

Credits

Architect

Shitesh Agrawal Architects Pvt.Ltd.

Structural Consultant

M/s. G. A. Bhilare Consultants Pvt. Ltd.

Landscape Designer

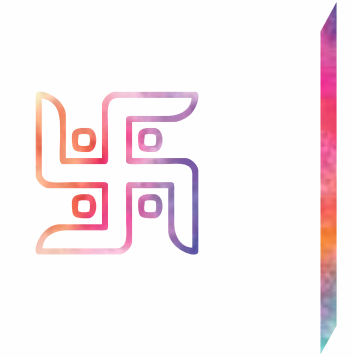
Vikas & Nilima Bhoseker Landscape Architects

Legal Advisor

Adv. Chandrakant Nanekar
Adv. G. K. David

MEP Consultants

Green MEP Consultants



Welcome to a vivacious world of AUSPICIOUS BEGINNINGS



This brand name is only for marketing purpose

OM MANGALAM, Survey No. 1/IP to 4P Plot No. 3,
Near Symbiosis University, Nearby Mumbai-Pune Expressway,
Kiwale, Taluka Haveli, Pimpri-Chinchwad, Maharashtra 412101

✉ sales@wadhwaniconstruction.com

9922 377 999 | 911 200 2485

🌐 www.wadhwaniconstruction.com

Rera No. P52100031241

Project Developed by



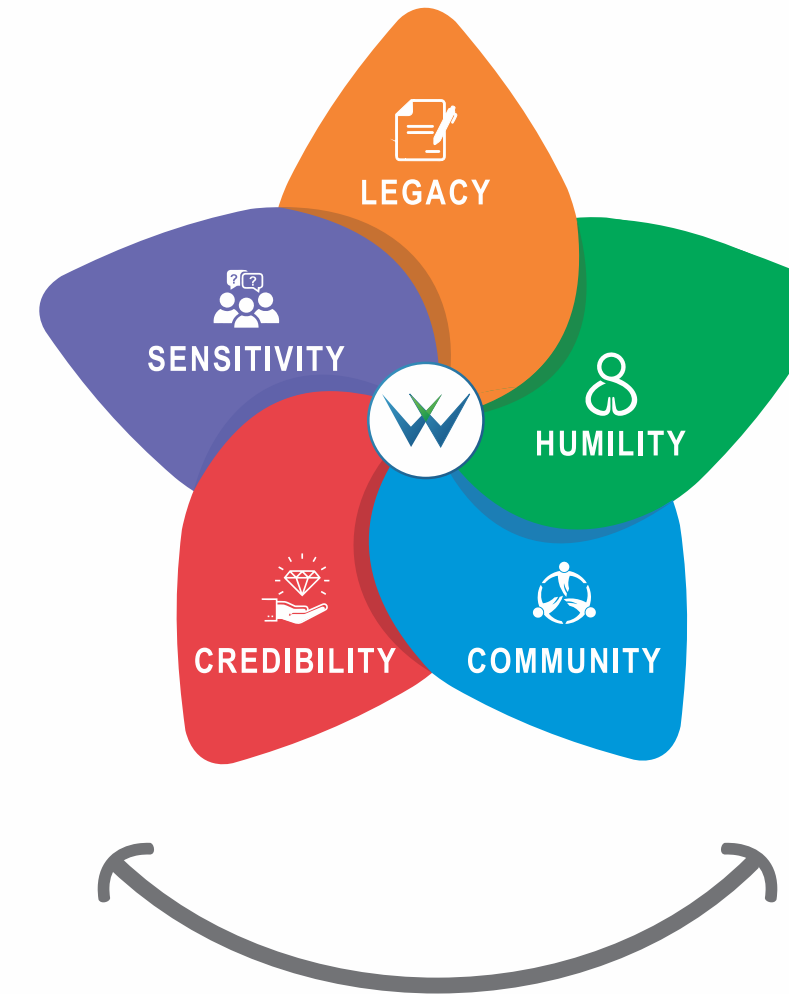
Disclaimer - This brochure is purely conceptual and the plans shown need not to be scale. Nature and location of all the amenities and the proposed development shown in the brochure are subject to modification.
All furniture, fixtures, accessories, images shown in this brochure are indicative and are not the part of actual product offering. This brochure is a preliminary offer document and not the legal one.
It does not provide any final commitment. Agreement to sale is the only legal document between developer and the purchaser. This brochure is for private circulation only. Project plan is partially sanctioned.



Auspicious beginnings ASSURED QUALITY AND TRUST

Wadhvani Constructions since 1996 has been at the forefront of building real estate icons in West of Pune. It's a value based, honesty driven establishment that would always feel 'happy to serve you'! Be it residential or commercial, customer-centricity is the pivotal focus of the company. With an inspiring track record of exemplary projects in Pimple - Saudagar, Wadhvani Construction is now carving a facelift for Punawale.

The promise of peace of mind



Legacy

Wadhvani Constructions takes pride in its legacy in delivering true value. The enterprise has successfully executed pioneering projects that have led to the creation of popular suburbs.

Humility

As a policy Wadhvani Constructions makes no over claims. The enterprise strictly follows a conservative approach with complete transparency in any commercial engagement, a policy common to customers as well as vendors.

Sensitivity

Wadhvani Constructions is highly sensitive to the core needs and concerns of customers. It's this feel for a customer that has earned the enterprise its legacy over the years.

Community

Wadhvani Constructions perceives the community at large as a part of its sphere of responsibility. Not only does the enterprise seek to inspire a community spirit within the residents of its various residential complexes by providing the right mix of facilities and infrastructure, it also take pride in its CSR initiatives to benefit the community at large.

Credibility

The credibility of Wadhvani Constructions lies in its competence in executing mega projects as well as its healthy business practices.



Auspicious beginnings to URBAN VIBRANCE

There always exist virgin spots within reach that are seldom noticed.

Kiwale is one such located next to Ravet and yet untouched by uncontrolled development. The promoters of Om Mangalam are committed to protect the character of this pristine location and create a paradise suburb that would offer both, convenience and comfort to its residents, and at the same time remain within reach of genuine home buyers in every sense. Om Mangalam is undoubtedly the best value in the new upcoming residential properties of the Pune region, located right at the gateway of the Pune region as you exit the Mumbai – Pune Expressway. At Om Mangalam you would be investing in Peace of Mind.



Artistic Impression

Connectivity



Location Map



SCHOOLS / INSTITUTES

- Symbiosis Skills & Professional University 500 m
- S.B. Patil Public School 2.8 km
- Lotus Business School 4 km
- DY Patil College Of Engineering 4.9 km
- JSPM Institute 5.6 km
- PCCOE 5.6 km
- BK Birla Centre For Education 6.3 km
- Podar International School 7.6 km
- Akshara International School 7.6 km
- Sai Balaji Institute Of Management 9.3 km
- Kendriya Vidyalaya 18.2 km



HOTELS & RESTAURANTS

- Sentosa Resorts And Water Park 1.5 km
- Raaga Imperio 5.1 km
- Blue Water Resturan 6.6 km
- Ginger Hotel 8.2 km
- Sayaji Hotels 9.2 km



SPORTS

- MCA Stadium 1 km



HOSPITALS

- Unique Multispeciality Hospital 4.0 km
- Ojas Multispecialty Hospital 4.3 km
- Aditya Birla Hospital 7.4 km
- Lokmanya Hospital 7.5 km
- Sparsh Hospital 8.7 km



BUS STOPS AND RAILWAY STATIONS

- Mukai Chawk - BRT Station 1.2 km
- Akurdi Railway Station 6.7 km
- Dehu road Railway Station 7.3 km



RETAIL

- Suraj Mini Market 500 m
- Nawu Imperio 1.5 km
- Decathlon Pune 7.5 km



TEMPLE

- Proposed Balaji Temple Near by



Artistic Impression

AUSPICIOUS BEGINNINGS to Living Excellence

Begin to live the ultimate joy of living on an auspicious note. Chaitanya is the pilot residential complex within Om Mangalam, a mega complex spread over 9 acres of land. Coexistence involves a healthy combination of residential spaces along with recreation facilities as well as earmarked neighboring shopping areas. The proposed phases of Om Mangalam would have residential as well as commercial spaces, together with all the facilities to ensure healthy community living. Each phase would have its independent support systems. The phases of development have been planned such that there would be no disturbance to residents of spaces already completed and delivered, or interference of any construction activities in areas already developed. Peace of mind is the foundation.



|| CHAITANYA ||

1 & 2 BHK Homes

**Just 2 Minutes from
Mukai Chowk, Ravet @ Kiwle**



Project Highlights

- Home Cluster Best Suited to Contemporary Living
- Absolutely No Complexity in Architectural Design
- Easy to Maintain Creation
- Climate-Friendly Layout
- Ample Sunlight but No Direct Sunrays Coming in Home
- North-Facing so Good-n-Prosperous from Vaastu Point of View
- Vehicle Free Entry
- Excellent Cross Ventilation



Suits your needs...Exceeds your expectations!





Lifestyle Enhancer Value-added Amenities

Chillout On Podium Level

- | | |
|---------------------------|-------------------------------|
| 1. Party Lawn | 7. Pavilion With Seating |
| 2. Food Plaza | 8. Children Play Area |
| 3. Outdoor Shower | 9. Climbing Wall With Sandpit |
| 4. Seatout Plaza | 10. Indoor Gym |
| 5. Kids Pool | 11. Indoor Gaming Zone |
| 6. Infinity Swimming Pool | |





Artistic Impression



Artistic Impression



Artistic Impression

Awesome Podium Delights





Essentials Just Round The Corner

Artistic Impression



Experience a grand homecoming!

- Entrance Lobby -

Artistic Impression



Artistic Impression



Recreation Zone On The Top

- | | | | |
|-------------------------------------|------------------------|---------------------|-------------------|
| 12. Outdoor screening activity area | 16. Multipurpose court | 20. Table tennis | 24. Swing plaza |
| 13. Senior citizen activity lawn | 17. Jogging track | 21. Card table | 25. Indoor game |
| 14. Accupressure pathway | 18. Outdoor gym | 22. Chit chat plaza | 26. Sun Rise Deck |
| 15. Yoga lawn | 19. Seat out plaza | 23. Chess board | 27. Sun Set Deck |



Unleash Your Rooftop Fantasies



Auspicious beginnings to FUTURE OF PEACE & TRANQUILITY

The 1 & 2 BHK residential units of Chaitanya showcase certain unique features. The architectural techniques used optimize space to the fullest ensuring zero space wastage. The 1 BHK units come with 2 washrooms, one exclusively adjacent to the bedroom and the other being common to the rest of the apartment, something unique to Om Mangalam Chaitanya. Both, the 1 & 2 BHK unit types come with large terraces and extra large windows assuring free flowing ventilation and abundant natural light.

Peace of mind is the foundation.



HOME Mangalam

The Home that is
OPEN TO IDEAS & INNOVATIONS



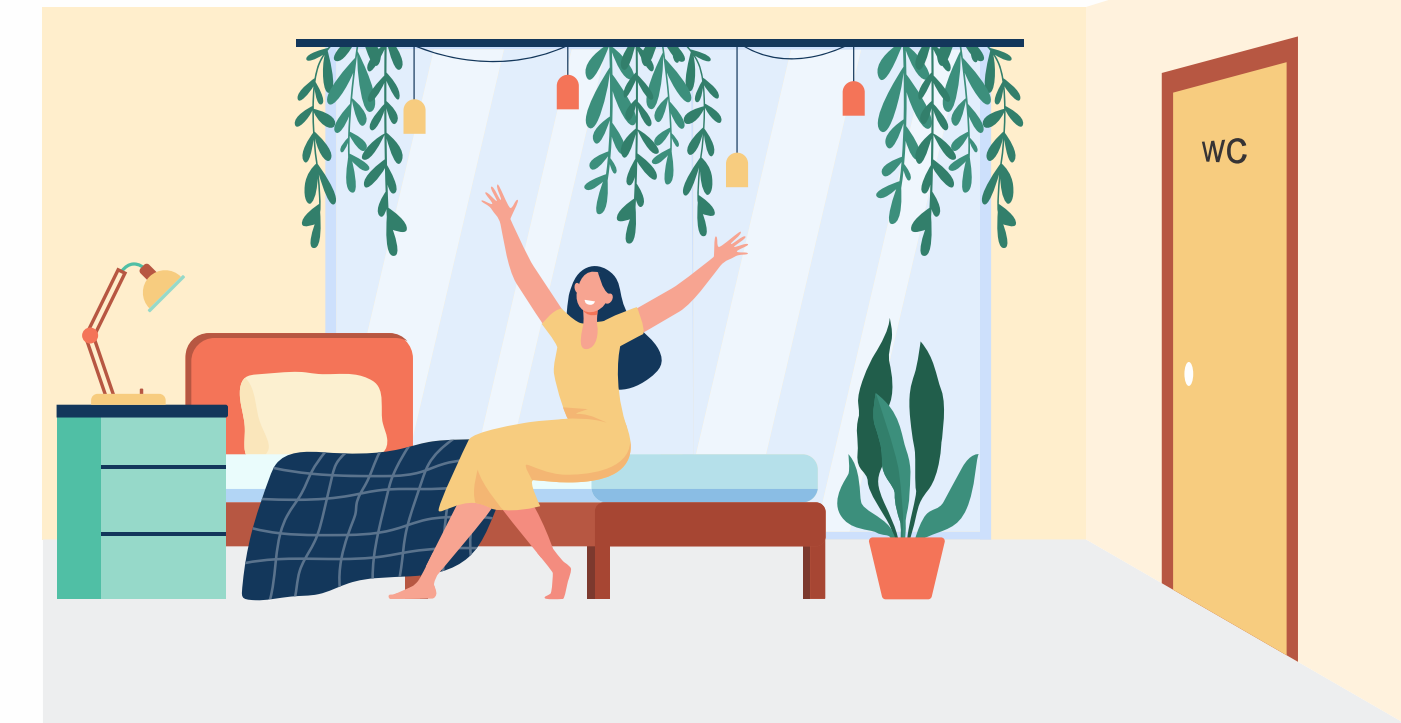
1 BHK *Gen-Next* Home – Features



- Simple yet Smart Layout Design
- No Wastage
- No Passages
- Master Bedroom with Attached Toilet
- 2 Toilets in every Unit
- Open Kitchen Concept
- Storage-Centric Design
- Provision of Many Other Smart Ideas



Open Kitchen



Master Bedroom with Attached Toilet

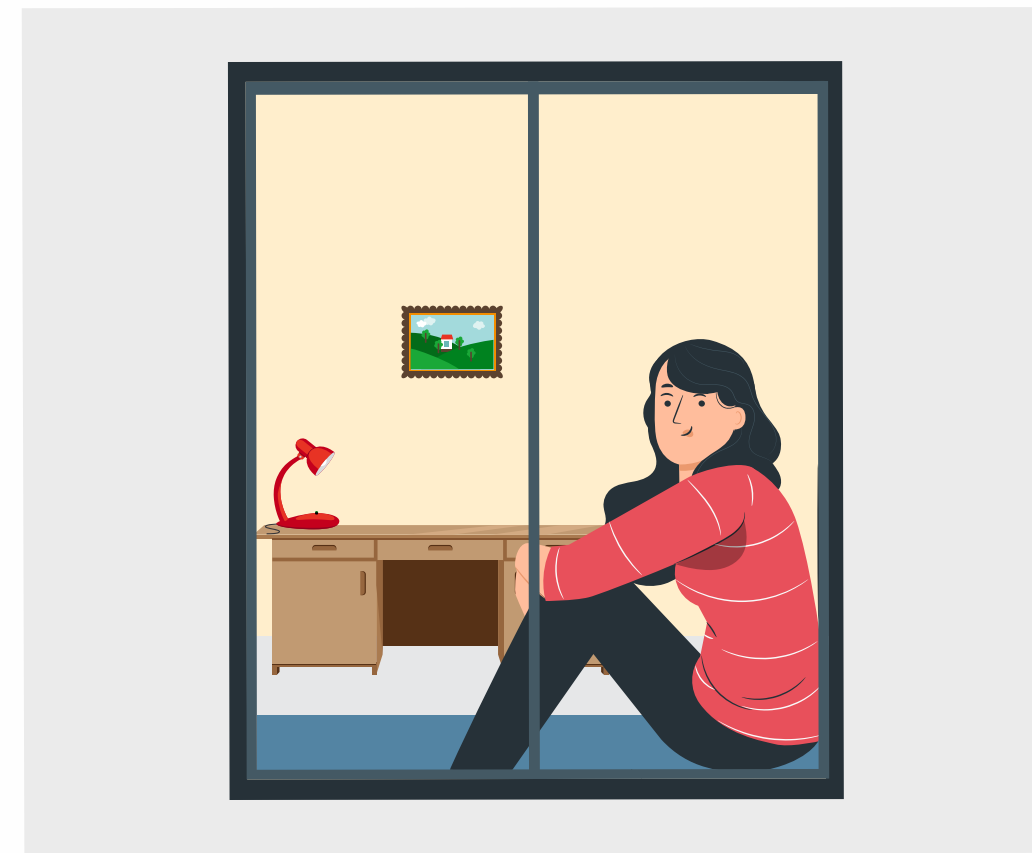


2 BHK *Intelligent* Home – Features

- Simple yet Smart Layout Design
- No Wastage
- No Passages
- Spacious Living Room
- Provision for Sitout
- Separate Slot for Wardrobe, You Just Need to Close it

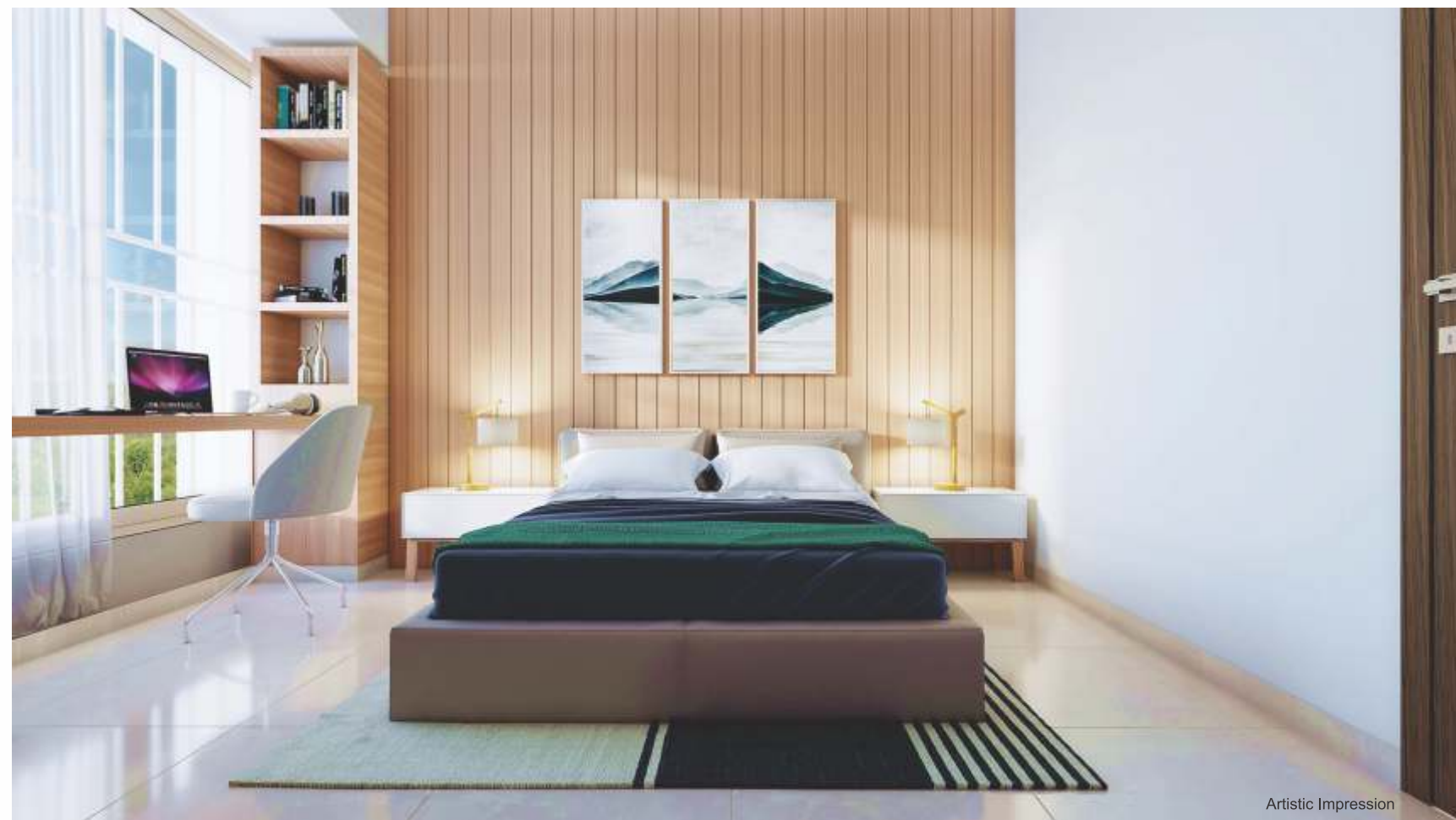


Provision for Sitout



Artistic Impression

Space. For every aspiration!



Specifications

Structure : Standard RCC frame structure of the best quality

Masonry : Superior masonry. External wall 5" thick & Internal wall 4" thick AAC blocks.

Plaster : External walls with double coat sand faced plaster and internal wall with POP

Flooring : 2' X 2' vitrified tiles for entire flat Glazed tile dado up to 7' level for toilets / bath

Kitchen : Granite platform (ota) with stainless steel sink and glazed tile dado upto lintel level

Plumbing : Concealed plumbing with ISI mark CP fittings Fittings. ISI standard sanitary ware

Electrification : Concealed electrification with ISI marked cables and switches, Provision of telephone & TV point in living room

Doors : Decorative main entrance door. Black granite door frame with waterproof door for bathroom

Windows : 3 track powder coated Aluminium sliding window with mosquito net with safety grill in living room & bed room. Other specifications same

Painting : Interior walls with OBD & external walls with ACE paint

