



*For internal sales training purpose only



With over **13 years** of expertise in crafting exceptional homes and pioneering construction solutions, **Krisala Developers** has built a strong reputation grounded in trust and excellence. Our unwavering focus on customer comfort and satisfaction ensures that every project we undertake reflects our commitment to quality.

Guided by transparency and a dedication to fulfilling our promises, Krisala has rapidly emerged as a trusted name in real estate development. With over **2.3 million sq. ft.** of residential and commercial spaces developed, we continue to set new benchmarks in innovation and craftsmanship.

JOIN US ON THIS REMARKABLE JOURNEY AND BE PART OF SOMETHING EXTRAORDINARY!

A PROFOUND LEGACY BUILT ON TRUST, INNOVATION & EXCELLENCE

13+

Years of
Experience

16+

Projects
Delivered

2.3M+

Sq. Ft.
Area Developed

6.3M+

Sq. Ft. Area
Under Development

4500+

Happy
Families

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41
Zillenia
Punawale



41
West World
Balewadi



41
Luxovert
Tathawade



41
Cosmo
Tathawade



41
Evoke
Ravet



41
City Hub
Hadapsar



41
Commune
Wakad



41
Elite
Tathawade

A LEGACY OF TRIUMPHS



HOW BIG IS YOUR HEART?



Introducing **3.25** and **2.25 BHK BIG HOMES**
At **TATHAWADE**

CODENAME
BIG HEART

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HOMES WITH BIG HEARTS AND ABUNDANT SPACE

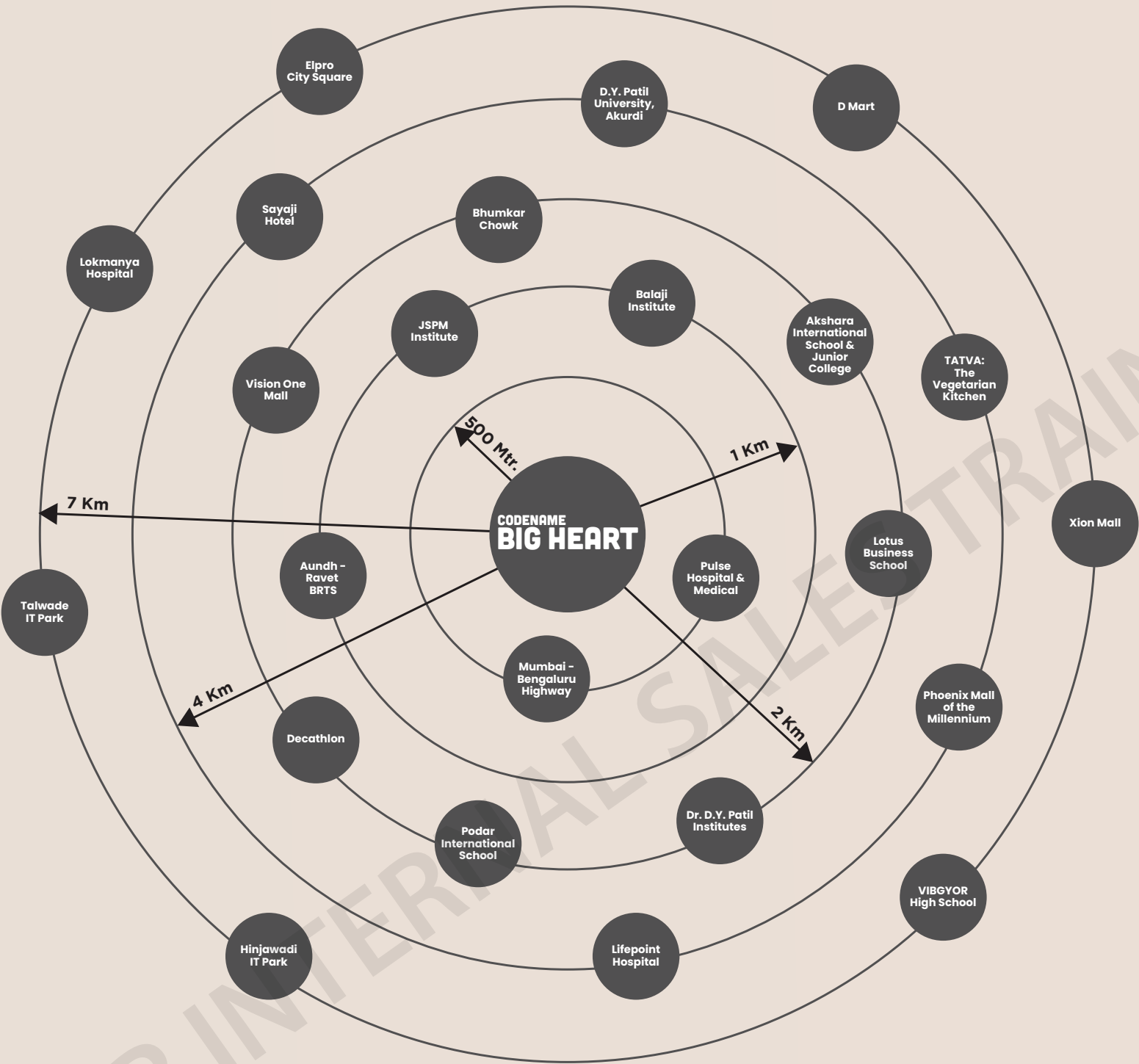
Cocooned in privacy and spacious luxury, this masterpiece exudes finesse in every detail. With stunning architecture and expansive carpet space, it offers a perfect blend of lavishness and smart functionality. A home here welcomes big hearts and even bigger dreams.

NOT JUST AN ADDRESS, A STATEMENT OF SMART LIVING.

**SAY YES TO
TATHAWADE!**

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KEY DISTANCES



LOCATION HIGHLIGHTS

-  10 mins Connectivity to **Mumbai - Pune Expressway**
-  Fastest Growing **Suburb of West Pune**
-  Densely Commercialised **All Basic Needs at your Fingertips**
-  Superior Connectivity to **Wakad, Baner, Hinjawadi, Ravet & PCMC**
-  Just 5 mins Away from **Pune - Bengaluru Highway**
-  Well Established **Neighbourhood**
-  Central Connectivity to **Nearby Schools, Colleges & IT Hubs**
-  High **Rental Returns**
-  10 min connectivity to **Nearest Upcoming Metro Station**
-  07 min connectivity to **Upcoming IT Park - WTC**

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DEMOGRAPHIC ADVANTAGE

Home to a vibrant
cosmopolitan community
of Gen Z, Millennials
and NRIs.



HUB OF URBAN LIFESTYLE

An array of esteemed educational,
healthcare, entertainment and
recreational centres ensuring a
high quality of life.



PROMINENT BUSINESS HUB

Surrounded by numerous
thriving corporate hubs.



GROWING REAL ESTATE MARKET

Increasing demand for commercial
and residential real estate with 5%
year-on-year rental growth.



MAP NOT TO SCALE

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PROJECT OVERVIEW

3+

ACRES

AMENITIES

FOR ALL AGE GROUPS

HIGH-RISE

TOWERS

3.25 BHK

2.25 BHK

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THOUGHTFUL SPECIFICATIONS:

Structure and Finish

- RCC earthquake resistant frame structure with full aluform shuttering.
- Superior quality paint in all common areas and external walls.

Comfort and Convenience

- Grand entrance gate with security cabin.
- DG backup for lifts and common areas.
- Passenger and freight lifts.
- Wide passage for easy movement.
- Three-phase meter for common areas.
- Stylish entrance lobbies for every tower.
- Common washroom for drivers, maintenance staffs and security guards in the common areas.

Eco Features / Green Practices

- Rainwater harvesting.
- Sewage treatment plant.
- Solar water heater in one bathroom.
- Solid waste management system.

KNOW YOUR HOME:

Living Room

- Decorative name plate at the main door.
- Designer main door with digital lock to ensure safety.
- Entrance lobby to avoid direct view into the flat.

Bedroom

- Family bedrooms are clubbed together and located in a more private area.
- Window seating area in kid's bedroom (wherever applicable).

Common Areas (Inside Flat)

- Lead-free, non-flammable water-based paint.
- Branded electric cables for safety.
- Provision for inverter system.
- Provision for internet point.
- Entrance lobby for privacy.

Kitchen

- FBV kitchen platform for more easy cleaning and elegant look.
- Washing machine water inlet and outlet provision.
- SS sink in the dry balcony for dry and clean kitchen platform.
- Windows for natural sunlight and air ventilation.

Terrace / Balcony

- Railing in toughened glass with safety film.
- Anti-skid tiles for safety in the rainy season.
- Charging points for laptop and mobile with counter in living room balcony for comfort and convenience.

INSIDE YOUR HOME:

Automation / Smart Features

- Digital door lock with finger print, RFID and pin.
- Panic button in kids' bedroom.
- Motion sensor lights in all bathrooms.
- Gas leak detector in kitchen.
- Main entrance guard phone.
- 3-tier security system with Video Door Phone for security.
- Wifinity 5 switch controller for 1 fan and 4 lights in living room.
- Wifinity 3 switch controller for 1 fan and 2 lights in master bedroom.
- Wireless Video Door Phone mobile app supported.

Internal Flooring

- 1600mm x 800mm vitrified tile flooring.
- Anti-skid ceramic tiles in toilets and attached terraces.

Internal Wall Finishes

- Gypsum finished internal walls.
- Superior quality paint.

Kitchen

- FBV kitchen platform.
- SS sink in the dry balcony with FBV platform.
- Provision for water purifier.
- Provision for exhaust fan with electric point.
- Glazed dado tiles above kitchen platform.

Bedroom

- Both side laminated flush door.
- AC provision in all bedroom.
- All-electric points as per electrical layout.

Terrace / Balcony

- Anti-skid flooring.
- Glass railing.
- Counter with charging points for laptop / mobile in living room balcony.
- Sliding door.

Dry Balcony

- Electrical point for washing machine.
- SS sink with FBV top.

Plumbing

- Plumbing with concealed pipes – Birla or equivalent.

Door

- Bedroom and bathroom – both side laminated flush door.
- Laminated door frames on main door and bedroom door.
- All doors fitting with brass / SS finish.

Window

- UPVC – finish three – track window with mosquito net.
- Window sill in FBV.
- Louvered ventilator in toilets FBV frame.

Washroom

- Anti-skid flooring.
- FBV door frame with both side laminated flush doors.
- Solar water heater connection in master toilet.
- Geyser provision in one washroom.
- Exhaust fan provision.
- Wall tiles in toilet up to lintel level.
- Sanitary fittings in Kohler / Grohe or equivalent.
- CP fittings in Kohler / Grohe or equivalent.

Electrical

- Concealed fire-retardant low smoke copper wire.
- Circuit breaker.
- TV and telephone points in living room and one bedroom.
- Modular switches Schneider or equivalent.
- AC point in all bedroom.
- Point for fridge / microwave / food processor.
- Point for washing machine.
- Provision for exhaust fan in kitchen and washrooms.
- Two-way switches for light and fan for master bedroom.

**WHERE MULTI-LEVEL
AMENITIES MEET**

**YOUR
HEART**



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OPEN SPACE AMENITIES



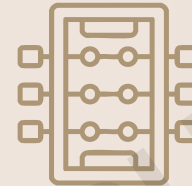
**Entry
Court**



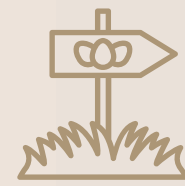
**Focal Water
Feature**



**Party
Lawn**



**Club
House**



**Garden
Trail**



**Open
Gym**



Gazebo



Temple



**Seating
Plaza**



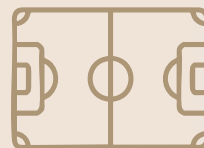
**Toddlers
Play Area**



**Jogging
Track**



**Net
Cricket**



**Futsal
Court**



**Musical
Trail**



**Swimming Pool
on Club House
Terrace**

PODIUM LEVEL AMENITIES



Central
Sculpture



Kids Play
Area



Skating
Rink



Seating
Area



Badminton
Court



Reflexology
Walk



Outdoor
Exercise Lawn



Pickleball
Court



Indoor
Gym



Zumba /
Aerobics



Meditation
Pods



Multiple
Indoor Games

*Disclaimer : "The size, shape, placement, and typology may vary as per the final master layout."

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PODIUM LEVEL AMENITIES



Library



Society Office



Pantry



Guest Room



Lounge Area



Drivers Room



Store



Creche



Common Toilet

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WHERE TYPOLOGY MEETS HEARTFELT CHOICES

Unit Typology	Total Usable Area (sq.ft.)
2.25 BHK	839
3.25 BHK	1109–1116



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GOLD TOKEN

100% REFUNDABLE AMOUNT

₹ 41,000

₹

TOKEN PRIVILEGES



Refundable



Launch price benefit: No additional discount



Upgradable to Platinum/Diamond within 10 days



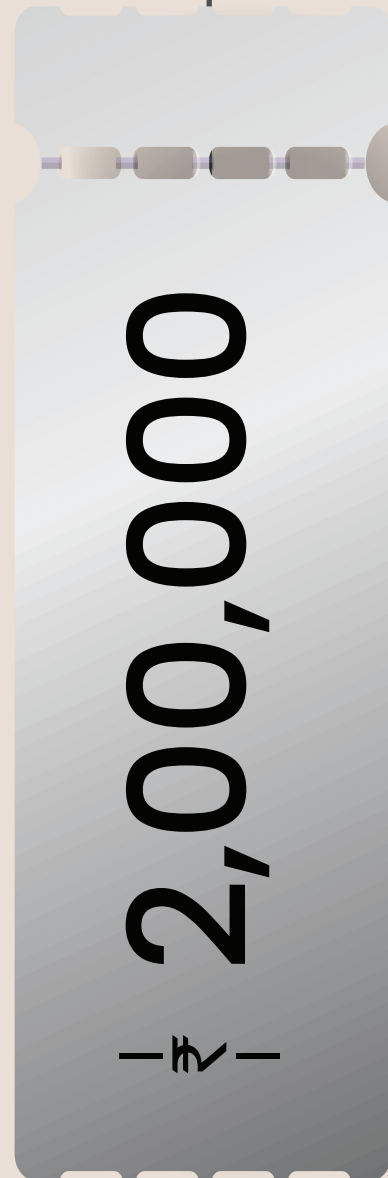
Apartment selection on the allotment day

If the Gold Token is not upgraded to either the Platinum or Diamond Token within 10 days, the additional discount of Rs. 1 Lac for the Platinum Token will be reduced to Rs. 50,000. Additionally, for the Diamond Token, free customizations and legal fees will not be applicable.

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PLATINUM TOKEN

NON-REFUNDABLE AMOUNT



TOKEN PRIVILEGES



Preferred Unit Selection



Additional discount of Rs. 1 Lac on allotment price



Upgradable to Diamond within 10 days

If the Platinum Token is not upgraded to the Diamond Token within 10 days, free customizations and legal fees will not be applicable.

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DIAMOND TOKEN

NON-REFUNDABLE AMOUNT

₹ 4,00,000

₹

TOKEN PRIVILEGES



Preferred Unit Selection



Preferred parking selection



Additional discount of Rs. 2 Lacs on allotment price



Assured cover car park



Free customisations upto Rs. 20,000/-



No legal fees of Rs. 20,000/-

CODENAME
BIG HEART
T A T H A W A D E

2.25 BHK - 839 sq.ft.

Lobby	4'11" x 5'0"
Living / Dining	19'0" x 11'0"
Living room Balcony	8'6" x 5'0"
Kitchen	8'0" x 10'0"
Master Bedroom	10'5" x 14'0"
Bedroom Balcony	10'5" x 3'3"
Bedroom 2	10'0" x 12'0"
Multi-utility Room	5'0" x 4'0"

- | 1 Attached Toilet
- | 1 Common Toilet
- | 2 Attached Sit out
- | Dry Balcony
- | Private Entrance Lobby

3.25 BHK - 1109 - 1116 sq.ft.

Lobby	5'11" x 5'0"
Living / Dining	21'0" x 11'0"
Living room Balcony	10'6" x 5'0"
Kitchen	8'0" x 10'0"
Master Bedroom	11'0" x 15'0"
Bedroom Balcony	11'0" x 3'0"
Bedroom 2	12'-6" x 10'6"
Bedroom 3	10'0" x 12'0"
Multi-utility Room	6'0" x 4'3"

- | 2 Attached Toilet
- | 1 Common Toilet
- | 2 Attached Sit out
- | Dry Balcony
- | Private Entrance Lobby

OFFERINGS

UNIT TYPOLOGY	FACING	CARPET AREA	PRICE RANGE
2.25 BHK	Suburb	839	97L - 1.05Cr
2.25 BHK	Amenity	839	98L - 1.06Cr
3.25 BHK	Amenity	1109	1.32Cr - 1.40Cr
3.25 BHK	Suburb	1116	1.32Cr - 1.40Cr
3.25 BHK	Amenity	1116	1.33Cr - 1.41Cr

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THANK YOU