Location Map

(Not to scale)

Site-Sr.No.72&73, Sant Nagar, Near Airport, Lohegaon, Pune - 411047



MBVA MEMBER

Disclaimer :
The contents of this brochure is purely conceptual and not a legal offering. The developer reserves the right to amend the layout, number of floors, elevation, colour scheme, specifications, amenities etc.

Credits

Project Architect
Ankur Associates

Structural Consultant
J & W Consultants

Legal Advisor
Yande & Co.

Marketed By:

MAGNUS REALTY

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PANKAJ DEVELOPERS

A-13, Bhosale Arcade,Hadapsar, Pune-28
Tel.: 020-26824647
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Fly towards the destination of happiness

PANKAJ
Aasmaan
Homes With Eternal Bliss
@ Lohegaon, Pune

2 & 3 BHK Flats & Row Houses,@ Lohegaon, Pune

Some groups stand tall mainly because of their vision and dedication and foremost amongst them is Pankaj Developers, who have made their mark by creating excellent homes at various locations in Pune city. Pankaj Park, Pankaj Avenue, Dream Solace & Tranquility are just few examples of their craftsmanship in beautification of the city. All these projects are popular and the pride of their respective residents as they contain every comfort and assure an elevating lifestyle.

Creation is not just an activity but a passion for Pankaj Developers. Giving the best cannot be achieved by intention and promises but one has to imbibe the habit of implementation and Pankaj Developers are doing the same for every project.

Affordability is yet another feather in the cap for Pankaj Developers as their projects have the best of the world yet are not heavy on the pocket, hence within the reach of a growing every family.

Strategic location, excellent amenities & facilities, superb landscaping, highly appreciative designs, imposing elevations and lifestyle excelling ambience are the inherent strengths of Pankaj Developers. Their latest offering Pankaj Aasmaan is a truly sky touching dream project and residing here will be achieving a dream of touching the sky.



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Ideal Location

In the recent times, Vimannagar Lohegaon has become an elite locality with highest hustle bustle of high profile social segment. Pankaj Aasmaan is a part of this elite locality aptly named North Vimannagar Lohegaon. Just like the popular Kalyani Nagar and Kharadi, North Vimannagar Lohegaon is still a pollution free, green and naturally blessed area with vast open tracts. The proximity of airport will ensure the sky full openness for long coming times. It is a very charming neighborhood to fall in love at first site. It will be a very happening place as adjacent entertainment and recreational centers, finest restaurants, malls like Ishanya, Mariplex, Lifestyle, Inorbit, Phoenix Market City etc. will provide all the required adrenaline. Scholastic convenience is yet another feature as reputed educational institutions like Symbiosis International, Rosary, Kendriya Vidyalaya, Vikhe Patil, Bishop's School, Sharad Pawar International are a part of the proximity. Closeness to IT hubs like Giga Space, Weikfield IT Citi, EON IT, Cerebrum, etc makes Pankaj Aasmaan an ideal choice for IT professionals. The connectivity to Pune station, Hadapsar through Kharadi, Nagar Road, PCMC & Chakan through Vishrantwadi add to the connectivity.



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Pankaj Aasmaan

is the ground zero for every aspiring family as it will be an ideal abode in every sense. Spread over an area of approximately 11 acres, a cluster of 11 storied buildings comprising of 2 & 3 BHK apartments and row houses Pankaj Aasmaan is beautifully designed from every aspect and has the high style amenities and facilities. Right from the majestic entrance gate to the last wall, every thing is well placed. Adjoining the entrance shall be a commercial complex that will take care of sundry shopping and utilities. The phenomenal Row houses are imperial in every sense and bound to be a proud possession.

Adequate Road, infrastructure, landscaped gardens, clubhouse, strong compound wall around the project, much required security and other ultramodern facilities make Pankaj Aasman a truly fine township with a futuristic approach.

Zone

The building arena is divided into spacious and compact zones.

Spacious Zone

It designed to give a luxurious lifestyle, consists of spacious 2 & 3 BHK apartments, this zone is spacious to give adequate privacy to every family member. The 3 side open design of these buildings ensures natural sunlight and airy ambience for every flat holder. It also offers an excellent unobstructed view of the beautiful surroundings.



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Compact Comfort Zon

The 2 & 3 BHK apartments in this zone are compact yet convenient as they are adequately designed to fulfill the familial needs of nucleus families. Who are starting out in life and need to buy home within their budget.


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Rich Row Houses

The desire of a bungalow and an independent house is often fulfilled by Row Houses. The Row houses in Pankaj Aasmaan are large and palatial with inviting blues and greens around. Small a garden, private terrace, space to party and a lot more makes them so aspirational plus the ultramodern amenities makes it a perfect place.









Amenities

Sports:
Indoor:
- Table Tennis
- Carrom
- Chess

Outdoor:
- Basketball
- Volleyball

Aqua World:
- Large size swimming pool with baby pool

Club House:
- Well equipped Gymnasium
- Aerobics hall
- Yoga and Meditation

Open Areas:
- Professionally designed large landscaped areas
- Children Play Area
- Senior Citizen Park
- Jogging Track

Entertainment:
- Multipurpose hall

Common Amenities:
- Solar water heating system
- Water purification system
- Water re-cycling plant
- Rainwater harvesting
- Sewage treatment plant
- Vermiculture

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Superb Specifications

- Structure : RCC framed structure.
- Masonry : 6" brick / Block work
- Doors : Decorative main door with C. P. Fittings. Internal pre laminated Doors with frames and Cylindrical locks.
- Windows : Powder coated Aluminum Sliding Windows with M S Grill & S S Mosquito net.
- Electrical : Concealed Copper wiring with modular switches, Anchor Roma or equivalent make with adequate light points & power points. Provision for fitting inverter.
- Cable : TV/Tel. Network Provision of TV / Telephone point in living room & master bedroom, with provision for broadband connectivity.
- Flooring : 2'x2' Vitrified tiles of standard make for entire flat. Anti Skid 1'x1' ceramic tiles for terraces & toilets. Glazed / Ceramic tiles dado up to lintel level for toilet.

- Kitchen : Granite kitchen platform with stainless steel sink and glazed /ceramic tiles dado up to sill level. Provision for fixing Water Purifier & exhaust fan.
- Plumbing : Concealed plumbing with standard white/ Pastel coloured sanitary ware of good quality & Jaguar or equivalent Sanitary fittings.
- Painting : External - Superior quality Acrylic Based paint. Internal - Oil bond Distemper in pleasing shades. Doors, windows, grill etc. - Enamel paint
- Lift : Provision of good quality Lifts of reputed make
- Generator : Generator back up for lift and common areas
- Entrance lobby : Decorative main entrance lobby
- Internal Road : Internal drive way in paving block / Tremix concrete
- Compound Wall : Compound wall with entrance gate & security cabin











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Club House:
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Children play area
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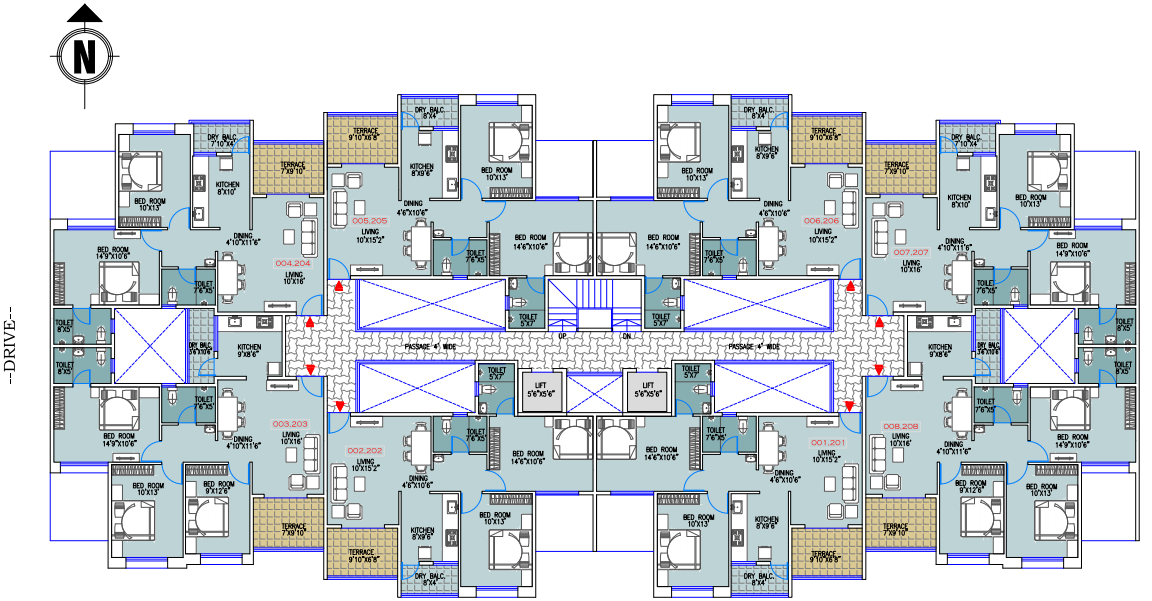
Rainwater harvesting
Sewage treatment plant
Vermiculture



L WING

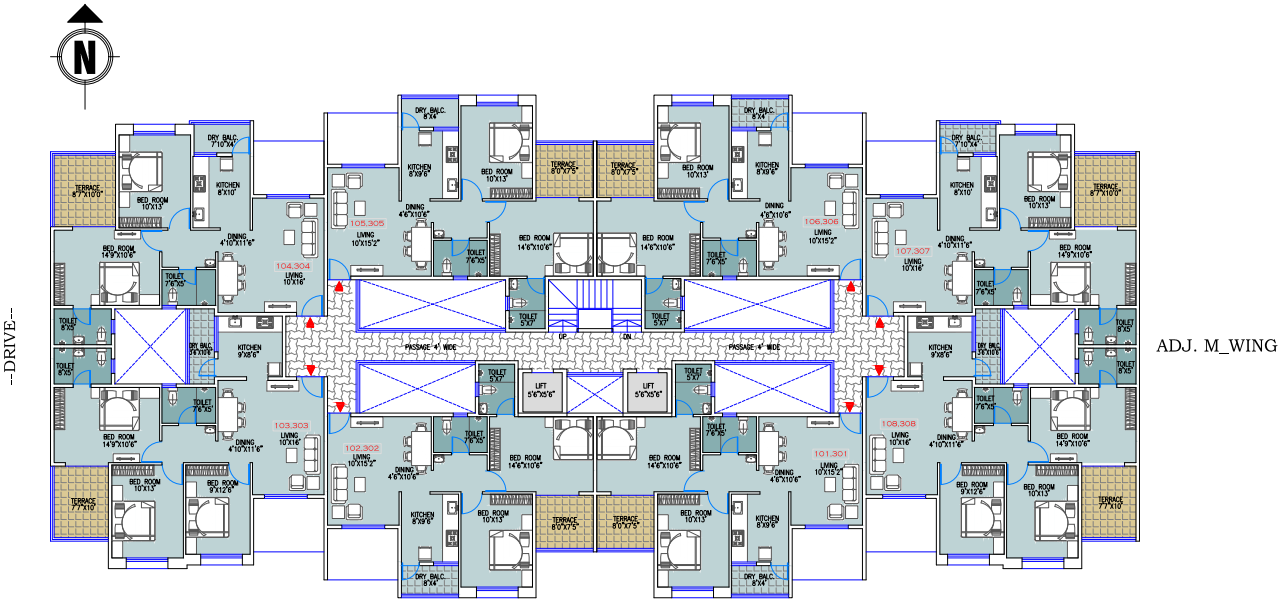
GROUND, STILT & SECOND FLOOR PLAN



RERA CARPET AREA STATEMENT IN SQ. FT					
FLAT NO.	FLAT NO.	CARPET AREA	TERRACE	DRY BALCONY AREA	TOTAL CARPET AREA
001, 201	COMFORT 2-BHK	699	66	32	797
002, 202	COMFORT 2-BHK	699	66	32	797
003, 203	COMFORT 3-BHK	845	69	37	951
004, 204	COMFORT 2-BHK	730	69	31	830
005, 205	COMFORT 2-BHK	699	66	32	797
006, 206	COMFORT 2-BHK	699	66	32	797
007, 207	COMFORT 2-BHK	730	69	31	830
008, 208	COMFORT 3-BHK	840	69	37	954

L WING

FIRST & THIRD FLOOR PLAN



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101, 301	COMFORT 2-BHK	699	59	32	790
102, 302	COMFORT 2-BHK	699	59	32	790
103, 303	COMFORT 3-BHK	845	76	37	958
104, 304	COMFORT 2-BHK	730	86	31	847
105, 305	COMFORT 2-BHK	699	59	32	790
106, 306	COMFORT 2-BHK	699	59	32	790
107, 307	COMFORT 2-BHK	730	86	31	847
108, 308	COMFORT 3-BHK	840	76	37	958



Superb Specifications

Structure: RCC framed structure.5”

Mansory: Mansory: Brick/Block work

Doors: Decorative main door C.P. Fittings. Internal flush doors with cylindrical locks.Powder coated

Windows: Aluminum Sliding Windows with MS Grill & Mosquito net.

Electrical: Concealed Copper wiring with Modular switches, legrand or equivalent make with adequate light points & power points. Provision for fitting inverter.

Cable: Provision for TV in living room & master bedroom,

Flooring: 600×600 Vitrified tiles of standard make for entire flat. Anti Skid 300×300 ceramic tiles for terraces & toilets. Glazed / Ceramic tiles dado up to lintel level for toilet.

Kitchen: Granite kitchen platform with stainless steel sink and glazed / ceramic tiles dado up to 2 feet Provision for fixing Water Purifier & exhaust fan.

Plumbing: Concealed plumbing with standard White / Pastel coloured Sanitary ware of good quality & cera or equivalent Sanitary fittings.

Painting: External: Superior quality Acrylic Based paint. Internal - Oil bond Distemper in pleasing shades. windows grill etc.- Enamel paint.

Lift: Provision of good quality Lifts of reputed make

Generator: Generator back up for lift and common area

Entrance Lobby: Decorative main entrance lobby.

Internal Road: Internal drive way in paving block/Tremix concrete.

Compund Wall: Compound wall with & security cabin.

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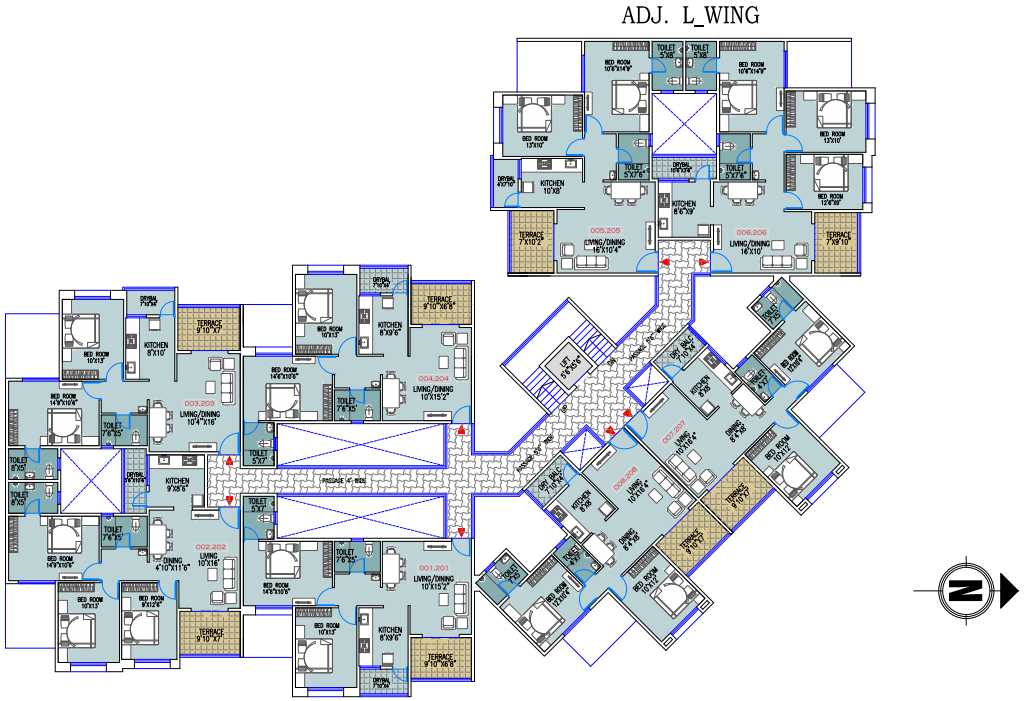

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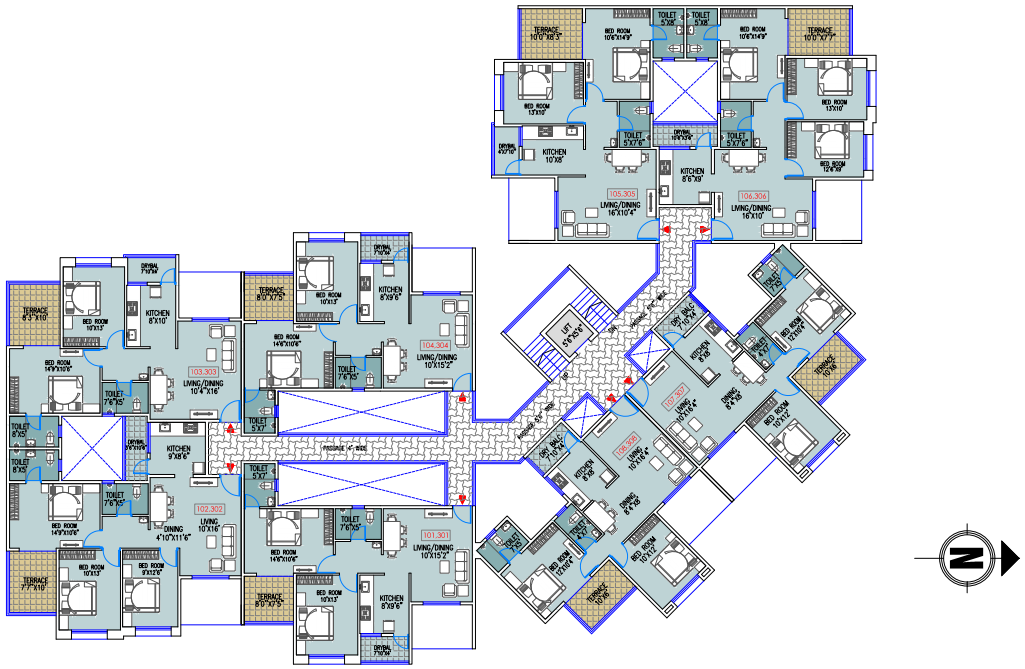
005, 205	COMFORT 2-BHK	732	71	31	834
006, 206	COMFORT 3-BHK	845	69	37	951
007, 207	COMFORT 2-BHK	642	69	31	742
008, 208	COMFORT 2-BHK	642	69	31	742

M WING

FIRST & THIRD FLOOR PLAN

ADJ. L_WING



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