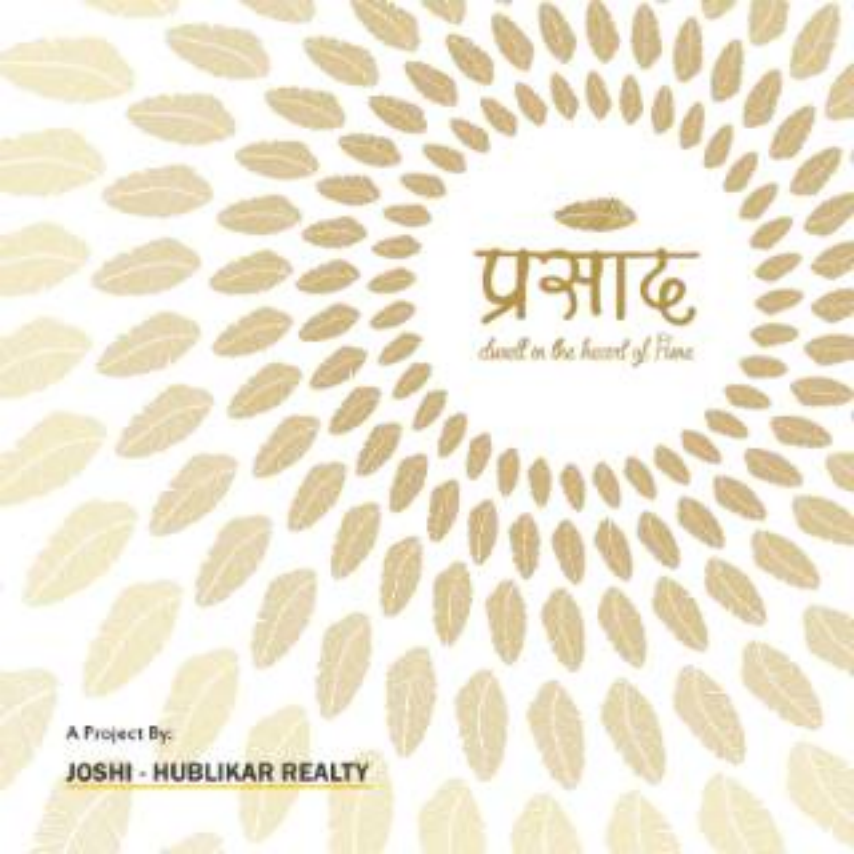




प्रसाद

dwell in the heart of time

A Project By:

JOSHI - HUBLIKAR REALTY



Hublikar Constructors is the outcome of three generations of excellence in the field of construction spanning across the timeline for over 50 years and counting.

Mr. Prady Hublikar has been the pioneer in successfully completing over 52 projects across Pune, Nashik and Shirur. Now carrying forward the family legacy is Mr. Prady Hublikar who is a civil engineer by profession, aspiring to accomplish a customer oriented enterprise, well defined work ethics, commitment to quality and service.

We at Hublikar Constructors strive for excellence and follow the highest quality standards to be able to give our customers the best in the industry and more.



The Nest Constructors is a partnership firm registered in 2006. It has 5 partners amongst which Mr. Chayalata D. Joshi, a qualified engineer is the Managing Partner, who has been the Secretary of MMRDA for a tenure of 3 years. In the last 20 years, we have provided quality homes to 500 families in Andheri and Pune.

The Nest Constructors' continuous success attributes to:

- Strong engineering team which maintains highest quality of work.
- A transparent interaction with the customers, understanding their needs and adapting to it.

We, at Nest strongly believe in owning social responsibility to help economically weaker sections of society. In the year 2009-2010, Nest undertook a residential project at Bandra to provide homes to employees of a not-for-profit society for rehabilitating their families in good locality.



Final Plot No.531+532, Sub plot No. 12, Shivajinagar, Pune - 411005.



2 BHK & 3 BHK homes

Fergusson College	: 100 m
Hotel Varshali	: 1 km
BMCC	: 2 km
E- Square Multiplex	: 2.5 km
Shivajinagar Civil Court	: 1.5 km
Pune Municipal Corp.	: 2 km
Pune Railway Station	: 2 km
Bal Gandharva	: 1 km

COMMON AMENITIES

- Earthquake resistant, framed R.C.C. building conforming to I.S. Code requirements.
- **Parking:** One covered car parking with power saving LED lighting.
- **Entrance Lobbies:** Decorative entrance lobbies finished with false ceiling and LED lighting.
- **Lifts:** Of branded company BDN or equivalent. Automatic Door, 6 persons & steps, Speed 1m/second, VVF Drive and auto rescue system in case of MSEDCL supply fails.
- **Power Back Up:** Of branded company to the lift, Common lighting in parking, lobbies/passages & Pump.
- **Digital & Manual Security:**
Video camera for flat entrances or CCTV surveillance for parking area.
Safety doors to the flat entrances.
- **Elevation & Painting:** Exports elevation to the building and the top most quality Asian/Berger brand water resistant paint will be applied to the building.
- **Fire Fighting System:** FMC compliant Fire Fighting System shall be provided.
- **UGWT/CHWT:**
 - a) The adequate capacity UGWT with additional plumbing arrangement to use Bore Well water as well with Kirloskar Brand Pump and a stand by Pump.
 - b) CHWT with adequate capacity and additional storage reservoir for fire fighting with automatic water level controller.
- **Site Development:**
 - a) Pest Control to entire plot at the beginning of construction.
 - b) The wet back areas of the building shall be concreted with "terraiz" technology for maintenance free long life usage.
 - c) Each flat shall be provided letter box at parking level.
- **Luxury with Nature:**
 - a) The efforts for landscaping of small areas landscaping will be made.
 - b) The sincere attempt to save the existing well grown trees shall be made.
- **Common Toilet:** Common toilet for domestic helpers, drivers, watch men etc. shall be provided with WC, at ground floor.
- **Bore Well:** Shall be provided with plumbing arrangements and additional reservoir for efficient usage.
- **Solar Boiler:** Flat Owners shall be provided with Solar Boilers and it will be fitted on top terraces.

FLAT'S INTERNAL SPECIFICATIONS

• Walls:

- Internal walls of 4" thickness, External walls of 8" thickness will be built. AAC blocks will be used for walls.
- Plaster: External double coat, sand faced, sponge finished & Internal POP/ Nandu Finish.
- The efforts in RCC design shall be made to avoid the offsets in the room to increase carpet area.

• Flooring: Branded company's (Kajaria, Johnson) vitrified tiles 600 mm x 600 mm in the flat.

Anti-skid tiling in toilets and terraces.

• Doors & Windows:

- Decorative main entrances with veneer finish for main doors with night latch & rest all doors with engineering / plywood frame for full jamb with laminated skin and cylindrical locks.
- Granite door frames and water resistant doors for toilets.
- UPVC / Aluminium powder coated with 3 tracks Sliding Windows up to low sill level with mosquito nets.
- SS railings to attached terraces. Granite window sills shall be provided.

• Kitchen Details:

- Granite top main platform with SS sink shall be provided. Service platform 18" wide underneath full white tiles for cleanliness shall be provided.
- Provision for water filter and exhaust fan shall be done.
- Pipe gas piping and necessary fittings shall be done under Gas Company's supervision & co-ordination.

• Toilets/ Bathrooms:

- All C.P. fittings shall be of Jaquar or equivalent and sanitary wares of Cera or equivalent.
- The concealed plumbing with high-density CPVC pipes of Astral or equivalent shall be used. Provision of exhaust fan in toilets shall be done.
- Under/ Over counter basin/ attractive wash basin, shower and full height dado tiles shall be provided.
- Solar Water (Hot & Cold) with single lever diverters in toilets with provision of geyser will be provided.

• Electrical Fittings/ Inverter Provisions:

- Concealed electrical wiring Polycab/ equivalent switches of branded company like Anchor / Legrand or higher standard shall be provided.
- Provision of Stewart of Air conditioner in Master Bed Room with its electrical wiring and 15 Amp point shall be done. Provision for inverter will be made.
- The provision of Cable & Telephone connection in all bedrooms & Living room shall be done. Branded MCB/ ELCB (Earth Leakage Circuit Breaker) for flats shall be installed.

• Paint: Luster/ plastic paint for living and dining and Acrylic/ OMO paint in bedrooms. (Asian/ Nerolan brand)

• Name Plate: Each flat shall be provided elegant S.S. / Glass name plate on the main door.

JOSHI - HUBLIKAR REALTY

Office Address: Joshi - Hublikar Realty, First Floor, Kishan Chambers, Near Kalya Statue, Kothrud, Pune - 411038.

CONTACT:

- 📞 Qjas Joshi : 97940 42265 | Pratik Hublikar : 96577 26325
- ✉️ theneedconstructions@gmail.com
- 🌐 www.theneedconstructions.in | www.hublikarconstructions.com

CONSULTANTS:

Architect : *Ar. Ramesh Huggan and Ar. Anas Joshi*
Structural : *Ar. Vikas Waghmare*
Legal : *Adv. R.V. Dandekar*
Creatives : *Stone Paper Science Studio*