

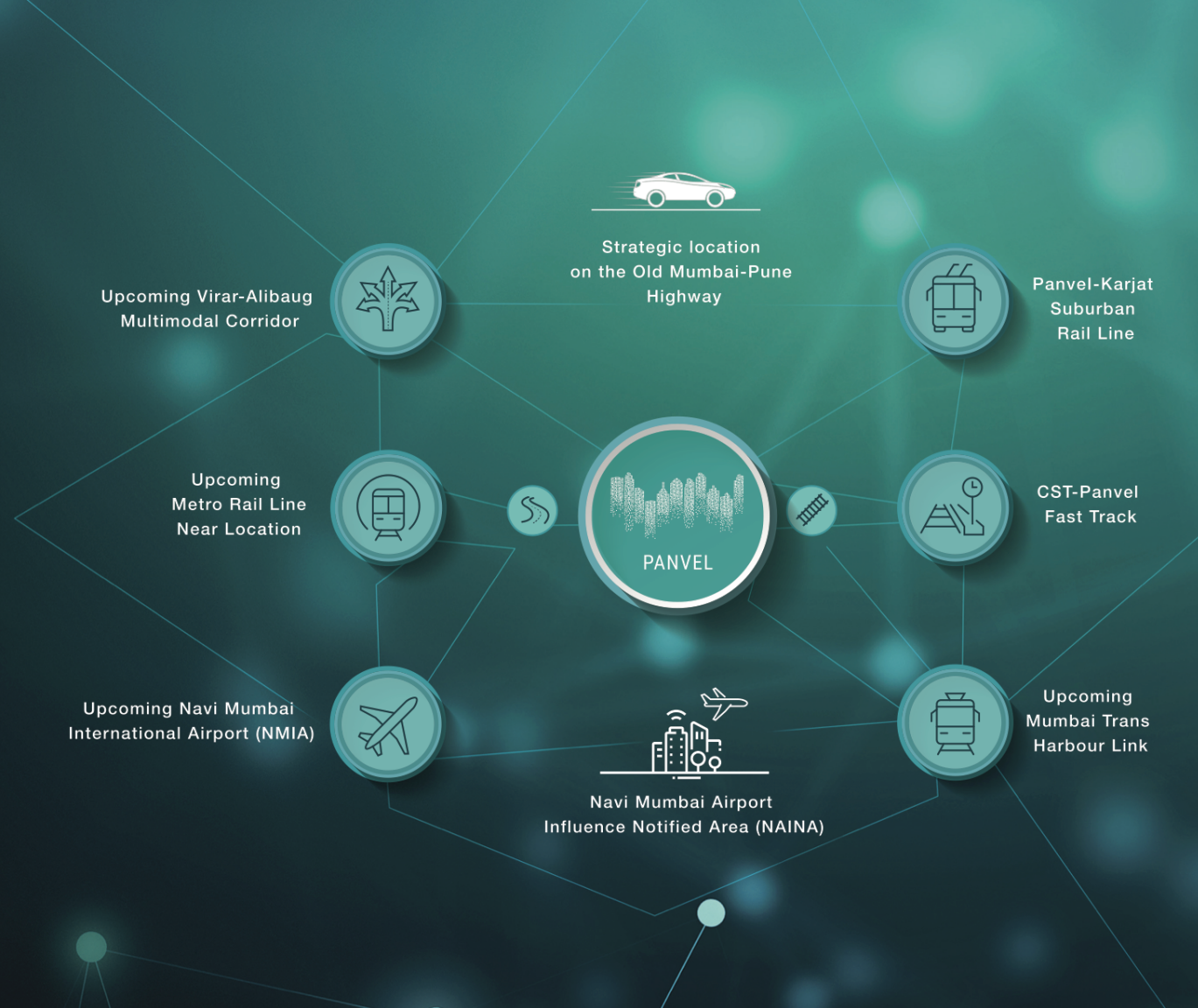


• *Ek shubh shuruwat, Zindagi ki !* •



*Ab zindagi mein honge  
annginat khushiyon ke pal!*





## WHY PANVEL?

Panvel is one the fastest developing suburb of Navi-Mumbai and will be seeing a lot of infrastructural growth in the coming years making it the pivot point of growth making it the most fertile market for investors and customers who are seeking financial growth in minimum time. Panvel also offers accessibility into Mumbai City and outside it with ease with upcoming infrastructural development plans for connectivity laid out by the government, it's geographic location offers clean and fresh air owing to its proximity to nature which makes it truly a dream location for residents who wish to settle down in this part of the city.



### TRANSPORT NODES WITHIN 10 MINS

Mumbai-Pune Expressway | Panvel Railway Station



### EDUCATIONAL INSTITUTIONS WITHIN 15-20 MINS

St. Wilfred's School | Delhi Public School | DAV Public School | St. Wilfred's College of Arts & Commerce  
Chhatrapati Shivaji Maharaj Institute of Technology | Pillas Engineering College | Amity University  
Kalsekar Engineering College | SM More Management College | DPS School



### HOSPITALS WITHIN 10 MINS

MGM Hospital | Lifeline Hospital



### MALLS AND ADVENTURE PARKS WITHIN 20-30 MINS

Orion Mall | K Mall | Kharghar Golf Course | Adlabs Imagica



### IMPORTANT HUBS WITHIN 10-15 MINS

Upcoming Navi Mumbai International Airport | Palaspe Phata | Panvel Railway Station



**TODAY**  
GLOBAL DEVELOPERS  
TODAY'S PROMISE, TOMORROW'S REALITY

P R E S E N T S

UTSAV CITY  
PANVEL

1&2 BHK FLATS | 10 ACRES TOWNSHIP | 2.5 ACRES OF AMENITIES

3.5 KM FROM PANVEL STATION | 20 LIFESTYLE AMENITIES





  
**UTSAV CITY**  
PANVEL  
AERIEL VIEW



An artistic rendering of a modern residential development. In the foreground, there is a large green artificial turf soccer field with white markings. To the right, there is a blue and red sports court with a white goalpost. The background features several tall, modern apartment buildings with balconies and large glass windows. A landscaped area with white flowers and greenery separates the sports fields from the buildings. The sky is clear and blue.

**2.5 ACRES**

**FULL OF LIFESTYLE AMENITIES**

Health | Fitness | Leisure

At Utsav City, the lifestyle amenities spread over 2.5 Acres of open spaces have been carefully planned to help you stay fit all your life. The open spaces give you the much-needed breathing space in today's hustling hectic city life.

**THE CLUB**

Artists Impression





SWIMMING POOL



JOGGING TRACK



AMPHI THEATRE SEATING



VOLLEY BALL COURT



BOX CRICKET



BASKETBALL HOOP



KIDS PLAY AREA



SAND-PIT PLAY AREA

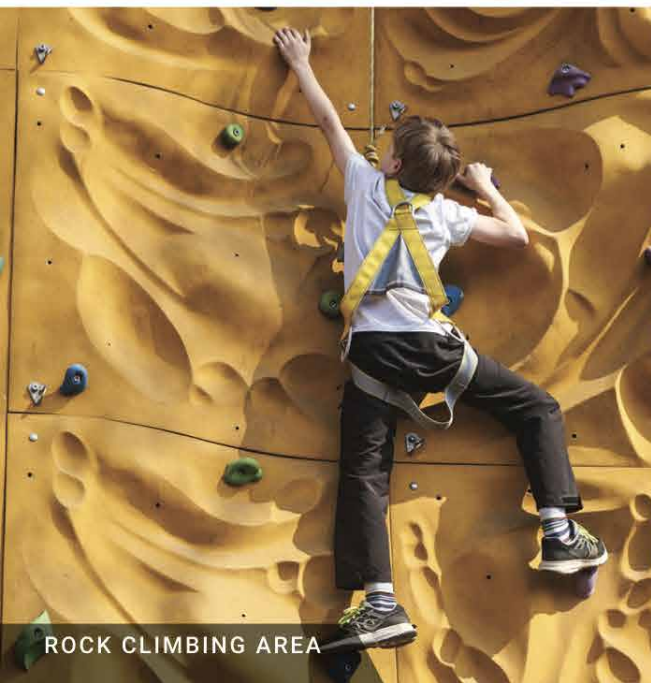


BADMINTON COURT





OUTDOOR AND INDOOR GYMNASIUM



ROCK CLIMBING AREA



SWING AREA



CLUB HOUSE



TEMPLE



PATTERNED LAWN WITH SEATING



PARTY HALL



SENIOR CITIZEN SITOUTS



ENTRANCE PLAZA





## SMARTLY DESIGNED COMMON AMENITIES FOR LOWER MAINTENANCE!



### GARBAGE MANAGEMENT PLANT

The 'Internal Garbage Management Plant' helps in processing the organic waste and converting it into manure which can be used to maintain the trees and gardens within the project and the excess manure could be sold off. This helps in reducing the garden maintenance bill what's more it also provides additional income to the society which can be used for common expenses further reduction of maintenance bills for the society.



### RAIN WATER HARVESTING PLANT

The rain water harvesting plants through out the project help in collecting the rain water, this could be used for flush tanks, Thus reducing the wastage of potable water as it helps in further reducing the water bill thus resulting in low maintenance bills. Grass pavers around parking spaces help in swelling the water table for increased water harvesting.



### THOUGHTFUL LANDSCAPING

Meticulously planned landscapes that involve a majority of indigenous trees, in which 50% would be fruit bearing, 30 % would be flowering as well as bird nesting trees, and 20% would be decorative trees. Tree Plantations help in reducing the ambient temperatures through out the project which makes life breathable and facilitates a pleasant atmosphere.



### SOLAR ELECTRICITY AND LED LIGHTING

At Utsav City Solar Electricity panels and LED Lighting are part of the infrastructure planning which helps in illuminating common areas which results in a reduced electricity bill.



### WATER CONSERVATION

Each flat comes with taps that regulate the flow of water, thereby reducing the water bill for the society.

## LOCATION MAP



## CONNECTIVITY

- Panvel (17 Track) Railway Station And Bus Stand - 3.5kms
- Panvel Bus Depot - 4.5kms
- Upcoming International Airport - 8kms
- Proposed Metro And Mono Railway Stations in Striking Distance
- Proposed 27 Meter Naina Dp Road Till Lonavala - 200 Meters
- JNPT Port And Proposed Sewri-Nhava Sea Link - 30 Mins
- Banks, Super Speciality Hospitals, Educational Institutions - Within 5 Kms
- Malls, Multiplexes And Markets - 5 Min
- Kharghar Central Park, Golf Course And ISKON Temple - 25 Mins
- Matheran Hill Station - 30 Mins
- Bangalore - Goa And Mumbai - Pune Highway - 5 Mins



GANESHAM, ULWE



PARADISE, ULWE



ORIANA, KARANJADE



GENESIS, ULWE



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**TODAY**  
GLOBAL DEVELOPERS  
TODAY'S PROMISE, TOMORROW'S REALITY

## WE KNOW NAVI MUMBAI

- More than 13 years of experience in Navi Mumbai Real Estate Market.
- Delivered more than 30 projects; 2200 Happy families associated with Today Global.
- Currently 10 Lakh sq ft under construction.
- 30 Lakh sq ft, 5000 Homes to be Delivered in next 5 years in Navi Mumbai.
- Upcoming Township in Kharghar and Panvel.



IMPERIA, ULWE



GRAND VISTA, ULWE



BLISS, KARANJADE



CALLISTO, ULWE





  
**UTSAV CITY**  
PANVEL



U<sup>Â</sup>SAV CITY  
PANVEL

1 BHK

Sample Unit Plan





U<sup>^</sup>TSAV CITY  
PANVEL

2 BHK

Sample Unit Plan



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Utsav City Phase I \*Maharera No. - P52000016710 | Utsav City Phase II \*Maharera No. - P52000018102

Utsav City Phase III \*Maharera No. - P52000019069 | WEBSITE : <https://maharera.mahaonline.gov.in>

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