

RAHUL  
**ASTON**

SPACIOUS 2 & 3 BHK HOMES



# COMMITMENT TO DELIVER



**40+**

COMPLETED  
PROJECTS



**10000+**

HAPPY  
CUSTOMERS



**10 MILLION+**

SQ. FT. OF RESIDENTIAL AND  
COMMERCIAL AREA DELIVERED

**PROVEN**

TRACK RECORD FOR  
ON-TIME COMPLETION



**4 DECADES+**

LEGACY OF  
TRUST AND TRANSPARENCY

# EXCEPTIONAL AMENITIES



Jogging Track



\*Conceptual Image

Swimming pool



Co-working Space



\*Artistic Impression

\*Conceptual Image

Gymnasium

# OPTIMUM COMFORT

## GEM OF A HOME

The home forms the foundation of one's lifestyle and at Rahul Aston, we leave no stone unturned to create a matchless experience for our residents.

### COMMON FEATURES

- Grand entrance lobby
- Textured paint finish for the exterior of the building
- DC power backup for lifts & common areas
- Stretcher lift

### COMMON AMENITIES

- Club house
- Gymnasium
- Swimming pool
- Landscaped garden
- Co-working space

### STRUCTURE

- RCC structure with shear walls
- Building designed to resist seismic forces
- Aluform construction

## APARTMENT SPECIFICATION

### FLOORING

- Glazed tiles for living room, bedroom & passage (600 X 1200 mm)
- Glazed tiles for all bedrooms & kitchen (600 x 1200 mm)
- Anti-skid vitrified tiles for dry balcony, deck & terrace

### BATHROOM

- Designer tiles on the walls up to lintel level
- Bathroom CP fittings from American Standard/Equivalent
- Bathroom sanitary fittings from American Standard/Equivalent
- Provision for geyser in all bathrooms, except one, which can be connected to the solar heating system, if desired
- Exhaust fans for all bathrooms

### DOORS/WINDOWS

- Granite door frames for bathrooms
- Designer laminated flush doors
- Heavy section aluminium powder-coated sliding windows with mosquito mesh

### PAINTING/WALL FINISH

- Gypsum/POP finished walls
- Acrylic paint for walls

### ELECTRICAL

- Adequate electrical points in the entire apartment
- TV point in living area & master bedroom
- Telephone point in living room
- Concealed copper wiring with circuit breaker
- Provision for inverter backup
- AC point in living area & all bedrooms
- Premium quality, ultra-sleek modular switches

### SECURITY SYSTEM

- Video door phone
- Enamel painted MS railings as per design
- Smoke detectors in the apartment
- Fire sprinklers in the apartment
- CCTV in common areas

### KITCHEN

- Granite platform with stainless steel sink
- Designer tiles up to 2 ft. above the platform
- Provision for water purifier

### ECO-FRIENDLY AMENITIES

- Rainwater harvesting
- Sewage water treatment plant





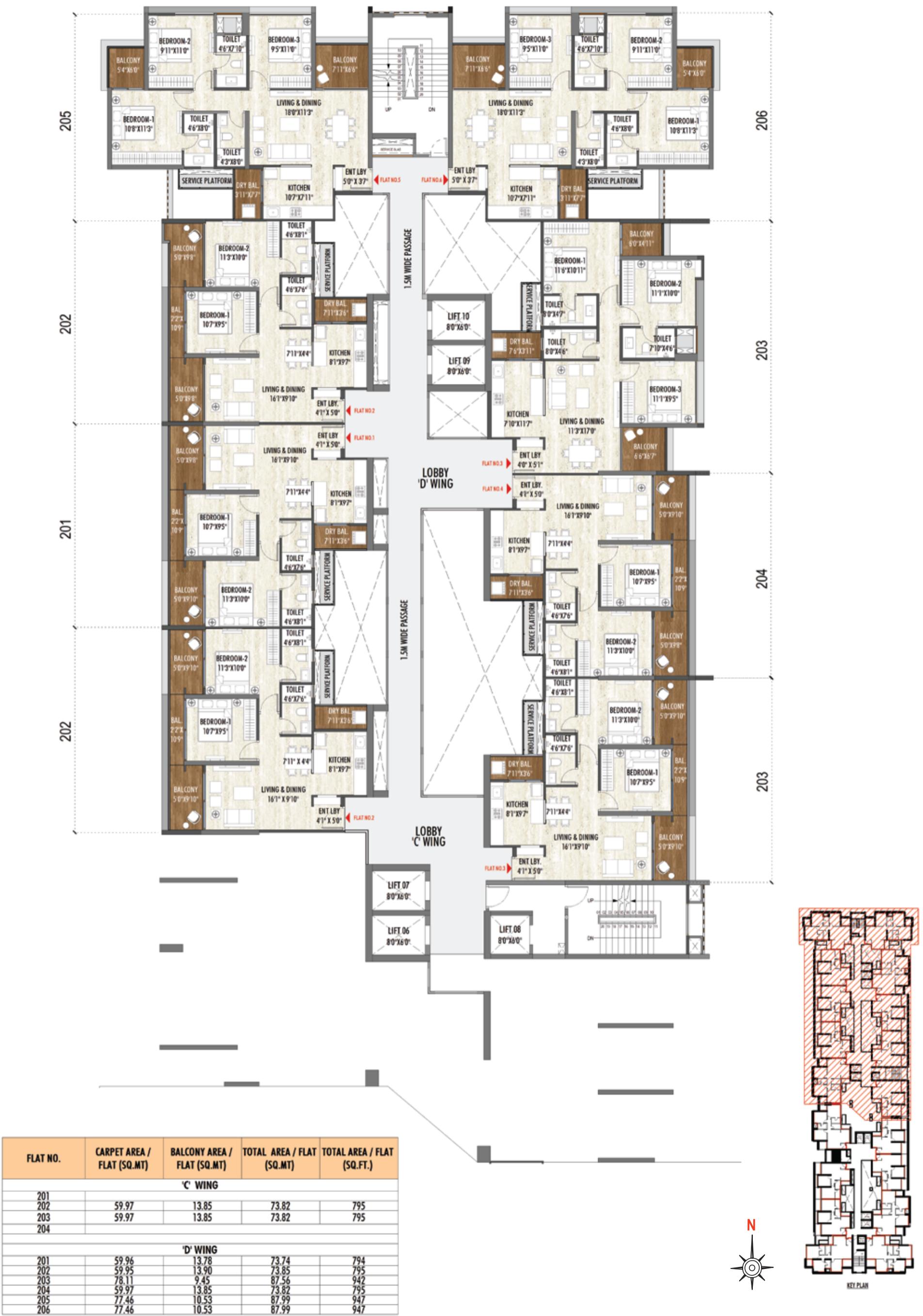
# FIRST FLOOR PLAN



# RAHUL CONSTRUCTION CO.

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# SECOND FLOOR PLAN



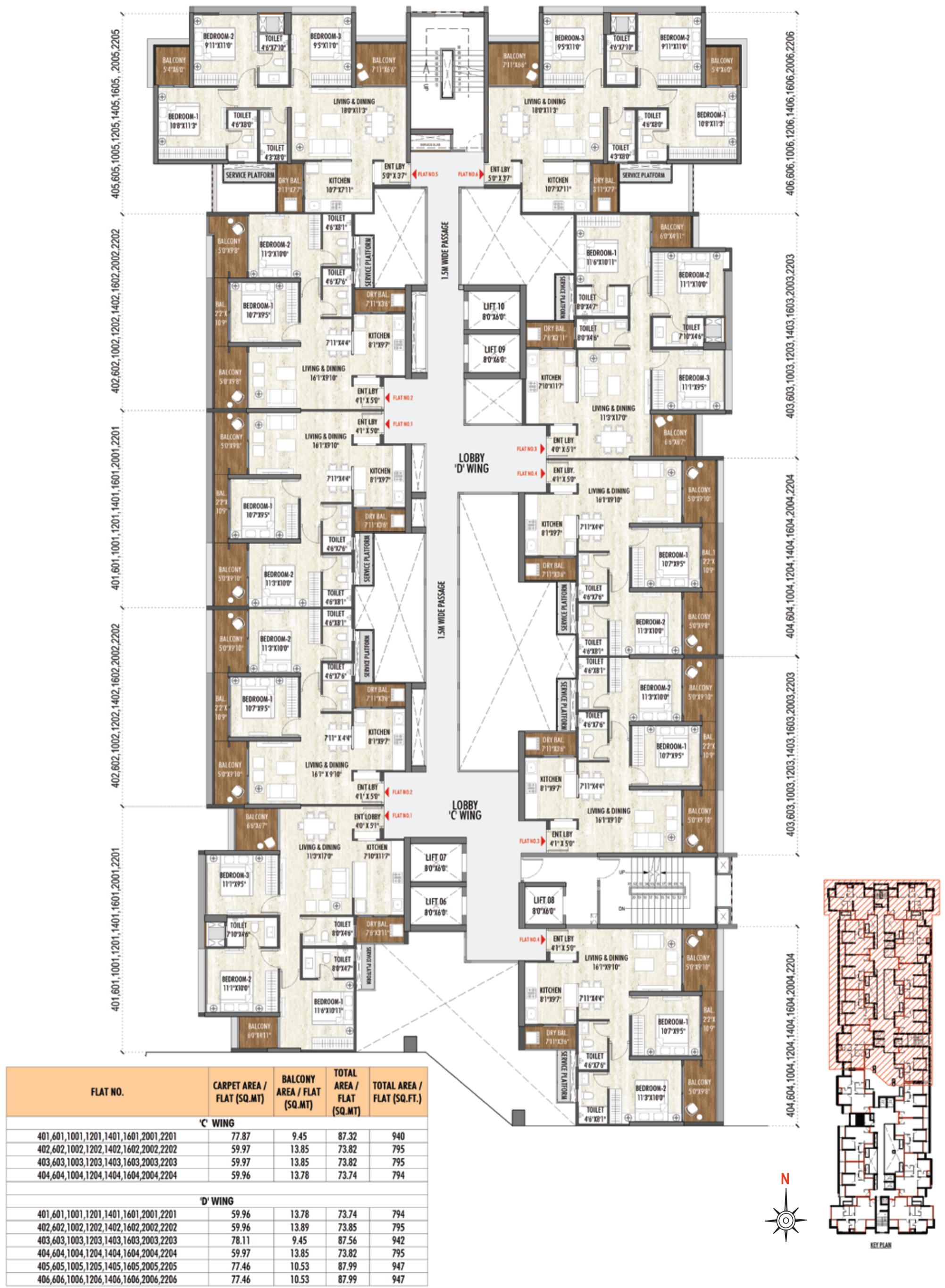
# THIRD FLOOR PLAN



FLAT NO.	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
<b>'C' WING</b>				
301	77.87	9.45	87.32	940
302	59.97	13.85	73.82	795
303	59.97	13.85	73.82	795
304	59.96	13.78	73.74	794
<b>'D' WING</b>				
305	59.96	13.78	73.74	794
306	59.96	13.89	73.85	795
307	78.11	9.45	87.56	942
308	59.97	13.85	73.82	795
309	77.46	10.53	87.99	947
310	77.46	10.53	87.99	947

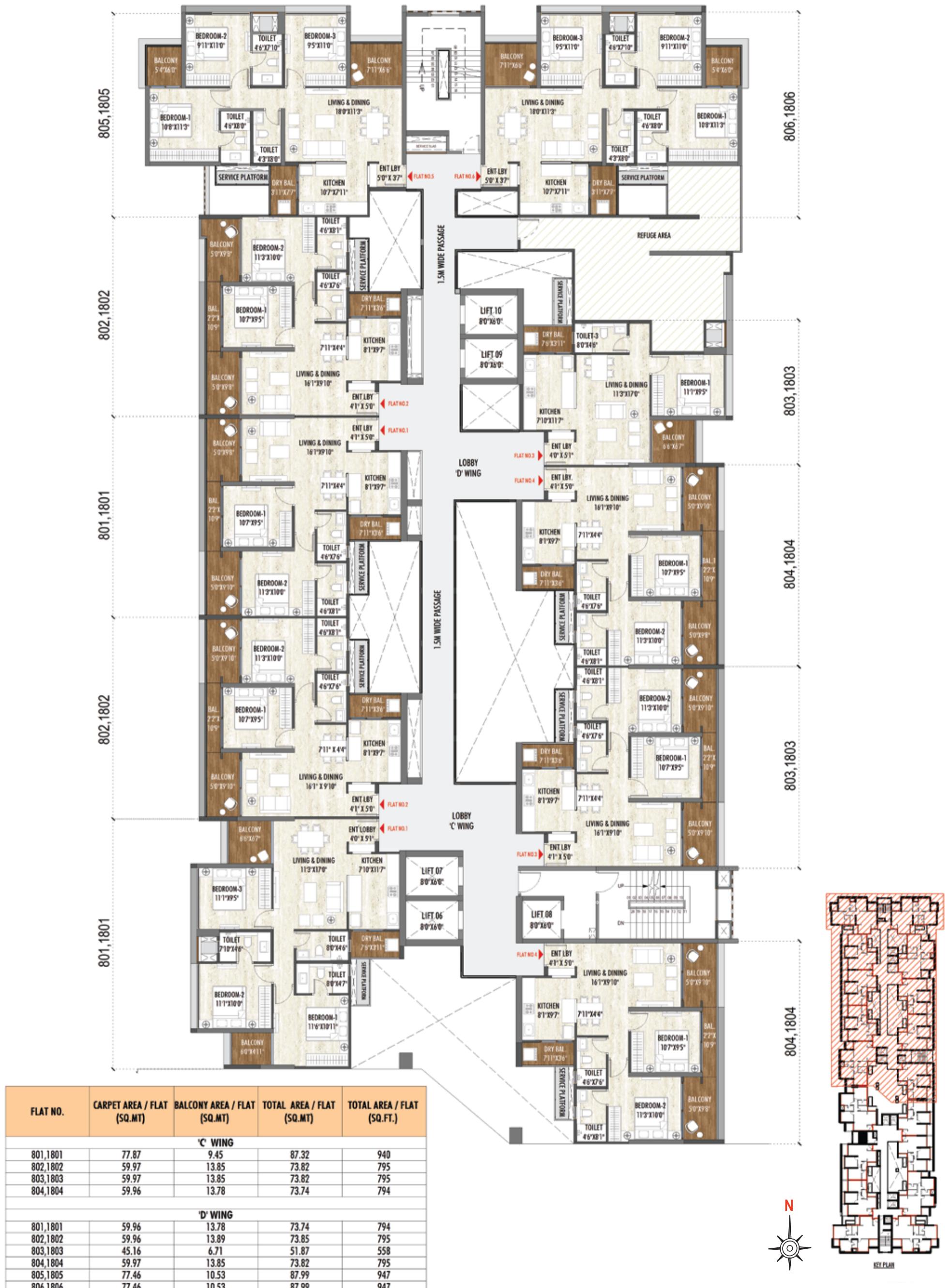


# TYPICAL EVEN FLOOR PLAN

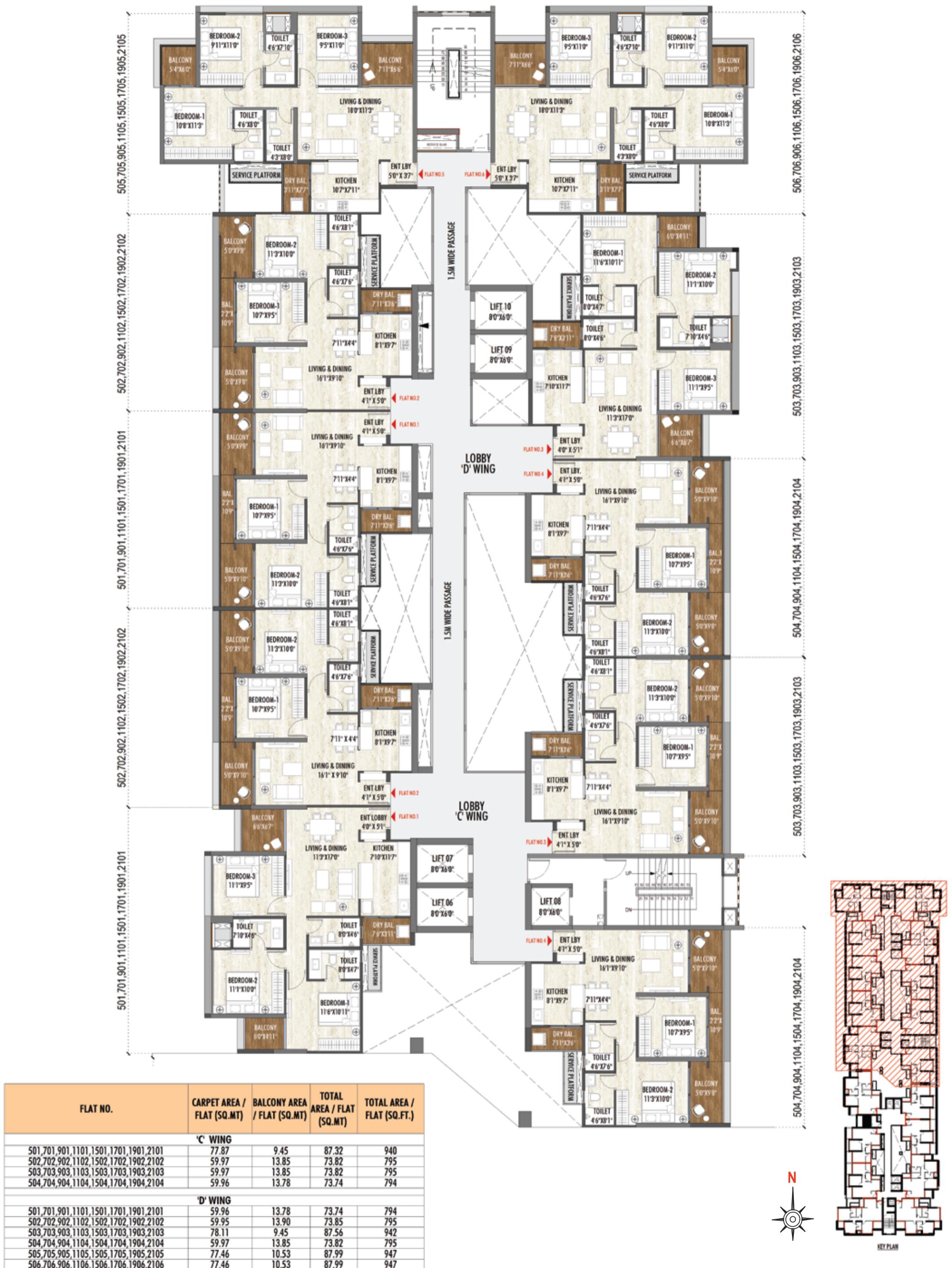


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# TYPICAL EVEN REFUGE FLOOR PLAN



# TYPICAL ODD FLOOR PLAN

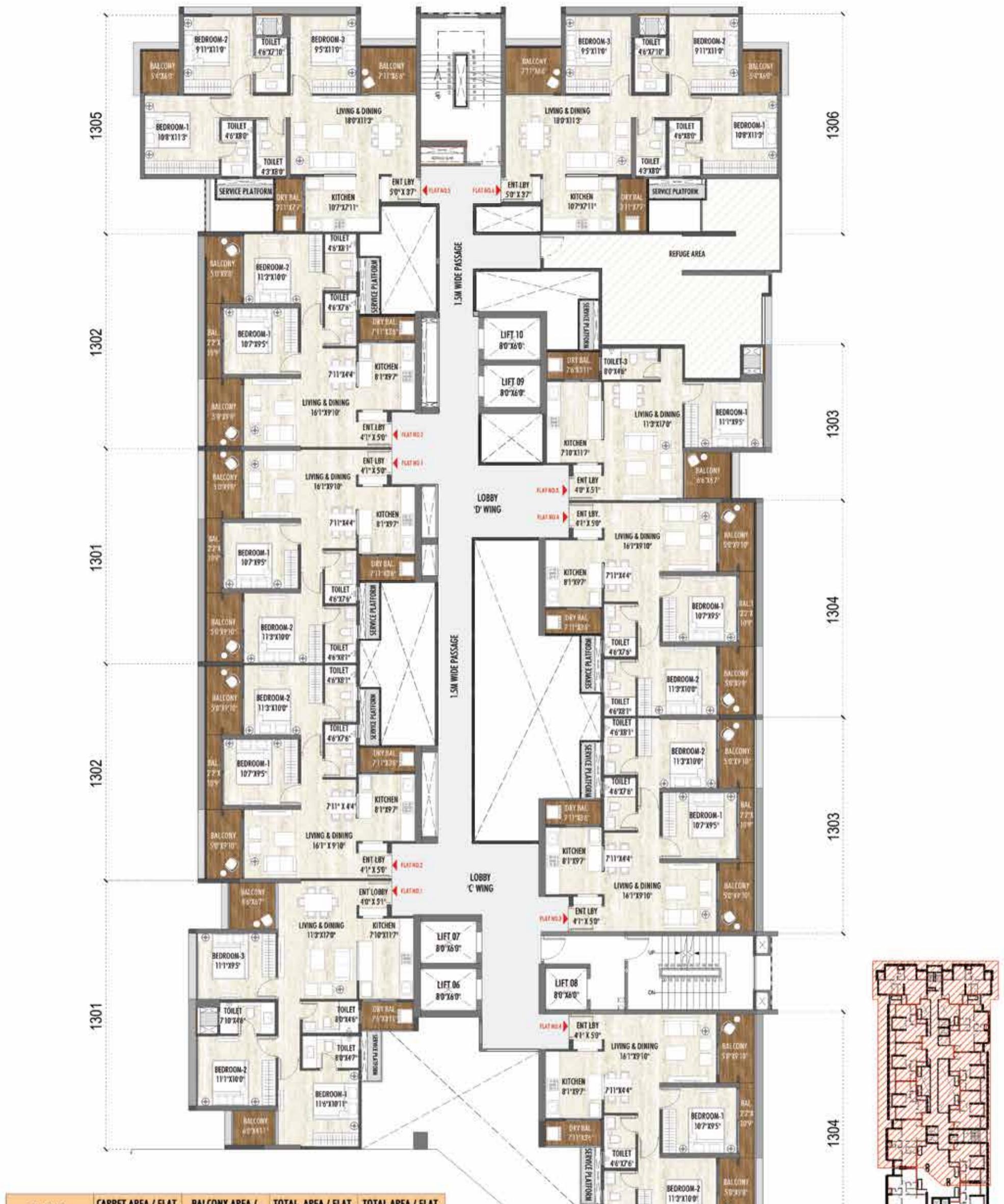


FLAT NO.	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT)
<b>'C' WING</b>				
501,701,901,1101,1501,1701,1901,2101	77.87	9.45	87.32	940
502,702,902,1102,1502,1702,1902,2102	59.97	13.85	73.82	795
503,703,903,1103,1503,1703,1903,2103	59.97	13.85	73.82	795
504,704,904,1104,1504,1704,1904,2104	59.96	13.78	73.74	794
<b>'D' WING</b>				
501,701,901,1101,1501,1701,1901,2101	59.96	13.78	73.74	794
502,702,902,1102,1502,1702,1902,2102	59.95	13.90	73.85	795
503,703,903,1103,1503,1703,1903,2103	78.11	9.45	87.56	942
504,704,904,1104,1504,1704,1904,2104	59.97	13.85	73.82	795
505,705,905,1105,1505,1705,1905,2105	77.46	10.53	87.99	947
506,706,906,1106,1506,1706,1906,2106	77.46	10.53	87.99	947



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# TYPICAL ODD REFUGE FLOOR PLAN



FLAT NO.	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
<b>'C' WING</b>				
1301	77.87	9.45	87.32	940
1302	59.97	13.85	73.82	795
1303	59.97	13.85	73.82	795
1304	59.96	13.78	73.74	794
<b>'D' WING</b>				
1305	59.96	13.78	73.74	794
1306	59.96	13.89	73.85	795
1303	45.16	6.71	51.87	558
1304	59.97	13.85	73.82	795
1305	77.46	10.53	87.99	947
1306	77.46	10.53	87.99	947



# C WING UNIT PLAN



C-WING-FLAT-2					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
102	59.97	13.85	73.82	795	21.22

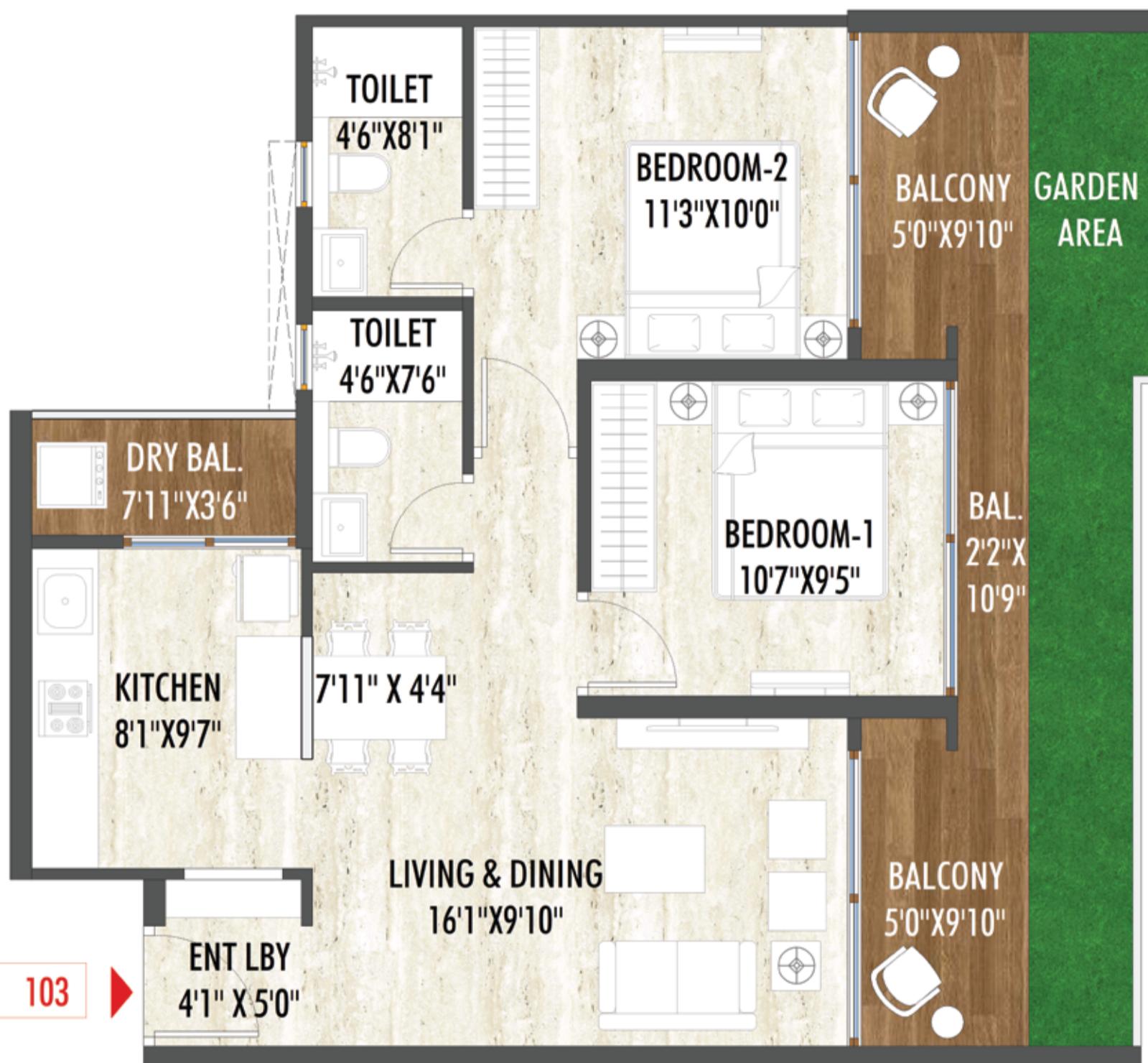


# C WING UNIT PLAN

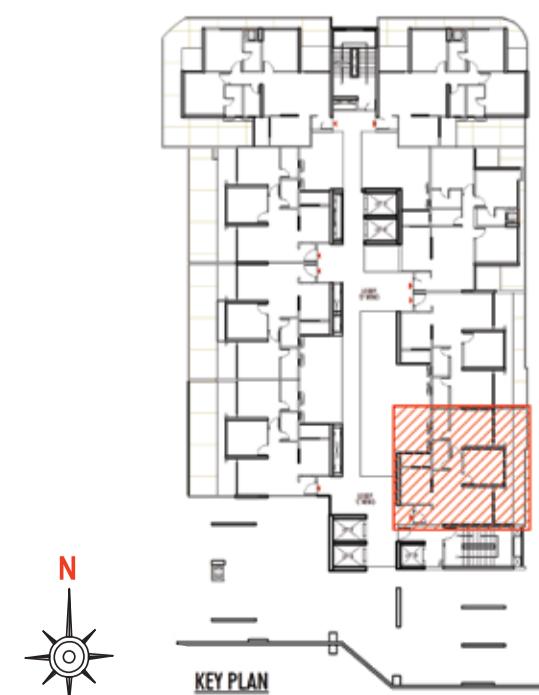


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C-WING-FLAT-3					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
103	59.97	13.85	73.82	795	9.35



# D WING UNIT PLAN



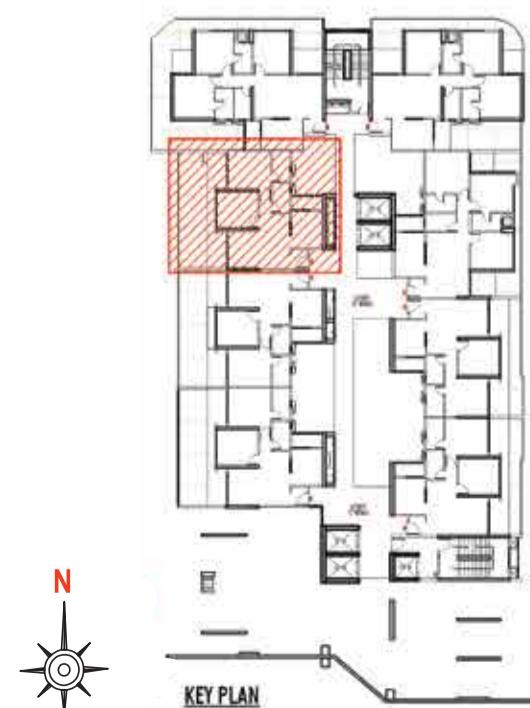
D-WING-FLAT-1					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
101	59.96	13.78	73.74	794	21.10



# D WING UNIT PLAN



D-WING-FLAT-2					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
102	59.95	13.90	73.85	795	20.64



# D WING UNIT PLAN



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D-WING-FLAT-3					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
103	78.11	9.45	87.56	942	10.68

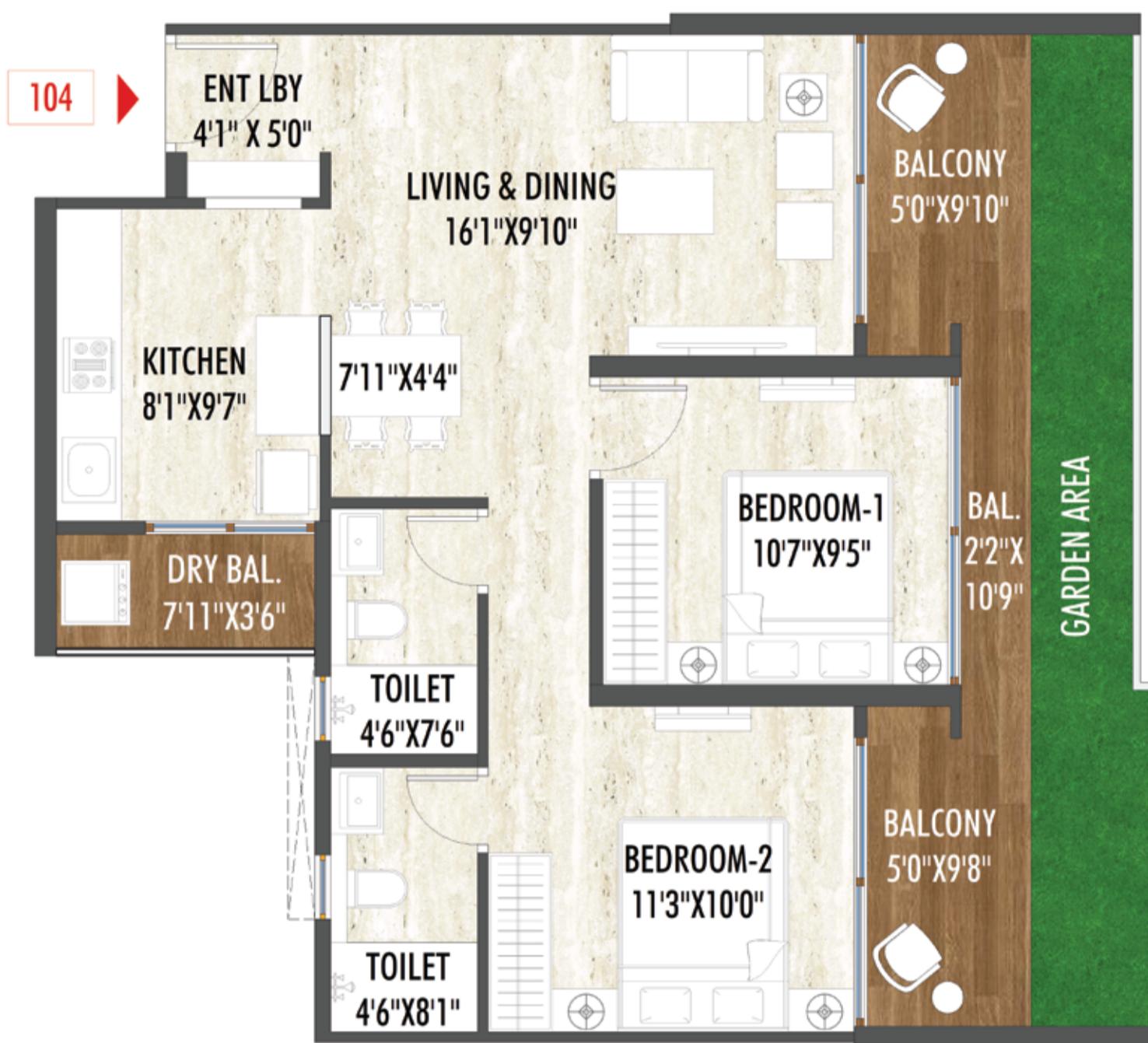


# D WING UNIT PLAN

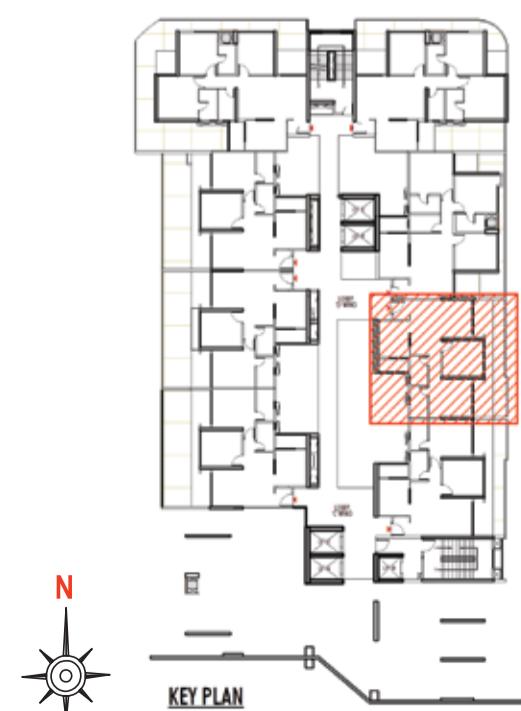


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D-WING-FLAT-4					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
104	59.97	13.85	73.82	795	9.35



# D WING UNIT PLAN

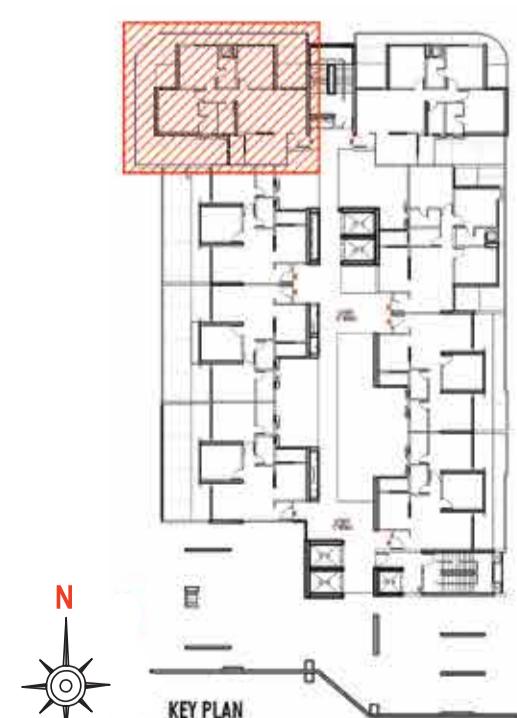


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D-WING-FLAT-5					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
105	77.46	10.53	87.99	947	43.40





D-WING-FLAT-6					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
106	77.46	10.53	87.99	947	26.91

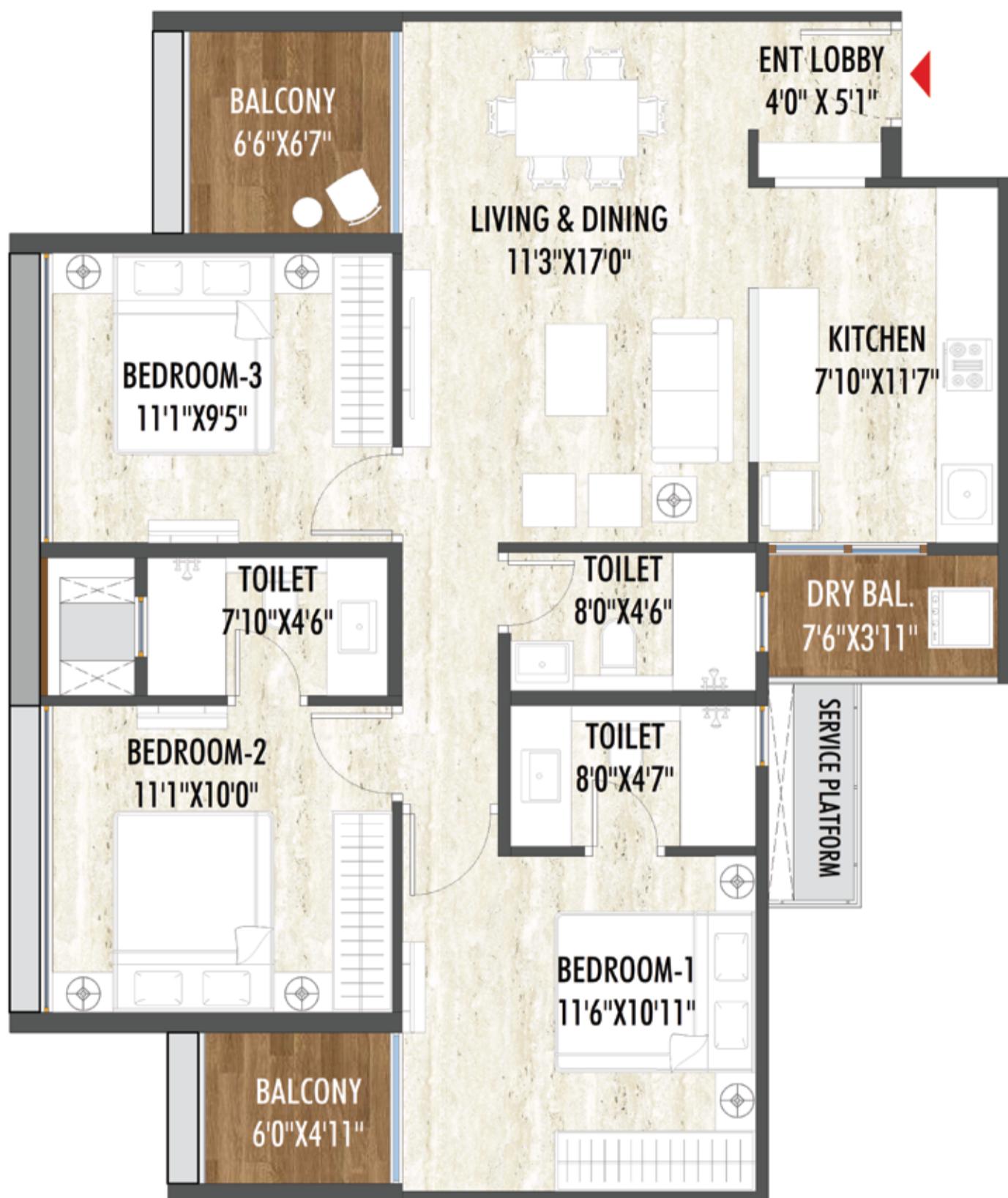


# C WING UNIT PLAN



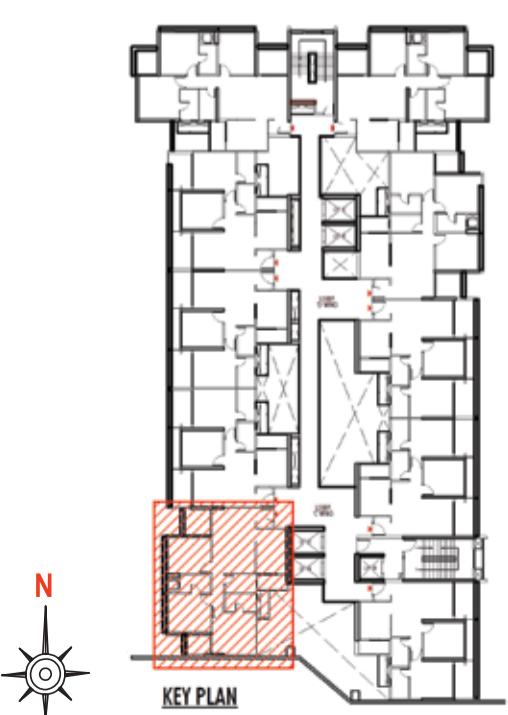
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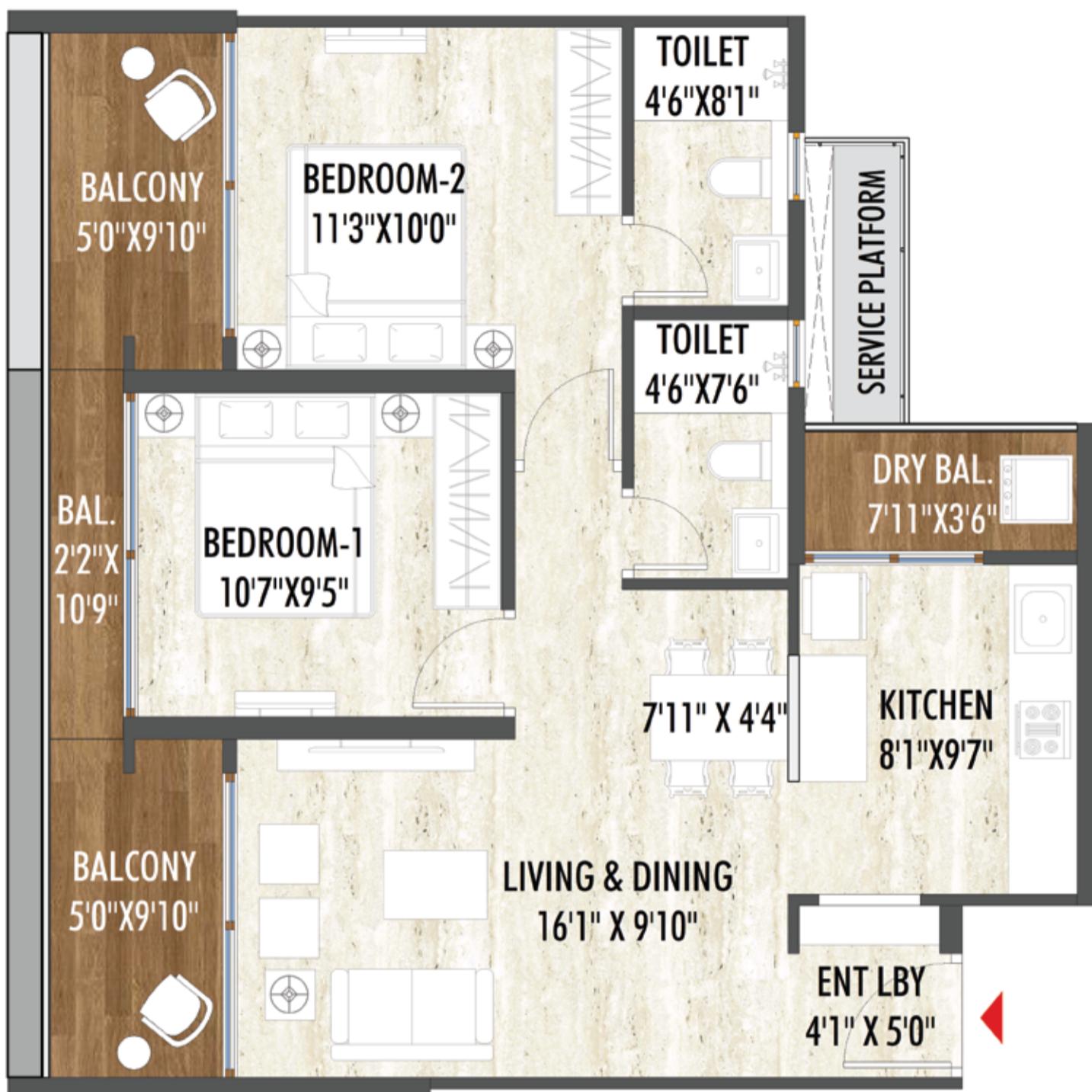
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C-WING-FLAT-1				
FLAT NO.1	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
301,401,501,601,701,801,901,1001,1101,1201,1301, 1401,1501,1601,1701,1801,1901,2001,2101,2201	77.87	9.45	87.32	940

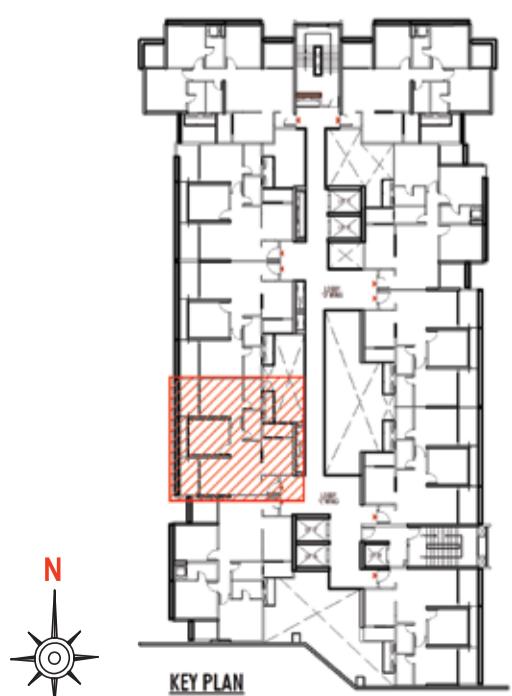
301,401,501,601,701,801,901,1001,1101,1201,1301,  
1401,1501,1601,1701,1801,1901,2001,2101,2201

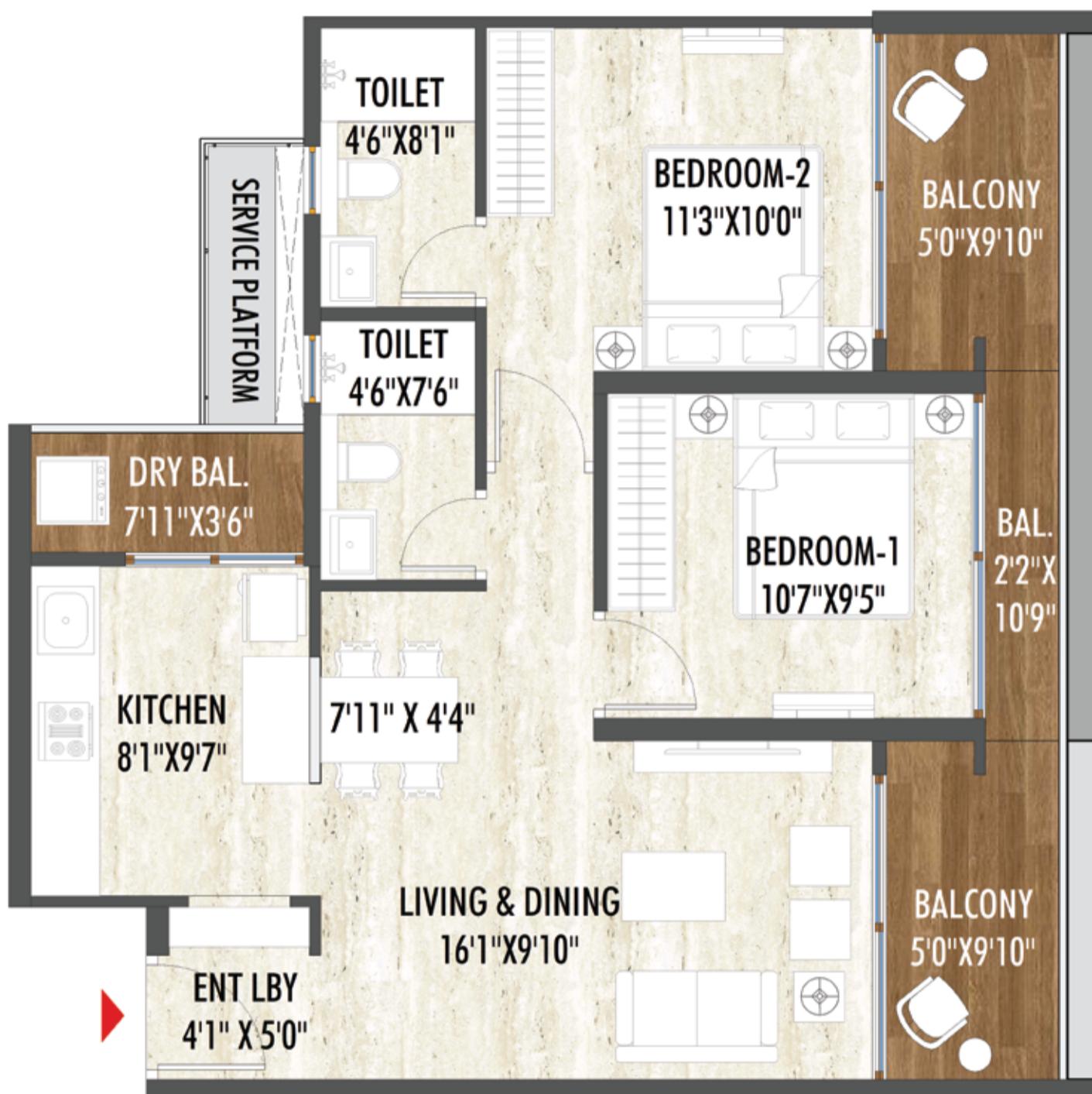




C-WING-FLAT-2				
FLAT NO.2	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
202,302,402,502,602,702,802,902,1002,1102,1202,1302, 1402,1502,1602,1702,1802,1902,2002,2102,2202	59.97	13.85	73.82	795

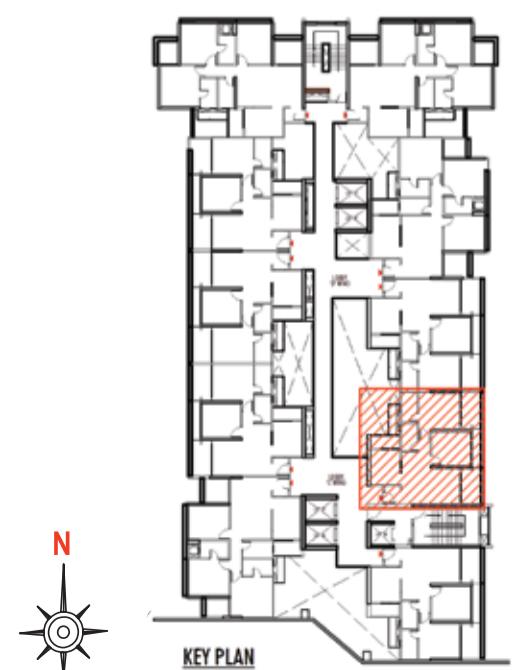
202,302,402,502,602,702,802,902,1002,1102,1202,1302,  
1402,1502,1602,1702,1802,1902,2002,2102,2202

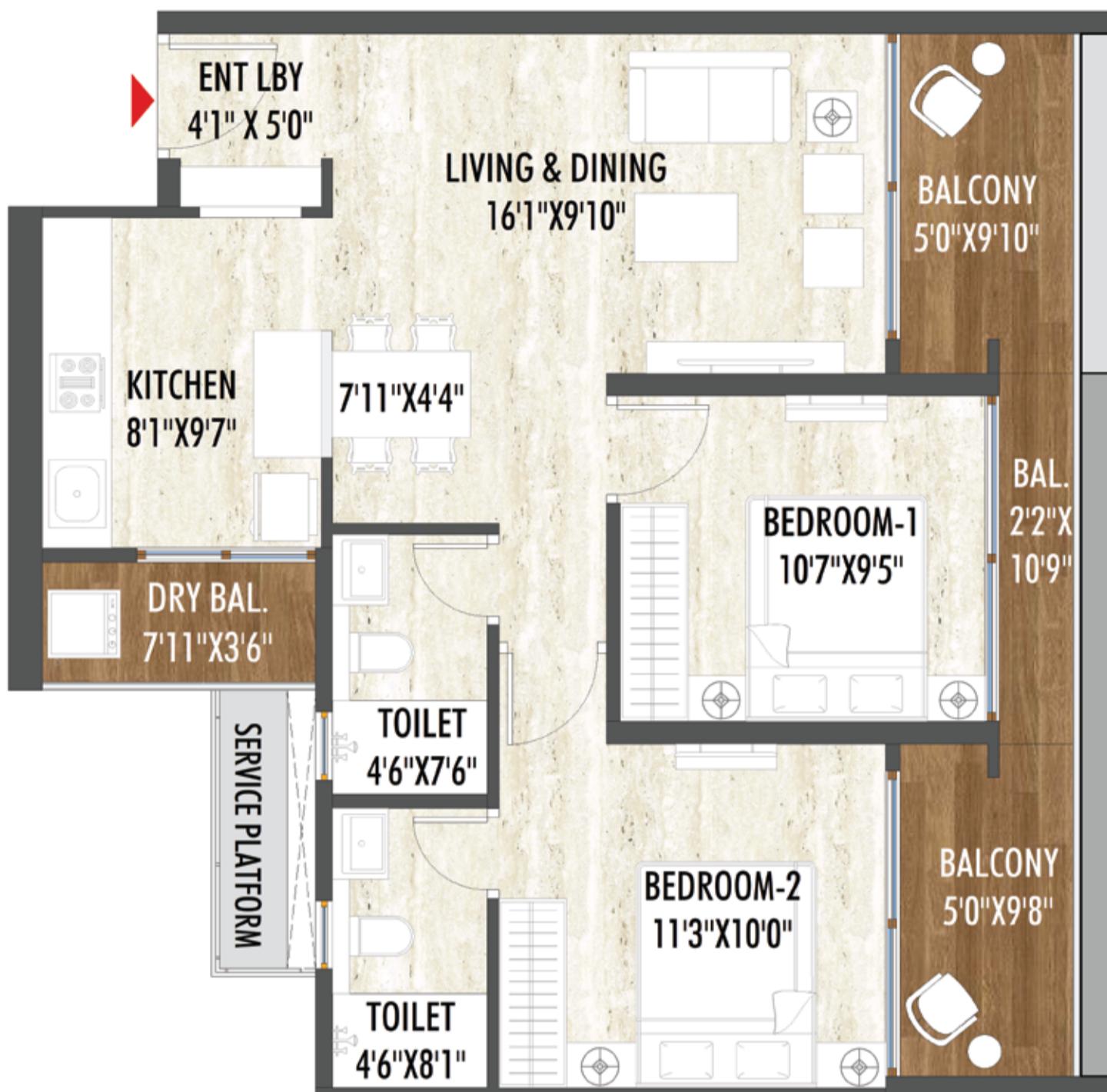




C-WING-FLAT-3				
FLAT NO.3	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403,1503,1603,1703,1803,1903,2003,2103,2203	59.97	13.85	73.82	795

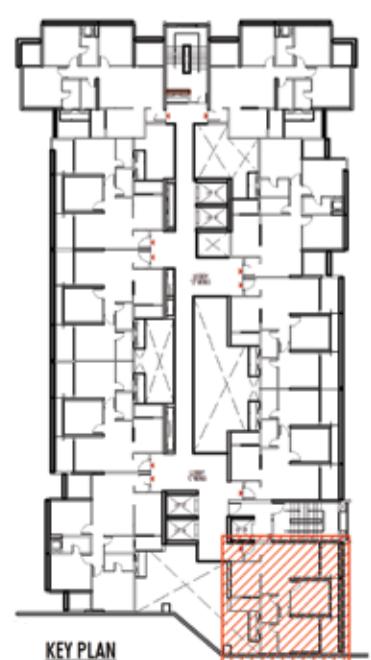
203,303,403,503,603,703,803,903,1003,1103,1203,1303,1403,1503,1603,1703,1803,1903,2003,2103,2203





C-WING-FLAT-4				
FLAT NO.4	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
304,404,504,604,704,804,904,1004,1104,1204,1304,1404,1504,1604,1704,1804,1904,2004,2104,2204	59.96	13.78	73.74	794

304,404,504,604,704,804,904,1004,1104,1204,1304,1404,1504,1604,1704,1804,1904,2004,2104,2204

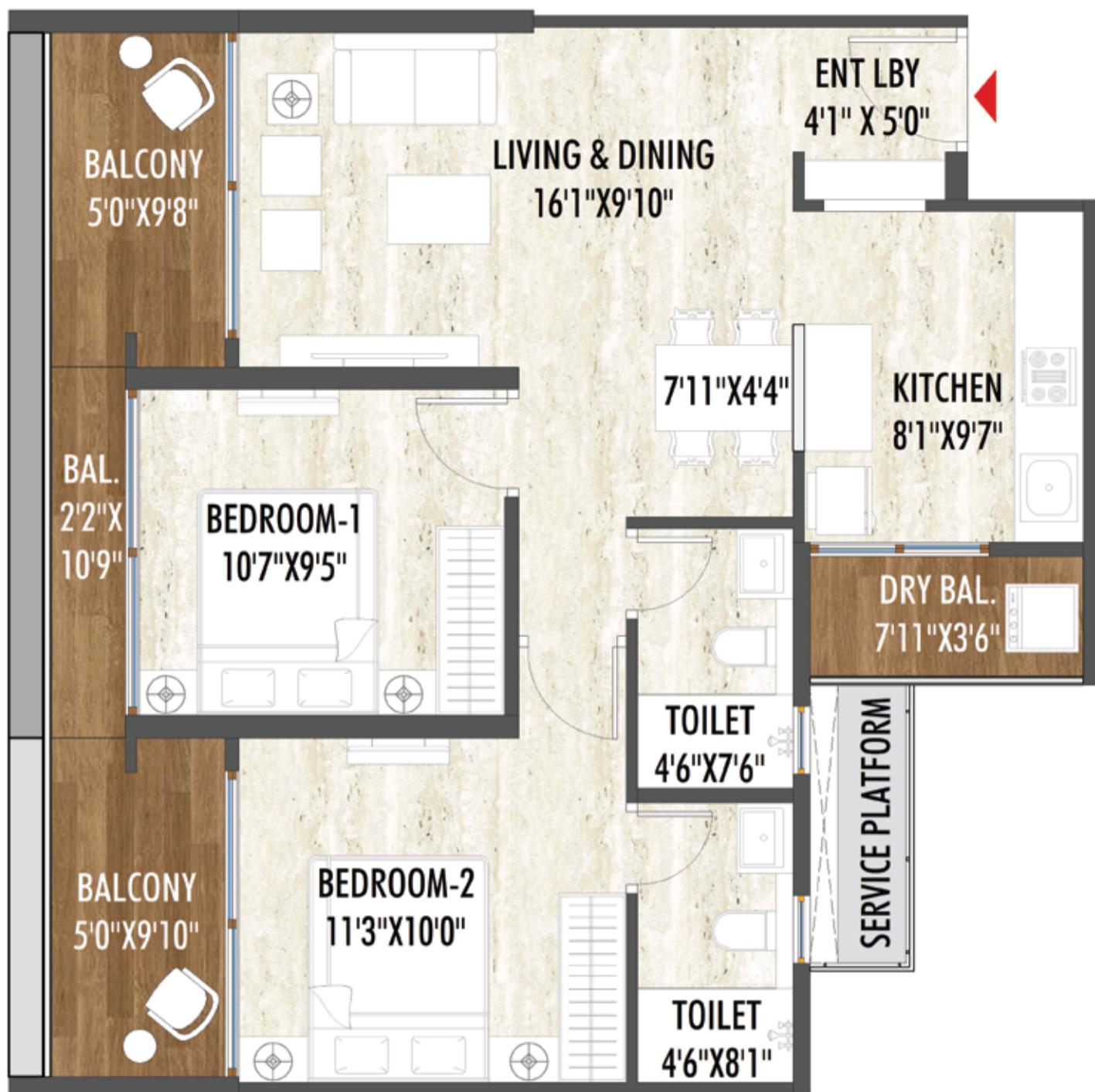


# D WING UNIT PLAN



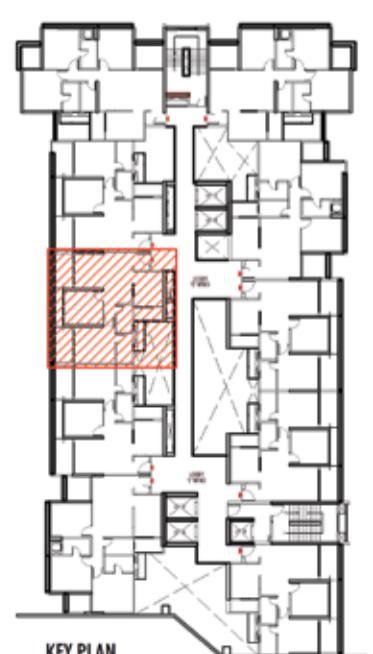
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D-WING-FLAT-1				
FLAT NO.1	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
201,301,401,501,601,701,801,901,1001,1101,1201,1301, 1401,1501,1601,1701,1801,1901,2001,2101,2201	59.96	13.78	73.74	794

201,301,401,501,601,701,801,901,1001,1101,1201,1301,  
1401,1501,1601,1701,1801,1901,2001,2101,2201



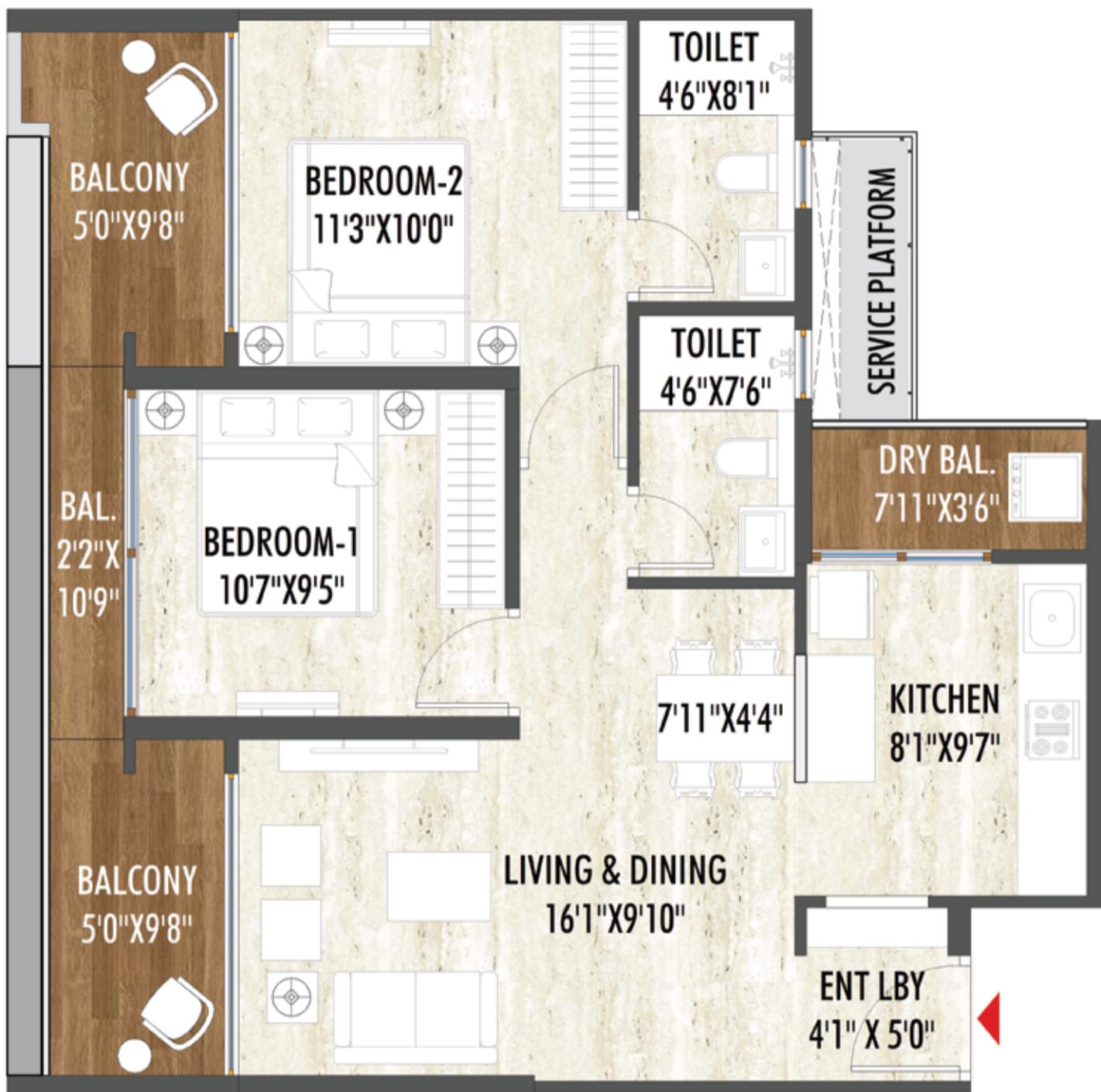
KEY PLAN

# D WING UNIT PLAN



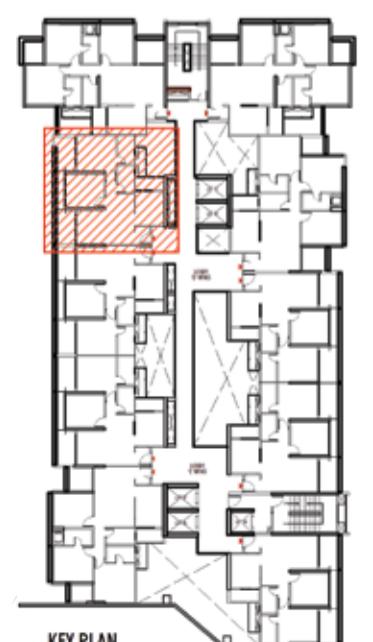
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D-WING-FLAT-2				
FLAT NO.2	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
202,302,402,502,602,702,802,902,1002,1102,1202,1302, 1402,1502,1602,1702,1802,1902,2002,2102,2202	59.96	13.89	73.85	795

202,302,402,502,602,702,802,902,1002,1102,1202,1302,  
1402,1502,1602,1702,1802,1902,2002,2102,2202



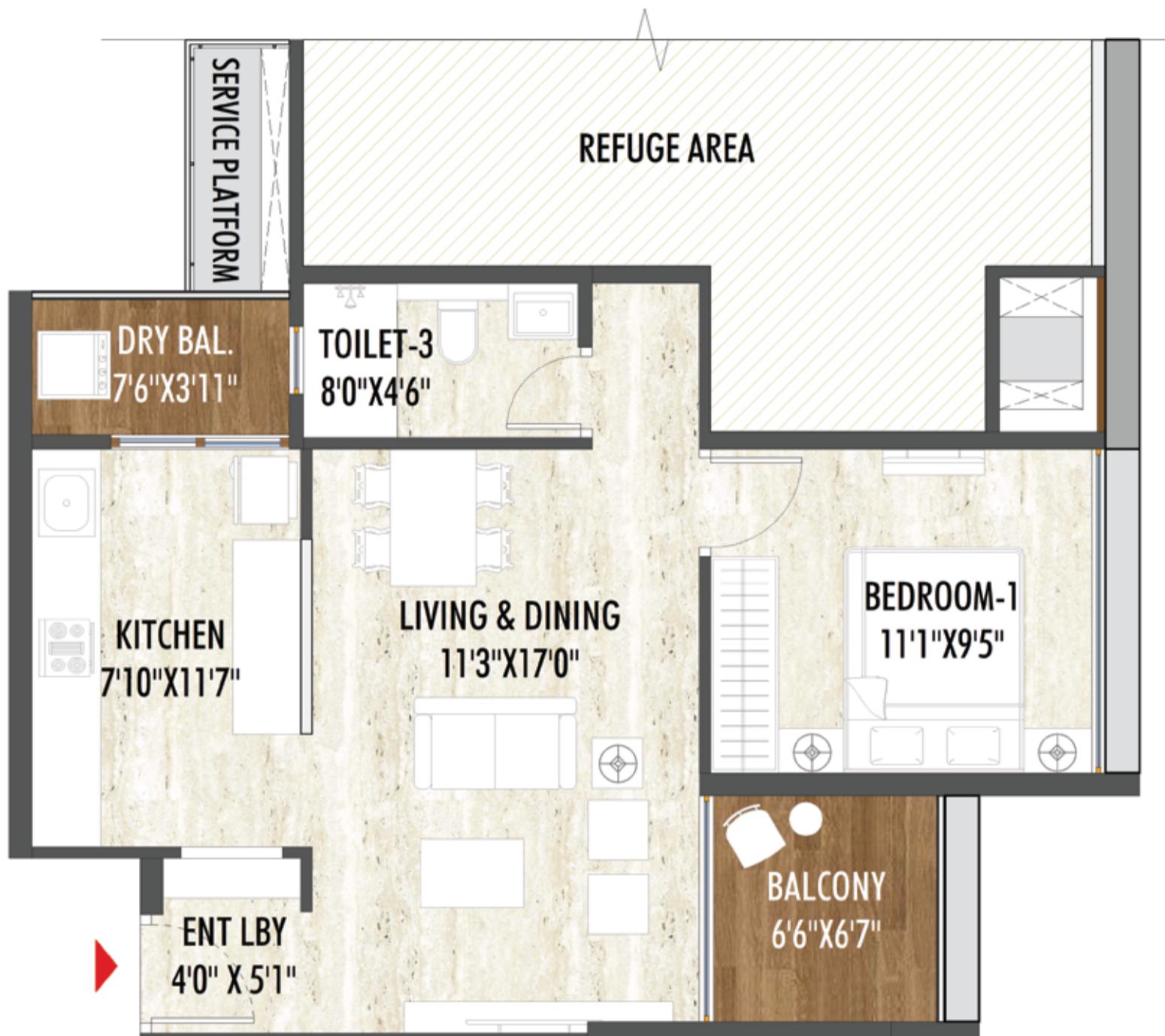
KEY PLAN

# D WING UNIT PLAN



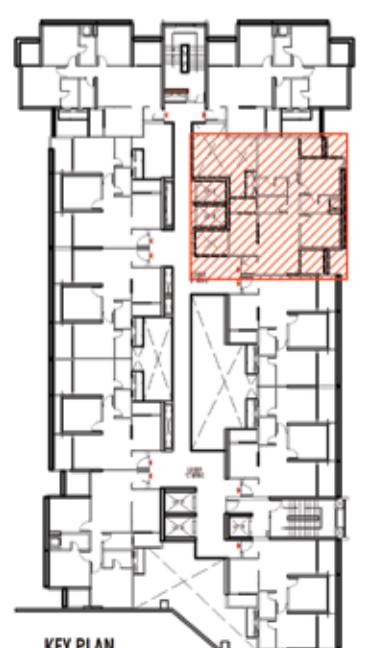
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D-WING-FLAT-3 (REFUGE)				
FLAT NO.3	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
803,1303,1803	45.16	6.71	51.87	558

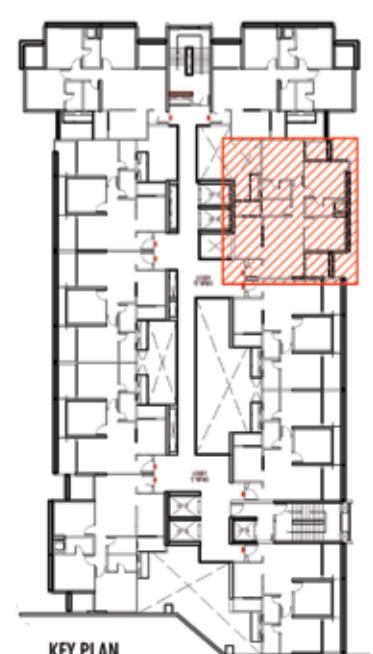
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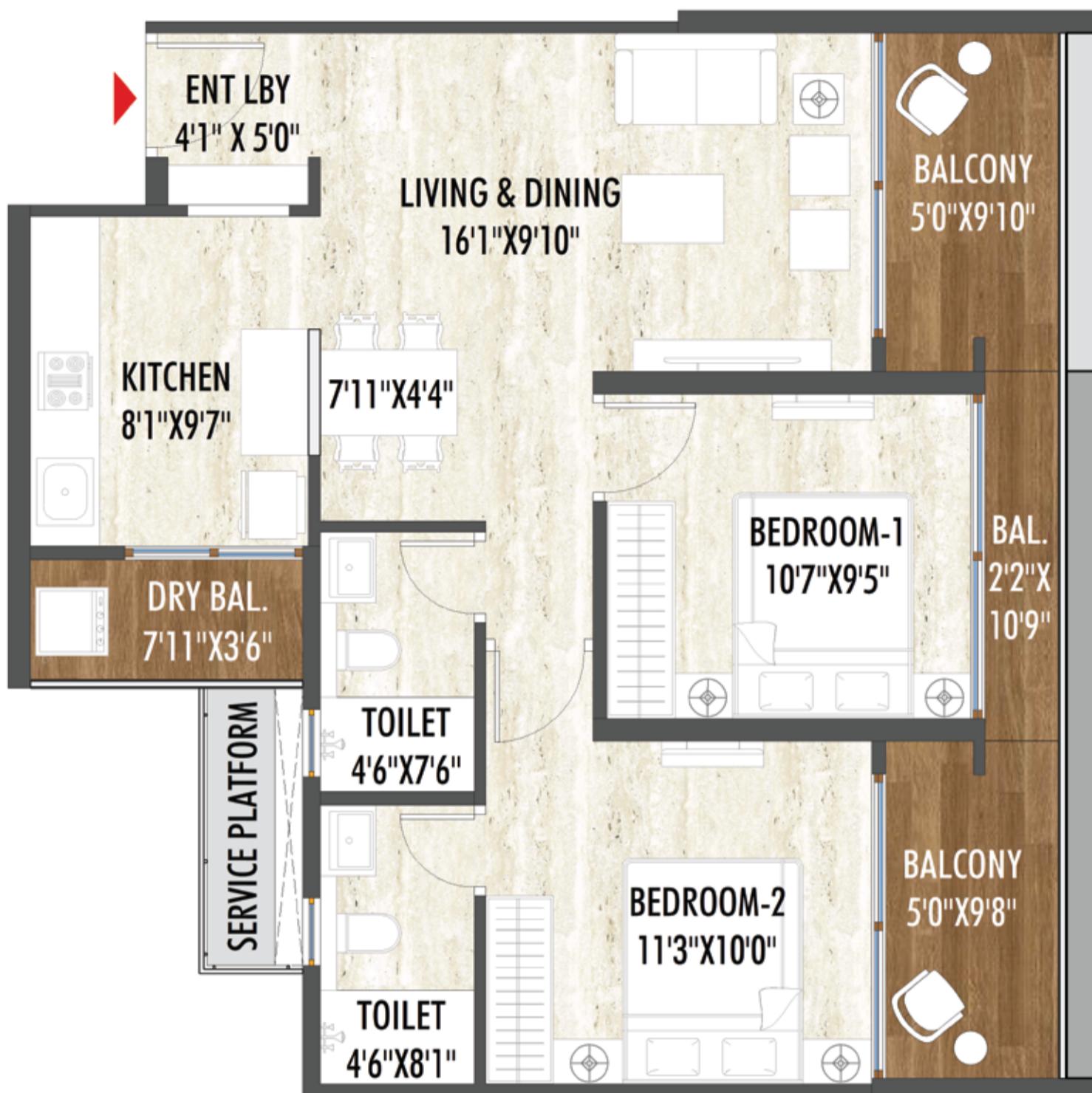




D-WING-FLAT-3				
FLAT NO.3	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
203,303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903,2003,2103,2203	78.11	9.45	87.56	942

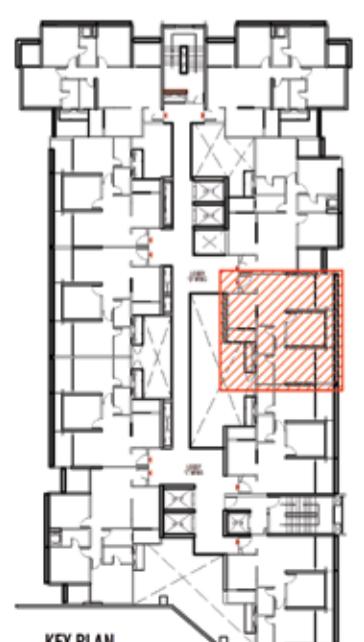
**203,303,403,503,603,703,903,1003,1103,1203,  
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D-WING-FLAT-4				
FLAT NO.4	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
204,304,404,504,604,704,804,904,1004,1104,1204,1304, 1404,1504,1604,1704,1804,1904,2004,2104,2204	59.97	13.85	73.82	795

204,304,404,504,604,704,804,904,1004,1104,1204,1304,  
1404,1504,1604,1704,1804,1904,2004,2104,2204



KEY PLAN

# D WING UNIT PLAN



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D-WING-FLAT-5				
FLAT NO.5	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405,1505,1605,1705,1805,1905,2005,2105,2205	77.46	10.53	87.99	947

205,305,405,505,605,705,805,905,1005,1105,1205,1305,1405,1505,1605,1705,1805,1905,2005,2105,2205





D-WING-FLAT-6				
FLAT NO.6	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)
206,306,406,506,606,706,806,906,1006,1106,1206,1306,1406,1506,1606,1706,1806,1906,2006,2106,2206	77.46	10.53	87.99	947

206,306,406,506,606,706,806,906,1006,1106,1206,1306,1406,1506,1606,1706,1806,1906,2006,2106,2206



# LOCATION MAP



# EASILY ACCESSIBLE



## Travel & Connectivity:

- Metro Station (Proposed) - 500 m
- Chinchwad Railway Station - 8.9 km
- Pune Railway Station - 17.3 km
- Pune Airport - 22.7 km



## Sports & Recreation:

- Shree Shiv Chhatrapati Sports Complex (Balewadi Stadium) - 6.6 km
- Maharashtra Cricket Association Stadium - 12.9 km



## Hotels

- Holiday Inn Express, Hinjawadi - 160 m
- Vivanta Hinjawadi - 180 m
- Courtyard by Marriott, Hinjawadi - 400 m
- Sayaji Hotel - 2.3 km
- Hyatt Place Hinjawadi - 2.5 km



## Offices & Commercial:

- Tata Technologies - 2.9 km
- Cognizant Technology Solutions - 3 km
- Wipro Technologies - 5.2 km
- Hinjawadi Rajiv Gandhi IT Park - 6.6 km
- IBM - 7 km
- Infosys - 7 km



## Shopping & Entertainment:

- Xion Mall, Hinjawadi - 89 m
- DMart Hinjawadi - 110 m
- Brand Factory, Hinjawadi - 120 m
- Big Bazaar, Hinjawadi - 300 m
- Balewadi High Street - 6.2 km



## Restaurants & Pubs:

- The FML Lounge, Hinjawadi - 500 m
- Pizza Hut, Hinjawadi - 1.5 km
- Thikana, Hinjawadi - 1.9 km
- PUBLIQ - 1.9 km
- McDonald's - 3.5 km



## Hospitals & Healthcare

- Life Point Hospital - 2.2 km
- Ruby Hall Clinic, Hinjawadi - 3.5 km
- Hinjawadi Hospital - 3.5 km
- Lotus Multispeciality Hospital - 6 km
- Aditya Birla Memorial Hospital - 6.1 km



## Banks & ATMs

- ICICI Bank - 50 m
- Axis Bank - 700 m
- State Bank of India - 1 km
- YES Bank - 1.4 km
- HDFC Bank - 1.8 km



## Schools

- EuroKids Preschool - 1.7 km
- Mercedes-Benz International School - 3 km
- Blue-Ridge Public School - 4.1 km
- VIBGYOR High School, Hinjawadi - 3.9 km
- Orchids The International School, Tathawade - 6.2 km



## Colleges

- International Institute of Information Technology - 3 km
- Symbiosis Institute of International Business - 3.1 km
- Indira Institute of Management Studies - 3.2 km
- Symbiosis Centre for Information Technology - 3.4 km
- Balaji Institute of Modern Management - 3.8 km



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Rahul Aston I MAHARERA NO: P52100026878 | Rahul Aston II MAHARERA NO: P52100076854