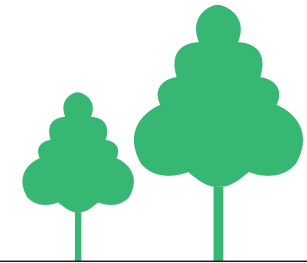
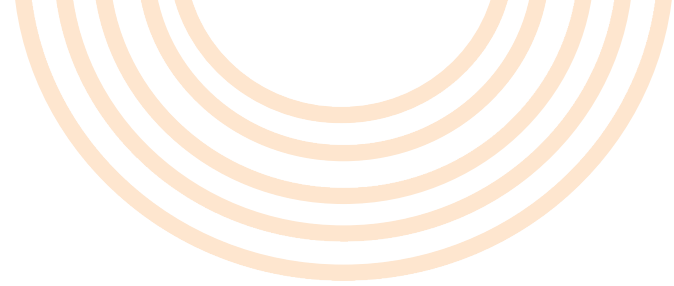




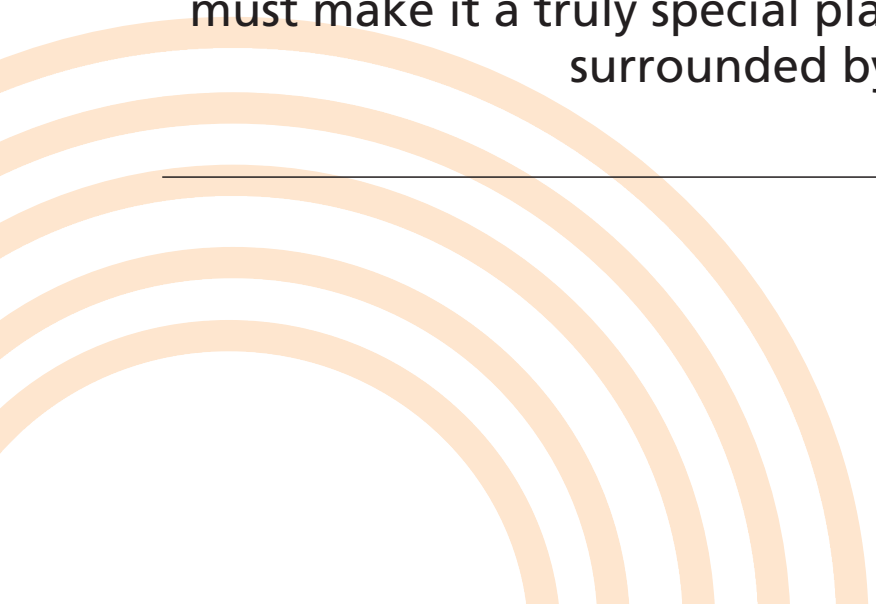
THE DAWN OF A BEAUTIFUL
NEW LIFESTYLE.



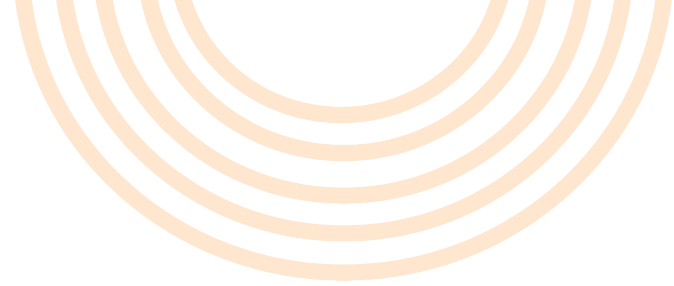




That sounds like a beautiful place to live! **Ushakkal** seems to have a perfect blend of natural elements and thoughtful design, creating a serene and uplifting environment. The emphasis on natural light and air, combined with the rustic charm of the locality, must make it a truly special place to call home. What a lovely way to start each day, surrounded by such positive vibes and tranquility.





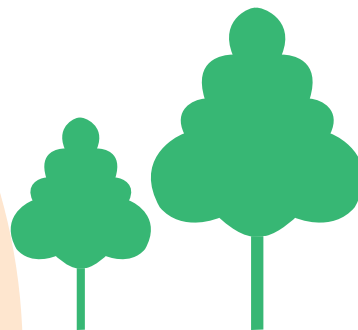


The homes present a view of the tree laden and lush green sports arena on one side and the famous Taljai Tekdi on the other. This is simply surreal!

Location advantages:

- 📍 Taljai Tekdi: 500m walk
- 📍 Parvati: 800m walk
- 📍 Mitramandal Chowk – 1.5 km

- 📍 Swargate – 2 km
- 📍 City Pride Satara Road – 2 km
- 📍 Saras Baug – 2 km



FLAT SPECIFICATIONS



STRUCTURE

- Earthquake resistant Reinforced Cement Concrete (RCC) Framed Structure



WINDOWS

- UPVC sliding windows with mosquito nets and M.S safety grills.
- Granite window sill.



KITCHEN

- Granite kitchen platform with stainless steel sink and full height tile dado.
- Electrical provisions for kitchen hob and chimney, exhaust fan, water purifier and microwave oven



WALL FINISHES

- Smooth POP/Gypsum finish for all interior wall surfaces
- Sand faced cement plaster for building exteriors



PAINTING

- Luster paint for interior surfaces
- Apex paint for exterior surfaces



DOORS

- Good quality laminated flush doors with good quality fittings



FLOORING

- Elegant branded 800 x 800mm Kajaria/Asian/Johnson or equivalent vitrified tiles in living, kitchen, dining, passages and bed rooms
- Anti-skid tiles in bathrooms and attached terraces



ELECTRICAL

- Concealed electrical work using Polycab/Finolex cables and elegant modular switches from Schneider/Legrand



BATH/TOILET

- Designer ceramic full height dado
- Movable aluminium louvers
- Concealed plumbing with Jaquar or equivalent brand fittings
- Black granite door frames
- Vitreous China white sanitaryware from brand such as Jaquar/Cera/Parryware/Hindware



AMENITIES



**IGBC Rated
Green Building**



**Fire
Fighting System**



Vermiculture



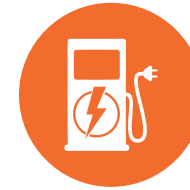
**Access
Control System**



**CCTV
Surveillance**



**Rainwater
Harvesting**



**EV Charging
Station**



**Automatic Telescopic
Elevator with Power Back-up**



**Solar Water Heating
with Net Metering**



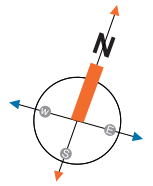
**Terrace Landscape Garden
with Recreation Areas**



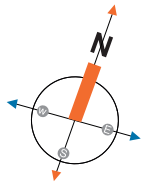
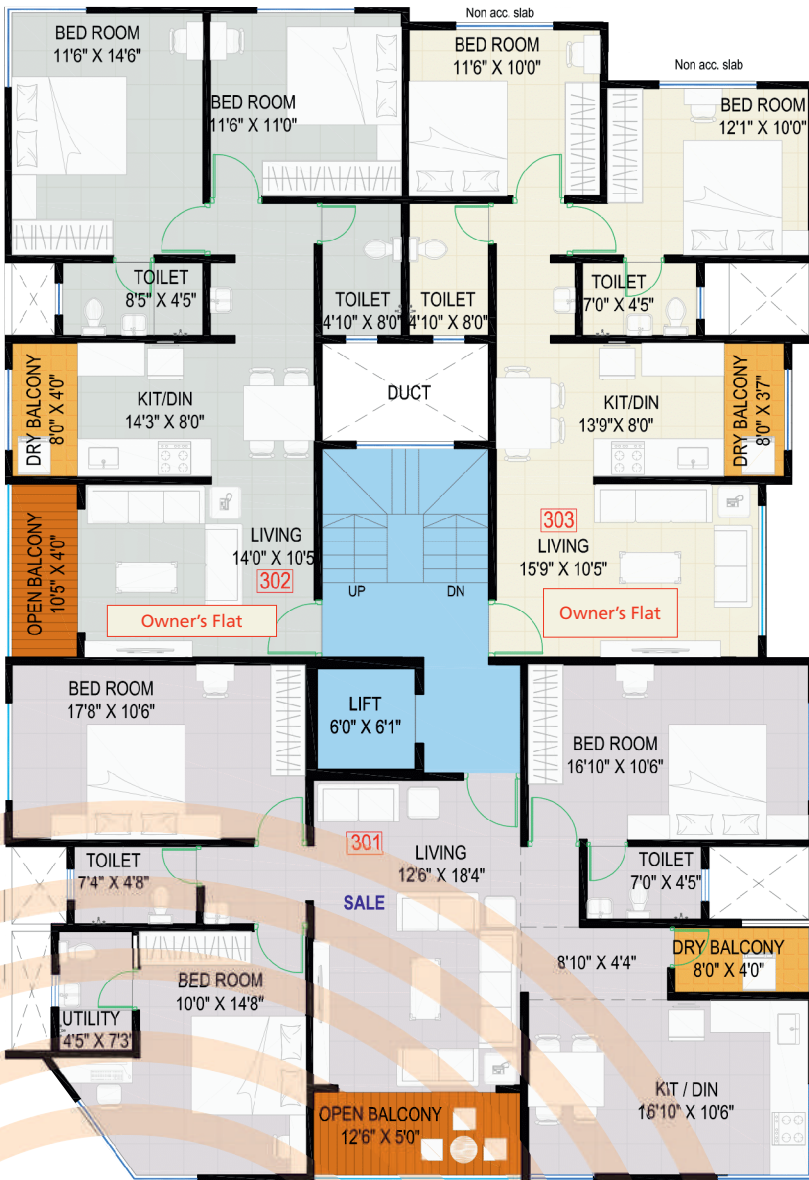
**Beautiful Building
Façade and Entrance Lobby**



**Ample 2/4-Wheeler
Parking Space**

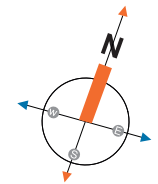
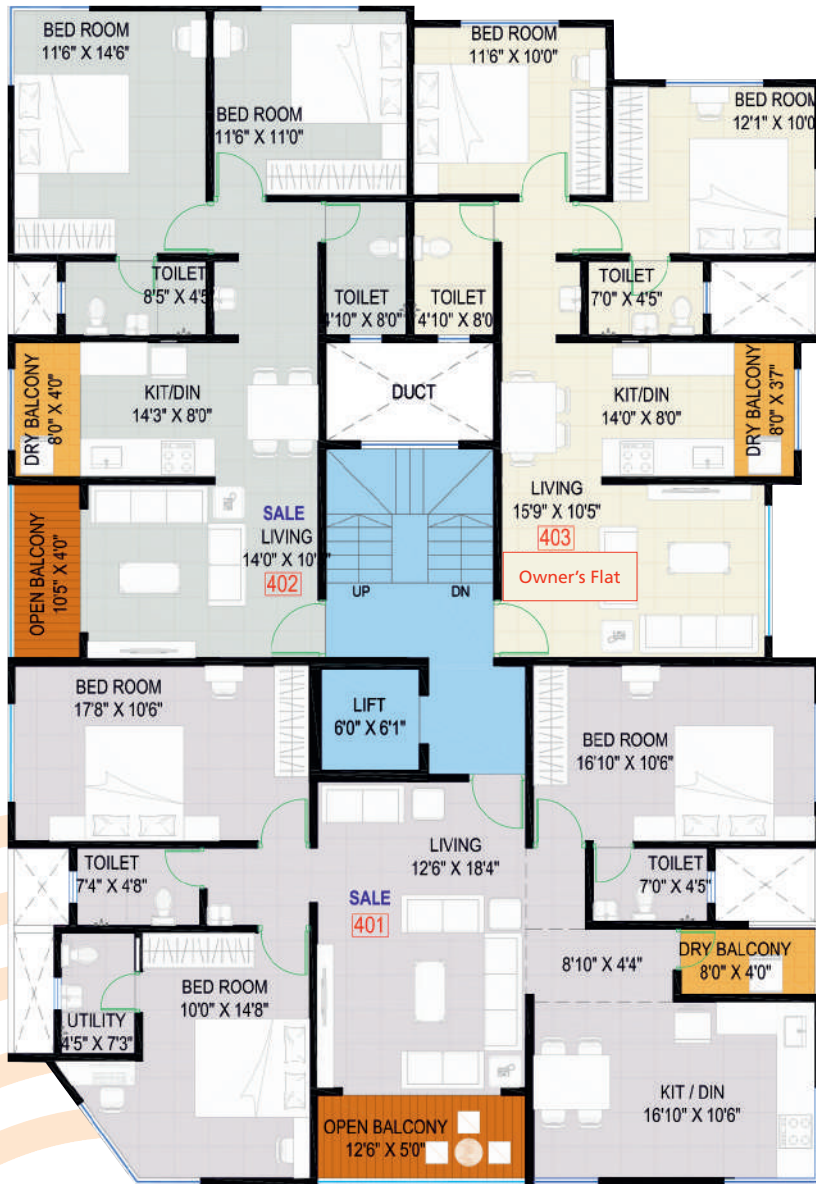


RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)									
FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
201	108.87	1172	8.72	94	0	0	117.59	1266	1709

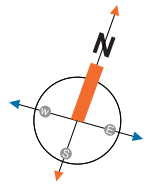


RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)

FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
301	108.87	1172	8.72	94	0	0	117.59	1266	1709

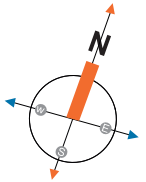
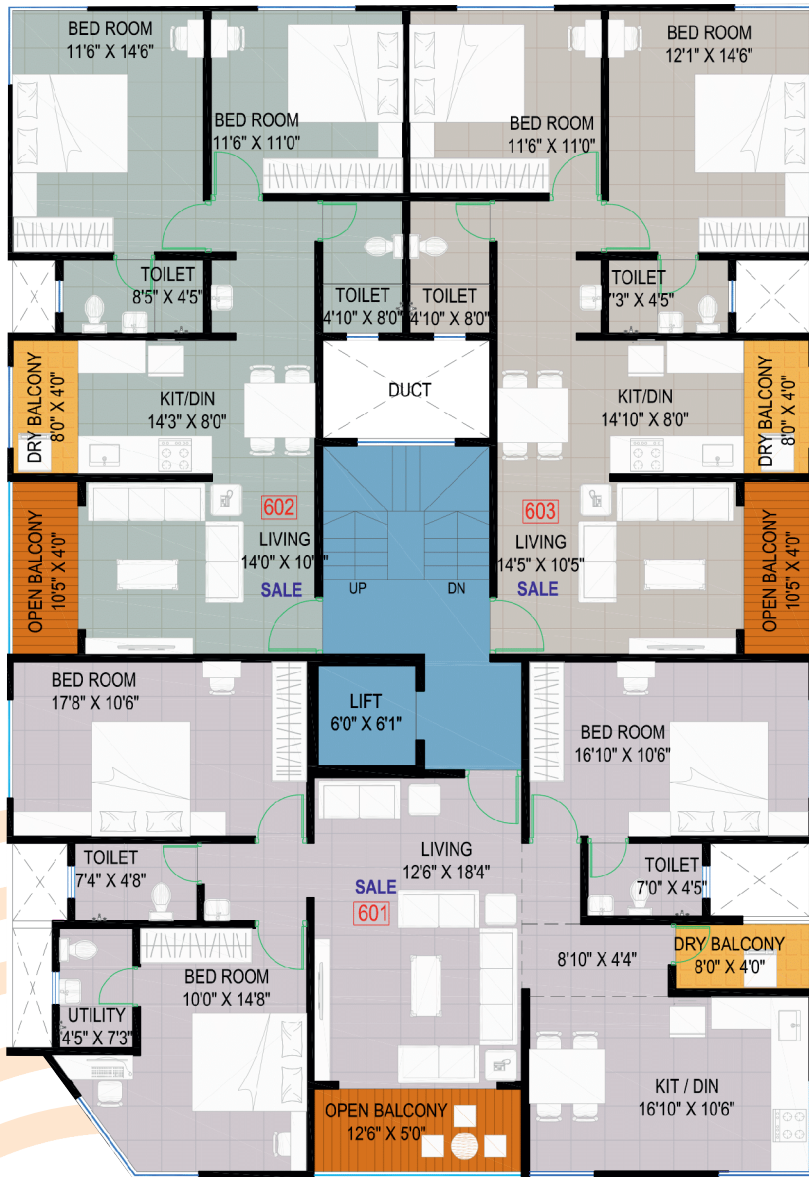


RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)									
FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
401	108.87	1172	8.72	94	0	0	117.59	1266	1709
402	66.49	716	6.90	74	0	0	73.39	790	1066



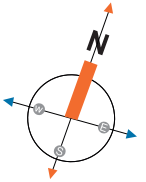
RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)

FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
502	66.54	716	6.91	74	0	0	73.45	791	1067



RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)

FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
601	108.87	1172	8.72	94	0	0	117.59	1266	1709
602	66.54	716	6.91	74	0	0	73.45	791	1067
603	67.72	729	6.90	74	0	0	74.62	803	1084



RERA CARPET AREA STATEMENT (IN SQ.MT. & SQ.FT.)

FLAT NO.	FLAT CARPET WITH ENCL. BALC.		Open Balcony/ Sit Out		TERRACE CARPET		TOTAL CARPET AREA		SALEABLE (1.35%) SQ.FT.
	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.FT.
701	108.86	1172	2.94	32	5.78	62	117.58	1266	1709
702	66.54	716	3.09	33	3.81	41	73.44	791	1067
703	67.72	729	3.09	33	3.80	41	74.61	803	1084



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