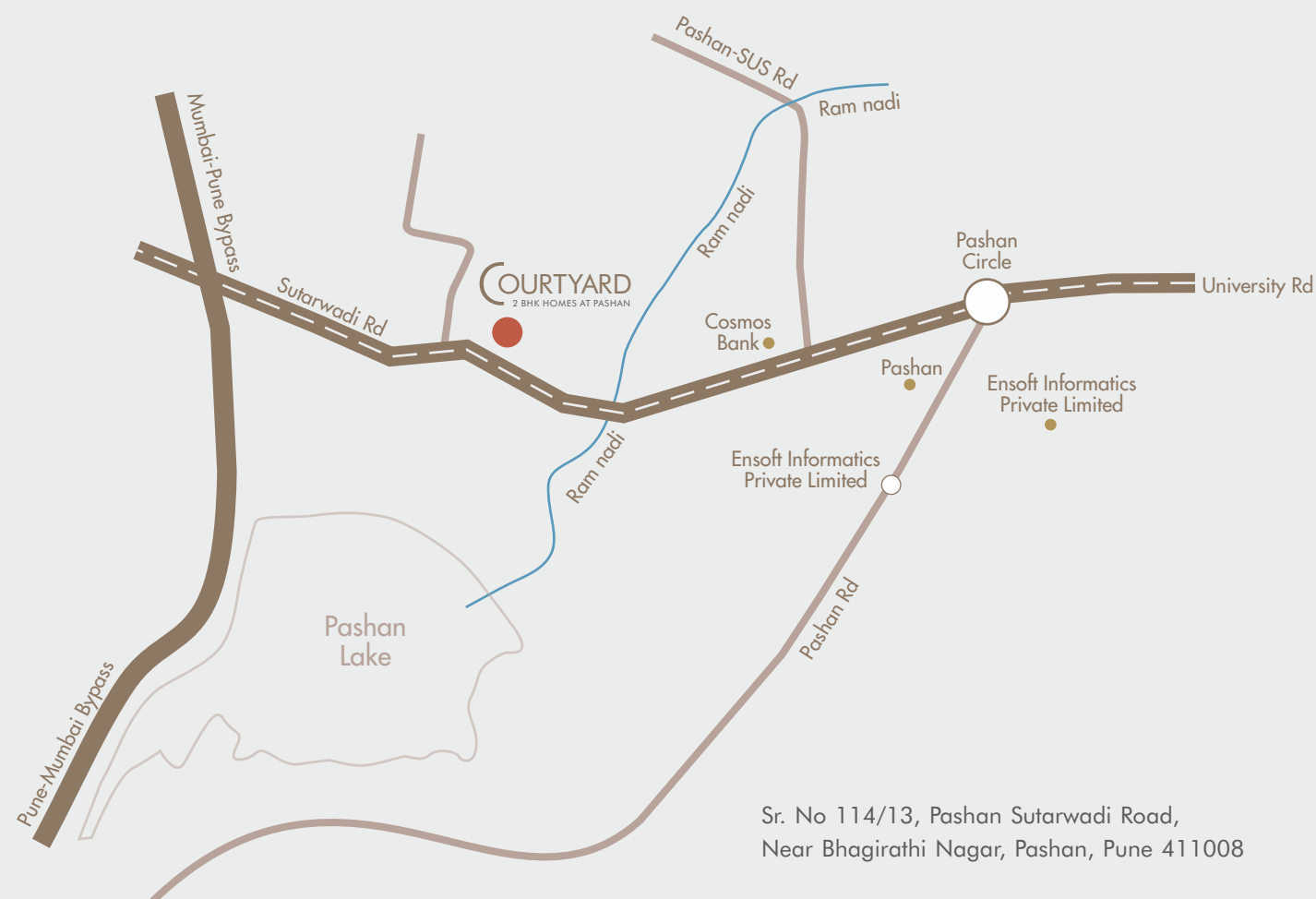


DRIVE DOWN
TO EXPERIENCE
OPENNESS



COME HOME
TO
OPENNESS



A PROJECT BY Y SQUARE DEVELOPERS, SISTER CONCERN OF PATE DEVELOPERS

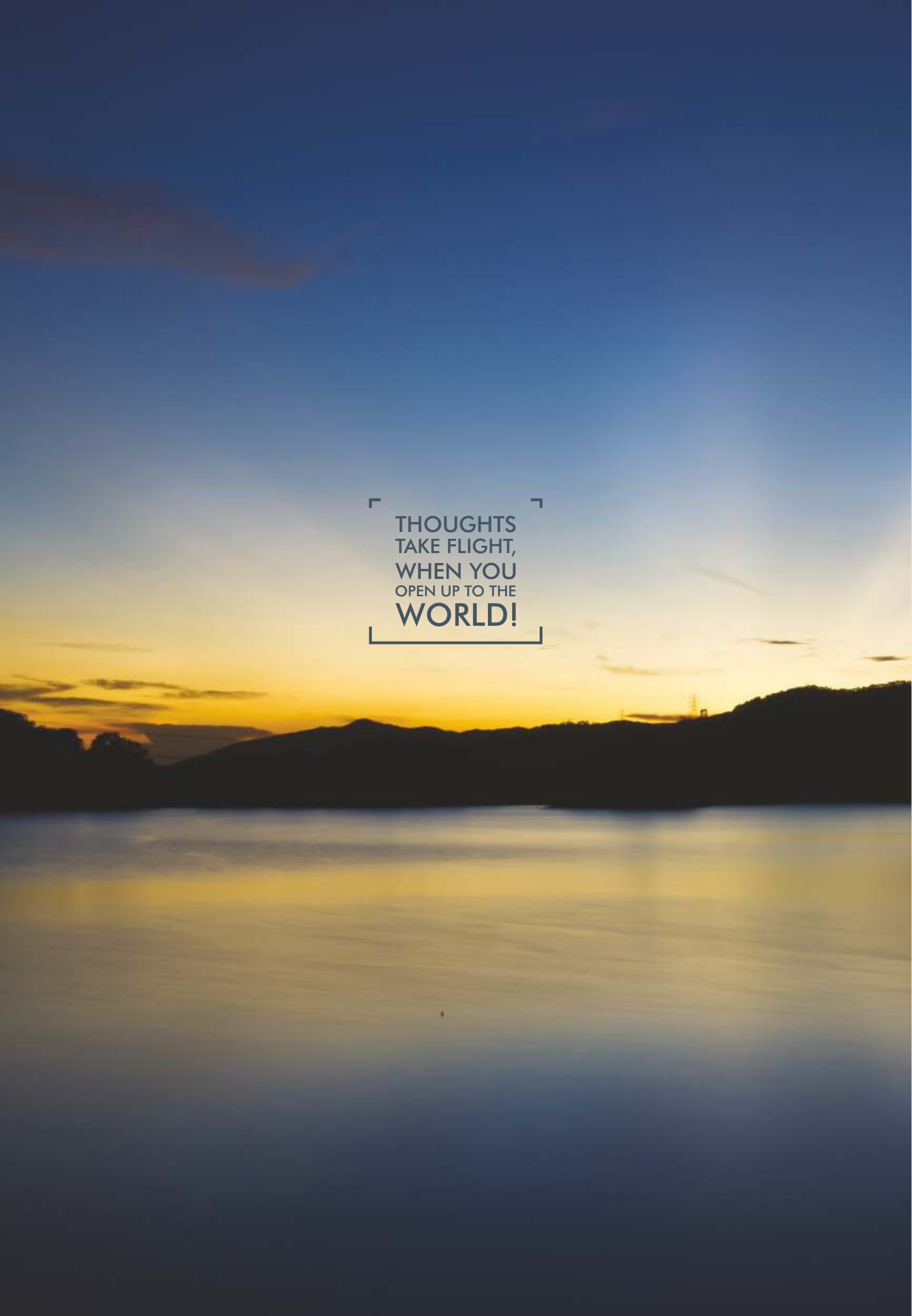


Corporate Address: Vishwaneel Apartment, 506,
Narayan Peth, Ramanbaug Chowk, Pune 411030.
Call: 02024495749/50/51 | **Cell:** 8975758175
email: info@patedevelopers.com

saketindia.org

COURTYARD
2 BHK HOMES AT PASHAN

Disclaimer: The brochure is only a conceptual presentation of the project and not a legal offering. The developers reserve the right for any deletions/additions in plans and elevations. All details are subject to change and all optional amenities other than the specifications are at extra cost.

A full-page background image showing a sunset over a calm lake. The sky transitions from a deep blue at the top to a bright orange and yellow near the horizon. The lake's surface is still, reflecting the colors of the sky. In the distance, dark silhouettes of mountains and a small structure are visible against the bright horizon.

THOUGHTS
TAKE FLIGHT,
WHEN YOU
OPEN UP TO THE
WORLD!

Pashan Lake. An open space that lets you breathe free. Your retreat of serenity and peace away from the city... yet never too far from it. A haven of relaxation and rejuvenation that opens your mind to openness. Openness of thought that stems from harmonious living – an experience that offers the right blend of contemporary luxury and time-honoured homeliness... all of this and more, with a spectacular view of the Pashan Lake.

AN 'OPEN' VIEW
OF THE
ADDRESS
THAT 'OPENS' YOU
TO OPENNESS!



WELCOME TO COURTYARD!

Here is a residential destination which promises you something simple yet exclusive in the over-crowded scenario, all around you.

Created by Y Square Developers, Courtyard stands at Pashan, one of the most sought after location on the western horizon of the city.

It offers a set of 30 exclusive 2 BHK Homes where you get a view to an open living, from 3 sides!

A single tower rising up to 10 storeys high, Courtyard is a simple yet niche address that is set to make you feel open, and at home.

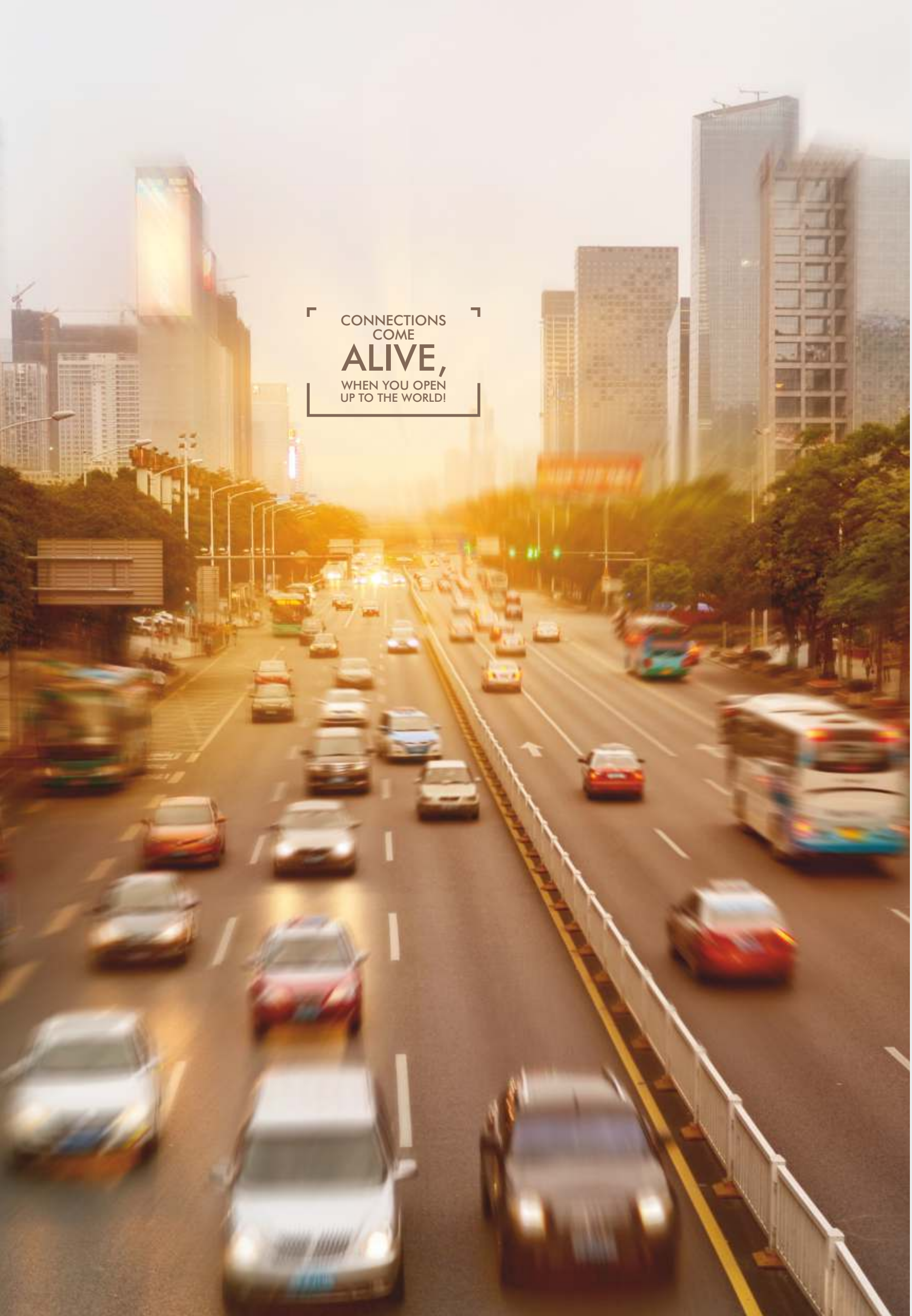


HEART FEELS
ALIVE,
WHEN YOU OPEN
UP TO THE WORLD!

Designed to provide a new perspective on urban living, Courtyard offers you an opening from the monotony and drudgery of the city within accessible distance.

Leaving you with more time for yourself and your family in the soothing presence of the tranquil Pashan Lake.

Rejuvenate your life with leisure time, a precious commodity in these times, to bring about a positive change in your lifestyle and create everlasting serenity.



CONNECTIONS
COME
ALIVE,
WHEN YOU OPEN
UP TO THE WORLD!

Pashan, the name itself has become a hub of every urban avenue all around and living at Courtyard lets you enjoy connections all around you.

Right from the vicinity to Mumbai-Pune Highway, and easy accessibility to Aundh, Baner and Pune University, city landmarks open themselves to you.

Workspaces, educational institutions, healthcare destinations and entertainment avenues, all of them welcome you with open arms!



AMENITIES

1. Genset Backup for lift and select common amenities
2. Vermi composting
3. Rain Water Harvesting
4. Solar Water Facility for all toilet mixer units
5. Elegantly designed entrance lobby
6. Chequered tiles / paving block / tremix in parking area
7. Fire Fighting System



SPECIFICATIONS

RCC

Earthquake resistant framed structure conforming to IS codes

BRICKWORK

External 6" thick fly ash / clay bricks
Internal 4"/6" thick fly ash / clay bricks

PLASTER

External - Sand faced double coat
Internal - Gypsum finish

TILING

Flooring-
2'x2' vitrified floor tiles for all rooms with 3" skirting
12"x12"/16"x16" anti-skid designer tiles in all toilets and terrace

Dado-

Designer glazed tiles dado up to lintel level above the kitchen platform and 8"x12" ceramic tiles dado below platform

18"x12" Designer glazed dado tiles on walls up to lintel level in all Toilet/Bathroom/WC

Natural stone/kota for staircase riser & treads

KITCHEN

Granite top kitchen platform with stainless steel sink (Max.10' long)

Provision for exhaust fan in kitchen

Provision for drinking water purification unit

DOORS

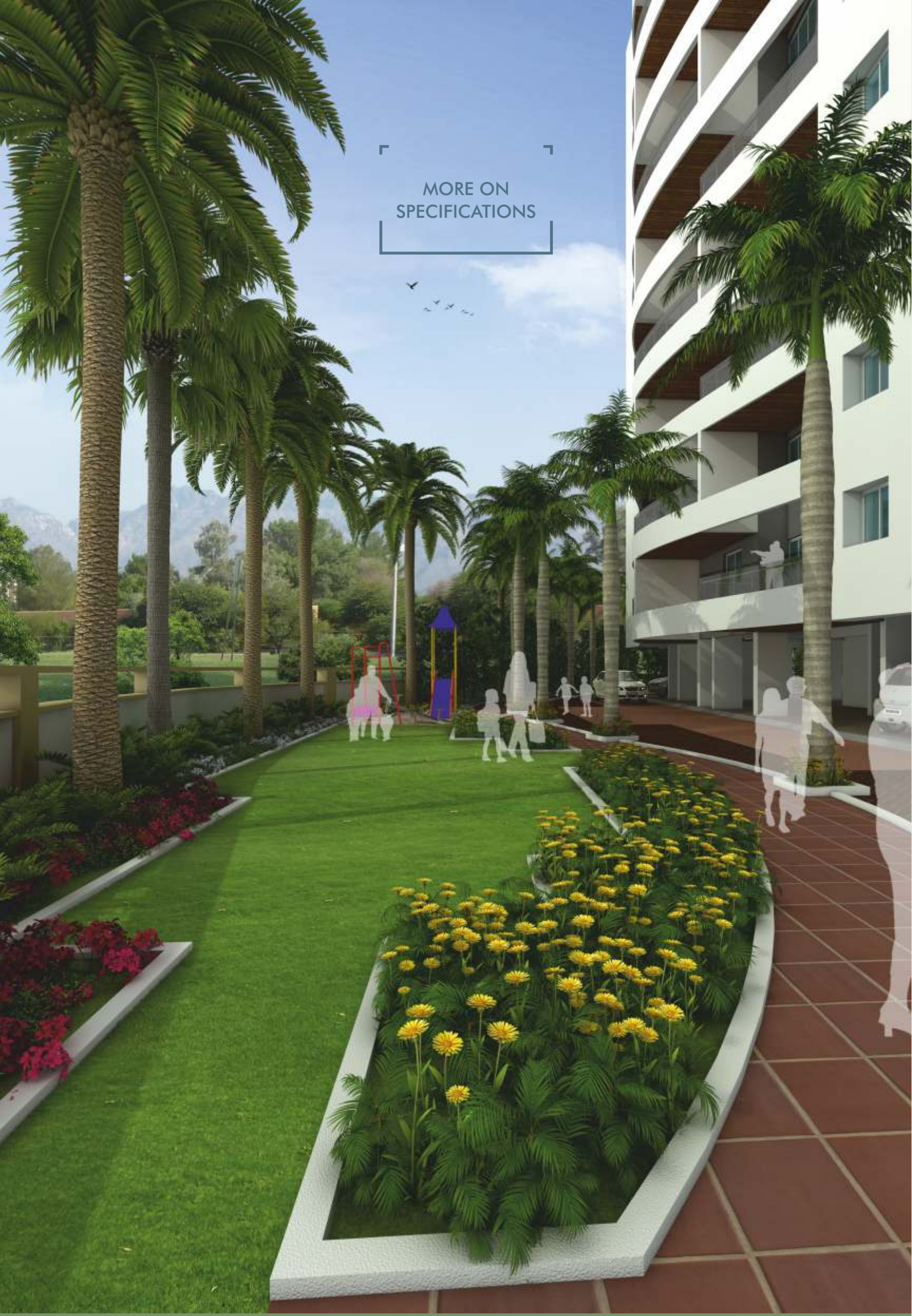
Main Door - Both side laminated flush door with exclusive fitting and night latch

Other Doors - Both side laminated flush doors for all rooms with exclusive fittings (Handle & Tadi Patti)

Door Frames - For all rooms commercial ply laminated door frames

Granite door frames and waterproof flush door with both side laminated shutter for Toilet/Bathroom/WC with Handle & Tadi Patti.

3 track powder coated aluminum sliding door with mosquito net for terrace.



MORE ON
SPECIFICATIONS

PAINTING

Acrylic heat-resistant paints that lower the indoor temperatures by almost 4-5°C

Oil bound distemper in all rooms

Oil paint to MS Grill

WINDOWS

3 track powder coated Aluminum sliding windows with white glass & mosquito net provision with MS Grill

Granite window sill only

TOILETS

Concealed plumbing in GI/CPVC piping with premium quality CP fittings

Indian-made wall hung European type water closet (white commode) with flush valve/flush tank in all toilets

1 Hot & cold mixer in all toilets, 1 pillar cock for wash basin

ELECTRIFICATION

Concealed copper wiring with main circuit breakers

2 power points in kitchen, 1 power point for washing machine & 1 power point for boiler in toilet

TV cable points in all rooms (Provision for DTH)

Telephone points in living room and master bedroom

Generator backup for lighting load within the flat (except power points), select common areas, UGWT pump and lift

Premium quality modular switches

Split AC points in all bedrooms

LIFT

Lift of OTIS/KONE make with Generator Backup

SECURITY

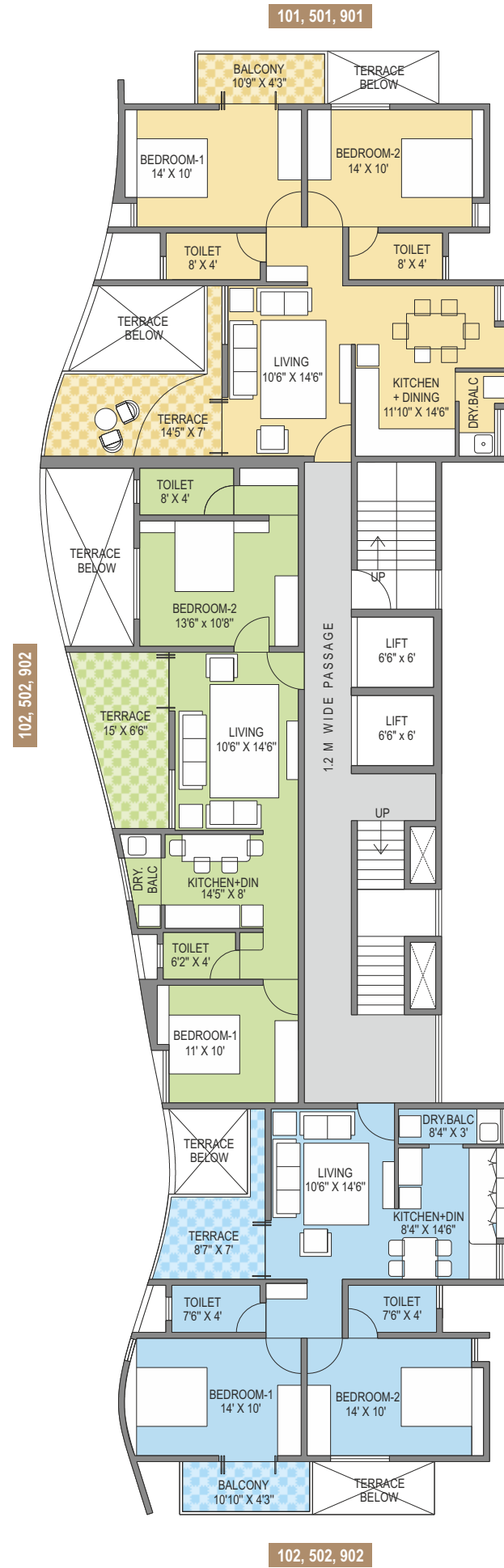
Video door phone

2BHK
1126 Sq. Ft.



2BHK
1117 Sq. Ft.

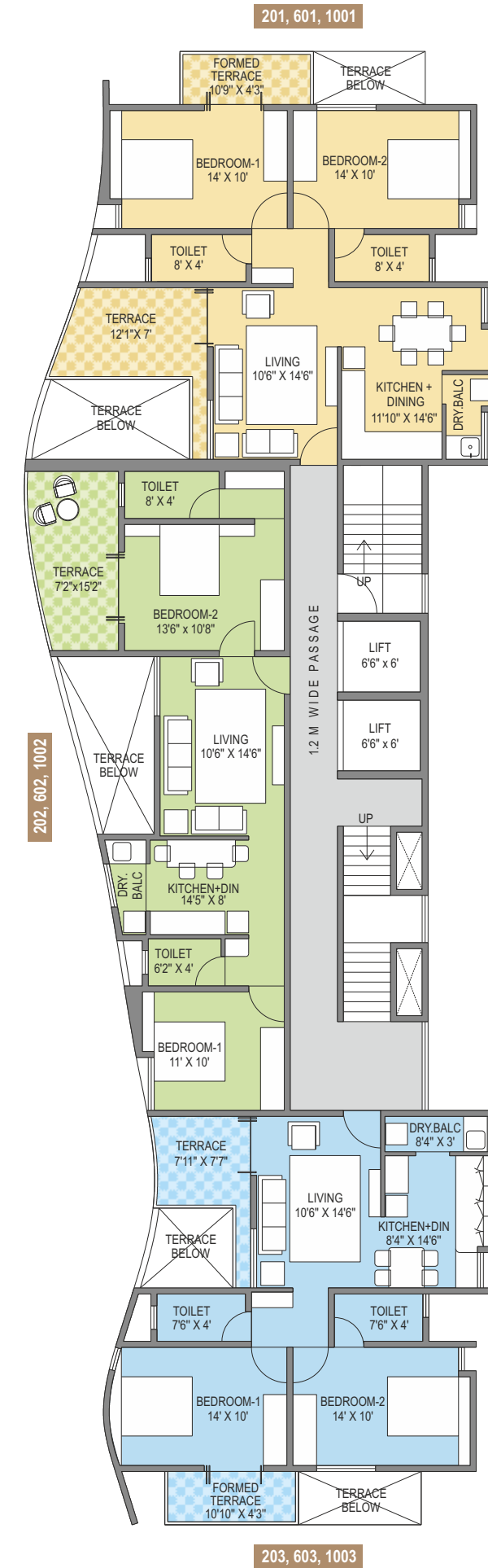




TYPICAL - 1ST, 5TH & 9TH FLOOR PLAN

AREA STATEMENT IN SQ.FT.

FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALABLE
101,501,901	2BHK	752.00	114.00	1126.00
102,502,902	2BHK	623.00	98.00	937.00
103,503,903	2BHK	702.00	74.00	1009.00

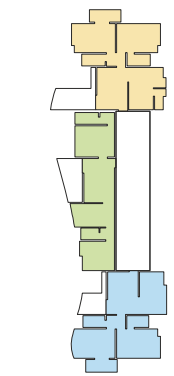
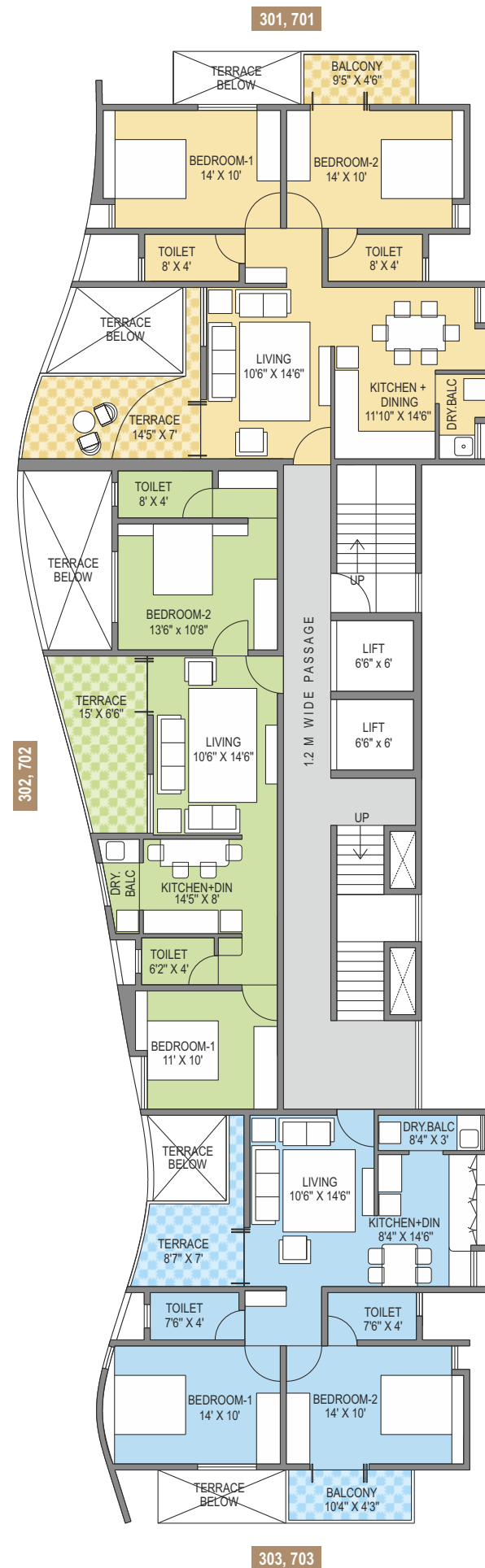


TYPICAL - 2ND, 6TH & 10TH FLOOR PLAN

AREA STATEMENT IN SQ.FT.

FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALABLE
201,601,1001	2BHK	707.00	152.00	1117.00
202,602,1002	2BHK	623.00	107.00	949.00
203,603,1003	2BHK	656.00	121.00	1010.00



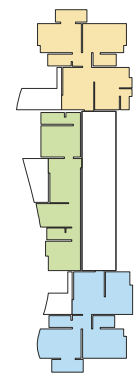
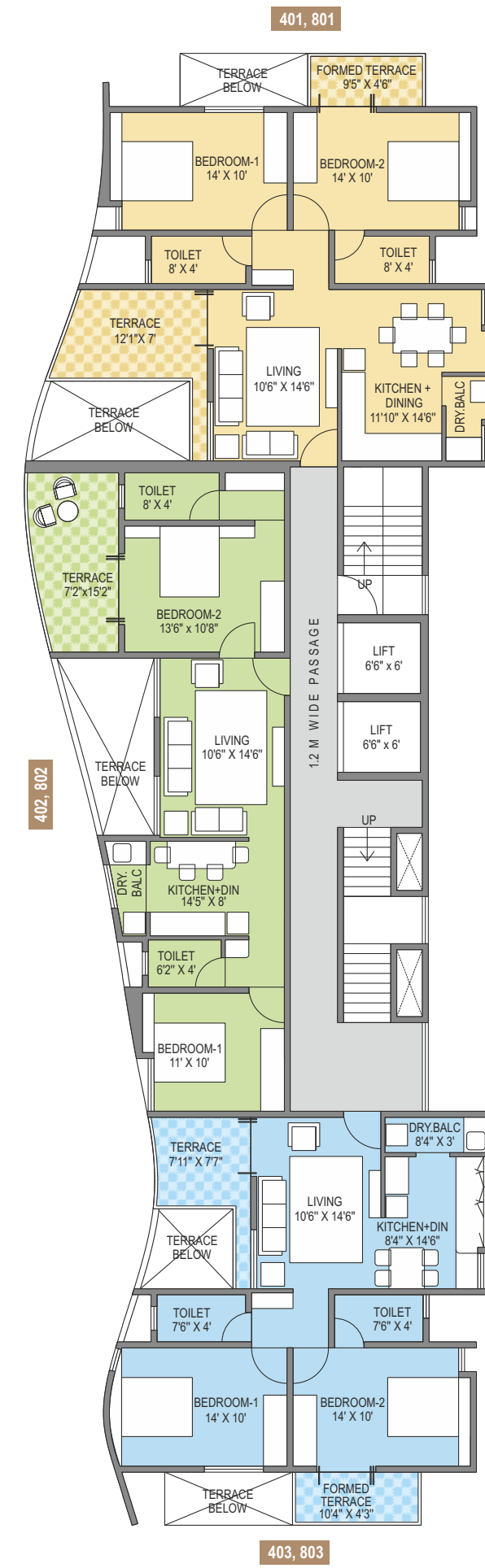


— 18 M. ROAD —
L A K E

TYPICAL - 3RD & 7TH FLOOR PLAN

AREA STATEMENT IN SQ.FT.

FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALABLE
301,701	2BHK	747.00	113.00	1118.00
302,702	2BHK	623.00	98.00	937.00
303,703	2BHK	698.00	73.00	1002.00



— 18 M. ROAD —
L A K E

TYPICAL - 4TH & 8TH FLOOR PLAN

AREA STATEMENT IN SQ.FT.

FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALABLE
401,801	2BHK	709.00	146.00	1112.00
402,802	2BHK	623.00	107.00	949.00
403,803	2BHK	656.00	119.00	1008.00



THE VIEW THAT
SPELLS
OPENNESS
TO SET YOUR MIND
FREE & TRULY OPEN!



ABOUT THE GROUP

Y SQUARE DEVELOPERS started off as Yogesh & Yogesh Developers in 1986. Founded by Mr. Shriram Narayan Joshi and Mr. Balkrishna K. Pate, it is the cornerstone of the glorious journey of Pate Developers. Under their able leadership, the company completed a number of residential projects and delivered them successfully. Currently, the second generation leaders are taking forward Y Square Developers under the mentorship of its founders.

Yogesh Joshi, Director at Y Square Developers, is a mechanical engineer by qualification and a marine engineer by profession. He adds strategic insights to the real estate development at Y Square Developers, from the global vision acquired through his vast experience and exposure.

Yogesh Pate, Director at Y Square Developers is a civil engineer by qualification and an extremely passionate real estate developer by profession. He has been managing the project execution at both Y Square Developers and Pate Developers for the past decade. Today, he leads a team of 50 engineers as well as consultants.

In its every project, Y Square Developers has always delivered the promise of high-quality construction, ethical conduct and timely possession, which is the hallmark of the Group. Every endeavour at Y Square Developers is shaped and guided by Mr. Balkrishna K. Pate, Mr. Pramod Wani, Mr. Nilesh Pate along with Mr. Yogesh Pate and Mr. Yogesh Joshi.

Pate Developers itself has been at the forefront of Pune's real estate landscape for more than two decades. It has been instrumental in developing over 1000 residential apartments and commercial spaces in the form of shops, offices and showrooms in and around Pune.

In both affordability or luxury, the Group is known to abide by its commitments and provides complete value for money. Undoubtedly, it attributes this rapid growth to the unshakable trust and unwavering support of an ever-expanding list of happy and satisfied customers.

KEY DISTANCES

Balewadi Stadium	10 mins.	Pashan Circle	05 mins.
Mahabaleshwar Hotel	05 mins.	Chandani Chowk	15 mins.
Shivaji Nagar	20 mins.	Pune-Mumbai Bypass	10 mins.
University	15 mins.	Hinjewadi IT Park	20 mins.