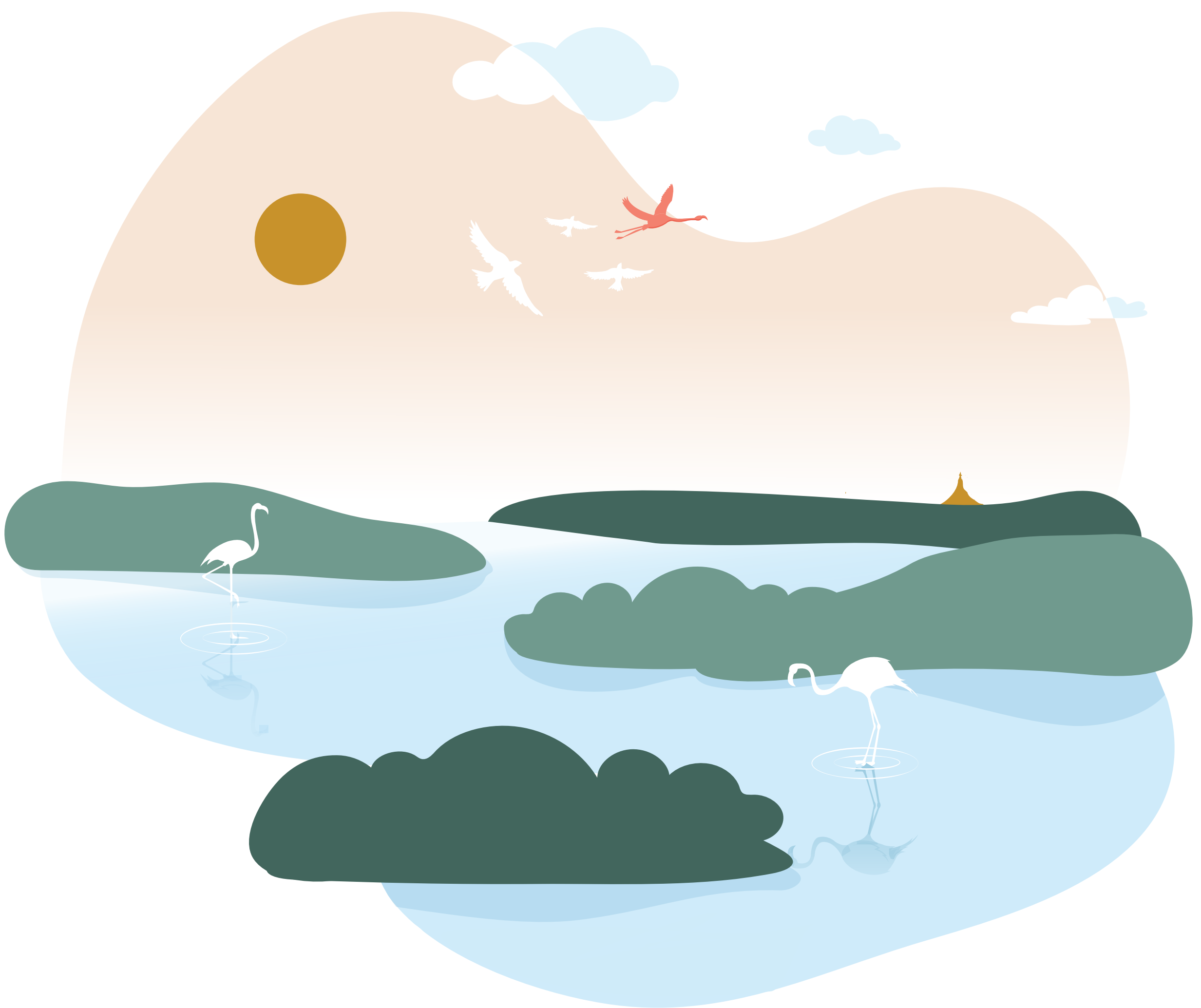


# PRIMROSE

BY KAUSTUBH GROUP

MahaRERA No. P51800046761

WELCOME TO A HOME  
WHERE LIVE BLOOMS WITH  
POSSIBILITIES.





Representative Image

Plant your roots.  
Nurture your dreams.  
Grow your love.  
Thrive and Blossom.

Live in an environment that  
sprouts with possibilities.

Let's design a life  
full of Primroses.

A life of youth, passion and  
full of energy.



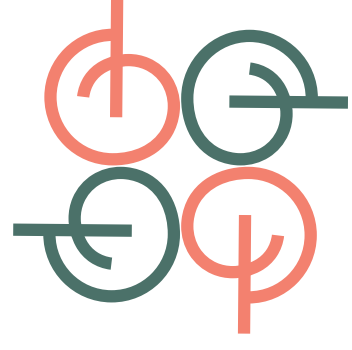
# Modern 1, 1.5 & 2 BHK spacious apartments in Charkop, Kandivali West

No Stamp Duty. No Registration Charges

\*T&C Apply

Artist's Impression





# PRIMROSE

BY KAUSTUBH GROUP

MahaRERA No. P51800046761

**Life's best moments are splendid views found in well-designed spaces we spend with our loved ones.**



When you live in a Kaustubh home, you spend less time travelling to work and more time with your loved ones.





# List of Landmarks

## Transport

New Link Road  
Kandivali West Metro Station  
SV Road  
Kandivali Railway Station  
Western Express Highway  
Proposed Coastal Freeway



## Malls & Retail Avenues

Charkop Market  
Apna Bazaar  
Utopia Garden Grove Mall  
DMart  
Raghuleela Mall  
Reliance Mall  
Metro Cash And Carry



## Sports Complex

Sachin Tendulkar Gymkhana  
Poisar Gymkhana  
Thakur Stadium  
Sports Authority of India Ground

## Hospitals & Healthcare Facilities

Phoenix Hospital  
Mangal Murti Hospital  
Namaha Hospital



# List of Landmarks

## ■ Educational Institutes

Witty International School

Oxford Public School

Don Bosco High School

KES Shroff College

Ryan International School

Children's Academy



## ■ Amusement & Recreational Center

Balasaheb Garden

Chikoowadi Jogger's Park

Kamla Vihar Sports Club

Essel World & Water Kingdom



## ■ Other nearby Landmarks

Haryana Bhavan

Kora Kendra Ground

Infinity Mall

Goregaon Sports Club

Inorbit Mall

Mindspace

Oberoi Mall

Nirlon Compound

Infinity IT Park



# Location Map



[Open in Google Maps](#)

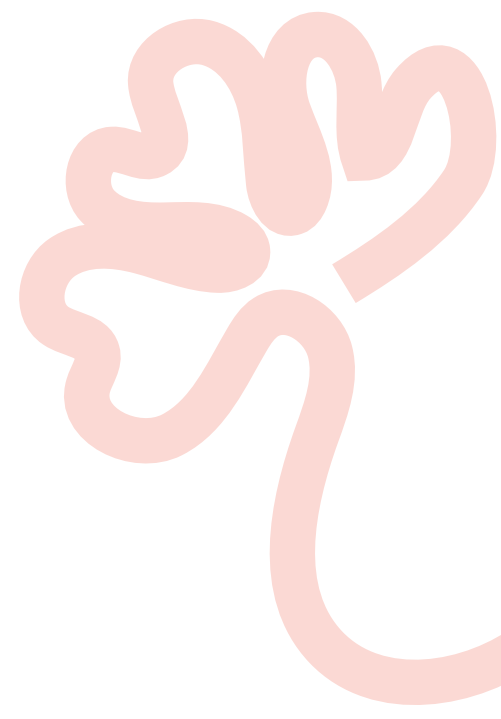


A grand reception area that makes you feel special and right at home the moment you walk in.



Artist's Impression

Grand Entrance Lobby



Artist's Impression

Spacious Living Room

Where the hustle and bustle  
of life comes to a halt and  
bliss takes over.



Artist's Impression

Cozy Master Bedroom



Exquisite Kitchen

# Internal Amenities

## LIVING ROOM & BEDROOM

- Vitrified flooring tiles
- Granite window sill
- Gypsum finished walls with premium quality plastic paints
- TV & AC Point
- Cabling for Television, Internet and Telephone
- Powder coated aluminium windows with mosquito net



## KITCHEN

- Vitrified flooring tiles
- Granite top kitchen platform with stainless steel sink
- Ceramic dado tile above counter
- Jaquar or equivalent fitting
- Provision for water purifier, exhaust fan, washing machine & refrigerator
- Granite window sill
- Powder coated aluminium windows



## BATHROOM FIXTURES

- Designer bathrooms with branded sanitaryware
- Jaquar or equivalent fixtures
- Anti-skid Flooring
- Laminated door
- Granite window sill
- Western water closet
- Ceramic dado tiles



## ELECTRICAL

- Branded modular switches
- Branded concealed copper wiring with MCB/ELCB



A place to pause, reflect, stay fit  
and watch kids grow.  
Out here, sky is the limit.



Artist's Impression

Rooftop Terrace Garden

# Living in Primrose means doing things beyond just living.

The rooftop terrace has an open-air gym, a reading nook, a lounge area for socializing with friends, barbeque deck, and a senior citizen corner. Additionally, Primrose is conveniently located near entertainment & dining options.



Choicest of F&B options nearby to catch up with friends



Open to sky fitness area at the rooftop terrace when you want to sweat it out

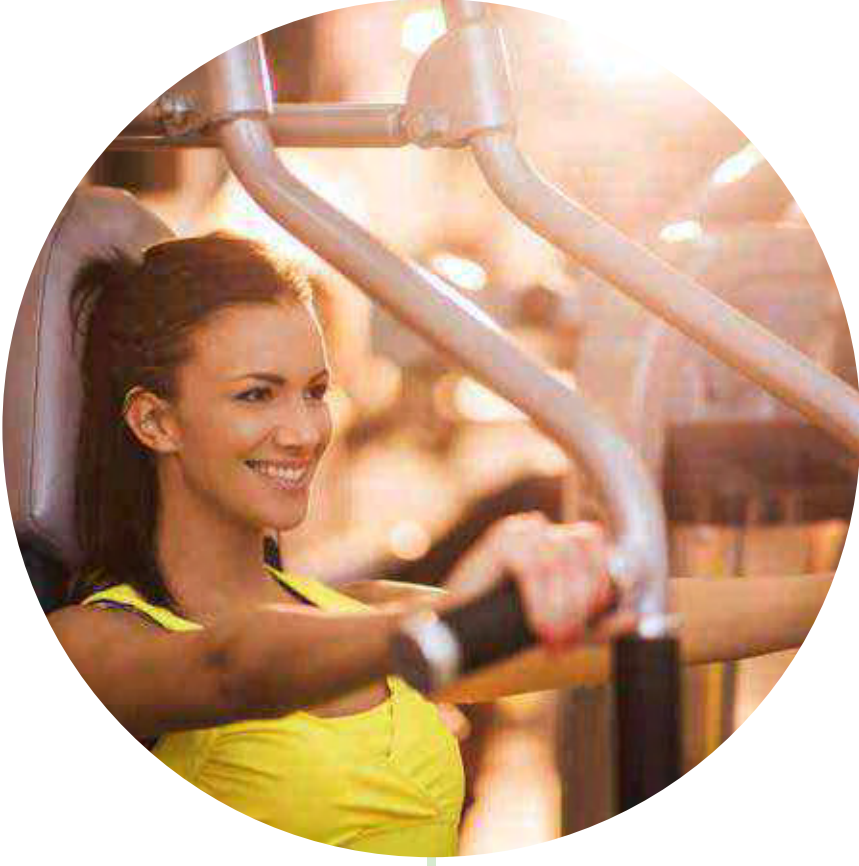


Lounge Area to unwind and connect



Shopping malls in close vicinity





Open To  
Sky Fitness Area



CCTV

Video Door  
Phone



Car Parking



| Fire Compliant Premises

| Open To Sky Fitness Area

| 24/7 CCTV Surveillance

| High Speed Elevators

| Ample Car Parking Space

| Earthquake Resistant Structure  
Conforming To Is Code

| Complete Power Back-up Facilities  
For Common Areas And Elevators

| Video Door Phone System

# Smart practical design meets quality construction standards of Kaustubh Group.



## Vaastu Compliant Homes

Living spaces designed to inspire you to live a positive, healthy and a luxurious life.



## Save time in travel and spend time with family

Come back quicker from work, then relax and create quality time for your loved ones.



## Quality Assurance

Assurance of a 27 + year old group with a name that evokes trust.



## Conveniently Located

Stay connected with your loved ones & enjoy the ease of mobility through infrastructure projects like Kandivali West Metro Station & the proposed Coastal Freeway.



# Kaustubh Group, in a nutshell

**27+**

years of real estate experience

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**6**

projects completed

---

**3**

ongoing projects

---

**2**

upcoming projects

---

**5**

lakhs sq. ft. of development done

**500+**

happy families

## Ongoing projects



### VISTARIS

---

Kandivali East  
1, 2 BHK & Jodi Homes  
Residential & Commercial



### VANRAI

---

Kandivali East  
1 & 2 BHK  
Residential

# Completed projects



## SUN & MOON

Borivali East  
1 & 2 BHK  
Residential & Commercial



## KAUSTUBH PARADISE

Kandivali East  
1 & 2 BHK  
Residential



## KAUSTUBH PLATINUM

Borivali East  
1, 2 & 3 BHK  
Residential



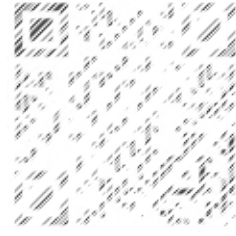
## VISAMO CHSL

Borivali West  
1 & 2 BHK  
Residential



## FRIENDS CHSL

Borivali West  
1 & 2 BHK  
Residential



### **CORPORATE OFFICE**

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### **SITE ADDRESS**

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Near Saraswat Bank, Charkop,  
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**P51800046761**  
MahaRERA No.

Project details also available on  
<https://maharera.mahaonline.gov.in>



**ADITYA BIRLA  
CAPITAL**

**Aditya Birla Housing  
Finance Ltd.**

**Project is Financed by and Mortgaged to  
Aditya Birla Housing Finance Ltd.**

NOC from Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/agreement for sale of any unit/flat in the Project