

A woman with dark hair, wearing a patterned top, is shown from the chest up, leaning forward in a field of tall, golden-brown grass. She is looking down and slightly to the right with a gentle smile. Her hands are visible, holding some of the grass stalks. The background is a soft, hazy blue sky. The overall mood is peaceful and contemplative.

NATURE ISN'T AN ESCAPE FROM LIFE.  
OUT HERE, IT'S LIFE ITSELF.



**S**trange how the idea of nature only crosses your mind when the soul wants refuge from concrete, steel and improbable deadlines.

But think about this.

Wet grass at daybreak. A game of hide and seek between the sun and the mountains. Trees that stand as the tallest and oldest structures in a largely green and florid skyline. Aren't these the little pleasures that make nature the perfect antidote to life in the big city?

When you wake up to the sight of the Yoor hills staring you down, a hill dotted with trees that make room for nests and lives-not-yet-lived, that give shade to the wildlife below, that hide flowers, and creepers and an entire ecosystem from plain view, you wake up to the realization that any attempt at creation, no matter how beautiful in both, conception and construction, can't match up to what the planet has made of and for itself.

At Neelkanth Woods, you'll see this deference for nature through every open window, every walkabout through the property and every gentle breeze that brings with it the smell of wet earth or a flower in bloom.



NEELKANTH WOODS, THANE.  
LUXURY AT THE FOOT OF A HILL.

Neelkanth Woods, T Bhimjyani Realty's first project as an independent entity, has been conceived around the belief that luxury and environmentally conscious design aren't separate conversations. And a peek at the designs for each of the 12 towers' across this sprawling township, which sits on Thane's most prized real estate, should prove that to be the case.

Out here, nature isn't a prop. Or just a pretty backdrop. The Yeoor Hills have had a much larger role to play than simply being that thing people gape at from their plate-glass windows. The microclimate and ecology of the region complement the design and architecture of the entire property. And it shows when you walk into a home or look at the tower it finds itself in; a high-rise more intent on blending in than standing out.

The other thing with living here is that you never have to let your conscience weigh in on your everyday comforts. So, you get the swimming pools, the badminton courts, and the remarkably large clubhouse amongst other luxuries knowing full well that they've been built, keeping eco-sustainability in mind.

Actual image

A SWIMMING POOL THAT FINDS ITSELF  
IN A SETTING WHERE LIFE BOTH ABOVE AND BELOW  
THE WATER IS JUST AS PEACEFUL.





## A FITTING WELCOME

Fountains on either side, neatly trimmed hedges, flower beds, swaying palm trees, the Yeoor Hills hiding ever so slightly from plain view and creepers clinging on to the stuccoed wall that separates itself from the township by a sliding glass doorway.

That's what your eyes will tell you when you enter Neelkanth Woods. And that's when they'll have you realize that the place and the idea of calling it home, has slowly but surely entered your heart as well.



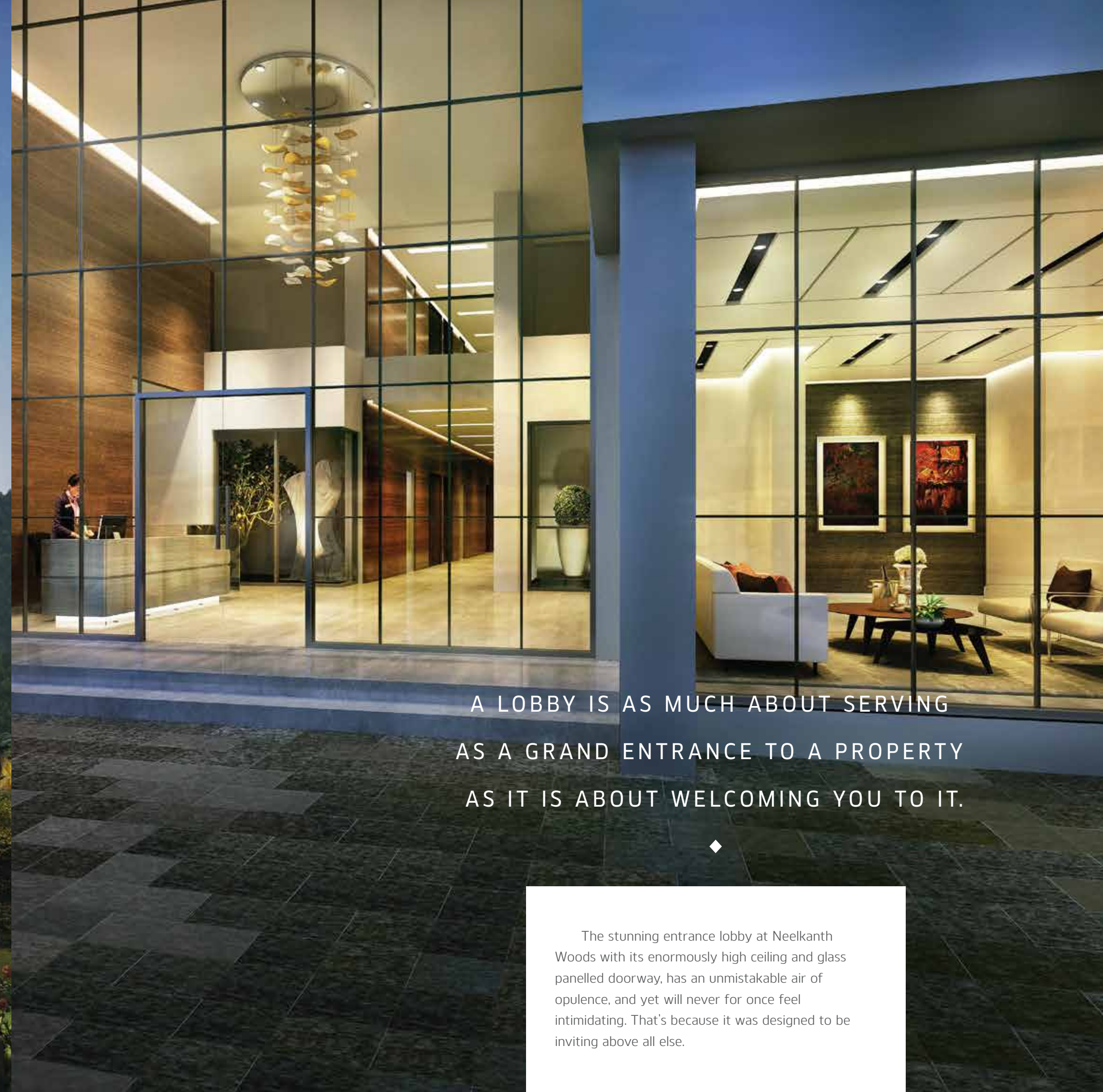
## OLIVIA BY DAY

When the sun is out, Olivia revels in its own beauty. Staring at its reflection in the clear natural stream that runs right alongside it. Painting a picture of calm that looks as if it's frozen in time until the moon has its say.



OLIVIA BY NIGHT

Left under the light of either the moon or the stars, Olivia finds itself in a setting that's got an air of mystique and romance to it. Momentarily misleading anyone looking either at it or out of it to believe that this cannot be what the heart of a city looks like.



A LOBBY IS AS MUCH ABOUT SERVING AS A GRAND ENTRANCE TO A PROPERTY AS IT IS ABOUT WELCOMING YOU TO IT.

The stunning entrance lobby at Neelkanth Woods with its enormously high ceiling and glass panelled doorway, has an unmistakable air of opulence, and yet will never for once feel intimidating. That's because it was designed to be inviting above all else.

THE VIEW FROM THE 20<sup>th</sup> FLOOR

THE VIEW. THE VIEW.  
THE VIEW.



We could go to great lengths to talk about the Yeoor Hills. Running up a long list of adjectives to describe the very many hues of green that you'll find on the twenty-odd species of trees here. Bamboo, Red Pine, Hangersten and Cterminillia to name a few.

We could write poetry about the languid drift of a heavy cloud. And how it adds a romantic air to the hillside. Or what the sun looks like at first light. Or how the entire landscape changes character with the monsoon winds...

But words, can only go so far.



## PROJECT

- Club, Entertainment and Common Areas
- High-Speed Elevators
- Landscaped Garden
- Children's Play Area
- Concierge Service
- Observation Area on Top Level
- ATM Facility
- Laundry Pick-up & Delivery
- Car-free Podium Area

## KITCHEN

- Granite Top Platform
- Stainless Steel Sink
- Washing Machine Space in Utility Area
- Flooring : Superior Quality Vitrified Tiles

## PARKING & SERVICES

- Podium Parking
- Stack Parking
- Demarcated Area for Drivers with Rest Rooms

## APARTMENT

- Living & Dining Room - Imported Marble
- Bedrooms - Wooden Flooring or Superior Quality Vitrified Tiles
- Bathrooms - High Quality Tiles Clad
- Fully Equipped Bathrooms with Superior Quality Fittings
- Video Door Phones

## GREEN INITIATIVE

- Sewerage Treatment Plants on Site
- Rainwater Harvesting
- Use of Environment-Friendly Building Materials
- 7 Borewells

## SAFETY & SECURITY

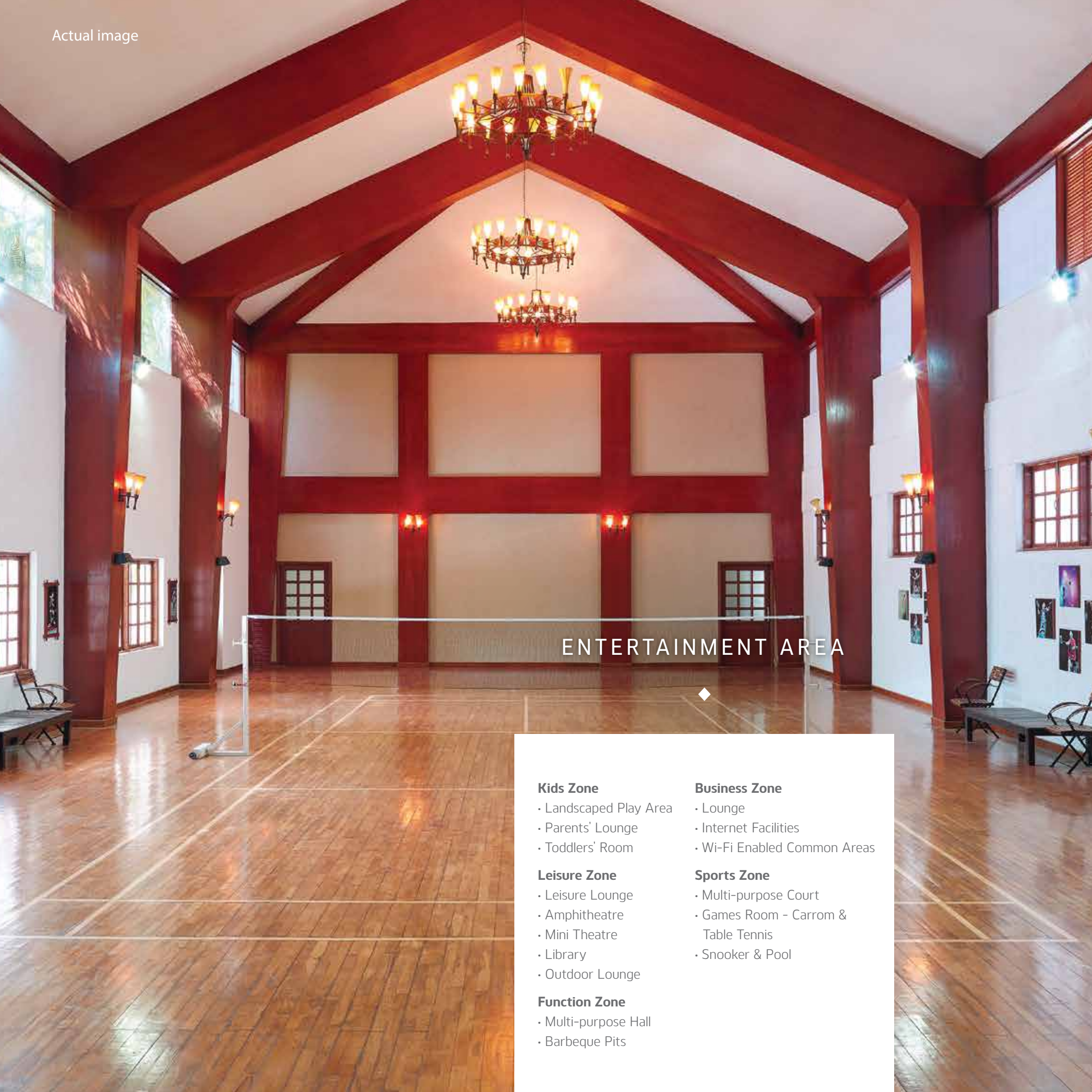
- Security Managed by Professionals
- Round-The-Clock CCTV Surveillance
- Fire Fighting Provision





## EVERYDAY INDULGENCE

What's a home if it doesn't help keep you at ease, doesn't help you belong and most importantly does not let you give free rein to your imagination? When your eyes travel away from those lush green hills and come to rest on your window sill or your very own designer kitchen, the moment of inspiration dare not pass. After all, that's the precise way in which we have defined luxury in every space you choose to inhabit here. Be it the observation deck or the state-of-the-art gymnasium, the indulgence never ends. If you turn the page, you will know exactly what we mean.



ENTERTAINMENT AREA

**Kids Zone**

- Landscaped Play Area
- Parents' Lounge
- Toddlers' Room

**Leisure Zone**

- Leisure Lounge
- Amphitheatre
- Mini Theatre
- Library
- Outdoor Lounge

**Function Zone**

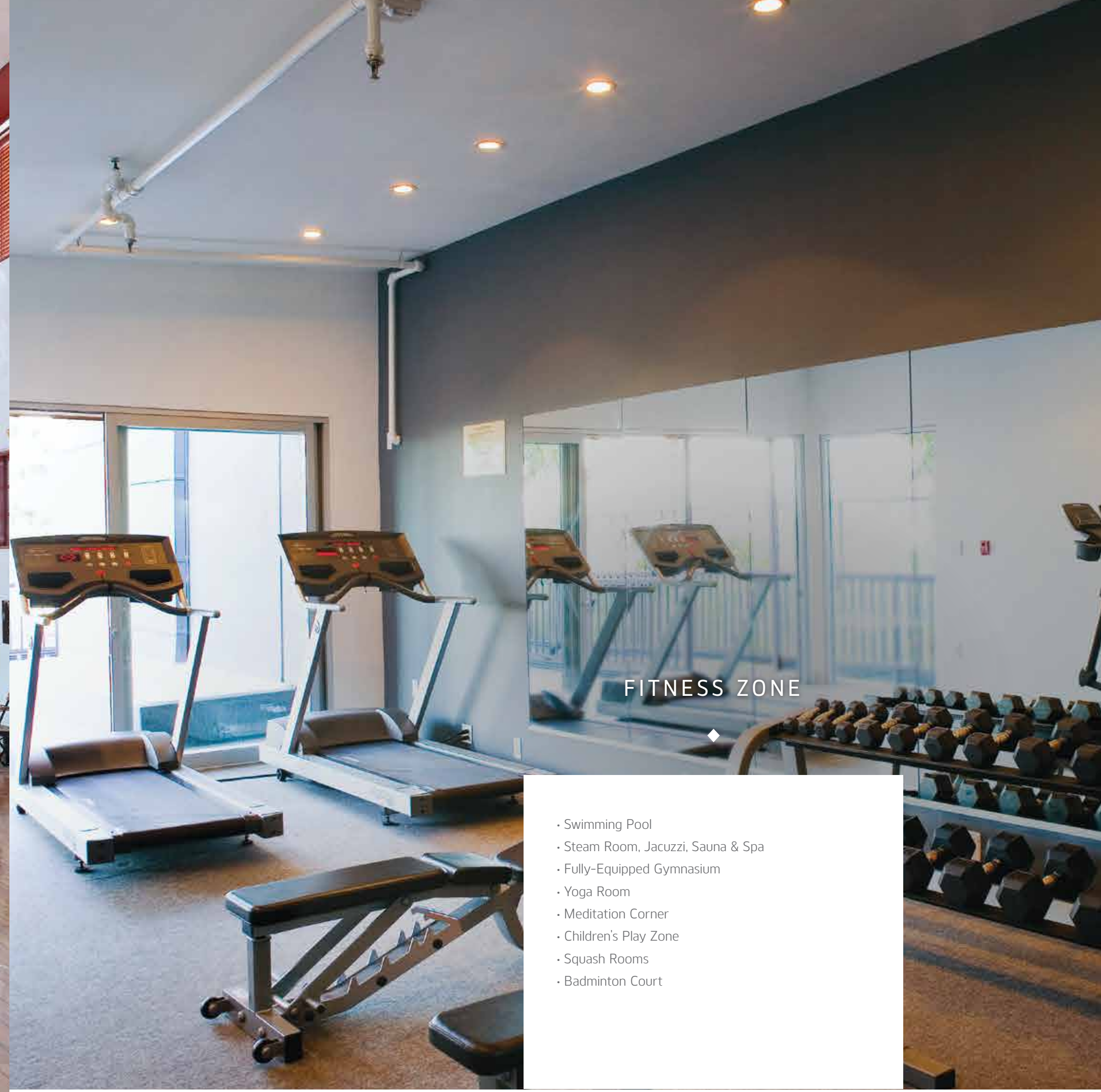
- Multi-purpose Hall
- Barbeque Pits

**Business Zone**

- Lounge
- Internet Facilities
- Wi-Fi Enabled Common Areas

**Sports Zone**

- Multi-purpose Court
- Games Room - Carrom & Table Tennis
- Snooker & Pool



FITNESS ZONE

- Swimming Pool
- Steam Room, Jacuzzi, Sauna & Spa
- Fully-Equipped Gymnasium
- Yoga Room
- Meditation Corner
- Children's Play Zone
- Squash Rooms
- Badminton Court



THANE:  
BACKED BY HISTORY, GEOGRAPHY  
AND BOUNDLESS POTENTIAL.



Thane's history dates as far back as 900 AD. And it's a pretty glorious history at that. Featured in the writings of people like Alexander the Great and Tolemi, who are believed to have visited it on their Indian expeditions, the city-port has even seen Marco Polo arrive at its shores in 1290 AD and pay it no small compliment by describing it as "one of the best cities in the world". Not to forget, this is also the place where pre-independent India's first railway train ran way back in 1853 from Bori Bunder (present-day CST) in Mumbai.

Geography hasn't been less kind either. On the one hand, with Yeoor and Parsik Hills lending an unerring sense of calm, the place is flush with tree-cover, hill-views and wide open spaces. And yet, it finds itself in close proximity to Mumbai through the Eastern Expressway, the newly laid out Eastern Freeway and Santacruz Link Road.

As for culture, myriad festivals mark the calendar all-year round, giving it a well-deserved reputation for encouraging the arts. In recent years, it has also seen a spike in social infrastructure, such as schools, colleges, hospitals and malls.

So, it's not so much a question of "why Thane" anymore, as it is about "why on earth not?".



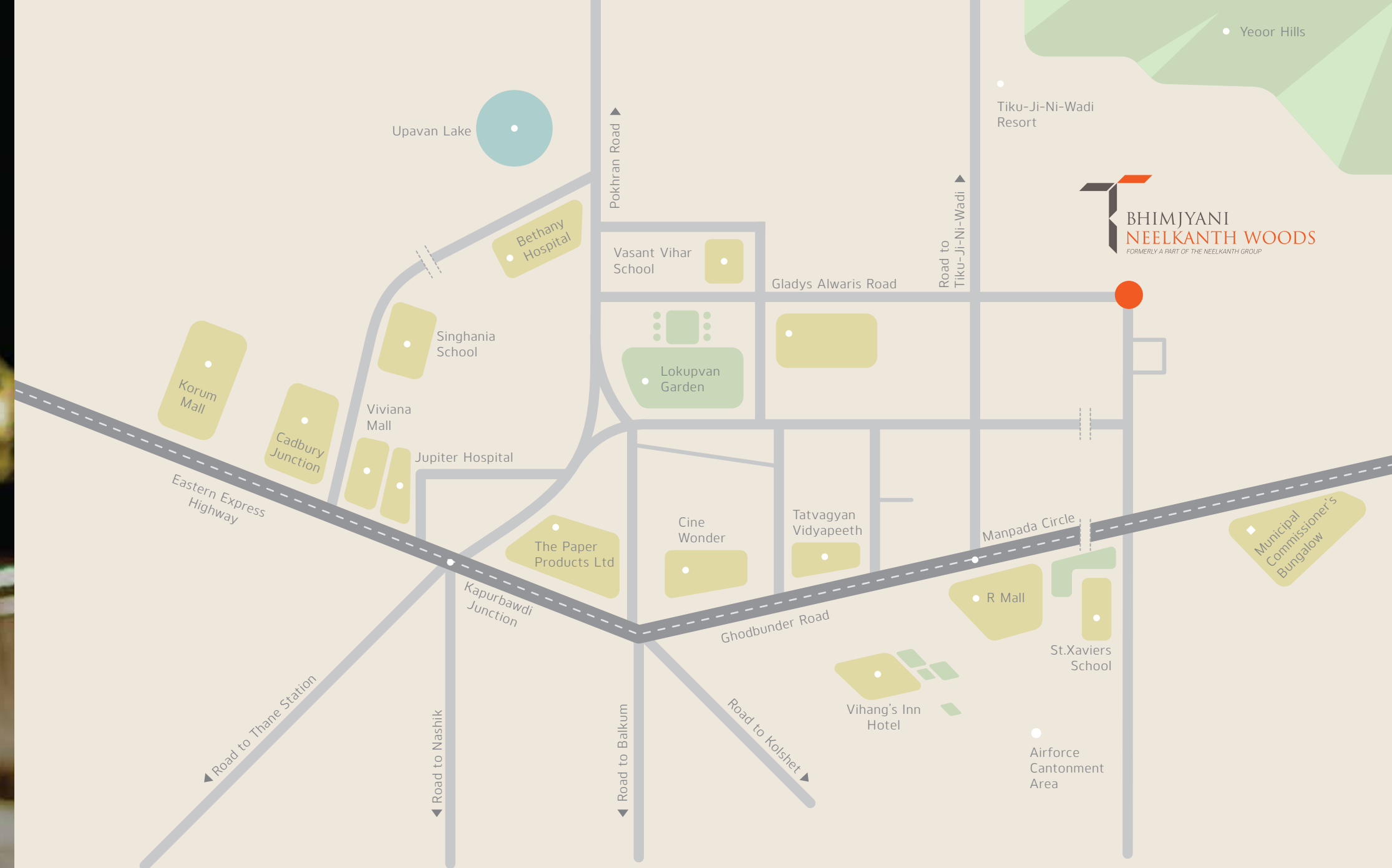
## NATURE AND LIFESTYLE IN THE SAME BREATH.

Conventional wisdom says that to have a meaningful encounter with nature or the environment you have to give up that life of shopping malls, designer labels and those hectic things we've come to love about living in the big city. Fine dining. Movie Saturdays. Binge retail therapy. The works. Neelkanth Woods has been conceived in open defiance to that convention.

Here, you can just as easily wake up to the sight of the heavily forested Yeoor Hills and be interrupted by birdsong and still, if you chose to, head out into a world of high-rises and 'pampering yourself silly' if you merely step out of the gates.

This wonderful option of being able to toggle between nature and civilization is down to the Eastern Express Highway and Ghodbunder Road being just off the property. That and the fact that the neighbourhood has a number of malls, schools and hospitals to serve as a reminder that you are, in fact, living in a city.

The much awaited metro station, in a few years from now, will be yet another welcome addition to the already long list of road and rail travel options. So, whether you decide to live like a monk, a social butterfly, or both, you well and truly can.



- 5 Minutes drive from the Eastern Express Highway.
- MMRDA has proposed a Metro Rail Corridor for Thane (TMC has also provided clearance for this project).
- Distance to International Airport - 32 km.
- Distance to Domestic Airport - 29 km.
- Easy access to BKC via Santacruz Chembur Link Road.
- 10 minutes drive to LBS Road.
- Thane-Belapur Road Connectivity.
- Eastern Freeway Link Road connecting South Mumbai to Ghatkopar and beyond.
- 15 minutes from Thane-Belapur Road being an Industrial Hub.
- 5-7 minutes from the Thane-Bhiwandi Bypass.

## PROJECT PARTNERS

### SHAKTI PARMAR & ASSOCIATES

A diverse group of architects and interior designers, Shakti Parmar & Associates is singularly dedicated to delivering design of the highest order. Their inventory of services spans creative as well as practical aspects of design, such as cost control and feasibility studies. At present, they lead T Bhimjyani Realty's conceptual architecture and master planning services. Having created such award-winning structures as the Ogilvy & Mather offices in Mumbai and the Golden Oryx Restaurant in Muscat, Shakti Parmar & Associates is a corporation of global outlook and recognition.

### CAPACIT'E

Constructing buildings today requires high levels of specialization and the ability to successfully adapt to modern technologies. That's where Capacit'e comes in. An ISO and OHSAS certified company, Capacit'e Infraprojects Private Ltd. was born as a result of the group's determination to cater to the growing needs of its housing sector clients. It has been their constant effort to ensure shorter execution schedules and enhanced quality, thus realising complete customer satisfaction. As T Bhimjyani Realty's contracting consultants, Capacit'e ensures that all building structures are state-of-the art, and are successfully constructed in a timely manner.

### CRACKNELL

Long standing practitioners of landscape architecture and planning, Al Khatib Cracknell Landscape Design possesses a thorough knowledge of the ways in which the environment affects the lives of those that live in it. Associated with T Bhimjyani Realty as landscape designers, they approach our projects as a blend of art, design and environmental science. Operating from Dubai, Qatar, Abu Dhabi, Oman, Saudi Arabia and London, Cracknell's formula derives from the rich architectural traditions of the Gulf and the necessary practicality of modern urban infrastructure.

### OCTAGON

Founded in 1983, Octagon is a globally established agency for sports, entertainment and lifestyle marketing. A multibillion-dollar business with global presence, their robust portfolio of services adds considerable value to their clients' ventures. As T Bhimjyani Realty's sports and recreational area consultants, Octagon ensures that the residents of Neelkanth Woods are provided access to the best in recreation and sport.

### PANTHEON PROJECT MANAGEMENT SERVICES

Pantheon Project Management Services are dedicated providers of specialised project management facilities. For this reason, they employ highly qualified professionals well-versed with the nuances of project management as a universal practice, as opposed to individuals qualified in the field of real estate and finance. Some of their clients include eBay, Louis Vuitton, Moet Hennesy and HCL Infosystems. As T Bhimjyani Realty's project management consultants, Pantheon Project Management Services ensure the achievement of our objectives in an orderly manner, and to meet the highest possible standards.

### STERLING ENGINEERING CONSULTANCY SERVICES

Sterling Engineering Consultancy Services do precisely what they claim to do with their name, offering design services for built environments. These are provided by a workforce of engineers and related technicians who develop solutions that are both financially and ethically considerate. Practicality and responsibility are mutually inclusive at Sterling Engineering Consultancy Services. The company also nurtures an internal management that has successfully perpetuated a uniform image of Sterling Engineering Consultancy Services over many generations. As consultants to T Bhimjyani Realty on matters of structural design, Sterling Engineering Consultancy Services impart both technical strength and visual appeal to the landmarks we create.

## FINANCE PARTNERS

### J.P. MORGAN INDIA PROPERTY FUND II

Investment partner.

### ICICI GROUP / BANK OF BARODA

Project financiers.  
(NOC will be provided from the lenders if required)

A close-up photograph of a desk. On the desk, there is a black fountain pen, a black pen cap, a white envelope, and a folder. The folder has the Bhimjyani Realty logo, which consists of a stylized 'T' shape with the words 'BHIMJIYANI REALTY' underneath. The scene is lit with warm, natural light, creating soft shadows.

THE PAST, A LEGACY.  
THE FUTURE, POSSIBILITIES.

◆

Tulsi Bhimjyani founded T Bhimjyani Realty—formerly a part of the Neelkanth Group—on the back of 40 years in the real estate industry. A period spanning four decades that has witnessed the building of not just homes or towers but incalculable goodwill.

At T Bhimjyani Realty, we've always believed in creating living spaces that are a robust marriage of both form and function, all the while, staying true to our legacy of excellence, trust and integrity. The focus on quality, comfort and luxury combined with up-to-date processes paves way for projects that are immense in scope and vision and are bound to withstand the vagaries of time.

Neelkanth Woods is our marquee project and it's been designed as a glorious ode to nature. A walk through the place will readily confirm that.



Site Office : Neelkanth Woods, Mullabaug, Ghodbunder Road, Manpada, Thane (W), Pin - 400610. Maharashtra, India. **T** 91-22-25842105 / 06 / 07 / 08 **E** sales@tbhimjyani.com

Registered Office : T Bhimjyani Realty Pvt. Ltd. (CIN: U70100MH2011PTC222048), 301 'A' Wing, Fortune 2000, Bandra-Kurla Complex, Bandra (East), Mumbai - 400051. **T** 66977000 / 66977001 / 66977002 **F** 66977003 **E** headoffice@tbhimjyani.com **W** www.tbhimjyani.com

Disclaimer : \* The plans are subject to changes / modifications / amendments (without notice), as per the suggestion of the architect and / or as per requirement of the TMC and/or all other concerned authorities. All the amenities, facilities etc, are subject to the approval of the concerned authorities and subject to the changes, if required. All renderings and maps are artist's impressions and not actual depictions of the building or landscaping and are for representation purposes only. The numbers of villa/bungalows, towers and other details are only indicative and the developer/owner reserves the right to change any or all of these in the interest of the development. All are subject to change without prior notice. Developer does not warrant or assume any liability or responsibility for the accuracy or completeness of any information disclosed. Any purchaser of this development shall be governed by the terms and conditions of the Agreement for Sale into between the parties, and no details mentioned in this printed material shall in any way govern such transaction.