



1 & 2 BHK, Tathawade

Project by :





Less
TRAVEL
More
STORIES

Come home, where stories will be more
vivid and fun when they won't be bound by time



Artistic Impression

Nova Residency -

The Place Where Life is Beautiful

Nova Residency is the proud creation of Rathi Developers. Established in 2005, Rathi Developers has developed more than 1.75 lac square feet of prime real estate in locations across Pune.

In the plush and lively environs of suburban Tathawade, stands Nova Residency, a project of family-centric 2 BHK and 1 BHK homes. Close to work, and all that a spirited social life has to offer, Nova Residency is where you will experience less travel and more life.

- ✓ **Flourishing Suburb of Tathawade**
- ✓ **Rightly Priced Homes**
- ✓ **72,000 sq.ft. of project span**
- ✓ **Lively Neighbourhood**
- ✓ **Life-enhancing Amenities**



Project by :



Less
TRAVEL
More
ADVENTURE

Embark on a new adventure every day with your little
superhero in tow





PCMC
Amenity
Space

5

4

3

2

1

Proposed
Building
C

Wing B

Wing A

Amenity
Space

24 M Wide Road



Nova
RESIDENCY

Project by :
RATHI
DEVELOPER

Artistic Impression

Amenities

At Nova Residency, Amenities have been carefully selected to ensure every family member finds their own space to enjoy, but also has ample quality time together.

- CCTV Cameras at Entrance Gate
- Wifi Connectivity
- DTH Connection with Set Top Box
- Solar Water Heating System
- Generator Backup for Common Areas
- Rain Water Harvesting
- Ample Covered Car Parking
- Children's Play Area
- Landscape Garden
- Secured Compound
- Attractive Entrance Lobby
- Sit Outs in Garden Area
- Standard Quality Lifts
- Video Door Phone
- Round Clock Security



Artistic Impression

Artistic Impression



Specifications

The right fixtures and fittings add value to living. At Nova Residency, your home will be replete with the finest, so, you are free to enjoy quality time with your family.

- ✓ **RCC**
 - Earthquake resistant structure
- ✓ **BRICK WORK**
 - 6" thick external & 5" thick internal AAC block walls
- ✓ **PLASTER**
 - External double sand faced plaster
 - Internal walls Gypsum finished plaster
- ✓ **DOORS**
 - Laminated main door with frame
 - Night latch and eyehole
 - Internal laminated door with wooden frame & mortise lock
- ✓ **WINDOWS**
 - 3 track powder coated aluminium sliding windows with mosquito net & safety M. S. Grill
 - Marble windows sills
- ✓ **KITCHEN**
 - Granite Kitchen Otta with stainless steel sink
 - Glazed tiles dado up to lintel level
 - Provision for water purifier & exhaust fan
 - Provision for washing machine in dry balcony
 - Provision for modular kitchen
- ✓ **FLOORING**
 - 600 mm X 600 mm vitrified tiles
 - Anti skid tiles in terrace & dry balcony
- ✓ **TOILETS & BATHROOMS**
 - Concealed plumbing with Hindware or equivalent CP make fittings
 - Designer wall tiles dado up to lintel level
 - Anti skid flooring
 - Simpolo or equivalent sanitary wares
 - Provision of geyser in all bathrooms
 - Granite/Marble door frames
 - Solar water heating system
- ✓ **ELECTRICAL FITTINGS**
 - Modular electrical switches concealed copper wire circuit breakers ISI mark Polycab make
 - Appropriate electrical points in all rooms, Legrand Switches
 - Provision for inverter back up
- ✓ **PAINTING**
 - Internal O. B. D. Paint Asian make
 - External Apex or equivalent paint
 - All railing grills oil paint

Life @ Nova Residency -
Home is where your family feels happy, healthy, and safe.

At Nova Residency, each home has been designed for a family. Each space in your home has a purpose, each aspect a reason. From sturdy, good-looking doors that lock away your privacy, to stylish anti-skid tiles that keep your family safe, there's a well-meaning thought behind every feature. The homes also have cleverly placed windows that ensure cross-ventilation, so, you get uninterrupted views, natural sunlight and cool breeze, and you use less electricity, and more of the natural elements. The room is easily accessible yet completely private. The space has been carefully designed to enhance your living experience. Your home at Nova Residency will always make you feel welcome.

Our Other Projects-

Completed Projects:

- Kalpataru Blossom, Sangvi, PCMC
- Kalpataru Greenfield, Pashan, Pune
- Kalpataru Pearl, Warje, Pune
- Kalpataru Shreesh, Warje, Pune
- Nandraj Sankul, Navi-Sangvi, PCMC
- Livia Wakad, PCMC
- Sonesta, Wakad, PCMC

Ongoing Project:

- Vertica, Chikhali, PCMC



All layouts are artistic impression. Not to scale.
Pictorial representation is used to convey the suggested lifestyle

1 BHK

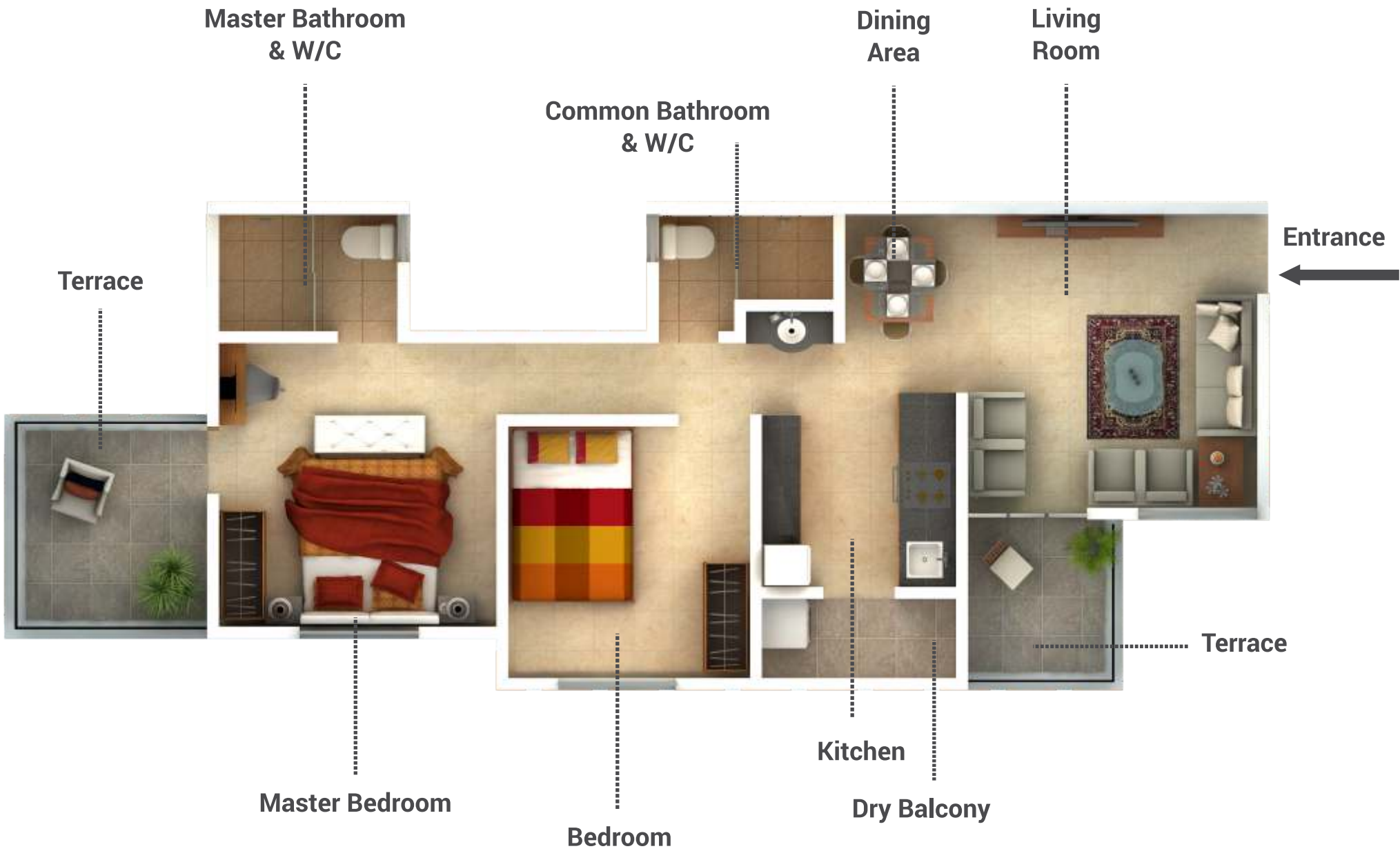


Available only at proposed Wing-B

2 BHK EVEN



2 BHK ODD

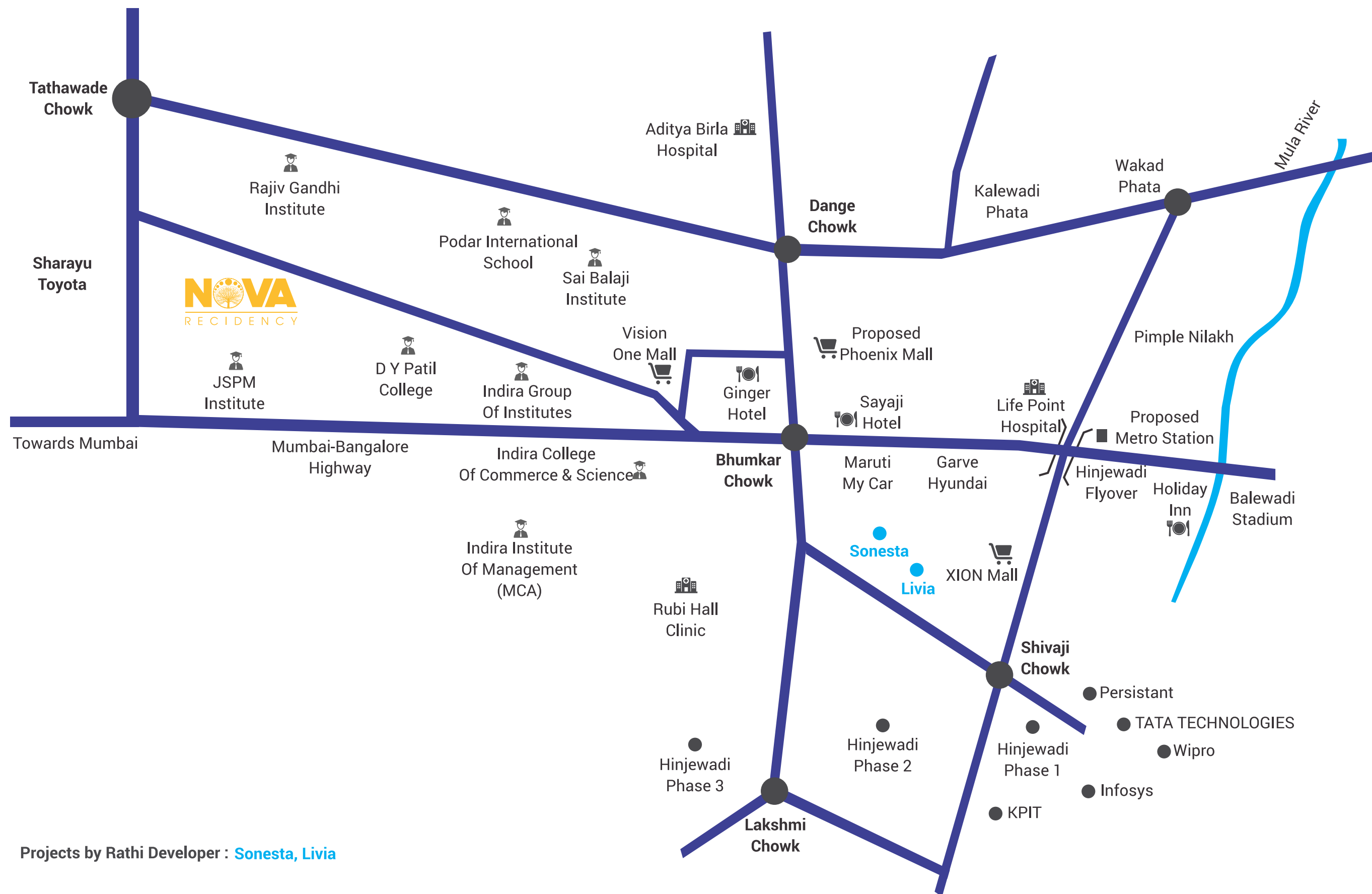




Less
TRAVEL
More
“WE” TIME

Simple moments together make a road
towards a happy childhood, when
‘we’ comes before ‘me’..

Location Map

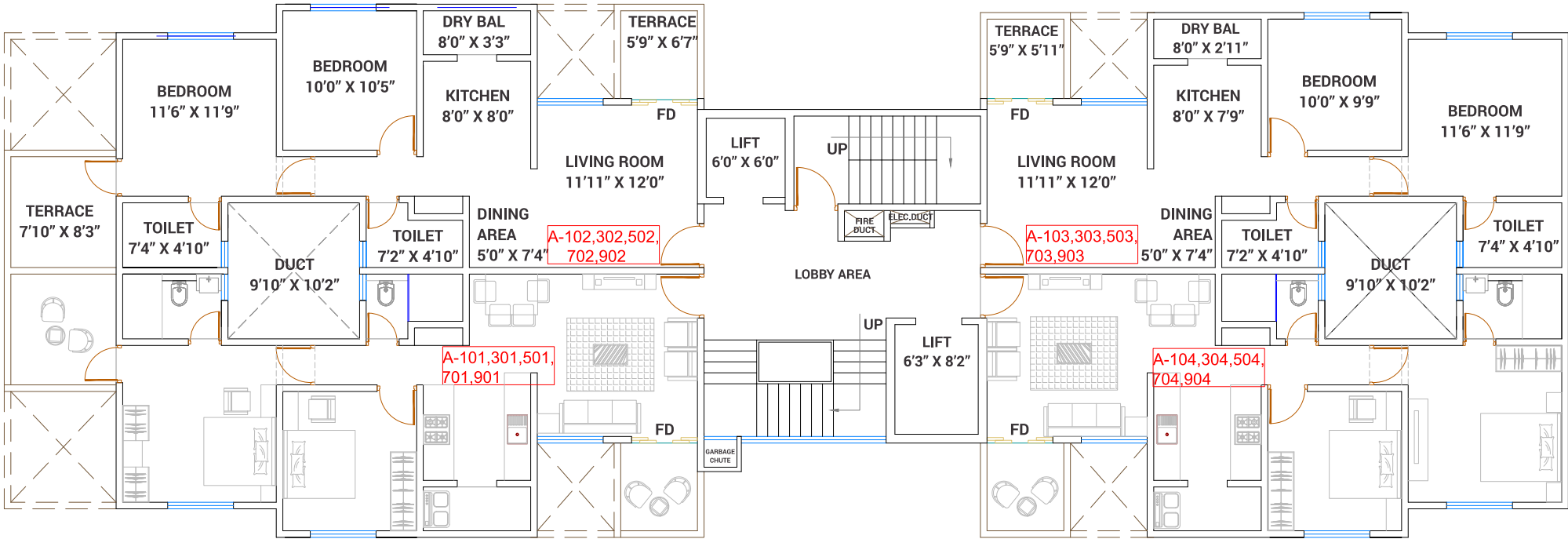


Tathawade is where life happens. Workplaces, necessities, and leisure avenues are right in the neighbourhood.

- ✓ Hinjewadi IT Park -
 - a) Phase 1:- 4.2 km
 - b) Phase 2:- 7 km
 - c) Phase 3 :- 10.5 km
- ✓ Indira Institute - 1.5 km
- ✓ Podar International School - 750 meters
- ✓ Indira National School - 1.7 km
- ✓ Akshara International School - 1.9 km
- ✓ Aditya Birla Hospital - 4.4 km
- ✓ Dange Chowk - 1.6 km
- ✓ Sayaji Hotel - 1.6 km
- ✓ Mumbai-Pune Highway - 1 km
- ✓ Balewadi Sports Complex - 4.6 km
- ✓ Holiday Inn Hinjewadi Pune - 1.9 km
- ✓ Dr. D. Y. Patil Institute - 1.2 km

WING A

1ST, 3RD, 5TH, 7TH, 9TH FLOOR PLAN

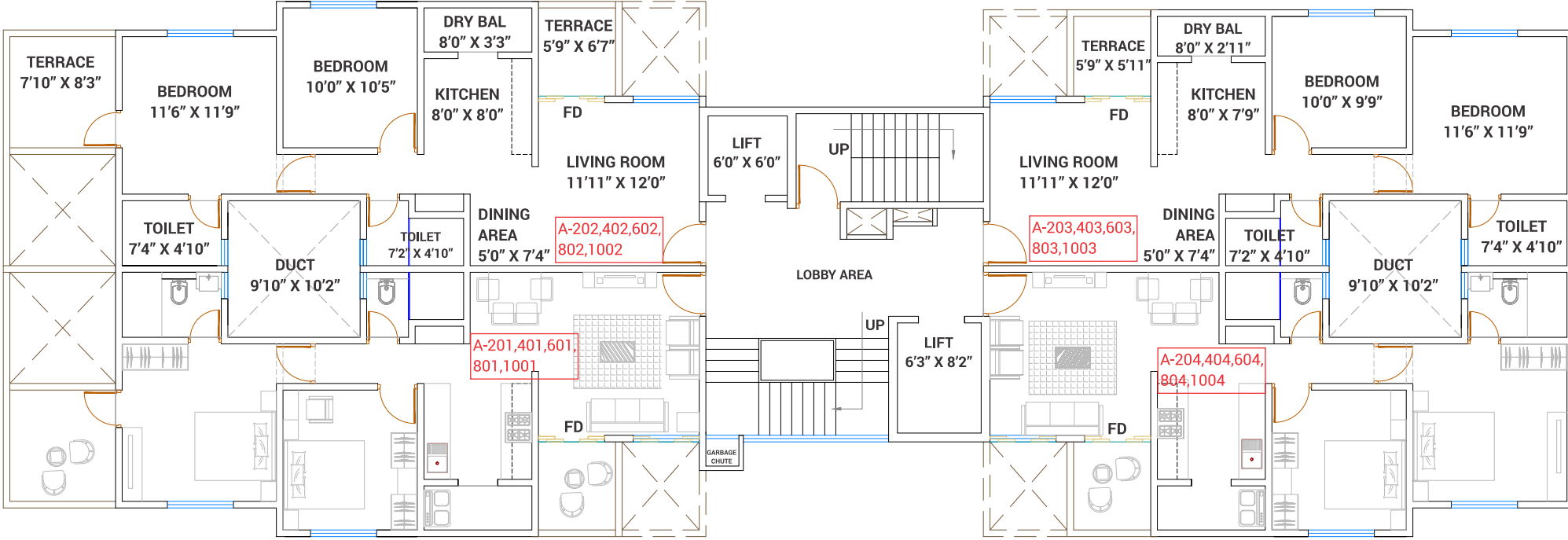


WING A AREA STATEMENT							
FLOOR	NOS	TYPE	CARPET AREA	TERRACE AREA	(ENCL.) BALCONY AREA	TOTAL AREA (IN SQ.M)	TOTAL AREA (IN SQ.FT)
1ST, 3RD, 5TH, 7TH, 9TH FLOOR PLAN	A - 101, 301, 501, 701, 901	2 BHK	49.78	9.35	10.44	69.57	749
	A - 102, 302, 502, 702, 902	2 BHK	47.52	9.35	12.70	69.57	749
	A - 103, 303, 503, 703, 903	2 BHK	45.20	3.41	13.95	62.56	674
	A - 104, 304, 504, 704, 904	2 BHK	46.06	3.41	14.17	63.64	685

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764

WING A

2ND, 4TH, 6TH, 8TH, 10TH FLOOR PLAN



WING A AREA STATEMENT							
FLOOR	NOS	TYPE	CARPET AREA	TERRACE AREA	(ENCL.) BALCONY AREA	TOTAL AREA (IN SQ.M)	TOTAL AREA (IN SQ.FT)
2ND, 4TH, 6TH, 8TH, 10TH FLOOR PLAN	A - 201, 401, 601, 801, 1001	2 BHK	49.78	9.35	10.44	69.57	749
	A - 202, 402, 602, 802, 1002	2 BHK	47.52	9.35	12.70	69.57	749
	A - 203, 403, 603, 803, 1001	2 BHK	45.20	3.41	13.95	62.56	674
	A - 204, 404, 604, 1004	2 BHK	46.06	3.41	14.17	63.64	685

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764

Credits-

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