



#forTheNeoCosmo

**UNCONVENTIONAL.
UNFILTERED.
UNSTOPPABLE.**

Krisala introduces NeoCosmo homes for the NeoCosmo you. Whether it is making unconventional choices with a strong sense of self or being a fearless force to be reckoned with, you all are NeoCosmo individuals. You are idealists who hold dreams close and course through the tides of life with grit and mettle.

We celebrate the true nature of NeoCosmo and our property 41 Cosmo is the essence of it. Make the choice that suits your lifestyle by choosing 41 Cosmo.



With 10+ years of extensive experience of delivering superior quality homes and innovative construction solutions, Krisala Developers have created a name to be reckoned with trust and excellence. At Krisala, customers' comfort and trust are the foremost priority. In spite of so many players in the real estate sector, Krisala has fast grown into a preferred developer with its transparency and consistency in delivering its promises.

With over 7 Lakh sq.ft. of construction through various residential projects, Krisala developers is all set to surpass many milestones ahead!
Come and join us in our success.

#TheLegacy

Innovative
Trust-worthy
Socially Responsible

10+
YEARS OF
EXPERIENCE

7L+
SQ.FT. AREA
DEVELOPED

10+
COMPLETED
PROJECTS

1200+
HAPPY
CUSTOMERS

#LIVTHE41

41 - A culture that beckons, a celebratory path of success, a way of life. #LIVthe41 represents the brand Krisala in a way unlike other. Envisaging our values and efforts to get you the best of all, this cast is what we are and where we are headed. Getting you a chance to experience this code, we stimulate you to step into the world of 41.

There is just one world of 41, OURS!

#the41Lifestyle

Live beyond your expectations with the Krisala Lifestyle. Infusing every home with a luxury lifestyle, happy memories, and comfortable living, the 41 lifestyle is what you have dreamt of. Live with us and live your dream lifestyle.

At 41 Cosmo, you get to experience the 41 lifestyle and live it first-hand!



BY SAKAL MEDIA GROUP

TIMES REALTY ICONS 2020
TOP MID SEGMENT HOMES

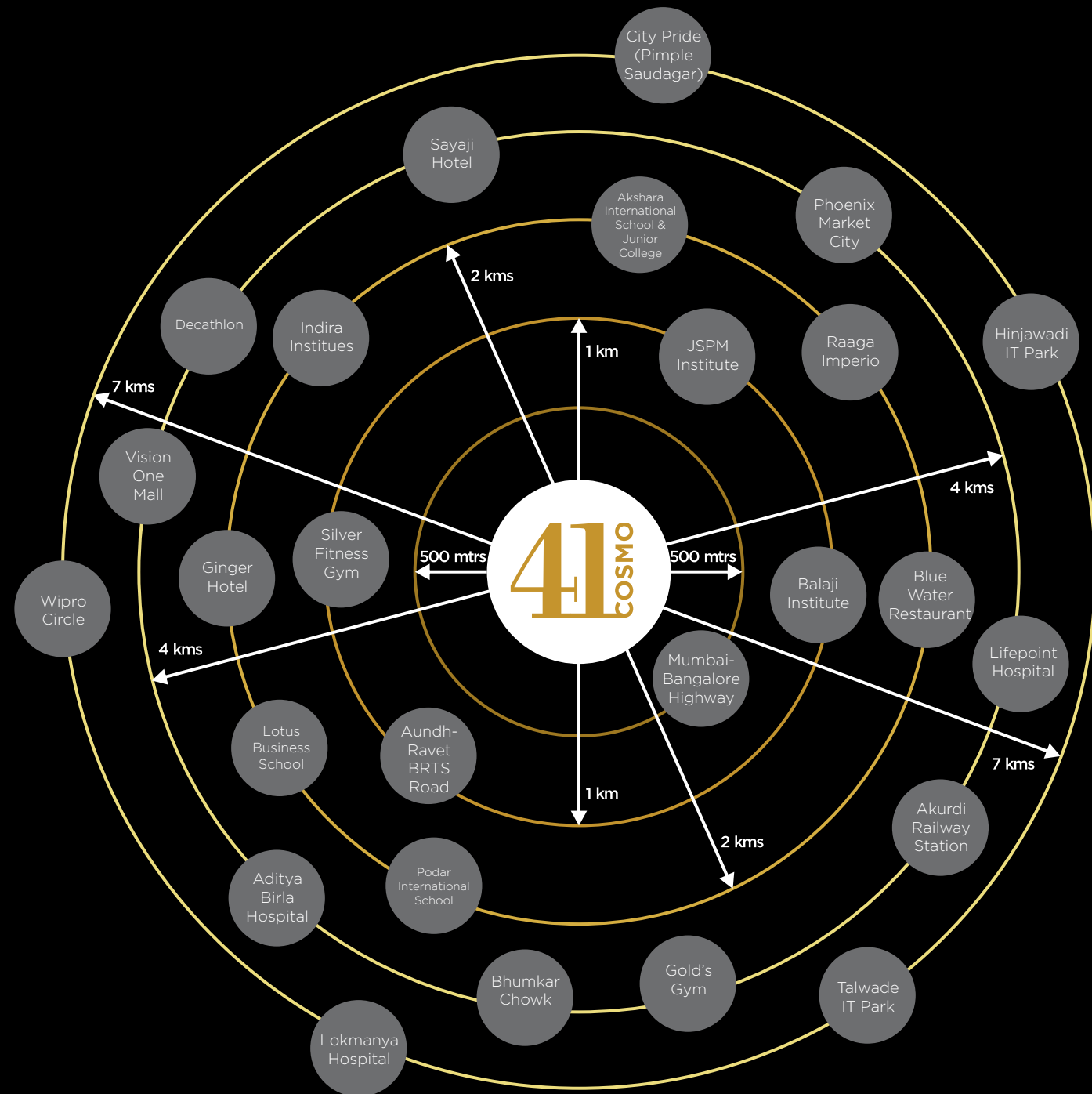


WHY TATHAWADE?

Because the perfect location for your dream home is located strategically in proximity to places known for their immense activity and hustle-bustle, such as the Mumbai-Pune Expressway, the IT hub in Hinjawadi, and the Talwade Industrial area as well. Tathawade is also home to some of the best schools, colleges and amenities. With all kinds of places in your neighbourhood that are essential, you'll definitely love living in Tathawade!



KEY DISTANCES



Being located on the Mumbai-Pune Expressway, the Tathawade area boasts of excellent connectivity and location. Surrounded by the premium social infrastructure and an array of key opportunities, this makes it for a great location to live at.

The right blend of country charm and cosmo centre, it is an apt location that offers the best of all worlds. Achieve the perfect work-life balance and enjoy a lifestyle beyond compare, here at Tathawade.

- 
Optimum connectivity

- 
Standard healthcare

- 
World-class educational institutions

- 
Commercial centres and shopping malls

- 
Recreation opportunities

- 
Safe and elegant surroundings



I AM PROUD OF MY CHOICES

WHY 41 COSMO?

Designed strategically and marvellously to give you the best residential experience, 41 Cosmo is a stand-out property in Tathawade, setting new standards of design and architecture. As soon as you start living in 41 Cosmo, you'll fall in love with the amenities provided by it within, as well as the numerous facilities available in and around Tathawade. Take pride in living at 41 Cosmo! Your life will be the perfect example of 'amazing' and you will be the next NeoCosmo.

KRISALA HOMES

#NEOCOSMOPOLITANFEATURES



Electric Car Charging Points in Parking



Covered Balcony



My Studio, My Space



Tulsi Vrindavan in Balcony



Ready Hooks on Main Door for Toran



Society Office



Gas Leak Detector



Rent Assistance*



Vastu Compliant Homes



No Bachelor Homes*



Panic Button in Bedrooms



Innovative Inclusive Design for Specially Abled



Easy EMI Structure



Cross Ventilated Homes



Loft for Inverter Provision



Common Bathrooms in Parking for Housekeeping and Security



Pick-Up and Drop-Off Point for Cab and School Vans



Wardrobe Niche



Bay-Window for Sitting



DG Backed Up Homes



I LIKE TO STAY FIT & ACTIVE

I value my health and take steps towards being in my top form

ACTIVE AMENITIES

- » Swimming Pool with Jacuzzi
- » Pathway for Walking
- » Sky-Track
- » Outdoor Exercise Zone
- » Multipurpose Court (Basketball, Tennis, Badminton, Futsal)
- » Indoor Games (Table Tennis, Fussball, Carrom, Chess)
- » Fully Functional Indoor Gym
- » Musical Garden
- » Meditation Zone
- » 41 Sky Lounge Yoga and Meditation Zone



THE 41 CONVENIENCE

- » Grand Entrance Gate
- » Stylish Building Elevation
- » Grand Central Plaza
- » Water Body
- » Sitting Katta
- » Pathway
- » Party Lawn
- » Stage for Parties & Small Gatherings
- » Stage Back wall
- » Buffet Area
- » Pergola and Trellis
- » Feature Wall
- » Baby Pool
- » Swimming Pool with Jacuzzi
- » Toilets & Changing Rooms
- » Pool Side Deck
- » Sit out Area
- » Amphitheatre
- » Multipurpose Play Court
- » Children's Play Area (Rubber Flooring)
- » Jogging/Walking Track
- » Electric Car Charging Points In Parking
- » Provision for Generator Back-up for Entire Common Area of Project
- » Exclusive Car Parking Space for Every Flat
- » Tremix Concrete Internal Road
- » Designer LED Street Light
- » Designer Lobby Area
- » Common Washroom for Drivers, Housekeeping & Security in the Parking
- » Cab and School Bus Pick-up and Drop-Off Point
- » Shopping Arena in the Vicinity for Grocery, Medical, Food, Clothes and other Showrooms for ease.
- » Offices and Clinics in the 41 Vicinity

The Club 41 (Club House)

- » Multipurpose Hall
- » Projector for Presentation & Other Usage
- » Indoor Games
- » Music Station Connection
- » Washrooms

41 Sky Lounge

- » Gazebo
- » Multi-Equipped Air Conditional Gym Area
- » Feature Wall
- » Sitting Kattas
- » Sky-Track
- » Pergola & Trellis
- » Star Gazing Area
- » Yoga & Meditation Area
- » Musical Garden
- » Senior Citizen Sit-Out Area
- » Buffet Counter/Food Counter/Bar Counter
- » Party Lawn
- » WiFi Zone
- » Washrooms

FLAT SPECIFICATION

Structure

- » Earthquake Resistance, RCC Frame Structure

Tiles

- » Dado Tile in Washrooms and above Kitchen Platform

Paint

- » Superior Quality Internal Paint
- » Superior Quality External Paint

Flooring

- » Anti-Skid Flooring for Toilet, Bath and Attached Terrace Area
- » Wooden Texture Vitrified Tiles in Master Bedroom
- » Vitrified Tile Flooring

Kitchen

- » Closed Kitchen for Better Storage Space
- » Granite Kitchen Counter Top for more Elegant Look with SS Sink
- » Separate Electrical Points as per Electrical Layout
- » Additional SS Sink in the Dry Balcony for Dry and Clean Kitchen Platform
- » Service Counter with Granite Top to Avoid Congestion
- » Additional Counter for Chopping/Oven/Toaster
- » Provision for Water Purifier
- » Provision for Exhaust Fan with Electric Point
- » Glazed Tile above the Platform
- » Windows for Natural Sunlight and Air Ventilation

Bedroom

- » Both Side Laminated Flush Door
- » AC provision in Master Bedroom
- » All Electric Points as per Electrical Layout

Terrace

- » Anti-Skid Flooring
- » Ms Safety Railing
- » Granite Counter with Charging Points for Laptop/Mobile Etc.
- » Fully Openable French Door for Living Room
- » Three Track Sliding Doors for Master Bedroom

Dry Balcony

- » Anti-Skid Tile
- » Electrical Point for Washing Machine
- » Additional SS Sink with Granite Top

Plumbing

- » Plumbing with Concealed Pipes
- » Branded Sanitary and Bath Fittings
- » Geyser Provision in One Washroom

Door

- » Both Side Laminated Flush Door
- » Wooden Laminated Door Frames on Main Door and Bedroom Door
- » All Doors Fitting with Brass/Stainless Finish

Window

- » 3 Track Powder Coated Aluminium Window with Mosquito Net and MS Grill for Additional Safety
- » Window Sill with Granite Finish
- » Lowered Ventilator in Bathrooms

Washroom

- » Granite Door Frame With Both Sides Laminated Flush Doors
- » CPVC Plumbing and Sanitaryware
- » Glaze Tile Up to Lintel Level Height
- » Solar Water Heater Connection in Master Toilet
- » Exhaust Fan Provision and Electric Boiler Point

Electrical

- » Concealed Fire-Retardant Low Smoke Copper Wires
- » Circuit Breaker
- » TV and Telephone Points in Living and One Bedroom
- » Modular Switches
- » Split AC Point Provision in One Bedroom
- » Fridge/Oven and Food Processor Point in Kitchen
- » Provision for Exhaust Fan in Kitchen and Washrooms

Common Area

- » Entrance Lobby for Privacy
- » Loft for the Provision of Inverter in the Lobby Area
- » Three Dedicated Light Points with DG Backup
- » All Common Area with DG Backup

FACT FILE

Comfort and Convenience

- » Passenger and Freight Lift with DG Backup
- » Wide Passage for Easy Movement

Living Room

- » Video Door Phone for Security
- » Decorative Name Plate at the Main Door
- » Designer Main Door with Latch to Ensure Safety
- » Entrance Lobby to Avoid Direct View into the Flat
- » Provision for TV and Internet Points
- » Two-Way Switches for Light and Fan for Living Room Right at the Entrance

Bedroom

- » Window in the Direction Opposite to the Entrance
- » Bedrooms are Clubbed Together and Located in more Private Area
- » Side Walls for Flexibility in Arrangements of Furniture
- » Two-Way Switch for Light and Fan
- » Provision for AC Point in Master Bedroom
- » Provision for TV & Internet Points
- » Charging Point Near Bed
- » Window Seating Area in Kid's Bedroom
- » Wardrobe Niche in Kid's Bedroom

Common Areas

- » Rectangular Flat Layout for Maximum Space Utilization
- » Lead-free, Non-flammable Water-based Paint
- » Branded Electric Cables for Safety
- » Elongated Passage Area to Avoid Congestion at the Bedroom Entrance
- » Safety Grills for all Windows from Outside
- » Provision for Light Inverter System
- » Provision for Internet Points
- » Three-phase Meter for Common Area

Kitchen

- » Closed Kitchen for Better Storage Space
- » Granite Kitchen Counter Top for more Elegant Look
- » Separate Electrical Points for Fridge and Washing Machine
- » Additional SS Sink in the Dry Balcony for Dry and Clean Kitchen Platform
- » Wall Between Kitchen and Dry Balcony

Terrace/Balcony

- » French Door to Save and add More Space to the Living Room
- » MS Railing for Safety and Easy Maintenance
- » Anti-skid Tiles for Safety in the Rainy Seasons
- » Charging Points for Laptop and Mobile with Granite Counter
- » Natural Sunlight in Every Corner of the Flat

ECO Features/Green Practices

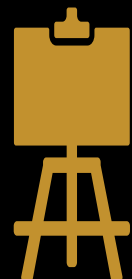
- » Rainwater Harvesting
- » Sewage Treatment Plant
- » Solar Water Heater
- » Solid Waste Management System
- » Wet and Dry Garbage Management System on each Floor
- » Provision for Electrical Car Charging Point

Automation

- » Panic Button in Kid's Bedroom
- » Motion Sensor Lights in Bathroom
- » Gas Leak Detector in Kitchen
- » Main Entrance Guard Phone
- » Electromagnetic Lobby Door Lock System

ADD

0.25



TO YOUR

LIFE

All of us crave a space of our own. Our personal nook. A special place to laze around, create, and just be. 41 Cosmo gets you this special place for you special Neo Cosmopolitans. Turn it into your art retreat, use it as your reading or study room, transform it to your Puja Ghar and welcome positive vibes, or convert it to your workout den or a meditation zone - There are countless things you can do with this special place of yours. Add 0.25 to your life and make the most of it.

Experience the magic of 0.25!

FLOOR PLANS

The floor plan at 41 Cosmo is designed strategically to be modern and meticulous. It also uses space efficiently with luxurious amenities to give the NeoCosmo experience effectively.

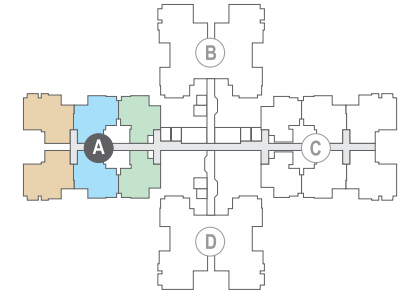
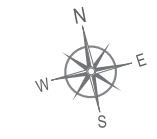


WING - A

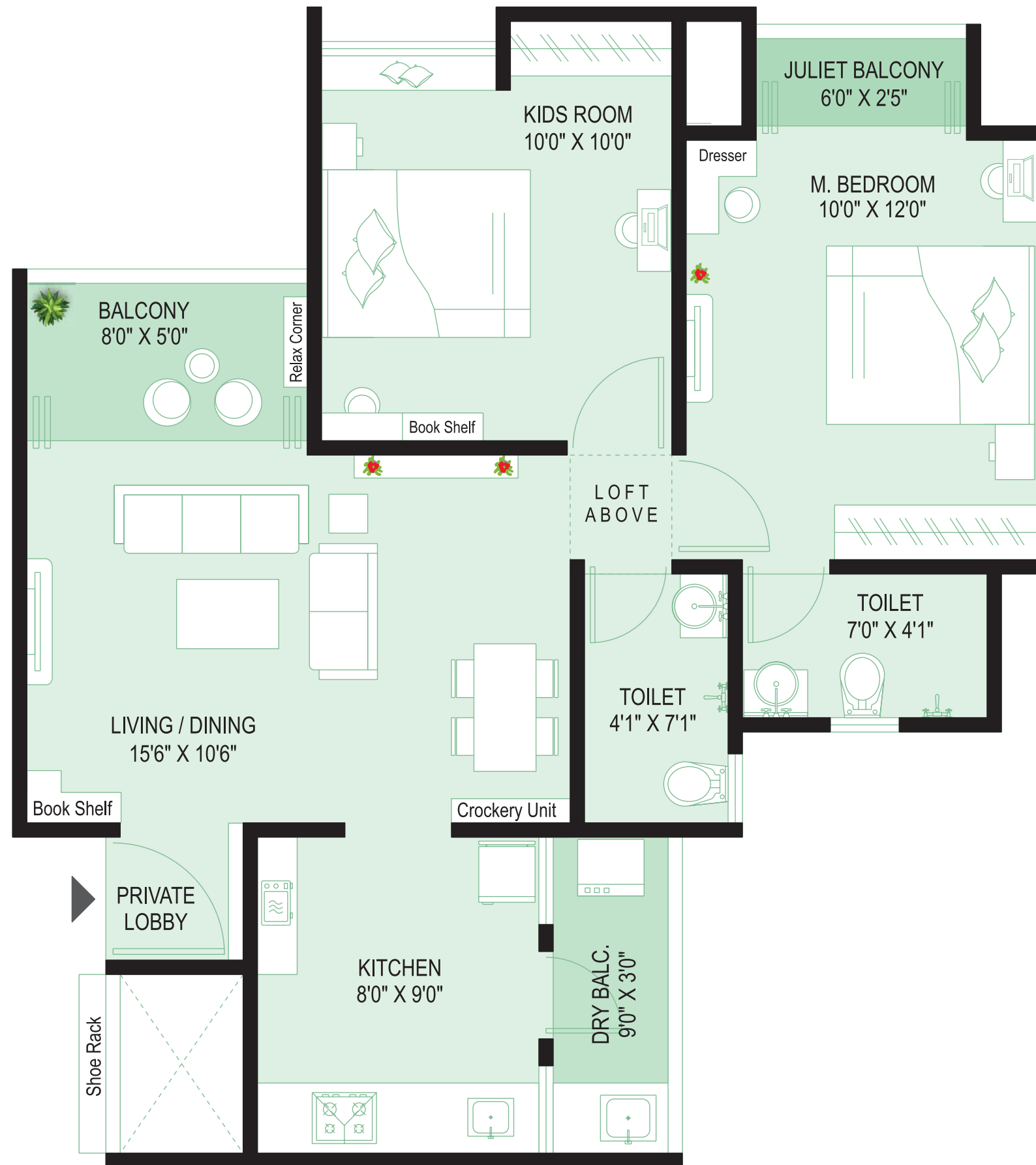
Typical Unit Floor Plan
 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th,
 11th, 12th, 13th, 14th, 16th, 17th & 18th

AREA STATEMENT (SQ.M.)

FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.)
201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802	2.75 BHK	72.94	8.72	81.66	879.00	1213.00
206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1406, 1306, 1606, 1506, 1706, 1806, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803	2.25 BHK	58.85	9.74	68.59	738.00	1018.00
205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804	2 BHK	54.03	7.84	61.87	666.00	919.00



KEY PLAN



2 BHK | Total Area: 919 Sq.ft | Carpet Area: 666 Sq.ft



206,306,406,506,606,706,806,906,
1106,1206,1306,1406,1506,1606,1706,1806

205,305,405,505,605,705,805,905,1005,
1105,1205,1305,1405,1505,1605,1705,1805

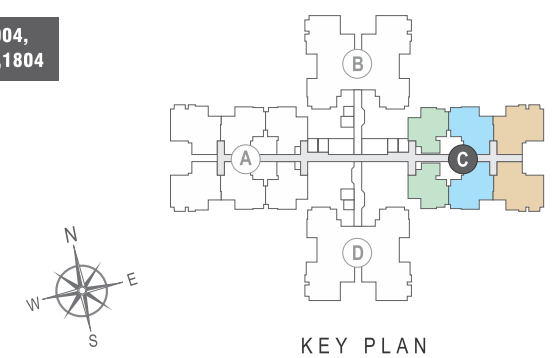
204,304,404,504,604,704,804,904,1004,
1104,1204,1304,1404,1504,1604,1704,1804

WING - C

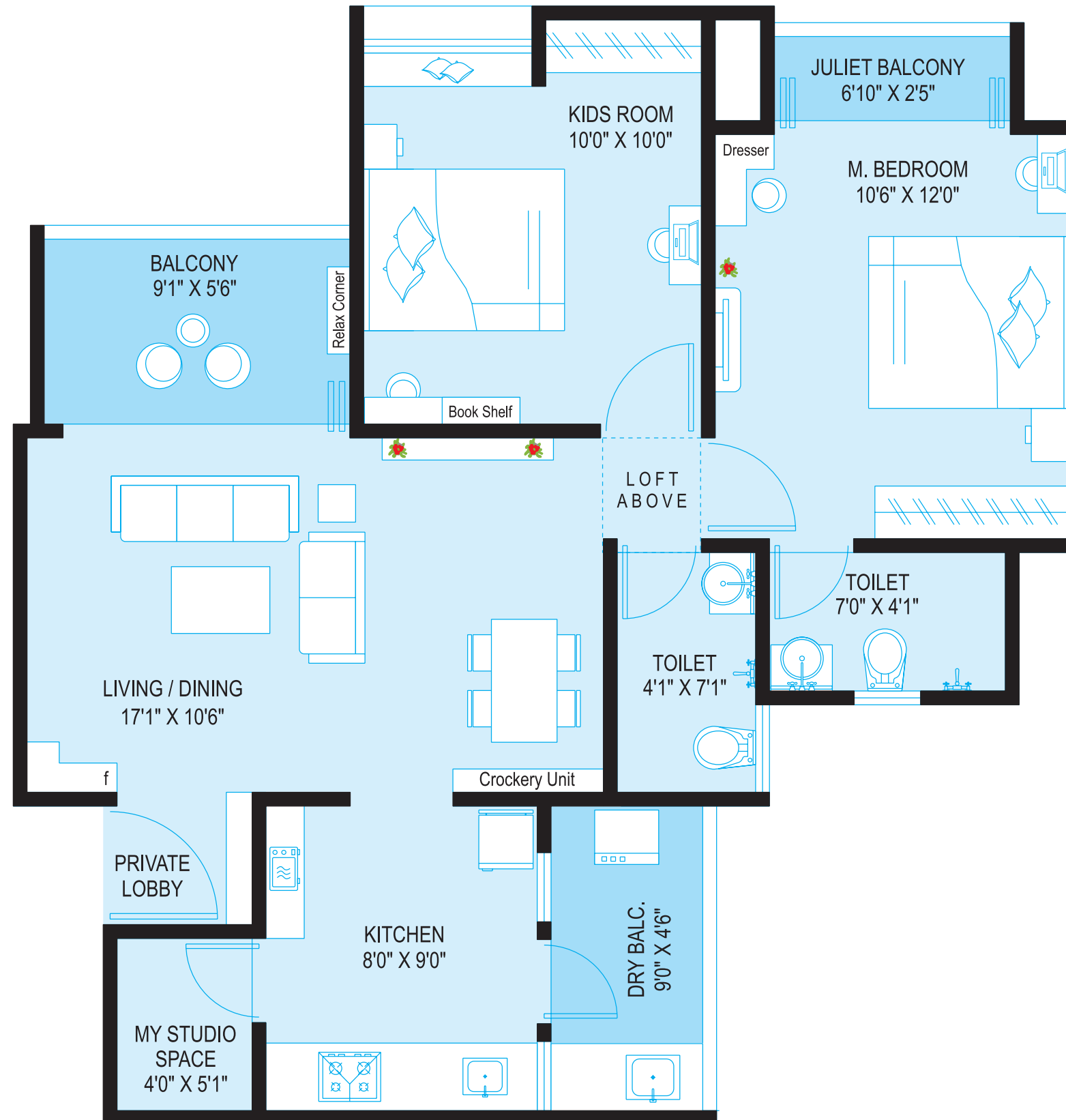
Typical Unit Floor Plan
2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th,
11th, 12th, 13th, 14th, 16th, 17th & 18th

AREA STATEMENT (SQ.M.)

FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.)
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202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805	2.25 BHK	58.85	9.74	68.59	738.00	1018.00
203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804	2.75 BHK	72.94	8.72	81.66	879.00	1213.00

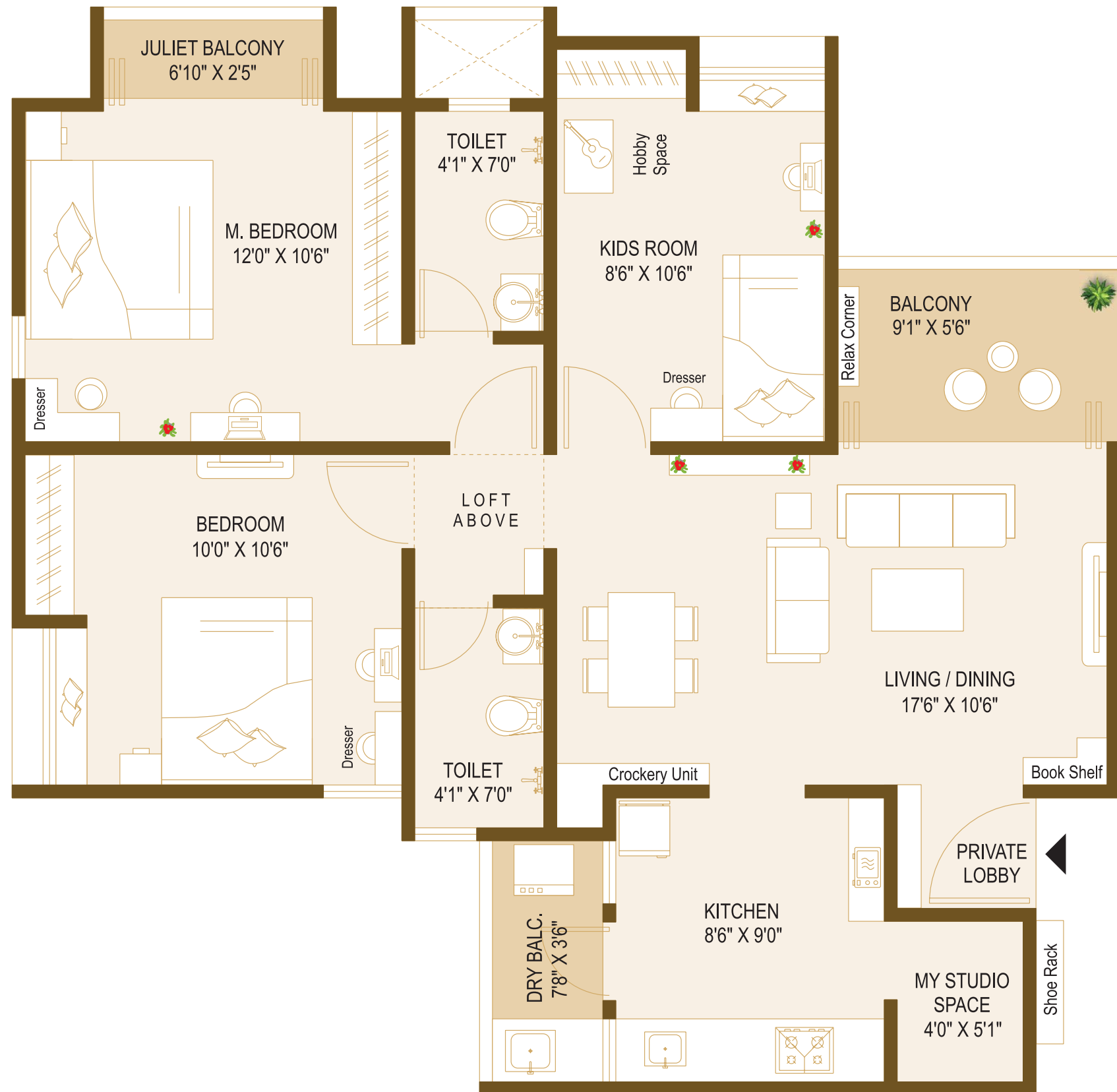


KEY PLAN



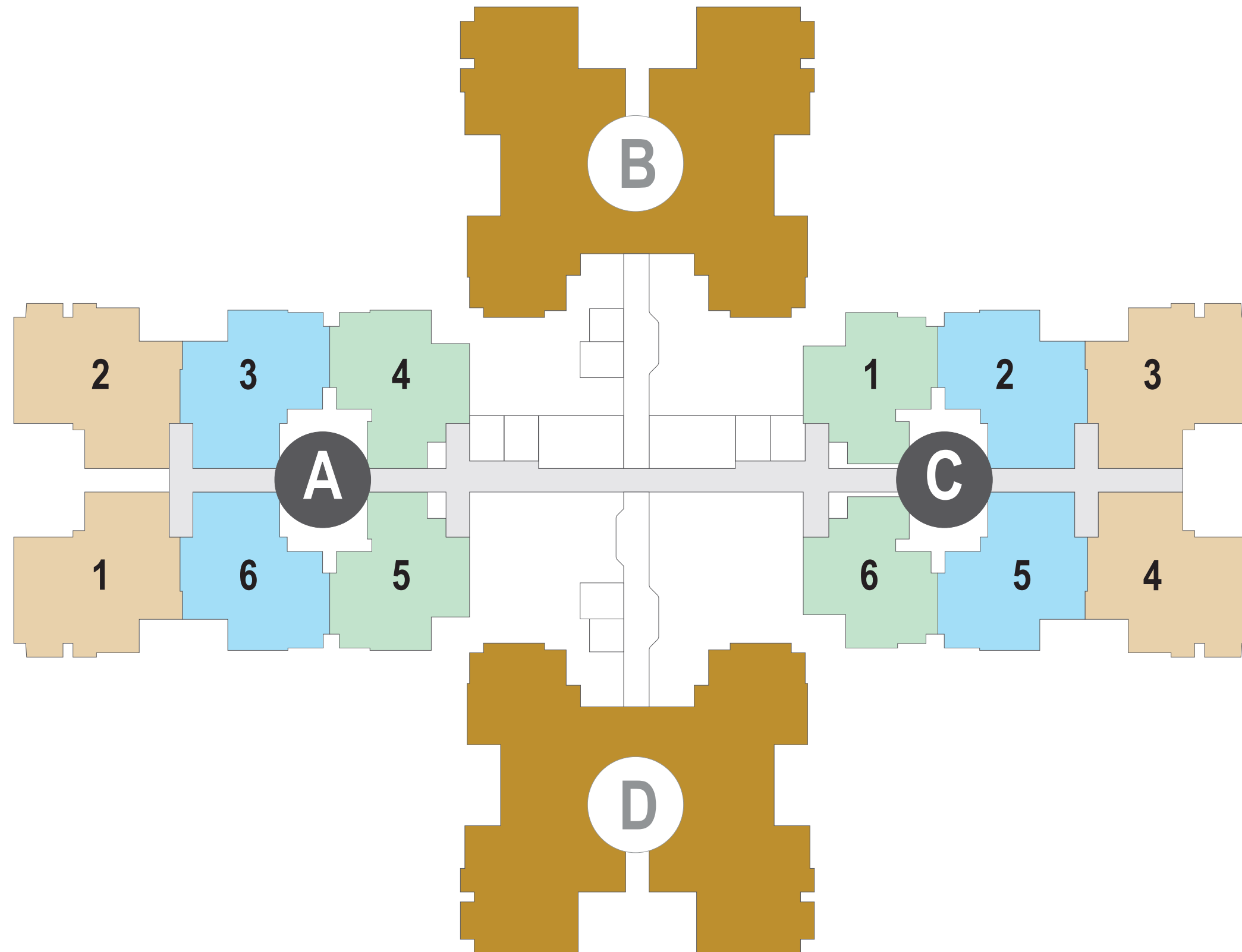
2.25 BHK	Total Area: 1018 Sq.ft	Carpet Area: 738 Sq.ft
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WING - A & C | **2.75 BHK** | Typical Unit Floor Plan



2.75 BHK | **Total Area: 1213 Sq.ft** | **Carpet Area: 879 Sq.ft**

KEY PLAN





TEAM 41



Imraan (Principal Architect)

We have a set of quality objectives, environment and design guidelines which we religiously adhere to while executing and designing our projects, due to this practice of our firm many of our projects has been awarded by different architectural awards from various faculties.



Mahesh Chinchalkar:

Landscaping Architect

'Vaishali and Mahesh Chinchalkar' is a landscape designing firm established in year 1993 by two artists, Vaishali and Mahesh Chinchalkar. Being versatile artists, we emphasize on creating contemporary and tropical landscape design process.

Each piece of land speaks a different language. We, Vaishali and Mahesh, respect the functioning of the land and design the projects accordingly. We are known for thoughtful and creative designs, which also are sustainable as per the suitability of the site conditions and environment. Our design emerges from the experimental art forms to give each project a unique identity. Being artists, we artfully craft every project which also serves the purpose of connecting people, culture and nature with each other.



Ajay Parghe:

3D Visualization Digital Art India Private Limited

"We are happy to be part of this beautifully planned project of Krisala Group.

We are doing 3D Visualisation for this project which bridges the gap between architectural & technical drawings and actual buyers' understanding of the project. Our services help buyers to make a conscious decision of buying a home.



Nikhil Inamdar

RCC Consultant, Strudcom Consultants Pvt Ltd

As a team, we at Strudcom, take up this responsibility of imprinting our 'S' over the entire globe. We do this by consistently practising safe and sound engineering and cherishing sound values.



Mr. Sagar Agarwal
DIRECTOR



Mr. Aakash Agarwal
DIRECTOR



Mr. Vishal Agarwal
DIRECTOR

Project By:



Corporate Address:

S.No. 145/1B, Near Sharayu Toyota, Tathawade,
Pune - 411033

Call: +91 74194 14141 | Email: sales@krisala.com

Web: www.krisala.com



Site Address:

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Pune - 411033

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