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magnifying experience

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Adorning  
the  
cityscape,

enriching  
lives!



**KOTIBHASKAR**  
Infrastructures & Developers Pvt. Ltd.

Crafting a panorama of lively homes across Sangli, Pune and Hubli, Kotibhaskar Group has etched a concrete name in the field of construction since 1982. With more than 100 residential, commercial and industrial projects to their credit they have not only earned a good business record but have also gained strong goodwill through quality construction projects. Meticulously built ethos of the company puts customer at its center and ensures that every project is created from the customer's point of view. Committed to efficient technical and managerial support, timely deliveries and consistent after sales services Kotibhaskar is name synonymous with TRUST.





MAGNIFYING  
LIFESTYLE

...with extravagant homes







# SHOUNAK

Luxurious 4 & 5 BHK Residences

## A VISTA OF MAGNIFICENCE

Set amidst the elite vibe of Prabhat Road, Pune, Shounak is a premium establishment crafted to enhance the quality of life. Meticulous designs that allow ample natural light and ventilation, along with modern amenities that meet the demands of a new-age lifestyle, makes Shounak a perfect place for urban living. With fine quality and detailing, homes here are crafted for elite, indulgent life.





# MAGNIFYING COMFORT

...with thoughtful facilities 





# SPECIFICATIONS

## STRUCTURE

- Earthquake resistant RCC framed structure confirming to I.S. Codes

## BRICKWORK

- External walls: 6" thick clay bricks/ AAC blocks
- Internal walls: 4"/6" thick clay bricks/ AAC blocks

## PLASTER

- External walls: double coat sand faced plaster with waterproofing treatment
- Internal walls: single coat tar plaster with gypsum finish

## FLOORING & TILING

- Laminated wooden flooring for one master bedroom
- Double charged vitrified tiles in all rooms of size 800mm x 1600 mm / 800mm x 800 mm of reputed brand
- Anti- skid ceramic/GVT tiles in bathrooms and dry balconies

## WINDOWS

- UPVC windows with mosquito mesh
- All windows with safety grills in bright steel bars

## KITCHEN

- 12 feet long Kitchen platform: black granite with S.S. Sink
- Ceramic dado tiles upto ceiling above the platform
- Separate tap for drinking and domestic water
- Provision for exhaust fan & water purifier
- Provision for dish washer and washing machine in dry balcony

## DOORS

- Wooden safety door at main entrance
- Main door & bedroom doors : pinewood solid core, flush door shutter with decorative laminate on both faces with quality fittings
- Granite frame for all toilet / washroom doors

## WASHROOMS

- C.P. Fittings of reputed make
- Diverter with hand shower facility in each washroom
- Good quality slip resistant ceramic (GVT) tiles for flooring
- Glazed ceramic dado tiles of size 600mmx1200mm up to full height
- Concealed Plumbing with hot and cold water arrangements
- Provision for electric geyser and exhaust fan in all washrooms

## ELECTRIFICATION

- Concealed wiring with modular switches of reputed make
- Branded MCB & ELCB ( Earth Leakage Circuit Breaker)
- Electric works with copper wiring of reputed make
- One two way light point & fan point in all bedrooms
- AC provisions in all bedrooms
- Ceiling points in living and dining

## PAINTING

- Internal: Plastic emulsion paint of reputed make
- External: Water resistant durable Acrylic paint

# AMENITIES

## HEALTH & SAFETY

- CCTV cameras at parking level
- Audio -Video security system with Intercom Facility
- Face detection system at entrance lobby
- Fire Fighting System as per norms
- Ramp for main entrance lobby

## AMBIENCE

- Eye catching elevation
- Gracefully designed entrance lobby
- Proper ventilation for fresh air
- Ample natural light

## SPECIALS

- Anti -Termite treatment for foundation
- Rain water harvesting system
- Common solar water heating system
- DG Backup for all common facilities
- Two high speed elevators of reputed brand
- Noise-less plumbing facility
- Stretcher lift facility
- Three side open flats
- Trimix / paving blocks for drive-ways
- Common antenna for DTH connection
- Multilevel mechanical car parking system
- Solar powered net metering system
- Maximum privacy with only two flats each floor
- DG backup for lighting circuit of each flat

## OTHER FEATURES

- Name plates & letter box
- Common toilet in parking area
- Terrace landscape with modern architecture
- Automatic water level controller for underground & overhead water tanks
- Separate tank for drinking and domestic water will be provided in UGWT and OHWT





# MAGNIFYING EXCLUSIVITY

...with meticulous design 





TYPICAL 9,10,11 & 12 FLOOR									
TYPE	UNIT NO.	RERA CARPET		APPURTENANT SPACES				TOTAL (SQ.M.) (A+B+C)	TOTAL (SQ.FT.) (A+B+C)
				ENCLOSED BALCONY		SIT OUT & OPEN			
		(SQ.M.) (A)	(SQ.FT.) (A)	(SQ.M.) (B)	(SQ.FT.) (B)	(SQ.M.) (C)	(SQ.FT.) (C)		
5 BHK	901, 1001, 1101, 1201	193.30	2080	5.40	58	16.08	173	214.78	2311
4 BHK	902, 1002, 1102, 1202	148.05	1593	13.02	140	20.07	216	181.14	1949

TYPICAL 9<sup>TH</sup> TO 12<sup>TH</sup> FLOOR PLAN







SHOUNAK



**4 BHK** (Carpet Area - 1949 Sq. Ft.)





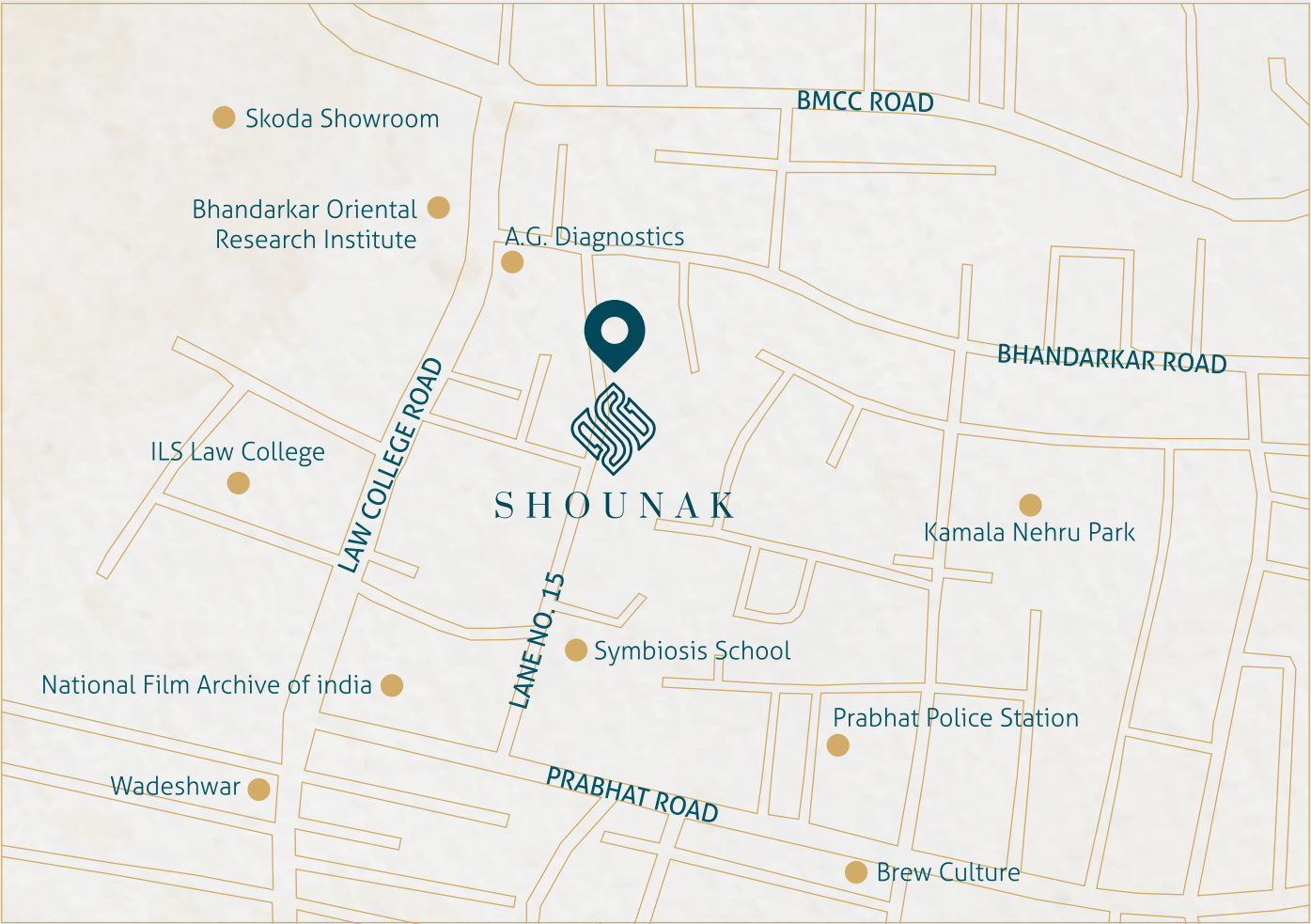
SHOUNAK



**5 BHK** (Carpet Area - 2311 Sq. Ft.)



# LOCATION MAP



# MAGNIFYING OPULANCE





**KOTIBHASKAR**  
Infrastructures & Developers Pvt. Ltd.

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