

*Because Luxury
is a necessity*



PALAASH OAK
PRIME

3 BHK Lavish Homes @ BANER



*Unwind in the
Lap of Luxury*



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The Baner skies in Pune are all set to dazzle ...A new star is about to rise on the Baner's horizon. Palaash Oak Prime..a luxurious project is all set to capture the hearts of home seekers from all over.

Palaash Oak Prime motivated by the fear of being average, has taken the arduous path of excellence...the path to meet high expectations of the clientele..the path that leads to providing luxury at a comfortable cost.

And while working to provide the best, Palaash Oak Prime is determined to not allow themselves the luxury of excuses. Committed to providing a life of good taste to their clientele, Bhaktisagar Developers meticulously designed their latest project in Baner... Palaash Oak Prime convinced by the thought and driven by the principle that good taste need not be expensive. Palaash Oak Prime offers a lifestyle you can flaunt proudly without denting your pockets.





Magnificence of Luxury

*A creative conceptualization for presentation purpose only.



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The concept and the interpretation of luxury changes from generation to generation.

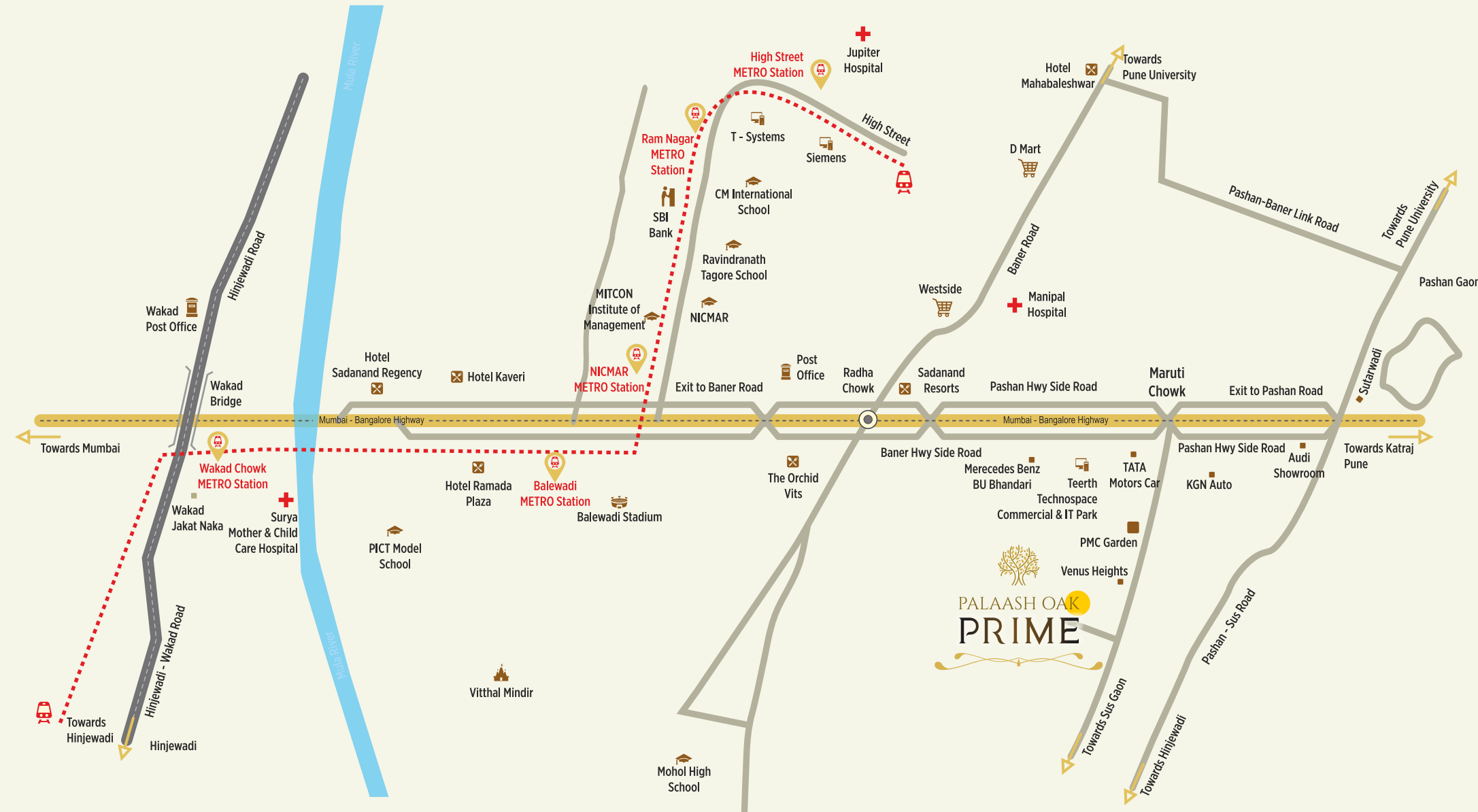
Luxuries of the yesteryears turn out to be necessities in the present day lifestyle. Opulence has become the need of gennext and if it is served on a platter at an reasonable cost...why not? Palaash Oak Prime does exactly that, hence we are offering 3 BHK Ultra Luxurious Homes.



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Location map

- | | |
|--------------------|------------------------|
| School & College | Post Office |
| Hostel | IT Company |
| Temple | Shopping Mall |
| Hospital | Other |
| Hotel & Restaurant | Proposed Metro Line |
| Stadium | Proposed Metro Station |



* Map not in scale

Distance

Educational Institutions

- Orchid School : 5 mins
- Vibgyor School : 10 mins
- MITCON Institute : 10 mins
- DAV Public School : 20 mins
- Indira Institutes : 15 mins
- Dhruv Global School : 10 mins
- Vidya Valley School : 10 mins

Hospitals

- Jupiter Hospital : 20 mins
- Medipoint Hospital : 20 mins
- Life line Hospital : 10 mins
- Aditya Birla Hospital : 30 mins
- Chellaram Hospital : 10 mins
- Manipal Hospital : 10 mins

Shopping

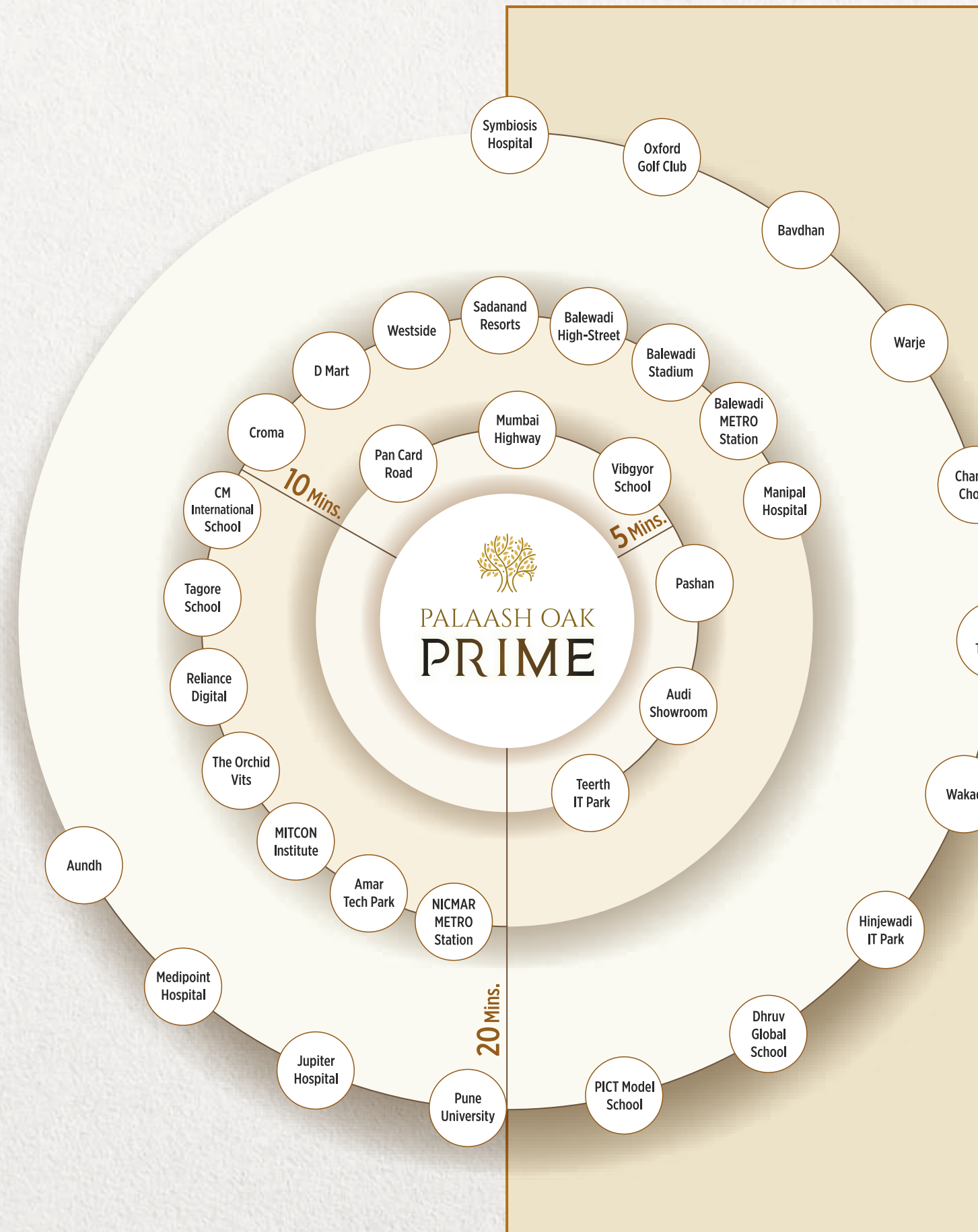
- Dmart : 10 mins
- Westside : 10 mins

Transport

- Pune Bengaluru Highway : 2 mins
- IT Hinjewadi Park : 15 mins
- Pune Airport : 45 mins.

Upcoming Metro Station

- High Street Station : 10 mins
- Ram Nagar Station : 9 mins
- Wakad Chowk Station : 12 mins
- Balewadi Stadium Station : 9 mins
- NICMAR Station : 8 mins



TYPICAL floor plan

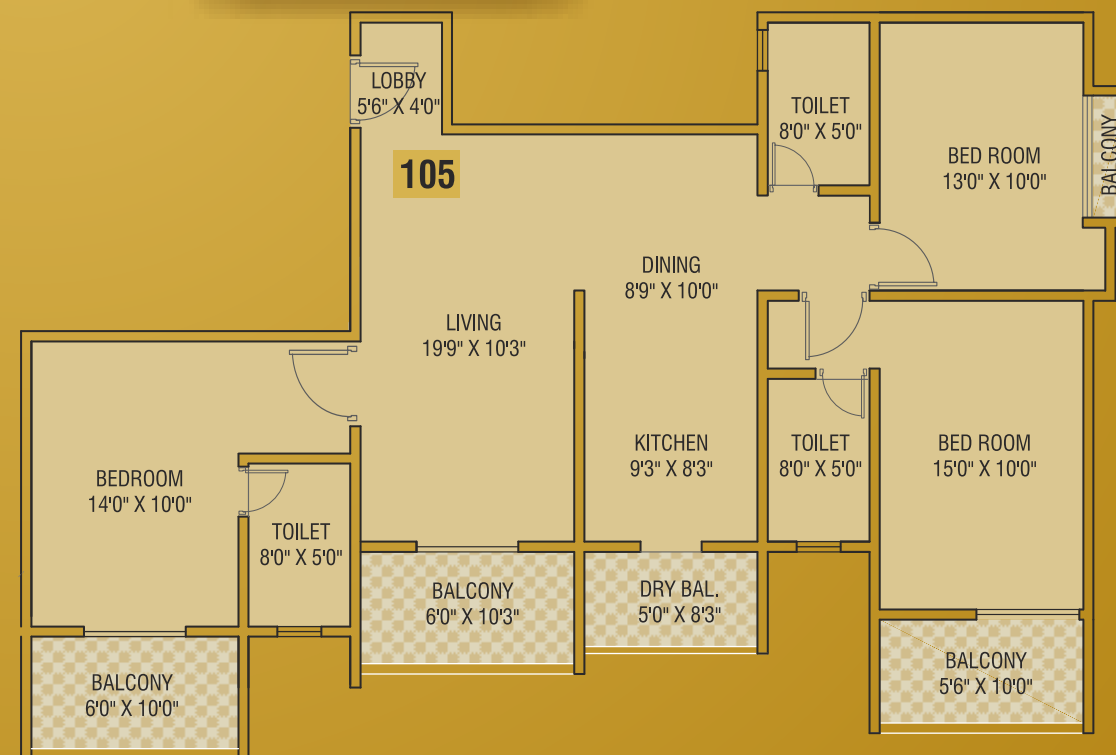
Flat Number		1 & 5	2 & 4	3
Carpet Area	Sq. Ft.	1066.17	1054.65	1043.56
	Sq. M.	99.05	97.98	96.95
Balcony	Sq. Ft.	229.81	229.81	202.15
	Sq. M.	21.35	21.35	18.78
Total	Sq. Ft.	1295.98	1284.46	1245.71
	Sq. M.	120.4	119.33	115.73





Flat No. : 105

Carpet Area : 1296 sqft.



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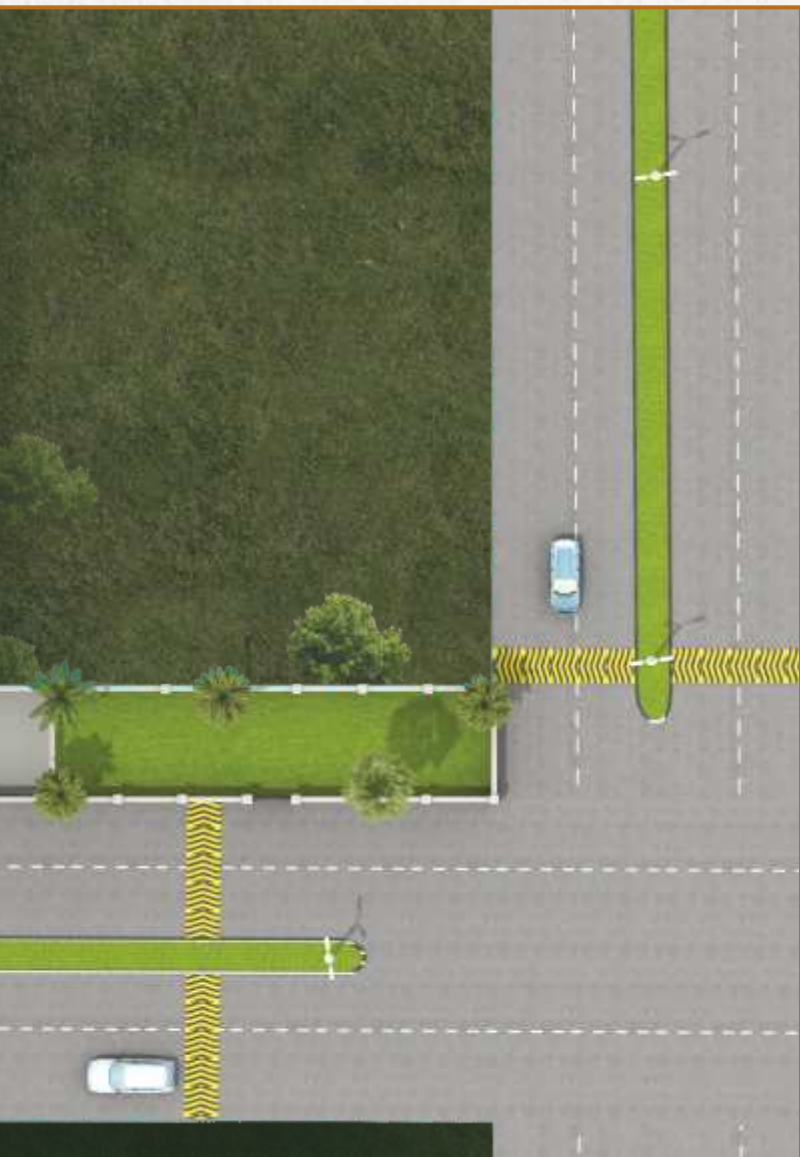


Flat No. : 103

Carpet Area : 1246 sqft.



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Amenities

- CCTV Camera
- Gymnasium
- Roof Top Amenities
- Kids Play Area
- Inverter for Each Flat
- Digital Lock
- Semi Home Automation
- Backup for Lifts
- EV Charging



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Specifications



STRUCTURE

- RCC Frame Structure.

MASONARY

- External walls AAC 6" thick brickwork
- Internal walls AAC 4"/6" thick brickwork.

PLASTER

- Neeru/POP finish plaster for internal walls.
- Sand faced cement plaster for external walls.

PLUMBING

- Concealed/open plumbing.
- Jaquar/Hindware/Equivalent fittings in bathroom and toilet.

PAINT

- Internal oil bond distemper paint in the entire flat.
- External Acrylic/Semi acrylic weather proof paint .

KITCHEN

- Marble/Granite Kitchen platform.
- Stainless steel sink.
- Glazed tiles dado above platform upto lintel level.
- Provision for exhaust fan

ELECTRIFICATION

- Adequate concealed electrical points with copper/aluminum wiring.
- Cable T.V. point in living & 2 Bedrooms
- Split AC points in Living & 2 bedrooms
- Inverter back up for each flat
- Semi home automation

DOORS

- Decorative main entrance door with standard make fittings.
- Video door bell in each flat.
- Digital lock for main door

FLOORING

- Vitrified tile flooring of standard make for the entire flat.

WINDOWS

- Powder coated 3 track aluminum sliding windows with glass.
- Mosquito mesh for sliding windows.
- M.S grills for safety and security.

BATHROOMS

- Designer glazed dado tiles full height.
- Antiskid Flooring tiles.
- Jaquar/Hindware or equivalent make sanitaryware
- Hot and Cold mixer/Diverter for all bathrooms.
- Provision for exhaust fan.
- Provision for Geyser point.
- Water resistance doors
- Solar heated water in 2 bathroom.
- Motion sensor lights in all bathrooms.
- Glass partition in master bedroom.

LETTER BOX

- Letter box for each flat.

RIDER

This shall be subject to change as to number of building/s, apartments therein, their division and /or amalgamation into separate buildings or apartments, provision and situation of open space and / or internal access roads, with proportionate alteration in common facilities as may be found necessary by the Promoter depending inter alia upon market conditions. However, this shall not adversely affect the said Apartment agreed to be purchased by the Allotted.

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Completed Projects



Palaash 24
(Moshi) Flats - 140



Palash Rhythm
(Chinchwad) Flats : 96



Palash Icon
(Chinchwad) Flats : 103



Rajveer Galaxy
(Dighi) Flats : 97 + Commercial : 15



Palaash Sadaphuli
(Talegaon) Flats : 280



PALAASH OAK
(Baner) Flats : 77

Project By



Registration No. :
P52100047171
maharera.mahaonline.gov.in

The project has been registered via MahaRERA registration number : P52100047171 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Credits

Architect
Nitin Joshi
(Pune)

R.C.C. Consultant
G.A.Bhilare
(Pune)

Location
*Not to Scale
Latitude & Longitude
18°55220.1"N 73°76754.6"E

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Brochure
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Site Address : S. No. 53/10(P), 53/11 (P), Near Maruti Chowk,
Baner, Pune - 411 045 **Email :** palaashoakprime@gmail.com

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