



PRABHAT ROAD
BHONDE COLONY

Gift Something Precious To Your Family.

Make the Good Times Great, Quiet locales, life-enriching amenities, unbeatable accessibility, thoughtful design...everything you dreamed of in your home is now yours to experience. Set in the quiet lanes off Prabhat Road, **Smita Apartments** welcomes you to the grand, indulgent & quiet pace.



Meeting Sky-High Expectations

The City at Your Feet Juxtaposed between the city's central business precincts of Karve Road and the tranquil, leafy lanes of Prabhat Road, **Smita Apartments** is a gateway to the best of both worlds—prime urban conveniences and salubrious country-like ambiances.

Standing apart from the rest, literally and figuratively, the address is home to a luxurious selection of 3 & 4 bedroom residences, constructed from the finest materials, crafted to the highest quality benchmarks.



Smita Apartments Spells Status

01 Peaceful
Location

02 Centrally
Located

03 10 Storey
Tower

04 Top Terrace
Amenities

05 3 & 4 BHK
Apartments

06 AC Entrance
Lobby





An Unprecedented Level of Glamour

Of Sense and Sensibility Thoughtful by planning, extravagant by design, **Smita Apartments** plush 3 & 4 bedroom residences are welcoming in their voluminous spaciousness, with their high ceilinged rooms that invite openness without compromising on privacy. Minimalist or opulent, contemporary or old world, whatever your choice of decor, the interior spaces accommodate it all with panache.

Come, immerse your senses in the unstilted ambience of indulgence exuded by every square foot.



Specification

SITE AMENITIES

- Separate R.C.C. UGWT and OHWT (With automatic level controller)
- Internal and external plumbing in PVC
- Rain water harvesting system
- Solar power generation for common area's
- Lift with ARD system and generator back-up
- AC entrance lobby with seating arrangements
- Concrete paving blocks with antiskid and anti-fungal finish
- Common toilet in parking and top terrace area

INTERNAL SPECIFICATIONS

- R.C.C. frame structure designed for seismic load
- Branded mechanical/ Puzzle parking system with E vehicle Charging Point
- Internal plaster with first quality gypsum finish
- External double coat plaster in river sand
- Internal paint - Plastic Emulsion Paint
- External paint - Apex
- Aesthetic and modern elevation
- Flooring for rooms - Branded Marbonite
- Flooring for Terrace/ balcony/ toilets - Antiskid/ Rustic ceramic tiles
- Flooring for common area -Vetrified tiles
- Kitchen countertop - Granite with fascia and skirting on top SS Sink
- Dado tiles for kitchen - Glazed/satin finish ceramic tiles up-to ceiling height
- Dado tiles for Toilets - Glazed/satin finish ceramic tiles up-to ceiling height
- Main door- Marine plywood door with veneer / Laminated Safety Doors
- Internal flush doors with laminate on both sides
- MS Grills for windows
- TV Point in living room and bedrooms
- Waterproof flush doors with laminate on both sides for toilets
- UPVC windows sliding doors with 3 tracks
- Common top terrace - Antiskid ceramic tiles
- Waterproof treatment for common and private terrace, toilets

ELECTRICAL SPECIFICATIONS

- Three phase meter for each flat
- Multi strand copper ISI make wiring (Polycab/ finolex)
- Concealed boxes and switches of make legrand / Schnieder
- Wi-Fi provision, intercom facility, provision for inverter back-up and split AC piping for each bedroom
- Video door phone facility in living room
- Common area and passage with back-up

PLUMBING SPECIFICATIONS

- Sanitary fittings of make Hindware / Parryware / Jaquar
- CP fittings of make Jaguar / Kervoit / Grohe with provision of geyser.
- Dry balcony with provision of power point, drainage system with antiskid tilling
- PVC / Concrete pipe and chambers with adequate size connecting to the main sewer line

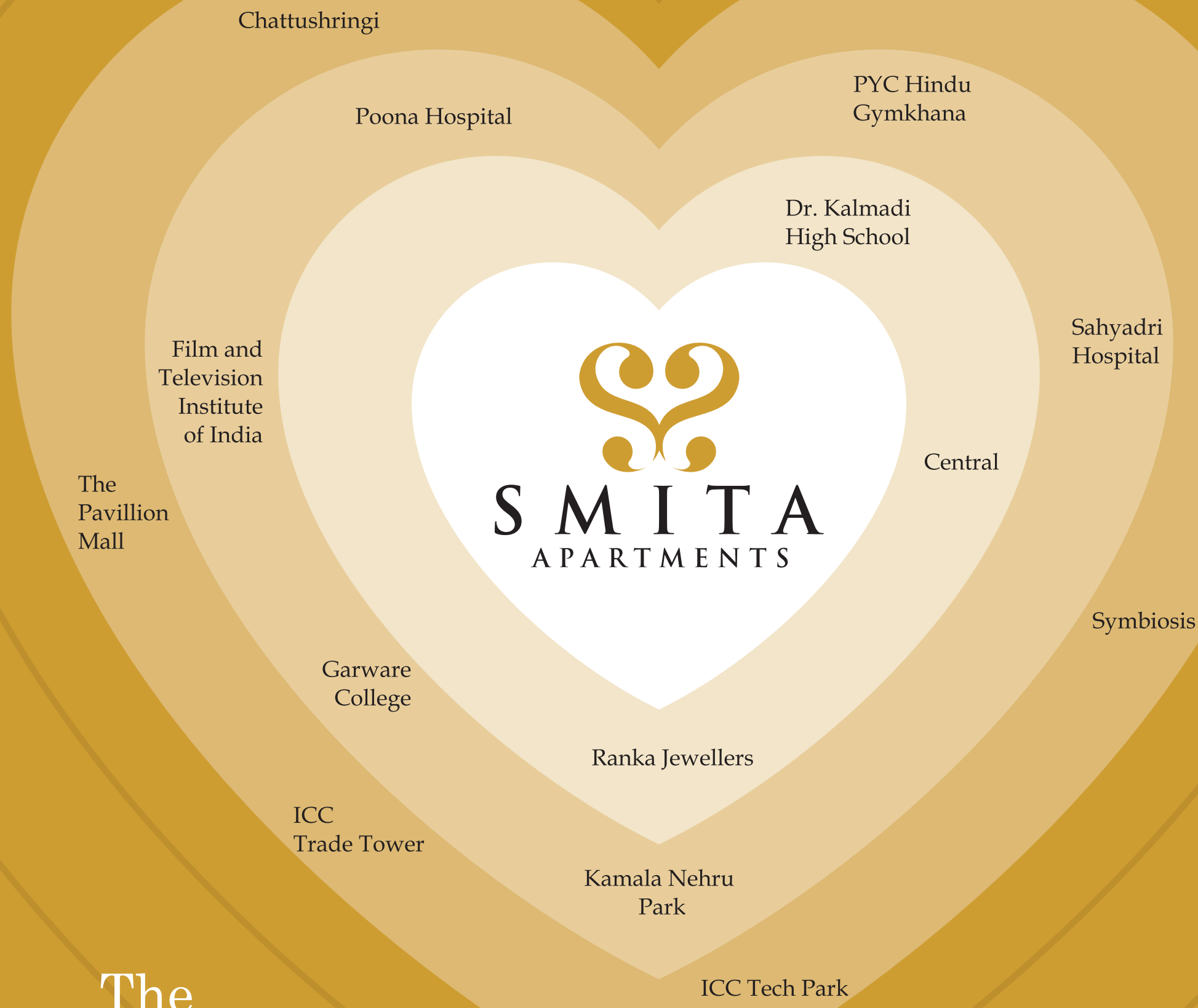
ADDITIONAL COMMON AMENITIES

- CCTV camera in common area's
- Recreational area/ open space on common terrace with party area, open/mini gym, Gazebo, yoga space and wash room with seating arrangement and landscaping.
- Solar water heating system with connection on all bathroom
- Solar power net metering system in common areas
- Generator back-up for common area. (Lift, Pump etc.)
- Inverter back-up system for individual flat (for one light and one fan in each room)
- Fire-fighting system as per PMC
- One Lift up-to top terrace



Top Terrace





The
Centre Of
Everything



A Satish Kokate Venture

Our Ongoing

SHRUTI VIHAR
Prabhat Road
A Premium Project of 22 Units
(Residential)



FORTUNE SHUBHAN
Yewlewadi, Pune
A Township of 335 Units
(Residential)



FORTUNE PERFECT
Kondhwa Budruk, Pune
A Township of 512 Units
(Commercial & Residential)



AT TILAK ROAD
A Premium Commercial Project
Showrooms & Offices



ARCHITECT
Adesign Studio



VRUKSHAVELI
Law College Road, Erandwane
A Premium Project of 14 Units
(Residential)



FORTUNE SRUSHTI
Yewlewadi, Pune
A Township of 150 Units
(Residential)



FORTUNE PRIDE
Yewlewadi, Pune
A Township of 400 Units
(Residential & Commercial)



Upcoming Projects

AT PRABHAT ROAD
(Dr. Ketkar Road)
A Premium Project of 24 Units
(Residential)



CREDITS

RCC CONSULTANT
JRCC (Mr. Suhas Joshi)



FORTUNE EMPRESS
Handewadi, Pune
A Township of 434 Units
(Commercial & Residential)



FORTUNE SIDDHIPRIYA
Handewadi, Pune
A Township of 100 Units
(Residential)



FORTUNE PRIMA
Mohammadwadi, Pune
A Township of 170 Units
(Residential & Commercial)



AT PHURSUNGI
A Township of 2200 Units
(Residential)



LEGAL ADVISOR
Adv Mrs. Mrudula Chitale





A Satish Kokate Venture

Site Address:

Smita Apartment

CTS No. 40/2, F. P. No. 56, S. No 2, Bhonde Colony, Erandwane, Pune 411004

Call: 8956 96 1157

www.fortunedeveloper.in



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Promoters reserve the right to amend layouts, plans, elevations, designs, specifications, amenities, areas etc. without notice. The use of clubhouse shall be strictly in accordance with the rules and regulations. "Future Development" may consist of high-rise buildings.