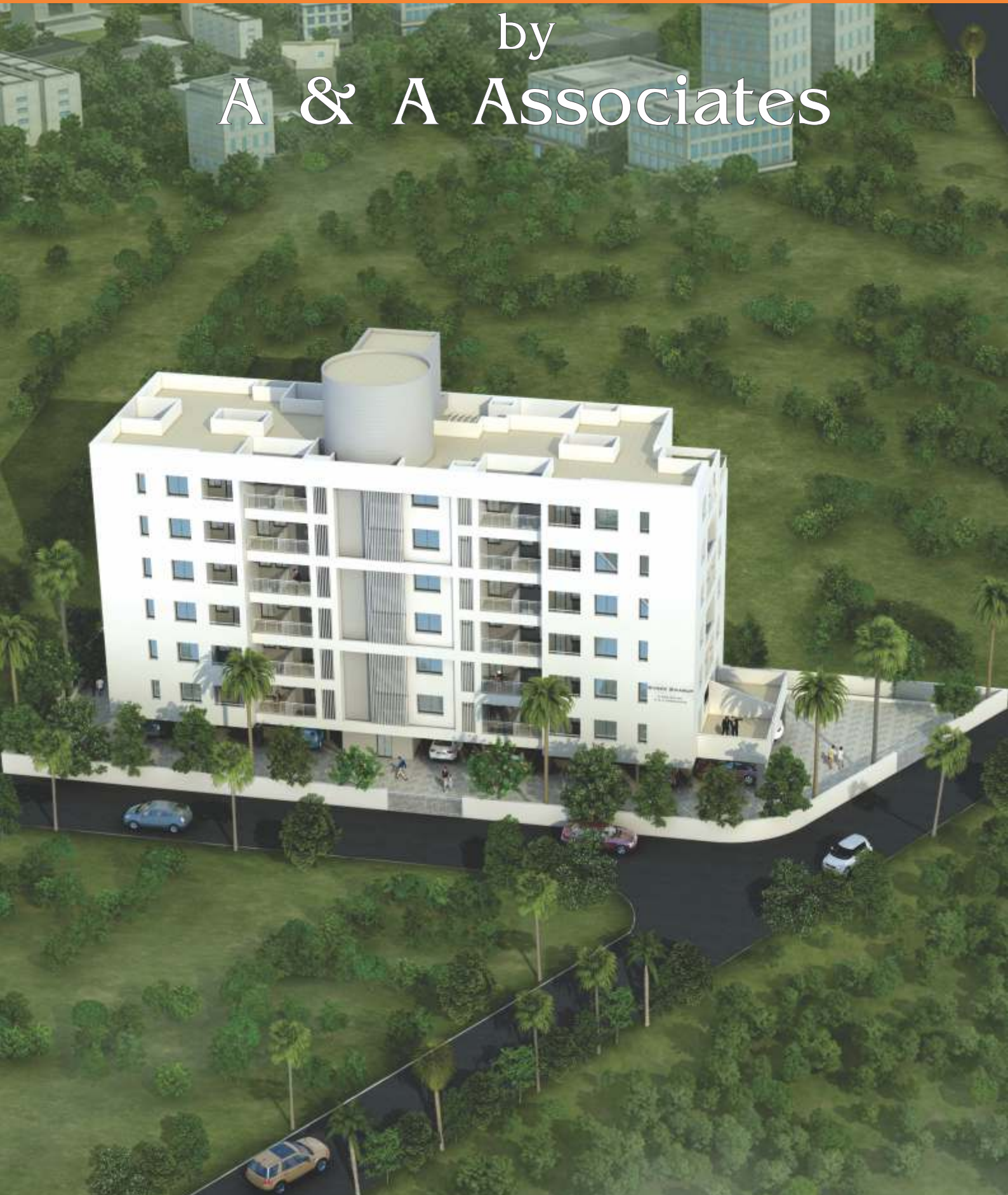


“SHREE SWARUP”

by
A & A Associates





Shree Swarup by A and A Associates is a complete new experience in itself to fine living.

SS (Shree Swarup) is placed at a panoramic and salubrious locale of Wakad, a suburb of Pune. Wakad has a phenomenal growth rate attributed to coming up of the infotech and biotech parks at Hinjewdi which is close to it. Add to it wakad also has close proximity to Mumbai-Pune express way, Talegaon and Chakan MIDC and PCMC. It enjoys best civic infrastructure like roads, water supply, schools and colleges.

SS is an individual stand alone upmarket scheme of flats for only select 24 flat owners. In spite of all the infrastructural advantages SS is free from the city clutter giving you the much needed peace of mind when at home. It is correct blend of aesthetics, functionality and architectural acumen by making each flat a corner flat. It offers you 2 and 3 BHK premium apartments with optimal utilization of space, thus giving you the absolute value for your money.

The basis of fine living at Shree Swarup:

SS homes are designed with keen eye on the prime factors of fine living viz:

- Each of the 24 flats here enjoys a corner position giving it ample ventilation, light, unobstructed view of the surroundings, maximum space and much required privacy.
- SS has excellent connectivity to all the major requirements of day to day life .It enjoys a close proximity to schools of repute like Euro school, Pumpkin Patch, Indira kids and many more. Colleges like Indira Institute, Shri Balaji society are also at a stones throw distance. Same holds good for various malls for shopping, cinema houses and hospitals. SS is also very near to the proposed DP road.
- SS has ample parking area for you and your visitors. The dwellers here can utilise the state of the art common facilities amply as the number of residences here are only restricted to 24 flats.

So if you are in search of an exquisite and exclusive home to match your personality Shree Swarup is the ultimate place to live in.

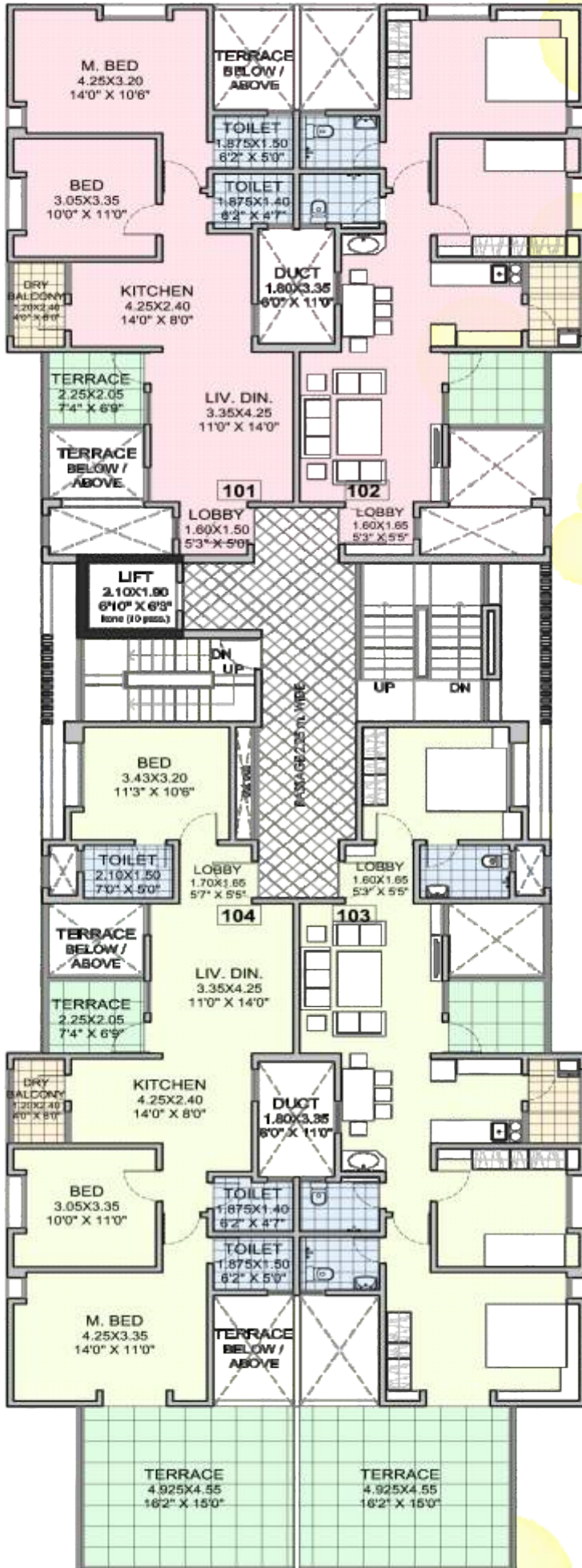
Cut Section - 2BHK



Cut Section - 3BHK

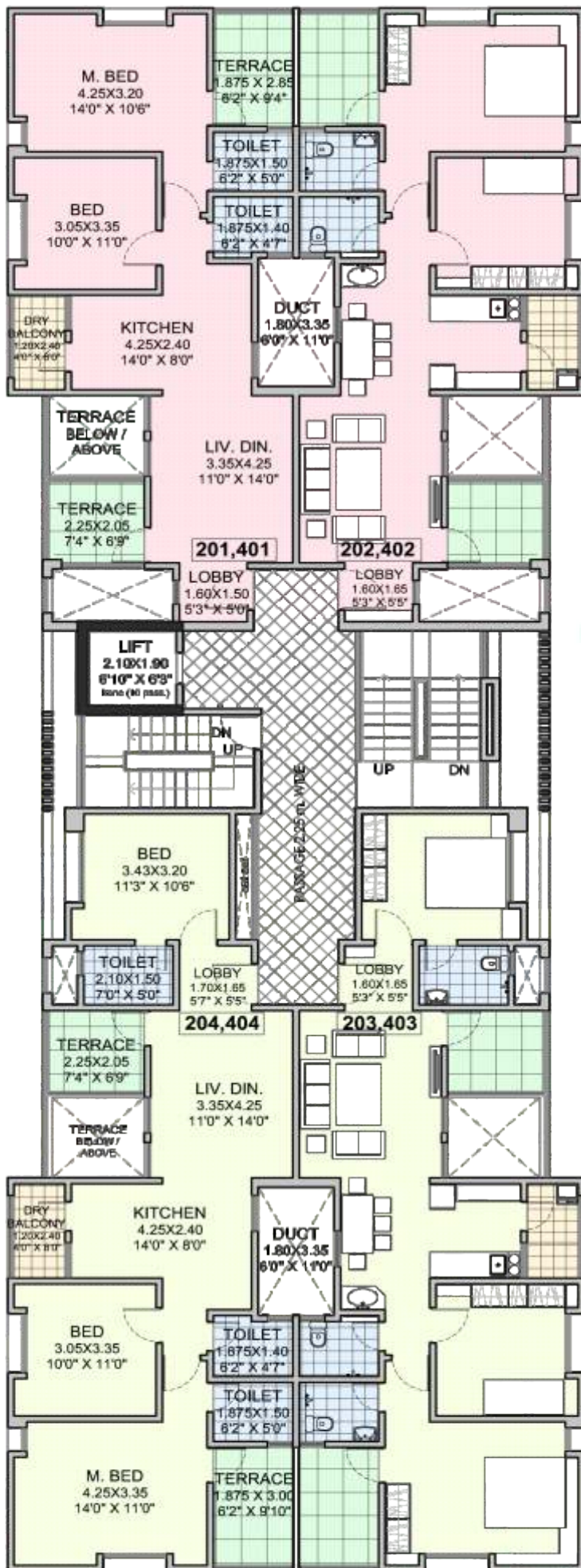


Floor Plan - 1st Floor



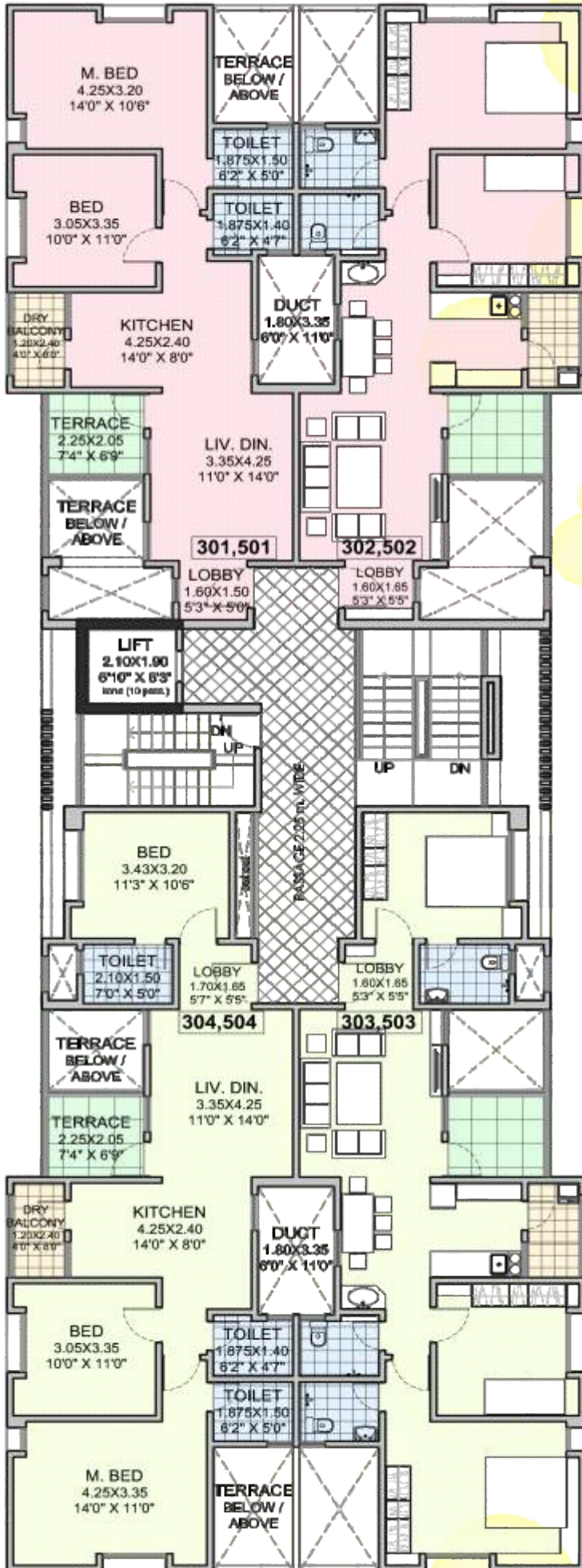
FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALEABLE
101, 102	2BHK	715	50	1033
103, 104	3BHK	890	291	1594

Floor Plan - 2nd & 4th Floor



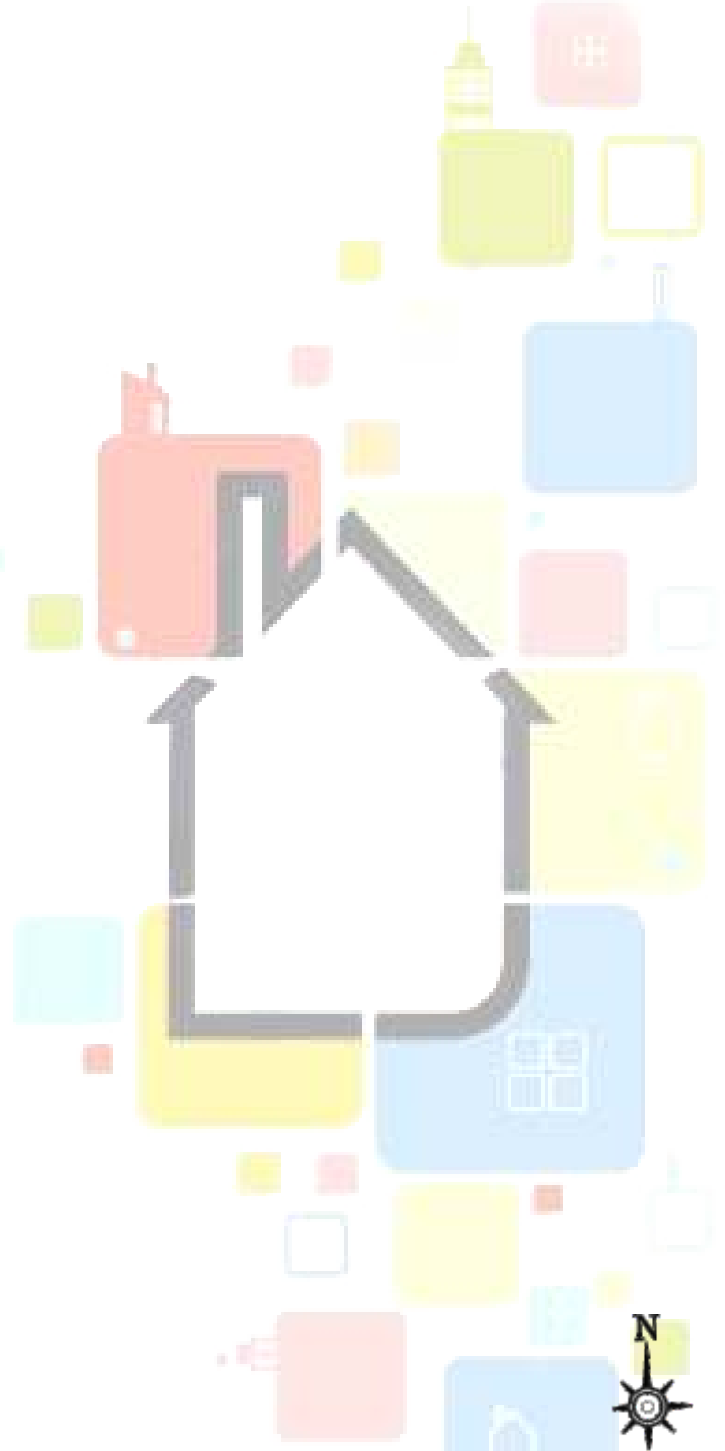
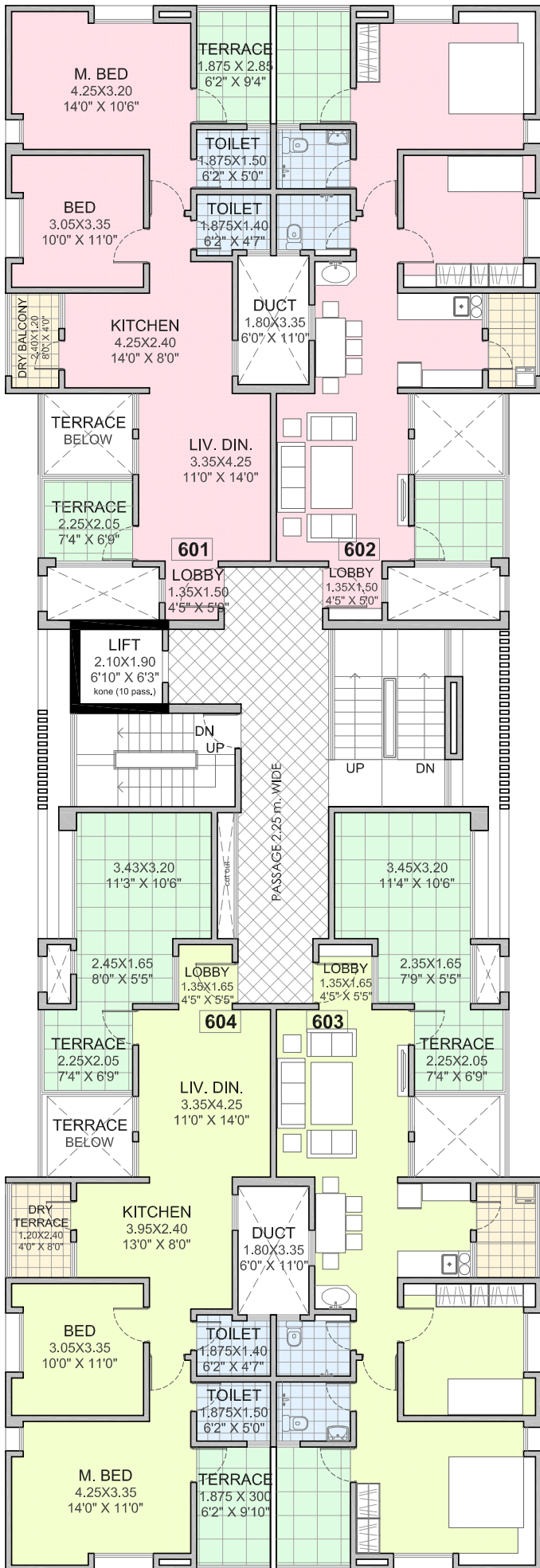
FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALEABLE
201, 202 401, 402	2BHK	716	107	1111
203, 204 403, 404	3BHK	884	110	1342

Floor Plan - 3rd & 5th Floor



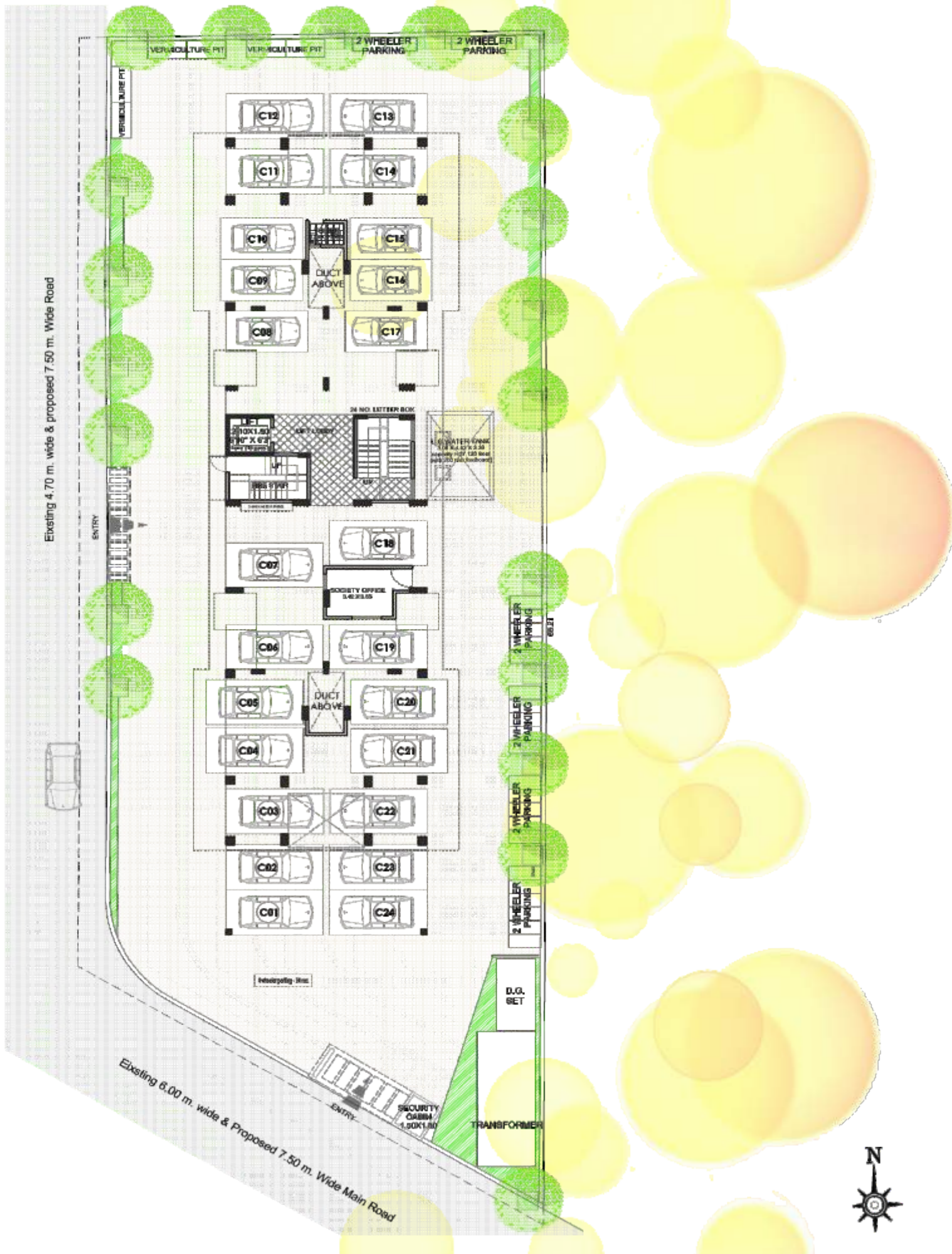
FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALEABLE
301, 302 501, 502	2BHK	715	50	1033
303, 304 503, 504	3BHK	884	50	1261

Floor Plan - 6th Floor



FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALEABLE
601, 602	2BHK	714	107	1108
603	2BHK	724	273	1346
604	3BHK	724	274	1347

Parking Floor Plan



Amenities

While no amenities are enough for royals like you, we have tried to put together some features to make your life comfortable

- Designer entrance lobby
- Lift with back up
- Back up for common spaces
- Compound wall as per landscape design
- Designed to incorporate maximum utilization of natural light and to support ventilation

Special Features

To add greater comfort to your living, we have put together a collage of value-added amenities which may appear run-of-the-mill, but offer great value

- Firefighting systems
- Common terrace
- Security cabin
- Vermiculture pits
- Rainwater harvesting
- Toilets for staff at ground floor

Specifications

Kitchen

- Black granite kitchen platform with stainless steel sink
- Dry balcony attached to kitchen
- Provision for water purifier
- Glazed tile/vitrified tile dado up to 4'height above kitchen platform

Bathrooms

- Anti skid tiles in bathrooms
- Provision for wash basin
- Provision for exhaust fan
- Concealed plumbing with Jaquar / equivalent chromium plated fittings
- Colored glazed tile dado in toilet up to ceiling
- All underground drainage will be strictly in accordance with government rules and regulations.



Structure

- Earthquake resistant RCC structure as per IS code

Doors & Windows

- All doors with required fitting. (Wooden / Plywood / Waterproof plywood with G.I. door frames)
- Flush door to all rooms
- Wooden flush door for Living room
- Powder coated aluminum sliding windows fully glazed with M.S. security grill with mosquito grill in livingroom and bedroom
- Aluminum louvers with exhaust provision for toilets
- Stone window sill for all windows except toilets

Wiring

- Concealed copper wiring in entire flat

Flooring

- Vitrified tiles
- Anti skid tiles in bathrooms
- Anti skid tiles on terraces

Plaster

- Sand face plaster for external walls

Lifts

- Lifts of Standard make

Credits

Architects

Hemant Mahajan
(Group PHI Architects & Designers)

RCC Consultants

Harshal Bhandari
(Salt Design House)

Legal Advisor

Adv. Bina Phadke

Our Projects



◀ **Riya**
Paud Road, Pune

Nisarg Residency
Katraj Road, Pune ▶



◀ **Stark Aura**
Ambegaon, Pune

Bhakti Royale
Law college road, Pune ▶



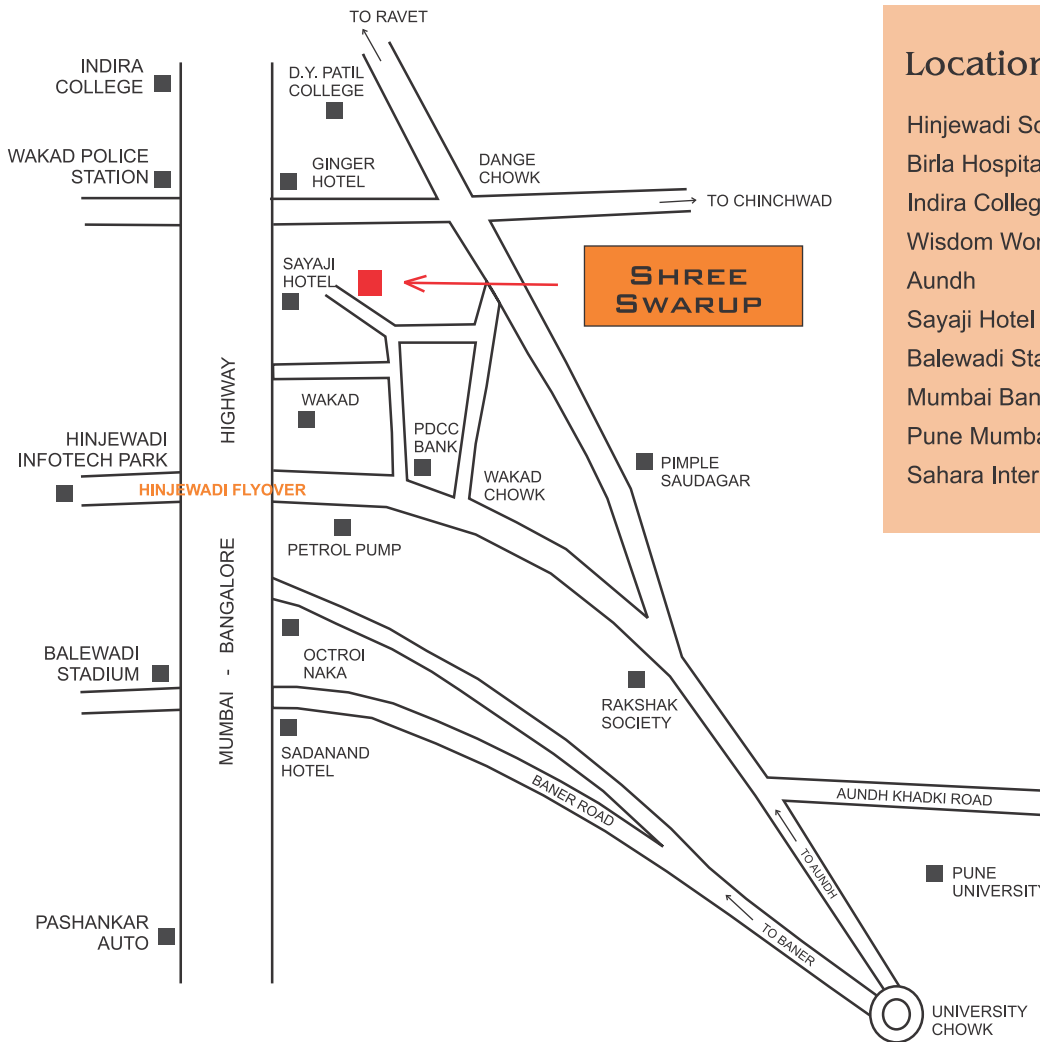
◀ **Stark Royale**
Karvenagar, Pune

We are also coming soon with hi-end projects at Baner, Balewadi & Mundhwa area

Disclaimer

- This Brochure is only for advertisement and information has no legal standing.
- All the plans, drawings, elevation, amenities, facilities etc. are subject to approvals of the respective authorities and would be changed or deleted if necessary, the discretion remains with the developers.
- The 3D images are the artist impressions for reference only.
- Subject to Pune jurisdiction only.

Location Map



Location Advantage

Hinjewadi Software Park	3.5 km
Birla Hospital	2.5 km
Indira College	2 km
Wisdom World School	3 km
Aundh	7 km
Sayaji Hotel	0.5 km
Balewadi Stadium	2 km
Mumbai Bangalore Highway	0.5 km
Pune Mumbai Expressway	3 km
Sahara International Cricket Stadium	5 km

Site Address 'Shree Swarup', S. No. 173/2/1/1, Wakad, Pune - 411057

Office Address Flat No. 401, Second Floor, Amar Apts, Mayur Colony, Opp. Durga Coffee, Pune - 411038
Telephone: +91 20 2541 0154 Mobile: +91 83088 11167, 8446011168

A Project by Joint venture of A & A Associates & Tavre Construction Pvt. Ltd.