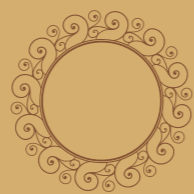


*Enter
A Delightful
World
of Peace
And Privacy*



Akash Raj





Welcome
To


Akash Raj

Welcome to **Akash Raj** and experience this idea in concrete reality.
Coming up in the pleasant locality of Ravet At Aundh - Ravet BRT Road, is a
luxurious project of 2 & 3 BHK view homes.

These spacious homes are designed to offer you the look and feel of a
Luxury. So though you would live in an apartment, you will enjoy the style
and sophistication of a cute little bungalow!

The best-in-class specifications in every room offer you the ultimate in
comfort, underlined by a touch of grace.

While the cozy interiors will add charm to your living, the exterior is
equally enchanting. Planned to perfection, the attractive elevation stands
out clearly.

But the piece of cake, as they say, is beautifully landscaped garden with
swimming pool. Whether you take a leisurely stroll in it or enjoy it from
your window, this garden is delightful to the senses. A masterpiece that
truly elevates your lifestyle to the next level.





*Everything
within
easy reach*


Akash Raj

Live close to class and convenience

A thoughtfully chosen location is what puts Akash Raj in a league of its own. Ravet is an upscale address in town that spells class and convenience. It is a Class locality that puts you within easy reach of some of the best schools, malls, multiplexes and trendy restaurants. Now experience peace and privacy without being far from modern day conveniences. The Hinjewadi IT Park, Expressway and a host of elite corporate offices are also quickly accessible from the site.





*Well-designed
spaces with
style and
sophistication*


Akash Raj

Structure

- Earthquake resistant R.C.C Frame structure with best material component

Masonry

- Brick or cement block for external & internal wall
- POP finish for internal walls and sand faced external plaster
- Ceiling finished in POP

Flooring

- 800x800 mm vitrified tiles in hall, kitchen & all bedrooms
- Designer ceramic flooring in toilets
- Special anti-skid ceramic flooring for terraces & toilets

Kitchen

- Granite kitchen platform with stainless steel sink
- Designer glazed tiles dado above kitchen otta upto 7' height
- Provision for exhaust fan
- Electric point for Freeze, Oven & Exhaust Fan, Water Purifier
- Dry terrace with provision for washing machine (inlet & outlet)

Bathrooms & Toilets

- Jaguar / equivalent made CP bath fittings in each toilets
- Hindware / equivalent made sanitaryware in each toilets
- Provision for geyser & exhaust fan point in each Toilet

Windows

- 3 track aluminum window with mosquito mesh
- All round granite window sill

Doors

- All doors wooden frame with wooden flush doors.
- Granite frame for toilets with two side laminate doors
- Cylindrical locks in bedroom doors
- GI french door for terrace

Electrical

- Concealed copper wiring with adequate light points
- Sufficient points with concealed copper wiring along with modular switches
- Legrand / equivalent switches
- Inverter ready wiring in each flats
- AC point for Living Room & Bedrooms

Painting

- Internal walls in OBD Paint
- External walls in branded company Apex Paint /Acrylic / Tex paint



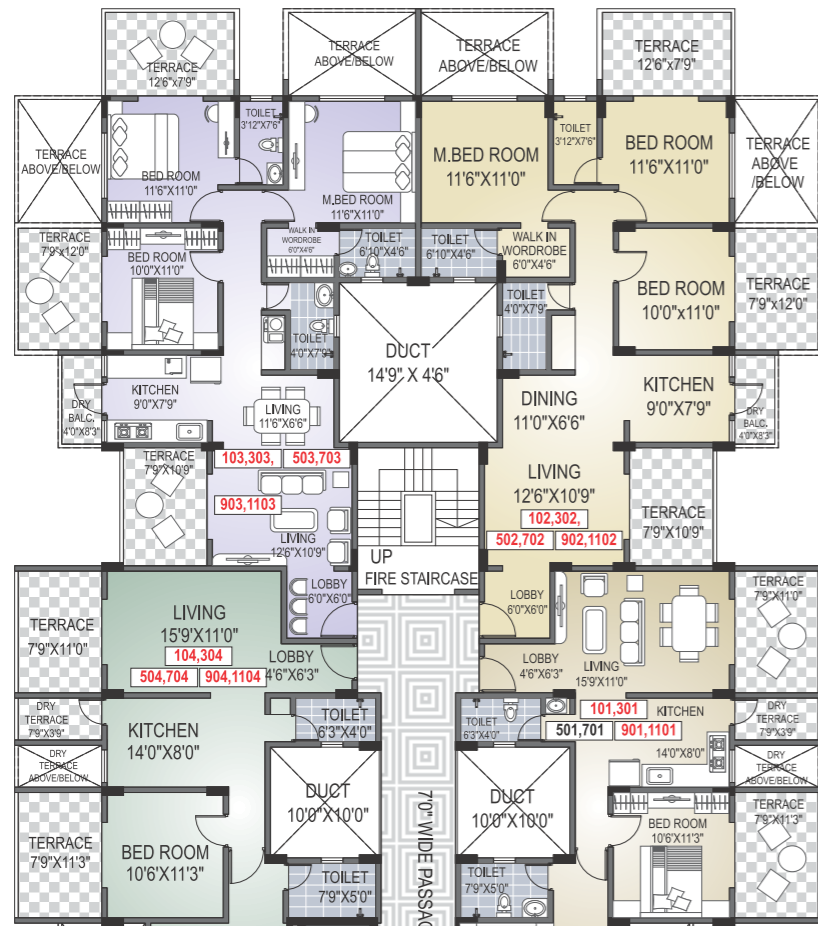


*Let your
life bloom
with
happiness!*


Akash Raj

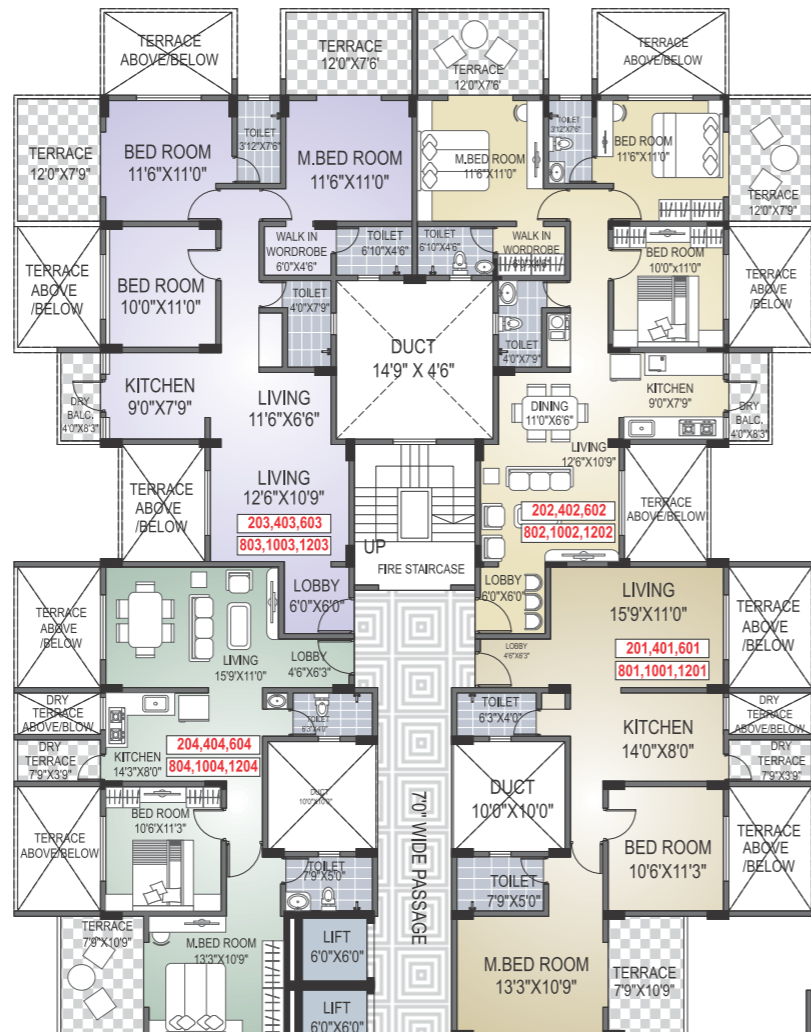






1st,3rd,5th,7th,9th & 11th FLOORPLAN





2Nd, 4Th, 6Th, 8Th, 10Th & 12Th FLOOR PLAN





- 1 LIVING
- 2 TERRACE
- 3 DINING
- 4 KITCHEN
- 5 DRY BALCONY
- 6 W.C.
- 7 BEDROOM
- 8 TERRACE
- 9 MASTER TOILET 1
- 10 MASTER BEDROOM 1
- 11 MASTER TOILET 2
- 12 MASTER BEDROOM 2
- 13 TERRACE

3 BHK Flat

- 1 LIVING
- 2 TERRACE
- 3 DINING
- 4 KITCHEN
- 5 DRY BALCONY
- 6 W.C.
- 7 BEDROOM
- 8 MASTER TOILET
- 9 MASTER BEDROOM
- 10 TERRACE



2 BHK Flat

*Planned for
great living
pleasure*


Akash Raj





*Planned
for great
living
pleasure*



Akash Raj



Amenities

- **Maximizing your convenience**
 - Solar Water Heater
 - Centralized LPG Piped Gas system
 - Generator/Power Back-up for Common Areas & Lift
 - Wi-Fi Connectivity
 - 4 Highspeed Automatic Lifts & 1 stretcher lift
 - Rainwater Harvesting System
 - Garbage System
- **Created for your good health**
 - Swimming pool with baby pool
 - Sit-outs for senior citizens
 - Jogging track
- **Showcasing the elegance**
 - Grand Entrance Gate with security cabin
 - Designer entrance lobby
- **Glass Railing**
- **Ensuring your entertainment**
 - Club House with Indoor Games (Chess, Carom, etc.)
 - Fully Equipped Gymnasium
 - Amphitheater
 - Party Lawn with barbeque
- **Top priority for your security**
 - Firefighting System
 - CCTV for Entrance Gate & Lobby
- **Video Door phone & Intercom Connectivity**
- **24-hour Security**





From an underdeveloped, neglected border area of Pune to the new hub of elegance and prosperity, Ravet has witnessed unprecedented metamorphosis in recent years.

At the centre of this growth saga is the well-planned, hi-tech IT Park, Expressway, BRT Roads, Flyover which truly transformed the area into a premium lifestyle destination.

Exclusive residential projects soon came up and so did upmarket shopping plazas. Nigdi and Wakad, Kiwale, Punawale the most happening places in Pune, are also

quickly reachable from here. Proximity to the Expressway is another distinct advantage that Ravet enjoys.

So owning a home in Ravet is more than having a proud possession; it is a style statement that subtly points to your success and status.





Site address : Akash Raj Survey No.:22/2,
Aundh Ravet BRT Road, Ravet, Pune : 412101



Nirman Properties

Sunscape Building. Opp. Income Tax Office Main Gate,
Sector No. 26, Plot No. C - 3/4, Pradhikaran, Nigdi,
Pune – 411044. **Phone :** 020-27658260.

Mobile :702 802 2014 / 702 802 2015

E: nirmanproperties2014@gmail.com

AN PROJECT BY NIRMAN GROUP IN JV WITH R. J. BHONDAVE

Credits

Architects : Sakaar Architects-Swapnil Sheth
R.C.C. Consultant : Avinash Hole
Legal Advisors : Adv. Dadasaheb Nanekar

This Brochure is purely conceptual and not a legal offering. No of floor(s) may be revised in light of amendment in Development Control rules.
The Developers reserve right to amend the layout, plans, elevations, specifications and amenities.