

RAHUL
ASTON

SPACIOUS 2 & 3 BHK HOMES



COMMITMENT TO DELIVER



40+

COMPLETED
PROJECTS



10000+

HAPPY
CUSTOMERS



PROVEN

TRACK RECORD FOR
ON-TIME COMPLETION



10 MILLION+

SQ. FT. OF RESIDENTIAL AND
COMMERCIAL AREA DELIVERED



4 DECADES+

LEGACY OF
TRUST AND TRANSPARENCY

EXCEPTIONAL AMENITIES



Jogging Track

*Conceptual Image



*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



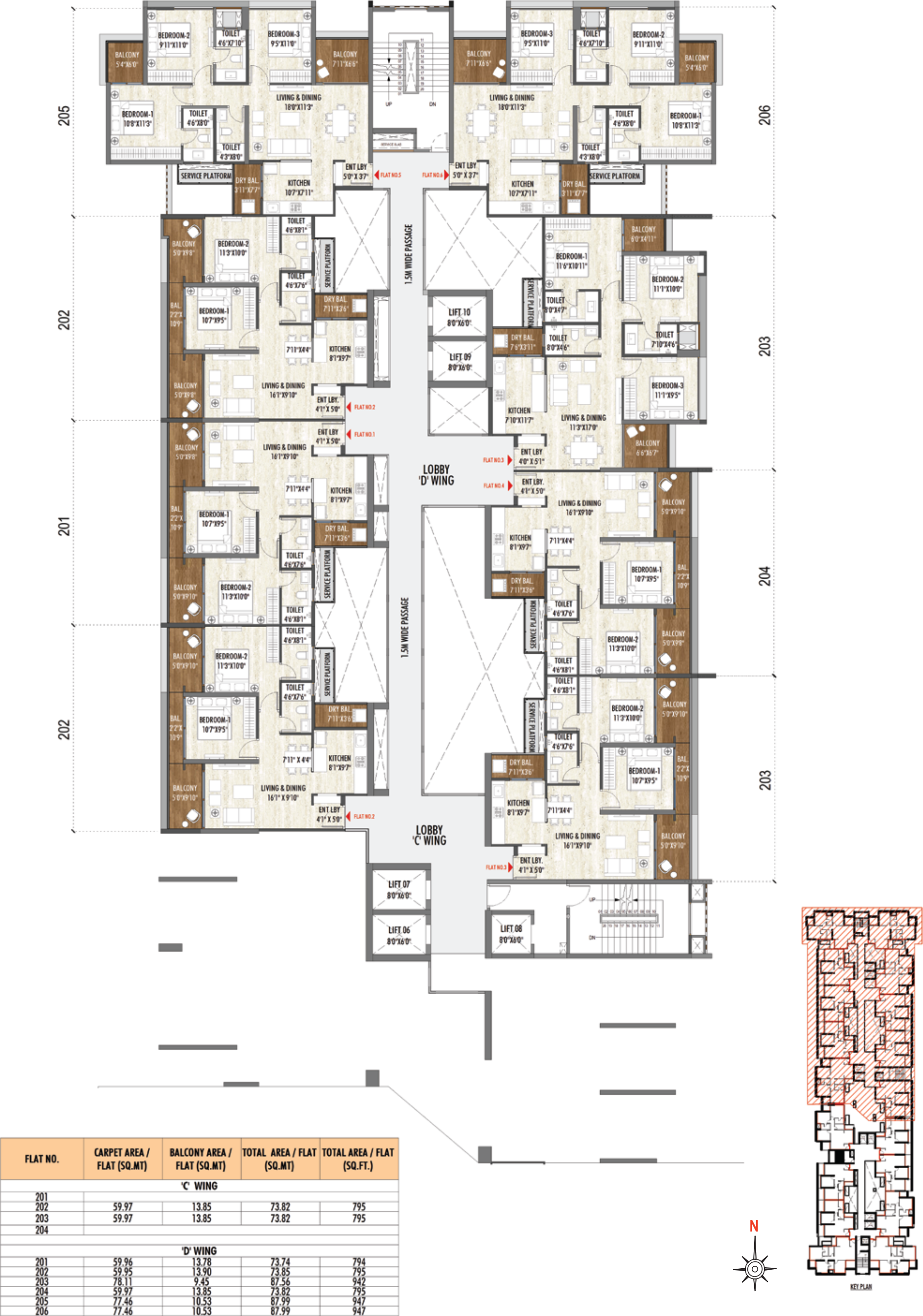
FLAT NO.	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)	GARDEN AREA / FLAT (SQ.MT)
'C' WING					
101					
102	59.97	13.85	73.82	795	21.22
103	59.97	13.85	73.82	795	9.35
104					
'D' WING					
101	59.96	13.78	73.74	794	21.10
102	59.95	13.90	73.85	795	20.64
103	78.11	9.45	87.56	942	10.68
104	59.97	13.85	73.82	795	9.35
105	77.46	10.53	87.99	947	43.40
106	77.46	10.53	87.99	947	26.91



RAHUL
CONSTRUCTION CO.

Building Dreams Since 1977

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.)
C' WING				
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
D' WING				
301	59.96	13.78	73.74	794
302	59.96	13.89	73.85	795
303	78.11	9.45	87.56	942
304	59.97	13.85	73.82	795
305	77.46	10.53	87.99	947
306	77.46	10.53	87.99	947



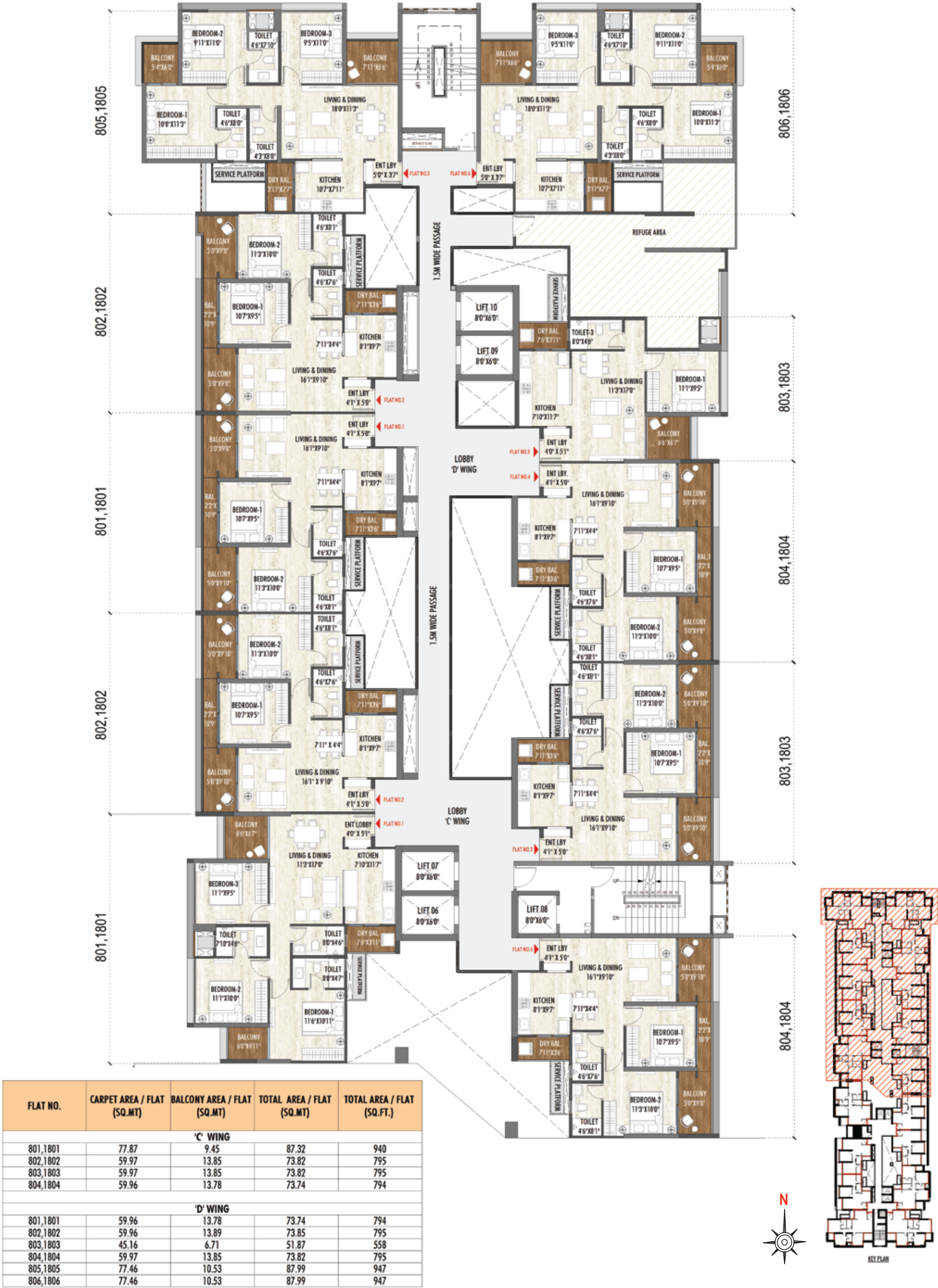
TYPICAL EVEN FLOOR PLAN



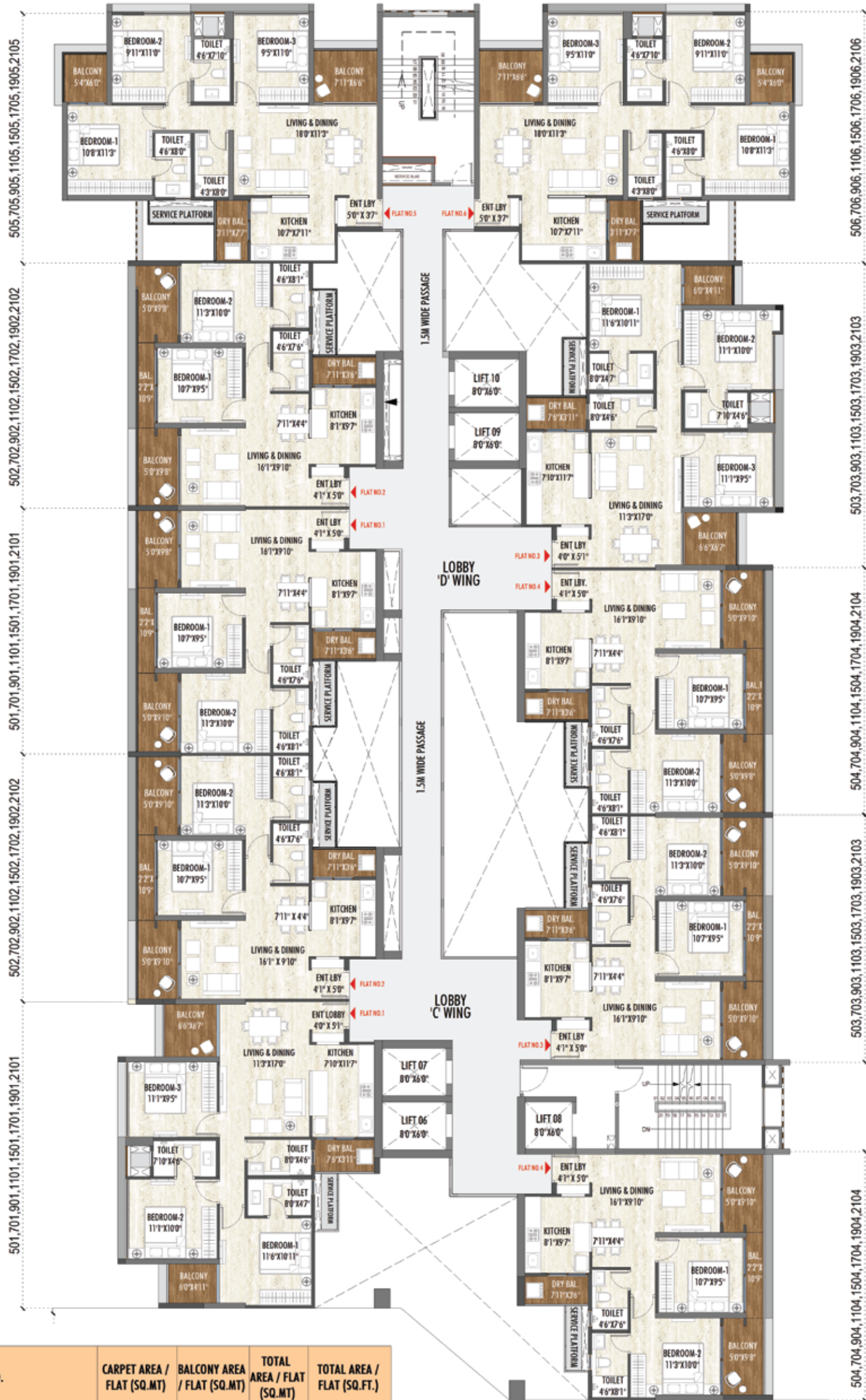
FLAT NO.	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
'C' WING				
401,601,1001,1201,1401,1601,2001,2201	77.87	9.45	87.32	940
402,602,1002,1202,1402,1602,2002,2202	59.97	13.85	73.82	795
403,603,1003,1203,1403,1603,2003,2203	59.97	13.85	73.82	795
404,604,1004,1204,1404,1604,2004,2204	59.96	13.78	73.74	794
'D' WING				
401,601,1001,1201,1401,1601,2001,2201	59.96	13.78	73.74	794
402,602,1002,1202,1402,1602,2002,2202	59.96	13.89	73.85	795
403,603,1003,1203,1403,1603,2003,2203	78.11	9.45	87.56	942
404,604,1004,1204,1404,1604,2004,2204	59.97	13.85	73.82	795
405,605,1005,1205,1405,1605,2005,2205	77.46	10.53	87.99	947
406,606,1006,1206,1406,1606,2006,2206	77.46	10.53	87.99	947



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)
'C' WING				
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
'D' WING				
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



RAHUL
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Building Dreams Since 1977

TYPICAL ODD REFUGE FLOOR PLAN



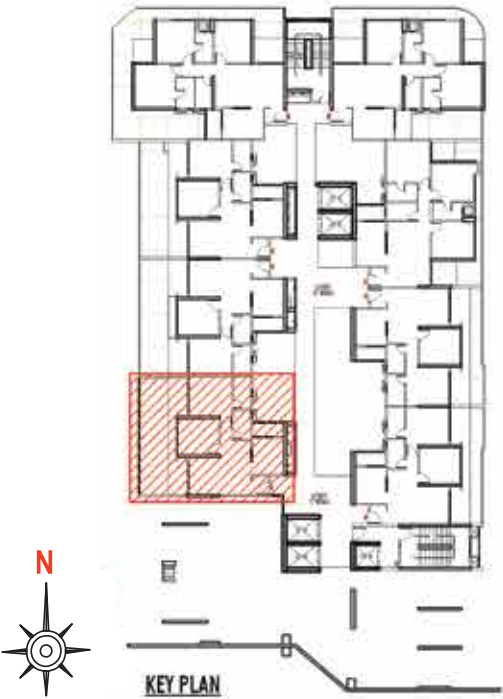
FLAT NO.	CARPET AREA / FLAT (SQ.MT)	BALCONY AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.MT)	TOTAL AREA / FLAT (SQ.FT.)
C' WING				
1301	77.87	9.45	87.32	940
1302	59.97	13.85	73.82	795
1303	59.97	13.85	73.82	795
1304	59.96	13.78	73.74	794
D' WING				
1301	59.96	13.78	73.74	794
1302	59.96	13.89	73.85	795
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



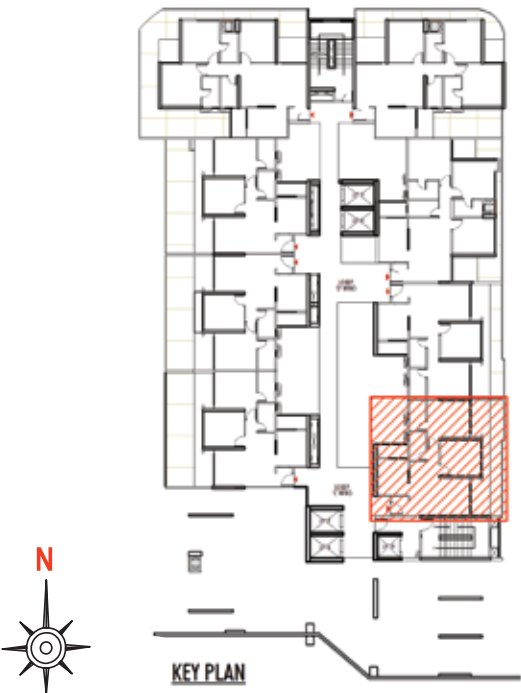
C-WING-FLAT-2					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
102	59.97	13.85	73.82	795	21.22



C WING UNIT PLAN



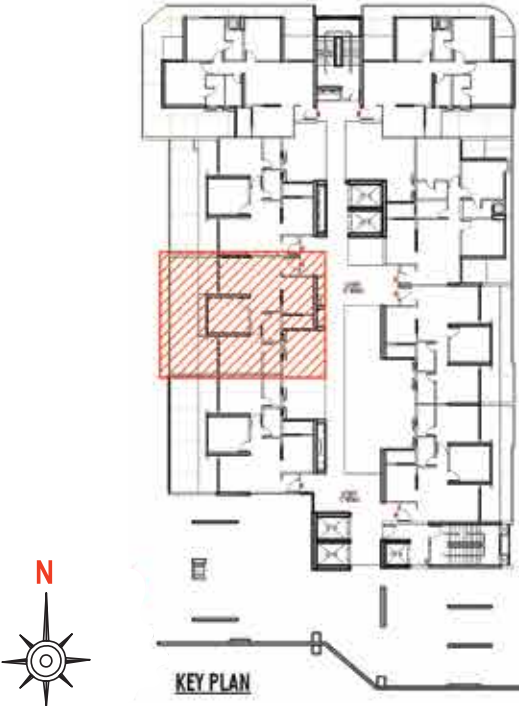
C-WING-FLAT-3					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
103	59.97	13.85	73.82	795	9.35



D WING UNIT PLAN



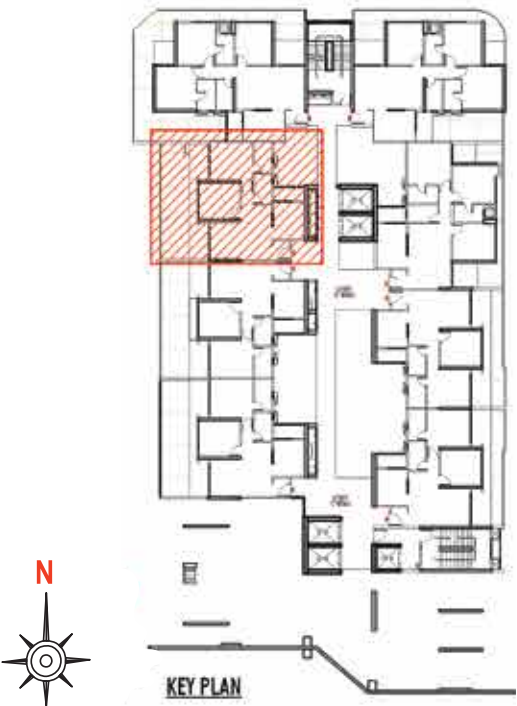
D-WING-FLAT-1					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
101	59.96	13.78	73.74	794	21.10



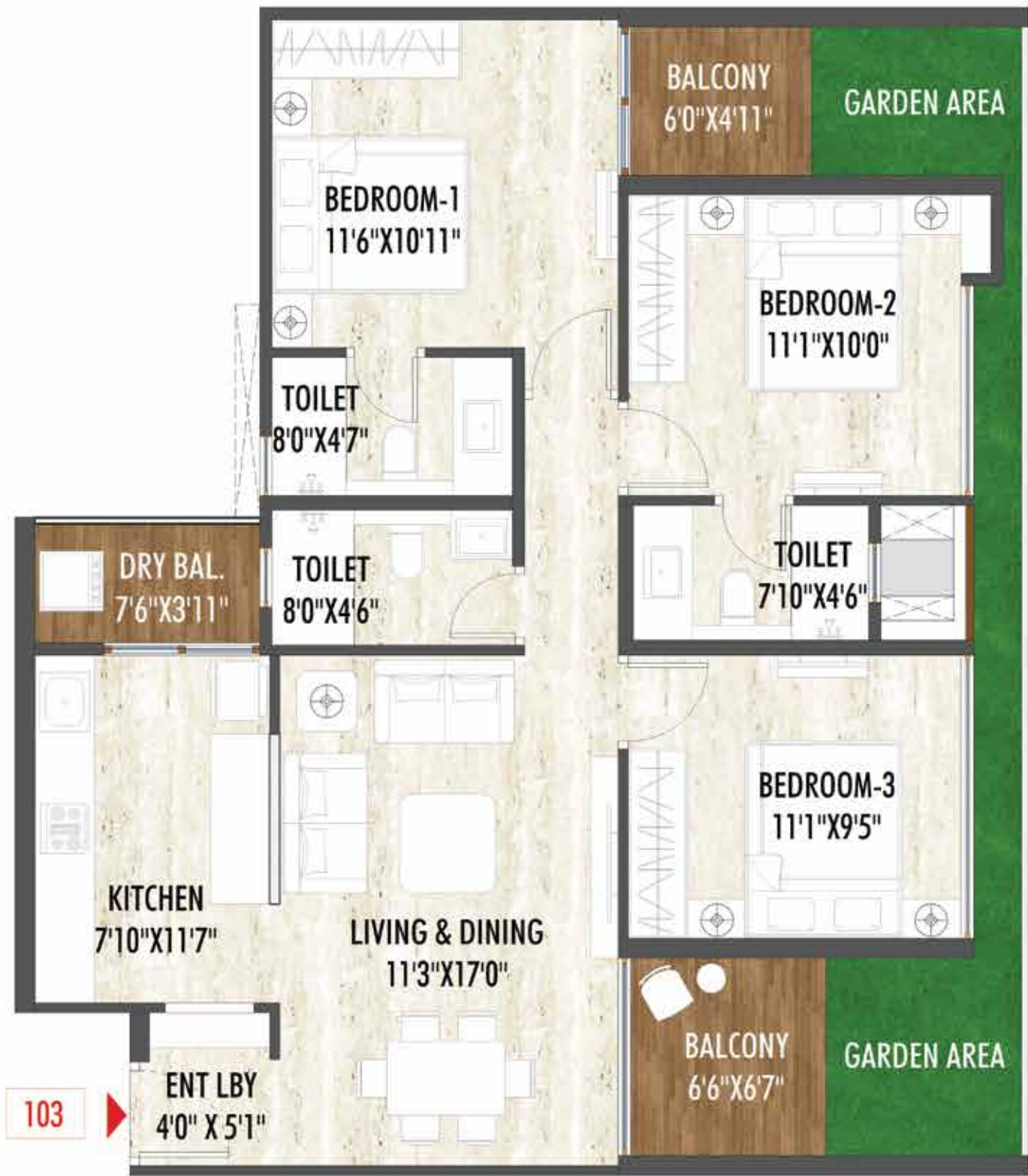
D WING UNIT PLAN



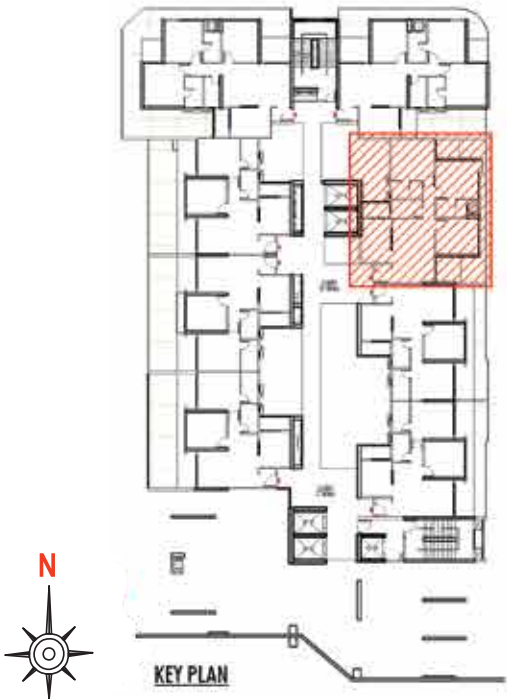
D-WING-FLAT-2					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
102	59.95	13.90	73.85	795	20.64



D WING UNIT PLAN



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



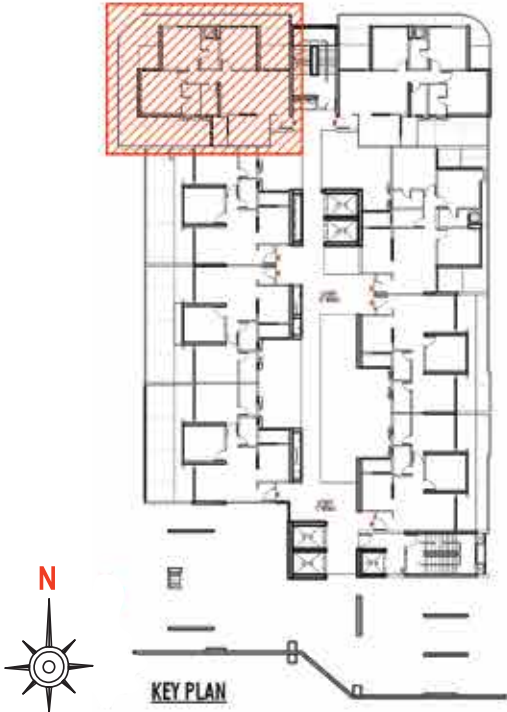
D-WING-FLAT-4					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
104	59.97	13.85	73.82	795	9.35



D WING UNIT PLAN



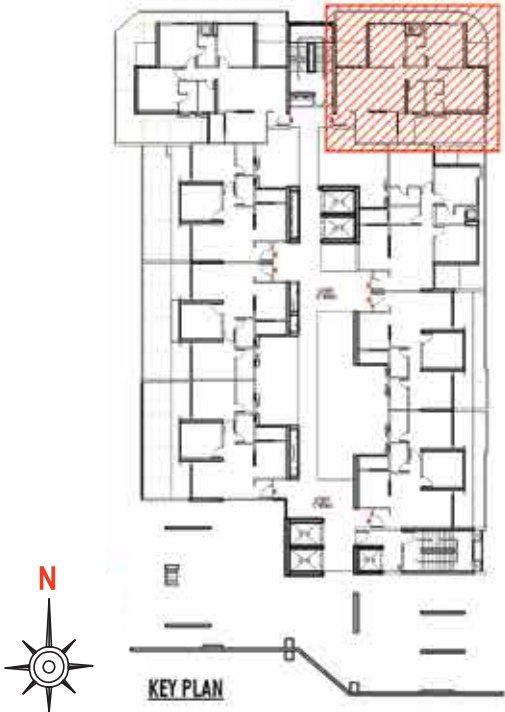
D-WING-FLAT-5					
FLAT NO.	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)	GARDEN AREA (SQ.MT.)
105	77.46	10.53	87.99	947	43.40



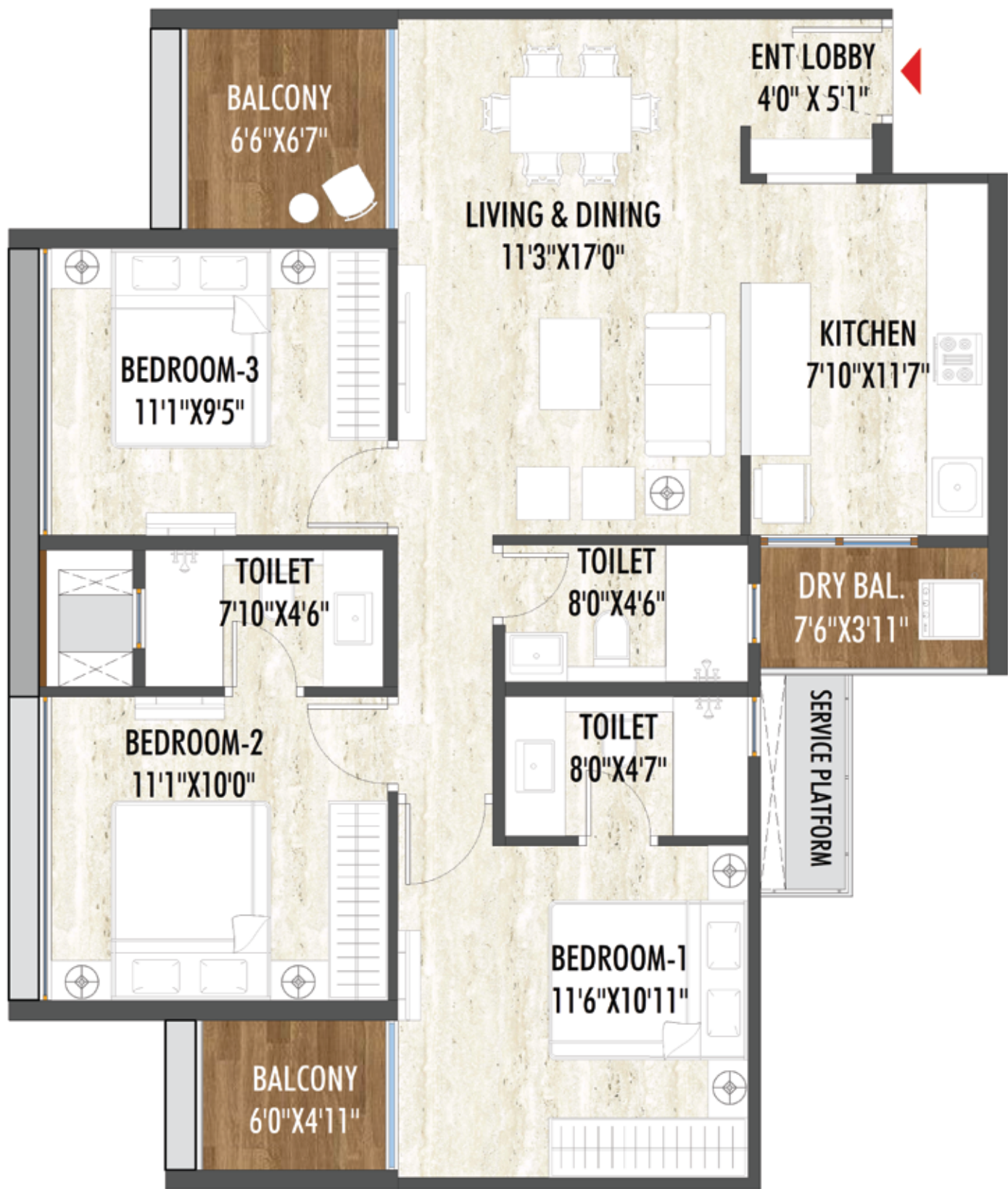
D WING UNIT PLAN



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

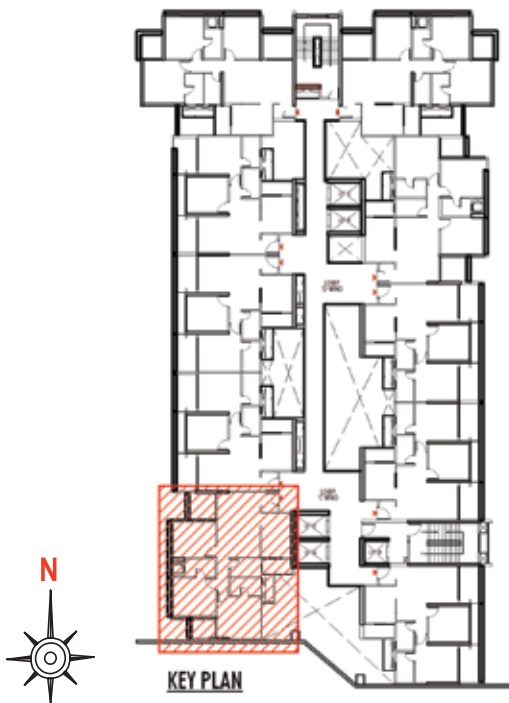


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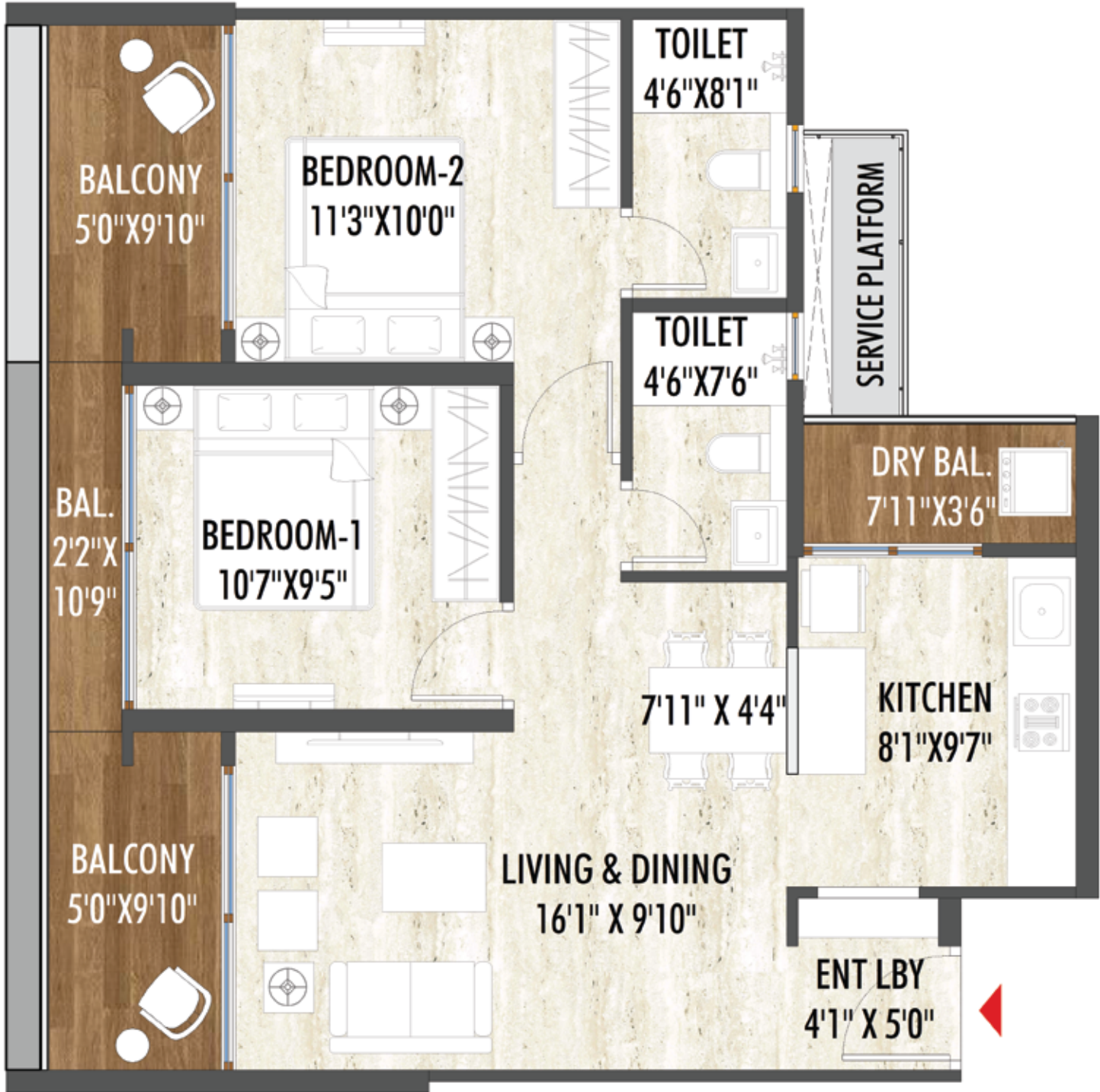


C-WING-FLAT-1				
FLAT NO.1	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
301,401,501,601,701,801,901,1001,1101,1201,1301,1401,1501,1601,1701,1801,1901,2001,2101,2201	77.87	9.45	87.32	940

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

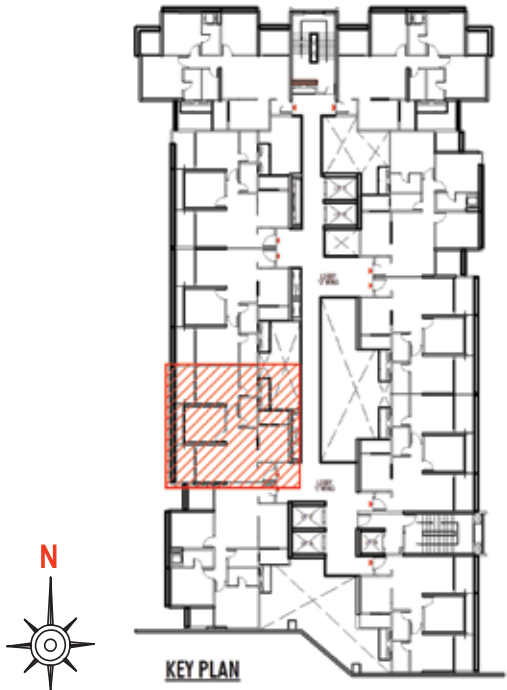


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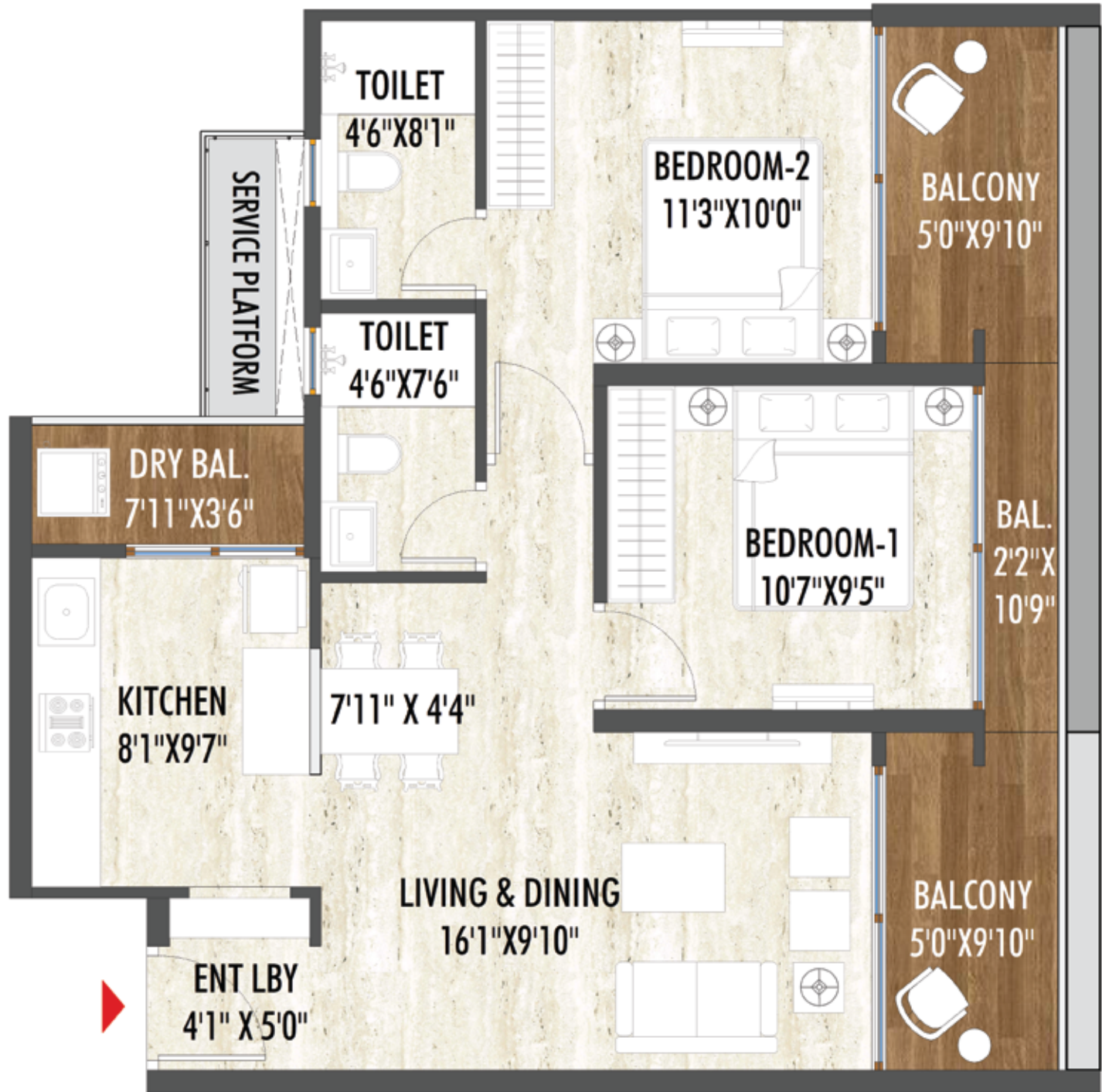


C-WING-FLAT-2				
FLAT NO.2	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502,1602,1702,1802,1902,2002,2102,2202	59.97	13.85	73.82	795

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

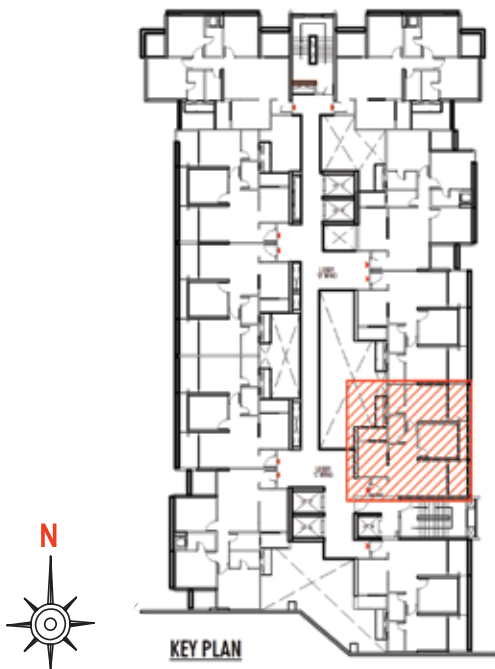


C WING UNIT PLAN



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

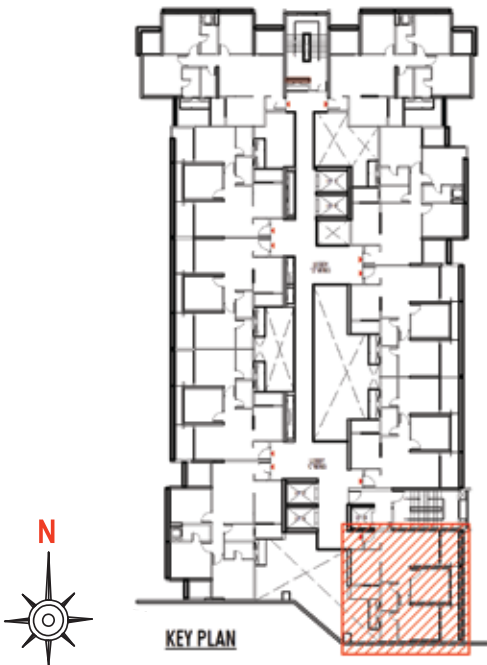


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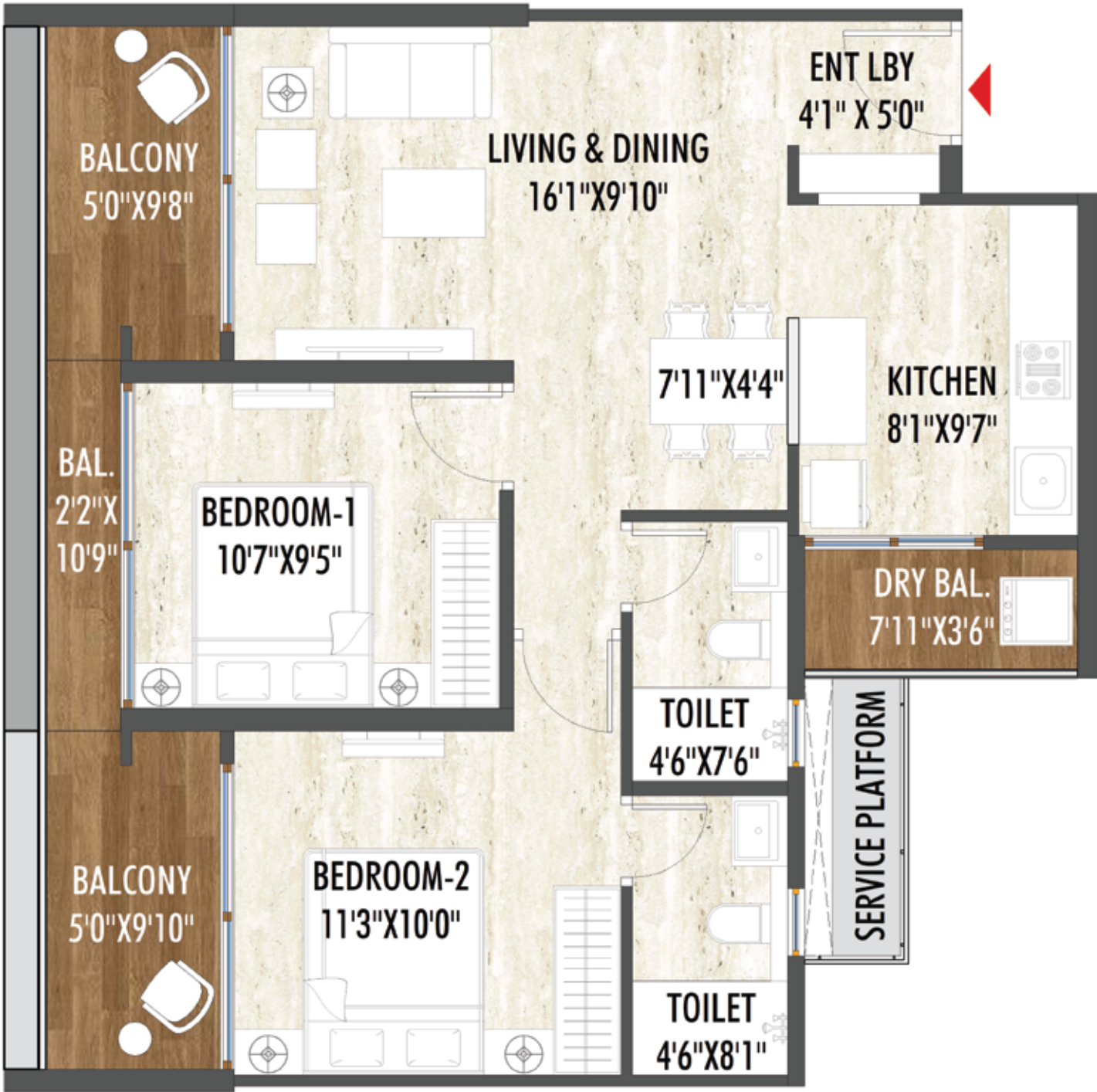


C-WING-FLAT-4				
FLAT NO.4	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
304,404,504,604,704,804,904,1004,1104,1204,1304,1404,1504,1604,1704,1804,1904,2004,2104,2204	59.96	13.78	73.74	794

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

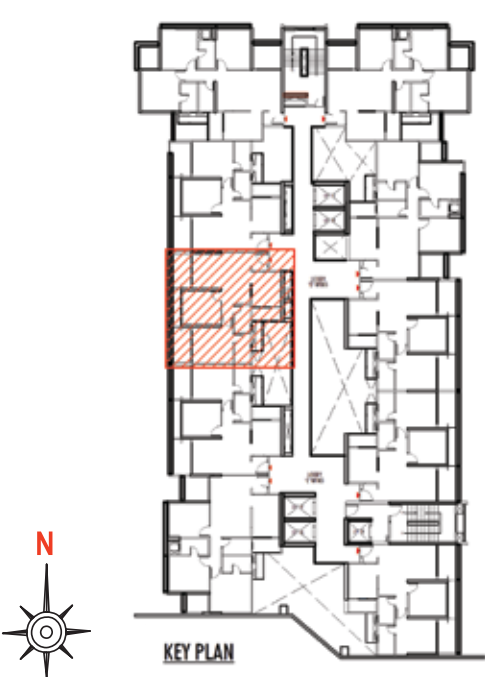


D WING UNIT PLAN



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

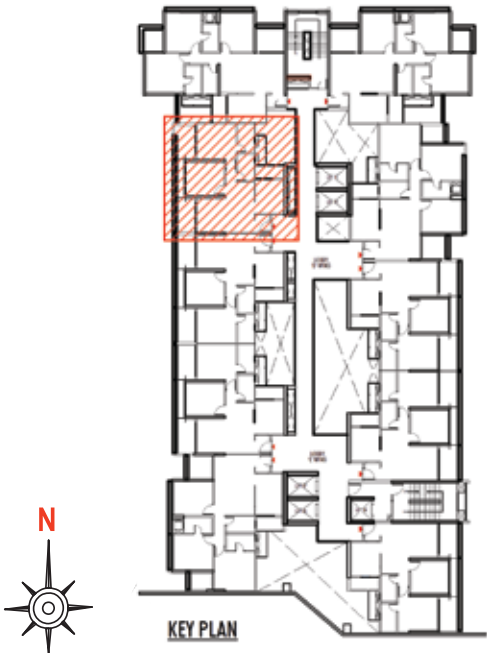


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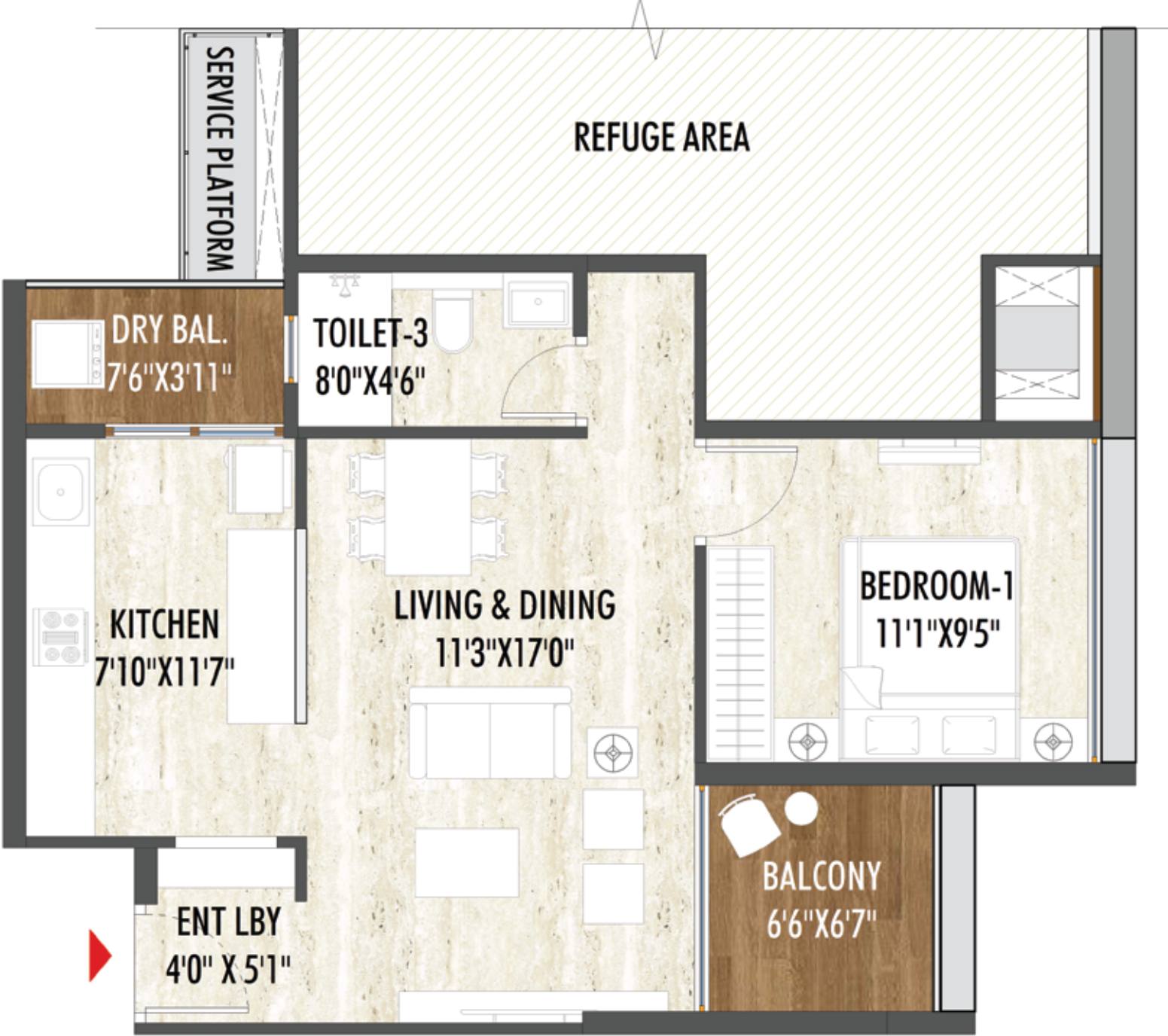


D-WING-FLAT-2				
FLAT NO.2	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402,1502,1602,1702,1802,1902,2002,2102,2202	59.96	13.89	73.85	795

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

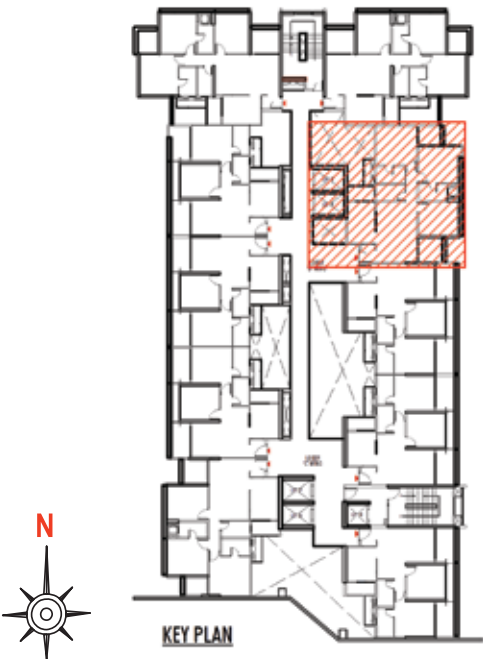


D WING UNIT PLAN

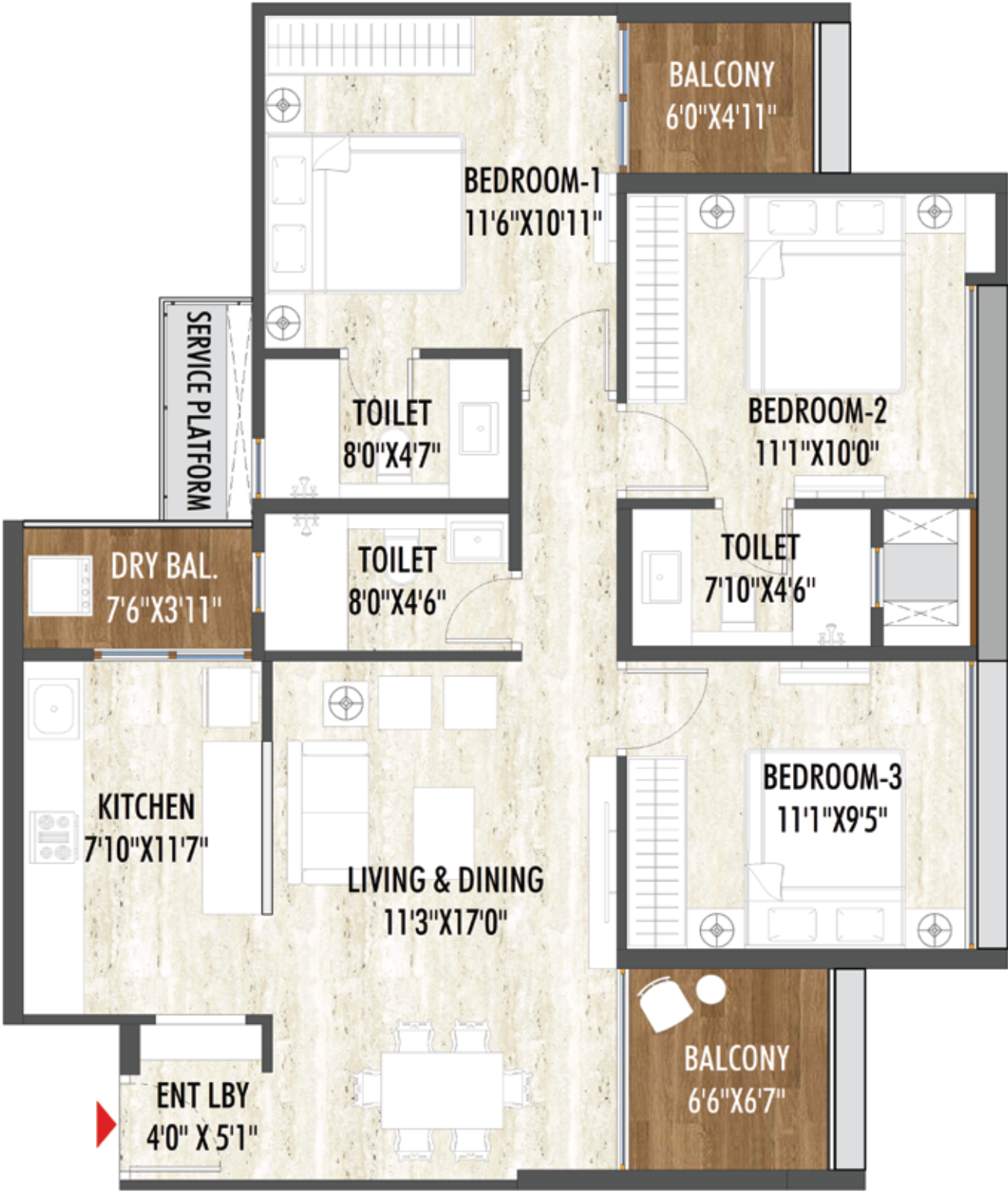


D-WING-FLAT-3 (REFUGE)				
FLAT NO.3	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
803,1303,1803	45.16	6.71	51.87	558

803,1303,1803

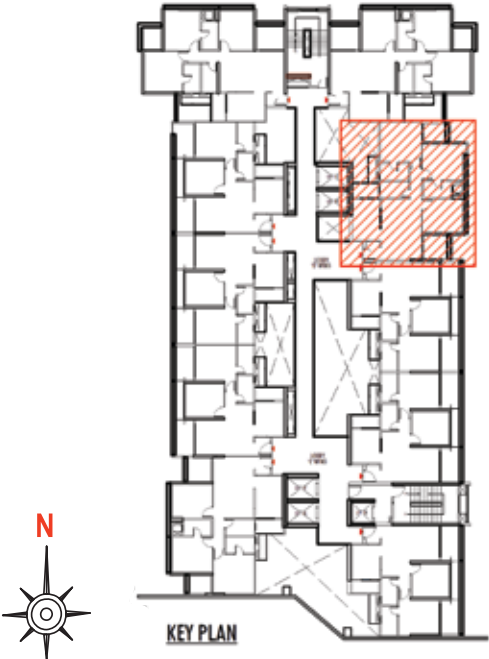


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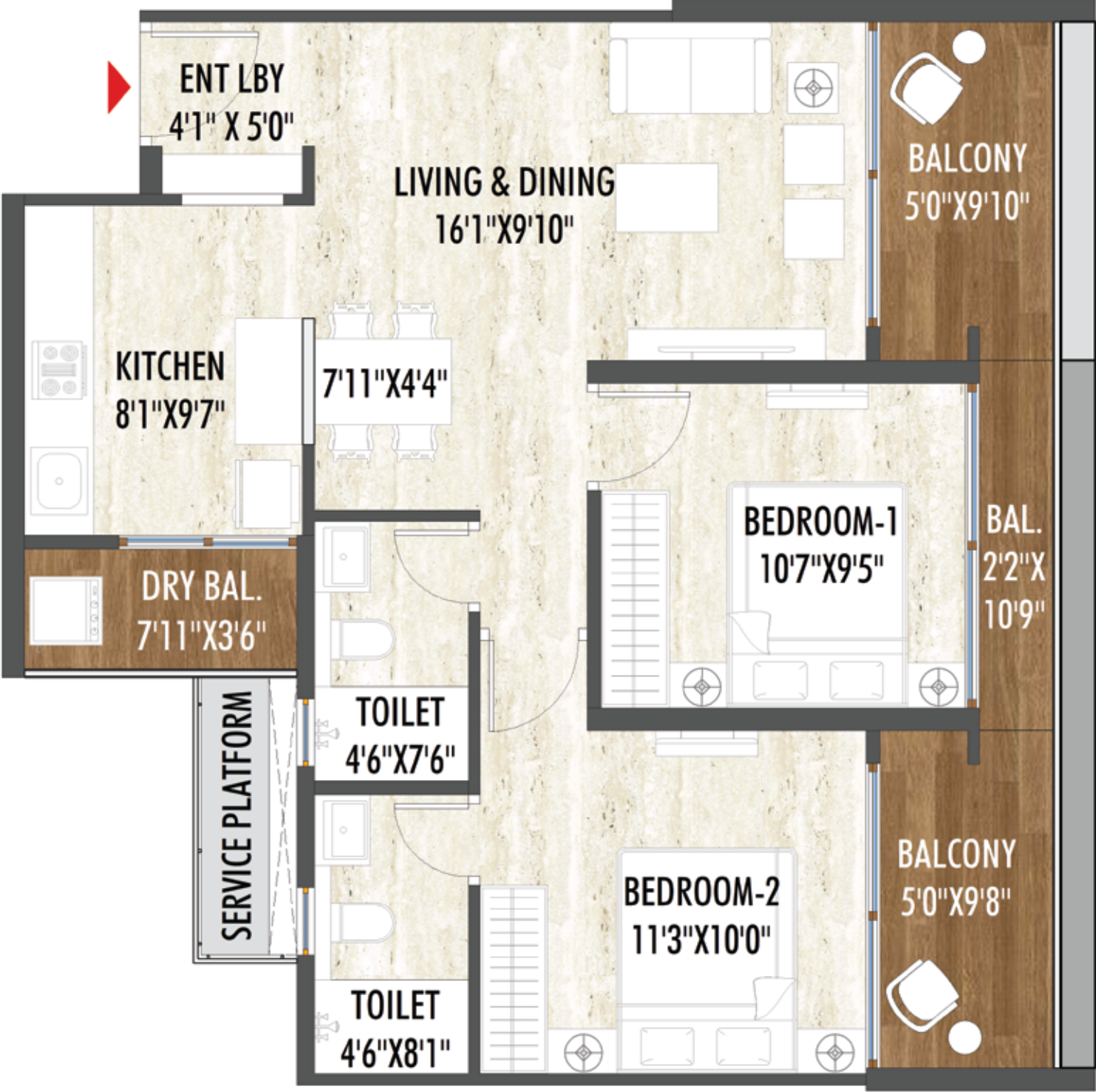


D-WING-FLAT-3				
FLAT NO.3	CARPET AREA (SQ.MT.)	BALCONY AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
203,303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903,2003,2103,2203	78.11	9.45	87.56	942

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

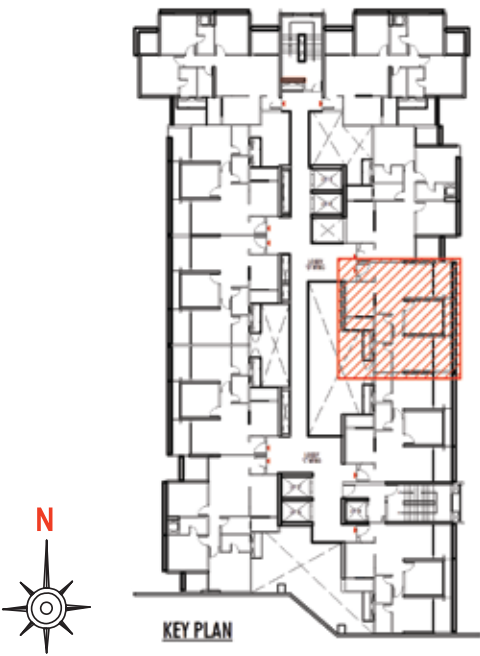


D WING UNIT PLAN



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

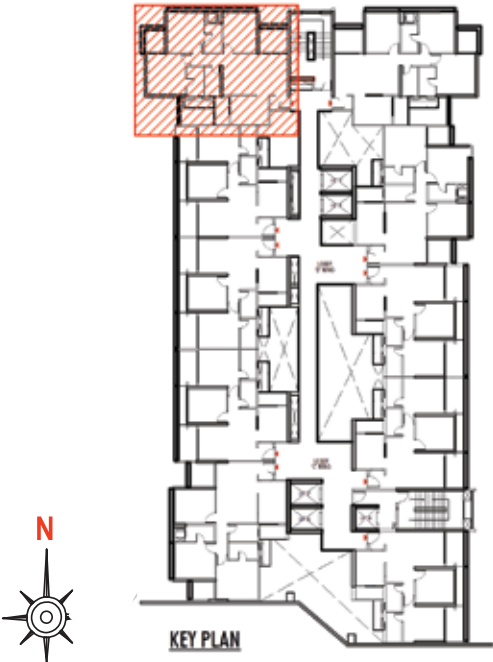


D WING UNIT PLAN



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

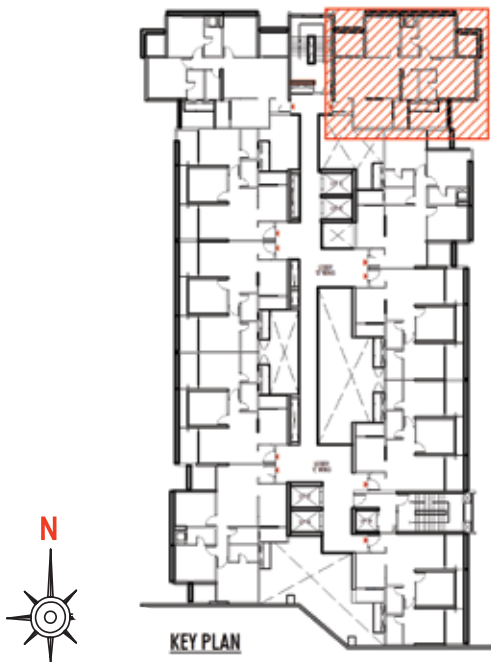


D WING UNIT PLAN



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

