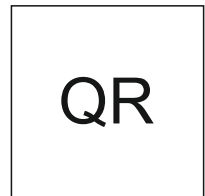




PARSHWA
REALTY

9527 008811 / 7407 242424



Disclaimer: The contents/pictures/images/renderings/maps are purely indicative in nature and are artist's conception and not actual depiction of the buildings/landscapes etc. and shall not be considered as our offer/promise/commitment of any nature in respect of the project. The common areas that have been shown in any form whatsoever is/are for the entire building or phase of the Project and that the common areas will not be available on completion of the first phase of the Project or later phases. The common areas shall be available for the entire building and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same. You are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project.

A CLASS APART



Spacious 3 BHKs in Pimple Saudagar

LIVE A CLASS APART

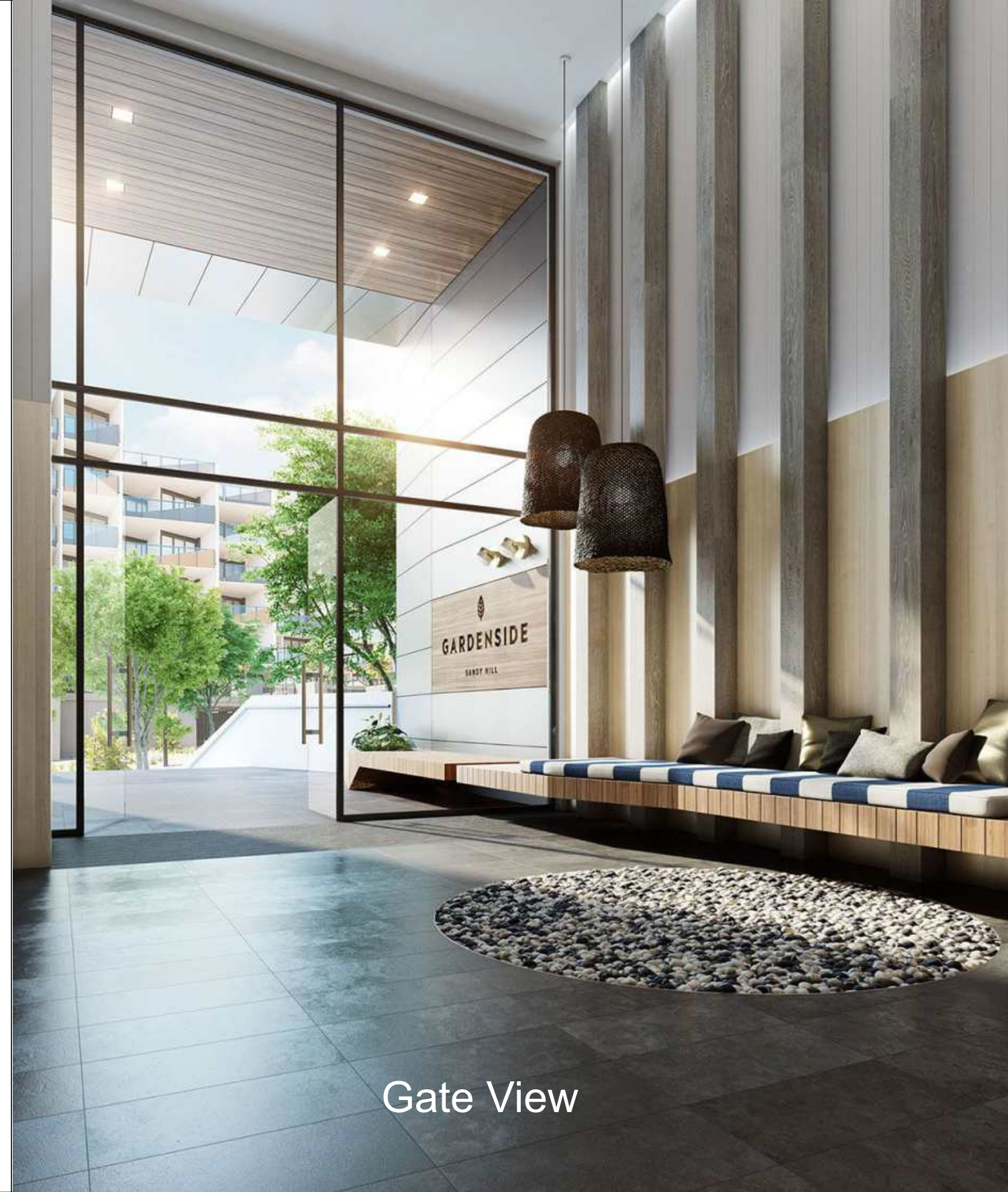
- Bigger carpet areas
- Two covered balconies
- World-class rooftop amenities
- Top-notch features

It's time to upgrade to a classy way of life. A life that brings limitless possibilities of happiness. A life that is a cut above the rest. Welcome to 24 Sunshine Viva. Find the perfect culmination of luxury and beauty. Nestled in the serene environs of Pimple Saudagar, our homes have set a new standard in sophistication and elegance. From the painstakingly crafted interiors to the exceptional array of lifestyle features, every facet is designed to elevate your life. So, discover the epitome of top-class living. Choose a home that is a class apart.



STEP INTO A WORLD THAT IS CLASS APART

Welcome to a realm of grandeur, a destination of unparalleled elegance and max. security. As you enter, feel the class in every square foot, designed for those who desire extraordinary. Ensure peace of mind with our advanced safety features. From the moment you arrive, immerse yourself in a world where luxury seamlessly blends with security.



Gate View



- Attractive entrance gate
- Electronic boom barrier at entrance
- 3-Tier security system (CCTV cameras in specific common areas / lift lobby)
- Security cabin

CONVENIENCE THAT IS A CLASS APART

Luxury inside. Convenience outside. Meet every need swiftly and seamlessly. Located in one of Pune West's finest suburbs, everything that you desire is located at a convenient distance. From the grocery stores and markets to eateries and fun zones, never be far from anything. This exceptional accessibility enriches the living experience, making this destination truly a class apart.

LANDMARK

	Km	Travel Time (mins)
Mumbai banglore highway	5.8	10
Pune university	11	24
Hinjewadi	7.9	19
kokane chowk	1.5	5
Nashik Fata	1.4	4

TRAVEL AND ACCESSIBILITY

Kasarwadi railway staion	3.9	10
Pune raillyway station 15	32	
Pune international airport	19	38
Kasarwadi railway staion	3	7
bharat petrol pump	400mt	2
Metro station kasrwadi	4	10
Metro station wakad	5.8	12

BANKS AND ATM

SBI	1	2
HDFC bank ATM	800mt	2
Bank of Baroda	800mt	2

HOTELS

Hotel Bird Vally	500mtr	2
Hotel Govind Garden	1	3
Shivar Garden	2.5	5

CONVINIENCES

Dmart	4	8
Phoenix mall of the millennium	5	10
Elpro city square mall	5	10

EDUCATION

Delhi Public int. school	20mtr	1
CNS Pre school	2	10
MARBASELIOS college	4	8
Modern world school	1	2

HOSPITALS

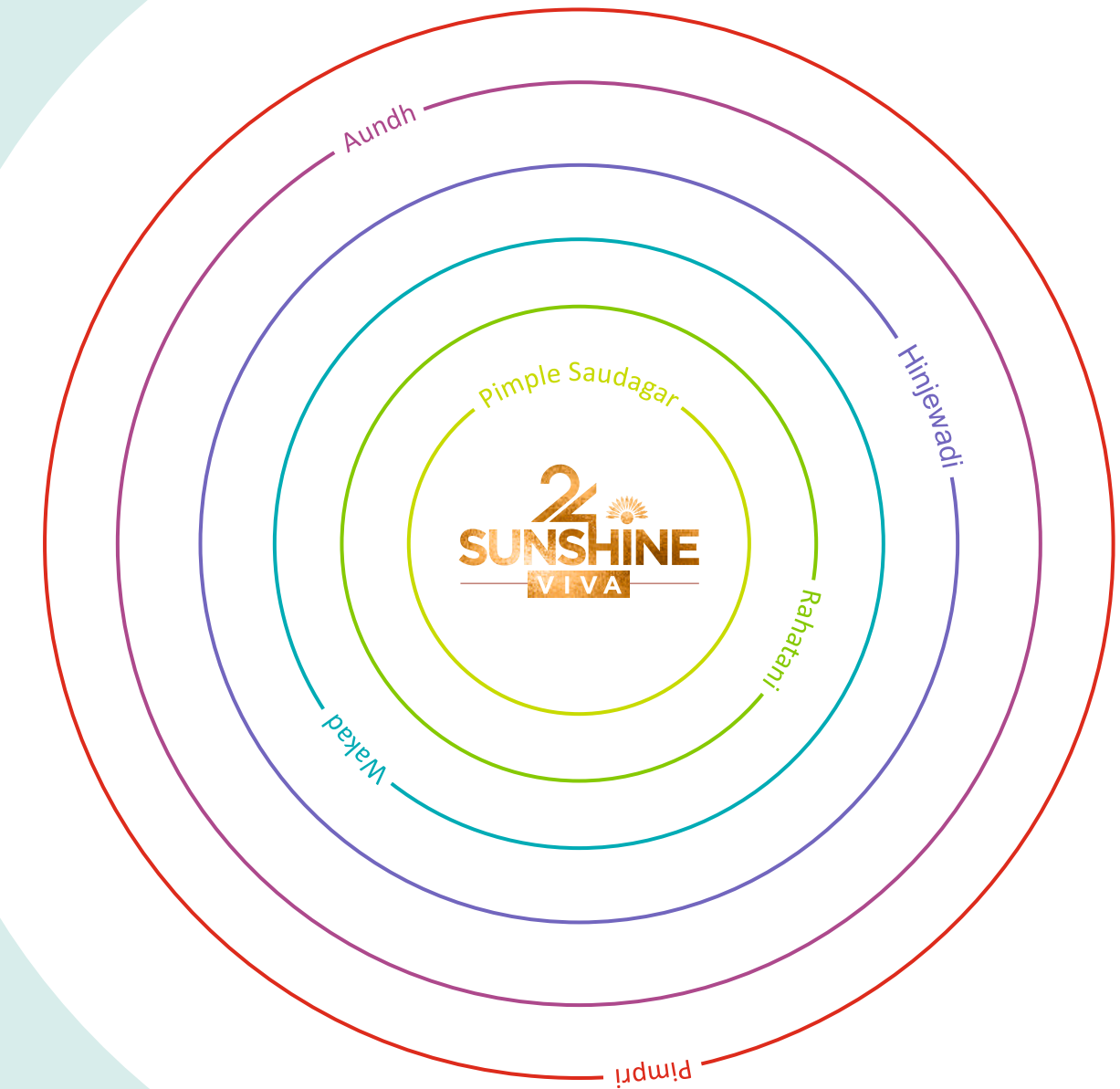
Lotas Hospital	2.5	4
Wellness Hospital	1.5	3

FITNESS CENTRE & SPORTS CENTRE

Golds gym	3.6	8
Katha fitness	4	9
Shakti Sport	3	5
Indian fitness center	2.5	5

*Travel time may vary as per the time of the day.

*Distances mentioned are for presentation purpose. Actual distances may differ.



CONVENIENCE THAT IS A CLASS APART

Rarely does one encounter a locale as versatile as Pimple Saudagar. A combination of a lot of factors make it one of the best suburbs in Pune West. From professional hubs to educational institutions, from healthcare to entertainment avenues, every necessity is conveniently located. By making life so effortless, 24 Sunshine Viva transforms your routine and leaves you with ample free time.



*Not to scale | Latitude and Longitude: 18°35'22.2"N 73°48'05.9"E

- Just 500 meters from Govind Garden
- 750 meters from Moshi - Hinjawadi BRTS road
- Easy access to two highways
- Upcoming metro



- 8 malls around
- Easy access to prime suburbs of Pune
- Aundh, Baner, Balewadi are at a convenient distance
- Connected to Hinjawadi & Bhosari MIDC



PLANNING THAT IS CLASS APART

When the finest hands in the industry join forces, the result is a masterpiece. Countless hours have been spent by the team on planning to bring a destination where every facet is integrated. Thoughtfully conceived, this project caters to the evolving aspirations of homeseekers. Be a part of 24 Sunshine Viva to feel the difference.



*An architectural rendered image for presentation purpose only

*Artist's Impression



FEATURES THAT ARE A CLASS APART

At 24 Sunshine Viva, the aim is to make sure that there is a great living experience at every level, right from the gate to the finely crafted rooms. With a 3-level parking, there's enough space for your vehicles. As safety is always our top priority we have a fire-fighting system. In short, it's the beginning of a great journey.

- 3-Level parking
- Fire-fighting system
- Mechanical parking
- Driver room





SUSTAINABLE FEATURES THAT ARE A CLASS APART

Sustainability has been at the heart of our process. Embrace a greener lifestyle with a number of features that bring several benefits for you and smiles for the planet. By minimizing the environmental impact, we are paving the way for a better future.

14+ ROOFTOP AMENITIES

- GREEN FEATURES:**
- Rainwater harvesting
 - Sewage Treatment Plant
 - Organic Waste Converter





LIFESTYLE THAT IS A CLASS APART

You've worked hard to scale new heights in your life. You deserve to experience a life on top of the world. From action-packed zones to vibrant spaces that foster togetherness, upgrade your lifestyle quotient with every feature. Unwind by the pool or play a game or two with your neighbours, let every moment be extraordinary. Let your experience go above and beyond with the infinity pool. Cherish the ultimate experience while admiring the stunning views of the city. From kids to grown ups, there is something exciting for everyone.

- Open Lounge Area & Deck / Party Area
- Open Gym
- Temple
- Seating Lounge
- Toddlers' Area
- Children's Play Area
- Board Games
- Party Lawn
- Barbeque
- Pantry
- Swimming Pool
- Changing Room
- Stage
- Cabana



INTERIORS THAT ARE A CLASS APART

Feel the heartbeat of happiness in every corner, where laughter echoes and dreams take flight. From beautiful mornings to vibrant evenings, find joy in the embrace of a space that truly feels magical. Experience effortless living with smart switches and biometric main door lock. Find the beauty enhanced with a false ceiling in the living room. Rest easy and live worry-free as we've ensured complete safety of every family.

- Video Door Phone
- Intercom Facility
- PV Solar Water Tap in One Washroom
- Smart Switch
- Biometric Main Door Lock
- False Ceiling in Living Room
- Inverter
- Entrance Lobby with Access Control Entry & CCTV Cameras



SPECIFICATIONS:

■ STRUCTURE

- A Class Earthquake-resistant Construction
- RCC Frame Structure
- 125 mm Thick Internal & External Wall
- Gypsum Punning on Walls

■ EXTERNAL FINISH

- Entire Building Painted with Acrylic Paint of External Grade
- Sand Faced Plaster

■ INTERNAL FINISHING

- Pleasing Shade of Emulsion Paint

■ LIFTS

- Modern, Automatic Lifts of Reputed Make (Otis/ThyssenKrupp/Schindler)

■ ENTRANCE LOBBY

- Designer Finish Entrance Lobby at Ground Floor

■ FLOORING

- Double Charged Vitrified Tiles in Living, Dining, Kitchen & Bedroom (4x2)
- Anti-Skid Tiles for Balconies/Terraces

■ KITCHEN

- Kitchen Platform with Granite Top
- Stainless Steel Sink
- Designer Glazed/Vitrified Dado Tiles up to Lintel Level
- Concealed Plumbing in Kitchen
- Provision for Washing Machine, Water Purifier & Exhaust Fan

■ WINDOWS

- UPVC Windows with Sliding Glass Shutters, Mosquito Net
- M.S. Safety Grills
- Marble/Granite Window Sill
- Powder-coated Aluminium/UPVC Sliding Doors

■ DOORS

- Solid Wood Jamb Door Frame with Solid Wood Shutter for Main Door
- Premium Quality Fittings for Main Door
- Wooden Door Frame with Laminated Waterproof Flush Door for Internal Rooms
- Combination of Aluminium/Glass Railing for Attached Terraces

■ ELECTRICAL

- Concealed Copper Wiring with Standard Quality Fittings, Fixtures & MCB
- Concealed FRLS - Fire-resistant Low Smoke Cable
- Standard Quality Modular Switches/Smart Switches
- Ample Light Points
- AC Point in Master Bedrooms
- Well Illuminated Common Areas with Sufficient Lighting as per Requirement

■ PLUMBING, BATHROOM & TOILETS

- Concealed Plumbing, Suspended Drainage System for Toilets
- Premium Range Ceramic Sanitaryware of Reputed Brand Jaquar / Grohe or Equivalent
- Premium Range Thermostatic Shower Mixer Set for Master Toilet
- Premium Range Single Lever Diverter in Shower Areas
- Wall Hung WC Units with Concealed Flush Valve
- Provision for Boiler and Exhaust Fan in All Toilets

■ TOILETS

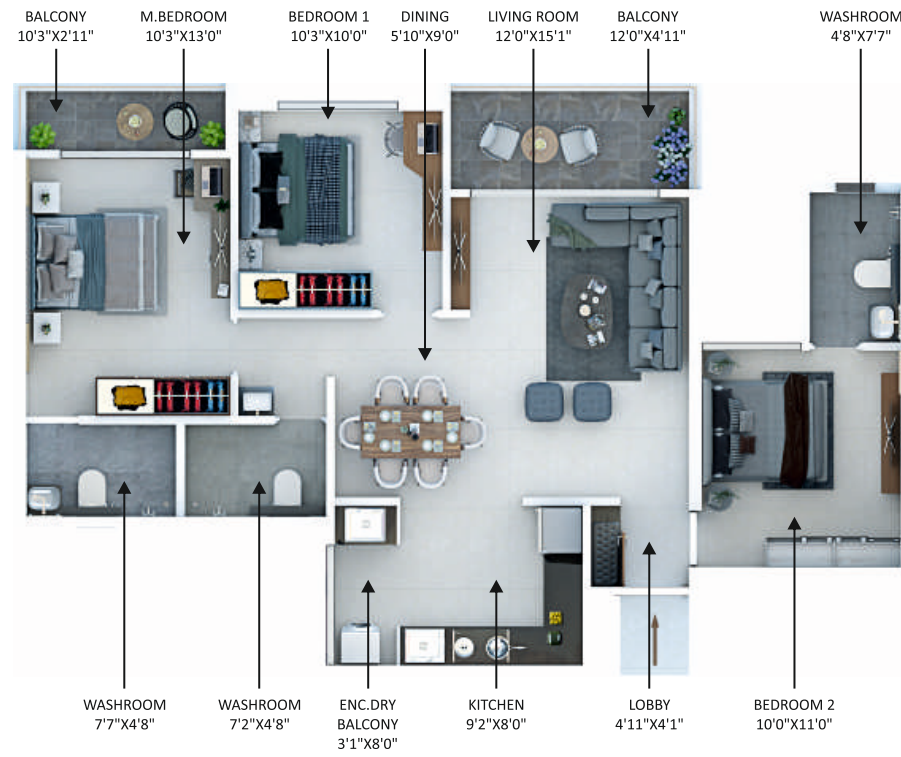
- Premium Quality Chromium Plated Bathroom Fittings & Fixtures
- Marble/Granite Door Frames for Toilets
- Designer Glazed Dado Tiles in Toilets
- Provision for Exhaust Fan in All Bathrooms
- Solar Water Heating System for Master Bathroom Toilet Only



NOTHING BUT THE BEST

Revel in the brilliance with an array of unparalleled specifications, ensuring top-notch quality and comfort. Featuring top-class brands, you can feel the difference at every step. Delve into excellence with our unparalleled specifications, ensuring superior quality and comfort. With a great attention to detail, every apartment features top-grade materials and meticulous craftsmanship. Elevate your lifestyle with the best of everything.





A PREVIEW OF THE UNMATCHED CLASS 3 BHK



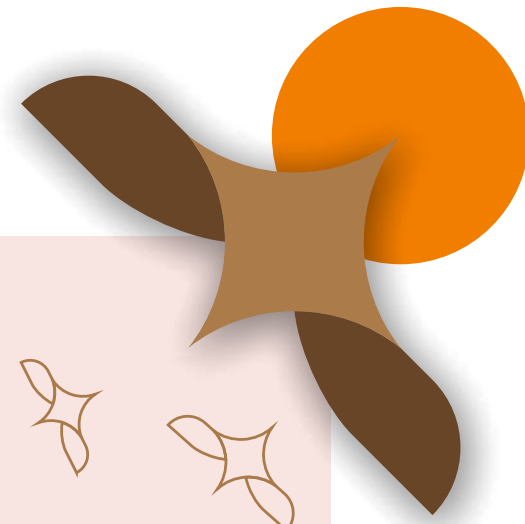
*An architectural 3D rendered image for presentation purpose only. The furniture, tiles, colour, accessories and other appliances are shown for presentation purpose only and are not included in agreement.



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RISE BEYOND



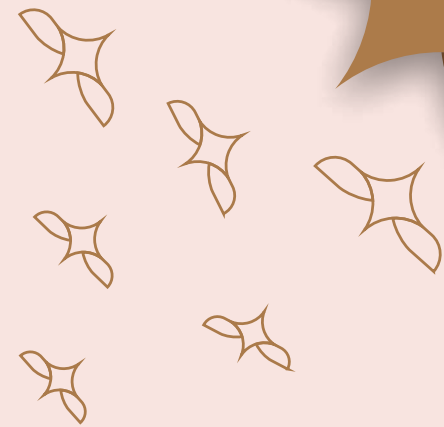
Sonigara Corp, founded in 1999 as Sonigara Homes, has pioneered truly modern urban living at several locations in Pune and Pimpri-Chinchwad. Inspired by its commitment to quality and excellence as a renowned jeweller, Sonigara Corp brings this gold standard to real estate to raise the lifestyle standards as well as the profile of the neighbourhood.

22+ year legacy

4 million sq. ft. delivered

14 completed projects

6 ongoing projects



A CUSTOMER-CENTRIC COMPANY

Parshwa Realty stands as a beacon of excellence in Pune's dynamic real estate sector. Driven by a commitment to innovation, quality, and customer satisfaction, Parshwa Realty has established itself as a reputed name in the sector. Fuelled by an aspiration to create living spaces that blend luxury with practicality, Parshwa Realty always goes above and beyond for its customers. Each project reflects meticulous planning, superior craftsmanship, and attention to detail.

As Pune continues to evolve, Parshwa Realty remains at the forefront of shaping its urban landscape. With a portfolio of successful projects and a vision for the future, Parshwa Realty is poised to redefine the way people live, work, and thrive in the city.

15+ years of experience

10 lakh sq. ft. delivered

2000+ happy and satisfied families

DOCKET