



PREMIUM COMMERCIAL AND RESIDENTIAL

KESHAVNAGAR

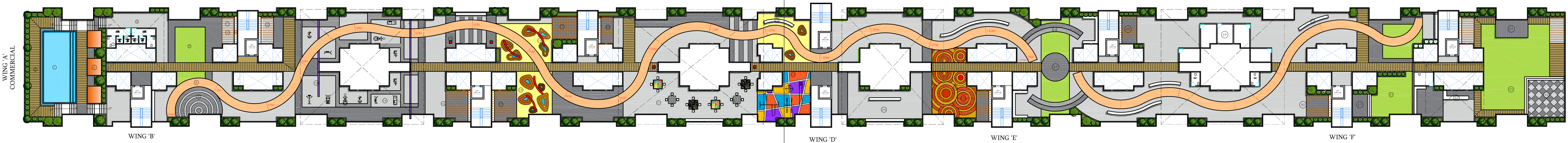


About Excellaa

Over the last two decades, the Group has successfully developed over 12 lakh sq. ft. of budget-friendly, amenity-rich, and luxury residential spaces across the nation. Known for their superior service, outstanding quality of construction and proven trust of timely delivery, the Group has an extensive portfolio that includes some landmark projects throughout the nation. By offering affordable luxury homes to thousands of families, they have built a legacy of happiness and exceeded the expectations of every customer. The Group creates value for its clients and partners through the development of quality environments with a vision to maximize returns from investment for its customers.



Top Terrace Amenities



- 1. SWIMMING POOL (INFINITY POOL)
- 2. POOLSIDE DECK
- 3. TOILET
- 4. SHOWER / CHANGING ROOM
- 5. TILE AREA
- 6. CABANA
- 7. ARTIFICIAL LAWN

- 8. PATHWAY/ JAGGING TRACK
- 9. STAR GAZING AREA
- 10. KITTY PARTY CORNER
- 11. PERGOLA / TRELLIS
- 12. CHIT-CHAT CORNER
- 13. FEATURE WALL
- 14. COVERED GYM

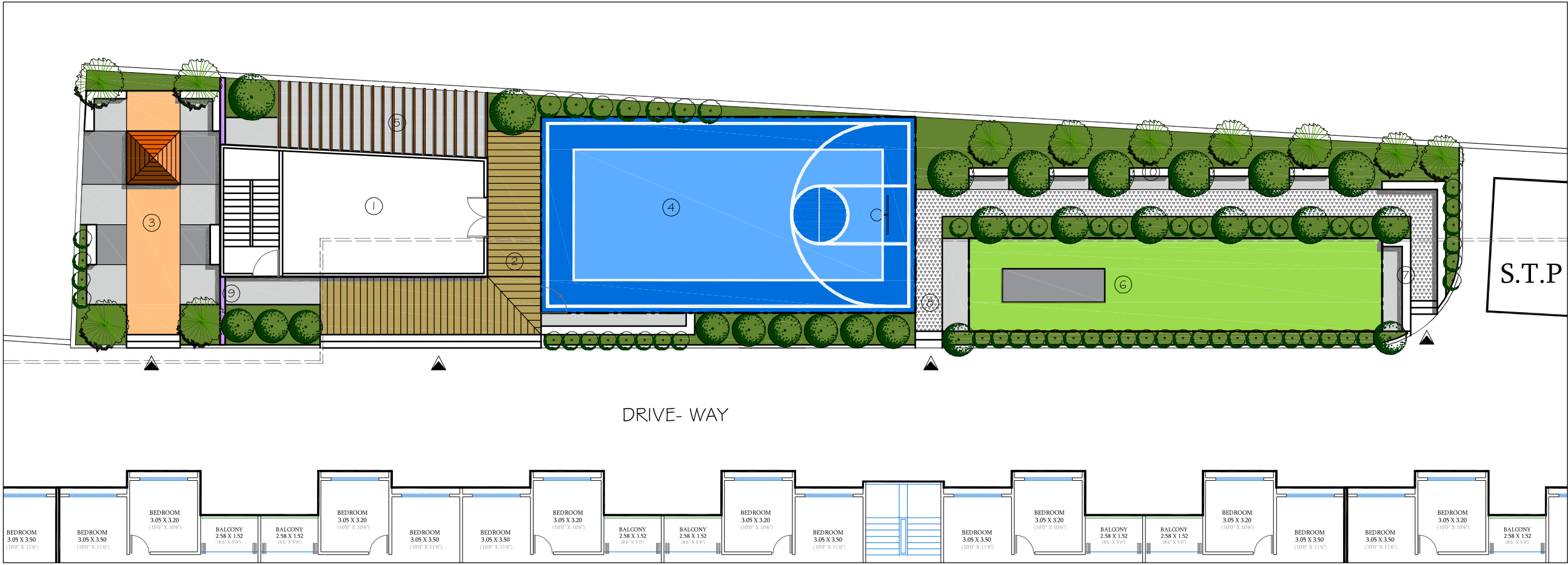
- 15. SCULPTURE
- 16. READER'S DEN
- 17. PARENT'S CHIT-CHAT AREA
- 18. MOUNT GARDEN
- 19. ACTIVITY / CLIMBING WALL
- 20. GOSSIP CORNER

- 21. OUTDOOR BOARD GAMES
 - a- LEUDO
 - b- SNAKE & LADDER
 - c- CHESS
- 22. SIT-OUT
- 23. CHILDREN'S PLAY AREA (RUBBER FLOORING)

- 24. ACTIVITY AREA
- 25. MUSICAL GARDEN
- 26. AMPHITHEATER
- 27. STAGE
- 28. HOBBY DESK
- 29. CO-WORKING CUBICALS
- 30. POTLUCK PARTY AREA

- 31. YOGA-MEDITATION CORNER
- 32. BUFFET COUNTER
- 33. PARTY LAWN
- 34. SKY DANCE FLOOR

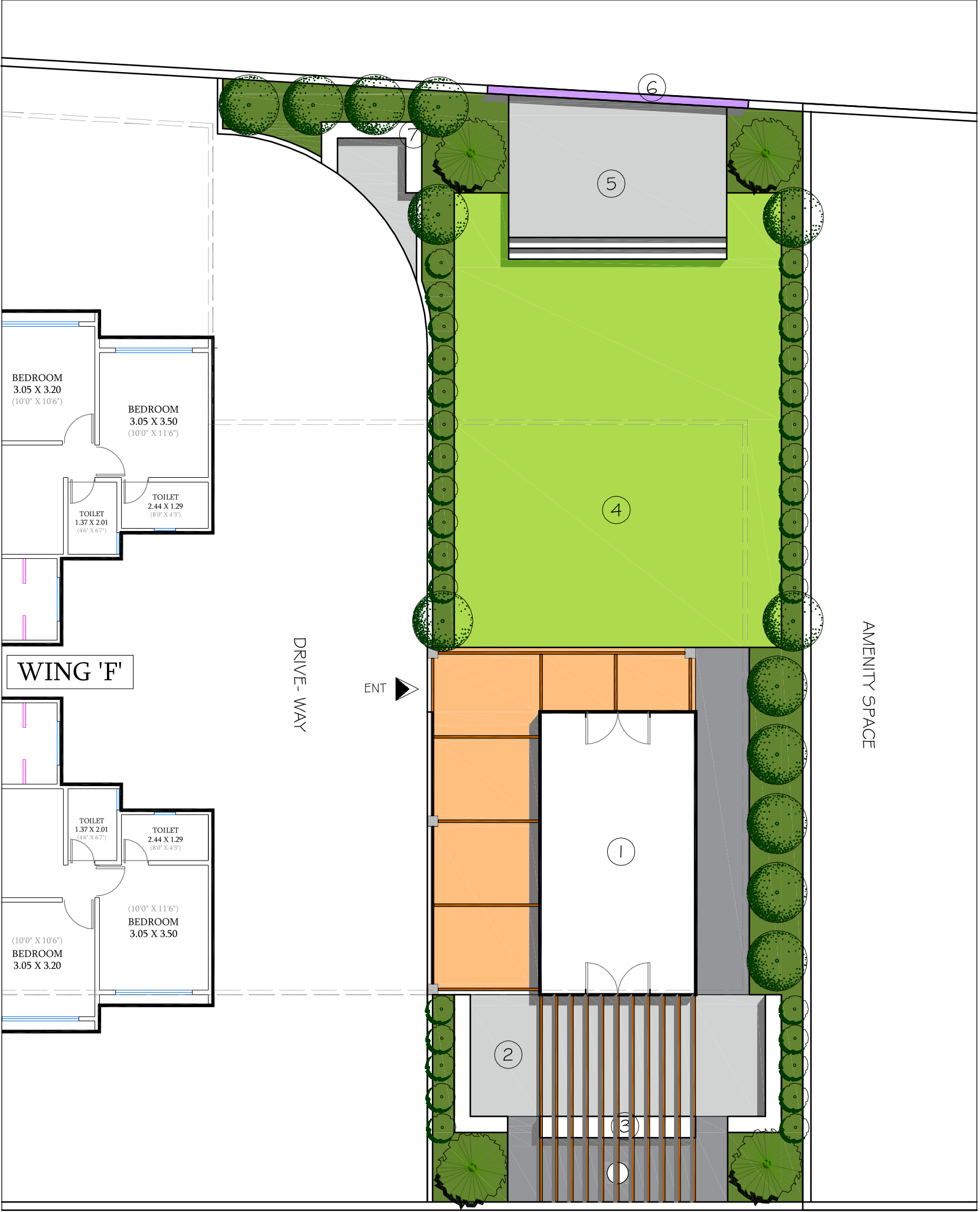
Open Space Amenities - 1



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|--|----------------------------|-----------------------------|
| 1. CLUB HOUSE
(GROUND FLOOR=WARM UP AREA
FIRST FLOOR=EXCERCISE AREA) | 3. MEDITATION AREA | 7. SEATING |
| 2. PATHWAY / TILE AREA | 4. MULTIPURPOSE PLAY COURT | 8. ACCUPRESSURE TRACK |
| | 5. PERGOLA / TRELLIS | 9. FEATURE WALL |
| | 6. BOX CRICKET | 10 . SENIOR CITIZEN SIT-OUT |

Open Space Amenities - 2

- 1. CLUB HOUSE
- 2. BUFFET AREA
- 3. BUFFET COUNTER WITH PERGOLA
- 4. PARTY LAWN
- 5. STAGE
- 6. FEATURE WALL
- 7. SEATING





TYPICAL UNIT PLAN

FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
	FLAT CARPET	OPEN BALCONY		
2 BHK	54.10	3.92	58.02	624.00



ISOMETRIC VIEW



Specifications

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Structure

 - RCC framed structure with 5”/6” thick wall
 - Light for each building with limited back up
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Wall Finishes & Paints

 - External wall: Eco friendly bricks / blocks with sand faced plaster with cement paint / acrylic paint
 - Internal plaster: Gypsum / P.O.P smooth finish/ neeru sanla plaster & oil bound distemper with roller finish
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Electrical & Wiring

 - Concealed copper wiring with premium quality modular switches
 - Miniature leakage circuit breaker (MCB) / earth leakage circuit breaker (ECB)
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Doors & Windows

 - All doors & door frames with good quality fittings
 - Main door & bedroom doors with laminate
 - Special Fully Openable French Safety Doors For Balconies
 - Bathroom doors with laminate & granite / marble / G.I doorframes
 - Powder coated aluminum sliding windows with mosquito net and marble sill
 - Oil painted MS safety grills for window
 - Main door with night latch
 - Bedroom & Bathroom doors with cylindrical lock
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Flooring

 - Anti-skid tiles for terrace & bathroom
 - Vitrified tiles for the entire flat
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Convenience & Comfort

 - Adequate electrical points
 - Adequate TV & Telephone points
 - Anti-rust letter boxes and name plates.
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Bathroom

 - Designer bathroom with antiskid ceramic flooring
 - Cera / Jaquar or equivalent CP fitting with premium quality designer sanitary ware
 - Miniature leakage circuit breaker (MCB)
 - Wall tiles upto 7’ height
 - Powder coated aluminum louvers with frosted glass
 - Concealed plumbing with single lever diverter arrangement and provision for boiler
 - Marble/ Granite window sill for all windows & bathrooms
 - Provision for exhaust fan in each bathroom
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Kitchen

 - Marble / Granite kitchen platform with stainless steel sink and glazed files dado upto 2’ height
 - Light points for microwave / mixer grinder above the platform
 - Provision for Aquaguard (water purifier) & exhaust fan point

ONGOING PROJECTS



PANAMA
PARK
1 & 2 BHK
VALUE PLUS HOMES
DHANORI NX



EXCELLAA
RESIDENCY
LUXURY 2 BHK
AMBEGAON BK



EXCELLAA
PLAZZO
COMMERCIAL &
RETAIL SPACES
AMBEGAON BK



GANGA
ACROPOLIS
UBER LUXURY
2, 3, 3.5, 4 BHK & PENTHOUSE
BANER ANNEXE



kalash
1 & 2 BHK
MOST SPACIOUS FLATS
PIRANGUT



CHESTERFIELD
EXCLUSIVE 2 BHK
MOST SCENIC LOCATION
DHANORI



FORTUNE
Brookland
1 & 2 BHK ROW HOUSES
MALAWALI, LONAVALA

COMPLETED PROJECTS



Sheetal Heights
Mumbai



Sai Paradise
Vishrantwadi, Pune



Fortune Mirador
Baner, Pune



Solitaire
Dhanori, Pune



Fortune 108
Wakad, Pune



Orchid
Dhanori, Pune



Iris
Tingre Nagar, Pune



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