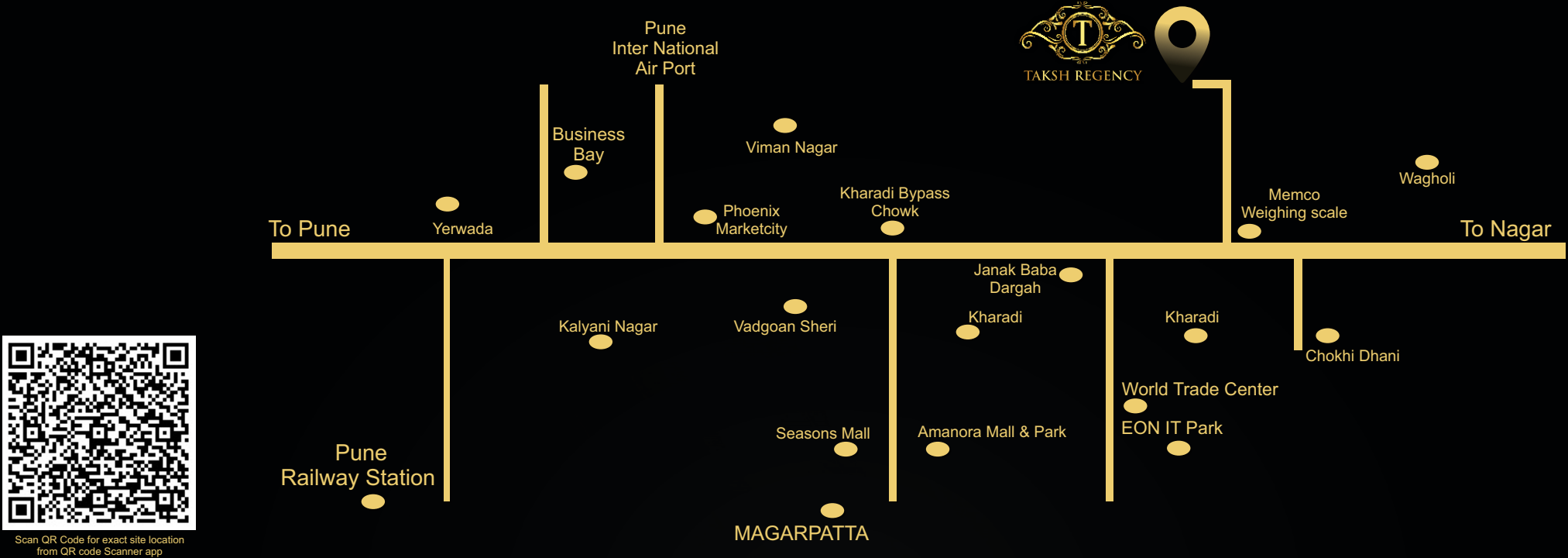


LOCATION MAP



KEY DISTANCE

IT Park :		
1. Kharadi's EON IT Park	3.5 km.	
2. Magarpatta IT Park	7.5 km.	
3. Viman Nagar IT Park	06 km.	
Five Star Hotels :		
1. Hyatt Regency.	5.5 km.	
2. Novotel Hotel.	5.5 km.	
Malls :		
1. Phoenix Mall.	05 km.	
2. Inorbit Mall.	05 km.	
Viman Nagar Airport	07 km.	
Pune Railway Station	12 km.	
Schools & College :		
1. Dhole Patil Engineering College	03 km.	
2. JSPM College	04 km.	
3. Poddar International School	02 km.	
4. Lexicon School	05 km.	
5. Sanskriti School	3.5 km.	

Resorts :		
1. Choki Dhani	03 km.	
2. Kapila Hotels Resorts	02 km.	

Car Showrooms :		
1. Renault Cars.		
2. Mahindra.		
3. Mercedes Benz.		
4. Ford India Cars.		
5. Skoda Cars.		

A Project by



Strategic Partner

Associate
with



MAHARERA No. - P52100022930

SITE ADDRESS :

Gat No. 1355, Sai Satyam
Park, Ubale Nagar, Pune - Nagar Road
Wagholi, Pune - 412207

CONTACT : +91 84 84 92 3396

Email id : sales@takshhousing.com

CREDITS

Architect : Atit Admulwar Architects

Legal Adviser : Anand Kaswa

RCC Consulantant : G.A. Bhilare Consultants Pvt Ltd

Brand Consultant : One Step 3D Arch Viz



A Smart Move..!

1 & 2 BHK Homes at Upper Crest Kharadi

We Proud to Present Residential & Commercial Project
in Wagholi Pune.Come Home to "TAKSH REGENCY" , just 200 meters from Pune-Nagar High Way,
near Eon IT Park & Zensar IT Park.



“A building is not just a place to be but a way to be.”

Make A Smart Move



Refresh & Rejuvenate

At our Aminaty space, which transport you too a fantastic Life Style @ Taksh Regency



Bird's Eye View



- | | | |
|----------------------------------|-------------------------------------|-------------------------|
| ◆ Kids Play Area with equipments | ◆ Designer Entrance lobby | ◆ Rain water harvesting |
| ◆ Lush green party lawn | ◆ Security cabin | ◆ Solar water heater |
| ◆ Elevated pathway | ◆ Automatic lifts with power backup | ◆ 24X7 water supply |
| ◆ Temple with flower garden | ◆ Power backup for common area | ◆ Ample parking space |
| ◆ Gazebo | ◆ Concrete paving blocks driveways | ◆ CCTV for Common area |
| ◆ Senior citizen sit-out area | ◆ Sewage treatment plan (STP) | ◆ Video Door Phone |

24x7 Water Supply | Double Floor Parking | Gazebo & Sit-out
Temple & Meditation Area | Children's Play Area | Commercial Spaces

2 BHK

1. Living Room
2. Kitchen
3. Master Bed-Room
4. Children's Bed-Room
5. Terrace Balcony
6. Dry Balcony
7. Common Bathroom
8. Master Bed Bathroom



1 BHK

1. Living Room
2. Kitchen
3. Bed-Room
4. Terrace Balcony
5. Toilet
6. Bathroom



Specification



STRUCTURE & MASONRY

Earthquake resistant RCC structure
External wall - AAC / Siporex Block
Internal wall - Block work
External : Sand faced plaster with better weather durability
Internal : Gypsum Finish of superior quality



FLOORING

Superior quality 2'x 2' double charged vitrified tile
Anti-skid flooring tiles in washrooms, terraces & dry balcony
Natural stone in staircase with wide & safe steps
Well decorated entrance lift lobby



DOORS

Video Door Phone, Door Frame with high quality finishing
French door in terraces
Granite Frame for Washrooms
Doors with High quality Finishing



WINDOWS

Powder coated 3 track aluminum sliding with mosquito nets
MS Sefty grills for windows with granite window sill



PAINTINGS

Interior : Superior quality oil-bond distemper
Exterior : Superior grade water-proof paint to walls



WASHROOMS

Anti-skid flooring tiles
Designer dado tiles up lintel level
High Quality branded CP fitting & sanitary fixture
Solar water supply for common washrooms



ELECTRIFICATION

Concealed copper wiring with main circuit breakers
TV pint living & master bedroom
ISI marked switches from reputed brand
Provision for exhaust fan in kitchen
Provision for AC in bedroom



PLUMBING

PVC & leak proof CP fitting
Dry balcony : washing machine inlay & outlay



KITCHEN

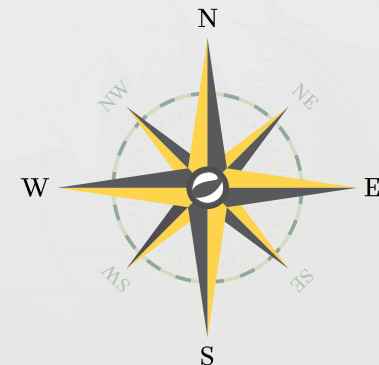
Black granite kitchen platform with SS sink
Designer Glazed Dado tiles up to lintel level
Special wet area in dry balcony for utensils cleaning



24x7 Water Supply



Typical floor plan



Typical Floor Salable Statment

Flat No.	UNIT TYPE	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	TOTAL CARPET AREA	TOTAL SALABLE AREA
		SQ.M	SQ.M	SQ.M	SQ.FT	SQ.FT
101,201,301,401	2BHK	46.58	6.50	53.08	571.34	771
102,202,302,402	1BHK	35.72	5.33	41.05	441.86	597
103,203,303,403	1BHK	35.35	5.33	40.68	437.91	591
104,204,304,404	1BHK	35.35	5.33	40.68	437.91	591
105,205,305,405	1BHK	35.85	5.33	41.18	443.25	598
106,206,306,406	2BHK	46.58	6.50	53.08	571.34	771
107,207,307,407	2BHK	46.58	6.50	53.08	571.34	771
108,208,308,408	1BHK	33.92	5.33	39.26	422.56	570
109,209,309,409	1BHK	33.92	5.33	39.26	422.56	570
110,210,310,410	1BHK	33.92	5.33	39.26	422.56	570
111,211,311,411	1BHK	33.92	5.33	39.26	422.56	570
112,212,312,412	2BHK	33.92	6.50	53.08	571.34	771
PER FLOOR UNIT = 12						7741

Specifically designed Flats to give
a confident and new age Lifestyle..!

Elegantly
Design Flats for elegant you...