

# AFFORDABLE HOMES



Mohan Tulsi Vihar - Completed project



Affordability, trust, timely delivery and quality of construction are the core values by which Tulsi Estates develops each of its properties



"NERAL IS AN UPCOMING RESIDENTIAL DESTINATION NEAR MUMBAI. ALL OUR PROJECTS WILL BE WITHIN 1-2KM RADIUS OF NERAL RAILWAY JUNCTION. THIS IS OUR GREATEST ADVANTAGE"

BHAVIN PATEL  
MD  
Tulsi Estates

## WHY NERAL?

Situated on the foothills of the buzzing Matheran, Neral is the lesser-known countryside, most popular for its railway station that connects Matheran to the city. "Neral is the next big residential hub, after Badlapur and Kalyan on the same rail track. Our aim is to bring sustainable development and quality lifestyle at affordable prices in this area given its easy connectivity to Mumbai via the road-rail network," says Bhavin Patel, Director, Tulsi Estates. Neral has a hill-station, a dam, a hydro electric facility, trekking spots and abundant greenery. Our goal is not to just sell flats but develop this town to match Navi Mumbai and Mumbai in the coming years. We also look after the development of the surrounding areas, social and educational upbringing of the people and infuse modernity, prosperity and social health.

## ABOUT TULSI ESTATES

Tulsi Estates goes by the mantra, 'Nature Bhi, Budget Bhi.' The company's focus is to showcase Neral as the next big residential hub of Mumbai. Given its easy accessibility and connectivity to the city, Neral is home to a strong work force that commutes to and fro daily, and this project is aimed towards that work force—the low and middle income group; to provide them with a modest

lifestyle at an affordable cost."

## WHAT MAKES THE PROJECT UNIQUE?

Barren lands of Neral have been converted into one of the most habitable regions, with a focus on infrastructure as well as a flawless landscaping. The project is unique in that, it is right in the lap of nature, and is well connected to necessary facilities such as schools, colleges, temples, etc. Most projects of Tulsi Estates are within 1-2 km radius of Neral railway junction. The Group will also launch around 12 -13 projects of 300-400 flats each, in Neral in the coming years, thereby changing the look of the area. "Also, our completed projects such as Mohan Tulsi Vihar and Tulsi Aangan in Badlapur which have given possession to more than 1500 families in a time frame of 3.5 years is a testimony of our commitment to quality and timely delivery," says Patel.

Specifics: All projects are earthquake resistant. Safety and security is guaranteed with adequate fire safety measures. "We have highly qualified engineers working with us who certify each and every slab of all our buildings, thereby maintaining the quality of construction to the highest level possible," informs Patel.

## PROJECT AMENITIES

- Reputed and branded lifts.
- 24 hours Security.
- Bus service from Neral Railway Station.
- Power backup in Common area and lifts.

## INDOOR AND OUTDOOR AMENITIES

- Meditation Area
- Children Play Area
- Jogging Track
- Landscape garden
- Open Badminton Court and Skating Ring
- Amphi Theatre
- Half Basketball Court
- Senior Citizen's Area
- Table tennis
- Billiards table
- Carom board and Chess pads

- Multipurpose gym

## COMPLETED PROJECTS

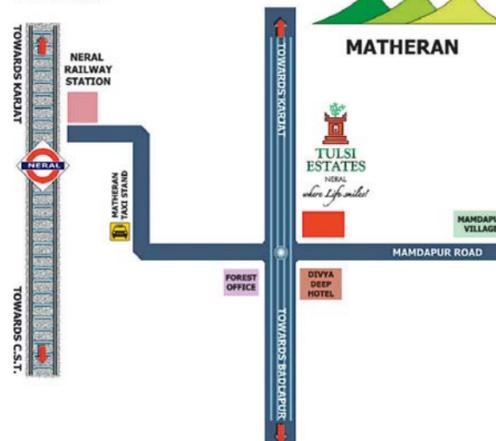
Mohan Tulsi Vihar and Tulsi Aangan in Badlapur

Further development that will take place in the immediate vicinity of the property?

- A four lane highway connecting Mumbai-Pune expressway to Mumbai-Ahmedabad passes through Neral and the work is in full swing,
- Matheran Rope Way is sanctioned.
- Maharashtra State Tourism plans casinos, discotheques in Matheran, as per an announcement a few months back. This will make Matheran one of the most happening tourist spots in Maharashtra.
- Proposed Bhimashankar Highway which will connect Neral to Panvel in 15 mins, hence making connectivity to the upcoming Airport in Navi Mumbai fast.

## ABOUT THE COMPANY

### Location



Tulsi Estates is a decade old company providing affordable housing to middle income groups. Its projects are in and around Mumbai, specifically in Neral Badlapur and Vangani. Tulsi Estates will build 20-25Lac sq.ft. of affordable housing in the coming years. It has launched Tulsi Sanidhya in Chikhli, Badlapur recently and is in process of launching Tulsi Mangalam in Badlapur and Tulsi Signature at Belavli, Badlapur,

## overview

**PROJECT**  
Tulsi Estates

**LOCATION**  
Neral

**STATUS**  
Under construction

**PRICE OF THE APARTMENT**  
Our 1st project in Neral (Tulsi Kalash) was soft launched at ₹2151 in 2012 and the current rate is ₹2450. We expect to sell between ₹2500 - ₹2700 in next phases.

**APPRECIATION EXPECTED**  
Exponential increase in next 4-5 years

**CONTACT**+91 9022910333



MATHERAN

TULSI ESTATES

NERAL

where Life meets!

MANDAPUR VILLAGE

MANDAPUR ROAD

DEVTA DEEP HOTEL

FOREST OFFICE

TOWARDS KARJAT

TOWARDS MUMBAI

TOWARDS SION



- 07 km to Matheran
- 35 km from the proposed airport at Panvel
- 80 km from Pune
- 14 km from Karjat
- 60 minute distance from Thane railway station
- 90 minutes from Central Mumbai

WWW.TULSIESTATES.COM