

Rejoice in the Rejuvenated Homes

Abhilasha
Manasi

An Association Of:



Shreyas Laghate



Vilas Kothari

The architecture
spells CLASS



Abhilasha
Manasi

The beauty only
gets better at dusk



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Distances

- Yashwantrao Chavan Natyagruha - 1 km
- Nal Stop - 3 km
- Deccan Gymkhana - 4 km
- Shivajinagar - 6 km
- Wakad - 16 km

Site Address

CTS NO 464 Plot no. 21, Near Kothrud Bus Stand,
Dhahnukar Colony "A" Kothrud Pune - 411038

An impressive lobby to usher you in...



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Enjoy the fresh air atop!



This is an imaginary picture

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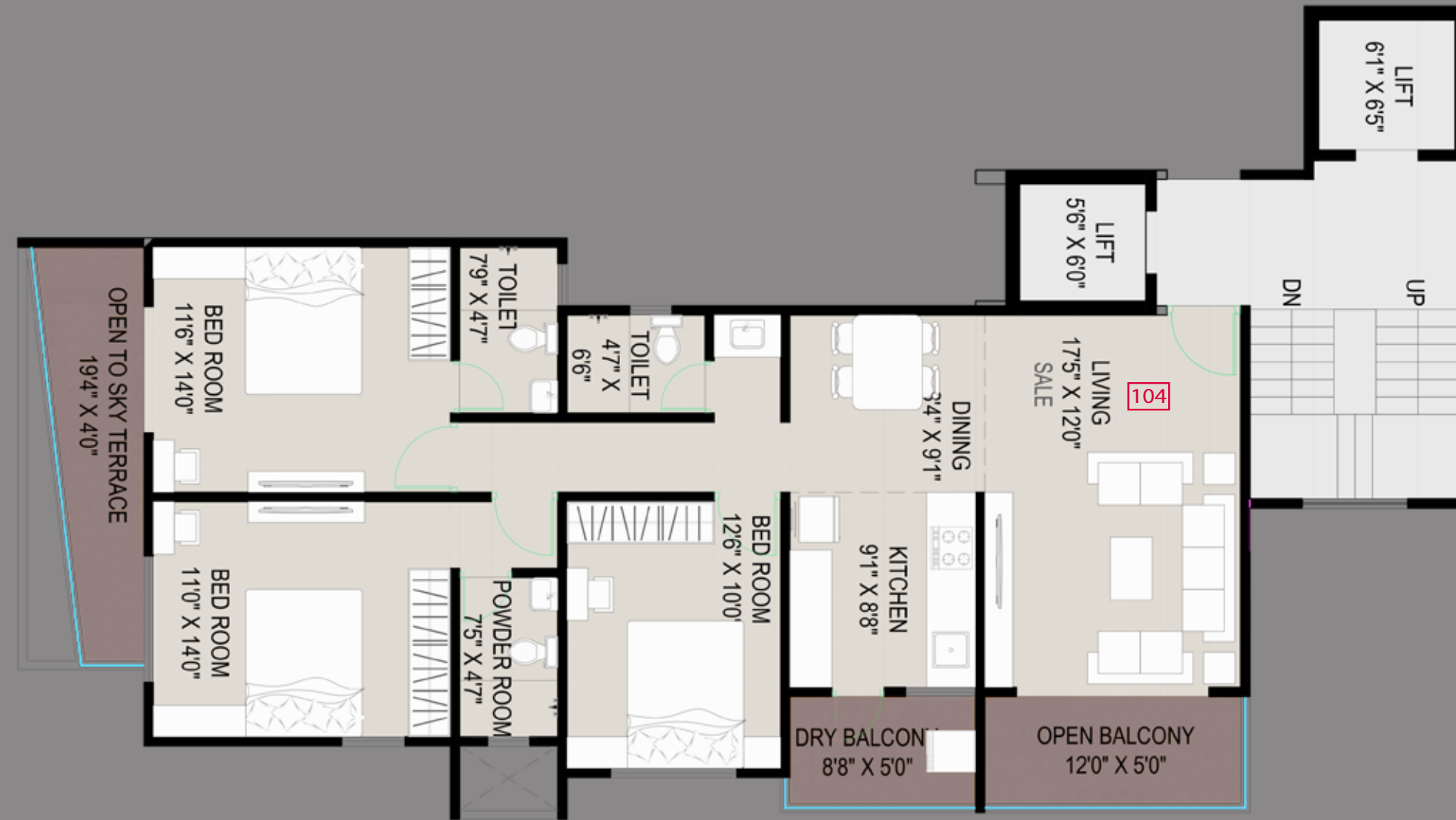
Exclusive 2-BHK Design



Luxurious 3-BHK Design

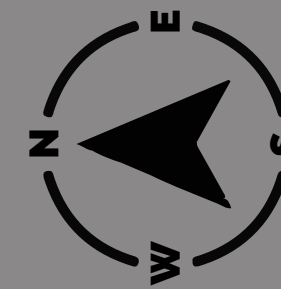


Typical 3 BHK Unit Plan (A)



AREA STATEMENT (SQ.FT.)

FLAT NO.	FLAT CARPET AREA	OPEN BALCONY CARPET	TERRACE	TOTAL CARPET	SALEABLE (1.35%) SQ.FT.
104	998	103	76	1177	1589

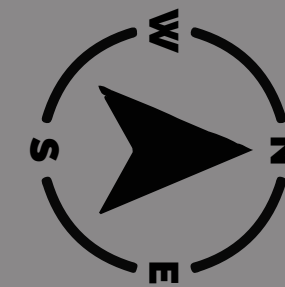


Typical 3 BHK Unit Plan (B)

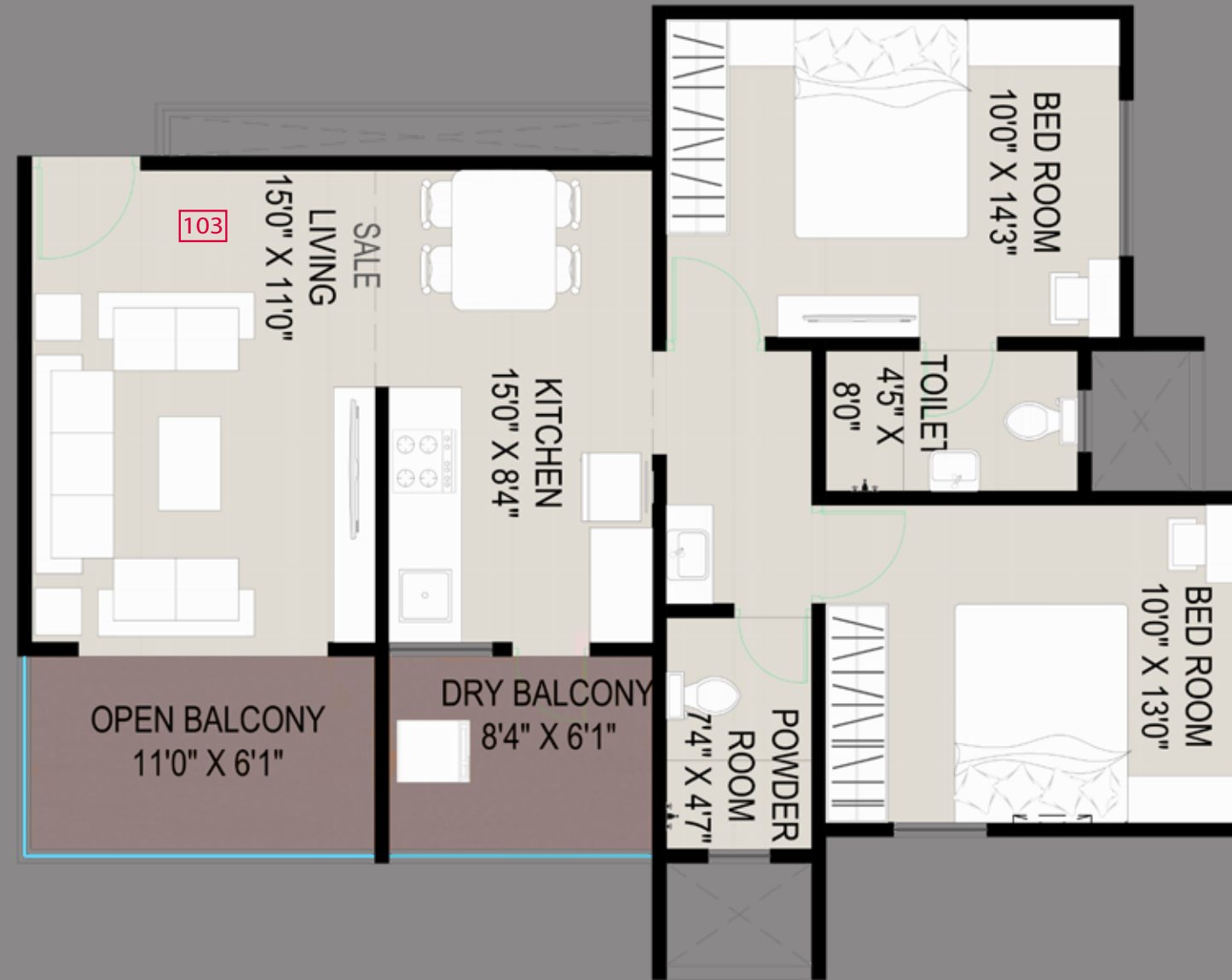


AREA STATEMENT (SQ.FT.)

FLAT NO.	FLAT CARPET AREA	OPEN BALCONY CARPET	TERRACE	TOTAL CARPET	SALEABLE (1.35 %) SQ.FT.
204	1048	118	0	1166	1574

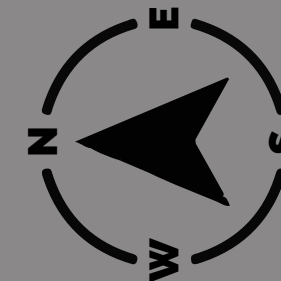


Typical 2 BHK Unit Plan

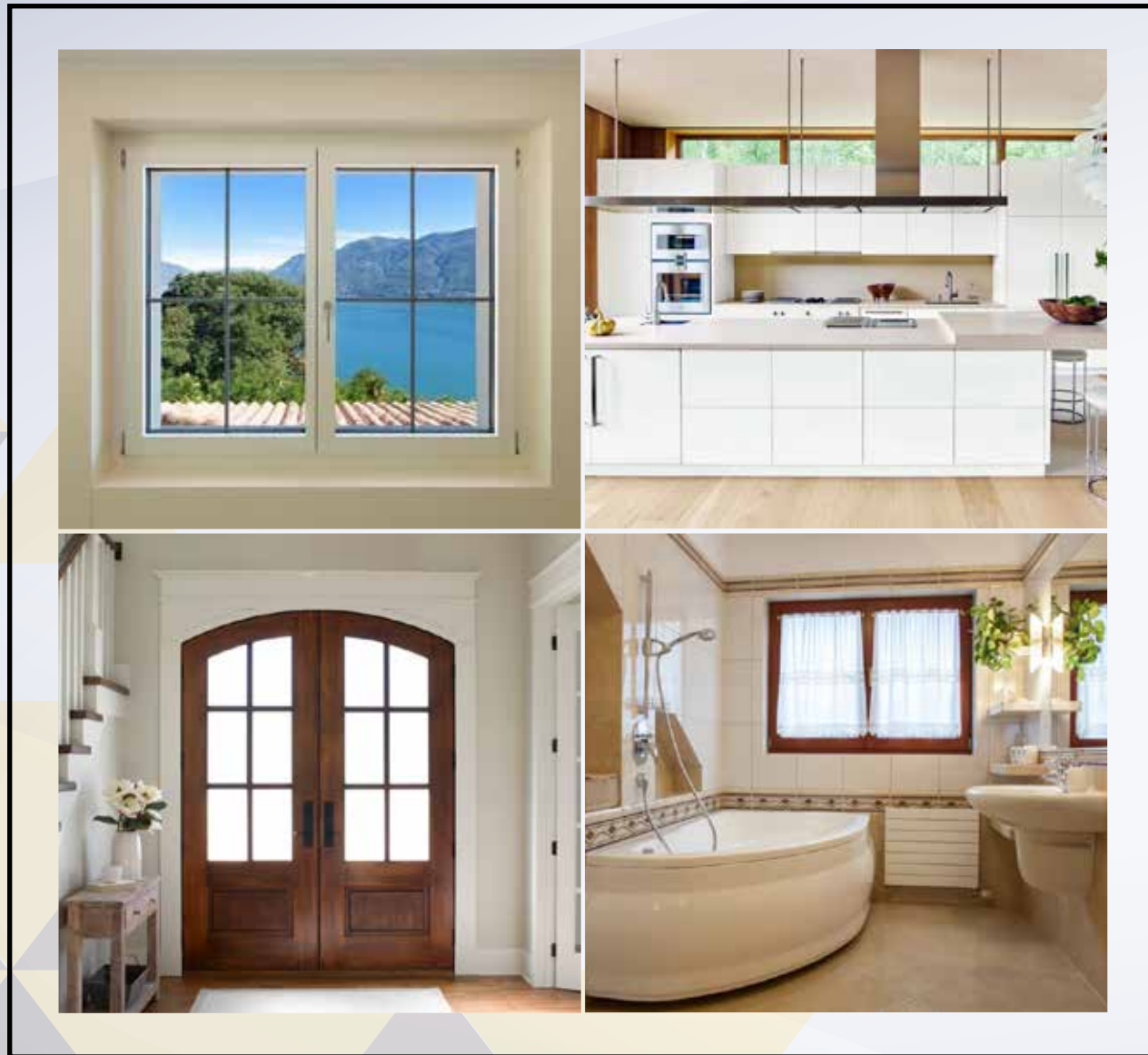


AREA STATEMENT (SQ.FT.)

FLAT NO.	FLAT CARPET AREA	OPEN BALCONY CARPET	TERRACE	TOTAL CARPET	SALEABLE (1.35 %) SQ.FT.
103	678	116	0	794	1072



Specifications



Structure

- Earthquake Resistant RCC Framed Structure



Masonry

- External 6" and Internal 4" AAC blocks.



Plaster

- Internal POP Gypsum, External Sand Faced Plaster.



Door

- Main Doors with elegant Laminate Finish Fire Proof Flush Doors.
- Bathroom Doors – Water Proof Marine Laminate Finished Doors.



Windows

- Anodised Alluminum Section windows with mosquito nets. All windows will have safety grill.



Flooring

- Exclusive Marbonite Finished Tiles for all rooms
- Balcony and Terraces with anti/skid tiles and skirting
- ISI standardised tiles of Kajaria/Asian/Nitco / Johnson or of equivalent make

Specifications



Kitchen

- Black Granite Platform with Steel Sink
- Dry Balcony – Will be provided with a platform with Kitchen Sink.
- Provision for Washing Machine and Dish washer
- Electrical point for water purifier and exhaust fan/Chimney
- Tile dado above the kitchen otta will be upto the lintel level



Electrical points

- Concealed copper wiring.
- Adequate electrical points in all rooms.
- Switches of Legrand Make.
- Electrical wires of Polycab or Finolex make or equivalent
- TV and Telephone connections in Living room and all bedrooms.
- AC points in all the Bedrooms.



Bathrooms

- Tiles of Asian/ Johnson/ Kajaria with exclusive color and design combinations
- Jaguar High quality CP fittings. High Grade
- Parryware/ Hindustan make Sanitary Fittings
- Provision for Exhaust Fan and boiler CPVC water supply lines.
- UPVC external drainage.
- Wherever possible Shower will be segregated by Partitions.



Painting

- External Apex Paint and Oil Bond Distemper for internal walls.



Security

- Video Door Phone facility for each flat
- Common Access Control System for entrance lobbies
- CCTV cameras for the entire plot area.
- Security Cabin with intercom connectivity to each flat



Lift

- Lift of Standard make with 6 passengers – OTIS /OMEGA /Opel.

Ancillary

- Name plates for each flat. Name board on the ground floor. Postal boxes on the ground floor. Paper and milk baskets for each flat at the main entrance.
- Common Toilet on the ground floor.
- Decorative entrance lobby with adequate sitting and lighting.
- Solar system for bathroom water heating will be provided.
- Provision for Common Gas pipeline if provided by MNGL.
- Generator Back up for lifts and common lights.
- Firefighting system will be provided.
- Pedestrian gate will be provided.
- Glass railing will be provided to balconies of Living Rooms.
- Rain water Harvesting and Vermiculture systems will be provided as per PMC norms.
- **Common top terrace will landscaped** and will also be provided with wash basin and adequate lighting. All internal pathways/ roads will be done in paving blocks.

Office

Rachanashilp, Sunderrao Rege Marg,
Income Tax Lane, Prabhat Road,
Erandwane, Pune

☎ 91 - 20 - 25462015

🌐 www.sl-group.in

Project Credits

- Architects - Shinde Joshi and Associates
- RCC Consultants - G. A. Bhilare Consultants Pvt Ltd.
- Legal Consultant - Adv. Kiran Kothadiya

Contact: 9823073501 / 9359582022



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