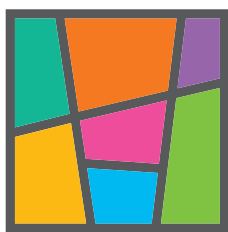
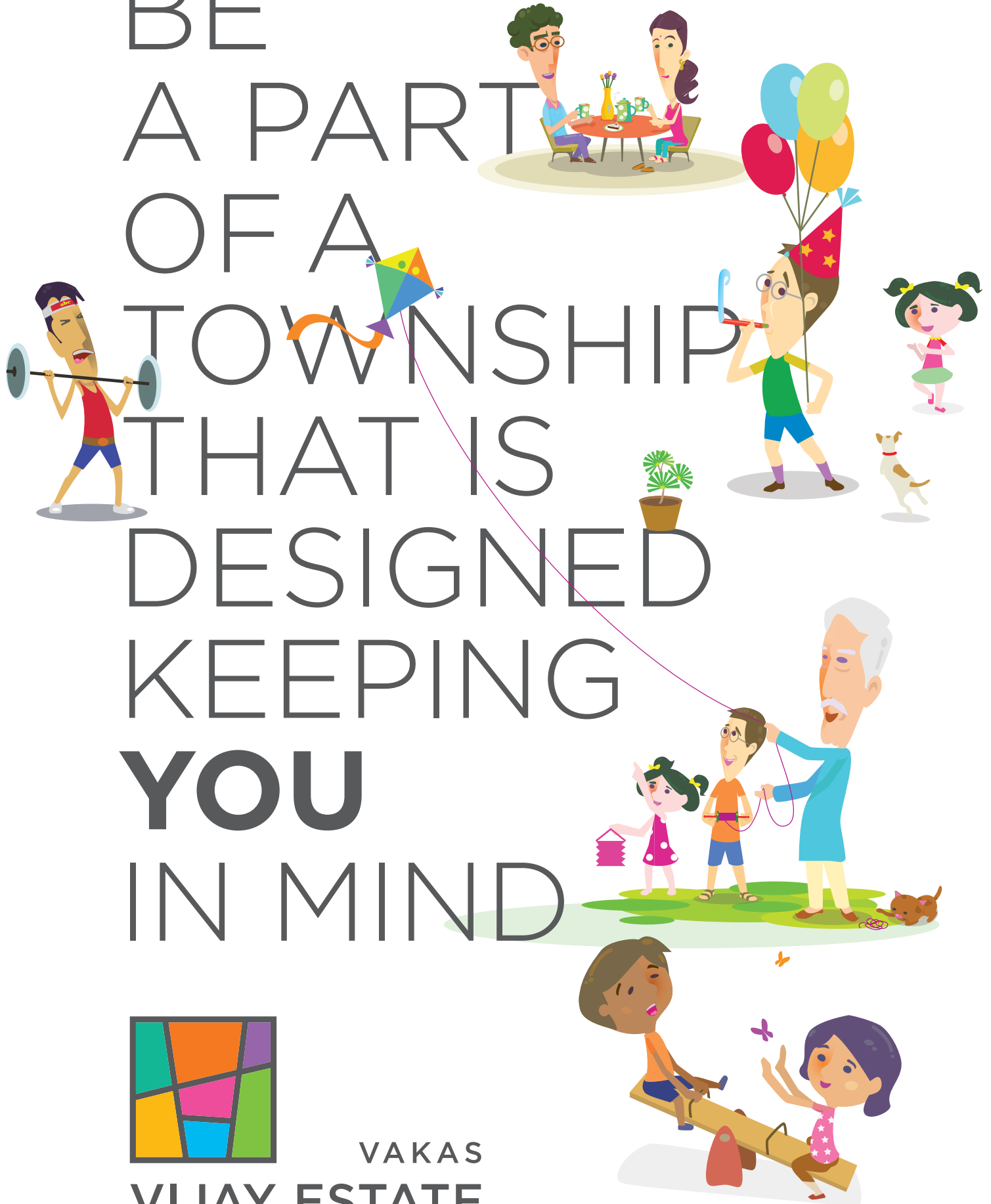


BE
A PART
OF A
TOWNSHIP
THAT IS
DESIGNED
KEEPING
YOU
IN MIND



VAKAS
VIJAY ESTATE
NERAL, KARJAT

V & YOU

Be a part of a township
that is designed
keeping YOU in mind.

HOMES
HEALTH
RETAIL
ENTERTAINMENT
COMMUNITY
KNOWLEDGE
OPEN SPACES

Feel at home in a **100-acre township**
that anticipates your every need.

Featuring best-in-class infrastructure and amenities; health, educational and shopping facilities, playgrounds, gardens, community spaces and more, Vijay Estate - Vakas also offers excellent connectivity by road and rail.

Brought to you by the makers of
Vijay Nagari - Thane, Vijay Estate - Vakas
has been developed by the Vijay Group.



BANQUET/
MULTIPURPOSE
HALL

TEMPLE

AGRO PRODUCT
MARKET

LANDSCAPE GARDEN
IN EACH BLOCK

AVENUE
ROAD

SCHOOL
PLAYGROUND

SCHOOL

HEALTH CARE &
MATERNITY HOME

KIDS PLAY
AREA IN
EACH BLOCK

CLUBHOUSE

MAZE
GARDEN

POLICE
CHOWKI

AMPHITHEATRE

CENTRAL
PARK

MAIN
GATE

HOMES
HEALTH
RETAIL
ENTERTAINMENT
COMMUNITY
KNOWLEDGE
OPEN SPACES

MULTI
PURPOSE
COURT

PLAYGROUND

JOGGING
TRACK

COMMERCIAL
SPACES

HIGH STREET
SHOPPING

VAKAS
VIJAY ESTATE
NERAL, KARJAT

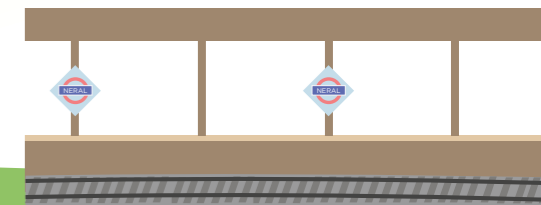
NERAL - KASHELE STATE
HIGHWAY NO. 103

← TO NERAL

TO KASHELE →

CONNE CTIVITY & YOU

8 minutes from
Neral Railway Station





NERAL - EMERGES AS A LUCRATIVE INVESTMENT DESTINATION OF MUMBAI.

Property analysts predict that the **Neral - Karjat corridor** is poised to be a real estate hub.

Neral is a junction between Kalyan - Karjat corridor connecting Thane, Mumbai, Navi Mumbai and Pune via Rail and Major National & State Highways. The world famous **Neral - Matheran Toy Train** departs from Neral Station.

Easy access to highways and Mumbai suburban rail network makes Neral a desirable location for working professionals. Average travel time from Neral to industrial & commercial areas is 30-60 minutes.

Neral is now witnessing infrastructure developments, amenities and tourist facilities. The area is being developed tremendously by MMRDA and has been declared a **Green residential zone**.

PROPOSED INFRASTRUCTURE

FOR THE **KALYAN - KARJAT** CORRIDOR & NEARBY REGION:



DOUBLE-LANING OF THE PANVEL-KARJAT CORRIDOR

AIROLI - KALWA CORRIDOR



CIDCO METRO RAIL (BELAPUR - KHANDESHWAR METRO SERVICE UP TO KALYAN AND ULHASNAGAR)

A SIX LANE HIGHWAY STARTING FROM PANVEL - BHIMASHANKAR - CHAKAN (STATE HIGHWAY NO. 103)



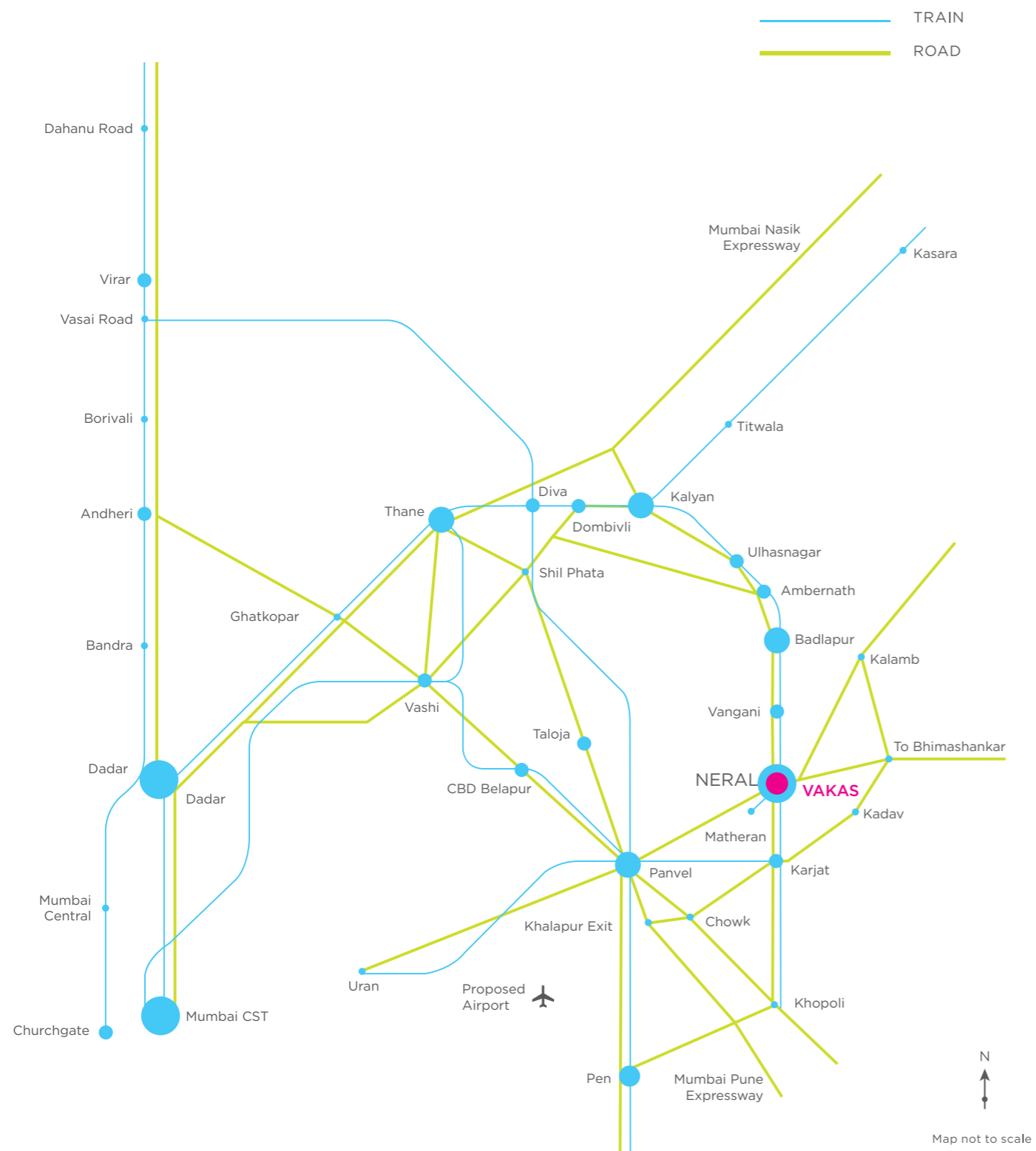
THE BADLAPUR - KARJAT 4 LANE HIGHWAY

MULTIMODAL CORRIDOR FROM VIRAR TO ALIBAUG (VIRAR-MURBAD-KARJAT-KHOPOLI RING ROAD)



NAVI MUMBAI INTERNATIONAL AIRPORT

NAVI MUMBAI SPECIAL ECONOMIC ZONE



Rail connectivity

Badlapur	15 mins
Kalyan	35 mins
Thane	55 mins
Ghatkopar	70 mins
Dadar	80 mins
Mumbai CST	95 mins

Road connectivity

Karjat Chowk	35 mins
Ambernath (MIDC)	45 mins
Mumbai - Pune Expressway	45 mins
Khopoli (MIDC)	48 mins
Bhiwandi	90 mins
Taloja (MIDC)	68 mins
Proposed Navi Mumbai Airport	65 mins
BKC	95 mins

* Travel time is approximate and can vary according to traffic condition

TOWNSHIP HIGHLIGHTS

Zero pollution region

Located on Panvel-Bhimashankar-Chakan state highway no. 103

IGBC Green Township
Pre-certified - SILVER

Secured and gated community

Internal wide roads with signages and street lights

Dedicated bus service from Neral station to township

Dedicated drinking water filtration and sewage treatment plant

Internal bus stops and manned police chowki within township

HOMES & YOU

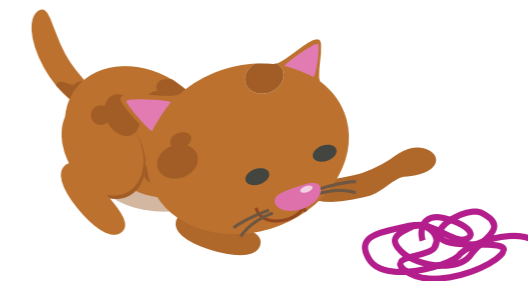


Symbolic of new beginnings and a new way of life, come home to Vijay Estate - Vakas and live life the way you want to.

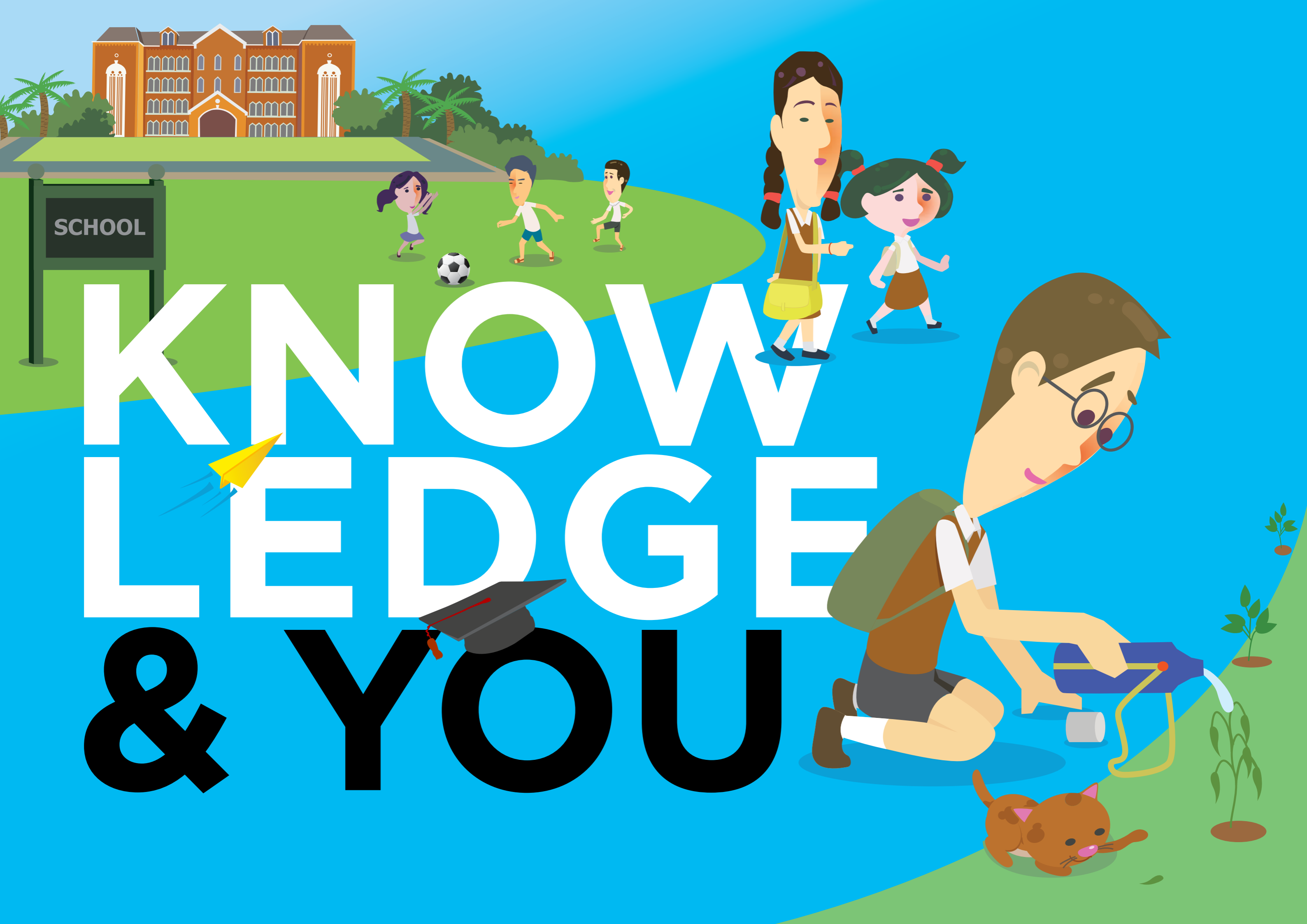
From more legroom for your adventurous toddler to the airy kitchen that inspires you to whip up culinary delights, our new spacious **1 & 2 BHK** homes come as a breath of fresh air in a space-starved city.



- Colonial influenced art deco styled homes
- Homes designed for natural ventilation & light
- G + 4 storeyed building with elevators
- Secured Grand entrance with classical design and colonnade







SCHOOL

KNOWLEDGE

& YOU

At Vijay Estate - Vakas, school is not just a destination, it is an adventure waiting to unfold. Offering best-in-class facilities and programmes right at your doorstep, gone are the dreary long rides and tedious, packed roads. Here, children walk to school with a hop, skip and a jump; and toddlers explore the world every day as they stroll to class.



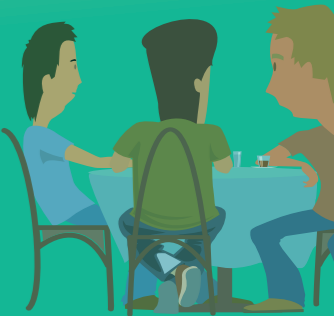
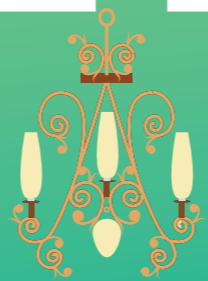
- School
- Library & Reading rooms



ENTER



TAIN



MENT



& YOU



When you move into Vijay Estate - Vakas, rest assured, you will never get bored.

There is something for everyone - whether you are a homemaker, a busy executive, a teenager or a doting grandmother.

From strolls in our landscaped gardens to a plethora of indoor and outdoor activities, cafes, restaurants, gardens and more, there is always something to do and someone to meet.

- Club house with spa
- Covered swimming pool with kids pool
- Restaurant & Cafe



SPORTING ACTIVITIES

- Playground with Amphitheatre
- Volleyball Court
- Badminton Court
- Indoor Games







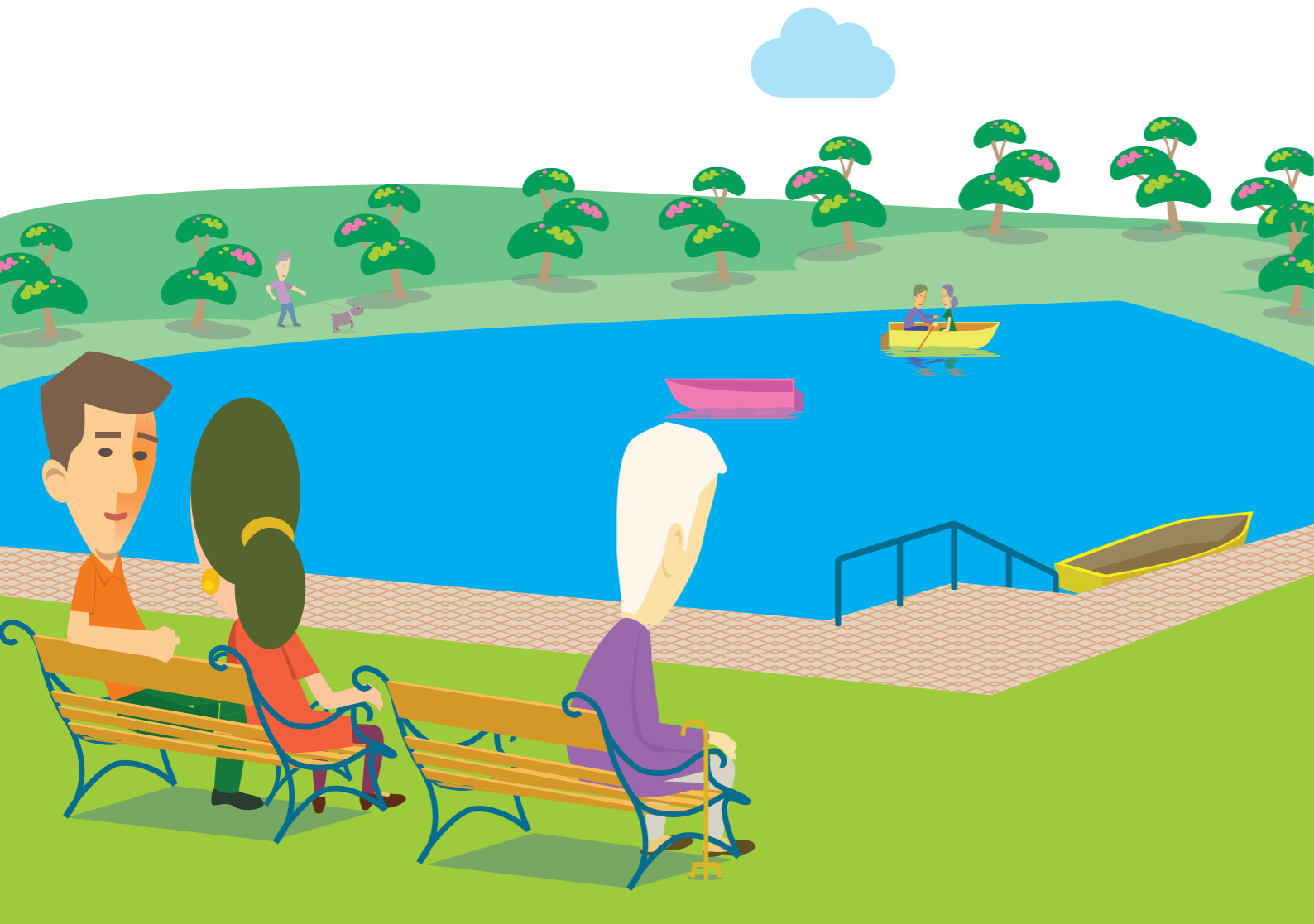
OPEN SPACES & YOU



Spread across a sprawling 100 acres, with over 71% open space, Vijay Estate - Vakas will appeal to your child; and the child in you.

Where a brisk game of galli cricket no longer involves swerving cars and an enthusiastic game of langdi taang takes up an area the size of a football ground, we offer you ample opportunities to show your playful side.

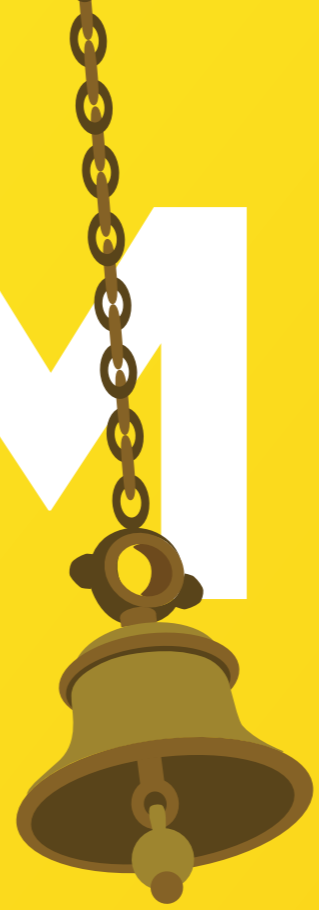
And should you choose to slow down, we recommend a leisurely stroll on the well laid out walkways that encircle our landscaped gardens and park.



- Landscaped garden in each block with kids play area
- Toddler's play area
- Central Park
- Maze Garden
- Walkways



COMMUNITY



& YOU





We have built a self-sustained township but we are constantly seeking to build new relationships. Indeed, Vijay Estate - Vakas is a single township but we prefer calling it one large family. Where neighbours are friends for life and your tennis partner, your favourite confidant, our designers have left no stone unturned in creating numerous avenues for you to catch up with old friends. And make new friends.

- Temple
- Senior citizen's corner
- Banquet / Multipurpose hall with guest rooms
- Neighbourhood gathering spaces





RETAIL



& YOU



A self-sufficient township, Vijay Estate - Vakas offers well-stocked daily needs shops, branded retail outlets and shopping malls. Indulge in window-shopping at a leisurely pace or snap up your groceries in record time; from designer wear to detergent, life is comfortable when all that you need, and all that you desire, is around the corner.

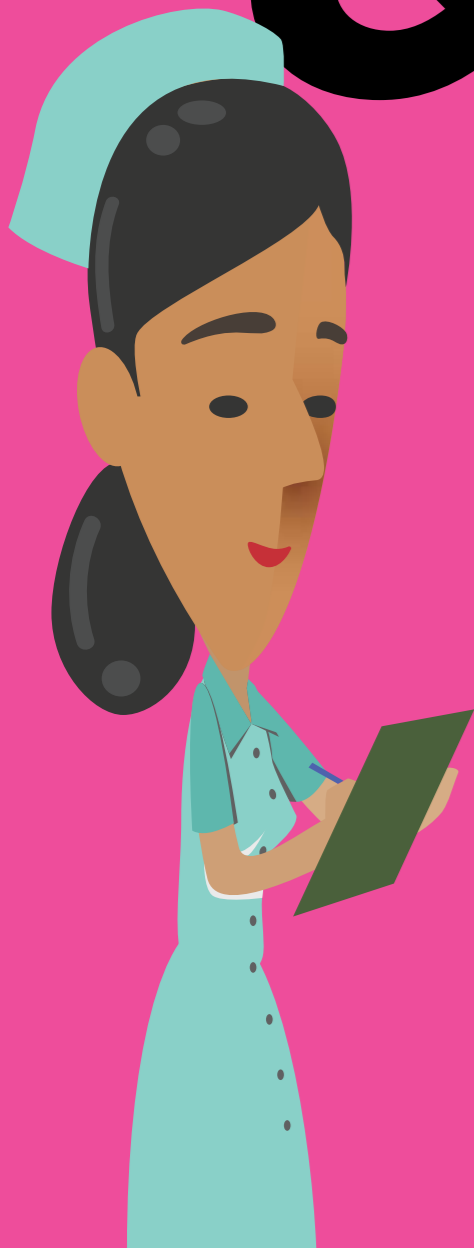
- Commercial spaces
- High-street shopping
- Convenience stores





HEALTH

& YOUTH





From the very water that flows out of the tap to your father's weekly check-ups, we strive to ensure complete well-being. Where an expectant mother gets world-class care and a busy son-in-law finally schedules a gym session; from a fully equipped gym to a state-of-the-art health care and maternity hospital, Vijay Estate - Vakas has all that you need to stay in the pink of health.

- Health care center and maternity home
- Gymnasium
- Yoga, Aerobics and Meditation area
- Jogging and walking tracks



JUST FOR YOU...

CIVIL SPECIFICATIONS

- Earthquake resistant RCC structure
- BBM / Fly Ash Bricks for masonry walls
- Cement plaster on internal walls
- Sand faced plaster on external walls
- Waterproofing to toilets / baths / terrace etc.

DOORS & FITTINGS

- Wooden / equivalent door frames for main door
- Precast / equivalent door frame for bedroom, WC & bath
- Main door moulded skin / equivalent door shutter with oil paint
- Bedroom flush / equivalent door shutters with both side oil paint
- Waterproof door shutter for toilets
- Good quality door fittings

FLOORING & TILING

- Branded vitrified / equivalent flooring in all rooms
- Ceramic flooring in WC & bathroom
- Glazed tiles / equivalent dado 5' in bathroom, 3' in WC & 7' in attached toilet
- Black granite kitchen platform with SS sink

PLUMBING & SANITARY

- Concealed plumbing work
- Branded CP & sanitary fittings
- Solar water heating system for one bathroom

ELECTRICALS

- Concealed copper wiring
- Modular / semi modular switches
- TV / Telephone point in living room

PAINTS

- Distemper paint internally
- Waterproof cement paint from outside

WINDOWS

- Aluminium powder coated sliding windows
- MS fix louvers ventilators

BUILDINGS

- Attractive entrance lobby
- Branded passenger lift
- Members name board & letter box



**HOMES HEALTH RETAIL ENTERTAINMENT
COMMUNITY KNOWLEDGE OPEN SPACES**

HOMES

HEALTH

RETAIL

ENTERTAINMENT

COMMUNITY

KNOWLEDGE

OPEN SPACES

Design Architect

M/s. Dimensions Architects Pvt. Ltd.

Liasoning Architects

M/s. Ajay Wade & Associates

RCC/Structural Consultants

Epicons Consultants Pvt. Ltd.

Landscape Consultants

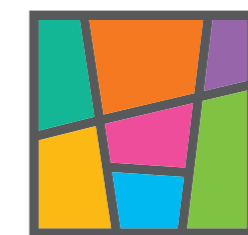
M/s. P.S. Landscape Design & Ecology

MEP Consultants & Road Consultant

Semac Consultant Pvt Ltd.

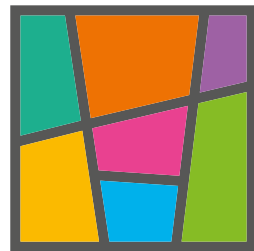
MoEF Consultants

M/s. Mahabal Enviro Engineers Pvt Ltd.



VAKAS
VIJAY ESTATE
NERAL, KARJAT

FLOOR PLANS



VAKAS
VIJAY ESTATE
NERAL, KARJAT

SE - BLOCK 4



1 BHK - SMART 1 BHK - SPACIO 2 BHK - SMART

*The plans are subject to change / modifications / amendments (without notice) for better layout, as per suggestions from architect and/or as per requirement of the local authorities and/or all concerned authorities.

SE - BLOCK 5



1 BHK - SMART 1 BHK - SPACIO 2 BHK - SMART

*The plans are subject to change / modifications / amendments (without notice) for better layout, as per suggestions from architect and/or as per requirement of the local authorities and/or all concerned authorities.

NE - BLOCK 24



- 1 BHK - SMART
- 1 BHK - SPACIO
- 2 BHK - LARGE

*The plans are subject to change / modifications / amendments (without notice) for better layout, as per suggestions from architect and/or as per requirement of the local authorities and/or all concerned authorities.

1 BHK - SMART

BLOCK	BLDG NO.	FLAT NO.
NE 24	9, 10	2, 3, 6, 7
SE 5	3, 6	2, 3, 4, 5
SE 4	3	2, 3, 4, 5

CARPET AREA 333 SQ.FT. (30.93 SQ.MT)



1 BHK - SMART

BLOCK	BLDG NO.	FLAT NO.
NE 24	2, 3, 9, 10	4, 5
SE 5	1, 8, 7, 2	4, 5
SE 4	1, 2	4, 5

CARPET AREA 333 SQ.FT. (30.93 SQ.MT)



1 BHK - SPACIO

BLOCK	BLDG NO.	FLAT NO.
NE 24	2, 3	1, 8
SE 5	1, 2, 7, 8	1, 8
SE 4	1, 2	1, 8

CARPET AREA 399 SQ.FT. (37.06 SQ.MT)



1 BHK - SPACIO

BLOCK	BLDG NO.	FLAT NO.
NE 24	1	2, 3, 4, 5
	2, 3	2, 3, 6, 7
SE 5	1, 2, 7, 8	2, 3, 6, 7
SE 4	1, 2	2, 3, 6, 7

CARPET AREA 399 SQ.FT. (37.06 SQ.MT)



2 BHK - SMART

BLOCK	BLDG NO.	FLAT NO.
NE 24	-	-
SE 5	4, 5	2, 3, 4, 5, 6, 7
SE 4	4, 5	2, 3, 4, 5, 6, 7
	8	2, 3, 4, 5

CARPET AREA 466 SQ.FT. (43.29 SQ.MT)



2 BHK - LARGE

BLOCK	BLDG NO.	FLAT NO.
NE 24	4, 6	2, 3, 4, 5
	7, 8	2, 3, 4, 5, 6, 7
SE 5	-	-
SE 4	-	-

CARPET AREA 566 SQ.FT. (52.58 SQ.MT)



We had a Dream

A dream
to explore the unexplored.
A dream
that shaped challenges into experiences.
A dream
that gave wings to new ideas.
A dream
that brightened lives with smiles.
A dream
that made strangers, friends.
A dream
that realised your dream.

**We built those dreams.
And made them real.**

VIJAY GALAXY
BELLA VISTA
NAKSHATRA
VIJAY RESIDENCY (TOWER - A & B)
VIJAY VATIKA
VIJAY VILAS
VIJAY ENCLAVE
VIJAY GARDEN
WIMBELDON PARK
VIJAY APARTMENTS
VIJAY ANNEX
VIJAY PARK
VIJAY NAGARI
VIJAY PARK, KANDIVALI
SHANTI APARTMENTS
UMANG
OSWAL PARK

We will dare to dream again

For we believe we create
brighter tomorrows
by what we dream today.



VALUE BASED ON TRUST

Delivering value based on trust for over three decades, Vijay Group has developed projects covering over 4 million square feet. While success can be measured in square feet, we value ours by the smiles on the faces of over 5,000 happy home owners.

FEW OF OUR
COMPLETED PROJECTS IN THANE



VIJAY GALAXY
Apartments **304**



BELLA VISTA
Apartments **46**



NAKSHATRA
Apartments **105**



WIMBELDON PARK
Apartments **184**



VIJAY ENCLAVE
Apartments **162**



VIJAY GARDEN
Apartments **384**



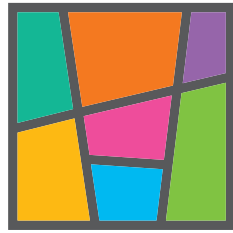
VIJAY VILAS
Apartments **336**



VIJAY ANNEX
Apartments **912**



VIJAY RESIDENCY
(Tower A & B)
Apartments **90**



VAKAS
VIJAY ESTATE
NERAL, KARJAT

CONCEPT & DESIGN YSTUDIO.CO

Project financed by  **Piramal | Capital**
knowledge action care

Call **1800 212 4000** | SMS **VAKAS** to **56070**



Site & Sales office: Vijay Estate, Neral - Kashele State Highway No. 103, Village VAKAS, Neral, Tal. Karjat

Sales Office (Thane): Vijay Nagari, Waghbil, Ghodbunder Road, Thane (W) - 400607 | **Corporate Office:** Coral Square
8th Floor, Vijay Garden Naka, Ghodbunder Road, Thane (W). 400 607. T: 022 6110 1000 | **E:** vakas@vijaygroup.com

W: www.vijaygroup.com/vijayestate | Follow us on:  /user/VijayGroup1 |  /vijaygroup |  /vijaygroup

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