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Affordable yet AMAZING. Truly LUXURIOUS living!

Smart homes with finest features



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www.tirupatigreens.com

RERA No. P52100051439



Site Address: S. No. 175, New Airport Road, Burde wasti Charholi, Pune - 412105

This brochure is an imaginary concept and the plans shown need not to be 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. All furniture/accessories shown are purely indicative. (For private circulation only)



Artistic Impression

Luxury is in finer details

We always judge the quotient of luxury on the basis of the space, grandness and the astounding aura of the home. though it holds true, real luxury also means finer elements adding immense convenience and comfort to the living. Such enticing elements are always found in thoughtfully crafted details of the home architecture. Feel blessed with true luxurious living that will make your lifestyle an ecstatic experience full of total satisfaction.



1 & 2 BHK HOMES
@ Charholi

A wide range of finest features

- Premium 1 BHKs with Master Bedroom
+ Dry Balcony + Hall with Sitout/ Balcony
- East-West Homes with Ample Light and ventilation
- Classy Flooring with 4 x 2 Vitrified Tiles
- Good Quality Moulded Door for living
- Wall-Mount Commode for Clean & Pleasant Toilet
- Concealed Piping in Bathrooms with single lever diverter
(without Messy Looking Mixers)
- Finest Quality Hardware
- 170+ Meter Long Refreshing Walk on the Rooftop
- Essential Shopping in the Premises
- Easy Connectivity to Lohegaon Airport





This Image is for representation purpose only

Wonders on the ROOFTOP

The rooftop of Eternia Greens showcases world of amenities and recreational delights. Let your passions fly sky high. From kids to the elderly, there's something special for all.

Children's Play Area

Open air gym

Yoga Deck

Party Corner

Retirement Retreat





Artistic Impression

Children's Play Area

Give your bundle of joy a tonne of joy!
A fantasy land of exciting toys
awaits kiddies.





Artistic Impression

Open Gym

Treat yourself with an unbound bundle of joy at any hour of the day!
A fantasy land of exciting gymnasium equipments awaits you.





Yoga Deck

Revitalise your senses in the tranquil zone of the carefully crafted yoga studio. The loudest sounds here are those of your normal natural breathing and your heart beats





Artistic Impression

Retirement Retreat

When you give the best, you deserve the best. Retire in peace reminiscing the happiest moments in life spent together and sharing with those who've lived your time





Artistic Impression

Party Corner

Throw a party or feel amazing to host a celebration with your relatives, friends or colleagues. Right on the top with cool breeze and starry nights, spend a fabulous time . Make unforgettable memories.



Multipurpose Hall

Congregate and celebrate the moments of joy in your life. Here you have the means at the fabulous ground level multipurpose hall to host with pride your birthdays, anniversaries, reunions and many such occasions of happiness and delight.



Artistic Impression

AC Gym

Here's the unique touch of tender loving care for your body and mind. Fully air-conditioned and fully equipped, the ground level gym the place for your therapeutic escape.



Artistic Impression



Artistic Impression

Rooftop Amenities

- | | | |
|--------------------------------------|----------------------|------------------|
| 1 Yoga Meditation And Floor Exercise | 5 Feature Wall | 9 Hammock Garden |
| 2 Stage | 6 Seating | 10 Pathway |
| 3 Senior Citizen Den | 7 Children Play Area | 11 Buffet Area |
| 4 Pergola With Trellis | 8 Open Air Gym | 12 Party Area |

Ground Floor Amenities

- 13 Multipurpose Hall
- 14 Lawn
- 15 AC Gym



1 BHK

- A Entry
- B Living room
- C Bedroom
- D Attached Bathroom & Toilet
- E Kitchen
- F Sitout / Balcony
- G Dry balcony
- H Common Bathroom & Toilet



Artistic Impression

ALL IN 1 BHK UNIT

2 WASHROOMS – Toilet cum Bath

DRY BALCONY – Plumbing provision for Washing Machine

2 BHK

- A Entry
- B Living room
- C Master Bedroom
- D Attached Bathroom & Toilet
- E Bedroom
- F Kitchen
- G Sitout / Balcony
- H Dry balcony
- I Common Bathroom & Toilet



Artistic Impression

ALL IN 2 BHK UNIT

Two BALCONY, 2 WASHROOMS – Toilet cum Bath

DRY BALCONY – Plumbing provision for Washing Machine

Exciting Amenities

LEISURE ACTIVITIES

Club House with Multipurpose AC Hall
Buffet Counter
Well-equipped AC Gym
Pergola with Trellis
Multipurpose Artificial Lawn & Stage
Open Exercise Area

ECO FRIENDLY AMENITIES

Elegant Featured Wall
Solar Water Heating System
Rain Water Harvesting
Organic Waste Converter
Sewage Treatment Plant

CONVENIENCE AND COMFORT

Entrance Gate with Security Cabin
Internal Concrete Driveway
Branded Lifts up to Rooftop with Generator Back-up
Provision for Inverter

HEALTH & SAFETY

Elegant Compound Wall
CCTV Camera Covering All Areas For Maximum Security
24-Hour Security at Entrance with Intercom System
Video Door Phone
Gazebo for Senior Citizens
Fire Fighting System

Special Features

Water Purifier | Video Door Phone | Geyser for Common Toilet | French Door with Mosquito Net
Exhaust Fan for Kitchen & Toilet | Tubelight Fitting in All Rooms | Ceiling Fan for Living & Bedroom

SPECIFICATIONS



Flooring

Good Quality vitrified flooring in all rooms & anti-skid ceramic/vitrified tiles in Toilets.



Kitchen

Granite top kitchen platform with stainless steel sink and glazed/vitrified times dado up to lintel level and 2' dado for service platform.



Windows

Three track powder coated aluminum windows with mosquito net & M.S. safety grill for all windows.



Doors

Laminated moulded main door with security night latch and good quality fittings.
Laminated flush door for bedrooms
Laminated flush door for toilets with granite frame
Powder coated folding french doors for Sitout/Balcony



Plumbing

Concealed CPVC Plumbing



Toilet

Designer Tiles up to lintel level
Good quality CP fittings with single lever diverter for hot & cold water
Good quality wall mounted EWC in master toilet.
Indian WC in common toilet



Painting

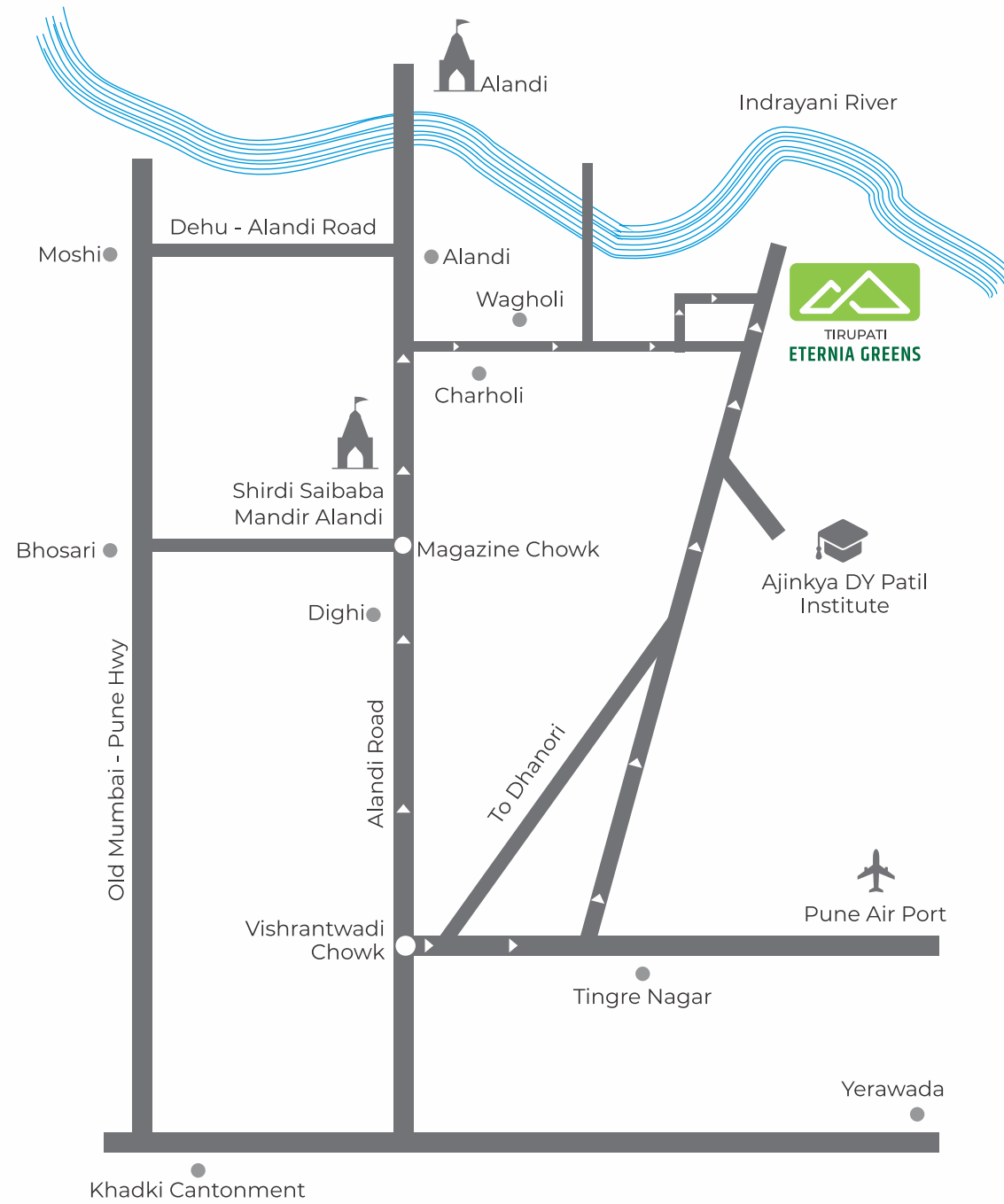
Superior wall finish with emulsion paint for internal walls
Superior quality apex paint for external wall and Ace paint for duct wall.



Electrical

Concealed copper wiring with good quality modular switches in all rooms.
AC point in master bedrooms
Intercom point in living room
TV point in living room and 2 BHK master bedroom.

LOCATION



KEY DISTANCE

Alandi Temple	6.2km 17min
Porwal Road	7.7 km 18min
Dighi	9 km 19min
Moshi	10 km 22min
Bhosari Gaon	10 km 28min
Vishrantwadi	11.6 km 20min
Nashik Phata	14.4km 18 min
Pune Airport	12.4 km 30min

IT HUBS

Commerce Zone IT Park	13.6 km 15min
EON IT Park Kharadi	17 km 45min
Kalyani Nagar	15.9 km 40min
Talawade IT Park	17.2 km 45min
Hinjewadi IT Park	26 km 55min

EDUCATION CENTER

Gayatri International School	1km 3min
PJ Nehru Primary School	1.6km 5min
Prism School	2km 5min
Gurukrupa English Medium School	2.7km 8min
SS International Pre School	3.4km 11min
APEX International School	3.8km 10min
Stardom International School	3.9km 11min
Paradise International School	5.1km 15min
RKL Galaxy International School	5.4km 15min
Radcliffe School	5.4km 15min
Ajinkya DY Patil Institute	6km 12min

HOSPITALS

Dhawan Hospital	2.2km 7min
Kamlesh Multispeciality Hospital	6.2km 15min
CT Nursing Home	8.7km 20min
Orchid Hospital	9km 22min
Anand Multispeciality Hospital	9.5km 22min

MALLS

Reliance Smart Superstore	5.3km 15min
MR Shopping Mall	5.3km 15min



TIRUPATI GROUP was established in 1992 to provide prime residential and commercial accommodation and meet the demands arising from a vibrant economy. In over 2 decades, we have evolved matching Pune's growth, into one of Pune's leading real estate group.

We have completed 20 projects and built more than 2000 homes and commercial spaces. We have accomplished milestones under the commendable attention of our directors Mr. Suresh V. Patil and Mr. Rammurthy V. Ghate.

Our TIRUPATI CAMPUS is now a synonym for prestigious living, with over 600 flats. We have grown and so have our projects. We have recently completed 3 highly appreciated projects TIRUPATI VASANTAM, TIRUPATI KASHIGANGA, TIRUPATI REGALIA PHASE 1, PHASE 2 and SAI TIRUPATI GREENS. These benchmark projects, located at prime locations in Dhanori consisting of 796 flats and 24 shops, and Charoli consisting of 624 flats and 20 shops.

We do our best to provide you with reliable and important information, maximal opportunity of a choice and due facilitation of a correct decision. Our major priorities are - building up of trustworthy, long-term and strong relationships with our clients, maintenance of full confidentiality of projects in the pipeline and transparency of all the transactions.

Our target is to go beyond customer expectations and become a reliable name in real estate fraternity!

COMPLETED PROJECTS



SAI TIRUPATI GREENS
Charholi



TIRUPATI REGALIA Phase 1
Vishrantwadi, Pune



TIRUPATI REGALIA Phase 2
Vishrantwadi, Pune