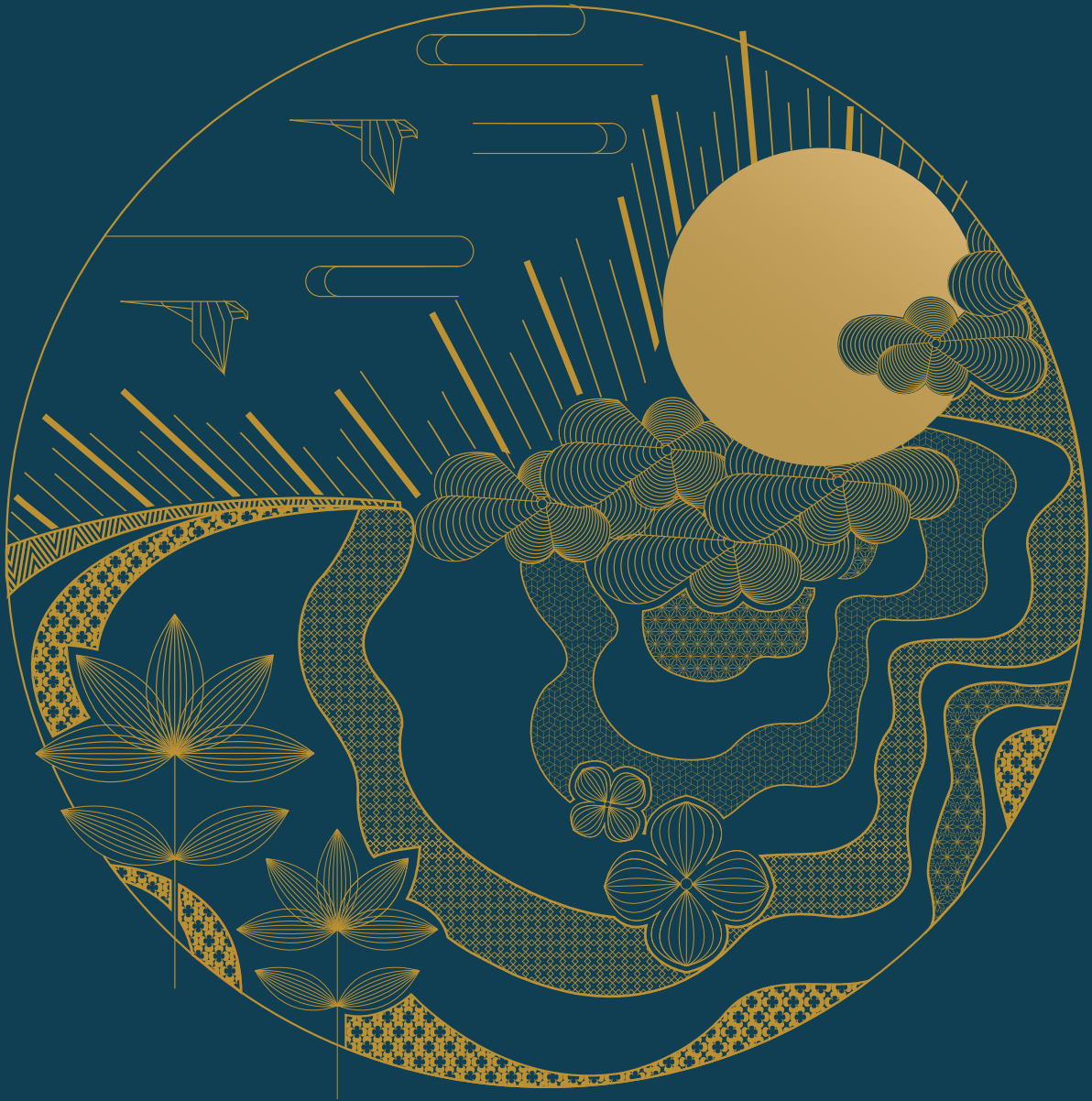




शीला आर्शिष



Urban Life in Nature's Embrace



LUXURIOUS PARKVIEW RESIDENCES

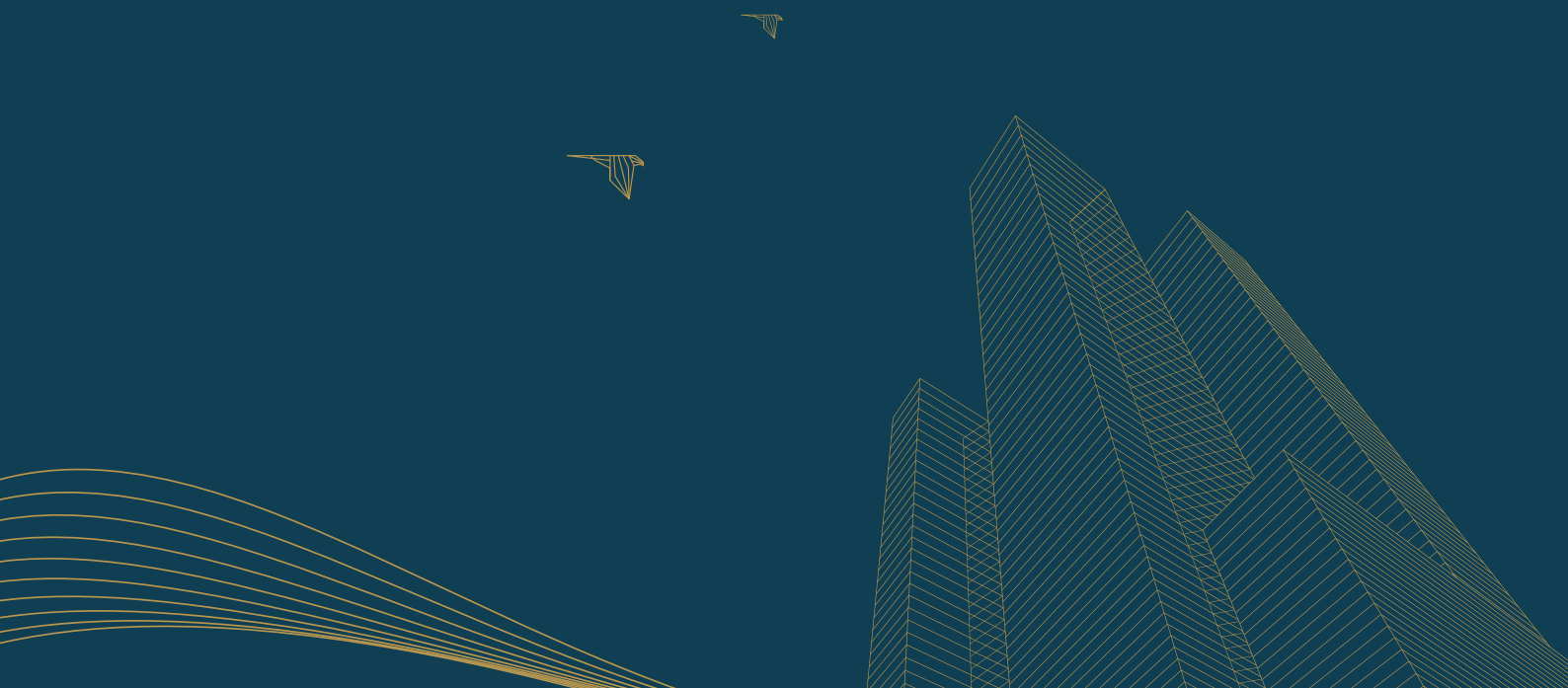
Sheela Ashish is designed to be an unprecedented residential landmark in the charming Karve Nagar neighbourhood. A peaceful habitat, yet conveniently close to Kothrud and Erandwane, with easy access to recreation, dining and entertainment options. Perfectly situated opposite Tathawade Udyan, Sheela Ashish offers a lifetime of scenic, green views - a feast for the eyes, solace for the soul. The premium 3 & 4 bed residences present an alluring ambience of quiet sophistication. Here modern flair blends with master craftsmanship, and hand-picked features create a world of incomparable elegance. Pandit Javdekar's signature 'True Sense' design philosophy further enhances the overall experience of harmony and bliss! Indeed, this architectural endeavour offers a whole new interpretation of luxurious parkview living.



CRAFTING POSITIVE CHANGE IN PUNE

(since 2003)

Pandit Javdekar is a brand on a mission. To continuously exceed the expectations of its customers, and raise the bar in crafting creative, conducive living and working spaces. Already a well known, highly trusted name in responsible redevelopment, Pandit Javdekar are recognised for their contemporary luxury projects in premium locations of Pune. Expect unparalleled quality and design, impeccable project execution and on-time delivery, backed by two plus decades of experience and expertise. Recipient of the 'Quality Assurance Award' by AESA, Pune, Pandit Javdekar continues to redefine luxury and set new standards of excellence with every project they deliver.



LUXURY IN EVERY SPECIFICATION

WALLS

- 125mm AAC Blocks Masonry with POP/Gypsum finishes for internal walls.
- Plastic emulsion for all internal walls.

CEILING

- RCC Slab with POP/Gypsum finishes for ceiling with plastic emulsion paint (Asian Paints/Nerolac).

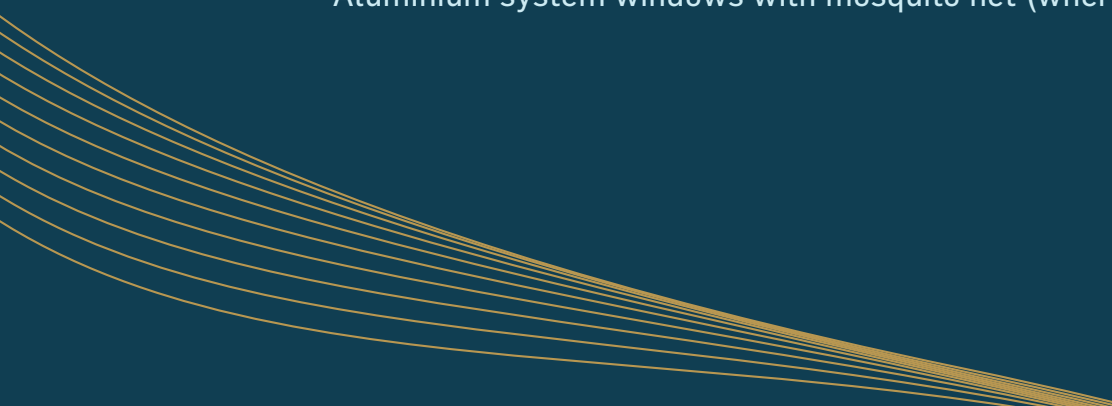
FLOORING

- 1600 x 800mm / 1200 x 800mm glazed vitrified tiles in all rooms.
- Wooden flooring of reputed brand in master bedroom.
- Anti-skid flooring in all the other sit-outs and dry balcony.

ELECTRIFICATION & POWER BACKUP

- 4 light points, 1 fan point, 2 – 5 Amp plug points in each room.
- Inverter power backup covering 1 light point & 1 fan point in all rooms and one light point in toilet / power backup from common DG set.
- Cable/wiring – Polycab/Finolex.
- Switches – Anchor/Legrand.

WINDOWS

- Aluminium system windows with mosquito net (wherever possible).
- 



DOORS

- Veneer finish door shutters, plywood frames with melamine polish (all internal doors 35mm thick).
- Main door and safety door to be veneer with brass fittings & night latch (main door 40mm thick).
- Folding / sliding doors to sit-out.
- Granite/full body polished vitrified tile door frames for toilets.

KITCHEN & DRY BALCONY

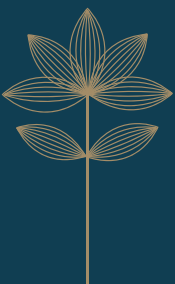
- Granite / double charged vitrified kitchen platform with dado up to 2ft and SS sink.
- Two 15 Amp points for refrigerator, mixer/microwave & induction in kitchen.
- Two 15 Amp points for washing machine & dish washer in dry balcony.

BEDROOM

- Television and telephone point provision in all bedrooms.
- 15 Amp point for air conditioner.

TOILETS

- Provision for hot water through common solar heating system in all toilets.
- 600 x 1200mm dado tiles in all toilets (Kajaria/Simpolo/Asian).
- 600 x 600 anti-skid tiles for flooring.
- Single lever bath fittings in toilets (Jaquar or equivalent).
- 15 Amp point for boiler/geyser.
- Exhaust fan in toilets.
- False ceiling in toilets.
- Glass shower partition.



COMMON AMENITIES



8 passengers auto-door elevator of reputed make (Kone/Omega).



Staircase with decorative steel railing.



Granite/marble for treads, risers and landings.



Secured decorative entrance lobby.



Video door phone access and intercom facility.



Solar water heater system.



Power backup for lift, common lighting and water pump (Kirloskar/Kohler/Cooper).



Drivers toilet in parking.



CCTV cameras in common areas.



Barrier-free accessible common areas for elderly people; provision of wheelchair.







Plot No. 12, CTS No. 1231, United Western Co-operative Housing Society Limited,
Karvenagar, Hingane Budruk, Taluka: Haveli, District: Pune - 411052

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MahaRERA Registration No. P52100055189 | <http://maharera.mahaonline.gov.in>

Disclaimer - This brochure is an imaginary concept and need not be to scale. All plans are subject to accommodate the changes as per the sanctioning authorities. All amenities and specifications are as per availability to the developer. Images shown are artistic impressions.

Terms and conditions applicable*





TYPICAL FLOOR PLAN

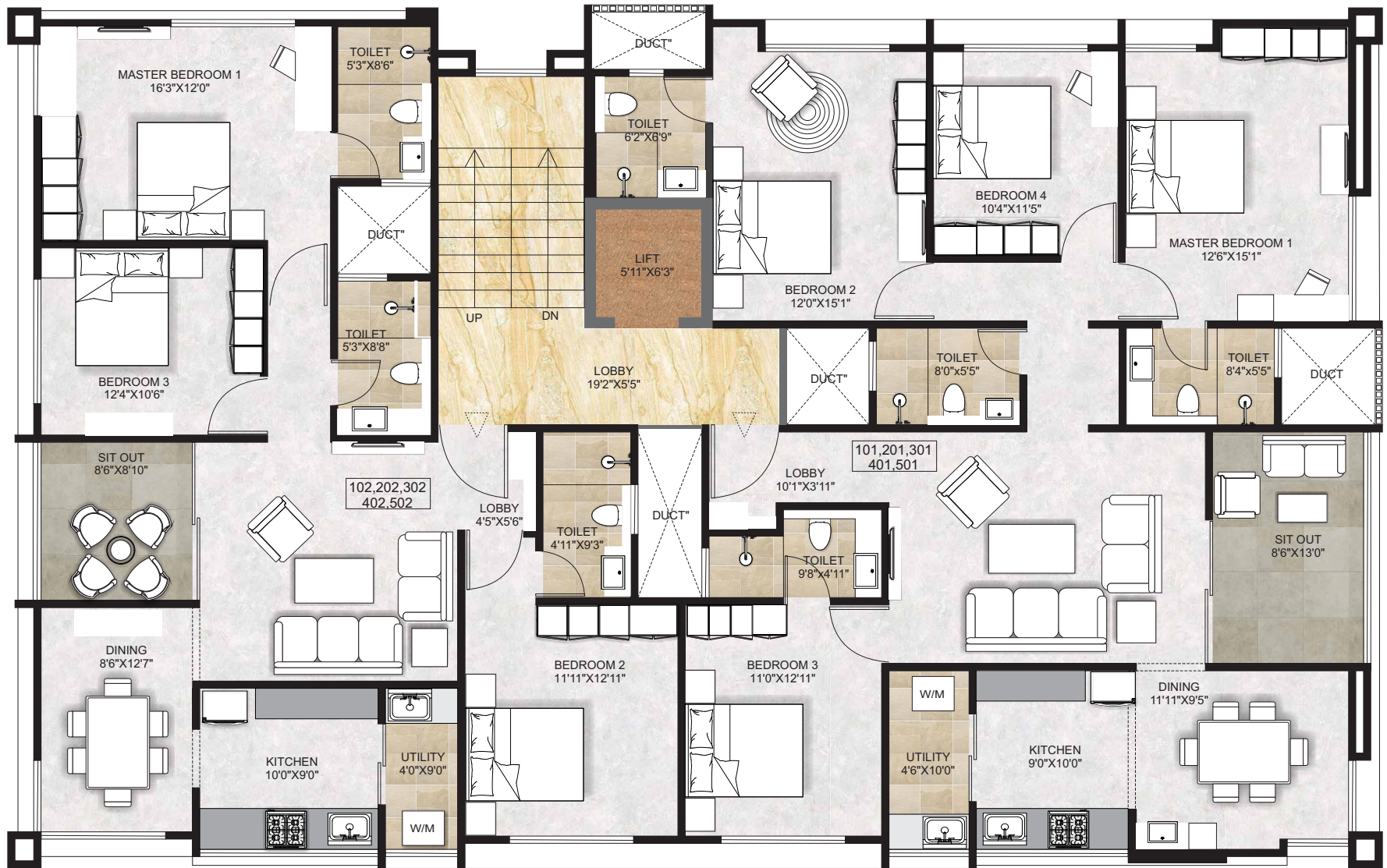
FLAT NOS.	CARPET AREA (sq.ft.)	BALCONY (sq.ft.)	TOTAL AREA (sq.ft.)
101,201,301,401,501	1438	155	1593
102,202,302,402,502	1147	112	1259

FLAT NOS.	CARPET AREA (sq.m.)	BALCONY (sq.m.)	TOTAL AREA (sq.m.)
101,201,301,401,501	133.63	14.38	148.01
102,202,302,402,502	106.54	10.39	116.93

*Dimensions shown in the drawing are measured wall to wall, before plastering or tiling in case of toilets.
 *Position of Windows and sizes are indicative only, they might change as per the provisions required for elevation & structural members.
 *The floor plan is shown with conceptual amalgamation.
 *Drawings and RERA areas are subject to alteration as per the sanction.



----- 20 M WIDE ROAD -----



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