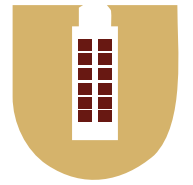


PROJECT BY

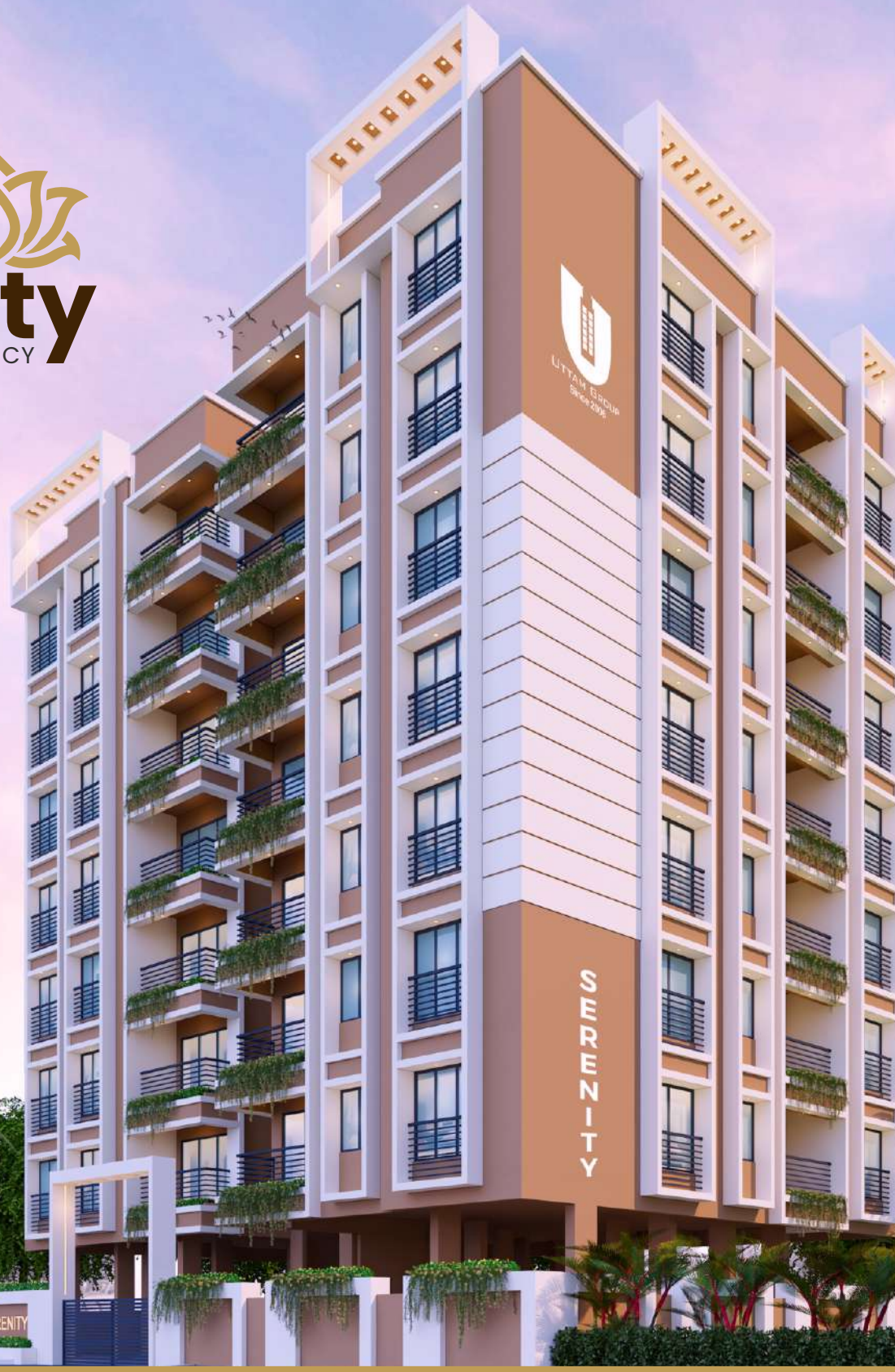


UTTAM GROUP  
Since 2006



# Serenity

1&2 BHK PREMIUM RESIDENCY



P52100048937



UTTAM GROUP  
Since 2006

# Welcome to Uttam Group

**Founded in 2006, UTTAM GROUP is one of TALEGAON DBABHADE'S leading real estate companies. A recipient of several appreciations in design and quality, we have created defining landmarks and set new standards in real estate development for over a decade.**

While our growth story is rooted in facts and figures, our legacy will be built on a strong reputation of excellence in residential and commercial projects. This is why, even during these challenging times, we remain deeply committed to our mission of creating superior developments in each of our market segments, and fulfilling our promise to all of our flat owners.

Our passion is to create landmarks that meet global standards, epitomise the values of our family, and are built on a legacy of trust spanning over a decade. We are guided by our vision of 'Building a Better Life' and believe that homes transform lives. A home is a springboard for the dreams and aspirations, for living a healthier and fulfilled life.

# COMPLETED PROJECTS



# PARKING FLOOR PLAN





**Serenity**  
1&2 BHK PREMIUM RESIDENCY

# TYPICAL FLOOR PLAN



TYPE	FLAT NO.	CARPET AREA (Sq. Ft.)
2 BHK (TYPE 1)	101, 201, 301, 401, 501, 601, 701	542.20
2 BHK (TYPE 2)	102, 202, 302, 402, 502, 602, 702	517.56
1 BHK (TYPE 3)	103, 203, 303, 403, 503, 603, 703	395.54
2 BHK (TYPE 4)	104, 204, 304, 404, 504, 604, 704	586.31
2 BHK (TYPE 5)	105, 205, 305, 405, 505, 605, 705	586.96



# 2 BHK - TYPE 1



TYPE	FLAT NO.	CARPET AREA (Sq. Ft.)
<b>2 BHK (TYPE 1)</b>	<b>101, 201, 301, 401, 501, 601, 701</b>	<b>542.20</b>



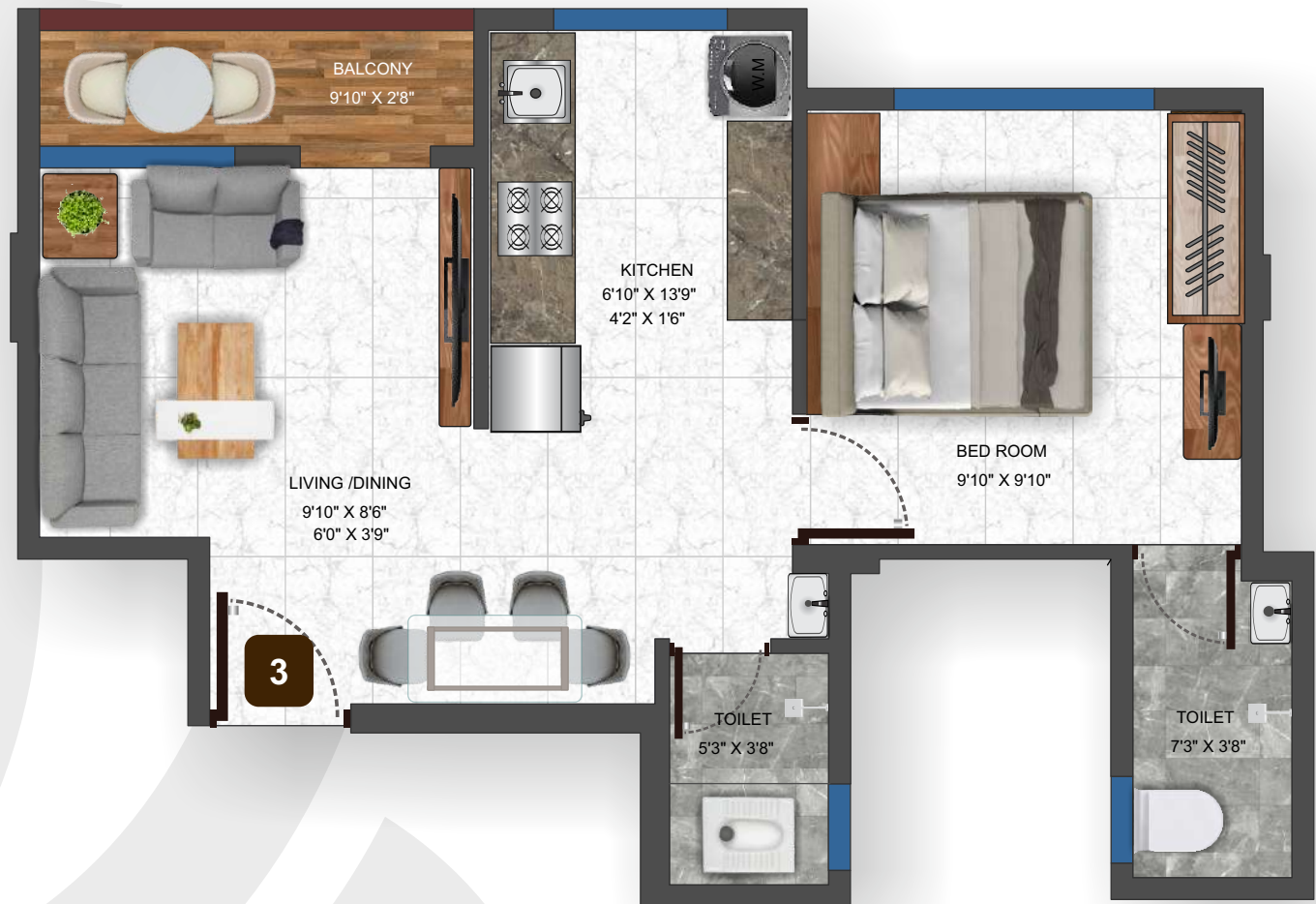
# 2 BHK - TYPE 2



TYPE	FLAT NO.	CARPET AREA (Sq. Ft.)
2 BHK (TYPE 2)	102, 202, 302, 402, 502, 602, 702	517.56



# 1 BHK - TYPE 1



TYPE	FLAT NO.	CARPET AREA (Sq. Ft.)
1 BHK (TYPE 1)	103, 203, 303, 403, 503, 603, 703	395.54





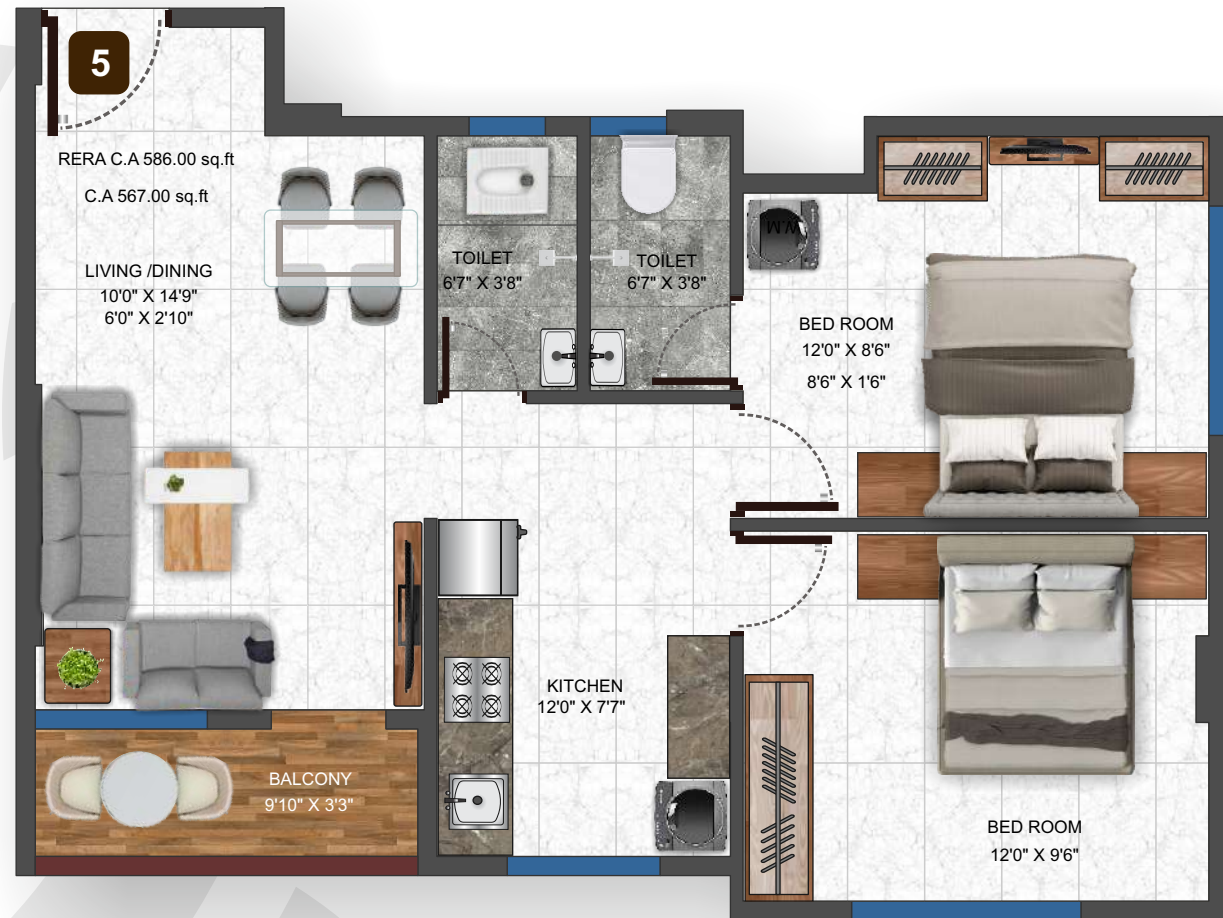
# 2 BHK - TYPE 3



TYPE	FLAT NO.	CARPET AREA (Sq. Ft.)
2 BHK (TYPE 3)	104, 204, 304, 404, 504, 604, 704	586.31



# 2 BHK - TYPE 4



TYPE	FLAT NO.	CARPET AREA (Sq. Ft.)
2 BHK (TYPE 4)	104, 204, 304, 404, 504, 604, 704	586.31





**Serenity**  
1&2 BHK PREMIUM RESIDENCY

# AMENITIES SPECIFICATIONS



## STRUCTURE

- Earthquake resistant RCC structure



## WALLS

- 6" Red brick wall externally
- 4" Brick internally



## PLASTERING

- Internal Wall : Smooth Gypsum finish plaster
- External Wall : Sand faced cement plaster



## FLOORING

- 4' x 2' Vitrified tiles for flooring



## WINDOWS

- Powder coated 3 track aluminum sliding window with fly mesh and safety grills
- Granite for all windows
- SS fitting with glass railing for balcony



## DOORS

- Executive main entrance door with laminated fittings
- Wooden door frame with flush door for internal doors
- Executive Eye hole
- French glass door for balcony



## KITCHEN

- Granite top kitchen platform
- Stainless steel sink
- Glazed full wall tile



## ELECTRICAL

- Concealed copper wiring with modular switches of reputed make
- Fire resistant cabling



## PLUMBING

- Concealed plumbing
- Highest quality fittings in bathrooms, toilets and kitchens



## WALL COMPOUND

- Designer and strong 6" brick wall compound around the building for safety purpose



## LIFT

- Automatic Lift with inverter



## PARKING

- Spacious 2 wheeler & 4 wheeler parking



## WASH / BATHROOM

- Anti-skid ceramic flooring in bathroom
- Premium Quality toilet fittings
- Full tiles for bathrooms and toilets



## PAINT

- External : Waterproof Apex paint
- Internal : OBD paint



## CCTV Camera

# SPACIOUS 2BHK



- A** Entrance
- B** Living Room
- C** Kitchen
- D** Common Bathroom
- E** Common Toilet
- F** Toilet
- G** Bedroom
- H** Master Bedroom
- I** Terrace

# SPACIOUS 1BHK

  
**Serenity**  
1&2 BHK PREMIUM RESIDENCY



- A Entrance
- B Living Room
- C Kitchen
- D Common Bathroom
- E Common Toilet
- F Toilet
- G Bedroom
- H Terrace

# A PRIME LOCATION OF CHOICE



Disclaimer: The Location map is indicative only. Not to scale.

Distance From Site	
Talegaon Railway Station & Bus Stand	- 5 min
Talegaon - Chakan Highway	- 2 min
Talegaon MIDC Road	- 2 min
Mumbai - Pune Highway	- 5 min
Harneshwer Hospital	- 2 min
Nagre Hospital	- 2 min
Atharva Hospital	- 2 min
Talegaon General Hospital	- 5 min
Nutan College Of Engineering And Research	- 2 min
Navin Samarth Vidyalaya	- 2 min
MIMER Medical College	- 5 min
Podar International School	- 2 min
Eden International School	- 5 min
Mount St. Ann High School	- 2 min
Sai Baba Mandir	- 2 min
Shree Samartha Mandir	- 2 min

**Credits**

**ARCHITECT**  
The Architect Studio, Talegaon

**CONSULTING ARCHITECT**  
Dattani & Associates, Mumbai

**RCC CONSULTANT**  
N.D. Jarag & Associates, Pune

**LEGAL CONSULTANT**  
Adv, Sachin Naval, Talegaon

**BANKER & APPROVED BY**  
HDFC & ICICI

**SITE OFFICE**  
Serenity , Plot No. 14, , Talegaon Dabhade - 410506

**CORPORATE OFFICE**  
Paramount, Near Baramati Bank, Near Gjanan Mandir, Tukaram Nagar/ Mascarnes Colony,  
Talegaon Dabhade Pine 410506    ✉ serenity@uttamgroup.co.in    🌐 www.uttamgroup.co.in

SCAN QR CODE FOR LOCATION

This brochure is an imaginary concept and the plan shown need not be to scale. All plans are subject to accommodate the changes required as per the sanctioning authorities. All amenities and specifications are as per availabilities and discretion of the developer. Nature and locations of all amenities and proposed development shown in the proposed master plan can be added, omitted or shifted as per the developer's discretion. (For Private circulation only)