



2 & Smart 3 BHK Flats
Wagholi, Nagar Road, Pune



SPECIFICATIONS



STRUCTURE

- Earthquake resistant RCC frame.

WALLS

- 5" internal & external walls.
- POP wall mounting finish for all the walls.
- External sand faced plaster.

WINDOWS

- 3 track powder coated aluminium sliding windows with SS mosquito net.
- Oil painted external grills.
- Granite window sills on all 4 sides.
- Louvered windows in all toilets.

DOORS

- Powder coated openable door for all terraces.
- Granite door frames for all toilets & Dry balcony.
- Wooden door frames for all rooms.
- Main door & Internal doors laminated on both sides.

KITCHEN

- Main granite kitchen platform with working platform.
- Stainless steel sink of ISI mark.
- Attractive dado tiles upto lintel above kitchen platform
- Water filter in each flat.
- Exhaust Fan in Kitchen.

TOILETS

- 12"x 18" wall tiles upto lintel level in toilets
- Jaguar OR equivalent brand CP fittings.
- Cera or equivalent brand sanitary wares.
- Exhaust fans in toilets
- Hot & cold water mixer for shower.

DRY BALCONY

- Provision for washing machine & Washing area

PAINT

- Emulsion paint for all internal walls. Acrylic paint for external area.

FLOORING

- 2'x 4' vitrified tiles flooring with skirting for all rooms.
- Antiskid 12"x12" tiles flooring in toilets.
- Antiskid 16"x16" tiles flooring in terraces.

ELECTRICAL

- Concealed wiring.
- Modular switches of reputed brand.
- TV & Internet points in living.
- AC point in bedroom.
- Fans & tube lights in all rooms.
- Provision for inverter backup

AMENITIES



- Club house with Community Hall, Guest Rooms & Gym
- Landscape Garden / Party Lawn
- Children's Play Area
- Generator Backup for lifts & common areas
- Jogging Track
- Gazebo
- Solar Water Heater



PROJECT HIGHLIGHTS

- 2 & Smart 3 BHK Flats with excellent space management.
- Situated in Wagholi, which is Pune's fastest developing area, one of the best destinations for resettlement and investment.
- Good connectivity to Pune - Nagar Highway, just 2 mins. 15 mins. drive form Airforce station, Airport, Kharadi IT Park, Malls & Multiplexes of Viman Nagar.
- Best Specifications in the neighbourhood.
- Amenities like Club house with community hall, Guest rooms, & Gym, Children's Play area etc.
- More than 10 Educational institutions in the vicinity.
- 150 Homes already delivered at project.







ACTUAL PHOTO



ACTUAL PHOTO



ACTUAL PHOTO



1ST FLOOR CARPET & SALEABLE AREA STATEMENT AS PER RERA - 'WING E'						
FLAT NO.	TYPE	DRY BALCONY		TERRACE		TOTAL CARPET AREA
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	
101	2BHK	57.21	2.72	10.50	70.43	758
102	2.5BHK	67.91	2.72	10.50	81.13	873
103	2.5BHK	67.67	2.72	10.50	80.89	871
104	2BHK	57.33	2.72	10.50	70.55	759



E WINGS (P+7 FLOORS)



2ND FLOOR CARPET & SALEABLE AREA STATEMENT AS PER RERA - 'WING E'						
FLAT NO.	TYPE	DRY BALCONY		TERRACE		TOTAL CARPET AREA
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	
201	2BHK	57.01	2.72	4.10	63.83	687
202	2.5BHK	67.72	2.72	4.10	74.54	802
203	2.5BHK	67.46	2.72	4.10	74.28	800
204	2BHK	57.18	2.72	4.10	64.00	689
TOTAL						276.65
						2978



E WINGS (P+7 FLOORS)



3RD, 5TH & 7TH FLOOR CARPET & SALEABLE AREA STATEMENT AS PER RERA - 'WING E'					
FLAT NO.	TYPE	DRY BALCONY		TERRACE	
		SQ. M.	SQ. M.	SQ. M.	SQ. FT.
301-501-701	2BHK	57.21	2.72	7.54	726
302-502-702	2.5BHK	67.91	2.72	7.54	841
303-503-703	2.5BHK	67.67	2.72	7.54	839
304-504-704	2BHK	57.33	2.72	7.54	728



4TH FLOOR CARPET & SALEABLE AREA STATEMENT AS PER RERA - 'WING E'					
FLAT NO.	TYPE	DRY BALCONY		TERRACE	
		SQ. M.	SQ. M.	SQ. M.	SQ. FT.
401	2BHK	57.21	2.72	4.10	689
402	2.5BHK	67.91	2.72	4.10	804
403	2.5BHK	67.67	2.72	4.10	802
404	2BHK	57.33	2.72	4.10	691



E & F WINGS (P+7 FLOORS)





F WINGS (P+7 FLOORS)





FLAT NO.	TYPE		DRY BALCONY		TERRACE		TOTAL CARPET AREA	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
401	56.91	612.74	2.74	29.57	4.22	45.42	63.87	689.63
402	67.72	729.84	2.74	29.57	4.22	45.42	74.68	806.94
403	67.76	729.94	2.74	29.57	4.22	45.42	74.72	807.08
404	57.07	613.74	2.74	29.57	4.22	45.42	64.03	689.69



F WINGS (P+7 FLOORS)



FLAT NO.	TYPE		DRY BALCONY		TERRACE		TOTAL CARPET AREA	
	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
601	56.91	612.74	2.74	29.57	7.50	80.73	67.15	723.24
602	67.72	729.84	2.74	29.57	7.50	80.73	77.96	839.04
603	67.76	729.94	2.74	29.57	4.22	45.42	74.72	807.08
604	57.07	613.74	2.74	29.57	7.50	80.73	67.31	725.54



ACTUAL PHOTO



Credentials

Architect

Ar. Shripad Padhye

Legal Advisor

Adv. Sadhana Mhasawade



No. : P52100077332

<https://maharera.mahaonline.gov.in/>

OFFICE ADDRESS

New Dream Landmark (AOP)

S.No. 210 - Avadhoot Hight, 5th Floor,
New DP Road, Malwadi, Hadapsar, Pune - 411 028

SITE ADDRESS

DREAM RAKSHAK

New Gat No. 750 (P), Old Gat No. 751 (P),
Gade Vasti, Behind Jain College,
Wagholi, Pune - 412 207.