PLATINUM
TOWERS

1 & 2 BHK LUXURY HOMES

A PROJECT BY

SAMARTHA
LANDMARK
THE POWER TO CREATE

PLATINUM
TOWERS

1 & 2 BHK LUXURY HOMES

LUXURY LIVING AT ITS FINEST

Welcome to platinum tower, a prestigious real estate project offering exquisite 1 & 2 BHK luxury homes situated in the **locality of Manjri, Pune.** With a prime location that is well-connected to the Solapur highway and just a few minutes' drive from Magarpatta and Amanora, platinum tower offers a perfect blend of convenience and tranquility.



ARTISTIC IMPRESSION

STRATEGIC LOCATION

At platinum tower, we understand the value of your time and convenience. With its strategic location, you will have easy access to the Solapur highway, ensuring smooth connectivity to major destinations. Whether it's your workplace, educational institutions, healthcare facilities, or entertainment hubs, everything is just a short drive away.

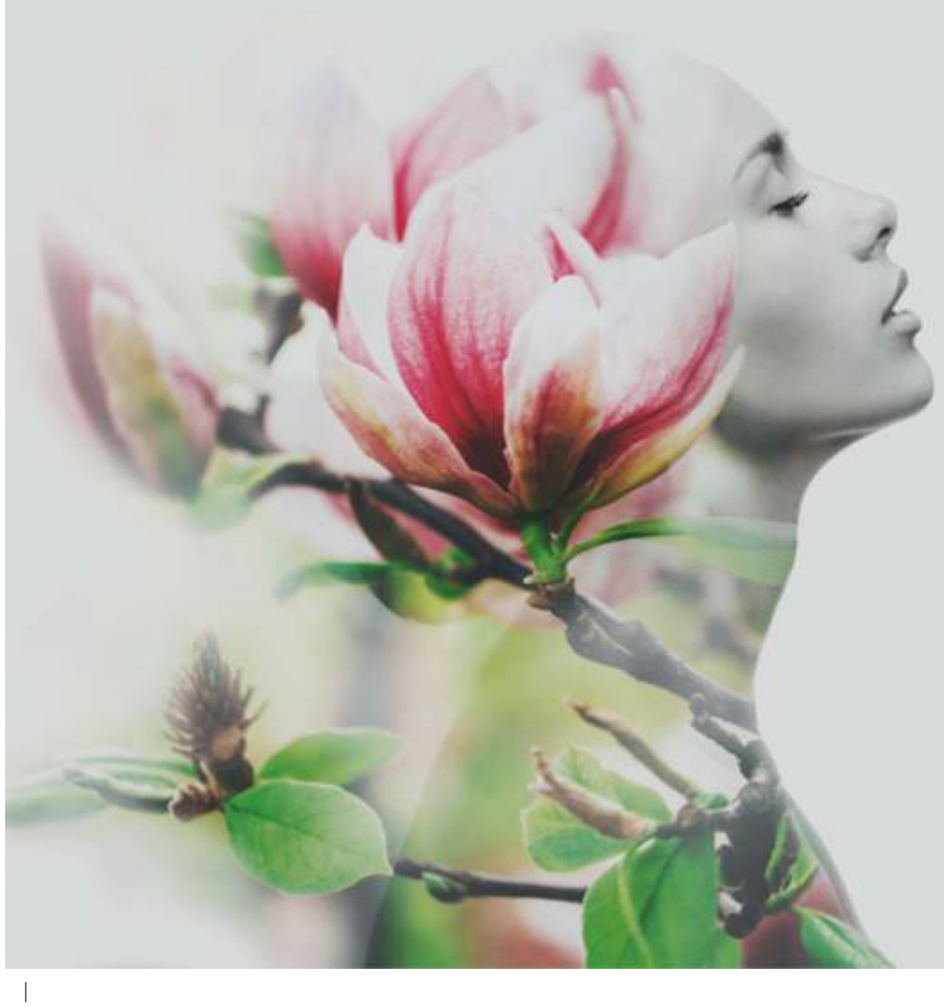
DESIGNED WITH METICULOUS ATTENTION

Designed with meticulous attention to detail, platinum tower is crafted to cater to the discerning needs of our esteemed customers. Each home is thoughtfully planned to provide a comfortable and opulent living experience. From spacious interiors to modern finishes, every aspect of platinum tower exudes elegance and sophistication.





ARTISTIC IMPRESSION



EPITOME OF REFINED LIVING

Immerse yourself in the epitome of refined living as you step into Platinum Tower. Every aspect of these meticulously designed homes has been thoughtfully curated to provide you with the utmost comfort and style. From well-appointed interiors to contemporary finishes, each residence exudes an air of elegance and sophistication.



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION



A PLETHORA OF WORLD-CLASS AMENITIES

As you step into Platinum Tower, you will be greeted by a plethora of world-class amenities that are designed to enhance your lifestyle. Experience the joy of community living with our well-appointed clubhouse, where you can socialize with your neighbors and host memorable gatherings. Take a refreshing dip in the sparkling swimming pool, or let your little ones explore their creativity at the dedicated children's play area. Stay fit and active at our state-of-the-art gymnasium, equipped with the latest fitness equipment.

UNWIND AT THE EXQUISITE

Indulge in a world of exclusive amenities at Platinum Tower. Unwind at the exquisite clubhouse, rejuvenate in the inviting swimming pool, or watch your children revel in the dedicated play area. Stay fit and active in the modern gymnasium, equipped with state-of-the-art equipment to cater to your fitness needs.





ARTISTIC IMPRESSION

SPECIFCATIONS AND FACILITIES

STRUCTURE & MASONRY

- Earthquake resistant RCC Frame structure
- External walls in AEC blocks
- External walls in sand faced plaster
- Internal walls & ceiling in gypsum finish

LIFTS

- Brand Kone, Otis or Equivalent

KITCHEN

- Granite platform with stainless steel sink Nirali or equivalent
- Provision for Water Purifier for each flat
- 2 x 1 Glazed tile dado 4 feet above kitchen otta

ELECTRICAL FITTINGS

- Video Door Phone
- Electrical Concealed copper wiring with modular Switches and adequate points in all rooms
- Electrical provision for split A/C in master bedroom
- Telephone point in living room and master bedroom
- Ceiling Fan points in all rooms
- TV cable point in living room and master bedroom
- Provision for electrical exhaust fan in kitchen, toilets
- Electrical point in dry balcony for washing machine
- Inverter back-up provision for common area lights
- Inverter provision in Dry Balcony

FLOORING

- 2 x 2 Vitrified tile flooring in living room, dining, kitchen, bedroom and passage
- Anti-skid ceramic flooring in terrace, dry terrace and toilet

DRY BALCONY

- Ceramic tiles dado in dry balcony with provision for water inlet and outlet
- "EASY DRY" equipment in every dry balcony

WINDOWS

- Aluminium 3 track sliding windows with mosquito net Granite sills for all windows
- Safety grills in all windows

PAINTING

- 100% Acrylic based external paint
- Low VOC water based / Acrylic paint for all internal walls

BATHROOMS/ TOILETS

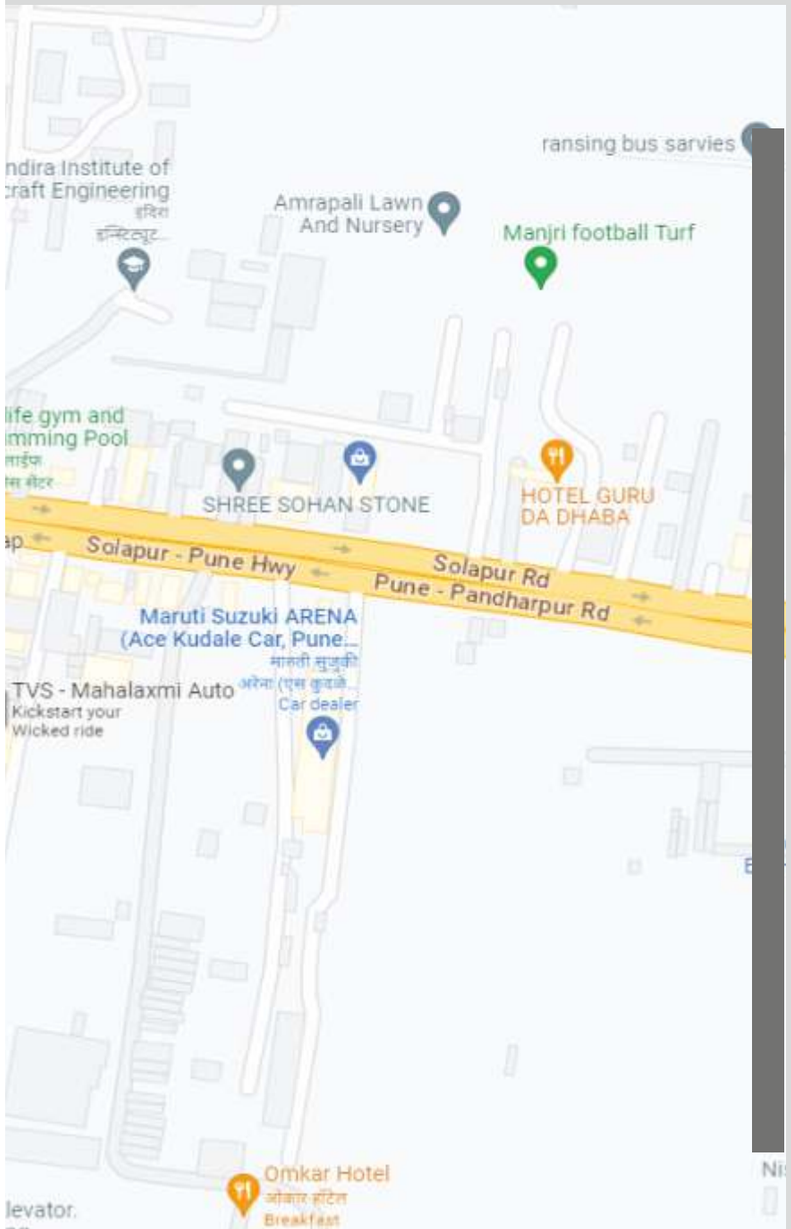
- Matt tile dado up to lintel level in all bathroom
- Anti-skid Ceramic flooring in all bathrooms
- UPVC concealed plumbing
- Jaquar or equivalent bathroom CP fittings
- Hindware/Bell/Simpolo or equivalent sanitary fittings
- Solar water connection for hot water in all
- Bathrooms

DOORS & DOOR FRAMES

- Attractive main entrance door with quality fittings & fixtures
- All room door frames in wooden Red Meranti with decorative flush door finished with both side laminate
- Bathroom & WC door frame in granite
- Terrace Door- Aluminium sliding 3 track doors with mosquito net

GRILLS & RAILINGS

- Oil painted MS safety grills
- Oil painted MS Railing for Terrace



CONNECTIVITIES

Pune Airport	15 Km
Pune Railway Station	14 Km
Swargate	13 Km
Hadapsar Gadital	3.9 Km

SCHOOLS AND COLLEGES

Tree House High School	1.6 Km
The Lexicon School	4.0 Km
MIT- Art, Design and Technology University	6.7 Km

IT PARKS

S P Infocity	4.9 Km
Magarpatta City	5.8 Km

MALLS

Amanora Mall	5.8 Km
Seasons Mall	5.8 Km

AMENITIES



Swimming
Pool



Club House with
Indoor Games



Solar
Water heater



Senior Citizen
Sitting Zone



Small Party
Lawn



Open
Gym



Open
Yoga area



Rain Water
Harvesting



Children
Play Area



Visitor Car
Parking

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100051557**

Project: ***PLATINUM TOWERS*** *, Plot Bearing / CTS / Survey / Final Plot No.:****66A/2/2*** *at* ***MANJARI Bk, Haveli, Pune, 412307****;*

1. **Samartha Landmark** having its registered office / principal place of business at *Tehsil:* ***Haveli****, District:* ***Pune****, Pin:* ***412201***.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **27/06/2023** and ending with **27/08/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:27-06-2023 14:05:01

Dated: **27/06/2023**

Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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