

LIFE ●●●● MONTAGE

2, 2.5, 3 BHK APARTMENTS AT SUS, PUNE



A Joint Venture Project by





THE MONTAGE OF A COLOURFUL LIFE

Your dreams, your home and your people are a part of a very beautiful montage that's your life. Sense of security, love, happiness, fulfillment, success, peace, entertainment, togetherness, well-being, and more, are all essential aspects of this Montage, which you call your own.





LIFE MONTAGE

2, 2.5, 3 BHK APARTMENTS AT SUS, PUNE



THE MONTAGE OF CONNECTIVITY

Life makes sense when essential aspects...that form the core of our routine come together in harmony. Accessibility, technology, entertainment, easy commute, access to career and educational opportunities and more. These elements form the montage of our life. When each of these connect, everything else falls in place. Hence, it's necessary that every decision is taken bearing them in mind.



10^{MINS}
BANER

12^{MINS}
PASHAN

16^{MINS}
HINJEWADI

18^{MINS}
UNIVERSITY

LIFE MONTAGE

2, 2.5, 3 BHK APARTMENTS AT SUS, PUNE

7
BUILDINGS

12/14^{STORED}
STRUCTURES





E

F

G

ENTRANCE



THINK SENSE. THINK TOMORROW.

Make a decision that is in favour of your future...

A housing project at Sus, Pune, Life Montage is a collection of the many conveniences life has to offer. This futuristic housing project at Sus, is that decision. Surrounded by the evolving benefits that will govern the suburbs of Baner, Pashan, Aundh and the neighbouring areas of Sus, Life Montage is 'future calling'.

Comprising 2, 2.5 and 3 BHK homes, the way of life at Life Montage assures soon-to-be owners, of a convenient and comforting life. Just like most people dream of - a serene location, easy commute possibilities, and other necessities of entertainment, education, IT companies, grocery shops at proximity - there's everything here that warrants a bright future.

600+
UNITS

7
BUILDINGS

LIFE MONTAGE
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FUTURE DEVELOPMENT
PHASE II

PHASE I

AMENITY
SPACE

2
BHK

2.5
BHK

2
BHK

2
BHK

2
BHK

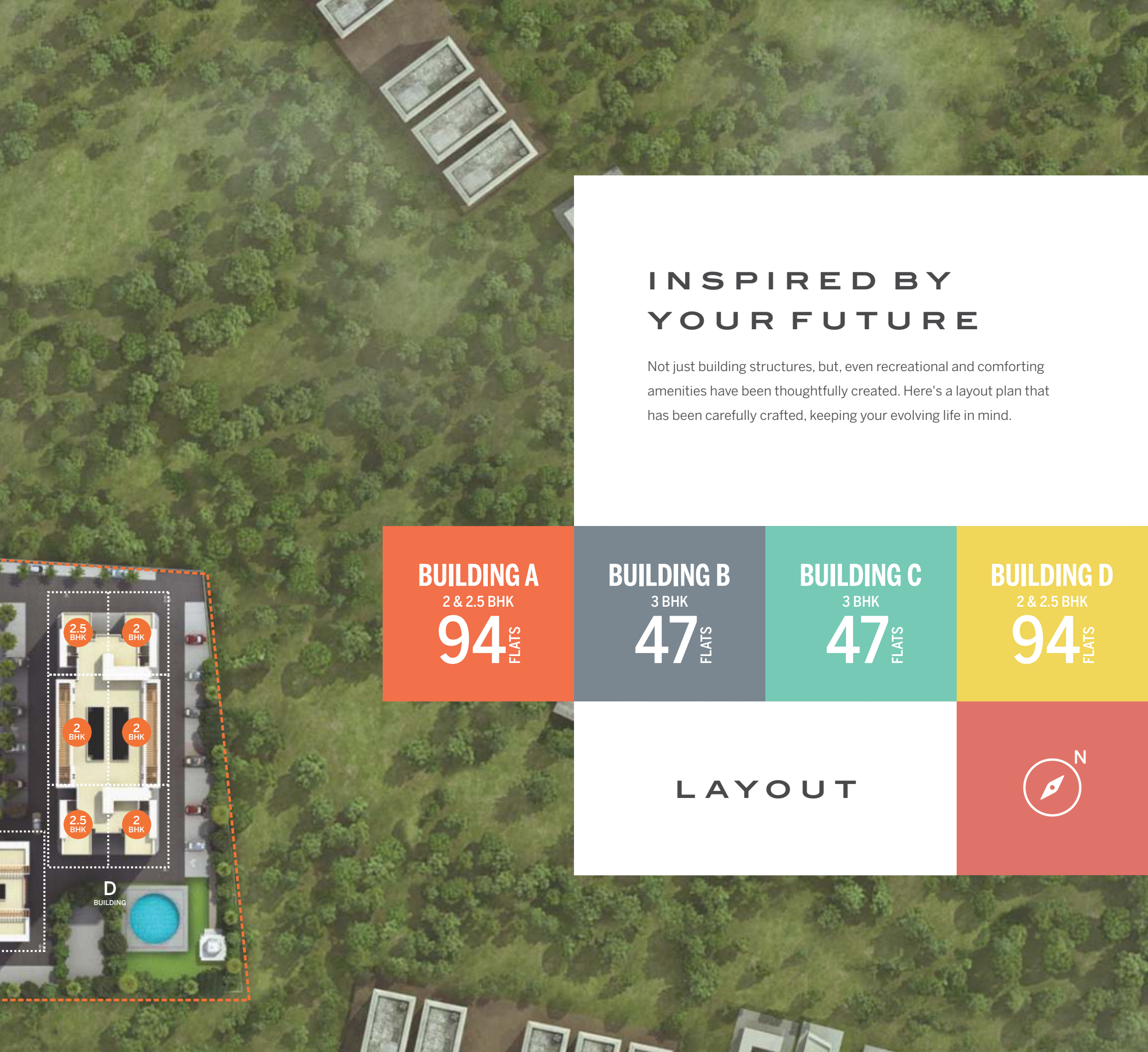
2.5
BHK

A
BUILDING

3
BHK

3
BHK

B & C
BUILDING



INSPIRED BY YOUR FUTURE

Not just building structures, but, even recreational and comforting amenities have been thoughtfully created. Here's a layout plan that has been carefully crafted, keeping your evolving life in mind.

BUILDING A

2 & 2.5 BHK

94 FLATS

BUILDING B

3 BHK

47 FLATS

BUILDING C

3 BHK

47 FLATS

BUILDING D

2 & 2.5 BHK

94 FLATS

LAYOUT





Air conditioner in master bedroom



SECURITY

- High security main door
- Night latch



STRUCTURE

- RCC frame structure of superior quality
- Designed for earthquake safety



Video door phone facility



PARKING

- Ample parking space for visitors / guests
- Well planned parking to ensure easy drive in & out



BATHROOMS

- Anti-skid ceramic flooring
- Designer dado tiles
- White sanitary ware - Cera or equivalent make
- Dual flushing cisterns in all toilets
- Hot & cold water supply for all shower areas
- Provision for exhaust fan
- Provision for boiler / geyser
- Provision for inverter charging point
- 100% waterproof doors



Modular Kitchen



PLASTER

- Smooth plaster for internal walls
- Sand-faced cement plaster for external walls - double coat



KITCHEN

- Modular kitchen
- Granite top kitchen platform
- Stainless steel sink
- Glazed tiles dado up to window top
- Provision for exhaust fan
- Dry balcony attached to kitchen with provision for washing machine (with water inlet & drain)



Landscaped nature walk



PAINTINGS

- Internal oil bound distemper paint in the entire flat
- External semi acrylic paint for the entire building



Water purifier in the kitchen



ENVIRONMENT FRIENDLY INITIATIVES

- Landscape - sunken decks
- Solar powered LED for street lighting
- Low VOC paint
- Drip irrigation for landscaped areas
- Well equipped fire fighting system
- Common toilets in parking for each building
- Rain water harvesting
- Organic waste composting unit for the project



ELECTRIFICATION

- Adequate concealed electrical points with copper wiring
- Telephone & cable TV points in living room
- Fire-resistant cables
- Generator backup for lifts and common lighting
- Each flat with ELCB (Earth Leakage Circuit Breaker) for electrical safety



A Dedicated Temple



PLUMBING

- Concealed plumbing
- Jaguar / equivalent fittings in bathroom, toilet and kitchen



WINDOWS

- Large windows for better air circulation, ventilation & view
- Powder-coated aluminum sliding windows
- M.S. grills for safety and security
- Granite window sill
- S.S. 304 mosquito net for all windows with locking system
- S.S. and glass railings for terraces

One fan and one tube light fitting in each room



URBAN SPECIFICATIONS



FLOORING

- 800mm x 800mm vitrified ceramic flooring for the entire flat
- Anti-skid ceramic flooring in attached terrace & bathrooms



MASONRY

- External walls: 6" thick Fly Ash brickwork / ACC blocks
- Internal walls: 6" thick Fly Ash brickwork / ACC blocks



LETTER BOX

- Letter box for each flat
- Name plate for each flat



Yoga/Meditation
area



Senior citizens' sit-out



A concierge facility to assist the residents with select routine requirements. This service will be tendered by the developer for 3 years, thereafter it will be handed-over to the residents.



Grand entrance gate



Society office



Multi-purpose hall



Designer lobbies



School bus pick-up & drop point



Children's play area



Multi-purpose court (Basketball/Volleyball)



Solar water heating systems for all toilets



Gymnasium with changing rooms



Library with reading area

ATTRACTIVE HIGHLIGHTS



Indoor games room (carrom/chess/football)



Barbeque area



Party lawns



Plantation



Club house



**Platinum Rating
from IGBC**

(Indian Green Building Council)





2_{BHK}

AREA
978 SQ.FT.

1 Entrance lobby	4'6"x8'0"	6 Kitchen	9'0"x8'0"
2 Living & Dining	17'6"x11'0"	7 Dry Area	8'0"x3'0"
3 Terrace	7'0"x11'0"	8 Master Bedroom	10'6"x13'0"
4 Children's Bedroom	10'0"x11'0"	9 Master Toilet	8'6"x4'6"
5 Common Toilet	8'x6"x4'x6"		



2.5 BHK

AREA
1099 SQ.FT.

1 Entrance lobby	8'6"x4'6"	6 Dry Area	8'0"x3'0"
2 Study	8'3"x11'0"	7 Children's Bedroom	10'0"x11'0"
3 Terrace	7'0"x11'0"	8 Common Toilet	8'6"x4'6"
4 Living & Dining	17'0"x11'0"	9 Master Bedroom	10'6"x13'6"
5 Kitchen	9'0"x8'0"	10 Master Toilet	8'6"x4'6"



3 BHK

AREA
1255 SQ.FT.

1 Lobby	4'6"x8'0"	7 Children Bedroom	11'6"x11'6"
2 Living & Dining	18'0"x11'0"	8 Children's Bed Toilet	8'6"x4'6"
3 Terrace	7'0"x11'0"	9 Common Toilet	8'6"x4'6"
4 Guest Bedroom	10'0"x11'0"	10 Master Bedroom	13'0"x11'0"
5 Kitchen	9'0"x8'0"	11 Master Toilet	8'0"x5'0"
6 Dry Area	3'6"x8'0"		

LIFE MONTAGE

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W E L C O M E T O L I F E

Pate Developers has been on the forefront in Pune's real estate landscape, with experience spanning over 3 decades.

Pate Developers is instrumental in developing over 1000 residential apartments, several shops, offices & showrooms in and around Pune.

High quality construction, ethical conduct and timely possession are hallmarks of Pate Developers. Success of the group can be seen in the form of numerous valued customers. Be it affordability, or luxury, the Pate Team is known to stick to commitments and provide complete value for money.

The Pate Team entered affordable housing segment, keeping their expertise and quality hallmarks as the benchmark. They are geared to gain 4000 units under affordable housing.

As graciously as the team at Pate delivers their promises of premium redevelopment, they, with similar skills have laid their trademark in luxury segment. Lavish lifestyle, upmarket amenities, specifications and futuristic locations are the primary levels that Pate achieves to meet the requirements of the ultra premium market.

Undoubtedly, Pate Developers attributes this rapid growth to the unshakeable trust and unwavering support of an ever-expanding list of happy and satisfied clientele.



BALEWADI

LIFE MONTAGE
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Towards Pune-Mumbai Expressway

SAVOIR FAIRE

FIESTA

RUTUPARNA

BANER

Baner Road

UNIVERSITY CIRCLE

WAKADEWADI

VIMAN NAGAR

Pashan Road

VIJIGISHA

MANAS

Sangamvadi Bridge

PASHAN

COURTYARD

Pashan Lake

TIMESCAPES

MODEL COLONY

VIJAYNIWAS

ESPECIA

ANUVEE

KEDAR NATH

PERFECT

TRUPTI

Deccan Gymkhana

SIGNORIA

GOLDEN PETAL

CHARUSHEELA

SWAYAMPRABHHA

ERANDWANE

Laxmi Road

KOTHRUD

MIT

KARVE ROAD

INDRAYAN

HADAPSAR

BHUKUM

CHANDANI CHOWK

KALAKUNJ- A

KALAKUNJ- B

CENTURY

MATRU SMRUTI

TRIMURTI

GURUKRUPA

Karve Nagar

REYA

SWARGATE

NH4

SAHAKAR NAGAR

WARJE

VITTALWADI

HINGNE

NANDINI

VIVANIA

SWAPNA

WALVEKAR NAGAR

BIBWEWADI

KIMAYA

NDA Gliderdrome

WESTCOAST PARK

SHIVANE

VADGOAN

BALAJI NAGAR

National Defense Academy

NANDED CITY

Nanded Fata

ARCADIA

DHANKAWADI

KONDHWA

AASMANT SANGRUN

KHADAKWASLA DAM

KIRKATWADI

NARHE

DHAYARI

AMBEGAON

LAKE SHIRE

Jambhulwadi Lake

Towards Pune-Satara Road

Pune-Mumbai Bypass Road

SURAJYA

DONJE

UPCOMING PROJECTS

ONGOING PROJECTS

UPCOMING (MINI TOWN SHIPS)

COMPLETE PROJECTS



ENHANCING LIVES GLOBALLY

For over 30 years, the Sanjay Ghodawat Group has come a long way. The road to the future has been gratifying. The visionary approach entailed by the Group has facilitated them in diversifying and growing at an incredible pace.

The Sanjay Ghodawat Group received a head start in exploiting future possibilities due to its groundbreaking diversification strategy.

Furthermore, the location strategy chalked by the Group ensured that it won consumer acceptance across verticals. Yet, something more was required to retain consumer confidence. And so, Mr. Sanjay Ghodawat foresaw the importance of investing in technology to upgrade quality to international standards, and won several accreditations on the way.

Now, banking on the expertise of Pate Developers in real estate, Sanjay Ghodawat Group decided to collaborate with this experienced firm, and enrich the lives of aspiring residents, through Life Montage.



GHODAWAT CONSUMER PRODUCTS

Well-equipped with a solvent extraction plant with 700 tonnes of processing capacity per day. Also, a refinery that produces premium edible oil under the brand name 'STAR REFINED OIL'.



SANJAY GHODAWAT INSTITUTES

We strive to provide high quality education along with the state of the art infrastructure spread over 150 acres of strolling campus that includes over 5000 aspiring students. We have already introduced international school diploma/degree courses in the field's of engineering and management, which remain milestones in the Indian Education sector, as a whole.

Recently, Sanjay Ghodawat Institutes launched Sanjay Ghodawat IIT and Medical Academy at Kolhapur and Sangli, where we offer coaching for JEE mains and advance and Medical CET.



GHODAWAT ENERGY

Generating green & clean energy with over 100 Megawatt wind turbines for our country & will soon be stepping into the complete solar energy sector.

EXCELUS STAR FOODBEV

JV between the Sanjay Ghodawat Group and Excelus Corp.; It is into food processing and caters to various MNCs under their private labels.



Star Gold Packaged drinking water fortified with Gold

Star Namkeen are quality products of 'Ghodawat Consumer Products LLP'

GHODAWAT REALTY

Forayed into real estate and has been portraying ground-breaking projects, and delivering substance and lifestyle, ever since.



GHODAWAT MINING

The largest area in India for quarrying of pristine and precious Makrana marble is owned by Ghodawat's 'STAR' Marble.

GHODAWAT CHEMICALS

Ghodawat Chemicals is ranked as the largest exporter of oxalic acid across the country, due to its usage of an ultra modern chemical plant and well-equipped laboratories.



GHODAWAT AGRO

Known as the largest producer of cut flowers and fresh flowers in India. Namely, Gerbera, Carnations, Roses and Lilies.

GHODAWAT TEXTILES

Holds an array of fabrics in shirtings and suitings, under the brand name Ghodawat Textiles and exports. Giving out more than 50% production.

LOCATION

SUS ROAD. OWNING UP TO THE FUTURE.

Sus Road is a residential and commercial suburb. The greatest highlight for Sus Road is its excellent connectivity to important places and roads. The NH4 and Mumbai-Pune Bypass are very close to this location. The Rajiv Gandhi Infotech Park Hinjewadi that houses several renowned IT firms such as TCS -Tata Consultancy Services, Infosys, Wipro and others, is connected to Sus Road by just a few kilometres.

Apart from the prospects of development and travel connectivity, the location is adequately bundled in greenery and serenity. The hosting of the Common Wealth Youth Games of 2008 saw great amount of development on Sus Road. A wide 6-way road was laid from Pashan to Mumbai-Pune Bypass. To add to these highlights, you'll find the comfort of gardens, entertainment hubs at a distance, grocery markets, education institutions, and more.



HINJEWADI
10.6_{KMS}



UNIVERSITY
8.7_{KMS}



CRAFTING THE PICTURE OF YOUR TOMORROW



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V. K. ARCHITECTS



RCC CONSULTANT

GENESIS



LEGAL ADVISOR

ADV. P. M. KHIRE



LANDSCAPE DESIGNER

MAHESH NAMPURKAR
SUMAN SHILP

3D

3D ART

AJAY PARGE
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STRATEGY AND
BRAND CONSULTANT

SETU ADVERTISING
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