

ENJOY THE GAME CALLED LIFE



2, 3 & 4 BHK Super Premium Homes



The King has arrived.



The Shaligram Aura



Years in Business



10,000+



Happy Families 1000+
Commercial
Units

ESTABLISHING LANDMARKS THAT ENHANCE CITIES SINCE 2003



After creating marvellous spaces across the city of Ahmedabad for over 10,000+ happy families, we are now in Pune to extend our legacy of quality and integrity. It won't be an exaggeration to say that we have a lion's share in adorning the Ahmedabad skyline! We intend to reflect the same grandeur in Pune with our thoughtfully crafted residences.

Our awards stand testimony to our endeavor.

- Best Affordable Residential Projects 2018
- Environmental Excellence Award 2019
- Eminence Award 2019



Humanitarian Community



Green Environment



Clean Environment



Professional Services



Multiple Award

SEAMLESS CONNECTIVITY

Orchid

Vibgyor

B K Birla

GBS, Blossom



Hotels (15-20 mins)

Courtyard By Marriot The Taj Gateway, Sayaji Hyatt Place, Ramada Sentosa Resort Radisson Blu Tiptop International

Xion Experia City Phoenix Market City One Vision



Symbiosis Skills & Open University Indira Institute of Management D Y Patil college of engineering Balaji Institute



HDFC ICICI State Bank of India Kotak Mahindra Axis Bank



Pawana Multispeciality Aditya Birla Jupiter Multispeciality Lifepoint Multispeciality Surya Child & Mother

Fun Square PVR BIG Cinemas Xion E-square Elpro Inox



Shirgaon Sai Mandir (Pratishirdi) Ghoradeshwar Shiva Temple







DURGA TEKADI

DLT CLUB

Shree Shivchhatrapati Sports Complex

SAYAJI HOTEL

₩ UPCOMING PHOENIX MALL

WAKAD CHOWK

JAGTAP DAIRY

PRADH**I**KARAN

SYMBIOSIS SKILLS & OPEN UNIVERSITY

Sentosa Resorts & Water Park



CHINCHWAD STATION



MCA Stadium

Pune-Mumbai Expressway

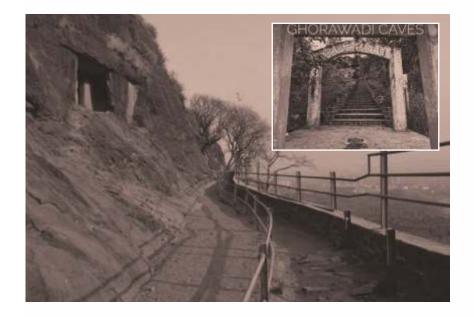
Shaligram Pavillia Sales Office

60' DP Road

Actual bird's eye view of Power of Enjoy the game called life

About Gahunje

Strategically located in Maval Taluka in Pune, Gahunje offers a sparkling and independent lifestyle to its residents. Along with an impressive range of civic amenities, the area is dotted with a lush green landscape. The area shares excellent connectivity with the rest of Pune as well as with Mumbai, making it a highly coveted investment destination.



Tranquillity and Appeasement

Gahunje has created its own identity in Pune by establishing a new and serene way of living. The location is changing the game by revealing to the world what tranquillity should be. Clean air, chilly breeze, and a scenic view every time you gaze out from your balcony are spellbinding. Pavna river flows right besides Pavillia and the area is surrounded by rustic countryside charm. What's more, a scenic place famous for trekking and picnics called Ghorawadi is at a convenient distance from

Excellent Connectivity

One of the greatest advantages of living in a locality like Gahunje is that you stay connected to all the prime parts of the city. Strategically

located, Gahunje shares prominent connectivity across the city via the Pune-Mumbai Highway. Hinjewadi, which is Pune's biggest IT hub, is also effortlessly accessible from here. While other location highlights include proximity to Pune International School, Air Force School, Om Hospital, Royal Orchid Central and ICICI Bank. May it be your regular commute or a travel nearby hill stations like Lonavala or Khandala, the location is so convenient that you won't even need to wait for the weekend to visit your favourite chill-out place. The project is on the road parallel to the Pune-Mumbai expressway with the access path to it. This brings the Mumbai international airport just two and a half hour away, so you could catch that urgent flight without getting late. The popular MCA Cricket Stadium is right on the expressway and in close proximity with Shaligram Pavillia.







Proposed and Upcoming Infrastructure

Phoenix Mall at Wakad: Who doesn't like shopping? If you are the shopaholic one, brace yourself! Pune is all set to get its second Phoenix Market City that too in the vicinity of your home at Wakad. The plan is to build a premium retail complex sprawling across one million square feet, and the remaining six lakh square feet will be developed for hotel and commercial office spaces. Your closest and one-stop shopping destination is arriving soon...

Pune Metro Phase-3 is from Shivaji Nagar to Hinjawadi Phase-3. The biggest issue of commute has been resolved with the upcoming Metro rail project. The 23.3-km route will cover the distance between Shivaji Nagar and Hinjawadi IT Park in less than 40 minutes. This will significantly improve your commuting time and make your life more convenient.

Other Proposed Upcoming Infrastructure:

- · Upcoming Mall at Aundh Ravet BRT Road by Nirmaan Group
- · Probable merger of Gahunje into PCMC
- . Pune Metro Phase 1 from Swargate to Nigdi



A game changing Lifestyle

Obtain a game-changing and self-sufficient lifestyle with Gahunje's exceptional social infrastructure. The area is equipped with a wide range of civic amenities that include reputed schools, world-class hospitals, shopping malls and multiplexes, marketplaces, restaurants, cafés, banks and ATMs. BK Birla Center for Education, Rainbow International School and Symbiosis College are some reputed educational institutes in the area, while the popular hospitals include Sanjivani Hospital, Military Hospital and Dr. Sunil Takalkar





Pawana Dam

Pawana Dam is an earth fill and gravity dam on Pawana River near Maval in the Pune District, Maharashtra State, India. This dam was built in 1972. The lake attracts many tourists due to its imposing natural ambiance and cool climate. From the dam site, one can view the majestic sights of Tungi, Lohagad and Tikona forts.





Shaligram Continue of the Game Called Life

Shaligram Pavillia. A place where every moment will be playful and full of energy. In close vicinity of MCA stadium, your home would be no less than a pavilion. Thanks to thoughtfully crafted facilities and amenities creating a cheerful ambience. Once home, there would be a life full of joy and enthusiasm.

Enjoy the game called Life





ENJOY THE GAME CALLED LIFE

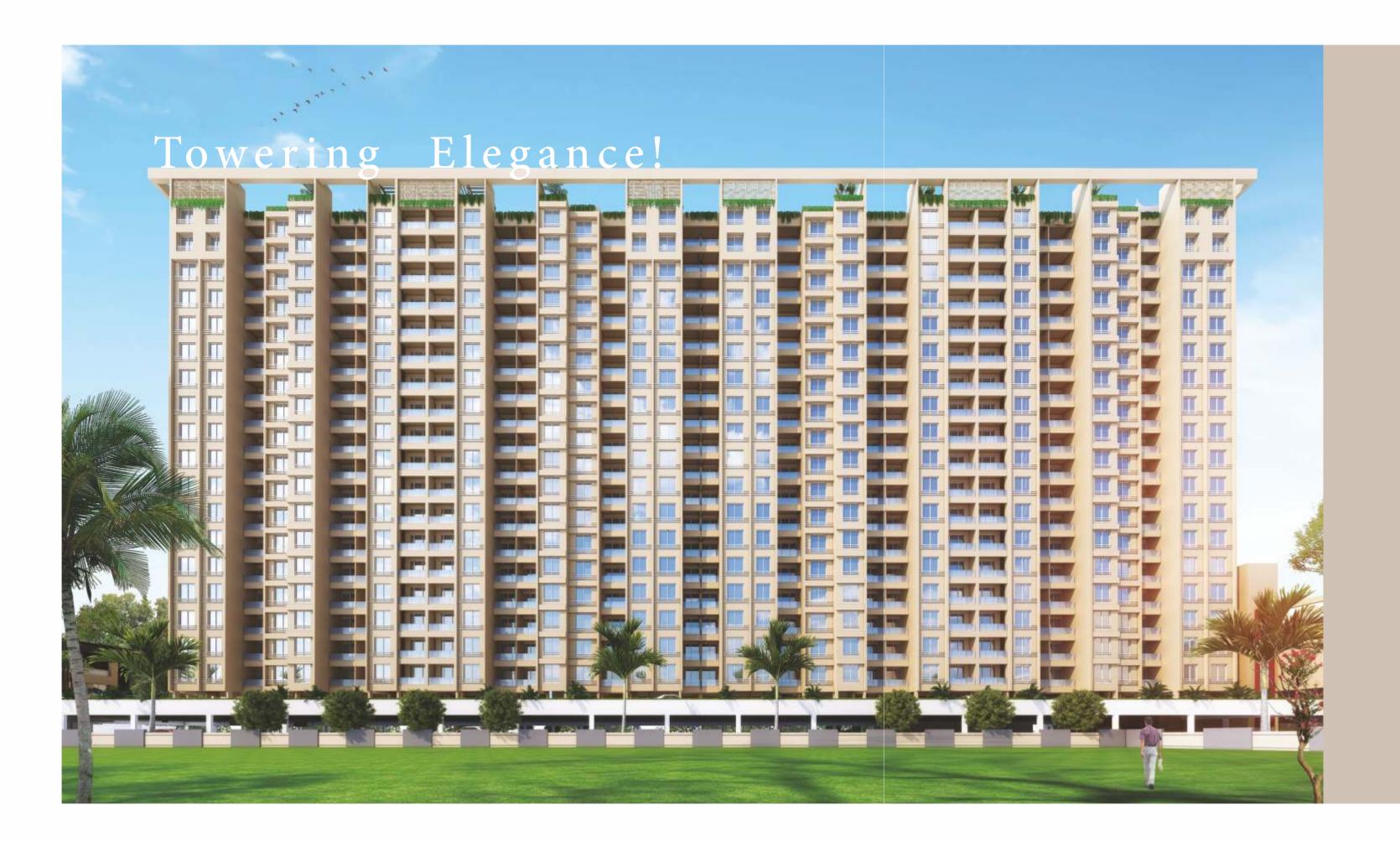
2, 3 & 4 BHK super-premium homes that make your quality time joyous. Thoughtful architecture makes optimum space available in every room bring in ample sunlight & breeze that helps in keeping passages wide and airy.

inside your home all around the day.

As soon as you open windows, the delightful

atmosphere outside fills up your world with

happiness. Get ready for a big game and a larger life!





2, 3 & 4 BHK Super Premium Homes





Grand Welcome Plaza

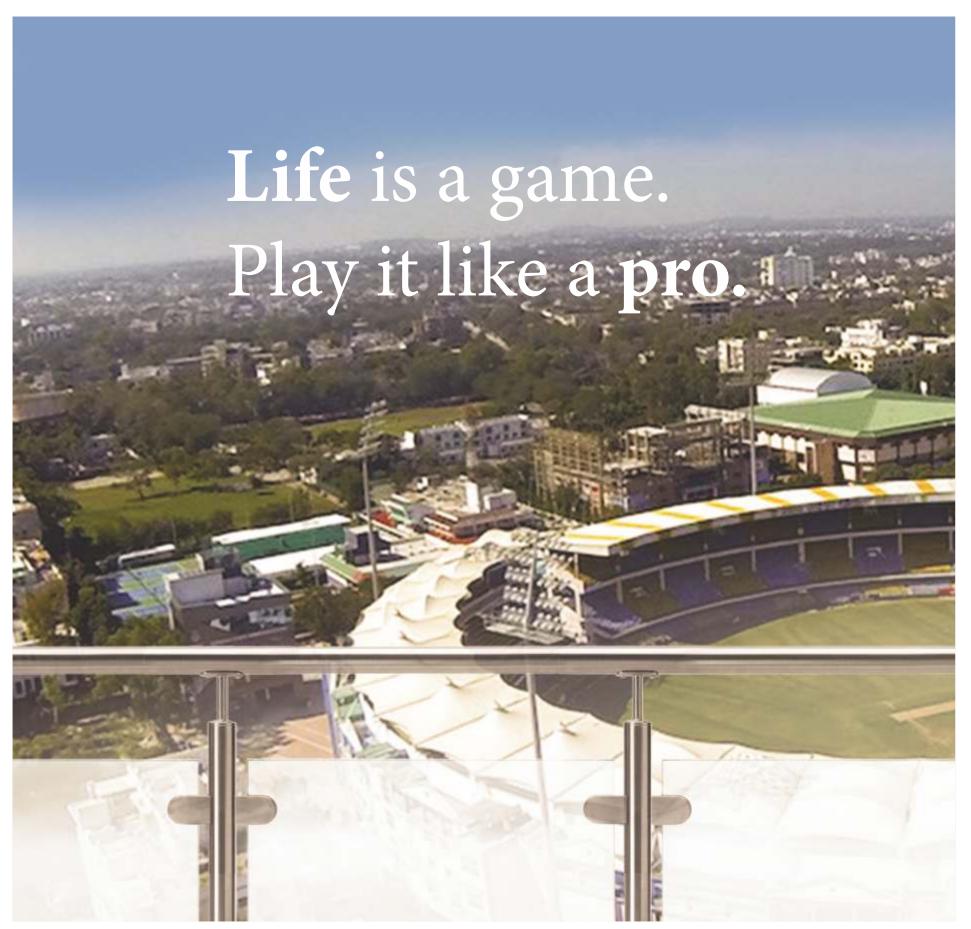
Designed to delight you in an instant as you arrive.

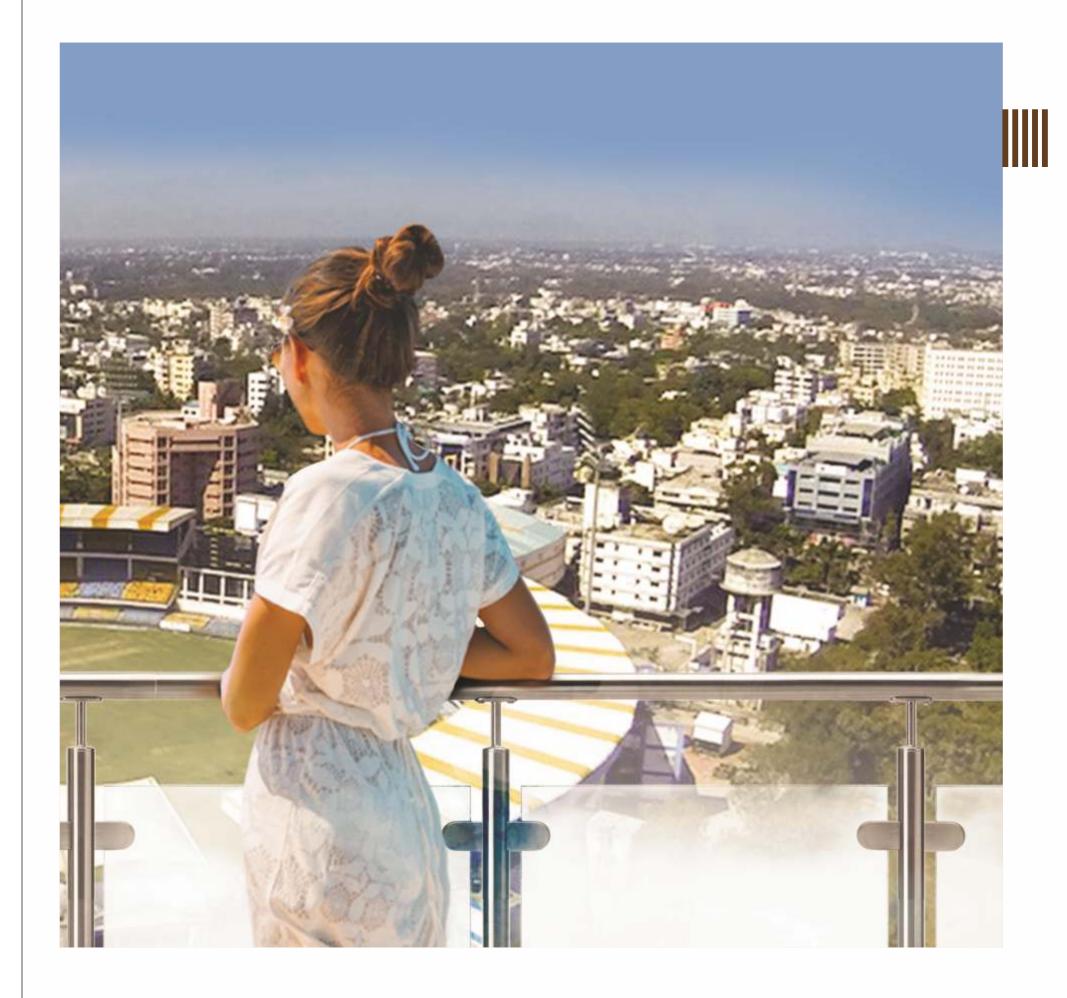


For breezy moments

The Past is gone and the future is yet to arrive. Life at the **Club Pavillia**, a sprawling 25,000 sq. ft. rooftop area, helps you stay in the present and enjoy every bit of it with its charming ambience, delightful amenities and happy vibes...

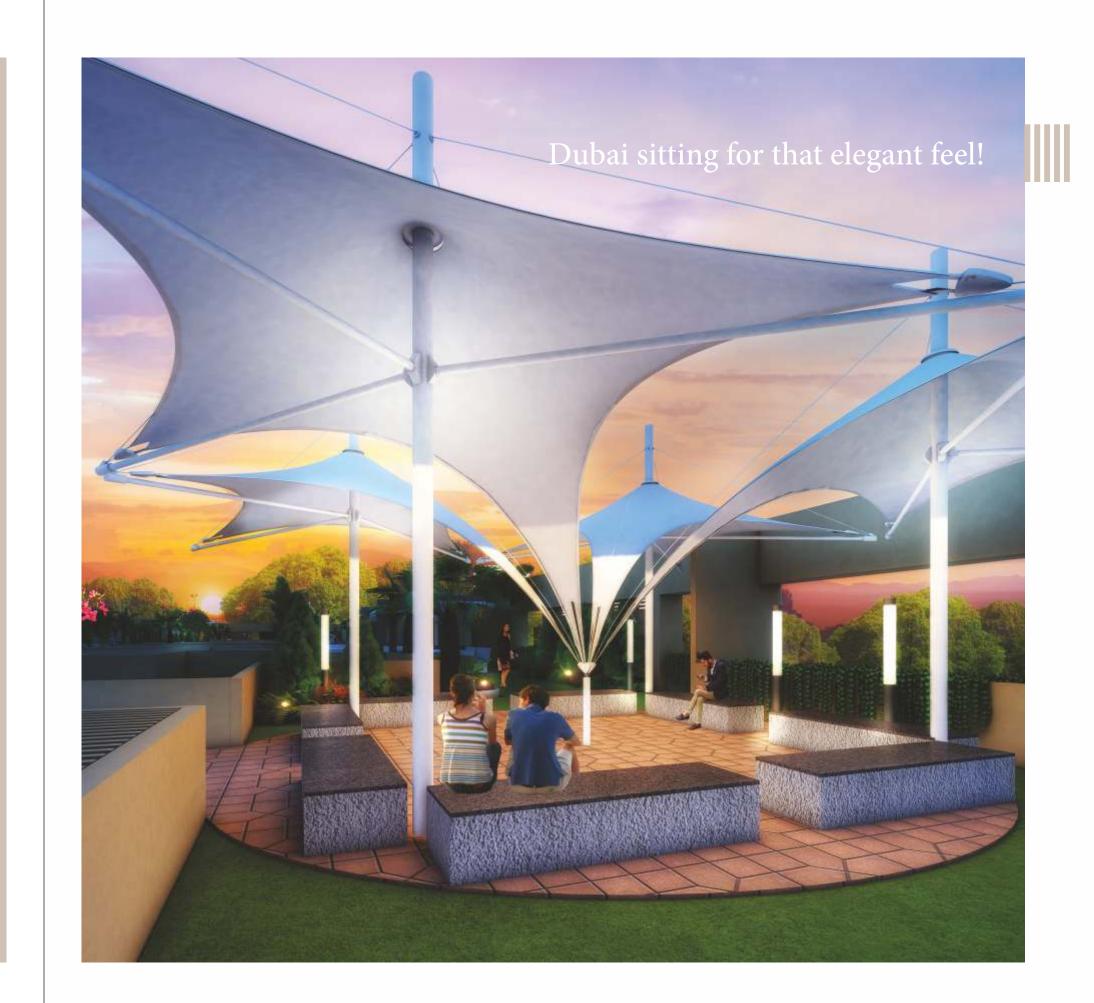








Charming Gazebos to spend some quality time

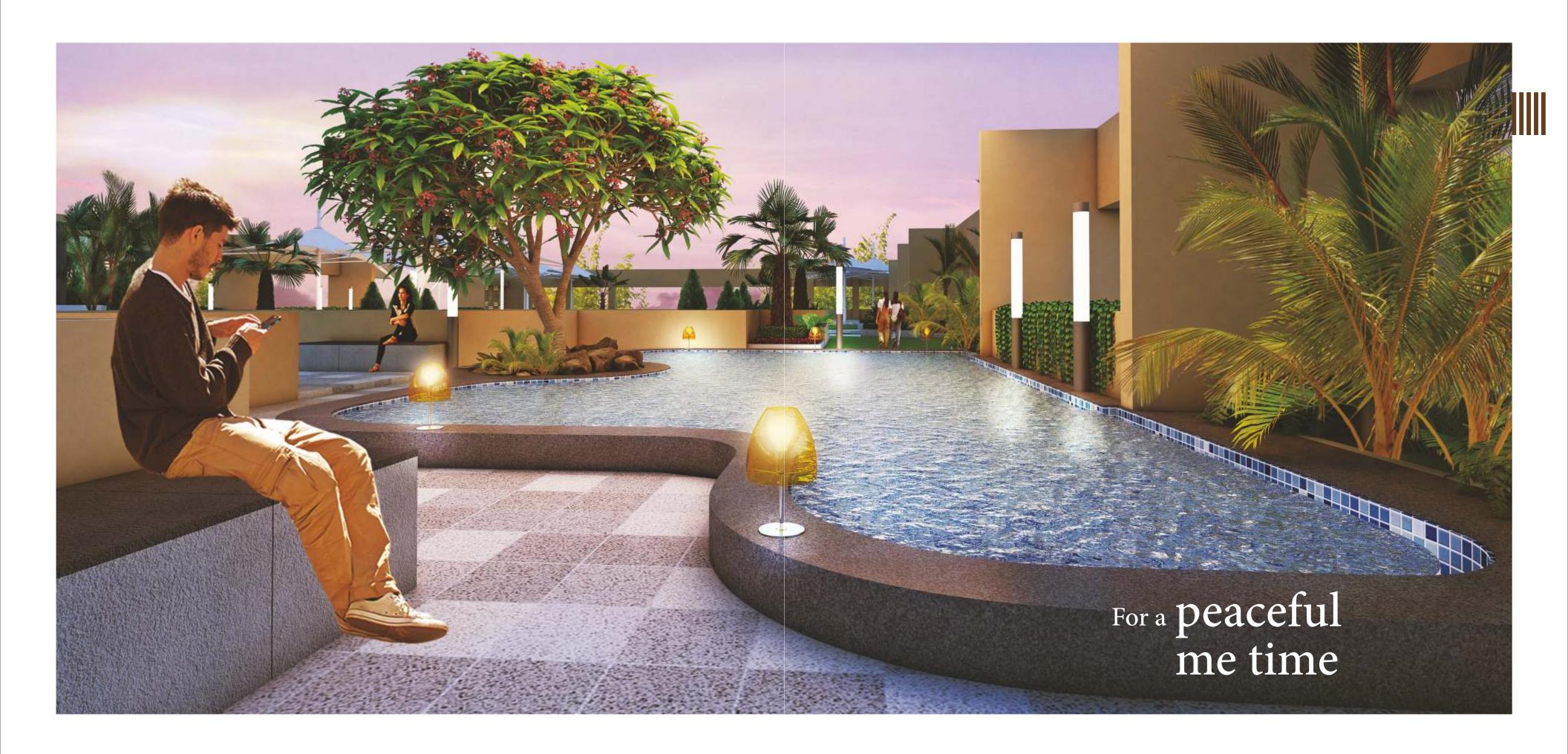




Chill out with your loved ones, with wind in your hair!



Play it your way...





A truly
open
gymnasium!

Not just an open gym, but an open-to-sky gymnasium. Imagine you begin your day at 6 in the morning, working out on 20th floor taking in fresh air and enjoying a great view around. A great place for everyone i the family to shade some calories and share laughter as well!



It's not about just winning, it's about how you play the game...

Playing can make your child a champion in every facet

- Fosters effective communication
- Helps in developing social skills
- Develops cognitive, critical thinking, & motor skills
- Builds confidence in children
- Inspires creativity





Open air amphitheatre with a sitting area that could unveil hidden talent of many!



Playing
is all about
Learning







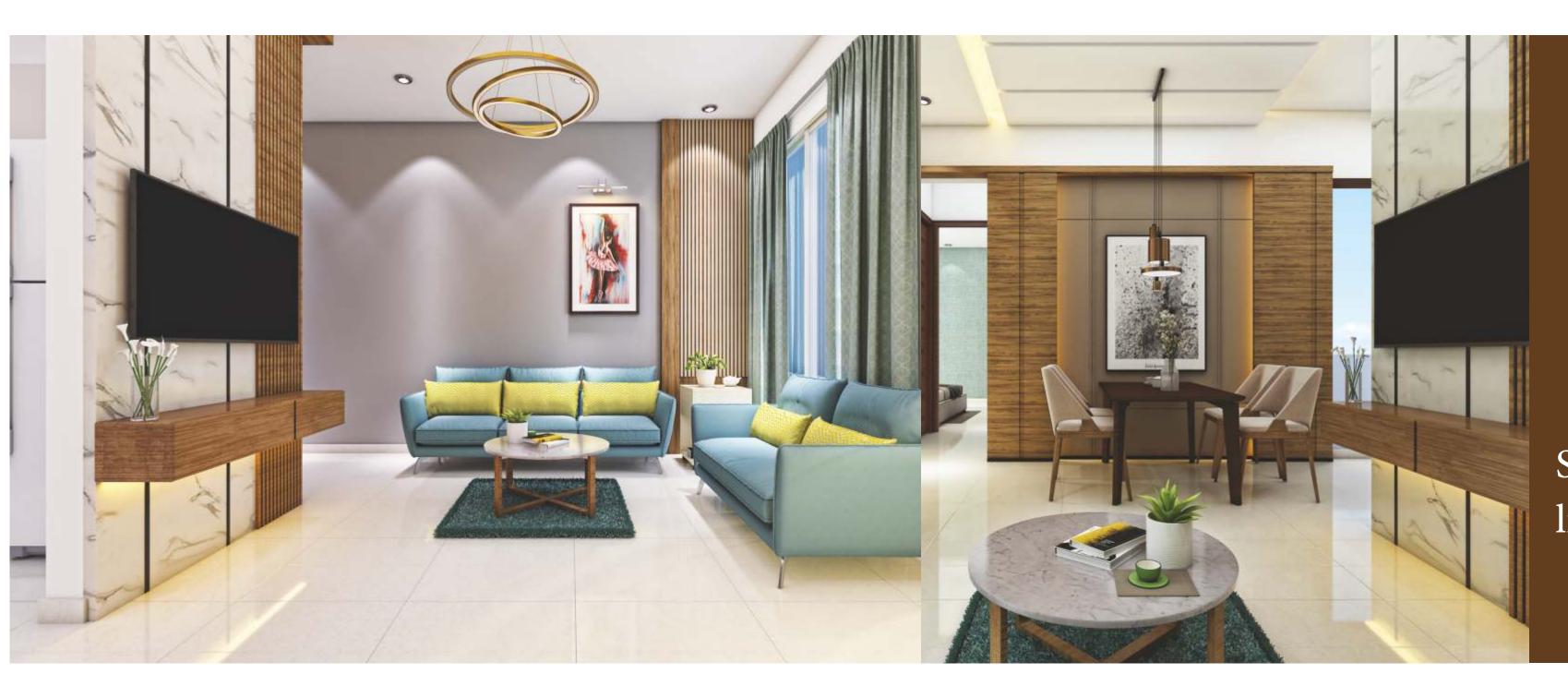
Do More Laps of Sheer Pleasure

24' x 41' Deep Swimming Pool





Let us look inside your home



Spacious living room

Live the





Plush life

Feel the elegance in every inch as the plush word comes alive in each room. Add a refreshing atmosphere to all your moments. Needless to say, guests too will be impressed.

LEISURF

Amenities

CLUB PAVILLIA - ROOFTOP

25,000 Sq.ft. Space

Life in open Air

Party Deck with Fountain

Yoga and Meditation Zone

Open Gym

Gupshap Katta

City view with Dubai roofing gazebo

Jogging track

Water fountain

Garden with water body

Standing Chess

Children's Play area with equipment

Sky Walk at rooftop

Gazebos

Moon Deck



GROUND LEVEL - AMENITIES

12,000 Sq.ft Space

Elegant party hall

Community hall and cafeteria

AMENITIES TO CALM YOUR SOUL AND EYES

Lavish Landscaping and tree plantation

Water Fountain & water Curtain

Flower & Herbs Garden

Gupshap katta

Senior Citizen Garden & Sit-Out Area

Water Urals

Walking Track with Pargola

Swimming Pool

Shower Area With Changing Room for male and female

Swimming Deck / Sun Deck

CLUBHOUSE AMENITIES:

Clubhouse with Gym

Indoor Games (Snooker, Table Tennis, Carrom, Chess)

Yoga and meditation hall



LOBBY AMENITIES

ADD ON FEATURES

Reception & Waiting Area with A/C, Sofa, decorative lights	Grand Entrance Gate on both side
3 elevators Otis/shindler/kone each tower with power back-up	Stage with Amphitheatre
GreenScape	Guest / driver room
Spectacular name Board	Provision of wheel chairs
Glass Entrance Door	Letter box for each flat in the parking area.
Ambient Photo Mural's	ERP Application for Society Maintenance
SECURITY AND SAFETY FEATURES	Anti-mosquito Machines in Common Area
Generator back-up for common areas	Water storage tanks
24x 7 Security System with CCTV	Podium Parking
Compound wall	School Bus Pick-up Point
Security cabin-cum-surveillance room	Provision of AC Points in Living & Bedroom
Fire fighting system	High Speed Wi Fi
Fire fighting Water Sprinkler in Flat and Common Areas	RENEWABLE ENERGY FEATURES:
In flat smoke detector	Provision for Car Charging Station (limited points)
	Sewage treatment plant
	Rain water harvesting
	Organic waste convertor



Style defining

Specifications





WALLS

- 150 MM External and Internal wall
- Internal Wall Gypsum Finish
- External Wall Sand Plaster Finish
- Cement Fly ash Brick Work
- Aluminum Powder coating Windows:
- 8mm toughened glass for fixed section
- 4mm-6mm thick glass for sliding section
- All internal walls will be finished with putti and external walls will have finished texture
- 200 mm external and 160/125 to 100 mm internal RCC walls



FLOORING

■ 2X2 / 4X2 Vitrified Tiles



TOILET

■ Elegantly designed toilets with tiles up to lintel level with anti skid flooring

FIRE SAFETY

■ Fire Sprinklers in residence as per the fire department norms



DOORS AND WINDOWS

- Front Door 7'6" tall and 35 mm thick both side laminated flush door with magnet
- Internal Doors 7' 6" tall and 30 mm thick both side laminated flush door with door magnet
- All windows with powder coating, aluminum sliding and full glazed with mosquito net



TERRACES

■ 12/10mm thick toughened glass panels with SS Handrails in terraces



PAINTS

■ Emulsion paint for internal walls and acrylic texture paint for external wall



PLUMBING

- Concealed plumbing with standard pipe fitting
- CP Premium GROHE fittings or equivalent brand
- Sanitary American Standard or equivalent brand



KITCHEN

- Granite finish kitchen platform
- SS Sink FRANKE or of equivalent brand
- Designer glaze tiles up to 2 Feet's
- Electrical points for Microwave oven and Water Purifier



ELECTRICAL

- RR copper flexible cable or equivalent brand
- Adequate number of electrical points
- LEGRAND or equivalent brand switches in all rooms
- Centralized distribution board with MCB for safety and protection



LOCKS

Door locks by EUROPA or equivalent brand



3 BHK - Type 3 Carpet Area 833 SQ.FT.



SQ. FT. 10'6" X 16'3" 4'11" X 10'4" 8'0" X 9'0" 9'0" X 3'3" 10'0" X 10'0" 7'1" X 4'1" 10'0" X 9'0" 10'6" X 12'0" 4'11" X 7'1" 7'1" X 4'1"

3. KITCHEN

4. DRY BALCONY

6. COMMON TOILET

8. MASTER BEDROOM

10. MASTER TOILET

5. COMMON BEDROOM 1

7. COMMON BEDROOM 2

9. MASTER BEDROOM TERRACE

2 BHK - Type 1 Carpet Area 691 SQ.FT.



10'6" X 14'9" 4'11" X 9'0" 8'0" X 9'8" 6'7" X 4'3" 10'4" X 10'0"

3. KITCHEN

4. DRY TERRACE

5. COMMON BEDROOM

6. COMMON TOILET

9. MASTER TOILET

7. MASTER BEDROOM

6'1" X 4'3" 10'0" X 11'0" 8. MASTER BEDROOM TERRACE

3'3" X 11'0" 4'5" X 6'11"

2 BHK - Type 3 Carpet Area 646 SQ.FT.

Our Options, for your Desires.



- 1. LIVING & DINNING
- 2. LIVING TERRACE
- 3. KITCHEN
- 4. DRY BALCONY
- 5. COMMON BEDROOM
- 6. COMMON TOILET
- 7. MASTER BEDROOM
- 8. MASTER TOILET

SQ. FT. 10'6" X 14'9" 4'11" X 9'0" 8'0" X 9.8" 6'7" X 4'3" 10'0" X 10'0" 6'1" X 4'3" 10'0" X 11'0" 4'5" X 6'11"

2 BHK - Type 2 Carpet Area 612 SQ.FT.

Our Options, for your Desires



3. KITCHEN

4. DRY TERRACE

5. COMMON BEDROOM

6. COMMON TOILET

7. MASTER BEDROOM

8. MASTER TOILET

SQ. FT.

10'6" X 14'9"

4'11" X 10'0"

8'0" X 9'8"

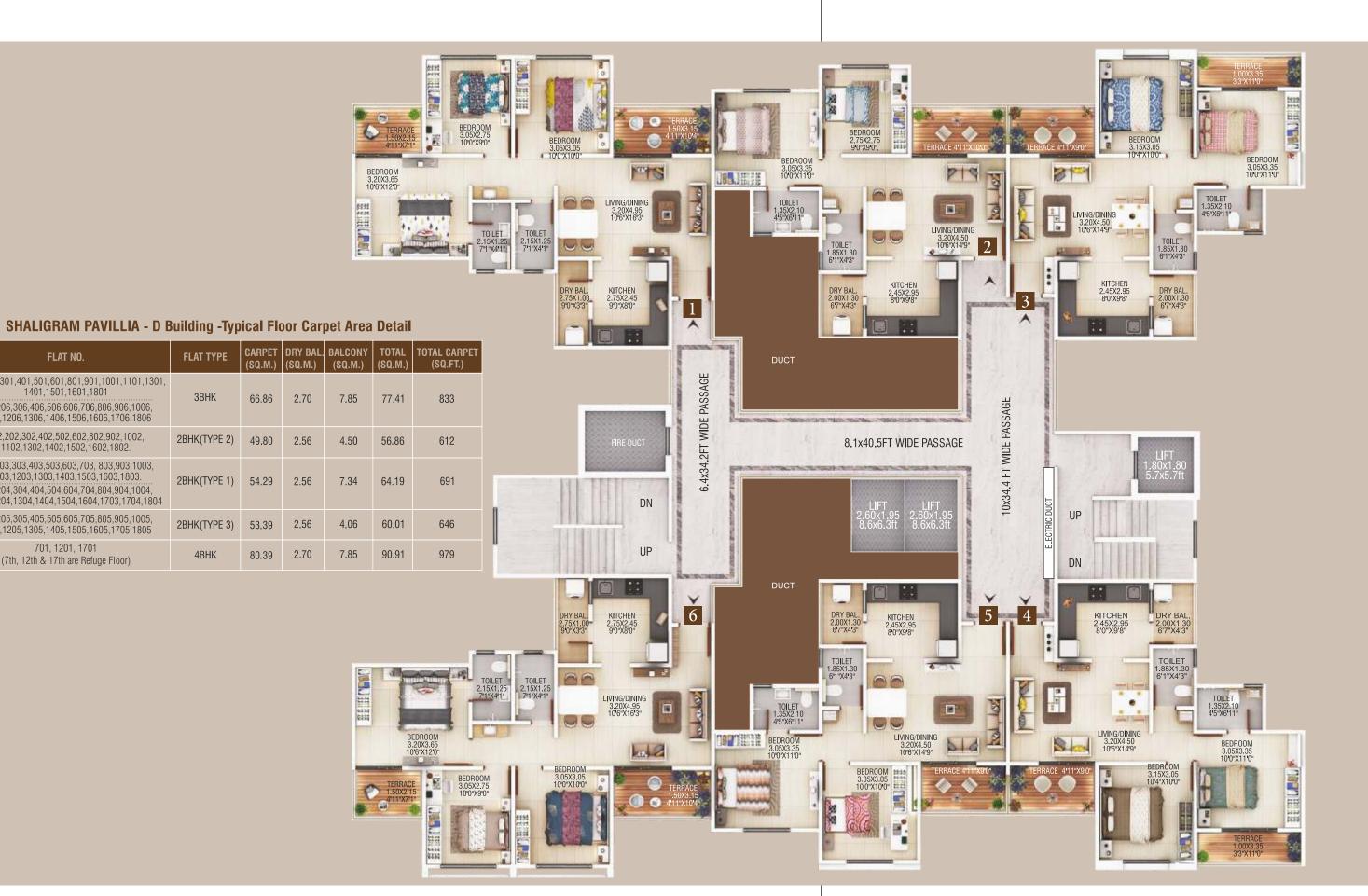
6'7" X 4'3"

9'0" X 9'0"

6'1" X 4'3"

10'0" X 11'0"

4'5" X 6'11"



FLAT NO.

101,201,301,401,501,601,801,901,1001,1101,1301, 1401,1501,1601,1801

106,206,306,406,506,606,706,806,906,1006, 1106,1206,1306,1406,1506,1606,1706,1806

102,202,302,402,502,602,802,902,1002, 1102,1302,1402,1502,1602,1802.

103,203,303,403,503,603,703, 803,903,1003,

1103,1203,1303,1403,1503,1603,1803.

104,204,304,404,504,604,704,804,904,1004, 1104,1204,1304,1404,1504,1604,1703,1704,1804

105,205,305,405,505,605,705,805,905,1005, 1105,1205,1305,1405,1505,1605,1705,1805

701, 1201, 1701

(7th, 12th & 17th are Refuge Floor)

2BHK(TYPE 3) 53.39









Grand showrooms, offices and elegant shops mark the front facade of Shaligram Pavillia.

Some shops will fulfill daily needs and some are for your objects of desire.

What's more, there is a rooftop restaurant to enjoy delicious food in a refreshing airy ambience.

CREDITS

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LEGAL SERVICES
S G Legal Services

BRAND CONSULTANT

Zest Creative







Follow us on

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Project By:





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