

Experience
a Better Lifestyle.
Invest in Kalyan's
Largest Integrated Township



11 Acres
INTEGRATED TOWNSHIP
20-Floors Premium Apartments |
School, Hospital & Commercial Spaces





About

Prammo Realty & Founder

At Prammo Realty, we redefine luxury & innovation in real estate, shaping visionary living & commercial spaces that transcend the ordinary. With a focus on creating enduring communities, we integrate the aspirations of our residents into every detail of our developments. Our projects are not just about quality construction but about building trust & distinction in the real estate realm.

Pramod Gupta

Our Visionary Founder

Over a decade of real estate expertise (since 2011)

Started as a channel partner, moved into plotting, & progressed into construction

Driven by a vision to create integrated communities & long-term value

At Prammo Realty, we don't just build homes—we build futures

Vision & Opportunity

Kalyan East is emerging as one of the most promising zones in the Mumbai Metropolitan Region (MMR). With metro expansion, robust connectivity, and rapid infrastructure growth, it has become a hotspot for residential & commercial investments.

We are now proud to announce the Initial Project Offering (IPO) of our landmark project at Chinchpada, Kalyan East. This IPO presents a unique opportunity for investors to be part of a high-potential township development, combining premium residences, social infrastructure, & lifestyle experiences. By participating, investors can secure long-term value creation & growth in one of MMR's fastest-evolving destinations.



IPO

Initial Project Offering

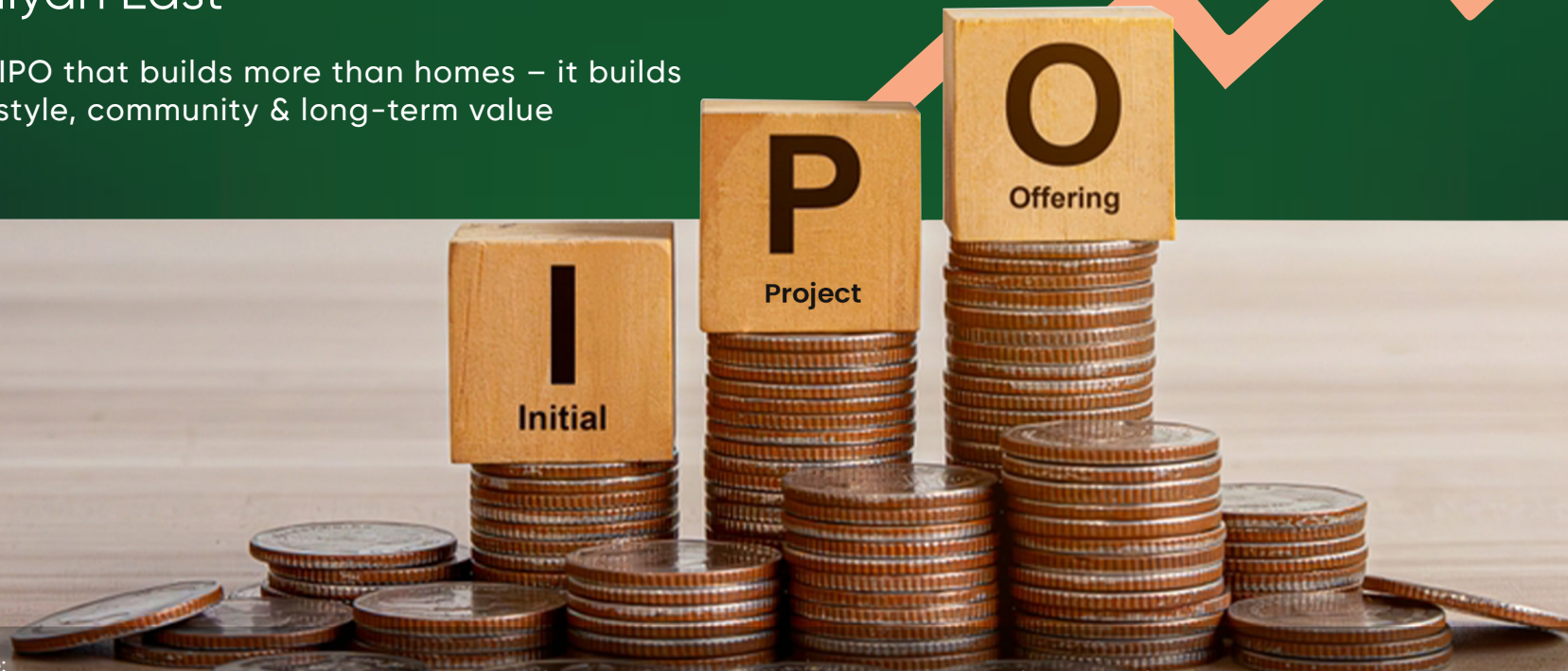
ONLY FOR

Friends. Relatives.
Investors

Prammo Realty

Invest in 11 Acres of Integrated
Township Living at Chinchpada,
Kalyan East

An IPO that builds more than homes – it builds
lifestyle, community & long-term value



Note:

The offer is not for sale
The information is only for Investors in Private circle
For internal Private Circulation only

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Why Invest With Us

Prime Location Advantage

Kalyan East growth corridor

Large-Scale Township

11 acres of integrated development

Premium High-Rise Living

22-floor towers with future-ready designs

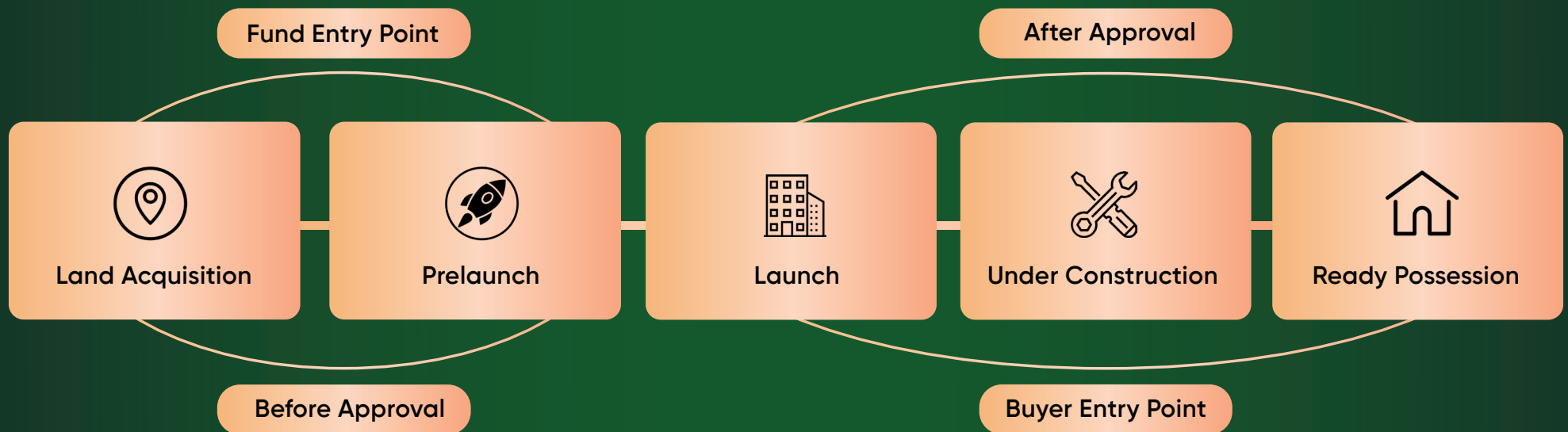
World-Class Amenities

Clubhouse, banquet halls, landscaped gardens

High ROI Potential

Lifestyle-driven demand ensures appreciation

5 STAGES OF REAL ESTATE LIFE CYCLE



Note:

Our project is aligned with this structured growth model, ensuring transparency, progress visibility, & investor confidence.

Township Overview

11 Acres of Integrated Township Living

20-Floors premium residential towers

Stilt + 20 structure for smart layouts

Integrated commercial spaces, school, hospital & temple Expansive open spaces and lifestyle amenities

A township designed for *comfort, convenience, and community



Lifestyle Living at Its Best

Beyond Four Walls, A World Within

This township is more than just apartments it's a *complete lifestyle ecosystem*. Every element, from sports arenas to green landscapes, has been designed to enrich lives, foster community, and provide holistic living.



The Clubhouse

20,000 sq. ft. Mega Clubhouse – The Largest in Kalyan

The township's social heartbeat, offering fitness, recreation, and relaxation



State-of-the art gym



Yoga & meditation halls



Indoor games & lounges



Mini theater & multipurpose halls



Café & co-working spaces



- | | |
|---|---|
|  RESIDENTIAL |  PARKING |
|  COMMERCIAL |  SCHOOL & HOSPITAL |
|  JOGGING TRACK | |





Project Masterplan & Highlights

OLYMPIC-SIZE SWIMMING POOL

Dive Into Grandeur

An *Olympic-size swimming pool* designed for leisure & fitness. With a kids' pool and sun deck, it offers residents a refreshing retreat every day



SPORTS & ACTIVE LIVING

Play. Perform. Live

Sports aren't an extra—they're a lifestyle. Residents enjoy facilities for tennis, pickleball, box cricket, and more. Jogging tracks and amphitheaters add vibrancy and wellness.



CRICKET TURF AREA

Play, Practice & Perfect Your Game

Step onto the professional-grade cricket turf designed for players of all ages. Whether it's a friendly match or daily practice, enjoy every moment on a lush, well-maintained pitch built for champions.





PICKLEBALL COURT

Play, Rally & Reconnect

Experience the joy of the fastest-growing sport on a dedicated pickleball court built for all ages. Whether you're playing for fun or fitness, enjoy every serve, rally, and point on a perfectly designed court that brings people together.

SCHOOL WITHIN CAMPUS

Walk to School, Walk into the Future

Education is just steps away. An international standard school within the township makes everyday life easier for families while ensuring global-quality learning



HOSPITAL WITHIN TOWNSHIP

Healthcare at Your Doorstep

The township features a multi-specialty hospital ensuring residents have access to top-class medical facilities 24x7.





BANQUET HALLS & CELEBRATIONS

Celebrate Without Boundaries

From weddings to family events, the township's banquet halls and guest rooms offer a premium venue without leaving home.



WORLD-CLASS TENNIS COURT

Ace Every Moment

A Step onto a professionally designed tennis court that inspires champions. Perfect for passionate players and casual enthusiasts, it's your arena for fitness, fun, and flair.



FULLY-EQUIPPED GYMNASIUM

Strength Meets Style

A modern fitness hub with advanced equipment, tailored for every workout routine. From cardio to strength training, it's your space to recharge and redefine wellness.

PREMIUM SPA FACILITY

Luxury That Heals

Designed for ultimate relaxation, the spa center pampers you with tranquility, luxury, and holistic care, creating the perfect escape from daily stress.





TEMPLE & SPIRITUAL ZONE

Celebrate Without Boundaries

A dedicated temple complex within the township ensures spiritual well-being and cultural unity for the community.

GREEN & LANDSCAPE LIVING

Live Where Nature Lives

The township's green lungs include *Miyawaki-style dense plantations*, landscaped gardens, and curated walking trails. Families enjoy recreation, relaxation, and rejuvenation in harmony with nature.





DEDICATED FOREST ZONE

Your Private Nature Reserve

A rare feature in urban townships, this *forest belt beside the project* ensures an oxygen-rich environment and nature's presence just outside your door.

CONSTRUCTION EXCELLENCE-MIVAN TECHNOLOGY

Built on Innovation. Built to Last.

Every tower is constructed using **MIVAN TECHNOLOGY**, ensuring durability, faster delivery, and superior quality.



PARKING CONVENIENCE



One Home. One Parking. Always.

Every flat comes with a *dedicated parking space*. With podium & stilt parking, the township ensures order and security for all residents.



COMMUNITY & COMMERCIAL SPACES

A Township That Has It All

Integrated *retail and commercial spaces* make everyday living easier. From grocery to offices, everything is within reach, promoting a true walk-to-work lifestyle.



INVEST IN A BETTER LIFESTYLE WITH US

Be Part of Kalyan's Largest
Integrated Lifestyle Township



CONTACT DETAILS:

 invest@prammorealty.com

 www.prammorealty.com

 1006, Mohan Tribeca, Kalyan Sape Road,
Kalyan (W), Thane - 421301

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