

# INDUKIRAN





AN  
**IDEAL**  
LIVING THAT  
**ELEVATES**  
YOUR BEING

# INDUKIRAN

## 2 & 3 BHK Residences

Presenting you an Ideal life that you have always aspired for, along with world-class infrastructure and amenities. Your version of an ideal space that you always imagined for yourself.

And what better place than a locale that is genuinely global but connected to its roots at the same time. Located in one of Pune's most sought after neighborhoods, Indukiran is a luxurious residential tower.

The project offers spacious apartments including 2 & 3 BHK family residences.

Indukiran provides a solid edge over the rest and is adorned by every necessary convenience of Pune's Ideal life.

Aesthetic, luxurious, and elegant, the residences are everything you yearned for.

The project offers proximity to all the major entertainment hubs and institutions, while giving the essence of peace and quiet at the same time.





**KOTIBHASKAR**

Infrastructures & Developers Pvt. Ltd.

आम्ही मनात घर करतो

## "Building a Strong and Sustainable Future"

We at Kotibhaskar, deeply believe that it's the people like you who give home its purest essence and we are proud to be the channel that provides it. Thus, for over three decades we have worked on establishing ourselves as an influential and trustworthy brand in the real estate sector.

During these years, we have constructed and redeveloped over 100 residential projects with the onus of your needs and requirements.

It is your trust in our quality of work and management that allowed us to reach for bigger and better milestones with each new project.



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# AMENITIES

## HEALTH & SAFETY

- CCTV cameras at parking level.
- Audio-Video security system.
- Fire fighting system as per norms.

## AMBIENCE

- Eye catching elevation.
- Gracefully designed entrance lobby.
- Proper ventilation for fresh air.
- Ample natural light.

## SPECIALS

- Wooden safety door with standard lock for each flat.
- Anti-termite treatment for foundation.
- Rain water harvesting.
- Common Solar water heating system.
- DG backup for all common facilities.
- Two lifts of reputed brands: one passenger lift & other stretcher lift.
- Common antenna for DTH connection.
- Multilevel mechanical car parking system.
- Solar powered net metering system.

## OTHER FEATURES

- Name plates & letter box.
- Common toilet in parking area.
- Automatic water level controller for UGWT & OHWT.
- Separate tank for drinking & domestic water in UGWT & OHWT.

# SPECIFICATIONS

## STRUCTURE

- Earthquake resistant RCC framed structure confirming to I.S. Codes.

## BRICKWORK

- External wall: 6" thick clay bricks/ AAC Blocks.
- Internal walls: 4"/6" thick clay bricks/ AAC Blocks.

## PLASTER

- External walls: double coat sand faced plaster with waterproofing treatment.
- Internal walls: single coat tar plaster with gypsum finish.

## FLOORING & TILING

- 800 x 800 mm double charged vitrified tiles of reputed brand in all rooms.
- Anti-slip ceramic tiles of reputed brand in bathrooms and dry balconies.
- Chequered tiles in the parking area below stilt.
- Trimix / Paving Blocks for drive-ways.

## WINDOWS

- UPVC windows with mosquito mesh.
- All windows with safety grills in bright steel.
- Granite window frame.

## KITCHEN

- Kitchen platform: 10' in length black granite with S.S. Sink of reputed brand.
- Ceramic dado tiles of reputed brand up to ceiling above the platform.
- Provision for exhaust fan & water purifier.
- Separate tap for drinking & domestic water.
- Provision for dish washer & washing machine in dry balcony.

## DOORS

- Main door with attractive door skin, quality fittings and safety door.
- Waterproof internal flush doors with all necessary fittings.
- Granite frame for all washroom doors.
- Door Fitting: S.S. finish brass door fitting

## WASHROOMS

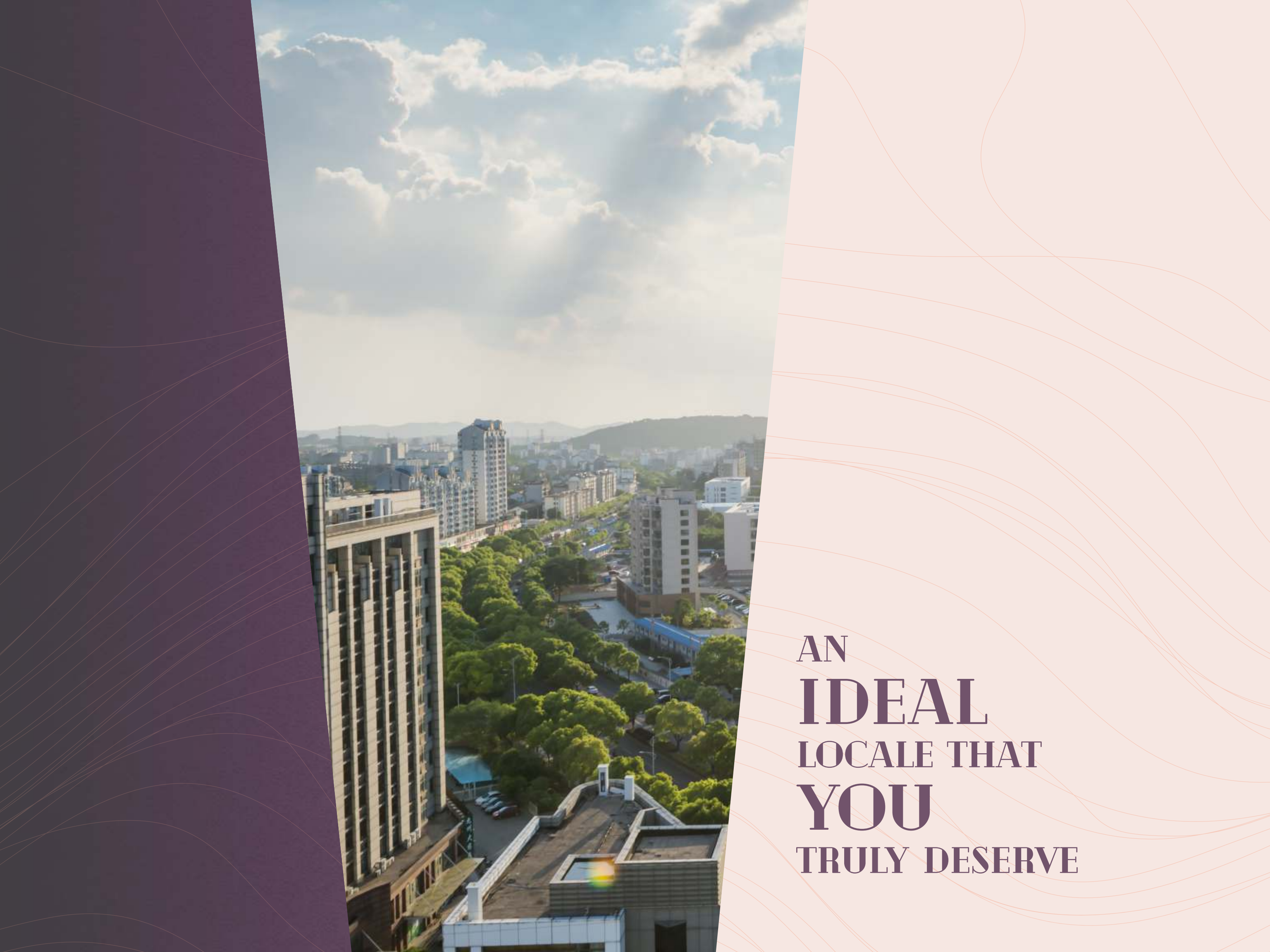
- C.P. Fittings of reputed make.
- Ceramic dado tiles of reputed make up to full height.
- Good quality slip resistant ceramic tiles of reputed make for flooring.
- Concealed Plumbing with hot and cold water arrangements.
- Provision for electric geyser and exhaust fan in all washrooms.

## ELECTRIFICATION

- Concealed wiring with modular switches of reputed make.
- Branded MCB & ELCB (Earth Leakage Circuit Breaker)
- Electric works with copper wiring of reputed make.
- Two way light and fan switches in all bedrooms.
- AC provisions in all bedrooms.

## PAINTING

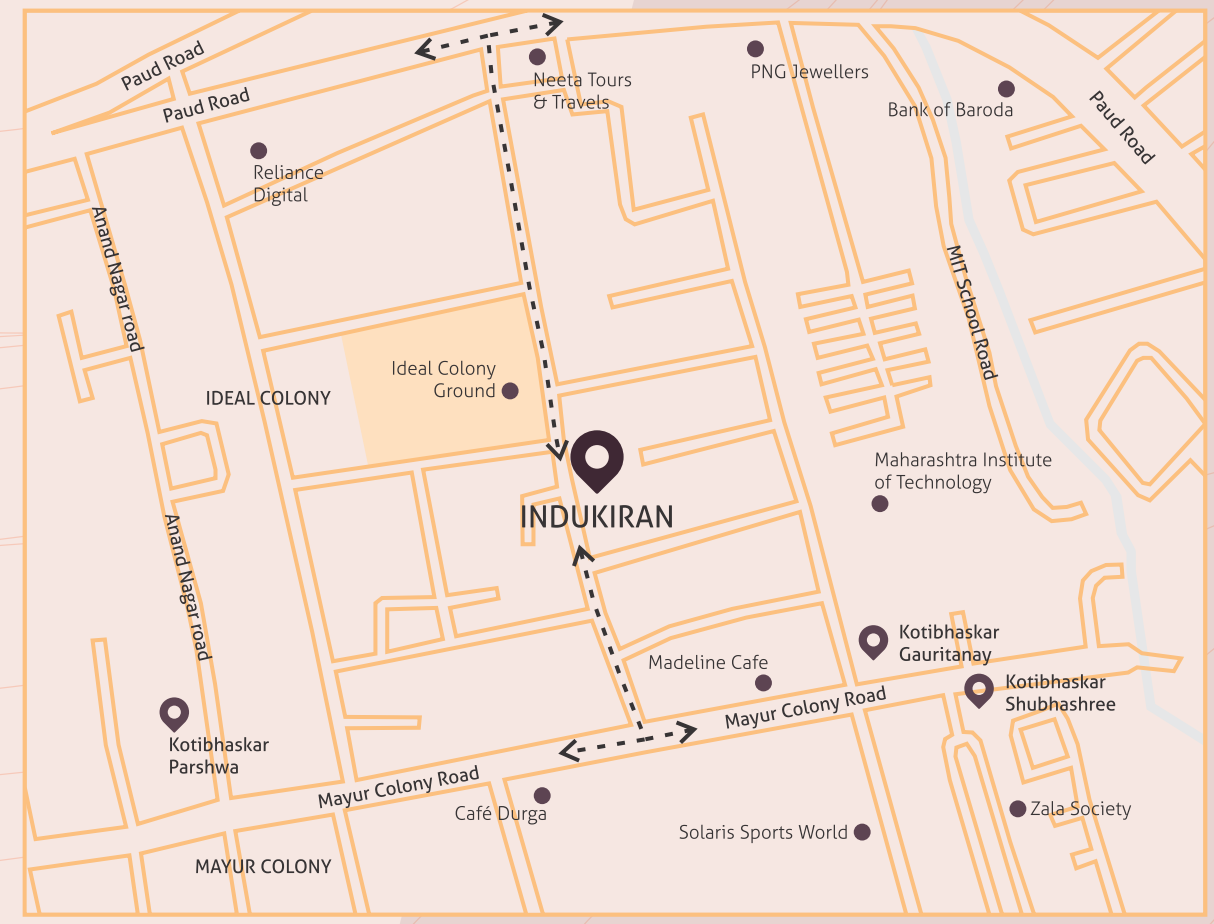
- Internal: Oil Bond distemper of reputed make.
- External: Water resistant durable acrylic paint of reputed make.



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LOCALE THAT  
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TRULY DESERVE



## LOCATION MAP







**KOTIBHASKAR**  
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**OFFICE ADDRESS**

S.No.71/A/1, 'Gurukrupa', diagonally opposite Symbiosis School, Lane No. 15, Prabhat Road, Pune - 411 004

**SITE ADDRESS**

Plot No.41, CTS No.821, S.No.129, diagonally opp. to Ideal Colony ground, Kothrud, Pune - 411 038

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**CONTACT**

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