



Experience the Serene Natural Harmony



I N S P I R A T I O N





About Company

We are a dynamic team with energy and drive to take on new challenges while exploring new horizons. We act with absolute honesty, integrity and fairness in the way we conduct our business. Committed to excellence, we strive to reflect the highest ethical standards in all the aspects of our operations and professional conduct.





A Home@ Manas Valley

With a layout to express a distinctly new life style and is versatile enough to stand out from casual to marked elegance, strategically located at Bhukum near kothrud Chandani Chowk, “MANAS VALLEY” provides an urban set up with better amenities, pleasantly complimented by alluring scenic views.

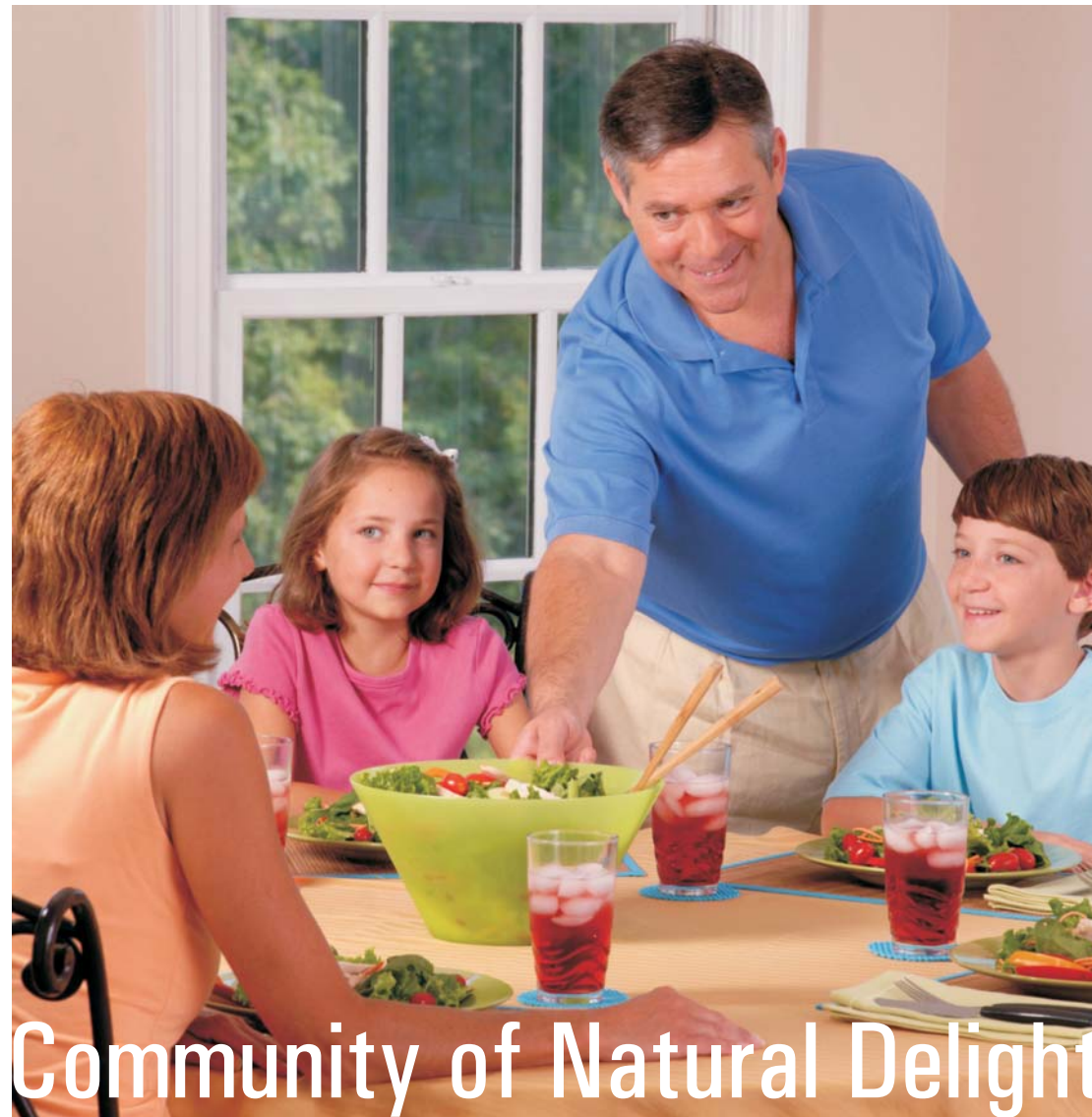
With optimum use of available space, complete with Security Wall, CC TV surveillance, Club House, Lawns, Gymnasium, Volleyball court, “MANAS VALLEY” makes up for a safe and comfortable living.

Enjoy the beauty and serenity, breathing fresh country side aroma amid the surrounding greenery with mountain ranges forming the skyline on the horizon, soothing your vision while creating a distinct sense of being a part of nature.





TOGETHERNESSES





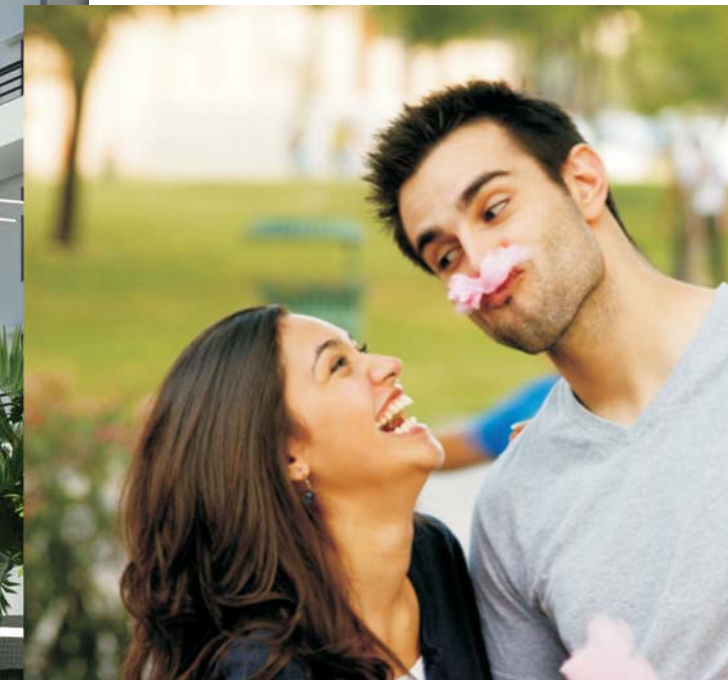
Live A Complete Life



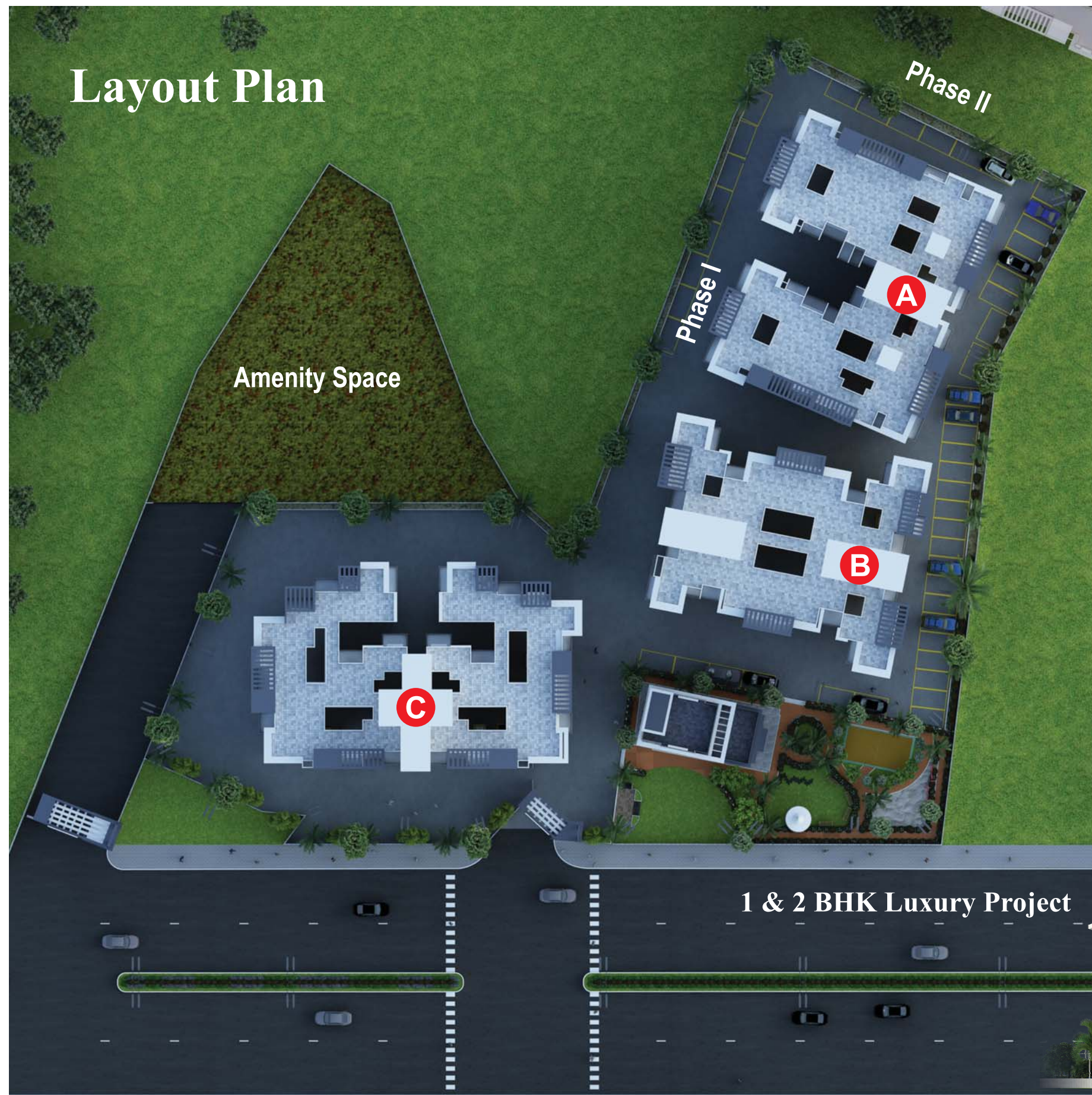
E N V I R O N M E N T



The joy of togetherness



Layout Plan



Precious Destination

Lead a peaceful life amidst nature at Bhukum. Located near Kothrud Chandani Chowk, it is a scenic location with a breath of pollution free fresh air. Easily accessible through wide and congestion free road it is an ideal location to live in suburbs and work in city. With trend of development around Pune city, enjoy the serene views of Manas Lake every day.





1 & 2 BHK LUXURY PROJECT



1 BHK Interior View



Garden & Club House



- | | |
|---------------|------------|
| A Entrance | G Bathroom |
| B Living | H WC |
| C Terrace | |
| D Kitchen | |
| E Dry Balcony | |
| F Bed Room | |

2 BHK Interior View



- (A) Entrance
- (B) Living
- (C) Terrace
- (D) Kitchen / Dining
- (E) Dry Balcony
- (F) Bed Room
- (G) M.Bed Room
- (H) M.Toilet
- (I) Toilet



THE LIVING COMFORT

AMENITIES

- ◆ Decorative Entrance Gate with Security Cabin
- ◆ 24 X 7 Security with CCTV in campus.
- ◆ Club House with A/C Gym & Yoga cum Meditation Area
- ◆ Video Door Phone with Intercom
- ◆ Generator Back-up for Lift & common Area.
- ◆ Internal Tar/ Paved road with Street Light
- ◆ Landscape Garden with Children's Play area
- ◆ Ganesh Temple
- ◆ Senior Citizen Relaxation Area
- ◆ Open Amphitheater
- ◆ Solar Water Heating System
- ◆ Tennis and Basket Ball Court
- ◆ Fire Fighting System
- ◆ Separate Washroom for Servant & Driver for each wing
- ◆ Ample Car Parking
- ◆ Rain Water Harvesting.



SPECIFICATIONS

R.C.C. & Brick:

- Earthquake Resistant RCC Structure
- Good quality 6"brick Mosanary wall & sand face plaster for External & Internally P.O.P. Finish.

Flooring:

- 2'x2' vitrified tiles in entire flat
- Asian equivalent make
- Anti-skid floor tiles in toilet & terrace

Painting:

- Superior wall finish OBD for internal walls
- Apex paint for external walls.

Doors:

- Decorative main entrance door with Teak wood frame Safety lock & name plate.
- Internal flush doors & plywood frame finished with laminate.
- Granite / Marble frame for toilet, bath & w.c.doors.

Windows:

- Powder Coated Aluminium sliding windows with mosquito net.
- MS Grill for Windows
- Marble / Granite sill for all windows.

Kitchen:

- Granite Kitchen platform with stainless still sink.
- Designer glazed tiles dado up to lintel level over kitchen platform.
- Provision for water purifier & exhaust fan.

Toilets:

- Branded wall tiles up to Ceilings Asian / equivalent make.
- Concealed Plumbing with quality designers CP fittings & sanitary ware.
- Master bathroom demarcates wet & dry areas
- Wall hung camod with flush tank & counter basin in Master bathroom
- Provision for exhaust fan in each toilet.

Electrification :

- Concealed copper wiring, adequate light points with modular switches & MCB in each flat
- Provision of TV cable & Telephone connection in living and master bedroom
- Provision of AC point in master bedroom.



Our Completed & On Going Projects



Atharva Row Houses @Warje



Lake Wood@Ambegaon

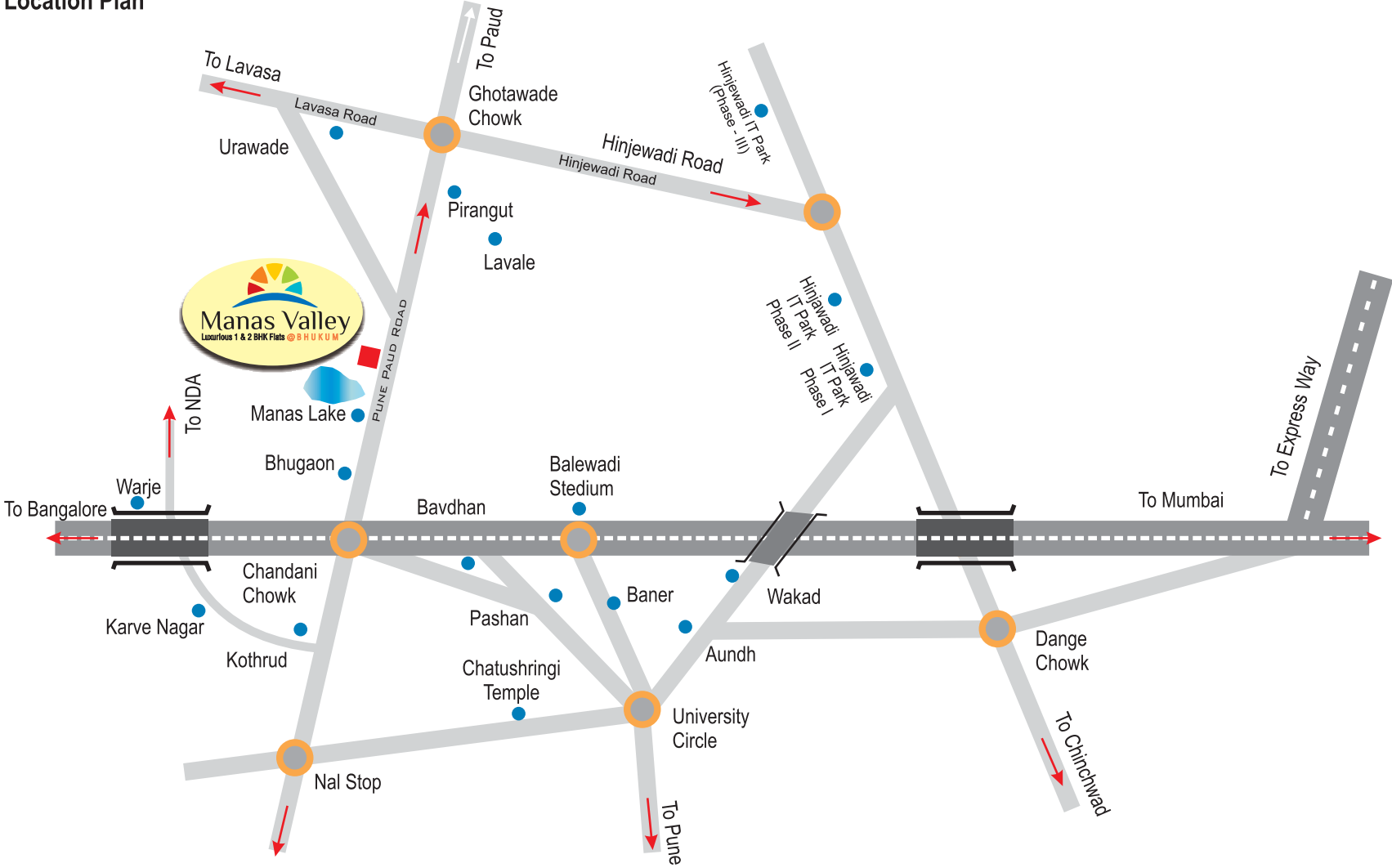


Spring Wood @Marunji



Star Wood @Wakad

Location Plan



Site Add.: Gat No.53+54,Bhukum,Tal.: Mulashi, Pune Paud (Lavasa) Road, Dist: Pune.

Distance from Bhukum

Chandani Chowk	6km
Hinjewadi IT Park	15km
University	15km
Shivaji Nagar	17km
Pune Station	19km
Katraj	17km
Swargate	17km

Corporate Office :
1+4,First Floor, Plot No.124,Vitthal Plaza, Opp. Vandevi Temple,
Karve Nagar, Pune - 411 052.
Tel. Off.: 86004 44440 / 90496 52689.
Email : manas.valley1@gmail.com / balajikimayapune@gmail.com
www.balajikimaya.com



CREDITS

ARCHITECT
Babasaheb Dhavale Patil
& Associates. Mo.: 9850574519

LEGAL ADVISOR
Nilesh Jagtap & Mitthun Devekar

R.C.C. CONSULTANTS
Sarvasiddhant Consultanta

LANDSCAPE DESIGNER
Kimaya Designer



Note: Details & Photographs in this brochure are only indicative.While every care is taken to give information as precisely as possible the developers reserve all & absolute rights to after amend or withdraw any part of the Layout ,Plan, Dimensions, Elevation, Facilities, Amenities, without any notice. Contents of this brochure shall not constitute part of the Contract / Agreement.

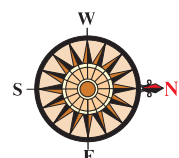


TYPICAL 1ST, 3RD, 5TH, 7TH & 9TH FLOOR PLAN

BUILDING 'B'

AREA STATEMENT (IN SQ.FT.)

FLAT NO.	CARPET AREA	SALABLE AREA
101,301,501,701,901	454.00	590.00
102,302,502,702,902	691.00	898.00
103,303,503,703,903	692.00	900.00
104,304,504,704,904	699.00	909.00
105,305,505,705,905	680.00	884.00



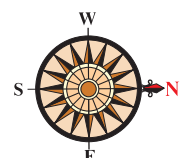


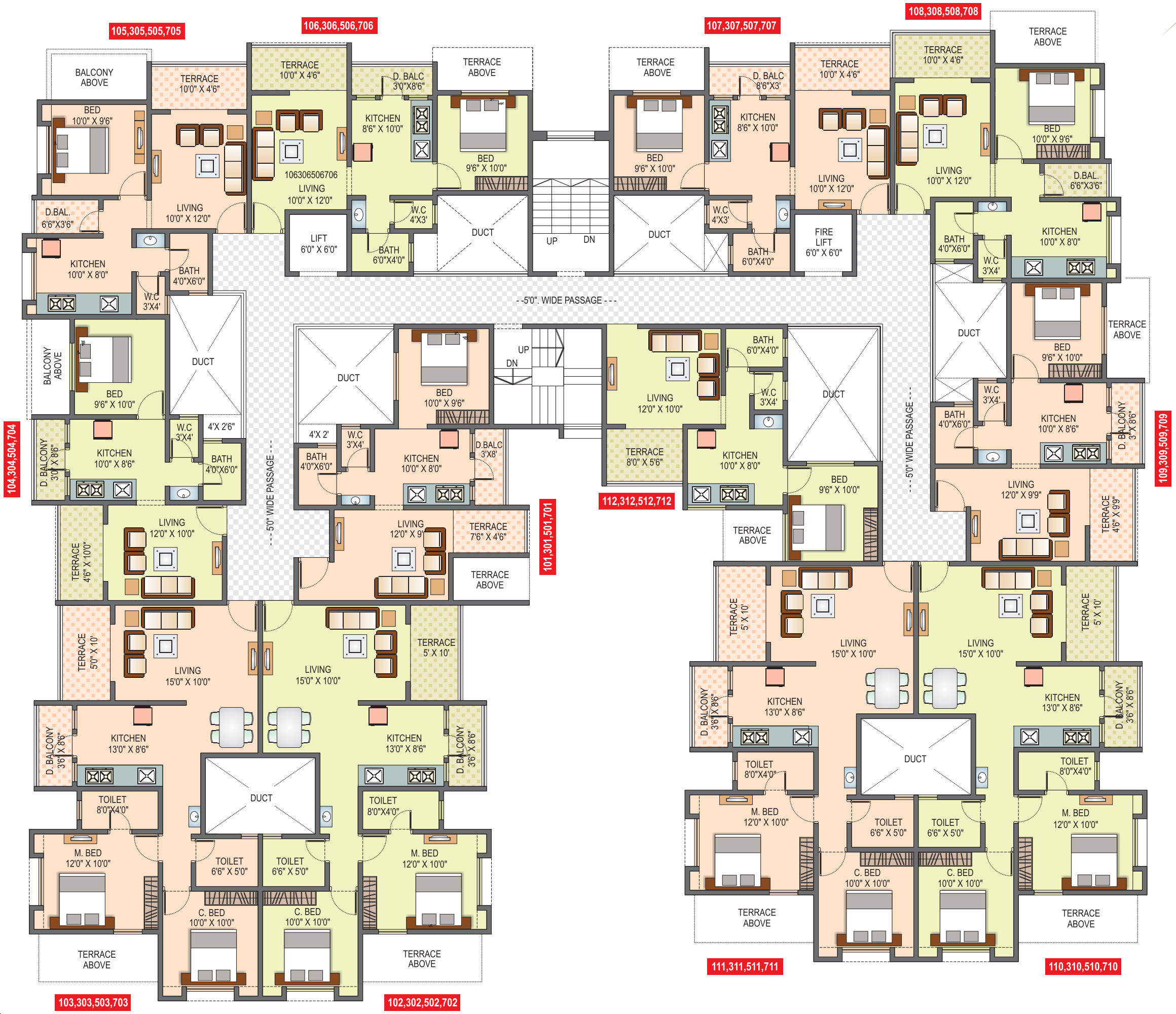
TYPICAL 2ND, 4TH, 6TH & 8TH FLOOR PLAN

BUILDING 'B'

AREA STATEMENT (IN SQ.FT.)

FLAT NO.	CARPET AREA	SALABLE AREA
201,401,601	448.00	582.00
202,402,602,802 205,405,605,805	682.00	887.00
203,403,603,803 204,404,604,804	692.00	900.00
206,406,606,806	691.00	898.00
207,407,607,807 208,408,608,808	679.00	883.00





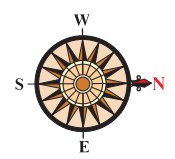
BUILDING 'A'

AREA STATEMENT (IN SQ.FT.)

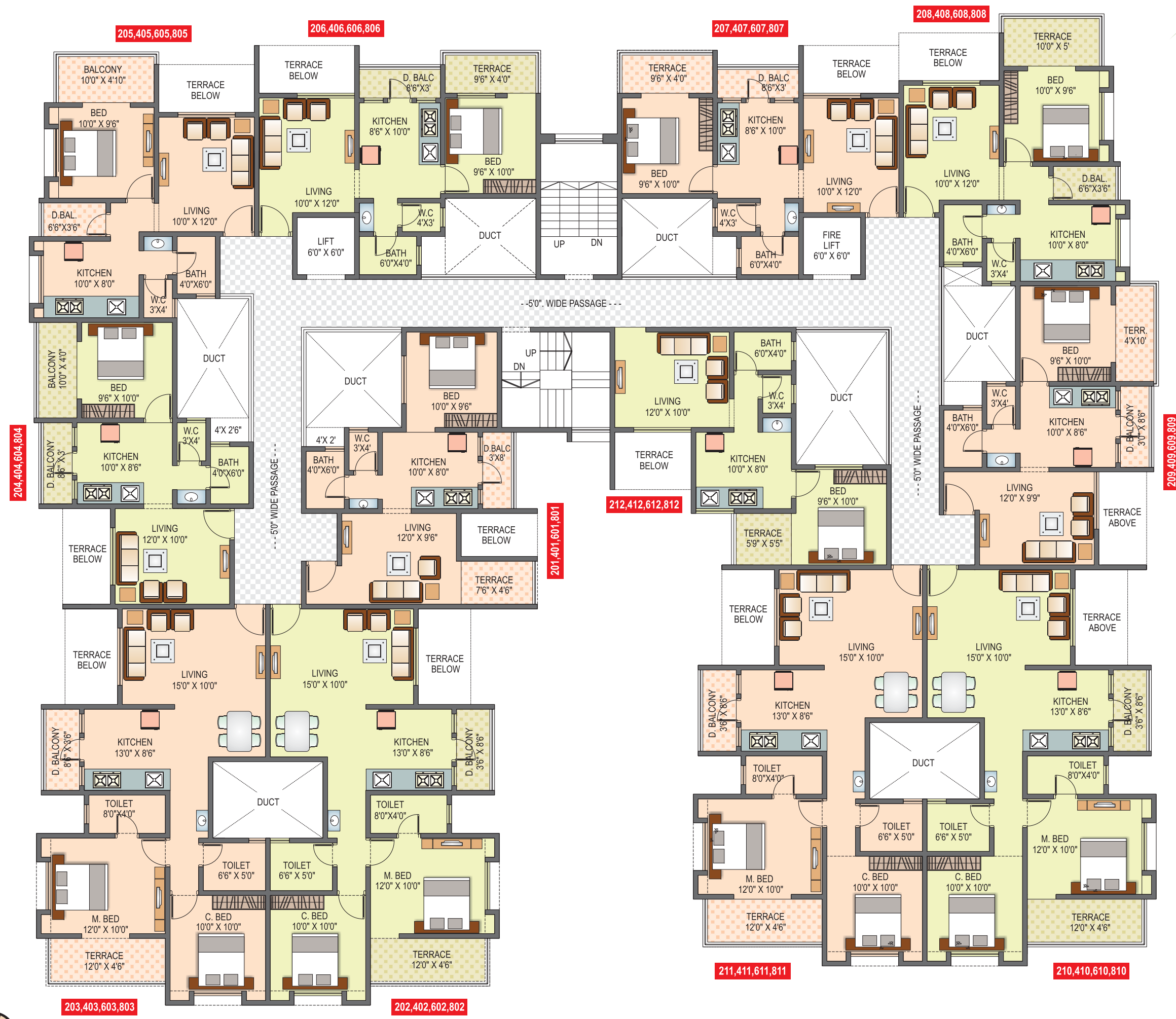
FLAT NO.	CARPET AREA	SALABLE AREA
101, 301, 501, 701	420.00	546.00
102, 302, 502, 702	714.00	928.00
103, 303, 503, 703	431.00	560.00
104, 304, 504, 704	446.00	580.00

AREA STATEMENT (IN SQ.FT.)

FLAT NO.	CARPET AREA	SALABLE AREA
106, 306, 506, 706	438.00	569.00
108, 308, 508, 708	451.00	586.00
109, 309, 509, 709	487.00	633.00
110, 310, 510, 710	715.00	930.00
111, 311, 511, 711	404.00	525.00



TYPICAL 1ST, 3RD, 5TH & 7TH FLOOR PLAN



BUILDING 'A'

AREA STATEMENT (IN SQ.FT.)

FLAT NO.	CARPET AREA	SALABLE AREA
201,401, 601,801	420.00	546.00
202, 402, 602, 802 203, 403, 603, 803	718.00	933.00
204, 404, 604, 804	426.00	554.00
205, 405, 605, 805	449.00	584.00
206, 406, 606	431.00	560.00

AREA STATEMENT (IN SQ.FT.)

FLAT NO.	CARPET AREA	SALABLE AREA
207, 407, 607, 807	424.00	551.00
208, 408, 608, 808	455.00	592.00
209, 409, 609, 809	438.00	569.00
210, 410, 610, 810 211, 411, 611, 811	719.00	935.00
212, 412, 612, 812	391.00	508.00

TYPICAL 2ND, 4TH, 6TH & 8TH FLOOR PLAN