

The
time
is
always
RIGHT
to do
what is
RIGHT



18
Jewels
'perfect' lifestyle homes



Kothrud/
Paud Road



Deccan/
Prabhat Road



Mumbai- Pune
Bypass



Shivajinagar/
J. M. Road



Karvenagar/
Sinhgad Road



Deenanath
Mangeshkar
Hospital

@ Erandwane, Pune.

Bharatkunj Society, Near Kalmadi Highschool

Perfect
Location
Perfect
Lifestyle
Homes



2 BHK- RUBY



3 BHK- DIAMOND



2 BHK- EMERALD



EXPERIENCE
PERFECT LIVING

PREMIUM PRIVACY
AT 18 JEWELS

just 3 units per floor



With unimaginable luxury, impeccable location and a delightful view from every angle, come and breathe in true luxury in Erandwane with our unmatched residences. Revel in a new level of sophistication and peaceful atmosphere that lends a new meaning to cluttered lives. A uniquely developed project to enhance and deliver an experience like never before!

Specifications

STRUCTURE

- Earthquake resistant R.C.C. structure.

MASONRY

- External walls of 6" Bricks or AAC blocks with double coat plastering.
- Internal walls of 4" bricks with plaster & Gypsum POP finish.

FLOORING

- Laser cut (1800x1200) Vitrified flooring for Living, Dining & Kitchen.
- Laser cut (800 800) Vitrified flooring for rest areas.
- Anti-skid tile flooring for Toilets and Balconies.
- Vitrified flooring for Landings & Passages.

DOORS

- Wooden / Plywood door frame with both side laminated doors and premium quality door fittings for main door & rooms.
- Granite door frame with laminated doors and premium quality door fittings for toilets.

WINDOWS

- UPVC windows with mosquito mesh & M. S. safety grill.

KITCHEN

- Granite kitchen platform with stainless steel sink & glazed tile dado up to lintel level.
- Dry balcony with point for washing machine, dish washer & sink.
- Exhaust fan for kitchen.

TOILET

- Full height glazed tiles in toilets with premium quality C.P. fittings.
- Exhaust fan for toilets.

PAINTING

- Emulsion paint for internal walls.
- Apex paint for external surface of building.

ELECTRICAL

- Concealed copper wiring with MCB with premium modular switches for entire flat.
- Ample electrical points in all rooms & toilets.
- Provision for Inverter.
- AC for master bedroom.

LIFT

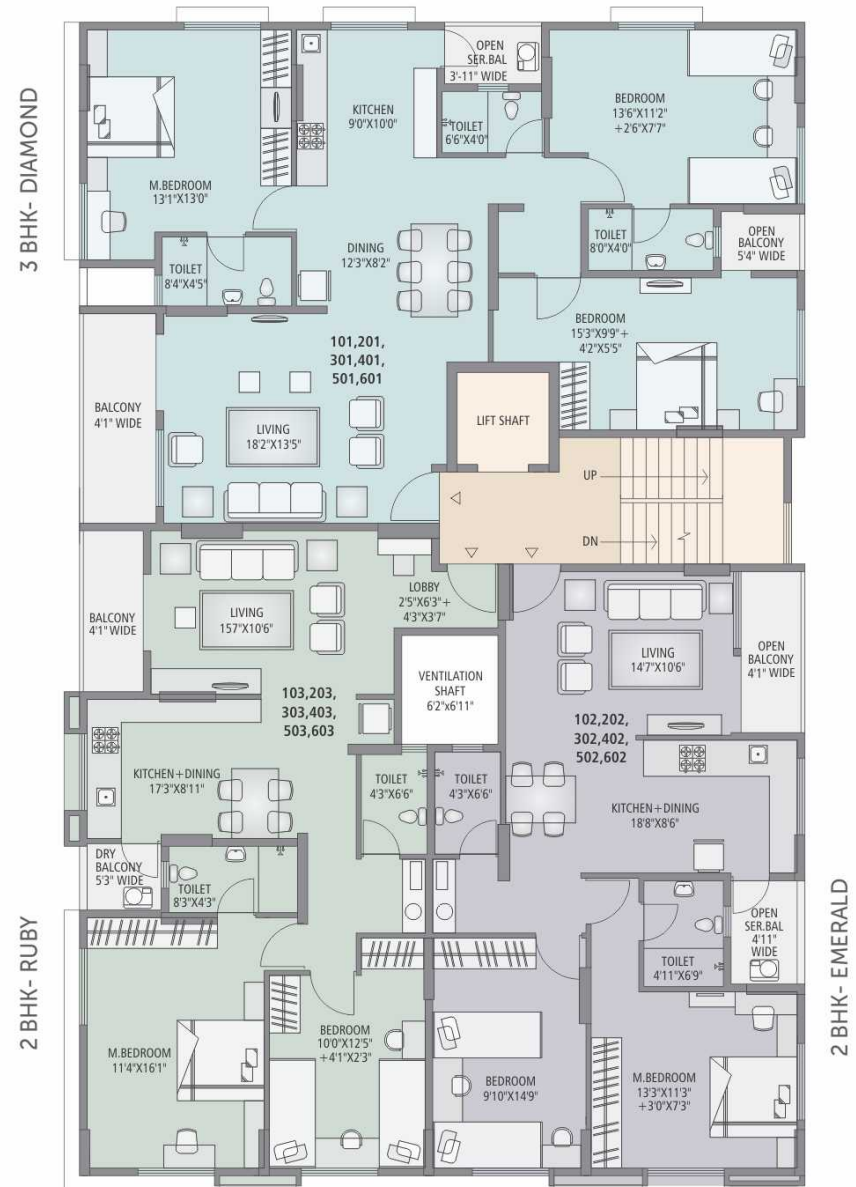
- Lift of standard make with back-up.

Fetures

- Access control Video calling entrance system for building.
- Solar system.
- Adequate Puzzle Mechanical Car parking.
- Elegant entrance lobby.
- 24 hrs. back-up for Lift and selected common area.
- Rain harvesting system.
- Society office.
- Gazebo with landscape on top terrace.
- CCTV in entrance lobby, parking & staircases.
- Vermiculture pits for wet garbage.
- Provision for common electric vehicle charging point.



TYPICAL FLOOR- 1ST, 2ND, 3RD, 4TH, 5TH & 6TH



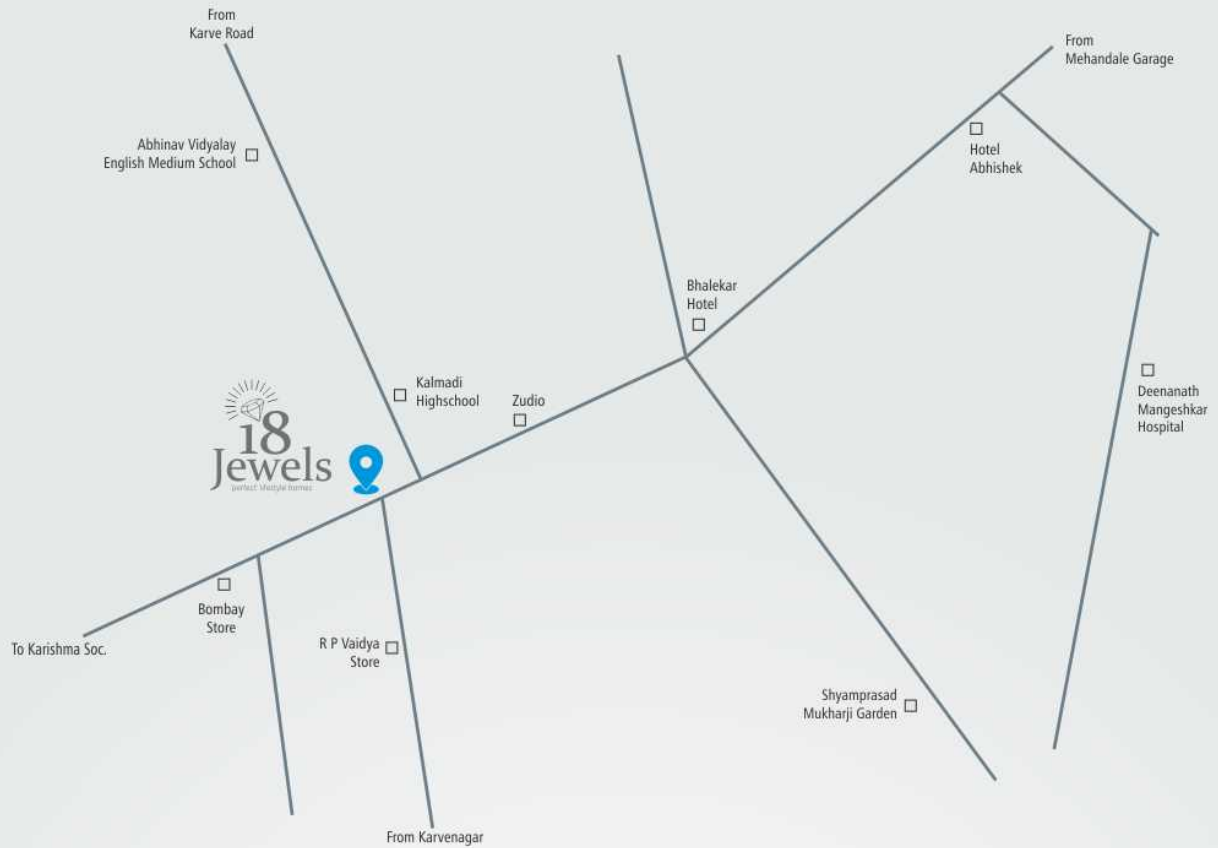
AREA STATEMENT IN SQ.FT.

| Flat No. | Carpet | Encl. Balc. | Open Balc. | Total Carpet |
|-------------------------|--------|-------------|------------|--------------|
| 101,201,301,401,501,601 | 895.88 | 256.61 | 107.64 | 1260.00 |
| 102,202,302,402,502,602 | 569.41 | 202.15 | 69.21 | 841.00 |
| 103,203,303,403,503,603 | 610.42 | 216.79 | 60.92 | 888.00 |



RERA REGISTRATION NUMBER
P52100050045
www.maharera.mahaonline.gov.in

Site : S. No. 38, CTS 140/4, Bharatkunj Society, Plot No. 4, Erandwane, Pune- 411038.



Architect | R. C. C. Consultant | Legal Advisor
Kolhatkar & Gowarikar | Sunil Mutalik & Asso. | Adv. Devendra Saralkar



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