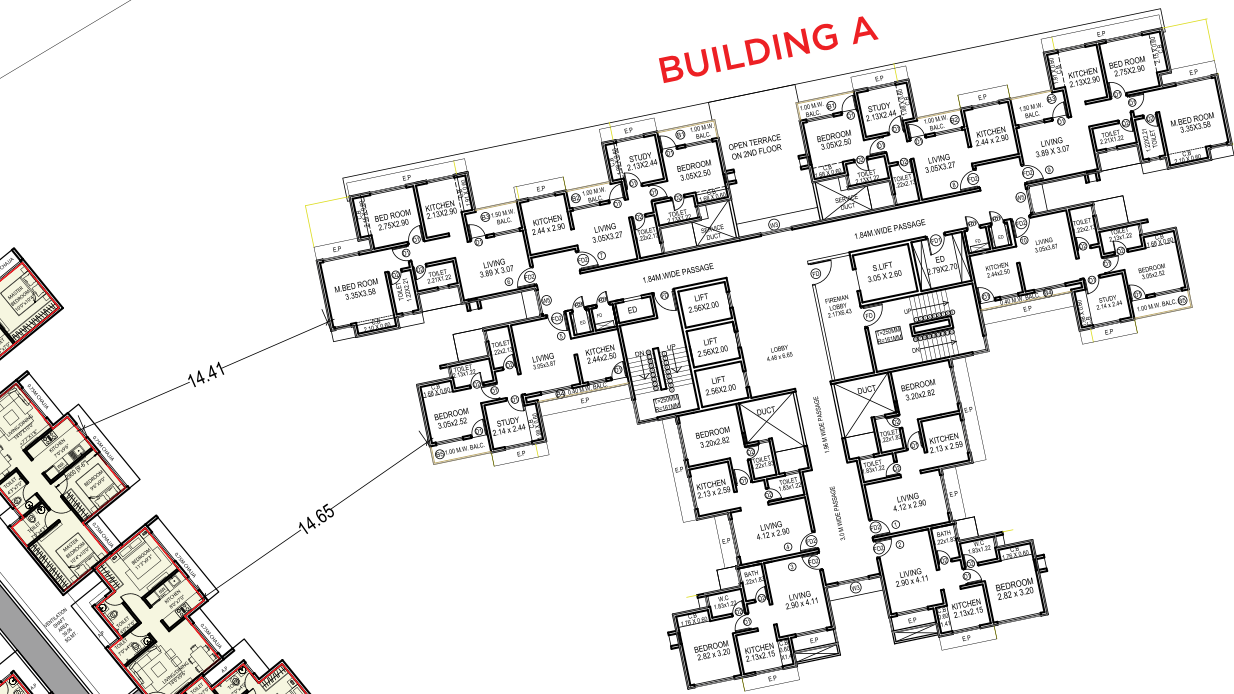


BUILDING A & B

TYPICAL FLOOR PLAN



BUILDING A



14.41

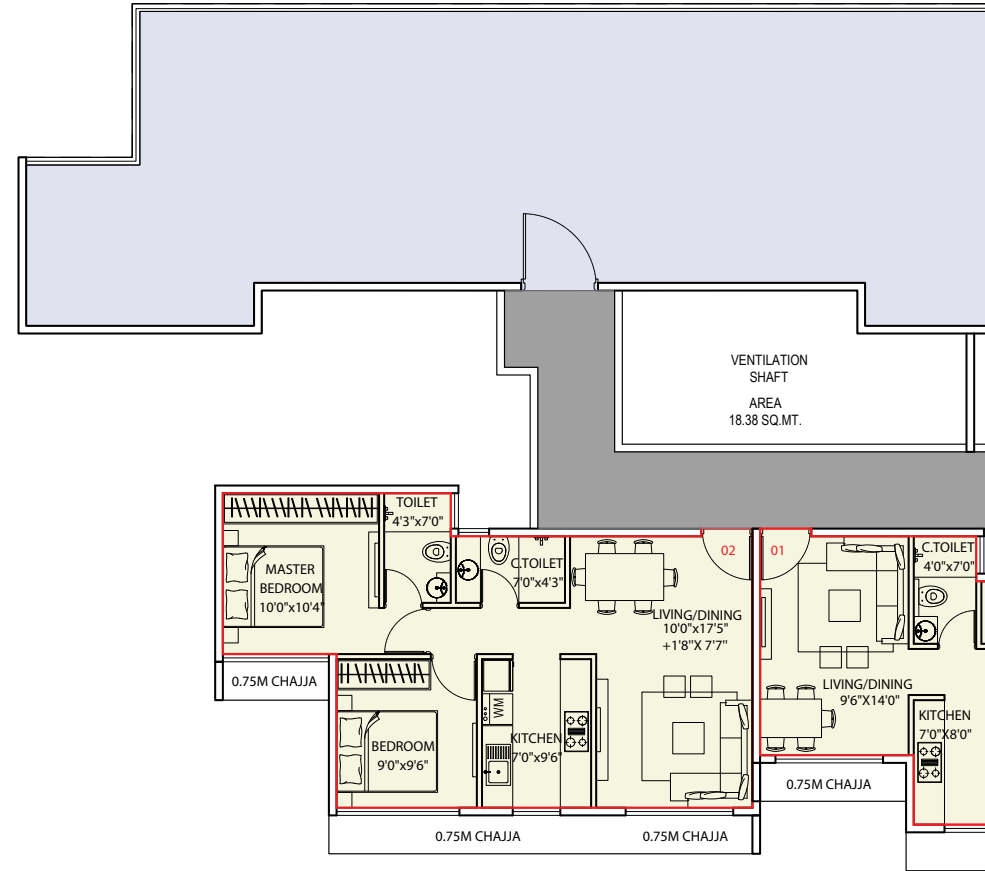
14.65

13.25

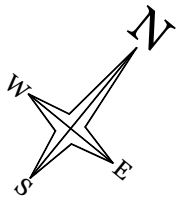
10.81

BUILDING B

1ST FLOOR PLAN



2-BHK A
RERA CARPET AREA
-560.05 SQ.FT



FITNESS CENTER / SOCIETY OFFICE CUM
LETTER BOX ROOM / CRECHE
3179.47 SQ.FT.

ED
6.92 X 2.16

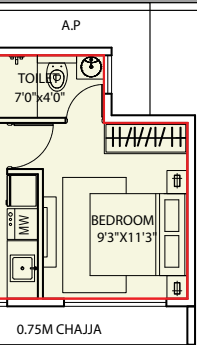
VENTILATION
SHAFT
AREA
13.77 SQ.MT.

VENTILATION
SHAFT
AREA
15.94 SQ.MT.

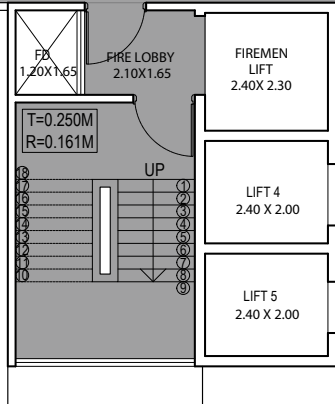
ED
0.90 X
2.16

FD
2.40 X 2.16

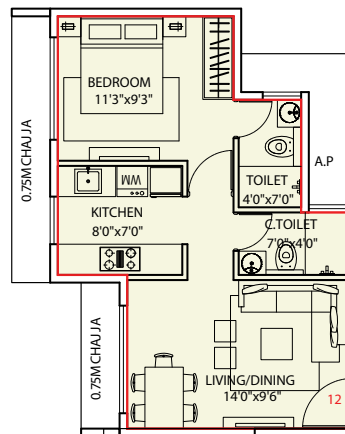
1.50M WIDE PASSAGE



**1-BHK
RERA CARPET AREA
-386.21 SQ.FT**



**1-BHK
RERA CARPET AREA
-386.21 SQ.FT**

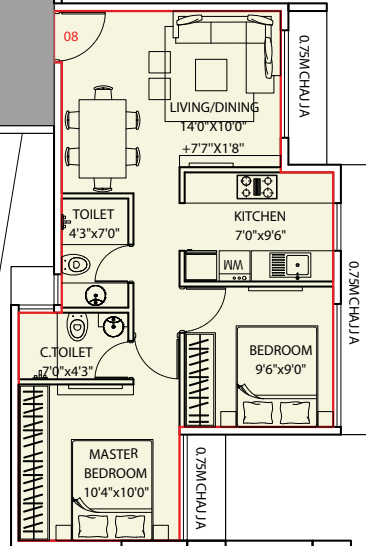


**1-BHK
RERA CARPET AREA
-386.21 SQ.FT**

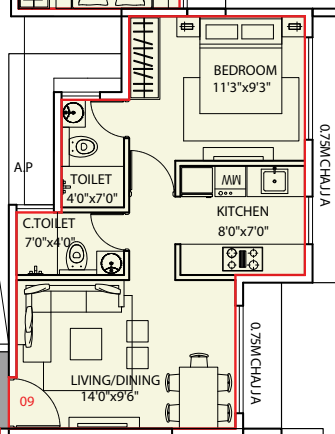


1.50
WIDE
PASSAGE

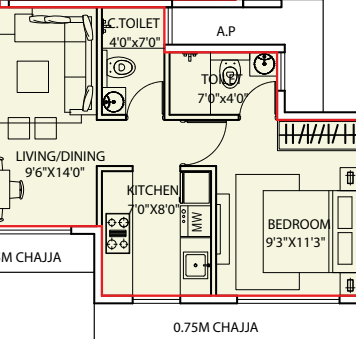
VENTILATION
SHAFT
AREA
89.06
SQ.MT.



**2-BHK C
RERA CARPET AREA
-525.28 SQ.FT**



**1-BHK
RERA CARPET AREA
-386.21 SQ.FT**



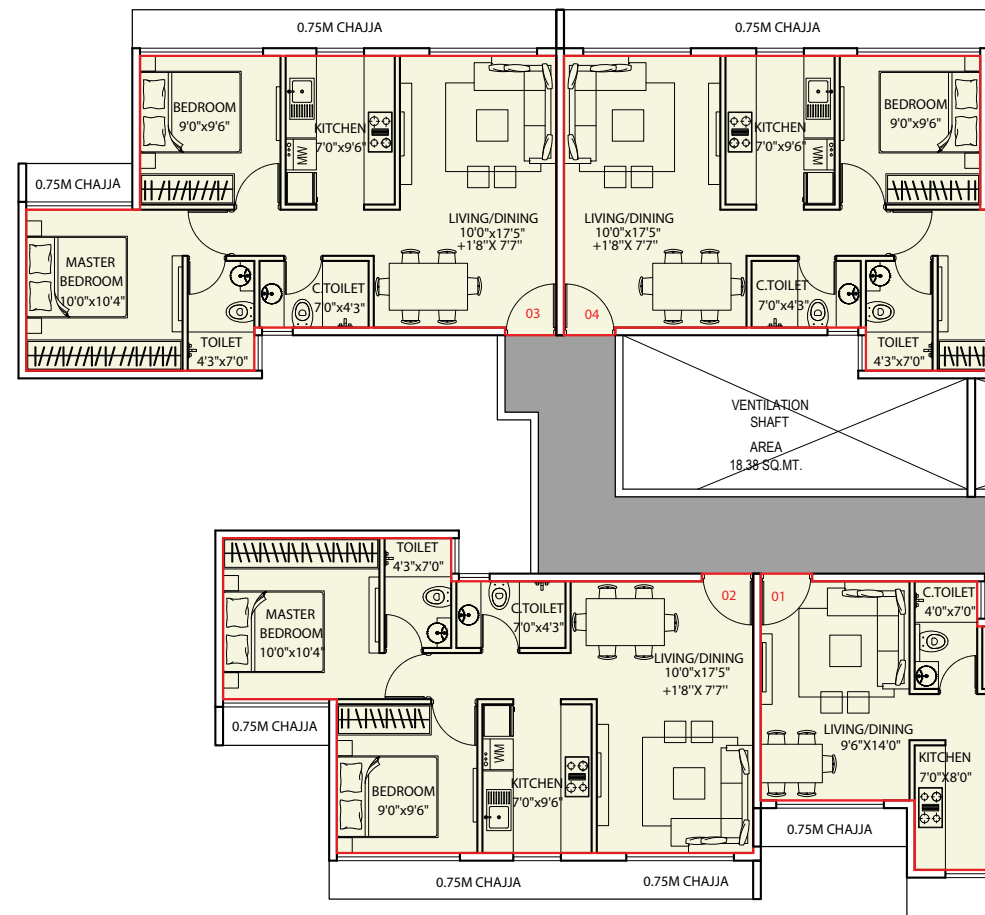
**1-BHK
RERA CARPET AREA
-386.21 SQ.FT**

BUILDING B

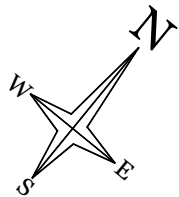
3RD FLOOR PLAN

2-BHK A
RERA CARPET AREA
-560.05 SQ.FT

2-BHK A
RERA CARPET AREA
-560.05 SQ.FT



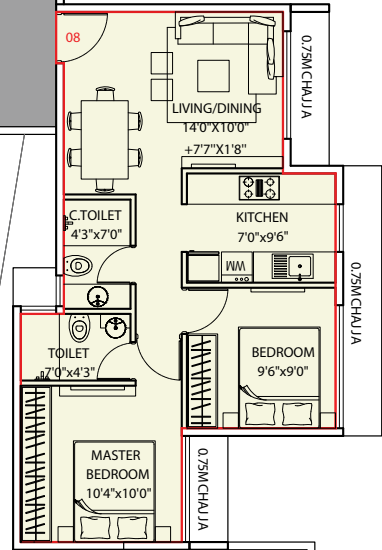
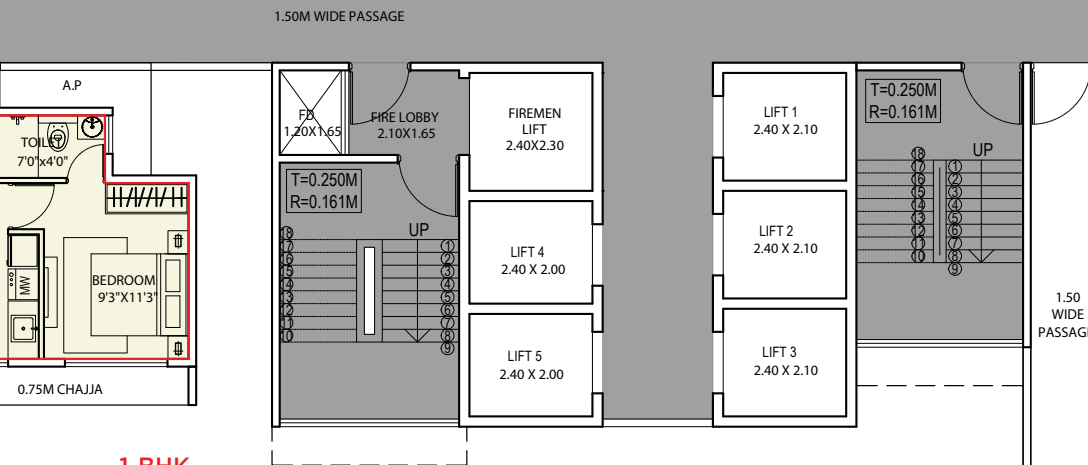
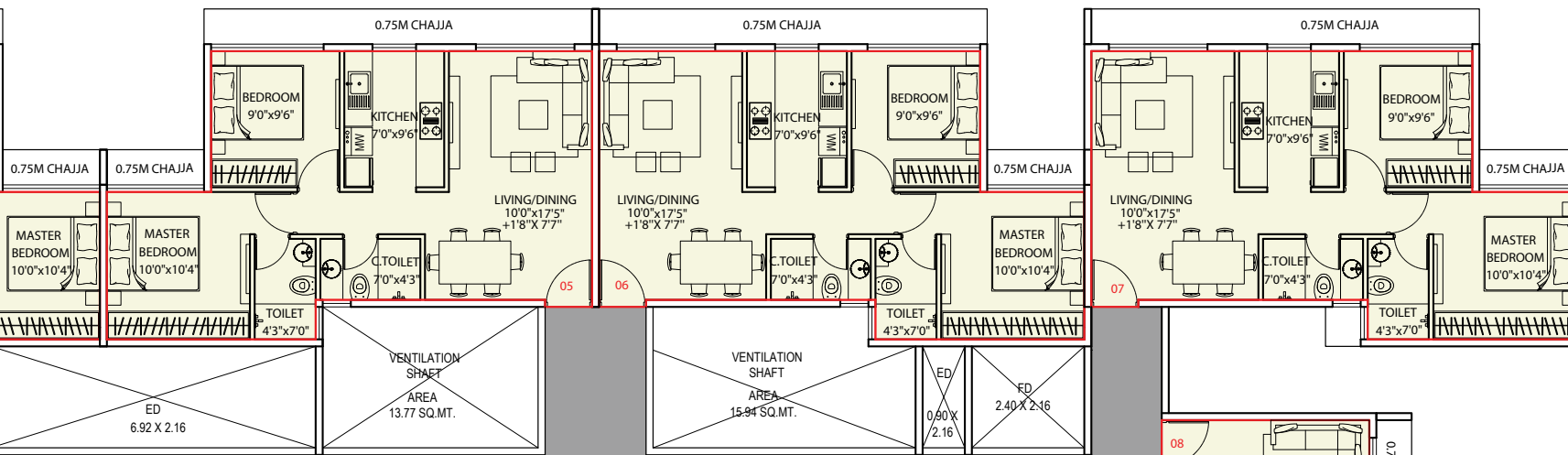
2-BHK A
RERA CARPET AREA
-560.05 SQ.FT



2-BHK A
RERA CARPET AREA
-560.05 SQ.FT

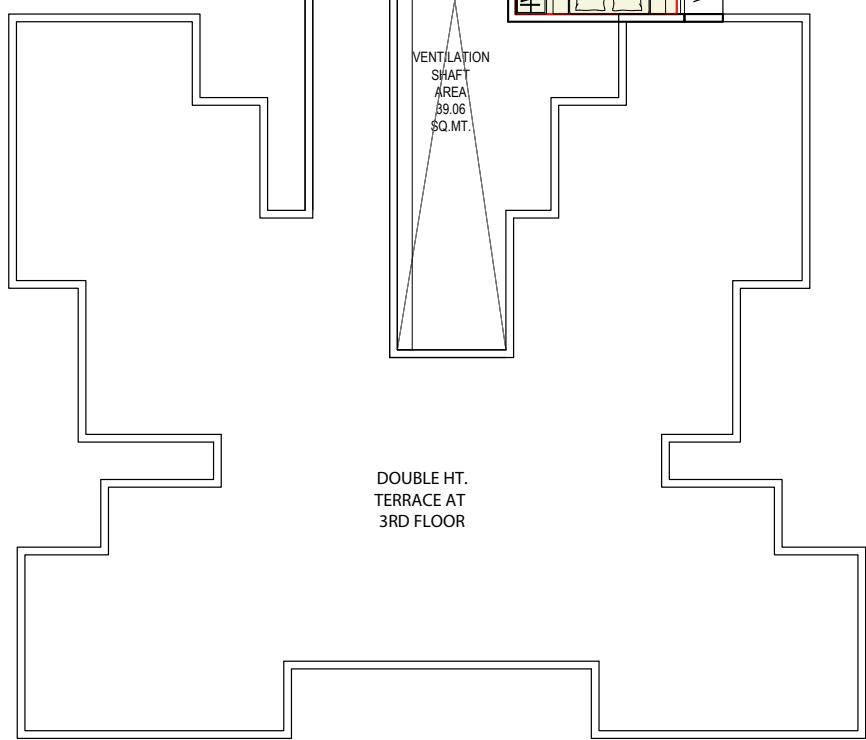
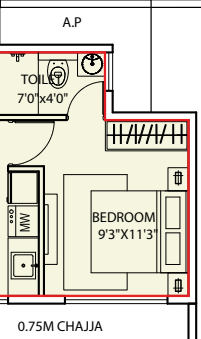
2-BHK A
RERA CARPET AREA
-560.05 SQ.FT

2-BHK A
RERA CARPET AREA
-560.05 SQ.FT



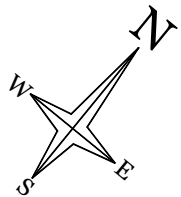
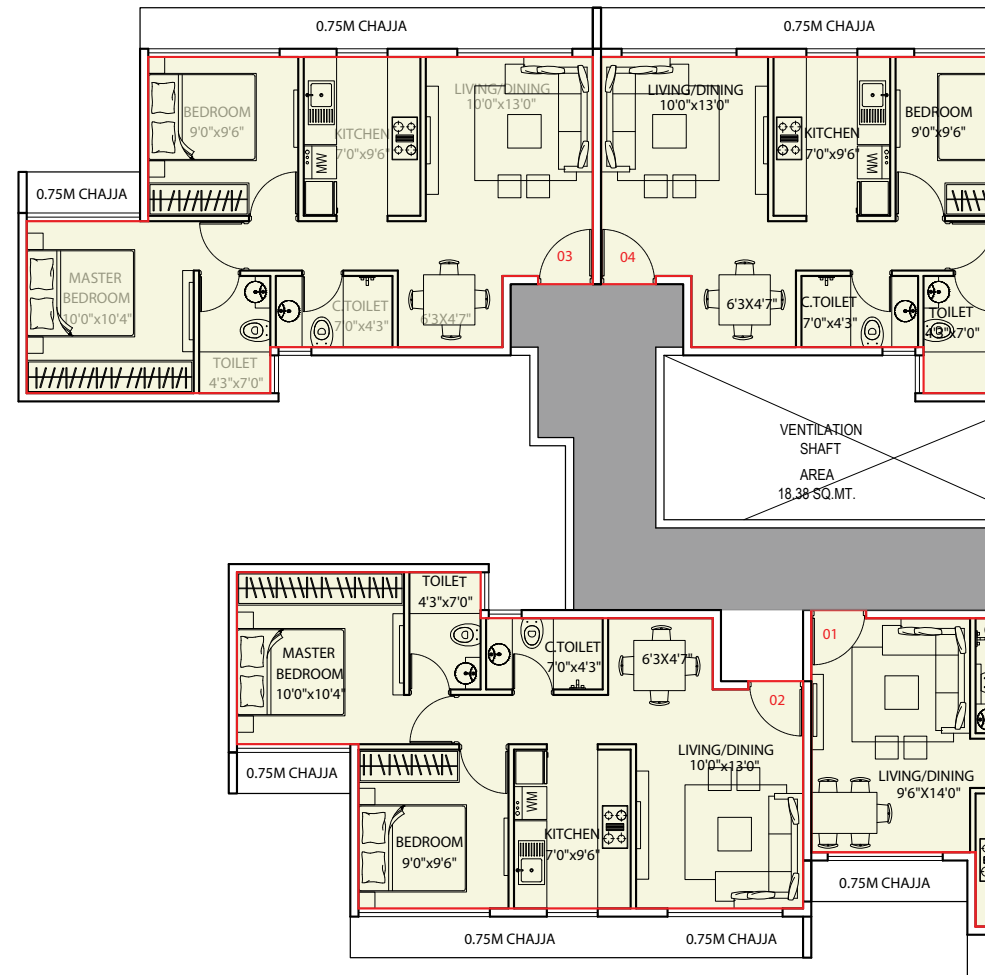
2-BHK C
RERA CARPET AREA
-525.28 SQ.FT

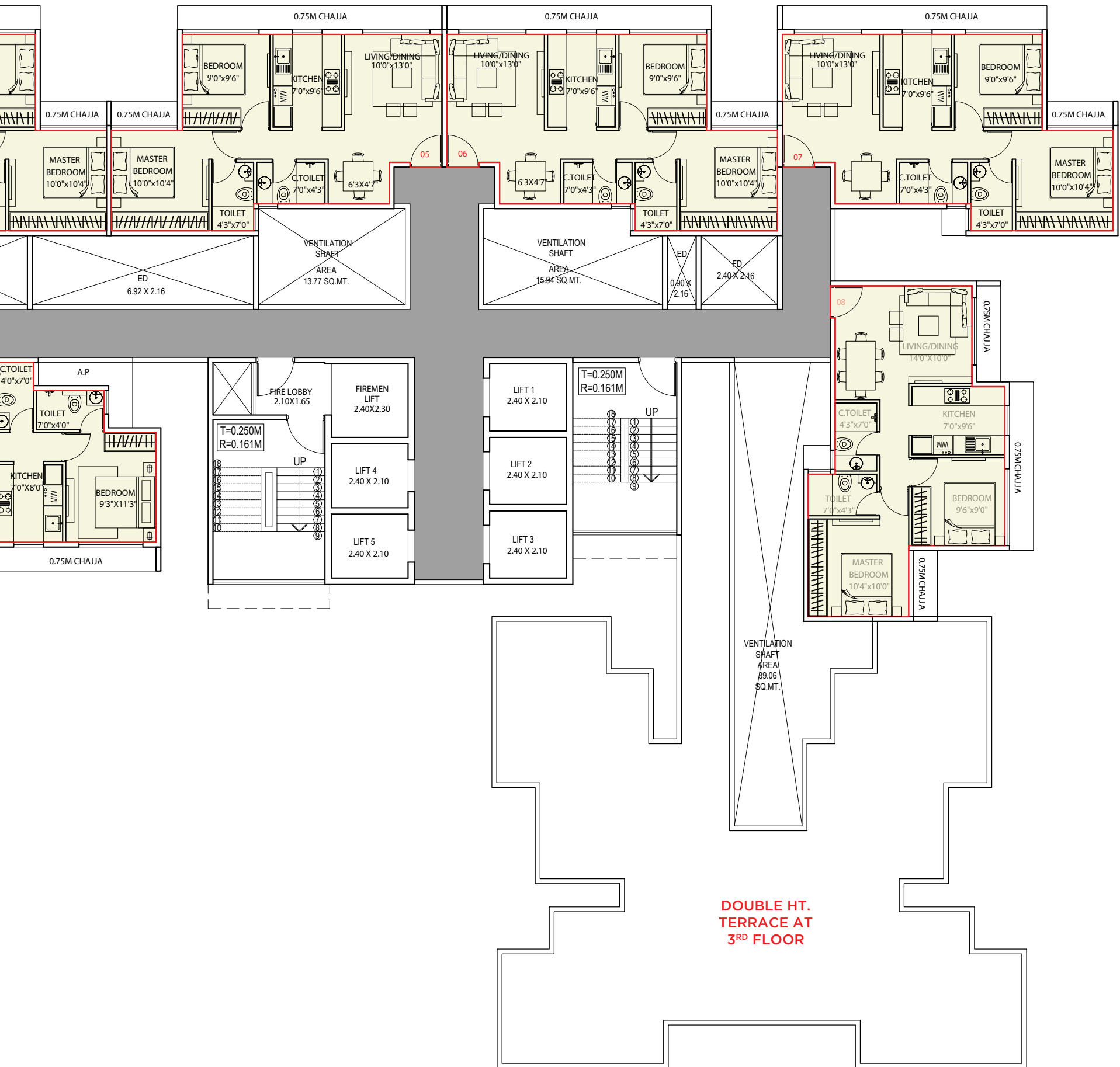
1-BHK
RERA CARPET AREA
-386.21 SQ.FT



BUILDING B

4TH FLOOR PLAN



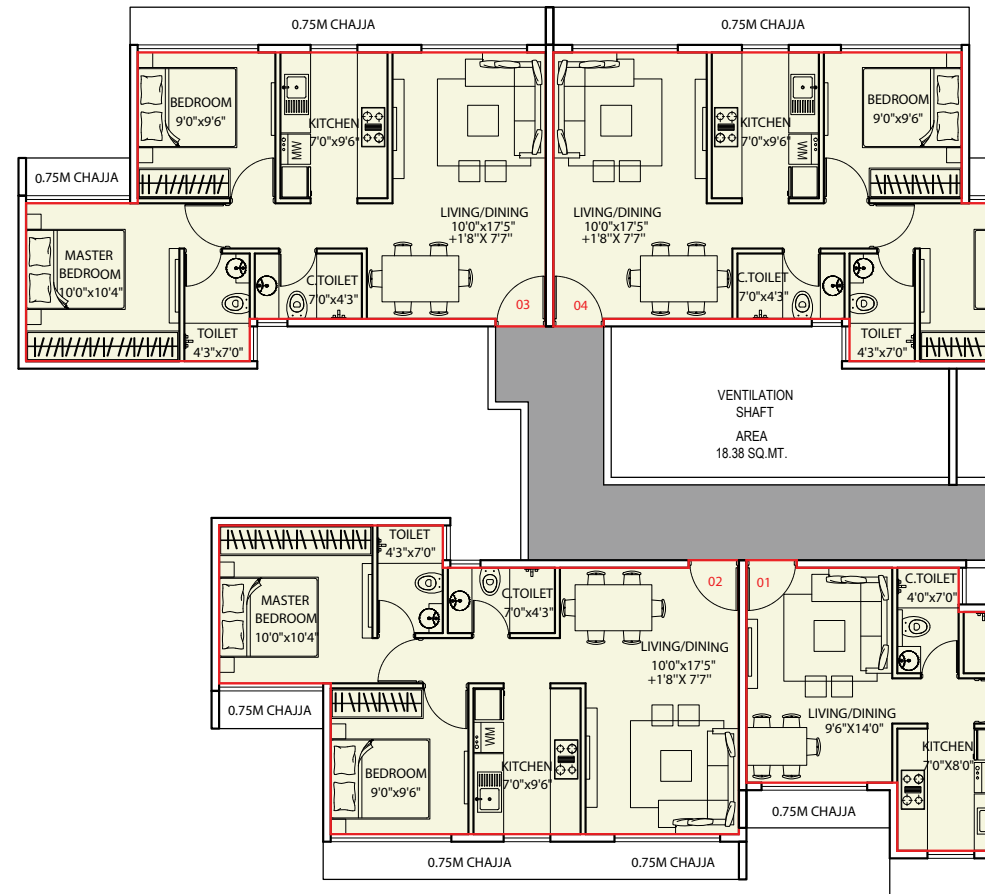


BUILDING B

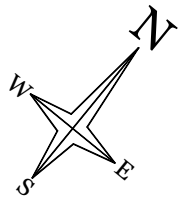
5TH TO 35TH FLOOR PLAN

2-BHK A
RERA CARPET AREA
-560.05 SQ.FT

2-BHK A
RERA CARPET AREA
-560.05 SQ.FT



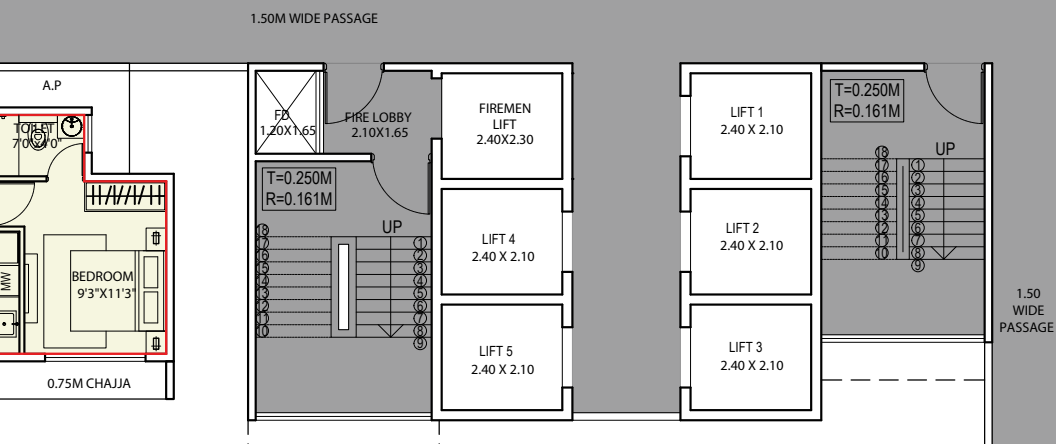
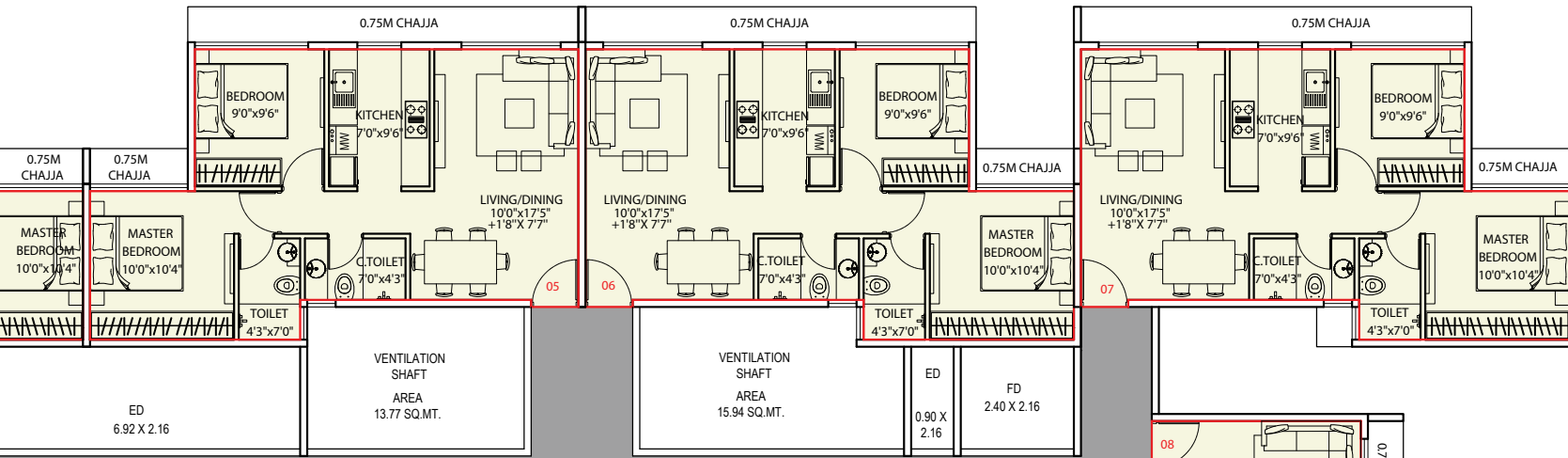
2-BHK A
RERA CARPET AREA
-560.05 SQ.FT



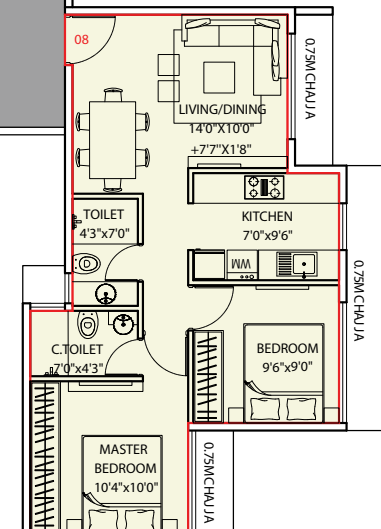
2-BHK A
RERA CARPET AREA
-560.05 SQ.FT

2-BHK A
RERA CARPET AREA
-560.05 SQ.FT

2-BHK A
RERA CARPET AREA
-560.05 SQ.FT



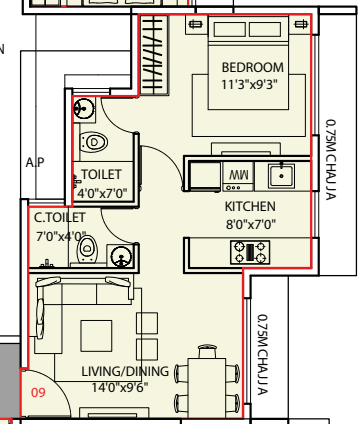
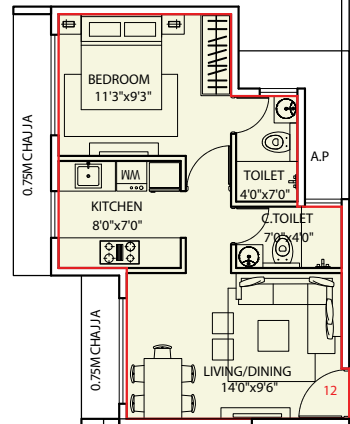
2-BHK C
RERA CARPET AREA
-525.28 SQ.FT



1-BHK
RERA CARPET AREA
-386.21 SQ.FT

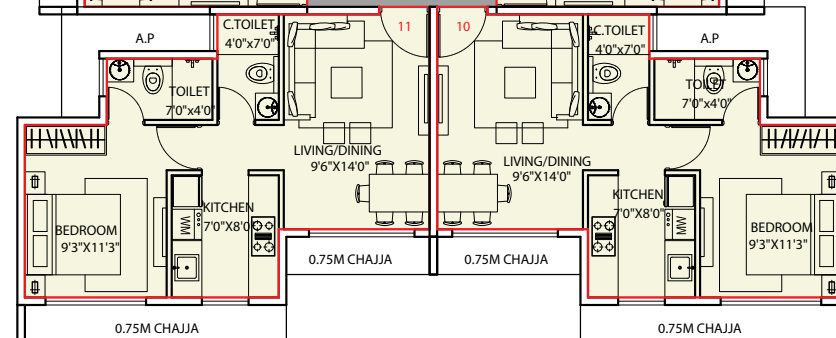
1-BHK
RERA CARPET AREA
-386.21 SQ.FT

1-BHK
RERA CARPET AREA
-386.21 SQ.FT



1-BHK
RERA CARPET AREA
-386.21 SQ.FT

1-BHK
RERA CARPET AREA
-386.21 SQ.FT



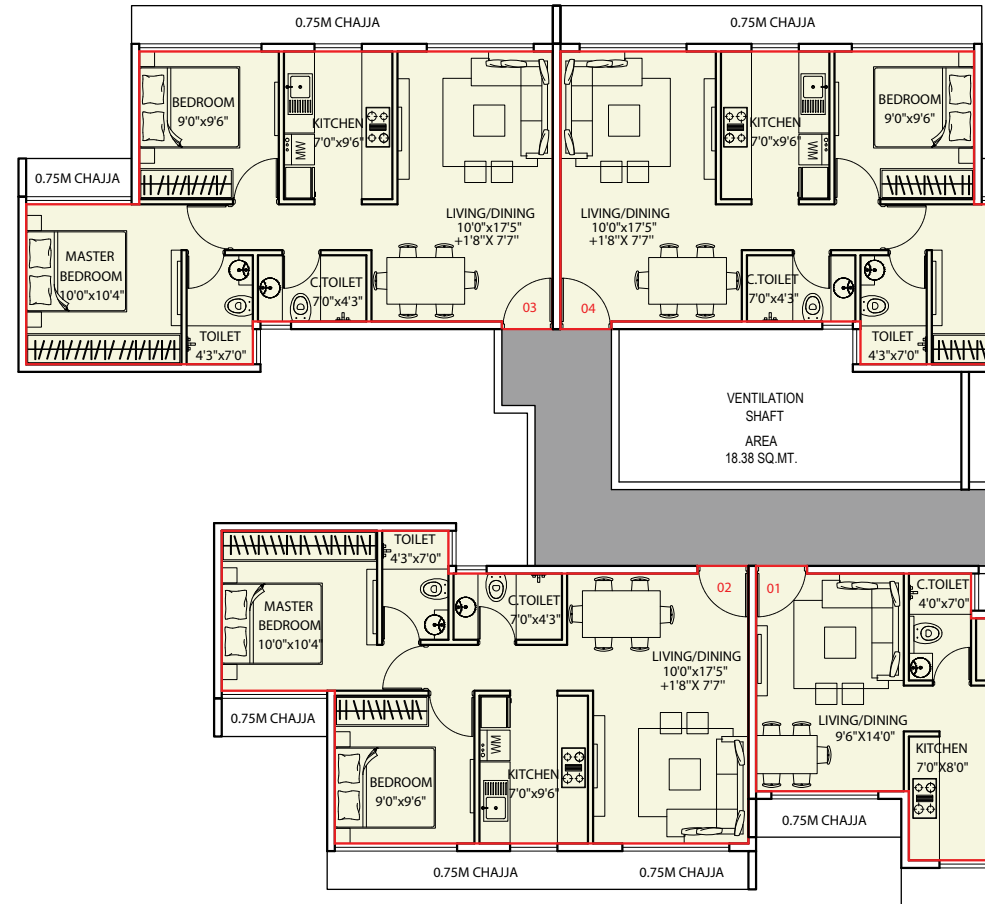
BUILDING B

8TH, 13TH, 18TH, 23RD, 28TH TO 33RD

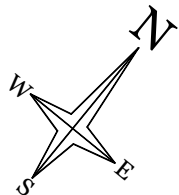
REFUGE FLOOR PLAN

2-BHK A
RERA CARPET AREA
-560.05 SQ.FT

2-BHK A
RERA CARPET AREA
-560.05 SQ.FT



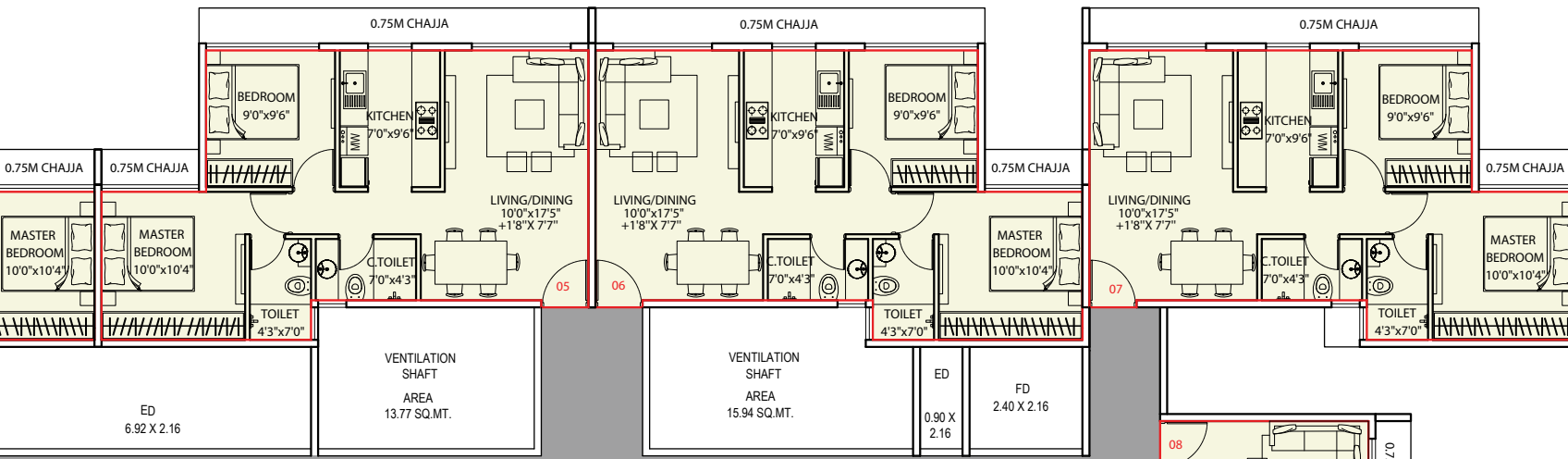
2-BHK A
RERA CARPET AREA
-560.05 SQ.FT



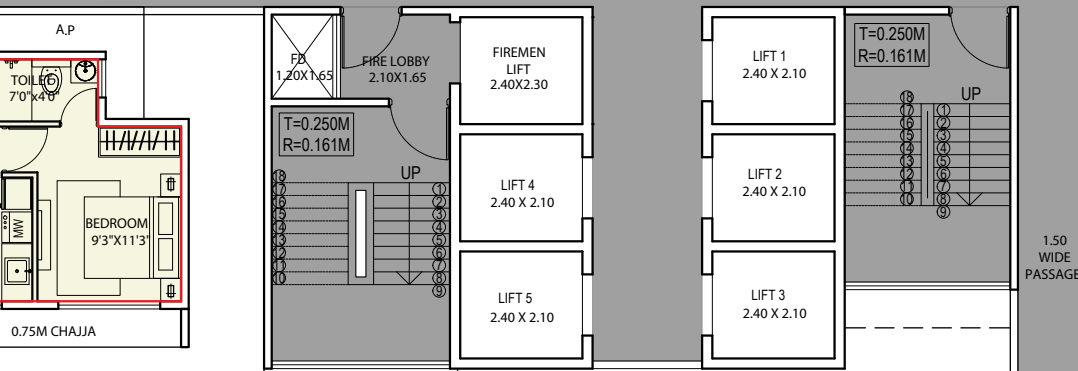
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RERA CARPET AREA
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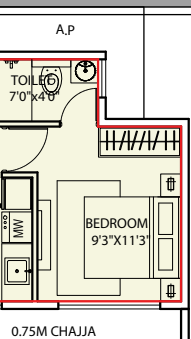
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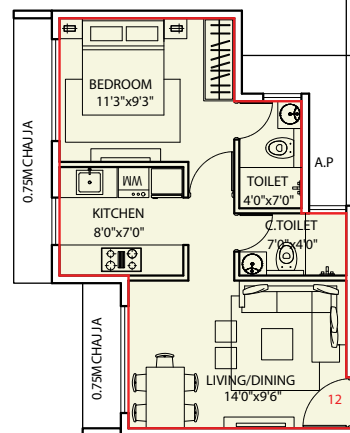
1.50M WIDE PASSAGE



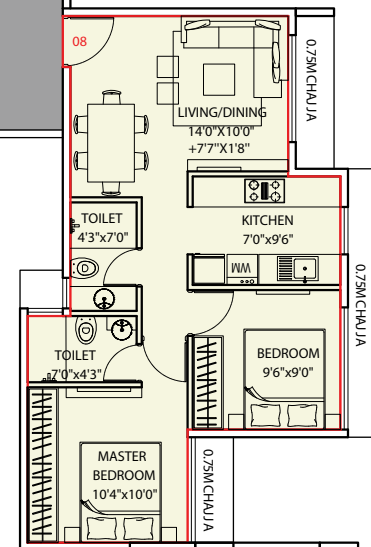
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RERA CARPET AREA
-386.21 SQ.FT**



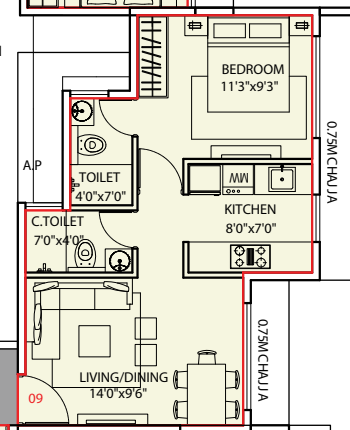
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RERA CARPET AREA
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**2-BHK C
RERA CARPET AREA
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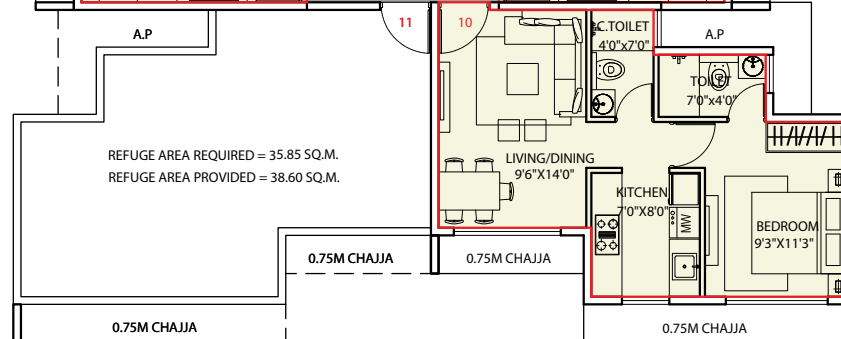


**1-BHK
RERA CARPET AREA
-386.21 SQ.FT**



REFUGE AREA REQUIRED = 35.85 SQ.M.
REFUGE AREA PROVIDED = 38.60 SQ.M.

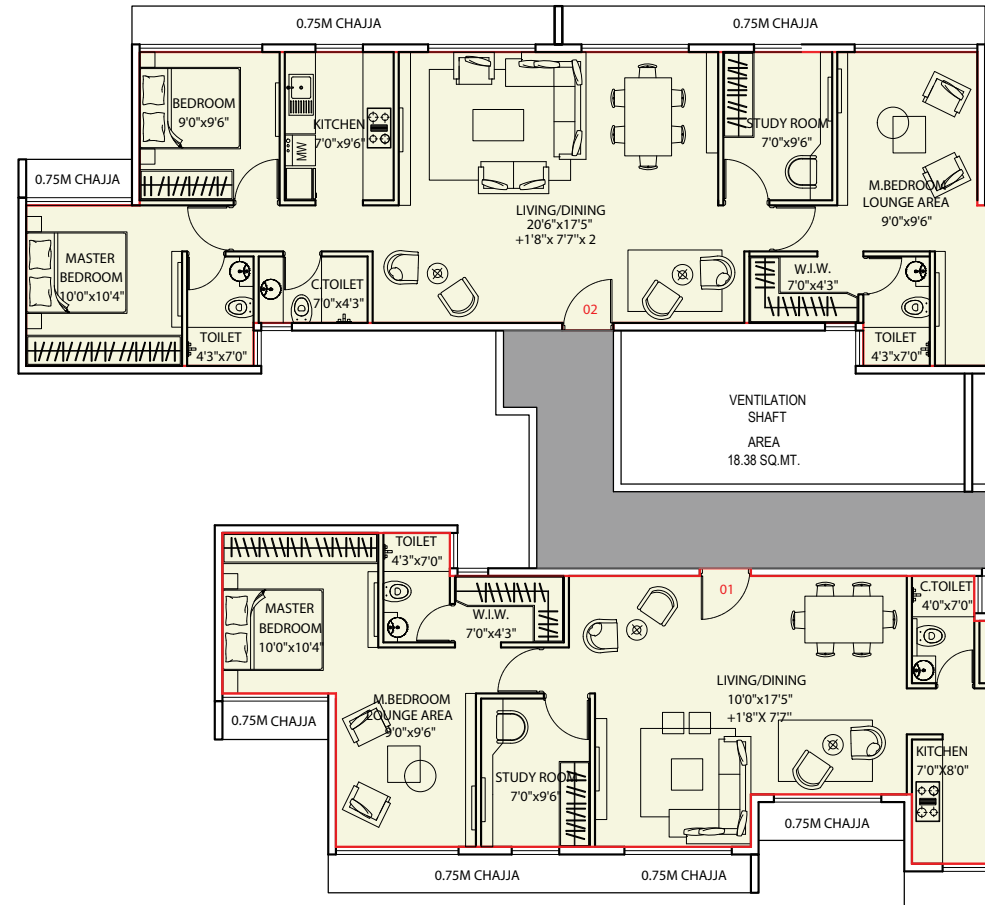
**1-BHK
RERA CARPET AREA
-386.21 SQ.FT**



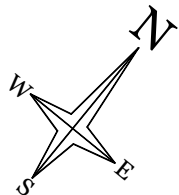
BUILDING B

FLOOR PLAN FOR JODI FLATS

3.5-BHK (2BHK JODI)
RERA CARPET AREA
-1127 SQ.FT

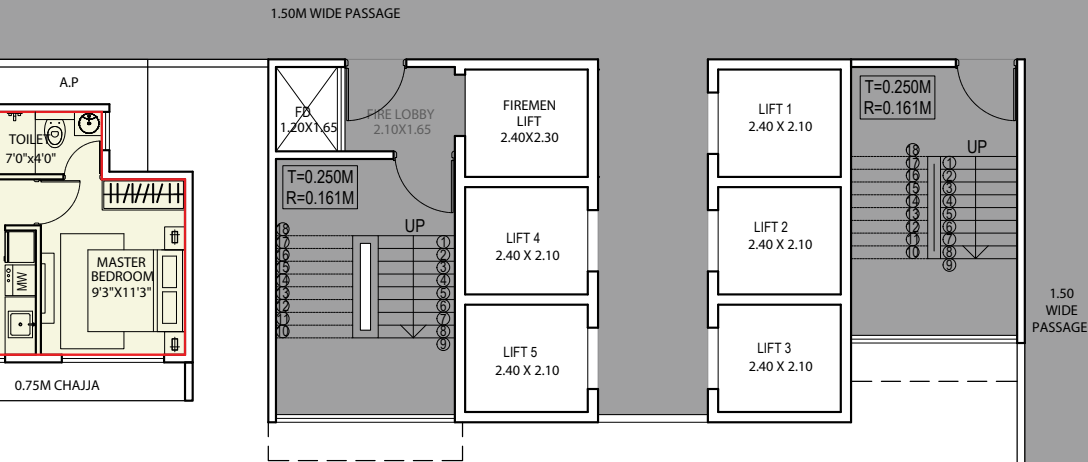
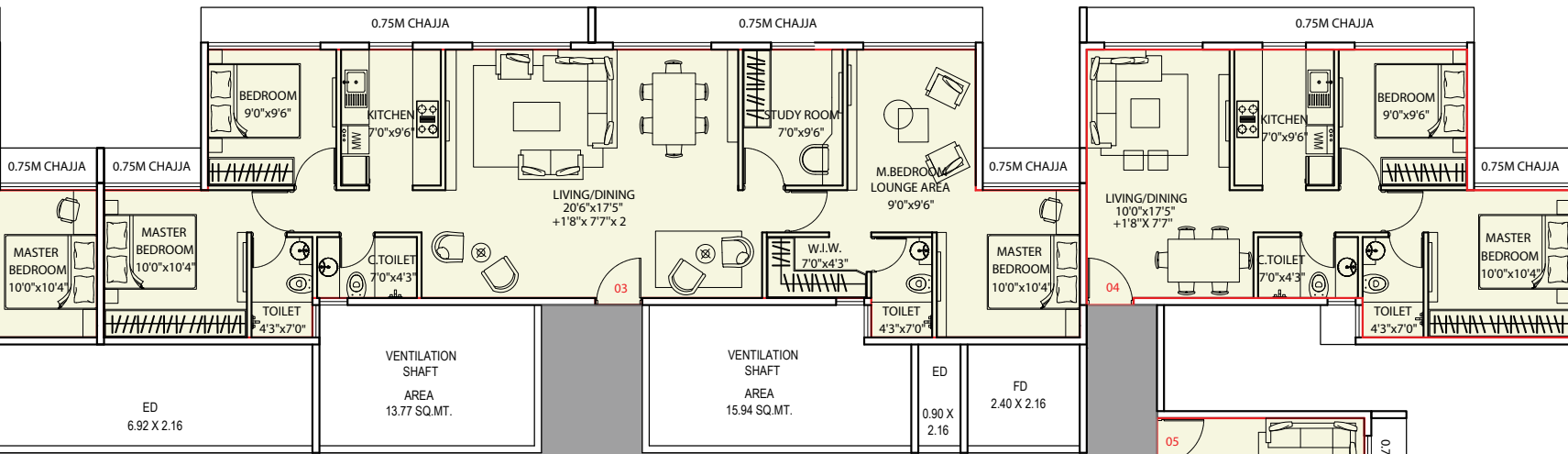


2.5-BHK A (1BHK & 2BHK JODI)
RERA CARPET AREA
-951.53 SQ.FT

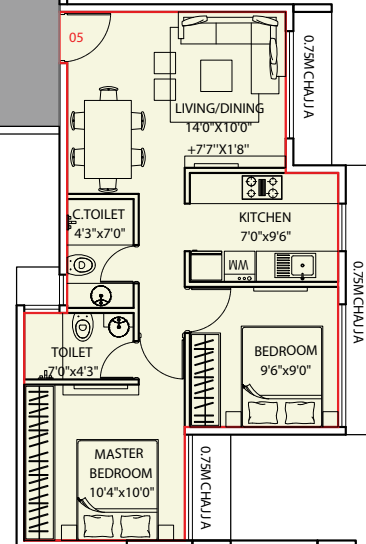


**3.5-BHK (2BHK JODI)
RERA CARPET AREA
-1127 SQ.FT**

**2-BHK A
RERA CARPET AREA
-560.05 SQ.FT**

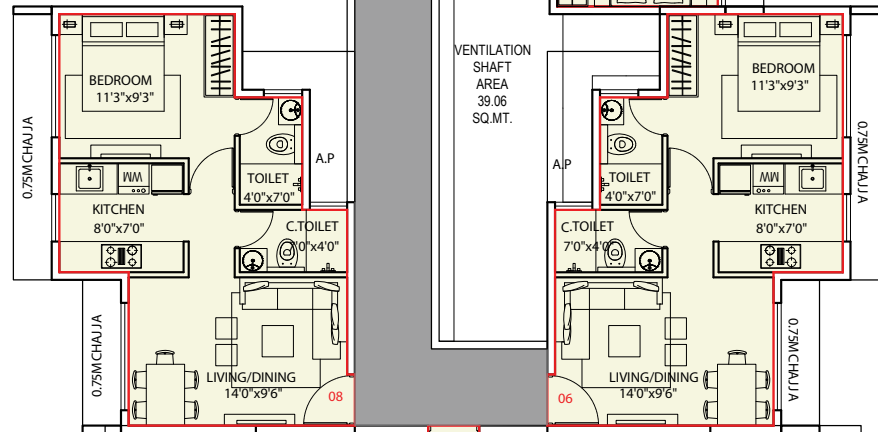


**2-BHK C
RERA CARPET AREA
-525.28 SQ.FT**

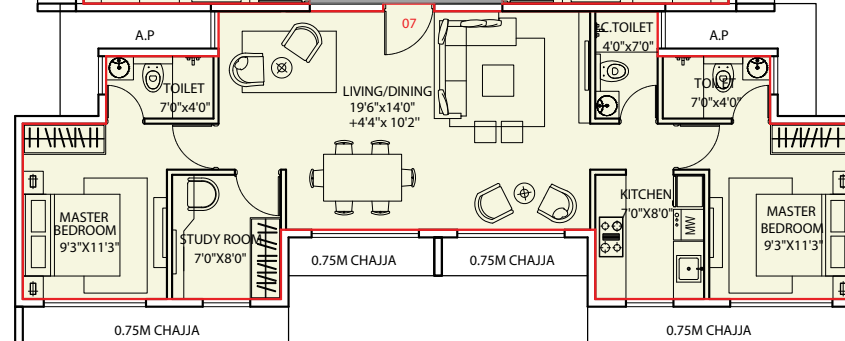


**1-BHK
RERA CARPET AREA
-386.21 SQ.FT**

**1-BHK
RERA CARPET AREA
-386.21 SQ.FT**

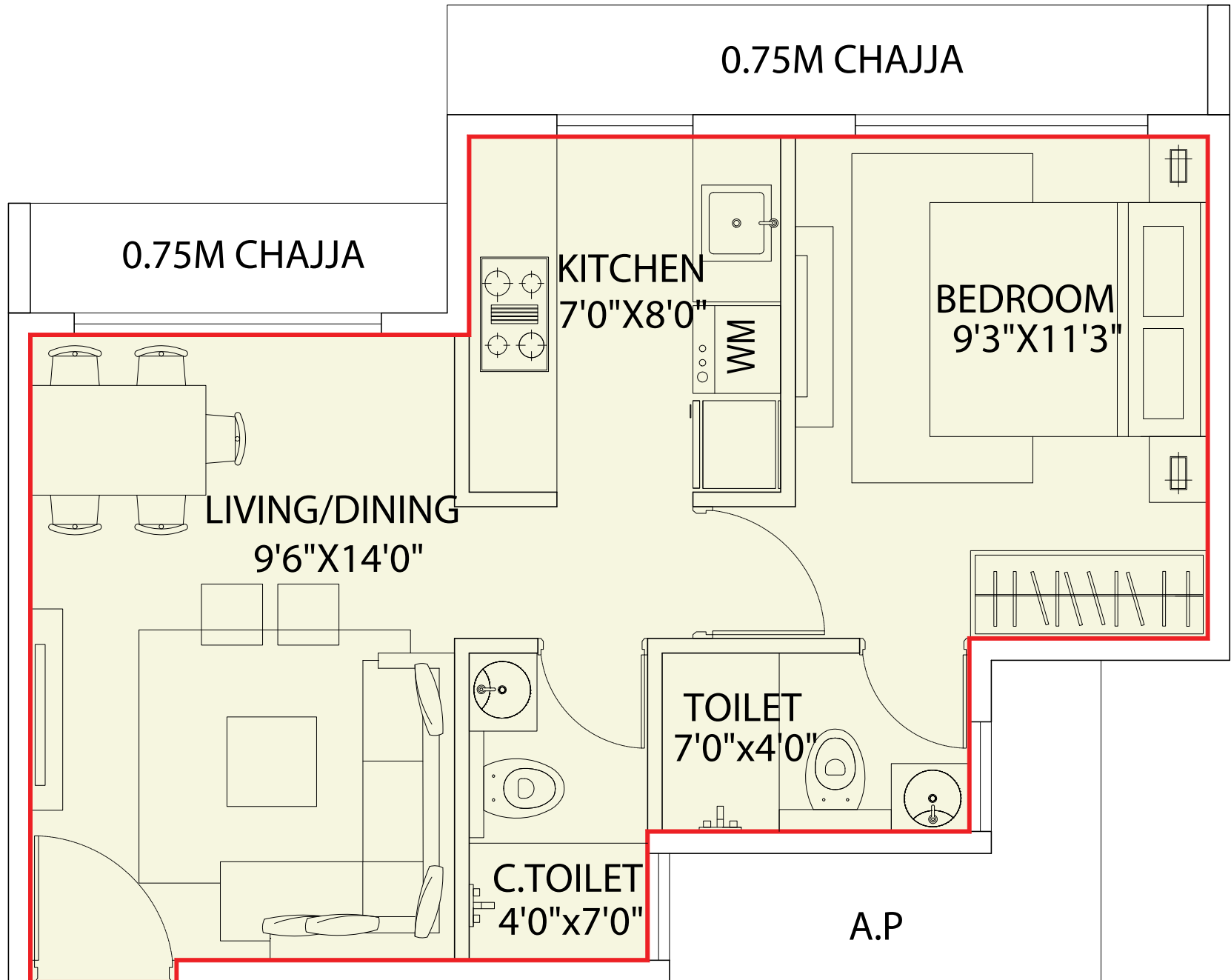


**2.5-BHK B (1BHK JODI)
RERA CARPET AREA
-777.69 SQ.FT**



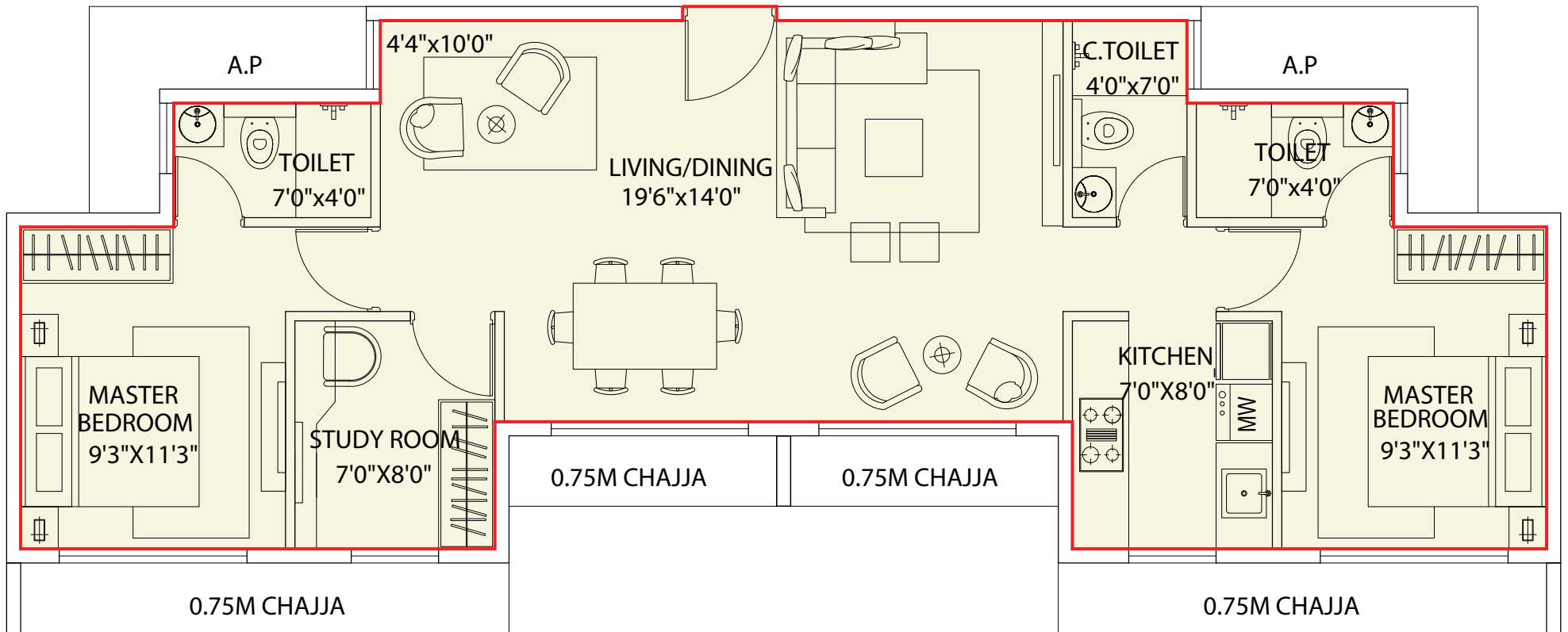
BUILDING B

1BHK



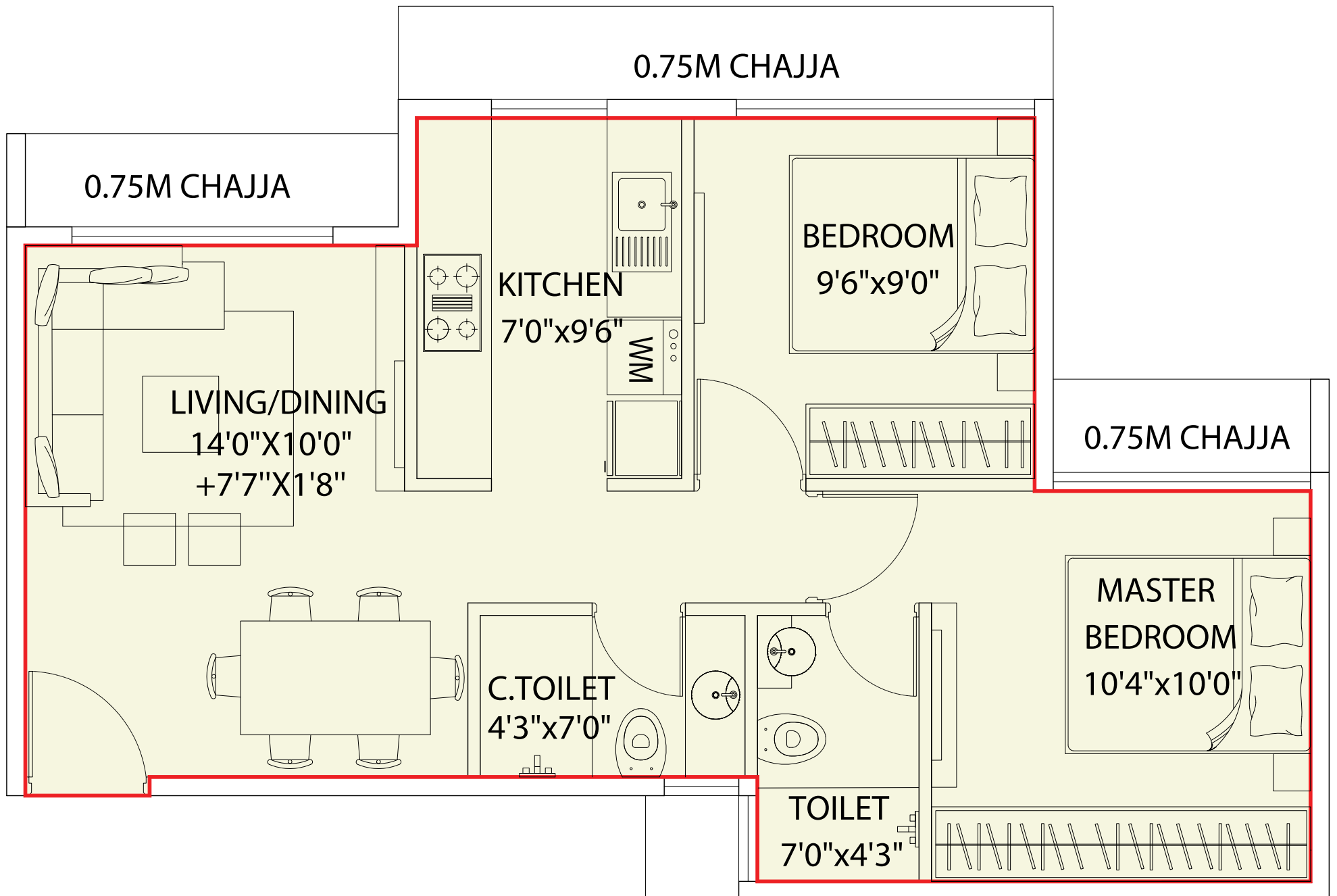
BUILDING B

1BHK JODI



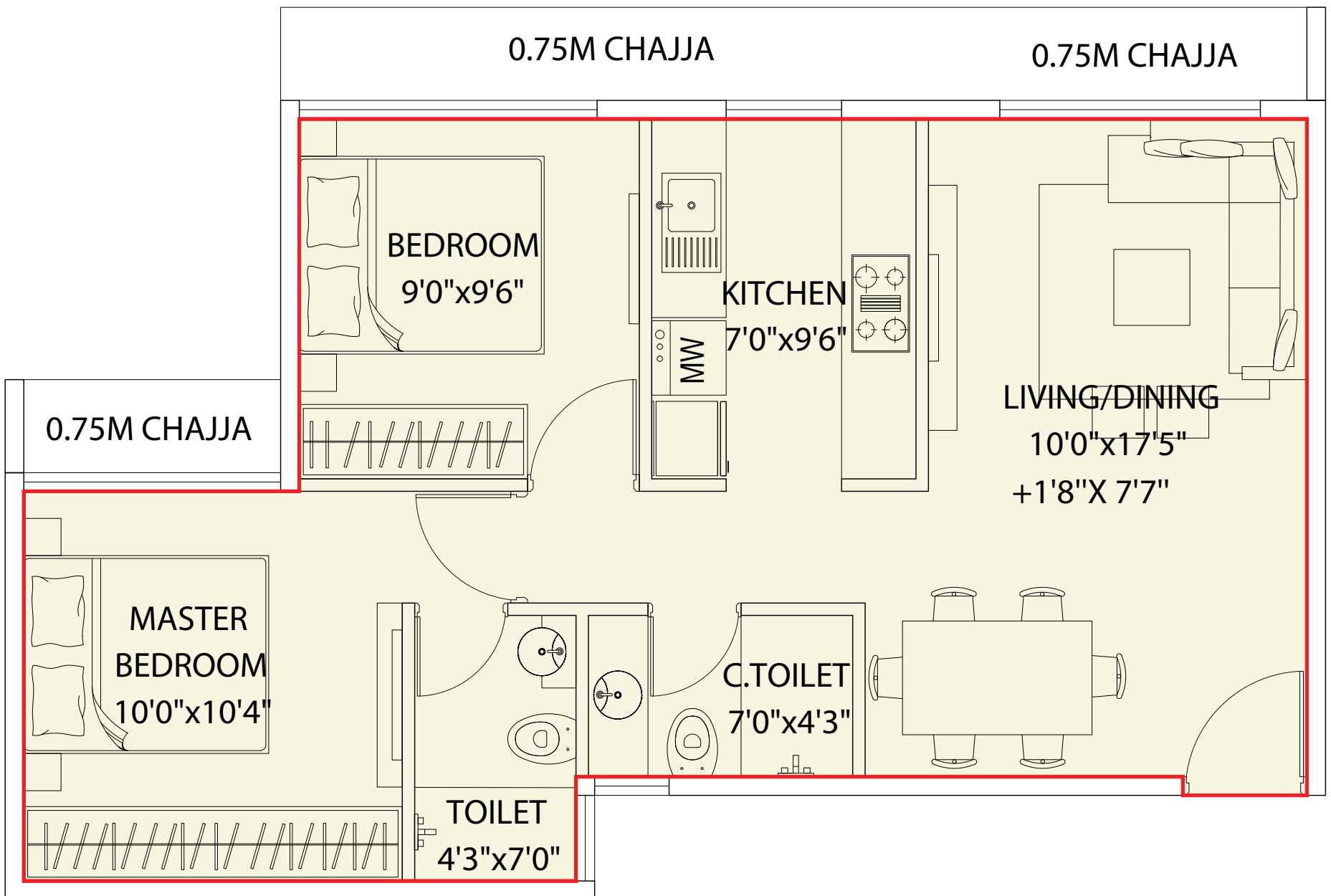
BUILDING B

2BHK



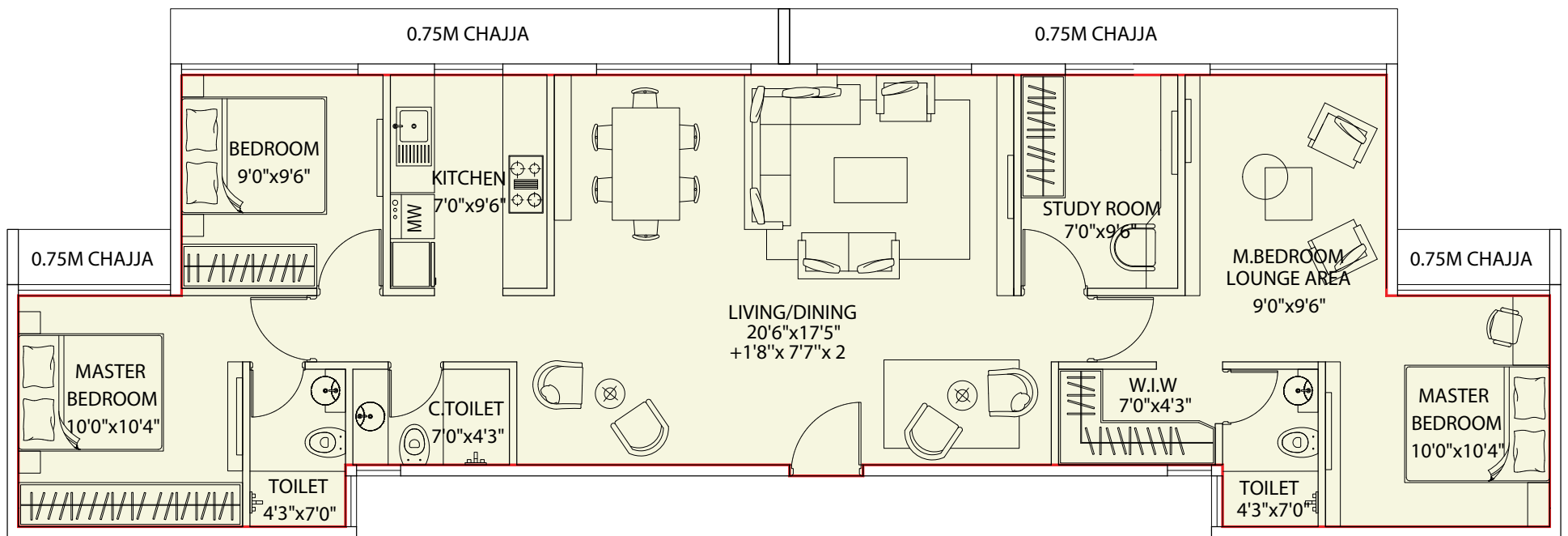
BUILDING B

2BHK A



BUILDING B

2BHK JODI



BUILDING B

1BHK JODI & 2BHK JODI

