mantra

24WEST

1, 2 RHK Homes & Shops

Next to Symbiosis Skills and Open University Near Pune - Mumbai Expressway,

GAHUNJE

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*Artist's impression

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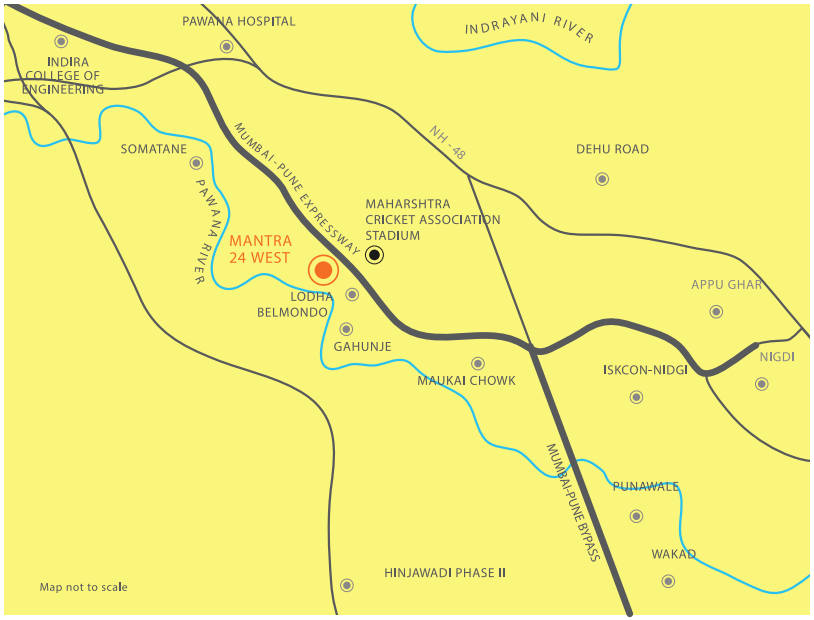


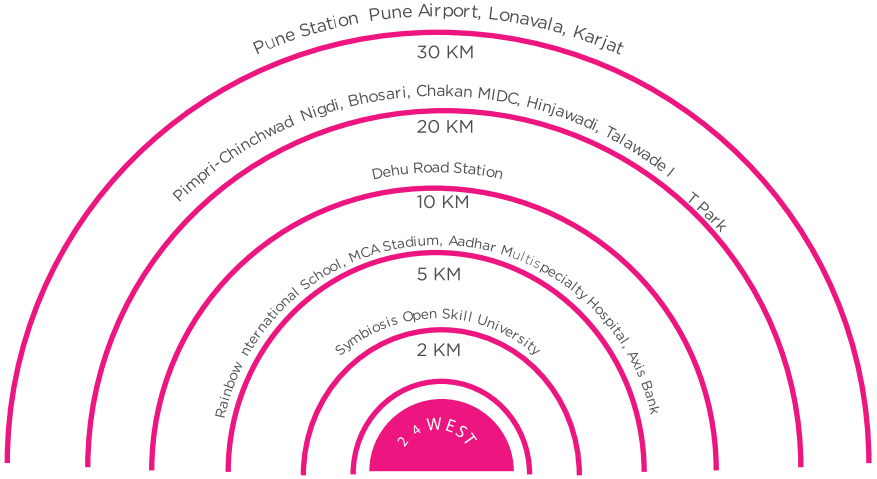
Every little thing, just around the corner!

HOSPITALS
- Pawana Hospital

EDUCATION
- Indira College

SHOPPING
- Mukai Square Market

OTHERS
- Hinjawadi
- MCA Cricket Stadium
- ISCON Nigdi



STRATEGIC LOCATION
- Easy connectivity to Pune city
- Easy connectivity to Hinjawadi & Talawade IT Park
- Easy connectivity to major MIDCs like Chakan, Pimpri, Chinchwad, Pradhikaran, Moshi, Talegaon, etc.
- Area proposed to be merged with PCMC

INFRASTRUCTURE HIGHLIGHTS
- Easy access to BRTS road
- Proposed outer ring road easily accessible from Gahunje
- Pune-Mumbai Expressway
- Proposed Hyperloop connectivity

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1	Entry
2	Security Cabin
3	Entrance Plaza
4	Club House
5	Swimming Pool
6	Open Sapce
7	Children's Play Area
8	Open Parking Space
9	Entry
10	Exit
11	Amenity Space
12	STP
13	UGWT
14	Transformer
A	G/P + 12 - Phase 4
B	P+12
C	P+12 - Phase 2
D1	P+12 - Phase 1
D1	P+12

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*Artist's impression


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GIONEE
HUB
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*Artist's impression


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Cut Section - 1 RHK



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Cut Section - 2 RHK



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• • • AMENITIES • • •

WATERBODY



INDOOR GAMES



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CLUB HOUSE



GYM



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• • • AMENITIES • • •

MULTIPURPOSE ROOM



CHILDREN'S PLAY AREA



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DESIGNER ENTRANCE GATE



POWER BACKUP IN COMMON AREA



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*Images for representation purpose only

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• • • AMENITIES • • •

GARDEN



UTILITY RETAIL SHOPS



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SPECIFICATIONS

Structure
- Earthquake Resistant RCC Structure

Masonry
- Fly Ash Bricks/AAC Blocks Masonry Work

Wall finish
- Gypsum Finish for Wall at internal side
- Sand Faced Plaster for Exterior Surface

Kitchen
- Black granite kitchen platform

Flooring and Wall Finish
- 24" x 24" vitrified flooring
- OBD paint

Bathrooms
- ISI mark C.P. and sanitary fittings

Doors
- Wooden door frames and wooden shutter

Windows
- Two track powder coated aluminium sliding windows
- MS grills for safety and security
- Natural stone window sill

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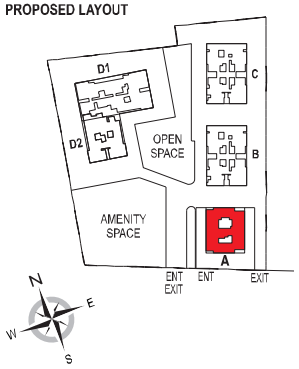
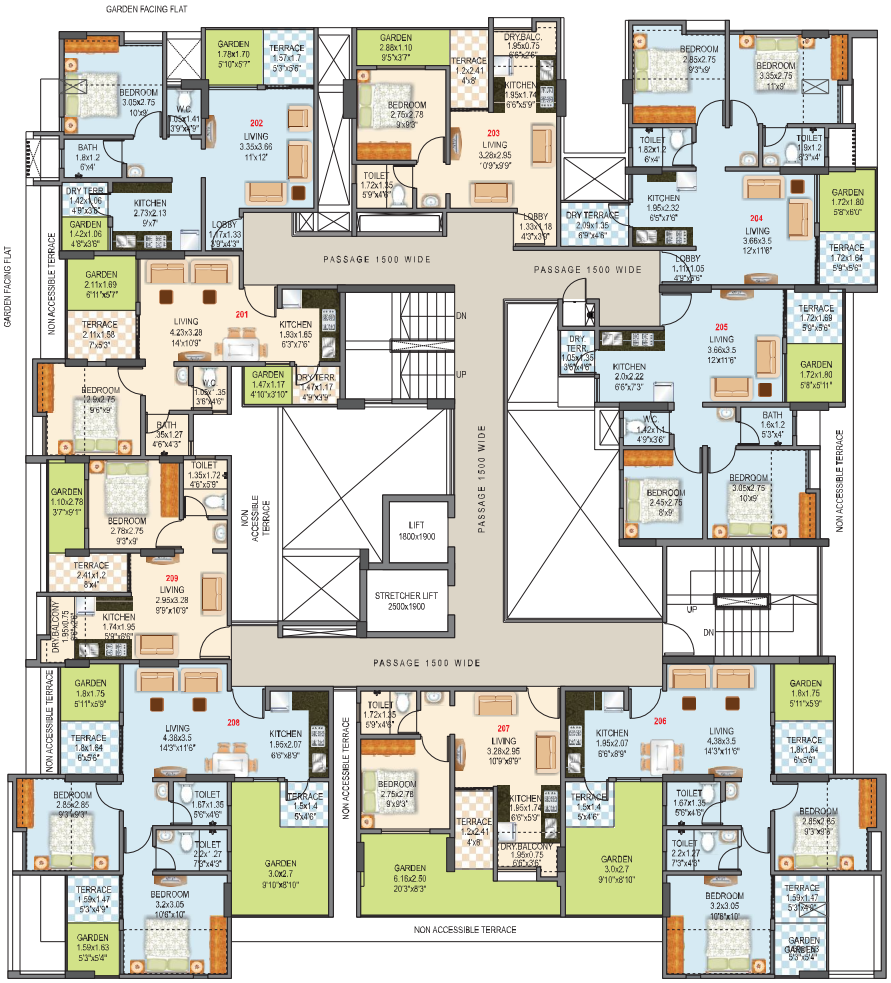
Phase 4: Building 'A'
2nd Floor Plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		Podium Garden Area		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#201	1 bhk	28.40	306	3.43	37	4.70	51	5.19	56	41.72	449
#202	1 bhk	32.89	354	3.90	42	4.05	44	4.41	47	45.25	487
#203	Studio	26.52	285	2.27	24	2.89	31	3.03	33	34.71	374
#204	2 bhk	37.98	409	7.08	76	5.43	58	3.11	33	53.60	577
#205	1.5 bhk	37.77	407	3.08	33	4.01	43	3.04	33	47.90	516
#206	2 bhk	39.94	430	7.95	86	7.01	75	15.65	168	70.55	759
#207	Studio	24.72	266	2.03	22	2.70	29	10.42	112	39.87	429
#208	2 bhk	39.14	421	8.36	90	7.00	75	15.56	167	70.06	754
#209	Studio	25.09	270	2.33	25	2.69	29	2.84	31	32.95	355

PROPOSED LAYOUT





Note:
1. ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
2. Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
3. All the areas other than carpet area are mentioned for Illustration purpose only.
4. Sale of apartment is on carpet area only.
5. *Gross usable area = FLAT CARPET AREA + ENCLOSED BALCONY + TERRACE AREA + DRY TERRACE.
6. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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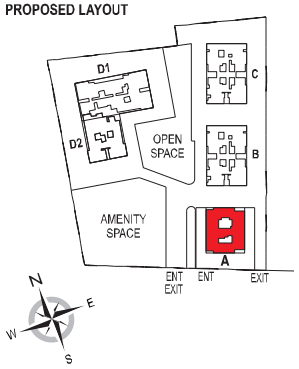
Phase 4: Building 'A'
3rd, 5th, 7th, 9th & 11th Floor Plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#301,501,701,901,1101	1 bhk	28.13	303	3.43	37	4.81	52	36	391
#302,502,702,902,1102	1 bhk	32.71	352	3.90	42	4.16	45	41	439
#303,503,703,903,1103	Studio	26.35	284	2.12	23	2.96	32	31	338
#304,504,704,904,1104	2 bhk	37.96	409	7.08	76	5.56	60	51	545
#305,505,705,905,1105	1.5 bhk	37.69	406	3.17	34	4.15	45	45	484
#306,506,706,906,1106	2 bhk	40.07	431	8.14	88	7.09	76	55	595
#307,507,707,907,1107	Studio	24.94	268	2.06	22	2.75	30	30	320
#308,508,708,908,1108	2 bhk	39.66	427	8.55	92	7.08	76	55	595
#309,509,709,909,1109	Studio	24.89	268	2.18	23	2.86	31	30	322

PROPOSED LAYOUT



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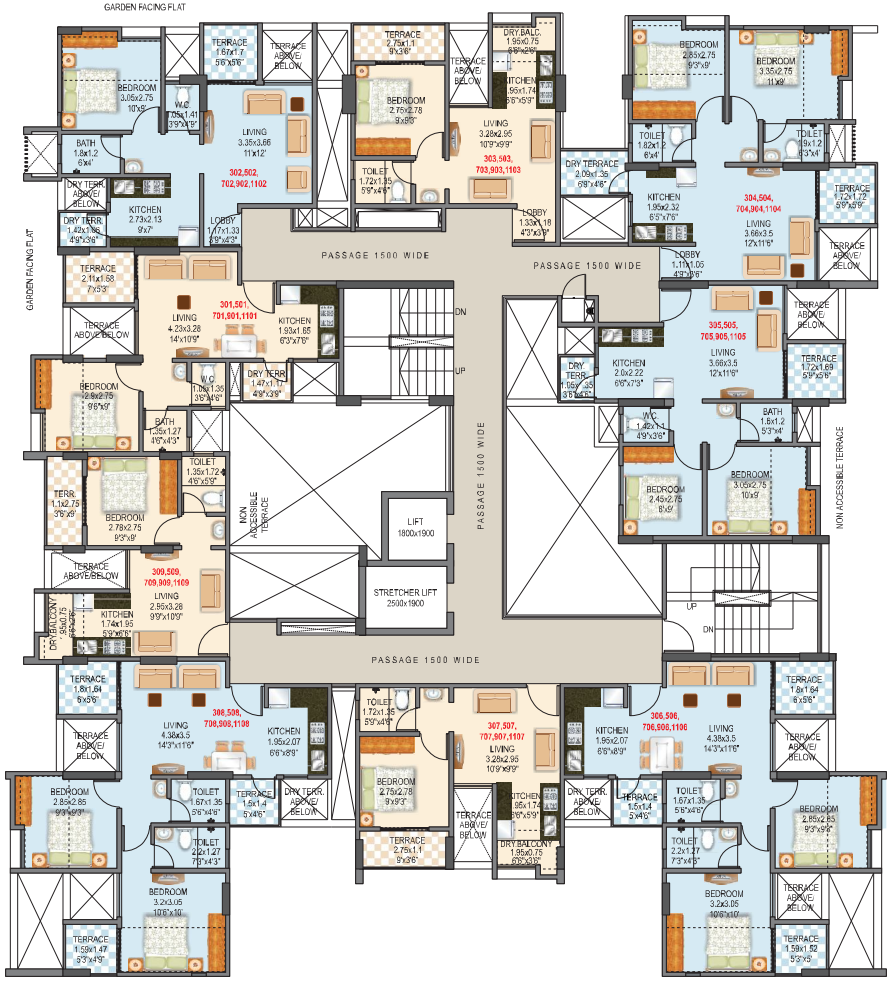

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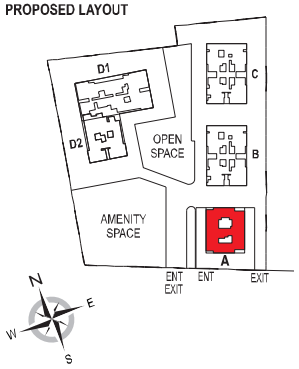
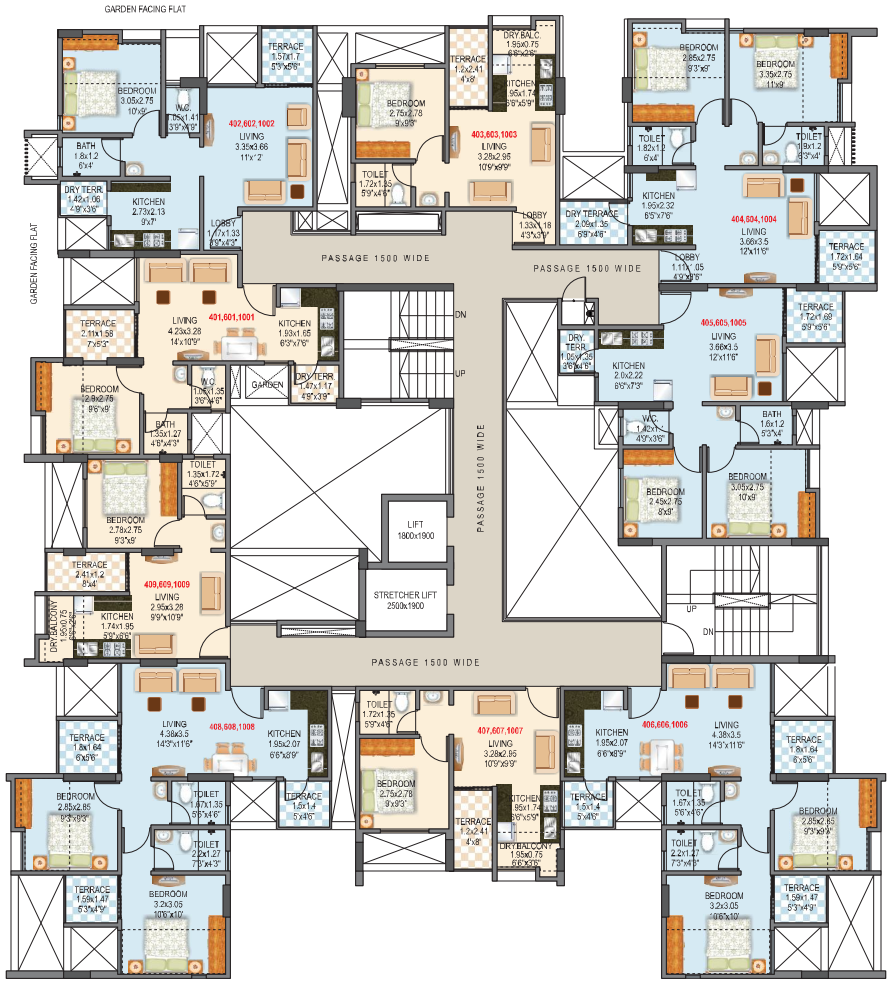
Phase 4: Building 'A'
4th, 6th & 10th Floor Plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#401,601,1001	1 bhk	28.24	304	3.43	37	4.82	52	36	393
#402,602,1002	1 bhk	32.92	354	3.90	42	4.01	43	41	439
#403,603,1003	Studio	26.52	285	2.27	24	2.89	31	32	341
#404,604,1004	2 bhk	37.94	408	7.17	77	5.43	58	51	544
#405,601,1005	1.5 bhk	37.70	406	3.17	34	4.02	43	45	483
#406,606,1006	2 bhk	39.92	430	7.95	86	7.12	77	55	592
#407,607,1007	Studio	25.10	270	2.20	24	2.78	30	30	324
#408,608,1008	2 bhk	39.44	425	8.36	90	7.12	77	55	591
#409,609,1009	Studio	24.58	265	2.33	25	2.70	29	30	319

PROPOSED LAYOUT





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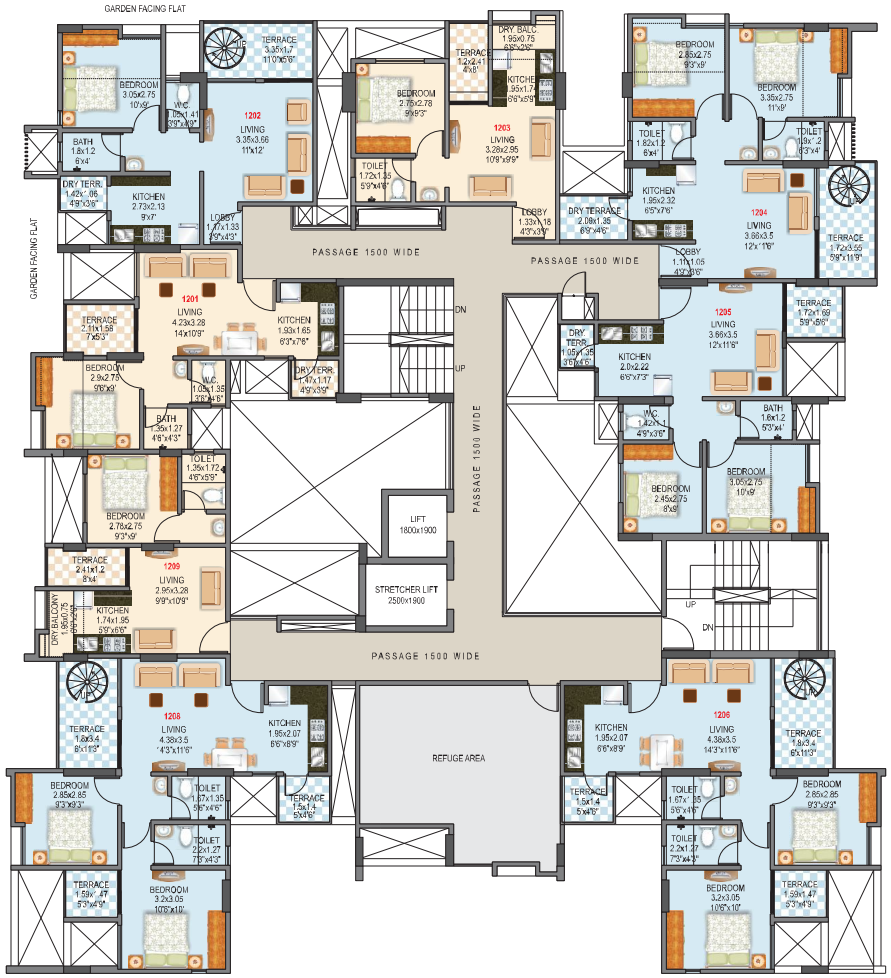
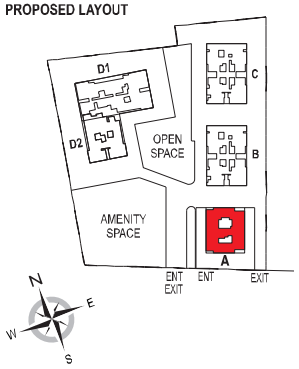
Phase 4: Building 'A'
12th Floor Plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area		Roof Terrace Area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
# 1201	1bhk	28.24	304	3.43	37	4.82	52	36.49	393	0.00	0
# 1202	1bhk	32.92	354	3.90	42	7.22	78	44.04	474	39.68	427
# 1203	Studio	26.52	285	2.27	24	2.89	31	31.68	341	0.00	0
# 1204	2bhk	37.94	408	7.17	77	8.84	95	53.95	581	50.13	540
# 1205	1.5bhk	37.70	406	3.17	34	4.02	43	44.89	483	0.00	0
# 1206	2bhk	39.92	430	7.95	86	8.45	91	56.32	606	52.56	566
# 1208	Studio	24.58	265	2.33	25	8.36	90	35.27	380	53.37	574



PROPOSED LAYOUT



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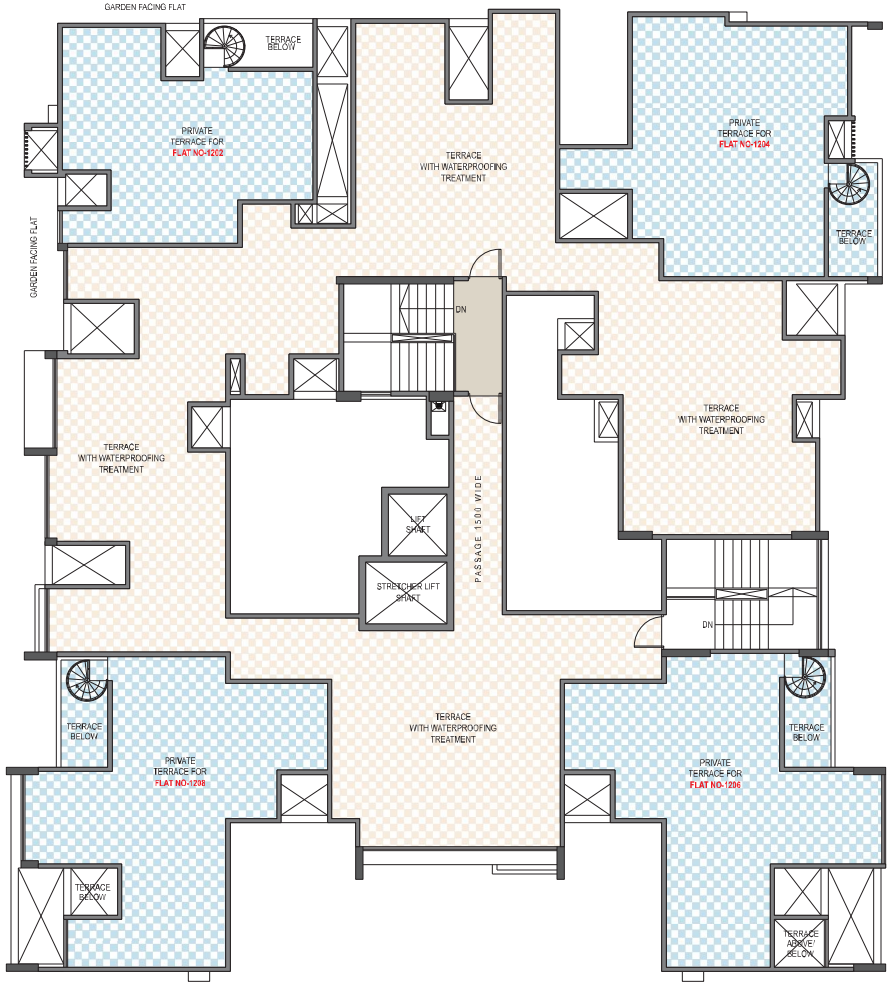
Phase 4: Building 'A'
Terrace Floor Plan



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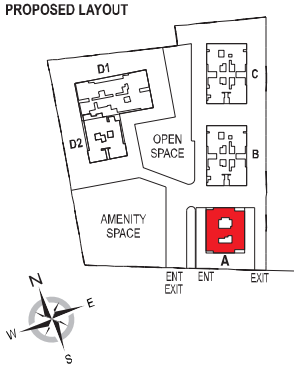

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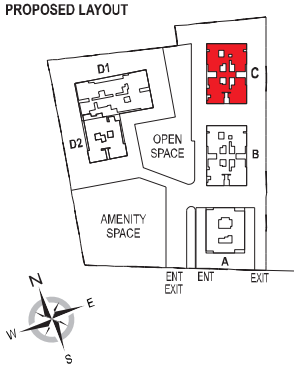
Phase 2: Building 'C'
1st Floor Plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Podium Garden Area		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#101	2bhk	39.1	421	4.82	52	4.65	50	6.10	66	54.67	588
#102	1bhk	30.6	329	3.77	41	4.29	46	5.98	64	44.64	481
#103	1bhk	33.6	362	3.31	36	4.57	49	2.96	32	44.44	478
#104	1bhk	31.0	334	3.77	41	4.36	47	5.87	63	45.00	484
#105	1.5bhk	36.5	393	4.89	53	4.14	45	6.08	65	51.61	556
#106	1.5bhk	36.3	391	4.75	51	4.19	45	6.10	66	51.34	553
#107	2bhk	40.6	437	6.65	72	7.14	77	5.27	57	59.66	642
#108	2bhk	40.3	434	6.57	71	7.09	76	5.27	57	59.23	638
#109	2bhk	38.0	409	4.82	52	4.65	50	6.10	66	53.57	577

PROPOSED LAYOUT





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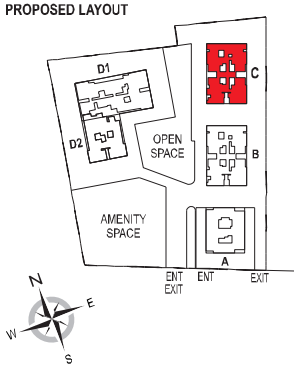
Phase 2: Building 'C'
3rd, 5th, 7th, 9th & 11th Floor Plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#301,501,701,901,1101	2bhk	39.1	421	4.82	52	4.65	50	48.57	523
#302,502,702,902,1102	1bhk	30.6	329	3.77	41	4.29	46	38.66	416
#303,503,703,903,1103	1bhk	33.6	362	3.31	36	4.57	49	41.48	446
#304,504,704,904,1104	1bhk	31.0	334	3.77	41	4.36	47	39.13	421
#305,505,705,905,1105	1.5bhk	36.5	393	4.89	53	4.14	45	45.53	490
#306,506,706,906,1106	1.5bhk	36.3	391	4.75	51	4.19	45	45.24	487
#307,507,707,907,1107	2bhk	40.6	437	6.65	72	7.14	77	54.39	585
#308,508,708,908,1108	2bhk	40.3	434	6.57	71	7.09	76	53.96	581
#309,509,709,909,1109	2bhk	38.0	409	4.82	52	4.65	50	47.47	511

PROPOSED LAYOUT





Note:
1. ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
2. Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
3. All the areas other than carpet area are mentioned for Illustration purpose only.
4. Sale of apartment is on carpet area only.
5. *Gross usable area = FLAT CARPET AREA + ENCLOSED BALCONY + TERRACE AREA + DRY TERRACE.
6. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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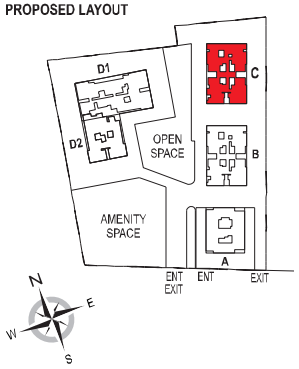
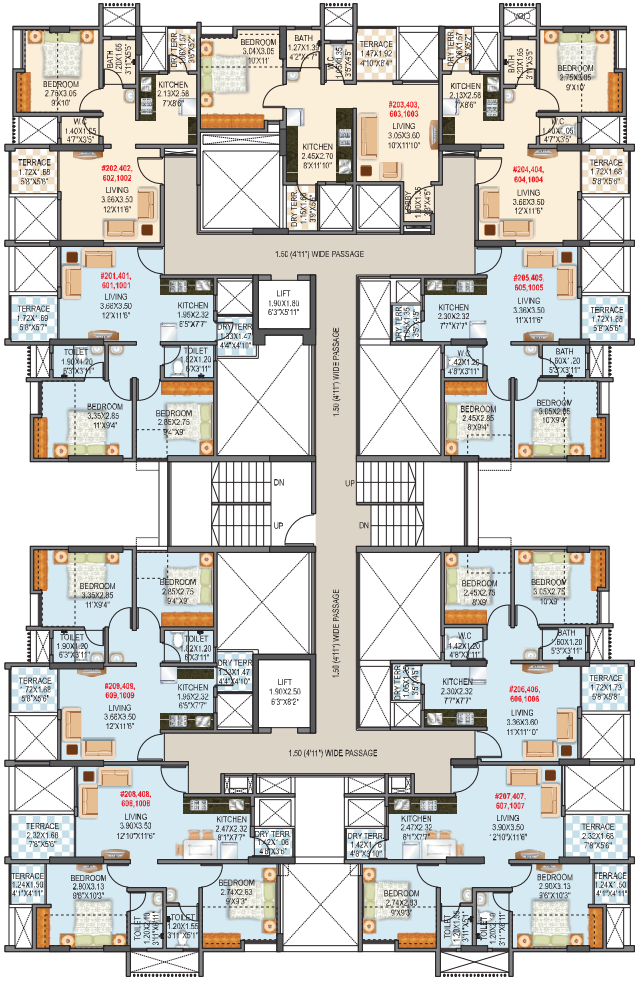
Phase 2: Building 'C'
2nd, 4th, 6th & 10th Floor Plan

Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#201,401,601,1001	2bhk	39.1	421	4.80	52	4.7	51	48.60	523
#202,402,602,1002	1bhk	30.5	328	3.80	41	4.4	47	38.70	417
#203,403,603,1003	1bhk	33.7	363	3.30	36	4.5	48	41.50	447
#204,404,604,1004	1bhk	30.8	332	3.80	41	4.3	46	38.90	419
#205,405,605,1005	1.5bhk	36.5	393	4.90	53	4.1	44	45.50	490
#206,406,606,1006	1.5bhk	36.3	391	4.80	52	4.2	45	45.30	488
#207,407,607,1007	2bhk	40.1	432	7.10	76	7.1	76	54.30	584
#208,408,608,1008	2bhk	39.8	428	7.00	75	6.9	74	53.70	578
#209,409,609,1009	2bhk	39.0	420	4.70	51	4.7	51	48.40	521

PROPOSED LAYOUT





Note:
1. ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
2. Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
3. All the areas other than carpet area are mentioned for Illustration purpose only.
4. Sale of apartment is on carpet area only.
5. *Gross usable area = FLAT CARPET AREA + ENCLOSED BALCONY + TERRACE AREA + DRY TERRACE.
6. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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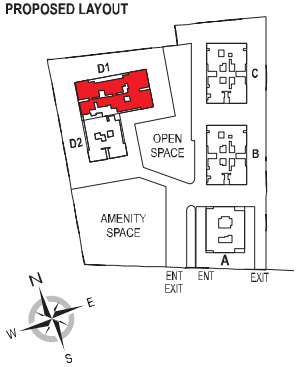
Phase 1: Building 'D1'
1st Floor Plan

PROPOSED LAYOUT





Flat No.	Flat Type	** Carpet area		Exclusive Encl. Balc.		Exclusive Terr. / Dry Terr.		Podium Garden Area		*Total Usable Area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#101	1bhk	30.0	323	3.79	41	4.73	51	2.89	31	41.38	445
#102	2bhk	40.5	436	6.13	66	7.97	86	14.45	156	69.09	744
#103	1bhk	30.3	326	3.86	42	4.77	51	13.91	150	52.87	569
#104	1bhk	29.4	316	3.85	41	4.75	51	17.95	193	55.95	602
#105	1bhk	29.4	317	3.86	42	4.73	51	17.91	193	55.91	602
#106	1bhk	30.4	327	3.83	41	4.73	51	5.83	63	44.75	482
#107	2bhk	41.9	450	4.91	53	8.06	87	5.43	58	60.25	649
#108	2bhk	42.2	454	4.97	53	7.56	81	5.10	55	59.84	644
#109	1bhk	30.1	324	3.82	41	4.83	52	9.39	101	48.11	518
#110	1.5bhk	35.4	381	6.88	74	4.8	52	18.17	196	65.21	702

Note:
1. ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
2. Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
3. All the areas other than carpet area are mentioned for Illustration purpose only.
4. Sale of apartment is on carpet area only.
5. *Gross usable area = FLAT CARPET AREA + ENCLOSED BALCONY + TERRACE AREA + DRY TERRACE.
6. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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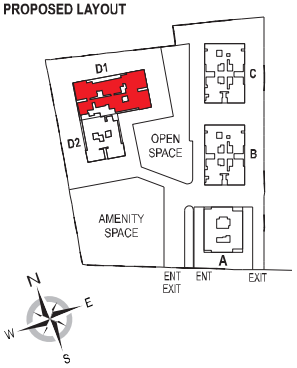
Phase 1: Building 'D1'
2nd, 4th, 6th & 10th
Floor Plan

PROPOSED LAYOUT





Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#201,401,601,1001	1bhk	30.0	323	3.94	42	4.79	52	38.72	417
#202,402,602,1002	2bhk	40.9	440	6.15	66	7.96	86	55.01	592
#203,403,603,1003	1bhk	30.5	328	3.84	41	4.7	51	39.03	420
#204,404,604,1004	1bhk	29.6	318	3.85	41	4.72	51	38.14	411
#205,405,605,1005	1bhk	29.6	318	3.86	42	4.7	51	38.14	411
#206,406,606,1006	1bhk	30.4	327	3.83	41	4.75	51	38.97	419
#207,407,607,1007	2bhk	41.8	450	4.93	53	7.92	85	54.63	588
#208,408,608,1008	2bhk	42.5	457	4.97	53	7.58	82	55.00	592
#209,409,609,1009	1bhk	30.2	325	3.82	41	4.8	52	38.85	418
#210,410,610,1010	1.5bhk	35.5	383	6.88	74	4.77	51	47.19	508

Note:
1. ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
2. Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
3. All the areas other than carpet area are mentioned for Illustration purpose only.
4. Sale of apartment is on carpet area only.
5. *Gross usable area = FLAT CARPET AREA + ENCLOSED BALCONY + TERRACE AREA + DRY TERRACE.
6. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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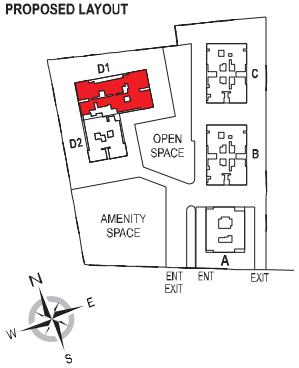
Phase 1: Building 'D1'
3rd, 5th, 7th, 9th & 11th
Floor Plan

PROPOSED LAYOUT





Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#301,501,701,901,1101	1bhk	30.0	323	3.79	41	4.73	51	38.49	414
#302,502,702,902,1102	2bhk	40.5	436	6.13	66	7.97	86	54.64	588
#303,503,703,903,1103	1bhk	30.3	326	3.86	42	4.77	51	38.96	419
#304,504,704,904,1104	1bhk	29.4	316	3.85	41	4.75	51	38.00	409
#305,505,705,905,1105	1bhk	29.4	317	3.86	42	4.73	51	38.00	409
#306,506,706,906,1106	1bhk	30.4	327	3.83	41	4.73	51	38.92	419
#307,507,707,907,1107	2bhk	41.9	450	4.91	53	8.06	87	54.82	590
#308,508,708,908,1108	2bhk	42.2	454	4.97	53	7.56	81	54.74	589
#309,509,709,909,1109	1bhk	30.1	324	3.82	41	4.83	52	38.72	417
#310,510,710,910,1110	1.5bhk	35.4	381	6.88	74	4.8	52	47.04	506

Note:
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2. Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
3. All the areas other than carpet area are mentioned for Illustration purpose only.
4. Sale of apartment is on carpet area only.
5. *Gross usable area = FLAT CARPET AREA + ENCLOSED BALCONY + TERRACE AREA + DRY TERRACE.
6. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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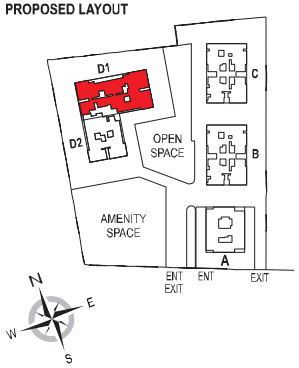
Phase 1: Building 'D1'
8th Floor Plan

PROPOSED LAYOUT





Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
#801	1bhk	30.0	323	3.94	42	4.79	52	38.72	417
#802	2bhk	40.9	440	6.15	66	7.96	86	55.01	592
#803	1bhk	30.5	328	3.84	41	4.7	51	39.03	420
#805	1bhk	29.6	318	3.86	42	4.7	51	38.14	411
#806	1bhk	30.4	327	3.83	41	4.75	51	38.97	419
#807	2bhk	41.8	450	4.93	53	7.92	85	54.63	588
#808	2bhk	42.5	457	4.97	53	7.58	82	55.00	592
#809	1bhk	30.2	325	3.82	41	4.8	52	38.85	418
#810	1.5bhk	35.5	383	6.88	74	4.77	51	47.19	508

Note:
1. ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
2. Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
3. All the areas other than carpet area are mentioned for Illustration purpose only.
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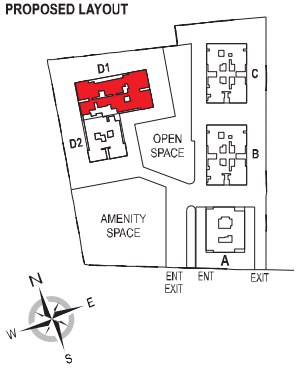
Phase 1: Building 'D1'
12th Floor Plan

PROPOSED LAYOUT





Flat No.	Flat Type	** Carpet area		Exclusive Enclosed Balc.		Exclusive Terrace / Dry Terrace		*Total Usable area		Roof Terrace Area	
		sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
# 1201	1bhk	30.24	326	3.94	42	7.81	84	41.99	452	37.64	405
# 1202	2bhk	40.90	440	6.15	66	8.42	91	55.47	597	51.17	551
# 1203	1bhk	30.49	328	3.94	41	4.70	51	39.03	420	0.00	0
# 1204	1bhk	29.57	318	3.85	41	4.73	51	38.15	411	0.00	0
# 1205	1bhk	29.58	318	3.86	42	4.70	51	38.14	411	0.00	0
# 1206	1bhk	30.39	327	3.83	41	4.75	51	38.97	419	0.00	0
# 1207	2bhk	41.85	450	4.93	53	8.35	90	55.13	593	50.87	548
# 1208	2bhk	42.32	456	4.97	53	8.09	87	55.38	596	51.67	556
# 1209	1bhk	29.99	323	3.94	42	4.80	52	38.73	417	0.00	0
# 1210	1.5bhk	35.54	383	6.88	74	4.78	51	47.20	508	0.00	0

Note:
1. ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
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3. All the areas other than carpet area are mentioned for Illustration purpose only.
4. Sale of apartment is on carpet area only.
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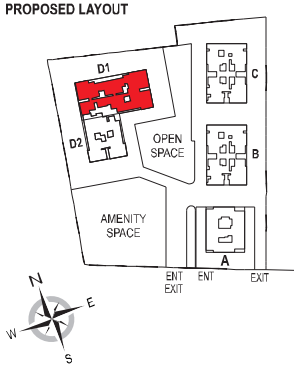
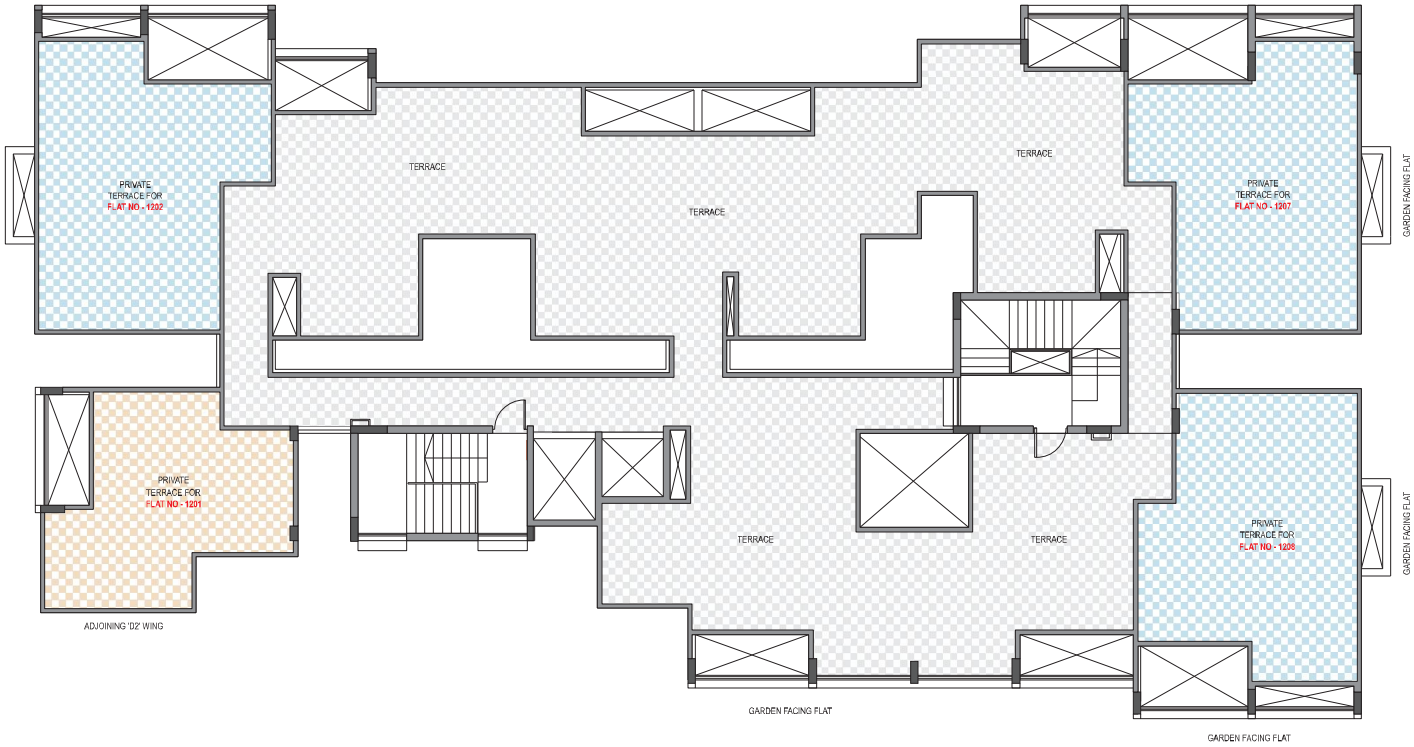
Phase 1: Building 'D1' Terrace Floor Plan

PROPOSED LAYOUT





Note:
1. ** Carpet Area is calculated according to RERA norms, Excluding Plaster thickness & Including Cupboard Area.
2. Plaster Thickness are considered as Internal Plaster 10mm & External Plaster 20mm
3. All the areas other than carpet area are mentioned for Illustration purpose only.
4. Sale of apartment is on carpet area only.
5. *Gross usable area = FLAT CARPET AREA + ENCLOSED BALCONY + TERRACE AREA + DRY TERRACE.
6. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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