

Live Pune's Best... everyday!



Spandan
Pune. Personified.

3 BHK LUXURIOUS HOMES

Welcome to Pune, a city that is a perfect blend of traditions that define our roots with the modern progressive perspective that makes us stronger!

And Pune-kars...we're unique. Modern as we are, we still choose to be traditional on big family days. We work in IT companies at unearthly hours and yet find time for our daily prayer. We wait eagerly for Friday evenings to watch the latest Hollywood- Bollywood flicks in 3D but still are equally happy to see theatre artists perform. We spend nights in discos dancing but when it comes to Ganesh Chaturthi celebrations we're charged with fresh energy. We update our Facebook status announcing online the cuisines we've experimented with, yet when friends get together offline, fun begins with gollas and golgappas.

That's just how we Pune-kars are.

Pune Personified

The culture of Pune originated on the banks of rivers in the Peth areas and with time shifted to Kothrud, Karve Nagar and Nal Stop, making these places Pune's cultural hotspots.

We at Signet Realties thought long and hard which locale would give you the taste of true Pune, where living the essence of your city wouldn't mean compromising on your convenience.

Here it is...

Nal Stop. Literally Pune Personified!



Presenting Pune THROUGH



at Nal Stop.

Nal Stop is situated in Erandwane - the most prominent suburb of Pune as a result of its phenomenal development. From gardens, hospitals, schools and colleges to eat-outs, hang-outs, malls and theatres, this location is home to Pune's best of everything.

Making the most of this suburb and enjoying all it has to offer, is Spandan.

Ten, 3 BHK homes artistically arranged across 5 floors. Thoughtfully designed and planned to the highest standards with the most excellent amenities and finest specifications.





Pune's Spirit @ Heart

Feel special as Pune's Best is just beside your new home at Spandan. Live the true spirit of Pune...everyday!

Pune's Best Neighbourhood

- Surrounded by Pune's affluent localities – Deccan, Kothrud, Karve Nagar and connected via the most popular roads - Karve Road, Law College Road and JM Road.
- Situated in the centre of the most prestigious locale of Pune, Prabhat Road and Kothrud, the culture hot-spot, soaking in the essence of both.
- Just 15 minutes from the well-networked Swargate and 20 minutes away from the Mumbai-Bengaluru Highway.
- 30 minutes from Pune's IT hub, Hinjewadi so that commuting to work doesn't demand much of your time.

Pune's Best Art and Culture

The highly admired Yashwantrao Chavan Natyagruha and Art Gallery and the most regarded Dashabhuj Ganesh Mandir and Jain Mandir are also close by.

Pune's Best Education

The reputed SNTD College, FTII (Film and Television Institute of India), Law College, Garware College, Maharashtra Institute of Technology and the popular Abhinav Vidyalaya and Karnataka High School...are all just a hop, skip and jump away.

Pune's Best Hospitals

The renowned Sahyadri Hospital, Poona Hospital, Deenanath Mangeshkar Hospital and Joshi Hospital...are all well within 10 minutes distance from your home at Spandan!

Pune's Best Fitness Centres

The famous Gold's Gym, Talwalkars, Solaris Sports World and Endurance Fitness Centre...are within close proximity.

Pune's Best Eat-outs, Shopping and Entertainment

Your favourite Chinese Room, Abhishek Veg Restaurant, Pune Central, City Pride Kothrud...are all at your service.

Pune's Best Homes

Your home at Spandan has been designed and planned to give you possibly the best experience of Pune. Every inch of space here has been carefully utilised so that you and your family get more room to celebrate life.

Other than being vastu-compliant these east-west facing homes ensure a good deal of natural light and excellent cross-ventilation. The use of glass in the structure of Spandan gives it a classy look in addition to its Punekar heart!

In order to give you an idea as to how you could place your furniture, we got our professional interior designer to create a furniture layout for you (in our floor plans that follow).

Pune's Best Life

Luxury at Spandan is designed to be light on your pocket. Making life simpler is our objective and we begin right from the tiniest of details and go on till the biggest and the most obvious ones, making sure they're economical when it comes to maintenance. So go ahead and enjoy life's very best @ Spandan!

Amenities

- Proper landscaping
- Attractive entrance lobby
- Well planed parking spaces
- Well laid-out internal paved areas with streetlights

- Complete power backup for common areas such as the lift, pump and staircase
- Attractively designed nameplates and a centrally located letterbox
- Fire fighting system
- Quality-make pump arrangement and auto controller
- Standby bore well

Green Angle: Adding a lot more life to this very special project is a small yet thoughtful amenity – an artificial bird nest and a bird bath. The chirping sounds and colourful feathers of birds add a new dimension to beauty and bring you closer to nature! Not just this we've made a provision for harvesting rainwater, a simple yet intelligent initiative to save our precious resource by reusing it.



Pune's Best Location



Key Distances

- Pune International Airport – 12.3 km (30 min)
- Pune Railway Station – 6.4 km (20 min)
- University of Pune – 5.4 km (15 min)



- **Architect**
Prakash Kulkarni
- **R.C.C. Consultant**
J+W Consultant
- **Legal Advisor**
Adv. Rajendra Khatavkar



C.T.S No. 1/6, Final Plot No.2/6, Next to Palande Couriers, Erandwane, Pune - 411004
Call: (020) 24450327 / 24484152 / 9850800626 | Email: info@signetrealties.com
Website: www.signetrealties.com



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FIRST FLOOR PLAN



S.NO.	FLAT NO.	TYPE	CARPET AREA	TERRACE CARPET	TOTAL CARPET	SALEABLE AREA
1	101	3 1/2-BHK	1071	127	1198	1557
2	102	3-BHK	952	81	1033	1343

SALEABLE AREA = (ROOM CARPET + TERRACE CARPET) x 1.30 (LOADING)

SECOND FLOOR PLAN



S.NO.	FLAT NO.	TYPE	CARPET AREA	TERRACE CARPET	TOTAL CARPET	SALEABLE AREA
1	201	6-BHK	1966	129	2095	2724
2	0	0	0	0	0	0

SALEABLE AREA = (ROOM CARPET + TERRACE CARPET) x 1.30 (LOADING)

THIRD FLOOR PLAN



S.NO.	FLAT NO.	TYPE	CARPET AREA	TERRACE CARPET	TOTAL CARPET	SALEABLE AREA
1	301	3-BHK	1004	127	1131	1470
2	302	3-BHK	952	81	1033	1343

SALEABLE AREA = (ROOM CARPET + TERRACE CARPET) x 1.30 (LOADING)

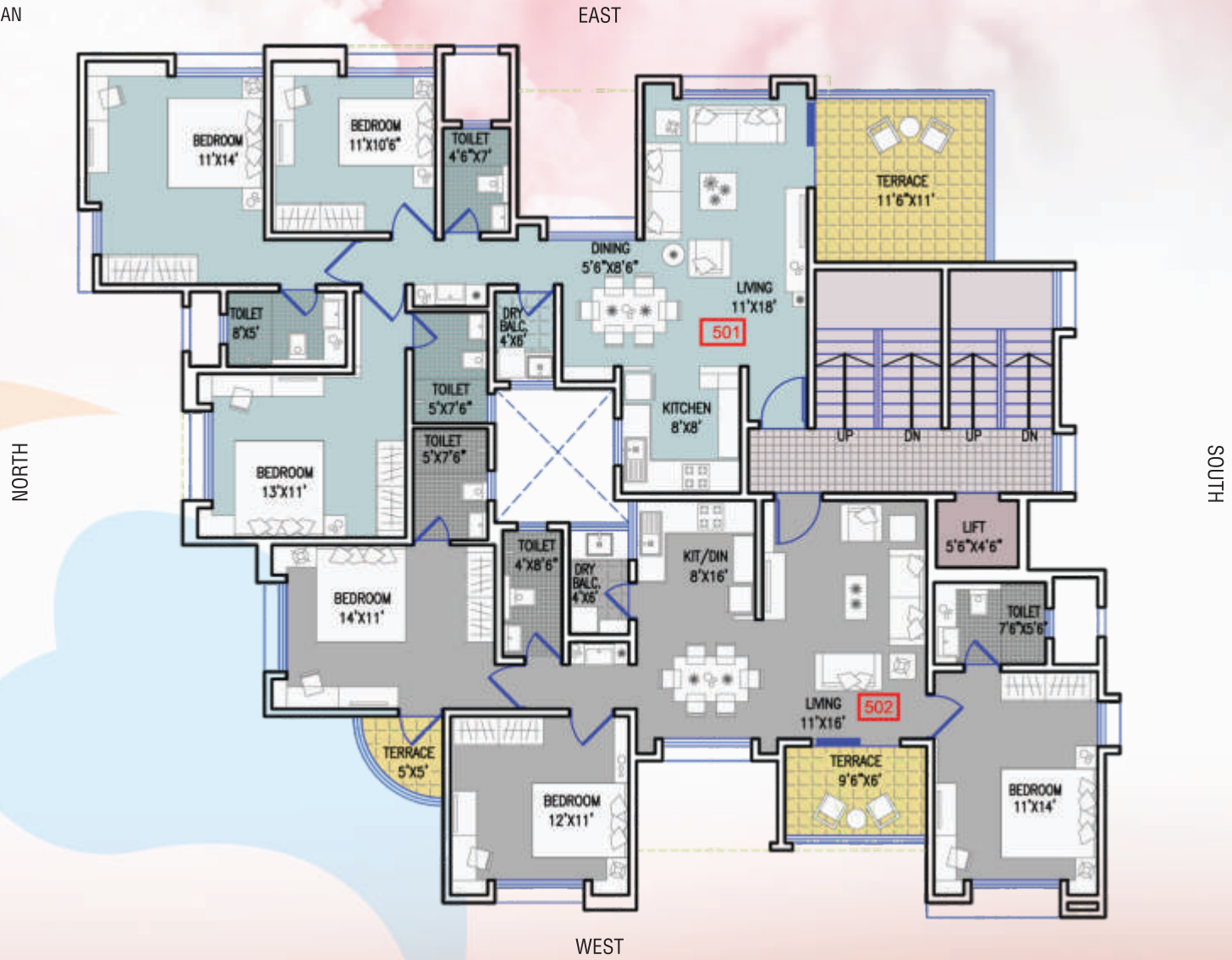
FOURTH FLOOR PLAN



S.NO.	FLAT NO.	TYPE	CARPET AREA	TERRACE CARPET	TOTAL CARPET	SALEABLE AREA
1	401	3-BHK	1002	72	1074	1396
2	402	3-BHK	951	57	1008	1310

SALEABLE AREA = (ROOM CARPET + TERRACE CARPET) x 1.30 (LOADING)

FIFTH FLOOR PLAN



S.NO.	FLAT NO.	TYPE	CARPET AREA	TERRACE CARPET	TOTAL CARPET	SALEABLE AREA
1	501	3-BHK	1004	127	1131	1470
2	502	3-BHK	952	81	1033	1343

SALEABLE AREA = (ROOM CARPET + TERRACE CARPET) x 1.30 (LOADING)

PARKING FLOOR PLAN

EAST

NORTH

SOUTH



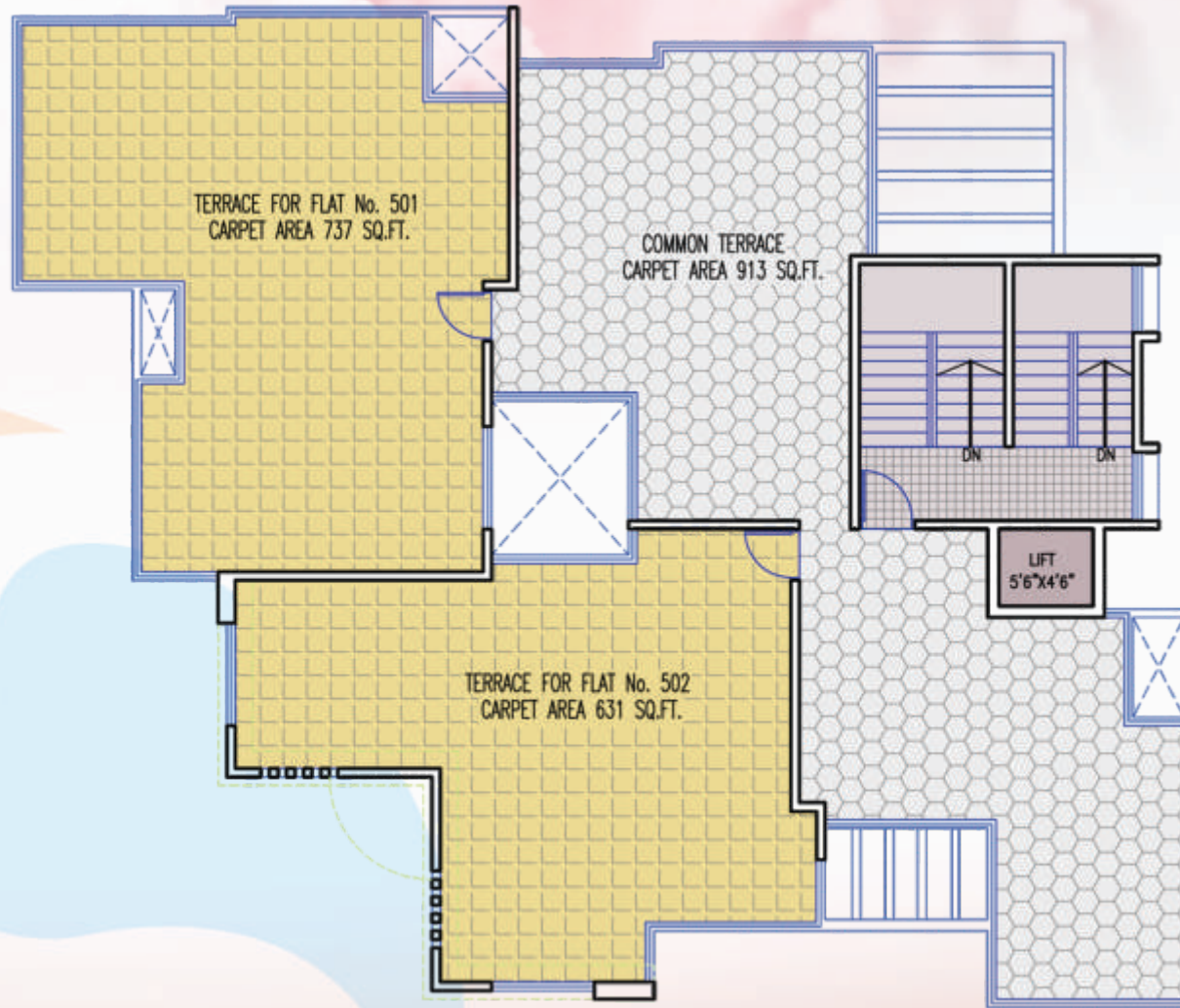
TERRACE FLOOR PLAN

EAST

NORTH

SOUTH

WEST



Specifications & Amenities

- **STRUCTURE:** Earthquake resistant R.C.C. frame structure constructed from tested grade of steel and cement of approved manufacture. 100% waterproofing of terrace and toilet.
- **MASONRY:** Externally & internally 6" thick brick walls external as well as internal using best quality fly ash bricks.
- **PLASTERING:** Double coat external plaster with chicken mesh to reduce cracks. P. O. P. finish ceiling. Waterproofing compound used while plastering and during concreting. Smooth Neeru Sunla finish plaster for internal walls for smooth finish.
- **FLOORING:** 32" x 32" vitrified tiles
- **DOOR:** Main entrance door - C. P. teak door frame and selected wood veneer finish externally and painted internally.
Full wall thick internal door frames made of waterproof ply. Door - Waterproof flush type and painted along with. S. S. cylindrical locks Godrej /Europa or equivalent.
Granite frames for all toilets doors.
- **VIDEO DOOR PHONE:** Safety video door phone (audio-visual) system at main entrance door and safety camera at security level.
- **WINDOWS:** Medium gauge powder coated, three track aluminium sliding, along with plain glass panels and mosquito mesh panel windows with M. S. security grills and granite window sills. Adjustable aluminium glazed louvers for the toilets with provision for exhaust fan.
- **KITCHEN:** 'L' shaped kitchen otta up to 12' length made of jet-black granite with medium gauge stainless steel sink and drain board of approved manufacture. Designer glazed tile dado above kitchen platform right to the ceiling. Provisions for Aquagurd and exhaust fans will be provided.
- **DRY BALCONY:** Platform with medium gauge stainless steel sink of approved manufacture. Provision for washing machine inlet and outlet with electrical point. Easy dry system for drying clothes.
- **TOILETS:** Anti-skid ceramic flooring. 8" x 12" designer colour glazed tiles dado covering full height. All plumbing will be concealed. Hot and cold mixer unit with O. H. shower. Jaquar C. P. Continental range or equivalent fittings in all toilets. Flush valve and health faucet in all toilets.
Granite counter basin in passage.
- **TERRACE:** Glass doors with 3 track medium gauge powder coated, aluminium sliding windows - 5mm plain glass panels & mosquito mesh panel, along with security collapsible or sliding M. S. gates. Glass railing to attach terrace/s to living / dining room.
- **ELECTRIFICATION:** All electrical fittings shall be of approved manufacture. Concealed electrification with 2 light points, 1 fan point and a 5 Amp plug point per room. TV points and telephone sockets in living room and master bedroom. Additional A. C. socket in all bedrooms. Additional 5 Amp and 15 Amp points in kitchen.
Broadband connectivity in master bedroom.
Roma / ANCOHOR / M. K. Brand or equivalent electrical switches.
Copper wiring of approved grade and manufacture throughout.
Separate electrical meter from M.S.E.D. Co. Ltd. for each flat and separate meter for society (common lighting and water pumps / bore well, lift, etc.)

- **PAINTING:** Luster paint for internal walls in living, kitchen, dining area and oil bound distemper for other rooms.
Acrylic or equivalent anti-fungal paint for external walls. Oil paint for toilet and bathroom ceilings.
- **WATER SUPPLY:** Groundwater reservoir and overhead reservoir tank as per requirement of the building and architect's specification, with pump arrangement and automatic water level controller. Additional bore well water supply for standby use.
- **SOLAR SYSTEM:** Solar system of adequate hot water capacity per flat.
- **PASSENGER LIFT:** One passenger lift with V3F & ARD (Automatic Rescue Device) system of approved make with power backup.

Common Amenities

We've designed all common utilities for easy and economical maintenance.

1. Due attention is paid to all the requirements of senior citizens and the physically challenged, making all the necessary provisions inside the building and within its premises.
2. Proper landscaping.
3. Decorative entrance lobby.
4. Well planned parking spaces as per our architect's design.
5. Well laid out internal paved area with streetlights.
6. Attractively designed nameplates and a centrally located letterbox.
7. Power backup for lift, pump and staircase lighting.
8. Properly designed drainage system keeping in mind easy maintenance.
9. Provision for rainwater harvesting.
10. Pump arrangement of an approved make. One standby pump with auto level controller.
11. Standby bore well with good quality submersible pump for common utility.
12. Common toilet for servants with commode and bath in the parking.
13. Fire fighting system will be installed in the building as per government rules and requirements.
14. Compound wall on all sides of the plot.
15. Vermiculture tanks for wet garbage disposal.
16. Internal white glazed tiles for underground water tank.
17. Artificial birds' nest and drinking water provision for birds.
18. False ceiling in parking to enhance aesthetic look.

The furniture layout shown in the plan is prepared by a professional interior designer. It's just to give you an idea about the best possible furniture layout in the flat. (The furniture in the layout is not going to be provided by the developer.)

Note: The contents of this brochure are purely conceptual and have no legal binding on the developer. The developer reserves the right to amend the same without prior notice.