

# Livogue

Lifestyle in vogue!

FUTURE IS HERE ARE YOU READY FOR IT



## OPPORTUNITY IS JUST ROUND THE CORNER

**FUTURE IS HERE ARE YOU READY FOR IT**

Gone are the days of conventional and typical homes. Now is the era of modern, stylish and futuristic homes, the homes that are designed around you and cater to your needs with utmost smartness and detailing.

These are the homes that do not shout their existence but firmly establish their credibility. They celebrate natural beauty and revel in modern technology.

In the sea of such conventional homes, here is one residential opportunity that stands out with its uniqueness and futuristic outlook. Livogue in Hadapsar by Ram India Landmarks.

Hadapsar has witnessed revolutionary growth and expansion in recent years. The area has acquired a new profile as an investment hotbed in real estate.

Considering the connectivity and progress, prosperity is not far. Livogue is also going to be a savvy investor's delight in more ways than one.

## SUCCESS IS WAITING

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We know what the future holds and it is right here at Livogue, Hadapsar. The one-of-its-kind location holds the highest value appreciation possibility. Every aspect of life is attended to in minute detail. You can even enjoy the rarest luxury of staying in close proximity to your workplace.

Livogue has the unmatched advantage of the quality and trust of Ram India Group. Operational in multi-dimensional business activities, the Group is renowned and trusted across Maharashtra and takes this legacy forward in real estate.

All this and much more is within your reach and does not weigh heavy on your pocket either. Investing in Livogue gives you many happy returns. The rising joy of quality family life on one hand and the rising value of your property in other, it's a win-win situation.

And finally, nothing compares with the exhilarating pride of owning such a gem of a home.



## LIFESTYLE IS WALKING THE RED CARPET FUTURE IS HERE ARE YOU READY FOR IT

At Livogue, lifestyle has risen to the next level of customer delight. 1, 1.5 and 2 BHK Apartments are structured to ensure that there would be no compromise in functionality and luxury. The elegant elevation compliments the surrounding.

Inside, we have used every inch constructively and every facet is well thought of. Sizes and layouts of living, dining, bedrooms are spaced out for easy movement. Ample natural light and air flows through the house.

There are approx 150 + Apartments at Livogue, embellished with the amenities of superior quality and comforts that pamper the entire family.







# HOME AUTOMATION

- Keyless Access smart security using smart card for main Door
- Live view of main Door with audio video communication
- Visitor tracking system
- CCTV Recording system for all entrance, periphery & common plays. DVD records for 10 days
- LPG leakage detection with auto shut off
- Mood Lighting system in Living & Master Bedroom
- Panic Switch
- Intercom facility for Main Gate, Lift & other Flat holder
- Wi-Fi connectivity in Club House

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## Special Additions

- Anti termite treatment for foundation.
- Adequate Parking for two & four Wheelers
- Designer Name Plate with letter Box.
- Fire Fighting System

## Clubhouse

- Rain Water Harvesting
- Solar Water Heating system
- Generator Back up for Common areas & Lift.

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## SPECIFICATIONS

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### Civil

- Earthquake Resistance Structure
- 6" thick external wall with sand face plaster
- 4" Thick Internal Wall with Gypsum-finish Plaster

### Electrical

- Concealed copper wiring with Fire-Resistant Cables
- Adequate electric points with quality modular switches
- Earth leakage circuit breakers

### Doors & Windows

- Attractive Main Door
- 3 track Powder coated Aluminum sliding windows with mosquito net & designer Grills
- Aluminum adjustable louvres in bathroom
- Granite Door Frame for toilet doors
- Granite sills for windows

### Painting

- Internal walls with Plastic emulsion paint
- External Acrylic paint.
- Oil paint to all internal doors & Window Grills

### Living & Dining

- 2'x2' vitrified Floor tiles
- M.S. Powder Coated Folding Door for Living with Terrace

### Kitchen

- Granite platform
- Stainless steel sink
- Provision for Water purifier
- Wall Tiles up to lintel level
- Provision for exhaust fan
- Provision for kitchen trolleys and chimney & Hob
- Provision for Washing Machine in Terrace or Dry Balcony

### Bedrooms

- 2'x2' vitrified Floor tiles
- Provision for air conditioning
- Provision for Telephone & Satellite TV connection
- 2 way control for light and fan
- Designer locks
- Master bedroom with laminated wooden flooring

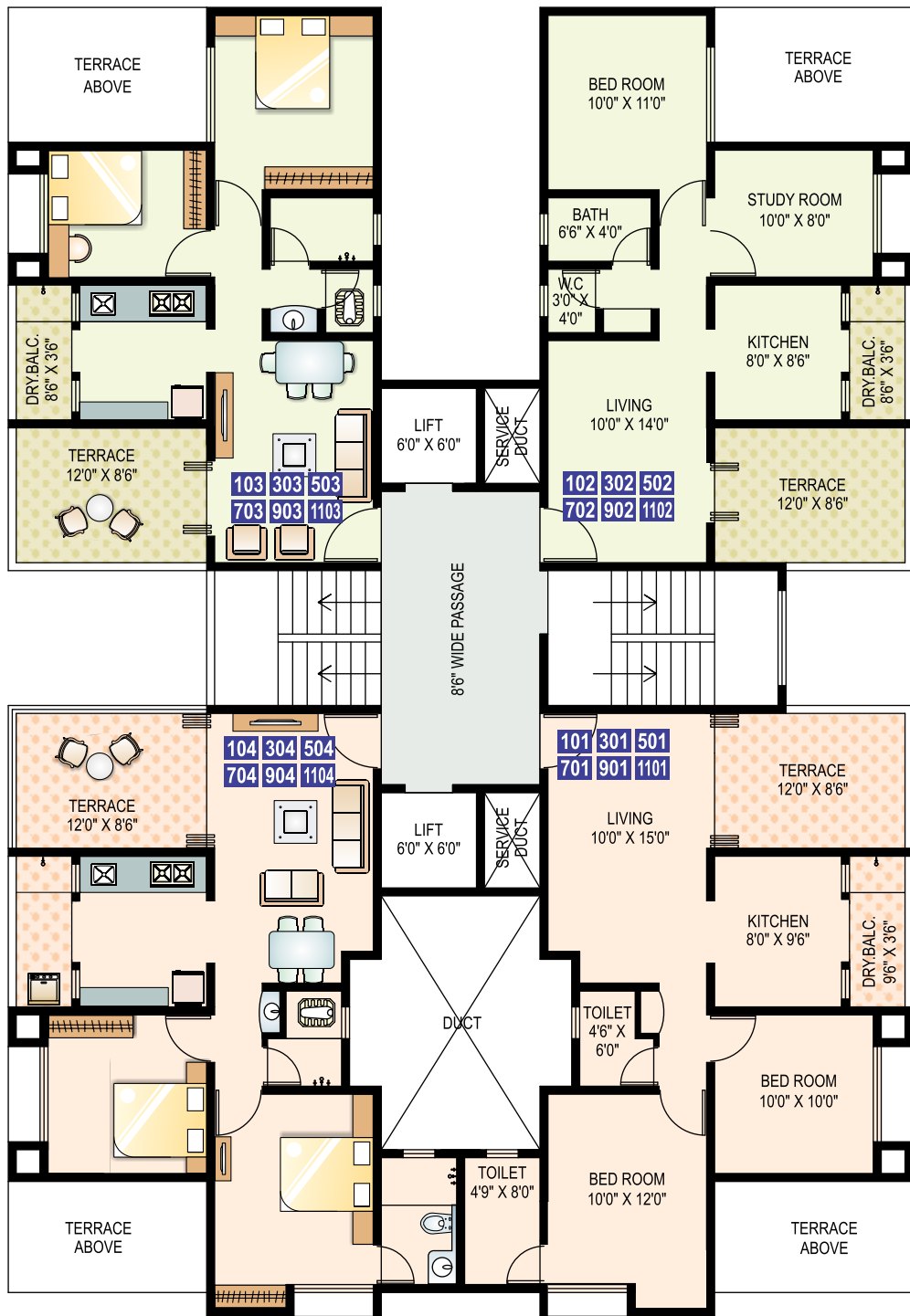
### Toilets

- Master bathroom with Shower panel & Glass partition
- Common bathroom with single lever Hot & Cold Mixer
- Designer glazed tiles up to lintel Level
- Designer basin
- Designer Door locks
- Provision for exhaust fans
- Provision for Boiler
- Anti Skid Flooring

**Terrace :** • Anti Skid Floor Tiles • Designer S.S. Railing with toughened Glass



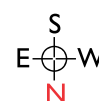
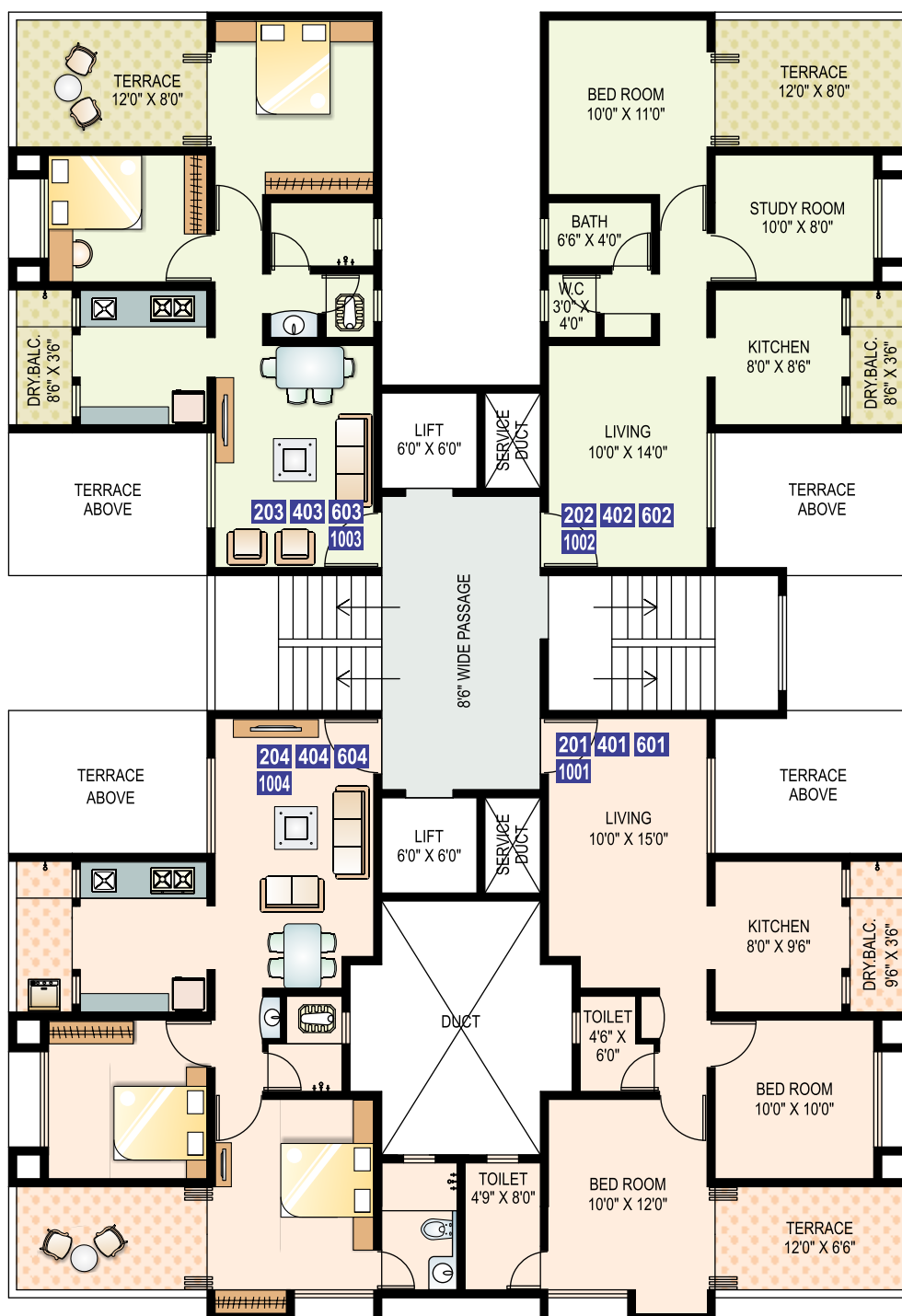
**SUCCESS** is  
WAITING



## BUILDING - A & B

Typical Floor Plan (1st, 3rd, 5th, 7th, 9th & 11th Floor)

FLAT NO.	FLAT TYPE	CARPET (SQ.FT.)	TERRACE (100%)	SALEABLE (SQ.FT.)
101,301,501,701,901,1101	2 BHK	606.00	102.00	920.00
102,302,502,702,902,1102	1.5 BHK	525.00	102.00	815.00
103,303,503,703,903,1103	1.5 BHK	525.00	102.00	815.00
104,304,504,704,904,1104	2 BHK	606.00	102.00	920.00



## BUILDING - A & B

Typical Floor Plan (2nd, 4th, 6th & 10th Floor)

FLAT NO.	FLAT TYPE	CARPET (SQ.FT.)	TERRACE (100%)	SALEABLE (SQ.FT.)
201,401,601,1001	2 BHK	603.00	78.00	885.00
202,402,602,1002	1.5 BHK	523.00	96.00	805.00
203,403,603,1003	1.5 BHK	523.00	96.00	805.00
204,404,604,1004	2 BHK	603.00	78.00	885.00

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## BUILDING - A & B

### 8th Floor Plan

FLAT NO.	FLAT TYPE	CARPET (SQ.FT)	TERRACE (100%)	SALABLE (SQ.FT.)
801	2 BHK	603.00	78.00	885.00
802	REFUGE AREA			
803	1.5 BHK	523.00	96.00	805.00
804	2 BHK	603.00	78.00	885.00





## BUILDING - C

Typical Floor Plan (1st, 3rd, 5th, 7th, 9th & 11th Floor)

FLAT NO.	FLAT TYPE	CARPET (SQ.FT.)	TERRACE (100%)	SALEABLE (SQ.FT.)
101,301,501,701,901,1101	2 BHK	606.00	102.00	920.00
102,302,502,702,902,1102	1 BHK	399.00	86.00	630.00
103,303,503,703,903,1103	1 BHK	399.00	86.00	630.00
104,304,504,704,904,1104	2 BHK	606.00	102.00	920.00



## BUILDING - C

Typical Floor Plan (2nd, 4th, 6th & 10th Floor)

FLAT NO.	FLAT TYPE	CARPET (SQ.FT.)	TERRACE (100%)	SALEABLE (SQ.FT.)
201,401,601,1001	2 BHK	603.00	78.00	885.00
202,402,602,1002	1 BHK	402.00	60.00	600.00
203,403,603,1003	1 BHK	402.00	60.00	600.00
204,404,604,1004	2 BHK	603.00	78.00	885.00



## BUILDING - C

### 8th Floor Plan

FLAT NO.	FLAT TYPE	CARPET (SQ.FT.)	TERRACE (100%)	SALEABLE (SQ.FT.)
801	2 BHK	603.00	78.00	885.00
802	REFUGE AREA			
803	1 BHK	402.00	60.00	600.00
804	2 BHK	603.00	78.00	885.00

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## BUILDING - D

Typical Floor Plan (1st, 3rd, 5th, 7th, 9th & 11th Floor)

FLAT NO.	FLAT TYPE	CARPET (SQ.FT.)	TERRACE (100%)	SALEABLE (SQ.FT.)
101,301,501,701,901,1101	1.5 BHK	532.00	68.00	780.00
102,302,502,702,902,1102	1 BHK	399.00	86.00	630.00
103,303,503,703,903,1103	1 BHK	399.00	86.00	630.00
104,304,504,704,904,1104	1.5 BHK	532.00	68.00	780.00





## BUILDING - D

Typical Floor Plan (2nd, 4th, 6th & 10th Floor)

FLAT NO.	FLAT TYPE	CARPET (SQ.FT.)	TERRACE (100%)	SALEABLE (SQ.FT.)
201,401,601,1001	1.5 BHK	532.00	80.00	795.00
202,402,602,1002	1 BHK	402.00	60.00	600.00
203,403,603,1003	1 BHK	402.00	60.00	600.00
204,404,604,1004	1.5 BHK	532.00	80.00	795.00

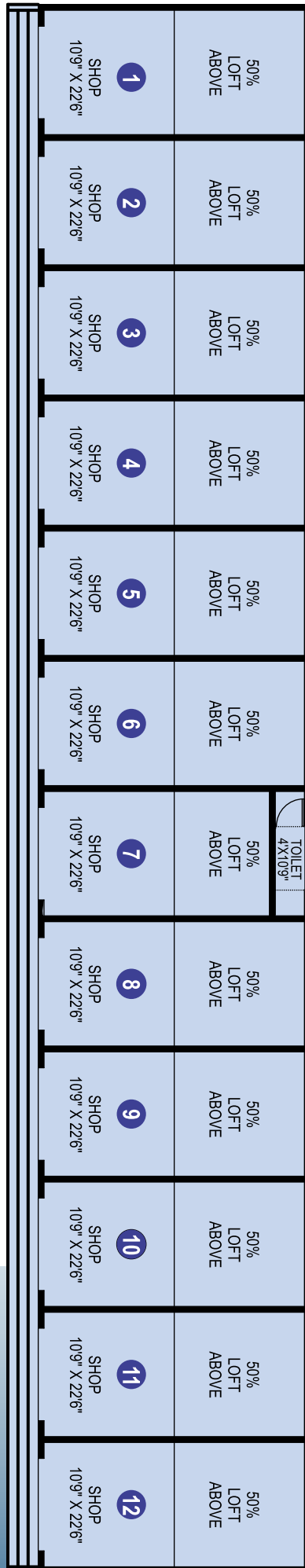
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## BUILDING - D

### 8th Floor Plan

FLAT NO.	FLAT TYPE	CARPET (SQ.FT.)	TERRACE (100%)	SALEABLE (SQ.FT.)
801	1.5 BHK	503.00	80.00	795.00
802	REFUGE AREA			
803	1 BHK	402.00	60.00	600.00
804	1.5 BHK	532.00	80.00	795.00



# COMMERCIAL

## Floor Plan

SHOP NO.	CARPET (SQ.FT.)	LOFT 50% (SQ.FT.)	SALEABLE (SQ.FT.)
1 to 6	247.00	62.00	433.00
7	205.00	62.00	374.00
8 to 12	247.00	62.00	433.00



## 1.5 BHK FURNITURE LAYOUT

Saleable Area : 780 sq.ft.

Carpet Area : 532 sq.ft. Terrace : 68 sq.ft.

<b>A</b>	Living + Dining	- 10'0" x 14'0"
<b>B</b>	Kitchen	- 8'0" x 8'6"
<b>C</b>	Dry Balcony	- 3'6" x 8'6"
<b>D</b>	Bed Room 1	- 10'0" x 8'0"
<b>E</b>	Bed Room 2	- 10'0" x 11'0"
<b>F</b>	Bath	- 6'6" x 4'0"
<b>G</b>	WC	- 3'0" x 4'0"
<b>H</b>	Terrace	- 8'0" x 8'6"





## 2 BHK FURNITURE LAYOUT

Saleable Area : 920 sq.ft.

Carpet Area : 606 sq.ft. Terrace : 102 sq.ft.

<b>A</b>	Living + Dining	- 10'0" x 17'0"
<b>B</b>	Kitchen	- 8'0" x 9'6"
<b>C</b>	Dry Balcony	- 3'6" x 9'6"
<b>D</b>	Comm. Bed Room	- 10'0" x 10'0"
<b>E</b>	Master Bed Room	- 10'0" x 12'0"
<b>F</b>	Comm. Bath Room	- 4'6" x 6'0"
<b>G</b>	Master Bath Room	- 4'9" x 8'0"
<b>H</b>	Terrace	- 12'0" x 8'6"

# OUR CREDENTIALS

## COMPLETED PROJECTS



Green Divine, Hadapsar - 50,000 sq. ft.



Crimson Crest, Hadapsar - 1 Lac sq. ft.



Unnati, Market Yard Annex - 70,000 sq. ft.



Mayur Nagari, New Sangvi - 4.5 Lakh sq. ft.



Mayur Trade Centre, Chinchwad - 2 Lakh sq. ft.

## ONGOING PROJECTS



Life Park, NIBM Annex - 1 million sq. ft.



Sampanna Homes, Manjari - 1 .5 Lakh sq. ft.



Mayur Vatika, Dapodi



Dewdrops, Saswad - 1.25 Lakh sq. ft.



Unnati Heritage, Marketyard - 1 lack sq. ft.



Unnati Privilege, Marketyard Annex



Green Hive, Hadapsar - 1 million sq. ft.





## Key Distances

Magarpatta City	- 1 km
Amanora Town Centre Mall	- Walking Distance
Gadital Bus Stand	- Walking Distance
Pawar Public School	- Walking Distance
Kharadi	- 4 km
Camp	- 5 Km
Pune Station	- 8 km
Airport	- 10 km





## RAM INDIA GROUP

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Member



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