

Location Plan



An Easy Access Location

- 25 kms from Pune University
- 13 kms from Aurhdi-Raveri BRT Road
- 8 kms from Chinchwad Railway Station
- 26 kms from Rajeev Gandhi IT Park, Hinjewadi
- 12 kms from Mumbai-Pune Express Way
- 8 kms from Old Mumbai-Pune Highway

Credits

- Project Architect : **Rahul Wedpathak**
- Structural Consultant : **Deepak Nalawade**
- Legal Advisor : **Adv. D. B. Khaladkar**

Contact -

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An Exclusive Project by

YOGESH ENTERPRISES

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Disclaimer: The contents of this brochure is purely conceptual and not a legal offering. The developer reserves the right to amend the layout, number of floors, allocation, colour scheme, specifications, amenities etc.

Blossom.....
Forever !

GANDHRVA Excellence
Essence of Happy Life
Excellent options of 1, 1.5, 2, 2.5, 3 & 3.5 BHK Flats

A Project By - Yogesh Enterprises

The Strength & Vision

Real estate sector in Bhosari & adjoining Moshi has blossomed and the true visionary to explore the potential in the earliest developing stages were Yogesh Enterprises, who with the creation of **Gandharva Nagari** gave a totally new look to this area. Gandharva Nagari was the very first large housing project developed in Bhosari and since then this vicinity became a hot property. Yogesh Enterprises were the pioneers for the initial development of this vicinity and now they are back to add an excellent dimension by creating **Gandharva Excellences**.

Yogesh Enterprises, spearheaded by **Shri Vinayak Bhongale** are in the real estate sector for over two decades and their distinct experience gives them an edge to create the finest project **Gandharva Excellences** that will soon become a landmark in every way.

After a humble beginning, Yogesh Enterprises has grown from strength to strength solely due to the qualities that are dear to customers who trust with their life savings while purchasing homes. Transparent dealings, fair prices and giving the best value to customers' investment are the forte of **Yogesh Enterprises**.

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Excellences
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GANDHARVA Excellences

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The Excellence Preposition

Gandharva Excellences is a truly higher middle-class project with 1, 1.5, 2, 2.5, 3 & 3.5 BHK home options. The Landscaping is magnificent to give an exotic green feel. The vast open tracts offer bright sunlight and pleasing breeze throughout the year.

Gandharva Excellences is designed to give best space utilization within the internal periphery of the home plus the amenities and facilities are certainly top-notch to be described as excellent.

The exclusively landscaped terrain offers lush green environs and openness. The parks for children with sit-outs for Senior Citizen take care of entire family outing. The Clubhouse & Gymnasium foresee the urban family's health needs. The shopping Arcade in the outer circumference will take care of daily needs.

Gandharva Excellences is exotic, it is green and full of energy and it is an idea that will bring a new blossom in your life.

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The Location Perception

Yogesh Enterprises were the first to gauge the true potential of Moshi and their vision has proven right as this vicinity has emerged to become a major development point.

Moshi is at a very strategically important point as it has several access points. The proposed International Convention Center in Moshi will make it an international locale. The nearness to upcoming APMC (Market Yard) will make Moshi a big trading center and the nearness to Chakan will add to the convenience. Being at the center of Auto-hub and MIDC in PCMC, right on Pune Nasik Highway, nearness to Marol & Chakan are the inherent advantages.

Just 20 minutes drive from Mumbai Pune Highway and 30 minutes from Pune Airport enhance the Moshi prospects as one of the best developing area.

Nearness to schools and educational institutions, market & hospitals make life easy.

Gandharva Excellence situated right on the Pune Nasik Highway offers you all these advantages with excellent living conditions.

Gandharva Excellence

Essence of Happy Life

Excellent options of 1, 1.5, 2, 2.5, 3 & 3.5 BHK Flats

Gandharva Excellence is blessed with a multi-utility Clubhouse that is ideal for the entire family. The sit-outs for elders and the children play area are exclusive with forethought paraphernalia. Life at Gandharva Excellence is bound to be superlative as it will take care of every family member.



Great Architecture To Assure
Highest Comfort

Excellence9
Essence of Happy Life
2 & 2.5 BHK

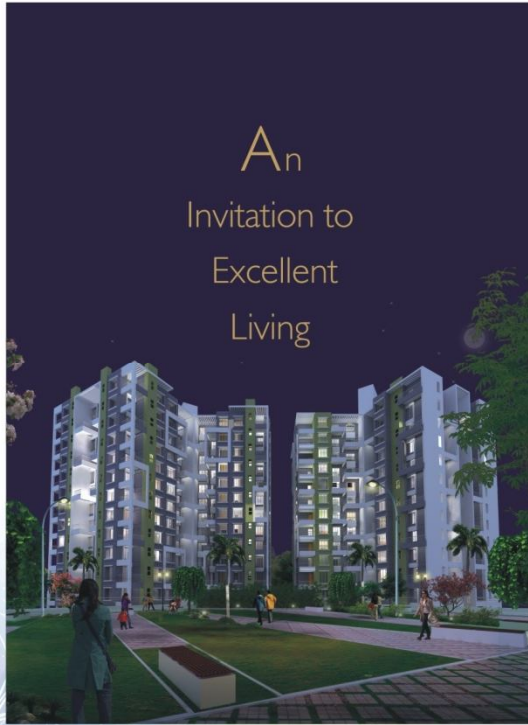


Promising
Finest Lifestyle

Excellence9
Essence of Happy Life
3 & 3.5 BHK



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Amenities



- Retail & shopping plaza
- Club house with Gymnasium
- Community hall & party lawn
- Walking trail & yoga area
- 24 hour security system
- Provision for TV/ Telephone point in living room & bedroom
- Children play area
- Senior citizen park
- Jogging track
- Guest room
- Family pergola
- Intercom connectivity
- Indoor gaming zone
- Video door bell

Common amenities :

- Piped LPG gas system
- Soul searching, amphitheatre, accupressure path, Meditation gazebo, green zone (protected)
- Community sitting - family & friends corner
- Safety & infrastructure - security, ample visitor parking
- Eco-friendly connectivity - rainwater harvesting, S.T.P., (Sewage treatment Plant), solar water system
- Backup for common areas

Specification

Structure

- RCC framed earthquake resistance structure
- 6" internal brick wall
- 6" external brick wall
- Neeru finish plaster internally
- Sand face plaster externally

Kitchen

- Granite kitchen platform with S.S. sink
- Designer tiles above kitchen upto sill level
- Dry balcony to kitchen with washing area provision

Flooring

- Vitrified tiles flooring
- Anti-skid ceramic tiles for floor toilet

Toilets

- Designed glazed tiles upto lintel level in Bath
- Designed glazed tiles upto sill level in WC
- Concealed plumbing with standard C.P. accessories
- Granite doorframes in toilet

Doors

- Designer laminated main door with standard door fitting
- Good quality internal flush door with standard fitting powder coated Sliding door to terrace

Windows:

- 3 track powder coated aluminum sliding window with mosquito net.
- Black granite sills for all window

Electrical

- Concealed electrification with modular switches
- Adequate electrical points in all rooms
- MCB circuit breaker
- Inverter Provision

Painting

- Oil bound distemper to internal walls
- Semi acrylic paint to external wall

Lift

- Lift with backup

Fire Fighting System

A Location That All Aspire You

- Near upcoming international convention center
- Near upcoming APMC (market yard)
- Near Chakan-Malunge MIDC
- Near market, MIDC
- Various automobile companies like Tata motors, Mercedes-Benz, Volkswagen, General motors, JCB, Hyundai, Bajaj etc in drivable distance.
- Existing Pune airport at Lohegaon at 30 min drive.
- Proposed international airport at CHAKAN at 20 min drive.
- Mumbai - Pune highway at 20 min drive.
- Near Dehu - Alandi pilgrimage centre.
- Well planned infrastructure ie. Roads, water supply, drainage developed by PCMC.
- Within the limits of PCMC
- Near to Chakan
- Market, school, hospital, bank at walking distance
- Developing area of Moshi
- Near to Bhosari industrial area
- Talawade I.T.park