



KOLTE • PATIL

Creation, not Construction

KOLTE-PATIL DEVELOPERS LTD.

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This brochure is an imaginary concept and the plan shown need not to be scaled. All plans are subject to accommodate the changes as per the sanctioning authorities. All amenities and specifications are as per availabilities and the discretion of the developer. Nature and location of all amenities and proposed development shown in proposed master plan can be added, omitted or shifted as per developers discretion. All furniture items/accessories shown are indicative. Terms & Conditions as applicable

A mystical living experience

by Kolte-Patil at Kondhwa-Katraj, Pune.



Kondhwa-Katraj is as **serene** as ever.
 Kondhwa-Katraj is as **accessible** as ever.
 Kondhwa-Katraj is as **mystical** as ever.

But living in Kondhwa-Katraj wasn't as complete and livelier as this, ever.

Pune's leading real estate pioneer – **Kolte-Patil Developers Ltd.**

is now crafting a comprehensive creation in Kondhwa-Katraj, an area which is on upswing and has hailed as Pune's South Eastern favourite.

Kolte-Patil has been creating landmarks for 25 years.

Listed on BSE and NSE, Kolte-Patil Developers Ltd. (KPDL) believes in creation, not mere construction.

Headquartered in Pune, KPDL has delivered over 10 million sq. ft. of developments across Pune and Bengaluru. From luxury residential projects to integrated townships IT parks to retail spaces, KPDL caters to every segment of the society and has developments in all directions of Pune.

Insightful design thinking coupled with latest construction technologies and a strong Customer Relationship Management team makes Kolte-Patil deliver quality developments and in time.

After Pune and Bengaluru, Kolte-Patil has some upscale redevelopment projects in Mumbai.



With the increasingly busy lives and both the parents working, **"gated community"** is the most preferred home option in the city today. A warm friendly atmosphere, a balance of privacy and community, a safe and supportive environment for children, a sense of security are the concerns that most of the working-class nuclear families have today.

Taking cue from this, Kolte-Patil's creation is spread over 35 acres and is evidently **the largest gated community development in Kondhwa.**

Overlooking **forest cover and the hills**, it is the perfect setting to live close to nature and yet, becoming a part of the city.

1, 2 and compact 3 bedroom homes.

Master Layout



Community living amenities

- Entrance Plaza
- Children's Play Area
- Lawn Amphitheatre
- Covered Pool for Ladies
- Featured Wall
- Toddler's Play Area
- Pathway with Pergola
- Kids' pool
- Shopping Mall
- Adventure Sports Arena
- Viewing Deck
- Swimming Pool
- Party Lawn
- » Mountain Biking Track
- Wooden Deck
- Natural Trail
- Theme Park
- » Zoning Track
- Daily / essential shopping
- Performing Stage
- Tennis Court
- » Rock Climbing
- Lawn Mountain Theme Park
- Multipurpose Court
- Portals
- » Rippling Arena
- Community Hall

A cluster embracing a pure-vegan lifestyle - Shankeshwar.

Housed in the holy neighborhood of the recently-built Iskcon temple, most-famous Shatrunjaya temple and the Baneshwar temple, the Jain temple, and surrounded by a positive aura, this upcoming development encourages veganism by building **a special cluster for the pure-vegans, i.e. the vegetarians.**

Inspired by the famous pilgrim spot of Gujarat, this cluster is named as – **Shankeshwar.**

Besides the comprehensive amenities and quality construction of Kolte-Patil, **a Jain temple and an Upashraya** is being built within the boundary of this cluster.

This means, the air around your home will be as pure and blissful as it would be around the entire development, which is otherwise surrounded by the famous temples.



Jain Temple and an Upashraya - Subject to approval.



A cluster for mixed-community living.

If you are not a pure-vegan, we have a separate, but very delicately crafted cluster to reside in, where you can enjoy socializing with different communities.

Taller than 45 meters, the towers here house 1, 2 and compact 3 Bedroom homes with the apartment size ranging between 600 to 1250 sq. ft.

Spread across multiple acres, the development is well within the PMC (Pune Municipal Corporation) limit, making the promise of infrastructure and water supply more real.

While residing here, you need not step out for **daily shopping**. Retail spaces within the project will suffice your convenient shopping needs.

Nature nurtures mind, body and spirit.

Sight is over-rated for landscape. The landscape is much more than green open space that looks pretty. Most beautiful gardens can be appreciated from a distance. Usually, you refer to them from how pretty it looks, or how nice it smells, or how refreshing it feels.

But the landscape here is really powerful. **It will appeal to all your five senses.** It has the innate ability to improve your attitude. And the harmonious environment will stimulate creativity and productivity to the residents of this Kolte-Patil creation.

More than 50% of the land is left open-to-sky with landscaped and amenity spaces.

While the lush green pathway and meditation zones would form a part of the passive zone healing your mind, semi-active zones like swimming pools, clubhouse, pavilions would appeal to your soul.

And the active zone comprising of amphitheatre, play areas, **adventure sports would do wonders to your body.** ■ Mountain Biking Track ■ Zobing Track ■ Rock Climbing ■ Rappelling Arena

Inside the apartment

Home automation

- Video door phone

Living room

- Vitrified tiles
- Gypsum plaster with OBD

Attached terrace

- Antiskid ceramic tiles
- MS railing

Master Bedroom

- Wooden texture vitrified flooring
- TV, Telephone & AC point

Master Toilet

- Antiskid ceramic tile flooring
- Ceramic Glazed tiles dado.
- Solar water connection
- Jaquar or equivalent CP fitting with hot and cold mixer in all toilets
- Counter top for wash basin with hot & cold single diverter
- Wall mount EWC with flush tank

Other Bedrooms

- Vitrified Tiles
- Both side laminated doors
- Powder coated aluminium sliding windows with safety grill
- Granite Window cills for windows

Other Toilet

- Ceramic Glazed tiles for dado
- Jaquar or equivalent CP fitting with hot and cold mixer in all toilets
- Wall mount EWC with flush tank

Kitchen

- Vitrified tiles
- Granite platform
- Anti-scratch S.S sink
- Ceramic/ Glazed tile above kitchen platform

Electrical

- Concealed copper wiring

Common

- DG back up for lifts & common areas
- Intercom





Unit plan of 2 Bedroom Home

B, E & H Building - Floor Plans

Odd Floor



1st, 3rd, 5th, 7th, 9th,
11th & 13th Floor Plan

FLAT NO.	CARPET	TERRACE	SALEABLE
101, 301, 501, 701, 901, 1101, 1301	404	59	602
104, 304, 504, 704, 904, 1104, 1304			
105, 305, 505, 705, 905, 1105, 1305			
108, 308, 508, 708, 908, 1108, 1308			
102, 302, 502, 702, 902, 1102, 1302			
103, 303, 503, 703, 903, 1103, 1303			
106, 306, 506, 706, 906, 1106, 1306			
107, 307, 507, 707, 907, 1107, 1307	626	112	960



Unit plan of 1 Bedroom Home

Even Floor

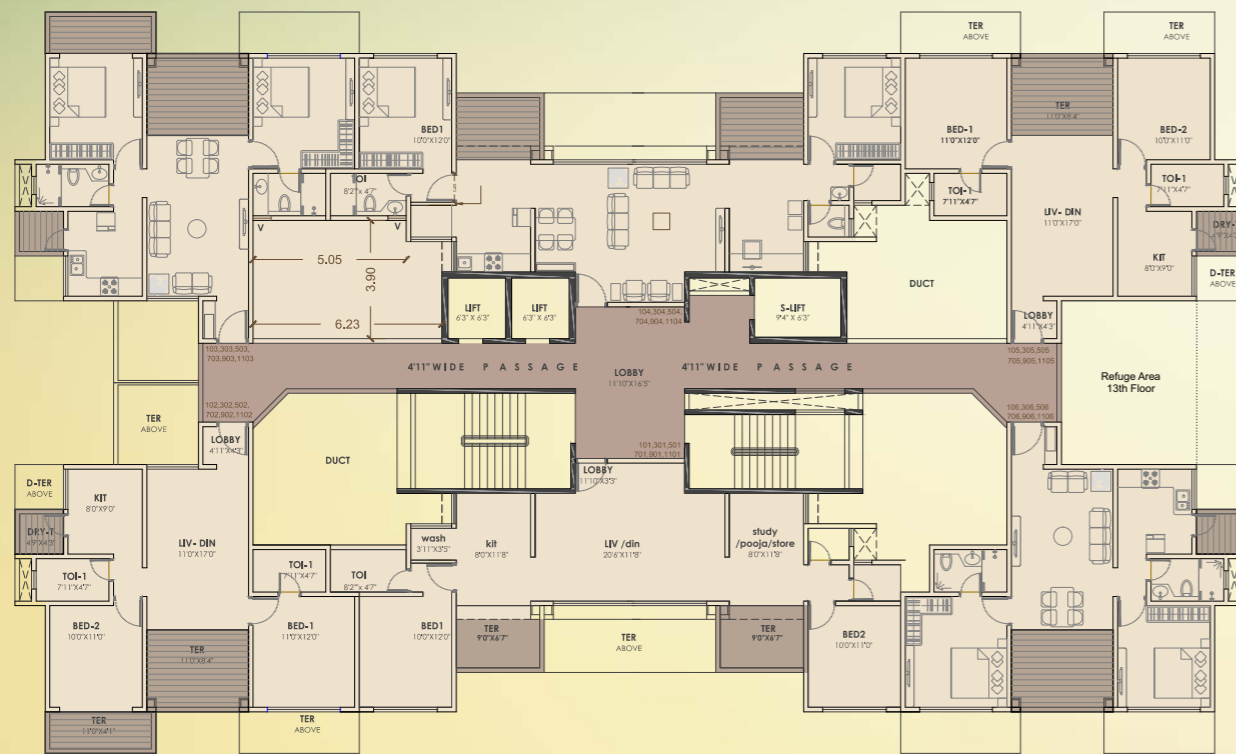


FLAT NO.	CARPET	TERRACE	SALEABLE
201, 401, 601, 801, 1001, 1201, 1401	404	59	602
204, 404, 604, 804, 1004, 1204, 1404			
205, 405, 605, 805, 1005, 1205, 1405			
208, 408, 608, 808, 1008, 1208, 1408			
202, 402, 602, 802, 1002, 1202, 1402			
203, 403, 603, 803, 1003, 1203, 1403			
206, 406, 606, 806, 1006, 1206, 1406			
207, 407, 607, 807, 1007, 1207, 1407	631	107	960

2nd, 4th, 6th, 8th, 10th,
12th & 14th Floor Plan

C, F & G Building - Floor Plan

Odd Floor



1st, 3rd, 5th, 7th, 9th
11th & 13th Floor Plan

FLAT NO.	CARPET	TERRACE	SALEABLE
101, 301, 501, 701, 901, 1101, 1301 104, 304, 504, 704, 904, 1104, 1304	840	121	1250
102, 302, 502, 702, 902, 1102, 1302 103, 303, 503, 703, 903, 1103, 1303	630	155	1020
105, 305, 505, 705, 905, 1105, 1305 106, 306, 506, 706, 906, 1106, 1306	626	111	960

Pune has emerged as the top-performing cities in the Indian real-estate sector.

Consistent sales have ensured healthy construction activity and timely delivery of projects.

There are several factors which has brought Pune into prominence. Besides pleasant climate, there are hundreds of universities in the city, influx of auto industries. The major driving force behind Pune's growth is the Information Technology edge. Pune and its outlying localities such as Hinjewadi, Kharadi, Hadapsar, Aundh and Wakad are under spotlight since the multinational giants began expressing serious interest in them.

Its close proximity to Mumbai and the improved connectivity between the two cities via the Mumbai-Pune expressway has made it an ever-growing destination. A large number of migrants from different parts of the country have led to a realty boom in the city.

Highly accessible location.



◆ Kolte-Patil Projects ◇ Localities

Site address: S.No. 45, Near New Iskcon Temple, Kondhwa-Katraj Road, Pune.

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TEMPLES

- Iskcon - 0.5 Km.
- Shatrunjaya - 1 Km.
- Katraj Jain - 4 Kms.

EDUCATION

- Sinhagad School & Institute - 1 Km.
- VIT College - 4 Kms.
- Bishop's School - 4 Kms.
- Delhi Public - 5 Kms.
- Barati Vidyapeeth - 5 Kms.
- RIMS International School & College - 6 Kms.

SHOPPING & ENTERTAINMENT

- The Corinthians Club - 6 Kms.
- M.G.Road, Camp - 7 Kms.
- City Pride - 7.5 Kms.
- Wanowrie - 8 Kms.
- Big Bazaar - Fatima Nagar - 9 Kms.

HOSPITALS

- Bharati Hospital - 5 Kms.
- Ruby Hall Clinic - 6 Kms.
- Inamdar Hospital - 7 Kms.
- Noble Hospital - 12 Kms.

CONNECTIVITY

- Mumbai-Pune Bypass Road (NH 4) - 5 Kms.
- Pune-Solapur (NH 9) - 7 Kms.

IT & BUSINESS HUBS

- Market Yard - 5 Kms.
- Timber Market - 7 Kms.
- Hadapsar - 10 Kms.
- SP Infocity - 10 Kms.
- Maragpatta IT Park - 12 Kms.