



CROWN

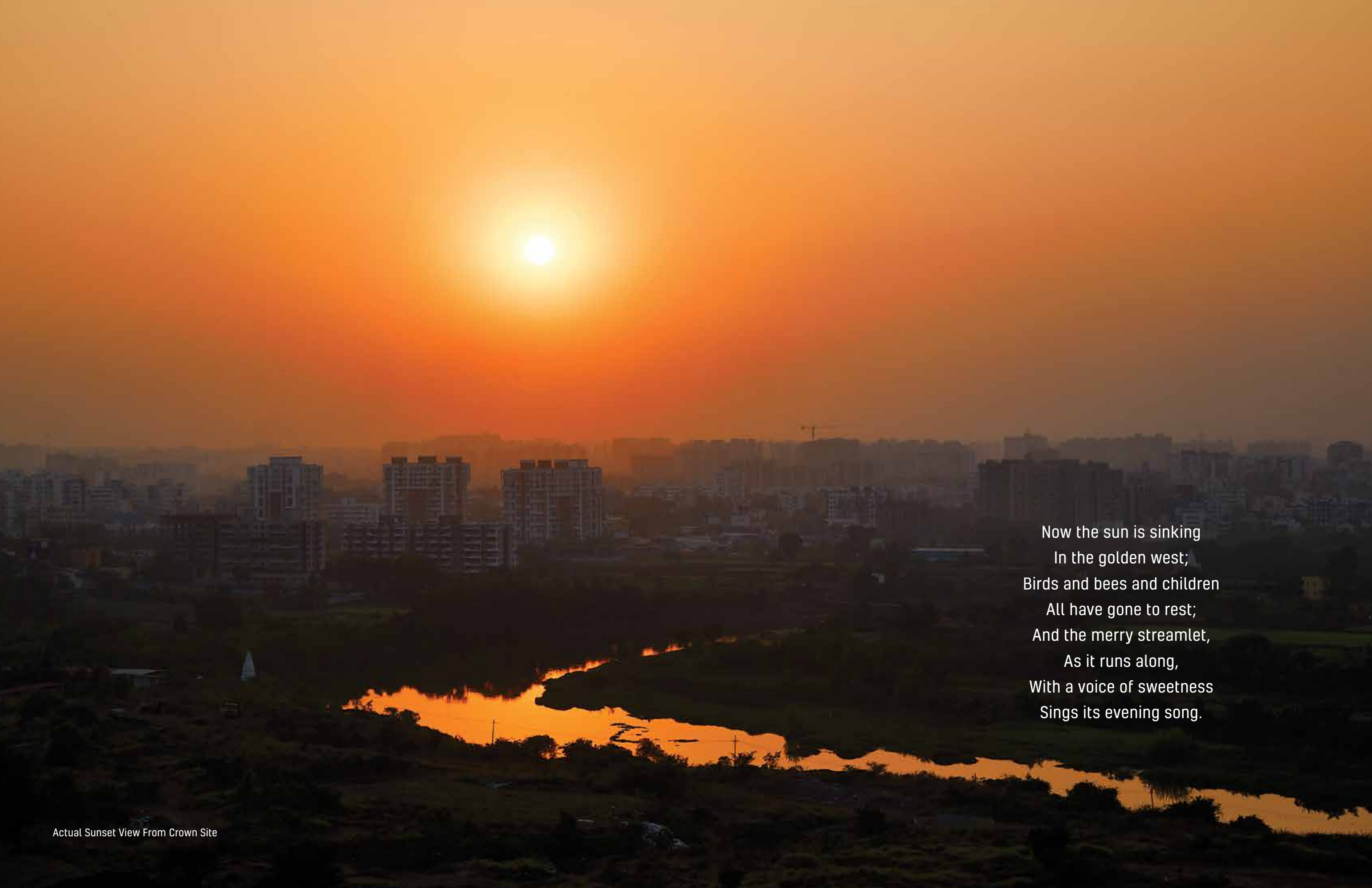


2 BHK HOMES IN MOSHI



**YOUR DOOR
TO MOSHI'S MOST
ENCHANTING VIEWS**





Now the sun is sinking
In the golden west;
Birds and bees and children
All have gone to rest;
And the merry streamlet,
As it runs along,
With a voice of sweetness
Sings its evening song.



BUILT LIKE A FORT. **BUILT BY THE KING.**

Kolte-Patil - a brand that is synonymous with landmarks. A brand that has proved its Midas' touch, with every territory it has stepped into.

With over 3 decades of unmatched legacy and a rich portfolio of millions of square feet, the brand instils a sense of trust, pride and belonging in its prized customers. With a proven track record and a name that's revered in the real estate industry, rest assured, you will find your home crafted with uncompromised quality, meticulous planning, and flawless execution.

BRAND HIGHLIGHTS

Over 30 years of rich legacy | 70+ successful projects

More than 1 lakh happy customers | 20+ million sq. ft. of excellence delivered

Pune's biggest & most trusted developer

Representative images



2 BHK HOMES

All its endearing charm and enduring greens, its strategic placement and pleasant peace, somehow felt incomplete. It craved for something that would add glitter to the greens and shimmer to the sunsets. Luxury to its lifestyle and pride to its personality. And now that the King has stepped in, not just the void has been filled, but Moshi now stares at an unprecedented growth.

Presenting Crown by Kolte-Patil, a development of 2 BHK homes studded with princely features, glorious green views, and of course, the aura of a reputed brand.

ROYAL HIGHLIGHTS

Strategic Location | River-view homes* | 12+ ready amenities and more!



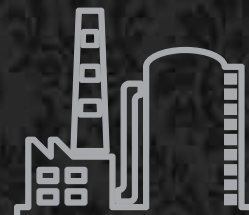
7 GLITTERING REASONS TO OWN A HOME IN CROWN



CRAFTED BY
KOLTE-PATIL



RIVER-VIEW
HOMES*



CLOSE PROXIMITY TO
MAJOR MIDCS



SPACIOUS HOMES
WITH SPRAWLING
BALCONIES



12+ READY
AMENITIES



STRATEGIC LOCATION
MOSHI-ALANDI ROAD



BEST-IN-CLASS
SPECIFICATIONS



WHEN IT'S REGALLY CRAFTED, THE EXPERIENCE IS SUPREME.



Crown won't keep you waiting to experience the best of luxury. 12+ ready amenities here, cater to every age group, pamper every desire, and allow you to take your lifestyle, a few notches above the rest.

ROYAL INDULGENCES

Swimming pool | Grand clubhouse | Indoor games

Community hall | Kids' play area | Gazebo

Senior citizens' sit-outs and more!



Actual images



Actual images



Actual images



Representative images



THE PRIDE OF THE ELITE. PREFERRED BY THE ELEGANT.



Crafted with grace, bestowed with opulence, the spaces at Crown truly cast their spell on you. The sprawling living room gives you a glimpse of the extravagance that lies ahead and the expansive balconies make way for memorable evenings.

Enchanting river view* | Strategic Location
Spacious homes with sprawling balconies and more!



Actual images



Actual images



Actual images



Actual images



Representative image



EVERY ASPECT, ROYAL.
EVERY EXPERIENCE, BEST-IN-CLASS.



We know you seek comfort in every little thing. That's why we have endured everything you come across at Crown is best-in-class, gives you delight, and offers you a hassle-free experience.

SPECIFICATIONS

FLOORING

2'x2' Vitrified tile flooring for the entire flat
Anti-skid ceramic tiles for terrace,
balcony & bathrooms

STRUCTURE

RCC frame structure of superior quality,
designed for earthquake safety

PAINTING

Internal semi-acrylic emulsion paint in
entire flat. External semi-acrylic paint for
the entire building

DOORS

Main Door: Decorative door with laminate
& its frame in decorative plywood

Bedroom: Decorative door with laminate &
its frame in Granite

Bathroom, Balcony Door: Decorative water
proof door & its frame in Granite

Terrace: Powder coated Aluminum sliding
door Premium quality door fittings

WINDOWS

Powder coated aluminum sliding
windows with mosquito net.
MS designer grills for safety and security,
Granite window sill

KITCHEN

Granite kitchen platform, stainless steel
sink, Designer ceramic wall tiles above
kitchen platform upto window level
Provision for water purifier

BATHROOM

Jaquar (Escoco) / Equivalent CP fittings,
premium sanitary fittings, Designer
ceramic tiles upto window level
in both bathrooms

ELECTRICAL

Concealed ISI Make copper wiring,
Adequate electrical points along with
premium modular switches, specially TV,
AC Point in Master-Bedroom

RAILING

MS designer railing for attached terrace

BUILDING AMENITIES

ELEVATORS - Passenger elevator with Power backup

SPECIAL FEATURES - Building Firefighting System | Solar System
Power backup for common passage | Internal Road

AMENITIES / SPECIFICATIONS

INDOOR AMENITIES: (COMPLETED)

Club House | Community Hall | Gymnasium | Indoor Games
Day Care Area | Library

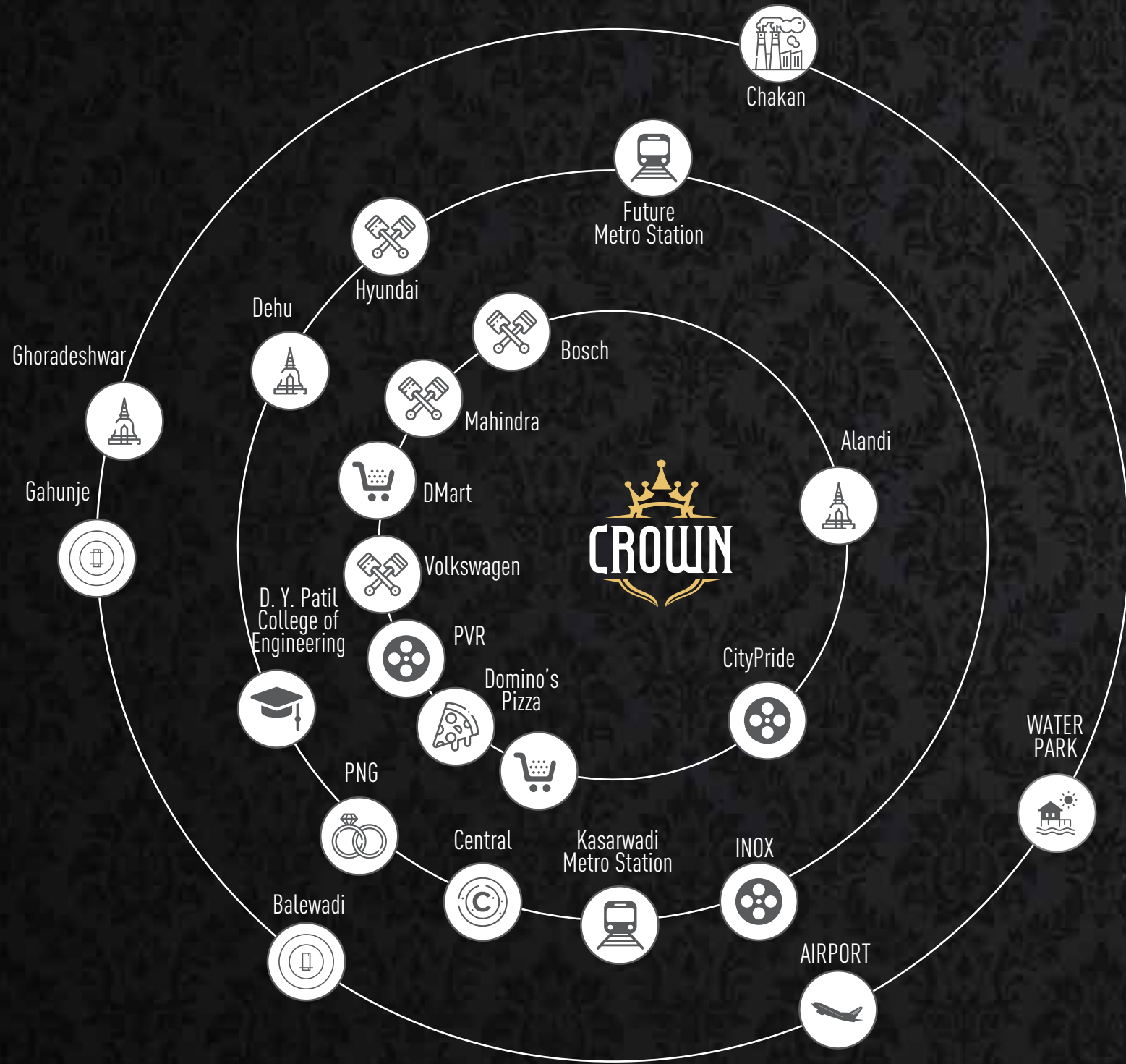
OUTDOOR AMENITIES: (COMPLETED)

Children's Play Area | Play Ground | Landscape Garden
Jogging Track & Walkway | Senior Citizen sitting area | Gazebo

INFRASTRUCTURE: (COMPLETED)

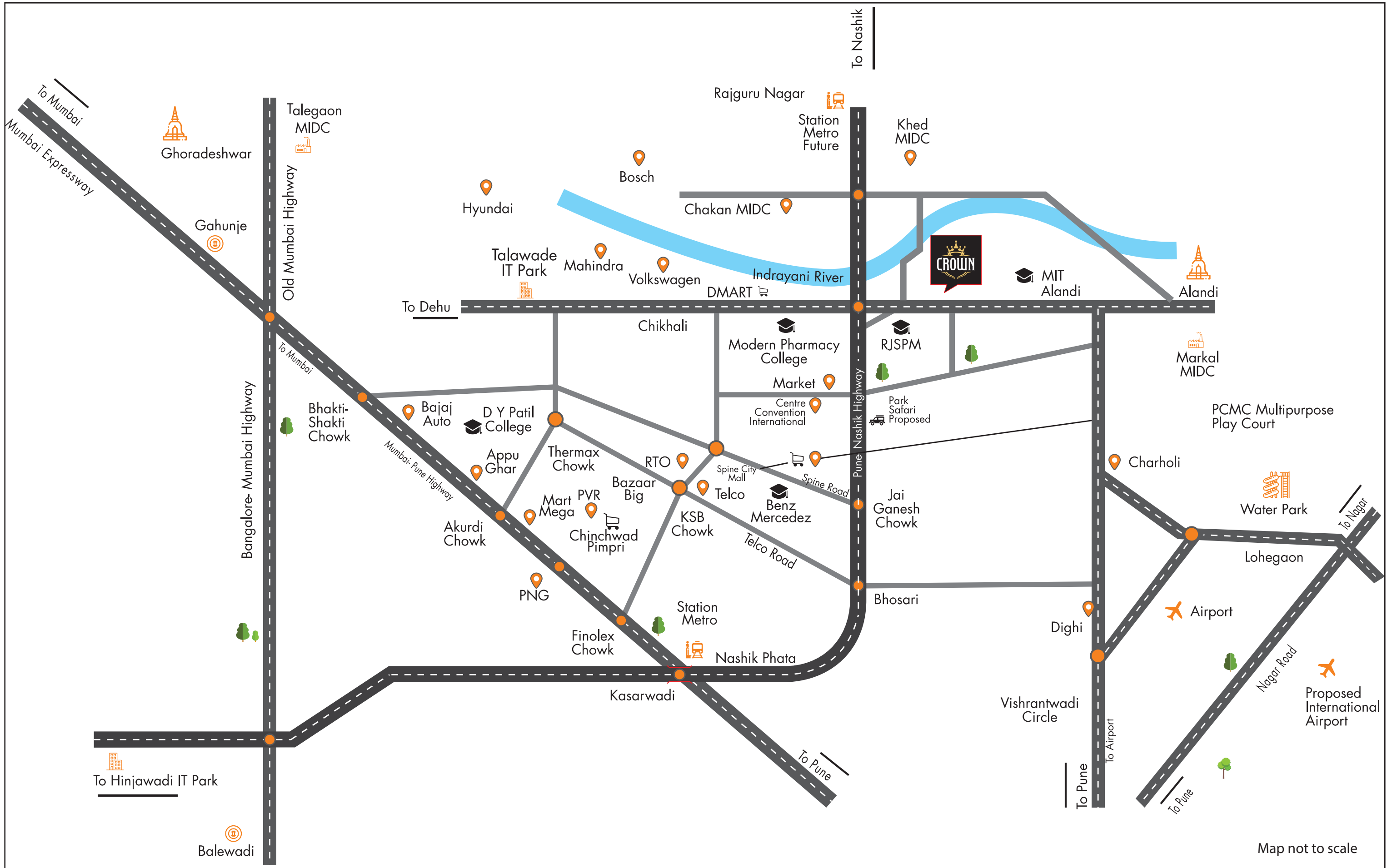
Sewage Treatment Plant, OWC, Domestic pumps and motors,
Firefighting pump System (with Power backup),
Designer Entrance Gate -24 Hrs. security with CCTV

The construction of the above mentioned amenities are completed
'The Purchaser(s)' is / are aware that above mentioned amenities
are for use and benefit of the flat owners of the entire project.



A MAGNIFICENT LOCATION. THE STRATEGIC CHOICE.

Here, your convenience is all that matters, and your peace of mind is all that counts. That's why your every need is right by your side, and your every desire is within an arm's reach. Not to mention, the enormous world of opportunities around.



Map not to scale



STRATEGIC PLANNING, THE MARK OF A TRUE KING.

Meticulous planning is what you will first notice at Crown, and may we say, it will leave a lasting impression as well.

Your every need is well taken care of here, and we have gone a step ahead to ensure, we do delight you beyond your expectations.

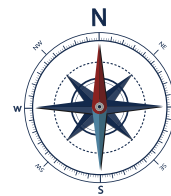
UNIT PLANS

LAYOUT PLAN

30 MTR WIDE ROAD

18 MTR WIDE ROAD

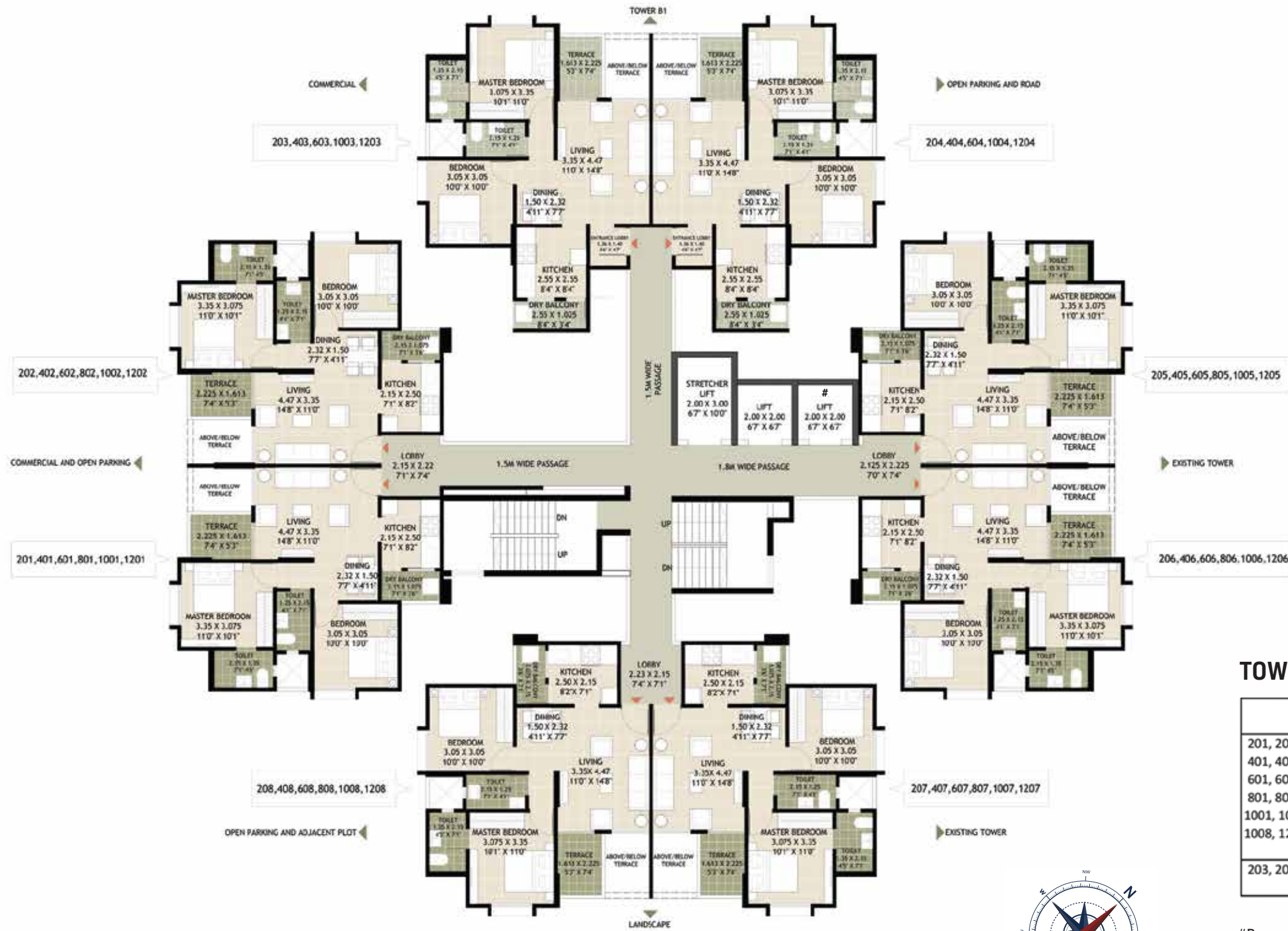
1. ENTRY/ EXIT
 2. OPEN PARKING
 3. STP/OWC (SERVICE AREA)
 4. LANDSCAPE
 5. LIBRARY
 6. INDOOR GAMES ROOM
 7. GYMNASIUM
 8. DAY CARE CENTER
 9. CLUB HOUSE
 10. CHILDREN'S PLAY AREA
 11. SEATING
 12. AMPHITHEATER
 13. GAZEBO
 14. BASKETBALL COURT
 15. BADMINTON AND VOLLEYBALL COURT
 16. SWIMMING POOL
 17. TRANSFORMER
- DRIVE WAY



Disclaimer: The project is developed by DMK Infra Pvt. Ltd which is held by the original promoters of DMK Infra Pvt. Ltd and Anisha Lifespaces Pvt. Ltd - a wholly owned Subsidiary of Kottu Pall Developers Ltd. While every reasonable care has been taken in preparing this Brochure, the developer and its agents shall not be held responsible or liable for any inaccuracy in its contents. All representations are believed to be correct and as envisaged by the developer. However, since the project is under evolution, there is a possibility that there may be certain changes in the representations made in this Brochure. Every interested purchaser should take note of this express representation. Further, all art renderings, illustrations, photographs and pictures contained in this Brochure are an artistic impression only and the same should not be construed to be the final image / view of the final project. Photographs do not necessarily represent build standard spec. Actions. Intending purchasers are requested to note that the exact details related to the Project shall be enumerated in the Sale and Purchase Agreement that shall be entered into between the Developer/Promoter/owner and the recipient, all intending purchaser(s) in this project shall be governed by the terms and conditions envisaged under MANABESKA. The company/firm is not responsible for the consequences of any action taken by the viewer relying on such material/information provided in the Brochure.



EVEN FLOOR PLAN



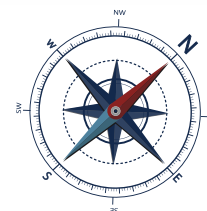
TOWER C1 - EVEN FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA (SQM)	ENCLOSED BALCONY (SQM)	OPEN BALCONY (SQM)	TERRACE AREA (SQM)	TOTAL AREA (SQM)
201, 202, 205, 206, 207, 208, 401, 402, 405, 406, 407, 408, 601, 602, 605, 606, 607, 608, 801, 802, 805, 806, 807, 808, 1001, 1002, 1005, 1006, 1007, 1008, 1201, 1202, 1205, 1206, 1207, 1208	A	47.59	5.47	2.38	3.75	59.19
203, 204, 403, 404, 603, 604, 1003, 1004	B	50.80	8.11	0.00	3.75	62.66

#Proposed passenger lift.

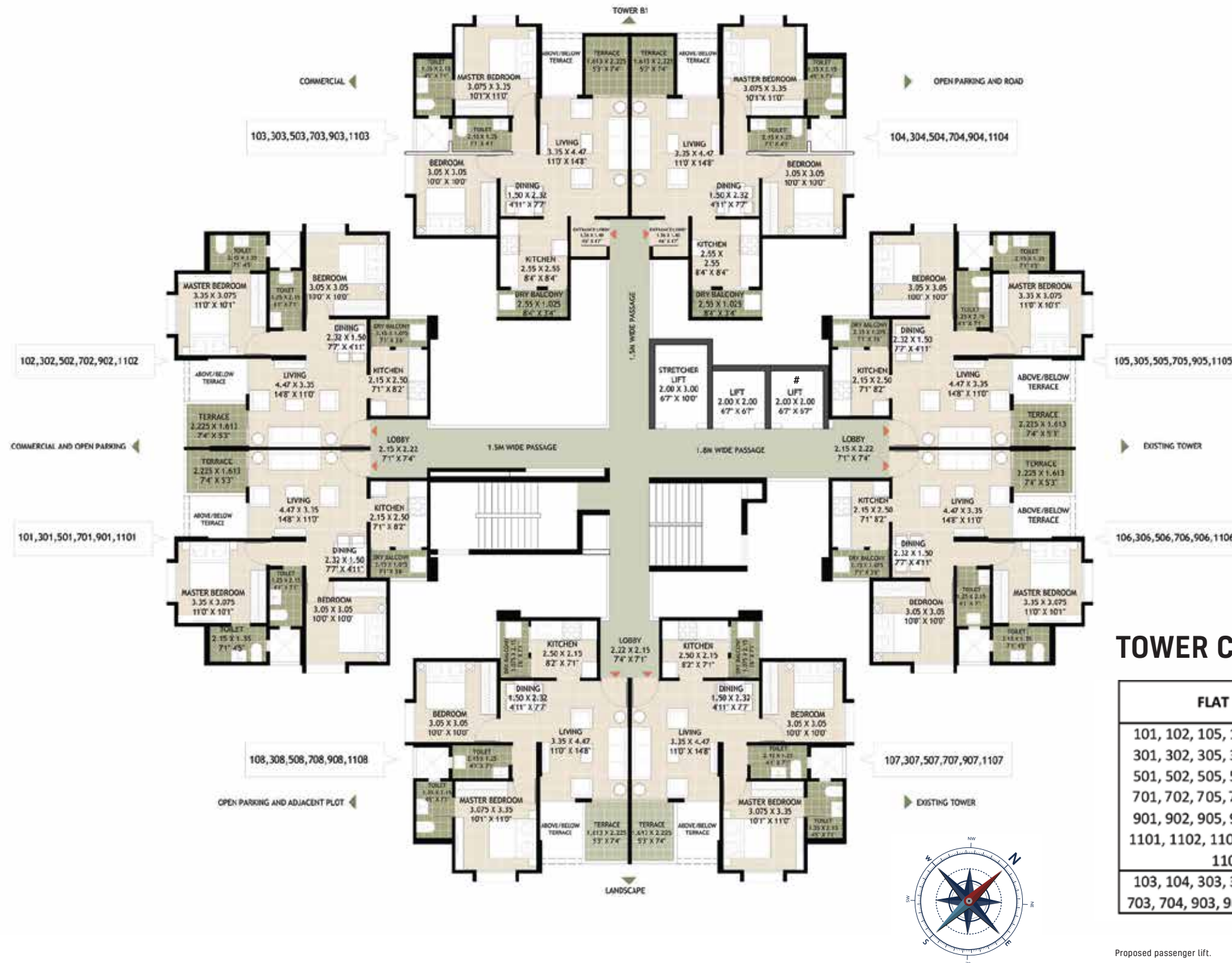
*Units 1203 and 1204 are deleted for accommodating fire refuge for future upper floors sanction.

All areas are inclusive of balcony area.





ODD FLOOR PLAN



TOWER C1 - ODD FLOOR PLAN

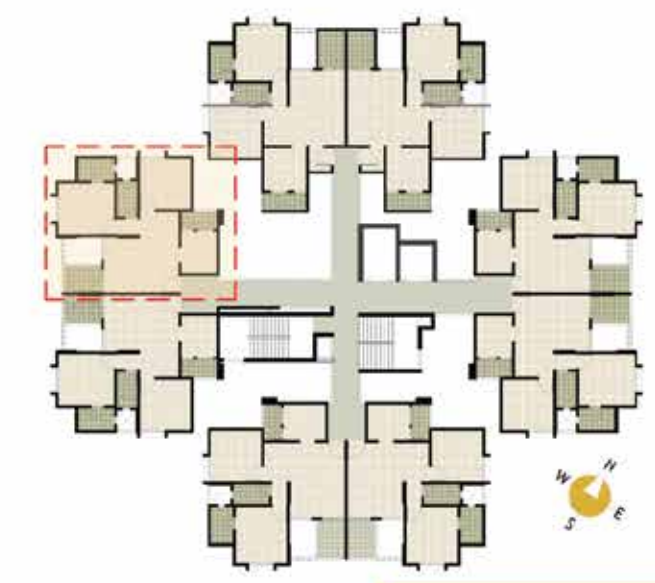
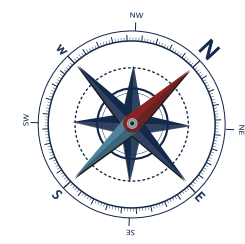
FLAT NO.	TYPE	CARPET AREA (SQM)	ENCLOSED BALCONY (SQM)	OPEN BALCONY (SQM)	TERRACE AREA (SQM)	TOTAL AREA (SQM)
101, 102, 105, 106, 107, 108, 301, 302, 305, 306, 307, 308, 501, 502, 505, 506, 507, 508, 701, 702, 705, 706, 707, 708, 901, 902, 905, 906, 907, 908, 1101, 1102, 1105, 1106, 1107, 1109	A	47.59	5.47	2.38	3.75	59.19
103, 104, 303, 304, 503, 504, 703, 704, 903, 904, 1103, 1104	B	50.80	8.11	0.00	3.75	62.66

Proposed passenger lift.

All areas are inclusive of balcony area.



UNIT PLAN 1



KEY PLAN - C1 BUILDING

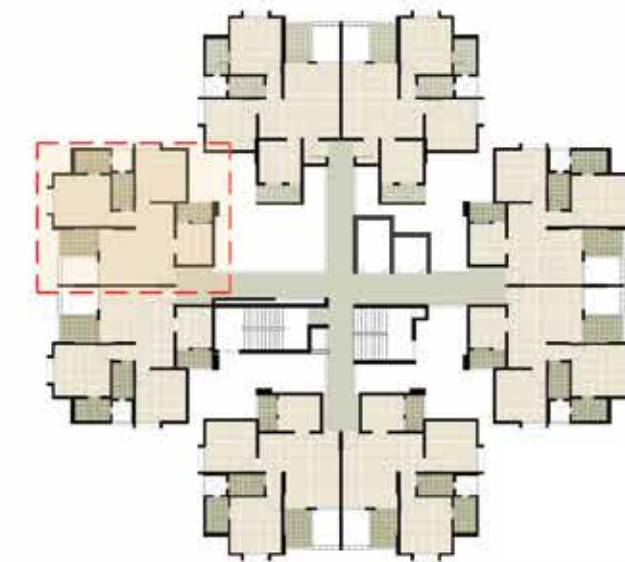
ODD FLOOR

FLAT NO.	TYPE	CARPET AREA (SQM)	ENCLOSED BALCONY (SQM)	OPEN BALCONY (SQM)	TERRACE AREA (SQM)	TOTAL AREA (SQM)
102, 302, 502, 702, 902, 1102	A	47.59	5.47	2.38	3.75	59.19

All areas are inclusive of balcony area.



UNIT PLAN 2



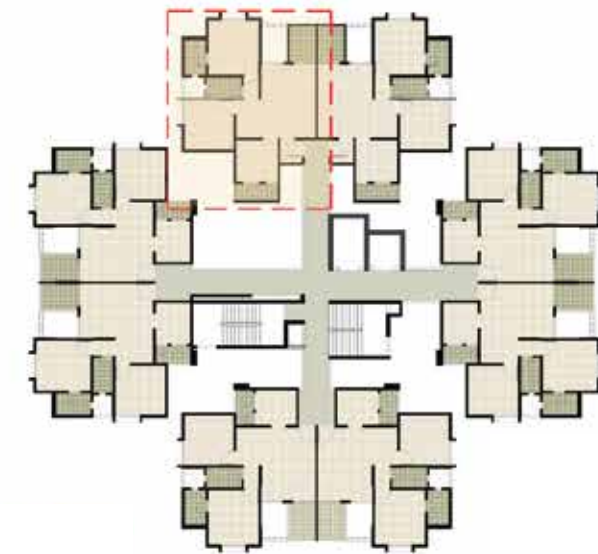
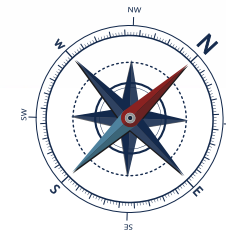
EVEN FLOOR

FLAT NO.	TYPE	CARPET AREA (SQM)	ENCLOSED BALCONY (SQM)	OPEN BALCONY (SQM)	TERRACE AREA (SQM)	TOTAL AREA (SQM)
202, 402, 602, 802, 1002, 1202	A	47.59	5.47	2.38	3.75	59.19

All areas are inclusive of balcony area.



UNIT PLAN 3



KEY PLAN - C1 BUILDING

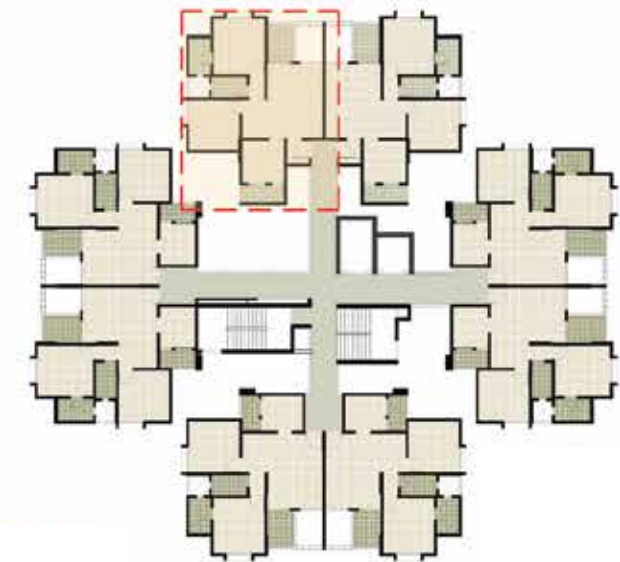
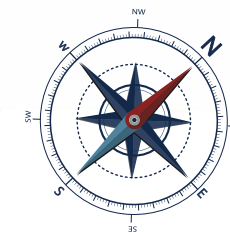
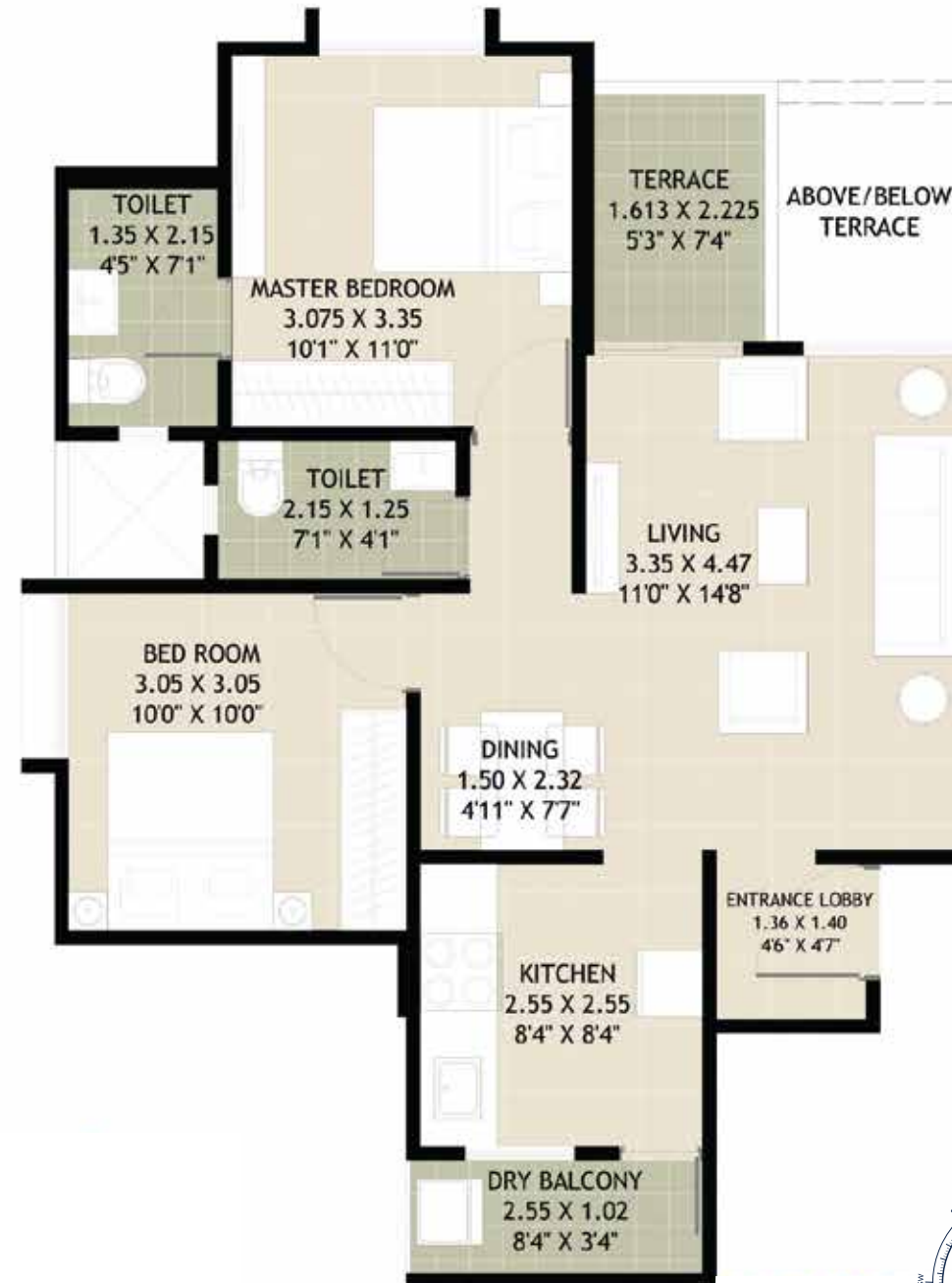
ODD FLOOR

FLAT NO.	TYPE	CARPET AREA (SQM)	ENCLOSED BALCONY (SQM)	OPEN BALCONY (SQM)	TERRACE AREA (SQM)	TOTAL AREA (SQM)
103, 303, 503, 703, 903, 1103	B	50.8	8.11	0	3.75	62.66

All areas are inclusive of balcony area.



UNIT PLAN 4



KEY PLAN - C1 BUILDING

EVEN FLOOR

FLAT NO.	TYPE	CARPET AREA (SQM)	ENCLOSED BALCONY (SQM)	OPEN BALCONY (SQM)	TERRACE AREA (SQM)	TOTAL AREA (SQM)
203, 403, 603, 1003,	B	50.8	8.11	0	3.75	62.66

All areas are inclusive of balcony area.

2BHK TYPE - A



2BHK TYPE - B



Disclaimer: The furniture layout is meant only for the better understanding of the space utilization. The developer shall not provide any of the furniture as shown in the 3D section.



THINK PUNE THINK KOLTE-PATIL

OVER 20 MILLION SQ.FT. OF LANDMARK
DEVELOPMENTS ALREADY DELIVERED

Largest developer in Pune
Now emerging across India

Over 3 decades projects across
Pune, Mumbai & Bengaluru

Creations include integrated
townships, luxury residential,
commercial, retail and IT spaces

Insightful designs executed
with latest construction
technology

NSE and BSE Listed

PUNE | MUMBAI | BENGALURU

Crisil A+/Stable Rating | Pune's No 1 Reputed Real Estate Brand-bluebytes And Tra Research | CNN NEWS18 - Developer of the Year Residential 2020 | ET Now - Most Trusted Brand 2020

SITE ADDRESS : Site address Gat No. 216/2, Tal. Haveli,
Moshi - Alandi Rd, Moshi, Pune, Maharashtra 412105

CORPORATE OFFICE : Basera Co - Op Hsg Society Ltd,
Flat No 8, Plot No 11, Sector 17, Vashi, Navi Mumbai
Maharashtra 400703.

CORPORATE OFFICE : 201, city point, Dhole Patil Road,
Pune - 411001

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This project has been registered via MAHARERA Registration No. P52100020978. Available at website: <http://maharera.mahaonline.gov.in> under registered projects. *T&C Apply

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