



your style. your identity



Grand Stand

your style. your identity.

PREMIUM 2, 2.5, 3, 4 BHKD CONDOS
MUMBAI - BENGALURU BYPASS, KOTHRUD

There are few things that set one apart. To reach there, requires something special. Like your address. Your home, simply put, is a reflection of you. Your style, status and splendour. Which is the reason why Grand Stand presents living, exactly the way you want it. Just for your tastes.

Choose from Standard, Lifestyle and Avant Garde packages, in styles and choices that soar above the rest. With 2, 2.5, 3 and 4 BHKD Condominiums, Grand Stand takes your passion for perfection to an entirely new level. After all, when we create, we create for the discerning you.

Grand Stand

because you deserve the best

A joint offering by Sigma One Landmarks Pvt. Ltd. and Kundan Spaces, Grand Stand creates a product that bears the stamp of sheer class. By putting you at the heart of everything we do, we go far beyond building homes. We spell your taste and create your customised flavour. Quite truly, Grand Stand is where you come home. To a whole new world of tailored living.



A truly international layout



Future Development

Amenity Space - PMC

Hidden Clubhouse

Entrance Gate

Cricket Pitch

Multipurpose Hall

Indoor Games

A

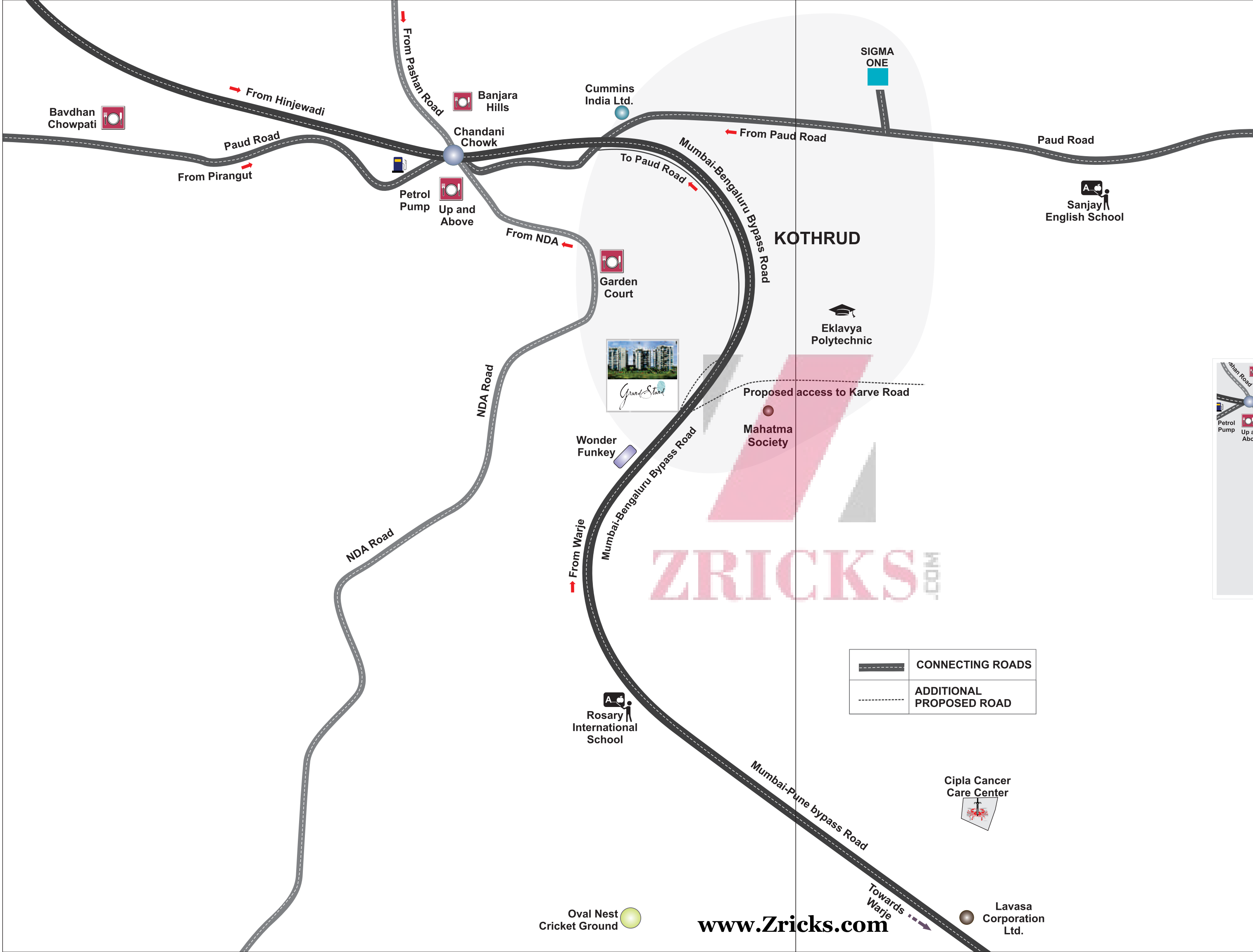
B

C

Service Road

Mumbai - Bengaluru Bypass

Future Development



strategic location and connectivity

Located strategically off the Mumbai-Bengaluru bypass in the cultural hub of Kothrud, Grand Stand is a location that evokes convenience and connectivity. A mere drive from the heart of the city in Deccan, Grand Stand has enviable proximity to prominent locations like Chandani Chowk and the IT hub at Hinjewadi.

Grand Stand is connected, yet pleasantly aloof from the hustle and bustle of city living. It complements you and your tastes on a pedestal of exquisiteness and élan.



ZRICKS.COM



awe inspiring views



An architectural landmark, Grand Stand is a statement of quality and comfort. Its select structures and top-notch views offer a living experience that's a cut above the rest. Make the world your home. And get a ring side view of Life, from the Grand Stand.



innovations

- Beach pool with seating
- Tree house
- Driver's lounge
- Children's cycle track with parking
- Shopping cart service
- Shacks
- Terrace landscaping
- Personal aangan
- Jerk free ramps
- Milk & newspaper rack
- 'a la carte' homes
- Music walkway
- 3rd party quality & monitoring audit
- Vehicle free zone





highlights

- | | |
|-------------------------|-----------------------|
| Driver's lounge | Library |
| Convenient shopping | Shacks |
| Buffet table | Terrace landscaping |
| Cafeteria lounge | Personal aangan |
| Visitor's arena | Vehicle free zone |
| Cycle track | Jerk free ramps |
| Children's parking | Milk & newspaper rack |
| Shopping cart service | Music walkway |
| Car washing area | Video door phone |
| Piped gas | Multi level security |
| Organic waste convertor | Dedicated dining room |



amenities



Beach pool with seating

Edge pool

Barbeque area

Party place

Cricket pitch

Golf

Tree house

Climbing

Trellis

Tropical landscape

Steam room

Semi-covered pool

Open chess

Buffet table

Cafeteria lounge

Cycle track

Wooden deck

Reflection play pool

Sky deck

Meditation area

Indoor games

Shacks

Personal aangan

Water bodies

Gym and aerobics area

unwind



- Driver's lounge
- Society maintenance office
- Common storage area
- Convenient shopping
- Senior citizen's park
- Visitor's arena
- Children's parking
- Children's proper play area
- Toddler's play area
- Crèche
- Shopping cart service
- In-house laundry services
- Organic waste convertor plant
- Car washing area
- Piped gas
- Rain water harvesting
- Vehicle-free zones
- Jerk free ramps
- Milk & newspaper rack
- Panic button
- Quality tested material with test reports
- 3rd party quality & monitoring audit
- Green building (applied for)
- Provision for elderly
- Child centric planning

we care



amenities



- PA music system with speakers
- Multi level electronic and manual security
- Dedicated dining room in each flat
- Planned for maximum light & ventilation
- Internationally styled landscaping
- Corner windows
- Spacious rooms
- Music walkway
- Stainless steel railings & drains
- Internationally styled signages
- Maximum privacy planning
- SS drains for bathrooms and terraces
- Mood lightning*
- Italian marble*

Lighting,
styling and
entertainment



All this
and more!

- Surveillance cameras
- Access control
- Ayurvedic security
- Library
- Amphitheater
- Tiered sit-out
- Grand entrance lobby
- Personal terrace landscaping
- Concierge services
- Eco-Friendly material and building management
- Guest rooms
- Wi-fi zones
- On campus ATM
- Good slab and door height
- Private telephone exchange





'a la carte' homes: Get spoilt for choice

'a la carte' homes is a pioneering concept, that bring alive your vision of "living as you desire". These homes are catered to your tastes, with the latest in technology and comfort. Be it Italian marble or wooden flooring, walls in dual finishes or two tone paints, mood lighting or even customised bathroom fittings, this unique concept is the last word in luxury.

Grand Stand is as 'a la carte' as you like it. Your tastes, your views, your ideas. These are the pillars around which we create. The idea is simple, what you desire is what we aspire to deliver.

Only at Grand Stand.

STYLE: Reflecting your style. Reflecting your vision.

SPACE: Your ideas of space. Built specifically for you.

FINISH: Finishes that you like. In a buffet of select taste.

Truly an 'a la carte' experience!

'a la carte' options

SPECIFICATION	STANDARD	LIFESTYLE	AVANT GARDE
BRICKWORK			
Siporex / Flyash bricks	✓	✓	✓
PLASTER			
External waterproof double-coated sand-faced finish	✓	✓	✓
Internal super fine POP with grooves	✓	✓	✓
PLUMBING			
Concealed plumbing with high quality CPVC and UPVC pipes	✓	✓	✓
Kohler range single lever chrome plated fittings	Standard	Premium	Flip
Stop cocks	✓	✓	✓
Arrangement for washing machine in dry balcony	✓	✓	✓
Pressure pumps	✓	✓	✓
Master cut-off for each toilet	✓	✓	✓
TOILETS			
Wall hung premium EWC with soft closing lid	✓	✓	✓
Styler decorative premium tiles with options	✓	✓	✓
Concealed flush valves	✓	✓	✓
Oval Italian marble counter type wash basin	✓	✓	✓
Acrylic sheet false ceiling	✓	✓	✓
Granite and plywood sandwiched door frames	✓	✓	✓
KITCHEN			
Granite and marble sandwiched kitchen platform	✓	✓	✓
Glazed / ceramic tiles dado	✓	✓	✓
Provision for exhaust fan	✓	✓	✓
Anti-cockroach trap for outlets	✓	✓	✓
Gas leak detector system	✓	✓	✓
LPG reticulated pipe systems	✓	✓	✓
PAINT			
Jotun / equivalent long lasting crack-resistant, weather proof, superior external paint	✓	✓	✓
Jotun / equivalent washable plastic internal paint	✓	✓	✓
2-tone paint	✓	✓	✓
Single tone super white paint	✓	✓	✓
Texture paint in common areas	✓	✓	✓



'a la carte' options

SPECIFICATION	STANDARD	LIFESTYLE	AVANT GARDE
TERRACES			
Landscaping in terraces	✓	✓	✓
Footlights	✓	✓	✓
Provision to keep plants	✓	✓	✓
SS railings with glass	✓	✓	✓
SS Drains instead of nahani trap to avoid clogging	✓	✓	✓
OTHERS			
Anti-termite treatment & anti-cockroach treatment	✓	✓	✓
Fire fighting equipments	✓	✓	✓
Letter box for each flat with locker facility	✓	✓	✓
Tropical international landscaping	✓	✓	✓
Internal concrete roads	✓	✓	✓
Decorative concrete compound wall with security features	✓	✓	✓
Entrance gate with watchman's cabin with multiple security checks and intercom facility	✓	✓	✓
Raised podium landscaping	✓	✓	✓
ELECTRIFICATION			
Concealed copper wiring with circuit breakers	✓	✓	✓
Cable and telephone points in living and master bedroom	✓	✓	✓
Adequate electrical points	✓	✓	✓
Shuttered plug socket to avoid accidental contact	✓	✓	✓
Main switch-excluding refrigerator	✓	✓	✓
Provision for inverter with wiring done in all rooms	✓	✓	✓
Genset back-up for common areas & lift	✓	✓	✓
Shneider / equivalent premium quality modular switches	✓	✓	✓
Split A/C provision in living room & bedrooms	✓	✓	✓
A/C points with predefined conduiting done for hidden A/C compressors not seen from outside	✓	✓	✓
3-phase connection for all flats	✓	✓	✓
2-way switches in all bedrooms	✓	✓	✓
Master switch in all bedrooms	✓	✓	✓
Footlight in living rooms, bedrooms & terrace	✓	✓	✓
Broadband provision in each flat	✓	✓	✓
Mood lightining	–	2 Rooms	3 Rooms

'a la carte' options

SPECIFICATION	STANDARD	LIFESTYLE	AVANT GARDE
DOORS & WINDOWS			
Safety door with milk and newspaper rack	✓	✓	✓
Kalpataru / equivalent veneer polished, decorative main door with teakwood frame & exclusive fittings with night latch	✓	✓	✓
Kalpataru / equivalent internal laminated flush doors with premium fixtures	✓	✓	✓
Full jamb width marine plywood door frame	✓	✓	✓
Kommerling / Torwin / equivalent premium imported sections UPVC sound, dust proof full terrace and balcony door	✓	✓	✓
7'3" extra height door opening	✓	✓	✓
R.C.C.			
Earthquake resistant structure as per seismic design	✓	✓	✓
Large floor top to ceiling height	✓	✓	✓
FLOORING			
RAK / equivalent fully vitrified tiles – 2 ft. x 2 ft.	All	Bedrooms	–
Italian marble	–	Living, dining, entrance, kitchen & passage	All
Designer Styler anti-skid tiles in bathrooms	✓	✓	✓
Wooden laminated floor	One room	One room	Two room
SECURITY			
Elcom / equivalent video door phone with access card entry controls	✓	✓	✓
Internal bright bar grills	✓	✓	✓
WINDOWS			
Premium imported sections UPVC sound, dust proof windows with mosquito nets	✓	✓	✓
Maximum height windows in public areas of apartments	✓	✓	✓
Granite window sills	✓	–	–
Italian marble window sills	–	✓	–
Italian marble full window jamb and sill	–	–	✓
Provision for exhaust fan	✓	✓	✓
Internal bright bar grills	✓	✓	✓

Quality policy

Customer Focus:

Putting ourselves in our client's shoes and not only meeting all our customer's needs, wants and aspirations, but going beyond their expectations.

Making commitments that we fully understand and are capable of meeting.

Delivery to customers as per time commitment.

Sharing our profits and benefits with our customers.

Excellence in Performance:

Ensure that our deliverables meet agreed requirements and go beyond.

Monitor, benchmark and constantly improve our business, products, services, organization and employee performance.

Innovate by using the most suitable technology to deliver a super customized product.

Cultivate a strong vendor base to ensure supply of the finest raw materials at all times.

Mission/Vision:

Consolidate, sustain and develop business growth and intellectual property.

Focus:

We at Sigma One & Kundan Spaces believe that team work, dedication and skills practiced by our team members will help us grow from a sapling to a huge tree. We want to make a name in this construction industry not only as capable contractors but also as total solution providers. We focus on giving the best to our customers. We believe in continually improving our services, and we do this by interviewing previous, present & prospective customers and their spouses about their preferences.

Quality Control:

Grand Stand has a third party quality monitoring and audit by **Qualcon**, one of the few organizations of its kind in India to have the competency to create a benchmark in the quality of construction, with help of a computer model. It also boasts of state-of-the-art instrumentation for analysis and investigation.

Customer Centric Innovations:

We believe that our customer is supreme. Hence all our projects are designed to ensure maximum customer satisfaction, with special emphasis laid on the requirements of elderly people. Our trained customer care executives work towards understanding the needs of the clients and transforming them into reality with the aid of contemporary innovations and creativity. We also boast in-house AutoCAD software to ensure accuracy and in-house fly-ash material manufacturing that guarantees high equipment standards.



Quality in Location

Quality in Design

Quality in Speed

Quality in Materials

Quality in Security

Quality in Innovation

Quality in Execution

Quality in Service

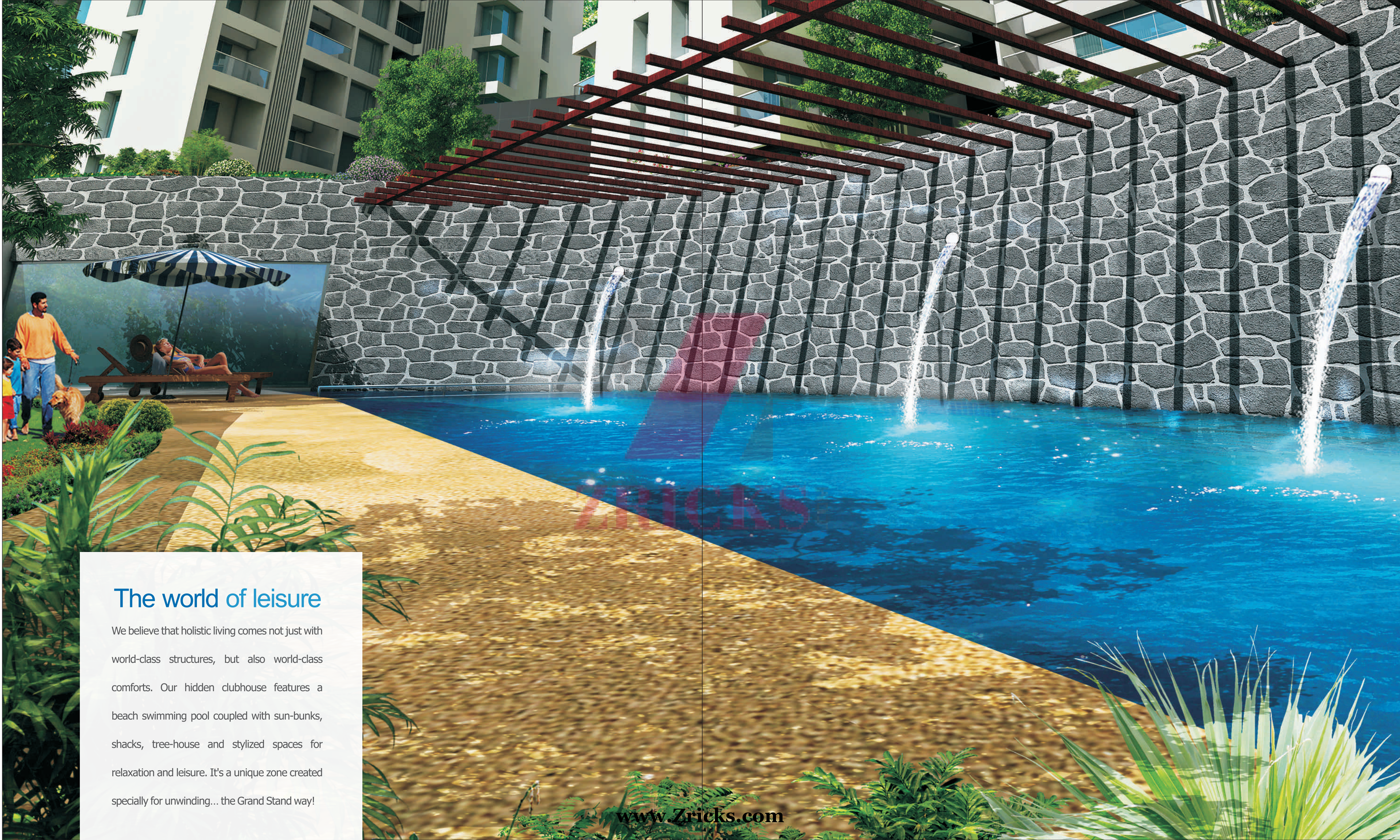
Quality in Attitude

Quality in Thought

Quality in Process

Quality in Application





The world of leisure

We believe that holistic living comes not just with world-class structures, but also world-class comforts. Our hidden clubhouse features a beach swimming pool coupled with sun-bunks, shacks, tree-house and stylized spaces for relaxation and leisure. It's a unique zone created specially for unwinding... the Grand Stand way!

ease of life



Grand Stand features a fully equipped shopping zone in its premise. Be it convenience shopping or a retail therapy, you need not look any further than the comfort of your home at Grand Stand.

www.Zricks.com

CREDITS

Architect	SAAPL - Shitesh Agarwal
Legal Advisors	Adv. S. V. Kolse Patil C.A. R. J. Lahoti
Structural Consultant	Sunil Mutalik
Landscape Designers	ROOTS
3D Animations	Digital Art
Production	Lemonade
Brand Solutions	Filament Communique