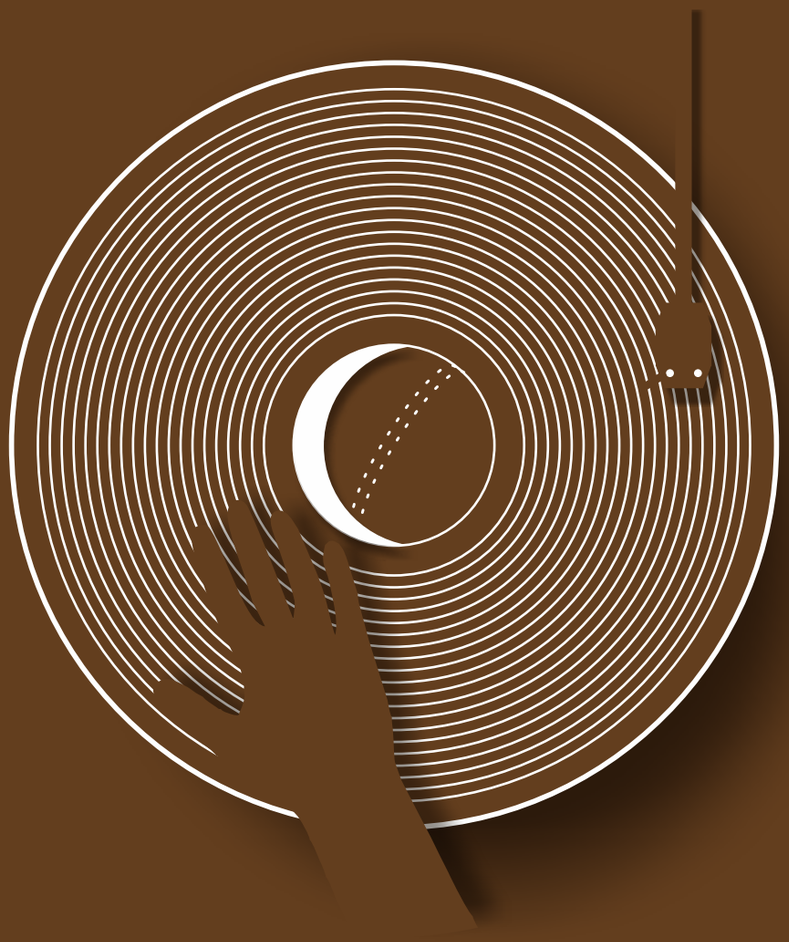


ENJOY THE GAME CALLED LIFE

NARMADA'S

Shaligram

pavilia

ENJOY THE GAME CALLED LIFE

2, 3 & 4 BHK Super Premium Homes



The King has arrived.

Shaligram Group

The Shaligram Aura

20+
Years
in Business

22.5
Million sq. ft. of
Construction

10,000+
Happy
Families

1000+
Commercial
Units

ESTABLISHING LANDMARKS THAT ENHANCE CITIES SINCE 2003

Shaligram Group

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



Hotels (15-20 mins)

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



Malls (15-25 mins)

Xion
Experia City
Phoenix Market City
One Vision



Banks (15-20 mins)

HDFC
ICICI
State Bank of India
Kotak Mahindra
Axis Bank



Theaters (15-20 mins)

Fun Square
PVR
BIG Cinemas
Xion E-square
Elpro Inox

Schools (15-25 mins)

Orchid
Vibgyor
Kendriya Vidyalaya
B K Birla
High Vision, Indira
GBS, Blossom
Akshara International
Dnyan Prabodhini



Colleges (15-25 mins)

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

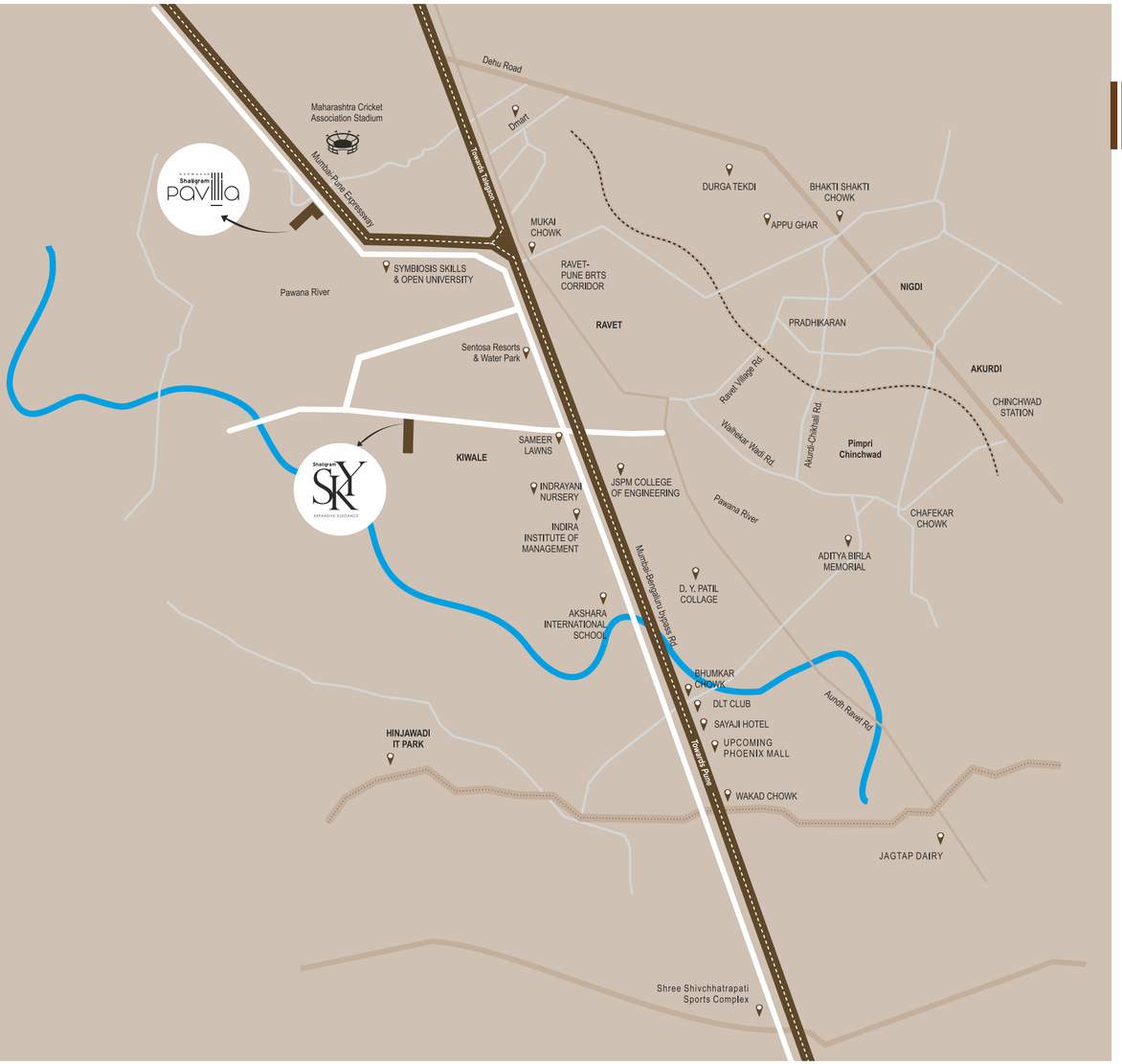
Hospitals

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



Places to visit

Shirgaon Sai Mandir (Pratishirdi)
Ghoradeshwar Shiva Temple



*Distance and time are tentative and approx. As per traffic / infrastructure conditions.



MCA Stadium

Pune-Mumbai Expressway

Shaligram Pavillia Sales Office

60' DP Road

Actual bird's eye view of Shaligram Pavillia

ENJOY THE GAME CALLED LIFE

Representative images

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 here.

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

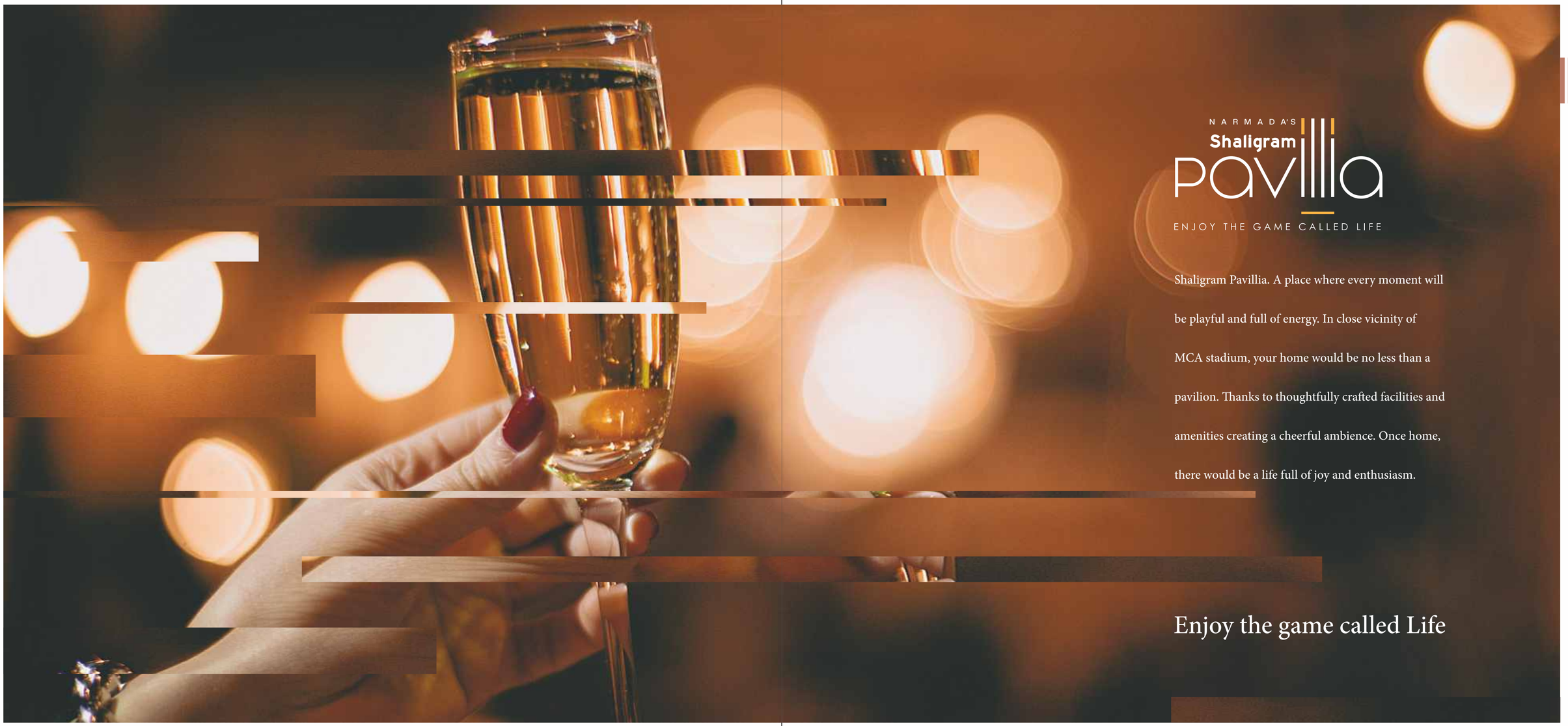
Obtain a game-changing and self-sufficient lifestyle with Gahunje's exceptional social infrastructure. The area is equipped with a wide range of civic amenities that include reputed schools, world-class hospitals, shopping malls and multiplexes, marketplaces, restaurants, cafés, banks and ATMs. BK Birla 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 Hospital.





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.



NARMADA'S

Shaligram

Pavillia

ENJOY 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



NARMADA'S

Shaligram Pavilia

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.

Such a well planned design keeps freshness flowing 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!



NARMADA'S

Shaligram Pavillia

ENJOY THE GAME CALLED LIFE

2, 3 & 4 BHK Super Premium Homes

Arrive in style

Your style statement begins right at the entrance. Such is the grandeur of the entry plaza that calling it magnificent would be an understatement.





Grand Welcome Plaza

Designed to delight you in an instant as you arrive.



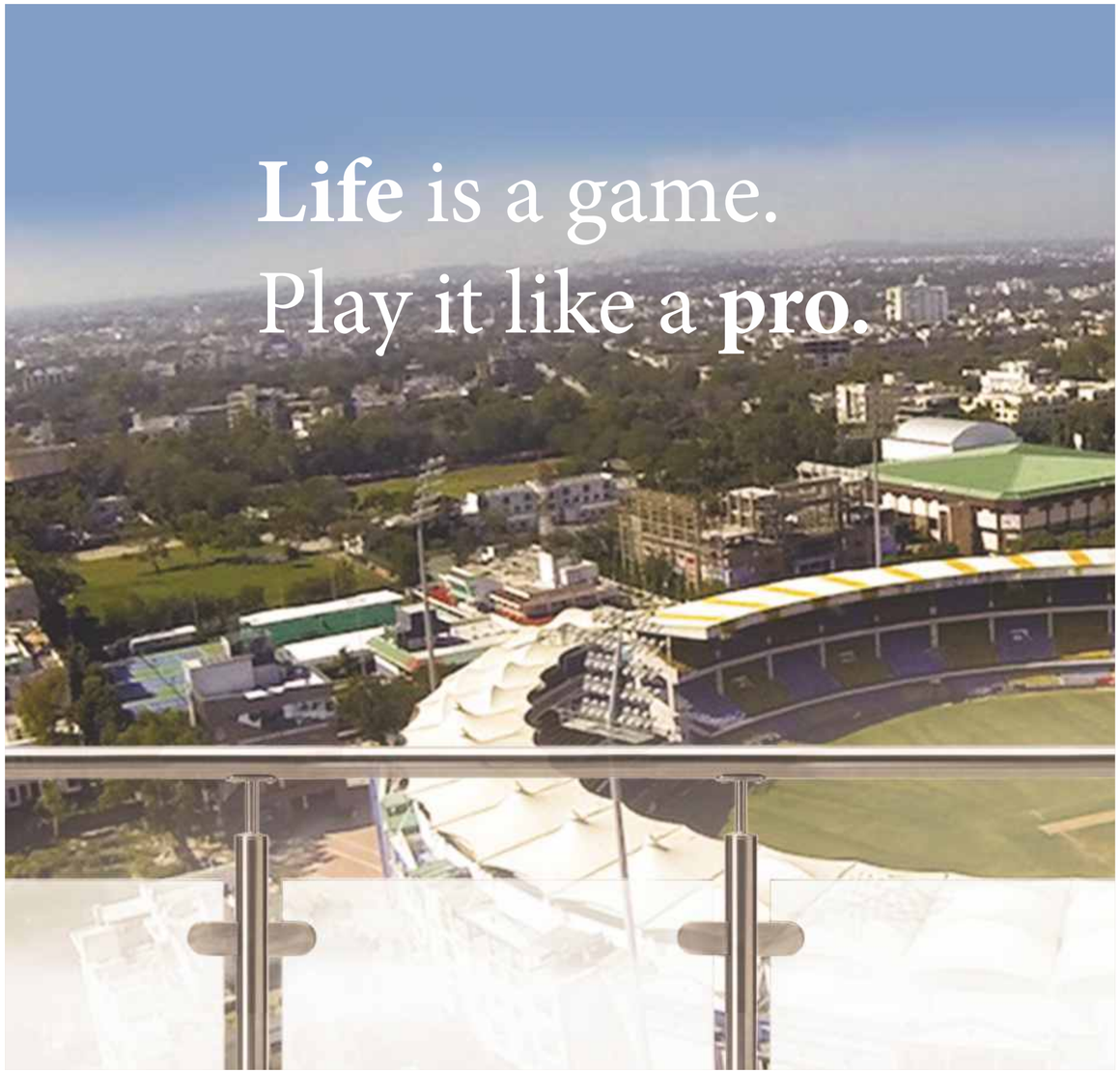
For breezy moments

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...



Representative images


Gazebo
Yoga &
Meditation Zone
Decorative Shrubs
Pergola
Open Gym
Jogging Track
Sitting Area
Landscaped
Party Lawn
Splash Pool
Water
Fountain
Group Sitting
Chess
Board
Dubai
Sitting
Club Pavillia: 25,000 Sq.ft. area on the top floor
It's different up there



Representative images





Charming Gazebos to spend some quality time



Dubai sitting for that elegant feel!



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



Play it your way...


For a peaceful
me time



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 in the family to shade some calories and share laughter as well!



Representative images

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

Grand Clubhouse





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



Playing is all about Learning

Representative images



Podium Level
Amenities







Do More Laps of Sheer Pleasure

24' x 41' Deep Swimming Pool





Let us look inside your home

Representative images



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.

L E I S U R E

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

- **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
- Elegant party hall
- Community hall and cafeteria

Representative images



LOBBY AMENITIES

- Reception & Waiting Area with A/C, Sofa, decorative lights
- 3 elevators Otis/shindler/kone each tower with power back-up
- GreenScape
- Spectacular name Board
- Glass Entrance Door
- Ambient Photo Mural's
- **SECURITY AND SAFETY FEATURES**
- Generator back-up for common areas
- 24x 7 Security System with CCTV
- Compound wall
- Security cabin-cum-surveillance room
- Fire fighting system
- Fire fighting Water Sprinkler in Flat and Common Areas
- In flat smoke detector

ADD ON FEATURES

- Grand Entrance Gate on both side
- Stage with Amphitheatre
- Guest / driver room
- Provision of wheel chairs
- Letter box for each flat in the parking area.
- ERP Application for Society Maintenance
- Anti-mosquito Machines in Common Area
- Water storage tanks
- Podium Parking
- School Bus Pick-up Point
- Provision of AC Points in Living & Bedroom
- High Speed Wi Fi
- **RENEWABLE ENERGY FEATURES:**
- Provision for Car Charging Station (limited points)
- Sewage treatment plant
- Rain water harvesting
- Organic waste convertor

Style defining

Specifications



Representative images

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.

Our Options, for your Desires.



	SQ. FT.
1. LIVING & DINNING	10'6" X 16'3"
2. LIVING TERRACE	4'11" X 10'4"
3. KITCHEN	8'0" X 9'0"
4. DRY TERRACE	9'0" X 3'3"
5. COMMON BEDROOM 1	10'0" X 10'0"
6. COMMON TOILET	7'1" X 4'1"
7. COMMON BEDROOM 2	10'0" X 9'0"
8. MASTER BEDROOM	10'6" X 12'0"
9. MASTER BEDROOM TERRACE	4'11" X 7'1"
10. MASTER TOILET	7'1" X 4'1"

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

Our Options, for your Desires.



	SQ. FT.
1. LIVING & DINNING	10'6" X 14'9"
2. LIVING TERRACE	4'11" X 9'0"
3. KITCHEN	8'0" X 9'8"
4. DRY TERRACE	6'7" X 4'3"
5. COMMON BEDROOM	10'4" X 10'0"
6. COMMON TOILET	6'1" X 4'3"
7. MASTER BEDROOM	10'0" X 11'0"
8. MASTER BEDROOM TERRACE	3'3" X 11'0"
9. MASTER TOILET	4'5" X 6'11"

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

Our Options, for your Desires.



	SQ. FT.
1. LIVING & DINNING	10'6" X 14'9"
2. LIVING TERRACE	4'11" X 9'0"
3. KITCHEN	8'0" X 9.8"
4. DRY TERRACE	6'7" X 4'3"
5. COMMON BEDROOM	10'0" X 10'0"
6. COMMON TOILET	6'1" X 4'3"
7. MASTER BEDROOM	10'0" X 11'0"
8. MASTER TOILET	4'5" X 6'11"

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

Our Options, for your Desires.



	SQ. FT.
1. LIVING & DINNING	10'6" X 14'9"
2. LIVING TERRACE	4'11" X 10'0"
3. KITCHEN	8'0" X 9'8"
4. DRY TERRACE	6'7" X 4'3"
5. COMMON BEDROOM	9'0" X 9'0"
6. COMMON TOILET	6'1" X 4'3"
7. MASTER BEDROOM	10'0" X 11'0"
8. MASTER TOILET	4'5" X 6'11"

	FLAT NO.	FLAT TYPE	CARPET (SQ.M.)	DRY BAL. (SQ.M.)	BALCONY (SQ.M.)	TOTAL (SQ.M.)	TOTAL CARPET (SQ.FT.)
1 to 6	101,201,301,401,501,601,801,901,1001,1101,1301, 1401,1501,1601,1801 ..... 106,206,306,406,506,606, 806,906,100	3BHK	66.86	2.70	7.85	77.41	833
2	102,202,302,402,502,602,802,902,1002, 1102,1302,1402,1502,1602,1802.	2BHK(TYPE 2)	49.80	2.56	4.50	56.86	612
3 to 4	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	2BHK(TYPE 1)	54.29	2.56	7.34	64.19	691
5	105,205,305,405,505,605,705,805,905,1005, 1105,1205,1305,1405,1505,1605,1705,1805	2BHK(TYPE 3)	53.39	2.56	4.06	60.01	646
		4BHK	80.39	2.70	7.85	90.91	

