



BLOSSOM PARK

Spacious 2 BHK Residences



• A project by •



MAHARERA QR Scan Code



MAHARERA No.

P52100080586

Specifications of the Flat

- **Structure**

Earthquake resistant RCC Structure

- **Masonry**

6 inch thick external and internal walls of AAC blocks.

- **Plaster**

External- Artificial sand faced double coat plaster.

Internal - Gypsum smooth finish plaster to walls and ceiling.

- **Flooring**

Good quality vitrified flooring tiles for living room and bedrooms.

Anti - skid ceramic tiles for bathroom and balcony.

- **Dadoo Tiles**

Glazed ceramic dadoo tiles till lintel level for kitchen and bathrooms.

- **Kitchen**

Kitchen deck made of granite

Provisions for exhaust fan and water purifier installations.

- **Sanitary Wares**

Good quality sanitary wares of standard make.

- **Plumbing**

Concealed plumbing with good quality chrome plated bath fittings.

- **Doors**

Both side laminated decorative main entrance door with premium fitting.

Internal laminated doors with good quality fittings.

- **Windows**

3- Track UPVC siding windows with mosquito mesh along with MS safety grills.

- **Electrification**

Concealed electrical points with good quality switches of standard make.

- **Painting**

Good quality interior emulsion paint for internal walls.

Weather resistant exterior emulsion paint for external walls.



Project Amenities

- **Club House with Gym Equipments**
- **Walking - Jogging Track**
- **Children's play Area**
- **Landscaped Garden**
- **Security with CCTV Surveillance**
- **Rain water Harvesting**
- **Lifts with Power Backup**
- **Sewage Treatment Plant (STP)**





Location Map



Key Destinations Nearby

Important Junctions

Magarpatta Cybercity	1.9 km
Kharadi IT Park	5.6 km
Hadapsar MIDC	3.3 km
Pune Railway Station	10.2 km
Pune International Airport	9.3 km

Educational Institutes

HDFC School	2.5 km
Pawar Public School	3.4 km
Vibgyor School	2.8 km

Hospital

Noble Hospital	3.4 km
Sahyadri Hospital (Hadapsar)	3.2 km
Manipal Hospital (Kharadi)	3.0 km

Shopping Centers

Amanora Mall	1.1 km
Seasons Mall	850 mtr



● Site Address :

📍 CTS No 1970 (Old Sr No 44 A),
Off Magarpatta Road,
Near Railway Overbridge,
Mundhawa , Pune 411036.

✉ kodreventures24@gamil.com

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● Credits ●

Project Architect

Girish Karande & Associates

RCC Desing Consultant

Tushar Kalbhor

Legal Advisor

Adv Parmeshwar M. Patil

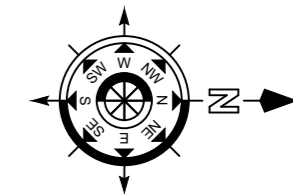
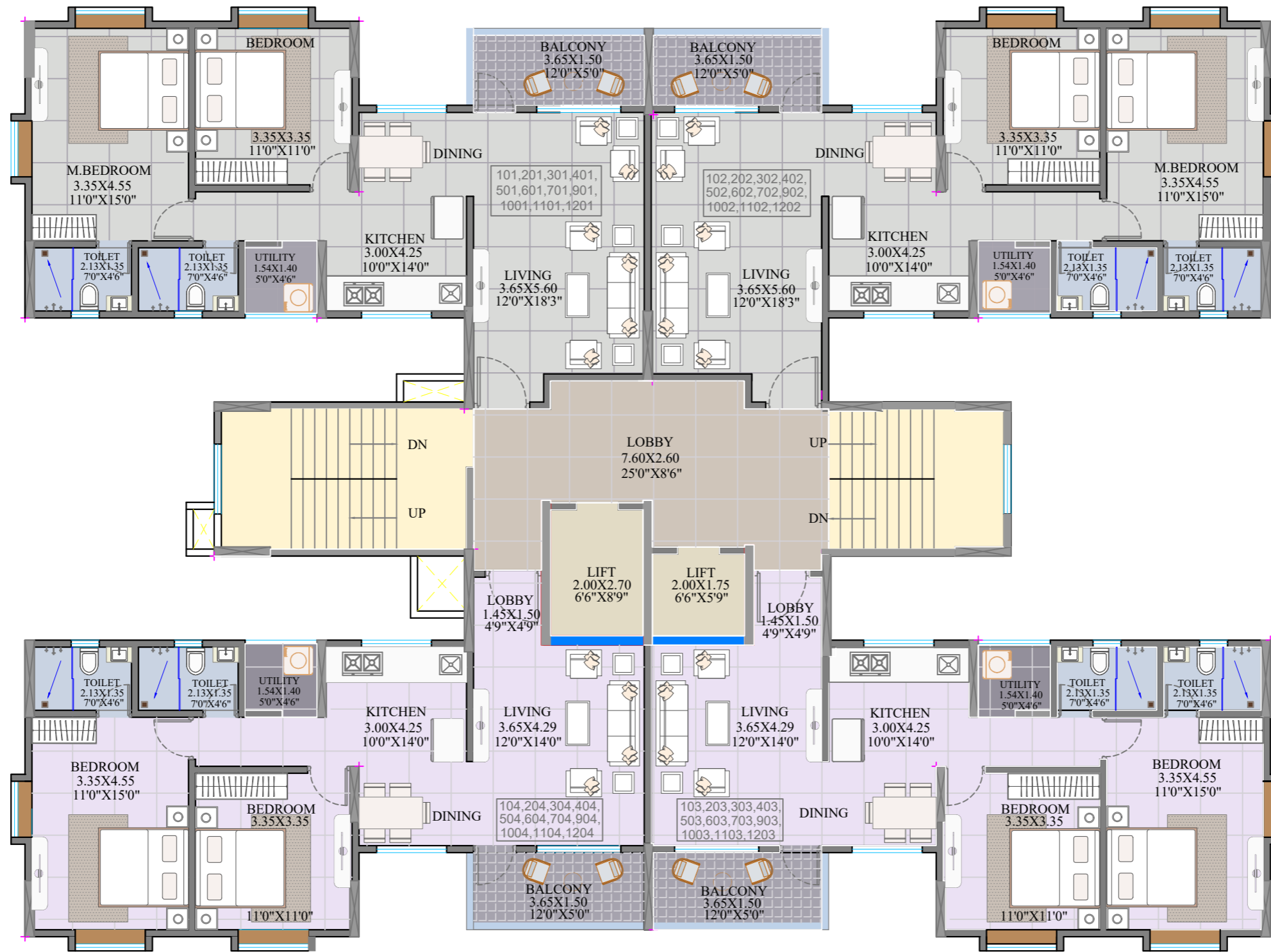
Chartered Accountant

Doshi Jethale & Associates

Environmental Consultant

Sustainera Solutions Pvt Ltd.

Disclaimer : The intent of this Brochure is to provide only preliminary information about the project. By accepting this Brochure you have agreed that your purchase decision will be made only after satisfactorily examining and understanding the entire project, its relevant documents including but not limited to examining the sanctioned plans, permission, property title, amenities, specifications, FSI statements, phase-wise development plan, project location, agreement, possession date etc. A copy of detailed sanction plans and other document are available for reference in our corporate office



CARPET AREA FOR TYPICAL 1,ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, FLOOR PLAN

PLOT - A (BUILDING - A TYPE)	FLOOR	UNIT NO.	UNIT TYPE	CARPET AREA	BALCONY	UTILITY	TOTAL AREA	TOTAL RERA CARPET
				IN.SQ.M.	IN.SQ.M.	IN.SQ.M.	IN.SQ.M.	IN.SQ.FT.
	1,ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, FLOOR	101,201,301,401, 501,601,701,901, 1001,1101,1201	2BHK	71.07	5.47	2.15	78.69	847
		102,202,302,402, 502,602,702,902, 1002,1102,1202	2BHK	71.07	5.47	2.15	78.69	847

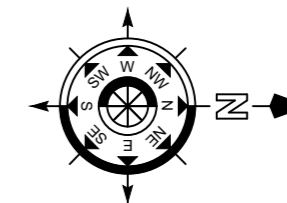
CARPET AREA FOR TYPICAL 1,ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, FLOOR PLAN

PLOT - A (BUILDING - A TYPE)	FLOOR	UNIT NO.	UNIT TYPE	CARPET AREA	BALCONY	UTILITY	TOTAL AREA	TOTAL RERA CARPET
				IN.SQ.M.	IN.SQ.M.	IN.SQ.M.	IN.SQ.M.	IN.SQ.FT.
	1,ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 12TH, FLOOR	103,203,303,403, 503,603,703,903, 1003,1103,1203	2BHK	67.58	5.47	2.15	75.20	809
		104,204,304,404, 504,604,704,904, 1004,1104,1204	2BHK	67.58	5.47	2.15	75.20	809



CARPET AREA FOR 8TH (REFUGE FLOOR) FLOOR PLAN

PLOT - A (BUILDING - A TYPE)	FLOOR	UNIT NO.	UNIT TYPE	CARPET AREA	BALCONY	UTILITY	TOTAL AREA	TOTAL RERA CARPET
				IN.SQ.M.	IN.SQ.M.	IN.SQ.M.	IN.SQ.M.	IN.SQ.FT.
	8TH FLOOR	801	2BHK	71.07	5.47	2.15	78.69	847
		802	2BHK	67.95	5.47	2.15	75.57	813
		803	2BHK	65.40	5.47	2.15	73.02	785
		804	2BHK	67.58	5.47	2.15	75.20	809





Flat no	103,104, 203,204, 303,304, 403,404	101,102, 201,202, 301,302, 401,402	503,504, 603,604, 703,704, 803,804	501,502, 601,603, 701,702, 801,802	903,904, 1003,1004, 1103,1104, 1203,1204	901,902, 1001,1002, 1101,1102, 1201,1202
Total Carpet Area in sq ft	809	847	809	847	809	847
Agreement Value (With covered Parking)	8500000	8900000	8700000	9100000	8900000	9300000
Stamp duty	595000	623000	639450	668850	685300	716100
Registration Charges	30000	30000	30000	30000	30000	30000
GST @ 5%	425000	445000	435000	455000	445000	465000
Grand Total	9550000	9998000	9804450	10253850	10060300	10511100

Terms and Conditions

1. Rates are subject to change as per management decision without prior notice.
2. Booking amount is **Rs 1,00,000/-**
3. Legal fees **Rs 15,000/-** payable at the time of registration of agreement
4. Maintenance charges **Rs 50,000/- + GST** for 1 year payable at the time of possession.
5. Applicable **Floor Rise : 5-8th Floor Rs. 2,00,000/- & 9-12th Floor Rs. 4,00,000/-**
6. Agreement should be registered within **30 Days** from the Date of Booking.
7. Transfer or sale of unit not allowed till possession.
8. Any taxes and duties will be charged as per actual rates from time to time according to Government rules.
9. Booking Cheque in favour of "**Kodre Ventures collection A/c Blossom Park Building A**"
10. **TDS** shall be applicable as per government rules (**currently @ 1% of agreement value**), which is included in the cost and payable by the purchaser within **15 days** post registration of agreement . Assistance for TDS payment procedure can be provided by our team.