

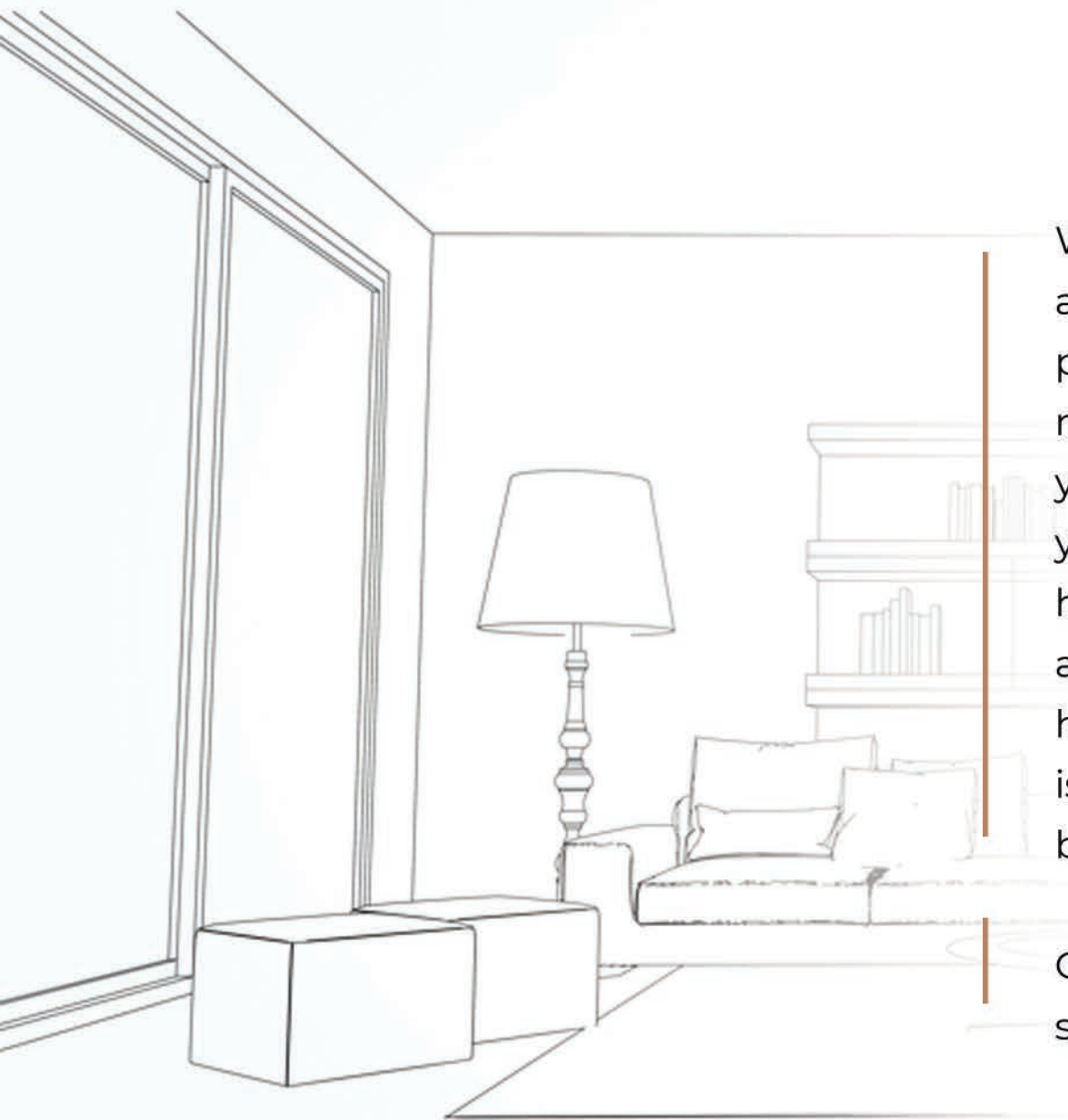


BUTTEPATIL
PROPERTIES

Gulab Shilp

Where serenity & serendipity meet!

1 & 2 BHK apartments at Warje, Pune



With a classic range of modern facilities and an authentically designed space to provide a gracious lifestyle and an environment beholding cheerfulness, we present to you, Gulab Shilp. A space custom-made to fit your individual aesthetics and provide a homely taste for life. A wide range of facilities and services for you to feel the comfort of a healthy living environment, Gulab Shilp is the kind of dream house you have always been looking for!

Gulab Shilp is a residential project with strategically designed 1 & 2 BHK apartments.



1 & 2 BHK Apartments

Homes that cherish
every moment!



1 BHK Apartment Layout (489 SQ. FT)



2 BHK Apartment Layout (614 SQ. FT)



2 BHK Apartment Layout (648 SQ. FT)



2 BHK Apartment Layout (704 SQ. FT)



2 BHK Apartment Layout (714 SQ. FT)

TYPICAL FLOOR PLAN

PROPOSED 9.00 M WIDE ROAD

AREA UNDER ROAD WIDENING



RERA SALABLE AREA STATEMENT (SQ.FT)

FLAT TYPE	FLAT CARPET + DRY BALC.	OPEN BALC.	TERRACE	TOTAL	SALABLE
101,201,301,401,501, 601,801,901,1001	622	82	0	704	950
102,202,302,402,502, 602,802,902,1002	595	52	0	648	874
103,203,303,403,503, 603,803,903,1003	441	48	0	489	660
104,204,304,404,504, 604,804,904,1004	662	52	0	714	964
105,205,305,405,505, 605,805,905,1005	564	50	0	614	829

NORTH



BUTTEPATIL
PROPERTIES

REFUGE FLOOR PLAN

PROPOSED 9.00 M WIDE ROAD

AREA UNDER ROAD WIDENING



RERA SALABLE AREA STATEMENT (SQ.FT)

FLAT TYPE	FLAT CARPET + DRY BALC.	OPEN BALC.	TERRACE	TOTAL	SALABLE
701	390	82	0	472	637
702	595	52	0	648	874
703	441	48	0	489	660
704	662	52	0	714	964
705	564	50	0	614	829

NORTH



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Specifications

STRUCTURE

- Earthquake resistant R.C.C. Structure
- Light weight blocks or 6" cement bricks
- Internal plaster - Gypsum plaster - Saint Gobain Vinayak, India gypsum
- External plaster - Sand face plaster with attractive elevational feel And mixture

FITTINGS

- Bathroom Fittings: Plumber/Jaquar
- Electrical Fittings: Legrand or Anchor
- Poly cab/Havells for cables
- PVC pipes for electrical Diamond or Equivalent
- Sanitary Fittings: Varmora / Hindware / Cera

DOOR & WINDOWS

- Aluminum Sliding windows with Mosquito Net
- Flush main door with laminate finish 40mm
- Pre laminated frames for Bedroom Doors, 35mm Thick bedroom doors with factory Pressed laminate
- Doors for attached balcony & Toilets with FRP Coating
- Black Granite/Marble sill for Window frames and door jams
- (Bathroom Terrace/ Balcony) with Edge polishing

KITCHEN

- Kitchen platform with Granite with branded stainless steel sink.
- Ceramic Tiles above kitchen platform
- Electrical Provisions for Microwave, Mixer, Freeze, Exhaust

TILES

- Floor Tiles: Vitrified or Equivalent
- Wall Tiles above Kitchen Platform
- Dry Balcony, Terrace and Toilet Designer, Tiles Brand :- Kajaria /Johnson / AGL / Pavit

PAINT

- Internal paint: Oil Bound Distemper
- External paint: Exterior Emulsion Elastomeric paint dulux weather shield/Asian Paint/Nerolac

BACKUP

- Automatic Elevator with Battery backup
- Electrical backup in staircase and parking light
- Electrical provision for inverter in each flat

SAFETY FEATURES

- Safety M.S Grills to all windows
- Video door phone - Hikvision/Godrej

LIFT

- Automatic Doors with SS Cabin (Make Otis/Johnson)

Common Amenities



**Decorative Entrance
Lobby**



**Rooftop Solar PV
Systems**



Puzzle Car Parking



Sufficient Plantation



**Firefighting Systems With
All Fittings With ISI Marking**



CCTV Surveillance



Parking Paver blocks

About us

We at Buttepatil Properties are one of the market leaders with over 35 years of Experience & Expertise in the field of Construction & Redevelopment Activities. We have specific focus on Design & Engineering Excellence and have developed more than a million square feet of work in and around Pune. We have a dedicated team of Architects, Structural Consultants, Engineers, Contractors & Lawyers who strive to deliver to their best of abilities.

Over the years, we have executed many prestigious projects & have carved a niche for ourself in the real estate & redevelopment segment. We have unmatched track record of completing most projects ahead of time without compromising on quality. Our brand stands at the core of who we are & what we stand for is not just our deliveries but also our everyday conduct. Our ultimate goal is to turn your Dream Homes into Reality.

Location Map



Strategically located in the heart of
'Warje' with excellent connectivity owards:

NH4 - Within 1 Km

Vinayak Hospital - 650 m

Mai Mangeshkar Hospital - 1.1 Km

RMD Sinhagad Springdale - 950 m

Matoshree National School - 1.8 km

Warje Sports Complex - 200 m

Sinhagad Road - 5.2 Km

Chandani Chowk - 4.8 Km

Vanaz Metro Station - 6 Km

Site Address - S.no 80, Atulnagar, Opposite Dodke Park, Warje, Pune 58



Rera Registration Number - P52100032862



BUTTEPATIL
PROPERTIES

Office Address -

657A, Gulab Pavilion, 7th Floor,
Near Z Bridge, Deccan Gymkhana,
Pune - 04, Maharashtra, India.

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Buttepatil Properties



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