



A
REFRESHING
HABITAT



1, 2 & 3 RHK Abodes
@ Punawale

A GARDEN OF REFRESHING LIFE



Delightful Landscape



Joyful Location



Thoughtful Architecture



Playful Features

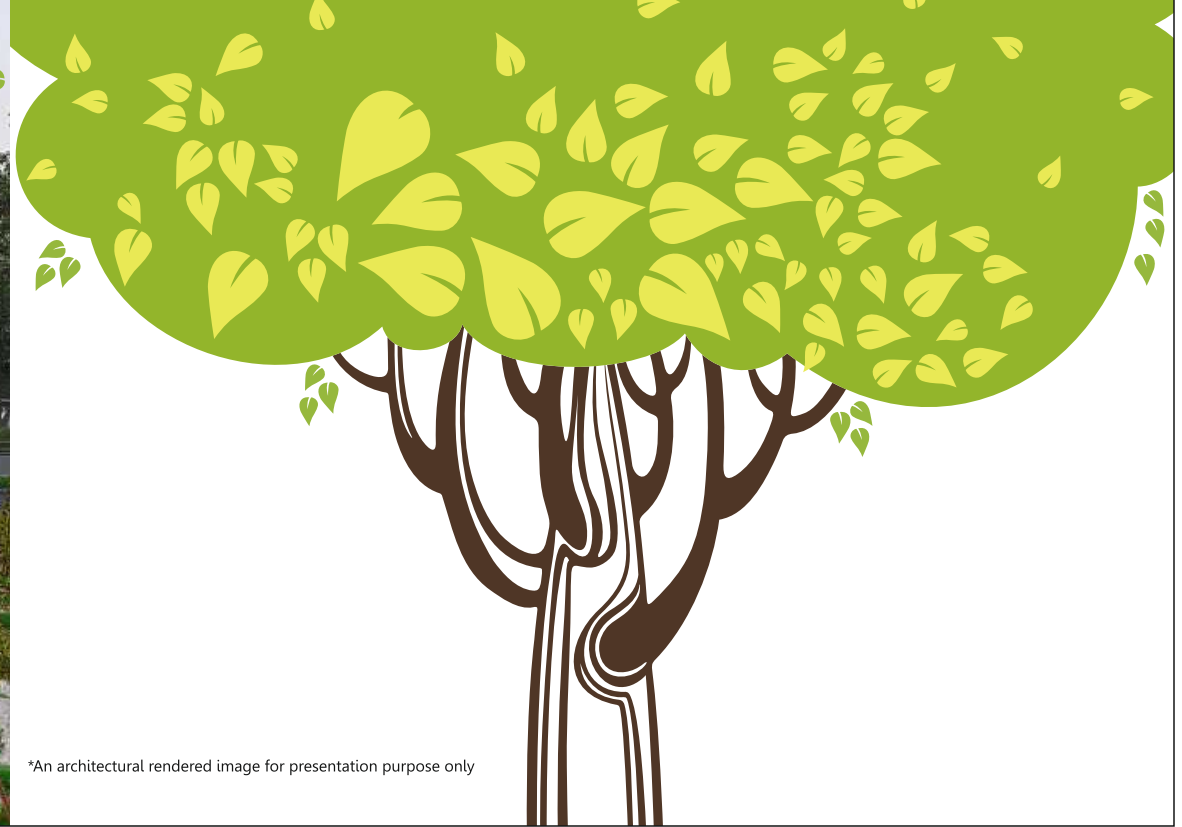


Life becomes a happy story when you get to live a comfortable life. A perfect home can give your life a happy twist with all the modern comforts and essentials. Wait no more, presenting you an opportunity to live a pleasing life with Bhalchandra Upvan – a lifestyle project spread across 3.75 acres with a refreshing collection of 514 units comprising of 1, 2 & 3 RHK modern apartments. Nestled in the ever developing locale of Punawale, the project is the shining example of a harmonious and well-connected lifestyle. Refresh and revive your life at Bhalchandra Upvan.





AN ABODE
FULL OF
WARMTH
AND
DELIGHT!

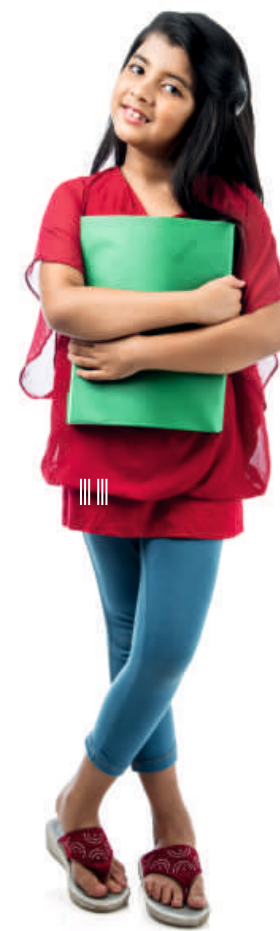
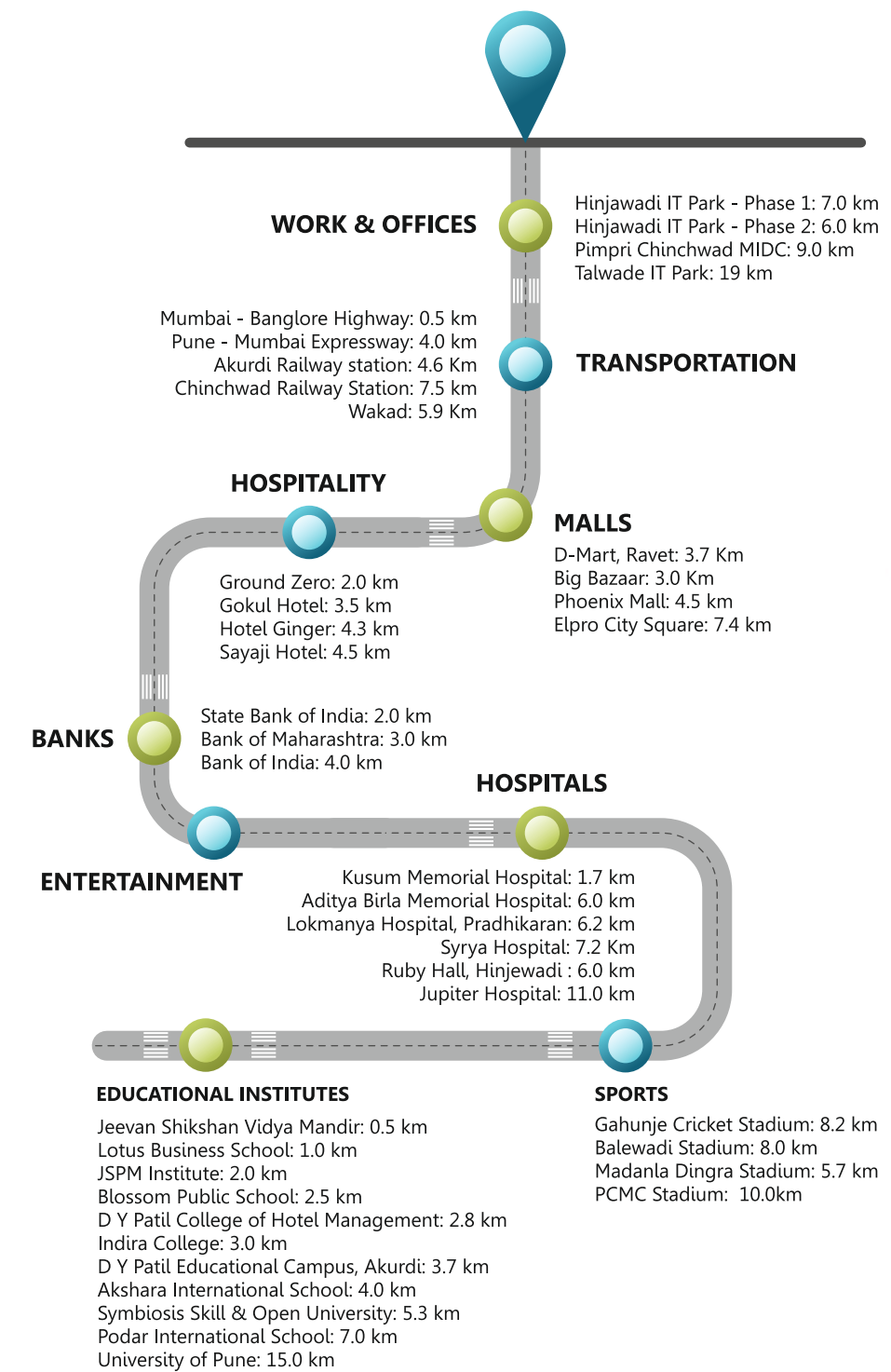


*An architectural rendered image for presentation purpose only

A PLACE TO CELEBRATE LIFE



KEY LOCATIONS:



We often wonder what if our routine travel gets easy and less hectic. With an excellent location of Punawale, you don't have to look any further. Bhalchandra Upvan will give you easy access across major landmarks such as Wakad, Hinjewadi IT Park, Pune-Mumbai Expressway, Ravet, PCMC, and well-known educational institutes. Now, just zoom your way to places of fun, learn, work, play, food health and much more without any second thoughts. Celebrate non-stop at Bhalchandra Upvan.



*Distances mentioned are for presentation purpose. Actual distances may differ.

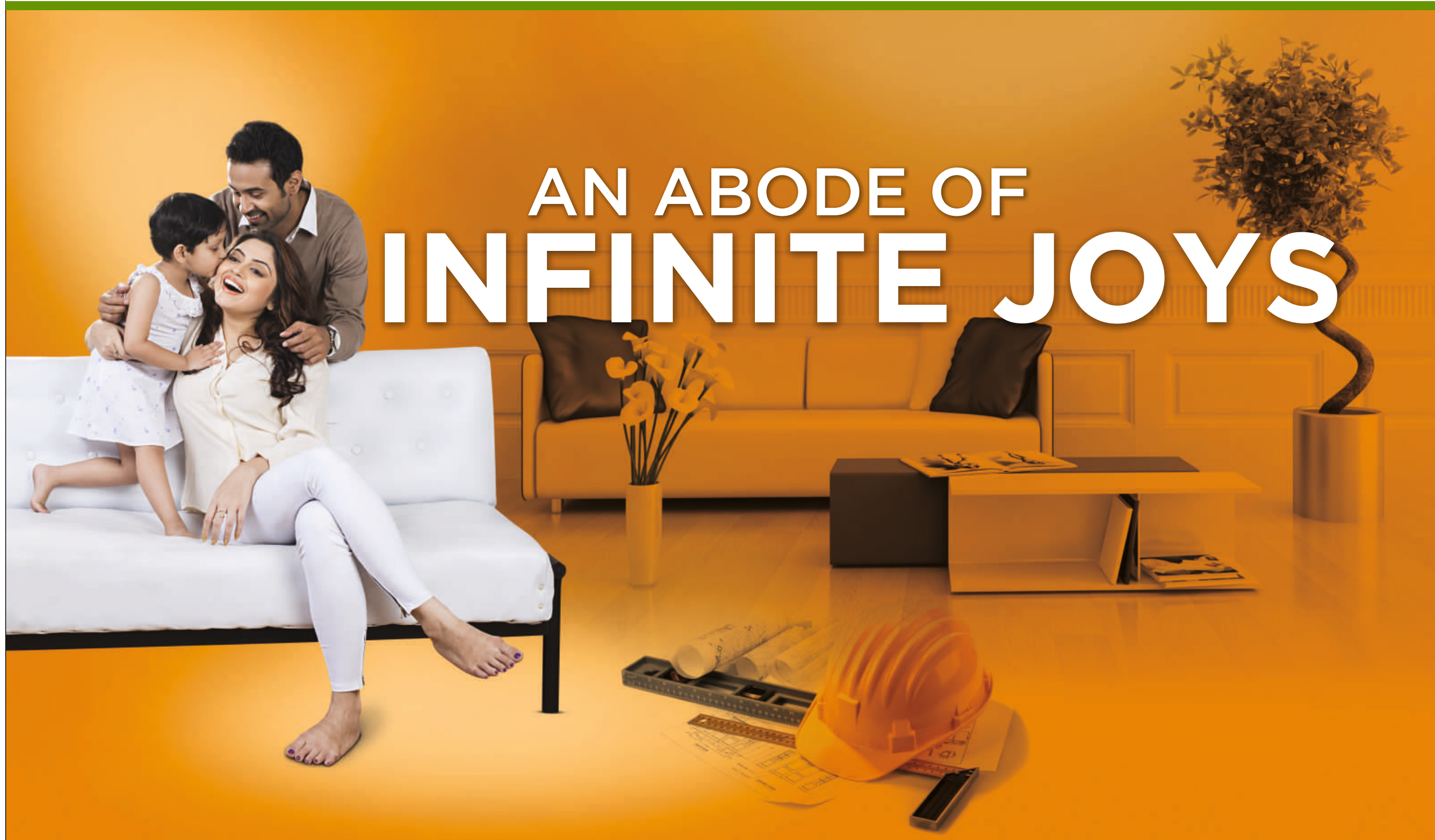


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REVEL IN AN
**ABSOLUTE
BLISS**




AN ABODE OF INFINITE JOYS




More Usable
Space


Better Air
Circulation


Aesthetical
Layout


Ample Open
Area

Here, every space is planned and designed keeping your needs in mind. Brilliant exteriors and meticulously planned interiors give the project an elegant charm. Optimum air circulation, more utility space, well-designed amenity spaces make your life more efficient and joyful in the habitat. Every day is a joyous ride at this well-planned gated community of Bhalchandra Upvan.





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**WELL-PLANNED
SPACES FOR
YOUR COMPLETE
WELL-BEING**





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AMENITIES

2 CLUB HOUSE

- Gymnasium
- Multi Purpose Community Hall
- Indoor Games

WATER POOL

- Swimming Pool
- Kids Pool
- Male & Female Changing Room

CHILDREN'S RECREATION

- Children Play Area
- Activity & Feature Wall
- Sand-pit
- ECO Rubber Flooring

RESIDENT'S ARENA

- Senior Citizen Sitouts
- Chit-Chat Zone
- Sitting Alcove
- Tree Katta
- Amphitheater

AUTOMATION

- Automatic Hi-Speed Elevator
- Power Backup for Common Areas
- Provision for Broadband / WiFi
- Provision for DTH

LANDSCAPE GARDEN

- Temple
- Party Lawn
- Perpusa Lawn
- Lawn Mounds
- Party Stage
- Timber Deck Stage
- Bamboo Plantation
- Trellis
- Shrubs + Hedges

OUTDOOR SPORTS

- Jogging Track / Walkway
- Acupressure Pathway

SAFETY & SECURITY

- Designer Entrance Lobby
- CCTV Surveillance System in Common Areas
- Security Cabin
- Provision for Intercom Facility
- Provision For Video Door Phone

GREEN FEATURES

- Dry and Wet Garbage Chute
- Rain Water Harvesting
- Fire Fighting System
- Solar System in Both Washroom
- Reuse of Treated Water for Flushing and Landscaping
- Paving Block / Grass Pavers / Trimix Concrete Roads
- Provision for Sewage Treatment Plant (STP)





ARRIVE TO BLISS

A brilliant living room for you
to arrive to a blissful space
where happiness resides



KID'S CORNER

A special space for your kids,
to relish the simple moments and
make beautiful memories

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**EVERY SPACE
MATTERS,
WHERE YOUR
MOMENTS SPARKLE**



TREAT FOR YOU!

The kitchen space just energize you to
prepare a hearty meal for your loved ones

FEEL AT EASE!

The master bedroom is a space where
you will enjoy an absolute comfort
and calm your senses



Identical **1BHK** Perspective View

- | | |
|-------------|---------------------------|
| 1. LOBBY | : 1.10X1.35 (3'7"X4'5") |
| 2. LIVING | : 3.05X3.65 (10'0"X12'0") |
| 3. TERRACE | : 4.40X1.50 (14'1"X4'11") |
| 4. KITCHEN | : 2.50X3.20 (8'3"X10'6") |
| 5. BEDROOM | : 3.05X3.20 (10'0"X10'6") |
| 6. WASHROOM | : 1.25X1.85 (4'1"X6'1") |
| 7. W.C | : 1.25X1.0 (4'1"X3'1") |



- | | |
|-------------------|---------------------------|
| 1. LIVING/DINNING | : 4.80X3.05 (15'7"X10'0") |
| 2. TERRACE | : 2.35X1.65 (7'9"X5'5") |
| 3. KITCHEN | : 2.75X3.05 (9'2"X10'0") |
| 4. TERRACE | : 1.35X1.50 (4'7"X5'5") |
| 5. M. BEDROOM | : 3.05X3.65 (10'0"X12'0") |
| 6. TERRACE | : 3.15X1.35 (10'2"X4'5") |
| 7. TOILET | : 1.25X2.25 (4'1"X7'5") |
| 8. C.TOILET | : 1.70X1.25 (5'7"X4'1") |
| 9. BEDROOM | : 2.75X3.35 (9'0"X11'0") |

Identical **2BHK** Perspective View

*An architectural 3D rendered image for presentation purpose only. The furniture, tiles, colour, accessories and other appliances are shown for presentation purpose only and are not included in agreement.

Identical **3BHK** Perspective View

- | | |
|-------------------|---------------------------|
| 1. LIVING/DINNING | : 4.80X3.20 (15'9"X10'6") |
| 2. TERRACE | : 2.35X2.30 (7'9"X7'7") |
| | : 2.55X1.40 (8'4"X4'7") |
| 3. KITCHEN | : 2.50X3.20 (8'3"X10'6") |
| 4. BEDROOM | : 2.70X2.75 (8'10"X9'0") |
| 5. TOILET | : 1.75X1.25 (5'9"X4'1") |
| 6. BEDROOM | : 3.30X2.75 (10'10"X9'0") |
| 7. TERRACE | : 1.25X2.80 (4'1"X9'2") |
| 8. M.BEDROOM | : 3.05X3.65 (10'0"X12'0") |
| 9. TOILET | : 1.25X2.25 (4'1"X7'5") |
| 10. TERRACE | : 1.25X1.30 (4'1"X4'3") |



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SPECIFICATIONS

STRUCTURE:

- Earthquake Resistant RCC Structure
- Aesthetically Designed Elevation

FLOORING:

LIVING ROOM, BEDROOM & KITCHEN:

- Vitrified Tiles

WASHROOM, TOILET & TERRACE:

- Branded Antiskid Floor Tiles

WALL FINISH:

MASONRY:

- 6" Thick External Walls
- 4" Thick Internal Walls
- Sand Plaster with Gypsum Finish Walls Internally
- Sand Faced Plaster Externally

PAINT:

- Internally Oil Bound Distemper

- Externally Weather Shield Acrylic Paint

TILES:

- Full Height Designer Dado Tiles in the Washroom

WINDOWS:

- 3 Track Anodized Aluminium Sliding
- Mosquito Mesh
- M.S. Safety Grill & Marble Frame

DOORS:

ENTRANCE DOOR:

- Elegant Designer Laminated Flush Door
- Premium Accessories & Fixtures

BEDROOM:

- Laminated Flush Door

TOILETS:

- Granite Frame with Laminated Waterproof Flush Door

TERRACE:

- French Door with Mosquito Mesh
- M.S. Railing

KITCHEN:

- Granite Platform with Stainless Steel Sink
- Provision for Water Purifier

ELECTRICAL:

- Concealed Fire Retardant Low Smoke Copper Wires
- Circuit Breaker
- Cable, TV & Telephone Point In Living & Bedroom
- ISI Mark Quality Modular Switches
- Fridge, Oven & Food Processor Point in Kitchen
- Provision for Split AC in Bedroom
- Provision for Exhaust Fan In kitchen & Washroom
- Provision for Washing Machine Point in Dry Balcony
- Provision for Inverter Point

PLUMBING:

- Concealed Piping
- Premium Quality Sanitary & Bath Fittings
- Provision for Geyser in Washroom





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CREDITS



LIAISONING ARCHITECT & DESIGN ARCHITECT
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Ar. Vishal Bafna & Onkar Vedpathak



R.C.C. CONSULTANT
Ravindra Karnavat



LEGAL ADVISORS
Triyama Legal
Adv. Lalit Jhunjunwala



BRAND & MEDIA
Silk Route

DOCKET

LOCATION MAP:



- 1 Bhondve Estate
- 2 Bhondve Corner
- 3 Bhondve Empire
- 4 Bhalchandra Puram
- 5 Bhalchandra Nagari
- 6 Bhalchandra Vihar
- 7 Nandangiri

*Not to scale
Latitude and Longitude:
18°37'36.5"N 73°44'17.6"E



Site: S. No. 15/3(P)-15/6, Behind Bhondve Estate, Pandhare Wasti Road, Punawale - 411 033

Email: sales@upvan.co.in | www.upvan.co.in

Call: 85307 25252 / 85309 25252

Bhalchandra Upvan is a project developed by Samrath Chintamani Properties and belongs to N.B. Bhondve Group



MAHA-RERA Regn. No.: **Phase I: P52100022001, Phase II: P52100026270** | Available at www.maharera.mahaonline.gov.in

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