

41
ESTERA
PREMIUM HOMES, PREMIUM SPECS

The Location



Punawale is advantageously located close to Hinjawadi, 900 Mtrs from Pune Mumbai Expressway and 5 kms from Ravet. Being located in close proximity to Hinjawadi IT Park and Pimpri Chinchwad industrial belt, Punawale is a preferred residential destination for IT professionals and people working in the manufacturing segment.

One major advantage with Punawale is traffic free living which cuts the travel time substantially. Being close to Wakad it has other benefits of having convenient access to schools, hospitals, shopping malls and day to day convenience stores.

Highlights

- Identified location of new development
- Connectivity to key areas
- Mumbai Bangalore National Highway
- Favourable for price appreciation

The Project



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Uninterrupted panoramic views shall delight you from almost every corner of your home. Constructed to exacting standards of quality, these towers with their contemporary architecture, are a sight to behold. 41 Estera shall literally take life in Punawale to new heights of luxury living. 41 Estera is located along the Mumbai-Pune highway, strategically placed to give you a feel of living away from the hustle, yet well connected.



Why 41 Estera

41 Estera has got reasons to make you choose it as your comfy abode.

- 4.5 Acres of Total Development with 18 M wide access road connecting to the prominent work locations like Hinjewadi, Talegaon, Pimpri-Chinchwad, Akurdi etc
- Overlooking green Mountain Ranges on two sides 41 Estera is one of the best projects in Punawale with Major Amenities like Swimming Pool, Gymnasium, Club House, Cricket Pitch, Multi Purpose Lawn, Childrens Play Area and Many more
- Project includes Bungalow Layout and 14 Storey Towers with 2 Level Parking and dedicated Parking for each Flat
- Larger Room Sizes and Maximum Space Utilisation for all the flats with very Reasonable rates around Punawale which gives the best Assurance of construction Quality by using branded internal specs.

Master Plan



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Amenities

Lifestyle

- Club House
- Swimming Pool
- Jogging Track
- Gymnasium
- Cricket Pitch

Convenience

- Multi Purpose Hall
- Party Lawn
- Children's Play Area
- Senior Citizen Park
- Outdoor Exercise Zone

Safety & Security

- Fire Fighting System
- Intercom Facility
- Sewage Treatment Plant
- Power Backup for Common Areas
- Video Door Phone
- CCTV surveillance



Others

- Herbal Garden
- Gazebo and BBQ Area
- Innovative design
- Suitable for the differently abled



Fact File

Floor Plan

- Wide Connecting Passage of 4'11"
- Passenger and service lifts of capacity of 13 Persons
- icustom Package *

Living Room

- Video Door Phone for Security
- Decorative Name Plate at the main door
- Designer Main Door with latch to ensure safety
- Entrance Lobby to avoid direct view into the flat
- Two Way switches for light and Fan for living room right at the entrance
- Provision for TV & Internet points

Bedroom

- Bedrooms are clubbed together and located in more private area of the house
- Window in the direction opposite to the entrance for better cross ventilation
- Two side walls for flexibility in arrangement of furniture
- Two Way switch for light and fan at the door and near the bed
- Provision for AC point
- Provision for TV & Internet points
- Charging Point near bed



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Common Areas

- Rectangular flat Layout for maximum space utilisation
- Lead free, non flammable water based paint
- Finolex and Polycab Cables for Safety
- Elongated Passage area to avoid congestion at the bedroom entrance
- Safety Grills for all windows from outside

Kitchen

- Closed Kitchen for privacy and better storage space
- Granite kitchen counter top for more elegant look
- Additional S.S Sink in the Dry balcony for dry and clean kitchen platform
- Separate Electrical points for Fridge and Washing Machine
- Wall between kitchen and dry balcony for separate wet and dry areas

Terrace/ Balcony

- Sliding door for the balcony to save balcony space
- SS railing in the terrace/ Balcony for safety and easy maintenance
- 600 X 600 Tiles for flooring to give a spacious look
- Natural Sunlight in every Corner of the flat
- Toughened Glass in terrace/ Balcony to ensure safety and natural sunlight inside the flat
- Anti Skid Tiles in terrace/Balcony for safety in rainy season
- Charging points in terrace/Balcony

Green Homes



Griha Rated Project

CARING FOR ENVIRONMENT DURING CONSTRUCTION

- Top Soil and Trees protected
- Responsible Construction Waste Management
- Health and Safety of our Construction Workers
- Air Pollution Prevention
- Eco Friendly & Quality Building Materials with low embodied energy
- Use of Fly Ash

WATER CONSERVATION

- Water saving Taps and Flushing system
- Rainwater harvesting to recharge groundwater
- Waste-water Treatment and Recycling
- Water Saving - Drip and Sprinkler Irrigation
- Water Meters at Common facilities
- Overall water savings of more than 50 %

ENERGY EFFICIENCY

- Energy efficient LED lighting in common areas
- Solar PV system and Solar Water Heating system on rooftop
- Automatic timer controls for outdoor lights
- Energy Conservation Building Code compliance
- High performance facade and high SRI roof to reduce AC consumption and
- Improve thermal comfort
- Overall energy savings of around 30 %

WASTE MANAGEMENT

- Waste segregation – Dry and Wet Waste
- Organic Water Composting generating Manure



41 Estera is a Griha Rated Project

YOUR HEALTH AND WELL BEING

- Low VOC Paints
- Urea Formaldehyde free products
- No Smoking in Common Areas
- External Views
- Occupants Visual and Thermal Comfort
- Universal Accessibility

SUSTAINABLE PLANNING

- Architectural design to provide comfortable living spaces
- Natural Light & Efficiently conditioned spaces
- Greenery Plantation of native trees and shrubs
- Heat Reflective Paint on top terrace

KEY BENEFITS OF GREEN BUILDING TO OCCUPANTS

- Lower Electricity and Water Bills
- Healthier And Happier Environment
- Better sustenance during water crisis and water cuts
- Lower common maintenance bills.
- Property Tax rebate of 5 %
- Reduction in overall Carbon Footprint

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The Elevation



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Detailed Specifications

STRUCTURE

RCC framed Structure
No of floors: Basement + Parking + 14 floors

TILES

Dado Tiles in washrooms & above kitchen platform

FLOORING

600 X 600 vitrified tiles in Bedrooms, Living rooms & Kitchen

12"x12" Anti skid floor tiles in washroom, toilet & terrace

WINDOWS

3 Track powder coated Aluminium sliding window with Granite Sill
MS Safety Grill

DOORS

Both side laminated Flush doors
Wooden door frame on main door & bedroom doors
All doors fittings with brass/ Stainless steel finish

TERRACE

MS Railing with toughened Glass
Anti-skid Flooring

DRY BALCONY

Flush Door
Anti-skid Tiles

PAINT

Internal Water based Paint
External Semi Acrylic Paint

MASONARY

AAC Blocks externally & internally
Gypsum finish to all internal walls
Double coat sand faced plaster externally

KITCHEN

Granite platform with stainless steel sink
Provision for water purifier
Glazed tiles above the platform
Electrical points as per electrical layout
Washing Machine plumbing & electrical provision in dry balcony
Granite platform with stainless steel sink in dry balcony also

BEDROOM

Both side laminated flush doors
AC provision in master bedroom
All electric points as per electrical layout

PLUMBING

Intelligent plumbing with concealed pipes
Sanitary & bath fittings
C.P Fittings
Geyser provision in one bathroom

WASHROOM

Granite door frame with both side laminated flush doors
CPVC Plumbing & Sanitaryware
Glazed Tiles upto 7' Height
Exhaust Fan provision & Electric boiler point
Solar water heater in Master toilet

ELECTRICALS

Concealed Fire retardant low smoke copper wires
Circuit breaker
TV & Telephone points in Living & one bedroom
Modular Switches
Split AC provision in one bedroom
Fridge, Oven & Food Processor points in Kitchen
Provision for Exhaust Fans in Kitchen & Washrooms



ECO FEATURES

Rainwater Harvesting
Sewage Treatment Plant
Solar Panels
PV Solar System
Griha Rated Project

Construction Partners





41
ESTERA

Premium

3 Star Rated AC

Modular Kitchen Trolleys

Cooktop & Chimney

Dining Table

Front Load Washing Machine

Water Purifier

Inverter

Easy Dry System

Exhaust Fans

Warranty Service from
respective brands

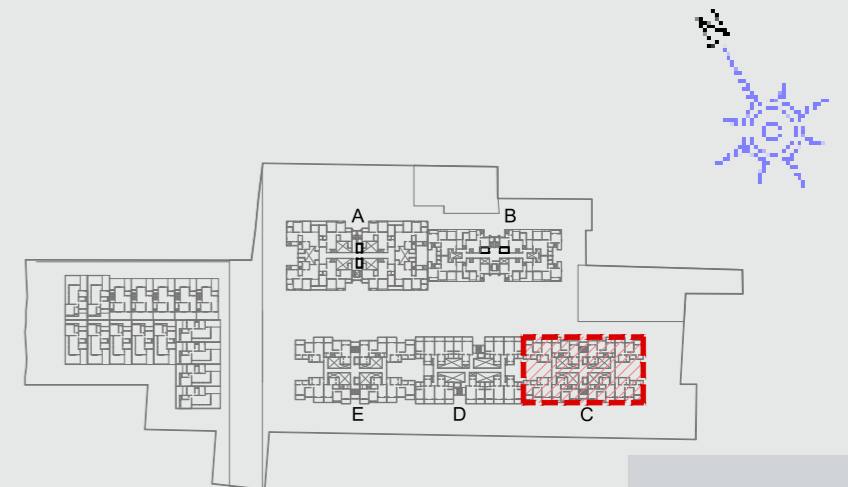
Premium Package comes with an added extra cost and is optional

TOWER C TYPICAL ODD FLOOR PLAN



ADJACENT TOWER D

FLAT NO	TYPE	AREA STATEMENT					
		CARPET		ENCLOSED BALC.		TERRACE	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101,301,501,701,901,1101,1301	2 BHK - B	48.58	523	8.19	88	5.76	62
102,302,502,702,902,1102,1302	2 BHK - A	54.75	589	8.28	89	6.30	68
103,303,503,703,903,1103,1303	2 BHK - A	54.75	589	8.28	89	6.30	68
104,304,504,704,904,1104,1304	2 BHK - C	48.26	519	8.19	88	4.80	52
105,305,505,705,905,1105,1305	2 BHK - C	48.26	519	8.19	88	4.80	52
106,306,506,706,906,1106,1306	2 BHK - A	54.75	589	8.28	89	6.30	68
107,307,507,707,907,1107,1307	2 BHK - A	54.75	589	8.28	89	6.30	68
108,308,508,708,908,1108,1308	2 BHK - B	48.58	523	8.19	88	5.76	62

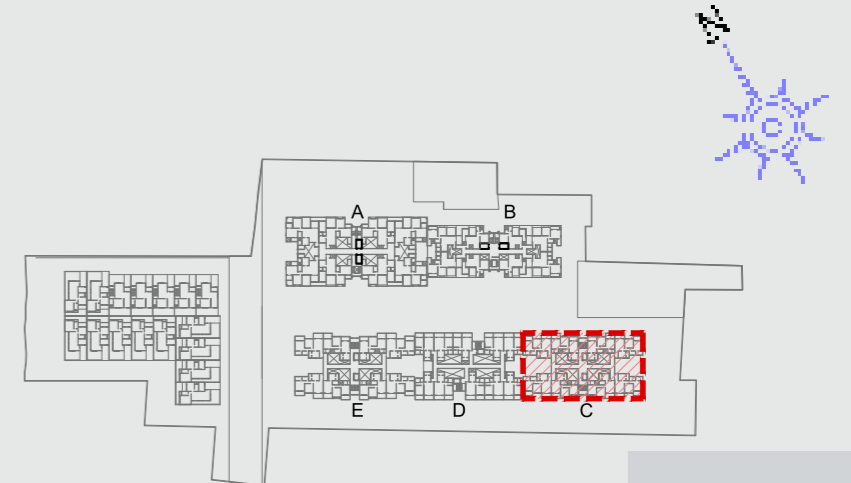


TOWER C TYPICAL EVEN FLOOR PLAN

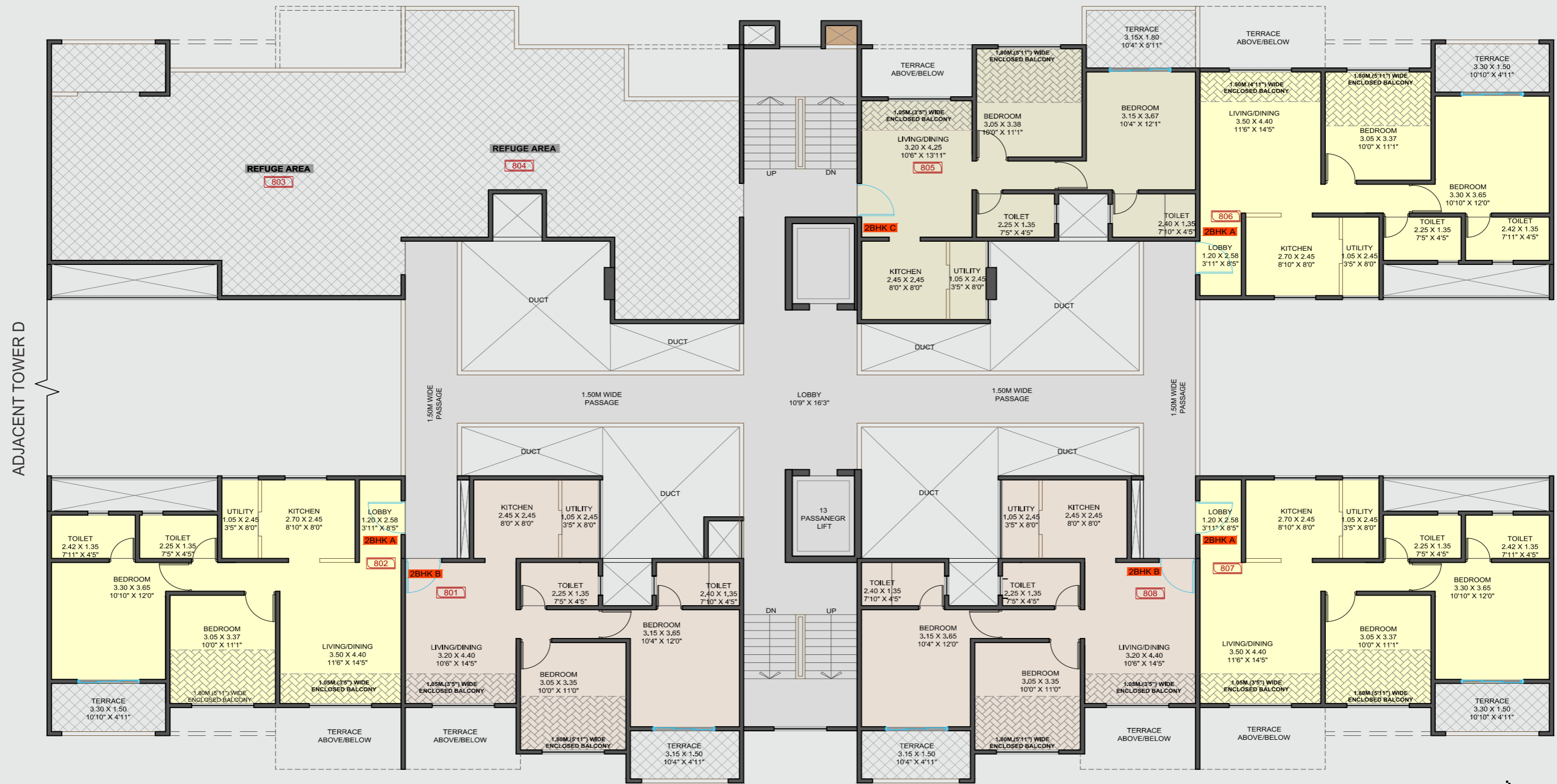


ADJACENT TOWER D

AREA STATEMENT							
FLAT NO	TYPE	CARPET		ENCLOSED BALC.		TERRACE	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201,401,601,1001,1401	2 BHK - B	48.37	521	8.31	89	4.73	51
202,402,602,1002,1402	2 BHK - A	54.43	586	8.67	93	4.95	53
203,403,603,1003,1403	2 BHK - A	52.88	569	10.30	111	4.95	53
204,404,604,1004,1404	2 BHK - C	48.05	517	8.28	89	5.67	61
205,405,605,1005,1405	2 BHK - C	48.05	517	8.28	89	5.67	61
206,406,606,1006,1406	2 BHK - A	52.88	569	10.30	111	4.95	53
207,407,607,1007,1407	2 BHK - A	54.43	586	8.67	93	4.95	53
208,408,608,1008,1408	2 BHK - B	48.37	521	8.31	89	4.73	51



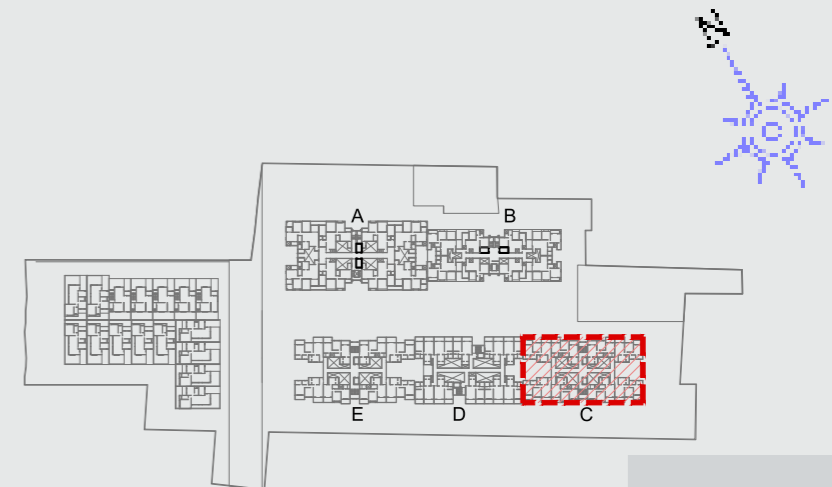
TOWER C 8th FLOOR PLAN



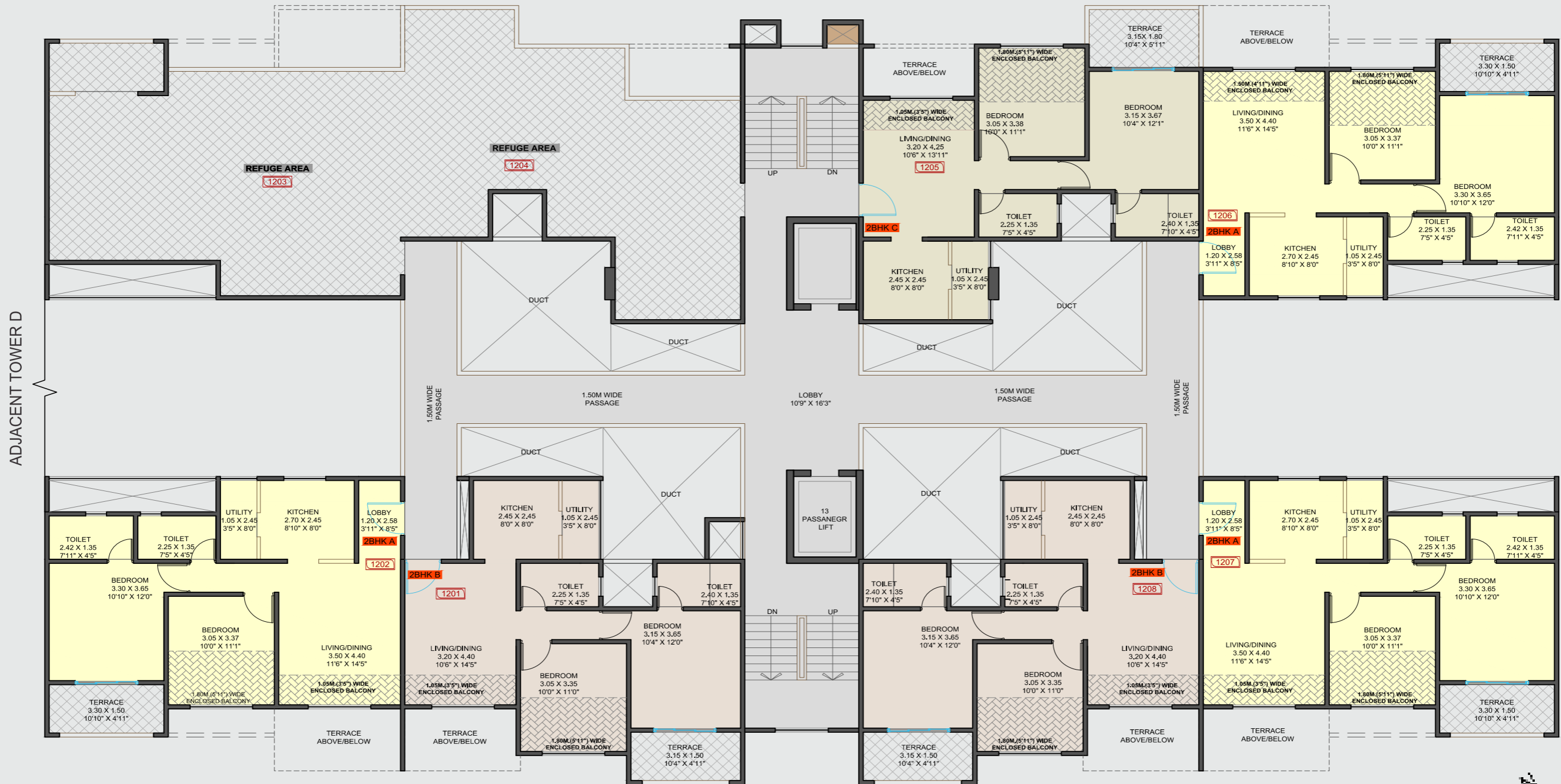
ADJACENT TOWER D

AREA STATEMENT

FLAT NO	TYPE	CARPET		ENCLOSED BALC.		TERRACE		
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	
801	2 BHK - B	48.37	521	8.31	89	4.73	51	
802	2 BHK - A	54.43	586	8.67	93	4.95	53	
803	2 BHK - A	REFUGE AREA						
804	2 BHK - C	REFUGE AREA						
805	2 BHK - C	48.05	517	8.28	89	5.67	61	
806	2 BHK - A	54.43	586	8.67	93	4.95	53	
807	2 BHK - A	54.43	586	8.67	93	4.95	53	
808	2 BHK - B	48.37	521	8.31	89	4.73	51	



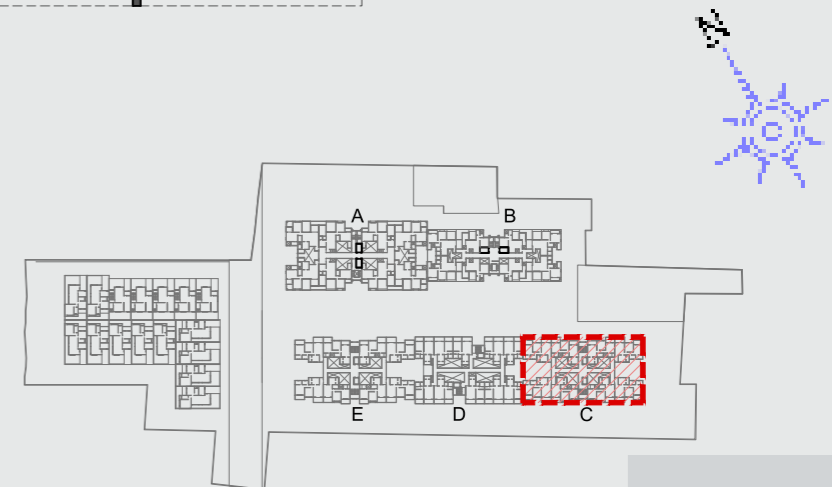
TOWER C 12th FLOOR PLAN



ADJACENT TOWER D

AREA STATEMENT

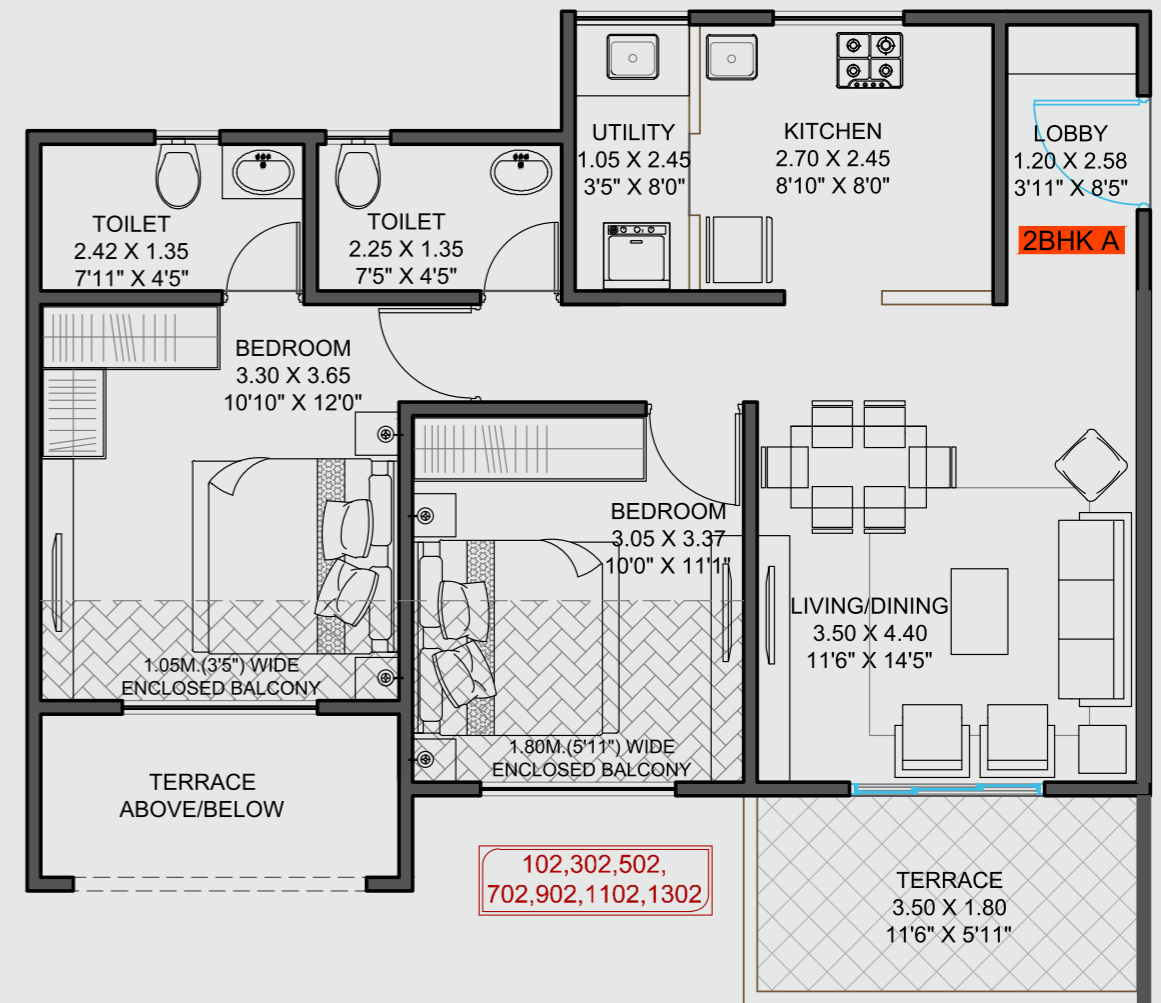
FLAT NO	TYPE	CARPET		ENCLOSED BALC.		TERRACE		
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	
1201	2 BHK - B	48.37	521	8.31	89	4.73	51	
1202	2 BHK - A	54.43	586	8.67	93	4.95	53	
1203	2 BHK - A	REFUGE AREA						
1204	2 BHK - C	REFUGE AREA						
1205	2 BHK - C	48.05	517	8.28	89	5.67	61	
1206	2 BHK - A	54.43	586	8.67	93	4.95	53	
1207	2 BHK - A	54.43	586	8.67	93	4.95	53	
1208	2 BHK - B	48.37	521	8.31	89	4.73	51	





2 BHK

CARPET		ENCLOSED BALC.		TERRACE	
SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
54.75	589	8.28	89	6.30	68





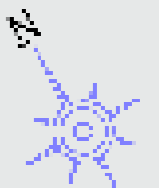
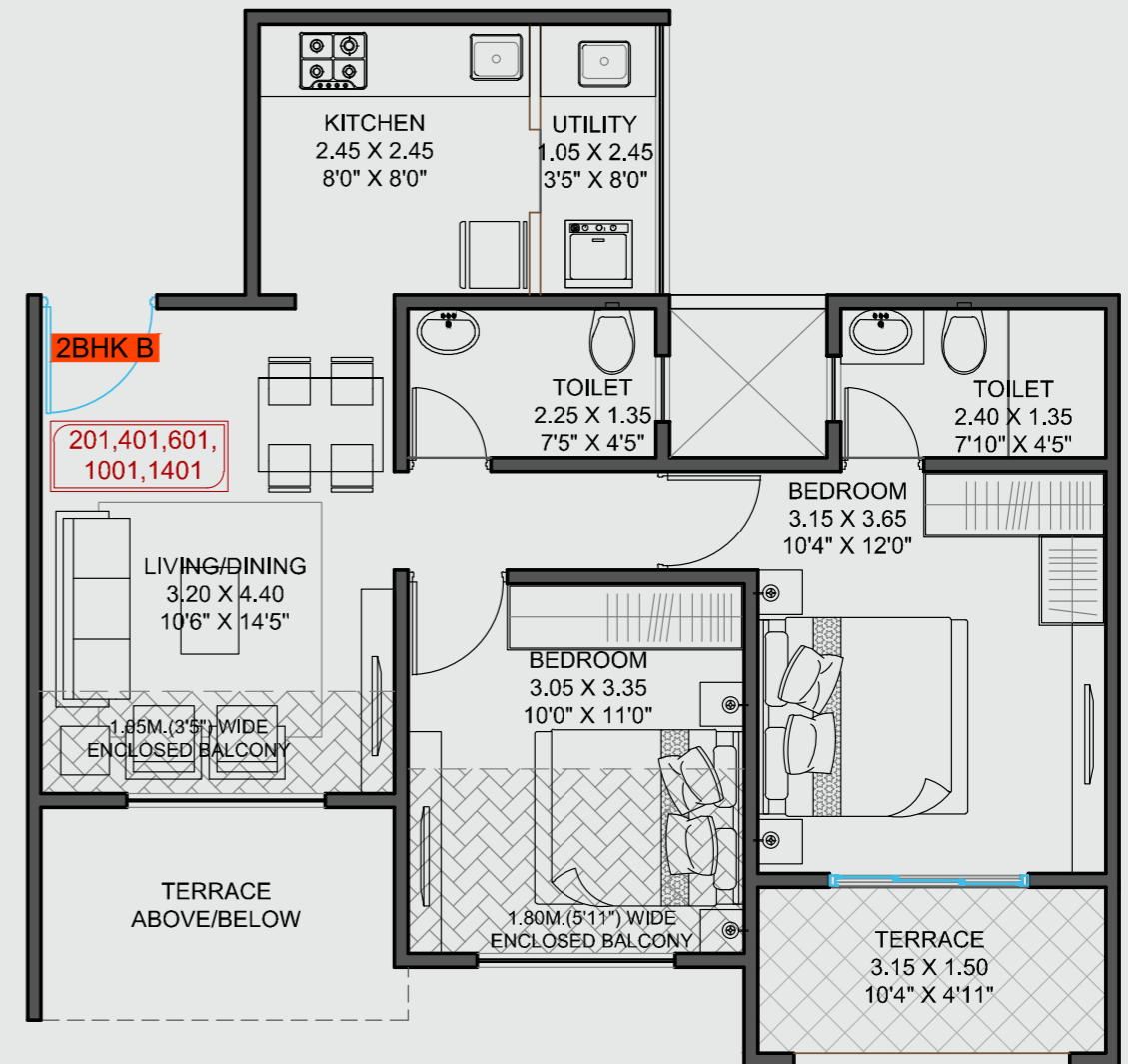
2 BHK

CARPET		ENCLOSED BALC.		TERRACE	
SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
48.26	519	8.19	88	4.80	52



2 BHK

CARPET		ENCLOSED BALC.		TERRACE	
SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
48.37	521	8.31	89	4.73	51



Entrance Lobby
The entry point to your Abode

The Super Charged Kitchen
Your fully loaded kitchen with Hob Chimney, Refrigerator, Kitchen Trolleys & many more items under the Premium Offering

Dry Balcony
Washing Machine provision with Extra Sink

Your Common Toilet
Western Toilet with Premium fittings

Your Master Toilet
Western Toilet with Premium fittings, Solar Geyser & Exhaust Fan

Your Private Room
Spend quality time with your family in the Master bedroom & create innumerable & unforgettable memories

Your Open space
The terrace gives you the option to stargaze, have an open to sky cocktail party or simply enjoy the cool breeze

The Living & Dining space
Where you would spend most of your leisure time enjoying your favourite movies on the LED TV or chattering with family & friends



Children's Room
Let your children enjoy their own camp inside the house

Corporate Social Responsibility



We are extremely committed to our business goals and at the same time we also try to give back to the society through our CSR initiatives.

At Krisala, working towards the betterment of the society is one of our primary thoughts & hence with every Apartment that gets sold, a sum of INR 5000 is forwarded to an NGO that works towards the education & health of the needy.

From sponsoring education to covering critical care we try to touch lives in as many ways as possible. We encourage our customers too to be a part of this noble initiative. Come, join us in helping the poor & needy.



Brand Krisala

With 10 years of extensive experience, delivering superior quality homes & innovative construction solutions, Krisala Developers have created a name to be reckoned with trust & excellence. At Krisala, customer's comfort & trust are the foremost priority. In spite of so many players in the Real Estate sector, Krisala has fast grown into a preferred developer with its transparency & consistency in delivering its promises. With over 5 Lac Sq Ft of construction through various residential projects, Krisala Developers is all set to surpass many more milestones ahead! Come and join us in our success.



Sneha & Pankaj Pathak
Flat Number A 704, 41 Estera

Basically we were looking for economical budget spacious homes with amenities and natural surroundings and also fast growing area within PCMC...The search finally ended with 41 Estera, exactly what we were looking for. Though there were some ups n downs but overall, we are very happy with our first transaction in buying home for ourselves from Krisala, they have an unbiased approach and their advice helped us a lot in deciding to buy this property ..

Good work keep it up..

Customers speaks

Deepti Ranpara
Works @ L&T Infotech
Flat Number A 1003, 41 Estera

This is one of the best real estate properties I had seen so far. It is properly planned, well managed and really has a beautiful landscape. These homes are away from hussle and bustle of city and traffic. However it is within close proximity of IT companies. The quality of construction is especially good providing all possible amenities close to NH4 highway. The salesperson is very co-operative and most importantly it easily fits into my budget.

Rohan Raverkar
Works in a Software Company
Flat Number A 703, 41 Estera

I have booked a flat in 41 Estera in 2016, The Project is really nice, Locality is good, Amenities they have provided are fascinating. Krisala developers have a fantastic team, they are polite and understand the needs of a customer, they are good in delivering in time. I will recommend to book flat in this project.

Nitin Omkar Patil
Works @ 3DPLM
Flat Number A 908, 41 Estera

41 Estera at Punawale is very good residential project in a nice locality near Hinjawadi IT park. Amenities like Club House, Children's Play Area look very promising. The project is within the PCMC area near to the developed localities such as Ravet, Nigdi, Chinchwad and is in close proximity to Mumbai-Pune-Bangalore Highway.

*Image for presentation purpose only.



The Team



Architect

Hrishikesh Kulkarni
Partner (Director)
VK: a architecture

4I Estera has been designed with lots of thought and care. We have tried to pay attention to various user comforts and needs, while packaging this entire project in a Modern, Contemporary aesthetic that is expected to bring sense of pride to any home owner who chooses to stay here.



Structural

Dr. Santosh Sundararajan,
Partner (Director),
Vastech Consultants &
Engineers LLP

It is the need of the day to integrate sustainability into our development.. Not just because it affects the environment but it also affects us as we are a part of the environment. At 4I Estera Phase II, the team is making an integrated effort to diligently follow and implement the GRIHA rating to achieve a 4star rating and more importantly to deliver an environmentally responsible project. The green building shall benefit the occupants in tangible and intangible ways while giving them an opportunity to be a part of a low carbon footprint project.



AR. Poorva Keskar
VK:e environmental
M. Arch. GRIHA Trainer
& Evaluator,
ECBC Master Trainer



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Past Projects



ADORA
1 & 2 BHK HOMES AT RAVET

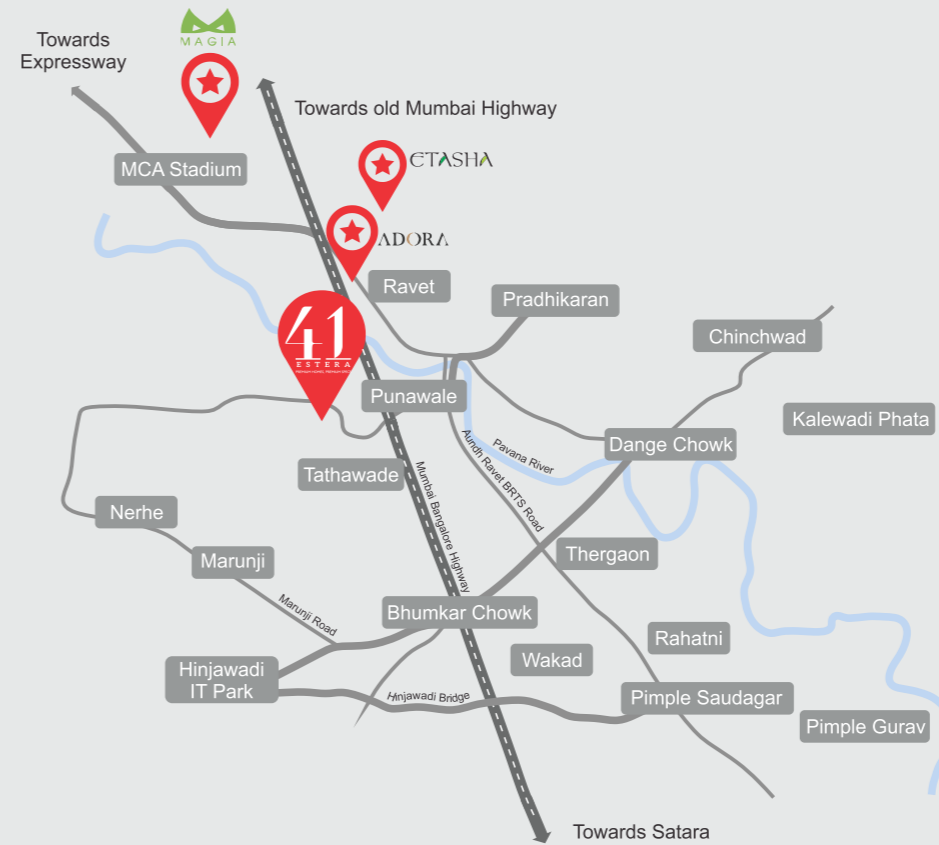
MAGIA
1 & 2 BHK APARTMENTS AT MAMURDI

KRISANTA
1 & 2 BHK SMART HOMES AT KIWALE

PALASH
1 & 2 BHK ECO HOMES AT KIWALE

ETASHA
1 & 2 BHK LUXURIOUS HOMES

Location Map



Key Locations Distance in KMs

Educational Institutes

Lotus Business School	1.6
Blossom Public School	4
Akshara International	5.4
Indira Institutes	4.5
Sai Balaji Society College	5.3
D Y Patil Univ DPU	4.1
Alard Institutes	9.3

Facilities

Bharat Petrol Pump	2.3
Bhumkar Chowk	5.3
Dange Chowk	6.6
Chaphekar Chowk	7.1
Chinchwad Station	9
Akurdi Rly Station	5.4
University	15.3
Pune Airport	27.6
Mumbai Pune Expressway	3.7

Hotels

Sentosa Water Park	2.7
Ginger Hotel	5
Sayaji Hotel	5.9
Mezza 9	7.9

Hospitals

Life Point Hospital	6.1
Aditya Birla Hospital	7.6

Entertainment

XION Mall	7.9
PVR Chinchwad	9.8
Pimpri Central	9.9

Sports

MCCA Stadium	7.5
Balewadi Stadium	10.5

Work Places

Embassy Tech Zone	10.6
Wipro Circle	9.6
Talegaon MIDC	24.1
Chakan MIDC	20.6
Talawade IT Park	12.8



Rera No.:- P52100014226
maharera.mahaonline.gov.in

Site Address

Sr. No. 41, Near Savta Mali Temple,
Malwadi, Punawale, Pune - 411033

Call: 90-71-77-5000

Email: sales@krisala.com

Url: www.krisala.com



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The common areas that have been shown in any form whatsoever is/are for the entire building or phase of the Project and that the common areas will not be available on completion of the first phase of the Project or later phases. The common areas shall be available for the entire building and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same. You are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project.