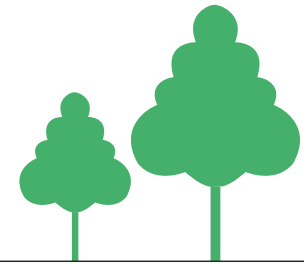




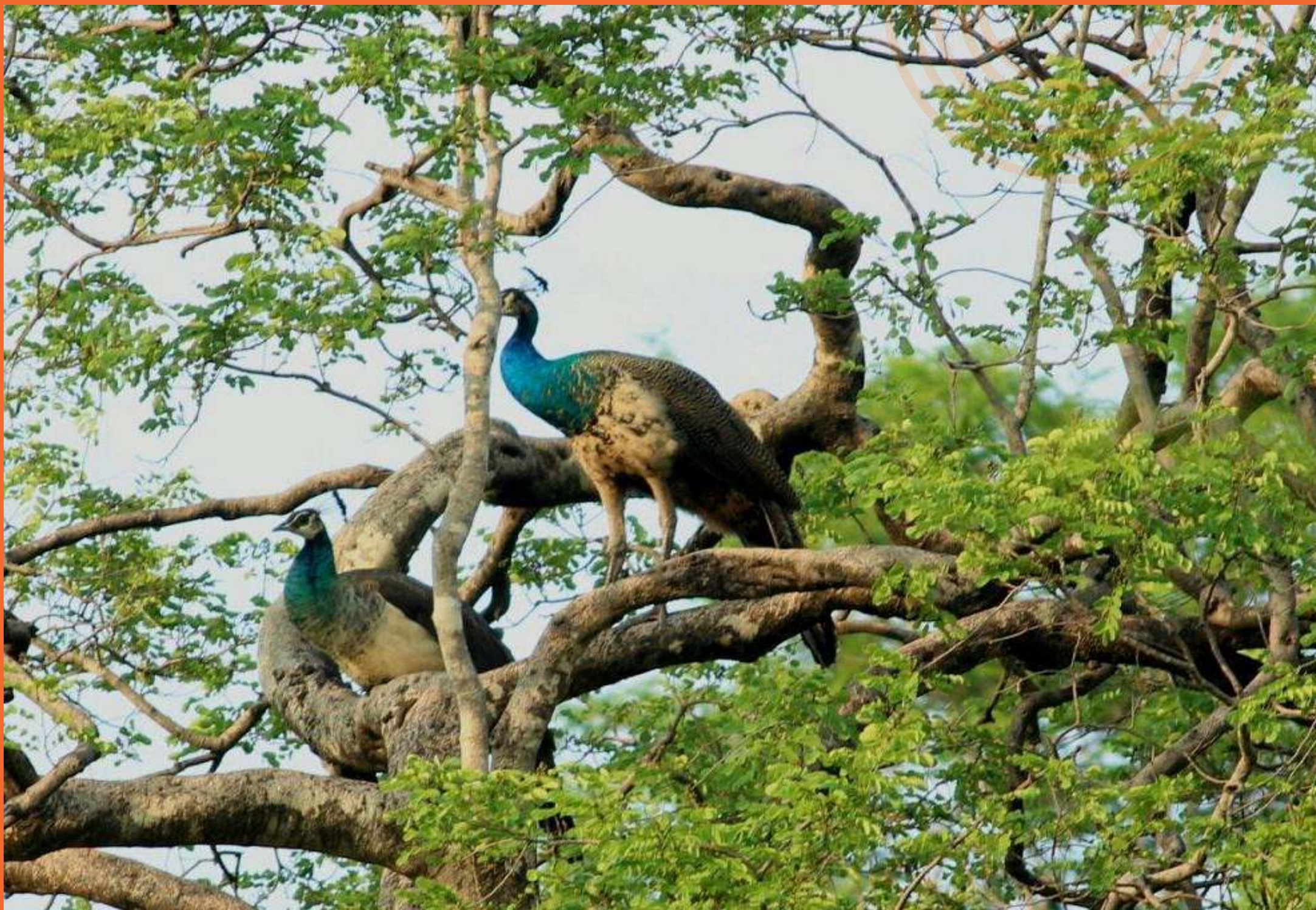
THE DAWN OF A BEAUTIFUL
NEW lifestyle.

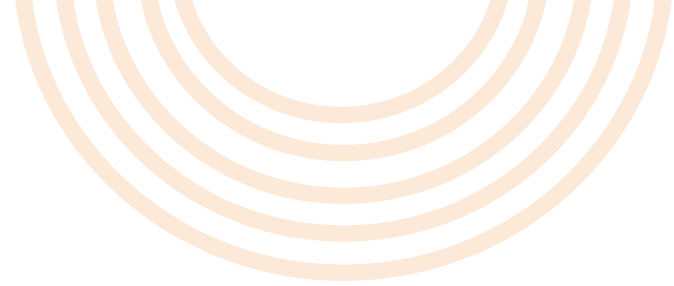






That sounds like a beautiful place to live! **Ushakkal** seems to have a perfect blend of natural elements and thoughtful design, creating a serene and uplifting environment. The emphasis on natural light and air, combined with the rustic charm of the locality, must make it a truly special place to call home. What a lovely way to start each day, surrounded by such positive vibes and tranquility.





The homes present a view of the tree laden and lush green sports arena on one side and the famous Taljai Tekdi on the other. This is simply surreal!

Location advantages:

- 📍 Taljai Tekdi: 500m walk
- 📍 Parvati: 800m walk
- 📍 Mitramandal Chowk – 1.5 km

- 📍 Swargate – 2 km
- 📍 City Pride Satara Road – 2 km
- 📍 Saras Baug – 2 km



FLAT SPECIFICATIONS



STRUCTURE

- Earthquake resistant Reinforced Cement Concrete (RCC) Framed Structure



WINDOWS

- UPVC sliding windows with mosquito nets and M.S safety grills.
- Granite window sill.



KITCHEN

- Granite kitchen platform with stainless steel sink and full height tile dado.
- Electrical provisions for kitchen hob and chimney, exhaust fan, water purifier and microwave oven



WALL FINISHES

- Smooth POP/Gypsum finish for all interior wall surfaces
- Sand faced cement plaster for building exteriors



PAINTING

- Luster paint for interior surfaces
- Apex paint for exterior surfaces



DOORS

- Good quality laminated flush doors with good quality fittings



FLOORING

- Elegant branded 800 x 800mm Kajaria/Asian/Johnson or equivalent vitrified tiles in living, kitchen, dining, passages and bed rooms
- Anti-skid tiles in bathrooms and attached terraces



ELECTRICAL

- Concealed electrical work using Polycab/Finox cables and elegant modular switches from Schneider/Legrand



BATH/TOILET

- Designer ceramic full height dado
- Movable aluminium louvers
- Concealed plumbing with Jaquar or equivalent brand fittings
- Black granite door frames
- Vitreous China white sanitaryware from brand such as Jaquar/Cera/Parryware/Hindware



AMENITIES



**IGBC Rated
Green Building**



**Fire
Fighting System**



Vermiculture



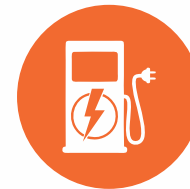
**Access
Control System**



**CCTV
Surveillance**



**Rainwater
Harvesting**



**EV Charging
Station**



**Automatic Telescopic
Elevator with Power Back-up**



**Solar Water Heating
with Net Metering**



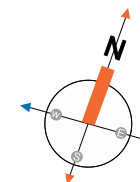
**Terrace Landscape Garden
with Recreation Areas**



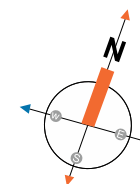
**Beautiful Building
Façade and Entrance Lobby**



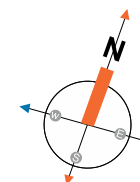
**Ample 2/4-Wheeler
Parking Space**



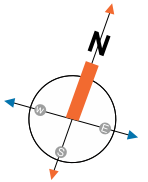
RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)										
FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.	REGULAR CARPET AREA
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.	SQ.FT.
201	108.87	1172	8.72	94	0	0	117.59	1266	1709	1223



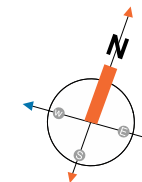
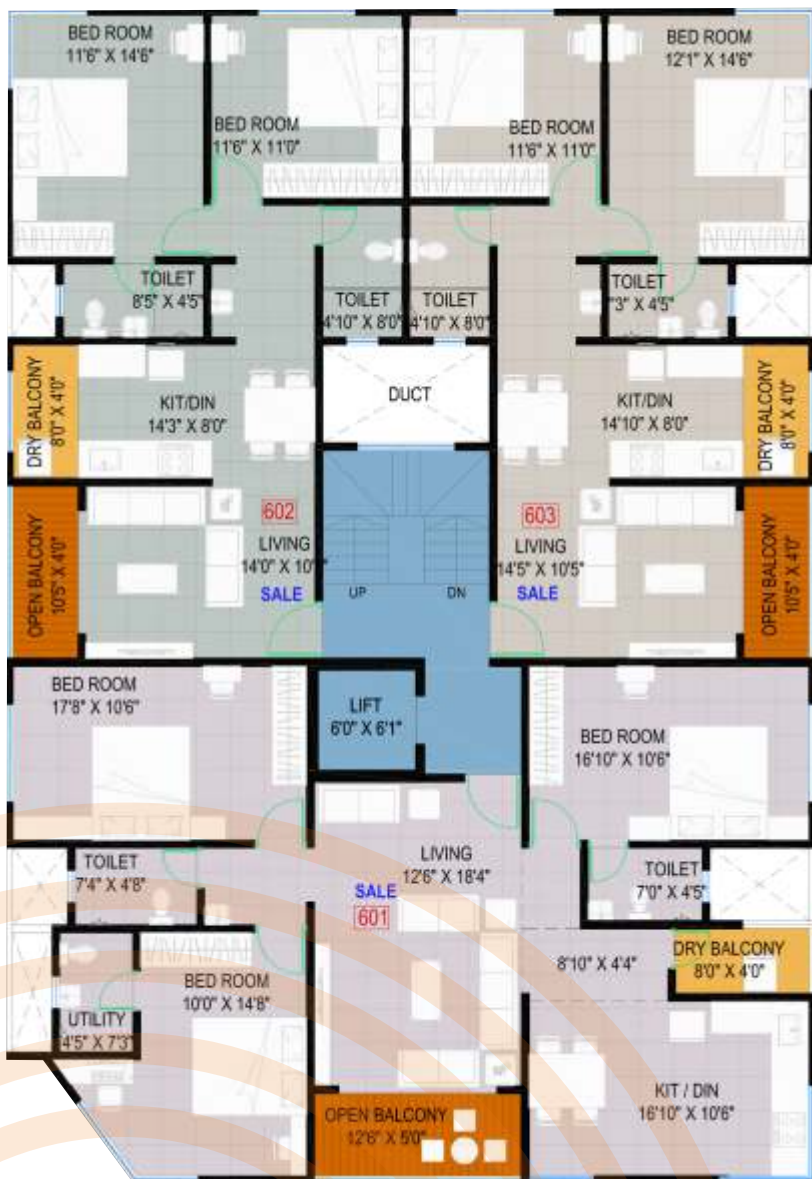
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	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.	SQ.FT.
301	108.87	1172	8.72	94	0	0	117.59	1266	1709	1223



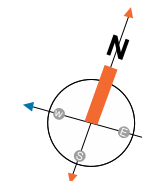
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	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.		
401	108.87	1172	8.72	94	0	0	117.59	1266	1709	1223
402	66.49	716	6.90	74	0	0	73.39	790	1066	763



RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)										
FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.	REGULAR CARPET AREA
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.	SQ.FT.
502	66.54	716	6.91	74	0	0	73.45	791	1067	763



RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)										
FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.	REGULAR CARPET AREA
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.	SQ.FT.
601	108.87	1172	8.72	94	0	0	117.59	1266	1709	1223
602	66.54	716	6.91	74	0	0	73.45	791	1067	763
603	67.72	729	6.90	74	0	0	74.62	803	1084	777



RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)

FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.	REGULAR CARPET AREA
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.		
701	108.86	1172	2.94	32	5.78	62	117.58	1266	1709	1223
702	66.54	716	3.09	33	3.81	41	73.44	791	1067	763
703	67.72	729	3.09	33	3.80	41	74.61	803	1084	777



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