



where
AFFORDABILITY
meets
ASPIRATION

A large yellow key is positioned vertically, with its head at the top. The head of the key is shaped like a house with a chimney, and the word "TVS" is written inside the house shape. The key's shaft and bit extend downwards, passing through the text.



Sardar Haji Amir Saheb Rais

WE DON'T JUST BUILD
HOUSES

● ● ● ● *We Build*
COMMUNITIES

About the builder

TVS Realty is a real estate developer focusing on affordable housing projects in Mumbai's extended western suburbs. Bridging the gap between affordability and aspirations, we emphasize the importance of building communities rather than just houses.

Going back to our roots—

The proprietor is a member of the Rais family, one of the prominent families in the Thane region with real estate management expertise spanning well over a century.

Sardar Haji Amir Saheb Rais was a landlord, a philanthropist and one of the first members of the Bombay Legislative Assembly in 1937. To empower the community through education in the 1920s, he solely funded renowned education institutions like the S.H.A Rais High School & Junior College in Bhiwandi, and the National English Medium High School in the region. Over the years, the family has followed his footsteps with our deepest commitment to the community.

Our reputation of integrity, goodwill and trust, makes TVS Realty the developer of choice in Manor, Palghar.

Welcome to New Manor Town, a 20-acre affordable housing project located in the well-connected and self-sufficient town of Manor, in close proximity to Palghar and Boisar.

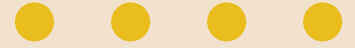
The bustling town of Manor offers our residents the essential requirements for comfortable living which go beyond bricks and stone- market place, hospitals, schools, colleges and transportation services.

Come and see how Manor's rustic serenity seamlessly blends with its urban amenities.

Urbanized India encapsulated by connectivity, amenities and nearby job markets, while serenity, space and community gives our residents the best of both worlds.

RUSTIC SERENITY

meets



URBAN AMENITIES



Manor dam - five min stroll from New Manor Town



Actual photo



Actual photo



Actual photo

IT'S NOT JUST
A HOME



It's a

MILESTONE

Project details:

- It is a two-phase project spanning over 20 acres
- The first phase is 5 acres and comprises of 24 buildings
- The 1BHK flats vary from 450-850 sq.feet.
- Ready Possession flats available.





Right Place

Mumbai is a constantly evolving city, running out of space to accommodate the ambitious millions seeking bigger opportunities and better lives. Mumbai's soaring real estate prices have given rise to new self-sustaining satellite towns, known as the Extended Western Suburbs.

Palghar - an upcoming hub

Home to three million people, it is one of Maharashtra's most populated districts. Over the past decade, population growth in this newly created district has even outpaced that of Thane, and it is attracting even more people.

Manor - connecting all the dots

Manor is a bustling community of almost 3,000 households and 10,000 people. It has all the essential building blocks for comfortable living - market place, hospitals, schools, colleges, banks and transportation services. These are elements of society which take years to evolve... some things cannot be built with only brick and stone!

New Manor Town - best of both worlds

Surrounded by green hills and the picturesque Manor Dam, New Manor town offers peace and tranquility to its residents, while still being a stone's throw away from the town centre.



Right Time

The government's 'Housing for All' scheme offers interest subsidies and bigger tax incentives to first time home buyers. Along with the 'Make in India' drive to promote manufacturing, everything points to urbanization and job opportunities in industrial belts across India. Palghar and Boisar, in close proximity to India's business capital, will stand to profit more than others.

Being carved out of Thane, Maharashtra's 36th district headquartered in Palghar will see 56 administrative offices and more than 4,000 government employees relocating here. The demand for affordable housing has only just begun. In fact, the State Government intends to set aside Rs.450 crores for creating infrastructure to develop Palghar into a truly modern district.

That means New Manor Town, which is strategically perched in the vicinity, is bound to reap the benefits of these developments.

There has never been a better time to invest in New Manor Town!



Connects to Mumbai via local train

Located 20 min from Palghar Station

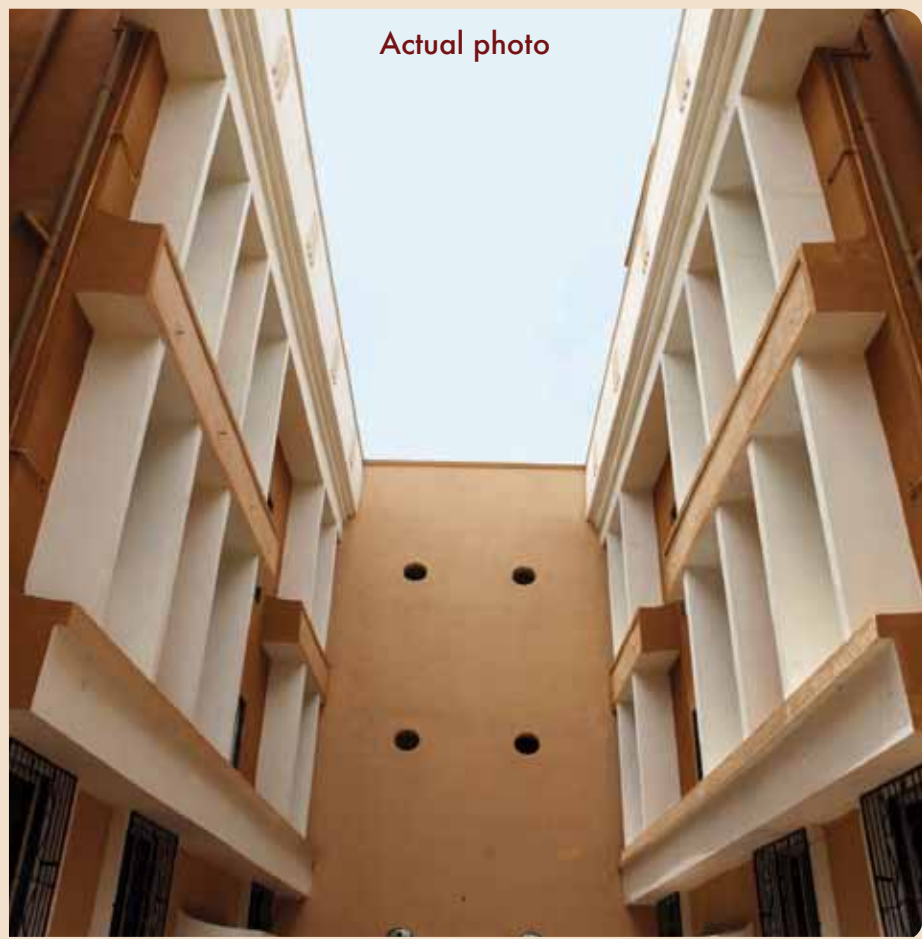
Well Connected:



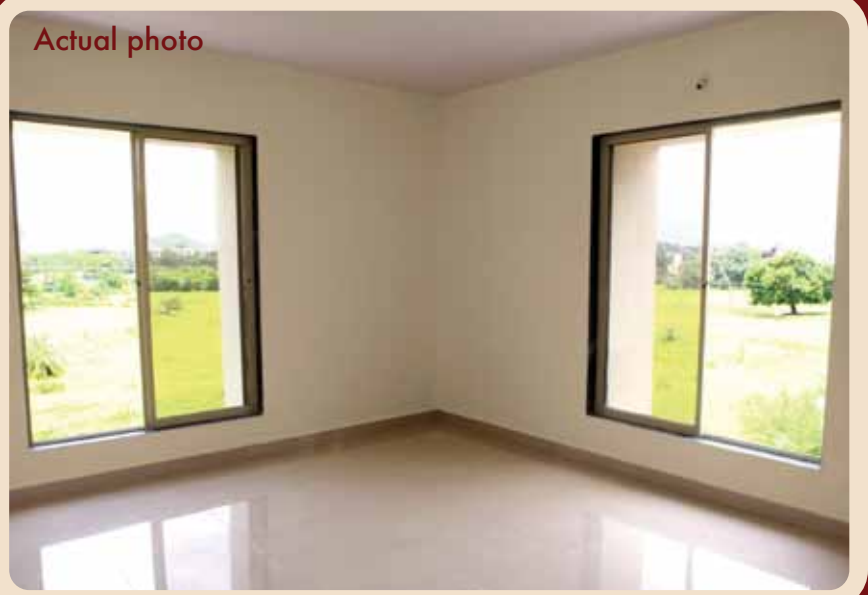
10 min from NH8 Highway

1 hour 30 min to Sahar Airport

Actual photo



Actual photo



Actual photo



Actual photo



QUALITY

Without ● ● ● ●

COMPROMISE

Quality Finishings



Structure

Earthquake resistant RCC construction
Exterior brickwork -9 inches
Interior brickwork - 6 inches



Flooring

2'x2' vitrified tiles for flooring
Anti skid tiles for bathroom/WC



Painting

Inside wall: Plaster & distemper paint
Exterior wall: Sand finish plaster & cement paint



Electrical

Sufficient number of branded electrical points
Branded concealed electric wiring



Kitchen

Marble platform and ceramic tile cladding



Windows

Large french windows with aluminium sliding doors
Marble sill and grey smoke glass



Door

Main: Wooden door with decorated laminated sheets
Interior: Wooden door frame
Bath & WC: Water proof with oil paint finish

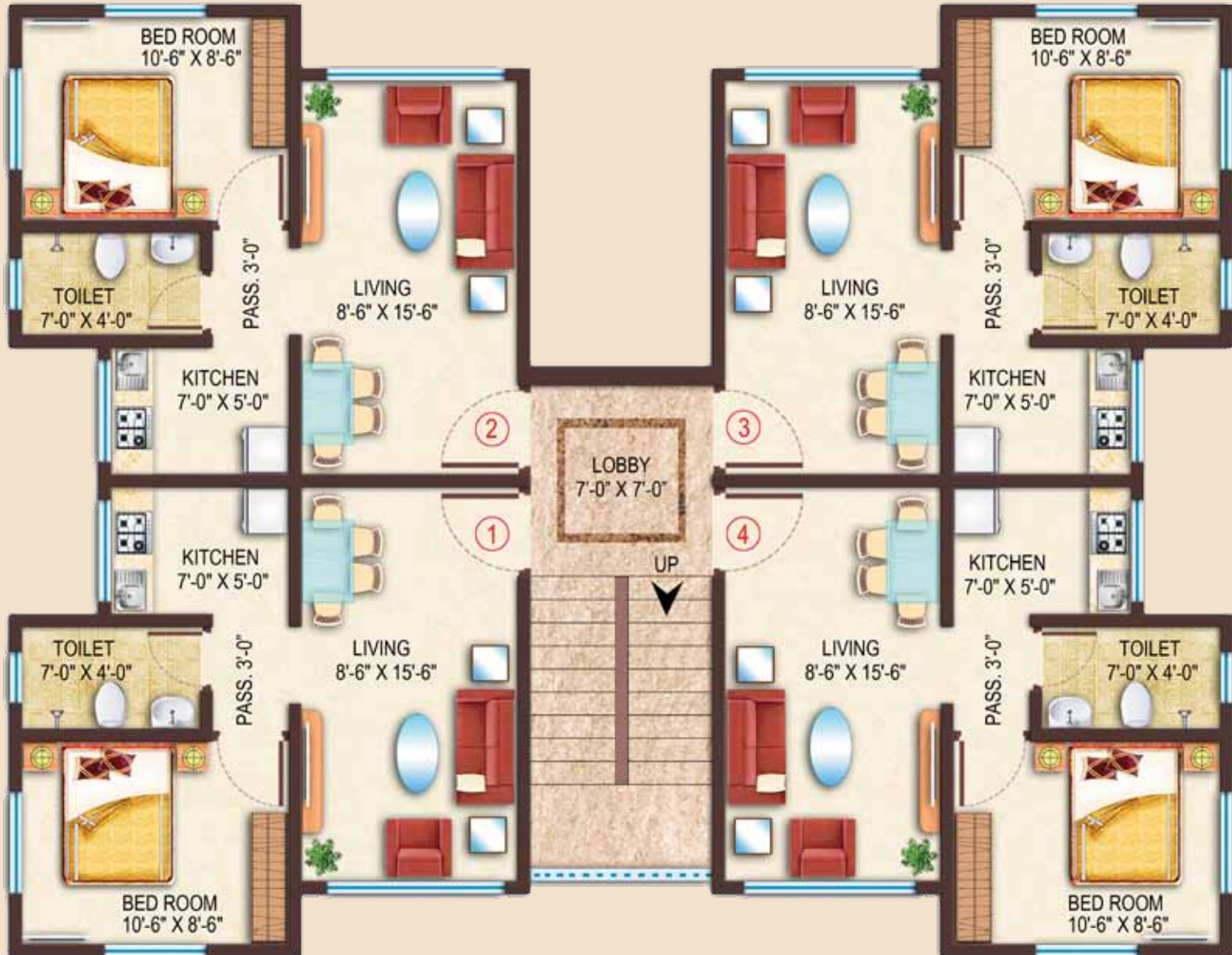


Bathroom

Standard fitting & fixtures
Ceramic tiles

Typical Floor Plan

1 Bed Room Unit



Isometric View

1 Bed Room Unit
440 Sq Ft





Call now on 8080 524 422

email: info@tvsrealty.in

website: www.tvsrealty.in

Mumbai office :

TVS Realty, 207 Sabun Bhawan, 187, Sheriff Devji street, Mumbai 400 003

Site address :

Plot #1, G no.39/2, Durgah road, Manor, Palghar (East), Thane, Maharashtra

The developers reserve the right to change plans, specifications and features without prior notice or obligation, at their sole discretion and subject to approval of Government authorities. Specifications write up, internal layouts, plans and pictures shown in this booklet are only indicative. All renderings, floor plans, pictures and maps are the artist's conceptions and not actual depictions of the building, its walls, roadways or landscaping.