41 ELITE

WHY TATHAWDE?

A peaceful location situated in close proximity to Hinjawadi, Ravet and Pune Mumbai expressway. Providing ease of access to Pimpri Chinchwad industrial belt and Hinjawadi it park makes it a favourable destination to choose a house for it professionals.
Zero traffic hassle, cutting down the travel time marginally. Being situated close to waked, it has good access to schools, hospitals, shopping malls and daily need convenient stores!

Well connected to rest of the city

No traffic hassle

Close proximity to schools, hospitals and shopping malls

2 Minutes from Pune Mumbai Highway

Peaceful location

PCMC

Fastest developing suburb of PCMC

Artists Impression

41 ELITE

41 Elite as the name suggests is undoubtedly one of the best projects in the heart of Tathawde with “A World Class Club Lounge” inside and even more amazing part is that the ticket sizes wouldn’t at all go hard on your pocket. Proximity to highway, Hinjawadi, schools, colleges, hospitals, malls and daily needed things at a stone throw distance are an icing over the cake.

HIGHLIGHTS OF THE PROJECT

- Low maintenance homes
- Electric car charging points in parking
- Child-centric design
- Semi-furnished homes ** (Part of the paid iCustom package)
- Swimming pool
- Possession guarantee
- Twin terrace homes
- Assured rentals
- High ROI

Artists Impression

Separate Amenity Corner
for Swimming Pool
Club House
Chess Court
FUTURE
COMMERCIAL
FUTURE EXPANSION
Kids Play Area
Party Lawn With Stage
Artists Impression

A MODERN AND A HASSLE-FREE HOME THAT CATERS TO ALL YOUR NEEDS

Homes designed to suit your lifestyle. Covering every minute detail and giving you just what you were looking for. These family centric homes care for each and every member of the family.

Artists Impression

THE SPACE HE NEEDS

A home that takes care of the father of the house. A home that makes his life easy. Ensuring he gets every bit of comfort he's looking for. To add to the beauty of it, 41 elite gives you one more reason to rejoice the amenities.

- A fully equipped gym and a club house to take away the work stress followed by a quick dip in the all modern swimming pool
- Open space for BBQ parties
- A smart parking space with futuristic electric car chargers

Artists Impression

THE COMFORT ZONE THE CEO OF THE HOUSE DESERVES

The lady of the house is the one who holds it together! Nurturing and taking care of the family is an endless process. A home that understands her needs and gives her something extra is a home to dwell in. 41 elite offers amenities that are made just for her that reduce her stressful schedule she has to keep up to keep it going.

- Foldable dining table ** (Part of the paid iCustom Package)
- Modular kitchen with hob chimney, RO water purifier ** (Part of the paid iCustom Package)
- Two sinks in the kitchen to ensure cleanliness and hygiene

THE WORLD IS MY PLAYGROUND

Designed with extreme engineering to ensure every child remains in safe haven. 41 elite brings you to one of its kind child-centric design to ensure safety of the toddlers. Thoughtfully made homes keeping the little ones in mind.

- No sharp edges that can hurt your child
- Toughened glasses for better protection
- UV rays protected glasses
- Children's play area

Artists Impression

The Elevation

Artists Impression

FLOOR PLANS

N

SALABLE AREA = (CARPET + 100% TERRACE CARPET) X 1.35

Flat No.s	Flat Type	Carpet Sq.M.	Terrace Sq.M.	Balcony Sq.M.	Total Sq.M.	Chargeable Sq.Ft.	Chargeable Sq.Ft.	Round off
101,301,501,901,1101 104,304,504,704,904,1104 105,305,505,705,905,1105 108,308,508,708,908,1108	2BHK(TYPE 2)	50.41	5.04	2.36	57.82	78.06	840.20	840.00
102,302,502,902,1102 103,303,503,703,903,1103 106,306,506,706,906,1106 107,307,507,707,907,1107	2BHK(TYPE 1)	53.41	5.08	2.36	60.86	82.16	884.38	884.00

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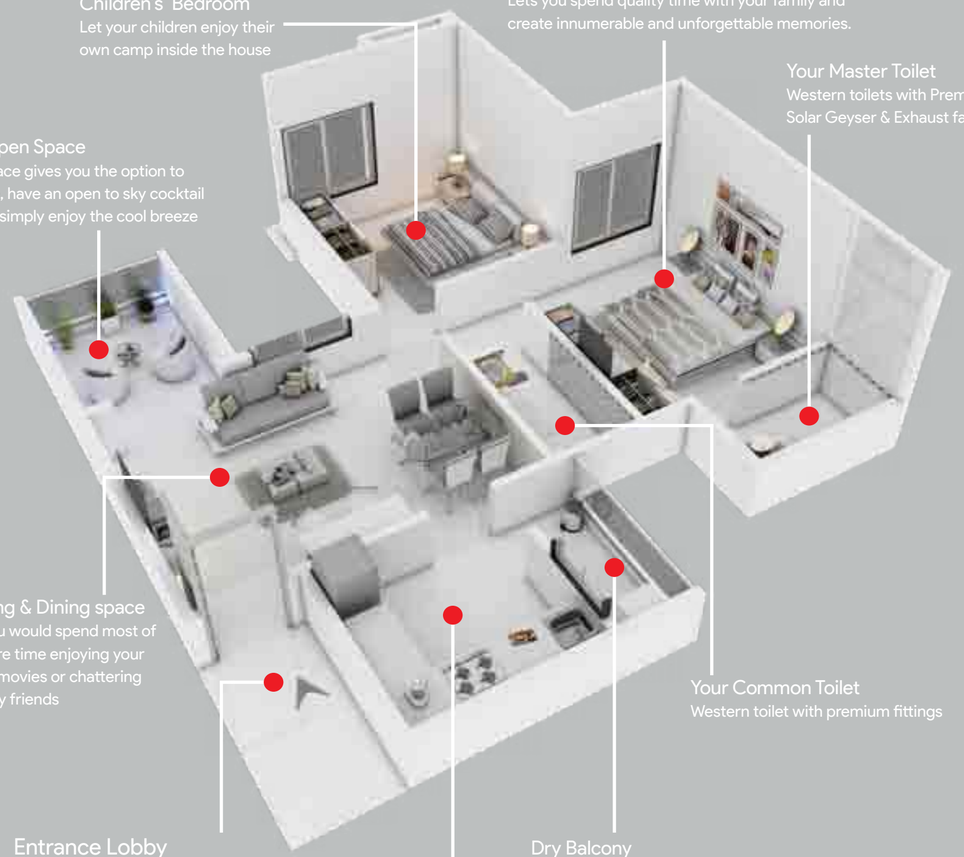
Flat No.s	Flat Type	Carpet Sq.M.	Terrace Sq.M.	Balcony Sq.M.	Total Sq.M.	Chargeable Sq.Ft.	Chargeable Sq.Ft.	Round off
201,401,601,801,1001 204,404,604,804,1004 205,405,605,805,1005 208,408,608,1008	2BHK(TYPE 2)	50.72	9.02	2.36	62.10	83.83	902.40	902.00
202,402,602,802,1002 203,403,603,803,1003 206,406,606,806,1006 207,407,607,1007	2BHK(TYPE 1)	53.61	7.89	2.36	63.87	86.22	928.12	928.00

2BHK Type 1



Children's Bedroom
Let your children enjoy their own camp inside the house

Your Master Bedroom
Lets you spend quality time with your family and create innumerable and unforgettable memories.

Your Master Toilet
Western toilets with Premium fitting, Solar Geyser & Exhaust fan

Your Open Space
The terrace gives you the option to stargaze, have an open to sky cocktail party or simply enjoy the cool breeze

The Living & Dining space
Where you would spend most of your leisure time enjoying your favourite movies or chattering with family friends

Your Common Toilet
Western toilet with premium fittings

Entrance Lobby
The entry point to your abode

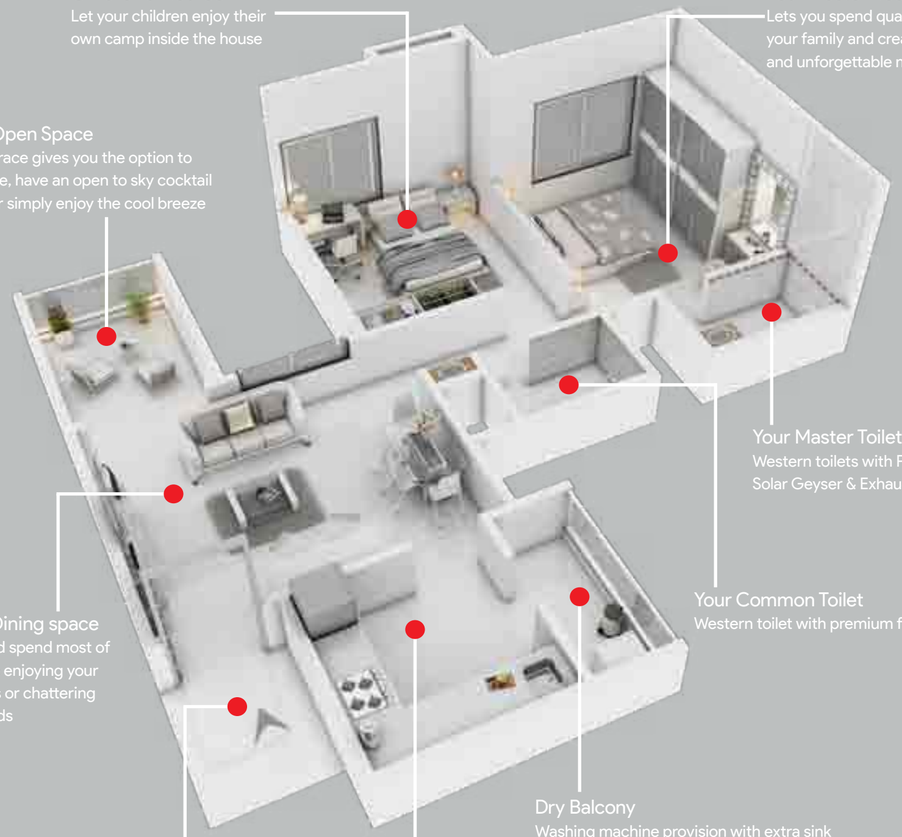
Dry Balcony
Washing machine provision with extra sink

The Super Charged Kitchen
Your fully loaded Kitchen with Hob Chimney, Refrigerator, Kitchen Trolleys & many more items under the Premium offering

102,302,502,902,1102
103,303,503,703,903,1103
106,306,506,706,906,1106
107,307,507,707,907,1107

Carpet Sq.M.	Terrace Sq.M.	Balcony Sq.M.	Total Sq.M.	Chargeable Sq.Ft.	Chargeable Sq.Ft.	Round off
53.41	5.08	2.36	60.86	82.16	884.38	884.00

2BHK Type 2



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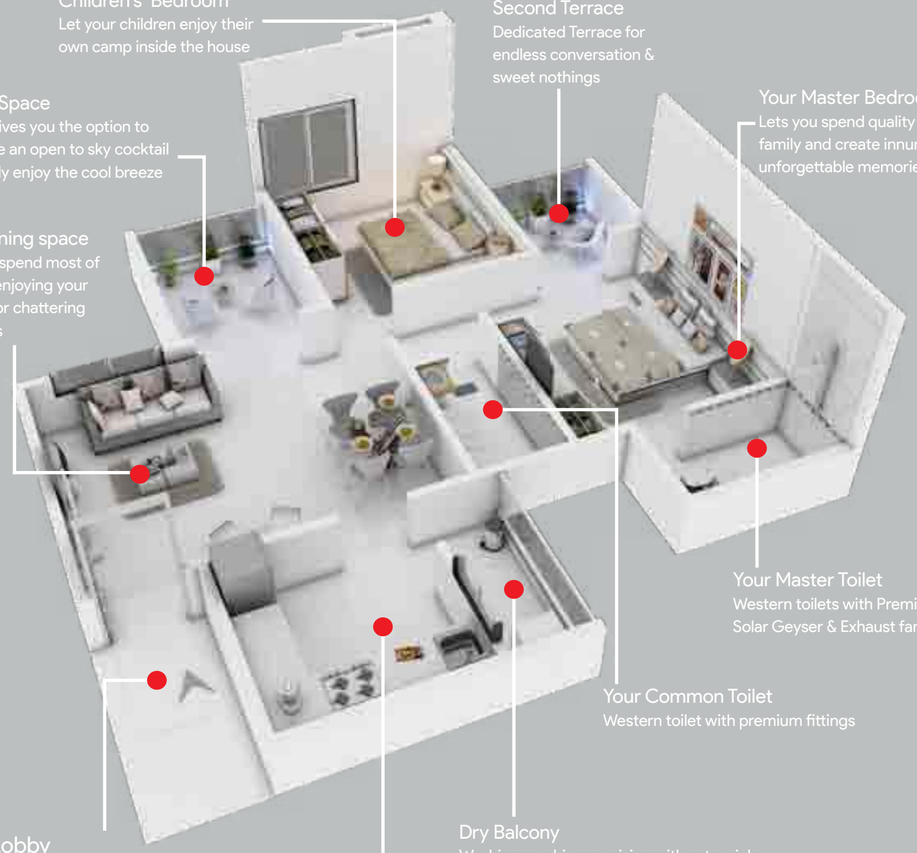
106,306,506,706,906,1106

Carpet Sq.M.	Terrace Sq.M.	Balcony Sq.M.	Total Sq.M.	Chargeable Sq.Ft.	Chargeable Sq.Ft.	Round off
50.41	5.04	2.36	57.82	78.06	840.20	840.00

2BHK Type 3



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Second Terrace
Dedicated Terrace for endless conversation & sweet nothings

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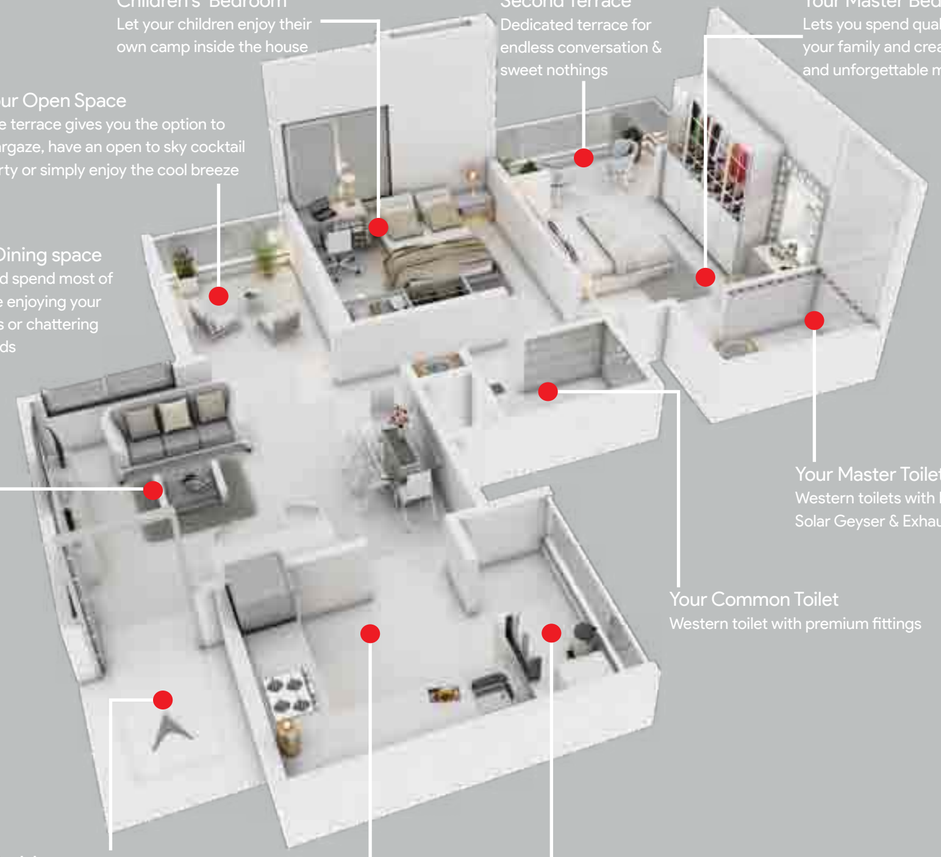
202,402,602,802,1002
203,403,603,803,1003
206,406,606,806,1006
207,407,607,1007

Carpet Sq.M.	Terrace Sq.M.	Balcony Sq.M.	Total Sq.M.	Chargeable Sq.Ft.	Chargeable Sq.Ft.	Round off
53.61	7.89	2.36	63.87	86.22	928.12	928.00

2BHK Type 4



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204,404,604,804,1004
205,405,605,805,1005
208,408,608,1008

Carpet Sq.M.	Terrace Sq.M.	Balcony Sq.M.	Total Sq.M.	Chargeable Sq.Ft.	Chargeable Sq.Ft.	Round off
50.72	9.02	2.36	62.10	83.83	902.40	902.00

AMENITIES

- Swimming pool
- Garden area
- Children's play area
- Chess court
- Senior citizens alley

CLUB LOUNGE

- Fully equipped gym
- Indoor games
- Presentation room
- Coffee tables
- Dance floor
- Wash rooms
- Provision for music system
- Charging points
- A toddlers safe zone

Artists Impression

CSR : CARING IS AN EXPRESSION OF WHAT IT MEANS TO BE TRULY HUMAN

We are extremely committed to our business goals and at the same time, we also try to give back to the society through our CSR initiatives. At Krisala, working towards the betterment of the society is one of our prime thoughts and hence with every apartment that gets sold, a sum of inr 5000 is forwarded to an NGO that works towards the education and health of the needy. From sponsoring education to converging critical care we try to touch lives in as many ways as possible. We encourage our customers to be a part of this nobel initiative. Come join us in helping the needy.

Artists Impression

BRAND KRISALA

With 10 years of extensive experience, delivering superior quality homes and innovative construction solutions, Krisala developers have created a name to be reckoned with trust and excellence. At Krisala, customers comfort and trust are the foremost priority. In spite of so many players in the real estate sector, Krisala has fast grown into a preferred developer with its transparency and consistency in delivering its promises.
With over 5 lac sq. Ft. Of construction through various residential projects, Krisala developers is all set to surpass many milestones ahead! Come and join us in our success.

FACT FILE

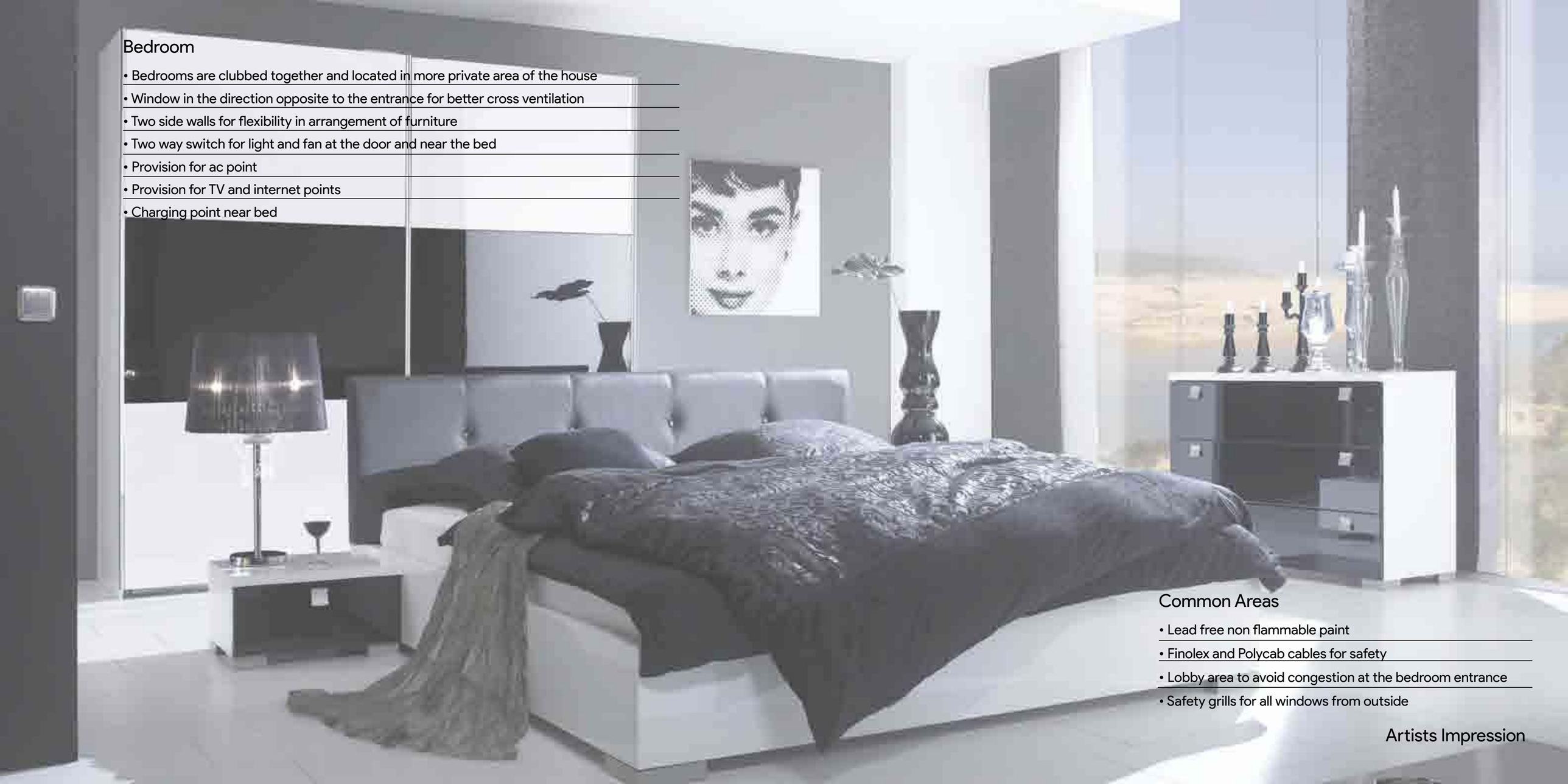
Floor Plan

- Twin terrace apartments (optional)
- iCustom package * (refer premium package)

Living Room

- Video door phone for security
- Decorative name plate at the main door
- Designer main door with elegant handle
- Entrance lobby to avoid direct view into the flat
- Two way switches for light and fan for living room right at the entrance
- Provision for TV and internet points

Artists Impression



Bedroom

- Bedrooms are clubbed together and located in more private area of the house
- Window in the direction opposite to the entrance for better cross ventilation
- Two side walls for flexibility in arrangement of furniture
- Two way switch for light and fan at the door and near the bed
- Provision for ac point
- Provision for TV and internet points
- Charging point near bed

Common Areas

- Lead free non flammable paint
- Finolex and Polycab cables for safety
- Lobby area to avoid congestion at the bedroom entrance
- Safety grills for all windows from outside

Artists Impression

Terrace/Balcony

- Sliding door for the balcony to save balcony space
- SS railing in the terrace/balcony for safety and easy maintenance
- 600 × 600 tiles for flooring to give a spacious look
- Natural sunlight in every corner of the flat
- Laminated to toughened glass in terrace/balcony to ensure safety and natural sunlight inside the flat
- Anti-skid tiles in terrace/balcony for safety in rainy season
- Charging points in terrace/balcony

Kitchen

- Closed kitchen for privacy and better storage space
- Granite kitchen counter top for more elegant look
- Additional SS sink in the dry balcony for dry and clean kitchen platform
- Separate electrical points for fridge and washing machine
- Wall between kitchen and dry balcony for separate wet and dry areas
- Breakfast counter with granite top to avoid congestion
- Modular kitchen with a hob, chimney & RO water purifier (part of the iCustom pack)

Artists Impression

DETAILED SPECIFICATIONS

STRUCTURE
- RCC framed structure
- Earthquake resistant structure

TILES
- Dado tiles in washroom & above kitchen platform

FLOORING
- 800 X 800 vitrified tiles in bedrooms, living rooms and kitchen
- Anti-skid floor tiles in washroom, toilet, and terrace

PAINT
- Internal OBD paint
- Superior quality external paint

KITCHEN
- Granite platform with stainless steel sink
- Provision for water purifier
- Glazed tiles above the platform
- Electrical points as per electrical layout

BEDROOM
- Both side laminated flush doors
- AC provision in master bedroom
- All electric points as per electrical layout

TERRACE
- SS railing with toughened laminated glass
- Granite counter provided with charging point for laoptop

ECO FEATURES
- Rainwater harvesting
- Solar water heaters

Artists Impression

DRY BALCONY

- SS sink with granite platform
- Electrical points for washing machine

WINDOWS

- 3 Track powder coated aluminum sliding window with granite sill
- MS safety grill
- Louvered ventilators in bathroom

DOORS

- Both side laminated flush doors
- Wooden door frame on main door and bedroom doors
- All doors fittings with brass/stainless finish

PLUMBING

- Intelligent plumbing with concealed pipes
- Sanitary and bath fittings
- Jaguar or equivalent make bath fittings
- Geyser provision in one bathroom

WASHROOM

- Granite door frame with both side laminated flush doors
- CPVC plumbing and sanitary ware
- Glazed tiles up to 7' height
- Exhaust fan provision and electric boiler point
- Solar water heater in master toilet

ELECTRICALS

- Concealed fire retardant low smoke copper wires
- Circuit breaker
- TV and telephone points in living and one bedroom
- Modular switches
- Split ac provision in one bedroom
- Fridge, oven & food processor point in kitchen
- Provision for exhaust fans in kitchen and washroom

Artists Impression

41 ELITE

Premium

3 Star Rated AC

Modular Kitchen Trolleys

Cooktop & Chimney

Dining Table

Front Load Washing machine

Water Purifier

Inverter

Easy Dry Systems

Exhaust Fans

Warranty Services from respective Brands

** iCustom Package is chargeable

CONSTRUCTION PARTNERS

dorset KABA

HIKVISION

POLYCAB® WIRES & CABLES

Jaquar experience bathing

Schneider Electric

FRANKE

NIRALI

ENIGMA AUTOMATIONS

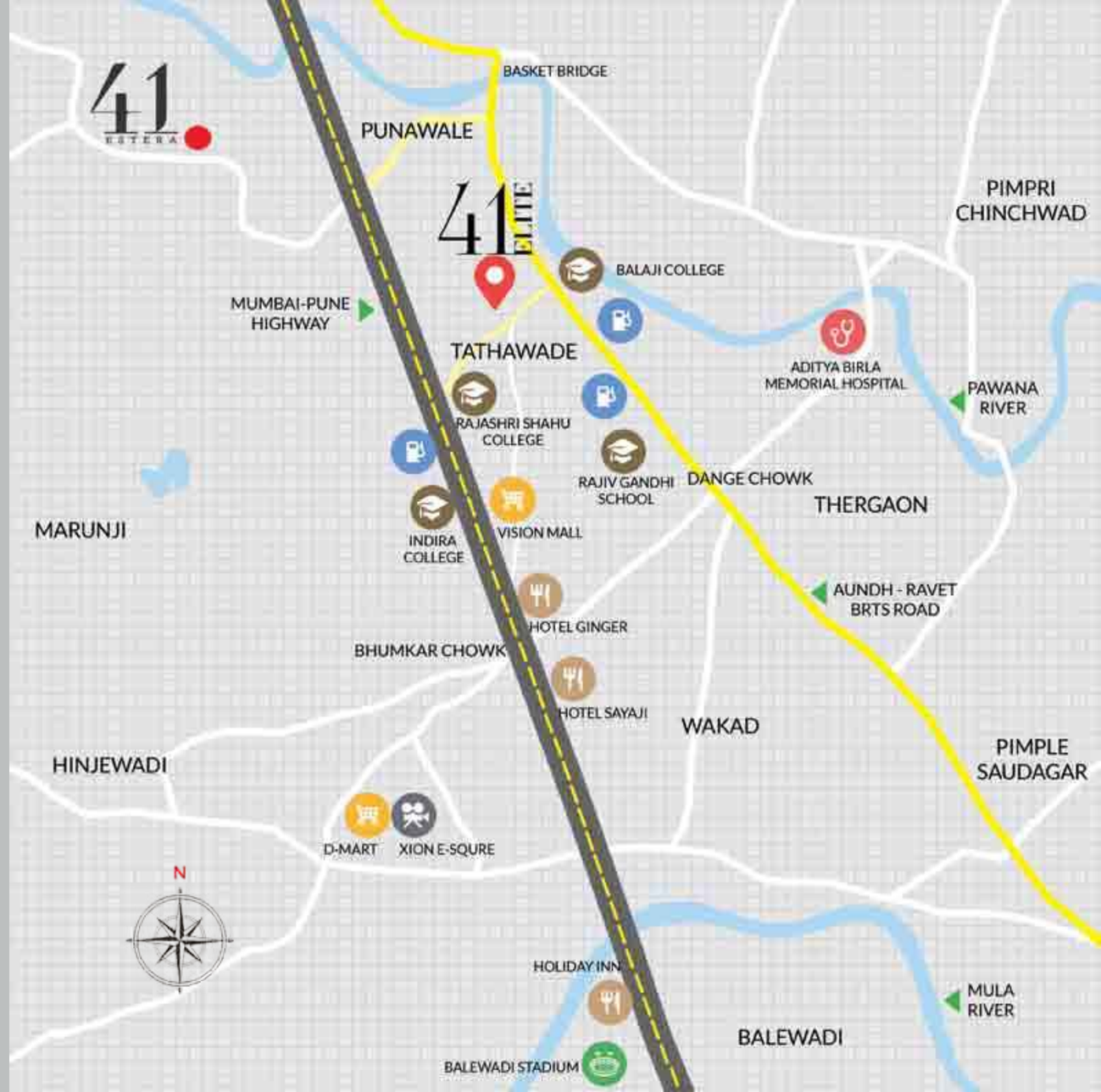
asianpaints

Artists Impression

LOCATION MAP AND KEY DISTANCES

Educational Institutes		
Lotus Business School	2.5	Km
Blossom Public School	1.5	Km
Akshara International	2.3	Km
Indira Institutes	2.3	Km
Sai Balaji Society College	1.1	Km
D Y Patil Univ DPU	4.1	Km
Alard Institutes	6.7	Km
Podar School	2.2	Km
Facilities		
Hanging Bridge	2.1	Km
Bhumkar Chowk	3	Km
Dange Chowk	3.8	Km
Chaphekar Chowk	5.3	Km
Chinchwad Railway Station	6.8	Km
Akurdi Rly Station	5.1	Km
Pune University	13.7	Km
Pune Airport	24.6	Km
Mumbai Pune Expressway	5.7	Km
Hotels		
Sentosa Water Park	4.5	Km
Ginger Hotel	2.4	Km
Sayaji Hotel	4.2	Km
Mezza 9	5.3	Km
Courtyard Marriott	5.7	Km
Blue Water	2.1	Km

Hospitals		
Life Point Hospital	5.2	Km
Aditya Birla Hospital	4	Km
Lokmanya Hospital	5.6	Km
Work Place		
Embassy Tech Zone	8.2	Km
Wipro Circle	7.4	Km
Talegaon MIDC	19.4	Km
Chakan MIDC	18.4	Km
Talawade IT Park	11.9	Km
Sports		
MCCA Stadium	9.2	Km
Balewadi Stadium	10.4	Km
Entertainment		
Vision One	2.2	Km
XION Mall	5.5	Km
PVR Chinchwad	8.4	Km
Pimpri Central	8.4	Km
City Pride (Pimple Saudagar)	6	Km
Phoenix Mall(upcoming)	3.5	Km



MahaRERA registration no
P52100018193

Project By:

KRISALA DEVELOPERS

41 ELITE

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Punawale, Pune-411033

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