



ARE WE HEADING TOWARDS A GREY FUTURE?



# ARE WE HEADING TOWARDS A GREY FUTURE?

Do you see concrete, concrete and more concrete when you see the city's landscape? Does it bother you and make you sad? Well, it does bother us for sure. So we decided to add some greenery on our buildings and dense greenery wherever possible in our project.

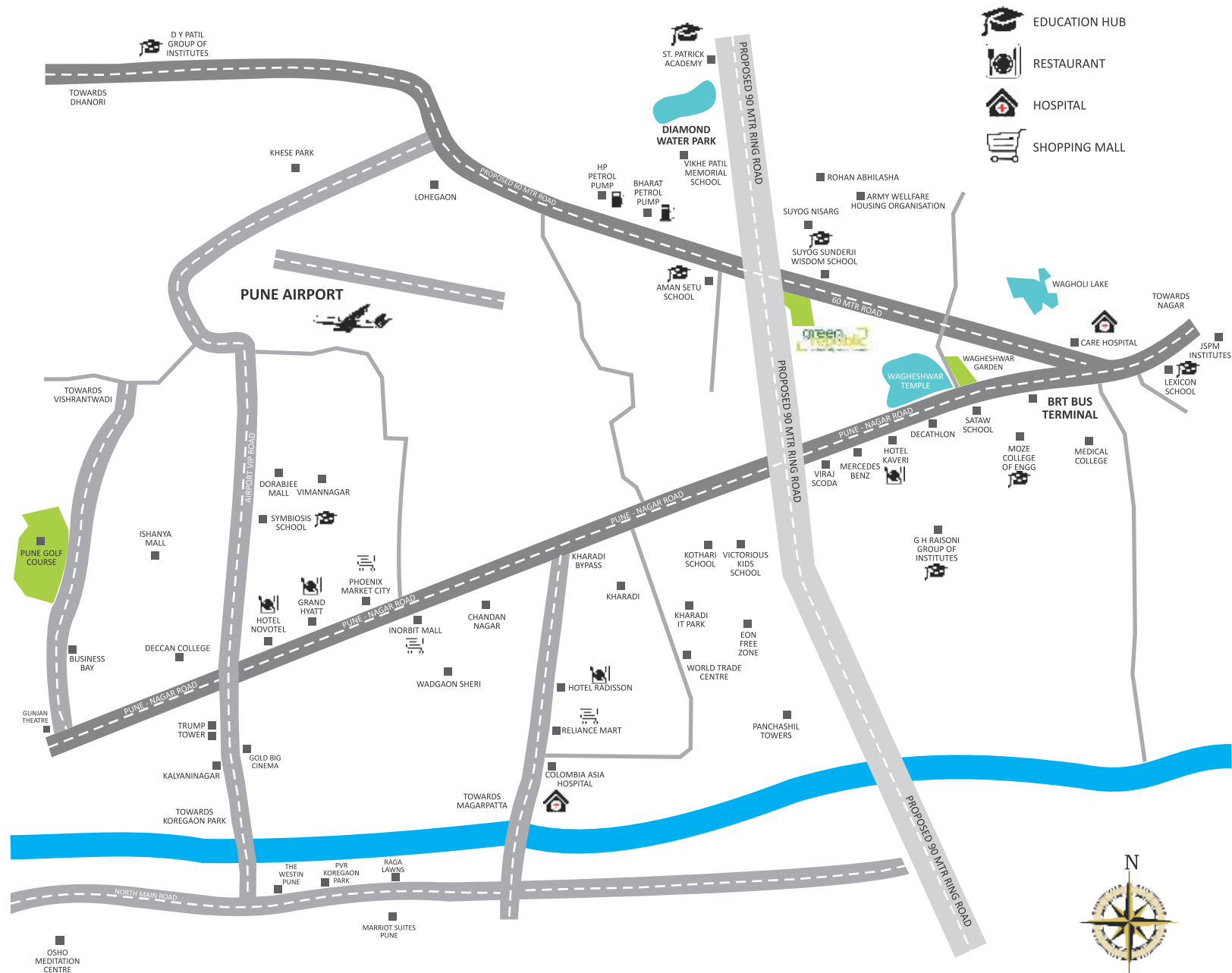
And of course, along with the greenery, is a thoughtfully designed and passionately executed commune of some seriously good quality homes. Solid approach in construction and an eco-sensible effort.

We humbly present to you ...



1 | 2 BHK, WAGHOLI

# location



- 10 minutes from the Pune Airport
- At a junction of two major roads: a 110 meters ring road and a 60 meters State Highway
- On the peaceful side of Wagholi
- In a well-planned neighbourhood

- In a radius of 5 kms:**
- Nagar Road
  - Viman Nagar
  - 15 educational institutes
  - 5 shopping malls
  - 6 big hospitals

More than 15 educational institutes, 5 shopping malls and 6 big hospitals in a 5 kms. radius.





## FOCUS ON THE CORE RATHER THAN THE FRILLS

Focus of our resources is on quality and durability of our construction and on delivering good quality of life to our residents. We insist on renowned technical expertise, high standard of construction material and quality fittings at every stage. Our quality assurance team works over-time to ensure that good quality standards are maintained all along the way.



# AMENITIES

Beautiful Shree Ganesha Temple

All lifts are full-size stretcher elevators

Club-house with home theatre

Multi-gym with branded equipment

Children's play area with durable equipment

High definition CCTV cameras with two tiered recording facility in the common areas

Generator back-up for common amenities

Energy efficient common lighting

Fire fighting system

Well designed and fully functional rainwater harvesting system



# SPECIFICATIONS

In keeping with our commitment of innovation, eco-friendly measures and ease of maintenance, some of our specifications reflect a novel approach.

## New age facilities

- Plug and play provision for inverter back-up.
- Wi-fi ready homes
- Satellite TV provision in living room and master bedroom.

## Flooring and tiling

- 2x2 vitrified tiles with skirting in entire flat
- Anti-skid flooring in toilets, bathrooms and terraces.

## Kitchen

- Granite platform with stainless steel sink.
- Branded water-purifier.

## Dry balcony

- Electrical and plumbing provision for washing machine.

## Doors

- Good quality factory-made and professionally fitted doors.







### **Windows**

- Sliding aluminium windows with mosquito nets.
- M.S. safety grills

### **Toilets & bathrooms**

- KOHLER/JAGUAR or equivalent brands of sanitary ware and plumbing fixtures. Sunk plumbing for ease of maintenance without any civil work breakages.
- Branded UPVC/CPVC concealed plumbing.
- New age chemical waterproofing with a guarantee certificate.
- Hot water through a common solar water heater system.

### **Terraces**

- Easy maintenance landscaped terrace garden with plants.
- Powder coated MS railings.

### **Electrification**

- Branded concealed copper wiring with MCB.
- 20% more 'light-points' for new-age gadgets.
- Provision to accommodate compressors inside the building to keep the beautiful building elevation intact.
- Air conditioning provision in all rooms of the house.
- Legrand switches.
- Set-top box connection in living room and master bedroom.

### **Painting**

- OBD paint for internal walls and ceilings
- Superior quality acrylic paint for external walls

# WHAT STEPS ARE WE TAKING TO ENSURE ECO-SENSIBILITY?

For us, green is not just a fashion; not something to be accommodated in superficial facilities. We believe that green housing is a necessity for the survival of our planet. Genuine green measures are a sensible step for humanity.

## Our Green Measures



A living green facade to ensure some insulation and a pleasant building elevation.



A well-designed terrace garden with a maintenance free drainage and watering mechanism



A genuinely functioning well-designed rain water harvesting system



A well-designed solar water heating system.



A Shree Ganesha Temple to maintain the sanctity of the environment.



Energy efficient common lighting

# WHAT OTHER THINGS ARE WE DOING DIFFERENTLY?

## CONVENIENCE OF SMALL THINGS MAKES THE BIG DIFFERENCE

Very good construction quality and absolute earnest green measures are our biggest USPs. However, we don't stop at that. Our planning has taken into account your needs after buying a home here. We have done long-term planning to ensure ease and convenience of maintenance. Our measures will not only save you time, money and energy, but they will give you peace of mind for years to come.

Here are some unique facilities we offer:

### **Tie-ups for convenience and better deals**

Our tie-ups with interior designers & contractors, furniture manufacturers and white goods dealers will ensure that our residents can get good deals on their buys, as well as quick and quality service on site.

### **Ready interior plans**

Ready ideal designs for interiors - planned to optimize space usage. These ideal room plans can fast-track your interiors.

### **Spacious stretcher lifts**

Are you comfortable in small lifts? Our lifts are another area where we are making a difference. Each building will have two spacious stretcher lifts! With mega-size lifts, moving in furniture, travelling with prams, cycles or even wheel-chairs and stretchers etc. will not pose a problem. Space enough for everybody to avoid getting cramped in lifts; and especially women will feel really comfortable.

### **Apartment user manual**

A user manual will be provided with every apartment for ease of maintenance and to help in trouble shooting. It will cover a lot of useful information including electrical and plumbing drawings, contact numbers of maintenance agencies and guarantee / warranty letters in the apartment holder's name.

### **RERA compliance**

RERA i.e. the Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers and bring transparency in the real estate transactions. We at Green Republic have proactively initiated all measures for compliance and are moving rapidly towards full RERA compliance.







## K.C. BORA GROUP

Samrat Buildcon is the construction arm of the K.C. Bora Group, which is a leading manufacturer, processor & exporter of oilseeds and spices.

The Group has been serving the Indian market since 1965 and has been a leading exporter since 1992. The state of the art manufacturing facilities of the group are committed to eco-friendly and sustainable practices.

The Group maintains a rock solid reputation and goodwill, which we are working to build on further in the real estate sector as well.

[www.bora.in](http://www.bora.in)

## WHY CHOOSE US?

Because we are concerned: Only lip service and under-delivery has never been our style. Every commitment made by us is done with full intent to deliver; and we go all the way to do so.

With us you can be assured of not just a good quality home, but of transparent dealings and a pleasant experience. We take our promises very seriously and our best efforts will always be at your service.

## SAMRAT BUILDCON

Samrat Buildcon started operations in the year 1995 in Pune. With 8 lakhs square feet completed and 2 on-going and 3 up-coming projects, we have successfully established ourselves in the realty sector. We give our best to ensure superlative quality of work in every project we do; and we are only getting better with every new project. We always put ourselves in our clients' shoes and build homes we ourselves would love to live in.

# SAMRAT BUILDCON-ROYAL LANDMARKS



**Samrat Swastik**  
Hadapsar: 100,000 Sq.ftz



**Samrat Sovereign**  
Hadapsar: 100,000 Sq.ft



**Anand Kunj**  
Gangadham: 50,000 Sq.ft



**Gilt**  
Sopanbaug: 30,000 Sq.ft.



**Samrat Regency**  
Wadgaon-Sheri: 20,000 Sq.ft.



**Samrat Gajanan**  
Daund: 15,000 Sq.ft.



**Samrat Select**  
Wadgaon-Sheri: 20,000 Sq.ft.



**Samrat Teerth**  
Ambegaon 60,000 Sq.ft.



**Samrat Heights**  
Sukhsagar Nagar: 50,000 Sq.ft.



**Samrat Towers**  
Sukhsagar Nagar: 50,000 Sq.ft.

## Upcoming Projects at



Moshi-6 Lakh sq.ft.



PCMC -6 Lakh sq.ft.



Narhe - 7 Lakh sq.ft.

## Project Team

**Architect:** Vishwas Kulkarni Architects | **Structural Consultants:** Vastustruct Structural Consultants

**Service Consultants:** MEP System Solutions Pvt. Ltd. | **Legal Advisors:** Rajiv Patel & Associates

**Branding Solutions:** Brandmatterz



Developed by



**SAMRAT BUILDCON**  
*Your Royal Domain...*

Address: Samrat House, 39D 2/6, Shankar Sheth Road, Pune, 411037, Maharashtra, India.  
Phone: 020-26431803/4 +91 98220 27230, +91 95526 66333, Fax: +91 20 2644 2185  
Email: royal@samratspaces.com