



BE AT
YOUR BEST
A CUT ABOVE
THE REST



2 BHK Residences @ Balewadi



MAHA RERA NO.P52100017463

Available at website:

<http://maharera.mahaonline.gov.in>



MALPANI GROUP VENTURES

Wet 'n Joy
India's Largest Water Park



MALPANI GROUP

Water Park

Malpani Palace



MALPANI GROUP

Hospitality

Malpani Club & Resort



MALPANI GROUP

Hospitality



AMRUTA TEA



MALPANI GROUP

FMCG



MALPANI GROUP VENTURES



Windmills



Theme Park



Education

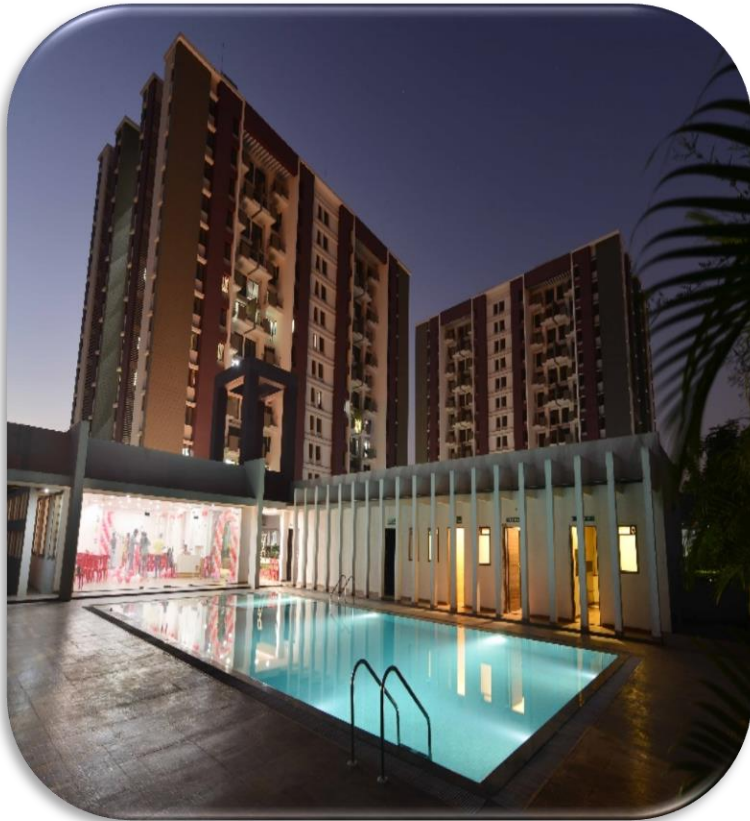


Education

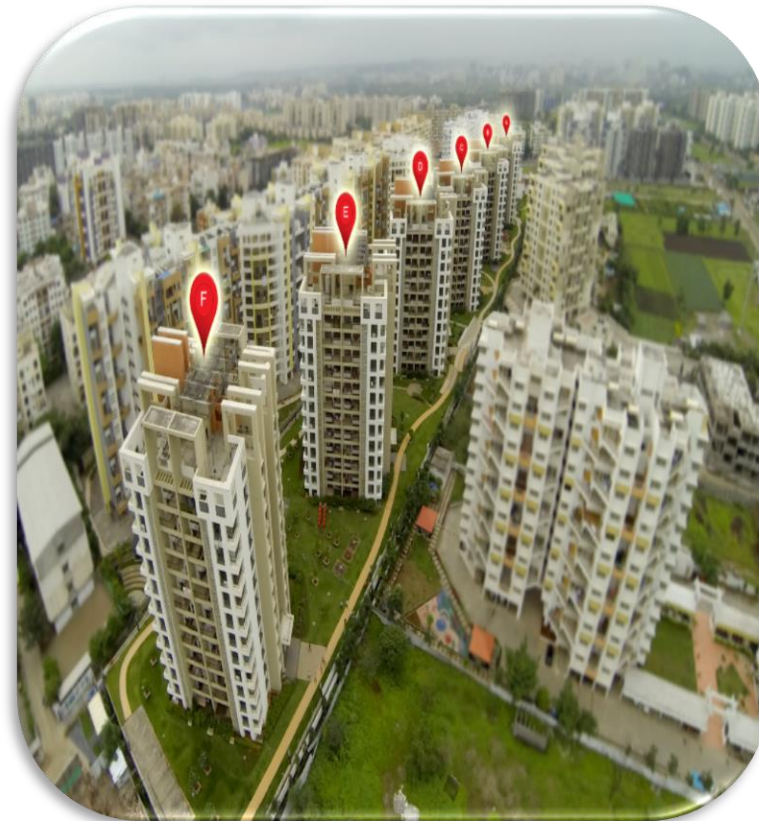


COMPLETED PROJECT

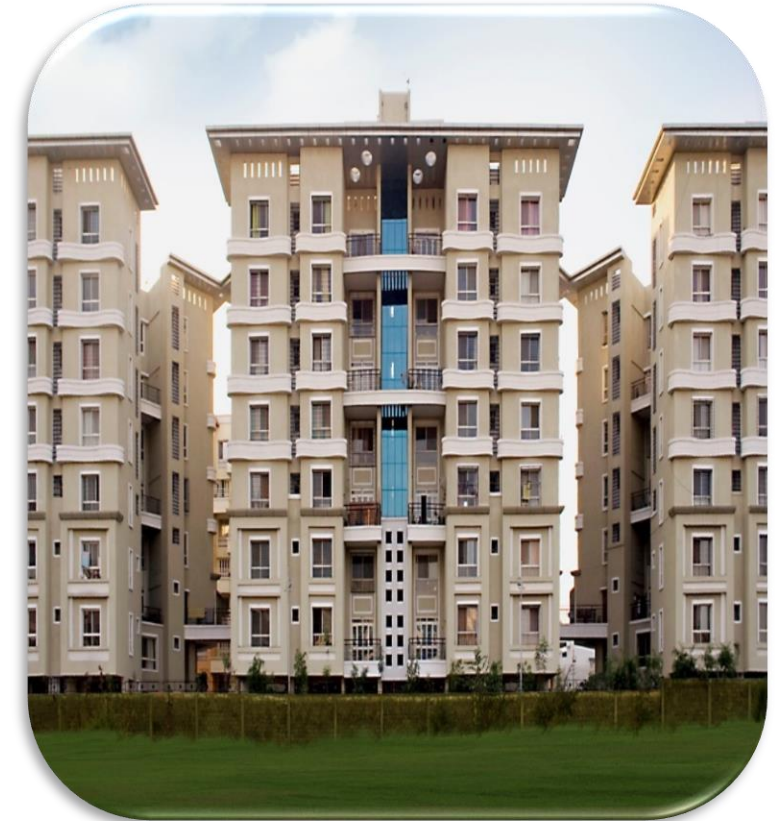
Saffron, Nashik



Malpani Greens, Wakad



The Crest , Pimple Saudagar

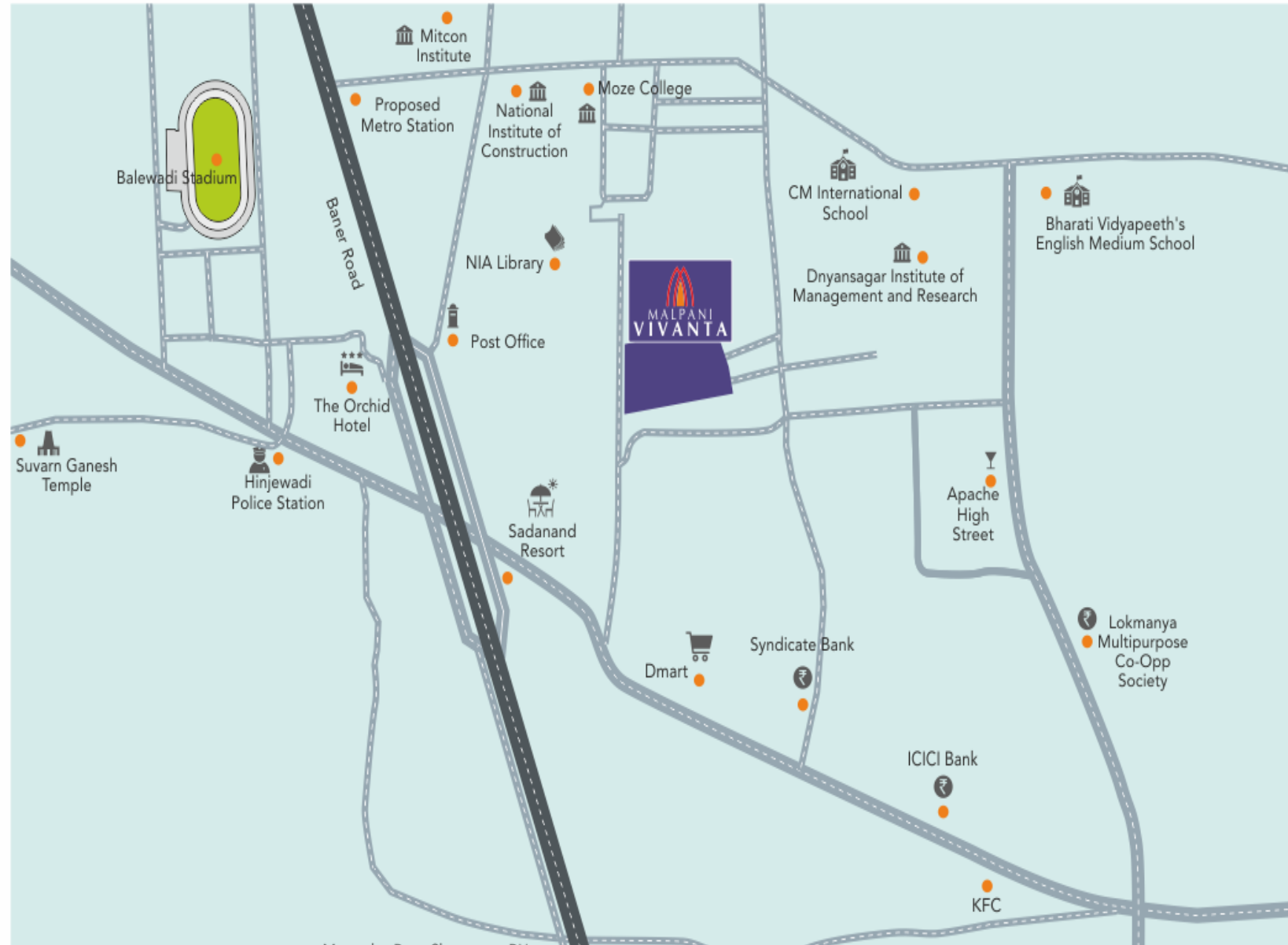


Near by Landmarks :-

- D-mart - 2 mint
- Banglore- Mumbai highway- 2 mints
- Balewadi stadium – 1.5 mints.
- Cummins – 1 mint
- High street – 1 mint
- Orchid hotel – 1 mints
- Sadanand resort – 1 mint
- MITCON institute – 2 mints
- NICMAR – 3 mints
- Upcoming Mall – PROBIS - 1 mints
- Healing hands clinic – 1 mint
- Accord hospital – 2 mint
- Surya mother and child care – 5 mints
- Hinjewadi bridge- 5 mints
- Baner – 4 mints

LOCATION MAP

Disclaimer: • Map not to scale. Given map only indicative. •Representation on google maps basis





VIVANTA – Bird Eye View

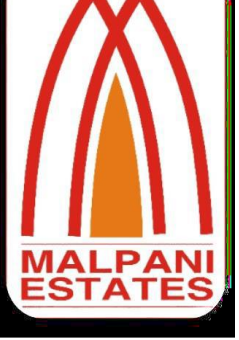


Enterence Lobby view



Enterence Lobby view





Club View






Aerial -Night View





Amenities



<p>AMENITIES</p>	 <p>Club House with Air Conditioned Gym</p>	 <p>Swimming Pool with Changing room</p>	 <p>Kids Pool</p>
 <p>Massage Room</p>	 <p>Children's Play Area</p>	 <p>Party Hall & Guest Rooms</p>	 <p>Ganesh Temple</p>
 <p>Open gym & Jogging track</p>	 <p>Table tennis</p>	 <p>Lounge</p>	 <p>Card playing area & Carom room</p>
 <p>Entrance gate with security cabin</p>	 <p>Greenery around building</p>	 <p>Solar power system for common lights</p>	 <p>Electric Car charging point at parking area</p>



Amenities

Club house with air conditioned Gym

Massage room

Party hall

Kids pool

Swimming Pool with changing room

Open gym for senior citizens

Table tennis

Impressive entrance gate with security cabin

Solar power system for common lights

Children's play area

Guest rooms

Jogging track

Lounge

Ganesh temple

Well-developed greenery around building

Carom room

Card playing area

Car charging point at parking area

Special Features on Top Terrace

Dance floor cum lounge

Terrace party area

Acupressure flooring

Barbeque Corner

Meditation area

Gazebo



Pool Area





KIDS PLAY AREA





SWIMMING POOL





VIVANTA- Floor Plan



FIRST TO FIFTH FLOOR PLAN

STUDIO APPT. – UNIT PLAN



2 BHK Residences @ Balewadi



STUDIO -A

STUDIO	Carpet	Balcony
Sq. Mts	24.74	3.6
Sq. Ft.	266.30	38.75

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1 BHK – UNIT PLAN



2 BHK Residences @ Balewadi

**1bhk UNIT : TYPE A
(COLUMN OFFSET IN BEDROOM)**

2BHK UNIT	Carpet	Balcony
Sq. Mts	41.21	5.62
Sq. Ft.	443.58	60.49

Vivanta - 2 RHK Cut Section





2 RHK- Unit plan

2bhk UNIT : TYPE B - NORTH SIDE
(NO COLUMN OFFSET IN BEDROOM AND TOILET 2)

2BHK UNIT	Carpet	Balcony
Sq. Mts	59.85	8.54
Sq. Ft.	644.23	91.92



RCC

- Earthquake resistant RCC Structure

Plastering

- Internal: Gypsum plaster
- External: Sand faced plaster

Painting

- Internal Flat – Acrylic Paint
- External – Texture with HD paint

Door

a. Main Door

Shutter: 35 MM Flush door both side laminated with good quality hardware accessories

Frame: Laminated door frame

b. Internal Doors

Shutter: 34 MM Flush door with both side laminated & good quality hardware accessories

Frame: Laminated door frame

c. Toilet Doors

Shutter: 34 MM Flush door with both side laminated & good quality hardware accessories

Frame: Granite door frame

d. Terrace Door

UPVC Sliding Door

Windows

- UPVC 3 track sliding windows with mosquito net in all bedrooms & terrace
- Anodized aluminum louvered windows with provision for exhaust fan in toilets
- Granite window frame for all toilets
- MS Grills for all windows in the flat

SPECIFICATIONS

Flooring& Tiling

- 600 X 600 Vitrified tiles for flooring with PVC skirting
- Anti-skid /Rustic ceramic tiles for main terrace and dry balcony
- Ceramic dado tiles up to 7 feet height
- Anti-skid /Rustic flooring in all toilets

Toilets

- Wash basin with granite counter top in all toilets
- Branded quality C.P.&Sanitary fittings
- Provision for geyser & exhaust fan
- Fall ceiling in all toilets
- Glass partition in common toilet
- Glass partition with door in 2 RHK master bed

Security System

- Round the clock security for the project with professional security agencies
- CCTV System at parking & main entry gate
- Boom Barrier System for Main entrance
- Video Door Phone with intercom in each flat

Solar Water Heating System

- Solar water connection in master toilet

Generator Backup

- Standby generator for light in common areas, lifts & water pumps

Rain Water Harvesting

- Rain water harvesting would be provided for recharging the ground level

Sewage Treatment Plant

- Sewage treatment plant as per the statutory requirements

Lifts

Four branded lifts:

- a. Three Passenger lifts for 8 person
 - b. One service – stretcher lift
- Elegant lift lobbies

Fire Safety

- Fire fighting systems as per the statutory requirements
- Public address and voice evacuation system

Kitchen

- Platform: 'L' Shape / Parallel granite platform
- S.S. Sink with drain board
- Kitchen Trolley
- Dado tiles above kitchen platform up to lintel level
- Provision for exhaust fan and aqua guard
- Aqua guard tap point
- Washing point in utility area

Electrical

- Fire resistance branded electrical wire
- Branded quality electrical switches one miniature circuit breaker (MCB) for each room
- LED energy efficient lights for common area
- Provision for exhaust fan in all toilets
- Provision for split AC in master bedroom
- TV point in living & master bed
- Earthling& Lightning arrester
- Sleeve for AC fitting



Thank You