



# WISTERIA

— नव्या पुण्याची नवी ओळख —

A PROJECT BY : JND CONSTRUCTION

2 & 3 BHK Flats at Ambegon (BK)



# प्रारंभ स्वप्र पूर्ण-पा

प्रत्येकीचे स्वप्न आयुष्याचे,  
घर असावे आपुले हक्काचे....  
जिथे नांदाचे क्षण आनंदाचे,  
अन् होई उत्सव प्रत्येकी क्षणाचे,  
ज्या उंबरठ्यावर मिळते,  
पंश्वाना बळ उर्तुंग भशरीचे....  
कुटुंबाच्या प्रत्येकी सुखस्वनांचे,  
हे आकाश नवे **विस्टेरिया** चे...







# *Project Information*

The JND Construction is thrilled to announce that we have undertaken the development of a state-of-the-art commercial and residential complex, located at Katraj- Mumbai Bypass Highway, Ambegaon Bk, Pune. This project aims to bring a new level of quality and innovation to our community, providing exceptional spaces for both businesses and residents to flourish.

With thorough master plan and alertness to each and every requirement, we aim to create a vibrant and sustainable environment that aligns your needs and aspirations. The development will offer ultramodern commercial areas providing opportunities to establish a strong presence in the area. The project will feature well-designed residential units that prioritize comfort, style, and functionality catering to the diverse housing needs with ultramodern amenities to enhance the overall quality of life.

We truly believe this development will not only contribute to the economic growth of the region but also foster a sense of community and provide a new beginning





# Master Plan

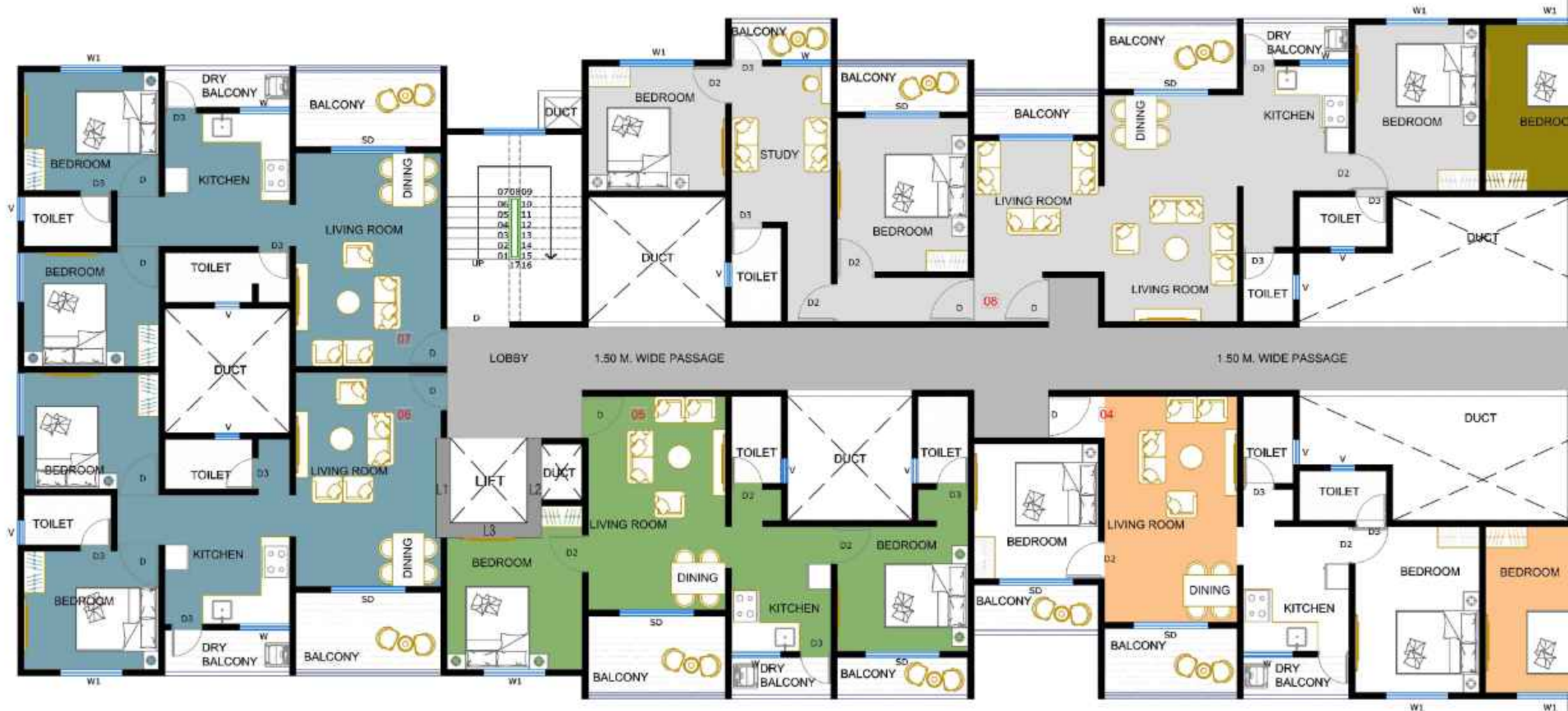
- |                 |                  |                     |                 |
|-----------------|------------------|---------------------|-----------------|
| 1 MAIN ROAD     | 5 SHOP AREA      | 9 ENTRANCE LOBBY    | 13 OPEN GYM     |
| 2 ENTRANCE GATE | 6 CLUB HOUSE     | 10 TRANSFORMER ROOM | 14 SMALL TEMPLE |
| 3 ENTRANCE GATE | 7 LAWN           | 11 TERRACE GARDEN   |                 |
| 4 CAR DRIVEWAY  | 8 KIDS PLAY AREA | 12 BASEMENT PARKING |                 |











**Disclaimer :-**

- 1) The room dimension mentioned are from wall finish to wall finish.
- 2) Column location, offsets and size will be as per working detail drawing and are subject to change as per site condition.
- 3) Master bedroom size mentioned is inclusive of enclosed balcony.
- 4) Variation in dimension may be observed as sanctioned drawings mention unfinished dimensions.
- 5) Internal block work and column offsets are included in RERA carpet area.
- 6) furniture is for indicative purpose, Electrical equipment / fixture location may vary as per site condition.
- 7) Angan area is not counted in RERA or total carpet area.





Sr. No	Units	Carpet (Sq. Ft)	Balcony (Sq. Ft)	Total Area (Sq. Ft)
1	201, 301, 401, 501, 601	595.033	174.053	769.086
2	202, 302, 402, 502, 602	593.527	179.543	773.07
3	203, 303, 403, 503, 603	592.881	150.265	743.146
4	204, 304, 404, 504, 605	592.881	150.265	743.146
5	205, 305, 405, 505, 605	540.460	184.387	724.847

Sr. No	Units	Carpet (Sq. Ft)	Balcony (Sq. Ft)	Total Area (Sq. Ft)
6	206	583.408	153.709	737.117
7	306, 406, 506, 606	581.578	136.702	718.28
8	207	586.745	139.609	726.354
9	307, 407, 507, 607	586.745	127.768	714.513
10	208, 308, 408, 508, 608	1004.174	265.332	1269.506
11	209, 309, 409, 509, 609	559.297	178.79	738.087

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## 3 BHK FLAT CUT VIEW



Flat No 208

## 2 BHK FLAT CUT VIEW



Flat No 204





## 2 BHK FLAT CUT VIEW



Flat No 207



WISTERIA



## 2 BHK FLAT CUT VIEW



Flat No 202



# Specification

## STRUCTURE

- Earthquake resistance RCC frame Structure.

## MASONARY

- 150mm thick internal wall with gypsum/ POP Plaster and 150mm thick external walls with double coat plaster in sand face finish.

## DOORS

- Main Entrance door with both side laminate with standard fittings.
- All internal Flush doors with quality fittings and laminate on both sides.
- Plywood frames for all internal doors except toilet door.
- Granite Door frame for toilet & balcony.

## FLOORING

- 800mm x 800mm Vitrified tile flooring to entire flat.
- 300mm x 300mm Antiskid tiles flooring for toilets.
- 600mm x 600mm Antiskid tiles flooring for terrace & dry balcony.

- Toilet dado Ceramic glazed tiles of size 600mm x 300mm up to ceiling level.

## KITCHEN

- Granite kitchen platform with stainless steel sink.

## WINDOWS

- Powder coated aluminium sliding windows with safety grills and mosquito mesh.
- Granite frame for all windows.

## TOILETS

- CP fittings of jaguar continental or equivalent make.
- Sanitary ware of Hindware or equivalent.

## ELECTRICALS

- High quality concealed copper electrical wiring with branded modular switches.
- Electrical provision for AC provides all Bedroom.
- TV and Telephone point in Living room.
- Electrical provision for Water Purifier in Kitchen. Electrical provision for inverter.

## PLUMBING

- Good quality concealed Plumbing.

## PAINTS

- Premium quality oil bound to entire flat.
- Apex paint for external surfaces.





# Amenities

*Come Home To Amenities That Bring You Joy.*

- Compound Wall.
- Iconic Entrance Gate With Security Cabin.
- Community Hall.
- Party Lawn.
- Children's Play Area.
- Senior Citizen Sitting Court.
- Fire Fighting System For Building As Per National Building Code,
- Solar Water Heater System.
- High Speed Branded Elevators. Video Door Phone For Each Flat.
- Light Inverter Facility.
- CCTV Security System For Common Areas At Ground Floor.
- Power Backups For Lifts, Pumps And Common Areas Lighting.
- Internal Driveways In Paver Blocks / Tremix Flooring.
- Rain Water Harvesting System.
- Decorative Entrance Lobby.







**For Booking And More Information : 7796733733 , 7796744744**

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9890038975

-: RCC Consultants :-  
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020 29702407

-: Legal Advisor :-  
Adv. R.V. Daravade  
9822652142



**Site / Office Address : S. No. 28 & 29, Katraj Mumbai Highway Baypass, near Flying Panda Theme Park, Ambegaon BK.Opp. Abhinav School, Pune - 411046**

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