



H&M

ROYAL
Kondhwa



a new inception beyond haze

A Project by



Specifications

TOILETS

- ⇒ Ceramic tile dado up to 7ft height
- ⇒ Marble fascia for door openings
- ⇒ Quality Sanitary ware
- ⇒ Quality CP fittings
- ⇒ Hot & Cold mixer with overhead shower in all bathrooms
- ⇒ Concealed plumbing
- ⇒ Cockroach preventive trap
- ⇒ Provision for exhaust fan in all bathrooms
- ⇒ Anti-skid ceramic tiles for toilets

KITCHEN

- ⇒ Granite top kitchen platform with stainless steel sink
- ⇒ Cockroach preventive trap

UTILITY AREA

- ⇒ Washing Machine provision with water line & drain

FLOORING

- ⇒ Vitrified tile flooring with skirting in all rooms
- ⇒ Wooden laminate flooring in Master Bedroom (for 2, 2.5 & 3 BHK)

ELECTRICALS

- ⇒ Concealed copper wiring
- ⇒ Sufficient light points with modular switches
- ⇒ T.V and Telephone points in living and master bedroom
- ⇒ Earth leakage circuit breaker
- ⇒ Provision for exhaust fan in kitchen & toilets

DOORS WINDOWS & BALCONY

- ⇒ Designer main door & other flush doors with premium fittings
- ⇒ External powder coated aluminum sliding doors
- ⇒ Powder coated aluminum windows with mosquito mesh & MS safety grills
- ⇒ Marble window sill
- ⇒ Designer railing in balcony

INTERNAL FINISH & PAINT

- ⇒ Internal walls finished with smooth gypsum platter
- ⇒ Acrylic / Semi Acrylic paint for internal & external walls

Amenities

- ⇒ Elegant designer entrance gate with security cabin
- ⇒ Earthquake resistant structure
- ⇒ Swimming Pool, Steam & Sauna
- ⇒ Ultra modern Club House & Community Hall
- ⇒ Library
- ⇒ Poolside party deck and party lawn
- ⇒ State of the art Gymnasium
- ⇒ Landscaped Gardens, Jogging Track & Sand pits
- ⇒ Children's Park
- ⇒ Dada-Dadi Park with Acupressure path
- ⇒ Stepped Garden
- ⇒ Piped gas connection (at extra cost)
- ⇒ Gen Set backup for all apartments, lifts & common areas
- ⇒ Elegantly designed entrance foyer
- ⇒ Internal paved Roads
- ⇒ 24X7 Security
- ⇒ Intercom Facility
- ⇒ Aerobics, Yoga and meditation
- ⇒ Table tennis / cards / Billiards Room
- ⇒ Tennis Court & Practice Basketball
- ⇒ Rain water harvesting
- ⇒ Two State of the art Automatic elevators for each building
- ⇒ Fire fighting system
- ⇒ Sewage Treatment Plant
- ⇒ Anti termite treatment
- ⇒ Ample car & two wheeler parking
- ⇒ Tea house and pavilion





COMPANY PROFILE

H&M ROYAL, A Project by **ARTI PROPERTIES (P) LTD.**, promoted by **KOTHARI, SALARPURIA & SATTVA.**



KOTHARI Group, popularly known by their brands, PAN PARAG Pan Masala & YES Mineral Water, is more than three decades old set-up having so many successes to its credit in the field of innovative marketing, superior product design, quality, availability, pricing and publicity. It has a good demand base in other countries as well and exporting its products to many countries. It has also diversified its activities in the related fields of FMCG and recently in the field of Real Estate Development, Education, International Trade of Export & Imports and manufacturing of precision parts & components of oil exploration, aviation and wind energy industries through its associate companies.

www.kothariproducs.in



Established in the year 1985 in the city of Kolkata, the SALARPURIA Group has strived to achieve excellence in the field of Construction, Architecture, Real Estate, Construction Management, Facility and Infrastructure Management and Finance. Since its establishment the group has given the best value and quality to clients. Today, Salarpuria is a well-known name specializing in the construction of IT parks, retail outlets, elite residential buildings and up-market business complexes in Bengaluru, Kolkata, Hyderabad, Chennai, Vizag, Jaipur, Kochi and now in Pune. Our clients include Intel, Motorola, Adobe, Hewlett Packard, KPIT Cummins, Nortel, etc. and will vouch for our position as a leader in the building industry.

www.salarpuriagroup.biz



SATTVA is a multi-diversified Group that is into Real Estate Development, Special Economic Zone Development, Infrastructure, Township Development, Facilities Management, and Aero Accessories Business. Headquartered in Bengaluru (India's Silicon City), the Group has spread its wings to Hyderabad, Vizag, Pune, Jaipur, and Kolkata. At Sattva, we help our people to outdo themselves through support and career growth. We ensure the utmost satisfaction, when it comes to our customers, by maintaining quality at all stages, timely completion of projects and fair and just dealings with suppliers. The group has been lauded for their superior designs and cost effective methods.

www.sattvagroup.in

Our Upcoming Projects



Kharadi (IT Park)



Wakad (Exquisite Row Villas)

H&M
ROYAL
Kondhwa

H&M Royal would be a feather in the cap that every connoisseur would want to have. It is destined to be the most candid form of luxury you would experience. Getting the space you desire is no more a dream. It has taken place at H&M Royal, the first of its kind luxury township in Pune at kondhwa.

H&M Royal is luxury personified. Right from the location to its coveted setting amidst Pune city, or be its exclusive offerings & high end amenities.

Visit Us at : www.hmroyal.in

KOTHARI NATIONAL SCHOOL

GIVE YOUR CHILD COMPLETE HOLISTIC EDUCATION IN SAFE ENVIRONMENT



Integrated into the project is **Kothari National School**, a community facility that brings schooling to the neighborhood. Run by **Sharda Mansukhlal Kothari Charitable Trust** and managed by **Synergy School Systems Pvt. Ltd**, this co-ed school will cater to the students from Playgroup to Grade XII. KNS will seek affiliation to Central Board of Secondary Education (CBSE), New Delhi. Designed on holistic concept of education, KNS will have exceptional education facilities to meet the needs of each child.

The school will provide large play areas, well equipped classrooms and a rich programme of co-curricular activities.

About Sharda Mansukhlal Kothari Charitable Trust

To facilitate implementing philanthropic interests, Kothari group had founded Sharda Mansukhlal Kothari Charitable Trust in the year 1980 which commenced serving human community and various social programmes.

The trust started the premier school S.M. Kothari International School in the year 2004 at Noida, to impart world class education to the Indian society.

Visit us @ www.kotharischool.edu.in

Synergy School Systems

The Synergy School Systems is a group which is in building global schools locally through research, effective management, systems & services set to international standards. The group comprises of educationalist, planners, care takers, teachers & professionals with international experience and passion in what they do.

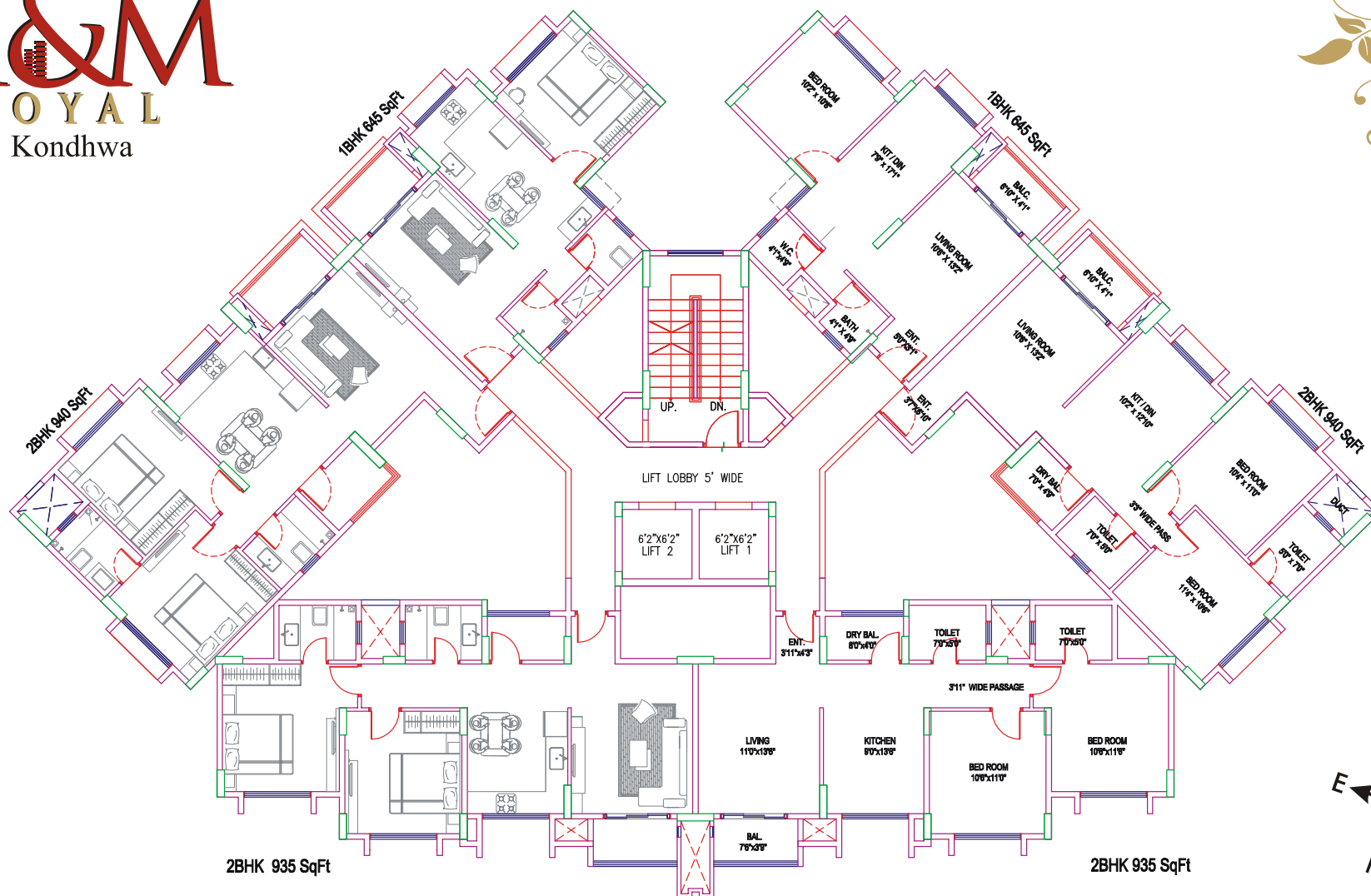
Visit us @ www.synergyschools.org

Preferred Admission to Flat Owners

CBSE Board



Arch. Devendra Dhere

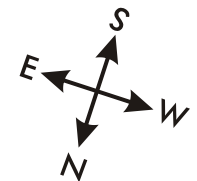


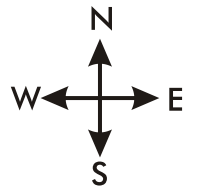
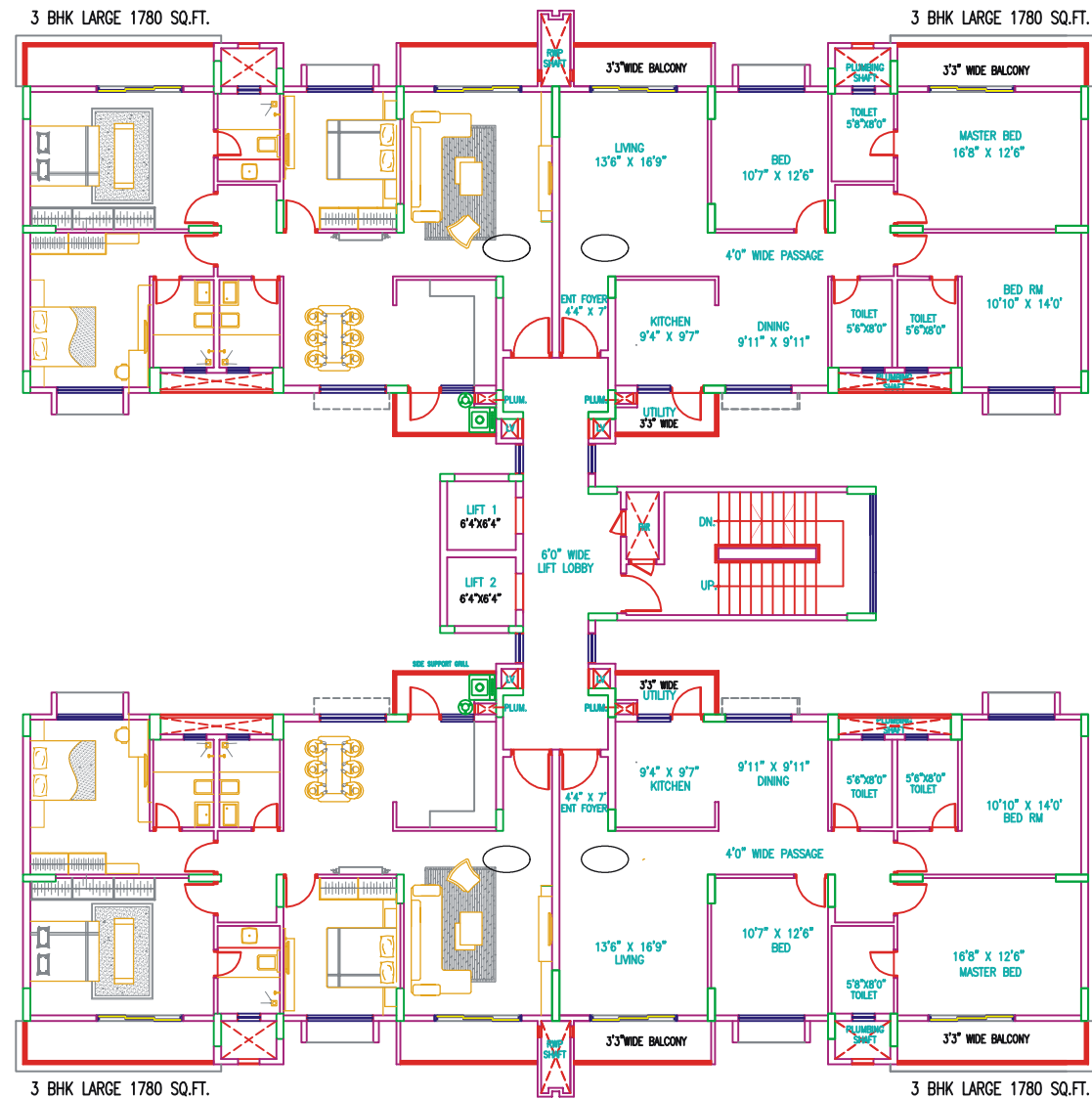
TYPICAL FLOOR PLAN - WING 2B, 2C, 2D

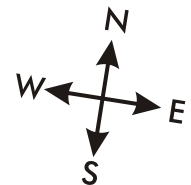
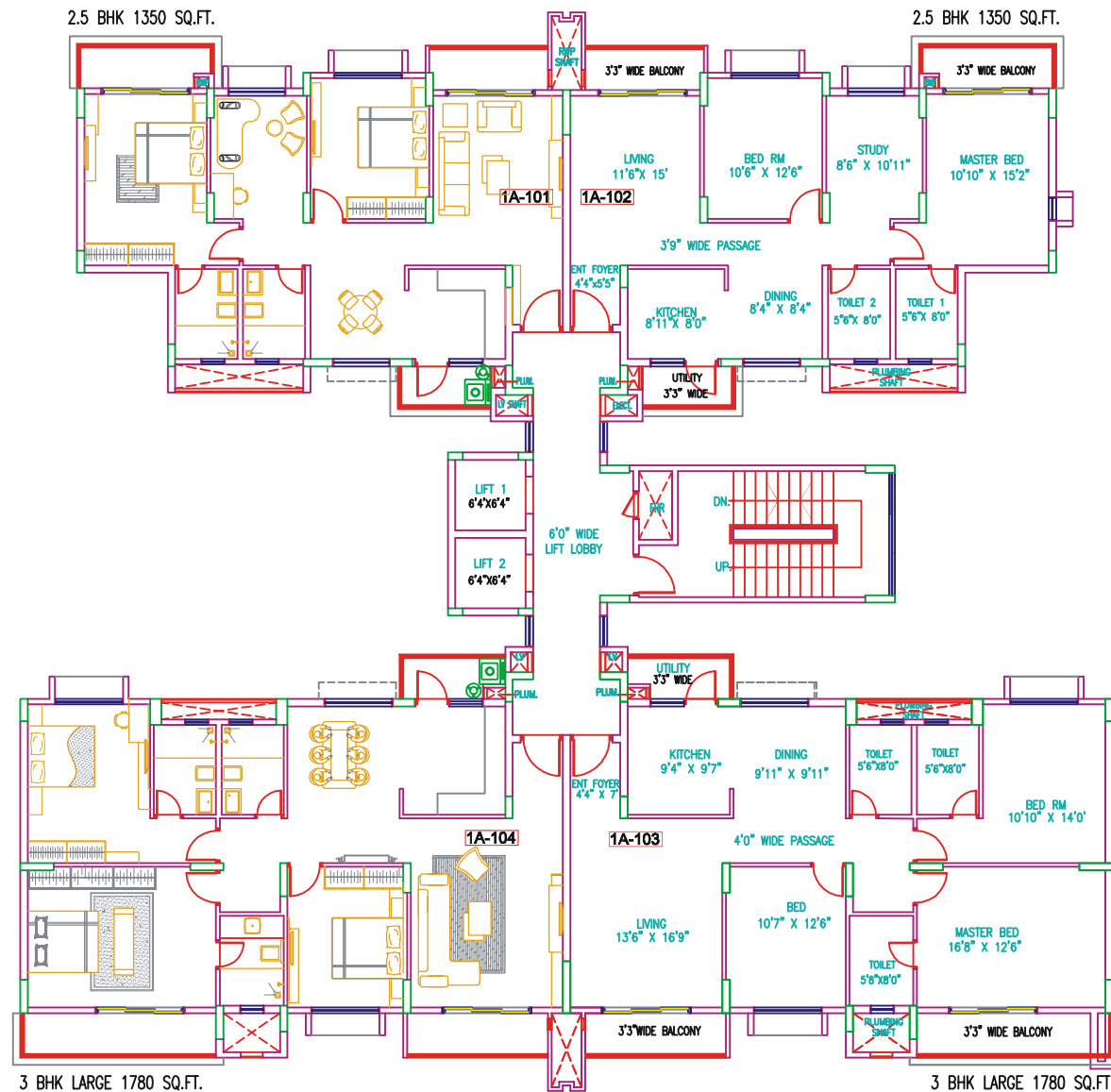
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H&M ROYAL Kondhwa



LAYOUT PLAN
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K
KOTHARI

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S
SALARPURIA

SATVA

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Dining



Childrens Room



Kitchen



Master Bedroom



Guest Room



Living Room

Show Flat Photos

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Perfect Place for A Royal Lifestyle

Pune Camp	5 Kms
Pune Airport	15 Kms
Pune Railway Station	8 Kms
Market Yard	5 Kms
Connectivity To Mumbai -Bangalore Expressway	6 Kms
Wadia College	8 Kms
Ruby Hall	8 Kms
Jehangir Hospital	8 Kms
Bishops School	2.5 Kms
Mount Carmel Girls School	2.5 Kms
Kendriya Vidyalaya	3 Kms
Delhi Public School	2 Kms
NIBM	2 Kms
Zk's Restaurant	3 Kms
Jyoti Restaurant	2 Kms
SBI, ICICI, HDFC Bank	2 Kms

Architect
RSP Singapore

Landscape Designer
Inde (Integrated Designers, Bangalore)

Structural Consultants
Arun Gokhale

Service Consultants
S. N. Joshi

Legal
Adv. Chandan Parwani
& Associates

H&M ROYAL

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Corporate Office : Konark House, 373, Veer Savarkar Marg, Prabhadevi, Dadar (West), Mumbai- 400 028.



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