



GARUD HOUSE
LIFE REIMAGINED

2.5 & 3 BHK Perfect Home For
Perfect Living

MODEL COLONY

CONTINUING
A TRADITION OF
LIFESTYLE
EXCELLENCE



Peaceful
Location



Centrally
Located



2.5 & 3 BHK
Apartments



AC Entrance
Lobby



WHERE SERENITY COMES NATURALLY

If the tranquil ambience of your neighbourhood brings to mind the golden age of the Peshwas, it's probably because nothing much has changed here. So, sit back and let the peace and quiet wash the stresses of daily living away. The good life is about to become great.



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 with mosquito mesh
- 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

- Recreational area/ open space on common terrace with party area
- Open/mini gym
- Gazebo
- Yoga space and wash room with seating Arrangement and landscaping.
- CCTV camera in common area's
- 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



GARUD HOUSE
1101/1, Lakaki Rd, Model Colony, Shivajinagar, Pune, Maharashtra 411016

Call: 89569 61157

CORPORATE OFFICE ADDRESS
SK Fortune Group, 1233/B, Apte Road, Deccan Gymkhana, Shivajinagar, Pune - 411004

Website: www.fortunedeveloper.in

E-mail: sales@fortunedeveloper.in



Registration Number
P52100050895
www.maharera.mahaonline.gov.in

NOTE : This Brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. Photographs are not necessarily comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space etc. may be revised.

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.