

RAHUL  
**ASTON**

SPACIOUS 2 & 3 BHK HOMES

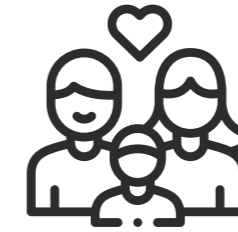


# COMMITMENT TO DELIVER



**30+**

COMPLETED  
PROJECTS



**10000+**

HAPPY  
CUSTOMERS



## PROVEN

TRACK RECORD FOR  
ON-TIME COMPLETION



**7 MILLION**

SQ. FT. OF RESIDENTIAL AND  
COMMERCIAL AREA DELIVERED



**4-DECADE**

LEGACY OF  
TRUST AND TRANSPARENCY



**MASTER LAYOUT**

- |                                 |   |
|---------------------------------|---|
| 1. ENTRANCE PORTAL              | 21. SENIOR CITIZENS PLAZA               |
| 2. SCULPTURE                    | 22. HERBAL GARDEN                       |
| 3. DROP OFF                     | 23. CHIT CHAT GARDEN                    |
| 4. MULTIPURPOSE HALL            | 24. DENSE PLANTATION WITH STONE SEATING |
| 5. PARTY LAWN                   | 25A. LUDO                               |
| 6. MUGA COURT                   | 25B. SNAKE AND LADDER                   |
| 7. AROMA GARDEN                 | 25C. HOPSCOTCH                          |
| 8. PETS PARK                    | 26. HAMMOCK GARDEN & WIFI ZONE          |
| 9. JOGGING TRACK + FOREST TRAIL | 27. PARENTS ZONE                        |
| 10. CAR CHARGING STATIONS       | 28A. KIDS POOL                          |
| 11. BUTTERFLY GARDEN            | 28B. SWIMMING POOL                      |
| 12. GAZEBO                      | 29. JACUZZI                             |
| 13. AMPHITHEATER                | 30. POOL SIDE CAFETERIA                 |
| 14. SKATING RINK                | 31. SCULPTURE COURT                     |
| 15. INTERACTIVE GAMES           | 32. HANGING WORKING PODS                |
| 16. GREEN DRIVEWAY              | 33. PRIVATE GARDEN                      |
| 17. OPEN AIR GYM                | 34. MULTIPURPOSE LAWN                   |
| 18. DECK WITH PLANTERS          | 35. EXIT                                |
| 19. CHILDREN'S PLAY AREA        | 36. VISITORS CAR PARK                   |
| 20. MULTIPURPOSE LAWN           |   |





**MASTER LAYOUT**

- |                                 |   |
|---------------------------------|---|
| 1. ENTRANCE PORTAL              | 21. SENIOR CITIZENS PLAZA               |
| 2. SCULPTURE                    | 22. HERBAL GARDEN                       |
| 3. DROP OFF                     | 23. CHIT CHAT GARDEN                    |
| 4. MULTIPURPOSE HALL            | 24. DENSE PLANTATION WITH STONE SEATING |
| 5. PARTY LAWN                   | 25A. LUDO                               |
| 6. MUGA COURT                   | 25B. SNAKE AND LADDER                   |
| 7. AROMA GARDEN                 | 25C. HOPSCOTCH                          |
| 8. PETS PARK                    | 26. HAMMOCK GARDEN & WIFI ZONE          |
| 9. JOGGING TRACK + FOREST TRAIL | 27. PARENTS ZONE                        |
| 10. CAR CHARGING STATIONS       | 28A. KIDS POOL                          |
| 11. BUTTERFLY GARDEN            | 28B. SWIMMING POOL                      |
| 12. GAZEBO                      | 29. JACUZZI                             |
| 13. AMPHITHEATER                | 30. POOL SIDE CAFETERIA                 |
| 14. SKATING RINK                | 31. SCULPTURE COURT                     |
| 15. INTERACTIVE GAMES           | 32. HANGING WORKING PODS                |
| 16. GREEN DRIVEWAY              | 33. PRIVATE GARDEN                      |
| 17. OPEN AIR GYM                | 34. MULTIPURPOSE LAWN                   |
| 18. DECK WITH PLANTERS          | 35. EXIT                                |
| 19. CHILDREN'S PLAY AREA        | 36. VISITORS CAR PARK                   |
| 20. MULTIPURPOSE LAWN           |   |



# EXCEPTIONAL AMENITIES



Jogging Track



Swimming pool



Co-working Space



Gymnasium

# OPTIMUM COMFORT

## GEM OF A HOME

The home forms the foundation of one's lifestyle and at Rahul Aston, we leave no stone unturned to create a matchless experience for our residents.

### COMMON FEATURES

- Grand entrance lobby
- Textured paint finish for the exterior of the building
- DC power backup for lifts & common areas
- Stretcher lift

### COMMON AMENITIES

- Club house
- Gymnasium
- Swimming pool
- Landscaped garden
- Co-working space

### STRUCTURE

- RCC structure with shear walls
- Building designed to resist seismic forces
- Aluform construction

## APARTMENT SPECIFICATION

### FLOORING

- Glazed tiles for living room, bedroom & passage (600 X 1200 mm)
- Glazed tiles for all bedrooms & kitchen (600 x 1200 mm)
- Anti-skid vitrified tiles for dry balcony, deck & terrace

### BATHROOM

- Designer tiles on the walls up to lintel level
- Bathroom CP fittings from American Standard/equivalent
- Bathroom sanitary fittings from American Standard/equivalent
- Provision for geyser in all bathrooms, except one, which can be connected to the solar heating system, if desired
- Exhaust fans for all bathrooms

### DOORS/WINDOWS

- Granite door frames for bathrooms
- Designer laminated flush doors
- Heavy section aluminium powder-coated sliding windows with mosquito mesh

### PAINTING/WALL FINISH

- Gypsum/POP finished walls
- Acrylic paint for walls

### ELECTRICAL

- Adequate electrical points in the entire apartment
- TV point in living area & master bedroom
- Telephone point in living room
- Concealed copper wiring with circuit breaker
- Provision for inverter backup
- AC point in living area & all bedrooms
- Premium quality, ultra-sleek modular switches

### SECURITY SYSTEM

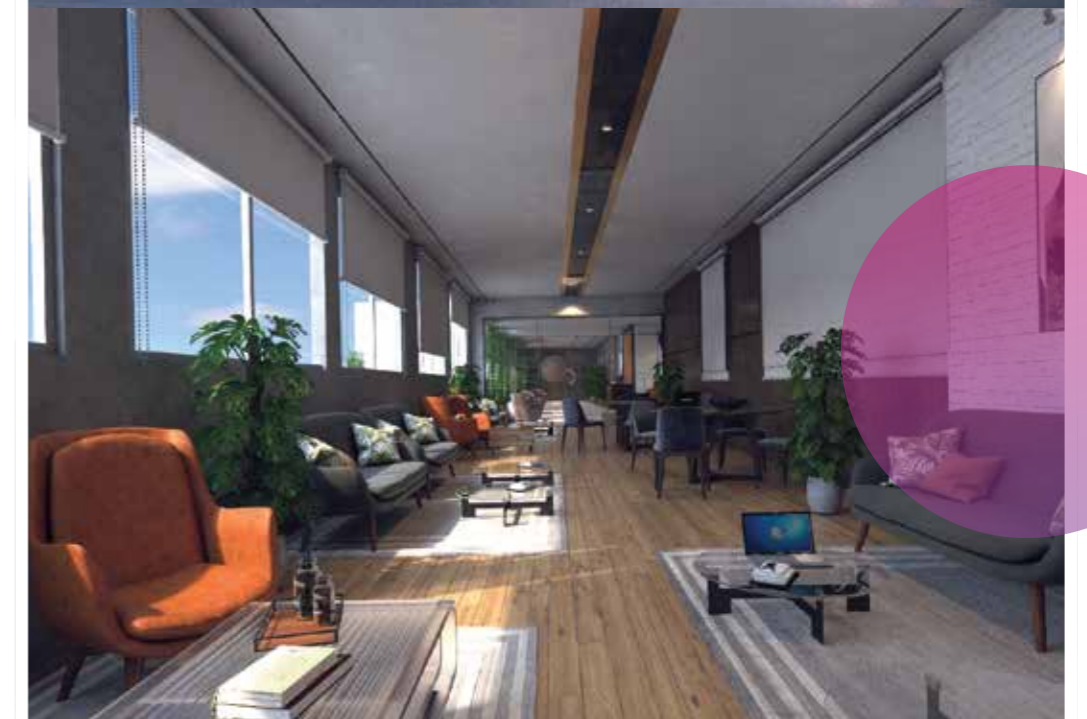
- Video door phone
- Enamel painted MS railings as per design
- Smoke detectors in the apartment
- Fire sprinklers in the apartment
- CCTV in common areas

### KITCHEN

- Granite platform with stainless steel sink
- Designer tiles up to 2 ft. above the platform
- Provision for water purifier

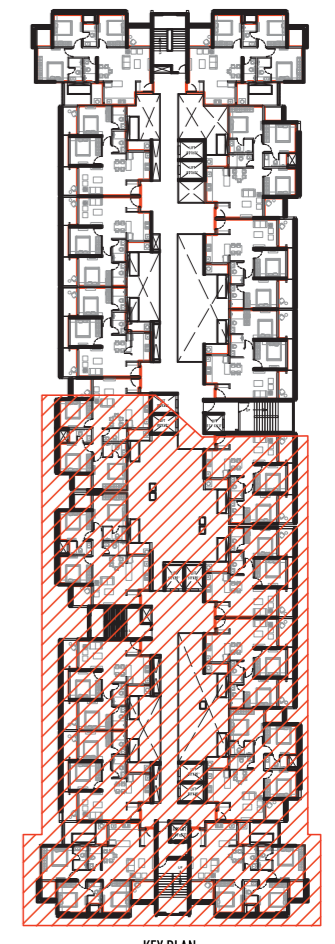
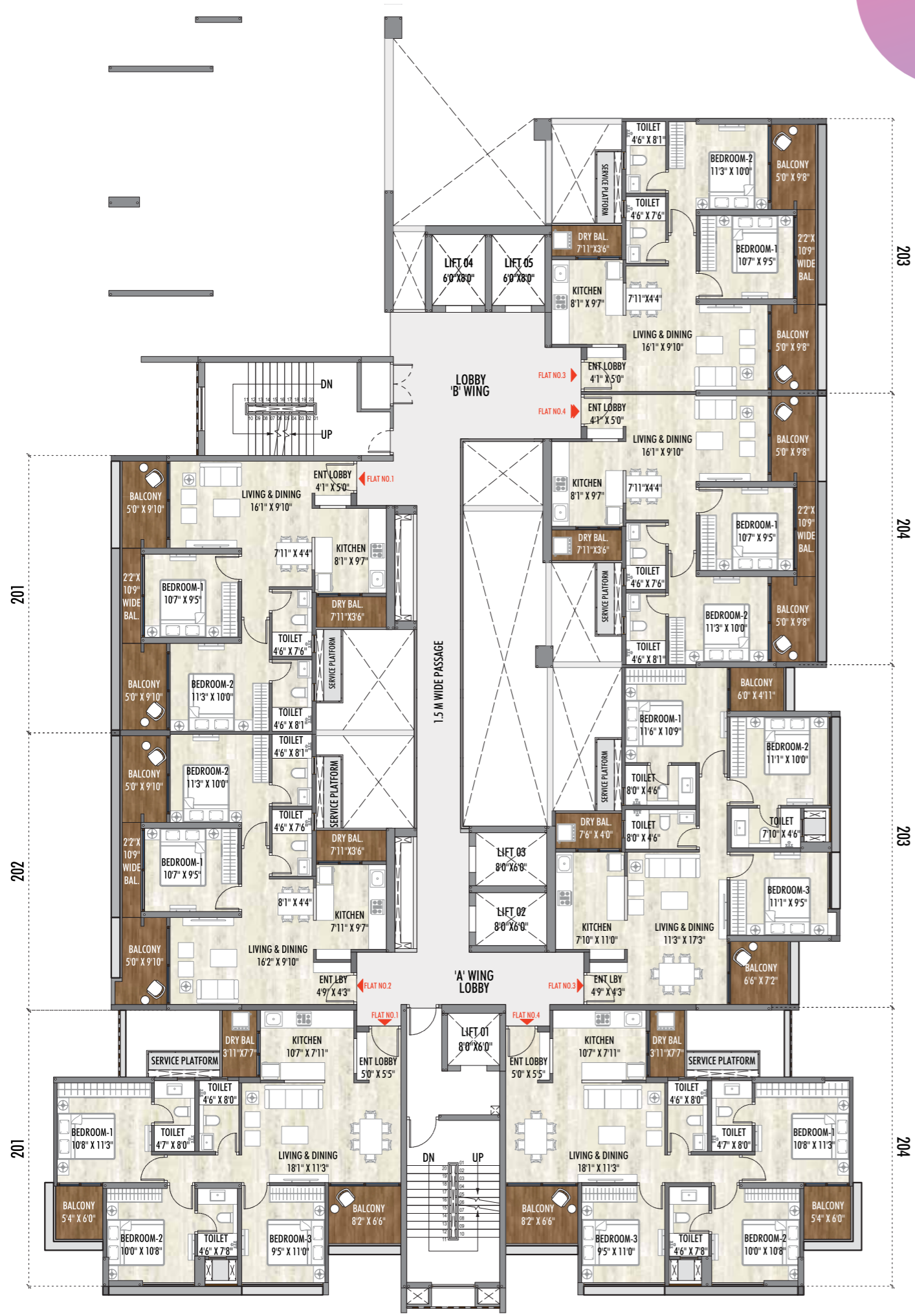
### ECO-FRIENDLY AMENITIES

- Rainwater harvesting
- Sewage water treatment plant



## SECOND FLOOR PLAN

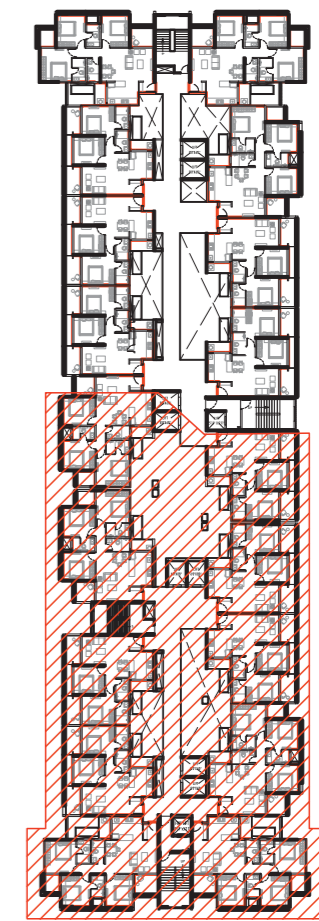
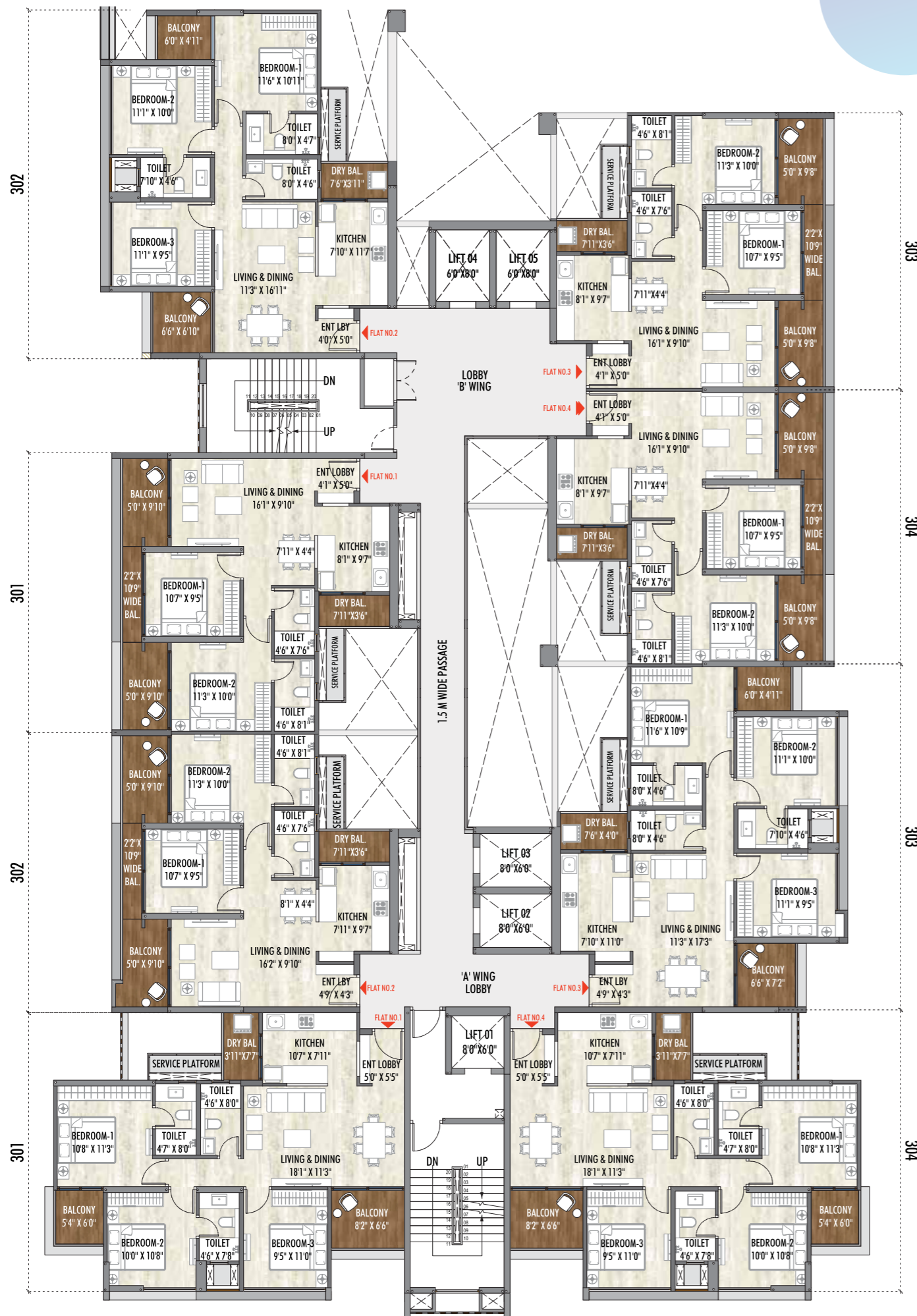
FLAT NO.	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
<b>A - WING</b>				
201	78.13	10.68	88.81	956
202	60.34	14.05	74.39	801
203	78.00	9.85	87.85	946
204	78.38	10.68	89.06	959
<b>B - WING</b>				
201	59.97	13.85	73.82	795
202				
203	59.95	13.70	73.65	793
204	59.95	13.70	73.65	793



KEY PLAN

## THIRD FLOOR PLAN

FLAT NO.	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
A - WING				
301	78.13	10.68	88.81	956
302	60.34	14.05	74.39	801
303	78.00	9.85	87.85	946
304	78.38	10.68	89.06	959
B - WING				
301	59.97	13.85	73.82	795
302	77.77	9.60	87.37	940
303	59.95	13.70	73.65	793
304	59.95	13.70	73.65	793



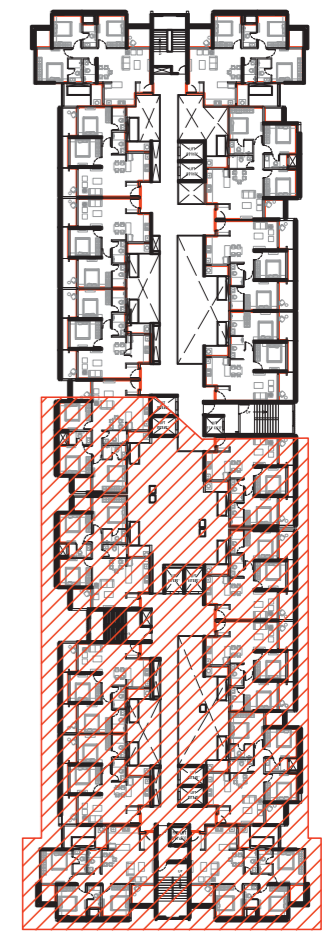
KEY PLAN



**(EVEN) TYPICAL FLOOR PLAN**



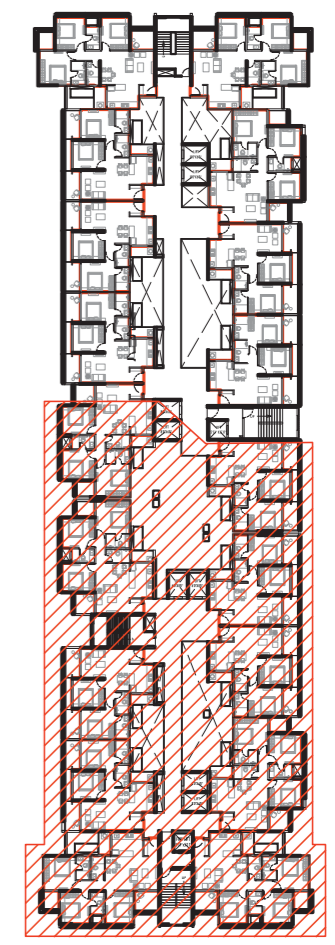
FLAT NO	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
<b>'A' WING</b>				
401,601,801,1001,1401,1601,1801,2001	78.13	10.68	88.81	956
402,602,802,1002,1402,1602,1802,2002	60.34	14.05	74.39	801
403,603,803,1003,1403,1603,1803,2003	78.00	9.85	87.85	946
404,604,804,1004,1404,1604,1804,2004	78.38	10.68	89.06	959
<b>'B' WING</b>				
401,601,801,1001,1401,1601,1801,2001	59.97	13.85	73.82	795
402,602,802,1002,1402,1602,1802,2002	77.77	9.60	87.37	940
403,603,803,1003,1403,1603,1803,2003	59.95	13.70	73.65	793
404,604,804,1004,1404,1604,1804,2004	59.95	13.70	73.65	793



KEY PLAN

### (ODD) TYPICAL FLOOR PLAN

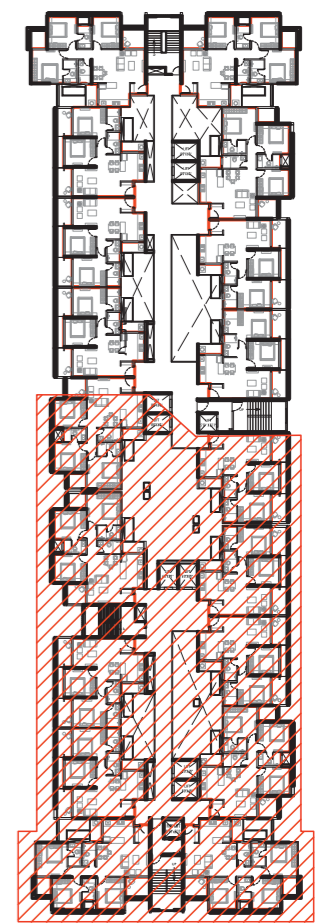
FLAT NO	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
<b>'A' WING</b>				
501,901,1101,1301,1501,1901,2101	78.13	10.68	88.81	956
502,902,1102,1302,1502,1902,2102	60.34	14.05	74.39	801
503,903,1103,1303,1503,1903,2103	78.00	9.85	87.85	946
504,904,1104,1304,1504,1904,2104	78.38	10.68	89.06	959
<b>'B' WING</b>				
501,901,1101,1301,1501,1901,2101	59.97	13.85	73.82	795
502,902,1102,1302,1502,1902,2102	77.77	9.60	87.37	940
503,903,1103,1303,1503,1903,2103	59.95	13.70	73.65	793
504,904,1104,1304,1504,1904,2104	59.95	13.70	73.65	793



KEY PLAN

**(EVEN) REFUGE FLOOR PLAN**

FLAT NO	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
<b>'A' WING</b>				
1201,2201	78.13	10.68	88.81	956
1202,2202	60.34	14.05	74.39	801
1203,2203	67.04	5.54	72.58	781
1204,2204	78.38	10.68	89.06	959
<b>'B' WING</b>				
1201,2201	59.97	13.85	73.82	795
1202,2202	77.77	9.60	87.37	940
1203,2203	59.95	13.70	73.65	793
1204,2204	59.95	13.70	73.65	793

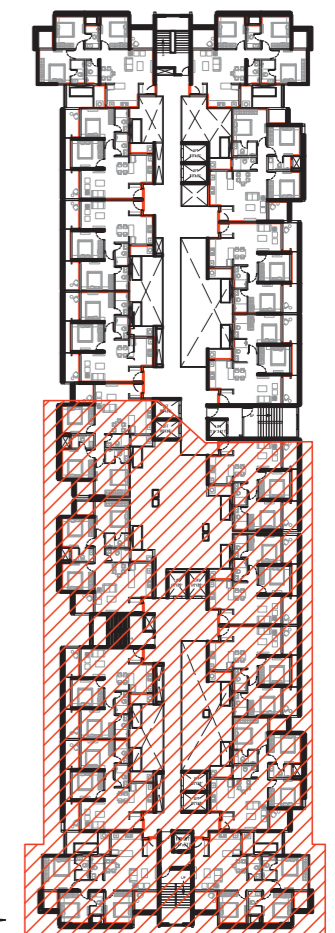


KEY PLAN

**(ODD) REFUGE FLOOR PLAN**



FLAT NO	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
<b>'A' WING</b>				
701,1701	78.13	10.68	88.81	956
702,1702	60.34	14.05	74.39	801
703,1703	67.04	5.54	72.58	781
704,1704	78.38	10.68	89.06	959
<b>'B' WING</b>				
701,1701	59.97	13.85	73.82	795
702,1702	77.77	9.60	87.37	940
703,1703	59.95	13.70	73.65	793
704,1704	59.95	13.70	73.65	793



KEY PLAN



# **A & B WING UNIT PLAN**

# A WING - UNIT PLAN

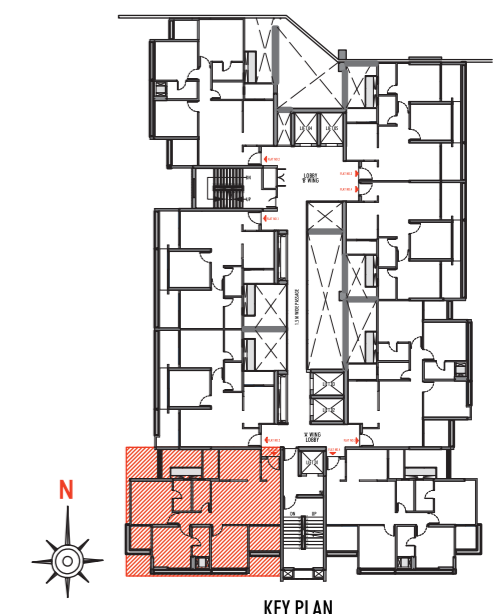
201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201,  
1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201



A-WING-FLAT- NO - 1				
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201	78.13	10.68	88.81	956

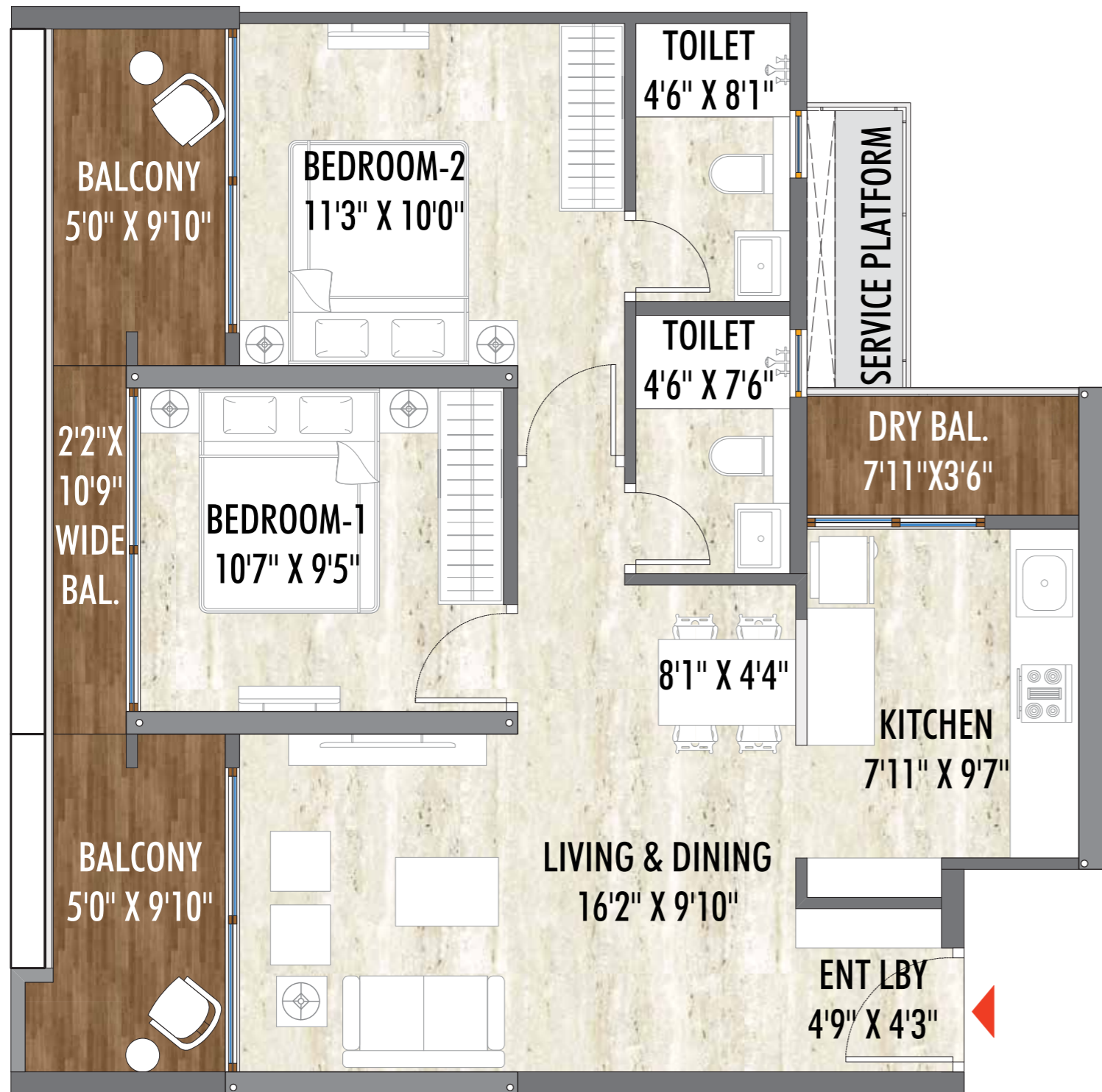
LEGEND	
	CARPET AREA
	BALCONY
	TERRACE

- NOTES**
1. All areas are mentioned in metric system.
  2. All areas are measured from unfinished to unfinished walls.
  3. Service shafts and electrical equipments/fixture locations may vary as per site conditions and inputs from the consultant.
  4. Above plans shall be approved from sanctioning authority prior to sale.



# A WING - UNIT PLAN

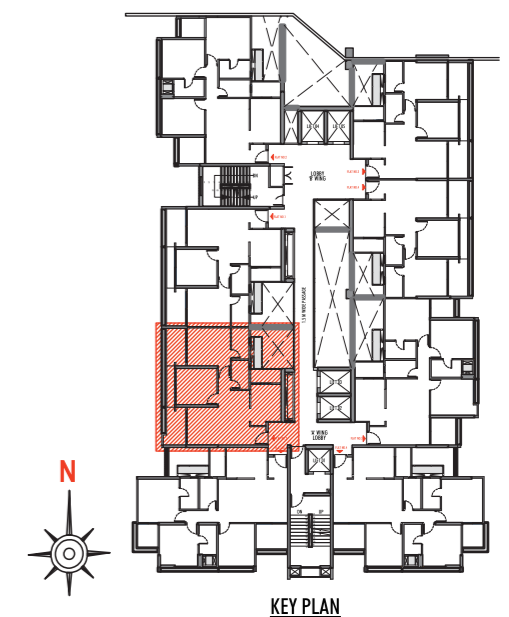
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302,  
1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202



A-WING-FLAT NO. - 2				
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202	60.34	14.05	74.39	801

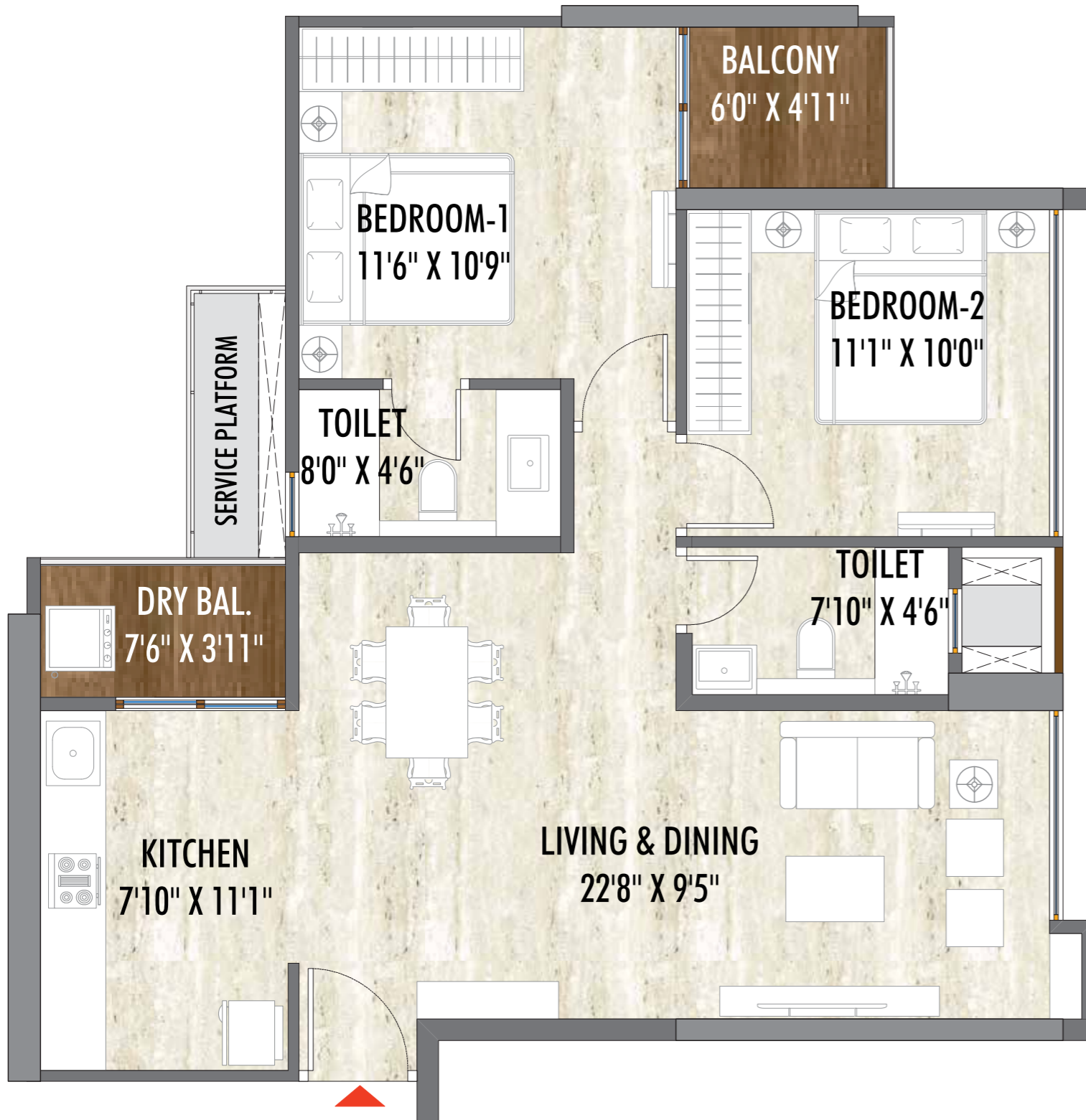
LEGEND	
	CARPET AREA
	BALCONY
	TERRACE

- NOTES**
- All areas are mentioned in metric system.
  - All areas are measured from unfinished to unfinished walls.
  - Service shafts and electrical equipments/fixture locations may vary as per site conditions and inputs from the consultant.
  - Above plans shall be approved from sanctioning authority prior to sale.



# A WING - UNIT PLAN

703, 1203, 1703, 2203

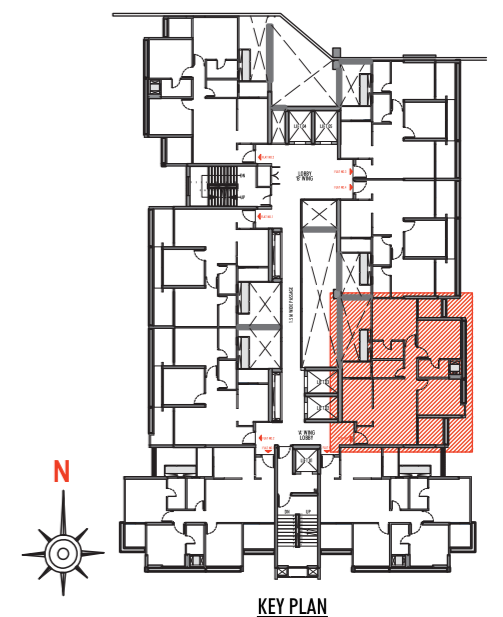


A-WING-FLAT NO. - 3

FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
703, 1203, 1703, 2203	67.04	5.54	72.58	781

LEGEND	
	CARPET AREA
	BALCONY
	TERRACE

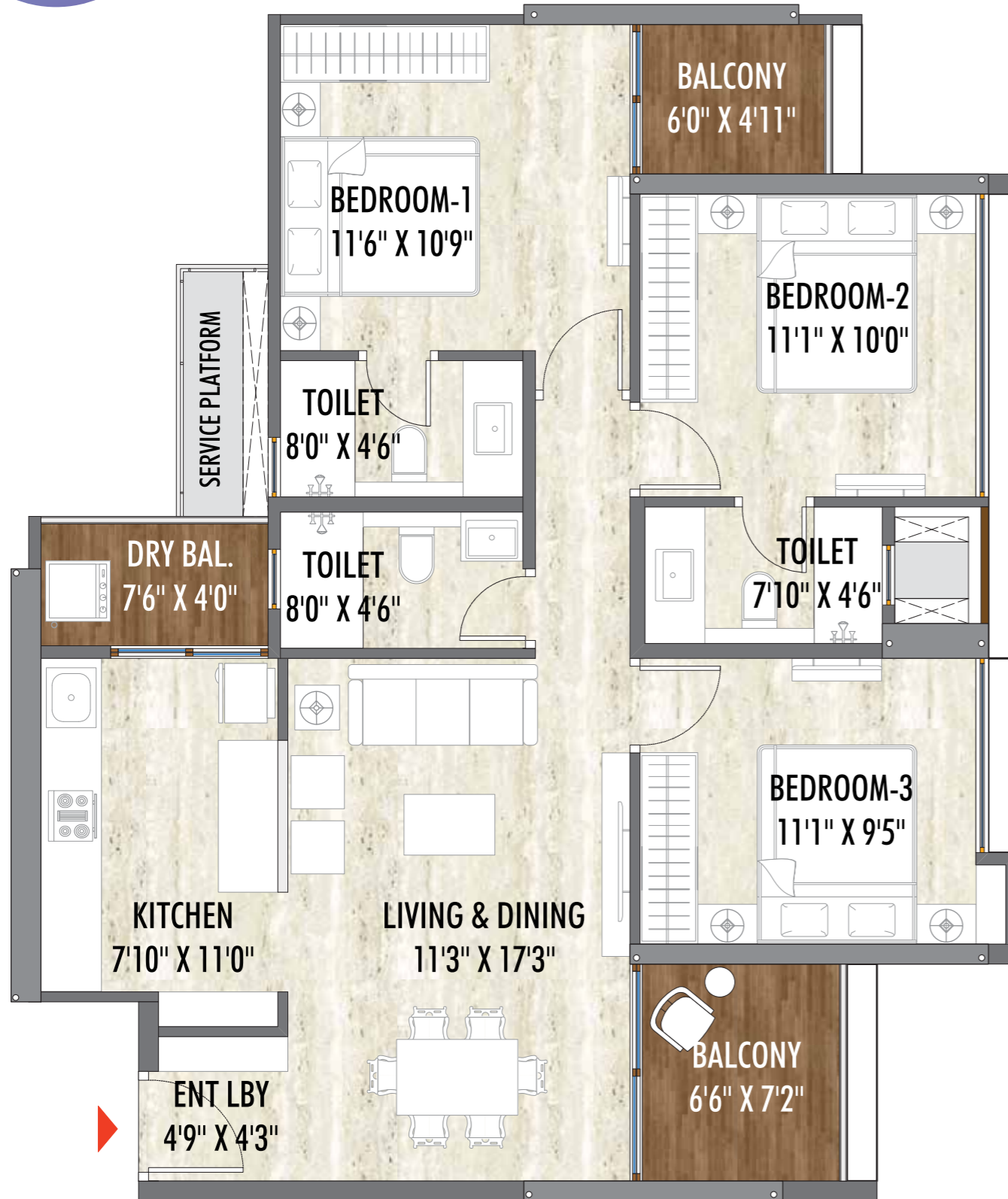
- NOTES**
1. All areas are mentioned in metric system.
  2. All areas are measured from unfinished to unfinished walls.
  3. Service shafts and electrical equipments/fixture locations may vary as per site conditions and inputs from the consultant.
  4. Above plans shall be approved from sanctioning authority prior to sale.





# A WING - UNIT PLAN

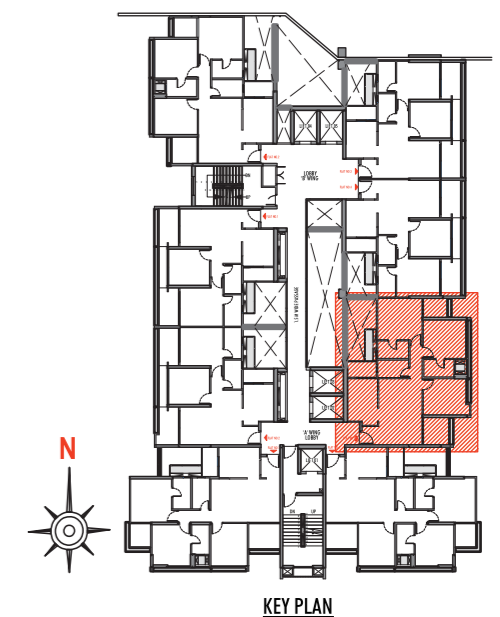
203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303,  
1403, 1503, 1603, 1803, 1903, 2003, 2103



A-WING-FLAT NO. - 3				
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
203,303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903,2003,2103,2203	78.00	9.85	87.85	946

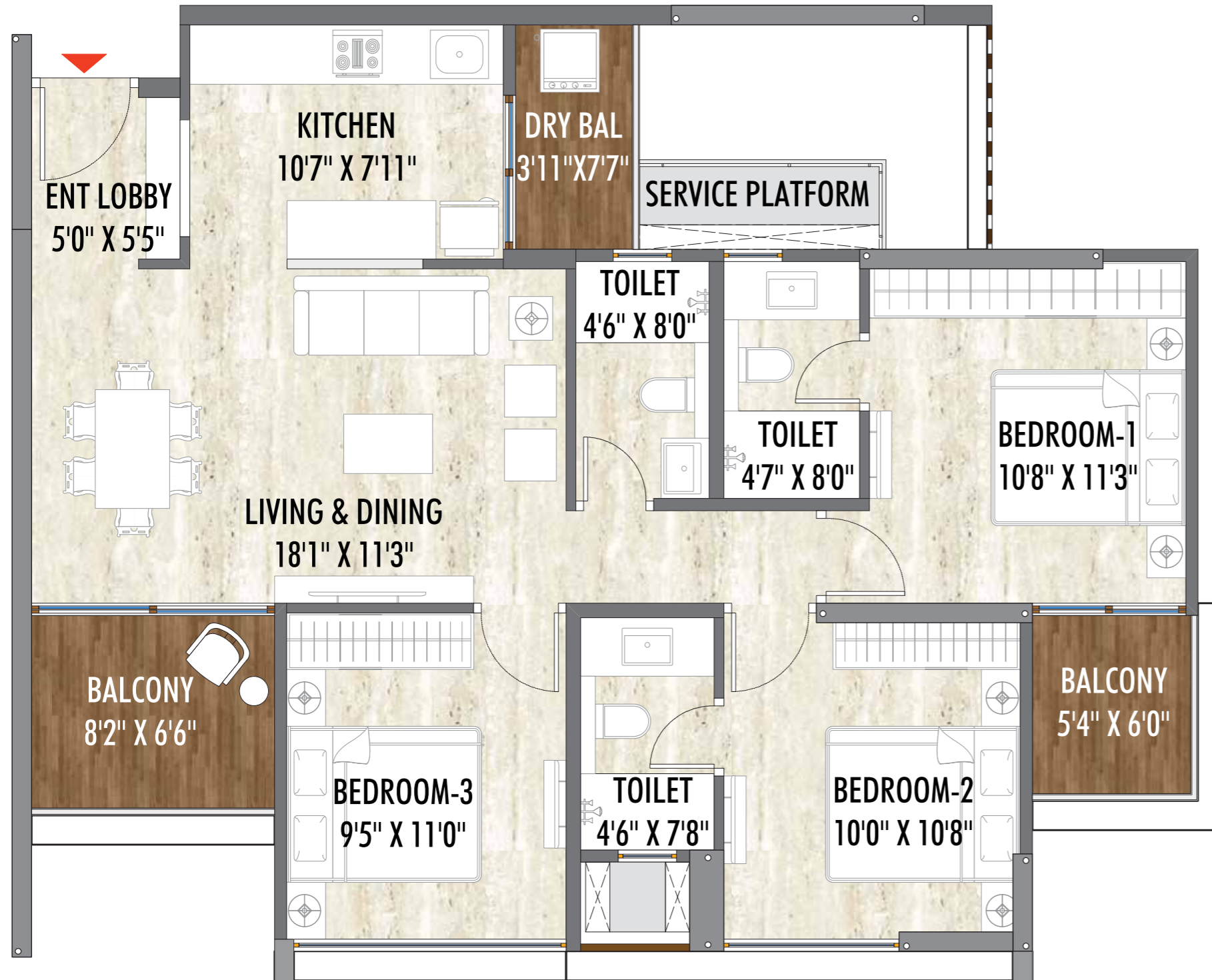
LEGEND	
	CARPET AREA
	BALCONY
	TERRACE

- NOTES**
- All areas are mentioned in metric system.
  - All areas are measured from unfinished to unfinished walls.
  - Service shafts and electrical equipments/fixture locations may vary as per site conditions and inputs from the consultant.
  - Above plans shall be approved from sanctioning authority prior to sale.



# A WING - UNIT PLAN

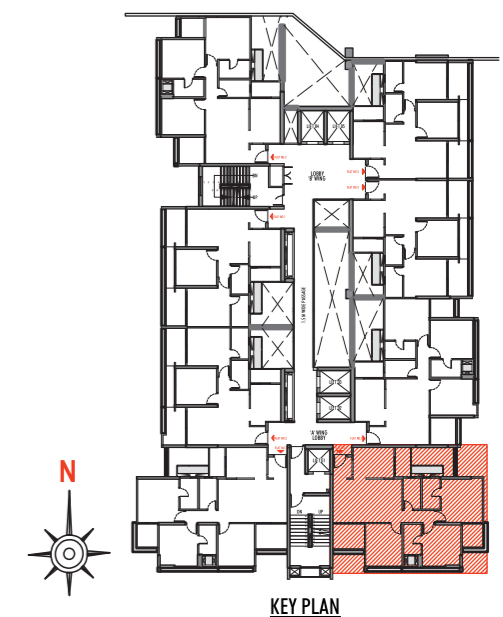
204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204



A-WING-FLAT NO. - 4				
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
104,204,304,404,504,604,704,904,1004,1104,1204,1404,1504,1604,1704,1904,2004,2104,2204	78.38	10.68	89.06	959

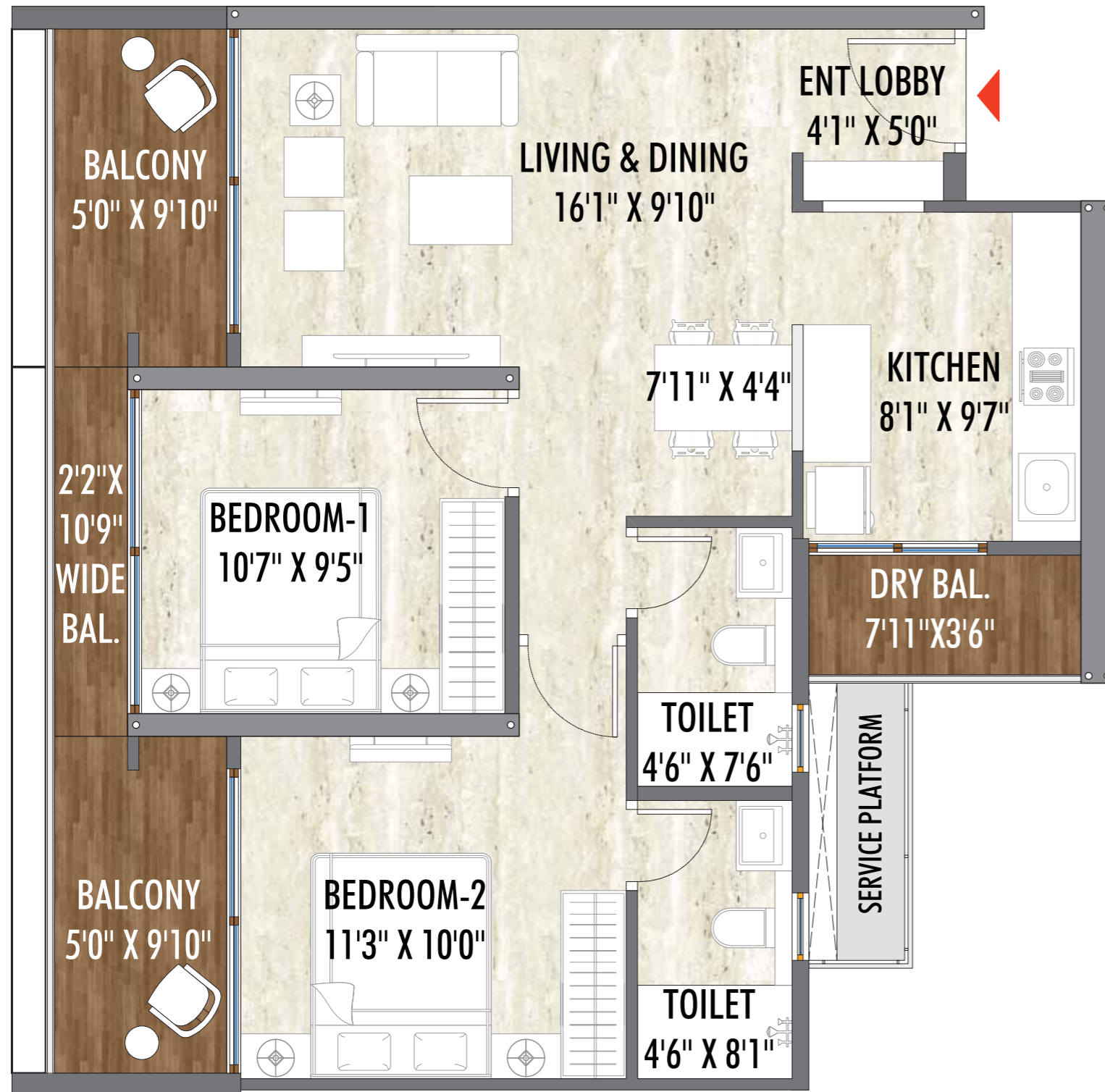
LEGEND	
	CARPET AREA
	BALCONY
	TERRACE

- NOTES**
1. All areas are mentioned in metric system.
  2. All areas are measured from unfinished to unfinished walls.
  3. Service shafts and electrical equipments/fixture locations may vary as per site conditions and inputs from the consultant.
  4. Above plans shall be approved from sanctioning authority prior to sale.



# B WING - UNIT PLAN

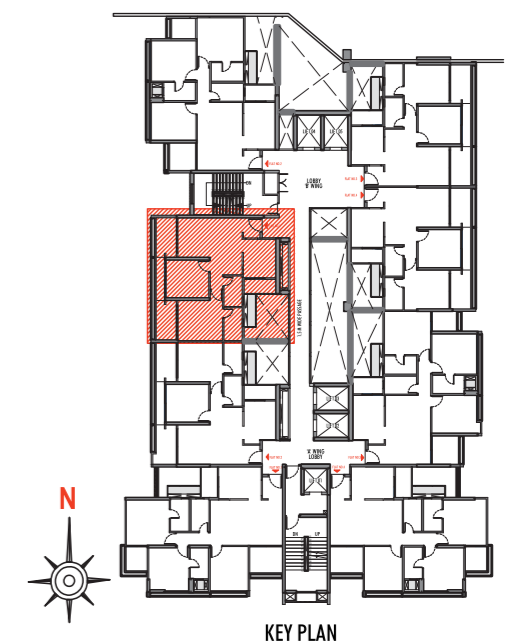
201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1304, 1401, 1501, 1601, 1701, 1804, 1901, 2001, 2101, 2201



B-WING-FLAT NO. - 1				
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
201,301,401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701,1901,2001,2101,2201	59.97	13.85	73.82	795

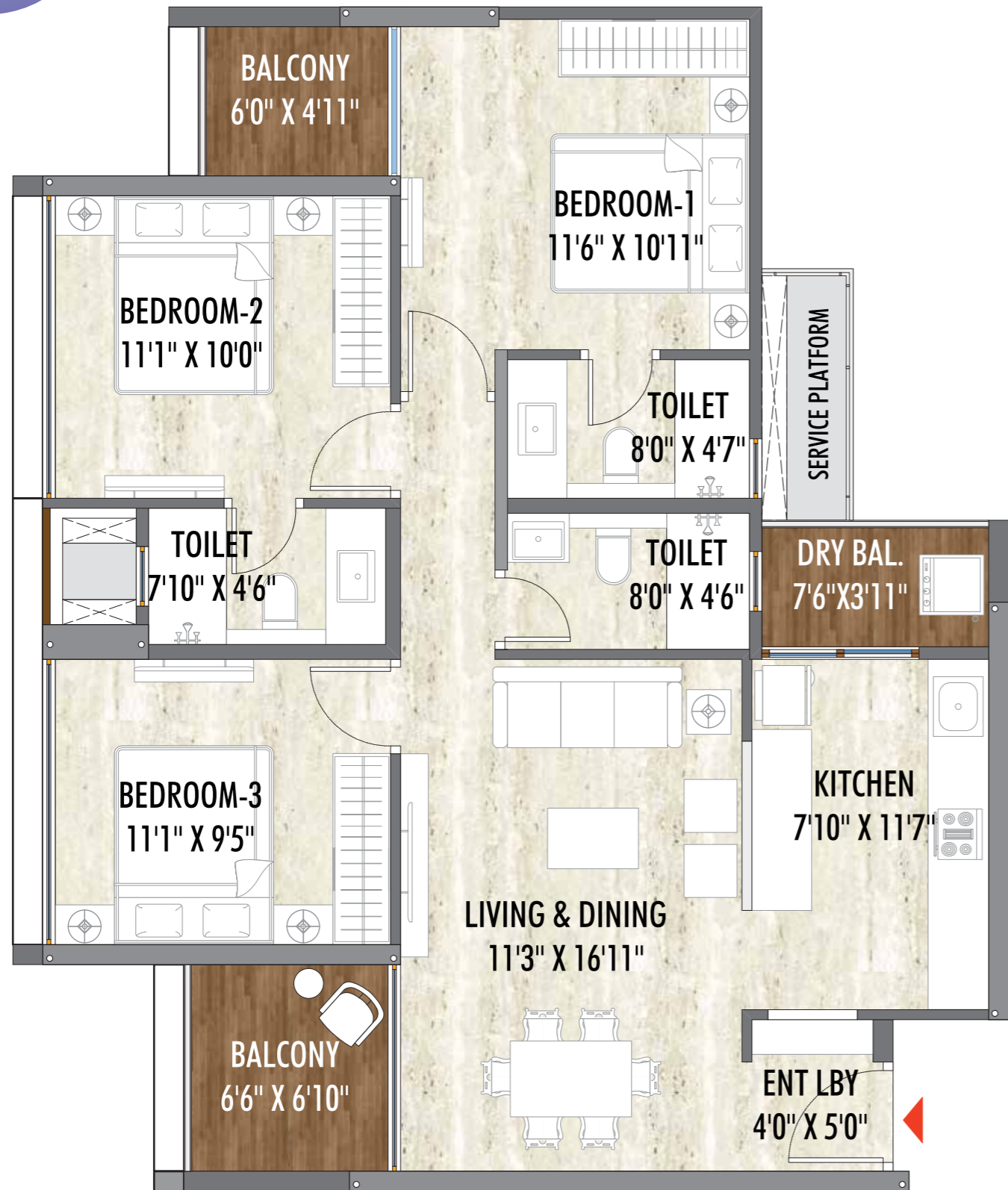
LEGEND	
	CARPET AREA
	BALCONY
	TERRACE

- NOTES**
- All areas are mentioned in metric system.
  - All areas are measured from unfinished to unfinished walls.
  - Service shafts and electrical equipments/fixture locations may vary as per site conditions and inputs from the consultant.
  - Above plans shall be approved from sanctioning authority prior to sale.



# B WING - UNIT PLAN

202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1804, 1902, 2002, 2102, 2202

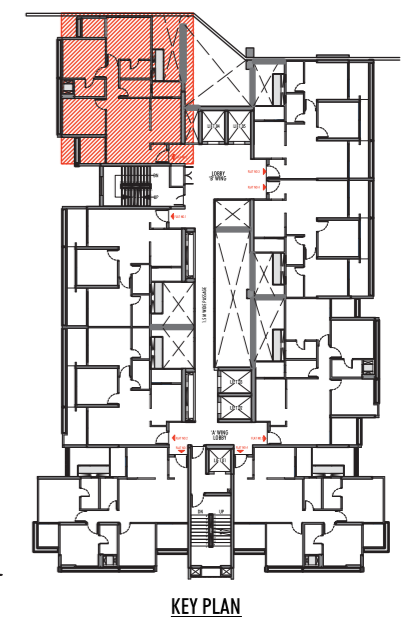


B-WING-FLAT NO.-2

FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1304, 1402, 1502, 1602, 1702, 1804, 1902, 2002, 2102, 2202	77.77	9.60	87.37	940

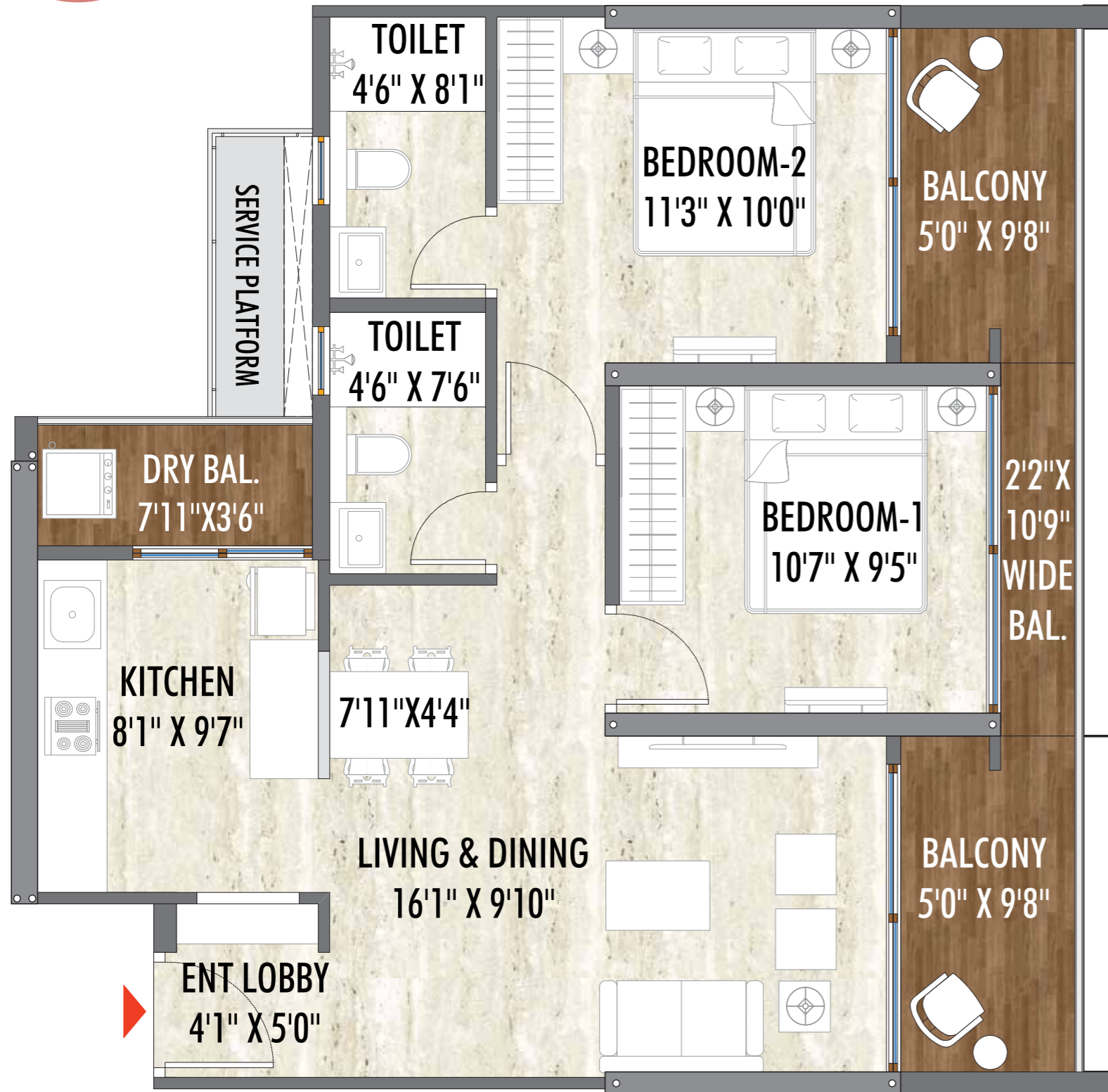
LEGEND	
	CARPET AREA
	BALCONY
	TERRACE

- NOTES**
- All areas are mentioned in metric system.
  - All areas are measured from unfinished to unfinished walls.
  - Service shafts and electrical equipments/fixture locations may vary as per site conditions and inputs from the consultant.
  - Above plans shall be approved from sanctioning authority prior to sale.



# B WING - UNIT PLAN

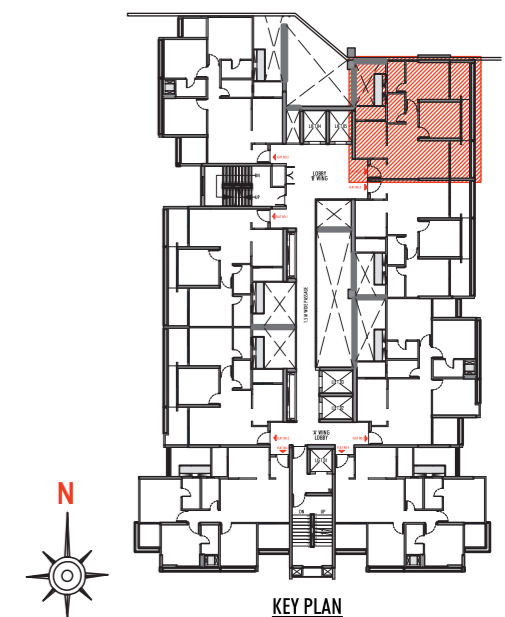
203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203



B-WING-FLAT NO. - 3				
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203	59.95	13.70	73.65	793

LEGEND	
	CARPET AREA
	BALCONY
	TERRACE

- NOTES**
- All areas are mentioned in metric system.
  - All areas are measured from unfinished to unfinished walls.
  - Service shafts and electrical equipments/fixture locations may vary as per site conditions and inputs from the consultant.
  - Above plans shall be approved from sanctioning authority prior to sale.



# B WING - UNIT PLAN

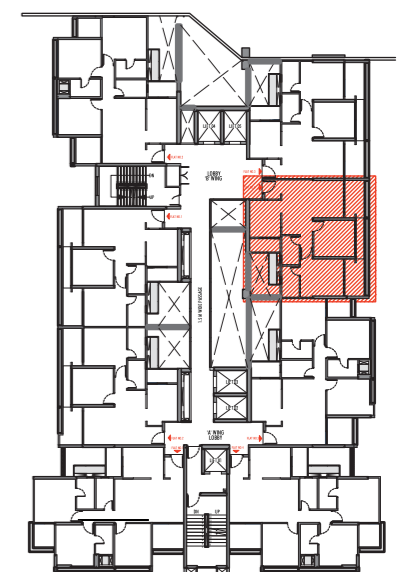
204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204,  
1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204



B-WING-FLAT NO. - 4				
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204	59.95	13.70	73.65	793

LEGEND	
	CARPET AREA
	BALCONY
	TERRACE

- NOTES**
- All areas are mentioned in metric system.
  - All areas are measured from unfinished to unfinished walls.
  - Service shafts and electrical equipments/fixture locations may vary as per site conditions and inputs from the consultant.
  - Above plans shall be approved from sanctioning authority prior to sale.



KEY PLAN

## LOCATION MAP



## EASILY ACCESSIBLE



### Travel & Connectivity:

- Metro Station (Proposed) - 500 m
- Chinchwad Railway Station - 8.9 km
- Pune Railway Station - 17.3 km
- Pune Airport - 22.7 km



### Sports & Recreation:

- Shree Shiv Chhatrapati Sports Complex (Balewadi Stadium) - 6.6 km
- Maharashtra Cricket Association Stadium - 12.9 km



### Hotels

- Holiday Inn Express, Hinjawadi - 160 m
- Vivanta Hinjawadi - 180 m
- Courtyard by Marriott, Hinjawadi - 400 m
- Sayaji Hotel - 2.3 km
- Hyatt Place Hinjawadi - 2.5 km



### Schools

- EuroKids Preschool - 1.7 km
- Mercedes-Benz International School - 3 km
- Blue-Ridge Public School - 4.1 km
- VIBGYOR High School, Hinjawadi - 3.9 km
- Orchids The International School, Tathawade - 6.2 km



### Hospitals & Healthcare

- Life Point Hospital - 2.2 km
- Ruby Hall Clinic, Hinjawadi - 3.5 km
- Hinjawadi Hospital - 3.5 km
- Lotus Multispeciality Hospital - 6 km
- Aditya Birla Memorial Hospital - 6.1 km



### Offices & Commercial:

- Tata Technologies - 2.9 km
- Cognizant Technology Solutions - 3 km
- Wipro Technologies - 5.2 km
- Hinjawadi Rajiv Gandhi IT Park - 6.6 km
- IBM - 7 km
- Infosys - 7 km



### Shopping & Entertainment:

- Xion Mall, Hinjawadi - 89 m
- DMart Hinjawadi - 110 m
- Brand Factory, Hinjawadi - 120 m
- Big Bazaar, Hinjawadi - 300 m
- Balewadi High Street - 6.2 km



### Restaurants & Pubs:

- The FML Lounge, Hinjawadi - 500 m
- Pizza Hut, Hinjawadi - 1.5 km
- Thikana, Hinjawadi - 1.9 km
- PUBLIQ - 1.9 km
- McDonald's - 3.5 km



### Colleges

- International Institute of Information Technology - 3 km
- Symbiosis Institute of International Business - 3.1 km
- Indira Institute of Management Studies - 3.2 km
- Symbiosis Centre for Information Technology - 3.4 km
- Balaji Institute of Modern Management - 3.8 km



### Banks & ATMs

- ICICI Bank - 50 m
- Axis Bank - 700 m
- State Bank of India - 1 km
- YES Bank - 1.4 km
- HDFC Bank - 1.8 km



**RAHUL**  
CONSTRUCTION CO.

Building Dreams Since 1977



Rahul Aston MAHARERA NO: P52100026878 | Justo MAHARERA NO: A51900020277