

## THE ROYAL MIRAGE

*Retire the Royalty!*

1, 2 & 3 BHK LUXURIOUS APTS

**Site Address:** 'The Royal Mirage', S.No. 65, Behind Courtyard Marriott Hotel,  
Wakad-Hinjewadi Road, Wakadkar Vasti, Wakad, PUNE.



**NSG Shraddha**

Infraprojects | Real Estate | Hospitality | Energy

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### Credits

Architects  
Fortune Designers

RCC Consultants  
Structure Vision

Legal Advisor  
Adv. Vivek Khatri

Brand & Media  
Orange Advertising

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## THE ROYAL MIRAGE

*Retire the Royalty!*



An entrance to make a striking impression



LAYOUT TOP VIEW



## THE ROYAL MIRAGE

*Relive the Royalty!*

### ABOUT ENTRANCE & PODIUM

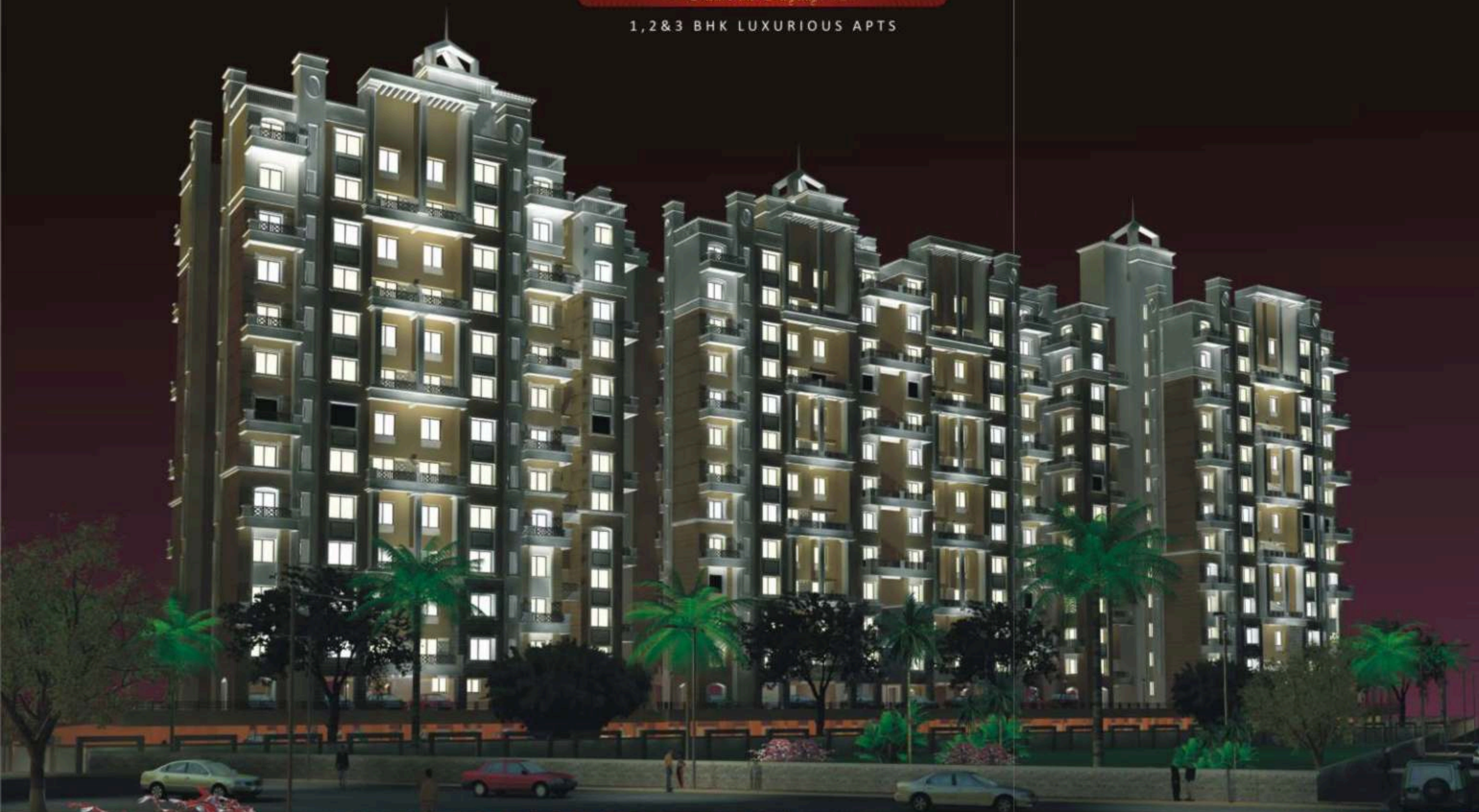
When you enter into 'The Royal Mirage'...you will feel the difference right from the magnificent Welcoming doors... and the HIGH RAISED PODIUM will greet you with the luxurious greens and beautiful flora and fauna! The two level parking arrangements are good for the guests and the residents. The high ceiling and well decorated lobby will make you rethink about your Status... cool breezes and pleasant day light or the streaming white light at night make your mood cheerful.



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## ABOUT THE ROYAL MIRAGE

We assure that material used is class apart, may it be steel, cement or anything else.

Our motto is only one and that is your happiness and comfort always comes first. Right from designing your homes, our architect has full freedom to do his best and we are proud of it. He has done a great job!

When you visit us & come across the well led layout of your condominium, you will book instantly!

The surrounding is filled with different shades of green which invite butterflies and birds to reside with you.

At "The Royal Mirage" you will come across specious living area, comfortable kitchen, cosy but roomy bedrooms and marvellously done bathrooms and all you dreamt of! The windows never block sight or light and cross ventilation with keeping your privacy intact.

We are bound to be extraordinary at construction and overall quality part of our dream come true project.

So go ahead and be the 'Royals' at "The Royal Mirage".





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What is your story today? The pals are waiting @ The Royal Court!



## AMENITIES

- Gymnasium
- Children's Play Area
- Relaxing area for Senior Citizens
- Mini Basket Ball Court
- Club House with Indoor Games
- Lush Green Party lawn with Multi purpose Stage
- Decorative "Entrance Plaza" with security check
- Lift
- Generator Back-up for Lift & common facilities
- Piped Gas System
- Fire Fighting system with Refuge area
- Rain Water Harvesting
- Garbage Chute
- Ample Car Parking
- Sanitation Facility for drivers, servants and society staff
- Internal concrete / paving block road
- Water Storage Tank on ground floor for 'Safe Water Facilities'
- Jogging Track
- Landscaped Garden, planted trees
- Video door phone
- Intercom facility
- Limited Solar Water



## SPECIFICATIONS

### Structure

- Earthquake resistant R.C.C. frame structure, wall & ceiling
- All External & Internal walls in 6" thick brick
- External walls finished with sand faced plaster.
- Internal wall & Ceiling finished with smooth coating of Gypsum / Neeru

### Flooring

- 24" / 24" : vitrified tiles in entire flat
- Anti-Acid ceramic tiles for utility of toilets
- Ceramic tiles for terraces

### Kitchen

- Black Granite platform with stainless steel Sink
- Full height glazed dado
- Provision for Exhaust Fan and Water Purifier
- Ample electric points with adequate power points

### Toilets

- Full height Designer glazed tile dado
- Concealed Plumbing with branded c.p. fittings
- Concealed diverters for attached toilets and Hot & Cold mixer units for common toilet
- Branded Sanitary Fittings
- Wall hang commodes for master toilets and floor mounted commodes for other toilets
- Provision for Exhaust Fan & Geyser Dry Balcony

### Windows

- Powder Coated aluminium sliding windows with mosquito net and safety grills
- Granite / marble window seal

### Doors & Doorframes

- Elegant main door with laminate and premium quality fittings
- All internal flush doors with oil paint & cylindrical knobs.
- Wooden door frames with molding patti for main door & bedrooms.
- Granite door frame for w.c./bath

### Electrical

- Concealed Electrification
- Fire retardant copper wiring of branded make
- T. V. & Telephone points in hall & master bedroom
- Provision for split AC in master bedroom
- Provision for Broadband

### Paint

- External walls with Apex and cement paint
- Internal walls with Acrylic oil bond distemper

### Power Back up

- Provision for Inverter



# THE ROYAL MIRAGE

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Every apartment at 'The Royal Mirage' is meticulously planned.



Planning | Precision | Perfection



Site Address: 'The Royal Mirage', S.No. 65, Behind Courtyard Marriott Hotel, Wakad-Hinjewadi Road, Wakadkar Vasti, Wakad, PUNE.

## LOCATION

### Proximity from Landmarks

- 2 minutes of driving distance from the Mumbai – Bangalore Highway
- 5 minutes of driving distance to the Rajiv Gandhi Info Tech Park at Hinjewadi

### School / Colleges Around

- Bharati Vidyapeeth English Medium School
- Daffodil International School
- MITCON Institute of Management

### Hospitals

- Aditya Birla Hospital
- Medipoint Hospital
- Lokamanya Tilak Hospital

### Banks Around

- HDFC Bank
- ICICI Bank
- Deutsche Bank
- State Bank of India
- Indian Overseas Bank

### Leading I.T. Companies Around

- Wipro Technologies
- Infosys Technologies
- Cognizant
- Tech Mahindra

### Five Star Hotels in & around the area

- Marriott Courtyard, Hinjewadi
- ITC fortune Inn Exotica, Hinjewadi
- Holiday Inn, Hinjewadi
- Sayaji, Wakad

### Market Place

- 'D' Mart
- Domino's
- Big Bazaar
- Baner-Balewadi Road



The golden view point.... See from any direction from the city and the IT related life style, you will find 'The Royal Mirage' the best location to live. Everything you need to live like a king is at the hands distance from you and your dear ones. All the best malls, shopping centers, top international schools, colleges, business schools, restaurants & hotels, banks are already in the vicinity to welcome you and offer you their comfortable services. We know your high fly fast life and that makes a sense to be here... because the express way is running along side of the Hinjewadi IT Park, which makes your journey to Mumbai airport or to Bangalore smooth and easy.



# Typical 1st, 3rd, 5th, 7th, 9th and 11th Floor Plans

'A WING'



'B WING'



'C WING'



TYPICAL FLOOR PLAN (A WING) AREA STATEMENT IN Sq.ft (30%)

SR.NO.	FLAT NO.	TYPE	CARPET	TERRACE	TOTAL SALABLE
01	101.301,501,701,901 & 1101	1BHK	422.30	77.80	650.00
02	102.302,502,702,902 & 1102	1BHK	422.30	77.80	650.00
03	103.303,503,703,903 & 1103	1BHK	422.30	77.80	650.00
04	104.304,504,704,904 & 1104	2BHK	650.00	94.40	967.70
05	105.305,505,705,905 & 1105	2BHK	650.00	94.40	967.70
06	106.306,506,706,906 & 1106	2BHK	650.00	94.40	967.70

TYPICAL FLOOR PLAN (B WING) AREA STATEMENT IN Sq.ft (30%)

SR.NO.	FLAT NO.	TYPE	CARPET	TERRACE	TOTAL SALABLE
01	101.301,501,701,901 & 1101	2BHK	640.20	84.70	942.40
02	102.302,502,702,902 & 1102	2BHK	640.20	84.70	942.40
03	103.303,503,703,903 & 1103	1BHK	424.65	78.60	654.20
04	104.304,504,704,904 & 1104	1BHK	424.65	78.60	654.20
05	105.305,505,705,905 & 1105	2BHK	640.20	84.70	942.40
06	106.306,506,706,906 & 1106	2BHK	640.20	84.70	942.40

TYPICAL FLOOR PLAN (C WING) AREA STATEMENT IN Sq.ft (30%)

SR.NO.	FLAT NO.	TYPE	CARPET	TERRACE	TOTAL SALABLE
01	101.301,501,701,901 & 1101	1BHK	422.30	77.80	650.00
02	102.302,502,702,902 & 1102	1BHK	422.30	77.80	650.00
03	103.303,503,703,903 & 1103	1BHK	422.30	77.80	650.00
04	104.304,504,704,904 & 1104	3BHK	824.00	146.30	1261.40
05	105.305,505,705,905 & 1105	2BHK	650.00	94.40	967.70
06	106.306,506,706,906 & 1106	2BHK	650.00	94.40	967.70





# Typical 2nd, 4th, 6th, 10th and 12th Floor Plans

'A WING'



'B WING'



'C WING'



TYPICAL FLOOR PLAN (A WING) AREA STATEMENT IN Sq.ft (30%)

SR.NO.	FLAT NO.	TYPE	CARPET	TERRACE	TOTAL SALABLE
01	201,401,601,1001 & 1201	1BHK	422.30	73.60	644.70
02	202,402,602,1002 & 1202	1BHK	422.30	73.60	644.70
03	203,403,603,1003 & 1203	1BHK	422.30	73.60	644.70
04	204,404,604,1004 & 1204	2BHK	650.00	83.65	953.75
05	205,405,605,1005 & 1205	2BHK	650.00	83.65	953.75
06	206,406,606,1006 & 1206	2BHK	650.00	83.65	953.75

TYPICAL FLOOR PLAN (B WING) AREA STATEMENT IN Sq.ft (30%)

SR.NO.	FLAT NO.	TYPE	CARPET	TERRACE	TOTAL SALABLE
01	201,401,601,1001 & 1201	2BHK	640.20	73.95	928.40
02	202,402,602,1002 & 1202	2BHK	640.20	73.95	928.40
03	203,403,603,1003 & 1203	1BHK	424.65	68.80	641.50
04	204,404,604,1004 & 1204	1BHK	424.65	68.80	641.50
05	205,405,605,1005 & 1205	2BHK	640.20	73.95	928.40
06	206,406,606,1006 & 1206	2BHK	640.20	73.95	928.40

TYPICAL FLOOR PLAN (C WING) AREA STATEMENT IN Sq.ft (30%)

SR.No.	FLAT NO.	TYPE	CARPET	TERRACE	TOTAL SALABLE
01	201,401,601,1001 & 1201	1BHK	422.30	73.60	644.70
02	202,402,602,1002 & 1202	1BHK	422.30	73.60	644.70
03	203,403,603,1003 & 1203	1BHK	422.30	73.60	644.70
04	204,404,604,1004 & 1204	3BHK	824.00	139.70	1252.80
05	205,405,605,1005 & 1205	2BHK	650.00	83.65	953.75
06	206,406,606,1006 & 1206	2BHK	650.00	83.65	953.75





## Typical 8th Floor Plans

'A WING'



'B WING'



'C WING'



TYPICAL FLOOR PLAN (A WING) AREA STATEMENT IN Sq.ft (30%)

Sr.No.	FLAT NO.	TYPE	CARPET	TERRACE	TOTAL SALABLE
01	—	—	—	—	—
02	—	—	—	—	—
03	803	1BHK	422.30	73.60	644.70
04	804	2BHK	650.00	83.65	953.75
05	805	2BHK	650.00	83.65	953.75
06	806	2BHK	650.00	83.65	953.75

TYPICAL FLOOR PLAN (B WING) AREA STATEMENT IN Sq.ft (30%)

Sr.No.	FLAT NO.	TYPE	CARPET	TERRACE	TOTAL SALABLE
01	—	—	—	—	—
02	802	2BHK	640.20	73.95	928.40
03	803	1BHK	424.65	68.80	641.50
04	804	1BHK	424.65	68.80	641.50
05	805	2BHK	640.20	73.95	928.40
06	—	—	—	—	—

TYPICAL FLOOR PLAN (C WING) AREA STATEMENT IN Sq.ft (30%)

Sr.No.	FLAT NO.	TYPE	CARPET	TERRACE	TOTAL SALABLE
01	801	1BHK	422.30	73.60	644.70
02	—	—	—	—	—
03	—	—	—	—	—
04	804	3BHK	824.00	139.70	1252.80
05	805	2BHK	650.00	83.65	953.75
06	806	2BHK	650.00	83.65	953.75

