HADAPSAR ANNEXE

EAST WORLD
PRIVATE HOMES

A WORLD WHERE NEIGHBOURS
WILL NEVER KNOW

अंदर कि बात...

Welcome to East World, where privacy meets luxury in every corner. Our private homes redefine the concept of intimate living, with just 4 flats on every floor. The secluded environment ensures that ‘Andar ki Baat’ is always safe and protected. Say goodbye to the prying eyes of neighbours and hello to a world where your personal space is cherished and respected.

Experience the tranquillity of East World and discover the true meaning of privacy and comfort.

A WORLD THAT'S NATURALLY LIT

East World boasts a striking elevation that captivates the eye and sets new standards in luxury living. Be greeted by an iconic façade smartly designed to ensure maximum natural light and ventilation.

Save on energy costs and experience a positive atmosphere at home, every day.



A WORLD THAT'S CENTRAL TO EVERYTHING

Hadapsar Annexe is growing by leaps and bounds, and we're happy to bring you a strategically located home for all your needs. The road-touch project offers the best connectivity to the city's centre and easy exits to all nearby places. Enjoy high appreciation over the years and look forward to a truly central life.

A WORLD THAT DRIVES YOU TOWARDS PROSPERITY



At East World, every element, corner, and home is smartly designed to boost your productivity and keep you at the top of your game. The residences assure high appreciation rates and welcome you to experience a life of grandeur, every day.

A WORLD WHERE EFFICIENCY IS THE SUPERSTAR

Step into a world of opulence and ergonomics at East World. The meticulously designed and efficiently planned layouts offer a seamless blend of modern aesthetics and functionality. There's minimum wastage of space and maximum utilization of every corner.

Every room, every sq. ft. and every best-in-class specification inspires relaxation, style, and a sense of belonging.

A WORLD WHERE YOU CAN
ALWAYS SPLASH SOME FUN!


UNWIND AND RELAX


ENJOY SPORTY COMPETITIONS


MAKE FRIENDS WITH PLAYTIME


KICK YOUR WAY TO HAPPINESS


CLUB HOUSE



A WORLD OF BLISSFUL RELAXATION & REJUVENATION

A GRAND WELCOME

1. ENTRANCE PLAZA WITH GRAND CANOPY
2. SECURITY CABIN
3. ENTRANCE / EXIT GATE
4. PROJECT SIGNAGE WALL

INDOOR ACTIVITIES

5. INDOOR FITNESS CENTRE
6. KIDS ZONE WITH KIDS POOL
7. INDOOR GAMES
8. WORK FROM HOME PODS

OPEN AIR ENJOYMENT

9. 1.50 M WALKING TRACK LOOP
10. BASKET BALL COURT
11. CRICKET PITCH/TURF COURT
12. FESTIVE DECK
13. MULTIPURPOSE LAWN
14. KIDS' PLAY AREA
15. PERGOLA SEATING
16. TODDLERS' PLAY AREA
17. PARENTS' SEATING / BOARD GAMES AREA
18. FLOOR GAMES AREA
19. AMPHITHEATRE SEATING
20. TWO-LEVEL CLUBHOUSE
21. MULTIPURPOSE HALL
22. SWIMMING POOL
23. KIDS' POOL
24. CHANGING ROOM
25. SEMI-COVERED DECK
26. ADVENTURE PARK
27. SEATING AREA

PODIUM-LEVEL RELAXATION

28. OUTDOOR FITNESS AREA
29. YOGA/MEDITATION LAWN
30. ACUPRESSURE PATHWAY
31. PAVILION

A WORLD DESIGNED TO IMPRESS

STRUCTURE

- R.C.C. FRAMED STRUCTURE

INTERNAL PLASTER & FINISHING

- PLASTER & GYPSUM FINISHING FOR WALLS AND GYPSUM FOR CEILING
- ASIAN PAINT IN ALL ROOMS OBD IN INTERNAL WALL

DOORS / WINDOWS

- BOTH SIDE LAMINATE DOORS FOR HALL, BED ROOMS & BATHROOMS
- EUROPA LOCK FOR MAIN DOOR
- BATHROOMS FRAME GRANITE PATTI
- REGULAR 3 TRACK SHUTTER ALUMINIUM SLIDING WINDOW
- 2 TRACK GLASS ONE TRACK MOSQUITO NET IN ALL WINDOWS
- 3 TRACK GLASS DOOR FOR LIVING F.D
- GRILLS FOR WINDOWS UP TO 4 FEET LEVEL

KITCHEN

- STRAIGHT BLACK GRANITE KITCHEN PLATFORM
- 1200 X 600 WALL TILES FOR KITCHEN DADO ONLY UP TO 2 FEET
- WASHING MACHINE TAP AND ELECTRIC POINT IN DRY BALCONY

ELECTRIFICATION

- LEGRAND SWITCHES OR EQUIVALENT IN ALL ROOM
- T.V. POINT IN LIVING & MASTER BED ROOM
- WI-FI POINT&VIDEO DOOR PHONE IN LIVING

BATHROOM FITTING

- 1200 X 600 DADO TILES
- C.P. & SANITARY FITTINGS TOTO OR EQUIVALENT
- JAQUAR FLASH VALVE IN ALL TOILETS



KEY DISTANCES

SCHOOLS

- SRI SAI ACADEMY **3.5 KM**
- THE LEXICON SCHOOL **3.5 KM**
- THE KALYANI SCHOOL **3.8 KM**
- PAWAR PUBLIC SCHOOL **5.2 KM**
- VIBGYOR HIGH SCHOOL **7 KM**
- THE ORBIS SCHOOL **6.8 KM**
- DELHI PUBLIC SCHOOL **9.8 KM**

HOSPITALS

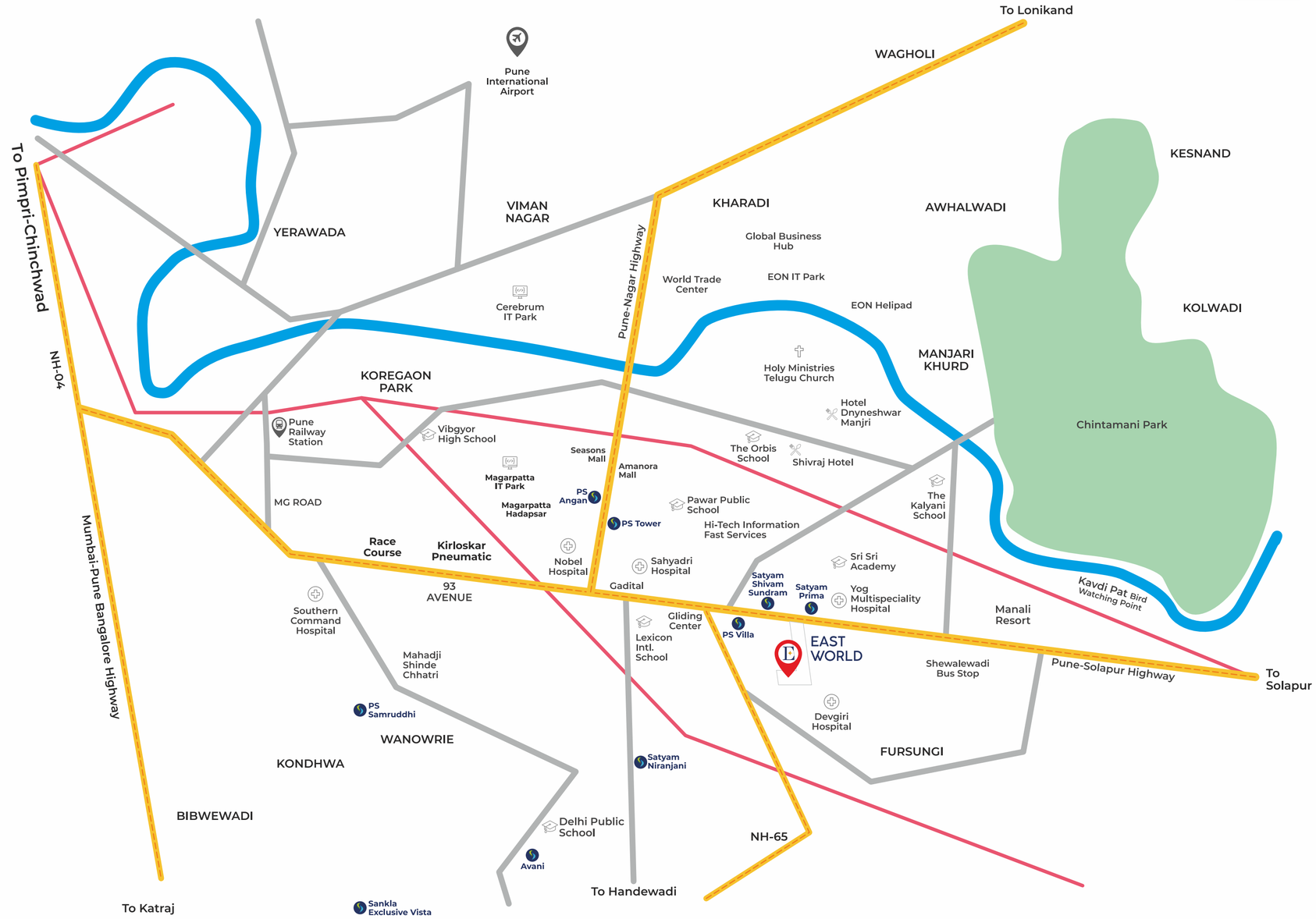
- YOG MULTIPLE HOSPITAL **300 MTRS**
- SHYADRI SUPER SP HOSPITAL **4.5 KM**
- NOBEL HOSPITAL **6 KM**
- MANIPAL HOSPITAL **10 KM**

ENTERTAINMENT

- AMANORA MALL **6.5 KM**
- SEASONS MALL **6.5 KM**
- 93 AVENUE MALL **6.8 KM**

COMMERCIAL & MAJOR LANDMARKS

- MAGARPATTA CITY IT PARK **5.5 KM**
- WORD TRADE CENTER **12 KM**
- EON IT PARK **12 KM**
- CEREBRUM IT PARK **11 KM**
- GLOBAL BUSINESS HUB **12 KM**
- PUNE RAILWAY STATION **12 KM**
- FURSUNGI **4.5 KM**
- MG ROAD **10 KM**
- KHARADI **11 KM**
- KALYANI NAGAR **11 KM**
- KOREGAON PARK **11 KM**
- VIMAN NAGAR **14 KM**
- YERAWADA **14 KM**



BUILDING A WORLD OF FINESSE AT SANKLA BUILDCOON

With an unwavering commitment to excellence, we bring forth futuristic landmarks that defy convention and redefine the very essence of luxury living. Every masterpiece we create is meticulously designed, keeping in mind the unique needs and aspirations of our esteemed customers.

Over the years, we have been consistently exceeding expectations and raising the bar in the field of real estate. Our unwavering dedication to integrity, aesthetics, advanced technology, and exceptional customer service sets us apart.



28+
COMPLETED PROJECTS

UPCOMING PROJECTS

COMMERCIAL

- BHUGAON
- PUNAWALE

RESIDENTIAL

- PUNAWALE
- BAVDHAN

ONGOING PROJECTS



SOMMET LAKESIDE RESIDENCIES

BHUGAON



JAYMALA BUSINESS COURT

HADAPSAR NX



SATYAM NIRANJANI

KALEPADAL, HADAPSAR



AVANI

NIBM NX

EAST WORLD

PRIVATE HOMES

HADAPSAR ANNEXE

SANKLA BUILDCOON

SANKLA MAHADIK REALTY

JOINT VENTURE PARTNER

KODRE PROPERTIES

MAHA-RERA Reg. No.:
P52100054774

TOWER 07

FIRST FLOOR



RERA AREAS _TOWER 7_ 1ST FLOOR										
FLAT NO	CARPET AREA		DRY BAL. AREA		BALCONY AREA		GARDEN AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	58.02	625	2.02	22	4.8	52	0.00	0	64.84	698
102	59.3	638	2.25	24	4.8	52	20.20	217	86.55	932
103	60	646	2.25	24	4.8	52	22.24	239	89.29	961
104	58.82	633	2.02	22	4.8	52	0.00	0	65.64	707

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TOWER 07

TYPICAL FOOR



RERA AREAS _TOWER 7_ 2ND ,3RD,4TH,6TH,7TH,9TH,11TH,12TH,14TH,16TH,17TH,19TH,20TH,21ST,22ND FLOOR								
FLAT NO	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201,301,401,501,601,701,901,1101,1201,1401,1601,1701,1901,2001,2101,2201	58.02	625	2.02	22	4.8	52	**64.84**	**698**
202,302,402,502,602,702,902,1102,1202,1402,1602,1702,1902,2002 ,2102,2202	59.3	638	2.25	24	4.8	52	**66.35**	**714**
203,303,403,503,603,703,903,1103,1203,1403,1603,1703,1903,2003 ,2103,2203	60	646	2.25	24	4.8	52	**67.05**	**722**
204,304,404,504,604,704,904,1104,1204,1404,1604,1704,1904,2004 ,2104,2204	58.82	633	2.02	22	4.8	52	**65.64**	**707**

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TOWER 07

REFUGE FLOOR

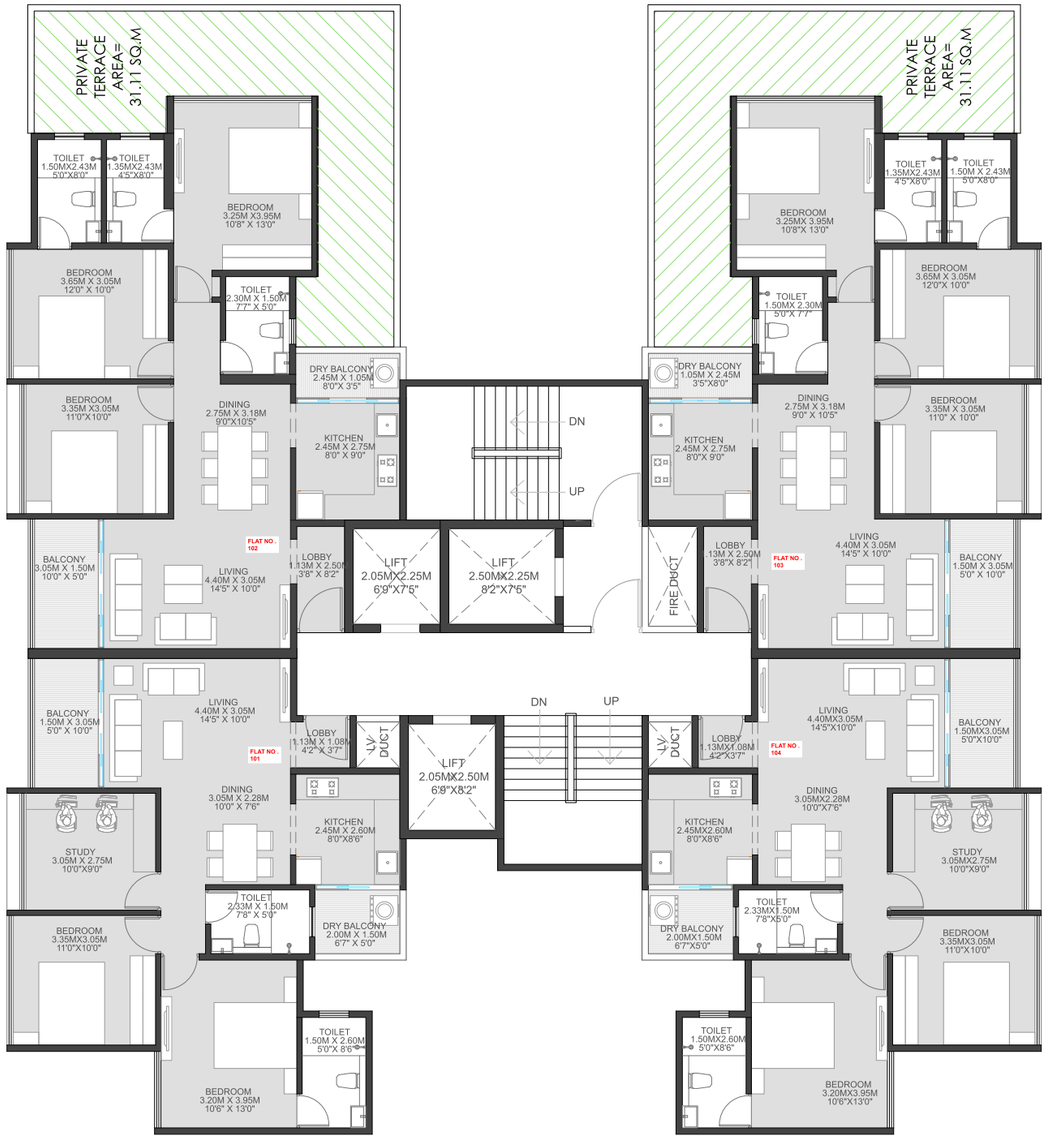


RERA AREAS _TOWER 7_ 8TH,13TH,18TH FLOOR								
FLAT NO	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
801 ,1301, 1801	58.02	625	2.02	22	4.8	52	**64.84**	**698**
802 ,1302, 1802	59.3	638	2.25	24	4.8	52	**66.35**	**714**
803 ,1303, 1803	60	646	2.25	24	4.8	52	**67.05**	**722**
804 ,1304, 1804	45.22	487	2.02	22	0	0	**47.24**	**508**

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TOWER 08

FIRST FLOOR



N

RERA AREAS _TOWER 8_ 1ST FLOOR										
FLAT NO	CARPET AREA		DRY BAL. AREA		BALCONY AREA		GARDEN AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	72.73	783	3	32	4.57	49	0	0	**80.30**	**864**
102	84.61	911	2.57	28	4.57	49	31.11	335	**122.86**	**1322**
103	84.66	911	2.57	28	4.57	49	31.11	335	**122.91**	**1323**
104	72.73	783	3	32	4.57	49	0.00	0	**80.30**	**864**

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TOWER 08

TYPICAL FOOR

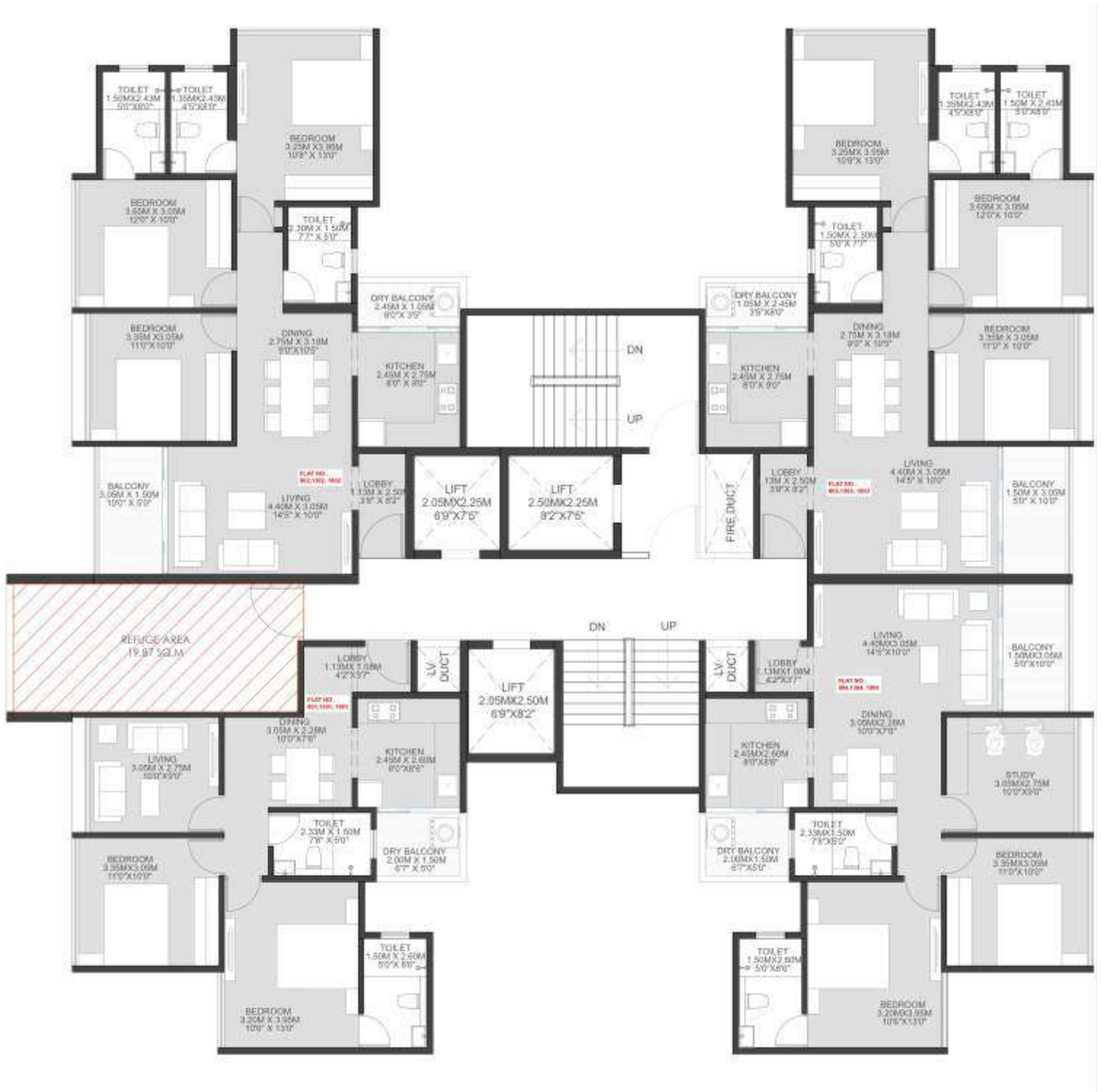


RERA AREAS _TOWER 8_ 2ND ,3RD,4TH,5TH,6TH,7TH,9TH,10TH,11TH,12TH,14TH,15TH,16TH,17TH,19TH,20TH,21ST,22ND FLOOR								
FLAT NO	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201,301,401,501,601,701,901,1001,1101,1201, 1501,1401,1601,1701,1901,2001,2101,2201	72.73	783	3	32	4.57	49	**80.30**	**864**
202,302,402,502,602,702,902,1002,1102,1202, 1402,1502,1602,1702,1902,2002,2102,2202	84.61	911	2.57	28	4.57	49	**91.75**	**988**
203,303,403,503,603,703,903,,1003,1103,1203, 1403,1503,1603,1703,1903,2003 ,2103,2203	84.61	911	2.57	28	4.57	49	**91.75**	**988**
204,304,404,504,604,704,904,1004.1104,1204, 1404,1504,1604,1704,1904,2004 ,2104,2204	72.73	783	3	32	4.57	49	**80.30**	**864**

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TOWER 08

REFUGE FLOOR

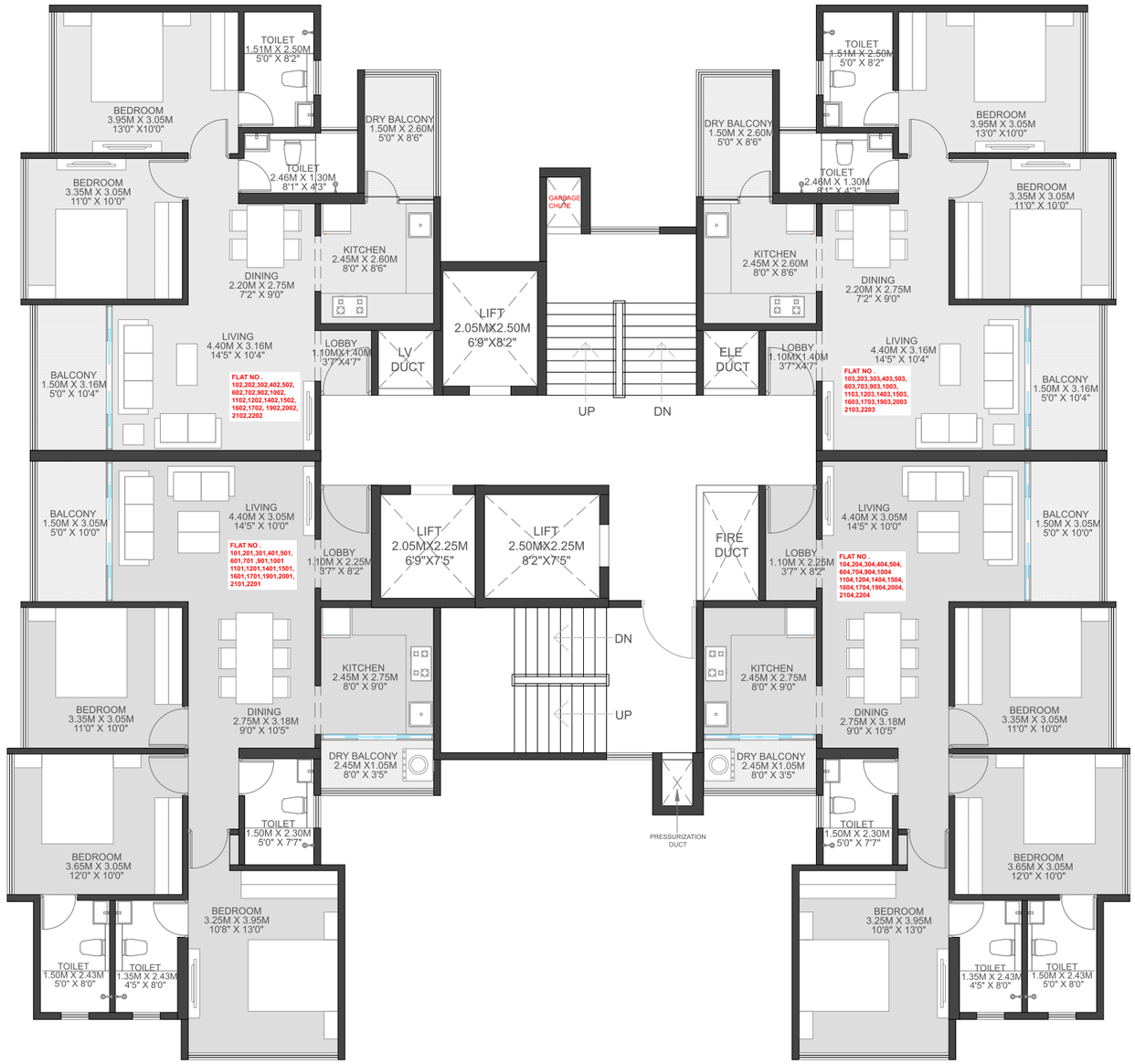


RERA AREAS _TOWER 8_ 8TH, 13TH, 18TH FLOOR								
FLAT NO	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
801 ,1301, 1801	60.28	649	3	32	0	0	**63.28**	**681**
802 ,1302, 1802	84.61	911	2.57	28	4.57	49	**91.75**	**988**
803 ,1303, 1803	84.66	911	2.57	28	4.57	49	**91.80**	**988**
804 ,1304, 1804	72.73	783	3	32	4.57	49	**80.30**	**864**

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TOWER 09

TYPICAL FLOOR



RERA AREAS _TOWER 9_ 1ST,2ND ,3RD,4TH,5TH,6TH,7TH,9TH,11TH,12TH,14TH,16TH,17TH,19TH,20TH,21ST,22ND FLOOR								
FLAT NO	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101,201,301,501,401,601,701,901,1101,1201,1401,1601,1701,1901,2001,2101,2201	84.33	908	2.57	28	4.58	49	**91.48**	**985**
102,202,302,502,402,602,702,902,1102,1202,1402,1602,1702,1902,2002,2102,2202	62.09	668	3.90	42	4.73	51	**70.72**	**761**
103,203,303,403,503,603,703,903,1103,1203,1403,1603,1703,1903,2003 ,2103,2203	62.09	668	3.90	42	4.73	51	**70.72**	**761**
104,204,304,404,504,604,704,904,1104,1204,1404,1604,1704,1904,2004 ,2104,2204	84.33	908	2.57	28	4.58	49	**91.48**	**985**

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TOWER 09

REFUGE FLOOR



RERA AREAS _TOWER 9_ 8TH,13TH,18TH FLOOR								
FLAT NO	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
801 ,1301, 1801	84.33	908	2.57	28	4.58	49	**91.48**	**985**
802 ,1302, 1802	45.73	492	3.90	42	0.00	0.00	**49.63**	**534**
803 ,1303, 1803	62.09	668	3.90	42	4.73	51	**70.72**	**761**
804 ,1304, 1804	84.33	908	2.57	28	4.58	49	**91.48**	**985**

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C R E D I T S

RCC CONSULTANT
DNA CONSULTANTS

MEP CONSULTANT
RHEAA CIVILTECH PVT LTD

ARCHITECT
AB ARCHITECT

LIASONING ARCHITECT
GM ARCHITECTS

LANDSCAPE DESIGNER
COMBINASHIONS

LEGAL ADVISOR
V V MAHADIK & ASSOCIATES

SANKLA BUILDCOON | SANKLA MAHADIK REALTY

Corporate Office: Suyog Platinum Tower, Office No.1, First Floor, Wing-A,Building 2, Naylor Road, Off Mangaldas Road, Pune-411001

Site Address: East World, Sainath Colony, Shewalewadi, Pune-412307

www.sanklabuildcoon.com

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KODRE PROPERTIES

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