

Things that give you
Comfortable & Distinctive Atmosphere...



2 RHK Apartments



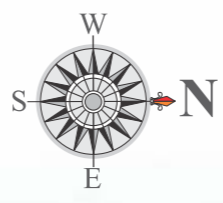
RERA No. P52100003242



PHASE-I

PHASE-II

Suyog Aura brings you 2 RHK luxurious homes nestled in picturesque surroundings of Warje. Pristine nature, ample breeze and sunlight greet you at Aura.



- 1 Entrance Gate
- 2 Kids Play Area
- 3 Club House
- 4 Amenity Area Transferred to PMC
- 5 Shops
- 6 Car Parking
- 7 Landscape Garden

Strategically located at Warje, Suyog Aura is the smart decision for a life loving person like you who aspires to take his lifestyle to newer heights.

It offers the best of both worlds - urban conveniences and the company of nature. Being the new happening destination of Pune, Warje offers all the urban conveniences and also a good connectivity to Mumbai, Satara and Kolhapur. It is in the vicinity of IT hub at Hinjewadi. Nestled in the backdrop of a hill, Suyog Aura enjoys a green cover too!

Amenities



Provision

- Grand entrance gate with security cabin.
- Internal roads-Trimix/Blocks finish.
- Street lights with LED/CFL fittings.
- Timer circuits for all common electrical points.
- Electrical backup for all common areas.
- Provision of servants toilets at parking level.
- Rain Water Harvesting.
- Firefighting systems.
- Designer entrance lobby for building.
- Designer nameplate & letter box.
- Anti termite treatment for Buildings.
- Society Office



Nature, Landscaping & Party Zone

- Landscaped garden
- Children's Play Area



Sports

- Club house
- Multipurpose hall
- Gym



Specifications

Structure : RCC frame structure. Earthquake resistance as per IS 1893.

Masonry : Light weight block work.

Door : Laminated main door with night latch and handles.

Internal Doors (Toilet/Bed/Dry Balcony) with cylindrical locks.

Granite door frame for toilet/dry balcony.

Windows : Aluminium/UPVC three track windows for bed and kitchen.

Aluminium/UPVC 1" series sliding door for hall/terrace.

Al Louverd windows with exhaust fan provision for all toilets.

Flooring : Vitrified tile for Bed, Hall, Kitchen, Passage.
Ceramic anti skid tile for attached terrace & Dry Balcony Dado / Floor.

Electrical : AC point in master bed.

TV/Tel. point in hall and master bed.

Light point / Fan point in kitchen/hall/bedroom.

Plumbing : Under slung plumbing.

Painting : Internally OBD,
Externally Acrylic Paint.

Elevator : Standard makes elevators for the Building.



* Pictorial representation is used to convey suggested lifestyle.

* Actual Site Photographs



B - BUILDING

A - BUILDING

WING/ BUILDING	FLAT TYPE	FLAT No.	AREA STATEMENT					TOTAL
			CARPET AREA	ENC. BALC.	DRY BAL.	TERRACE	ARCH. PROJ. AREA	
			SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
EVEN FLOOR								
B	2RHK	B-01	55.72	8.36	3.13	7.44	3.08	77.73
		B-02	61.27	2.98	3.24	7.44	1.39	76.32
		B-03	63.36	2.98	3.24	9.11	1.32	80.01
		B-04	57.19	8.67	3.08	9.11	3.02	81.07

PHASE - II
'A' & 'B' BUILDING
TYPICAL EVEN FLOOR PLAN

WING/ BUILDING	FLAT TYPE	FLAT No.	AREA STATEMENT					TOTAL
			CARPET AREA	ENC. BALC.	DRY BAL.	TERRACE	ARCH. PROJ. AREA	
			SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
EVEN FLOOR								
A	2RHK	A-01	61.27	2.98	3.24	7.44	1.39	76.32
		A-02	55.72	8.36	3.13	7.44	3.08	77.73
		A-03	57.44	8.67	3.08	9.11	3.02	81.32
		A-04	63.36	2.98	3.24	9.11	1.32	80.01



- Room, Study & Store areas are inclusive of enclosed balconies.
- Area of all internal wall, structural columns, etc. are included in the carpet area as per RERA.



B - BUILDING

A - BUILDING

WING/ BUILDING	FLAT TYPE	FLAT No.	AREA STATEMENT					TOTAL
			CARPET AREA	ENC. BALC.	DRY BAL.	TERRACE	ARCH. PROJ. AREA	
			SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
ODD FLOOR								
B	2RHK	B-01	55.45	8.36	3.13	8.55	2.95	78.44
		B-02	61.00	2.98	3.24	8.55	1.25	77.02
		B-03	63.05	2.98	3.24	10.48	1.22	80.97
		B-04	56.93	8.67	3.08	10.48	2.88	82.04

PHASE - II
'A' & 'B' BUILDING
TYPICAL ODD FLOOR PLAN

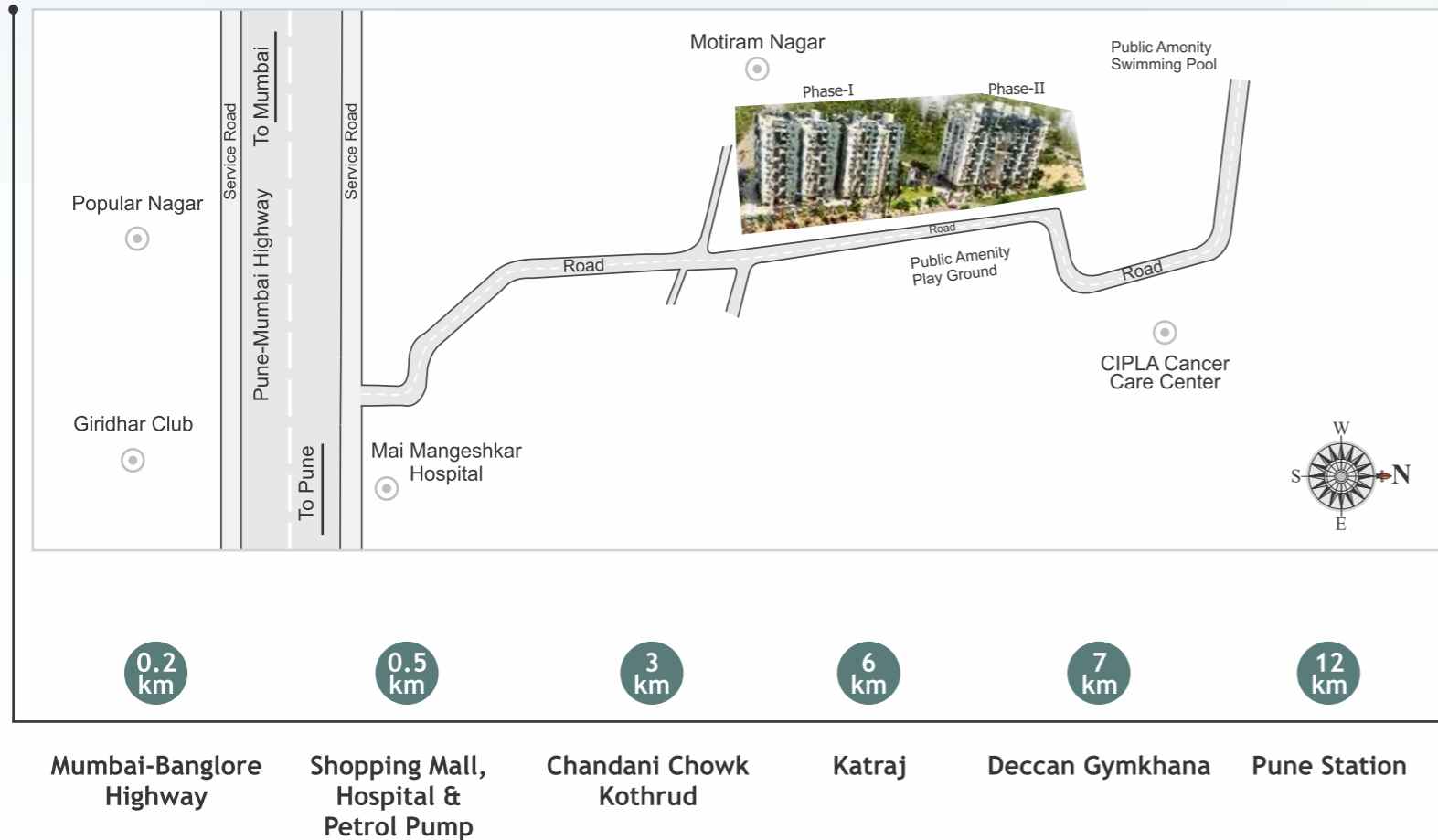
WING/ BUILDING	FLAT TYPE	FLAT No.	AREA STATEMENT					TOTAL
			CARPET AREA	ENC. BALC.	DRY BAL.	TERRACE	ARCH. PROJ. AREA	
			SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	
ODD FLOOR								
A	2RHK	A-01	61.00	2.98	3.24	8.55	1.25	77.02
		A-02	55.45	8.36	3.13	8.55	2.95	78.44
		A-03	57.16	8.67	3.08	10.48	2.88	82.27
		A-04	63.05	2.98	3.24	10.48	1.22	80.97



- Room, Study & Store areas are inclusive of enclosed balconies.
- Area of all internal wall, structural columns, etc. are included in the carpet area as per RERA.

Location Map

Not to scale



Site Address :

Suyog Aura

S.No.119/8/3, Warje,
Opp. Cipla Foundation,
Pune 411 058.

Contact : **+91- 98812 00025**
+91- 93721 70025

Ready Public Amenities in proximity - Swimming Pool & Play Ground around 1 Acre



BLESSED HOMES • SINCE 1978
COMMERCIAL • RESIDENTIAL • INFRASTRUCTURE

PROJECT TEAM

Architect : Paresh Koshti

R.C.C. Consultant : S. W. Mone & Associate

Legal Advisor : Adv. Kiran Kothadiya

SHIVRAM DEVELOPERS

Office No.27, Parshwa Building, Sujay Garden,
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Email : mkt@suyoggroup.com

Website : www.suyoggroup.com

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