



Just right for everyone



KIRKATWADI PHASE II



MahaRERA Registration No.
P5210000741
available at website
<http://maharera.mahaonline.gov.in>



How to get a home that you like and can afford too...

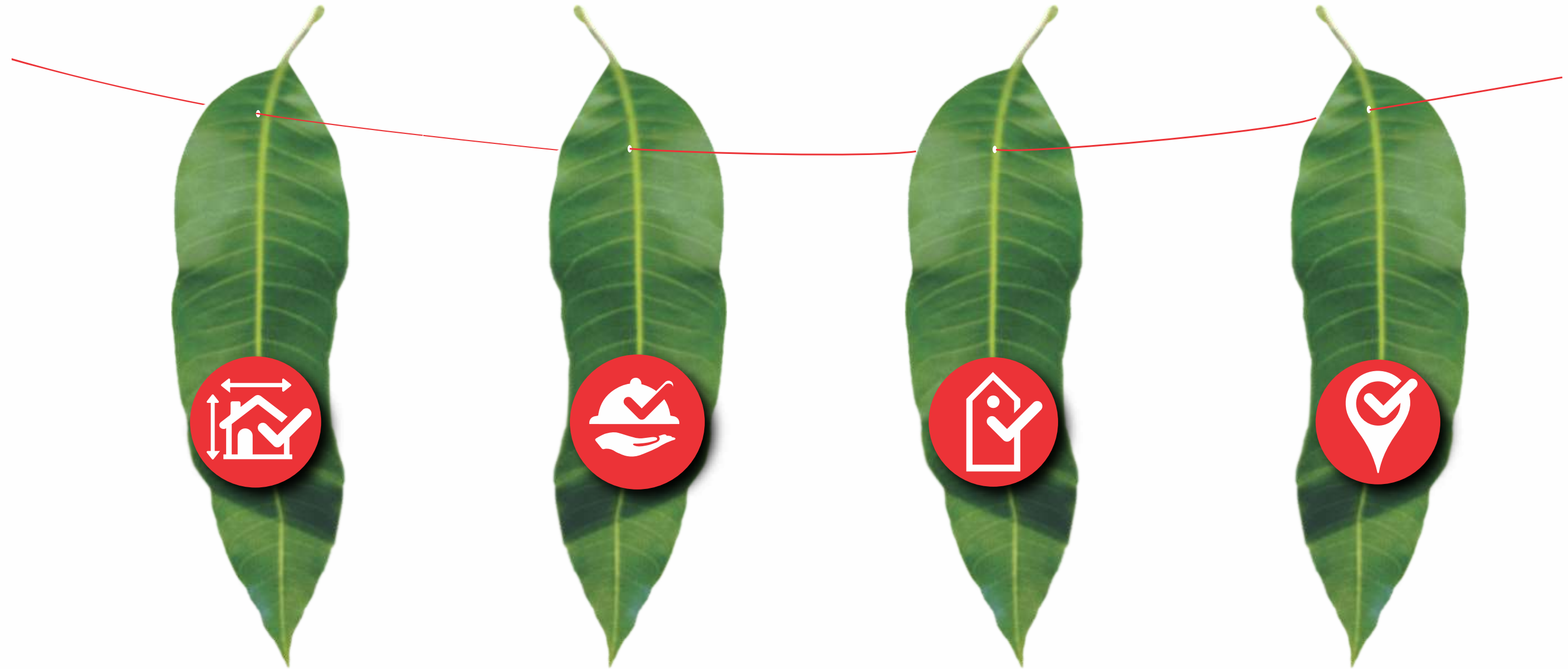
Pune has fast changed from being a laid back 'Pensioner's Paradise' to a burgeoning metro offering quality of life that can be counted among the best in the country. With this rapid growth has come galloping demand for homes and practically an explosion of their prices!

As of today, if you go for a home that you like, its price is simply unaffordable. And, if you opt for the one you can afford, you end up

staying in a remote locality and spending extra time and money in commuting.

Leveraging their over four decades of experience in Real Estate, Belvalkar Housing has come up with a creative, out-of-the-box solution to this puzzle...Kalpak Homes.

It is all about doing everything 'Just right' so as to give you a home that you like and can afford too!



Just right Size

Wastage of space not only increases the price of your home but also adds to the cost. Kalpak Homes are thoughtfully designed to make optimum utilization of available space.

Just right Amenities

Some amenities simply add to the length of the list and cost of your home, as they are rarely used. At Kalpak Homes, the amenities are carefully planned making sure they are environment friendly and maintenance-friendly too. Emphasis is on happiness, safety and convenience of the residents.

Just right Price

Unwavering focus on delivering the important and avoiding wastage means, Kalpak Homes are able to combine good quality of life with the right price.

Just right location

Sinhagad road is the new preferred location in Pune and it has grown phenomenally in recent time. It is the emerging residential hub of Kirkatwadi. Known for its huge upcoming township development, the area is well-connected with Mumbai-Bengaluru highway, IT parks and the main city. It's a perfect location to invest and will reap the benefits in terms of returns and lifestyle, in the coming years.



STILT FLOOR PLAN

CARPET AREA STATEMENT PER FLAT 001							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.80	557.54	8.71	93.75	6.14	66.11	4.23	45.53
CARPET AREA STATEMENT PER FLAT 002							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.63	555.71	8.73	93.97	6.14	66.11	4.23	45.53
CARPET AREA STATEMENT PER FLAT 003							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
42.85	461.19	7.55	81.31	4.84	52.08	3.75	40.38
CARPET AREA STATEMENT PER FLAT 004							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
36.05	388.05	4.45	47.93	5.59	60.14	3.51	37.78
CARPET AREA STATEMENT PER FLAT 005							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
33.02	355.41	7.48	80.55	5.59	60.14	3.51	37.78
CARPET AREA STATEMENT PER FLAT 006							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.23	605.24	4.07	43.81	5.34	57.45	3.50	37.66

TABLE '1A'

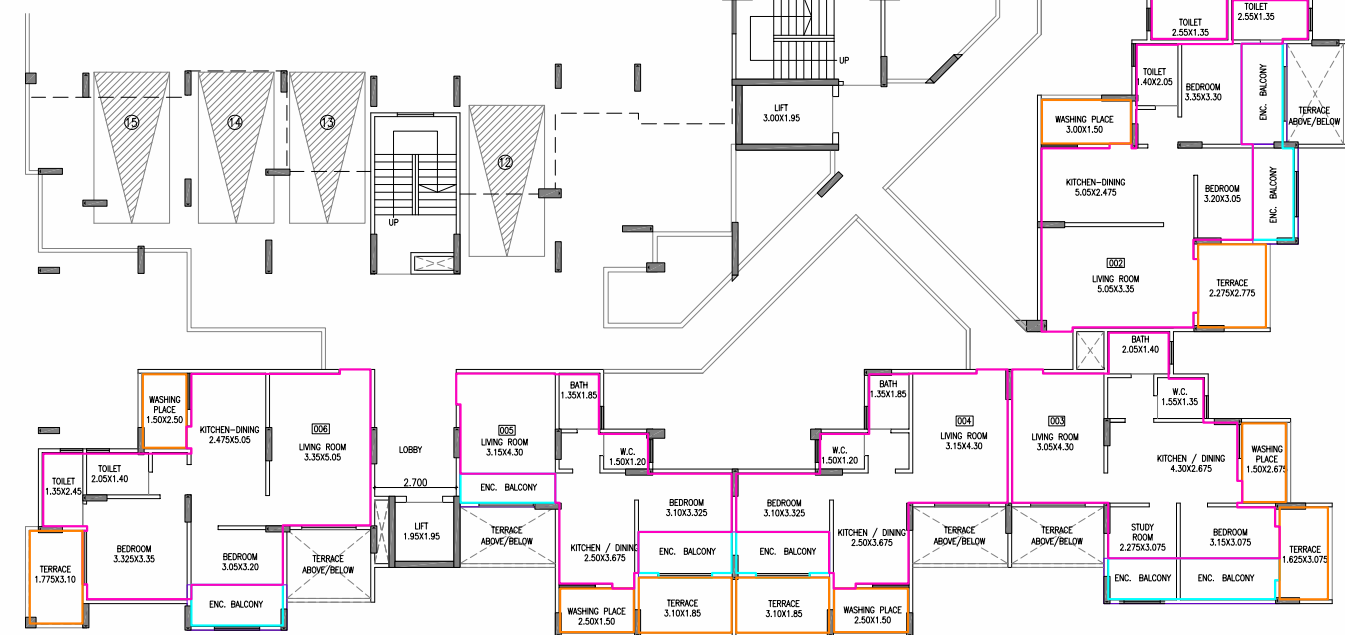
NOTE: PLASTER /SKIRTING/ TILE ALLOWANCES AS MENTIONED BELOW FOR CALCULATING CARPET AREA	
INTERNAL WALLS GYPSUM FINISH	15MM
EXTERNAL WALLS GYPSUM FINISH ON TAR PLASTER	27MM
TOILET/WASHING PLACE EXTERNAL WALLS WALL TILES ON TAR PLASTER	35MM
TOILET INTERNAL WALLS WALL TILES WITH (ECO-RENDER)	25MM
TERRACE (EXTERNAL) PLASTER	17MM

INDEX

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FLAT CARPET	
ENCLOSED BALCONY	
TERRACE	
OPEN BALCONY	
WASHING PLACE	

NOTE:-

- AREAS HAVE BEEN CALCULATED CONSIDERING FINISHING ALLOWANCES MENTIONED IN TABLE NO.1A.THE FINISHED AREAS AND DIMENSIONS WILL VARY IF THERE IS ANY CHANGE IN THE THICKNESS OF PLASTER,DADO,SKIRTING OTHER THAN AS MENTIONED IN "TABLE NO.1A".
- EXTERNAL COLUMN OFFSETS HAVE NOT BEEN CONSIDERED FOR CALCULATING THE AREAS.
- ROOM DIMENSIONS ARE UNFINISHED DIMENSIONS WITHOUT TAKING CONSIDERATION OF PLASTER/SKIRTING/DADO TILE THICKNESS AND STRUCTURAL MEMBERS.
- INTERNAL WALLS AND INTERNAL COLUMNS ARE INCLUDED IN CARPET AREA.
- EXTERNAL DOOR JAMBS ARE CONSIDERED IN CARPET AREA.
- METRIC DIMENSIONS ARE FINAL.
- SQUARE FEET AREAS ARE FOR REFERENCE ONLY.
- AREA CALCULATED AS PER LAST APPROVED DRAWING BY TOWN PLANNING AUTHORITIES VIDE LETTER NO. NABP/MOUZE KIRKATWADI/TAL. HAVELI./ GUT NO. 199 & OTHERS/SSP/3951 DATED 27.06.2014



STILT FLOOR PLAN

TYPICAL 1ST,3RD,5TH,7TH,9TH FLOOR PLAN

CARPET AREA STATEMENT PER FLAT 101,301,501,901,102,302,502,702,902							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
42.96	462.42	7.48	80.51	5.55	59.76	3.75	40.38
CARPET AREA STATEMENT PER FLAT 103,303,503,703,903							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
53.17	572.31	7.33	78.93	6.06	65.21	4.23	45.53
CARPET AREA STATEMENT PER FLAT 104,304,504,904							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
53.01	570.56	7.33	78.93	6.06	65.21	4.23	45.53
CARPET AREA STATEMENT PER FLAT 105,305,505,905							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.53	554.69	8.99	96.75	6.06	65.21	4.23	45.53
CARPET AREA STATEMENT PER FLAT 106,306,506,906							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.35	552.72	9.01	96.96	6.06	65.23	4.23	45.53
CARPET AREA STATEMENT PER FLAT 107,307,507,707,907							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
38.55	415.00	11.85	127.51	5.55	59.76	3.75	40.38
CARPET AREA STATEMENT PER FLAT 108,308,508,708,908							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
31.79	342.16	8.72	93.82	5.74	61.74	3.51	37.78

CARPET AREA STATEMENT PER FLAT 109,309,509,709,909							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
36.31	390.79	4.20	45.15	5.74	61.74	3.51	37.78
CARPET AREA STATEMENT PER FLAT 110,310,510,710,910							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.92	605.15	4.07	43.81	6.14	66.11	3.50	37.66
CARPET AREA STATEMENT PER FLAT 111,311,511,711,911							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.70	556.48	8.60	92.56	6.14	66.11	3.50	37.66
CARPET AREA STATEMENT PER FLAT 112,312,512,712,912							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
36.33	391.00	4.18	44.94	5.74	61.74	3.51	37.78
CARPET AREA STATEMENT PER FLAT 113,313,513,713,913							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
36.33	391.01	4.18	44.94	5.74	61.74	3.51	37.78
CARPET AREA STATEMENT PER FLAT 114,314,514,714,914							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.25	605.51	4.07	43.81	6.06	65.21	4.23	45.53
CARPET AREA STATEMENT PER FLAT 115,315,515,715,915							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.45	607.62	4.07	43.81	6.06	65.21	4.23	45.53

TABLE '1A'

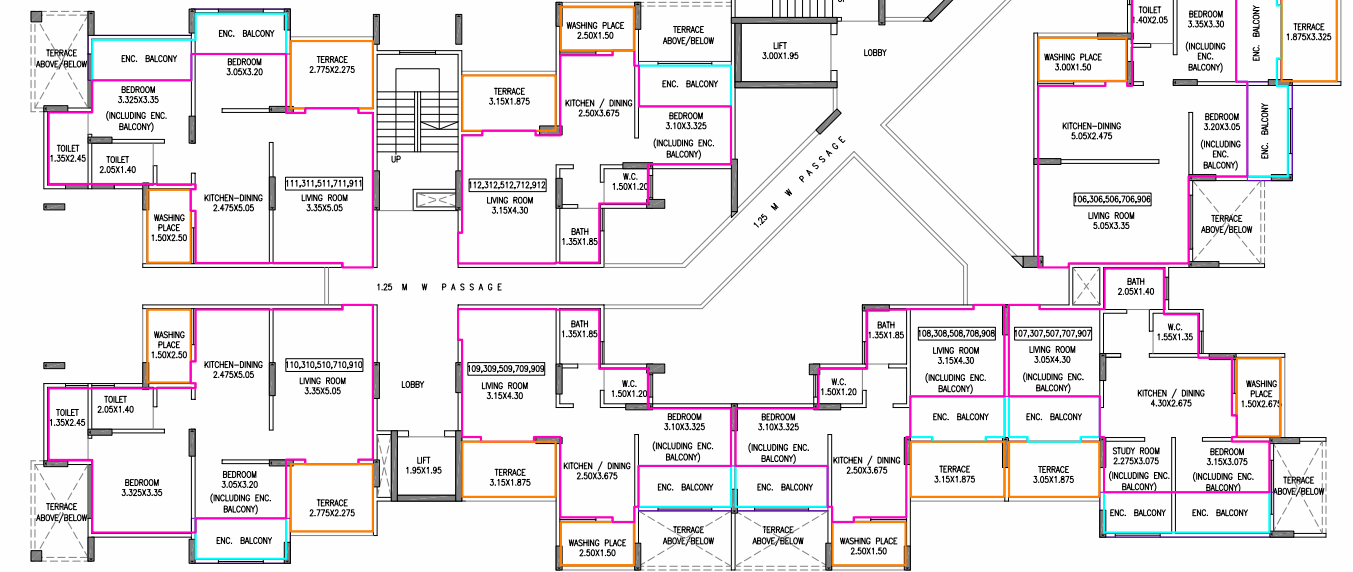
NOTE:
PLASTER /SKIRTING/ TILE ALLOWANCES AS MENTIONED BELOW FOR CALCULATING CARPET AREA

INTERNAL WALLS GYPSUM FINISH	15MM
EXTERNAL WALLS GYPSUM FINISH ON TAR PLASTER	27MM
TOILET/WASHING PLACE EXTERNAL WALLS WALL TILES ON TAR PLASTER	35MM
TOILET INTERNAL WALLS WALL TILES WITH (ECO-RENDER)	25MM
TERRACE (EXTERNAL) PLASTER	17MM

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-AREA CALCULATED AS PER LAST APPROVED DRAWING BY TOWN PLANNING AUTHORITIES VIDE LETTER NO. NABP/MOUZE KIRKATWADI/TAL. HAVELI/ GUT NO. 199 & OTHERS/SSP/3951 DATED 27.06.2014



TYPICAL 2ND,4TH,6TH FLOOR PLAN

CARPET AREA STATEMENT PER FLAT 201,401,601,202,402,602							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
42.68	459.43	7.76	83.50	4.88	52.52	3.75	40.38
CARPET AREA STATEMENT PER FLAT 203,403,603							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
53.47	575.50	7.06	75.94	6.14	66.11	4.23	45.53
CARPET AREA STATEMENT PER FLAT 204,404,604							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
53.28	573.53	7.06	75.94	6.14	66.11	4.23	45.53
CARPET AREA STATEMENT PER FLAT 205,405,605							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.80	557.54	8.71	93.75	6.14	66.11	4.23	45.53
CARPET AREA STATEMENT PER FLAT 206,406,606							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.61	555.57	8.73	93.97	6.14	66.11	4.23	45.53
CARPET AREA STATEMENT PER FLAT 207,407,607							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
38.72	416.81	11.68	125.73	4.84	52.08	3.75	40.38
CARPET AREA STATEMENT PER FLAT 208,408,608							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
31.77	341.94	8.73	94.00	5.59	60.14	3.51	37.78

CARPET AREA STATEMENT PER FLAT 209,409,609							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
36.03	387.81	4.47	48.10	5.59	60.14	3.51	37.78
CARPET AREA STATEMENT PER FLAT 210,410,610							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.93	605.22	4.07	43.81	5.34	57.45	3.50	37.66
CARPET AREA STATEMENT PER FLAT 211,411,611							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.56	555.02	8.73	94.01	5.34	57.45	3.50	37.66
CARPET AREA STATEMENT PER FLAT 212,412,612							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
36.05	388.02	4.45	47.93	5.59	60.14	3.51	37.78
CARPET AREA STATEMENT PER FLAT 213,413,613							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
36.05	388.02	4.45	47.93	5.59	60.14	3.51	37.78
CARPET AREA STATEMENT PER FLAT 214,414,614							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.27	605.65	4.07	43.81	6.14	66.11	4.23	45.53
CARPET AREA STATEMENT PER FLAT 215,415,615							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.45	607.62	4.07	43.81	6.14	66.11	4.23	45.53

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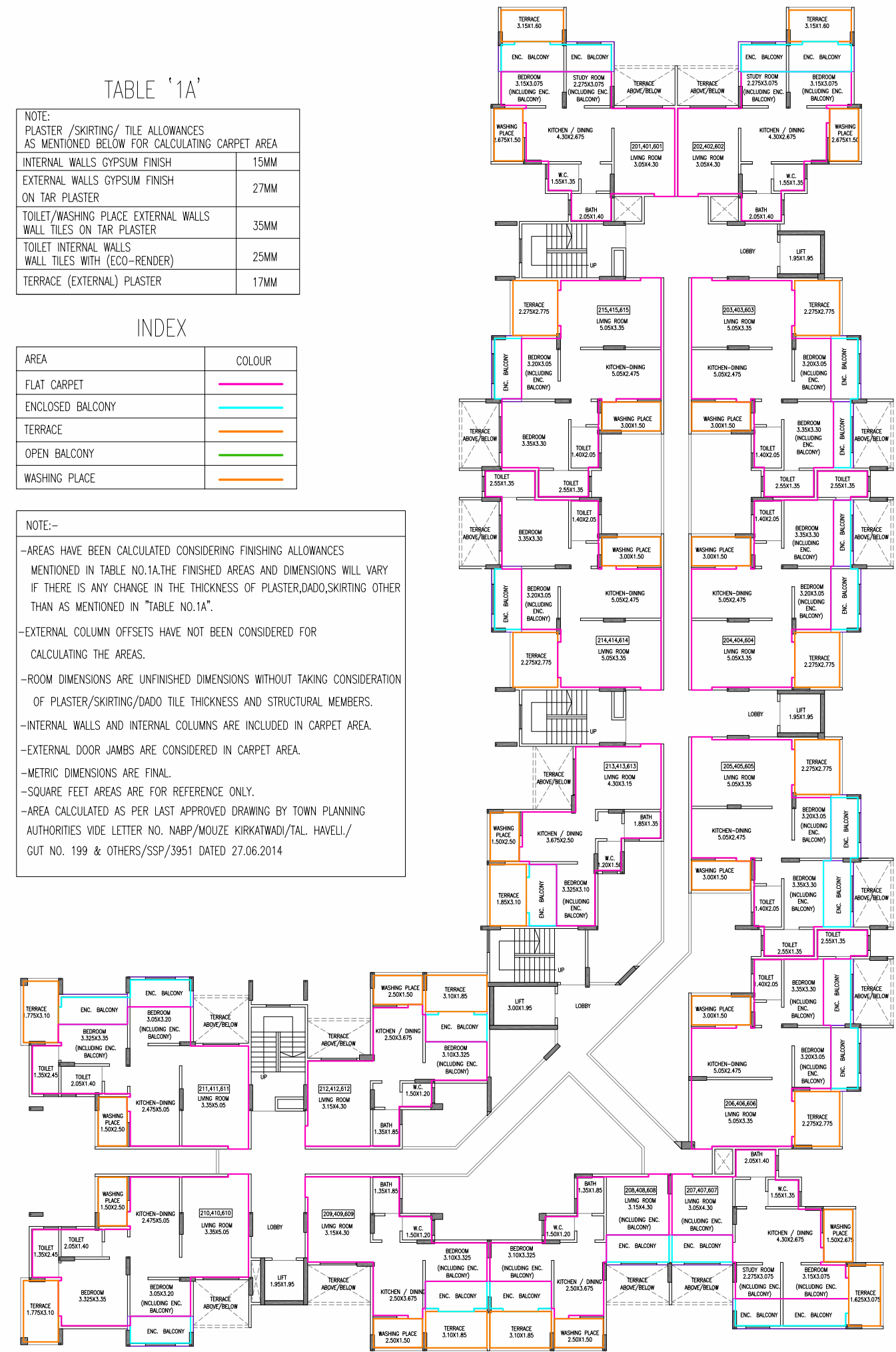
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INDEX

AREA	COLOUR
FLAT CARPET	
ENCLOSED BALCONY	
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8TH FLOOR PLAN

CARPET AREA STATEMENT PER FLAT 801,802							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
42.68	459.43	7.76	83.50	4.88	52.52	3.75	40.38

CARPET AREA STATEMENT PER FLAT 803							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
53.47	575.50	7.06	75.94	6.14	66.11	4.23	45.53

CARPET AREA STATEMENT PER FLAT 804							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
53.28	573.53	7.06	75.94	6.14	66.11	4.23	45.53

CARPET AREA STATEMENT PER FLAT 805							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.80	557.54	8.71	93.75	6.14	66.11	4.23	45.53

CARPET AREA STATEMENT PER FLAT 806							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.61	555.57	8.73	93.97	6.14	66.11	4.23	45.53

CARPET AREA STATEMENT PER FLAT 807							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
38.72	416.81	11.68	125.73	4.84	52.08	3.75	40.38

CARPET AREA STATEMENT PER FLAT 808							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
31.77	341.94	8.73	94.00	5.59	60.14	3.51	37.78

CARPET AREA STATEMENT PER FLAT 809							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
36.03	387.81	4.47	48.10	5.59	60.14	3.51	37.78

CARPET AREA STATEMENT PER FLAT 810							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.83	605.22	4.07	43.81	5.34	57.45	3.50	37.66

CARPET AREA STATEMENT PER FLAT 811							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.56	555.02	8.73	94.01	5.34	57.45	3.50	37.66

CARPET AREA STATEMENT PER FLAT 812							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
40.50	435.95	0.00	0.00	5.59	60.14	3.51	37.78

CARPET AREA STATEMENT PER FLAT 814							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.27	605.65	4.07	43.81	6.14	66.11	4.23	45.53

CARPET AREA STATEMENT PER FLAT 815							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
56.45	607.62	4.07	43.81	6.14	66.11	4.23	45.53

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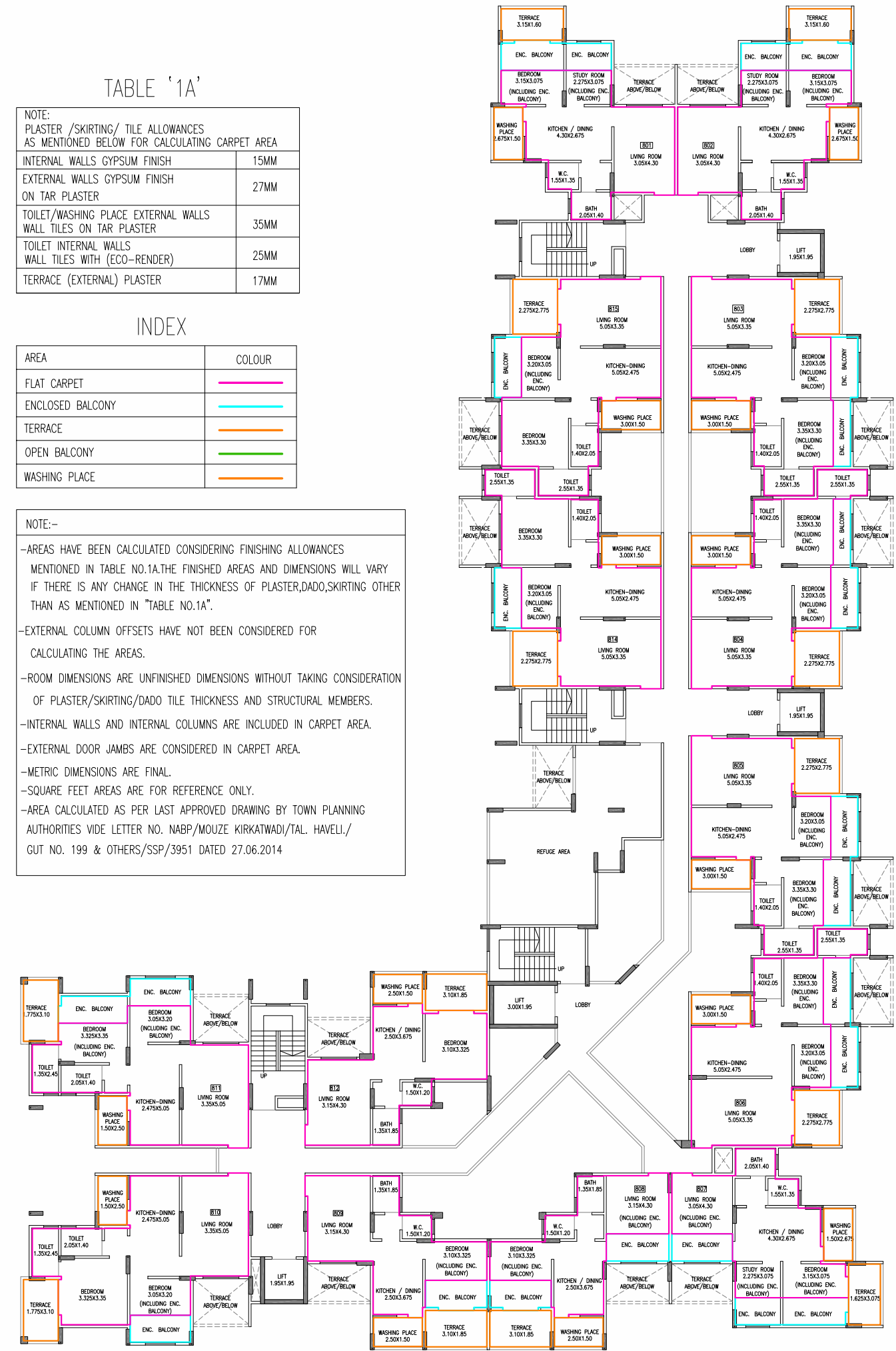
NOTE:
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INDEX

AREA	COLOUR
FLAT CARPET	—
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10th FLOOR PLAN

CARPET AREA STATEMENT PER FLAT 1001,1002							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
45.17	486.17	5.27	56.76	4.88	52.52	3.75	40.38

CARPET AREA STATEMENT PER FLAT 1003							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.81	557.68	8.71	93.75	6.14	66.11	4.23	45.53

CARPET AREA STATEMENT PER FLAT 1004							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.63	555.71	8.71	93.75	6.14	66.11	4.23	45.53

CARPET AREA STATEMENT PER FLAT 1011							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
53.14	571.99	7.16	77.04	5.34	57.45	3.50	37.66

CARPET AREA STATEMENT PER FLAT 1013							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
31.78	342.12	8.72	93.82	5.59	60.14	3.51	37.78

CARPET AREA STATEMENT PER FLAT 1014							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.61	555.49	8.73	93.97	6.14	66.11	4.23	45.53

CARPET AREA STATEMENT PER FLAT 1015							
FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.M.)	ENCLOSED BALCONY AREA (SQ.FT.)	TERRACE CARPET AREA (SQ.M.)	TERRACE CARPET AREA (SQ.FT.)	WASHING PLACE AREA (SQ.M.)	WASHING PLACE AREA (SQ.FT.)
(A)	(A')	(B)	(B')	(C)	(C')	(D)	(D')
51.81	557.68	8.71	93.75	6.14	66.11	4.23	45.53

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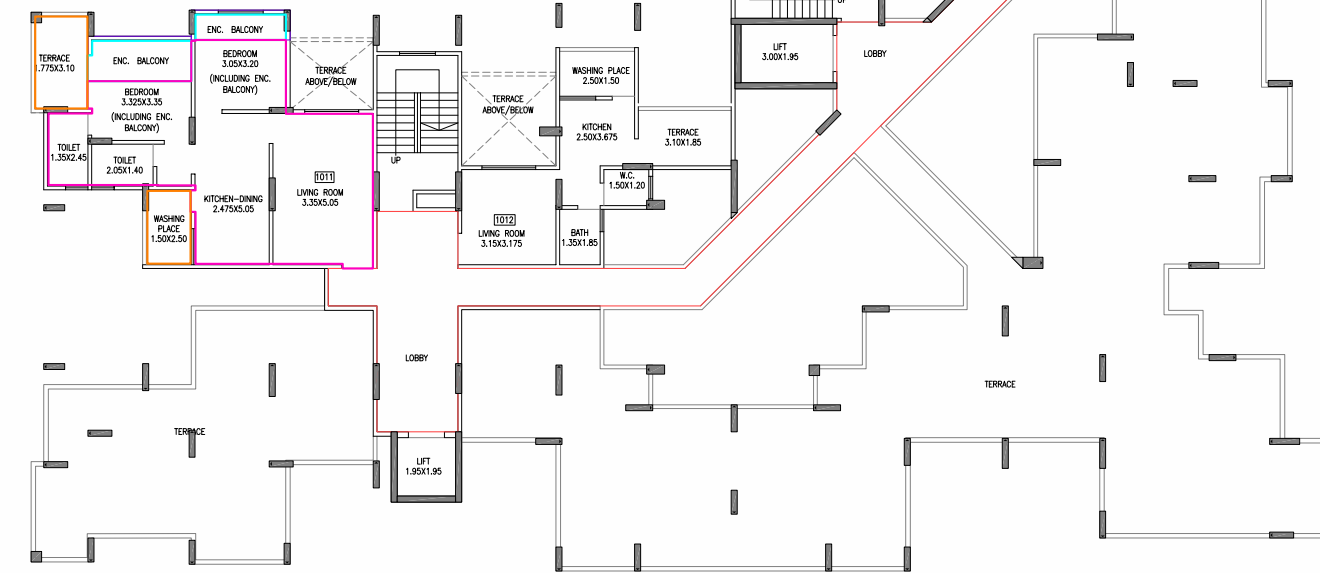
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AMENITIES

LIFESTYLE



Club House with multi-utility hall



Gymnasium



Children's play park



Landscape garden



Decorative entrance lobby

ENVIRONMENT FRIENDLY



Solar water heating system



Rainwater harvesting



Water purification plant



Water recycling



Sewage treatment plant

CONVENIENCE & SAFETY



Power back-up for common areas, lifts and water pumps



Lift with V3F drive, auto-rescue device and load weighing device



Fire fighting system with fire alarm

SPECIFICATIONS

STRUCTURE AND MASONRY

- Seismic resistant R.C.C. frame structure
- Eco-friendly masonry in aerated concrete blocks or fly ash bricks

WINDOWS

- Aluminium sliding window and M.S. grills
- Marble sills for windows

KITCHEN

- Natural stone platform with stainless steel sink
- Designer glazed tiles on kitchen platform up to lintel level
- Branded CP fittings
- Provision for washing machine in dry balcony

HYGIENE AREA

- Concealed plumbing
- Designer glazed tiles up to lintel level
- Counter type wash basin in passage
- Branded hot and cold water mixer units in bathroom and toilet
- Branded C.P. fittings in all toilets

PAINTS

- Internal walls: Oil bond distemper
- External: Semi-acrylic exterior paint

FLOORING

- Vitrified flooring in all the rooms
- Anti-skid ceramic flooring for toilets
- Anti-skid ceramic flooring for terrace

DOORS

- Main door - Decorative entrance door with quality fittings
- Toilet & Internal doors - Flush doors with cylindrical locks

ELECTRIFICATION

- Concealed flame resistant copper wiring
- Modular switches with ISI mark
- Provision for inverter backup
- Miniature circuit breaker for each flat

LOCATION MAP



COMPLETED PROJECTS

• Kalpak Homes, Kirkatwadi • Kalpak Homes, Katraj • Kalpak Homes, Wagholi



Belvalkar Housing, a constructive approach

Founded in 1970 by Mr. S. K. Belvalkar, Belvalkar Group has scaled the peaks of success.

Belvalkar Housing, the flagship company of Belvalkar Group, has completed more than 50 projects with construction space of more than 40,00,000 sq. ft. Thanks to our quality, affordability and integrity that more than 5,500 satisfied customer families share a bond of enduring trust with us.

Right location, thoughtful lifestyle and attractive price have made us a trusted name in Pune. Our reputation for timely possession and prompt after sales service is an asset.

We firmly believe in the dictum 'Each Home is Auspicious' and strive to fulfil the aspirations of our customers to own their dream home. Indeed, it is the driving force behind our company. Belvalkar Housing encompasses Residential Projects, Slum Rehabilitation and Redevelopment.

Our team. Our pillar of strength.

We have a strong team of qualified personnel to carry out activities related to site management, construction, accounts, sales, marketing, and HR. The team is dedicated to serve our customers beyond their expectations. This is evident from our successful projects.



KIRKATWADI PHASE II



Nirmite Eminence, 4th Floor, 1175/1, Erandwane, Near Mehendale Garage, Pune-411 004. India.
Tel.: 020-25451610, 25456200, Fax: 020-30222591 Mobile: 9011010839.
Email: sales@belvalkarhousing.com | www.belvalkarhousing.com

Disclaimer

The brochure is an artistic impression of the proposed project & not a legal offering. Developers reserve all absolute rights to change, amend, cancel any plans/layout, No. of floors, amenities/specifications, etc.at any time without assigning any prior notice. The final agreement to sale will supercede all offerings made here.