

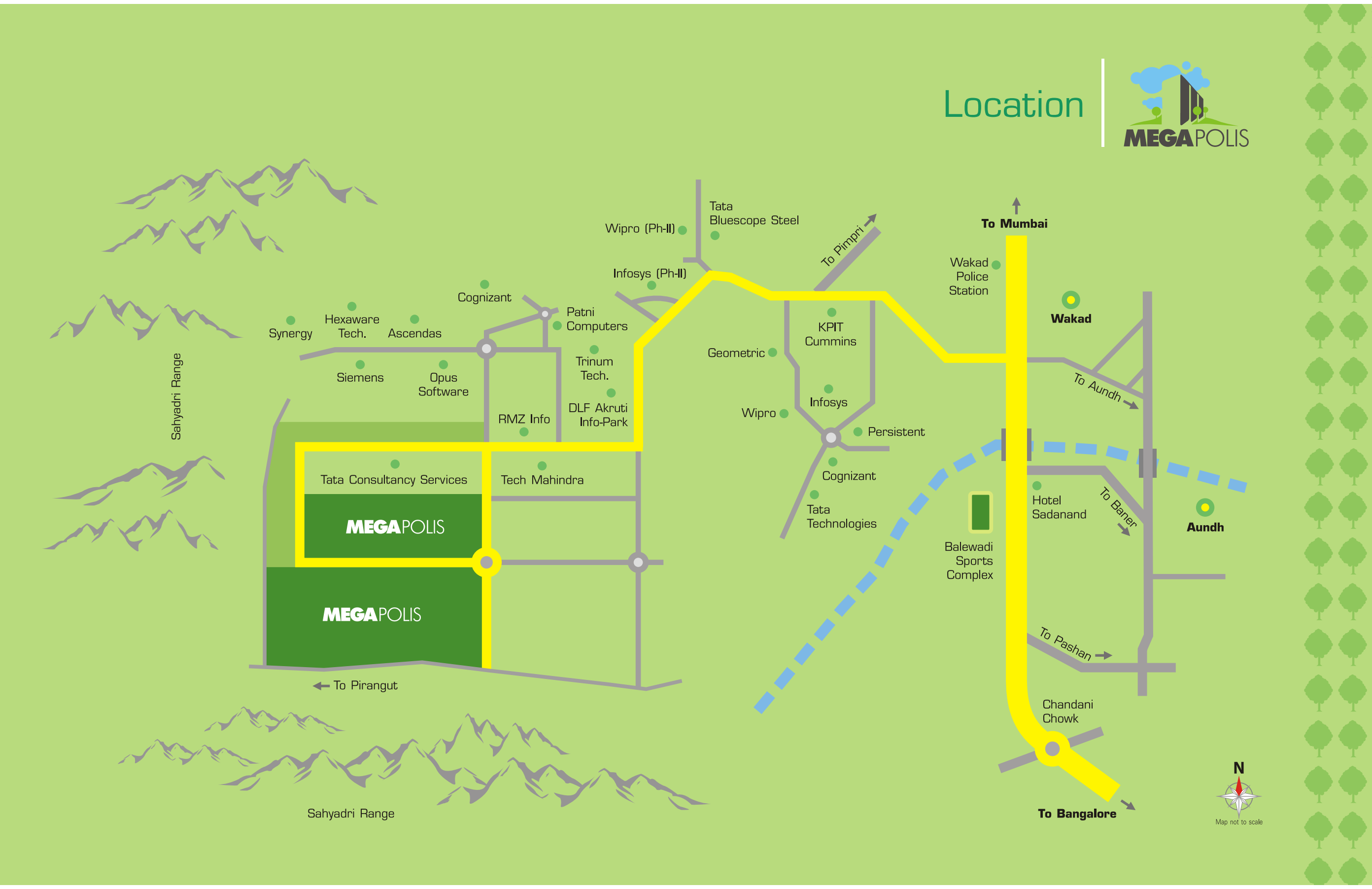
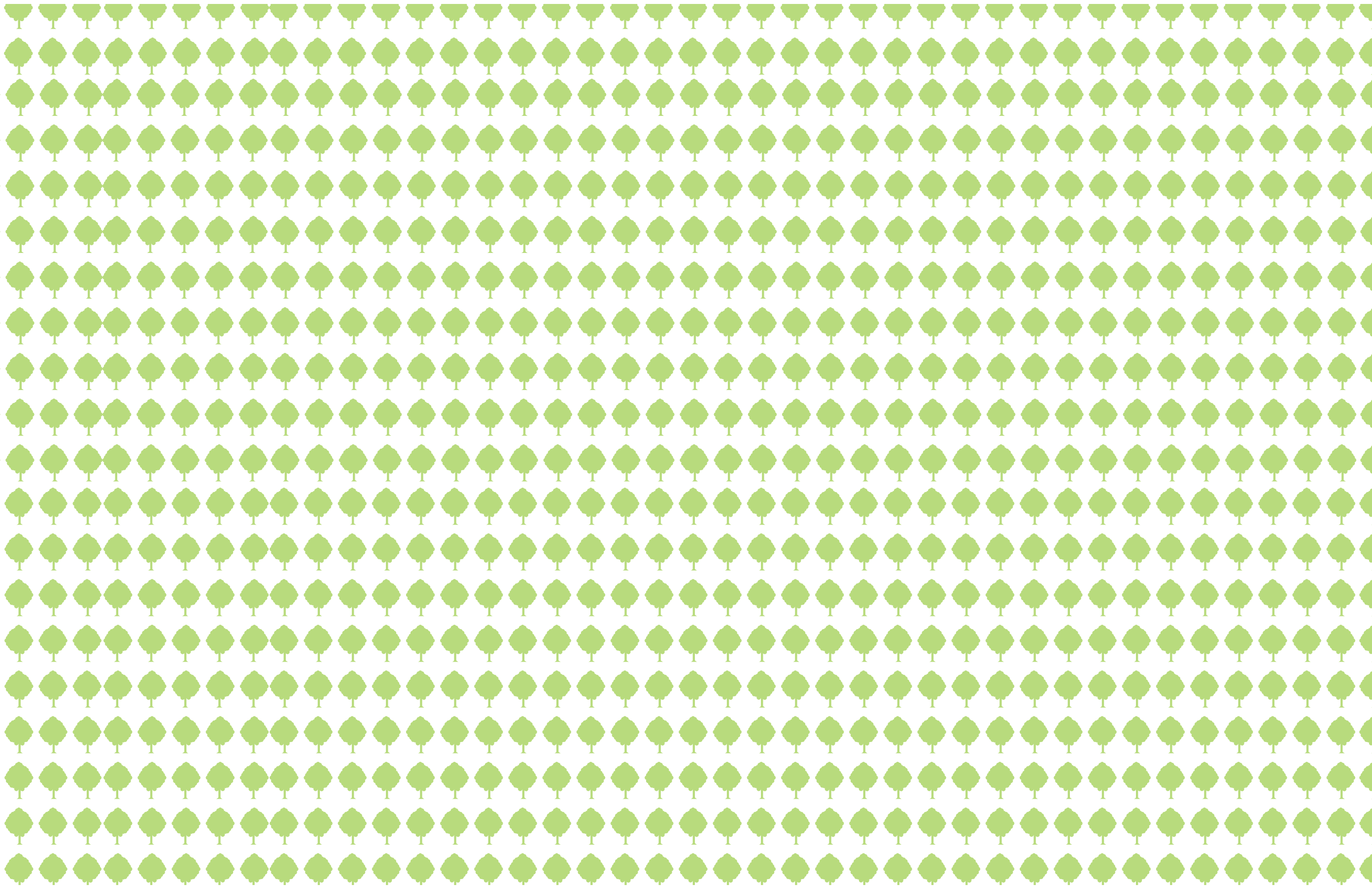


A Joint Venture of Avinash Bhosale Group & Kumar Properties

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A	Entrance Foyer	: 5'0" x 6'0"
B	Living / Dining	: 19'0" x 14'0"
C	Balcony 1	: 13'0" x 4'0"
D	Kitchen	: 9'8" x 9'0"
E	Utility	: 9'6" x 4'0"
F	Bedroom 1	: 10'0" x 12'5"
G	Toilet 1	: 8'0" x 5'0"
H	Bedroom 2	: 10'6" x 13'7"
I	Toilet 2	: 8'0" x 5'6"
J	Balcony 2	: 9'10" x 4'0"

2 BHK

Sample Apartment | Carpet Area : 894 sq.ft. | Saleable Area : 1,118 sq.ft.



A	Entrance Foyer	: 5'0" x 9'6"
B	Living / Dining	: 19'2" x 15'0"
C	Balcony 1	: 13'5" x 4'0"
D	Kitchen	: 10'9" x 9'0"
E	Utility	: 4'0" x 9'6"
F	Bedroom 1	: 10'0" x 12'4"
G	Toilet 1	: 8'0" x 5'0"
H	Bedroom 2	: 10'6" x 13'6"
I	Toilet 2	: 8'0" x 5'0"
J	Balcony 2	: 9'4" x 4'0"
K	Study	: 9'0" x 10'6"

2^{1/2} BHK

Sample Apartment | Carpet Area : 1,044 sq.ft. | Saleable Area : 1,305 sq.ft.



A	Entrance Foyer	: 5'0" x 7'0"
B	Living / Dining	: 20'0" x 15'6"
C	Balcony 1	: 13'9" x 4'0"
D	Kitchen	: 10'0" x 11'5"
E	Utility	: 7'10" x 4'0"
F	Bedroom 1	: 10'6" x 12'5"
G	Toilet 1	: 5'0" x 8'0"
H	Bedroom 2	: 11'0" x 13'11"
I	Toilet 2	: 8'0" x 5'6"
J	Balcony 2	: 9'0" x 4'0"
K	Bedroom 3	: 10'0" x 13'8"
L	Toilet 2	: 5'0" x 8'0"

3 BHK

Sample Apartment | Carpet Area : 1,215 sq.ft. | Saleable Area : 1,495 sq.ft.





Legend

- | | | | |
|---|-----------------------------------|-------------------------------------|---|
| 1 The Island ('U' Junction) | 8 Roundabout with Central Feature | 15 Pool Deck | 22 Amphitheatre |
| 2 Main Entrance with Security Check Point | 9 Outdoor Terrace | 16 Swimming Pool | 23 Dense Perimeter Landscape |
| 3 Primary Road (18.0 m Wide R.O.W) | 10 Garden Walk Way | 17 Eco Pond | 24 Secondary Entrance with Security Check Point |
| 4 Secondary Road (9.5 m Wide R.O.W) | 11 Apartment Cluster Courtyard | 18 Landscape Terraces | 25 Service Entrance with Security Check Point |
| 5 Apartment Building Vehicular Drop-off | 12 Clubhouse | 19 Meandering Eco Pond Garden | |
| 6 Apartment Building Arrival Plaza | 13 Kids' Play Area | 20 Pedestrian Spine | |
| 7 Ramp Up/Down to Parking | 14 Multi-purpose Function Lawn | 21 Main Multi-purpose Function Lawn | |



Amenities

HEALTH

- Multiple Swimming Pools
- Gymnasium
- Yoga Centre
- Meditation Place
- Jogging Track

ENTERTAINMENT

- Clubhouse
- Card Room
- Amphitheatre
- 24X7 Music Bar/Lounge
- Themed Restaurants
- Library
- Music Room with Instruments
- Kids' Zone
- Multipurpose Function Lawns

NATURE & LANDSCAPE

- Landscaped Gardens
- Fountains
- Meandering Eco Gardens
- Large Water Bodies
- Sculptures & Statues
- Maze Gardens
- Garden Walkway
- Road-side Trees
- Dense Perimeter Landscape

SPORTS

- Table Tennis
- Snooker
- Cricket Nets
- Volleyball
- Basketball
- Tennis
- Squash
- Badminton
- Mini Soccer Field
- Athletic Track
- Cycling Track

CONVENIENCE

- Dedicated Bus Service
- Poly Clinic
- Bank/ATM Centre
- Creche
- Play School
- Private School
- Hyper Market
- Salon
- Guest Rooms
- Multiple Community Halls
- Banquet Hall

ECO-FRIENDLY SYSTEMS

- Sewage Treatment
- Water Harvesting
- Water Purification

SECURITY & SAFETY

- Intelligence Surveillance System
- Video Door Phone
- Intercom Connectivity
- UPS Backup for Apartments
- Power Backup for Lifts & Common Areas
- Ambulance with Paramedics

ADD-ON VALUE

- Wi Max
- Pedestrian Spine
- Wider Roads
- Special No-vehicle Zones
- Separate Traffic Lanes for Children
- Tax Collection Centre
- Maintenance Office
- Community Office
- Service Apartments





Project Plan



Building
D & F

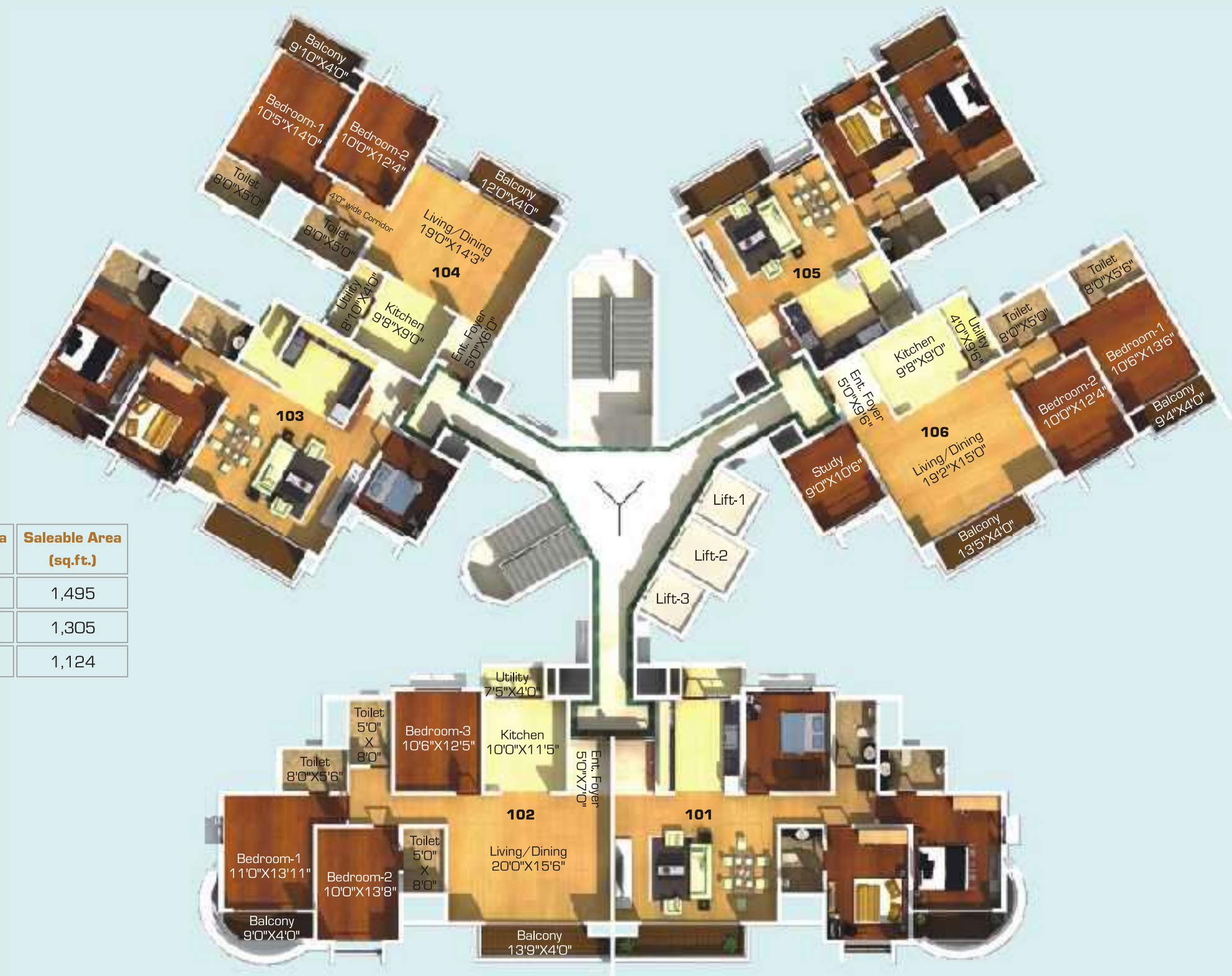


Unit Nos.	Type	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)
101, 102	3 BHK	1,215	1,495
103, 104	2 BHK	894	1,118



Building
A, B, H, I

Unit Nos.	Type	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)
101, 102	3 BHK	1,215	1,495
103, 106	2½ BHK	1,044	1,305
104, 105	2 BHK	899	1,124



Building
C, E, G

Unit Nos.	Type	Carpet Area (sq.ft.)	Saleable Area (sq.ft.)
101, 102	3 BHK	1,206	1,485
103, 106	2 BHK	899	1,124
104, 105	2½ BHK	1,044	1,305





Specifications

Entrance Lobby

- Imported tiles/marble flooring in main entrance lobby of every building
- POP/Gypsum ceiling with decorative lights in main entrance lobby of every building
- Security point per lobby with intercom connectivity to every apartment, main gate and important common areas
- Seating for residents and visitors
- Designer name plate directory
- Letter box for each apartment

Flooring

- Laminated light coloured wooden flooring for living room, dining room and internal lobby areas
- Laminated dark coloured wooden flooring for all bedrooms
- Granamite flooring for kitchen
- Anti-skid flooring for balconies

Kitchen

- Kitchen platform with jet black granite top
- Stainless steel sink with drainboard
- Designer kitchen dado wall tiles up to 1'6" height
- High quality chrome-plated brass taps
- Concealed plumbing with premium quality pipes
- Electrical point provisions for kitchen hob and chimney, microwave and convection oven
- Plumbing point provisions for water purifier, washing machine/drier
- Provision for exhaust fan
- Provision for washing machine
- Piped gas connection

Bathrooms

- A combination of designer tiles for bathrooms
- White/coloured sanitary bathware
- High quality chrome-plated brass taps and faucets in all bathrooms
- Shower panel with hot and cold mixing unit in master bathroom
- Single lever diverter with hot and cold mixing unit for other bathrooms
- Provision for exhaust fan in all bathrooms
- Provision for fitting boiler/geyser in all bathrooms
- Concealed plumbing with premium quality pipes
- Water-resistant doors

Security – Doors & Windows

- Powder-coated aluminium sliding windows with mosquito net and grill
- Main door with designer skin panel
- All internal doors in timber/fibre/puf with designer skin panel
- S.S. mortice lock for all doors
- Video door phone
- Intercom connectivity to all flats, building lobby, main gate and important common areas

Electricals

- Concealed electrical copper wiring with circuit breakers
- Earth leakage circuit breakers in main electrical panel
- A.C. points in each room
- Adequate electrical points in each room
- Premium quality switches in all rooms
- Provision for cable, telephone, intercom and broadband connectivity in all rooms
- 24 hr. power backup for all elevators and common areas

Parking

- Provision for parking at two levels
- Well-lit and numbered parking bays
- Plenty of parking space for visitors/guests
- Easy access from building lobbies with wide staircases, elevators and walkways to gardens/podium/upper floors

Value Additions

- Separate toilet for drivers/servants in every building
- Fire-fighting systems for every building
- Superior internal wall finish with washable emulsion paint
- Superior washable cement paint for external walls
- Automatic passenger elevators
- Wide stairways

