

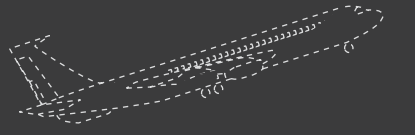
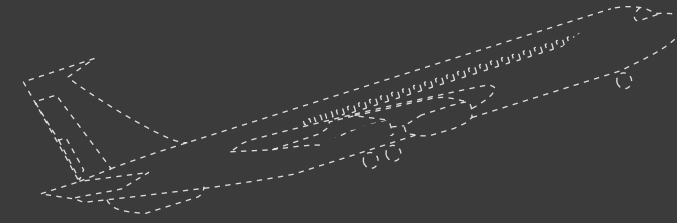
think futuristic
homes for a brighter future

ELA 

2 BHK | @ MOSHI
Homes

A Project by Anshul Rutuja Promoters & Builders

back to the future

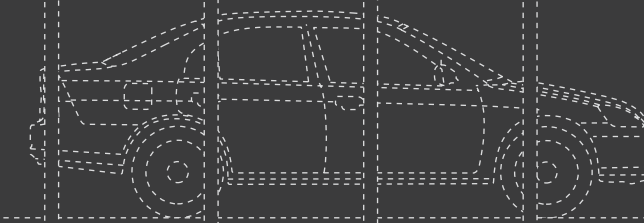


Welcome to Moshi, the future of Pune!

Cities become saturated after a time... and new fringe areas keep evolving. But have you ever spared a thought to wonder how Pune would be 20 years later? If we spend 2 hours commuting in traffic everyday would your children spend five fold? Not to mention the increasing pollution and diminishing green areas and hilltops? Is this the future you have envisioned for your children?

Yet, it is not surprising even today as the Moshi-Chakan belt is witnessing growth impetus like never before. Already recognized as **India's Largest Auto and Engineering Hub**, the growth plans for the area include **Urban Efficient and Modern Infrastructure**, **Several Premium Educational Institutions**, an **International Airport** and **International Convention Center** and more..... all growing at a burgeoning pace.

So welcome to a **Green, Efficient and Planned Future** as you go forward in time, to where your future generation belongs!





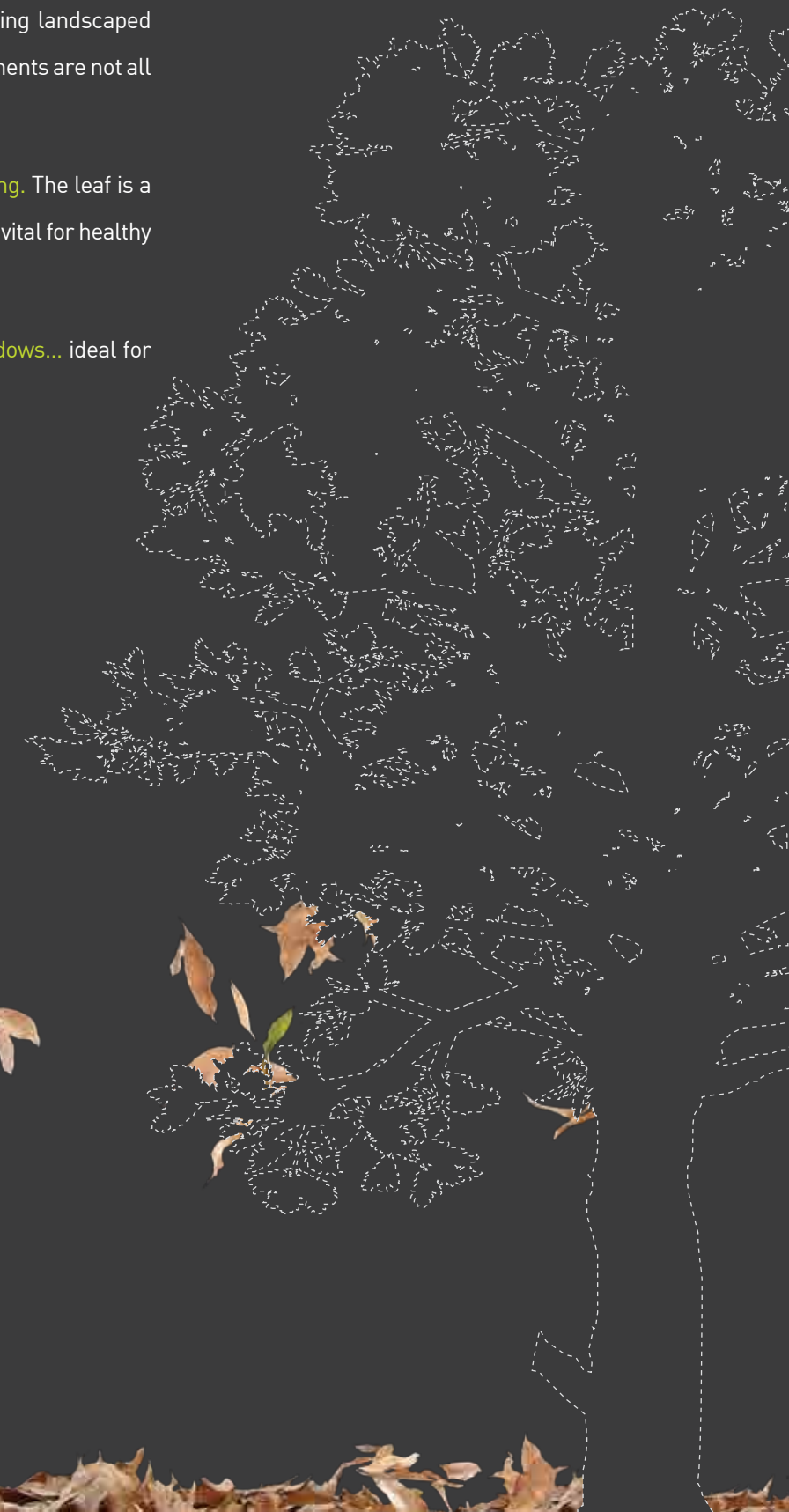
natural nature,
and not artificial nature

Experience Naturalness

Moshi district is blessed with immense greenery and Ela is idyllically located close to river Indrayani. Many residential complexes promise to give an edge by offering landscaped surroundings. But little does one realize that these so called "natural" elements are not all that natural and timeless.

Ela means earth or a leaf, symbolizing happiness, purity, peace and healing. The leaf is a breathing organ of a tree taking in atmospheric impurities to emit pure air, vital for healthy living.

A heavenly reality, Ela at Moshi is amidst unspoiled farm lands and meadows... ideal for the wellbeing and health of your family!



blissful location




* map not to scale

Moshi MIDC	2 km.
Bhosari MIDC	4 km.
Chakan MIDC	5 km.
Nashik Phata	9.5 km.
Talwade IT Park	8 km.
PCMC Office	10 km.
Big Bazaar	8 km.



conceptual layout plan

An aerial conceptual rendering of a residential complex named 'Ela'. The complex consists of six interconnected six-story apartment buildings, each with a rooftop terrace. The buildings are arranged in a U-shape around a central area. The central area contains a clubhouse building with a glass facade, a swimming pool, a tennis court, and a basketball court. There are parking spaces around the perimeter and a road with a gate. The entire project is set on a green, landscaped site. Labels A through F are placed on the rooftops of the buildings. A text box in the upper right corner provides details about the project.

Ela is a 6 building project spread across 5 acres.

Ela is designed to exceed your expectations. Each six-storied building has eight spacious flats on each floor. All thoughtfully planned so that every flat gets ample of natural light wind and ample of privacy. With a total of 288 flats, Ela also has a spacious club-house, ample covered parking area, grand entrance, a temple and huge open space for children to play and senior citizens to spend their time in sheer joy and happiness.

green homes

futuristic architecture for sustainable lifestyles

Ela is designed to create **comfortable homes** not just to be an architectural masterpiece. Utmost care has been taken considering **effective usage of space, ventilation, high quality and durable materials / fittings with inbuilt safety and security features** for inhabitants. Each building is **structurally well designed** and complies with **earthquake resistant structure norms**. Sustainable features like **rain water harvesting tank, provision for solar water heaters, energy saving lights and retaining existing trees** are just some thoughtful features to make Ela a green haven.





conceptual view of club house & amenities

breathe in oxygen; breathe out happiness!

Lifestyle Amenities

- Club house with :
 - Society office, multi-purpose hall for parties cum meditation hall
 - Room for indoor games like table tennis, carrom, chess etc.
 - Fully equipped modern gym
- Kids splash pool
- Children's play area and sand pit with slides and swings
- Open air amphitheatre
- Ganesh temple
- Ample seating and conversation areas
- Senior citizens zone
- Community katta
- Sprawling party lawns
- Uniquely landscaped open spaces with pergolas and shaded seating areas
- Single pole basket-ball court
- Skating rink
- Outdoor badminton court cum hard paved area for festival celebrations





conceptual view of grand entrance & gate

happy homes are self-sufficient, safe & secure

Safety Amenities

- 24X7 security with intercom system to each flat
- Provision for inverter in each flat
- Attractive entrance gate with security cabin
- Provision for security door
- Grand entrance lobby
- Common toilets in each building for drivers and domestics
- Internal concrete road with paving block walkways
- Car washing area
- 100 % covered parking
- Trellis / Pergolas
- Two lifts for each building
- DG backup for lifts and common areas

Services

- Common UGWT
- Rain water harvesting tank
- OHWT to each building
- STP
- Transformer
- DG Set
- Provision for solar water heater





Specifications

Structure

RCC framed earthquake resistant structure
4" internal and 6" external walls in fly ash bricks
External double coat plaster
Internal gypsum finish

Electrical Fittings

Concealed wiring and modular switches
Miniature circuit breakers
Ample light points in all rooms
Telephone points in living and master bedroom
TV cable point in living and bedroom
Provision for exhaust fans in all toilets and kitchen
Intercom facility for each flat
Provision for inverter
Single phase meter

Flooring

24"x24" vitrified tile flooring and skirting
Anti-skid tile flooring to toilets, attached terraces and dry balconies

Terraces

Spacious terraces to each flat
High parapet / railing for safety

Doors

Attractive laminated main entrance door
Internal laminated flush doors
PVC coated flush doors to toilets
2 track powder coated aluminium sliding doors for terraces

Windows

2 track powder coated aluminium sliding windows with safety grills
Marble sills at bottom for all windows
Low sill windows

Kitchen

Granite kitchen platform with stainless steel sink
Decorative dado tiles above platform
Provision for water purifier
Dry terrace with provision for washing machine (inlet and outlet)

Toilets

Centralized solar water heater to all toilets
Concealed branded fittings with hot and cold mixers.
Commode with flush tank
Provision for geyser in each bathroom
Designer bathroom tiles up to lintel level

Finishes

Gypsum finishing to all internal walls
Oilbond distemper paint to internal walls
External apex paint

Green

Rain water harvesting
Provision for solar water heating
Bore well water for gardening
STP
Energy saving lights for common areas





Anshul Realities Pvt. Ltd. (Anshul Group), a renowned name across the property space of Pune, Navi Mumbai and Ahmednagar, is one of the rare entities that has significantly contributed towards enhancing the quality of city skyline through the right mix of residential and state-of-the-art commercial spaces. Over a period of time, its upbeat projects have showcased an element of professionalism and immaculate finesse.

Working together in collaboration with Rutuja Promoters & Builders, a promising organisation, Anshul Rujuta Promoters & Builders is a forward looking enterprise with a commitment to deliver excellence. It shows an absolute customer centric approach with assured reliability in service and performance. Anshul Rutuja Promoters & Builders believes in growth and expansion as it strives for large scale infrastructural development of urban spaces. It is going strong with upcoming projects ranging from lifestyle apartments at Tathawade, luxurious and exclusive apartments at Wakad, compact and budget homes at Kharadi, self-sufficient residential projects at Baner, Wagholi, Moshi, Uruli Kanchan, Kalyaninagar, Vadgaonsheri etc.; to commercial projects at Ghole Road, Deccan Gymkhana, Prabhat Road.

Anshul Rutuja Promoters & Builders is one-of-its-kind real estate organisation which is Green inclined, and which fulfills the Green commitment through its construction practices.

15
years

Experience

5000

Satisfied
customers

over
15

Completed
landmarks

On-going Projects [Residential]

- Celistra - Baner-Balewadi
- Sara - Baner
- Eva - Bavdhan
- Rhea - Off Kharadi-Magarpatta Road
- Athena - Off Kharadi-Magarpatta Road
- Anshul Lilika - Katraj
- Ira - Kalyaninagar
- Anshul Casa - Wakad
- Valencia - Navi Mumbai

On-going Projects [Commercial]

- The Vitoria - Deccan Gymkhana
- Karan Court - Ahmednagar

ELA

2 BHK Homes | @ MOSHI

A Project by Anshul Rutuja Promoters & Builders

Site Address :

Gat no. 50/1, Moshi, Near Toll Plazza, Pimpri-Chinchwad, Pune.



For Bookings, Contact :

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