



घर तुमचे - EMI आमचे

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BASEMENT FLOOR PLAN

AREA STATEMENT

FLAT/STORE/SHOP NO.	Carpet Area	Super B/U Area	FLAT/STORE/SHOP NO.	Carpet Area	Super B/U Area
STORE NO. 1/SHOP NO. 1	156	205	STORE NO. 8/SHOP NO. 8	175	218
STORE NO. 1/SHOP NO. 1	159	210	STORE NO. 9/SHOP NO. 9	181	225
STORE NO. 1/SHOP NO. 1	156	205	STORE NO. 10/SHOP NO. 10	175	218
STORE NO. 1/SHOP NO. 1	175	218	STORE NO. 11/SHOP NO. 11	156	205
STORE NO. 1/SHOP NO. 1	181	225	STORE NO. 12/SHOP NO. 12	159	210
STORE NO. 6/SHOP NO. 6	175	218	STORE NO. 13/SHOP NO. 13	156	205
STORE NO. 7/SHOP NO. 7	107	145			



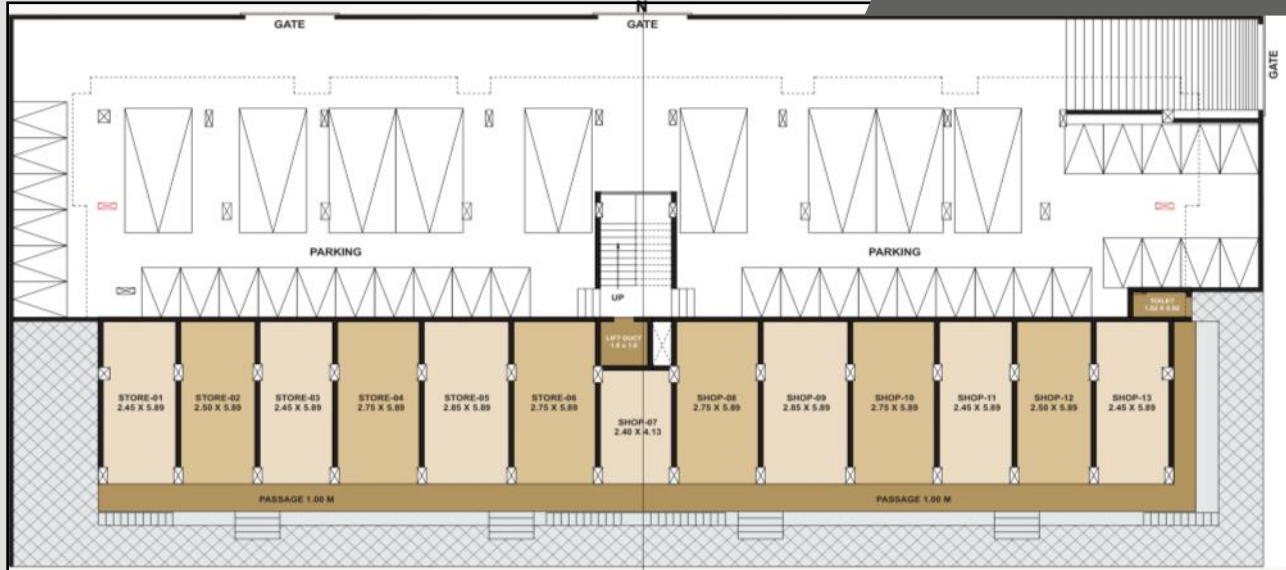
AREA STATEMENT

FLAT/STORE/SHOP NO.	Carpet Area	Super B/U Area	FLAT/STORE/SHOP NO.	Carpet Area	Super B/U Area
Flat No. 101,201,301,401	535		Flat No. 105,205,305,405	535	
Flat No. 102,202,302,402	575		Flat No. 106,206,306,406	575	
Flat No. 103,203,303,403	575		Flat No. 107,207,307,407	575	
Flat No. 104,204,304,404	535		Flat No. 108,208,308,408	535	





GROUND FLOOR PLAN



1st, 2nd, 3rd & 4th FLOOR PLAN



BASEMENT FLOOR PLAN

Structure : RCC framed structure. The use of crushed sand (artificial sand) can be done.

Brickwork : AAC blocks External Walls 5" and internal walls 4" thk. The Blockwork shall be done in cement and crushed sand mortar.

Plaster : External plaster shall be Sand faced single coat plaster and Internal plaster with neeru finish. There may be used crush sand to the extent of 50% in the plaster mortar.

Door frames : All door frames shall be of concrete precast frames. Main door panel shall be flush door with decorative laminate. Bed room doors shall have laminated hard wood flush door shutters and the Balcony door with waterproof laminate. The toilet door shutters shall be of fibre material.

Windows : The panels shall be of powder coated Aluminum frame glass windows. Safety M.S. Grills to outer windows made of 8mm square bar placed at a spacing of 100mm maximum.

Kitchen : Pearl black Granite platform of at least 7'0" or more in length with SS Sink 16"x18" size. Wall tiles (12"x18" size) upto lintel level above otta.

Toilets : Water proof Wall tiles (12"x18" size) upto 7 ft. ht in toilets. Standard Sanitary fittings of local brands. Paint : External paint shall be cement paint. Internal paint shall be O.B.D. paint in all rooms with one dark wall theme.

Flooring : Vitrified Non Brand tiles of 24" x 24" size with standard quality in all rooms with NANO finish. The same quality and design skirting shall be used on all wall base flushed with plaster surface with 5mm groove just above skirting. Antiskid tiles of 12"x12" shall be used in balcony area with skirting of 4" width.

Plumbing : Concealed plumbing with standard CPVC/PVC pipes of standard ISI make. The Plumbing lines shall be checked for leak tests before concealing it. One tap for row water from overhead tank and one for drinking water to be kept in kitchen sink to connect to municipal waterline in future. One tap for utensil washing in kitchen balcony.

Electrification : Concealed type with at least 4 points in each room. Standard quality Switches. One power point in Bed for AC, Two in kitchen for Mixer and Fridge, one each in toilets for geyser. Standard wire shall be used for electrification.

Water storage : Overhead and underground tank of sufficient Capacity. The overhead tank shall be preferably over staircase head room.

Staircase : Steel gray Granite flooring for stair case area with vitrified tile skirting and riser shall be used. M.S. railing with square pipe shall be used upto 0.9m height.

Parking floor : Entire open portion of parking floor shall be paved with paver blocks. The position of underground plumbing and drainage pipes shall be marked clearly on such paved area.

ऑफर क्र. 1

सर्व खर्च समाविष्ट:
स्टॅम्प ड्युटी, रजिस्ट्रेशन खर्च, डॉक्युमेंटेशन खर्च, GST, इलेक्ट्रीसिटी मीटर
खर्च हे सर्व खर्च फ्लॅटच्या किंमतीमध्येच समाविष्ट.

सर्व खर्च समाविष्ट:

झिरो व्याज (गृहकर्जावर):

20 वर्षांसाठी घेतलेल्या गृहकर्जावर एक रुपयाही व्याज भरण्याची गरज नाही.
20 वर्षांच्या गृहकर्जाची फक्त मुद्दल रकमेची साडेनऊ वर्षांत परतफेड.

रिअल इस्टेट क्षेत्रात प्रथमच

ऑफर क्र. 2

फर्निशड स्मार्ट होम:

❁ हॉल / लिव्हिंग रूम
सोफासेट, TV युनिट,
40" Smart TV,
POP सिलिंग, वॉलपेपर

❁ मास्टर बेडरूम
मास्टर बेड + मॅट्रेस
(6X6), वार्डरोब,
ट्रेसिंग टेबल, AC,
वॉलपेपर

❁ स्मार्ट होम
व्हिडिओ डोर बेल,
Wi-Fi कनेक्शन
(एक वर्ष रिचार्जसह),
रिमोट फॅन्स, Alexa,
IR ब्लास्टर, IP कॅमेरा
Smart Lights,
मोशन सेन्सर लाईट,

❁ किचन
किचन टॉली, फोल्ड
डायनिंग, किचन चिमनी
वॉटर प्युरीफायर,
मायक्रोवेव्ह ओव्हन,
रेफ्रिजरेटर

❁ चिल्ड्रेन बेडरूम
बेड + मॅट्रेस (4X6),
वार्डरोब, ट्रेसिंग टेबल,
एअर कुलर, वॉलपेपर

❁ इतर
विंडो कर्टन्स,
गॅलरी गार्डन

ऑफर क्र. 3

LAUNCHING
OFFER

2BHK Type - A	31.50 - 33 Lakhs
2BHK Type - B	33.50 - 35 Lakhs

वरील 3 ऑफर्सपैकी तुम्ही कोणतीही एकच ऑफर निवडू शकता.

LOCATION MAP



GODAVARI
LAWNS



ADROIT
UTOPIA

SUDHAKAR NAGAR ROAD

KAMALNAYAN
BAJAJ HOSPITAL

Site Address:

Adroit Utopia

Plot No. 1, 2 & 3, Gut No. 16,
Besides Godavari Lawns, Satara Parisar,
Chh. Sambhajinagar - 431 005.



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