

A PROJECT BY:



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For Booking: 97666 33969



**MAHA RERA REG. No.
P52100047222**

Site Address: Plot No. 1 & 2, CTS No. 650(P),
S. No. 167A-2/2 & 2/3, Happy Colony, Kothrud,
Pune – 411038.

Note : The images and material contained in the Brochure are conceptual illustrations. Only the Actual Agreement (to be entered into between the flat purchaser and the developers), shall be binding on the Parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the Purchaser by the Developer. The Developer reserves all rights to make alterations, modifications, and changes in the sanctioned plan, lay out specification, flats/units, elevations, designs, and amenities that will be made available in the project.



CHANDRASMIT

2.5, 3 & 4 BHK PREMIUM RESIDENCES • HAPPY COLONY • KOTHRUD



CHANDRASMIT

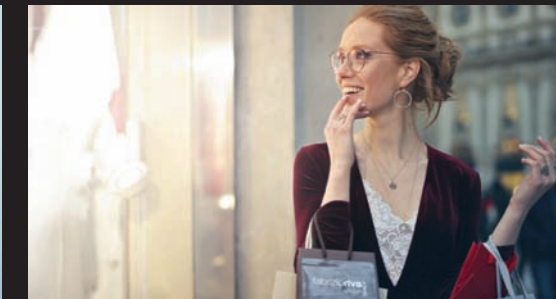
HAPPY COLONY



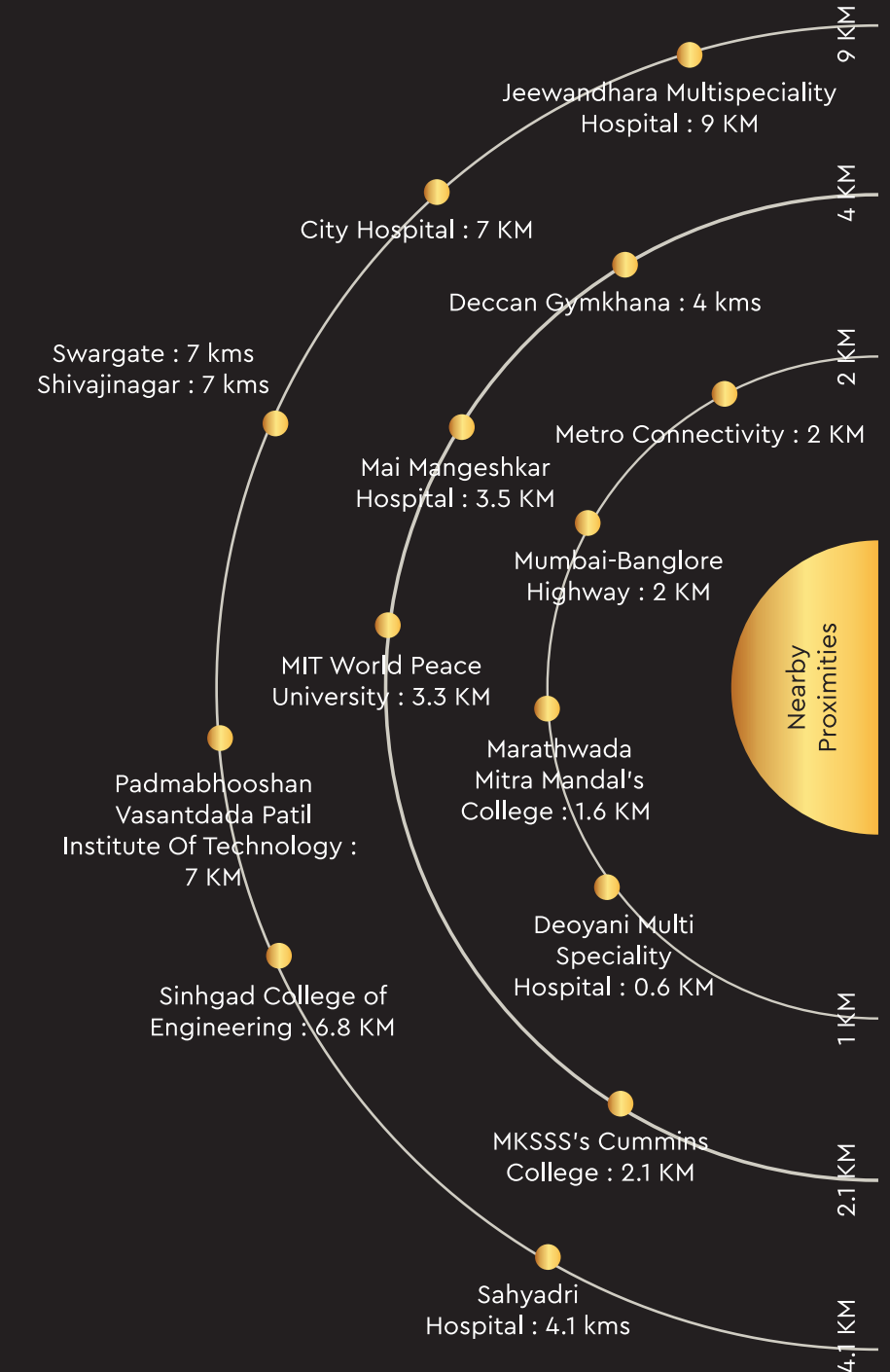
EXPERIENCE THE CHARM OF KOTHRUD



EXCELLENT INFRASTRUCTURE COMES
WITH AN ADDRESS THAT IS UNMATCHED.



Representative images





OFFERING MOMENTS AND
SPACES FOR A QUITE RESPITE.



Water storage:
Adequate water storage underground and overhead water tanks as per the requirement.
Provision of non-rusting Ladder and LED lights for storage tank maintenance.
Automatic system.
Provision for water tanker supply inlet for underground water tank.



Site development / Passages / Lift Lobbies/ Shop level:
Compound wall of 6 ft. height with lockable M.S. Sliding gates.
Flooring of lobby – Granite or vitrified tile, Lift frame in granite.



Firefighting:
Firefighting provision will be made as per Chief Fire Officer's instructions & Order.



Energy conservation:
Electricity backup system: DG Backup for common areas and common utilities for the building and solar Lights in external area.
Automation: Motion sensor controlled light points in common areas & passages.
Electrical power back up: Inverter Provision for each flat.



Elevation & Entrance Lobbies:
Eye catching elevation for the building gracefully designed entrance lobby for the building.



Parkings:
Automatic Stack / Puzzle Covered Car Parking.
Basement two wheeler parking with LED lights.
Parking and all common areas/lobbies well lit with solar and LED lights with timer for switching on and off.



Roof Top Amenities:
Common roof top garden with sitting deck & pergola.
Place for yoga, meditation, open gym, walking track.



SPECIFICATIONS

are absolutely top-notch. You deserve nothing but the best.



RCC Structure:
Earthquake resistant RCC framed structure with anti-termite treatment.



Brick work:
External wall 6" & Internal wall 4" thick eco-friendly bricks/AAC blocks.



Plaster:
Internal: Gypsum plaster on mortar of sand/crush/Artificial Sand and cement.
External: Sand faced rough cast plaster with 2 coats.



Flooring:
800 mm x 800 mm Vitrified Double fired, full body for all rooms.
Designer wall tiles in all Toilets, Double fired, full body.
Antiskid flooring for all bathrooms & terraces.



Door and door frames:
Decorative main door with veneer finish.
Internal doors with laminate finish.
Toilet door fixed on telephone black granite frame with laminate finish.



Windows:
3/4 Track UPVC sliding windows with mosquito net.
MS box type Safety painted grills with oil painted.
Granite sill to all windows.



Elevators:
Two Automatic lifts (One will be 8 passenger & another will be stretcher) with generator back up & ARD technology with latest design of lift cabins.



Kitchen:
Granite kitchen Platform with stainless steel sink.
Designer tiles upto lintel level.
Provision for Aqua guard point in kitchen.
Dry balcony with provision for washing machine.
Provisions for MNGl gas supply till kitchen platform.



Designer Bathrooms:
Jaguar CP fittings.
European commodes in all toilets.
Designer wall tiles up to lintel level.
Designer wash basin counter.
Decorative granite door frames.
Provision for boiler in all bathrooms.



Electrification:
Concealed copper wiring with circuit breaker.
Premium quality modular switches.
TV, telephone & broadband point in living and master bedroom.
Provision for AC point in living room and all bed rooms.
Exhaust fans in all toilets and kitchen.



Painting:
Water resistant, dust proof, antifungal treated Apex texture paint for external walls.
O.B.D. paint for internal walls.



Eco friendly features:
Vermiculture plant.
Rain water harvesting.
Solar water system for each flat.
Organic waste management System (OWC) of adequate capacity.



Security:
Security systems like CCTV, Video door phone etc.
Security Door and Video door phone with talk back facility and intercom with security cabin/Monitor room.
CCTV cameras in common areas.
Intercom phone system in all flats, Lifts and security cabin.

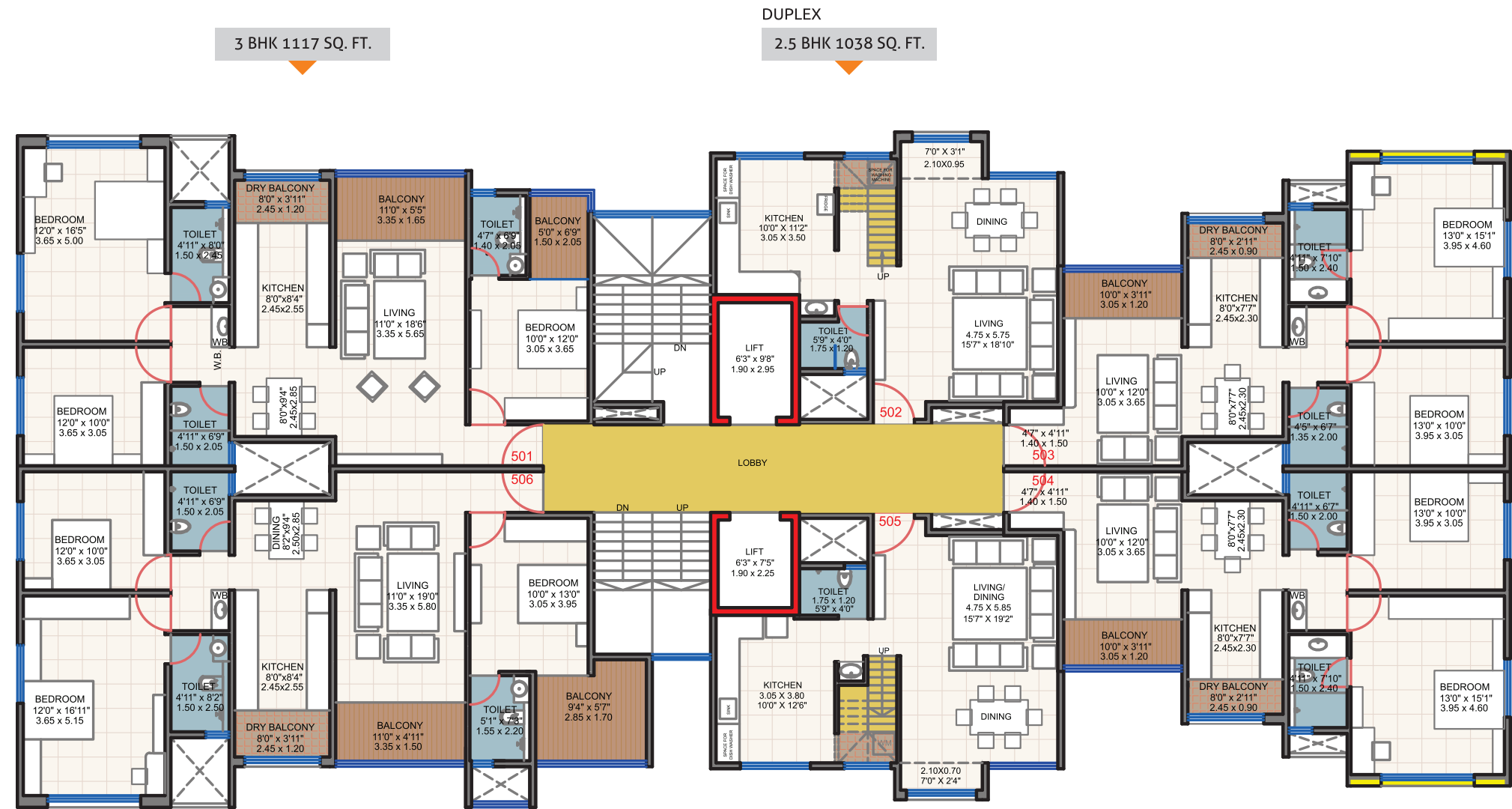


FIRST FLOOR PLAN

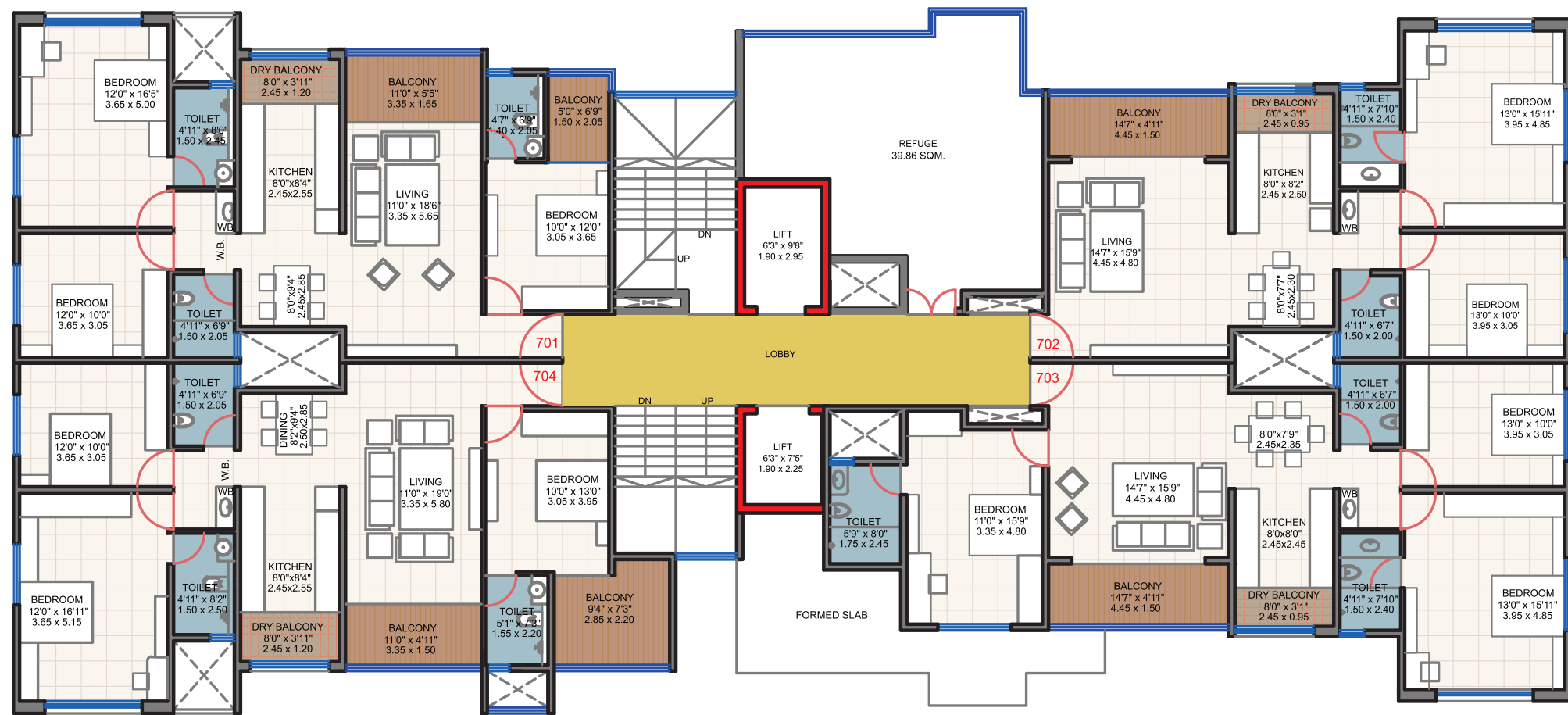


SECOND FLOOR PLAN





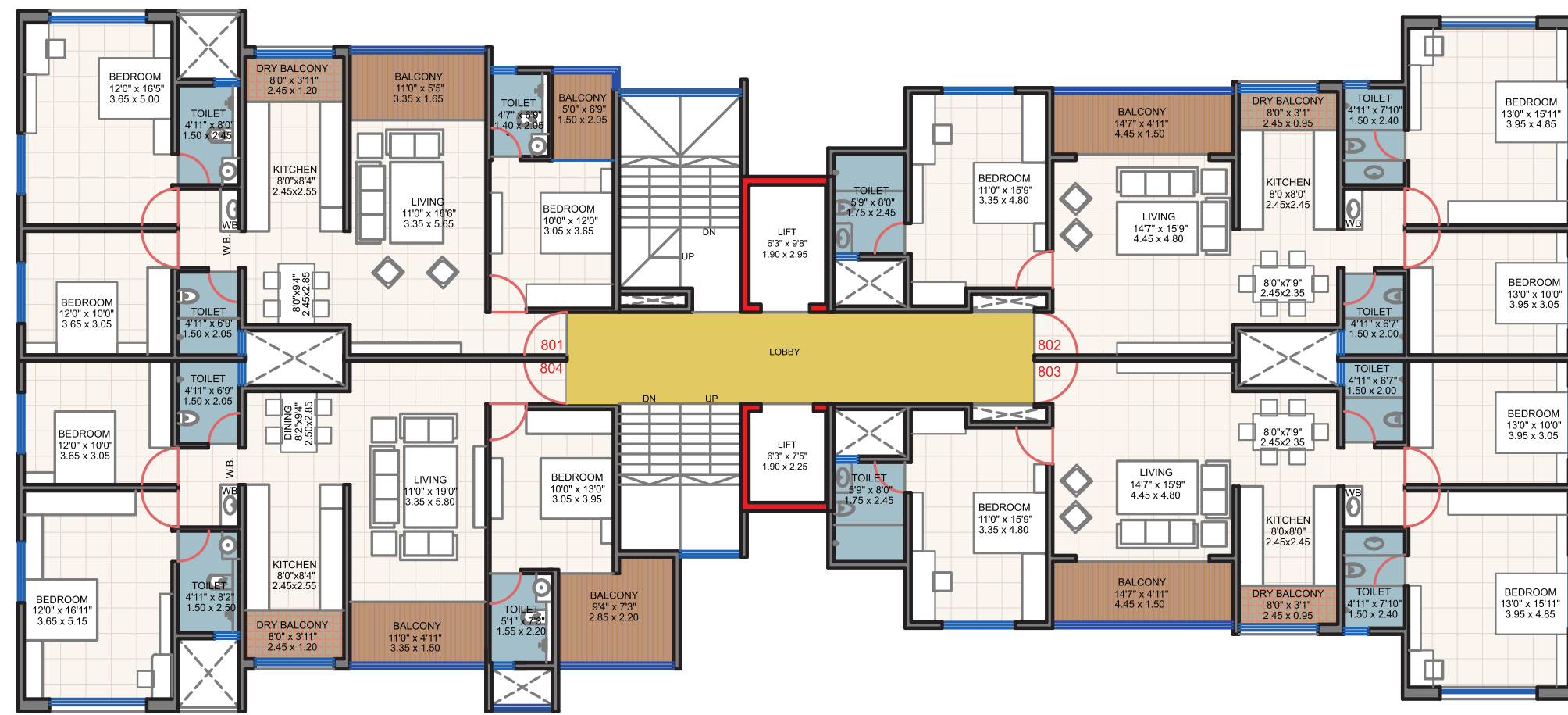
3 BHK 1117 SQ. FT.



SEVENTH FLOOR PLAN



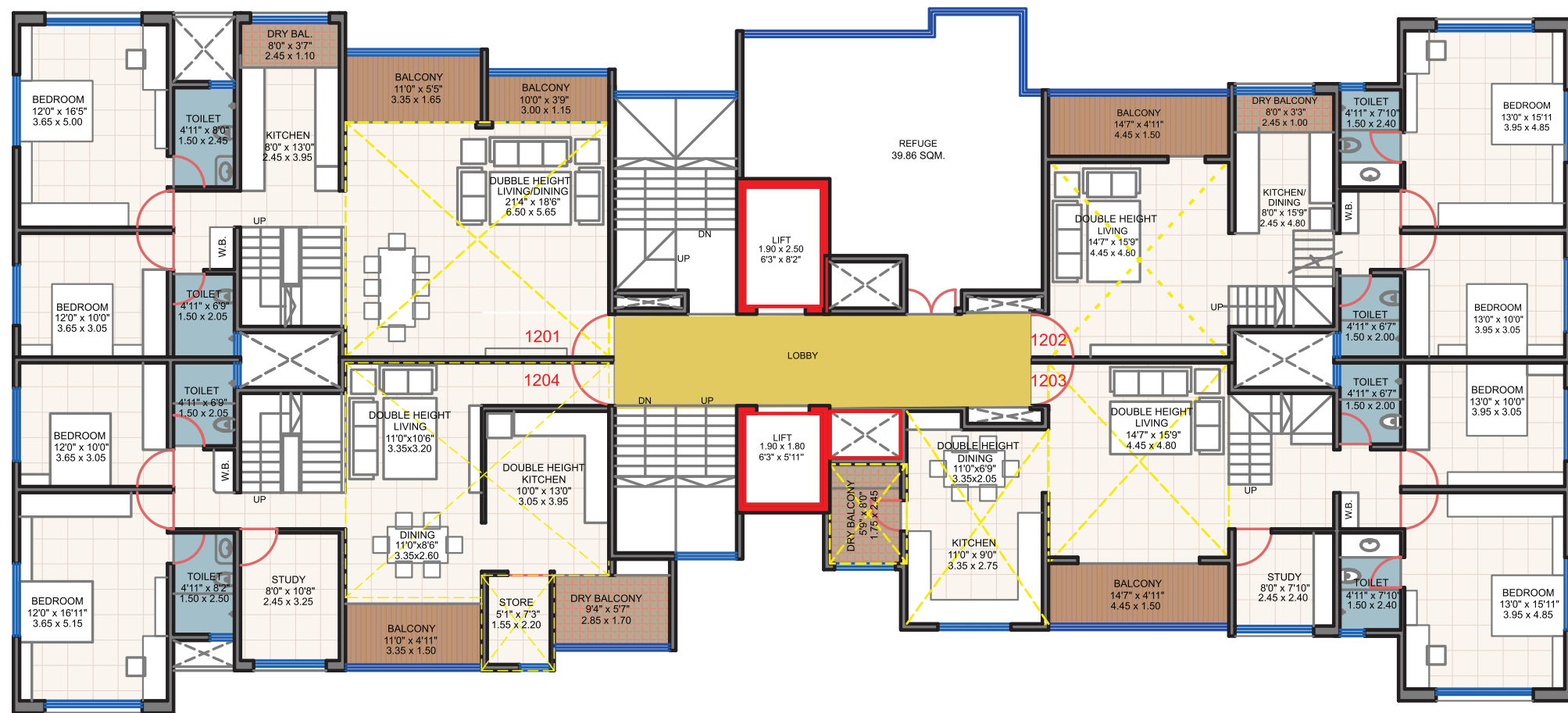
3 BHK 1117 SQ. FT.



EIGHTH FLOOR PLAN



DUPLEX
4.5 BHK 1811 SQ. FT.



TWELFTH FLOOR PLAN



THIRTEENTH FLOOR PLAN

