



SRRINIVAS

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NO DREAM TOO BIG!

Stella, 1 & 2 BHK Sensible Homes



DREAM IS
MORE THAN A WORD.

ASPIRATION IS
MORE THAN AN EMOTION.

YOUR ASPIRATIONS ARE
ON THE MOVE...

[illegible]

YOU HAVE ARRIVED!



STELLA

[illegible]

MOSHI

1 and 2 BHK sensible homes @ Moshi-Alandi Road.
Welcome your dreams with open arms.
Give your aspirations a well deserved abode!

THE STELLA LIFE!

With the winds of change already gaining tremendous momentum in PCMC and nearby areas, there has been a remarkable change in the skyline of this region. And now with Stella, the change is going to get even more striking.

Stella, a classy residential project of **1 and 2 BHK sensible homes** located at Moshi is going to be a marvelous alternative for the finest living in PCMC region. With its sprawling 8 acres area and 9 high rise buildings of 14 floors each and a host of lifestyle amenities, Stella is one of its kind project in this region offering the life experience of best of your imagination.





With Pune city within 20 minutes reach and superb connectivity to the PCMC industrial area, Moshi International Convention Center, Auto Cluster (Mercedes Benz, Volkswagen, TATA Motors, Mahindra and Bajaj Auto) and other city hubs like Pimpri, Chinchwad, Wakad, Hinjewadi on one side and Vishrantwadi, Koregaon Park, Lohegaon Airport, Wagholi and Kharadi on the other, Moshi-Alandi Road is a strategically convenient location for your residence. Especially with the newly developed fly-overs in this region, the travel time has reduced considerably and Moshi has become almost central location with an easy access across major parts of Pune and PCMC. Mumbai-Pune expressway is within 15 minutes reach.

The map illustrates the location of Stella 1 & 2 BHK Serviced Homes in Moshi. The project is situated at the intersection of Moshi Alandi Road and Pune-Nashik Highway. The map shows the Indrayani River flowing through the area. Key landmarks include the Gahunje International Cricket Stadium, Ravet, Dange Chowk, and various local roads like Dehu-Alandi Road and Spine Road. The map also indicates the proximity to the Mumbai-Pune Express Way and the Mumbai-Bengaluru Bypass.

■ Pune-Nashik Highway	2 km
■ Nashik Phata	12 km
■ Pimpale Saudagar	14 km
■ Wakad	16 km
■ Hinjewadi IT Park	19 km
■ Chinchwad	12 km

■ Chakan MIDC	8 km
■ Talawade IT Park	11 km
■ Vishrantwadi	12 km
■ Airport	15 km
■ Koregaon Park	17 km
■ Shivaji Nagar	20 km

MARVEL OF ARCHITECTURE.
WONDER OF DESIGN.

Once you visit Stella, the very first impression that stays with you is that of architectural excellence. Perfectly planned layout, optimum utilization of space, attention to details and an overall aesthetic perspective are the hallmarks of Stella architecture. Separate drop off point are provided for each building with 24 hours CCTV monitoring. The first of its kind project on Moshi-Alandi Road, Stella is proud to be one of the tallest creations in this region.

[illegible]

YOUR SPACE.
OUR CONCERN.

With all the flats open from 3 sides and designed to offer adequate space for your family, space planning is a highlight at Stella. Even for 1 BHK flats, apart from common toilet, attached toilet for master bedroom is provided. Taking care of your every need and honoring your space, life at Stella will be the one that instills the sense of prestige!

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SPECIFICATIONS

Flooring / tiling

- 2'X2' vitrified flooring in living, dining, kitchen, passage & all bedrooms.
- Attractive flooring in all attached terraces

Painting

- Superior (oil bound distemper) paint for internal walls
- Superior apex paint for external walls

Doors

- Veneer finish main door with wooden frame
- SS finish fitting for main door
- Internal plywood laminated door with granite frame
- Cylindrical lock for internal doors
- Waterproof plywood doors with granite frame for toilets

Windows

- Powder coated aluminum sliding windows with mosquito net
- MS designer grills for safety and security

- Natural stone window sill
- Larger windows for natural light and ventilation

Kitchen

- Granite kitchen platform
- Designer glazed dado tiles above kitchen platform and stainless steel sink
- Dry balcony for washing purposes with stainless steel sink and power point for washing machine
- Provision for exhaust fan in kitchen

Electrification

- Concealed copper wiring
- Adequate electrical points along with modular switches
- TV, telephone and cable points in living & master bedroom

Toilet / Bathroom

- Deluxe CP fitting
- Concealed plumbing with premium sanitary fittings

- Hot and cold water mixer unit
- Designer tiles in all toilets

Railing

- MS designer railing for attached terraces

Water Supply

- Provision for water purifier

Elevators

- Otis or Kone passenger elevator
- Power backup for all elevators and common area
- Power backup for common amenities like STP pumps and motors

Special features

- Firefighting system
- Garbage chute

Structure

- Earthquake resistance R.C.C. structure

ENHANCING
THE LUXURY QUOTIENT.

Look at the list of amenities at Stella and you will know what we mean by increasing the luxury quotient.

Premium lifestyle amenities –

- | | | |
|--------------------------|----------------------------|--|
| • Designer entrance gate | • Roads with paving blocks | • Playground |
| • Club house | • Community hall | • Party lawn |
| • Festivity deck | • Indoor games | • Senior citizen relaxation zone / Sitting plaza |
| • Mother den in garden | • Day care center | • 24 hrs. security with CCTV |



JOGGING TRACK
& WALKWAY



PARTY LAWN



CHILDREN'S
PLAY AREA

LANDSCAPE
GARDEN

GYM

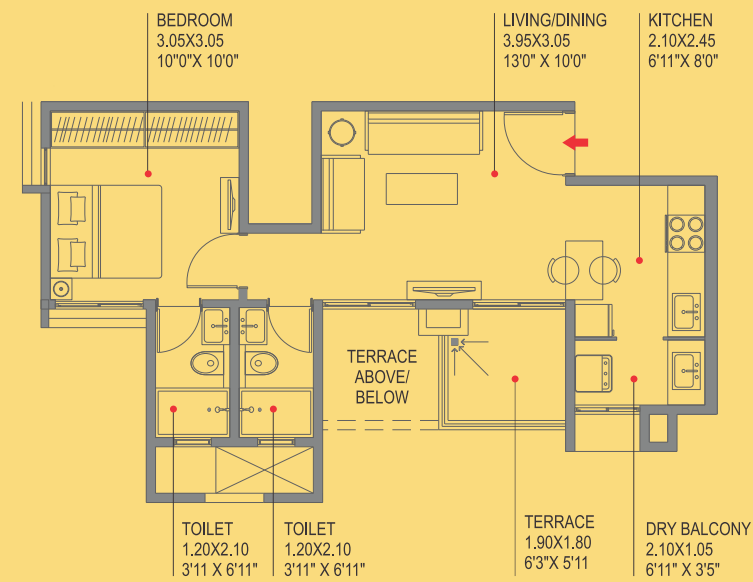


SWIMMING POOL





CARPET AREA	TERRACE CARPET	CHARGEABLE AREA
388.47 SQ.FT.	35.30 SQ.FT.	572 SQ.FT.



The figure displays a 3D isometric rendering of a modern apartment unit on the left and a corresponding 2D floor plan on the right. The 3D view shows a bright, open-plan living and dining area with a large window, a kitchen with white cabinetry, and two bedrooms with built-in wardrobes. The 2D floor plan provides detailed dimensions for each room in both metric and imperial units.

Room Dimensions (Metric x Imperial):

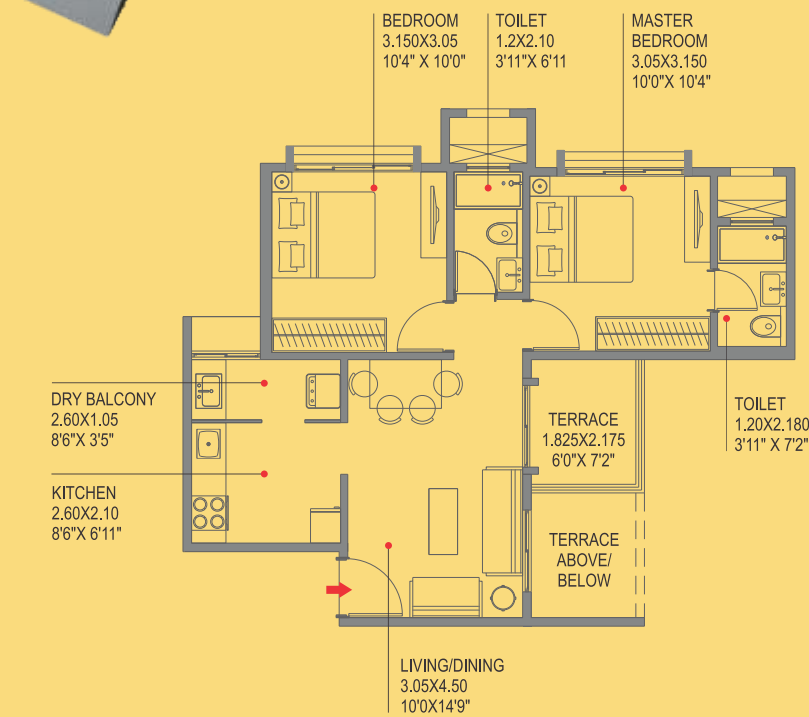
- LIVING/DINING: 3.05X4.50 (10'0"X14'9")
- KITCHEN: 2.60X2.10 (8'6"X6'11")
- DRY BALCONY: 2.60X1.05 (8'6"X3'5")
- BEDROOM: 3.150X3.05 (10'4" X 10'0")
- TOILET: 1.2X2.10 (3'11"X 6'11")
- MASTER BEDROOM: 3.05X3.150 (10'0"X 10'4")
- TERRACE: 1.825X2.175 (6'0"X 7'2")
- TERRACE ABOVE/BELOW: 6'0"X 7'2"
- TOILET: 1.20X2.180 (3'11" X 7'2")

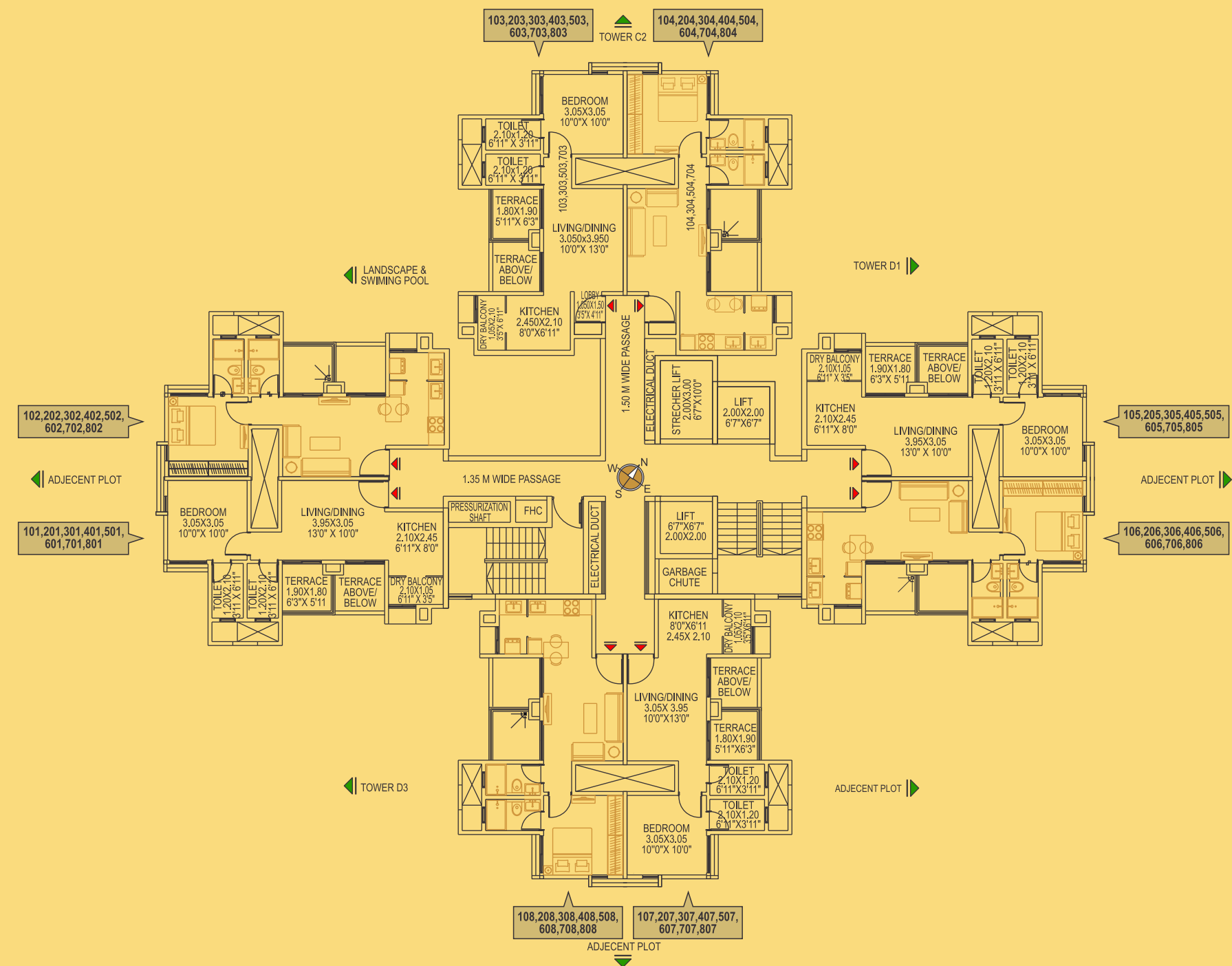
Area Calculations:

- CARPET AREA: 520.11 SQ.FT.
- TERRACE CARPET: 42.62 SQ.FT.
- CHARGEABLE AREA: 759 SQ.FT.



CARPET AREA	TERRACE CARPET	CHARGEABLE AREA
520.11 SQ.FT.	42.62 SQ.FT.	759 SQ.FT.



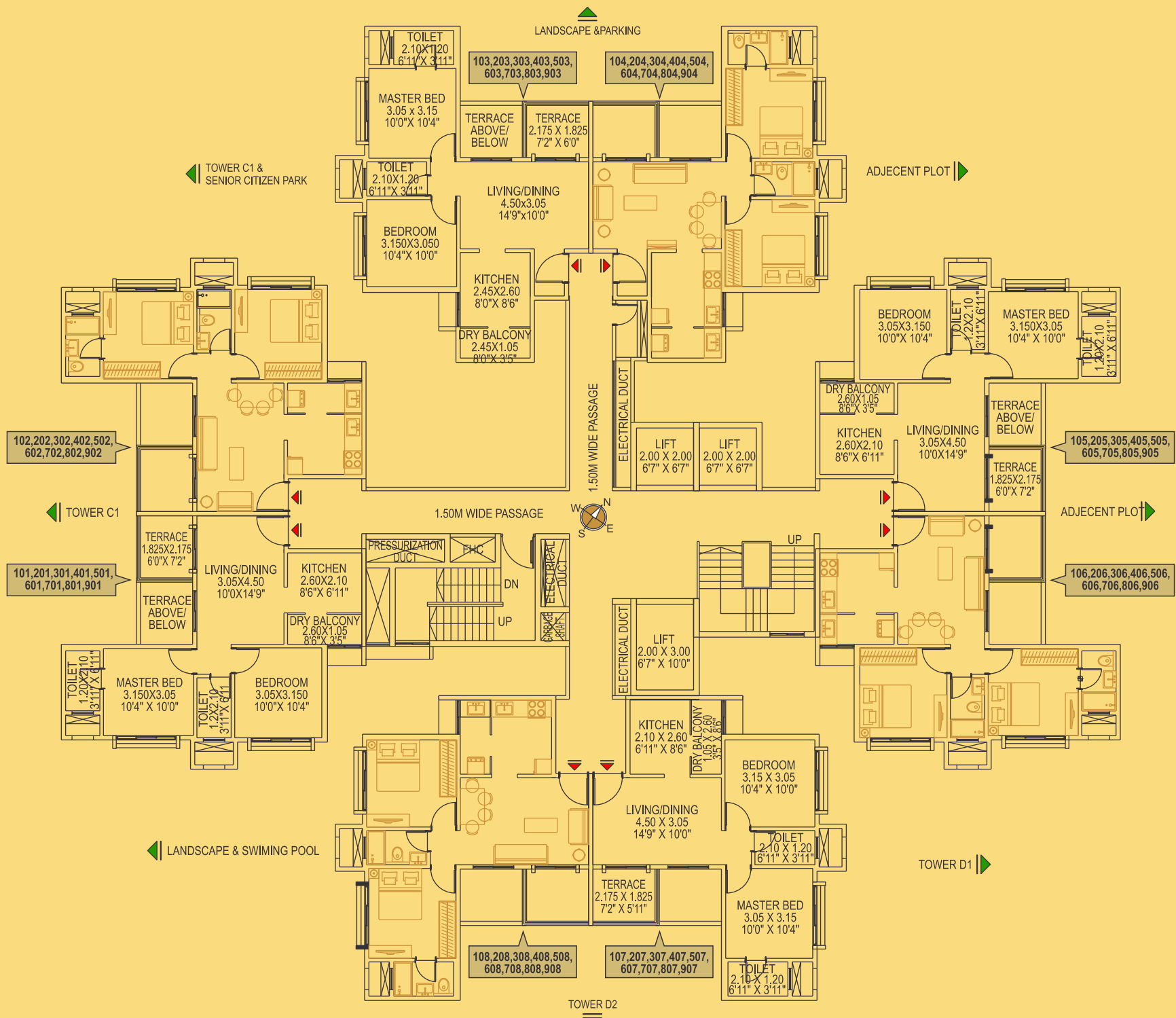


TOWER D1
1BHK

SR NO.	UNIT PARTICULARS	MAIN DOOR ENTRANCE	CHARGEABLE AREA
1	101,201,301,401,501,601,701,801 102,202,302,402,502,602,702,802	NORTH-EAST	572
2	103,203,303,403,503,603,703,803	NORTH-EAST	595
3	104,204,304,404,504,604,704,804	SOUTH-WEST	595
4	105,205,305,405,505,605,705,805 106,206,306,406,506,606,706,806	SOUTH-WEST	572
5	107,207,307,407,507,607,707,807 108,208,308,408,508,608,708,808	NORTH-WEST	572

TOWER D2
1BHK

SR NO.	UNIT PARTICULARS	MAIN DOOR ENTRANCE	CHARGABLE AREA
1	101.201.301.401.501.601.701.801 102.202.302.402.502.602.702.802	NORTH-EAST	572
2	103.203.303.403.503.603.703.803	NORTH-EAST	595
3	104.204.304.404.504.604.704.804	SOUTH-WEST	595
4	105.205.305.405.505.605.705.805 106.206.306.406.506.606.706.806	SOUTH-WEST	572
5	107.207.307.407.507.607.707.807 108.208.308.408.508.608.708.808	NORTH-WEST	572



COME HOME TO THE INSPIRED LIVING.

Stella is the dawn of new life and new dreams. Beginning of a journey triggered by indomitable inspiration and unstoppable passion. Be a part of Stella life and experience the change. The feeling will be the one that has never touched you before. The joy will be the one that has never stayed with you before!

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TOWER C2 2BHK COMPACT

AREA STATEMENT FOR ODD AND EVEN FLOORS			
SR NO.	UNIT PARTICULARS	MAIN DOOR ENTRANCE	CHARGABLE AREA
1	101,201,301,401,501,601,701,801,901 102,202,302,402,502,602,702,802,902	NORTH-EAST	759
2	103,203,303,403,503,603,703,803,903	NORTH-EAST	796
3	104,204,304,404,504,604,704,804,904	SOUTH-WEST	796
4	105,205,305,405,505,605,705,805,905 106,206,306,406,506,606,706,806,906	SOUTH-WEST	759
5	107,207,307,407,507,607,707,807,907 108,208,308,408,508,608,708,808,908	NORTH-WEST	759