



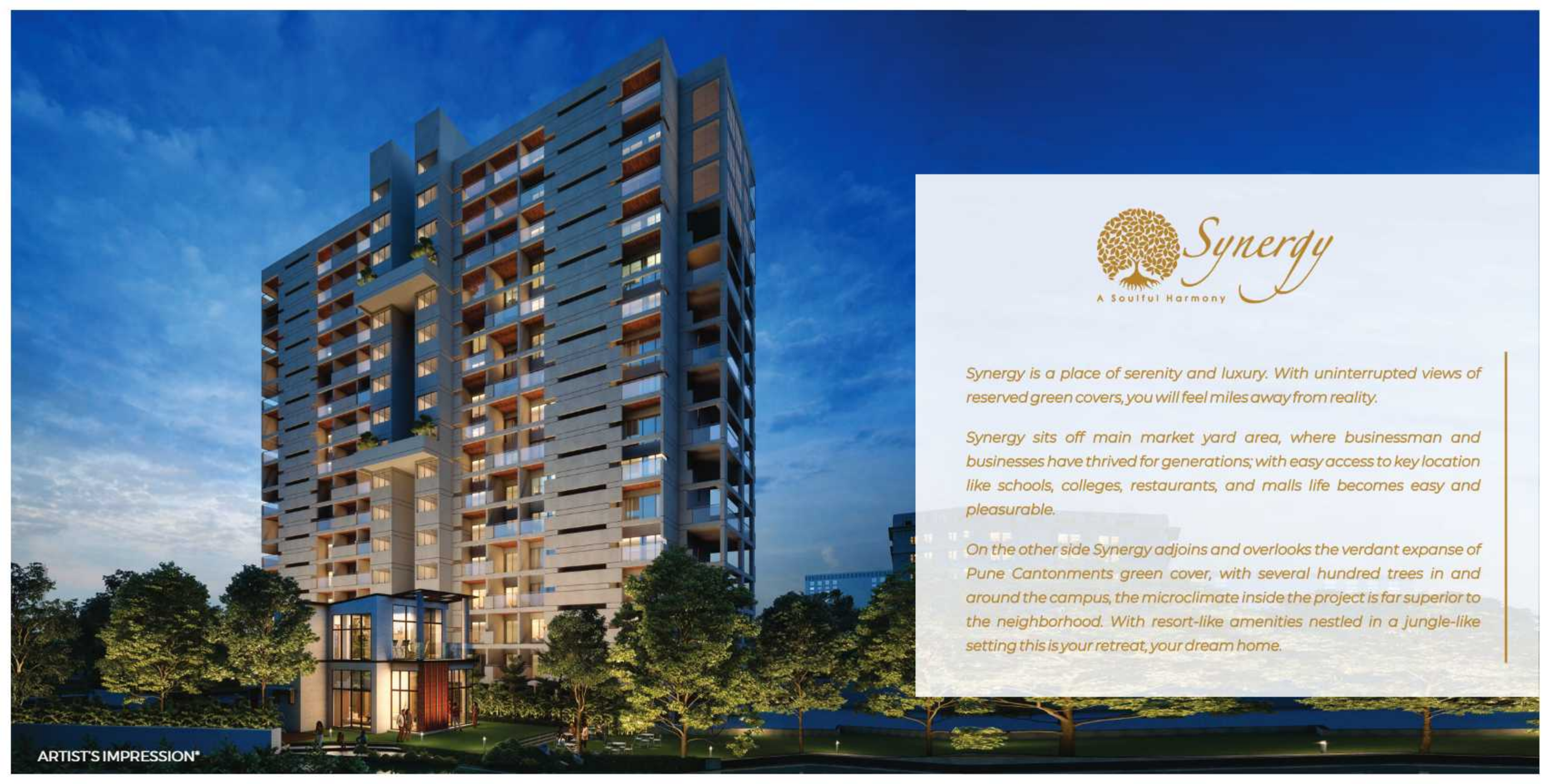


PRIVATE PARADISE

Every owner is unique. Their world, their style & their success stories are unique. Which is why we like to listen to them, get to know them and build residences that are as unique as they are.

-From Owner's desk

ACTUAL SITE PHOTO*



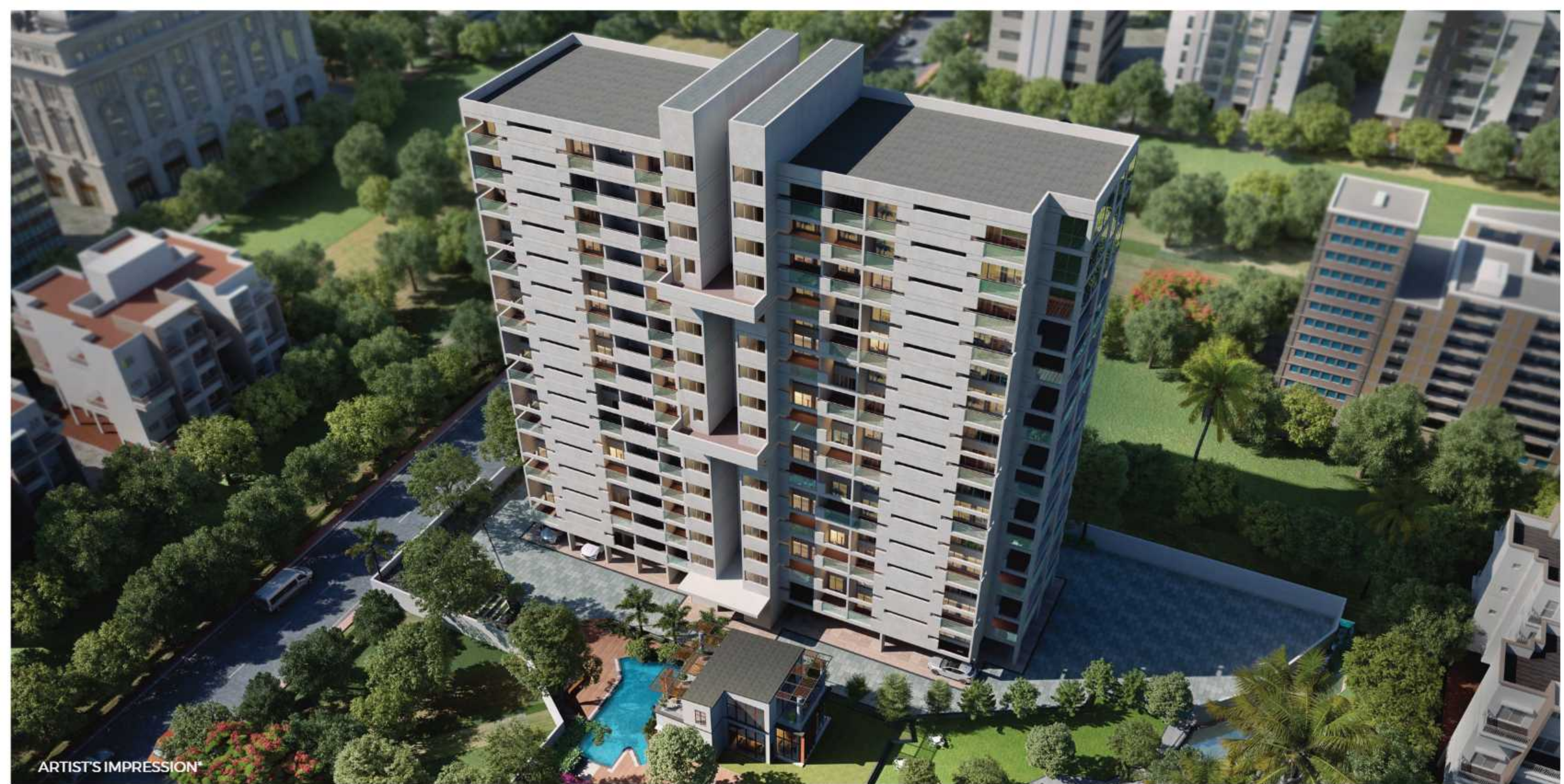
Synergy is a place of serenity and luxury. With uninterrupted views of reserved green covers, you will feel miles away from reality.

Synergy sits off main market yard area, where businessman and businesses have thrived for generations; with easy access to key location like schools, colleges, restaurants, and malls life becomes easy and pleasurable.

On the other side Synergy adjoins and overlooks the verdant expanse of Pune Cantonments green cover, with several hundred trees in and around the campus, the microclimate inside the project is far superior to the neighborhood. With resort-like amenities nestled in a jungle-like setting this is your retreat, your dream home.



ARTIST'S IMPRESSION*



ARTIST'S IMPRESSION*

SYNERGY OF SPACES & EMOTIONS



7 LOVE'S CHOWK

MG ROAD

GOLIBAR MAIDAN

COOL POONAWALA
GARDEN

7 ADVENTIST TRUST



SYNERGY



LULLA NAGAR

GANGA DHAM TOWERS

HYDE PARK

MARKET YARD

CANTONMENT AREA



SYNERGY

SALISBURY ROAD



LOCATION MAP



Prominent location:

Gool Poonawala Garden	- 150m
CTC main park	- 1km
Salisbury park church	- 450m
Post office	- 1km
Kumar Pacific Mall	- 800m
Swargate bus stand	-
2.5km	
Pulgate bus stand	- 2 km
Kendriya vidyalaya	- 3 km
Market yard	- 2 km
St Mary's school	- 3 km
RMC Line command hospital	- 3 Km
New command hospital	- 2.5km
Army dental care	- 3 km



SYNERGY OF SPACES & EMOTIONS



ARTIST'S IMPRESSION*

SYNERGY OF LOVE & EXPRESSIONS



ARTIST'S IMPRESSION*



SYNERGY OF LOVE & EXPRESSIONS



ARTIST'S IMPRESSION*

SYNERGY OF LOVE & EXPRESSIONS



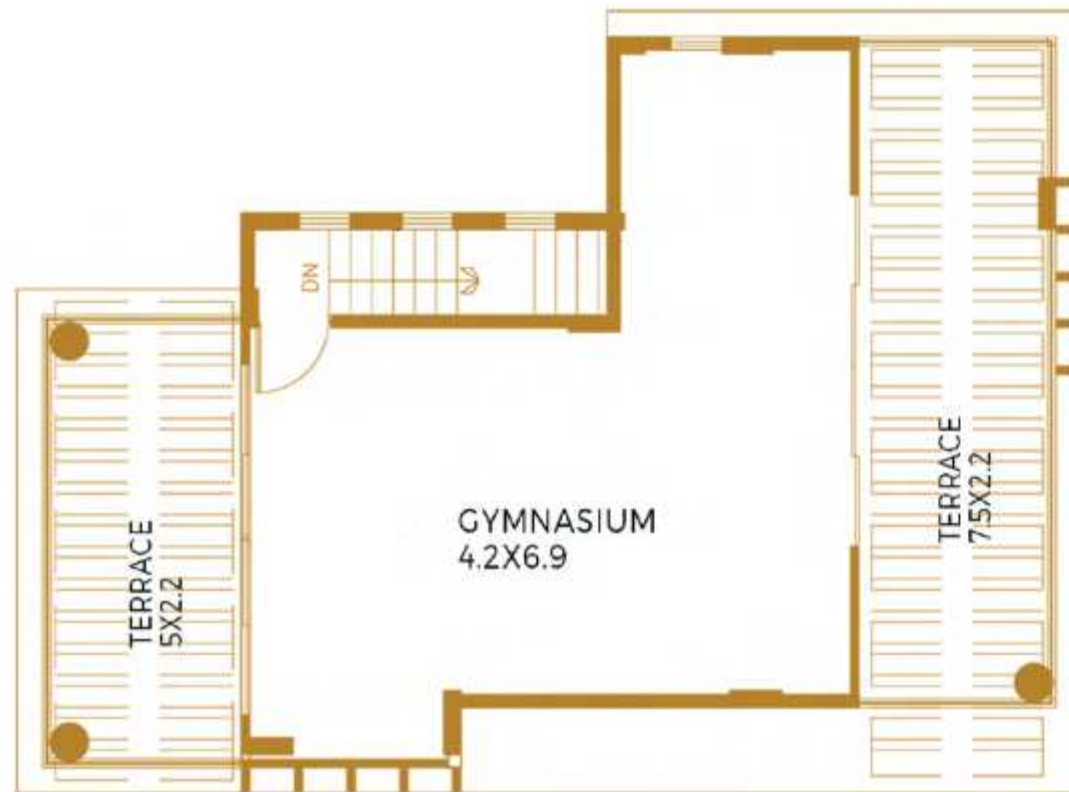
ARTIST'S IMPRESSION*

SYNERGY OF LOVE & EXPRESSIONS



ARTIST'S IMPRESSION*

CLUBHOUSE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL 4 BHK PLAN



Large integrated washrooms that make bathing & getting dressed a pleasurable experience.

Indirect entries to bedrooms provide enough privacy.

Bedrooms are greeted by a massive private deck. The perfect location for your early morning chai.

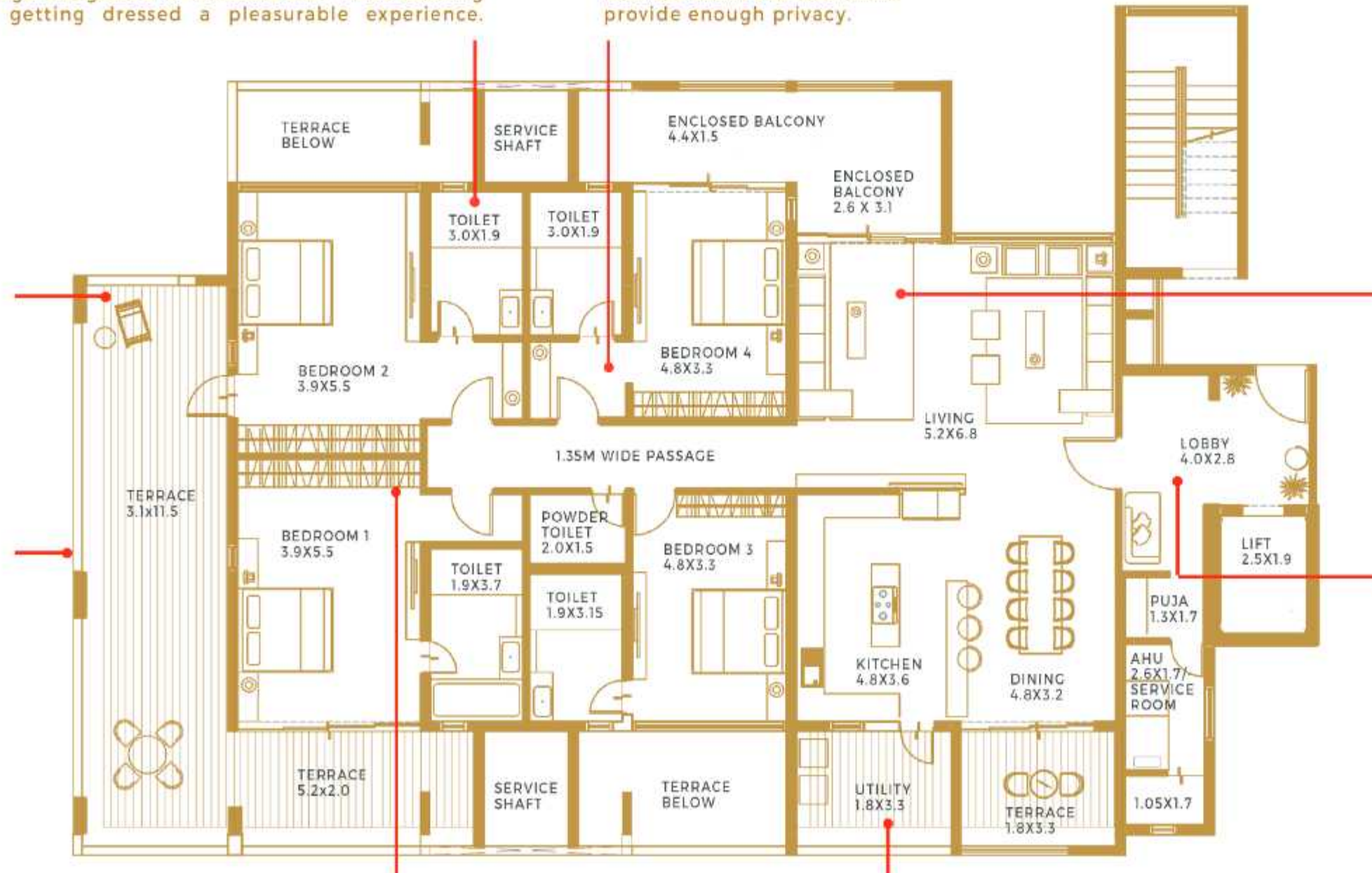
Smartly crafted homes, with 2 sides open to facilitate maximum natural sunlight, cross ventilation & privacy.

A lavishly designed space to accommodate two separate seating areas, dining area along with terraces/balcony to cater to all your social & family requirements.

A grand entrance verandah adjoining our lobby, so you can cherish those warm hello's and quiet goodbyes.

Provision for wardrobes, as we understand your need for closet space.

Utility areas with well defined washing, cleaning & drying spaces.



TYPICAL ODD FLOOR PLAN



Flat Number	Rera Carpet Area	Open Balcony	Utility Area	Terrace Area	Flower Bed	Servants Room	Total carpet
101, 301, 501, 701, 901, 1101	226	6	6	30	6	6.5	280.5
102, 302, 502, 702, 902, 1102	228	6	6	61	7	6.5	314.5

*F B A - FLOWER BED AREA | *ALL DIMENSIONS ARE IN FEET

Disclaimer: The plans shown herein are for informational purposes only. Promoters/ architects reserve the right to add/delete any details/ specifications if so warranted by the circumstances.



TYPICAL EVEN FLOOR PLAN



Flat Number	Rera Carpet Area	Open Balcony	Utility Area	Terrace Area	Flower Bed	Servants Room	Sitout Area	Total carpet
201, 401, 601, 801, 1001	225	6	6	29	6	6.5	-	278.5
202, 402, 602, 802, 1002	226	6	6	26	6	6.5	-	276.5
1201	225	6	6	-	6	6.5	28.5	278
1202	226	14	6	-	6	6.5	18	276.5

*F B A - FLOWER BED AREA | *ALL DIMENSIONS ARE IN FEET

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13th, 14th & 15th FLOOR PLAN



Flat Number	Rera Carpet Area	Open Balcony	Enclosed Balcony	Utility Area	Flower Bed	AHU Room	Total carpet
1301, 1401, 1501	236	6	46.5	6	7	6.5	308
1302, 1402, 1502	250	6	64.5	6	7	6.5	340

*F B A - FLOWER BED AREA | *ALL DIMENSIONS ARE IN FEET

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SPECIFICATIONS

FLOORING

- Living, Dining, Family - Italian marble
- Bedrooms Vitrified / rustic tiles (600X600)
- Imported Laminate wooden flooring for master bed
- Servant's Room Vitrified tiles / ceramic tiles
- Ceramic tile for remaining area

WASHROOMS

- Off-white and white sanitary ware
- American Standard / Equivalent brand sanitary fixtures
- Grohe CP fixtures

ELECTRICAL

- Cable TV and telephone points in living & in each bedroom
- Mitsubishi VRV Aircon for cooling
- Legrand switches
- Home automation with motion sensors in WC
- Provision to install heat pumps
- 100% Power backup
- Concealed conduit with PVC insulated copper wiring

UTILITY

- Provision for Dishwasher & Washing machine
- Separate staff quarters with attached toilet in every apartment
- Utility area for drying / washing area In every apartment
- Fire sprinkler system in every apartment

ELEVATORS

- High speed access controlled elevators
- Independent owner controlled elevators opening in private lobby
- 2 Passenger & 1 service lifts

INTERNAL FINISHES

- Living, Dining, Bedrooms, Storage walls Gypsum / Pop with paint
- Ceiling with Gypsum / Pop with emulsion paint
- Internal expansive windows
- Sufficient power outlets / Light-points provided
- Doors designed by durain
- System Windows by Tostem

AMENITIES

GENERAL

- Solar PVC
- Rain water harvesting system
- Chauffer's rest room

CLUBHOUSE

- Rooftop café setup with fully equipped kitchen & BBQ facility
- Multipurpose hall with swimming pool
- State of the art Gymnasium

SECURITY

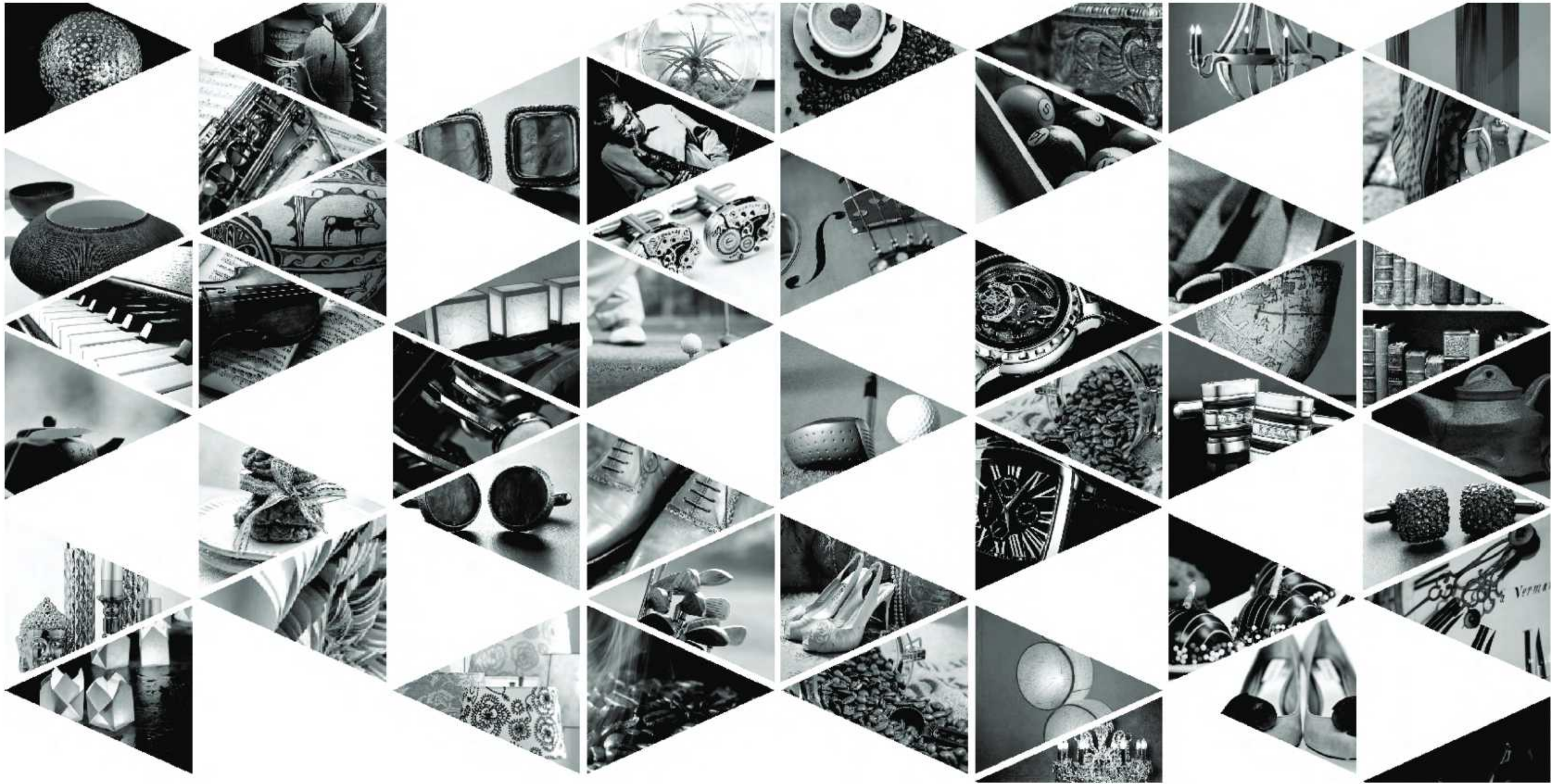
- 3 Tier security system with access control lift
- Security cabins at entrance
- 24 hrs security
- Remote control entrance gate
- Intercom security system

LANDSCAPE

- Manicured landscape zones for events/celebrations
- Organic gardens
- Terrace gardens
- Meditation zone

LOBBY

- Designer main entrance lobby
- Conceirge & maintenance services
- Independent owner's elevator opening in private lobby



CONSULTANT

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