



a ONE GROUP

WORKING TOGETHER, WORKS

**POOJA
APARTMENTS**

~: Site Address :~

Erandwane, Pune, Maharashtra - 411004

POOJA Apartments



MAHA RERA No.
P52100032378



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VISHWATMAK REALTORS



MAHA RERA No.
P52100032378

ABOUT THE PROJECT

Pooja Apartment is situated right besides KHS Primary School & Erandwane Central. The Project has Seven floors with 3BHK & 2 BHK flats on each floor with ample parking i.e. both conventional and mechanized.

Pooja Apartment is a Redevelopment Project bearing MAHA RERA No. P52100032378 by Vishwatmak Realtors, a SPV of Aone Group situated in Erandwane. The location has some of the most prestigious schools, colleges, shopping malls, restaurants, cinema halls, and hospitals. The project is located near Karve Road.

A One Group is a conglomerate of companies working in sectors of Builders & Promoters, Project management consultants, Hospitality, Distribution & Retail.

The group has successfully handed over more than 1000 Units in last 8 years, touching lives of more than 4000 individuals. The group is member of CREDAI & MVBA. Currently the group has many ongoing and upcoming projects in various prime locations of Pune such as Mukund Nagar, Sahakar Nagar, Kothrud, Paud Road, Dahanukar Colony, Gultekdi etc.



Location : Discover our prime building at Erandwane, Pune. Nestled amidst prominent landmarks, trendy cafes, and cultural hot spots, our location offers convenient accessibility via major road ways and public transport. With top-notch amenities, influential businesses, and a vibrant atmosphere, it's the perfect place to thrive and succeed. Welcome to POOJA Apartments!

Educational Institutes

Karnataka High School - 0.1 km
SNDT College - 1.3 km
Abhinava Vidyalaya - 1.1 km
Cummins College - 2.8 km

Parks and Gardens

PL. Deshpande Garden - 3.0 km
Kamala Nehru Park - 2.0 km
PMC Garden - 0.1 km
Tathavade Udyan - 1.5 km

Malls and Multiplex

Daily Utility Shops & Market - 0.1 km
City Pride- Kothrud - 1.0 km
Reliance Centro Mall - 1.9 km
Abhiruchi Mall & Multiplex - 6.2 km

Hospitals

Deenanath Mangeshkar Hospital - 0.8 km
Sanjeevan Hospital, Erandwane - 1.5Km
Sahyadri Hospital, Karve Road - 2.2 km
POONA Hospital, Karve Road - 2.5 km

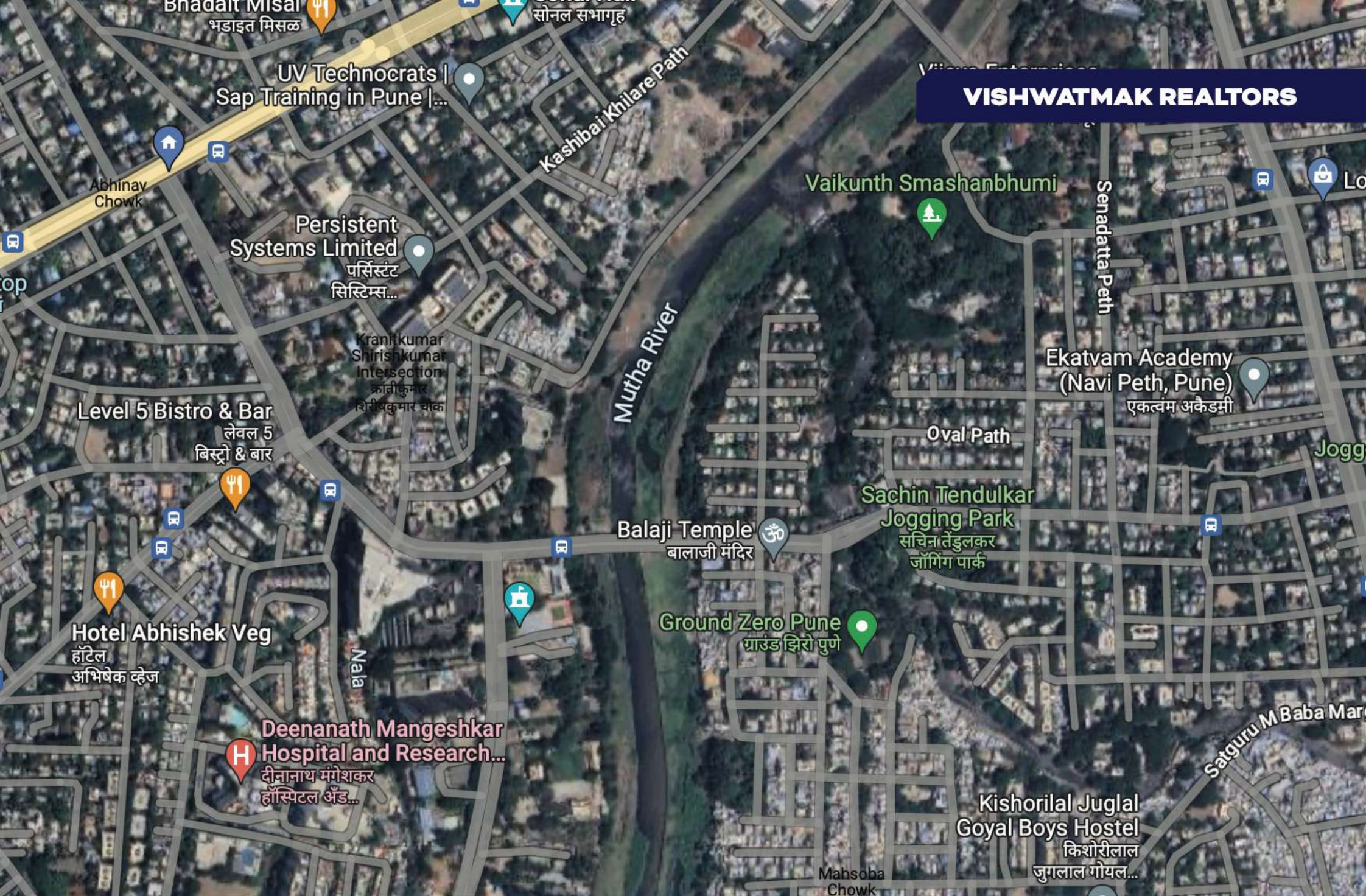
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The Location Matters...



LIST OF AMENITIES & SPECIFICATIONS

[A] COMMON AMENITIES

1. Green Amenities

- Rain Water Harvesting
- Common Solar Water Heating System with outlet for hot water in all bathrooms

2. Leisure & Safety Amenities

- Intercom Connectivity
- Fire Fighting System
- Compound wall of height 6' & width 9" with plaster
- 10 years guarantee for water proofing with certificate
- Individual MNGT connection for each member
- CCTV Cameras in Parking Floor + Lobby
- Biometric Lock standard make i.e. Samsung or equivalent.

3. Comfort Amenities

- 100% Generator Back up for Common Areas and Lifts.
- Watchman Cabin
- Toilet in parking area (for watchman & servants)
- Paving and Tri mix concrete internal roads + Paving
- Aesthetically Designed Name Plates, Name Boards And Letter Boxes
- Thyssenkrupp make machine room less lifts with vision panel doors on all floors.
- Adequate PMC water supply connection with bore well as stand by with additional pump.

[B] STRUCTURE

- RCC Frame Structure designed for seismic load as per IS Code
- Under Ground Water Tank and Over Head Water Tank RCC tanks with separator for Drinking water and bore well water with automatic level controller.
- Under Ground Water Tank and Over Head Water Tank capacity as per the PMC requirement.
- Type of Motor Kirloskar or equivalent.
- All internal and external walls of six inches aerocon blocks for thermal and sound insulation. with sand faced double coat plaster and water proof compound.
- Internal walls of Gypsum finish



LIST OF AMENITIES & SPECIFICATIONS

[C] DOOR AND WINDOWS

- Elegantly designed main door with photo frame finish door frame and Laminate on both sides with Wooden Safety Door, Stainless Steel Grill and Stainless Steel fittings
M. S. Safety grills with Anti-corrosive paints
- Granite Stone window frame.
- All window and door up to lintel level height.
- All Internal Doors will be Flush Doors with Laminate on both sides with SS Standard fittings with magnetic latch.
- All toilet doors will be Waterproof Flush Doors with Laminate on both sides and with Granite Stone frame.
- Balcony railings in Stainless Steel with toughen glass

[D] FLOORING

- 600 x 1200 mm double charged marble look vitrified flooring in all internal rooms.
- 600 x 1200 mm marble look wall tiles for Bathrooms and 600 x 600 mm rustic tiles for Bathrooms flooring.

[E] ELECTRIFICATION

- Concealed copper wiring of Anhor / Polycab equivalent.
- TV points in living and master bedroom.
- AC points in living rooms and master bed rooms.

[F] KITCHEN

- Granite kitchen platform with stainless steel sink.
- 600 x 300 mm digital wall tiles above otta.
- Electrical provision for exhaust fan and RO water purifier.

[G] TOILET

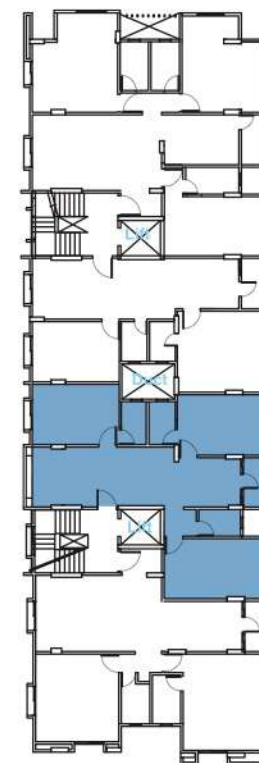
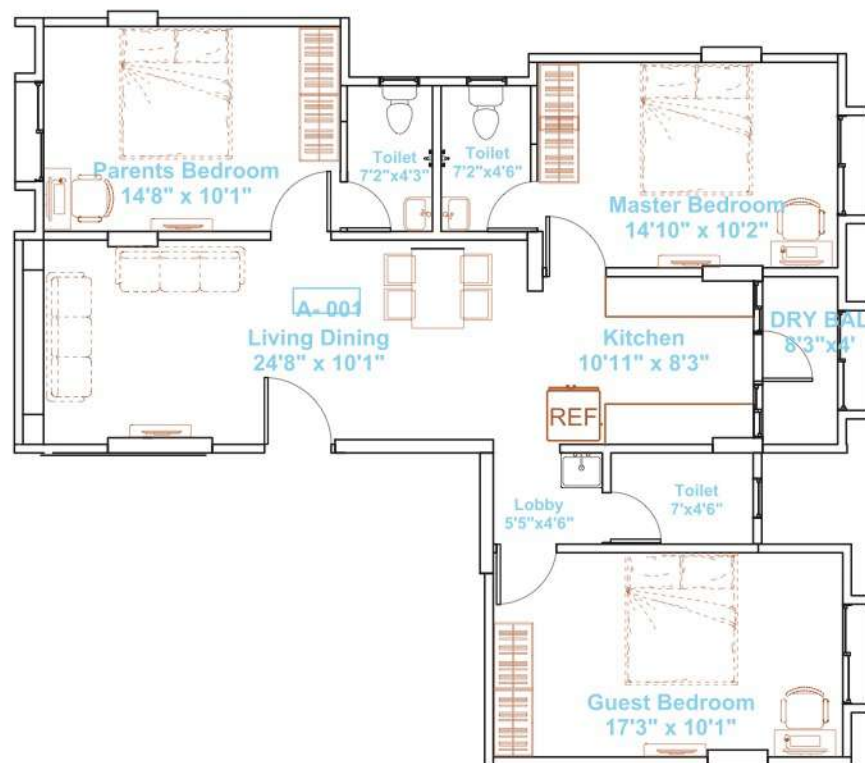
- Provision for exhaust fan
- Hot and cold mixer unit
- Jaguar / Johnson or equivalent CP fittings
- Hindware / Johnson / Cera or equivalent sanitary ware.



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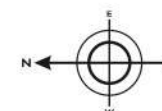
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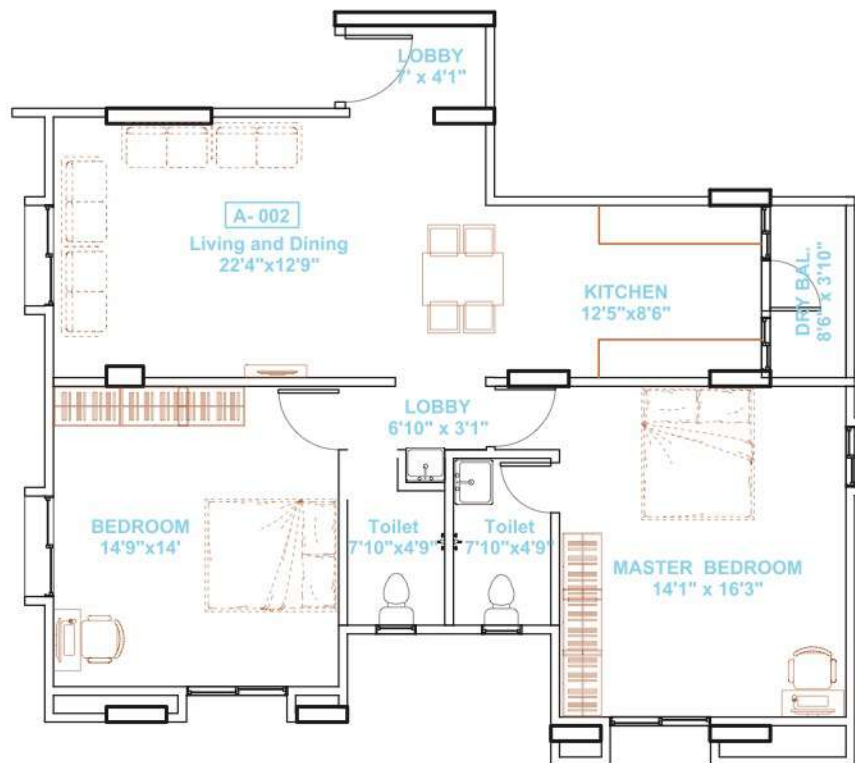
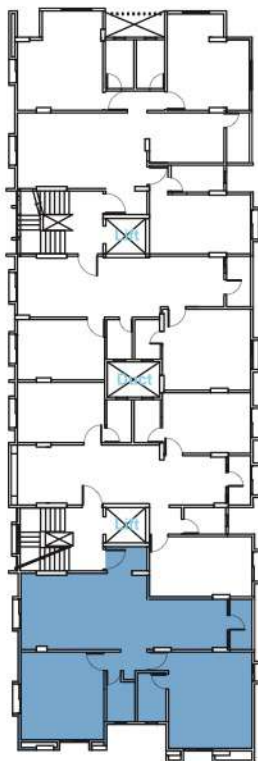


STILT FLOOR Area Statement (A-Wing)

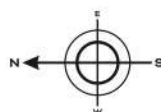
Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
A-001	3BHK	958	33	991



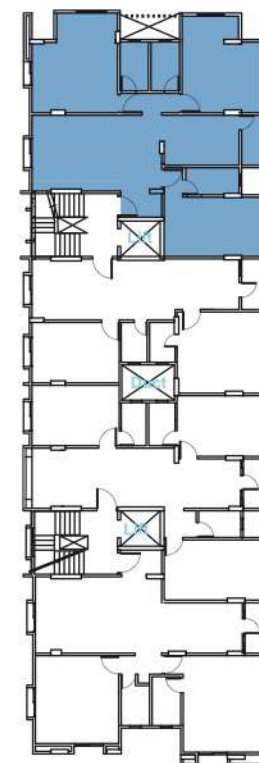
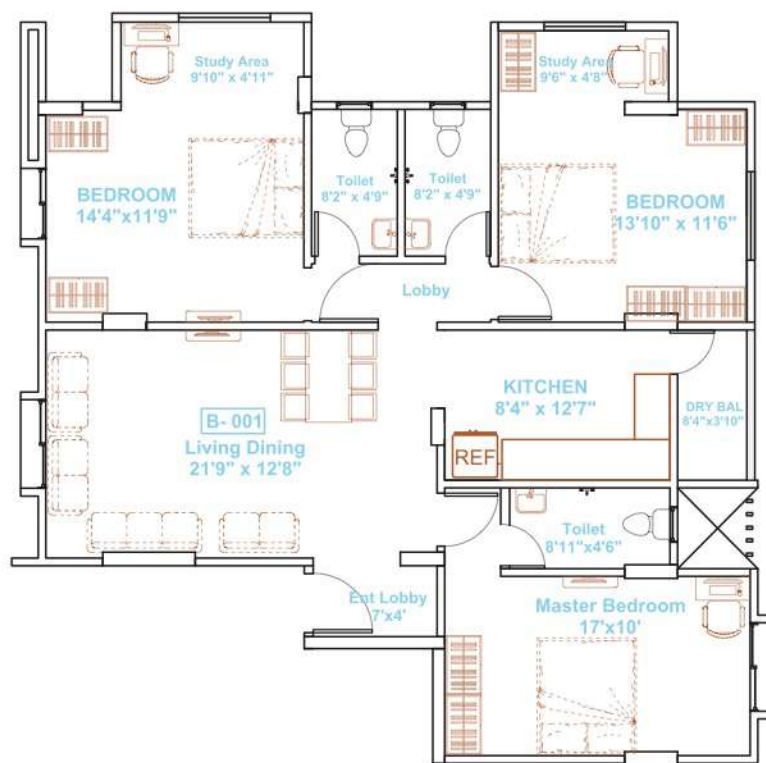
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STILT FLOOR Area Statement (A-Wing)

Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
A-002	2BHK	996	31	1027

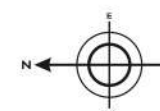


POOJA Apartments

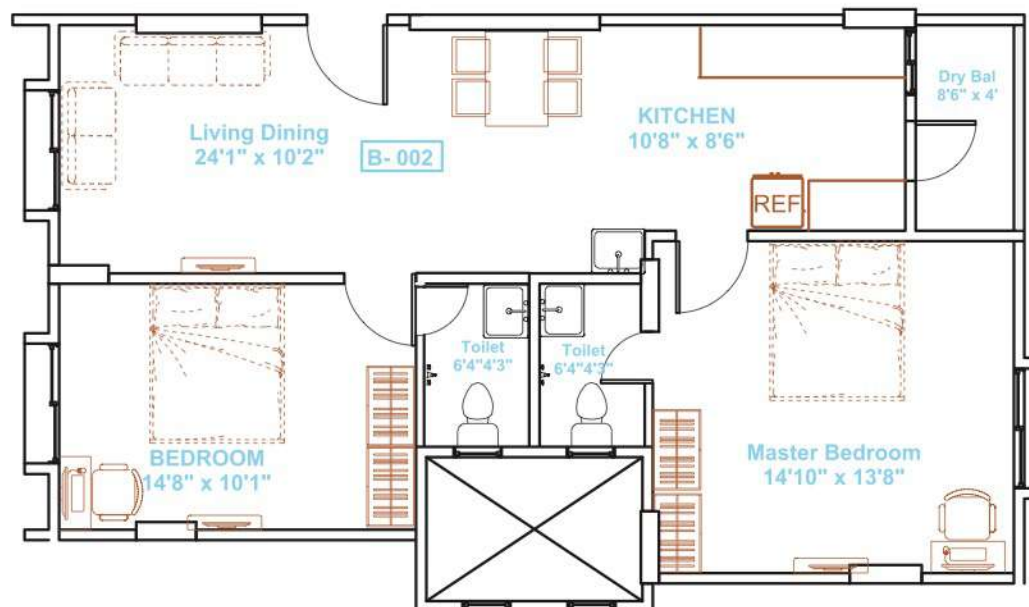
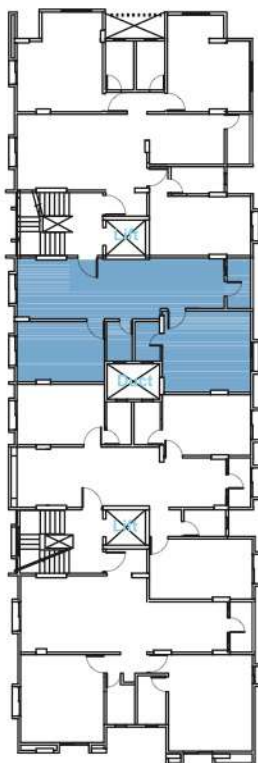


STILT FLOOR Area Statement (B-Wing)

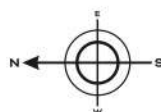
Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
B-001	3BHK	1211	32	1243



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STILT FLOOR Area Statement (B-Wing)

Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
B-002	2BHK	770	34	804



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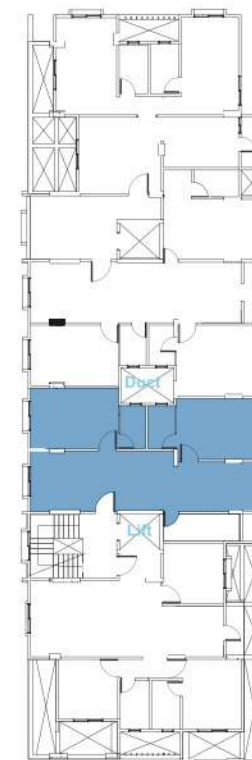
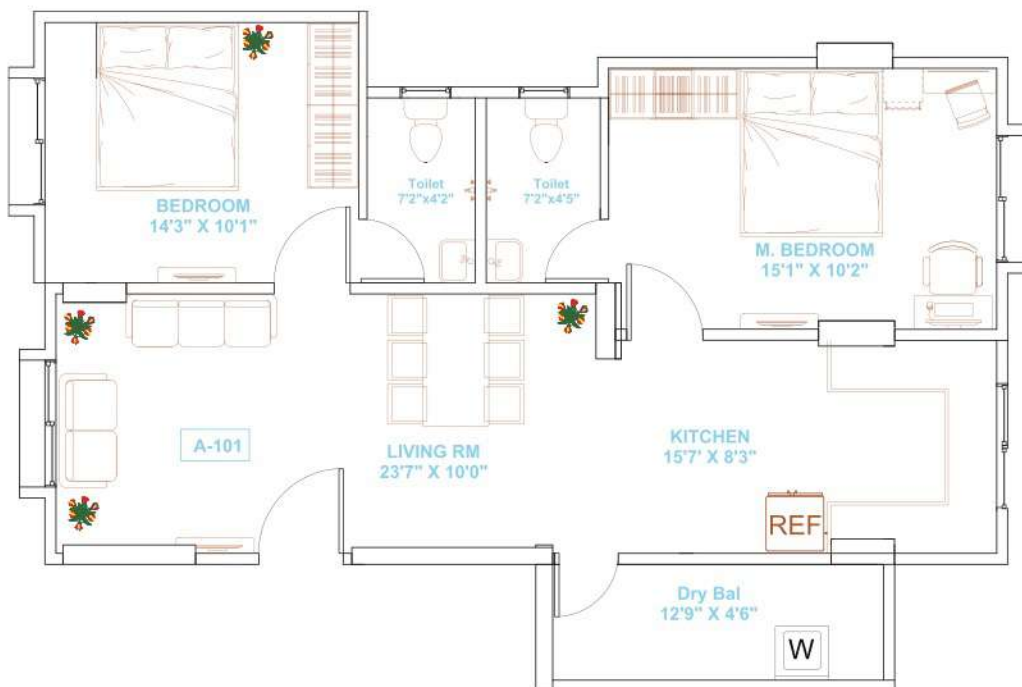
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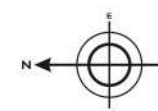
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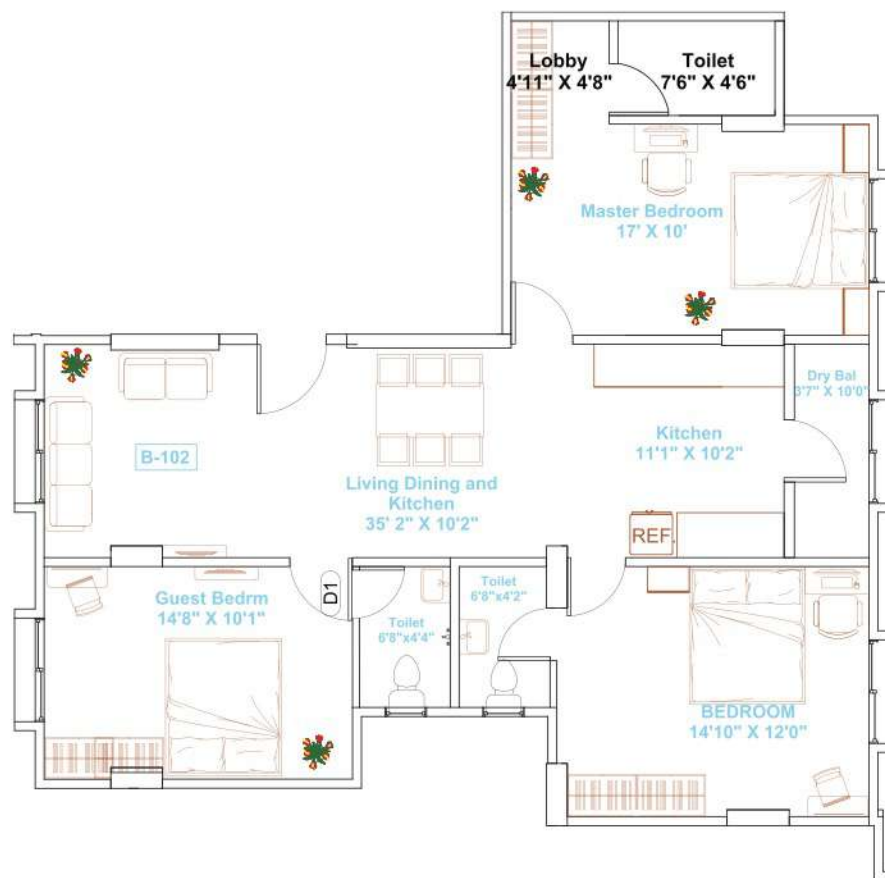


FIRST FLOOR Area Statement (A-Wing)

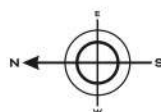
Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
A-101	2BHK	769	33	802



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FIRST FLOOR Area Statement (B-Wing)

Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
B-102	3BHK	999	41	1040



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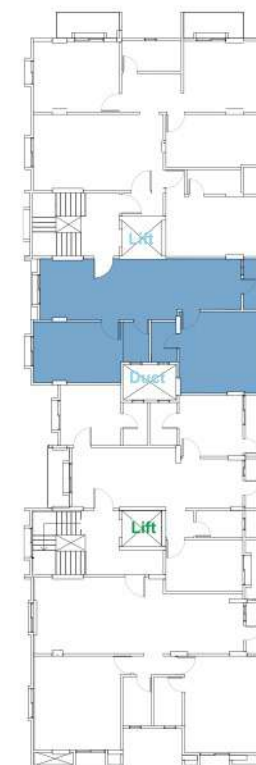
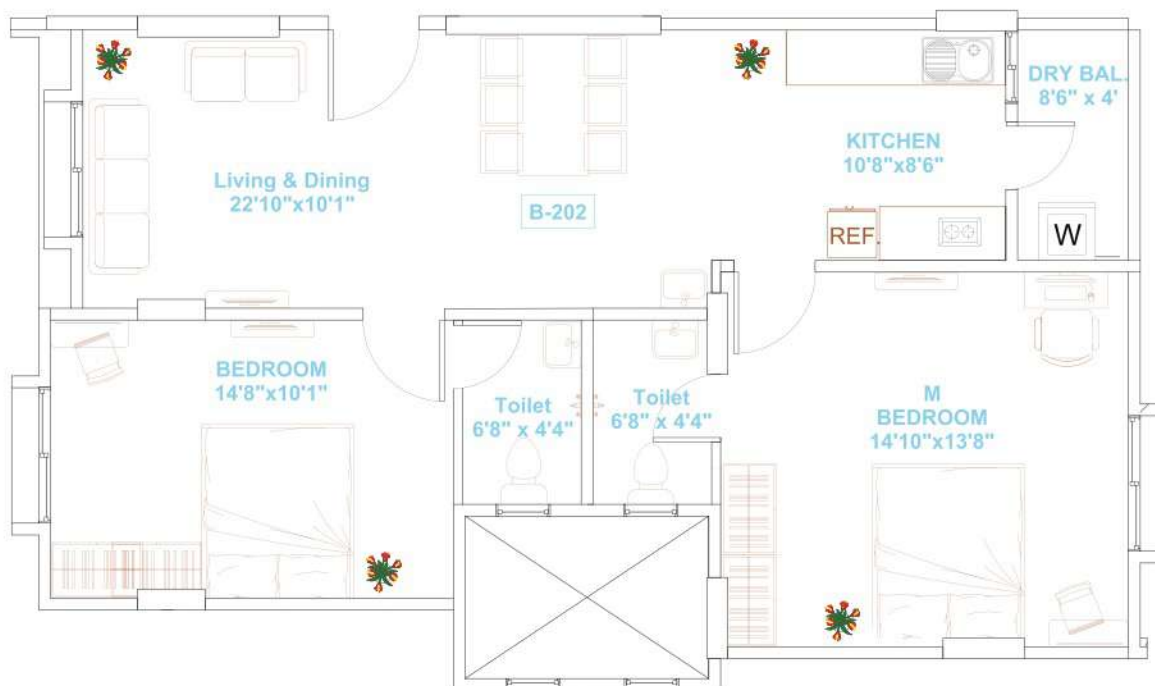
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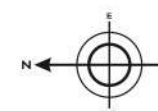
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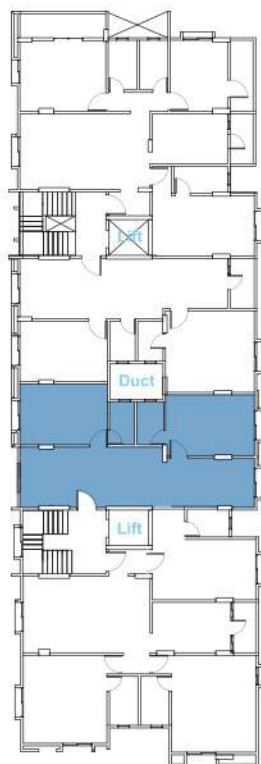


SECOND FLOOR Area Statement (B-Wing)

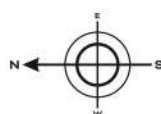
Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
B-202	2BHK	756	34	790



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FOURTH FLOOR Area Statement (A-Wing)

Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
A-401	2BHK	712	36	748



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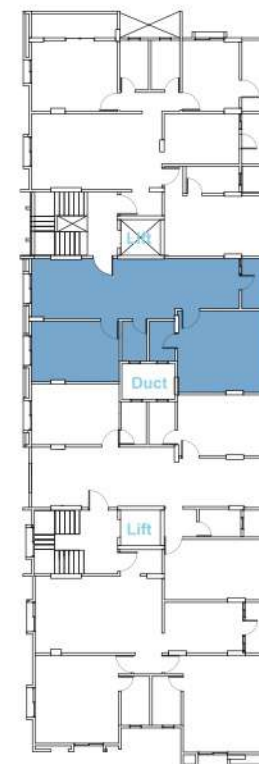
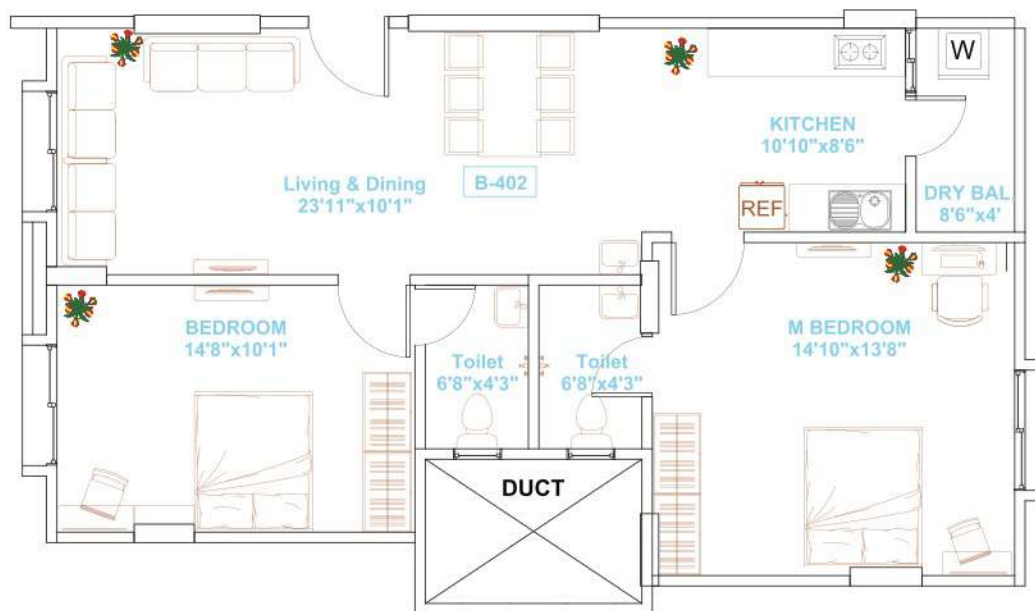


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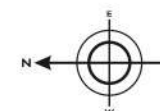


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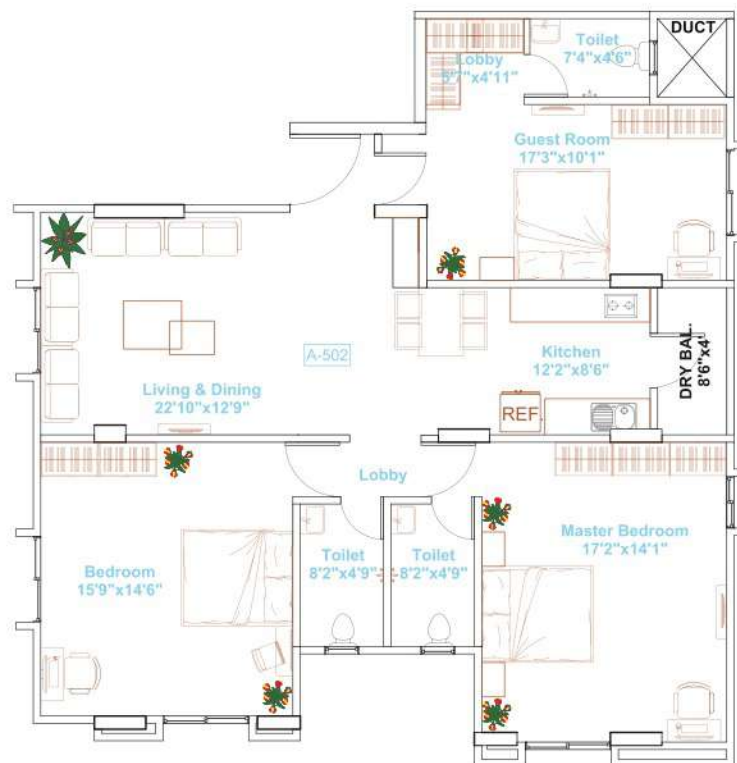
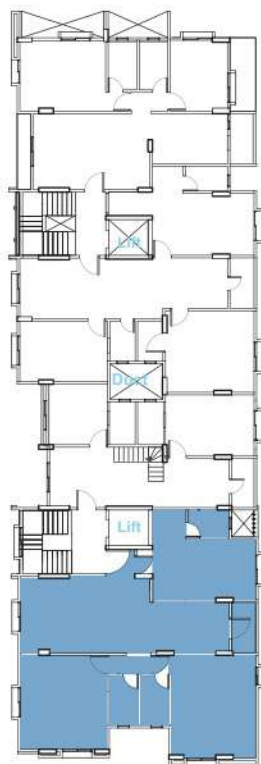


FOURTH FLOOR Area Statement (B-Wing)

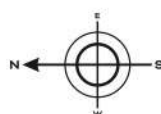
Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
B-402	2BHK	801	35	836



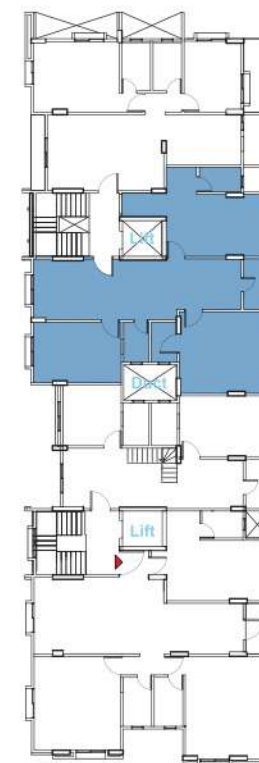
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FIFTH FLOOR Area Statement (A-Wing)

Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
A-502	3BHK	1281	34	1315

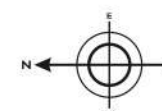


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FIFTH FLOOR Area Statement (B-Wing)

Flat No.	Configuration	Carpet Area	Dry Balcony	Total Carpet
B-502	3BHK	1035	36	1071



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Scan QR Code
for Location



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Aone Capital, 1206/B, Apte Road, Shivajinagar, Pune - 411 004.

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