



A NEW BENCHMARK OF CORPORATE



SHOWROOMS | SHOPS | OFFICES | RESTAURANTS



ENTRANCE LOBBY





**CONFARRANCE
HALL**

ROOFTOP RESTAURANT



2 FLOOR CAR PARKING

+

GROUND FLOOR STACK PARKING





CONVENIENCES

- ◆ Provision for telephone line cable connection in office
- ◆ Compound Wall
- ◆ Decorative Gate
- ◆ Elegant entrance lobby
- ◆ Ample Parking
- ◆ Letter Box and Name Board in Common Lobby

AMENITIES

- ◆ Elegant design and elevation
- ◆ Natural light and ventilation
- ◆ Dedicated Covered & Mechanized Parking for owners
- ◆ Large Parking Area for Visitors
- ◆ Spacious lobbies and corridors
- ◆ Elegant and decorative entrance
- ◆ 24 x 7 security intercom system
- ◆ Fire Fighting System
- ◆ CCTV provision in common area
- ◆ 5 Automated Passenger Lifts
- ◆ Excellent connectivity.
- ◆ Attached washroom for each units.
- ◆ Generator Back-up for common area
- ◆ Rooftop Restaurant
- ◆ Common Conference Room
- ◆ Hangout Space

SPECIFICATIONS

Structure :

Earthquake resistant R.C.C. structure
6" thick external & Internal Wall
Gypsum plaster internally,
Sand face Plaster Externally.

Windows :

External glass facade with openable windows

Electrification :

Concealed High quality Wiring, Necessary electrical points. Good quality Modular Switches

Painting :

OBD for internal walls
Apex emulsion paint for exterior

Flooring :

Vitrified Flooring

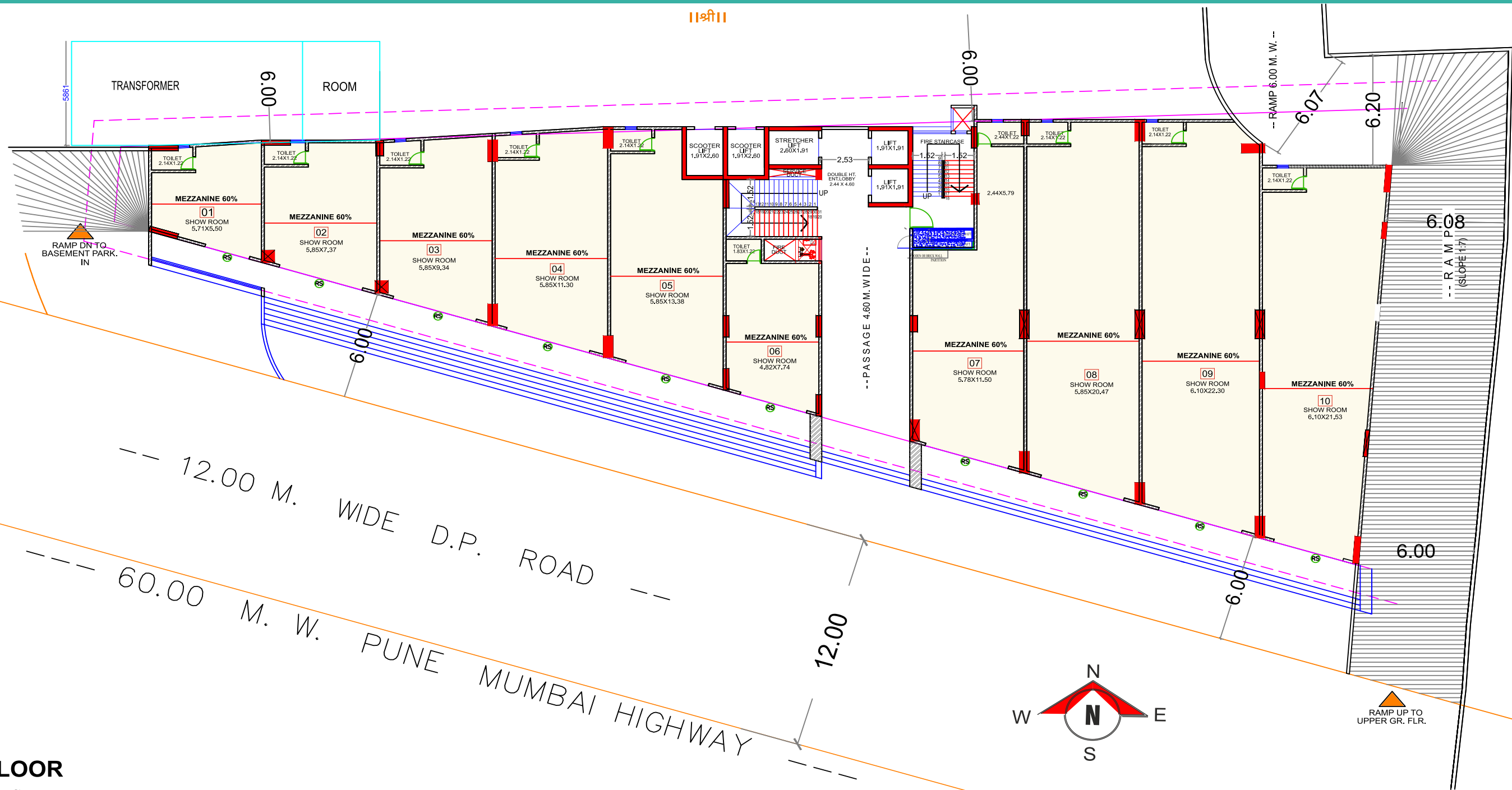
Doors :

Doors with Glass partition for offices

Toilets :

Wall Tiles in Toilets / W.C.
Good Quality concealed plumbing
water resistance door
Necessary C.P. Fittings in Toilets
Good quality sanitary wave



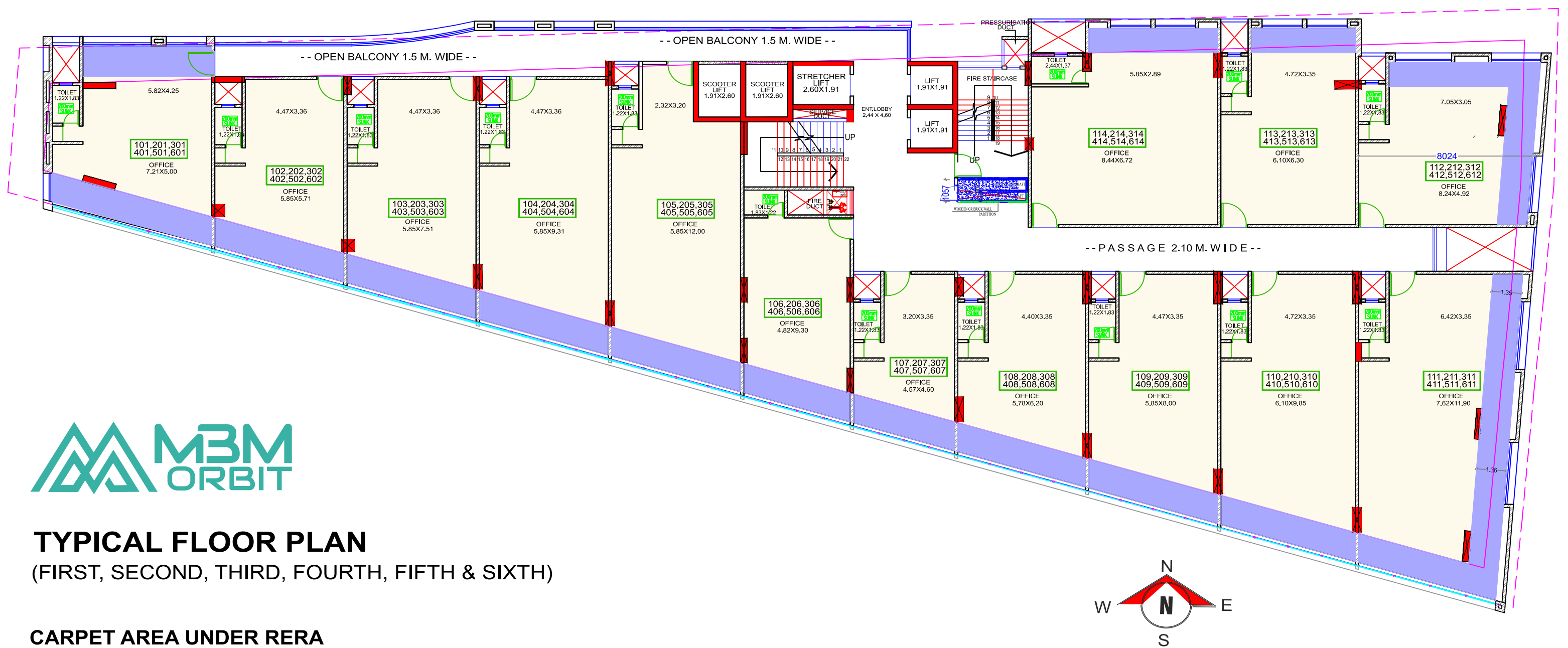


GROUND FLOOR

- COLUMNS
- DRY / OPEN BALCONY

CARPET AREA STATEMENT AS PER MAHA R.E.R.A. ACT				CARPET AREA STATEMENT AS PER MAHA R.E.R.A. ACT			
SHOWROOM NO.	CARPET AREA	MEZZANINE AREA	TOTAL CARPET AREA	SHOWROOM NO.	CARPET AREA	MEZZANINE AREA	TOTAL CARPET AREA
	SQ.M.	SQ.M.	SQ.M.		SQ.M.	SQ.M.	SQ.M.
01	31.38	18.46	49.84	06	39.43	23.47	62.90
02	43.70	26.26	69.96	07	83.31	49.69	133.00
03	54.89	32.89	87.78	08	119.22	71.24	190.46
04	67.89	41.07	108.96	09	134.36	80.00	214.36
05	73.89	42.15	116.04	10	123.06	73.83	196.89



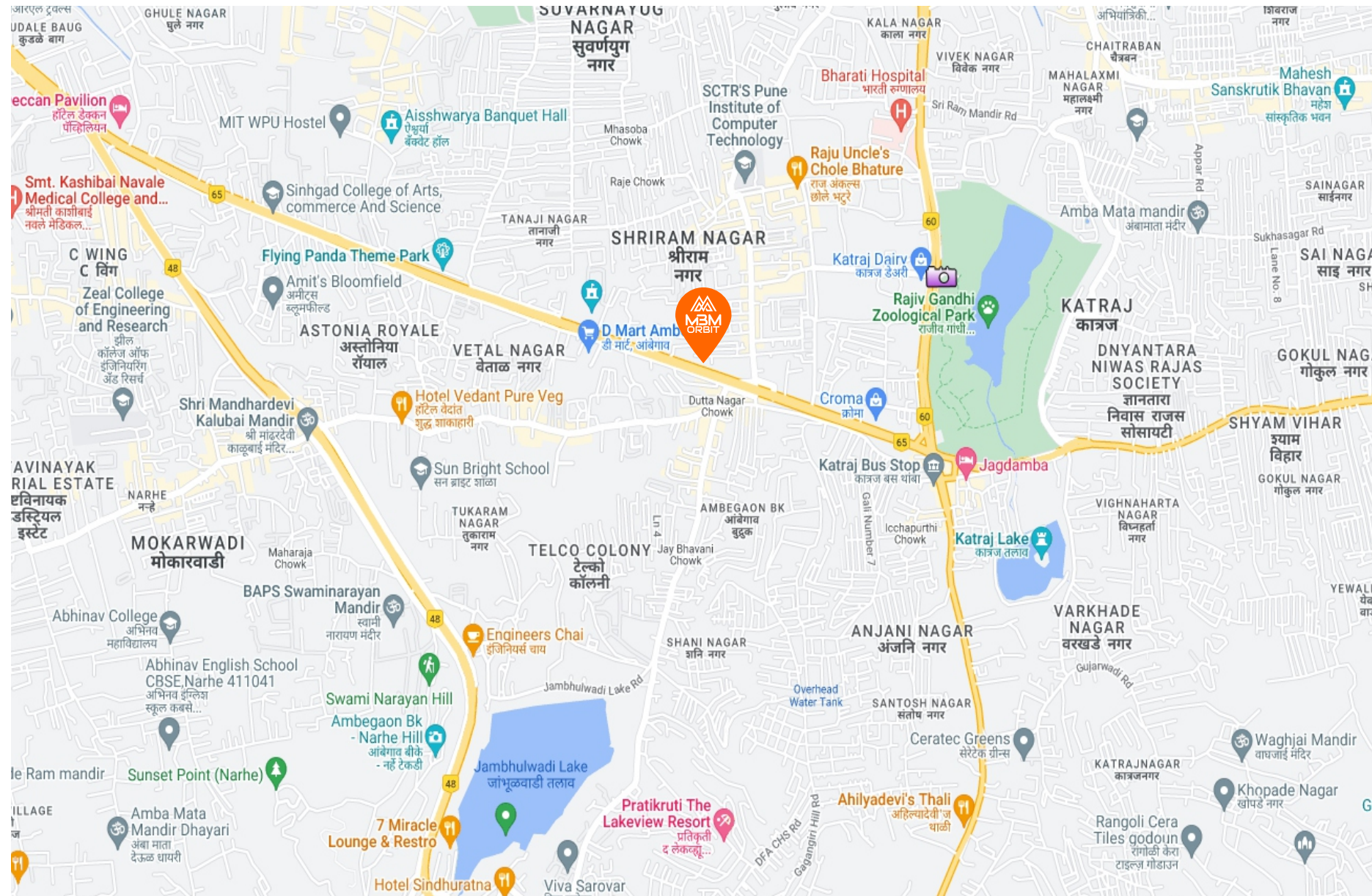


TYPICAL FLOOR PLAN (FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH)

CARPET AREA UNDER RERA

- COLUMNS
- DRY / OPEN BALCONY

CARPET AREA STATEMENT AS PER MAHA R.E.R.A. ACT				CARPET AREA STATEMENT AS PER MAHA R.E.R.A. ACT				CARPET AREA STATEMENT AS PER MAHA R.E.R.A. ACT			
OFFICE NO.	CARPET AREA	ENCL.BALC.AREA	TOTAL CARPET AREA	OFFICE NO.	CARPET AREA	ENCL.BALC.AREA	TOTAL CARPET AREA	OFFICE NO.	CARPET AREA	ENCL.BALC.AREA	TOTAL CARPET AREA
	SQ.M.	SQ.M.	SQ.M.		SQ.M.	SQ.M.	SQ.M.		SQ.M.	SQ.M.	SQ.M.
101.201.301 401.501.601	40.38	19.21	59.59	106.206.306 406.506.606	39.93	6.87	46.80	111.211.311 411.511.611	73.23	28.54	101.77
102.202.302 402.502.602	42.77	8.27	51.04	107.207.307 407.507.607	28.35	6.54	34.89	112.212.312 412.512.612	44.68	17.35	62.03
103.203.303 403.503.603	53.09	8.29	61.38	108.208.308 408.508.608	44.80	8.26	53.06	113.213.313 413.513.613	51.02	5.66	56.68
104.204.304 404.504.604	63.76	8.30	72.06	109.209.309 409.509.609	55.82	8.38	64.20	114.214.314 414.514.614	70.42	7.02	77.44
105.205.305 405.505.605	72.96	8.32	81.27	110.210.310 410.510.610	69.66	8.75	78.41				



LANDMARK (Just in 5 min.)

- ◆ Bharti Vidyapeeth College
- ◆ Zeal College
- ◆ Katraj Snake Park
- ◆ Croma Center
- ◆ HP Petrol Pump
- ◆ Indian Oil Petrol Pump
- ◆ Katraj Bus Stop
- ◆ Banks
- ◆ D-mart
- ◆ Dominos
- ◆ CCD Café
- ◆ McDonald
- ◆ Gyms
- ◆ Restaurants
- ◆ Swami Narayan Temple
- ◆ Jambhulwadi Lake
- ◆ Katraj Lake
- ◆ Iskon Temple
- ◆ Navle Hospital
- ◆ Sinhgad College
- ◆ Lawns & Halls for Functions
- ◆ Proposed Metro Station Katraj
- ◆ Shivshrushti

- Site Address -

Sr. No. 41, Katraj-Dehu Road Bypass, Opp. D-Mart, Near Toyota Showroom, Ambegaon Bk., Pune - 411 046.

- FOR BOOKING & MORE DETAILS -

9096058877 / 8766003223



MAHARERA REGISTRATION NO.
P52100048956

MEMBER



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