

Abhilasha  
Manasi

rejoice in the  
rejuvenated  
homes



An Association of



Shreyas Laghate



Vilas Kothari



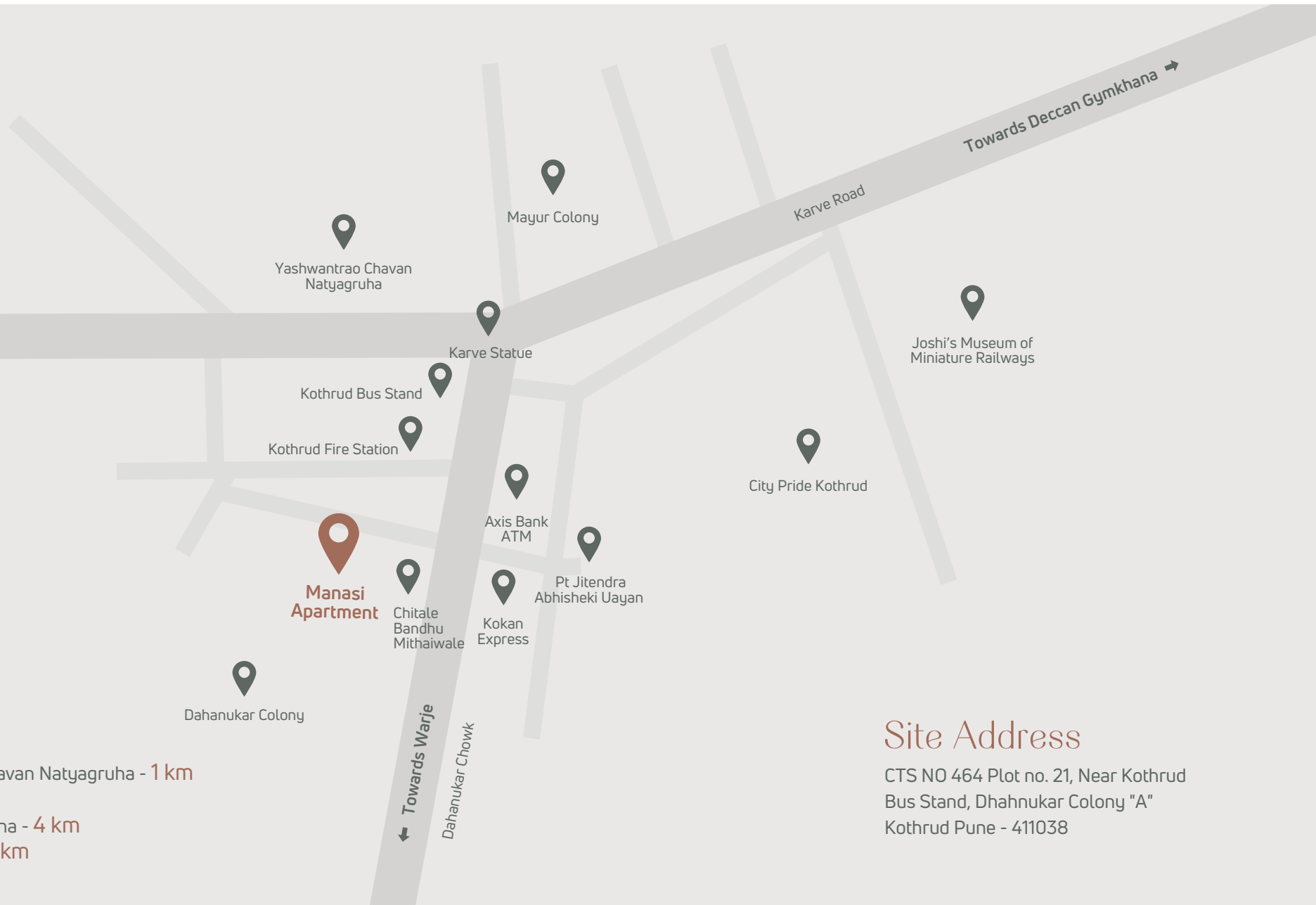
the  
architecture  
spells  
class







the  
beauty  
only gets better  
at dusk



## 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...







~enjoy the  
fresh air atop



# Exclusive 2 bhk design



# Luxurious 3 bhk design



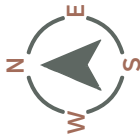


1<sup>st</sup> floor plan



Area Statement (Sq.ft.)

Flat No.	Flat Carpet Area	Open Balcony Carpet	Terrace	Total Carpet	Saleable (1.35 % ) Sq.f.t.
101	381	20	0	401	541
102	401	0	0	401	541
103	751	75	45	871	1176
104	1052	103	111	1266	1709
105	1106	118	162	1386	1871



2<sup>nd</sup> floor plan



Area Statement (Sq.ft.)

Flat No.	Flat Carpet Area	Open Balcony Carpet	Terrace	Total Carpet	Saleable (1.35 %) Sq.ft.
201	723	48	54	825	1114
202	753	75	0	828	1118
203	1040	103	0	1143	1543
204	1094	118	0	1212	1636





3<sup>rd</sup> floor plan

9.00 M. WIDE ROAD



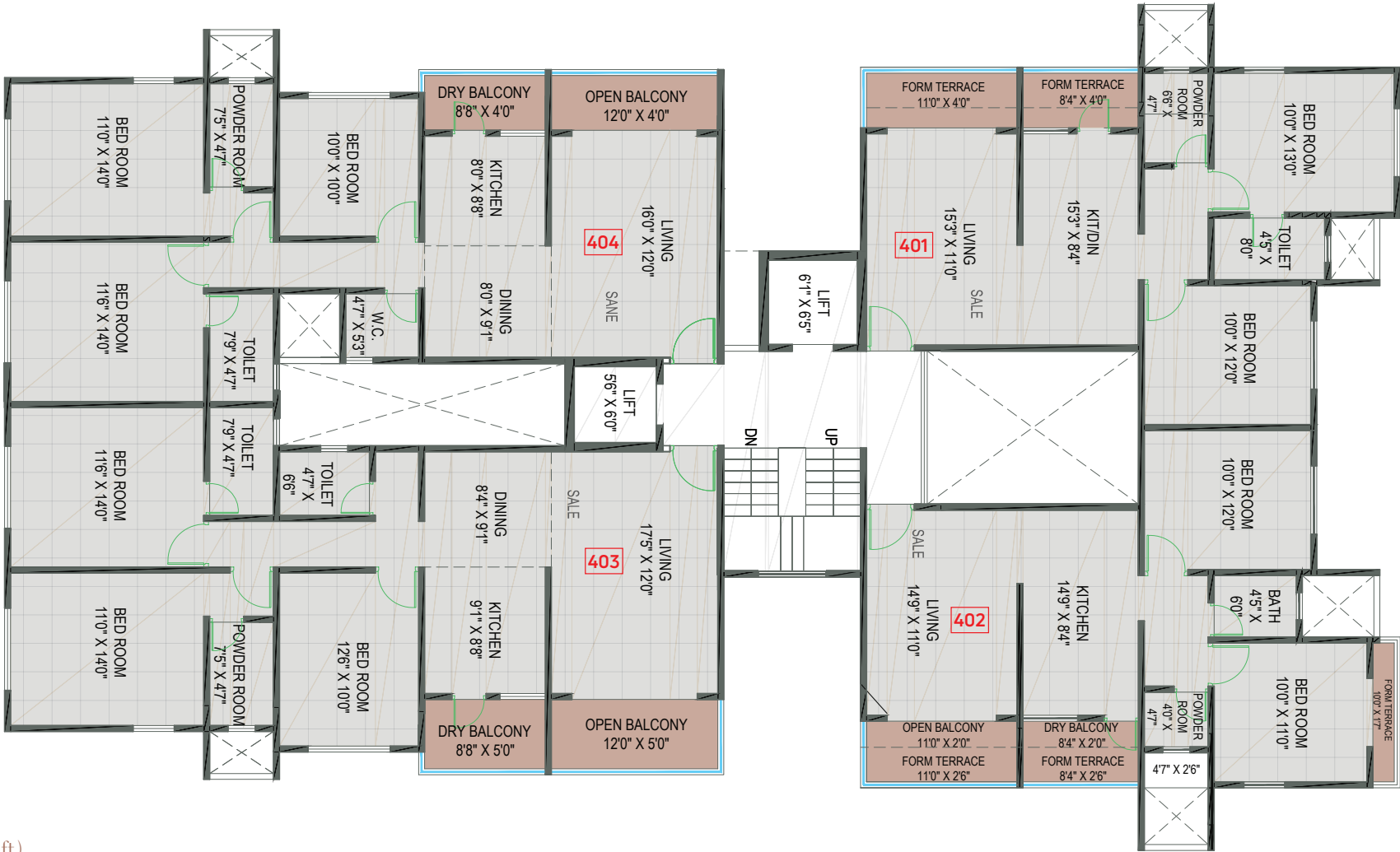
Area Statement (Sq.ft.)

Flat No.	Flat Carpet Area	Open Balcony Carpet	Terrace	Total Carpet	Saleable (1.35 %) Sq.ft.	N. A. Slab
301	686	75	0	761	1027	
302	677	83	0	760	1026	
303	1040	103	0	1143	1543	
304	990	70	122	1182	1596	22



4<sup>th</sup> floor plan

9.00 M. WIDE ROAD



Area Statement (Sq.ft)

Flat No.	Flat Carpet Area	Open Balcony Carpet	Terrace	Total Carpet	Saleable (1.35 %) Sq.ft.	N. A. Slab
401	683	0	75	758	1023	
402	636	36	63	735	992	12
403	1040	103	0	1143	1543	
404	919	81	0	1000	1350	





# 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 Aluminum 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.

## 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

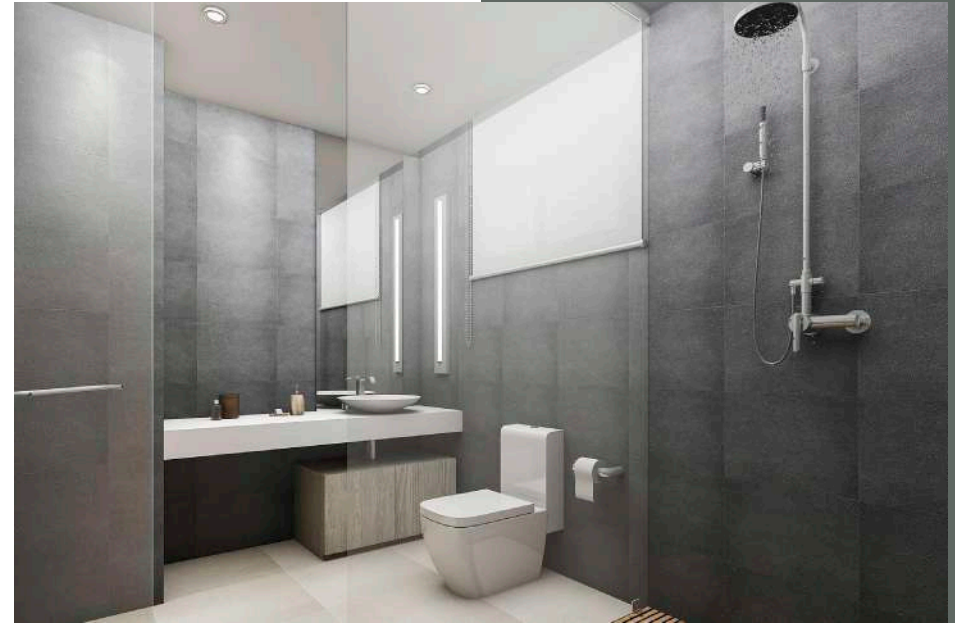
- Tiles of Asian / Johnson / Kajaria with exclusive color and design combinations.
- Jaguar High quality CP fittings. High Grade.
- Parryware / Hindustan make Sanitary Fittings.
- Provision for Exhaust Fan and boiler CPVC water supply lines. UPVC external drainage.
- Wherever possible Shower will be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

Contact: 91-20-25462015

[www.sl-group.in](http://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: 98230 73501 / 93595 82022



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