

Ganga Altus

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GOEL GANGA GROUP™

Pure Delight

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MAHA RERA
महा-रेरा

P52100024713

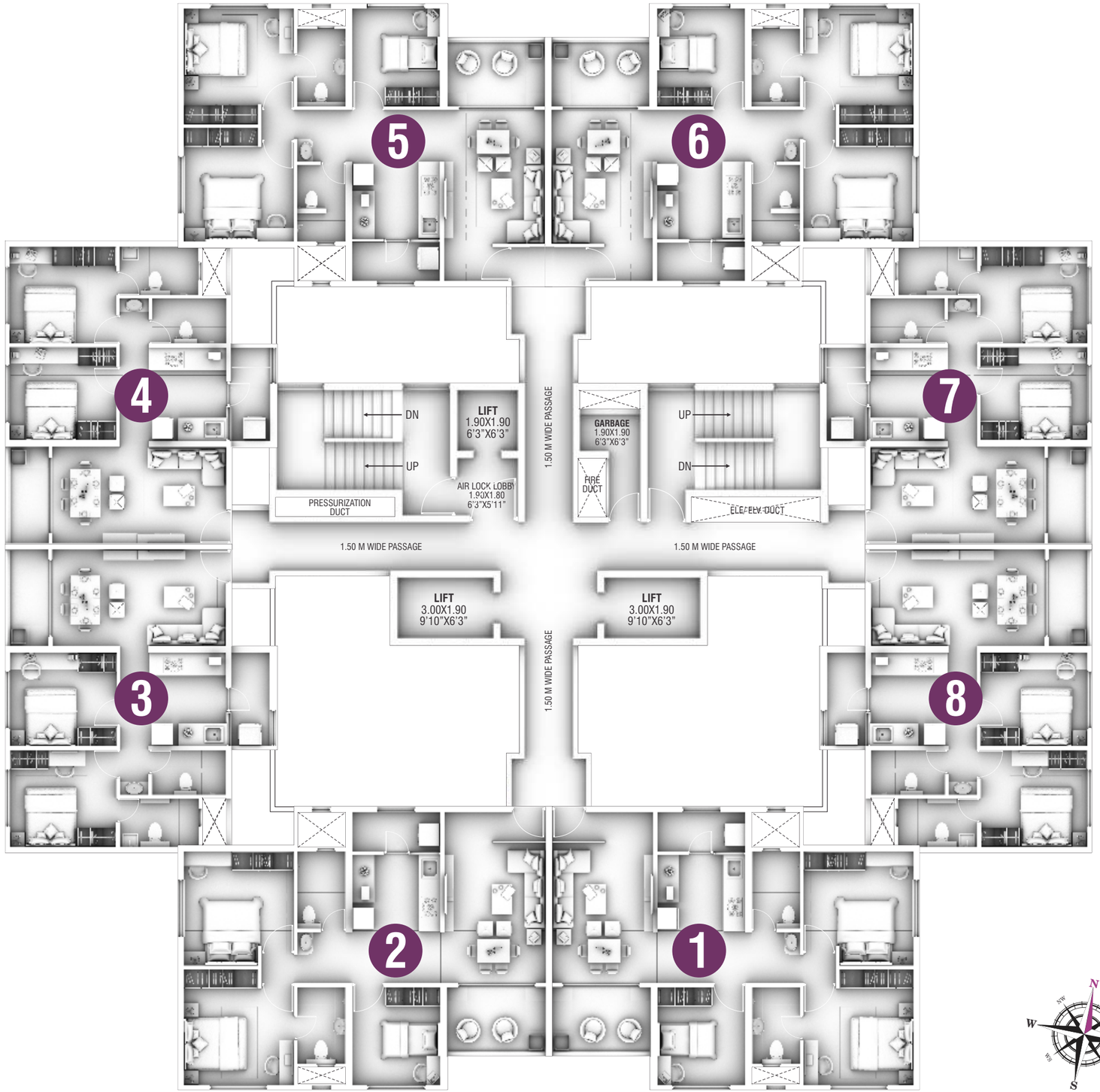

GANGA ALTUS
ROYAL
SELECTION
SUPER
STYLE
VOGUE


VOGUE
STYLE
SUPER



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GANGA ALTUS "D" WING TYPICAL FLOOR PLAN

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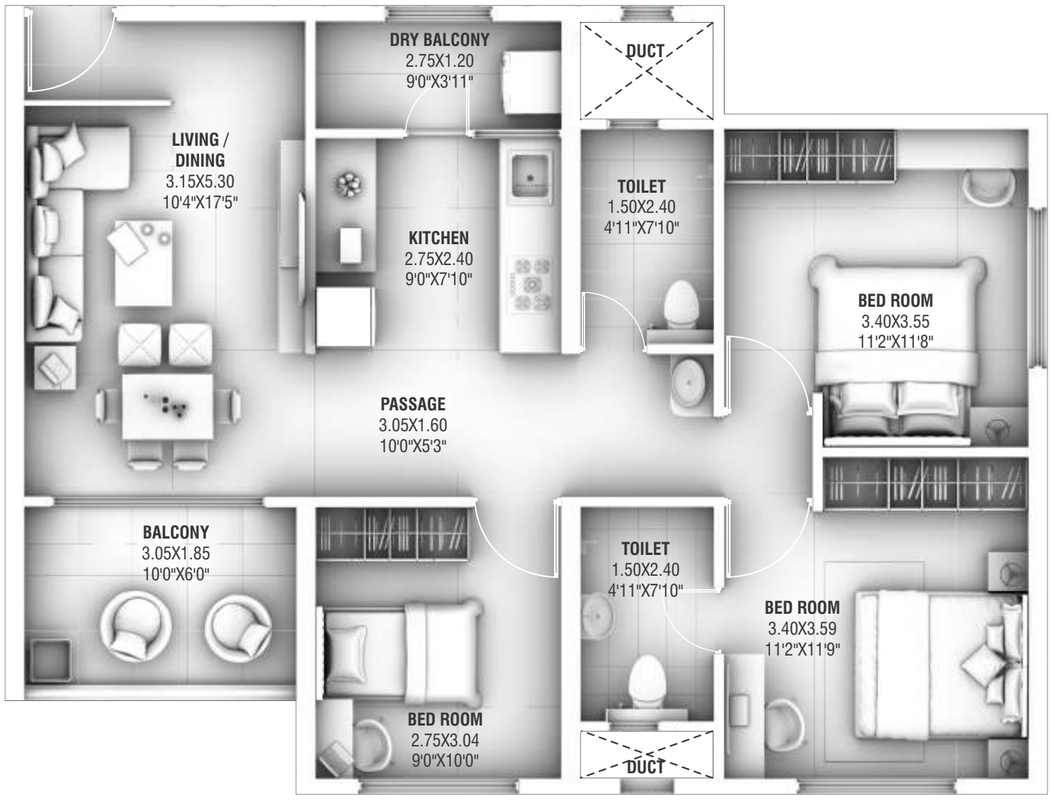




D WING TYPICAL FLOOR

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT			TOTAL USABLE AREA	SHARE OF COMMON AREA
			DRY BALCONY	BALCONY	ENTRANCE LOBBY		
S1, 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401	SQ.M.	74.49	3.30	5.64	0.00	83.43	29.20
	SQ.FT.	801.81	35.52	60.70	0.00	898.04	314.31

3BHK APARTMENTS AREA DETAILS





CONCEPTUAL FURNITURE LAYOUT

CONCEPTUAL VIEW

P52100024713

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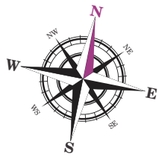
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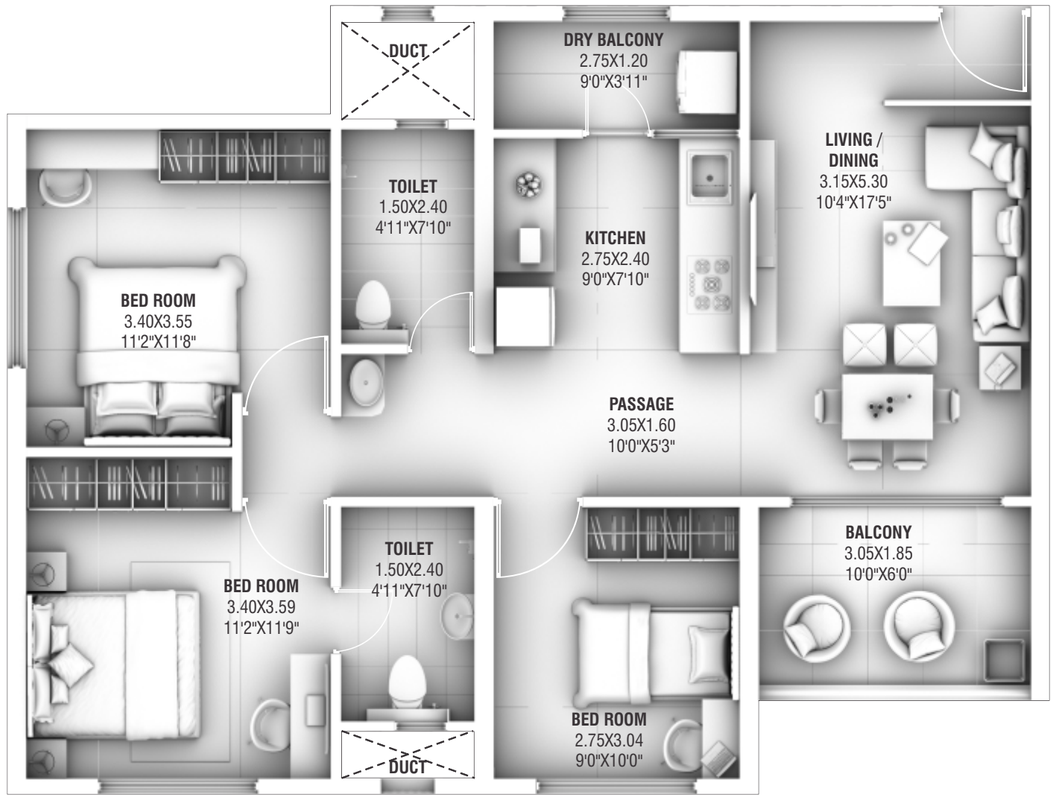


D WING TYPICAL FLOOR



FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT			TOTAL USABLE AREA	SHARE OF COMMON AREA
			DRY BALCONY	BALCONY	ENTRANCE LOBBY		
S2, 102, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2302, 2402	SQ.M.	74.49	3.30	5.64	0.00	83.43	29.20
	SQ.FT.	801.81	35.52	60.70	0.00	898.04	314.31

3BHK APARTMENTS AREA DETAILS



CONCEPTUAL FURNITURE LAYOUT



CONCEPTUAL VIEW

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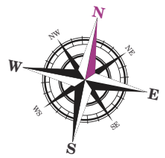
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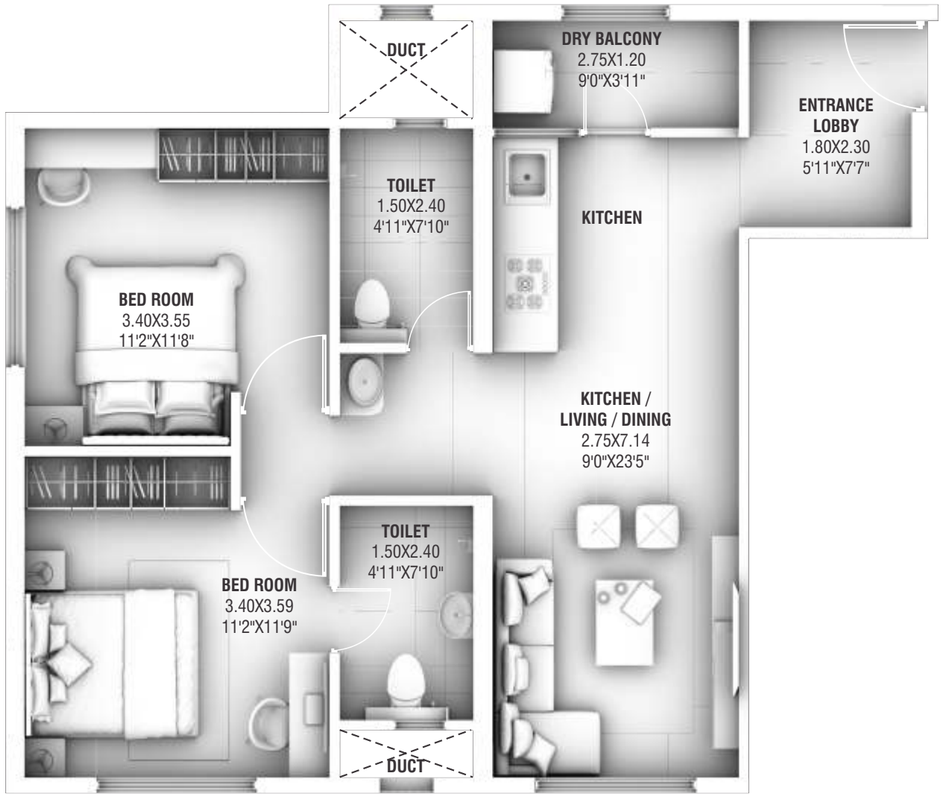




2nd, 7th, 12th, 17th & 22nd FLOOR

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT			TOTAL USABLE AREA	SHARE OF COMMON AREA
			DRY BALCONY	BALCONY	ENTRANCE LOBBY		
202, 702, 1202, 1702, 2202	SQ.M.	60.94	3.30	0.00	0.00	64.24	22.48
	SQ.FT.	655.95	35.52	0.00	0.00	691.47	242.01

2BHK APARTMENTS AREA DETAILS





CONCEPTUAL FURNITURE LAYOUT

CONCEPTUAL VIEW

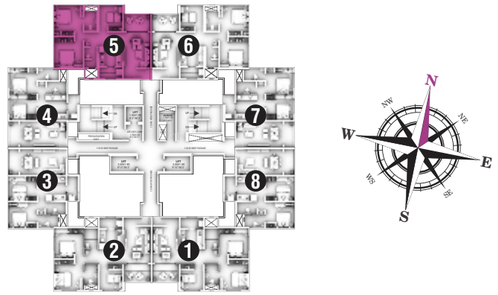
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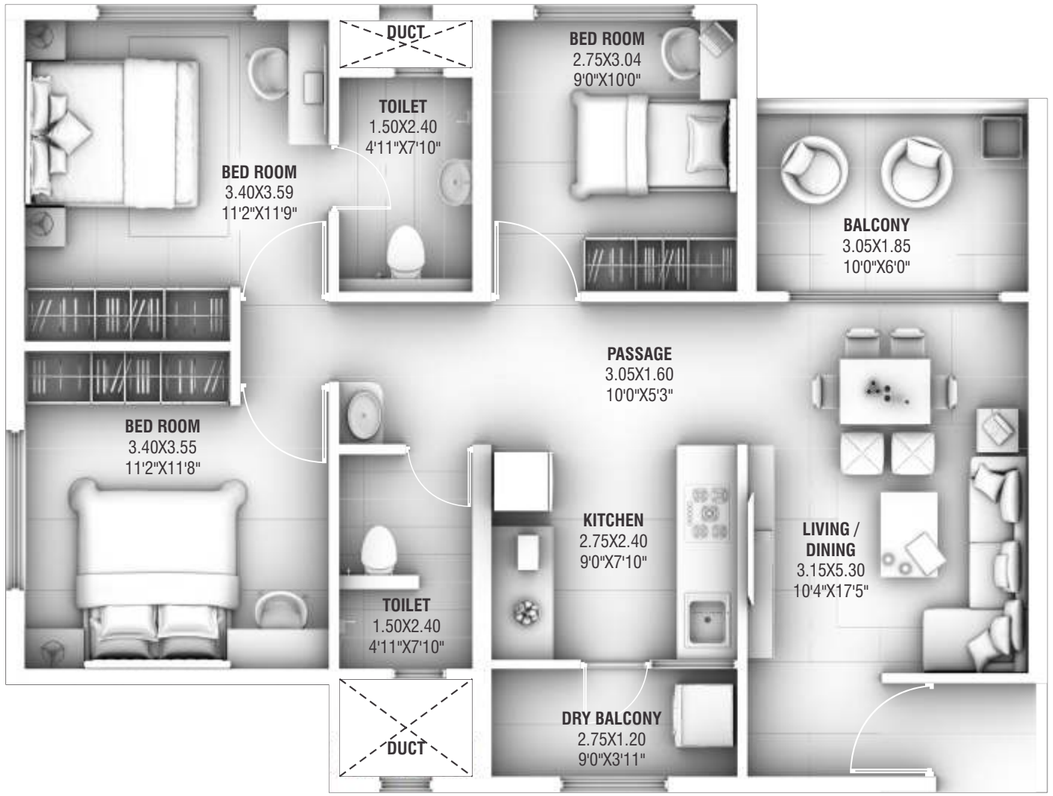
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D WING TYPICAL FLOOR

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT			TOTAL USABLE AREA	SHARE OF COMMON AREA
			DRY BALCONY	BALCONY	ENTRANCE LOBBY		
S5, 105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405	SQ.M.	73.05	3.30	5.64	1.10	83.09	29.08
	SQ.FT.	786.31	35.52	60.70	11.84	894.38	313.02

3BHK APARTMENTS AREA DETAILS



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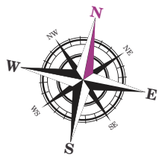
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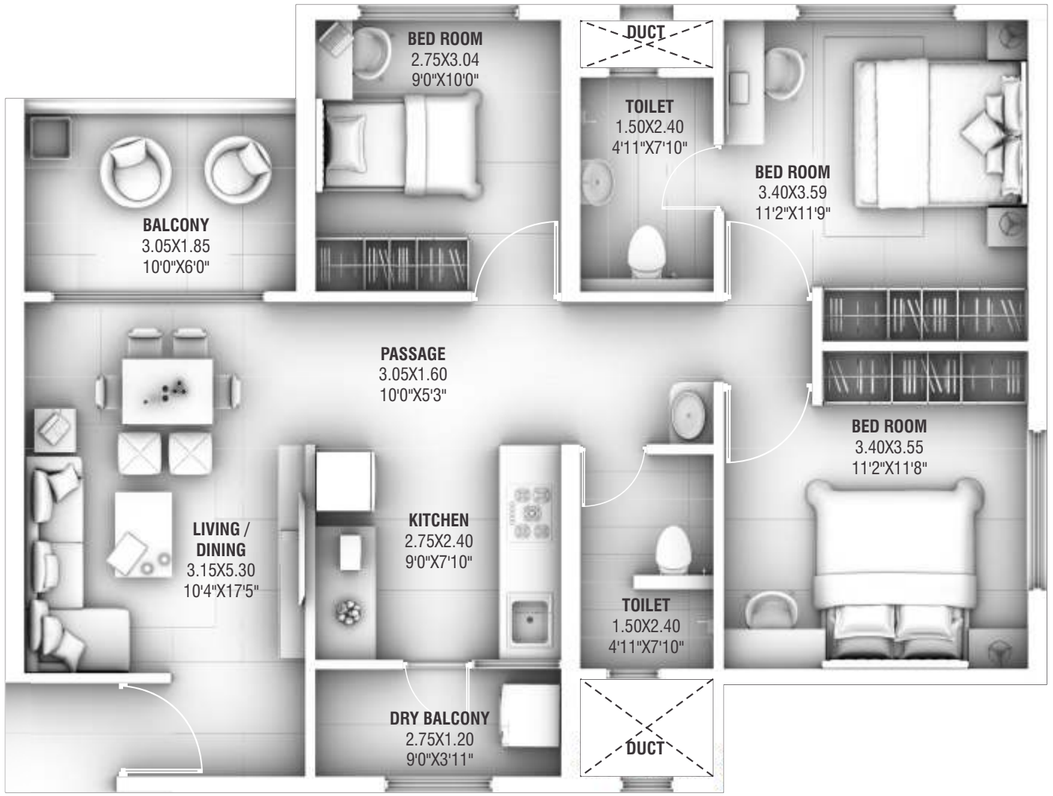




D WING TYPICAL FLOOR

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT			TOTAL USABLE AREA	SHARE OF COMMON AREA
			DRY BALCONY	BALCONY	ENTRANCE LOBBY		
S6, 106, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406	SQ.M.	73.05	3.30	5.64	1.10	83.09	29.08
	SQ.FT.	786.31	35.52	60.70	11.84	894.38	313.02

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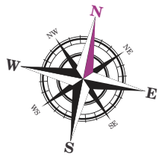
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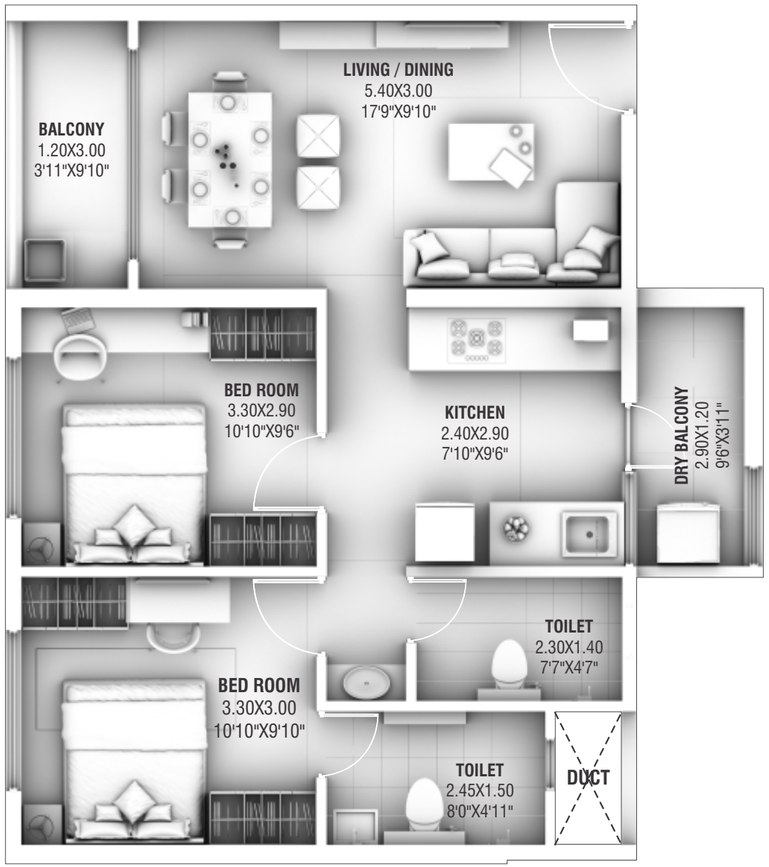




D WING TYPICAL FLOOR

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT		TOTAL USABLE AREA	SHARE OF COMMON AREA
			DRY BALCONY	BALCONY		
S3, 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403	SQ.M.	57.31	3.47	3.60	64.38	22.53
	SQ.FT.	616.88	37.35	38.75	692.98	242.51

2BHK APARTMENTS AREA DETAILS





CONCEPTUAL FURNITURE LAYOUT

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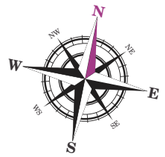
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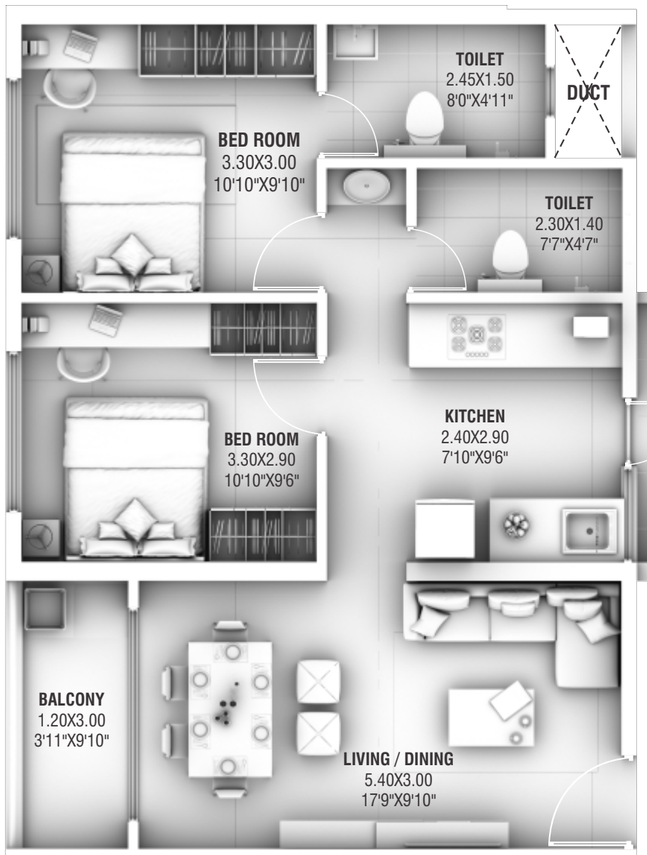




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FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT		TOTAL USABLE AREA	SHARE OF COMMON AREA
			DRY BALCONY	BALCONY		
S4, 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404	SQ.M.	57.31	3.47	3.60	64.38	22.53
	SQ.FT.	616.88	37.35	38.75	692.98	242.51

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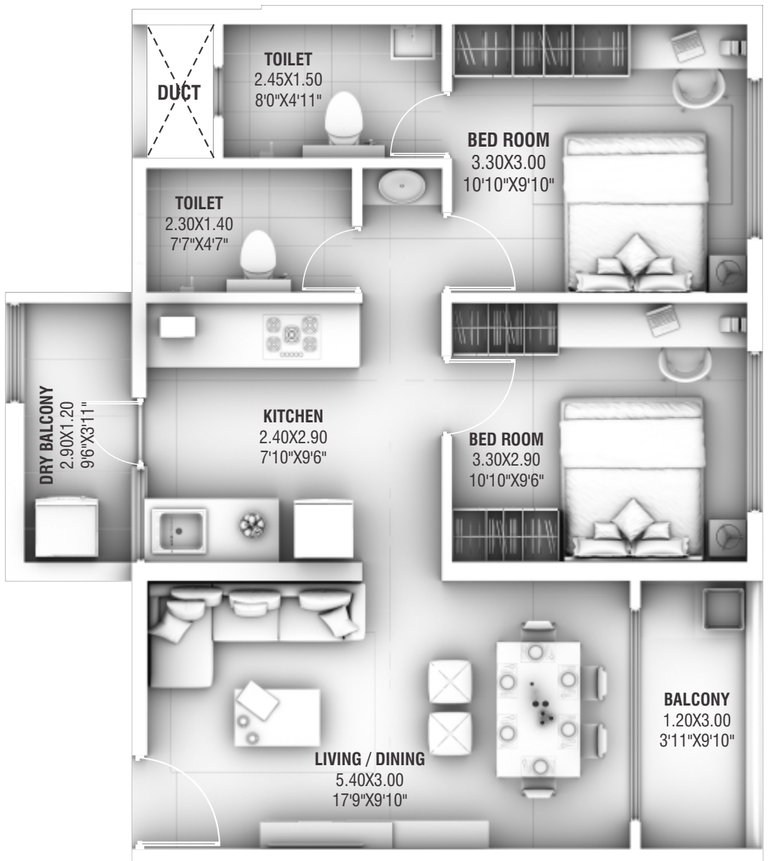
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FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT		TOTAL USABLE AREA	SHARE OF COMMON AREA
			DRY BALCONY	BALCONY		
S7, 107, 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407	SQ.M.	57.31	3.47	3.60	64.38	22.53
	SQ.FT.	616.88	37.35	38.75	692.98	242.51

2BHK APARTMENTS AREA DETAILS



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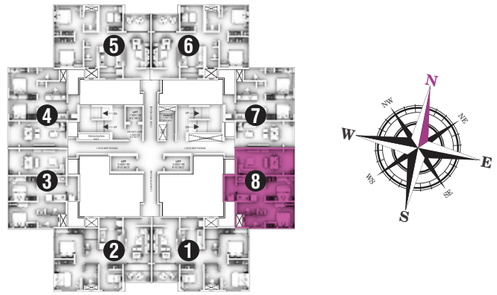
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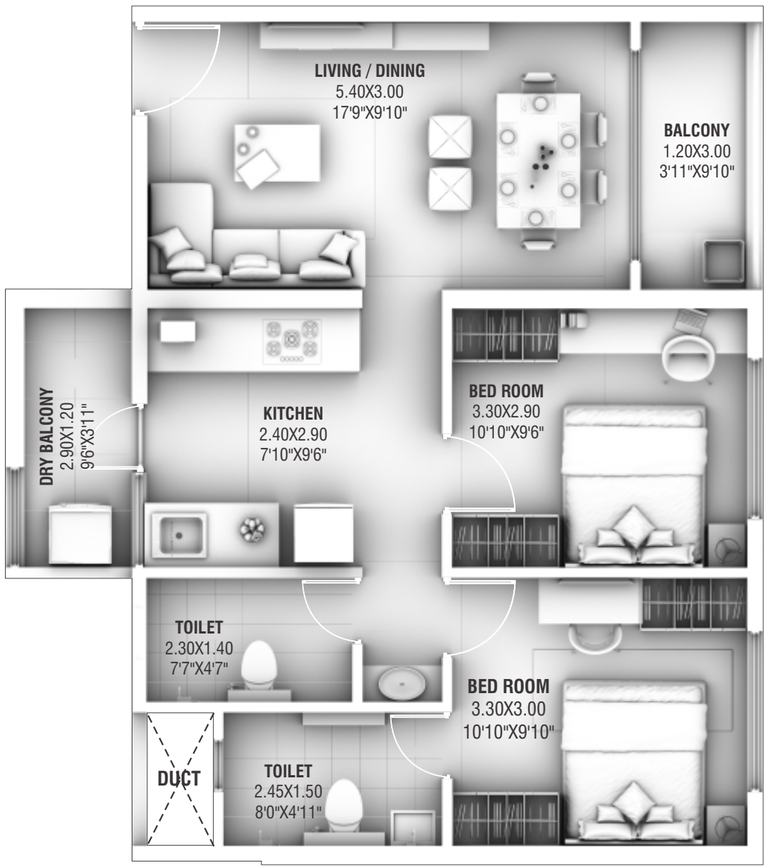
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FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT		TOTAL USABLE AREA	SHARE OF COMMON AREA
			DRY BALCONY	BALCONY		
S8, 108, 208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408	SQ.M.	57.31	3.47	3.60	64.38	22.53
	SQ.FT.	616.88	37.35	38.75	692.98	242.51

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GANGA ALTUS: D Wing Standard Specifications for Agreement

Structure
•Earthquake resistance (Zone3) Conventional RCC framed structure up to Girder and Aluform Technology above Girder.

Walls
•External & Internal Walls- Primarily RCC wall, Block & Brick masonry wherever required as per design.

Flooring

Sr. No	Location	Size (mm)	Type	Price/sqft INR
1	Living, Dining, Kitchen & Bedroom 1	600x600	Vitrified Tile	25 to 50
2	Master Bedroom	600x600	Vitrified Tile	25 to 50
3	Common Toilet	300x300	Ceramic Tiles	20 to 40
4	Master Toilet	300x300	Ceramic Tiles	20 to 40
5	Terrace	300x300	Ceramic Tiles	20 to 40

Wall Finish
•Internal Walls : Gypsum Finish
•External Walls : Texture Finish

False Ceiling
•Internal Toilet Ceiling : Grid False Ceiling

Painting
•Internal Walls : Oil Bond Distemper
•Ceiling : Oil Bond Distemper
•External Façade Walls : Acrylic Paint
•Duct Walls : Semi Acrylic Paint

Kitchen
•Kitchen Platform : Granite Natural Stone Kitchen platform with Facia Patti & Sink
•Kitchen Dado : Ceramic Glazed Tile 300x600 above Kitchen Platform up to 600mm Height.

Dado Tiles
•Toilet Dado :-
Master Toilet : Ceramic tile 300x600 upto grid flase ceiling
Common Toilet : Ceramic tile 300x600 upto grid flase ceiling
Passage Wash Basin : Ceramic tile 300x600 upto 600mm above wash basin.

Plumbing & Sanitation
•Sanitary ware : Western Commode, Seat Cover, Wash Basin.
•CP Fittings : Single Lever Diverter with Spout, Shower, Shower Arm, Health Faucet, Basin Tap.
•Sanitary Ware in White Colour
•Internal Plumbing : PPR-C Pipes & Fittings
•External Plumbing : Upvc Pipes & Fittings
•Rainwater Lines : SWR PVC Pipes & Fittings
•Solar Pipe Line : PPR-C / Aluminum Composite Pipes & Fittings
•Common Passage Wash Basin Counter : Counter for wash basin.

Doors
•Main Door : Both side Laminated Door shutter with Lock & Handle
•Bedroom Door : Both side Laminated Door shutter with Cylindrical Lock with Keys & Magnetic catcher
•Toilet Door : Laminated Door shutter with Cylindrical Lock without key.

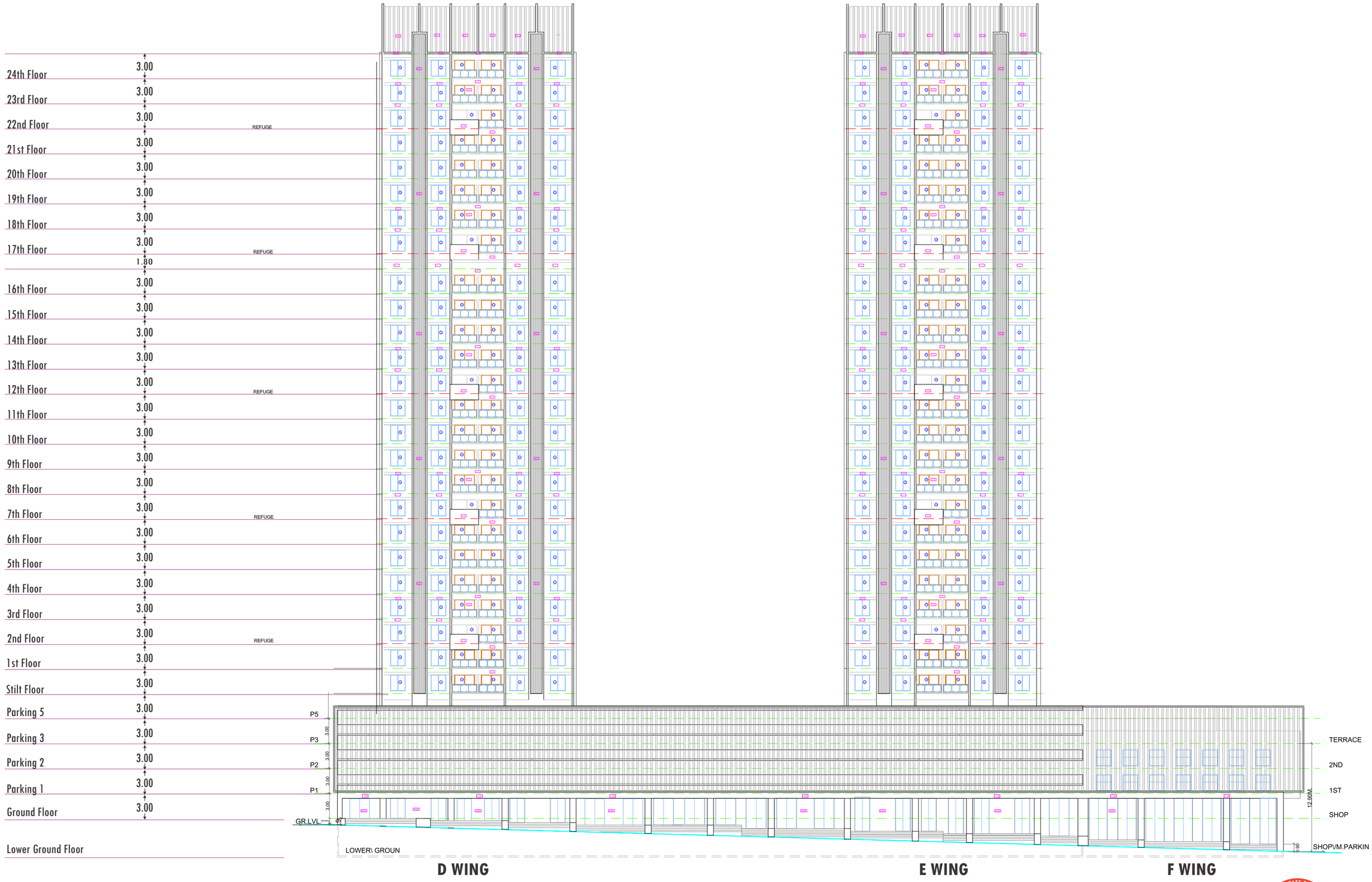
Windows
•Powder Coated Aluminum windows with Mosquito Mesh and grill for safety.
•Terrace Folding Door – GI powder coating folding door with Handle & locking facility.

Railing
SS Railing for Terrace/Balcony

Electrical
•Modular switches and DB as per schedule
•Electrical wire as per schedule
•Electrical backup for common area of building from Common DG
•Energy Meter: Single Phase Meter for 2BHK & Three Phase for 3BHK
Lift (as per fire norms)
•Lift as per Norms – 3 Lifts (25 to 40 Lakhs)

GANGA ALTUS: D WING PROJECT AMENITIES AS PER RERA PHASING

Sr. No.	PROJECT AMENITIES	YES/NO	Details
1	Internal Roads & Footpaths	YES	Proposed in phases and in proportion to all Bldgs
2	Water Supply	YES	Proposed in phases and in proportion to all Bldgs
3	Sewerage (Chamber, Lines, Septic Tank , STP)	YES	Proposed in phases and in proportion to all Bldgs
4	Storm Water Drains	YES	Proposed in phases and in proportion to all Bldgs
5	Landscaping & Tree Planting	YES	Proposed in phases and in proportion to all Bldgs
6	Street Lighting	YES	Proposed in phases and in proportion to all Bldgs
7	Electrical Meter Room, Sub-Station, Receiving Station	YES	Meters in phases and in proportion to all Bldgs
8	Aggregate area of recreational Open Space	YES	Will be completed with D Bldg 16 to 24 Flrs
9	Open Parking	YES	Will be completed with D Bldg 16 to 24 Flrs
10	Community Buildings	YES	Will be completed with D Bldg 16 to 24 Flrs
11	Treatment And Disposal Of Sewage And Sullage Water	YES	Proposed in phases and in proportion to all Bldgs
12	Solid Waste Management And Disposal	YES	Will be completed with D Bldg 16 to 24 Flrs
13	Water Conservation, Rain water Harvesting	YES	Proposed in phases and in proportion to all Bldgs
14	Energy management	YES	Will be completed with D Bldg 16 to 24 Flrs
15	Fire Protection And Fire Safety Requirements	YES	Proposed in phases and in proportion to all Bldgs
16	Entrance Gate with Security cabin for 24x7 security	YES	Will be completed with D Bldg 01 to 15 Flrs
17	Provision of reticulated piped gas through MNGL / Gas Bank	YES	Proposed in phases and in proportion to all Bldgs
18	Underground Water Tanks	YES	Will be completed with D Bldg 01 to 15 Flrs
19	Entrance Lobby & Waiting Lounge at Ground level	YES	Will be completed with D Bldg 16 to 24 Flrs
20	Passenger & Fire lifts as per Municipal & Fire Norms	YES	Will be completed with D Bldg 01 to 15 Flrs
21	Main staircase & Fire staircase	YES	Will be completed with D Bldg 01 to 15 Flrs
22	Services Room	YES	Will be completed with D Bldg 01 to 15 Flrs
23	Letter box	YES	Will be completed with D Bldg 01 to 15 Flrs
24	Index Directory	YES	Will be completed with D Bldg 16 to 24 Flrs
25	Space for Centralized Building Management System	YES	Will be completed with D Bldg 16 to 24 Flrs
26	Society Office SPACE of Tower "D"	YES	Will be completed with D Bldg 16 to 24 Flrs
27	Garbage Room	YES	Will be completed with D Bldg 16 to 24 Flrs
28	Clubhouse with Multi-purpose	YES	Will be completed with D Bldg 16 to 24 Flrs
29	Clubhouse Gents Toilet	YES	Will be completed with D Bldg 16 to 24 Flrs
30	Clubhouse Ladies Toilet	YES	Will be completed with D Bldg 16 to 24 Flrs
31	Multipurpose lawn for Events & Outdoor Sports	YES	Will be completed with D Bldg 16 to 24 Flrs
32	Professionally managed services of common areas, facilities and all amenities by third party	YES	Paid through society maintenance charges
33	Entrance Lobby at Podium level		Will be completed with D Bldg 16 to 24 Flrs

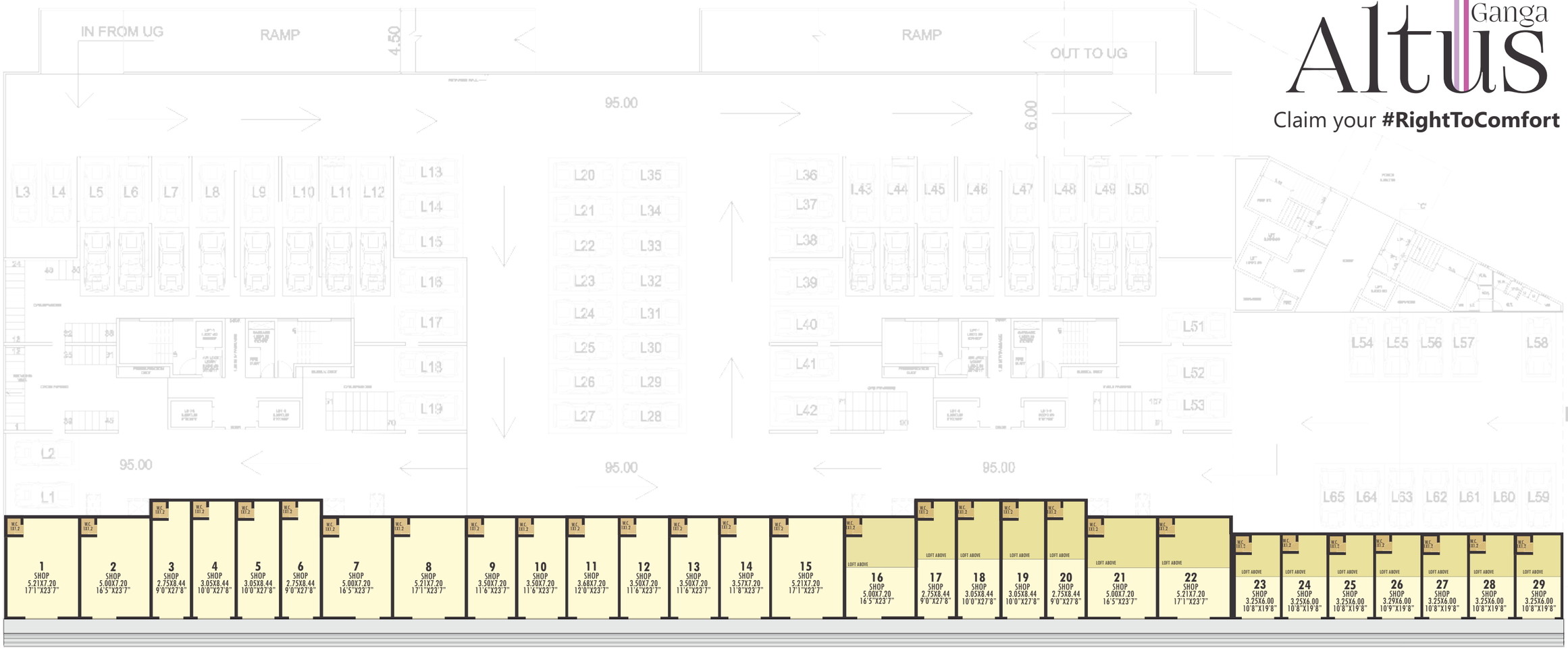


FRONT ELEVATION SECTION PLAN

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D WING SHOP

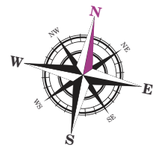
SHOP NO.	UNIT	CARPET AREA	LOFT AREA	TOTAL AREA	SHARE OF COMMON AREA
1, 8	SQ. MT.	37.90	0.00	37.90	15.16
	SQ. FT.	407.96	0.00	407.96	163.18
2, 7	SQ. MT.	36.29	0.00	36.29	14.51
	SQ. FT.	390.63	0.00	390.63	156.18
3, 6	SQ. MT.	23.50	0.00	23.50	9.40
	SQ. FT.	252.95	0.00	252.95	101.18
4, 5	SQ. MT.	26.13	0.00	26.13	10.45
	SQ. FT.	281.26	0.00	281.26	112.48
9, 10	SQ. MT.	25.58	0.00	25.58	10.23
	SQ. FT.	278.25	0.00	278.25	110.11
11	SQ. MT.	26.85	0.00	26.85	10.74
	SQ. FT.	289.12	0.00	289.12	115.60

E WING SHOP

SHOP NO.	UNIT	CARPET AREA	LOFT AREA	TOTAL AREA	SHARE OF COMMON AREA
12, 13	SQ. MT.	25.58	0.00	25.58	10.23
	SQ. FT.	278.34	0.00	278.34	110.11
14	SQ. MT.	26.11	0.00	26.11	10.44
	SQ. FT.	281.04	0.00	281.04	112.37
15	SQ. MT.	37.89	0.00	37.84	15.16
	SQ. FT.	407.84	0.00	407.84	163.18
16, 21	SQ. MT.	36.29	18.00	54.29	21.72
	SQ. FT.	390.63	193.75	584.38	233.79
17, 20	SQ. MT.	23.50	11.61	35.11	14.04
	SQ. FT.	252.95	124.97	377.92	151.12
18, 19	SQ. MT.	26.13	12.87	39.0	15.60
	SQ. FT.	281.26	138.53	419.79	167.91
22	SQ. MT.	37.89	18.81	56.70	22.68
	SQ. FT.	407.84	202.47	610.31	244.12

F WING SHOP

SHOP NO.	UNIT	CARPET AREA	LOFT AREA	TOTAL AREA	SHARE OF COMMON AREA
23, 24, 25, 27, 28, 29	SQ. MT.	19.85	9.75	29.60	11.84
	SQ. FT.	213.67	104.95	318.62	127.44
26	SQ. MT.	20.10	9.89	29.99	12.00
	SQ. FT.	216.36	106.46	322.82	129.16



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MAHA RERA
महा-रेरा

Ganga Altus

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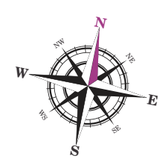
GROUND FLOOR

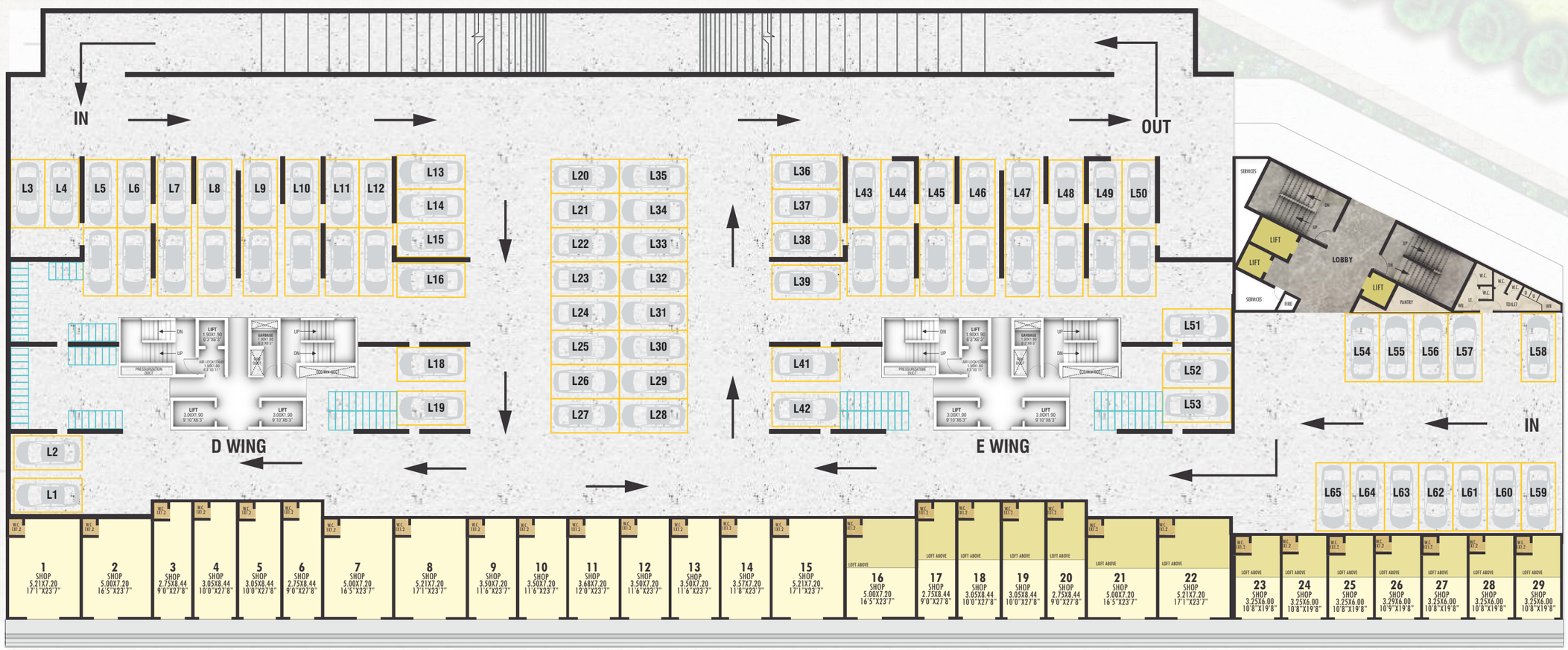


1ST, 2ND & 3RDFLOOR

F WING OFFICE SPACE

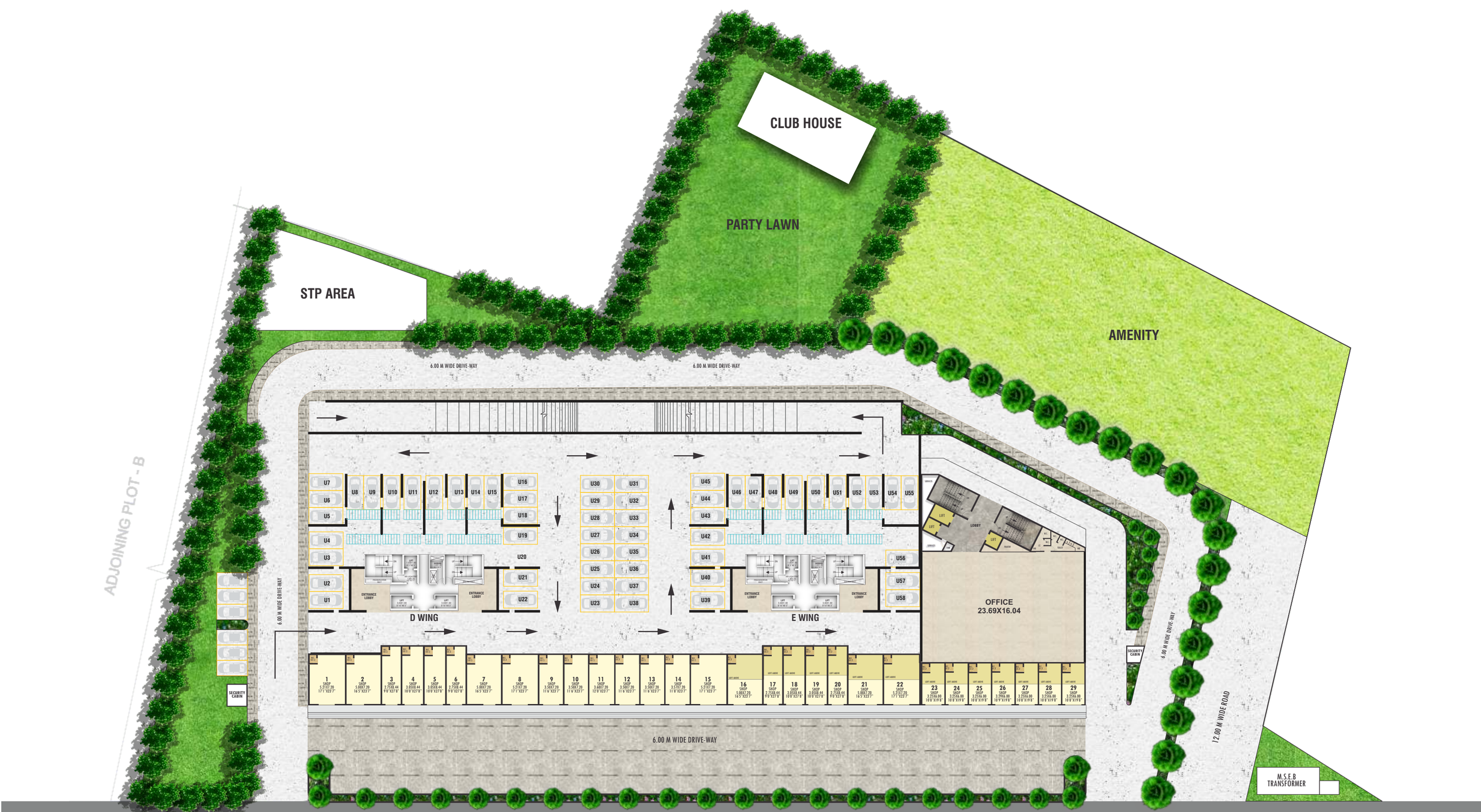
SHOP NO.	UNIT	CARPET AREA	ENCLOSED BALCONY	TOTAL AREA	SHARE OF COMMON AREA
GROUND FLOOR	SQ. MT.	360.06	40.97	401.03	160.41
	SQ. FT.	3875.68	441.00	4316.68	1726.65
1st, 2nd & 3rd Floor	SQ. MT.	549.23	40.97	591.63	256.54
	SQ. FT.	5911.91	441.00	6368.30	2761.39





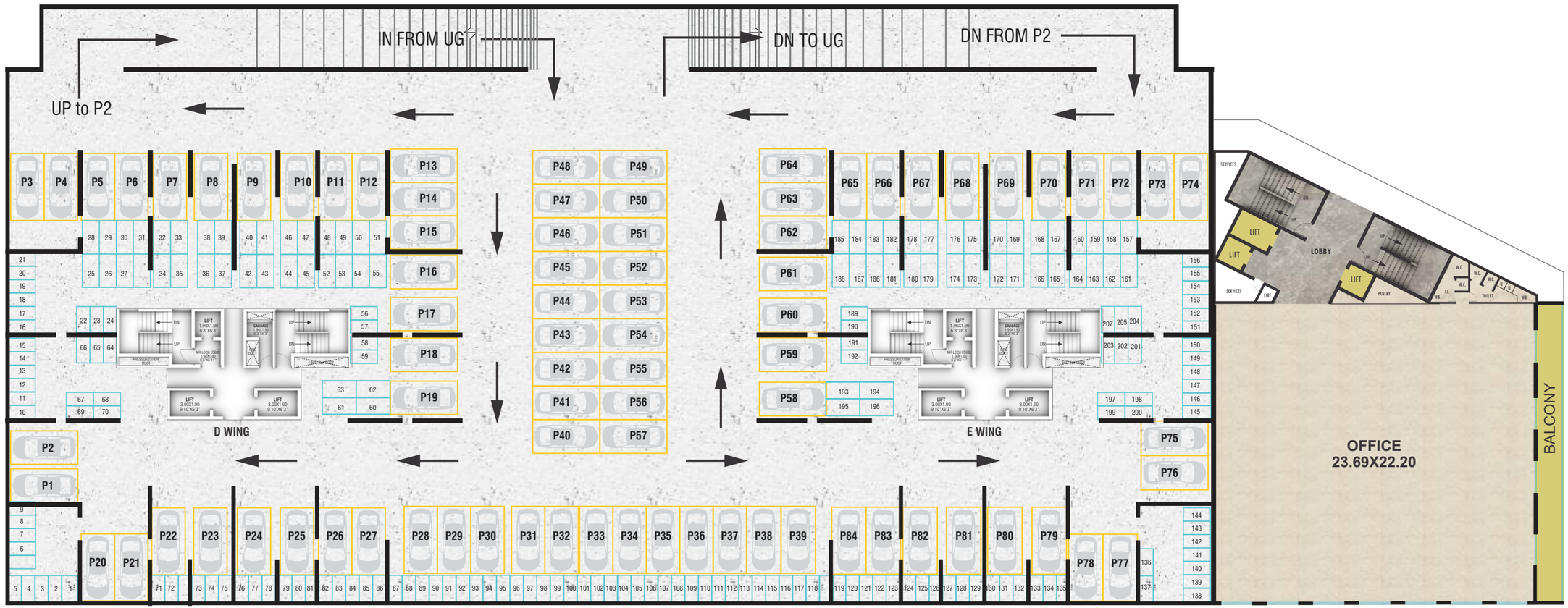
LOWER GROUND FLOOR

P52100024713



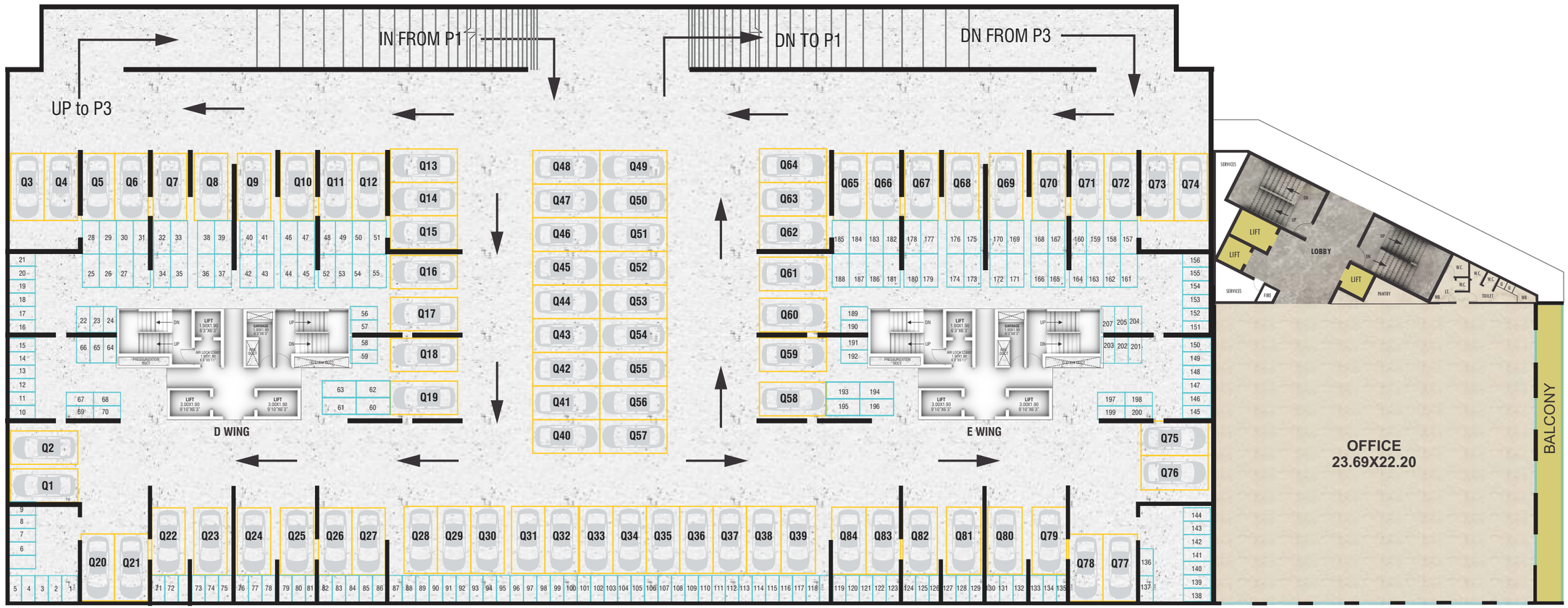
PROJECT LAYOUT - GROUND FLOOR

P52100024713



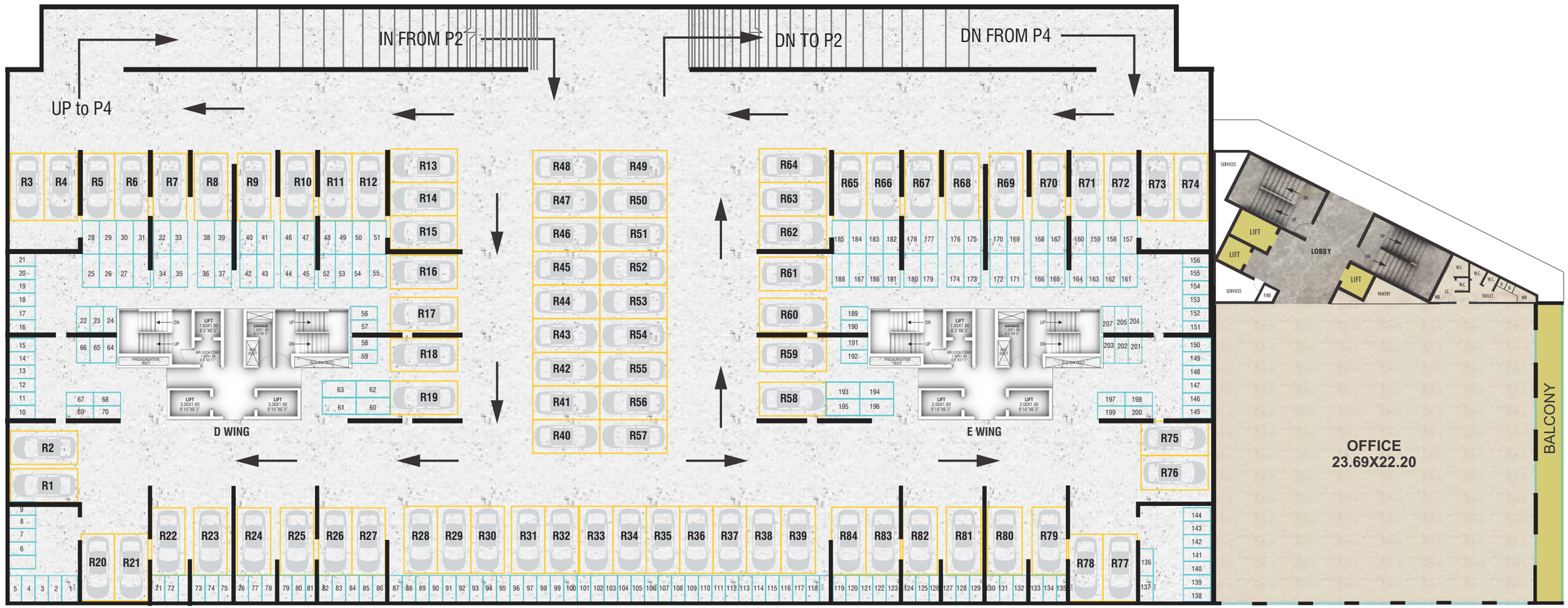
PARKING FLOOR - P1

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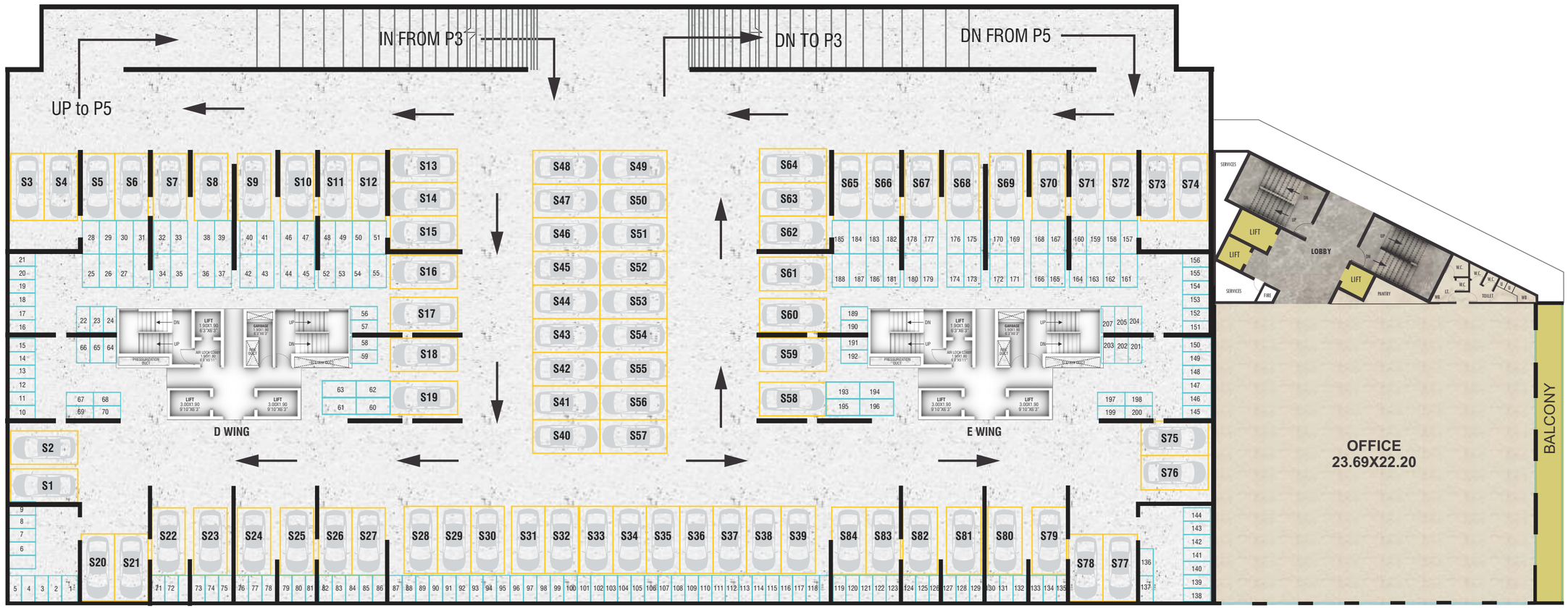
PARKING FLOOR - P2

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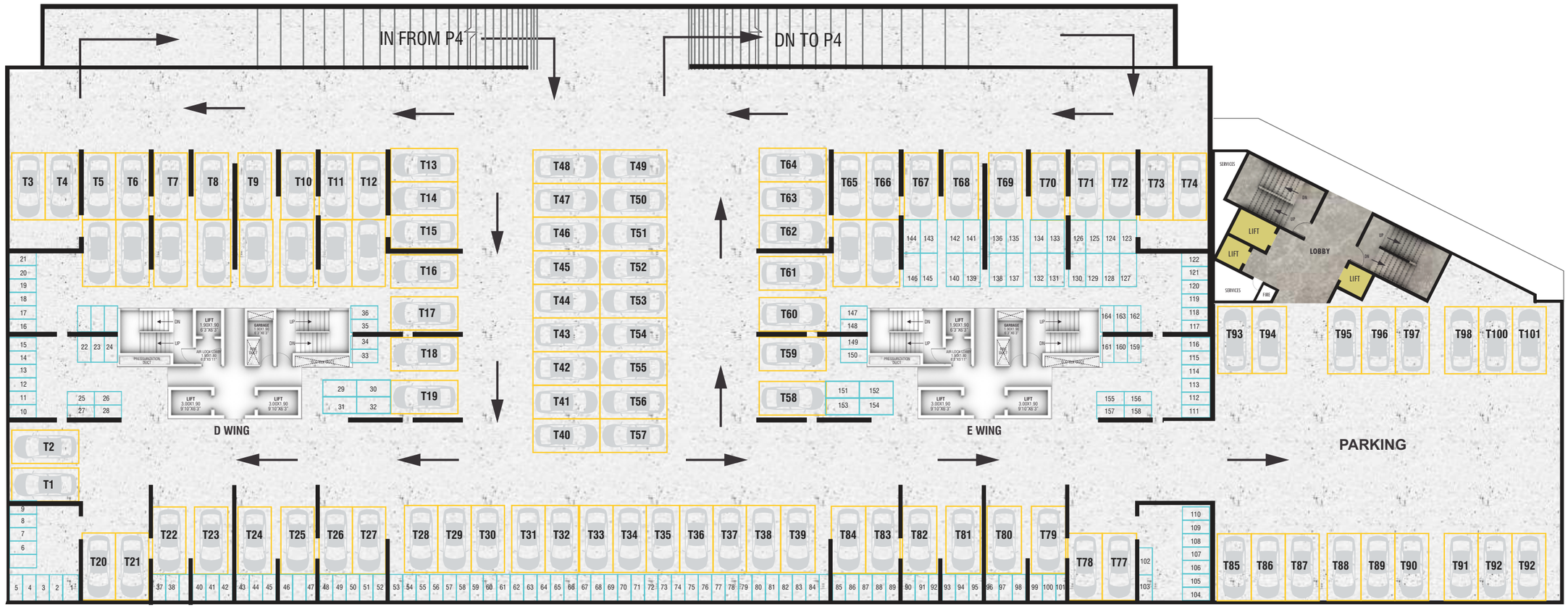
PARKING FLOOR - P3

P52100024713



PARKING FLOOR - P4

P52100024713



PARKING FLOOR - P5

RERA REGISTRATION CERTIFICATE

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100024713**

Project: ***GANGA ALTUS WING D AND E****Plot Bearing / CTS / Survey / Final Plot No.:****PLOT NO B1 SR NO 22 HISSA NO 2 at Pune (M Corp.), Pune City, Pune, 411014;*

1. **Goel Ganga India Pvt Ltd** having its registered office / principal place of business at *Tehsil:* ***Pune City****, District:* ***Pune****, Pin:* ***411001***.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **02/03/2020** and ending with **31/12/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:02-03-2020 15:22:25

Dated: **02/03/2020**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

P52100024713

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