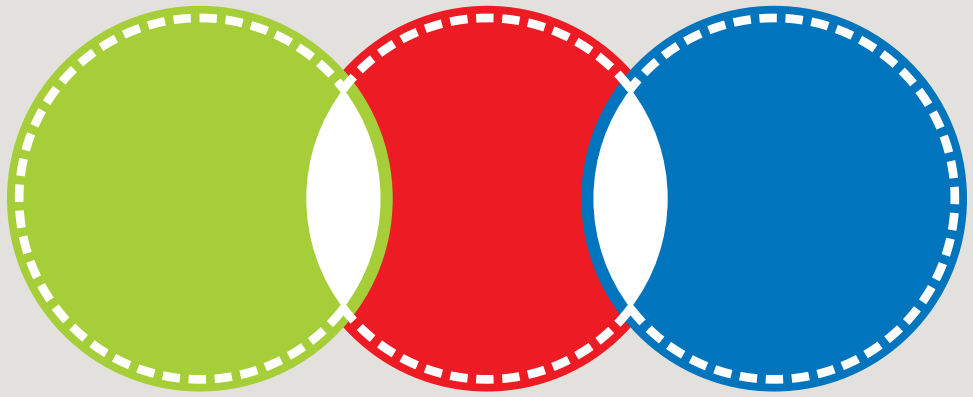


mind body soul

KONDHWA ANNEXE, PUNE

KÂNCHÂN

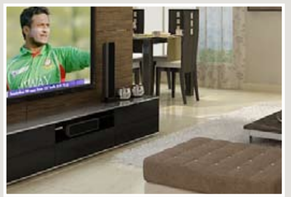
Kanchan rests on the cornerstones of integrity, trust and strength. We are committed in creating luxurious and sustainable properties that are not grossly overpriced. Our focus has always been on providing abodes to match the very specific needs of modern home-buyers. From affordable to state-of-the-art, classic to ultramodern, there is a home for everyone!

Over the last 7 years, we have come to be known not only for the quality of product that we offer, but also, for our after-sales management service. This has become our hallmark.

Kanchan is also known for creating homes that cater to a holistic lifestyle. Whether it's providing amenities customized to our clients' needs or incorporating eco-friendly measures in all our ways, we ensure that we make a case for holistic living. We are proud to present to you, homes that cater to the **Mind**, the **Body** and the **Soul**. **Kanchan Comfortz** at Kondhwa Annexe, Pune.

KANCHAN
COMFORTZ

We are all craving for a world of abundance. Where the skies are forever blue and the birds sing a new song each day. Where the air is absolutely pure and the mind is always inspired. We want to belong to this world because it's a perfect setting for the body, mind and soul. It's where they can co-exist in harmony. At **Kanchan Comfortz**, we have created this world just for you. We give you a sense of comfort that is so endearing that you would never want to stay away from it. If you want to wake up to the twitter of birds and feel the first rays of the Sun, you would want to be at **Kanchan Comfortz**. If you wish to feel the first drop of rain on your face this is where you should be. If you want to let your hair down and take a walk on the dew covered grass barefoot, you may want to make it your abode. If you want to feel the morning breeze in your hair or just soak in the scenic views from your sun kissed balcony, **Kanchan Comfortz** is perfect for you.







Specifications that will blow your Mind

The 200 refined apartments at Kanchan Comfortz boast of magnanimous space and style, unparalleled quality and finish and exquisite handpicked specifications. Upgrade to a lifestyle of luxury amidst a world that is truly uncluttered, decked up in nature's finest colors. Enjoy your mornings on the deck, watching the sun rise, sipping your cappuccino, and discussing world affairs.

A world of luxury that you like to return to, day in day out.

Earthquake Resistant R Structure
Furniture-friendly lay-out
Spacious sit-outs with panoramic views in every flat
High Quality Vitrified Flooring tiles in the entire apartment
Designer Toilets with branded CP Fittings and elegant Wall tiles
Electrical points that assure maximum convenience
Security Personel 24x7
Safety Door shutters to wall terraces
A safe abode
A sound investment
A settled household



Body

Amenities that nurture your Body

When everyone is raving about body training and body toning, it is important to focus on body tuning so that it is in complete harmony with everything around it; may it be at home or at the workplace. Whether it's recreational zones or lounging areas, **Kanchan Comfortz** boasts of an array of facilities that embrace bodily pleasures.

Designed for fitness freaks, **Kanchan Comfortz** comes together as an arena of 21st century essentials. Go on long walks or pump up the iron at the Gymnasium. Whether it's an inter-society cricket tournament or breaking a quick sweat on the Basketball Court or a weekly doubles game of Badminton on the Multi-purpose Play Court, you are bound to stay fit and flamboyant in your very own front-yard.

After all that cardio activity, pamper yourself at the BBQ Dining Area in the company of friends, family and freshly grilled delicacies in refreshingly urban settings. On the other hand, if you prefer a quiet afternoon in solitude, take shelter in the Alfresco Reading and Meditation Islands. **Kanchan Comfortz** is your hub for tangible goodness.



A Soul-Soothing Paradise

When we have everything we want, we are happy. But when we get more than what we expect, the feeling is ecstatic. Days become exciting and life becomes blissful. It's a feeling that's hard to express but worth holding onto!

At **Kanchan Comfortz**, it's really hard to digress from the good life. Verdant landscape to pamper your senses and lush greenery to rejuvenate your mind, your experience here will be absolutely enjoyable. It's a life without restrictions and a place where balance is everything.

To make this good life sustainable, we embrace 'green living'. Ensuring sustainable techniques of design and construction, we have cultivated a platform that minimises our impact on the environment. Some of the green soulful initiatives include :

- Fire-fighting Systems
- Rain Water Harvesting
- Renewable Energy via Solar Heating Systems
- Sewage Treatment Plant that fully utilises recycled water for flushing and landscaping
- Resonance with Earthquake Resistant Construction Norms
- Use of Energy-efficient CFL Light Fixtures
- Landscaped Gardens with large green cover
- Segregation of Organic Waste via Vermiculture
- Architectural designs based on heat and ventilation studies.
- Retaining existing trees.

Soul

Dream big, Achieve More and feel like a Winner. Because all that you need is right here! **Kanchan Comfortz** offers intelligently planned living spaces adorned with every imaginable comfort to not just cajole your senses, but also your ego!

With tranquil homes where privacy seeks you out in every corner, don't be surprised if you find yourself switching into a holiday mode every now and then!





KANCHAN
COMFORTZ

KANCHAN
COMFORTZ


Basket Ball Court


Garden


6 Course Miniature Golf Course


Outdoor Bolling Alley


Entrance gate designed by Mahesh Chinchalkar




Amphitheatre & Greens


Club House

KANCHAN
COMFORTZ

Children Play Area

Joy through Balance

Kanchan Comfortz offers an assortment of amenities to pamper your body. It's all about wellness and creating comfort beyond the ordinary. It offers you a life so balanced that stress and worries often take a backseat. And quite surprisingly, there is time for everything. As neatly manicured gardens beckon you as you return from work each day, it's impossible to resist spending some quality time with your kids there. Laugh, play and discover a whole new happiness with those who really matter.

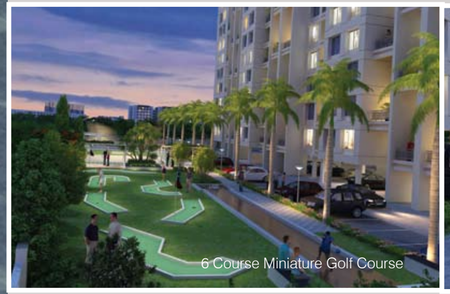
Verdant landscapes will soothe your mind and the lush greenery and rolling hills around you will kiss away your worries. And when your mind yearns for sublime solitude, you can simply drift into a world of your own under the moon-lit sky or feel the magnificence of the starry nights in the open gardens.

Common Amenities

- Diesel Generator Backup for Common Lights, WaterPumps, & Lifts
- Sewage Treatment Plant
- Solar Water Heating System for one toilet
- Water Purification Plant with Hydropneumatic System
- Decorative Entrance Lobby, Name Board, & Letter Box
- Rain Water Harvesting System

Layout Amenities

- Ampi-Theatre
- Clubhouse With Gymnasium
- Children's Play Area
- Miniature Golf Course
- Cricket Pitch
- Outdoor Bowling alley
- Basketball Court


6 Course Miniature Golf Course


Outdoor Bolling Alley


Basket Ball Court

Creditable lifestyle

The Apartments and Homes at **Kanchan Comfortz** have undergone a fine thought-process considering your every small and big need. And all those needs have been accommodated in these homes.

Plenty natural light and breeze, quiet corners to useful spaces, areas to liberate your mind, security needs and also utility spaces.. Homes here will not only enhance the quality of your life but also impress every visitor, every guest.

Here is an investment that assures returns for lifetime!!

Specifications

Structure

- Earthquake resistant R Structure
- 6" Brickwork for internal walls & 6" for external walls .
- Gypsum finished plaster for internal walls, sand face plaster external

Painting

- Oil Bound Distemper to internal walls
- Semi Acrylic paint to external walls

Kitchen

- Black Granite Kitchen platform
- Provision for Water Purifier
- Sufficient Electrical Points for Appliances
- Provision for Washing Machine
- Space for Drying Clothes
- Stainless Steel sink with drain board

Flooring

- Vitrified 2'x2' flooring tiles in complete apartment
- Anti Skid for toilets and terrace

Toilets

- Designer wall tiles upto lintel level in toilet
- Good quality concealed plumbing & C.P. fitting in toilet of Jaquar make/ equivalent

Doors

- Designer Laminated main door with good quality door fittings
- Good Quality laminated doors with standard fittings for interiors
- Safety Door Shutters to all Terraces

Windows

- 2-track powder coated aluminum sliding windows with mosquito nets
- Black granite sills for all windows
- Safety grills for all windows expect toilet

Electrification

- Concealed copper wiring
- Adequate electrical points in all rooms
- Electrical Switches of Anchor make/ Equivalent
- Provision for the telephone & television point in living room
- Provision for the electrical point for inverter, exhaust fan and washing machine
- Provision for water heater in bathrooms


Kitchen


Bedroom


Children Bedroom


Living Room

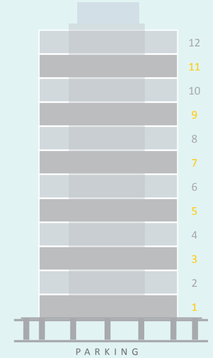
KANCHAN
COMFORTZ

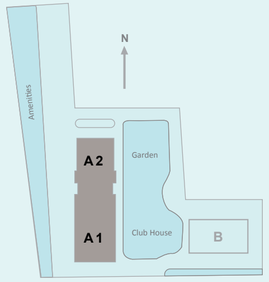
3 BHK

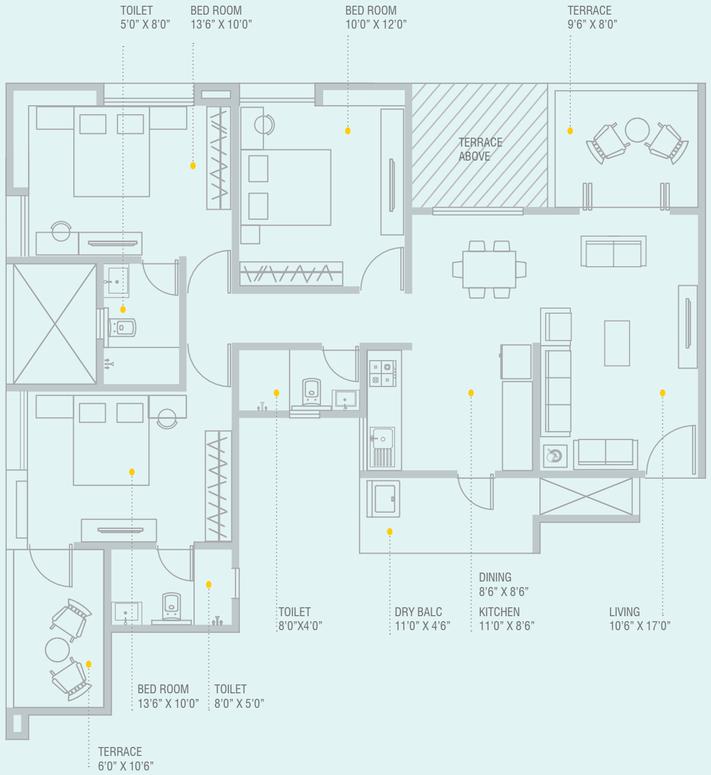
1490 SQ.FT.
1407 SQ.FT.



3 BHK
1490 sq.ft.



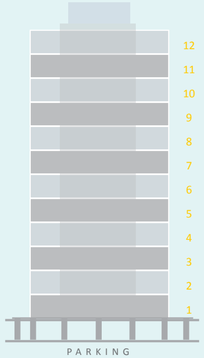


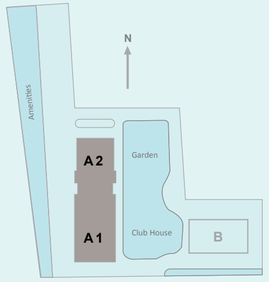


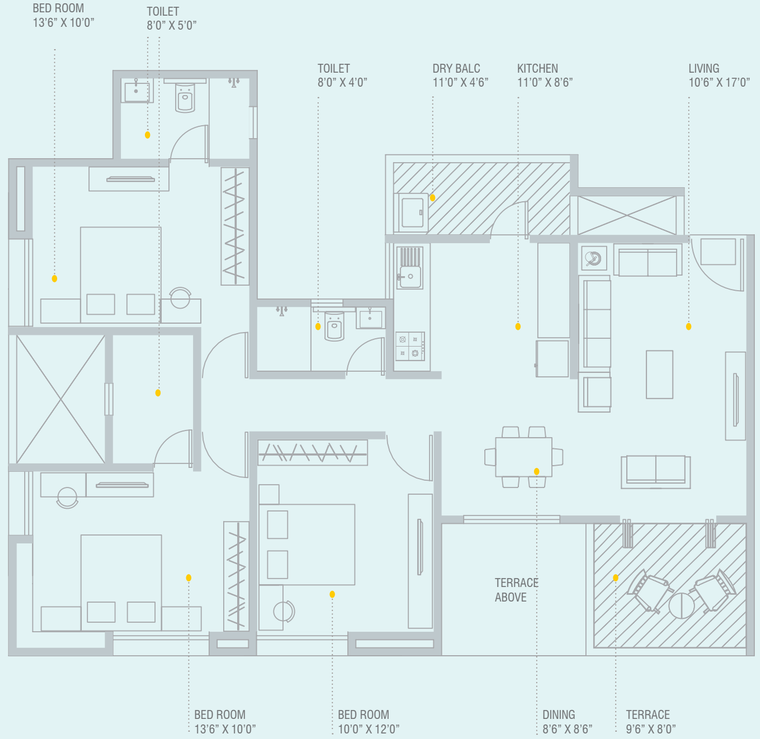
A1			
Odd Floors			
Flat Numbers	Carpet	Terrace	Saleable
101	1009.00	137.00	1490.00
301	1009.00	137.00	1490.00
501	1009.00	137.00	1490.00
701	1009.00	137.00	1490.00
901	1009.00	137.00	1490.00
1101	1009.00	137.00	1490.00

A2			
Odd Floors			
Flat Numbers	Carpet	Terrace	Saleable
101	1009.00	137.00	1490.00
301	1009.00	137.00	1490.00
501	1009.00	137.00	1490.00
701	1009.00	137.00	1490.00
901	1009.00	137.00	1490.00
1101	1009.00	137.00	1490.00

3 BHK
1407 sq.ft.







A1						
Odd Floors						
Flat Numbers				Carpet	Terrace	Saleable
106		306		1008.00	74.00	1407.00
506		706		1008.00	74.00	1407.00
906		1106		1008.00	74.00	1407.00
Even Floors						
201	206	401	406	1008.00	74.00	1407.00
601	606	801	806	1008.00	74.00	1407.00
1001	1006	1201	1206	1008.00	74.00	1407.00

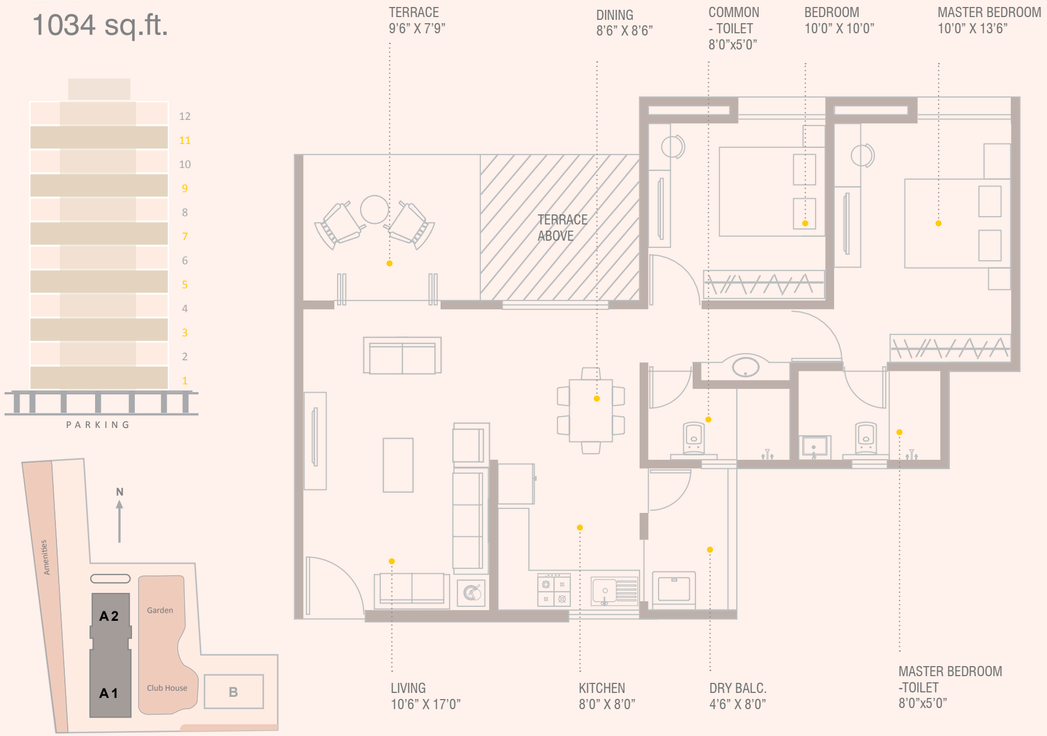
A2						
Odd Floors						
Flat Numbers				Carpet	Terrace	Saleable
106		306		1008.00	74.00	1407.00
506		706		1008.00	74.00	1407.00
906		1106		1008.00	74.00	1407.00
Even Floors						
201	206	401	406	1008.00	74.00	1407.00
601	606	801	806	1008.00	74.00	1407.00
1001	1006	1201	1206	1008.00	74.00	1407.00

2 BHK

1034 SQ.FT.
971 SQ.FT.



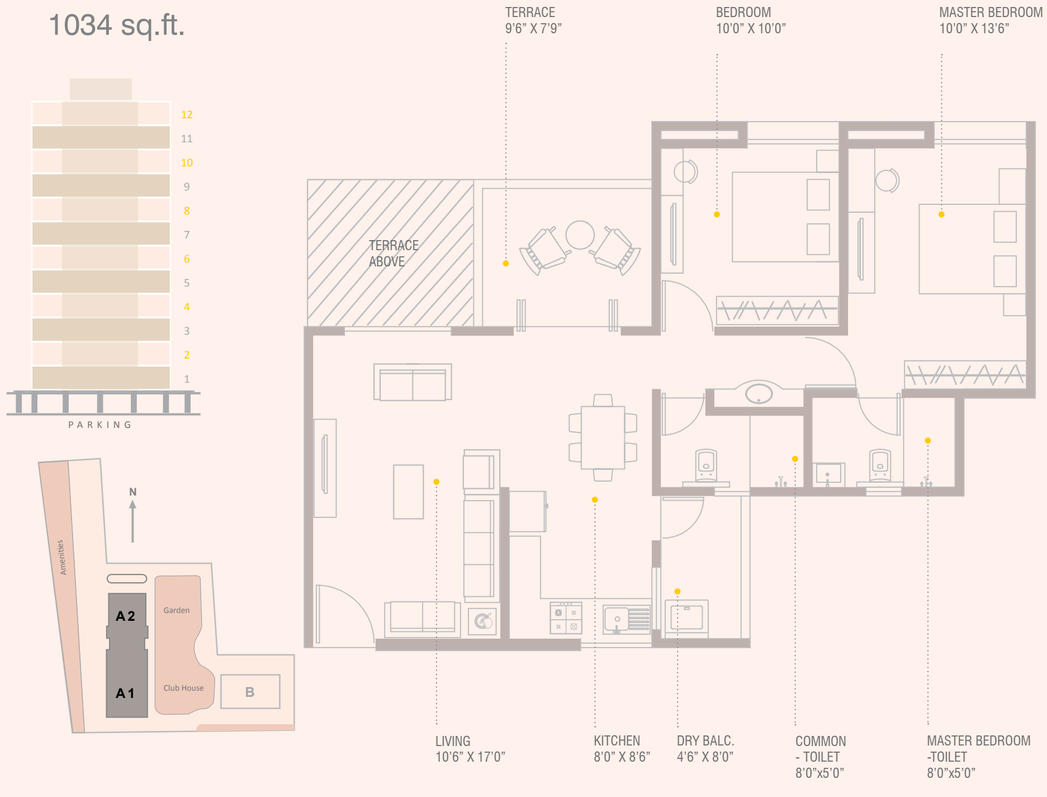
2 BHK
1034 sq.ft.



A1						
Odd Floors						
Flat Numbers				Carpet	Terrace	Saleable
102	105	302	305	721.00	74.00	1034.00
502	505	702	705	721.00	74.00	1034.00
902	905	1102	1105	721.00	74.00	1034.00

A2						
Odd Floors						
Flat Numbers				Carpet	Terrace	Saleable
102	105	302	305	721.00	74.00	1034.00
502	505	702	705	721.00	74.00	1034.00
902	905	1102	1105	721.00	74.00	1034.00

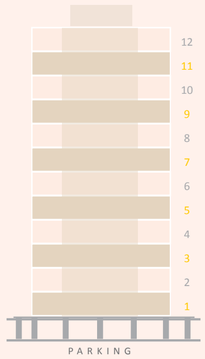
2 BHK
1034 sq.ft.

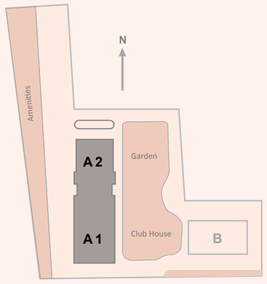


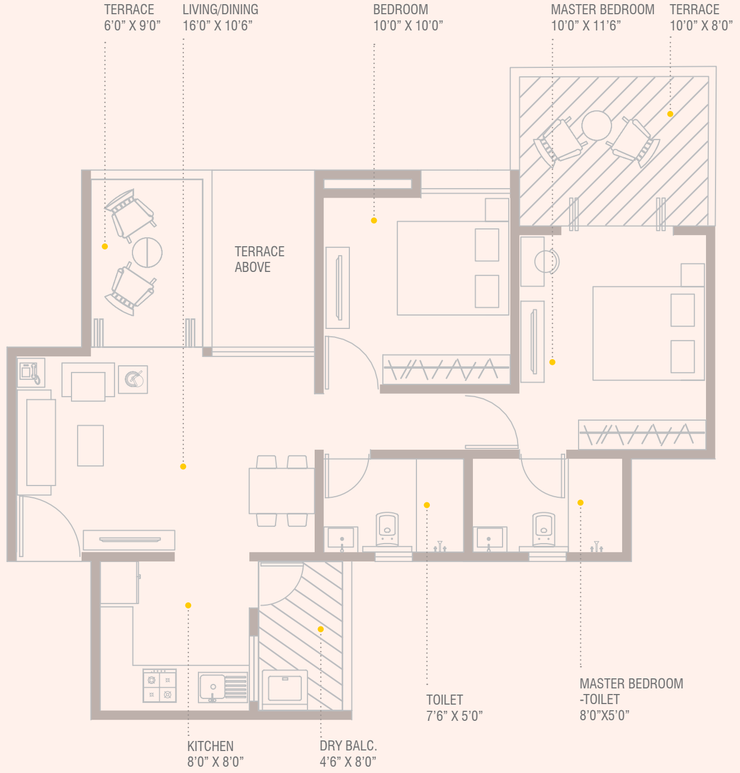
A1						
Even Floors						
Flat Numbers				Carpet	Terrace	Saleable
202	205	402	405	721.00	74.00	1034.00
602	605	802	805	721.00	74.00	1034.00
1002	1005	1202	1205	721.00	74.00	1030.00

A2						
Even Floors						
Flat Numbers				Carpet	Terrace	Saleable
201	206	401	406	721.00	74.00	1034.00
601	606	801	806	721.00	74.00	1034.00
1001	1006	1201	1206	721.00	74.00	1034.00

2 BHK
971 sq.ft.



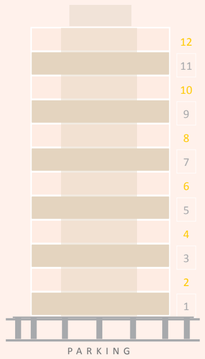


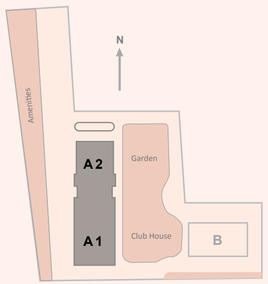


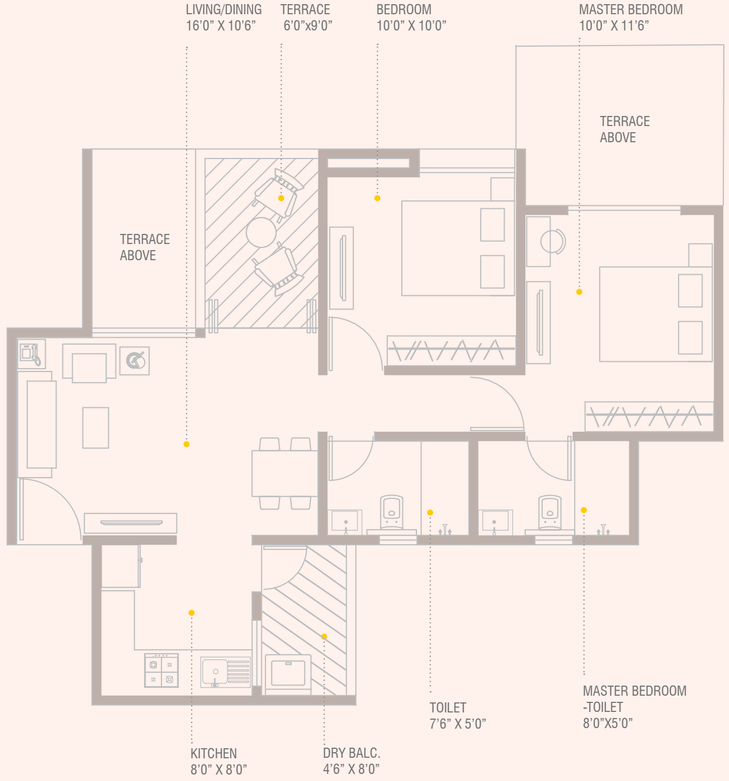
A1				
Odd Floors				
Flat Numbers		Carpet	Terrace	Saleable
103	104	613.00	134.00	971.00
303	304	613.00	134.00	971.00
503	504	613.00	134.00	971.00
703	704	613.00	134.00	971.00
903	904	613.00	134.00	971.00
1103	1104	613.00	134.00	971.00

A2				
Odd Floors				
Flat Numbers		Carpet	Terrace	Saleable
103	104	613.00	134.00	971.00
303	304	613.00	134.00	971.00
503	504	613.00	134.00	971.00
703	704	613.00	134.00	971.00
903	904	613.00	134.00	971.00
1103	1104	613.00	134.00	971.00

2 BHK
863 sq.ft.







A1				
Even Floors				
Flat Numbers		Carpet	Terrace	Saleable
203	204	610.00	54.00	863.00
403	404	610.00	54.00	863.00
603	604	610.00	54.00	863.00
803	804	REFUGE	AREA	x-x-x-x-x-x
1003	1004	610.00	54.00	863.00
1203	1204	610.00	54.00	863.00

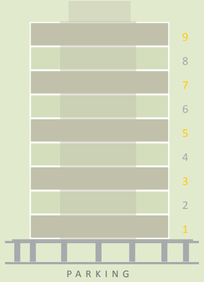
A2			
Even Floors			
Flat Numbers	Carpet	Terrace	Saleable
203, 204	610.00	54.00	863.00
403, 404	610.00	54.00	863.00
603, 604	610.00	54.00	863.00
803, 804	REFUGE	AREA	x-x-x-x-x-x
1003, 1004	610.00	54.00	863.00
1203, 1204	610.00	54.00	863.00

1 BHK

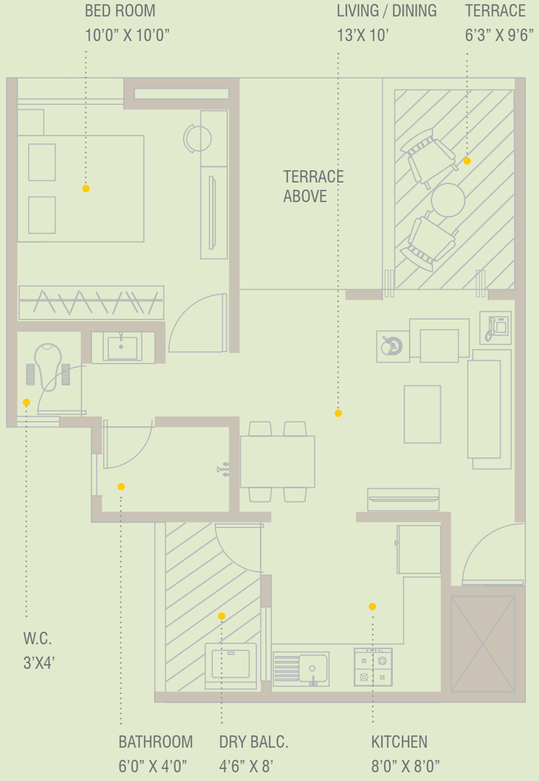
623 SQ.FT.



1 BHK
623 sq.ft.

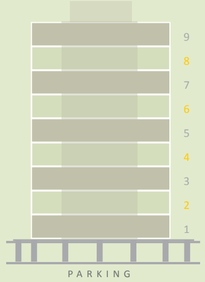




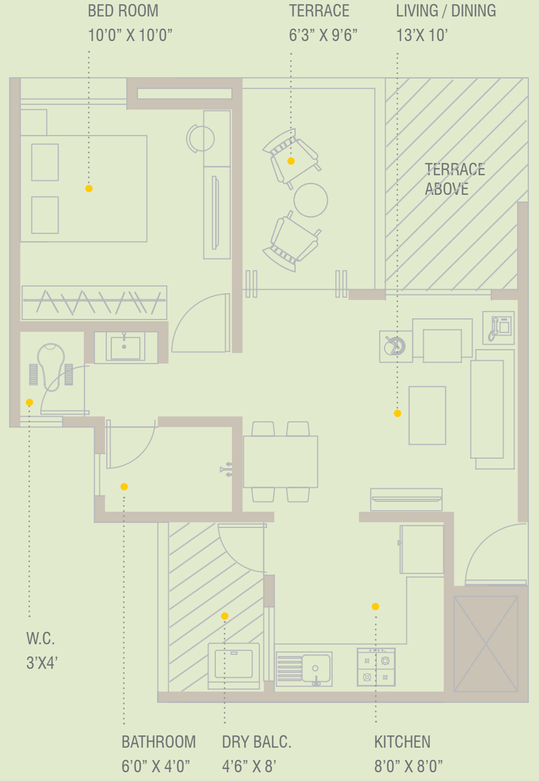


B										
Odd Floors										
Flat Numbers								Carpet	Terrace	Saleable
101	102	103	104	105	106	107	108	419.00	60.00	623.00
301	302	303	304	305	306	307	308	419.00	60.00	623.00
501	502	503	504	505	506	507	508	419.00	60.00	623.00
701	702	703	704	705	706	707	708	419.00	60.00	623.00

1 BHK
623 sq.ft.



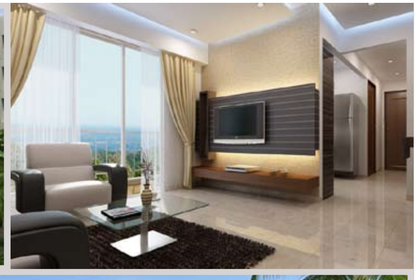




B										
Even Floors										
Flat Numbers								Carpet	Terrace	Saleable
201	202	203	204	205	206	207	208	419.00	60.00	623.00
401	402	403	404	405	406	407	408	419.00	60.00	623.00
601	602	603	604	605	606	607	608	419.00	60.00	623.00
801	802	803	804	805	806	807	808	419.00	60.00	623.00







KANCHAN VRUDAVAN
- URULI KANCHAN











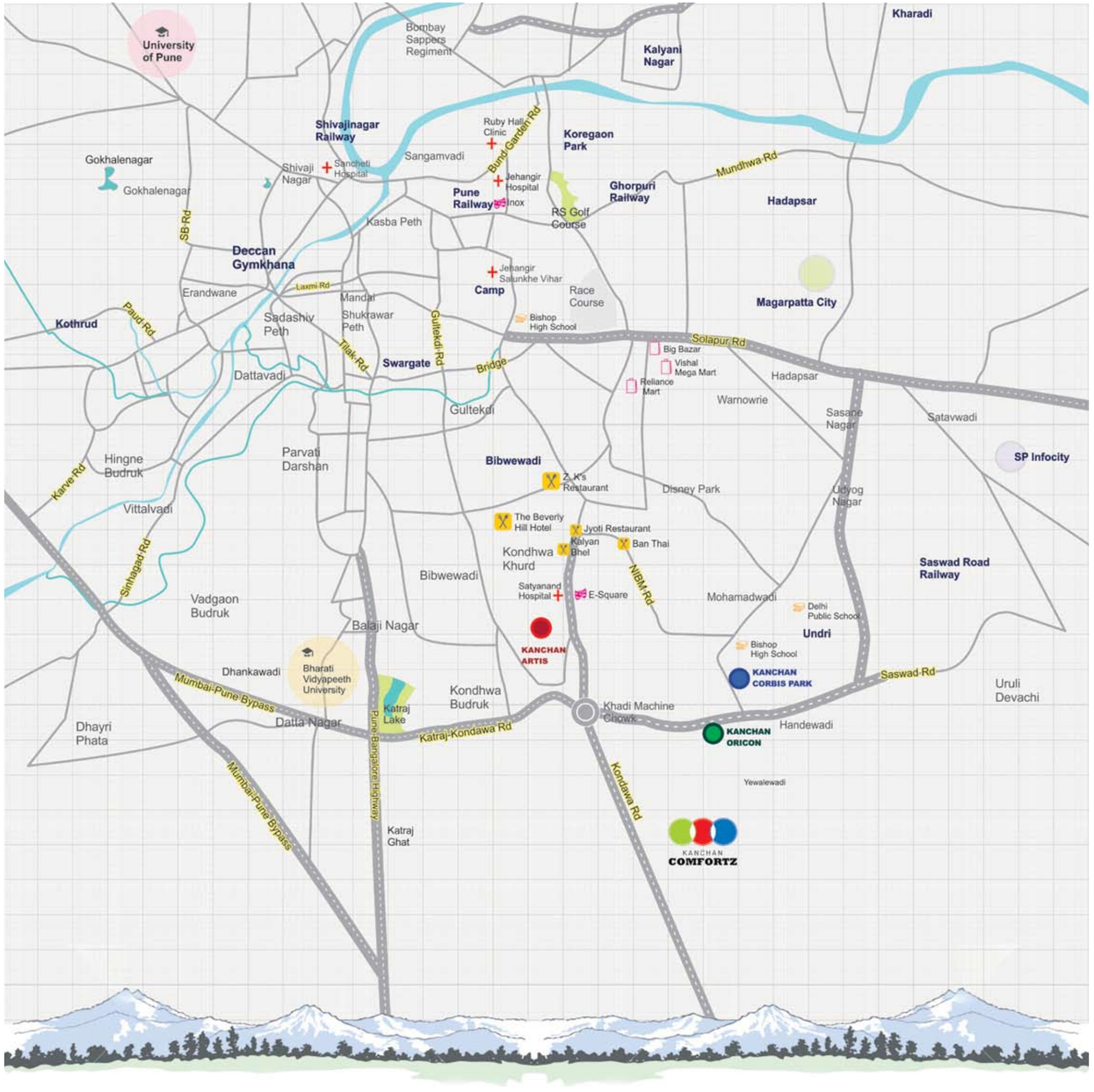


Upcoming Projects

Kanchan Artize	-	Kondhwa
Kanchan Oricon	-	Pisoli
Kanchan Corbis Park	-	Undri

Past Projects

Swayambhu Hills	-	Ganga Dham Chowk
Shree Parshwanagar	-	Market Yard Annexe



KANCHAN
COMFORTZ

PROXIMITY

Pune - Mumbai Expressway: 5 kms
Pune - Solapur Highway: 4.5 kms
Camp : 7.5 Kms
Pune Rly Station: 8 kms
AirPort : 23 kms

NEARBY SCHOOLS

Bishop High School Undri: 7min
Bishop High School Camp: 15 min
Delhi Public School: 15 min

HOSPITALS

Jehangir Hospital: 20 min
Ruby Hostpital: 20 min
Jehangir, Salunke vihar: 10 min
Sancheti Hospital: 30 min
Satyanand Hospital

MALLS & ENTERTAINMENT

Vishal Mega Mart, Wanowrie: 5 kms
Relaince Mart, Wanowrie: 5 kms
Big Bazar, Solapur Highway: 5.5 kms
Kondhwa Esquare Konark: 2.5 kms
Inox, Camp: 7 kms

IT PARKS

Margarpatta IT Park: 20 min
Hinjewadi IT Park: 30 min
S.P. Infocity, Phursungi: 35 min

FOOD & DINE

ZK's (Zaheer Khan's) Wanowrie: 3 kms
The Beverly Hill Hotel: 5.5 kms
Jyoti Restuarant: 4 Kms
Kalyan Bhel: 3 kms
Ban Thai: 3 kms

KÂNCHÂN™

SaiKaran
PROPERTIES

CREDITS

Project Team :

Parvez Jamadar And Associates	-	Architects
Mahesh Chinchalkar	-	Landscaping
G A Bhilare Consultants Pvt Ltd	-	RCC Consultants
Abhiyanta Electrical Consultants & Engineers	-	Electrical Consultants
Botree, Inc.	-	Branding & Communication Partners

Management Team :

Satish Manvi
Praveen Patil
Amol Kadgi
Nilesh Vohra

KANCHAN DEVEOLPERS

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Website: www.kanchandevelopers.com

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