

# Beautiful Spaces

**Y**ou really love this part of Pune. The bustling Deccan Gymkhana, the youthful Fergusson College Road, the JM Road lined with a beautiful park and up market stores, clubs, movie multiplexes, malls, swimming pools, schools & colleges, hospitals, hotels, and gyms - all within just a couple of kilometers of radius.

There is beauty and free flowing energy to this space from the river Mutha, the Ganesh Khind Road, the Chaturshringi hills scape.

There is easy connectivity to Hinjewadi, Pune airport and nation's business capital Mumbai.

You wish to be here yet you dream of beautiful spaces which you can call as your own. But where do you find them? At Mohar's Garima Plus. Here is a brief preview.

MOHAR  
**GARIMA PLUS**

Just 50  
Beautiful  
Spaces

Off Senapati Bapat Road

# Open to East West Flow

# ...and Private

A happy confluence of free flowing energy and privacy





# Deck to Deck

Stay put at the deck. Keep tabs on what's going on inside.



# Looking back, briefly

See where you came from. Feel your spacious outside deck from the kitchen deck!



# Another idea for your bed tea

Just a few steps to your private sit out!





# Survey all that is there

Keeping tabs was never so easy!



# Pretty

A place for rejuvenation



# Nifty

Sensible and practical things for elegant living



# Studio of culinary art



# A healthy makeover

Work out which any way



# And unwind

Soothe yourself in quiet ripples



We are unaware of space. Spaces make our moods.

Cramped spaces make us stressful and vast expanses make us relaxed and restful.

Urban living is a challenge about having a space of our own.

Not just any space.

We need functional spaces for our activities and rest.

We need large spaces. We need light and air.

We need them apart, yet we need to let our eyes wander through them.

Here they are...

# Beautiful Spaces

5 BHK Linear  
& Duplex

4 BHK Duplex

4 BHK Floating

3 BHK Duplex

2 BHK Linear  
& Duplex

# 5 BHK Linear A sprawling estate

- Private swimming pool
- 2 internal courtyards with water body
- Separate gym and family area
- 12 sit-outs
- 2 Master bedrooms, each having walk-in closets, Jacuzzi, steam, shower area and a separate toilet, as well as a “His & Her” dressing area
- Servant room with attached toilet
- Saleable area 8767 sq.ft.





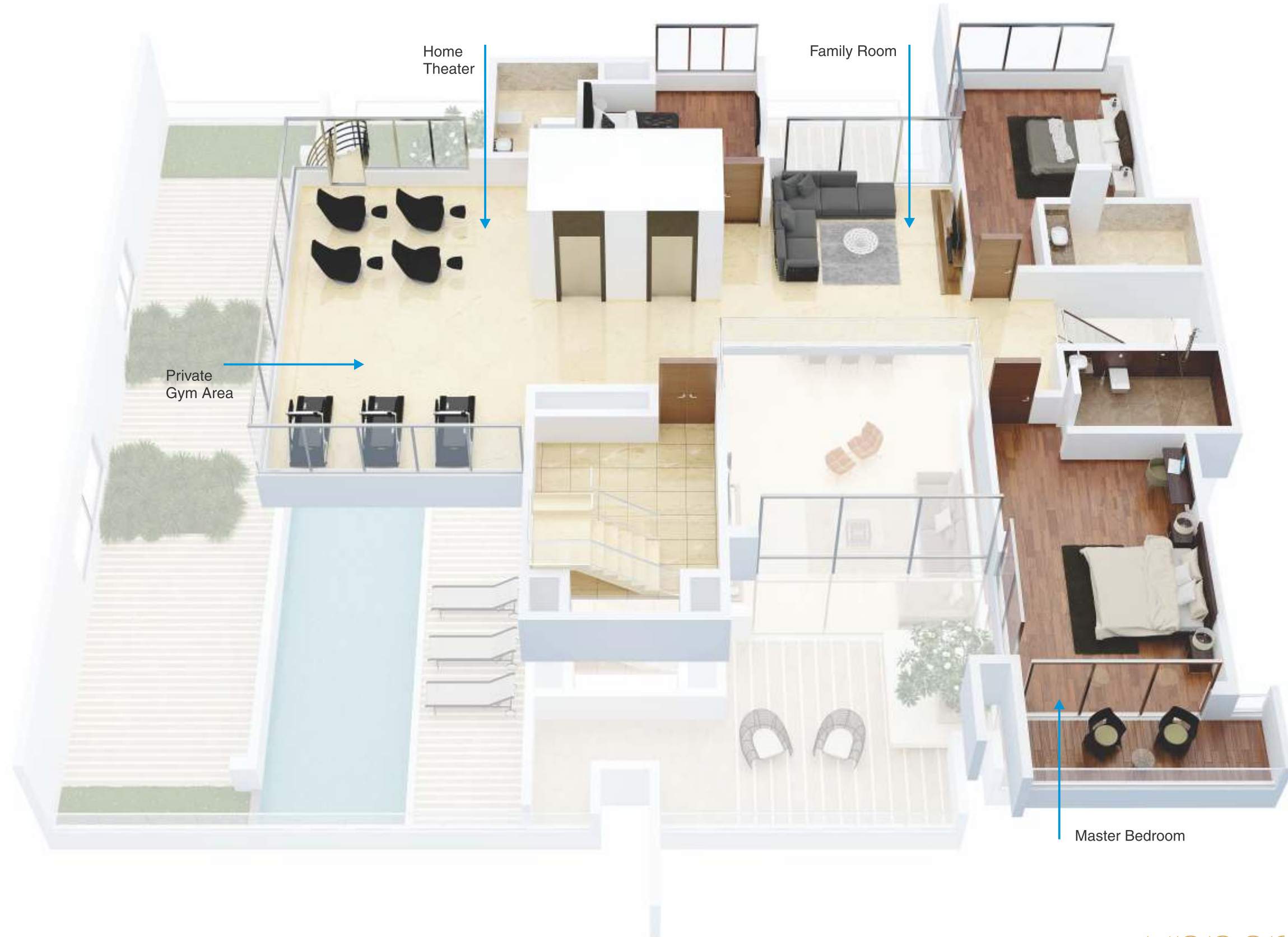


# 5 BHK Duplex A resort

- Private lobby
- Pool, deck, lounge and garden
- 7 sit-outs
- Servant room with attached toilet
- One area is cordoned off for personal privacy yet connected with in-house facilities like gym, pool, guest rooms, deck and sit-out
- Home theater and gym area
- Family entertainment area
- Saleable area 8862 sq.ft.



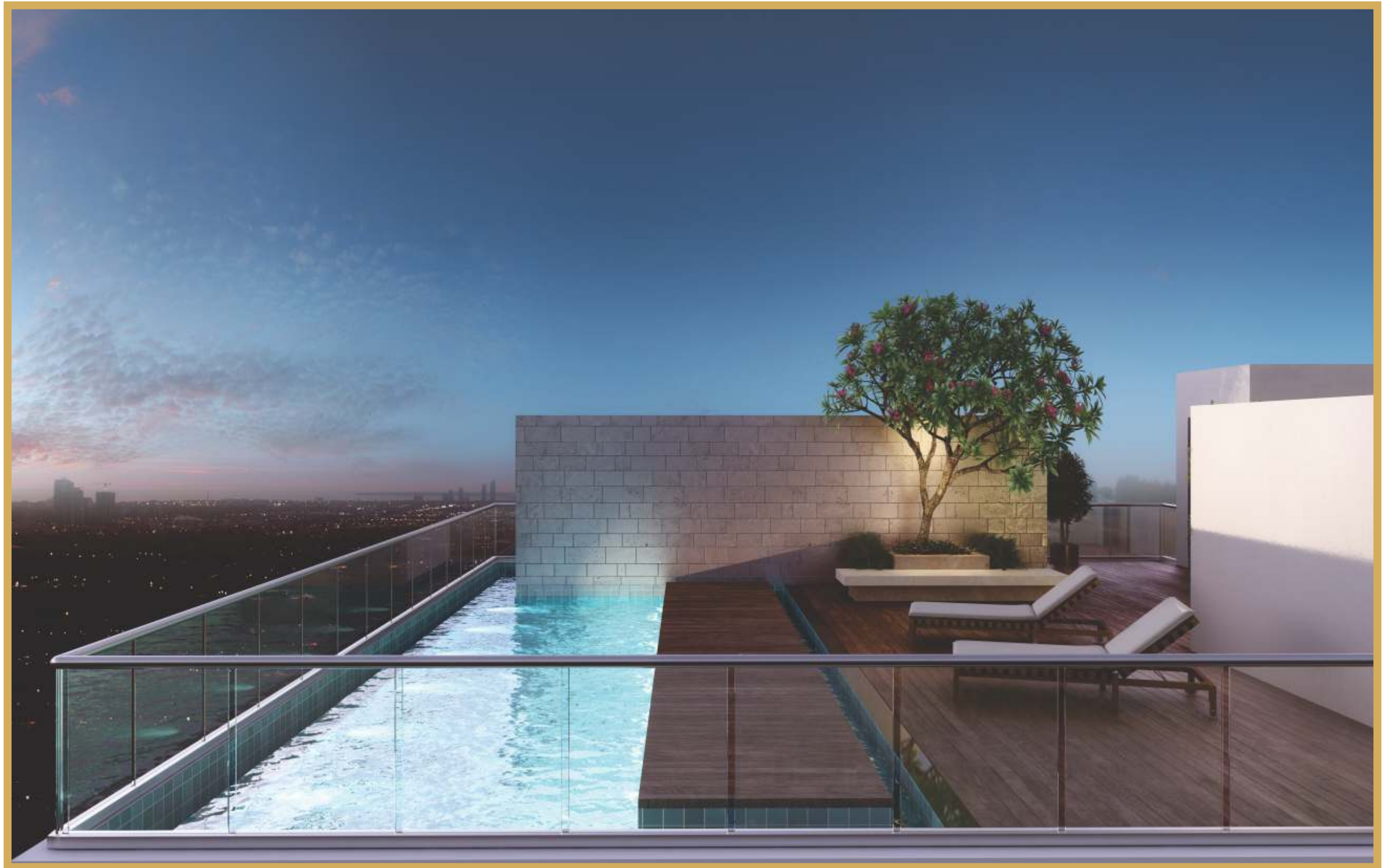
lower level



upper level

# 4 BHK Floating Living Unbounded

Watch the sky's reflections in the water





# ...4 BHK Floating

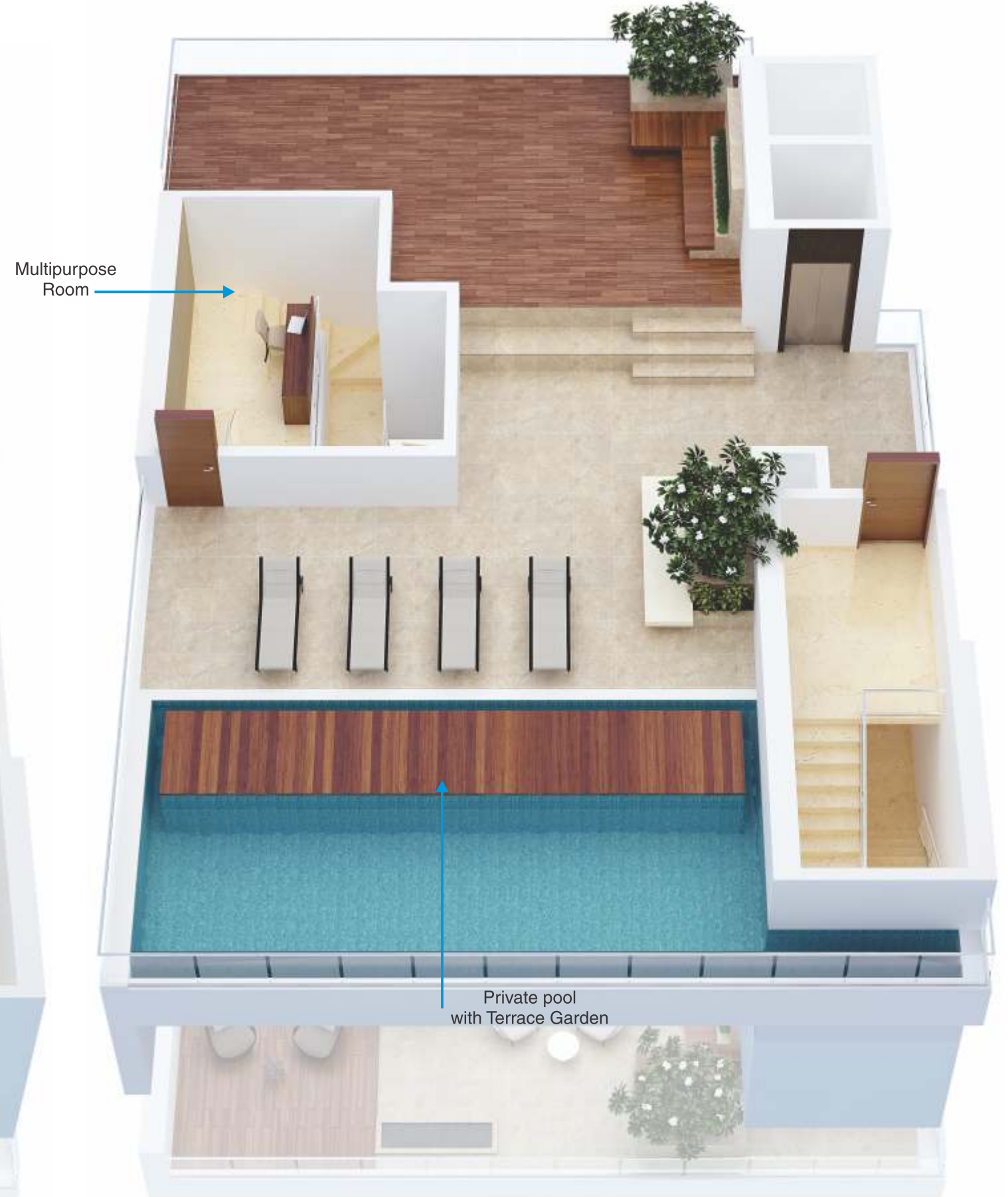
- Private pool and garden terrace
- Private lift and lobby
- Multi-purpose room can be utilised for entertainment or study
- Lavish and huge master bedroom
- Servant room with attached toilet
- Saleable area 4108-4112 sq.ft



lower level



upper level



terrace level

# 4 BHK Duplex

## Live like royalty

- Double height living area
- Double height sit out with water resistant teakwood
- Lavish master bedroom
- Separate family entertainment area
- Servant room with attached toilet
- Saleable area 3741-4306 sq.ft.



lower level





# 3 BHK Duplex

## Living together

- Luxurious feeling of a villa
- Connected visually despite level difference
- Double height sit-out for entertainment
- Seating panels in water resistant Brazilian teakwood
- Saleable area 2790-3871 sq.ft.



lower level



upper level

# 2 BHK Duplex

## Cozy and airy

- Lavish master bedroom with 3 terraces
- A breezy sit out overlooking the dining area
- Saleable area 3307-3322 sq.ft.



lower level



upper level

# 2 BHK Linear

## Small is beautiful

- Double height living and dining area
- Sit out facing the hills
- Large master bedroom
- Saleable area 1677-1680 sq.ft.



level one

# Specifications

## FLOORING

- Italian marble flooring for Living, Dining, Kitchen
- Engineered wooden flooring in Bedrooms
- Composite wooden, Marble & tile flooring for sit outs
- Italian marble & Kajaria or equivalent make tiles flooring in Lobby area
- Staircase in granite, Kajaria or equivalent make tiles

## DOOR FRAMES & DOORS

- Doors with teak wooden frames
- Flush door shutters with veneer / laminate finish with branded SS fittings

## WINDOW FRAMES & WINDOWS

- Branded aluminum windows with toughened / float glass

## KITCHEN

- Granite kitchen counter with branded SS sink
- Piped gas connection in each apartment

## TOILETS

- Toughened Glass partition for shower area
- Branded CP & Sanitary fittings of Grohe, Duravit make or equivalent
- Provision for geyser in all toilets
- Wall hung WC, with concealed flush tank.
- Wash basins with Italian marble counters.
- Dado tiles upto 7' of Kajaria or equivalent make.
- Toilet flooring of Kajaria or equivalent make.

## SIT OUT

- SS railing with laminated glass

## PLASTER & FINISHES

### INTERNAL

- GYPSUM finish for all internal walls
- Luster paint for all internal walls
- Plastic emulsion for all ceilings.
- Textured paint to dry balcony

### EXTERNAL

- Weather proof texture paint for external walls

## SERVICES

### ELECTRICAL

- Modular switches of Schneider or equivalent brand
- TV & Telephone points in all rooms
- Timer controlled energy efficient luminaries with auto ON/OFF system in common and utility areas

### ELEVATORS

- Automatic elevators of leading brand

### HOME AUTOMATION

- Home Automation system of Honeywell or equivalent make
- Feather touch switch panels
- Electronic strike door opening
- Video door phone and photo storage
- Dimmer switch in every room
- Intercom facility

### SAFETY AND SECURITY

- Panic switch in Master bedroom
- Auto shut valve for LPG line
- CCTV surveillance in all common areas
- Gas leak detector

### AIR CONDITIONING

- Provision of electrical points for Air Conditioning

### FIRE FIGHTING

- Fire extinguishers & other necessary equipments are provided

### GARBAGE

- Provision of Garbage chute with Eco friendly waste management system

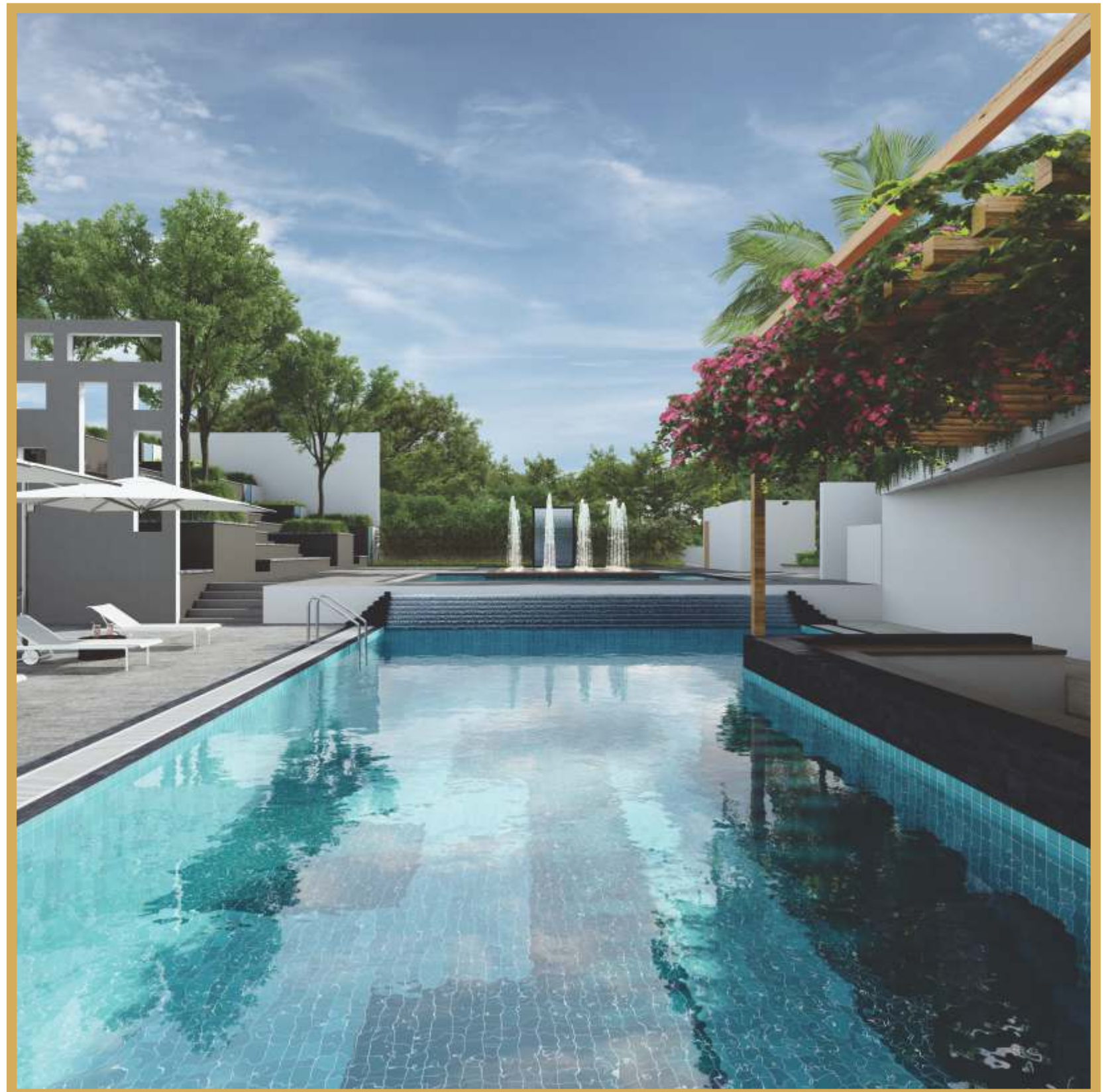
### INTERNAL ROADS

- Trimix concrete road in combination with granite

### GENERATOR BACKUP

- 100% power back up for common areas and facilities of Garima Plus
- 100% power backup for every apartment

# Clubhouse Large social spaces



- Table Tennis
- Gymnasium
- Yoga hall
- Card room
- Play court
- Swimming pool
- Amphitheater
- Guest rooms
- Mothers' den
- Children play area



# Party Area

Step out. Step in. Step up. Step down. Mingle!



# Site Layout



# Location map





The seal of trust

# MOHAR

A BHARAT DESADLA VENTURE

**M**ohar Creations is a brainchild of Bharat Desadla's long and successful stint of three decades as a real estate visionary. His dynamic business acumen and statesmanship find expression in all his projects and dealings. His profound involvement in promoting social development through various organizations provide a solid foundation to Mohar Creations.

A team of highly professional consultants and individuals are behind all Mohar Creations projects catering variety of market segments comprising of bungalow plots, Commercial spaces, residential townships. These projects are taking shape at Pune and Bangalore.

Innovative designs, top class material, workmanship and uncompromising commitment to quality norms ensure that Mohar Creations deliver beautiful spaces to its stake holders.

**Vision:**

We aim to dream, conceive, construct beautiful and elegant spaces on the foundation of trust of all stake holders.

**Mission:**

We shall realize our vision by dreaming, designing, developing beautiful and long lasting real estate projects surpassing highest ethical and technical standards. We shall strive to inspire trust among all our stake holders through professionalism and competence. We shall put together a competent and committed professional team for every project.

We shall always stand by our word.

# The Driving Force



## **BHARAT DESADLA**

A well known name in the Pune's real estate fraternity with 28 years of experience in Real Estate as one of the Founder Directors of M/s. Rohan Builders, a reputed brand. He has a deep understanding of the needs of customers and other stakeholders. Bharat is reputed for his commitment and transparency in all business dealings. He is also active in various social and philanthropic organizations.



*“**Suhas Lunkad**, my mentor.  
The Rohan Group has  
achieved great heights under  
his visionary leadership.  
He will always continue to  
inspire us.”*

*Bharat Desadla*

# The Architect



## **SANJAY MOHE**

### **The architect of change**

**T**he beautiful design of Garima Plus – is the inspired creation of Sanjay Mohe, one of the most respected and highly awarded architects in India. Deeply concerned with sustainability, Sanjay Mohe's designs venerate simplicity, paring away the extraneous and irrelevant. His concepts are rooted in Indian culture and tradition. Mindspace, the architectural firm he helms, has become a byword for excellence in the 8 years of its existence. An alumnus of India's first architectural institute, JJ college of Architecture, Mumbai, Sanjay Mohe honed his skills and design philosophy working alongside well known names in the field such as Chandavarkar and Thaker Associates and Charles Correa. His portfolio straddles a wide spectrum of projects including residences, research laboratories, knowledge parks, campuses, factories, resorts, libraries, corporate offices and hospices. A team player, he gathers around him, individuals with a similar design ethos, who are dedicated to excellence in architecture as he is. Sanjay Mohe is known to pick and choose only those projects that appeal to his creative spirit.

We at Mohar are honoured to collaborate with him for Mohar Garima Plus.

# The Team

## **PANKAJ SOLANKI**

Pankaj comes from family with business background. He has rich experience in realty sector making land deals and ensuring proper handling of all legal matters. He has successfully handled many large and complex land deals some them involving companies like a US based Logistics firm and many IT companies.

## **SANTOSH SABNIS**

Santosh is a civil engineering graduate from the prestigious IIT Bombay. He has been involved in the construction of over 500 projects in and around Pune and also in the neighboring states. His strength is to manage, lead and motivate engineering teams on large projects with tight construction schedules keeping a close watch on both, quality and cost.

## **MADHAV GOLE**

Madhav has a degree in civil engineering and diploma in business management. He has over two decades of experience in real estate marketing. He has in depth knowledge about the real market requirements.

## **MAHENDRA RAMPURE**

Mahendra is a civil engineer and has track record of 22 years of real estate construction. He leads the entire technical team and motivates it towards time bound delivery. He is vigilant about customer satisfaction and commitment to quality norms.



The seal of trust

# MOHAR GARIMA PLUS

## CONSULTANTS

### Architect

Mindspace, Bangalore

### Structural Consultant

JW Consultants, Pune

### Consultant

Omkar Associates, Pune

### Landscape Architect

Suman Shilp, Pune

### Branding

Design Directions Pvt. Ltd., Pune

### Website

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Member of  
**CREDAI**  
Confederation of Real Estate  
Developers' Associations of India

# Beautiful Spaces

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