

**RE-CREATING HAPPINESS  
RE-DEFINING LUXURY**

**Happy Homes To Celebrate  
The Amazing Everyday**



**UTSAV HOMES**

**- BAVDHAN -**

**150 Homes Delivered..**

**300 Newly Launched...**

**2 & 3 BHK Luxurious Apartments**

**PRIMESPACE**  
REALTY GROUP

MEMBER **CREDAI**  
PUNE METRO







**UTSAV HOMES**  
Bavdhan

Future  
Development







**UTSAV HOMES**  
Bavdhan



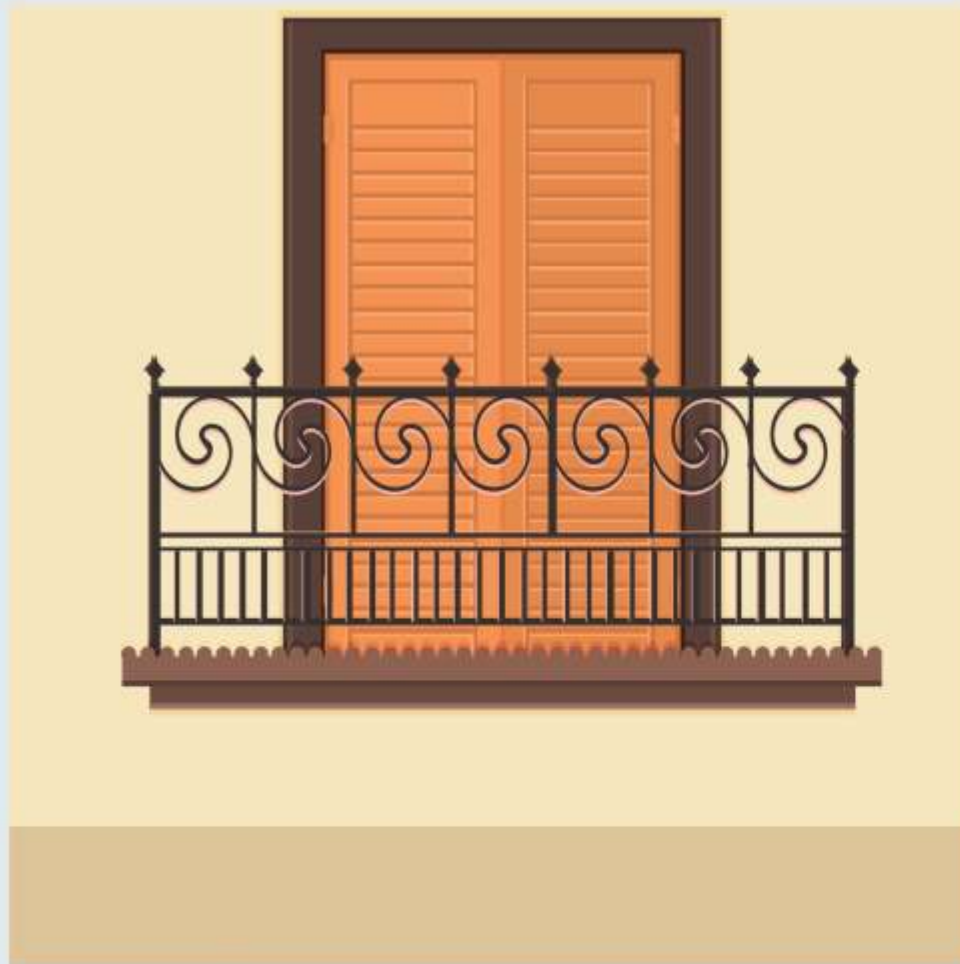
  
**UTSAV HOMES**  
  
Bavdhan



## Reasons why we say

Utsav Homes 3

will be your Happy Home...



## Step Out Balcony

Celebrate more space & open sky with an attached Step out balcony to every bedroom...

Also an ideal place to fix your A/C Outdoor Units, conveniently...



## Optimum Light and Ventilation

Celebrate the energy of Fresh Air & Positivity with full height French Windows in all the rooms...





## Extra Wardrobe Spaces

Placing your wardrobes and utilities won't be as challenging as always...

Celebrate bigger bedrooms with Smart niche for wardrobes...

No eating up of your bedroom space...



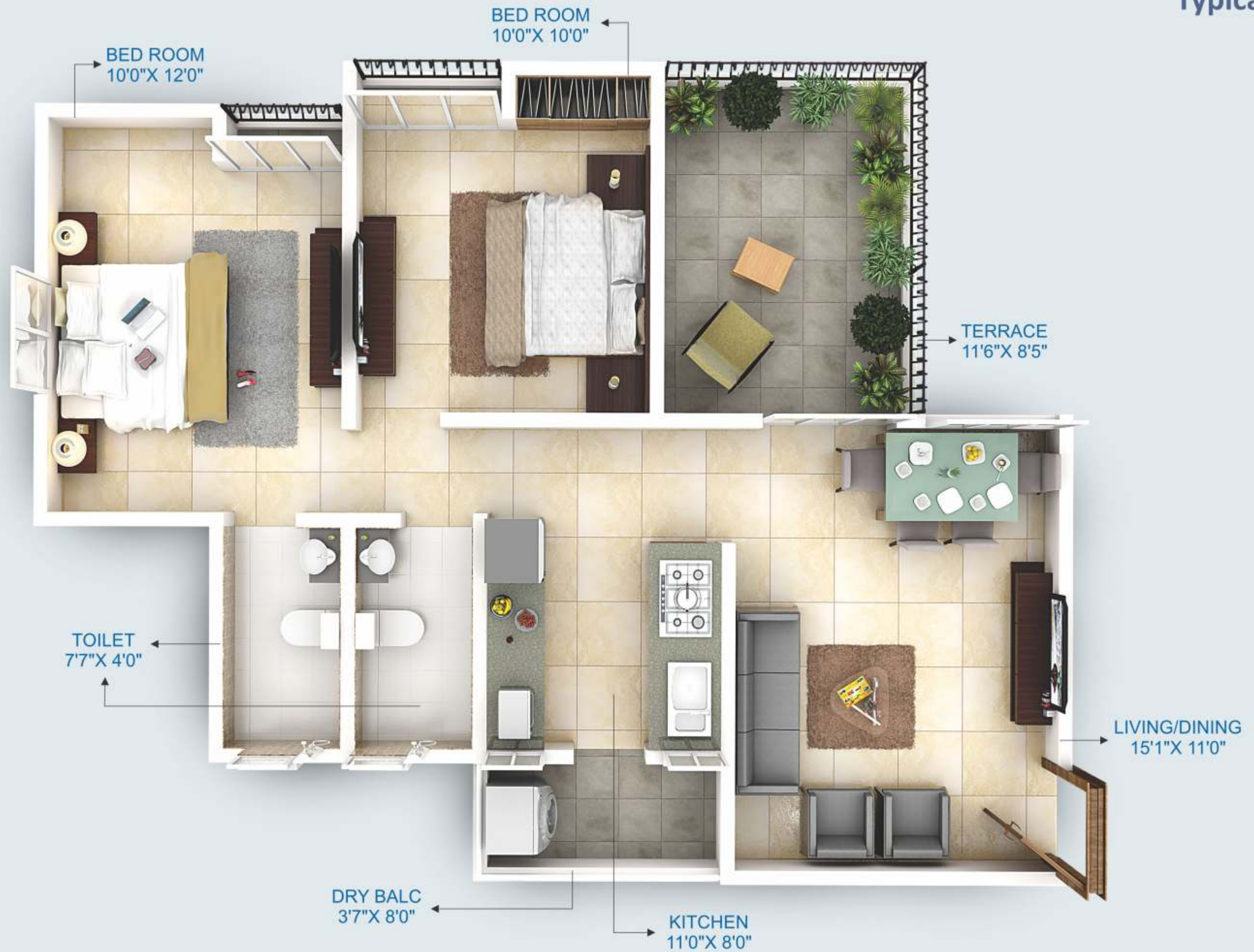
## Family Terrace

A perfect family sit out attached to every Living Room to help you craft a pleasant evening...

Sure to add Grandeur to your living room for those get-togethers with friends & family...

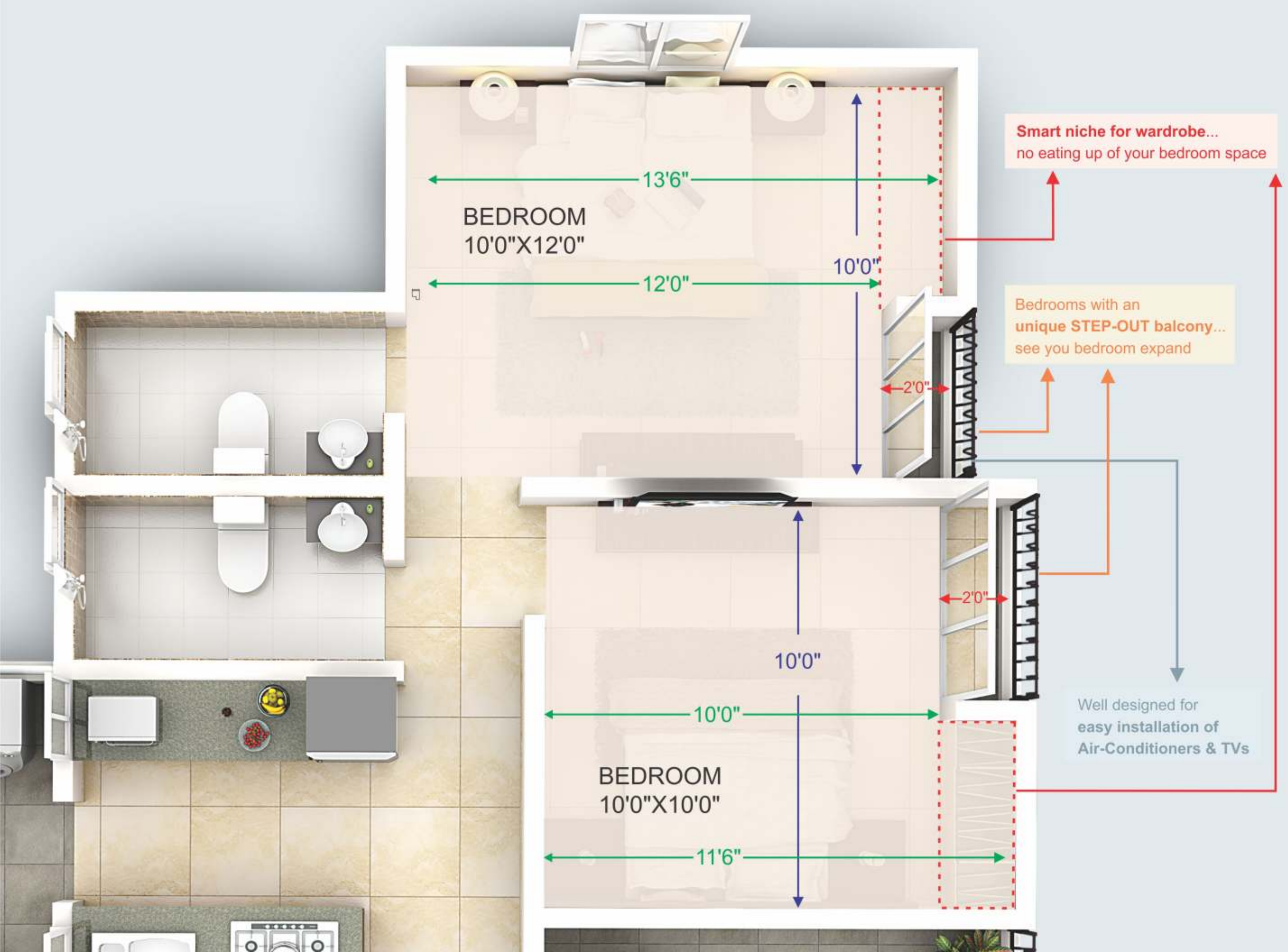
Celebrate the Best of Social Life...

# Typical 2 BHK



# Typical 3 BHK





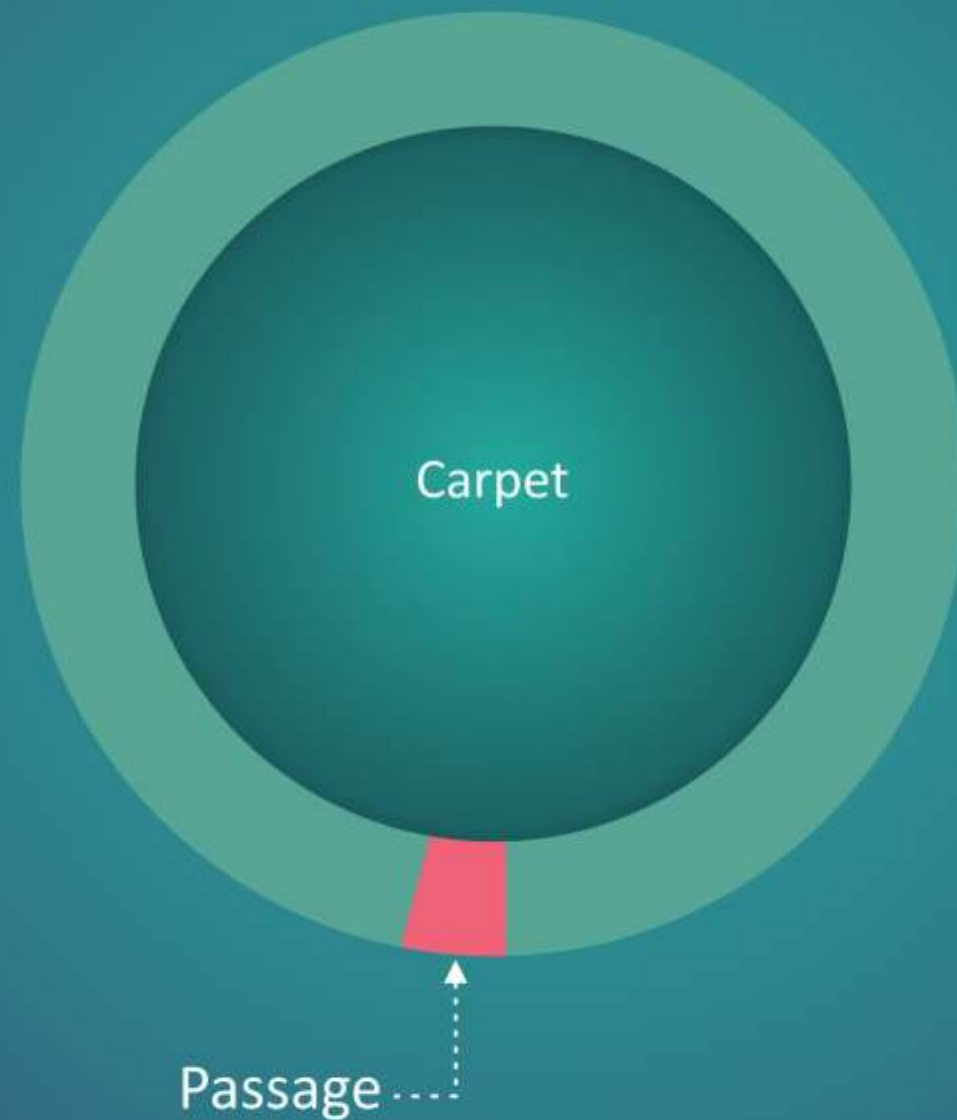
Smart niche for wardrobe...  
no eating up of your bedroom space

Bedrooms with an  
unique STEP-OUT balcony...  
see you bedroom expand

Well designed for  
easy installation of  
Air-Conditioners & TVs

Thoughtful Architecture...

# Utilization Ratio



## Maximum Carpet Utilization

Every apartment promises maximum usable space, minimal dead space/passages...

Smart architecture with best utilization of every corner of the apartment and at a Promising Budget...

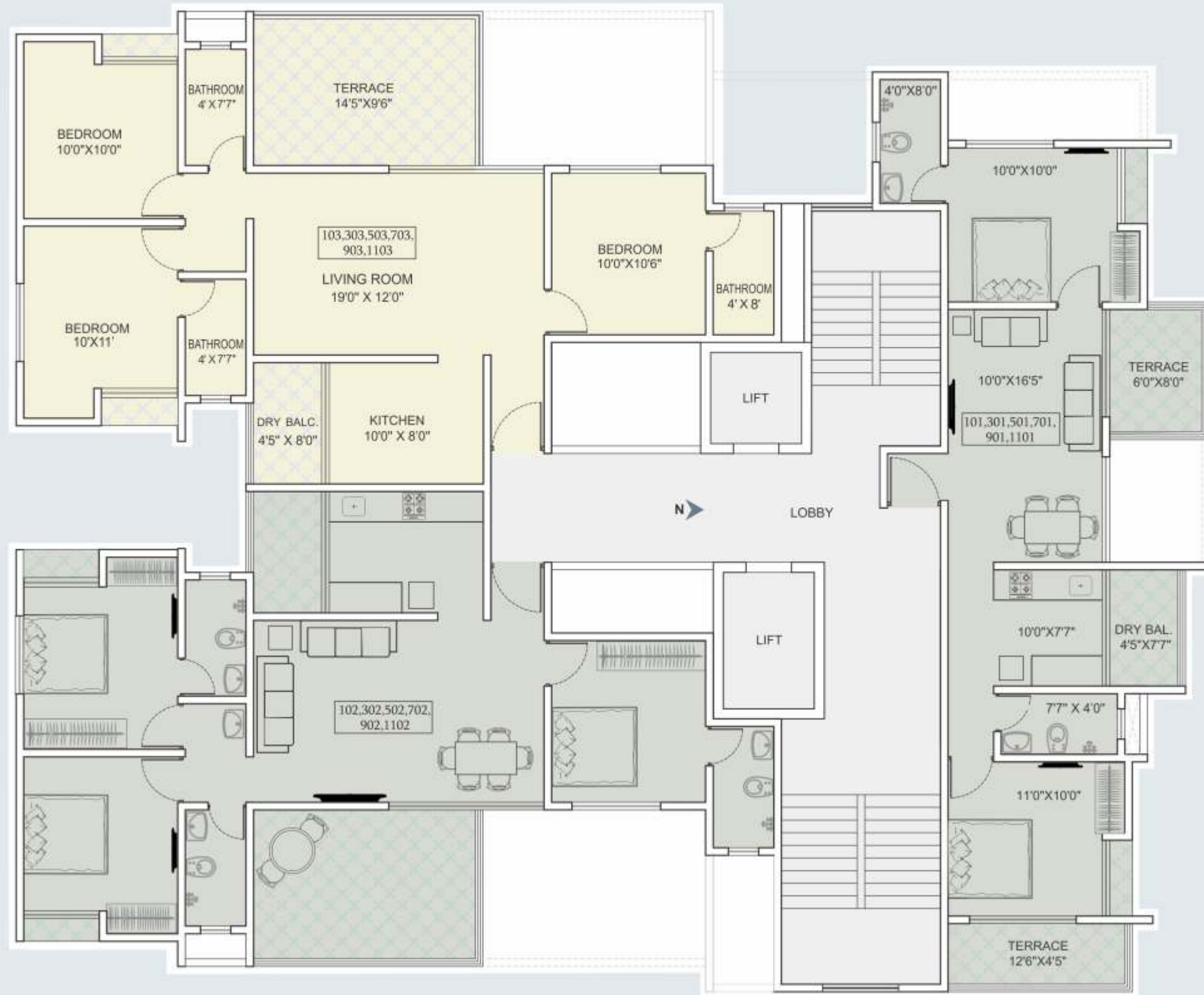
Celebrate the Utility of Maximum Space...

# B - 3 Building Floor Plan



Furniture shown are for representation purpose only

## B - 2 Building Floor Plan



Furniture shown are for representation purpose only



# Technical Specifications

## STRUCTURE

- Earthquake resistant RCC structure

## WALLS

- 6" thick brick work for both external & internal walls

## PLASTER

- Sand faced plaster for external surface
- Gypsum / putty finished plaster for internal surfaces

## FLOORING

- 800 x 800mm vitrified tiles in all rooms
- Designer Ceramic tiles for bathrooms / toilets
- Anti-skid flooring for terraces

## WINDOWS

- 3 / 2 -track powder coated aluminum windows with
- Elegantly designed safety grills

## PAINT

- Oil Bond Distemper for internal

## KITCHEN

- Black granite platform with stainless steel sink
- Designer Ceramic tile dado
- Provision for water purifier
- Gas Pipeline
- Inlet Outlet for Mashing Machine in Dry Balcony

## ELECTRIFICATION

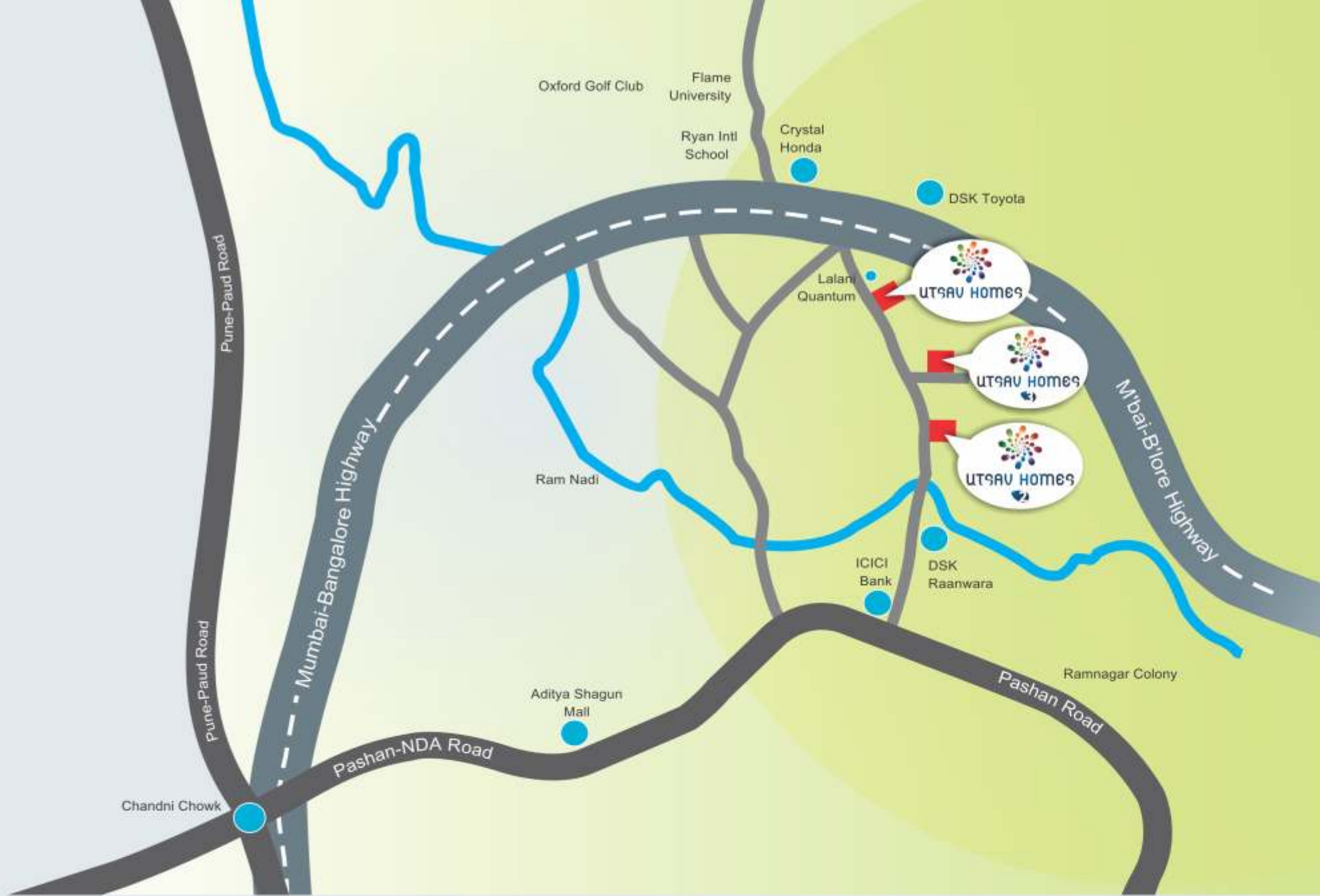
- Concealed copper wiring
- Adequate electrical points in all rooms
- Provision for Air Conditioners in Bedrooms and Living Room

## TOILETS

- Jaquar or equivalent make CP bath fittings
- Parryware or equivalent sanitary ware
- Concealed plumbing
- Designer dado tiles
- Water proofing for all Toilet & Terraces
- Hot and cold mixer for shower
- Granite Door Frame for toilets

## Amenities:

- Club House / Community Hall
- Swimming Pool with Pool Deck
- Children's Play Area
- Beautifully designed landscaped garden
- Senior Citizen Sit out
- Fitness Room
- Common Dish Antenna
- Solar Water Heating system in master bathroom
- Rain Water Harvesting
- Fire Fighting System for Building
- Video Door Phone
- Elegant designer lobby on each floor
- Decorative Entrance Lobby
- Attractive compound wall with elegant entrance gate
- Garbage Chute
- Security cabin at entrance
- CCTV surveillance for common areas



## CONNECTIVITY & CONVENIENCE

### Why Bavdhan ?

Well connected to the city, the highway & the IT Park Hinjewadi ...  
 All daily needs including schools, colleges, temples, clinics/hospitals, shopping, sports, leisure, health clubs, banks, grocery, vegetables... within meters or 2 mins reach..

### Why UTSAV HOMES ? PROPER BAVDHAN...

YOU DON'T HAVE TO CROSS THE HIGHWAY FOR YOUR DAILY NEEDS

Highway : 200 meters

(Far not to disturb... And close enough to quickly connect)

NDA – Pashan Road : 300 meters

Convenience Stores : At walking distance

Chandni Chowk - 2 kms

Deccan - 9 kms

University Circle - 6 kms

Hinjewadi - 11 kms

Airport - 19 kms

Kothrud - 3 kms

Aundh / Baner - 6 Kms

Shivaji Nagar- 9 kms

Railway Station - 12 Kms



**It Was Indeed A Flaw-less Process  
Of Purchase Of Our Dream Home,  
Which Is Why The Brand Is Coming Up!**

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**Mr. Tippannawar  
A-1103 | Utsav Homes**



**The Confidence!  
That We Gained Talking To Utsav Team,  
Gave Us The Feeling,  
This is our “Dream Home”**

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**Mr. Dhanorkar & Family  
A-402 | Utsav Homes**



**Plenty Of Extra Amenities Provided  
Along With Those Committed  
At The Time Of Booking.**

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**Mr. & Mrs. Rode  
B-805 | Utsav Homes**

**Smart Architecture With Minimal Wastage.  
Quality Specifications.  
Highly Transparent Deal.**

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**Mr. & Mrs. Kamble  
B-1004 | Utsav Homes**



It was a good experience to buy a flat in Utsav homes. Also good cooperation from builder as and when required.

**Mr. Mangesh Kulkarni**  
( Flat No.: A-206 )

excellent cooperation, prompt service, commitment and transparent transaction created faith / confidence on Primespace Reality Group.

**Sanjay Ratnaparkhi**  
( Flat No.: A-1203 )

Quite Satisfactory and pleasurable

**Mr. Chetan Phadke**  
( Flat No.: B-406 )

" Your construction quality is very high and rates are also affordable ! service is very good ! we are extremely happy customer !"

**Mayur Karandikar**  
( Flat No.: B-403 )

Happy to be part of this project and thanks for all the support you guys provided wherever required.

**Mr. Nitin Ingle**  
( Flat No.: A-804 )



It was a good experience with Utsav Homes. Construction quality is good. Work is completed in time. All the staff members are co-operative.

**Suhas Naigaonkar**  
( Flat No.: B-1005 )

It was indeed a flawless process of purchase of our dream home, which is why the brand is coming up. Similarly the after sales service is too good, all staff and even the workers were and are always supportive. I wish all Utsav group to keep up the good work. Thanks for the extended support.

**Mr. Sandip Tippannawar**  
( Flat No.: A-1103 )

Excellent quality of construction & great support from team throughout!

**Mrs. Bhopatkar**  
( Flat No.: A-1206 )

All committed ammenities given

**Mr. Jaiprakash Marathe**  
( Flat No.: A-703 )

No harassment, Nishant & team cooperative.

**Mr. Narendra Marathe**  
( Flat No.: B-304 )

Project conceptualized by



Project promoted by



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