

LIVE LARGE

AN EXCEPTIONAL LIVING

45
SHASHWAT
AVENUE



Artist's Impressions

THE ARCHITECTURE ELEGANCE

45 Shashwat Avenue Is A Masterpiece Of modern Architecture. Its Splendour Striking Richly Layered Architectural Design Demonstrates The Most Exquisite Design Details Epitomising The Stylish Contemporary Look.

A Remarkable Glass Facade Imposing On A Straight Vertical Module Enhance The Entire Appearance Of The Building. This Impressive Glass Facade Shines During Day. Time Reflecting The Blend Of Sun Rays & Blue Sky.



PICTURESQUE LIVING WITH 3 SIDE OPEN VIEW

The View From 3 Side Open Layout Is Truly Exciting. The Expansive Windows & Balcony Grants The Room With 3 Side Open View. It Offers Natural Light And Fresh Air Allowing Its Residents Gazing Out The Breath Taking Visuals Of The Cities.

Here, You Can Experience The Stunning View Of Both, The Sunrise And Sunset That Gradually Proceed Into Calm Night.



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PROJECT HIGHLIGHTS



Premium Gated Community



Premium Large Residences



Amenities For All Age Group



4 Tower 12 Storeys



Privacy With 4 Apartment
Per Floor



2 Staircase & 2 Lift In Each Tower



Located On The 30m Road Frontage



All Apartments Are Vastu Compliant



With All Conveniences At Your
Fingertips, Experience A Peaceful Life

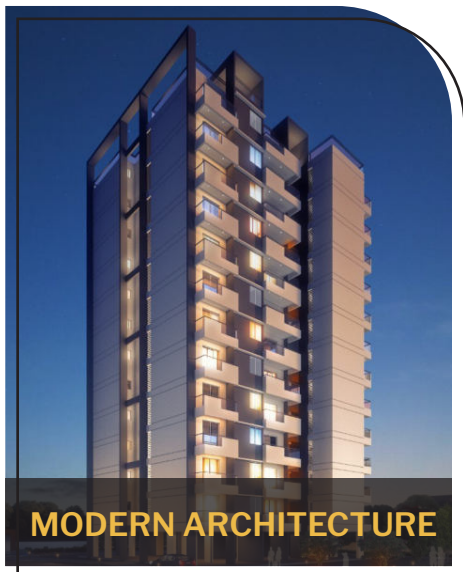


Frontage Of The Project For
Commercial Use- Shops

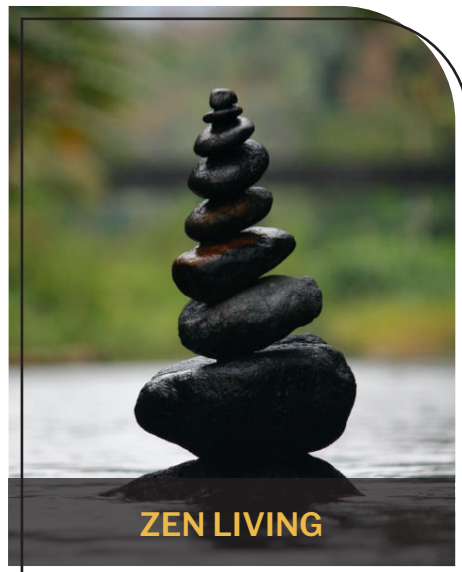


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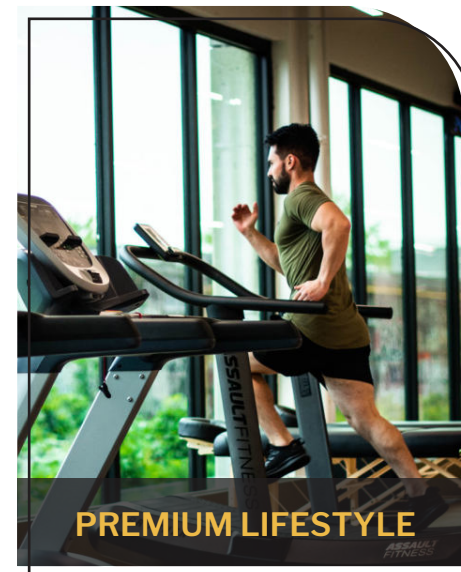
KEY FEATURES



- 3 Side Open View
- Premium Elevation Design With Glass Facade
- Vastu Compliant Home



- Minimalist Design & Elements
- Zen Landscape Garden
- Meditation & Yoga Zone
- Balance Of Modern & Traditional Adaption



- Business Lounge With Wi-fi
- Kids Play Area, Indoor Games
- Jogging Track, Full Fledge Gym
- Amphitheatre, Extravagant Clubhouse



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LAYOUT PLAN





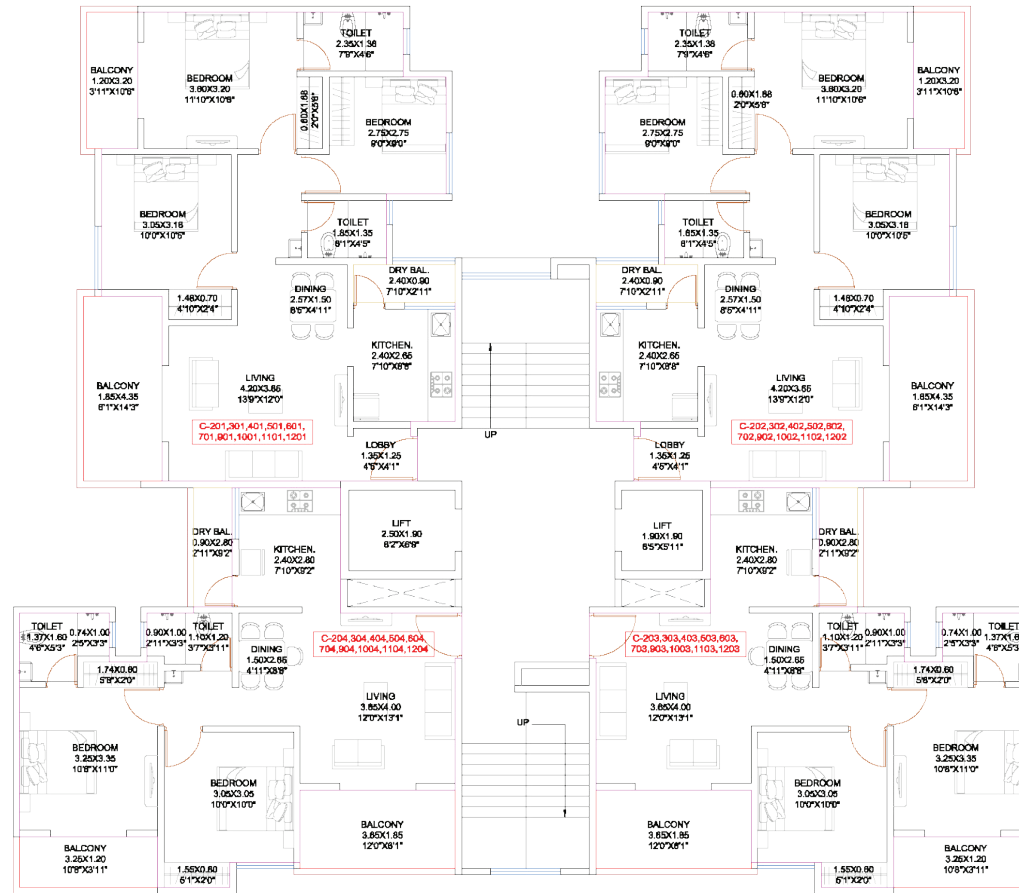
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C- WING FIRST FLOOR SALE AREA STATEMENT								
FLAT NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONIES & VERANDHA	TOTAL (SQ.M.)	SALABLE 35%	TOTAL (SQ.FT.)	AREA (SQ.FT.)
101	3BHK	74.22	0	14.03	88.25	119.14	1282.40	
102	3BHK	73.59	0	10.21	83.8	113.13	1217.73	
103	2BHK	59.61	0	13.17	72.78	98.25	1057.60	
104	2BHK	59.61	0	13.17	72.78	98.25	1057.60	
TOTAL							4615.32	4615.32

C - WING (FLOOR PLAN)



TYPICAL 2ND TO 12TH FLOOR PLAN

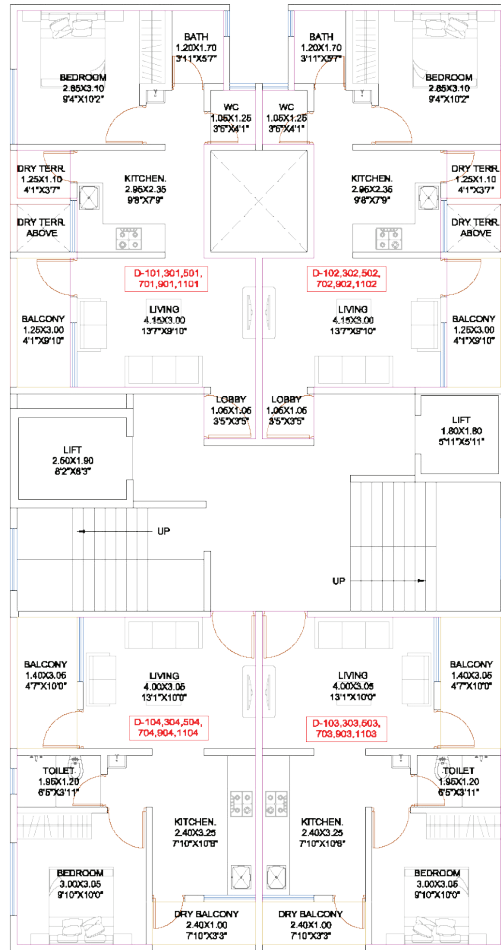
C- WING 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH & 12TH FLOOR SALE AREA STATEMENT								
FLAT NO.	TYPE	CARPET AREA	OPEN TERRACE & SERVICE AREA	BALCONIES & VERANDHA	TOTAL (SQ.M.)	SALABLE 35%	TOTAL (SQ.FT.)	AREA (SQ.FT.)
201,301,401,501,601,701,901, 1001, 1101,1201	3BHK	74.22	0	14.03	88.25	119.14	1282.40	
202,302,402,502,602,702,902, 1002, 1102,1202	3BHK	74.22	0	14.03	88.25	119.14	1282.40	
203,303,403,503,603,703,903, 1003, 1103,1203	2BHK	59.61	0	13.17	72.78	98.25	1057.60	
204,304,404,504,604,704,904, 1004, 1104,1204	2BHK	59.61	0	13.17	72.78	98.25	1057.60	
TOTAL							4679.98	46799.83

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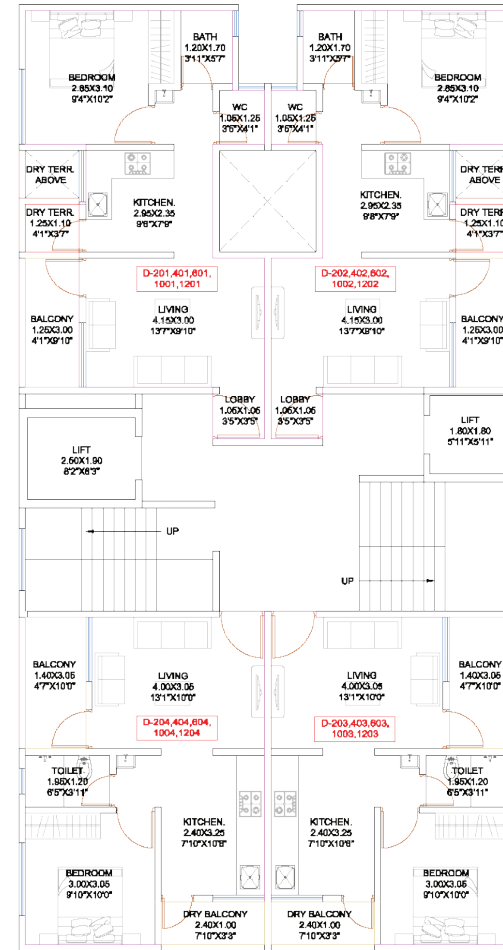


C- WING REFUGE FLOOR SALE AREA STATEMENT								
FLAT NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONIES & VERANDHA	TOTAL (SQ.M.)	SALABLE 35%	TOTAL (SQ.FT.)	AREA (SQ.FT.)
801	3BHK	74.22	0	14.03	88.25	119.14	1282.40	
802	3BHK	74.22	0	14.03	88.25	119.14	1282.40	
803	2BHK	51.31	0	9.2	60.51	81.69	879.30	
804	2BHK	59.61	0	13.17	72.78	98.25	1057.60	
TOTAL						4501.68		4501.68

D - WING (FLOOR PLAN)



ODD FLOOR PLAN



EVEN FLOOR PLAN

D- WING 1ST, 3RD, 5TH, 7TH, 9TH & 11TH FLOOR SALE AREA STATEMENT							
FLAT NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONIES & VERANDHA	TOTAL (SQ.M.)	SALABLE 35%	TOTAL (SQ.FT.)
101,301,501,701,901,1101	1BHK	38.35	1.38	3.75	43.48	58.70	631.83
102,302,502,702,902,1102	1BHK	38.35	1.38	3.75	43.48	58.70	631.83
103,303,503,703,903,1103	1BHK	35.67	0	6.67	42.34	57.16	615.26
104,304,504,704,904,1104	1BHK	35.67	0	6.67	42.34	57.16	615.26
TOTAL					2494.17		14965.02

D- WING 2ND, 4TH, 6TH, 10TH & 12TH FLOOR SALE AREA STATEMENT							
FLAT NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONIES & VERANDHA	TOTAL (SQ.M.)	SALABLE 35%	TOTAL (SQ.FT.)
201,401,601,1001,1201	1BHK	38.16	1.38	3.75	43.29	58.44	629.06
202,402,602,1002,1202	1BHK	38.16	1.38	3.75	43.29	58.44	629.06
203,403,603,1003,1203	1BHK	35.67	0	6.67	42.34	57.16	615.26
204,404,604,1004,1204	1BHK	35.67	0	6.67	42.34	57.16	615.26
TOTAL					2488.65		27375.12



D-WING REFUGE FLOOR SALE AREA STATEMENT							
FLAT NO.	TYPE	CARPET AREA UNDER RERA	OPEN TERRACE & SERVICE AREA	BALCONIES & VERANDHA	TOTAL (SQ.M.)	SALABLE 35%	TOTAL (SQ.FT.)
801	2.5BHK	38.35	1.38	3.75	43.48	58.70	631.83
802				REFUGE AREA			
803	1BHK	35.67	0	6.67	42.34	57.16	615.26
804	1BHK	35.67	0	6.67	42.34	57.16	615.26
TOTAL						1862.34	1862.34

SPECIFICATIONS

RCC STRUCTURE

- Earthquake Resistant R.C.C Frame Structure

WALLS

- External Walls - 5" Thick
- Internal Walls - Combination Of 4" & 5" Thick Masonry Walls

WINDOWS

- Safety M.S. Grill For Windows
- Aluminium Powder Coated Sliding Windows

FLOORING & TILES

- Vitrified Tiles For All Rooms
- Designer Tiles For Toilets
- Anti - Skid Ceramic Tiles To Attached Terrace

GENERAL FACILITIES

- Electrical Fixtures - Standard Make
- House Wire - Polycab Or Equivalent Make
- Tv And Telephone Point In Living And Master Bedroom

SUSTAINABLE FEATURES

- Solar Heating
- Garbage Chute
- Sewage Treatment Plant
- Rainwater Harvesting

KITCHEN

- Black Granite Platform For Kitchen Counter
- Stainless Steel Sink
- Kitchen Dado Tiles - 2 Ft. High

BATHROOM

- Sanitary Fittings - Jaquar Or Equivalent Make
- Chrome Plated Fittings - Jaquar Or Equivalent Make
- Solar Water System Supply For Master Bedroom Only
- Anti- Skid Flooring Tiles
- Toilet Dado Tiles- 7 Ft.high

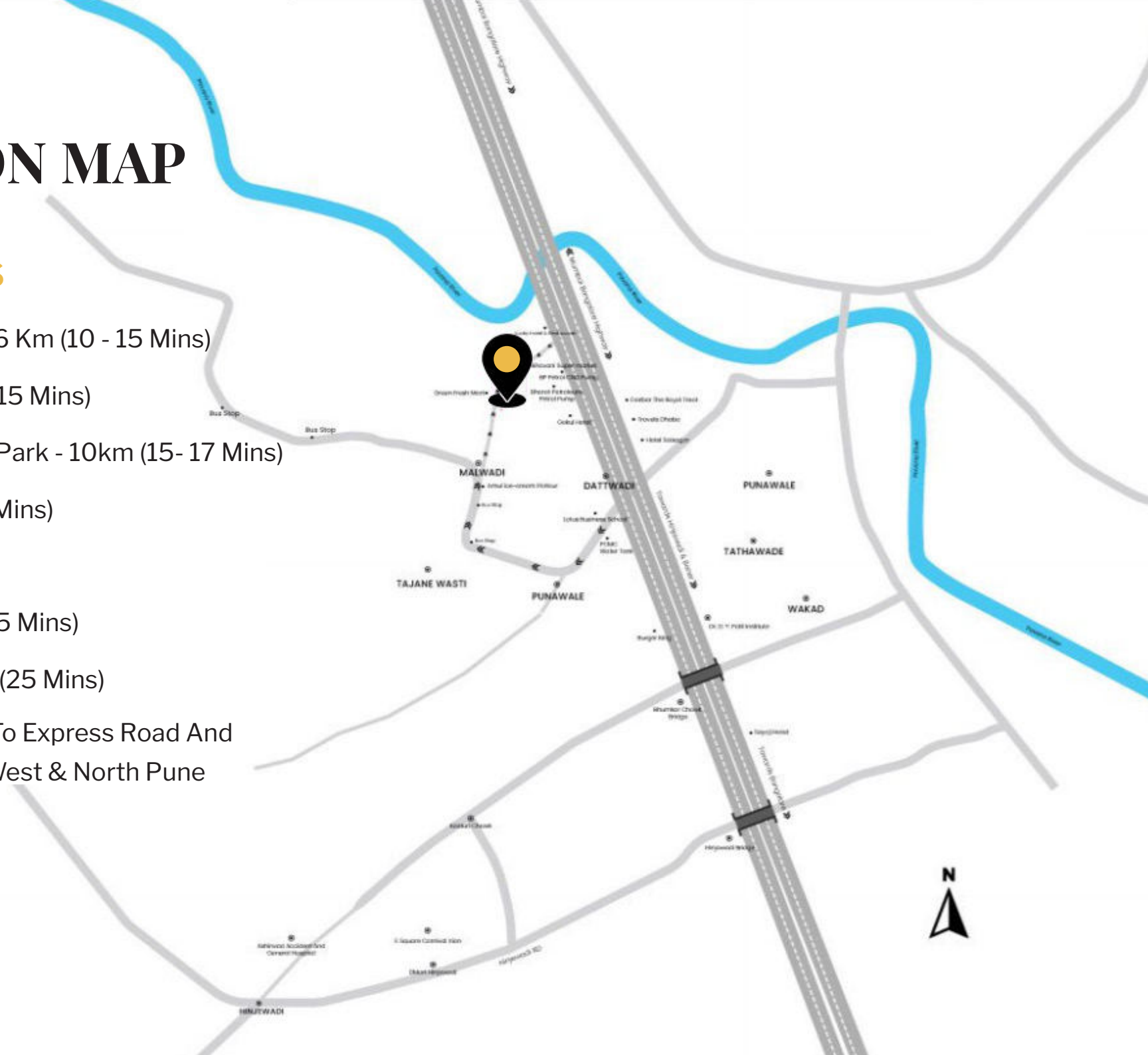
INTERNAL FINISH

- Gypsum Finish With O.B.D Paint
- Laminated Main Flush Door
- Toilet Doors - Granite Door Frame With Laminated Flush Door
- Other Doors - Plywood Door Frame With Laminated Flush Door

LOCATION MAP

KEY DISTANCES

- Hinjawadi IT Park - 6 Km (10 - 15 Mins)
- Wakad - 5 Km (10 - 15 Mins)
- Baner/ Balewadi IT Park - 10km (15- 17 Mins)
- Aundh - 14 Km (20 Mins)
- Nh4 - 500 Meters
- Talwade - 10 Km (25 Mins)
- Dehu Road - 10 Km (25 Mins)
- With Connectivity To Express Road And Economic Hub Of West & North Pune



MAHARERA REG NO: P52100029494 / P52100029501

————— PROJECT BY —————

SHRADDHA
CONSTRUCTIONS

SH SHASHWAT
REALTY

————— STRATEGIC PARTNER —————

 Neuleaf
L I F E S P A C E

FOR ENQUIRY:

020 - 7196 7800 | www.45shashwatavenue.com

SITE ADDRESS:

Survey No.45 Hissa No.6/7/7. Village Punawale , Tai - Mulshi, Dist- Pune.