



Avantika

PREMIUM 2, 3 & 4 BHK APARTMENTS
BEHIND RELIANCE MALL, IDEAL COLONY

*Life in
Full Bloom!*

Setting the highest standards, serving the widest smiles

Ranjekar Realty is creating its impression on the skyline of Pune and the hearts of Pune-kars with its excellent delivery in redevelopment. Giving a new beginning to age-old structures at Pune's central locations, Ranjekar Realty is creating new lifestyle possibilities every day.



Culture

Over the years, we have built a culture of delivering projects before time.



Engineering

We are passionate about good design & engineering, and it shows in our structures.



Commitment

We provide the highest degree of attention to the smallest of details.



Transparency

Transparency is an effective tool that wins us the priceless trust of our customers.



Quality

For us, quality always holds greater significance than quantity.



People

For 3 decades, we have been building connections and delivering dreams.



*Where every day promises
A Fresh,
Flourishing Life!*





Life in Full Bloom!

Avantika

**PREMIUM 2, 3 & 4 BHK APARTMENTS
BEHIND RELIANCE MALL, IDEAL COLONY**

Avantika is a wonderfully crafted project of 2, 3 & 4 BHK apartments, located in the heart of Pune and offering amazing amenities, to help make your lifestyle more delightful and refreshing.

Walkable distance from Metro station

Prime location

Dedicated co-working space

Magnificent views of the surroundings

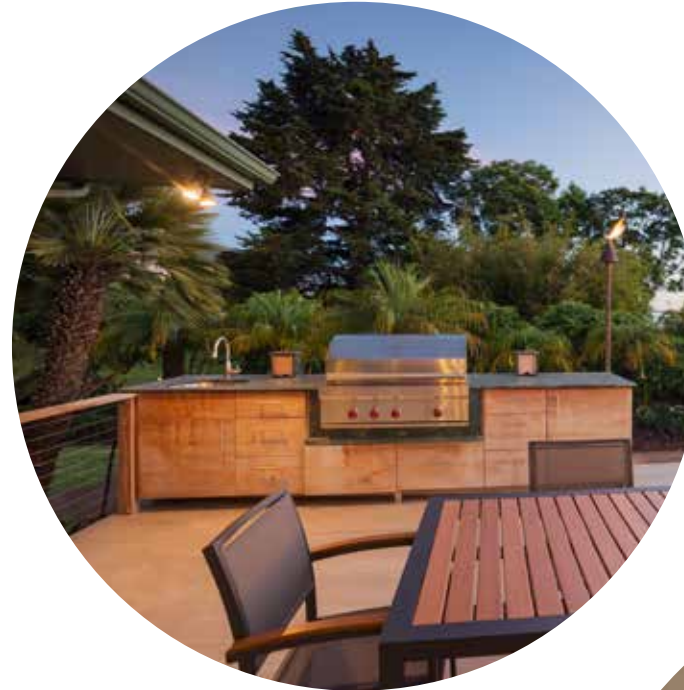
Yoga pavilion & meditation area on terrace





Happiness Flourishing in Every Corner

The world-class amenities
at Avantika ensure that each day
is a new bloom and joy sprouts
in your life with every sunrise.



Yoga pavilion
Party area
Library



Senior citizens zone
Co-working space
Meditation zone



Mandir
Children's play area
Walking/ jogging track



Specifications

R. C. C. STRUCTURE

- Below plinth level - Anti termite treatment.
- Earthquake resistant RCC structure as per IS code specifications.
- Clear height will be 9'5" to 9'6".

MASONRY WORK

- External & internal brick/ block wall 6" & 4" thick.
- Internal cement plaster with Gypsum finish.
- External double coat sand faced plaster.

WATERPROOFING WORK

- Terrace - Waterproofing in brick bat type with PVC rainwater down take pipes.
- Bath, Toilets - Brick bat waterproofing.

FLOORING, SKIRTING & DADO WORK

- Flooring - Vitrified tiles of 800mm X 800mm of RAK/equivalent.
- Toilets & Balconies - Antiskid tiles of 300X300 mm or 300X450 mm of Kajaria/Johnson/Equivalent. (For balconies, we can give matching tiles to the tiles in the adjacent rooms)

KITCHEN ROOM

- L - shaped or parallel kitchen platform (As per your requirement) with Telephone Black Granite.
- Granite of your choice with SS sink (Nirali or equivalent make).
- Full height dado 200X300 mm or 300X450 mm of Kajaria/Johnson/Equivalent make.
- Provision for Water Purifier, Refrigerator, Chimney or Exhaust Fan, and other electrical gazettes.
- Provision for Dishwasher and Washing Machine in dry balcony.

DOORS

- Main door - Wooden frame with 40 mm thickness and veneer finish.
- Safety door - Wooden frame with 40 mm thickness and veneer finish.
- All other door frames - Plywood frame with 35 mm thickness and hot-press laminated flush door shutter.

- Toilets - Granite door frame with waterproof Shutter.
- Attached terrace - Sliding door with glass or with powder coated M.S. openable door with glass.
- SS Railing with toughened glass in attached balconies and terrace.

WINDOWS

- UPVC windows with mosquito net. (Sound Arresting)
- M. S. safety grill for Windows.
- Granite window sills with edge polishing.

ELECTRICAL WORK

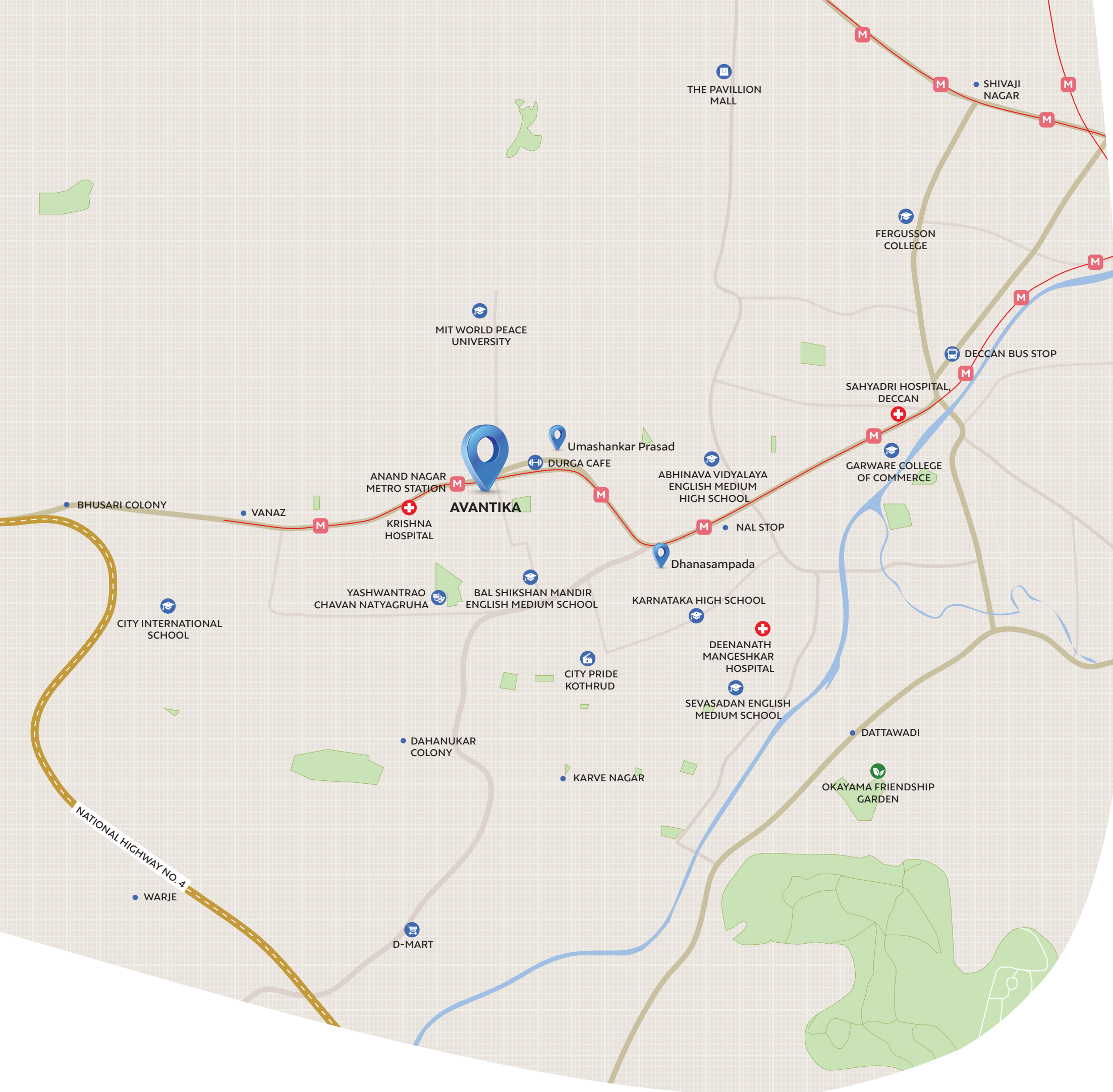
- Concealed wiring through PVC casing Diamond make/equivalent.
- Distribution box with MCB Legrand make/equivalent.
- Modular switches & sockets of Legrand or equivalent.
- Provision for AC and TV connection in Master Bedroom & Living room to each flat.
- Copper earthing for every flat connected to common earth pit at ground.
- Electrical provision for Inverter.

PLUMBING AND SANITARY WORK

- External plumbing-UPVC fitting & pipes.
- All internal plumbing -CPVC fitting & pipes.
- Toilet fixtures - All CP fixtures of Jaguar or equivalent make.
- Premium quality plumbing and sanitary fittings - Jaquar/Hindware or equivalent.
- Dry balcony - Plumbing provision for washing machine, Provision for dish washer.
- False Ceiling to the Toilets.

PAINTING WORK

- Internal Painting - Oil Bound Distemper.
- External painting (Elastomeric/weather shield) including compound wall will be finished in Apex Paint - Asian Paints/ Nerolac.



Life Blossoms with Seamless Connectivity

Living at Avantika offers the exceptional delight of living in the core of Pune while also enjoying great connectivity with the most important destinations across the city.

SCHOOLS AND COLLEGES

MIT College - 1.7 Km
Abhinava Vidyalaya English Medium Primary School- 1.8 Km
Karnataka High School - 2.2 Km
Sevasadan English Medium School - 3 Km

HEALTHCARE FACILITIES

Krishna Hospital - 500 mtr
Deenanath Mangeshkar Hospital - 3 Km
Sahyadri Hospital, Deccan Gymkhana - 3.2 Km

CONNECTIVITY

Chandani Chowk - 4.6 Km
HInjewadi IT Park - 26 Km

FITNESS

Solaris Sports World - 800 Mtr

ENTERTAINMENT

Yashwantrao Chavan Natyagruha - 1.5 Km
City Pride Kothrud - 2.6 Km
Pavillion Mall, SB Road - 5.4

4 BHK FLOOR PLAN



| FLAT NUMBERS | 02 | 03 |
|----------------------|--------------|--------------|
| RERA CARPET AREA (A) | 1098 SQ. FT. | 838 SQ. FT. |
| BALCONY AREA (B) | 93 SQ. FT. | 93 SQ. FT. |
| SALEABLE AREA (C) | 1482 SQ. FT. | 1132 SQ. FT. |

4 BHK FLOOR PLAN



| FLAT NUMBERS | 02 | 03 |
|----------------------|--------------|--------------|
| RERA CARPET AREA (A) | 785 SQ. FT. | 783 SQ. FT. |
| BALCONY AREA (B) | 93 SQ. FT. | 93 SQ. FT. |
| SALEABLE AREA (C) | 1060 SQ. FT. | 1057 SQ. FT. |

TYPICAL FLOOR PLAN



| FLAT NUMBERS | 01 | 02 | 03 | 04 |
|----------------------|--------------|--------------|--------------|--------------|
| RERA CARPET AREA (A) | 785 SQ. FT. | 1098 SQ. FT. | 838 SQ. FT. | 783 SQ. FT. |
| BALCONY AREA (B) | 93 SQ. FT. | 93 SQ. FT. | 93 SQ. FT. | 93 SQ. FT. |
| SALEABLE AREA (C) | 1060 SQ. FT. | 1482 SQ. FT. | 1132 SQ. FT. | 1057 SQ. FT. |

Discover Excellence: The Ranjekar Edge

With these exclusive suite of offerings, living at Ranjekar homes becomes an incredible experience, one that you love and cherish forever!



Landscaped terrace
with a Ganpati
mandir



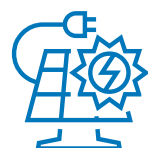
Convenience of
a borewell and
water softener



Wheelchair
accessible
toilet



Heat pump
providing 24/7
hot water to
your wash basins



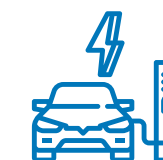
Sustainable living with
solar power generation
for common areas



Lobby with
access control
for added security
and exclusivity



Safety doors and
invisible grills for
each apartment



EV charging points,
even in stacked
parking systems



Ambulance
pathway upto
the elevator



SITE ADDRESS: 'AVANTIKA', BEHIND RELIANCE MALL, IDEAL COLONY, PUNE - 411038

CORPORATE OFFICE: YASH' K6/4 ERANDWANE HOUSING SOCIETY,
ERANDWANE, OPPOSITE SEVASADAN SCHOOL,
NEAR DEENANATH MANGESHKAR HOSPITAL, PUNE 411004

M: 78878 78003 | **T:** 020-2542 1669 | **E:** customercare@ranjekarrealty.com

Project is mortgaged with and funded by Bajaj Housing Finance Ltd. And No objection certificate/ permission to mortgage from Bajaj Housing Finance Ltd. will be provided for sale of flats.



P52100052757
WWW.MAHARERA.MAHALINE.GOV.IN