



More **Happiness**

More **Convenience**

More **Life**

More **Future**



Shubh Associates & Matoshri Enterprises is a young company-with fresh minds and exemplary talent-that has built its business on a simple premise: **"A commitment to quality & Integrity"**.

At **Shubh Associates & Matoshri Enterprises**, we believe in giving our best to ensure quality delivery even under most challenging of situations. And our work stands as a fine testimony to this belief.

Ensuring our customers happiness is, and always will be, our foremost priority. Our relations with our customers are cordial and thriving. We take particular care in ensuring that our projects feature precision and perfection across all aspects-so our customers always have a smile on their face!

What sets us apart from the competition is an eclectic blend of energetic enthusiasm, sensitivity towards customer needs and our willingness to shoulder complete responsibility for all aspects of our projects. **Shubh Associates & Matoshri Enterprises** is dedicated to provide superior services for our customers and always strive to make their buying experience enjoyable and lovable!

We cherish our customer's faith in us - and it inspires us to innovate and achieve greater heights in our ventures.

Shubh Associates is proud to present **Shubh Aarambh**, with **1 & 2 BHK Futrue Homes**. Designed to be ahead of the times, these homes are loaded with advanced features that add value to both your life and your future. Located in central Lohegaon and superbly connected to key areas like Ariport, Kharadi, Wagholi, Kalyani Nagar and Vishrantwadi, Crafted with extra care, these homes ensure that you and your loved ones feel safe, nurtured and uplifted in a beautiful life space that doesn't fade away with time

PROJECT HIGHLIGHTS

Low Pollution | Safe At Night | Clean & Hygienic
Traffic Free Zone | Soothing Environment | Aesthetic Design

ONGOING PROJECTS



SHOPS | 1 & 2 BHK LIFESTYLE HOMES
@ CHARHOLI BK.



1 & 2 BHK SPACES HOMES & SHOPS
CHARHOLI PHATA, PUNE



2 & 3 RHK METRO HOMES
PORWAL ROAD, LOHEGAON, PUNE



1 BHK SMART HOMES
DIGHI, PUNE



More HAPPINESS

A home plays a vital role in human life. Home is the place where we keep our families, where we feel safe, and where we enjoy complete freedom. And if you have a happy family, there's no place like home for complete comfort and peace of mind. A good home is also necessary for proper health and well-being. A good house provides relaxation and protects from the harsh environment. And when we are tired after work or other activities, it's home that we run to for rest and relief from stress.

1 & 2 BHK Future Home @ LOHEGAON



A Place for NEW BEGINNINGS...

There's no place like home. I mean, where else can you walk around without pants and not break any rules? A home is the physical embodiment of the people who inhabit it, so it's no wonder that it's such a special place for so many. And for most, home has taken on an especially significant meaning over the last year. With more time spent at home than ever, it's worth being grateful for the space that's been through it all with you. Celebrate the feeling of being home with these words of wisdom that capture that inner peace we all feel at our favorite place.

1 & 2 BHK Future Home @ LOHEGAON



More CONVENIENCE

It's all About Convenience. You Have remote access to Everything

More LIFE

Imagine Your Life Is Perfect In Every Respect



More FUTURE

Live as if you were to die tomorrow. Learn as if you were to live forever.



New Beginning of **DREAM LIFE**...

Do you dream of a home that represents your forward thinking attitude? Do you desire a range of superior amenities that guarantee a happier future? Do you wish for beautiful spaces that don't fade away with time? Do you look forward to a life where you and your loved ones feel safe and cherished? Here is a life space that thinks of your future, just like you do. That gives you stronger foundations as you ready yourself to conquer the changing world. That is equipped with innovations that make your life easier. Because, you deserve a home that is as future-ready as you are.

1 & 2 BHK Future Home @ LOHEGAON





Artists Impression

SPECIAL AMENITIES

- Provision For Car or Bike Charging Point
- Concrete Internal Drive-way
- Well Designed Open Space
- Letter Box & Name Plates
- Architect Designer Pop For Living Room
- Provision for Invertor
- Provision for AC Point in Bedroom
- Provision for Water Purifier in Kitchen
- Main Door With Good Quality Latch Lock & Both Side Lamination

SPECIFICATION

- | | |
|---|--|
| <p>STRUCTURE</p> <ul style="list-style-type: none"> ● R.C.C Frame structure of high quality with Earthquake Resistance | <p>FLOORING</p> <ul style="list-style-type: none"> ● 2'X2' Vitrified Tiles Flooring in all Rooms. ● Anticked Tiles flooring for bath & attached Balconies |
| <p>WALL</p> <ul style="list-style-type: none"> ● 6" thick ACC Block for External & Internal Walls. | <p>WINDOWS</p> <ul style="list-style-type: none"> ● Powder Coated Aluminum Sliding Windows with M. S. Grills & Mosquito Net |
| <p>DOORS</p> <ul style="list-style-type: none"> ● Decorative main door & Internal Flush door with standard fitting. | <p>BATH / W. C</p> <ul style="list-style-type: none"> ● Colored Glazed Tiles Dado up to 7' Height in bath & Up to 4' Height in W. C ● Hot & Cold Mixer Unit in Bath |
| <p>KITCHEN</p> <ul style="list-style-type: none"> ● Granite Kitchen Platform with stainless Steel Sink & Colored Glazed Dado Tiles up to Lintel Level | <p>ELECTRICAL</p> <ul style="list-style-type: none"> ● Concealed Wiring in all Rooms with Adequate Points, TV. Point in living room ● Concealed Polycab Wiring with Modular Switches. |
| <p>PAINTING</p> <ul style="list-style-type: none"> ● External Apex Paint & internal Oil Bond Distemper | <p>PLUMBING</p> <ul style="list-style-type: none"> ● Concealed Plumbing With Standard Fitting |

LIFESTYLE FEATURES

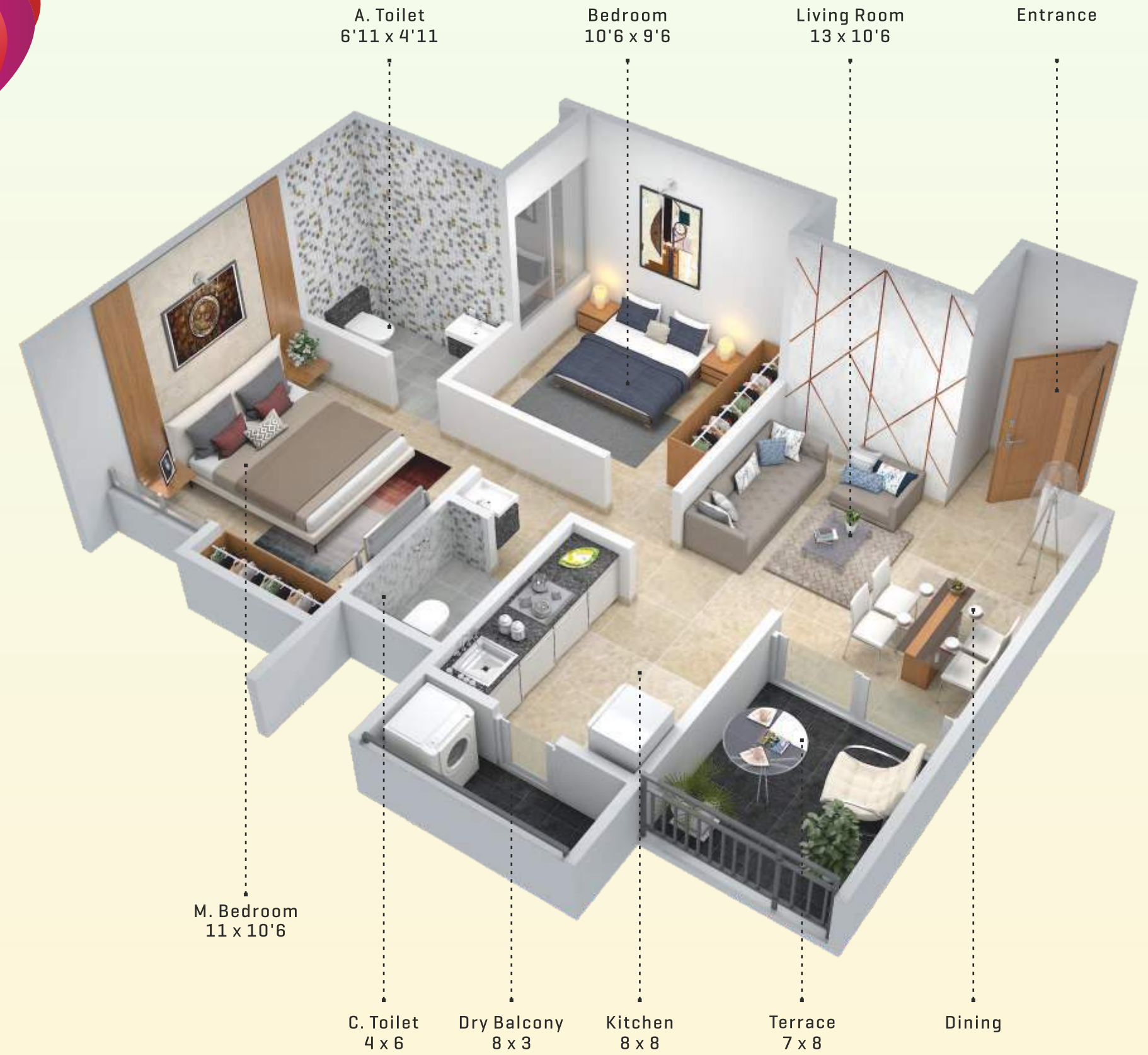
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Open GYM | 
Lush Green Party Lawn | 
Senior Citizen Sitting | 
Children's Play Area | 
Jogging Track | 
Decorative Entrance Gate | 
Landscape Garden | 
Solar Water Heating System |
| 
Gazebo | 
Double Security Gate | 
Video Door Phone | 
CCTV Camera In Common Areas | 
Intercom Facility | 
Tree Plantation | 
Rain Water Harvesting | 
Gen-Set Backup For Lift & Common Areas |

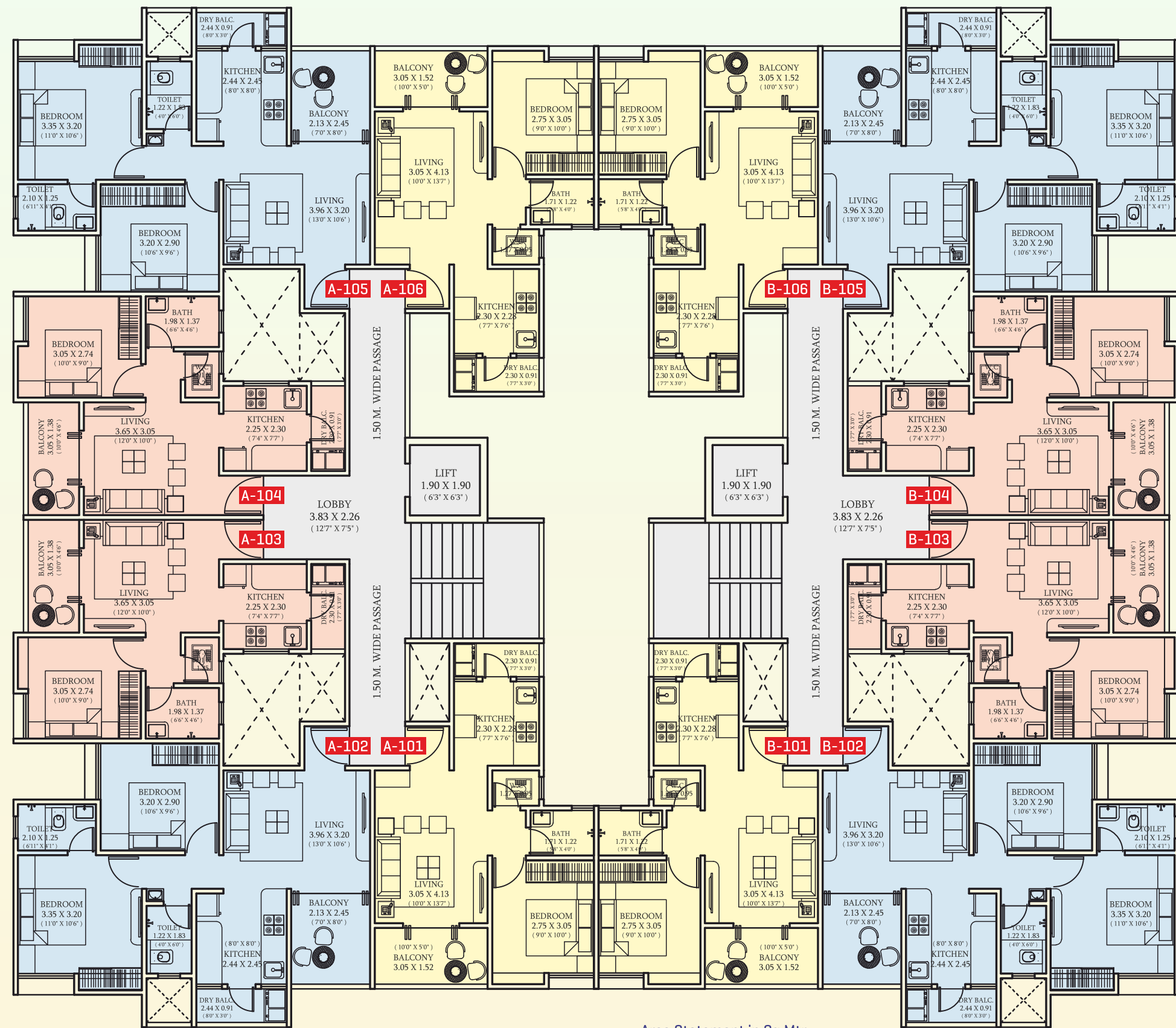


1 BHK 3D VIEW

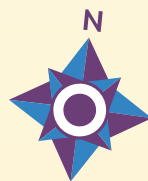


2 BHK 3D VIEW





A & B WING - TYPICAL FLOOR PLAN
1st, 2nd, 3rd, 4th, 5th & 6th Floor



Area Statement in Sq Mtr.

Flat No	Flat Type	Carpet Area			Total Carpet Sq. Mtr.	Total Carpet Sq. Ft.
		Carpet	Open Balc.	Dry Balc.		
101, 201,301,401,501,601 106, 206,306,406,506,606	1BHK	34.36	4.63	2.09	41.08	442
102, 202,302,402,502,602 105, 205,305,405,505,605	2BHK	50.66	5.21	2.22	58.09	625
103, 203,303,403,503,603 104, 204,304,404,504,604	1BHK	33.25	4.20	2.09	39.54	426



**Shubh
Aarambh**

**Stay Blessed in
RADIANT ENVIRONMENT**



Artists Impression



Location Map

A GREAT PROMINENCE IN THE RECENT YEARS

Lohegaon has risen to a great prominence in the recent years. With DY Patil College & MMIT College arrival and the close by areas like Aripport, Kharadi IT Park, Wagholi, Kalyani Nagar, Yerwada and Vishrantwadi, growing exponentially, Lohegaon too we never behind. The distances to all key places and the super connectivity factor made Lohegaon an ideal location for many people who make Pune their home so easily. Add to that the appreciation factor and Lohegaon's growth story stand complete! In just the last 10 years Lohegaon's apt prices have doubled.

Go ahead, For right decision today.

KEY DISTANCES

Dhanori	:	05 Mins.
Wagholi	:	05 Mins.
Pune Airport	:	07 Mins.
Viman Nagar	:	10 Mins.
Eon IT Park	:	10 Mins.
Vishrantwadi	:	10 Mins.
Kalyani Nagar	:	10 Mins.
Yerwada	:	15 Mins.
Magarpatta	:	20 Mins.
Shivaji Nagar	:	20 Mins.
Pune Station	:	25 Mins.

NEIGHBOURHOOD



SCHOOLS

Vikhe Patil Memorial School
 Mount Patrick Academy
 Lexicon International School
 ST Joseph Convent School
 Pordar International School
 Kendriya Vidyalaya Suyoug Sundarji
 Wisdom School
 Aman Setu
 Kalyani International School
 Kidzee School



COLLEGES

JSPM College
 GH Rasoni College
 Symbiosis Law College
 MMIT College
 DY Patil Knowlege City College
 Moze College of Engineering
 Christ College



HOSPITALS

Lifeline Hospital
 I Max Multi Speciality Hospital
 Satav Hospital
 Matoshree Hospital
 Dhanwantari Multi Speciality Hospital
 Apple Hospital
 Columbia Ashia Hospital
 Balaji Hospital
 K.K Hospital



MALL & SUPERMARKETS

Phoenix Market City Mall
 Lunkad Skymax Mall
 Goodwill Square Mall
 Sona Super Market
 Shree Sai Ram Kirana
 Vishal Provisions Stores
 Kailas Super Market
 Nikhil Super Market



RESTAURANTS

Shree Sai Restaurant
 Park Springs
 Hotel Sanskruti Garden & Restaurant
 Arpita
 Hi-Genie
 Navmi
 Rolls Mania
 Indian spices
 Jai Bhavani
 Hotel Abhisheak



BANKS & ATMS

Vijaya Bank
 Axis Bank Ltd
 ICICI Bank ATM
 State Bank Of India ATM
 AXIS Bank ATM
 Union Bank Of India ATM



IT PARKS

Eon IT Park
 World Trade Centre
 Commerce Zone IT Park
 Business Bay
 Magarpatta Sez
 Tech Park One
 Cerebrum IT Park
 Giga Space
 Bajaj Finserv
 Barclays



PETROL PUMPS

Bharat Petroleum
 HP
 Indian Oil
 Essar Petrol Pump
 MNGL Gas [CNG]

CONSULTANT

ARCHITECT

Cubix Architects

RCC CONSULTANTS

R K Randhava

LEGAL ADVISOR

Adv. Jeevan Bhosale

BRAND CONSULTANT

Namo Design
 Ketan Shrishrimal

A Project By



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PMC PLAN
APPROVED PROJECT

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