Proposed Redevlopment
Project for
ASHVINI
APARTMENTS









Your Happy Home,
Aashirwad Homes...
Where Dreams are Lived

AASHIRWAD HOMES

Aashirwad Homes is one of the fastest-growing real estate brands in Pune and in the shortest span of time we successfully constructed spaces for many who will be calling these spaces their homes. Aashirwad Homes are not just houses with spaces but are homes with feelings.





MEET THE TEAM

Swapnadeep Goel Director, Aashirwad Homes

Swapnadeep is a man on a mission, a University of Pune graduate with zeal to change Pune's skyline. He forayed into real estate straight after his graduation and has been committed ever since to making homes that keep customers as the focal point of the planning procedure. His business acumen and customer-centric approach have made him the most sought-after real estate individual in the city of Pune.



Nitin Mittal Director, Aashirwad Homes

Nitin Mittal, also the Chairman & MD of Knest Manufacturers LLP. A pioneer with a vision and leader with a plan, he is set to revolutionize construction in India. An astute & dynamic realtor himself, he was able to recognize the need for better alternatives in construction. And Knest was born. A testament to our country's ascent in the world Nitin is a serial entrepreneur who is building organizations that are truly Indian at heart & spirit.

WHY AASHIRWAD HOMES?

Turn Around Time

Our aim is to deliver each project in time during construction we used the latest technology and innovation. Aashirwad Homes have one of the best turnaround time in the industry.

Customer-Centric approach

At Aashirwad Homes, our aim is always or create meaningful and value-driven spaces for our customers. We understand the importance of a house and we create it with love.

Care is our only marketing strategy

We make homes with care. We care about the environment, customer's requirements and We care for a better tomorrow.

Sustainable & well-engineered Construction Technology

At Aashirwad Homes, our aim is always or create meaningful and value-driven spaces for our customers. We understand the importance of a house and we create it with love.

AWARDS BY AASHIRWAD





AWARDS BY AASHIRWAD



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2021

The Saga - A realtor's vision of luxury in PCMC

imited editions are small runs of items created to create a feeling of exclusivity and rarity among collectors. When we say exclusive, we don't just mean unique, we mean limited edition, and when we say signature, we mean personalization and not just ownership. When it comes to art, cars, wines, or vintage spirits, limited editions are considered an investment. A limited edition that is built as part of a real estate project, however, is worth praising for the exclusivity it brings. Aashirwad Homes, one of the leading real estate developers in Pune, has created a real estate marvel similar to Exclusivity; 'The Saga'. Brainchild of visionary realtor Swapnadeep Goval. The Saga is a condominium development consisting of 20 limited edition residences. With a focus on providing a luxurious



Swapnadeep Goyal, Director, Aashirwad Homes

lifestyle, these condos are designed with passion. In these homes, you will find all the opulence that is rare, these are homes that sing the ballad of success.

This luxury project is located in Bhel Chowk, Pradhikaran, the heart of the ever-buzzing PCMC. The amenities, which include a library, help residents to immerse themselves in an environment that elevates the mind. The Clubhouse helps to foster a positive and togetherness-filled environment and a blissful infinity pool for unmatched relaxation. All this with a breathtaking lobby that boasts double heights symbolic of true grandeur.

That's not it, with The Saga, Aashirwad Homes strives to create the imprint of the residents

it's a canvas.

JOURNEY BY AASHIRWAD

G + 1
Retail Shops &
6 floor
Commercial
building

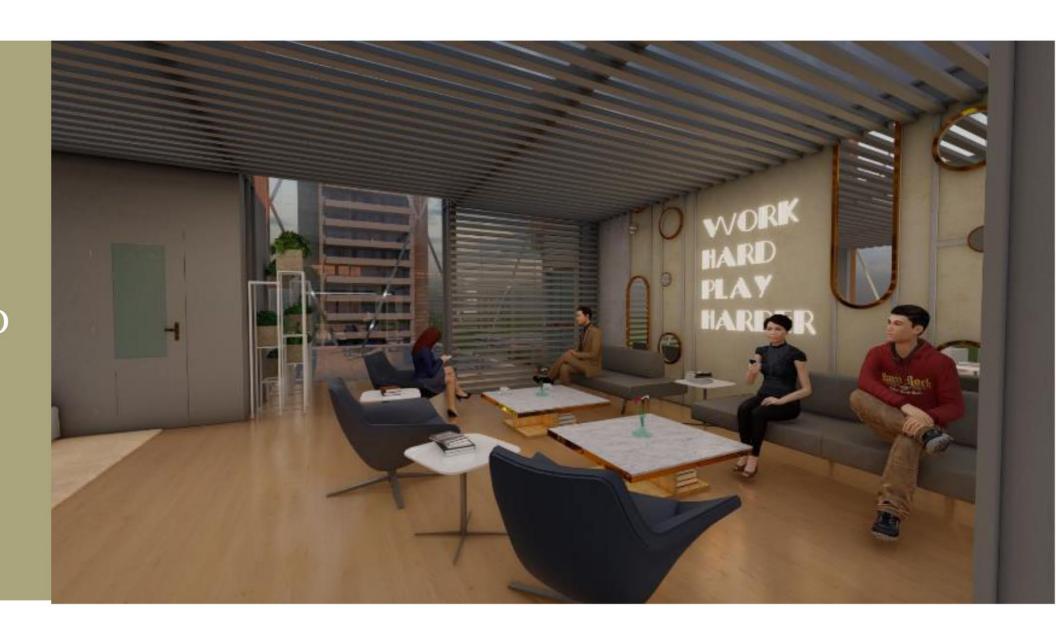


Glass facade
with premium
Look & feel changes
the environment















NAVYAM



The Saga

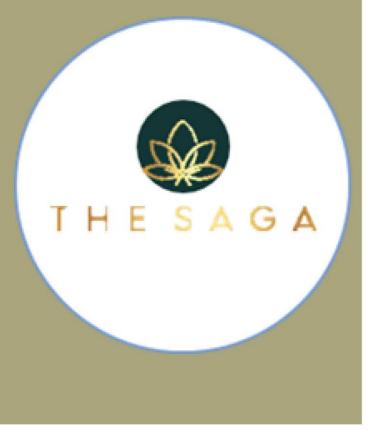
LUXURY 4 BHK RESIDENTIAL PROJECT



The Saga



SIGNATURE CONDOMINUMS





SIGNATURE CONDOMINUMS

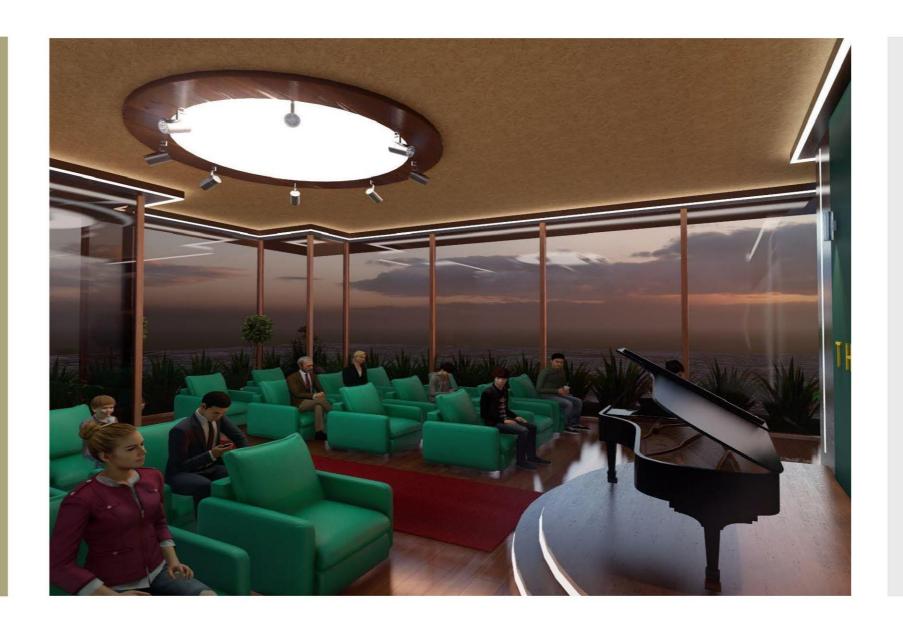




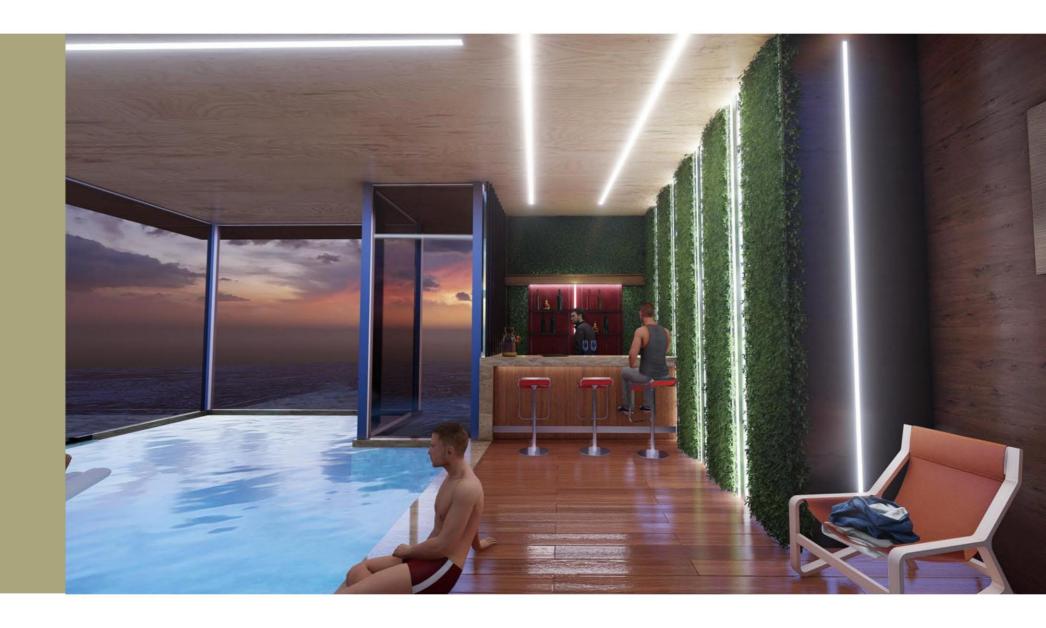
LOBBY

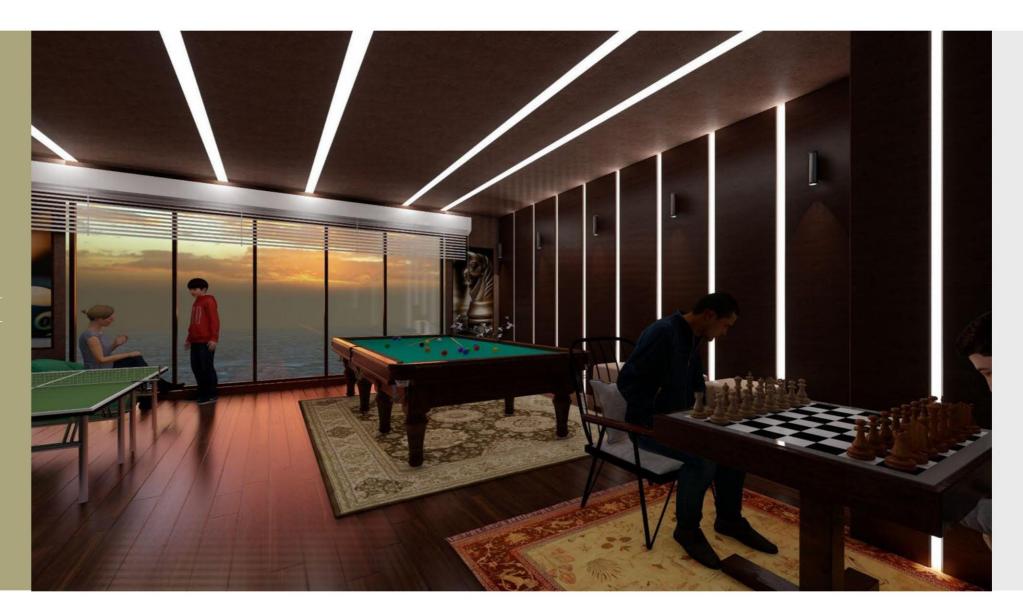


MULTIPURPOSE ROOM



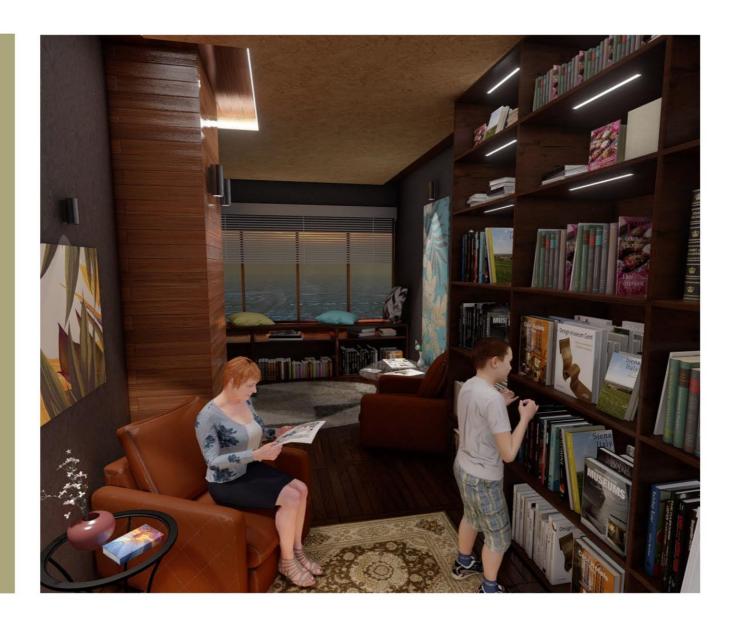
SWIMMING POOL





GAMES ROOM

LIBRARY



REDEVLOPMENT PROJECTS BY AASHIRWAD

OUR REDEVLOPMENT PROJECTS

- 1. SHRIKUNJ APARTMENTS
 Plot no 153 ,Sector 24,Pradhikaran
- 2. ANKUR HOUSING SOCIETY New Sanghavi
- 3. SARGAM COP HOUSING SOCIETY Paramlok park
- 4.SANJEEVNI HOUSING SOCIETY Plot no 326 & 327 Nigdi, Pune.

SANJEEVNI HOUSING SOCIETY



ELEVATION



SAMPLE FLAT VIEWS FOR SANEEVNI











PROPOSED
REDEVLOPMENT
PROJECT FOR
ASHVINI APARTMENTS







Date: 29 December, 2023

To, Chairman Ashwini Housing Society, Plot No. 430, Sector 27A Nigdi, Pune.

Dear Sir,

OFFER LETTER

We are the reputed builders and developers in PCMC area and have successfully completed residential and commercial projects more than 10 projects and handed over to the society.

All the projects were registered under RERA

We are pleased to inform you that we are very much interested Redevelopment Proposal with your society.

We are very much enthusiastic to build a long business relationship with you.

OFFER LETTER

<u>Description of Plot area plans:</u>

Area Plot: 504 sq.m..

Total Area Statement:

with	Balconies
WIIII	balconies

Bldg. A – 7 Flats all 4 Bhk 1714.73 sq.ft.

7 Flats all 3 Bhk 1323.16 sq.ft

Total Area 27771.34 sq.ft

OFFER LETTER

- 1. That in consideration of the aforesaid development rights the Developer shall allot 7 flats of 50% area constructed on the said land in favour of the Owners and the remaining 50% constructed 7 flats premises shall belonged to Developer herein. That the owners shall not be entitled to claim any additional consideration barring the aforesaid flats of 50% area of 7 flats. Total 14 flats, 7 floors will be constructed on the said land out of that 7 flats equally to all six members & 7 flats to the developer.
- 2. That the developer shall complete the construction on said land within 30 months after obtaining commencement order.
- 3. That the developer shall pay to Owner an amount of 30000/ per flat one time towards Shifting and re- shifting charges.
- 4. Developer will pay amount 25000/- for 2BHK towards Monthly rent till possession for each flat and refundable deposit of 40000/- to each flat.
- 5. Developer will deposit corpus fund of 100000/- for each flat owner.
- 6. Developer will deposit amount of 2 years of maintenance for each flat owner to society account & 2 years guarantee for construction work.
- 7. Developer will form society and add old & new members to society & register the society with registrar:
- 8. Developer will obtain completion certificate from the planning authority (PCMC) and will do transfer of the society in (PCMC).
- 9. The plan will be made according to the rules & regulation of (UDPCR)(PCMC) and RERA

OFFER LETTER

- 10. One car park for each flat basement or puzzle parking.
- 11. That the Owners agree & assure & undertake unto the Developer that the owners shall execute & register Development Agreement and Power of Attorney of the said land in favour of the Developer.
- 12. The flat owner will cooperate & will sign & give all the documents required from the time to time.
- 13. The Developer shall be entitled to utilize all the FSI available and also to load any TDR (Transfer of development Rights), which may be permissible to be utilize on the said land so to develop the said land to the solely benefit of the Developer and add new members in the society.
- 14. That the owner do hereby assure undertake confirm & declare up to the Developer that the said land is free from all encumbrances of whatsoever nature.

AREA STATEMENT

AREA STATEMENT

		FULL	BASIC		FULL	BASIC	
		POTENTIAL	FSI		POTENTIAL	FSI	
	A) AREA STATEMENT	sq.m.	sq.m.				
1	Area of plot	504.00					
2	Deductions for				Α	В	
	a) Road set back (Road Widning)	-	-	Floor			
	b) Any reservation	-	=	1	314.3	314.3	1ST
	c) Encroachment Area	-	; - ;	2	314.3	314.3	2ND
	Total a+b+c	=	=	3	314.3	314.3	3RD
3	Balance area of plot (1-2)	504.00	-	4	314.3		4TH
4	Deductions for			5	314.3		5TH
	a) Aminity space			6	314.3		6ТН
	b) Open space			7	314.3		7TH
	c) Internal Road	-	-	8			8TH
	Total (a+b)	-	(=)	9			9TH
5	Net area of the plot (3-4)	504.00	=	10			10TH
6	Additional for fsi			11			11TH
	a) Open space			12			12TH
	b) Internal Road	-	-	13			13TH
	c) additional int.road fsi	-	-	14			14TH
	d) other			15			
	total (a+b+c+d)	_	_				

AREA STATEMENT

AREA	
STATEM	MENT

		()		9				
7		Total Area (5+6)	504.00	-	TOTAL B/UP	2,200.3	TOTAL B/UP	943.0
8		Floor space index permissible	1.10	1.10	SALE AREA	29,723.6	SALE AREA	11,165.4
		Permissible floor area (7x8)	554.40	-				
9		Fsi on payment of premium= .50	252.00	Ħ				
10		TDR AREA/Redevelopment FSI						
3	201.6	9 m and above but below 12.0. = 0.40						
4	327.6	12 m and above but below 15.0. = 0.65		=1				
4.0	453.6	15 m and above but below 24.0. =0.90				17.3		943.0
4	579.6	24 m and above but below 30.0. = 1.15	579.60					
5	705.6	30.0 m above. =1.40					-1257.320	
11	_	Total permissible built up area (8+9+10)	1,386.00	-				
		Ancillary area 60%	831.60	 .				
			2,217.60	=				
		369.600	23,870.25	=	1,=			

SALABLE AREA STAEMENT

Flat	Carpet Area	TOTAL SQFT A	AREA	LOADING	QTY	TYPE	Total
TYPICAL 1ST,2ND,3RD,4TH,5	1.40%						
101, 102 103 104 105 106 10	159.30	1714.73		2400.62	7	4BHK	16804.32

1323.16

122.93

1852.43

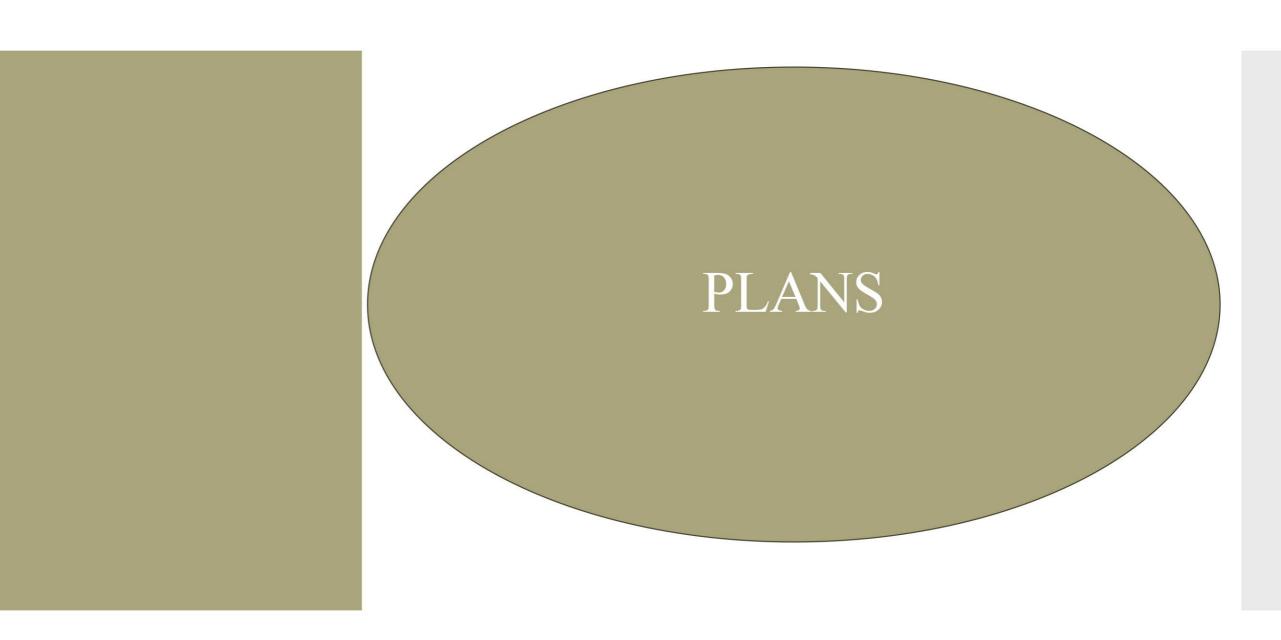
14

3BHK 12967.01

29771.34

201 202 203 204 205 206 20

SALABLE AREA



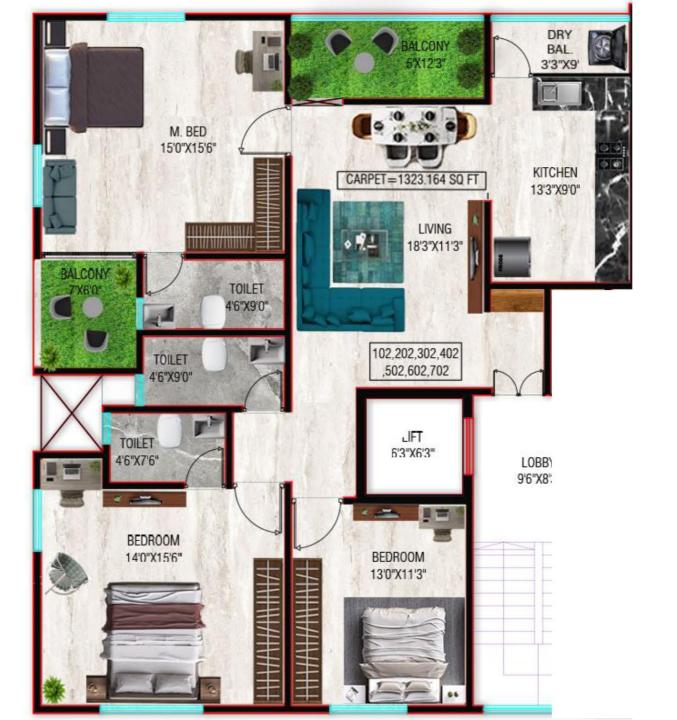




1ST TO 7TH FLOOR PLAN



1ST TO 7TH FLOOR PLAN



1ST TO 7TH FLOOR PLAN

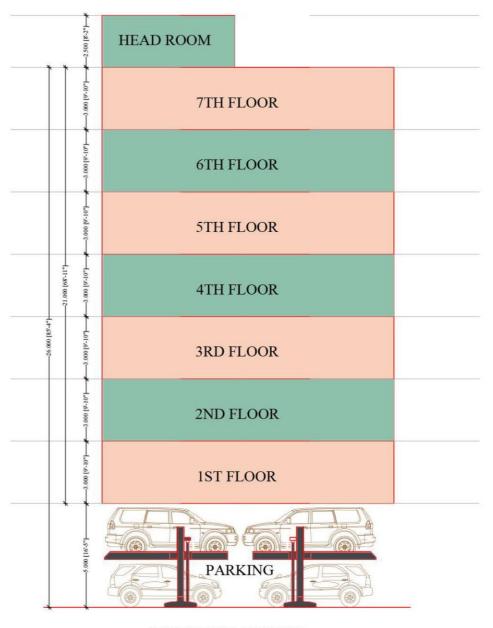


10.50 M. WIDE ROAD



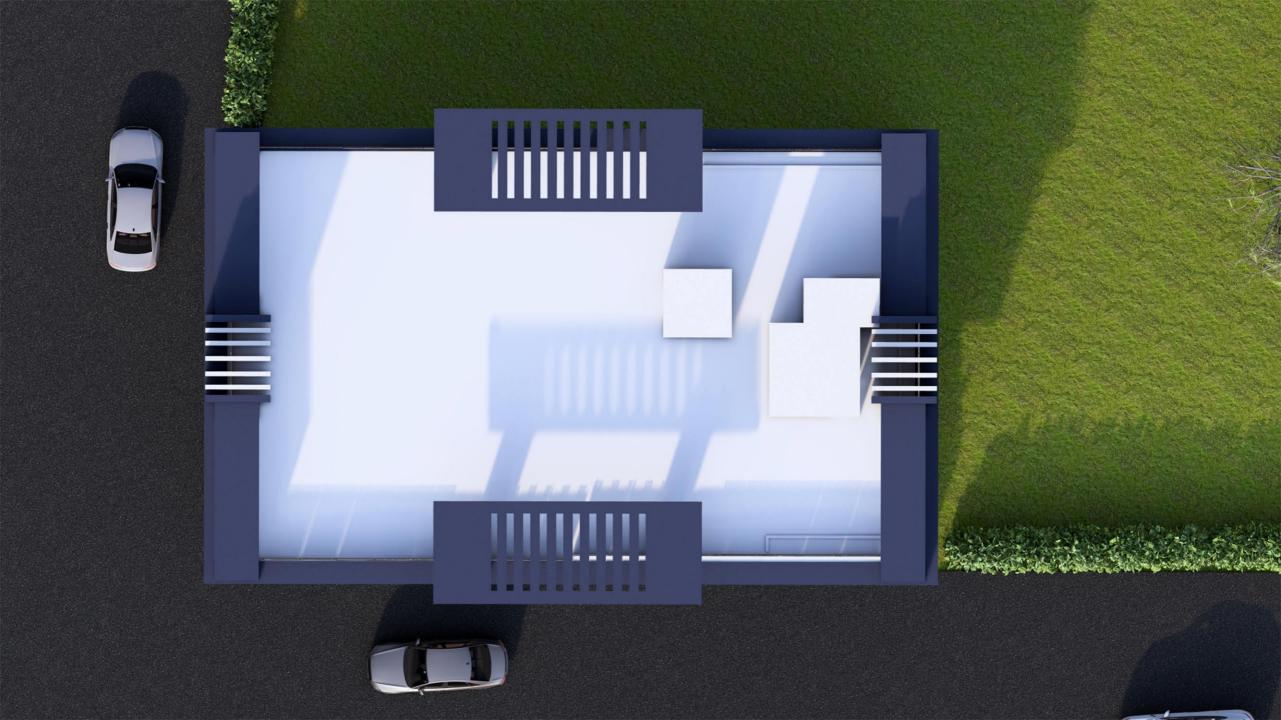


SECTION



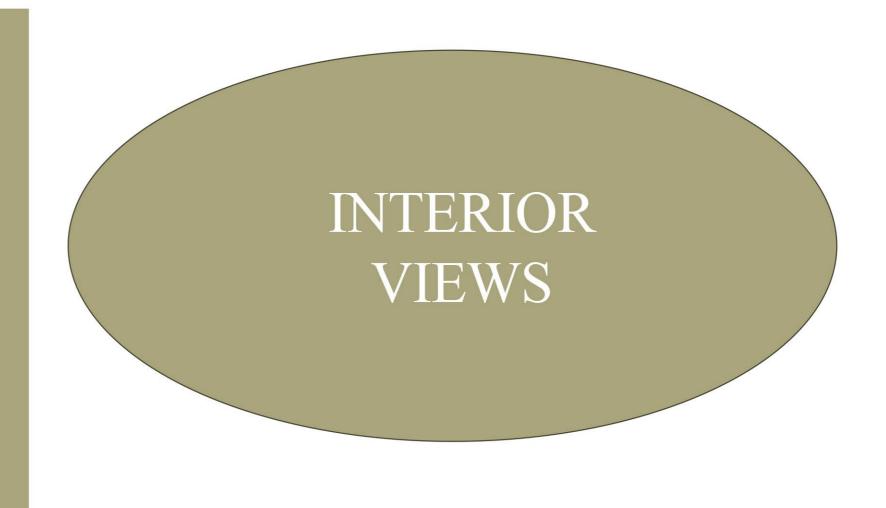
SCHEMATIC SECTION

BUILDING ELEVATIONS









LIVING ROOM



LIVING ROOM



DINING



BEDROOM



BEDROOM



BEDROOM

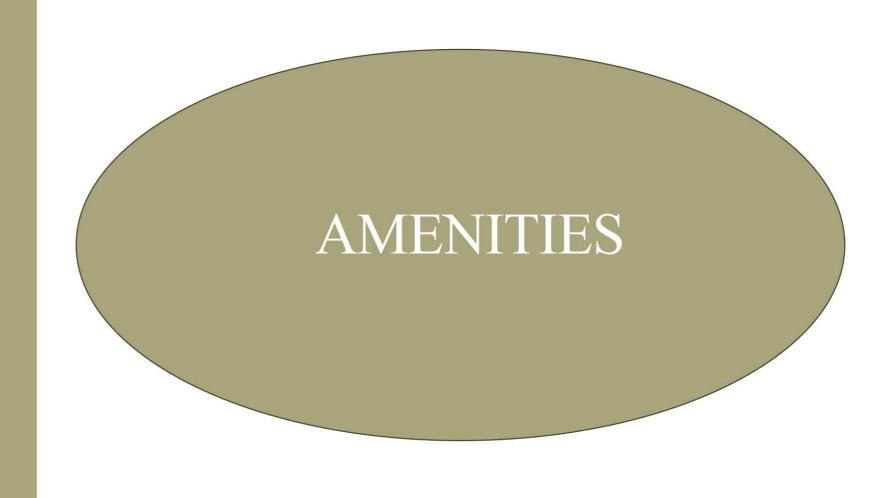


BALCONY



BALCONY





Rooftop open gym area



YOGA HALL

Roof top Pergola area



YOGA HALL

Roof top yoga area

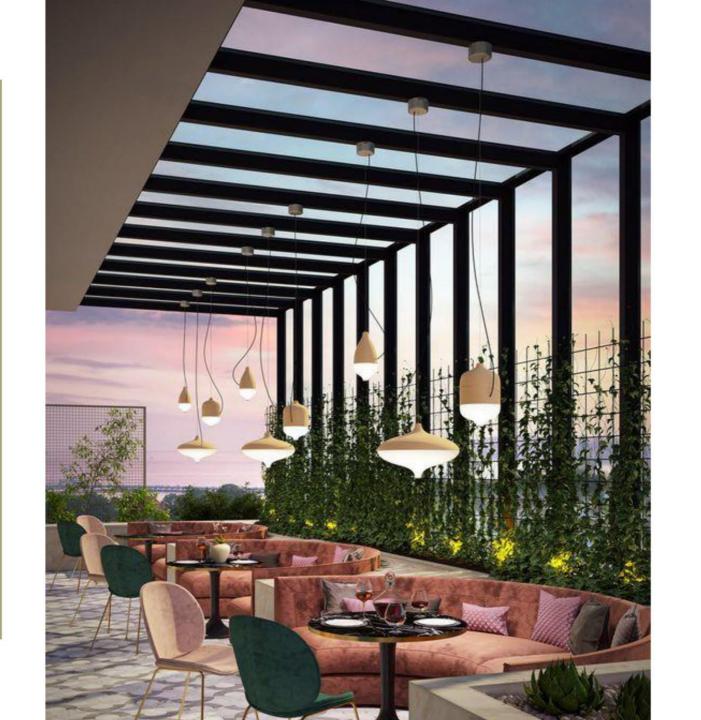


YOGA HALL

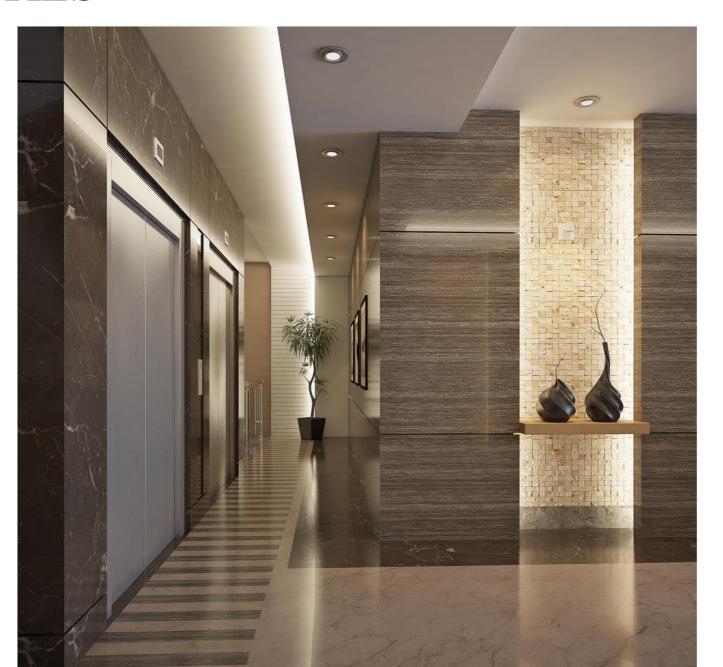
Roof top
yoga area



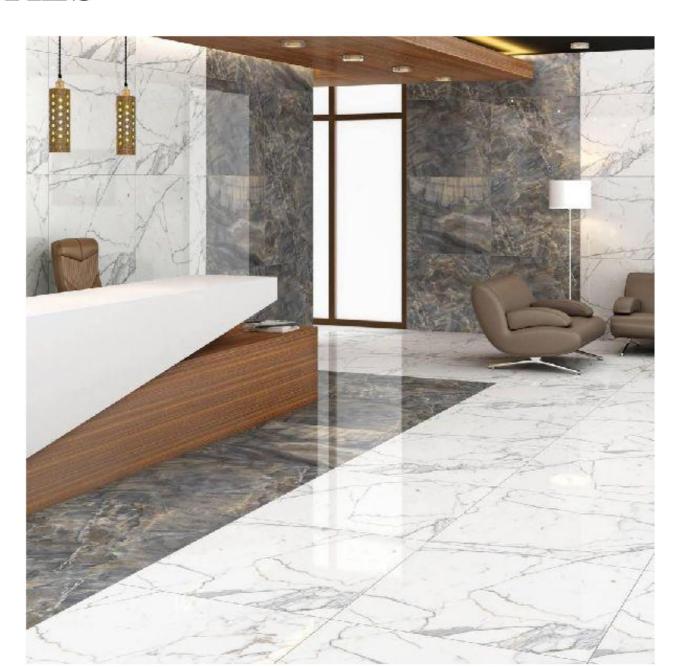
Pergola design



Designer common entrance lobby



800 x 800 MM
VITRIFIED
TILES IN ALL
ROOMS



1000 mm x 1000mm for living and dining



Landing & stairs:

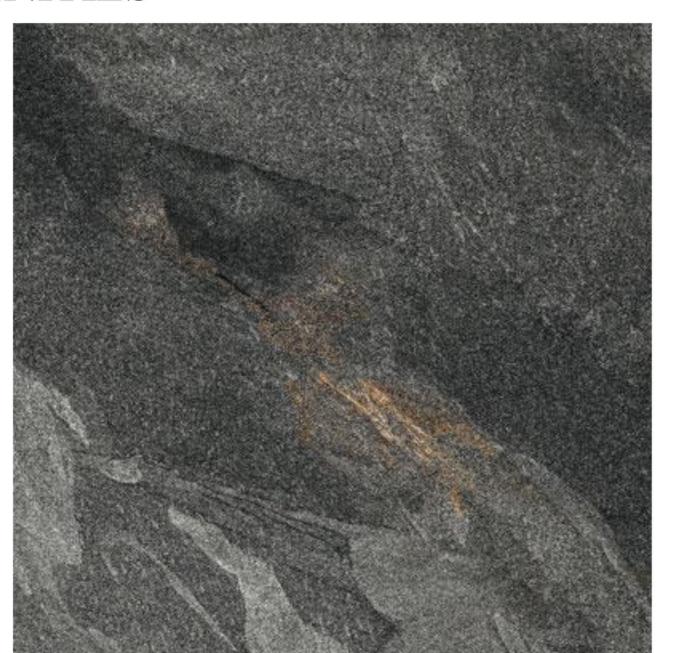
All landings and stairs in polished granite/ kota stone.



600mm x 1200mm glazed tiles dado upto the ceiling with anti skid tiles

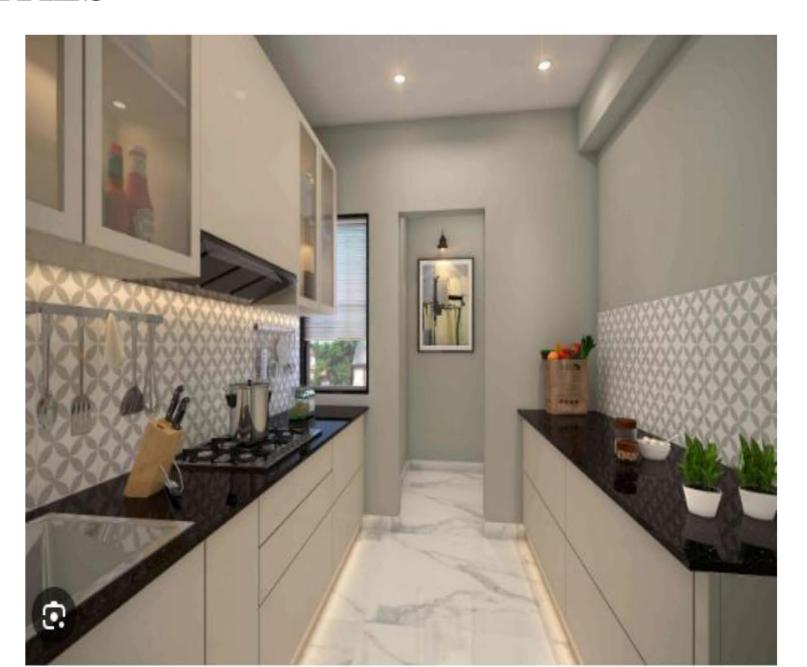


Vitrified heavy duty tiles
In parking



L shaped parallel granite kitchen

With ss sink

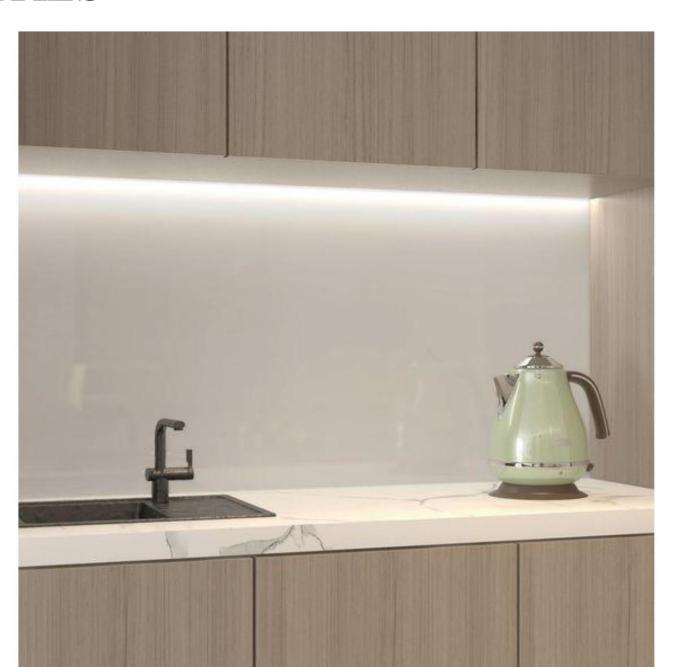


L shaped parallel granite kitchen

With ss sink



Plain white glazed tiles below kitchen platform



Designer glazed tiles dado above platform upto ceilling level

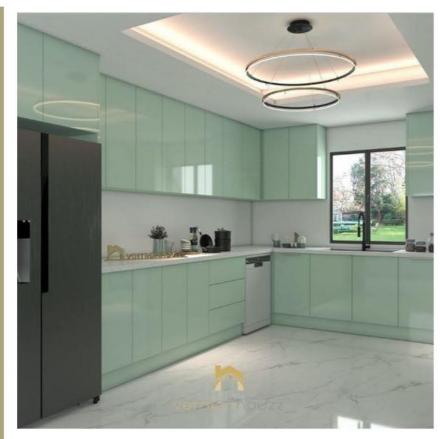


Easy dry in dry balcony / tarrace



KITCHEN: granite platforms with standard stainless steel sink and glazed tiles dado up to slab level.

Modular kitchen with designer stainless steel
(SS) trolleys with modern design.





Provision for washing machine / water purifier / chimney



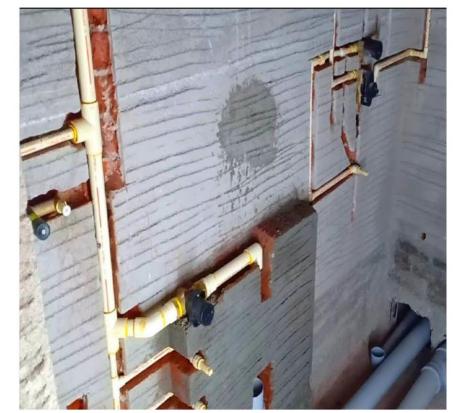




Granite platform with sink in dry balcony / terrace



PLUMBING: concealed and insulated ISI approved plumbing.





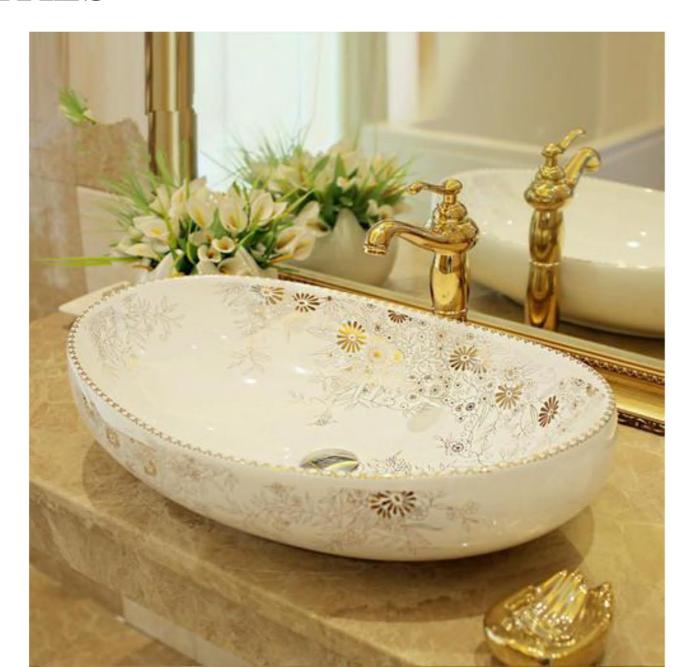
Wall hung commode with soft closing seat cover



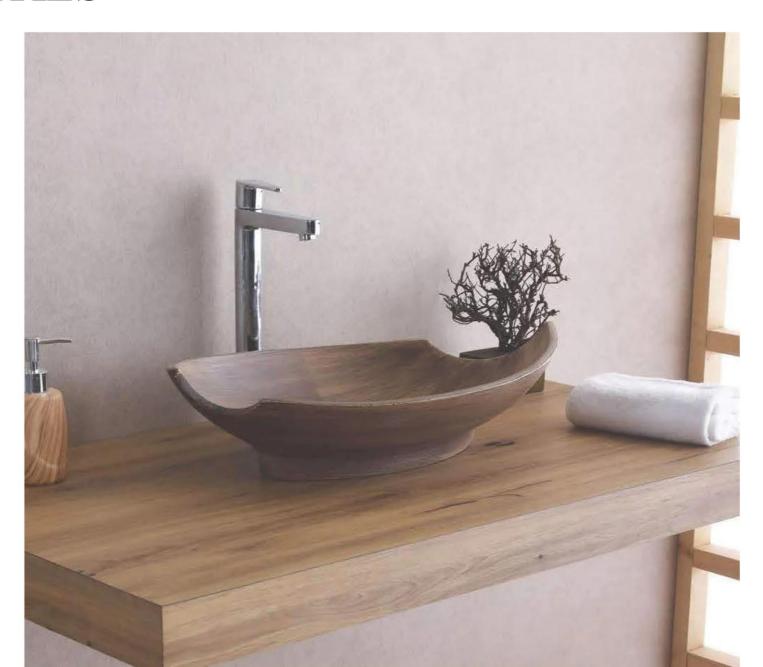
Flush valve



Designer wash basin



Counter wash basin



Single level bath fittings of jaguar / equivalent





Laminated door frames to living room and bedroom



Laminated door shutter to all rooms with Godrej / Yale locks



Safety door to main door



Toilet frames in granite / wood combination with laminated door shutter



3 track aluminium powder coated windows with Mosquito net track



Powder coated all doors with provision for mosquito net track



Windows: window jambs in toilets and kitchen in granite





Windows sills in granite



Electric fitting:

Concealed ISI approved copper FLR wiring with MCB controls & anchor ROMA /LEGRAND or equivalent switches. And POLYCAB and equivalent wires.

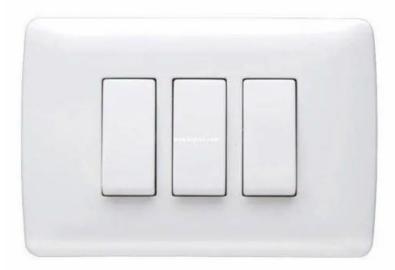






Switches of Legrand /
Anchor / Schneider
make







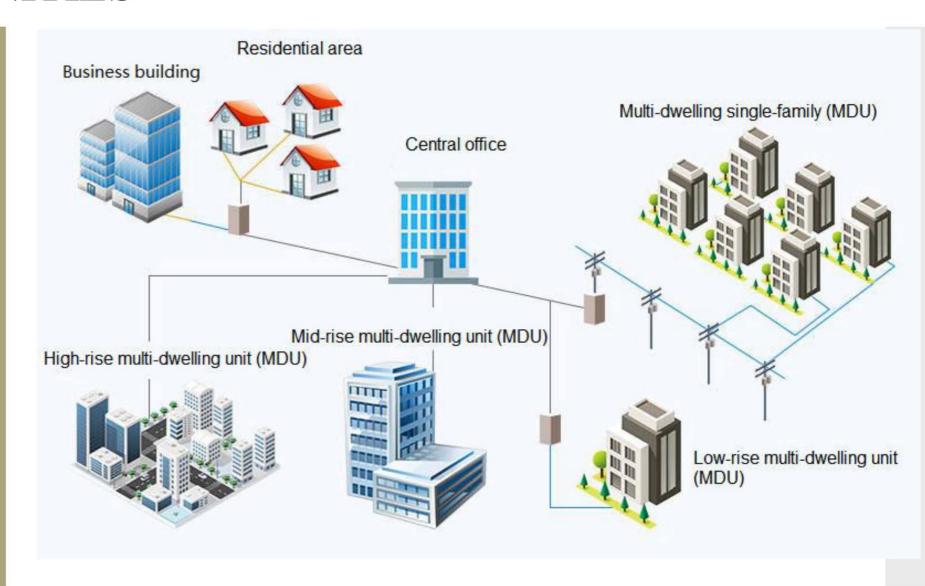
MCCB of required capacity



Inverter provision in each flat



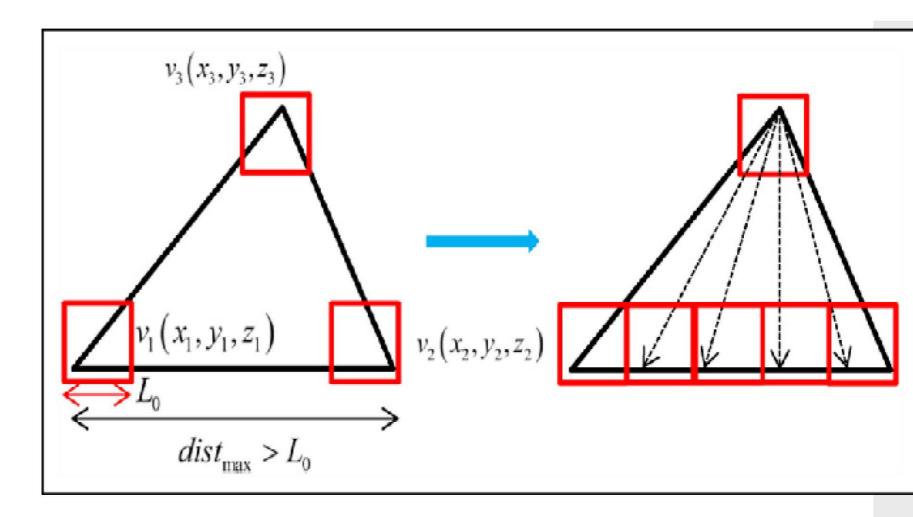
Single MDU unit for cable connection



Provision for broadband connectivity



Ample points in the flat



Color video door phone



Intercom facility between flats and security



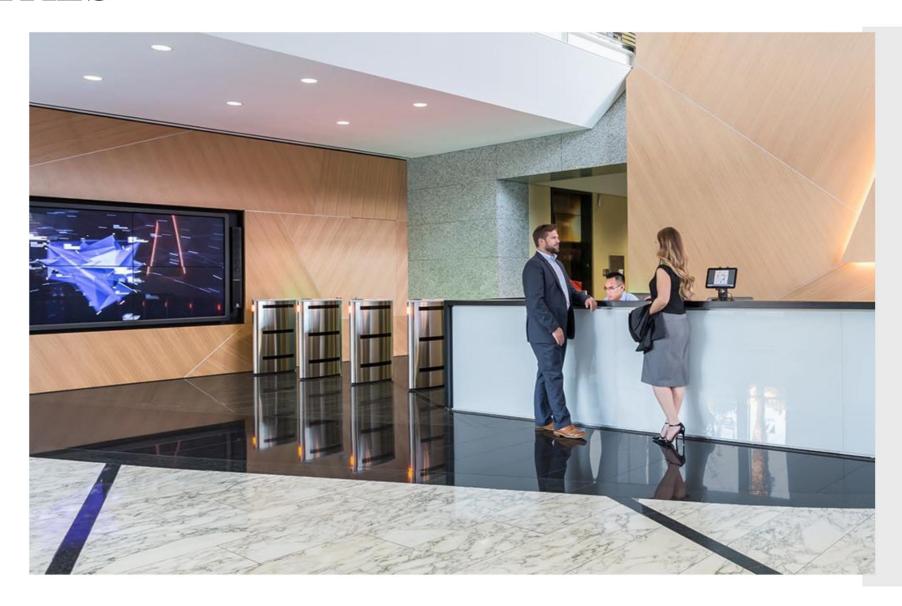
24*7 Security guard & CCTV for safety of society







Well designed entrance lobby with access control security system



Landscape common areas



Composter machine for wet garbage {no vermiculture pits }



Solar photo voltaic system to generate electricity for the common lights /pumps/ lifts thereby reducing maintenance costs



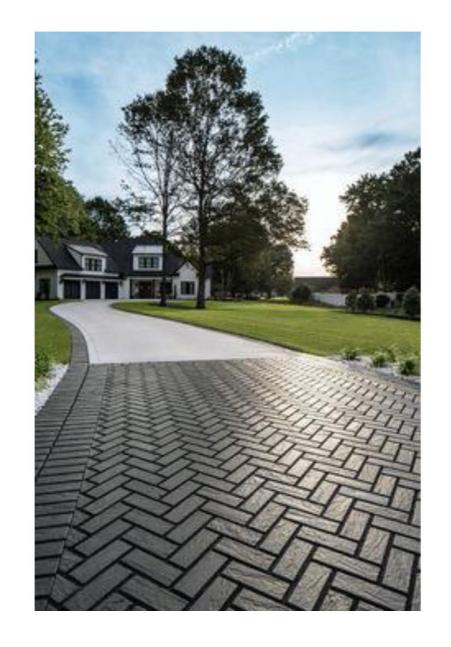
Common toilet block in parking



Beautiful large size letter boxes



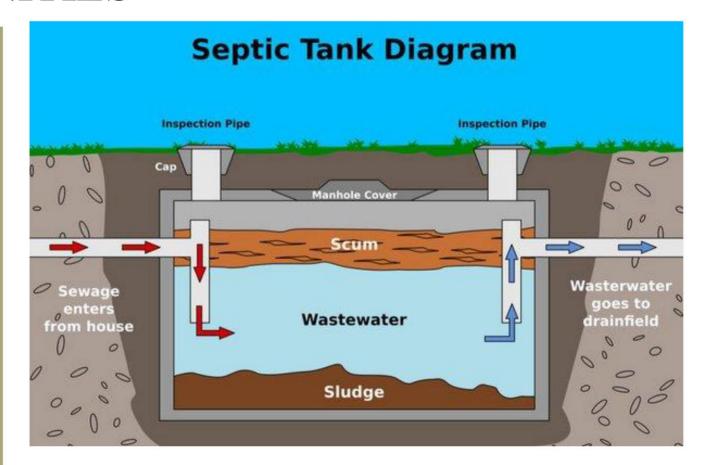
Paved /Tremix driveways



Timer controlled common lights



Water tanks will be tiled from inside and will have separate compartments



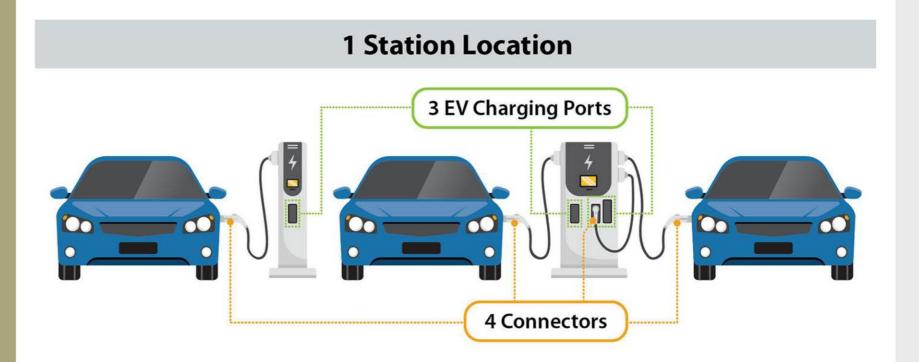
Bore well { if there is water table }



Rain water harvesting



Provision of charging for electric vehicles



Well designed compound walls with decortive gates

Well designed compound walls with decortive gates



Society office



Courier drop off zone



Reception with waiting area



E vehicle charging stations



Pigeon net will be fixed to all toilets ducts



