




Site: Behind Indira College, Off Pune - Mumbai By-Pass Rd., Tathawade, Wakad, Pune - 411 033.
HO: Jhamtani House, 17/2, Aundh - Ravet Road, Rahatni, Pune 411 017
Call: **80556 62211** | Email: sales@jhamtanigroup.com | www.jhamtanigroup.com
 www.facebook.com/jhamtanigroup



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Disclaimer: The contents/ pictures/ images/ renderings/ maps are purely indicative in nature and are artist's conception and not actual depiction of the buildings/ landscapes etc. and shall not be considered as our offer/ promise/ commitment of any nature in respect of the project. The common areas that have been shown in any form whatsoever is/are for the entire building or phase of the Project and that the common areas will not be available on completion of the first phase of the Project or later phases. The common areas shall be available for the entire building and will be developed in a Phase-wise manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same. You are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project.

ACE ALMIGHTY

PHASE 2

YOUR WISH FULFILLED!



*Artistic Impression



*Artistic Impression

STEP INTO A WORLD
WHERE EVERY WISH COMES TRUE



*Artistic Impression

PRESENTING A LIFESTYLE YOU DESIRED

At Jhamtani Group, we believe in creating spaces that truly reflect modern aspirations and make you experience the finer aspects of life. Presenting Ace Almighty Phase 2 - A prime residential and commercial integrated development with spacious 2 BHKs that offer you the best of lifestyle and location at an unbelievable price. Every apartment is a celebration of excellence and timeless living. Come, set your desires and aspirations free!



A TRULY CONTEMPORARY LIVING WITH
ALL THE MODERN COMFORTS

*Artistic Impression



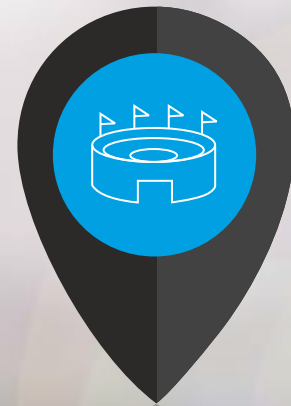
LIFESTYLE

- Vision One Mall
- Balewadi High Street
- Near Proposed Phoenix Market City



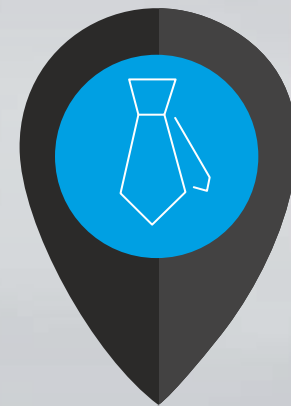
HOSPITAL

- Aditya Birla
- Jupiter
- Lifepoint
- Surya Hospital



SPORTS

- Balewadi Sports Complex
- MCA Stadium



WORK

- Hinjewadi IT Hub
- PCMC Industrial Zone



YOUR ABODE



EDUCATION

- Indra College
- Akshara School
- Poddar School
- D Y Patil College
- JSPM College

- | | | | |
|----------|----------|----------|----------|
| ● 10 Min | ● 25 Min | ● 10 Min | ● 25 Min |
| ● 10 Min | ● 25 Min | ● 10 Min | ● 25 Min |
| ● 15 Min | ● 25 Min | ● 15 Min | ● 25 Min |
| ● 20 Min | ● 25 Min | ● 20 Min | ● 25 Min |

GET EVERYTHING YOU NEED IN THE NEIGHBOURHOOD

Wakad is the best location for a modern family. Wide roads, great connectivity, best schools, well-known colleges, entertainment zones and easy access to Pune-Mumbai Highway, all these elements make Wakad, a perfect cosmo location. Come to Ace Almighty and live a truly cosmopolitan lifestyle.

Close to Pune's biggest IT Hub Hinjewadi



*Not to scale



*Artistic Impression

YOUR DREAM HABITAT

- | | |
|--|--------------------------|
| 1. Commercial | 11. Party Lawn |
| 2. Alfa Tower | 12. Open Gym |
| 3. Omega Tower | 13. Cricket Practice Net |
| 4. Amenities Phase I | 14. Commercial |
| 5. Beta Tower | 15. Entrance Gate |
| 6. Gamma Tower | 16. Jogging Track |
| 7. Delta Tower | 17. Gazebo |
| 8. Multipurpose court | 18. Gazebo |
| 9. Basketball Practice court | 19. Transformer room |
| 10. Club House with
Jacuzzion Top Terrace | 20. STP |

20+ MODERN AMENITIES CHOSEN FOR YOU

Ace Almighty is equipped with the state-of-the-art work-out zone to keep you in good shape. Moreover, the swanky club house is a perfect destination to socialize with your fellow Almightians. The multi utility court, garden and cricket pitch offers you refreshing moments with your loved ones and friends. With all modern essential amenities Ace Almighty pleases you with a wide array of hedonistic delights!



A DESIRABLE LIFESTYLE FOR YOU!

Amenities

CLUB HOUSE

- Party Lawn
- Air Condition Gymnasium
- Multi Purpose Community Hall
- Indoor Games
 - Table Tennis
 - Pool Table
 - Carom Board
 - Chess Corner
- Meditation & Yoga Zone
- Jacuzzi on Top Terrace

CHILDREN'S RECREATION

- Cluster of Children Play Area
- Skating Rink

- Sand-pit
- Senior Citizen Zone
- Open Amphitheater

OUTDOOR SPORTS

- Multi Utility Court
- Practice Basket Ball Court
- Cricket Pitch
- Exercise Zone
- Activity Wall

LANDSCAPE GARDEN

- Garden
- Water Sculpture
- Reflexology / Jogging Track
- Gazebo / Pavilion

- Trellis
- Herbal Plants

AUTOMATION

- Wi-Fi Enabled Campus
- Provision for Broadband
- Provision for DTH
- Power Backup for Common Utilities / Areas
- Provision for Inverter Point
- Fully Automatic Stainless Steel Cabin Hi-Speed Elevator

SAFETY & SECURITY

- Biometric Lock
- Card Access For Main Entrance Lobby

- Air Conditioned Designer Grand Entrance Lobby
- CCTV Surveillance System
- Intercom Facility
- Video Door Phone with Color Screen
- Automatic Boom Barrier on Entrance Gate

GREEN FEATURES

- Garbage Chute
- Rain Water Harvesting
- Fire Fighting System
- Solar Heated Water for Bath
- Exclusive Car Wash Area
- Sewage Treatment Plant

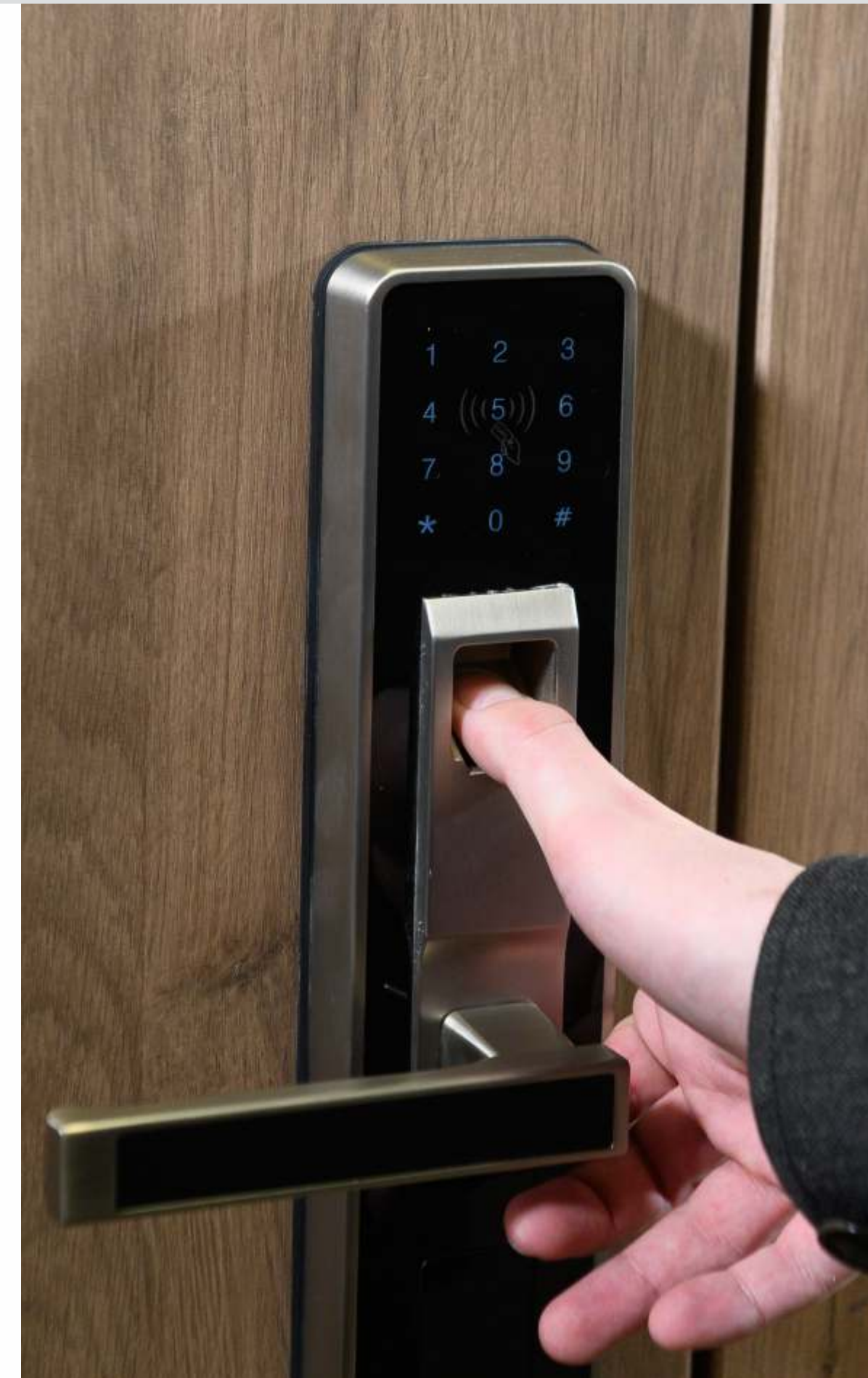


IDENTICAL 2 BHK



- | | |
|---|---------------------------------------|
| 1. LIVING & DINING: 3.30X5.50 (11'0"X18'0") | 5. DRY TERRACE: 1.20X2.7 (4'0"X 8'9") |
| 2. M. BEDROOM: 3.65X3.05 (12'0"X10'0") | 6. TOILET: 1.90X1.25 (6'3"X4'0") |
| 3. BEDROOM: 3.30X3.15 (11'0"X10'3") | 7. TOILET: 2.40X1.35 (8'0"X4'6") |
| 4. KITCHEN: 2.55X2.70 (8'6"X8'9") | 8. TERRACE: 2.25X2.675 (7'6"X8'9") |

- | | |
|---|---------------------------------------|
| 1. LIVING & DINING: 3.30X5.10 (11'0"X16'9") | 5. DRY TERRACE: 1.15X1.05 (3'9"X3'6") |
| 2. M.BEDROOM: 3.65X3.15 (12'0"X10'3") | 6. TOILET: 2.40X1.35 (8'0"X4'6") |
| 3. BEDROOM: 3.05X3.25 (10'0"X10'9") | 7. TOILET: 1.35X2.40 (4'6"X 8'0") |
| 4. KITCHEN: 2.55X2.55 (8'6"X8'6") | 8. TERRACE: 2.25X2.475 (7'6"X8'0") |



A WELL-DESIGNED ABODE JUST LIKE YOU WISHED FOR!

Specifications

STRUCTURE:

- Earthquake Resistant RCC Structure
- Aesthetically Designed Elevation

WALL FINISH

Masonry:

- AAC Block Brick Work for External & Internal Walls
- Internal Walls with POP / Gypsum Finish
- External Acrylic Texture Finish

Paint:

- Internally Acrylic Emulsion Paint Finish
- Externally Weather-Shield Acrylic Paint

False Ceiling:

- False Ceiling in Washrooms

TILES:

- Designer Wall Tiles in Washroom, Toilets & above Kitchen Platform

FLOORING:

- Living Room, Bedroom & Kitchen:
- Branded 600 x 600 mm Vitrified Tiles

Washroom, Toilet & Terrace:

- Branded Antiskid Floor Tiles

DOORS:

Entrance Door:

- Elegant Designer Textured Laminate Finish
- Brass Finish Branded Accessories & Fixtures

Bedroom:

- Both Side Laminated Flush Door

Toilets:

- Granite Frame with Both Side Laminated, Waterproof Flush Door

TERRACE:

- 3 Track Aluminium Powder Coated Sliding Doors with Insect Mesh
- SS & Toughened Glass Railing

WINDOWS:

- 3 Track Powder Coated Aluminium Sliding
- Insect Mesh
- M.S. Safety Grill & Marble Sill

KITCHEN:

- Granite Platform with Branded SS Sink
- Attached Dry Balcony
- Branded Hardware Fittings and Accessories

ELECTRICAL:

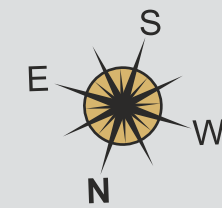
- Concealed Fire Retardant Low Smoke Copper Wires
- Circuit Breaker
- Cable, TV & Broadband Point in Living
- Premium Quality Branded Modular Switches
- Split AC Provision in Bedroom
- Fridge, Oven & Food Processor Point in Kitchen
- Provision for Exhaust Fan in Kitchen & Washrooms
- Provision for Washing Machine Point in Dry Balcony

PLUMBING:

- Wet & Dry Area in Master Washroom
- Concealed Piping
- Premium Range Sanitary & Bath Fittings
- Premium Range Branded C.P.Fittings
- Provision for Water Purifier in Kitchen



WING E:
TYPICAL EVEN FLOOR PLAN

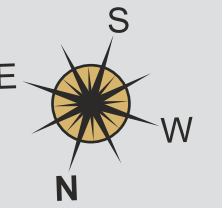


AREA STATEMENT IN SQ.MT.

FLAT NO.	CARPET	BALCONY	TERRACE	TOTAL
401, 601, 1001	50.09	4.91	11.57	66.57
402, 602, 1002	49.56	7.36	8.95	65.87
403, 603, 1003	53.13	3.79	8.95	65.87
404, 604, 804, 1004	52.74	4.18	8.95	65.87
405, 605, 805, 1005	48.02	8.95	8.94	65.91
406, 606, 1006	50.09	4.91	11.57	66.57
802	50.01	6.91	8.95	65.87
803	51.07	5.85	8.95	65.87



WING E:
TYPICAL ODD FLOOR PLAN



AREA STATEMENT IN SQ.MT.

FLAT NO.	CARPET	BALCONY	TERRACE	TOTAL
301, 501, 701, 901, 1101	49.79	5.16	9.55	64.5
302, 502, 702, 902, 1102	49.6	7.36	7.9	64.86
303, 503, 703, 903, 1103	53.18	3.79	7.9	64.87
304, 504, 704, 904, 1104	52.79	4.18	7.9	64.87
305, 505, 705, 905, 1105	48.02	8.94	7.9	64.86
306, 506, 706, 906, 1106	49.79	5.16	9.55	64.5



60 YEARS.
HUNDREDS OF
SATISFIED CUSTOMERS.
MILLIONS OF
HAPPY MOMENTS.

"Building trust is more gratifying than building homes and we are proud to construct trusted home!" Marching on this notion since last 60 years, we are fruitfully amalgamating myriad twinkles to our profile. Started with the trading of construction material, we have achieved a pleasing triumph in transforming our commerce to construction in Pune and PCMC. Now, looking forward to create a landmark development in the construction arena with customer's optimistic hold. The company has surpassed many milestones with over 5 Lac sq.ft. of construction and another 15 Lac sq.ft. in future projects.