



**Guruprasad Kunj**



The journey of Kotibhaskar Group started from Sangli, and now with a 40+ years legacy of successfully completing over 110 projects in residential, industrial and commercial spaces, we are all set to elevate your living experience.

Striving for excellence and customer satisfaction in all our endeavours, we are committed to delivering the highest quality in a timely manner.

We are proud to present our newest scheme in the heart of Pune, 'Guruprasad Kunj'. It is located in the most sought-after and prestigious neighbourhood of Prabhat Road, Deccan.





## Guruprasad Kunj

Guruprasad Kunj offers luxurious 4 & 5 BHK residences, in a 6-storey building with just 2 flats per floor.

Located conveniently, this scheme is sure to offer excellent connectivity to all parts of the city. Renowned schools, gymnasiums, clubs, restaurants, malls and multiplexes are well within easy reach.

Specifications and amenities would definitely make your dreams come true.

Guruprasad Kunj is the true essence of comfortable living. A home that promises growth, prosperity and peace.





## AMENITIES

### SPECIALS

- Anti -Termite treatment for foundation.
- Rain water harvesting system.
- Common solar water heating system.
- DG Backup for all common facilities.
- High speed elevator of reputed brand.
- Stretcher lift facility.
- Three side open flats.
- Trimix / paving blocks for drive-ways.
- Common antenna for DTH connection.
- Multilevel mechanical car parking system.
- Solar powered net metering system.
- Maximum privacy with only two flats each floor.
- DG backup for lighting circuit of each flat.



## AMBIENCE

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

## HEALTH & SAFETY

- CCTV cameras at parking level.
- Audio -Video security system with Intercom Facility.
- Face detection access control system at entrance lobby.
- Ramp for main entrance lobby.

## OTHER FEATURES



Name plates & letter box.



Common toilet in parking area.



Terrace landscape with modern architecture.



Separate tank for drinking and domestic water will be provided in UGWT and OHWT.



Automatic water level controller for underground & overhead water tanks.





## SPECIFICATIONS

### STRUCTURE

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

### BRICKWORK

- External walls: 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

- Laminated wooden flooring for one master bedroom.
- Double charged vitrified tiles in all rooms of size 800 mm x 1600 mm of reputed brand.
- Checkered tiles in the parking area below stilt.

### WINDOWS

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





## KITCHEN

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

## DOORS

- Wooden safety door at main entrance.
- Main door & bedroom doors : pinewood solid core, flush door shutter with decorative veneer finish / laminate on both faces with quality fittings.
- Granite frame for all toilet / washroom doors.
- Door fittings : S.S. finish brass door fittings.

## WASHROOMS

- C.P. Fittings of reputed make.
- Diverter with hand shower facility in each washroom.
- Good quality slip resistant ceramic (GVT) tiles for flooring.
- Glazed ceramic dado tiles of size 600 mm x 1200 mm up to full height.
- 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: Plastic emulsion paint of reputed make.
- External: Water resistant durable Acrylic paint

## TYPICAL FLOOR PLAN



AREA STATEMENT														
FLAT NO.	FLAT TYPE	OWNER NAME	RERA CARPET		ENCLOSED BALCONY		OPEN BALCONY		TERRACE		SIT-OUT		TOTAL CARPET	
			(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)
201_301	5 BHK	DEVELOPERS	162.28	1747	35.02	377	7.35	79	0.00	0	0.00	0	204.65	2203

## FIFTH FLOOR PLAN



AREA STATEMENT														
FLAT NO.	FLAT TYPE	OWNER NAME	RERA CARPET		ENCLOSED BALCONY		OPEN BALCONY		TERRACE		SIT-OUT		TOTAL CARPET	
			(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)
501	5 BHK	DEVELOPERS	162.28	1747	35.52	382	7.35	79	0.00	0	0.00	0	205.15	2208



# SIXTH FLOOR PLAN

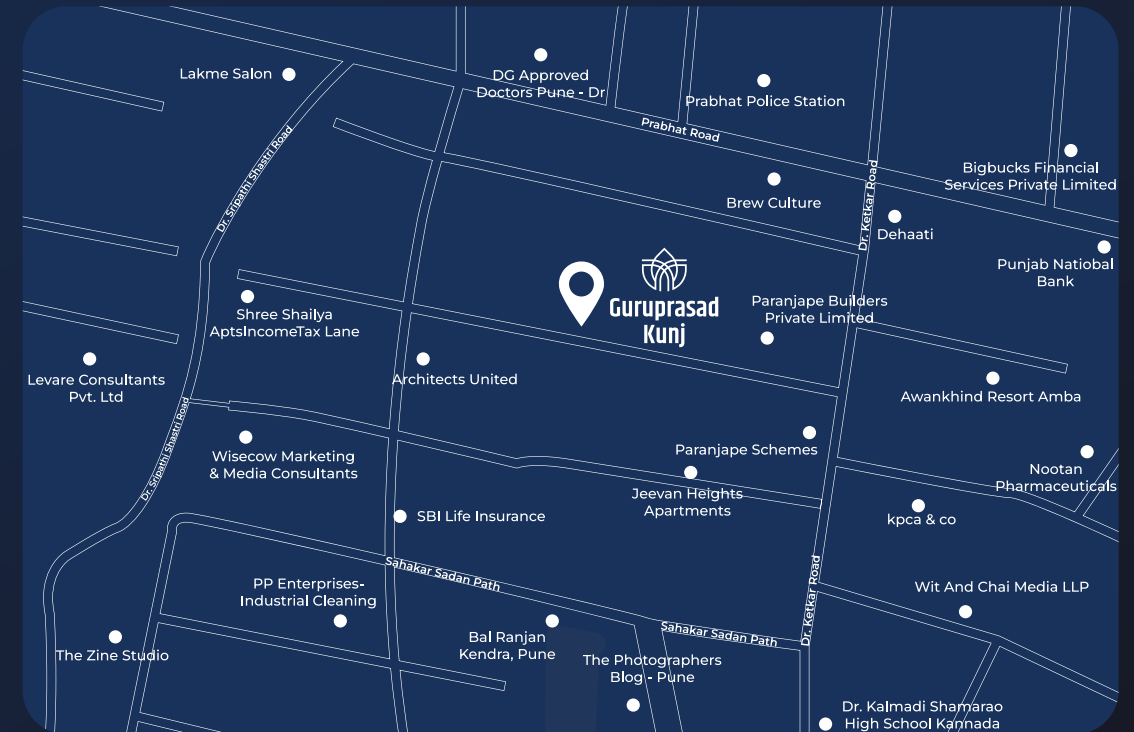
# ISOMETRIC PLAN



AREA STATEMENT														
FLAT NO.	FLAT TYPE	OWNER NAME	RERA CARPET		ENCLOSED BALCONY		OPEN BALCONY		TERRACE		SIT-OUT		TOTAL CARPET	
			(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)	(Sq.M.)	(Sq.Ft.)
601	4 BHK	DEVELOPERS	134.07	1443	32.04	345	7.35	79	29.85	321	0.00	0	203.31	2188

TYPICAL 5BHK FLAT





#### SITE ADDRESS

F.P. No. 49/6, CTS. No. 112/6, Kumudini Pednekar Path,  
Prabhat Road, Lane no. 14, Erandwane, Pune - 411004





**KOTIBHASKAR**  
Infrastructures & Developers Pvt. Ltd.  
आम्ही मनात घर करतो

### Office Address

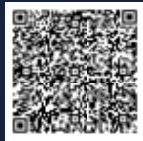
'Gurukrupa', F.P. No. 71/A/1, Diagonally Opposite Symbiosis School,  
Lane No. 15, Prabhat Road, Pune - 411004

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