

### Educational Institutes

Elpro International School	1.0 Km
Podar International School	1.4 Km
Jai Hind High School & Junior College	2.1 Km
SNBP International School	2.5 Km
Aakash Institute	2.7 Km
Smt. SS Ajmer School & Junior College	3.0 Km

### Restaurants & Hotels

Treebo Trend Eagle Executive	280 Meters
Hotel Alpine	2.3 Km
DoubleTree by Hilton Hotels	2.4 Km
Chhaya Paratha	3.2 Km

### Fitness

Grace Fitness	600 Meters
Soccer Yard	1.9 Km

### Hospitals

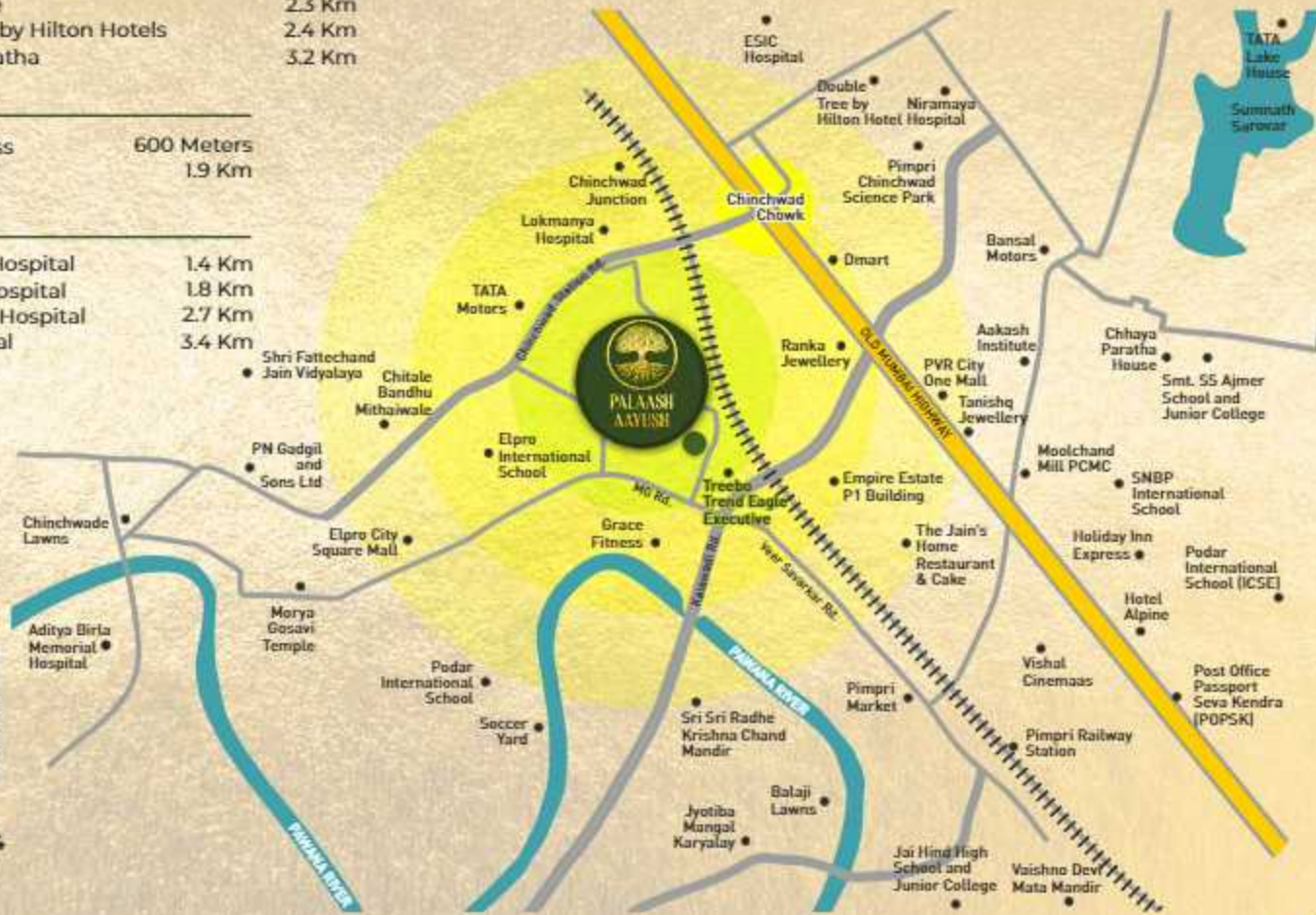
Lokmanya Hospital	1.4 Km
Niramaya Hospital	1.8 Km
Aditya Birla Hospital	2.7 Km
ESIC Hospital	3.4 Km

### Shopping

Pimpri Market	1.0 Km
Elpro City Square Mall	1.2 Km
Ranka Jewellery	2.1 Km
PN Gadgil and Sons Ltd	2.3 Km
Tanishq Jewellery	2.5 Km
PVR City One Mall	2.7 Km
Moolchand Mill	2.7 Km

### Others

Morya Gosavi Temple	1.7 Km
Post Office	1.9 Km
Chinchwad Junction	2.1 Km
Pimpri Railway Station	2.1 Km
Vaishno Devi Mata Mandir	2.4 Km
Balaji Lawns	2.6 Km
Tata Motors	3.0 Km
Passport Seva Kendra	3.4 Km



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A PROJECT BY



Promoters & Builders



# PALAASH AAYUSH

Premium  
2 & 3 BHK Apartments

## Chinchwad

Behind Gawade Petrol Pump

A PROJECT BY



Promoters & Builders

### SITE ADDRESS

Sr. No. 250, Golande Estate, Behind Gawade Petrol Pump, PCMC Link Road, Chinchwad, Pune - 411033  
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### CREDITS

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Disclaimer: The contents / pictures / images / renderings / maps are purely indicative in nature and are artist's conception and not actual depiction of the buildings / landscapes etc. and shall not be considered as warranties / promise / commitment of any nature in respect of the project. The common areas that have been shown in any form whatsoever is 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 developed in a Phase-wise manner, over a period of time as 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.


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# Life Blossoms



At Palaash Aayush, we redefine luxury and elegance. Our development offers timeless opulence, meticulously crafted to create an unrivaled living experience.



**PALAASH  
AAYUSH**

Premium  
2 & 3 BHK Apartments

**Chinchwad**




## Eternal Elegance

Our architectural marvels are timeless tributes to beauty and grandeur, offering awe-inspiring visual journeys for residents.







**PALAASH  
AAYUSH**

Premium  
2 & 3 BHK Apartments

Chinchwad



Our eleven-storied  
apartments signify  
an ascent of lifestyle,  
ensuring new  
heights of elegance  
and modernity.





# Amenities



- |   |  |   |   |   |   |   |   |   |   |   |
|---|--|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |  |  |
| SWIMMING POOL   | KIDS PLAY AREA   | GYMNASIUM   | ROCK CLIMBING WALL  | OUTDOOR BOARD GAME  | TEMPLE/FESTIVAL AREA  | FLAG HOISTING AREA  | GAZEBO  | LIBRARY / READING AREA  | STAGE   | SERVANT CABIN   |
|  |  |  |  |  |  |  |  |  |  |  |
| ACUPRESSURE TRACK   | AMPHI THEATRE  | BAREFOOT TRACK  | PARTY LAWN  | PERGOLA / ARBOR   | FITNESS CENTRE  | LOOKOUT TERRACE   | MACHAN SEATING  | MEDITATION AREA   | TABLE TENNIS  | SOCIETY OFFICE  |



FLAT NO.	FLAT TYPE	CARPET AREA
101, 201, 301, 401, 501, 601, 901, 1001, 1101	2 BHK	708 sq.ft.
102, 202, 302, 402, 502, 602, 902, 1002, 1102	3 BHK	1006 sq.ft.
103, 203, 303, 403, 503, 603, 903, 1003, 1103	3 BHK	1006 sq.ft.
104, 204, 304, 404, 504, 604, 904, 1004, 1104	2 BHK	708 sq.ft.

**A and B Wing** Typical Floor Plan  
**1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup> Floor**



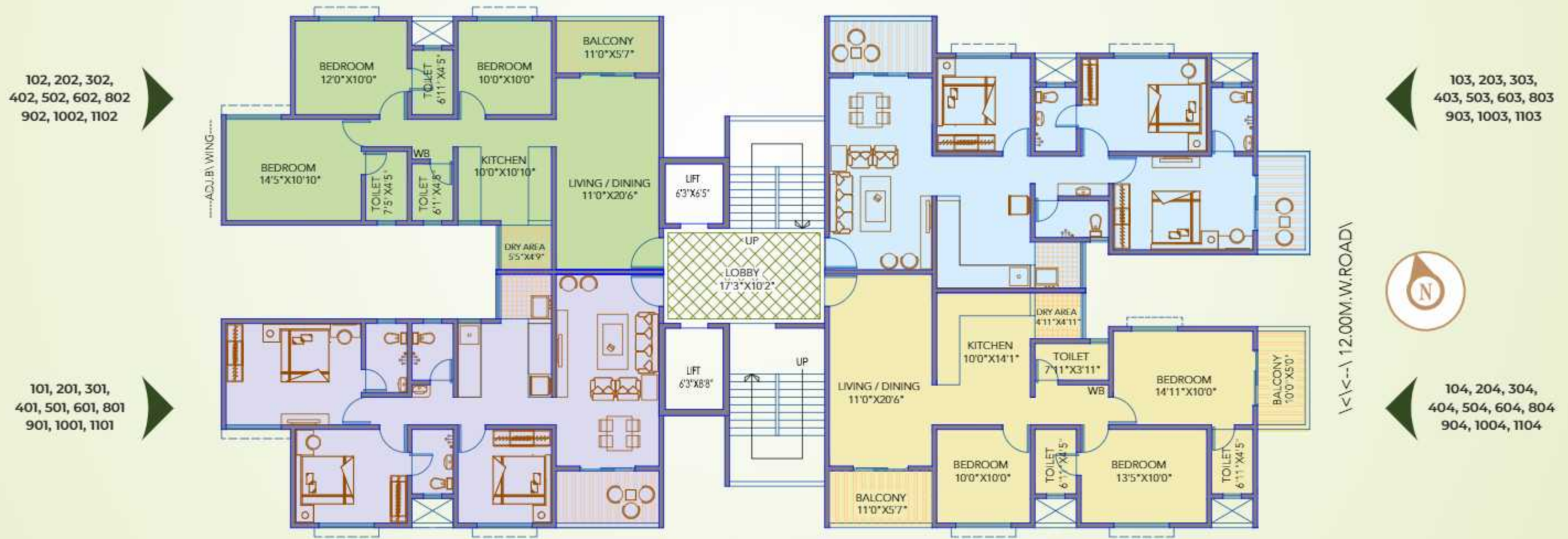


FLAT NO.	FLAT TYPE	CARPET AREA
101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101	3 BHK	982 sq.ft.
102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102	3 BHK	982 sq.ft.
103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103	3 BHK	1080 sq.ft.
104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104	3 BHK	1081 sq.ft.

**C Wing**

**1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup> & 11<sup>th</sup> Floor**

**Typical Floor Plan**







**2**  
BHK  
Carpet Area  
708 Sq.ft

**3**  
BHK  
Carpet Area  
1006 Sq.ft



**Every  
Comfort**

Our eleven-storied apartments signify an ascent of lifestyle, ensuring new heights of elegance and modernity.

## Specification

### STRUCTURE

- RCC Frame Structure

### ELECTRIFICATION

- Adequate concealed electrical points with copper/aluminum wiring
- Cable T.V. point in living & master Bedroom
- Split AC points in Living & master Bedroom
- Inverter back up for each flat
- Semi home automation

### PLASTER

- Neeru/POP finish plaster for internal walls
- Sand faced cement plaster for external walls

### PLUMBING

- A Concealed/open plumbing
- Jaquar/Hindware/Equivalent fittings in bathroom & toilet

### PAINT

- Internal oil bond distemper paint in the entire flat
- External Acrylic/Semi acrylic weather proof paint

### KITCHEN

- Marble/Granite Kitchen platform
- Stainless steel sink.
- Glazed tiles dado above platform
- Provision for exhaust fan

### MASONARY

- External walls AAC 6" thick brickwork
- Internal walls AAC 4"/6" thick brickwork

### FLOORING

- Double charged Vitrified tile flooring or similar.

### DOORS

- Decorative main entrance door with standard make fittings
- Video door bell in each flat
- Digital lock for main door

### WINDOWS

- UPVC Windows with 3 track aluminum sliding windows with glass
- Mosquito mesh for sliding windows
- M.S grills for safety and security

### BATHROOMS

- Designer glazed dado tiles Lintel height
- Antiskid Flooring tiles
- Jaquar/Hindware or equivalent make sanitaryware
- Hot and Cold mixer/Diverter for all bathrooms.
- Provision for exhaust fan
- Provision for Geyser point
- Water resistance doors
- Solar heated water in master bathroom

### LETTER BOX

- Letter box for each flat

**RIDER:** This shall be subject to change as to number of buildings, apartments therein, their division and /or amalgamation into separate buildings or apartments, provision and situation of open space and / or internal access roads, with proportionate alteration in common facilities as may be found necessary by the Promoter depending inter alia upon market conditions. However, this shall not adversely affect the said Apartment



# Life Sparkles

GS Associates, the parent company with a trusted legacy, has partnered with its associate company, SPB INFRA, to bring forth the Palaash Aayush project. This collaboration ensures a legacy of excellence and a promising future.

Following MAHARERA's revocation of DSK Group's registration, GS Associates stepped in to take charge of the Sadaphuli project. This project has now been rebranded as Palaash Sadaphulli @ Talegaon, marking a pivotal moment in its development. With unwavering determination and a wealth of expertise, GS Associates has successfully completed and delivered the project to over 149 affected families, thereby showcasing their commitment to fulfilling their promises.

1000+  
Satisfied  
Families

**SPB  
INFRA**  
Promoters & Builders

10+  
Years in  
Business

## COMPLETED PROJECTS



**PALAASH**  
Chinchwad



**PALAASH ICON**  
Udyognagar, Chinchwad



**PALAASH OAK**  
Baner



**SAI SNEH**  
Moshi



**PALAASH RHYTHM**  
Udyognagar, Chinchwad



**PALAASH TEMPLE**  
Moshi



**PALAASH 24**  
Moshi

## COMPLETED PROJECTS



**PALAASH OAK PRIME**  
Baner



**PALAASH PARADISE**  
Pimpri



**PALAASH RIVERIA**  
Rahatani



**PALAASH SADAPHULLI**  
Talegaon



**PALAASH VALLEY PLOTTING**  
Lonavala