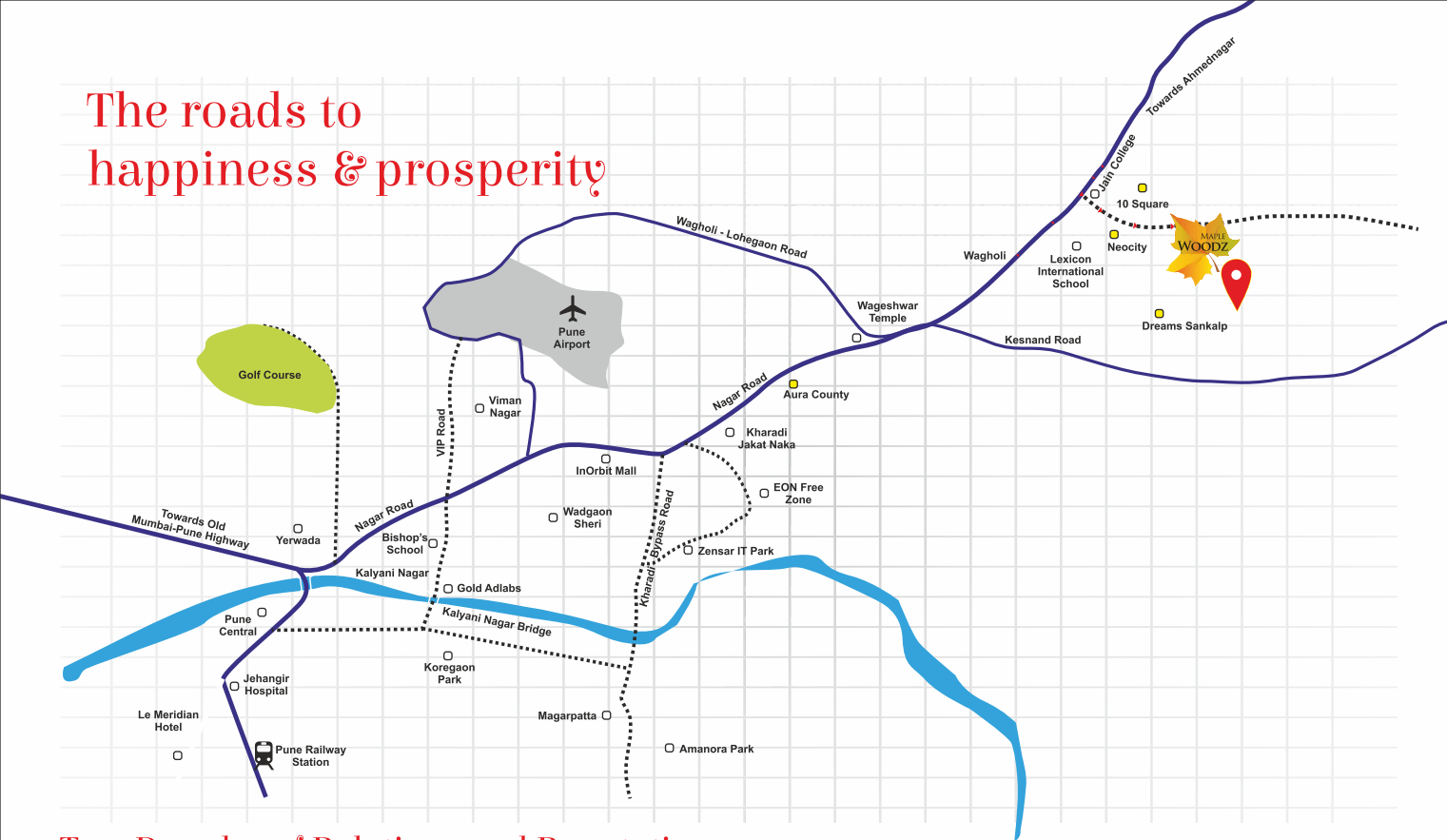


# The roads to happiness & prosperity



# Add more to lifestyle @ this address



## Two Decades of Relations and Reputation

Windsor Shelters is the flagship company of the Windsor Group. It is incorporated in 1992 and is now a much respected and trusted real estate brand. The company's core strength is in identifying, conceiving, developing, constructing and managing a wide portfolio of real estate products in the residential and commercial domain for both the end-users as well as investors from India and the overseas Indian diaspora. Developing foot by foot and constructing brick by brick, the Windsor Shelters brand is visible through some highly recognized properties in and around Pune. But most importantly, the Windsor Shelters brand is valued for creating and maintaining relations that endure a lifetime.



Site Office: Maple Woodz, Gat 861/1&2, Near Jain college, Wagholi-Bakori, Pune-412 207  
 Call: +91 20 6500 3005 / 6, +91 73506 60001 / 2 | [www.windsorshelters.com](http://www.windsorshelters.com)  
[maplewoodz@windsorshelters.com](mailto:maplewoodz@windsorshelters.com)



2 BHK Ready Possession Homes @ Wagholi

A project by: Windsor Shelters

Disclaimer: This brochure is not legal offering. The developers reserve absolute rights to change/cancel any plans, layouts, no. of floors and/or specifications at their discretion. Images are for representation purposes only.



2 BHK Ready Possession Homes @ Wagholi

Project approved by environment department

# Count your fortunes

As you head eastwards on the Pune-Nagar highway from Pune station or approach it from Pune airport via Vimannagar, or take the Hadapsar-Kharadi bypass, or come from Koregaon Park and Kalyaninagar, you would be astounded to find swanky malls, multiplexes and five-star hotels lined up like milestones all along these roads and that too on both their sides as you near Wagholi. Look around Wagholi and you just can't miss the number of educational institutions, industrial zones, multinational companies, IT parks, healthcare facilities, and even a one-of-its-kind sports mall in its high-profile neighborhood.

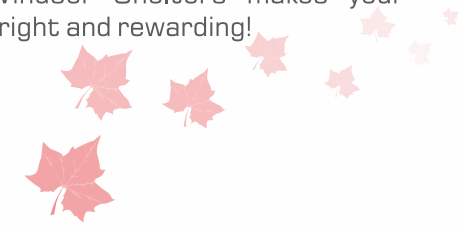
This drive is enough to give you an idea of the potential and pull of Wagholi - today and in the days to come - as well as to decide on Wagholi as the preferred choice for living or investment.

Maple Woodz by Windsor Shelters makes your decision all the more right and rewarding!

**Winner of Best Residential Property of the Year 2015 Award by Lokmat for Phase I**



- Phase I Sold Out and Home to 340 Happy Families
- Phase II Few Ready Possession Homes Available



Actual site photos



Multipurpose court



Multipurpose Hall



Play Area



Club house with gymnasium



Children's play area with sand pit

Actual site photos



## Maple Woodz – A complete commune

Experience Maple Woodz and you will know why it beats others in location and scores over them in the amenities to win 'The Best Residential Property of the Year' award from Lokmat.

- Senior citizens' area
- Jogging track
- Meditation area
- Power back-up for lifts & common areas
- Skating area
- Steam bath
- Party lawn
- CCTV facility
- Solar water heater
- Planned to optimize the use of wind & sun to reduce power consumption
- Native tree plantation for a long lasting and ecological green cover

## Relations & Reputation



Dandiya Night



Diwali Pahat



Drawing Competition



Magic Show



Winner of Manachi Sun



Possession Ceremony

## Specifications

### STRUCTURE

RCC frame structure of superior quality designed for earthquake resistance

### MASONRY

External and internal AAC block

### PLASTER

Internal wall with gypsum and sand faced plaster for external wall

### FLOORING

2' x 2' vitrified tiles in all room  
12" x 12" anti-skid ceramic flooring in sit-out & dry balcony

### DOORS

Decorative entrance door with internal commercial flush door

### WINDOWS

Three track powder coated aluminum sliding windows with safety grill, granite sill & mosquito net

### SECURITY

Video door phone

### PLUMBING

Concealed plumbing with jaquar or equivalent fitting in toilet & kitchen

### ELECTRICAL

Branded switches with adequate electrical points

### BATHROOM

12" x 12" anti-skid ceramic flooring and dado up to 7 feet with branded sanitary ware, hot & cold mixer unit, shower

### KITCHEN

8' long granite top kitchen platform with SS sink & glazed tiles dado up to 4 feet

### BALCONY

Dry balcony with kitchen for washing purpose

### PAINTING

Internal oil bond distemper (OBD) for the entire flat, external acrylic paint for the entire building

# Our earlier success stories

- Windsor County Phase I - Ambegaon
- Shubham Residency : Velankar Colony
- Shiv Residency : Prabhat Road
- Swapna Saankul : Dhanori
- Sai Villa : Ambegaon
- City Square : Commercial project @ Shivajinagar
- Shubham Apartment : Mangalwar Peth
- Shanti Complex : Narpatgiri Chowk
- Shreeram Complex : Laxmi road
- 10 square : Wagholi

• Sukhsagar Nagar • Dhankawadi • Katraj • Ambegaon • Bhusari Colony • Lullanagr  
• Sadashiv Peth • Guruwar Peth • Nana Peth & Somwar Peth • Rasta Peth • Mangalwar Peth.

## Testimonials

HERE IS WHAT OUR CUSTOMERS HAVE TO SAY ABOUT US...



**Darpan Lala**  
(Associate Manager, HR, Accenture)

I am very happy with my property investment with Windsor Shelters. This is a group that delivers on their commitment. The company always tries to work on the feedback and suggestions from the customers. No wonder that they have got the award of the most promising construction company of 2015. I would recommend others to invest in Windsor Shelters.



**Vijay Akahde**  
(Senior Engineer, Whirlpool India Ltd.)

Homes by Windsor Shelters are excellent in all respects and company's sales and service support is truly remarkable. I would recommend Windsor home to everyone looking for a quality home at right price.



**Rahul Nikam**  
(Tax Consultant)

Windsor Shelters team was quite helpful while I was in the decision making process. They guided me well and also made some changes that I wanted to have in my flat. I was particularly satisfied with it because some of my friends could not get the changes done from their builder.



**Rajendra Deshpande**  
(Senior Manager, BSNL)

My dream of owning home came true because of Windsor Shelters. Today, I have total three flats in their different projects. I think this speaks a lot about my trust with Windsor Shelters.



**Upendra Rabadia**  
(GM, A.P. Moller Maersk)

I have been investing with Windsor Shelters for a long time now and It has been quite satisfactory journey for me so far. I have got good appreciation for my investment. Trust and value for money are the two major driving factors behind my investments with this company.



**Jayesh Dave**  
(Painting Contractor)

Homes by Windsor Shelters are the finest in terms of quality. Attention to smallest of the details in the major strength of the company. Also, the paperwork is perfect. Any bank will give you the loan based on their paperwork.