

I VALUE MY TIME
I AM PROUD OF
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MY TIME COMM
I AM ASPIRATIONAL I NEED MY I AM
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COMMUNITY I AM ASPIRATIONAL
I AM PROUD OF MY CHO
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41 COSMO

2.75 & 2 BHK KRISALA HOMES



#IAmNeo Cosmopolitan

**UNCONVENTIONAL.
UNFILTERED.
UNSTOPPABLE.**

Krisala introduces NeoCosmo homes for the NeoCosmo you. Whether it is making unconventional choices with a strong sense of self or being a fearless force to be reckoned with, you all are NeoCosmo individuals. You are idealists who hold dreams close and course through the tides of life with grit and mettle.

We celebrate the true nature of NeoCosmo and our property **41 Cosmo** is the essence of it. Make the choice that suits your lifestyle by choosing **41 Cosmo**.



With 10+ years of extensive experience in delivering superior quality homes and innovative construction solutions, **Krisala Developers** have created a name to be reckoned with trust and excellence. At **Krisala**, customers' comfort and 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 and consistency in delivering its promises.

With over 7 Lakh sq.ft. of construction through various residential projects, **Krisala Developers** is all set to surpass many milestones ahead!

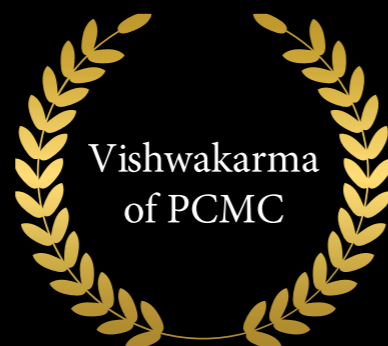
Come and join us in our success.

#TheLegacy

Innovative
Trust-worthy
Socially Responsible



BEST COMMERCIAL PROJECT -
STRATEGIC LOCATION (PUNE)



BY LOKMAT



HONOURED & PROUD TO ANNOUNCE
KRISALA DEVELOPERS WERE NAMED AS



BY SAKAL MEDIA GROUP

10+
YEARS OF
EXPERIENCE

7L+
SQ. FT. AREA
DEVELOPED

10+
COMPLETED
PROJECTS

1M+
SQ. FT. AREA
UNDER
DEVELOPMENT



WHY TATHAWADE?

Because the perfect location for your dream home is located strategically in proximity to places known for their immense activity and hustle-bustle, such as the Mumbai-Pune Expressway, the IT hub in Hinjawadi, and the Talawade Industrial area as well.

Tathawade is also home to some of the best schools, colleges and amenities. With all essential places in your neighborhood, you'll definitely love living in Tathawade!



ADD +0.25 TO YOUR LIFE



All of us crave a space of our own. Our personal nook. A special place to laze around, create, and just be. **41 Cosmo** gets this special place for special NeoCosmopolitans like you.

Turn it into your art retreat, use it as your reading or study room, transform it to your Puja Ghar and welcome positive vibes, or convert it to your workout den or a meditation zone – There are countless things you can do with this special place of yours. Add 0.25 to your life and make the most of it. Experience the magic of +0.25!

KRISALA HOMES #NEOCOSMOPOLITANFEATURES

-  Electric Car Charging Points in Parking
-  Covered Balcony
-  My Studio, My Space
-  Tulsi Vrindavan in Balcony
-  Ready Hooks on Main Door for Toran
-  Society Office
-  Gas Leak Detector
-  Rent Assistance*
-  Vastu Compliant Homes
-  No Bachelor Homes*
-  Panic Button in Bedroom
-  Innovative Inclusive Design for Specially Abled
-  Easy EMI Structure
-  Cross Ventilated Homes
-  Loft for Inverter Provision
-  Common Bathrooms in Parking for Housekeeping and Security
-  Pick-up and Drop-off Point for Cab and School Vans
-  Wardrobe Niche
-  Bay-Window for Sitting
-  DG Backed Up Homes

ACTIVE AMENITIES



Swimming Pool with Jacuzzi



Pathway for Walking



Sky-Track



Outdoor Exercise Zone



Multipurpose Court



Indoor Games



Fully Functional Indoor Gym



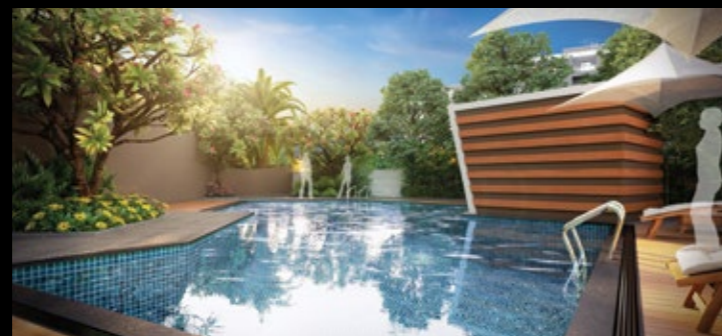
Musical Garden



Meditation Zone



41 Sky Lounge - Yoga and Meditation Zone



THE 41 CONVENIENCE

- » Grand Entrance Gate
- » Stylish Building Elevation
- » Grand Central Plaza
- » Water Body
- » Sitting Katta
- » Pathway
- » Stage for Parties & Small Gatherings
- » Stage Back Wall
- » Feature Wall
- » Baby Pool
- » Toilets & Changing Rooms
- » Pool Side Deck
- » Sit-out Area
- » Amphi Sitting
- » Children's Play Area (Rubber Flooring)
- » Jogging/Walking Track
- » Provision for Generator Back-up for Entire Common Area of the Project
- » Exclusive Car Parking Space for Every Flat
- » Tremix Concrete Internal Road
- » Designer LED Street Light
- » Designer Lobby Area
- » Common Washroom for Drivers, Housekeeping & Security in the Parking
- » Cab and School Bus Pick-up and Drop-off Point
- » Shopping Arena in the Vicinity for Grocery, Medical, Food, Clothes and Other Showrooms for Ease
- » Offices and Clinics in the 41 Vicinity

The Club 41 (Club House)

- » Multipurpose Hall
- » Projector for Presentation & Other Usage
- » Indoor Games
- » Music Station Connection
- » Washrooms

41 Sky Lounge

- » Gazebo
- » Multi-Equipped Air Conditioned Gym Area
- » Feature Wall
- » Sitting Kattas
- » Sky-track
- » Pergola & Trellis
- » Star Gazing Area
- » Yoga & Meditation Area
- » Musical Garden
- » Senior Citizen Sit-out Area
- » Buffet Counter/Food Counter/Bar Counter
- » Party Lawn
- » WiFi Zone
- » Washrooms

FLAT SPECIFICATIONS

Structure

- » Earthquake Resistant, RCC Frame Structure

Tiles

- » Dado Tiles in Washrooms and Above Kitchen Platform

Paint

- » Superior Quality Internal Paint
- » Superior Quality External Paint

Flooring

- » Anti-Skid Flooring for Toilet, Bathrooms and Attached Terrace Area
- » Wooden Texture Vitrified Tiles in Master Bedroom
- » Vitrified Tile Flooring

Kitchen

- » Closed Kitchen for Better Storage Space
- » Granite Kitchen Counter Top for an Elegant Look with SS Sink
- » Separate Electrical Points as Per Electrical Layout
- » Additional SS Sink in the Dry Balcony for Dry and Clean Kitchen Platform
- » Service Counter with Granite Top to Avoid Congestion
- » Additional Counter for Chopping/Oven/Toaster
- » Provision for Water Purifier
- » Provision for Exhaust Fan with Electric Point
- » Glazed Tile Above the Platform
- » Windows for Natural Sunlight and Air Ventilation

Bedroom

- » Both Side Laminated Flush Door
- » AC Provision in Master Bedroom
- » All Electric Points as Per Electrical Layout

Washroom

- » Granite Door Frame with Both Sides Laminated Flush Doors
- » CPVC Plumbing and Sanitaryware
- » Glazed Tiles Up To Lintel Level Height
- » Solar Water Heater Connection in Master Toilet
- » Exhaust Fan Provision and Electric Boiler Point

Dry Balcony

- » Anti-skid Tiles
- » Electrical Point for Washing Machine
- » Additional SS Sink with Granite Top

Plumbing

- » Plumbing with Concealed Pipes
- » Branded Sanitary and Bath Fittings
- » Geyser Provision in One Washroom

Door

- » Both Side Laminated Flush Door
- » Wooden Laminated Door Frames on Main Door and Bedroom Door
- » All Door Fittings with Brass/SS Finish

Window

- » 3 Track Powder Coated Aluminium Window with Mosquito Net and MS Grill for Additional Safety
- » Window Sill with Granite Finish
- » Louvered Ventilator in Bathroom

Electrical

- » Concealed Fire-Retardant Low Smoke Copper Wires
- » Circuit Breaker
- » TV and Telephone Points in Living and One Bedroom
- » Modular Switches
- » Split AC Point Provision in One Bedroom
- » Fridge/Oven and Food Processor Point in Kitchen
- » Provision for Exhaust Fan in Kitchen and Washrooms

Common Area

- » Entrance Lobby for Privacy
- » Loft for the Provision of Inverter in the Lobby Area
- » Three Dedicated Light Points with DG Back-up
- » All Common Areas with DG Back-up



#LIVTHE41

Future Development

41 COSMO

#LIVTHE41

INDIA'S FIRST
+0.25 BHK
HOMES





41 VIP FEATURES

- » Rent Assistance*
- » Logistic and Transport Assistance*
- » Pest Control Services
- » Sanitisation Service
- » Local Vendor Tie-ups
- » House Keeping Service
- » MDU Provider
- » STP Operator
- » Warranty After Possession*
- » 41 Cash Connect Programme



Disclaimer: The above mentioned services are provided by the Developer. However, a few of them depend totally on third party service providers. Warranty after possession is in accordance with the warranty provided by the manufacturer and is limited only to a few products installed.

FACT FILE

Comfort and Convenience

- » Passenger and Freight Lift with DG Back-up
- » Wide Passage for Easy Movement

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
- » Provision for TV and Internet Points
- » Two-Way Switches for Light and Fan for Living Room Right at the Entrance

Bedroom

- » Window in the Direction Opposite to the Entrance
- » Bedrooms are Clubbed Together and Located in a More Private Area
- » Side Walls for Flexibility in Arrangement of Furniture
- » Two-Way Switch for Light and Fan
- » Provision for AC Point in Master Bedroom
- » Provision for TV & Internet Points
- » Charging Point Near Bed
- » Window Seating Area in Kid's Bedroom
- » Wardrobe Niche in Kid's Bedroom

Common Areas

- » Rectangular Flat Layout for Maximum Space Utilization
- » Lead-free, Non-flammable Water-based Paint
- » Branded Electric Cables for Safety
- » Elongated Passage Area to Avoid Congestion at the Bedroom Entrance
- » Safety Grills for all Windows From Outside
- » Provision for Light Inverter System
- » Provision for Internet Points
- » Three-phase Meter for Common Areas

Kitchen

- » Closed Kitchen for Better Storage Space
- » Granite Kitchen Counter Top for an Elegant Look
- » Separate Electrical Points for Fridge and Washing Machine
- » Additional SS Sink in the Dry Balcony for Dry and Clean Kitchen Platform
- » Wall Between Kitchen and Dry Balcony

Terrace/Balcony

- » French Door to Save and Add More Space to the Living Room
- » MS Railing for Safety and Easy Maintenance
- » Anti-skid Tiles for Safety in the Rainy Seasons
- » Charging Points for Laptop and Mobile with Granite Counter
- » Natural Sunlight in Every Corner of the Flat

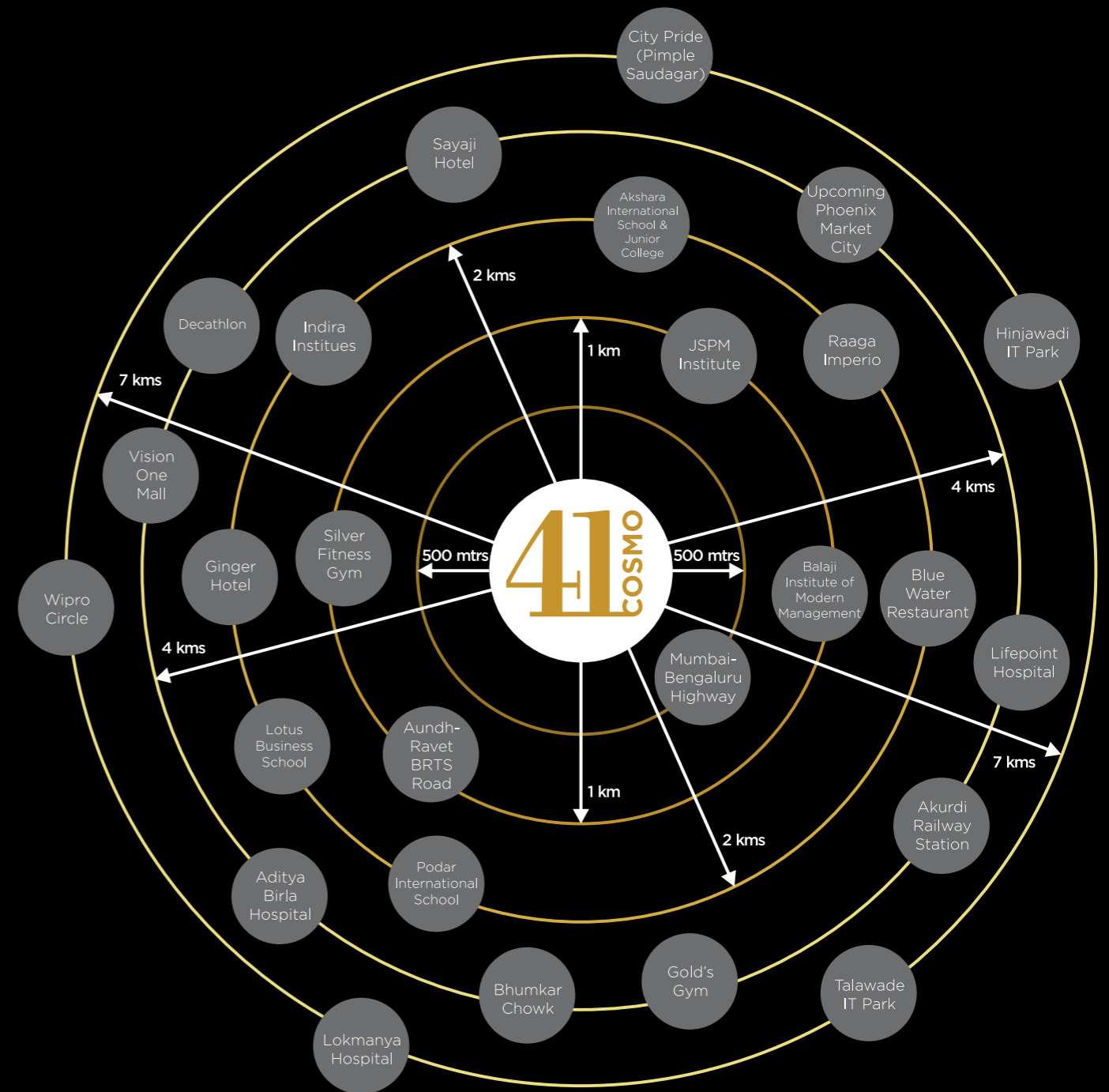
ECO Features/Green Practices

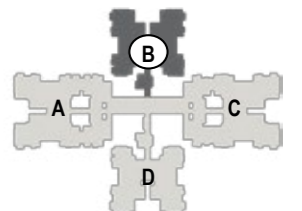
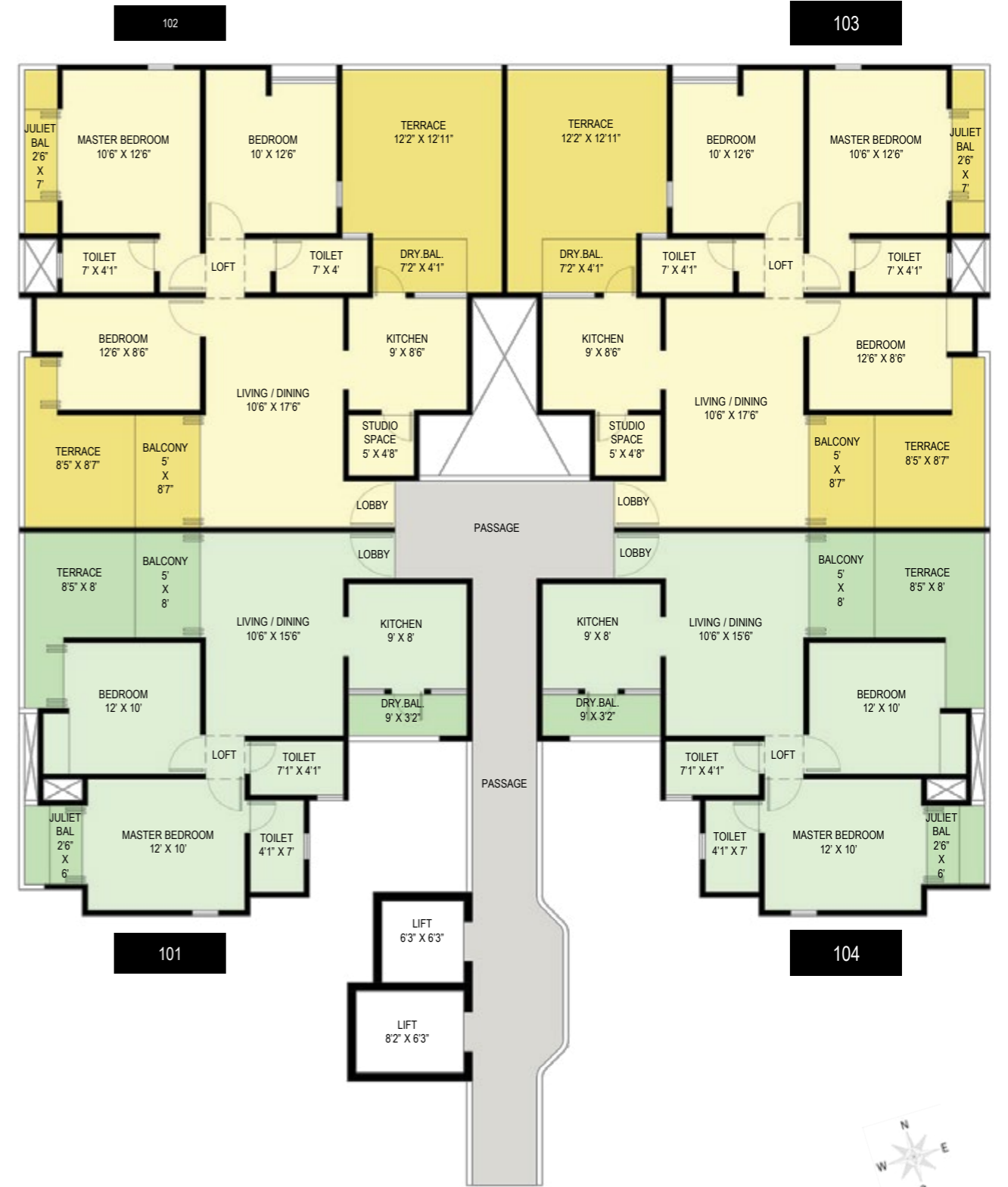
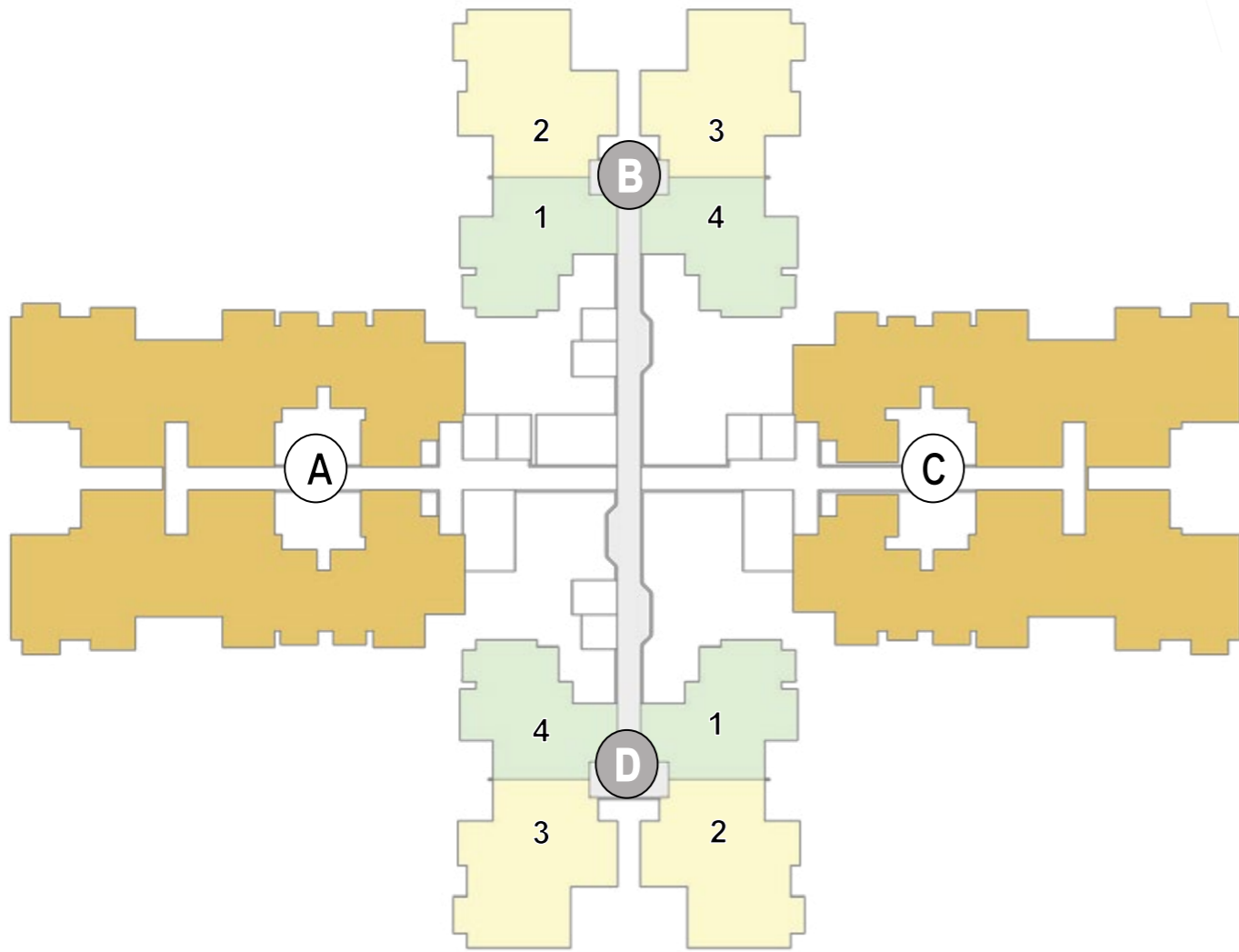
- » Rainwater Harvesting
- » Sewage Treatment Plant
- » Solar Water Heater
- » Solid Waste Management System
- » Wet and Dry Garbage Management System on Each Floor
- » Provision for Electrical Car Charging Point

Automation

- » Panic Button in Kid's Bedroom
- » Motion Sensor Lights in Bathroom
- » Gas Leak Detector in Kitchen
- » Main Entrance Guard Phone
- » Electromagnetic Lobby Door Lock System

KEY DISTANCES





Area Statement - (Wing-B)

Flat No.	Flat Type	Carpet Area			Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.Ft.)	Total Chargeable (Sq.Ft.)
		Flat Carpet (Sq.m.)	Balcony Carpet (Sq.m.)	Terrace (50%) (Sq.m.)			
101	2 BHK	54.47	7.74	4.41	66.62	717.09	990.00
102	2.75 BHK	74.61	8.31	12.23	95.15	1024.19	1413.00
103	2.75 BHK	74.61	8.31	12.23	95.15	1024.19	1413.00
104	2 BHK	54.47	7.74	4.41	66.62	717.09	990.00

202,302,402,502,602,702,802,902,1002,
1102,1202,1302,1402,1502,1602,1702,1802

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1103,1203,1303,1403,1503,1603,1703,1803



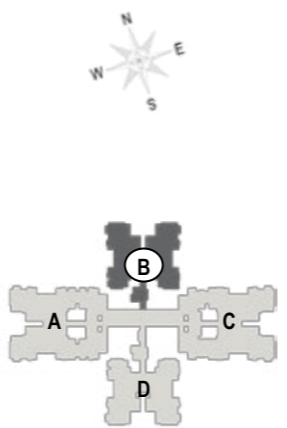
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1101,1201,1301,1401,1501,1601,1701,1801

204,304,404,504,604,704,804,904,1004,
1104,1204,1304,1404,1504,1604,1704,1804



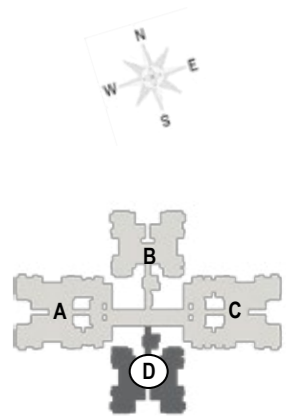
Area Statement - (Wing-B)

Flat No.	Flat Type	Carpet Area		Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.Ft.)	Total Chargeable (Sq.Ft.)
		Flat Carpet (Sq.m.)	Balcony Carpet (Sq.m.)			
201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501,1601,1701,1801	2 BHK	54.03	7.84	61.87	666.00	919.00
202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502,1602,1702,1802	2.75 BHK	73.24	8.31	81.55	878.00	1212.00
203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403,1503,1603,1703,1803	2.75 BHK	73.24	8.31	81.55	878.00	1212.00
204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404,1504,1604,1704,1804	2 BHK	54.03	7.84	61.87	666.00	919.00



Area Statement - (Wing-D)

Flat No.	Flat Type	Carpet Area		Terrace (50%) (Sq.m.)	Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.Ft.)	Total Chargeable (Sq.Ft.)
		Flat Carpet (Sq.m.)	Balcony Carpet (Sq.m.)				
101	2 BHK	54.95	7.74	9.51	72.70	777.16	1072.00
102	2.75 BHK	75.35	8.31	22.47	106.13	1142.38	1576.00
103	2.75 BHK	74.81	8.31	18.53	101.65	1094.16	1510.00
104	2 BHK	54.95	7.74	9.51	72.20	777.16	1072.00

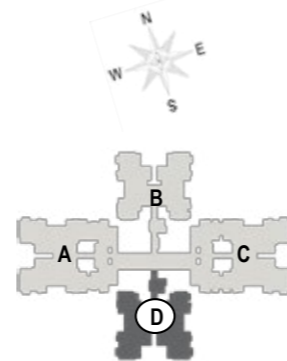




2.75 BHK Total area : 1212 sq.ft. Crpet area : 878

Area Statement - (Wing-D)

Flat No.	Flat Type	Carpet Area		Total Carpet Area (Sq.m.)	Total Carpet Area (Sq.Ft.)	Total Chargeable (Sq.Ft.)
		Flat Carpet (Sq.m.)	Balcony Carpet (Sq.m.)			
201,301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501,1601,1701,1801	2 BHK	54.03	7.84	61.87	666.00	919.00
202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502,1602,1702,1802	2.75 BHK	73.24	8.31	81.55	878.00	1212.00
203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403,1503,1603,1703,1803	2.75 BHK	73.24	8.31	81.55	878.00	1212.00
204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404,1504,1604,1704,1804	2 BHK	54.03	7.84	61.87	666.00	919.00

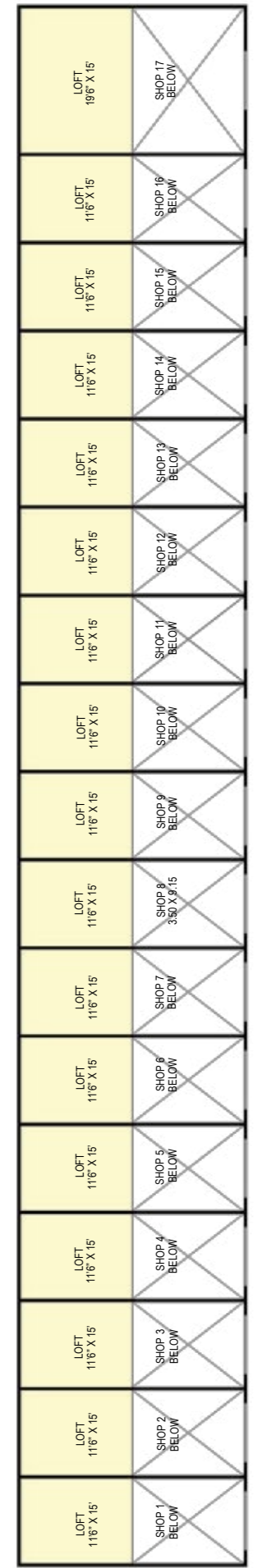
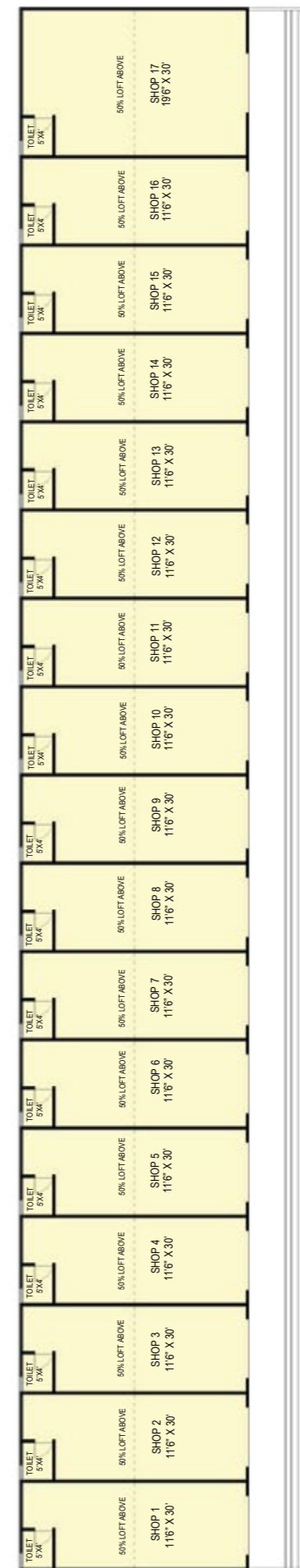




Area Statement - Shops

Shop No.	Shop Carpet Area (Sq.m.)	Shop Carpet Area (Sq.ft.)	Mezzanine Area (Sq.m.)	Mezzanine Area (Sq.ft.)	Total Carpet Area (Sq.ft.)	Total Saleable (Sq.ft.)
01,02,03,04,05,06,07,08,	33.33	348	16.61	172	520	790
09,10,11,12,13,14,15,16	54.75	589	27.22	293	882	1323
17						

2 BHK Total area : 919 sq.ft. Crpet area : 666 sq.ft.



Project By:



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Office No. 410, 4th Floor, City Avenue,
Mumbai-Bengaluru Highway,
Pimpri-Chinchwad 411 057

Call : +91 7419 41 41 41

Email: sales@krisala.com | Web: www.krisala.com



Site Address:

S. No. 145/1B, Near Sharayu Toyota,
Tathawade, Pune - 411 033.

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