

*Redefining
urban living*



Artist's Impression

Omkar

2 & 3 BHK APARTMENTS
MADHUSANCHA SOCIETY, KARVE NAGAR


ranjekar

Upgrade to Urban Living

Omkar is a property of 2 & 3 BHK apartments offering a wide range of specifications and amenities for comfortable, stress-free living. Give your lifestyle the upgrade it deserves by moving into the premium homes at Omkar.

2 & 3 BHK
APARTMENTS



6-STOREY
RESIDENTIAL
TOWER



AMENITIES FOR
COMFORTABLE
LIVING

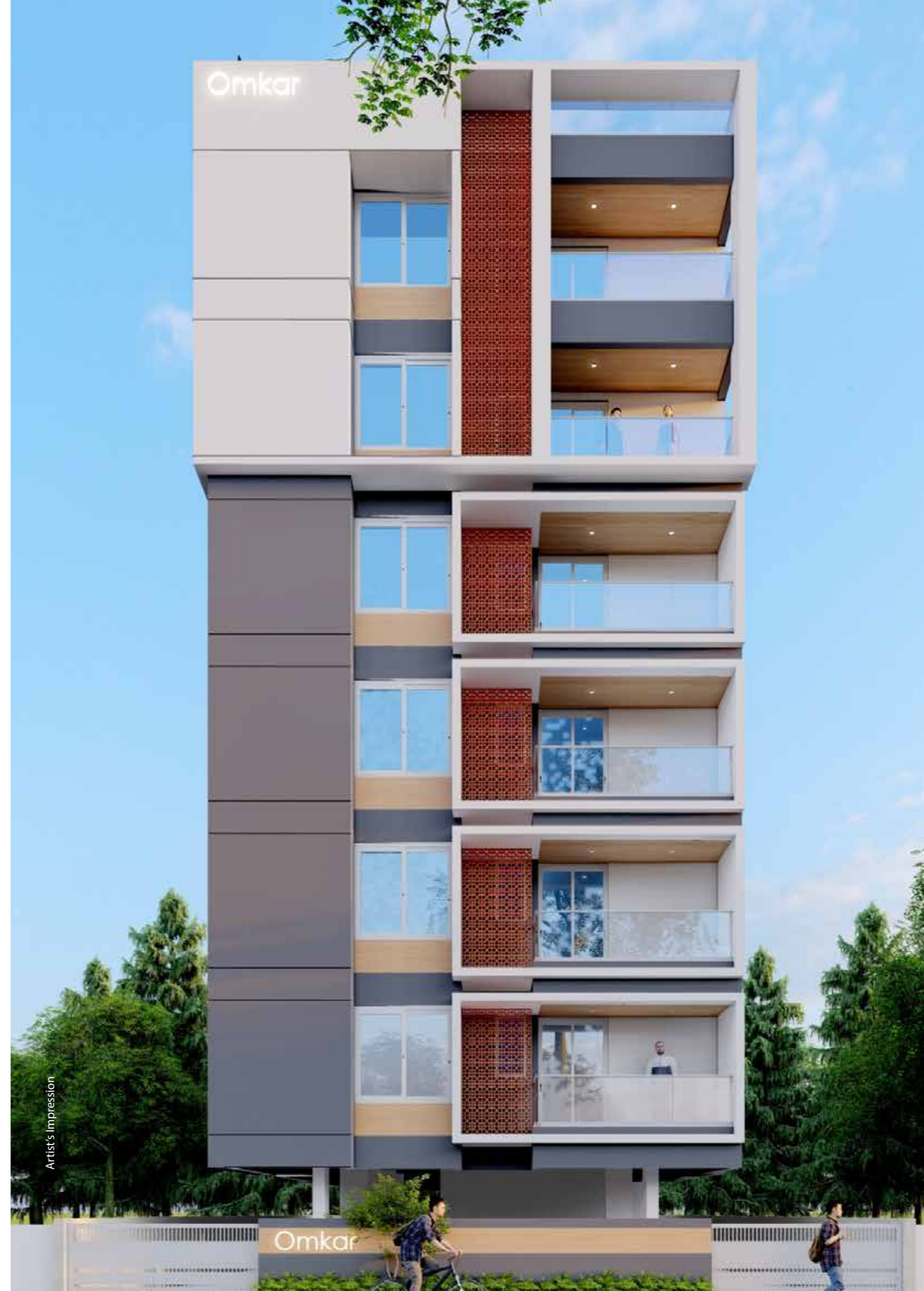


THOUGHTFUL
SPECIFICATIONS



Omkar

LUSH-GREEN
SURROUNDINGS



Artist's Impression

Specifications

R. C. C. STRUCTURE

- Anti termite treatment to the structure.
- Earthquake resistant RCC structure as per IS code specifications.

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 - Brick bat coba waterproofing.
- Bath, Toilets - Brick bat waterproofing with chemical coating.

FLOORING, SKIRTING & DADO WORK

- Flooring - Vitrified tiles of 800mm X 800mm of kajaria/equivalent.
- Toilets & Balconies - Anti-skid tiles of 300mm X 300mm or 300mm X 450mm of Kajaria/Johnson/Equivalent.

KITCHEN ROOM

- L - shaped or parallel kitchen platform (As per your requirement) with ss sink with Black Granite.
- Full height dado 200mm X 300mm or 300mm X 450mm 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.

DOOR

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

- Toilets - Granite door frame with hot pressed laminated 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.
- M. S. safety grill for Windows.
- Granite window sills with edge polishing.

ELECTRICAL WORK

- Concealed wiring through PVC Conduit 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 pipes.
- All internal plumbing -CPVC pipes.
- Toilet fixtures - All CP fixtures of Jaguar or equivalent make.
- Premium quality plumbing & sanitary fittings Jaquar or equivalent.
- False Ceiling to the Toilets & Balcony.

PAINTING WORK

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



Amenities that light up smiles

Senior citizens zone

Yoga pavilion

Mandir

Children's play area

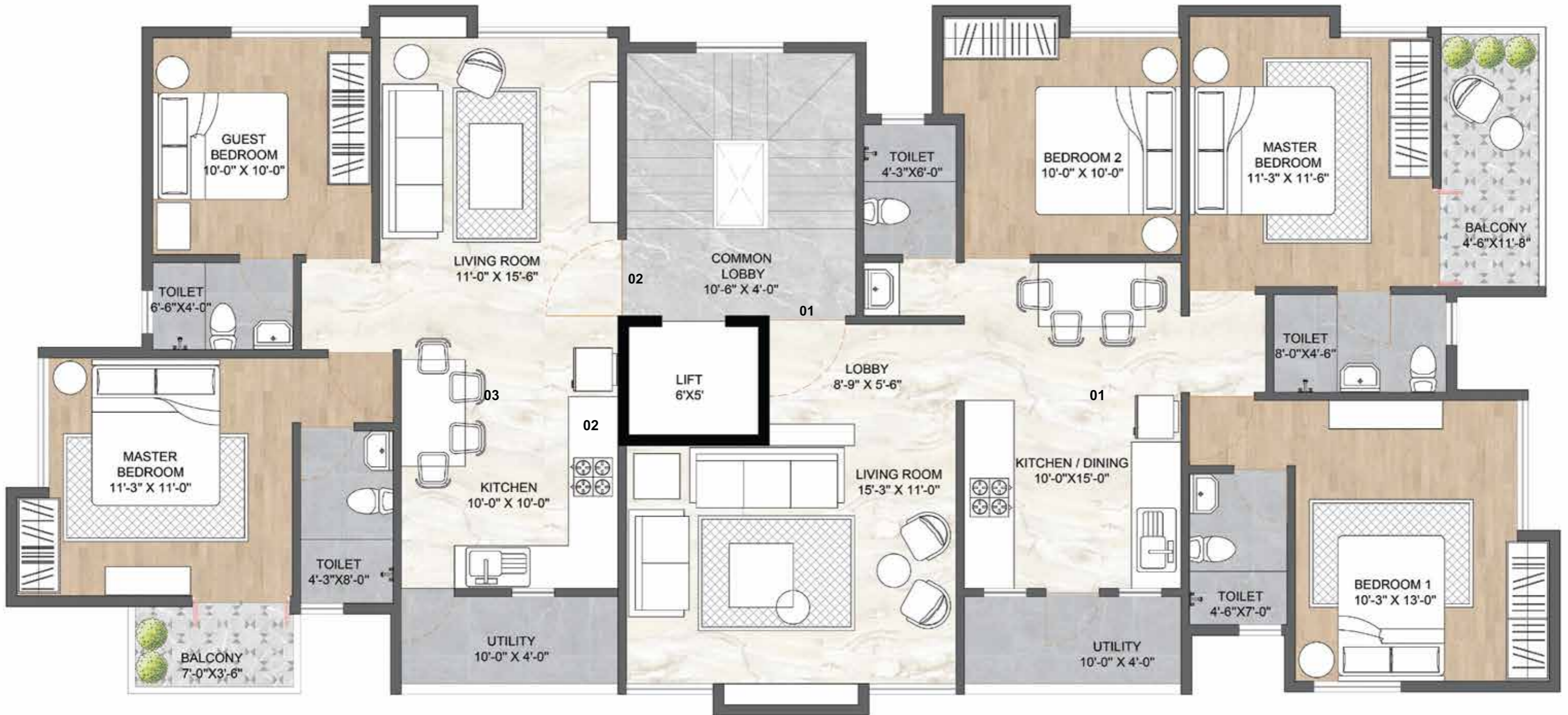
Walking track



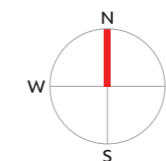


2BHK

3BHK



ROAD



UNIT NO.	TYPE	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	TOTAL CARPET (SQ. FT.)
1	3 BHK	945	93	1038
2	2 BHK	624	67	691

40+

YEARS OF
REAL ESTATE
EXPERTISE



1 MILLION+
SQ. FT.

CONSTRUCTION
AREA (ONGOING
& UPCOMING)

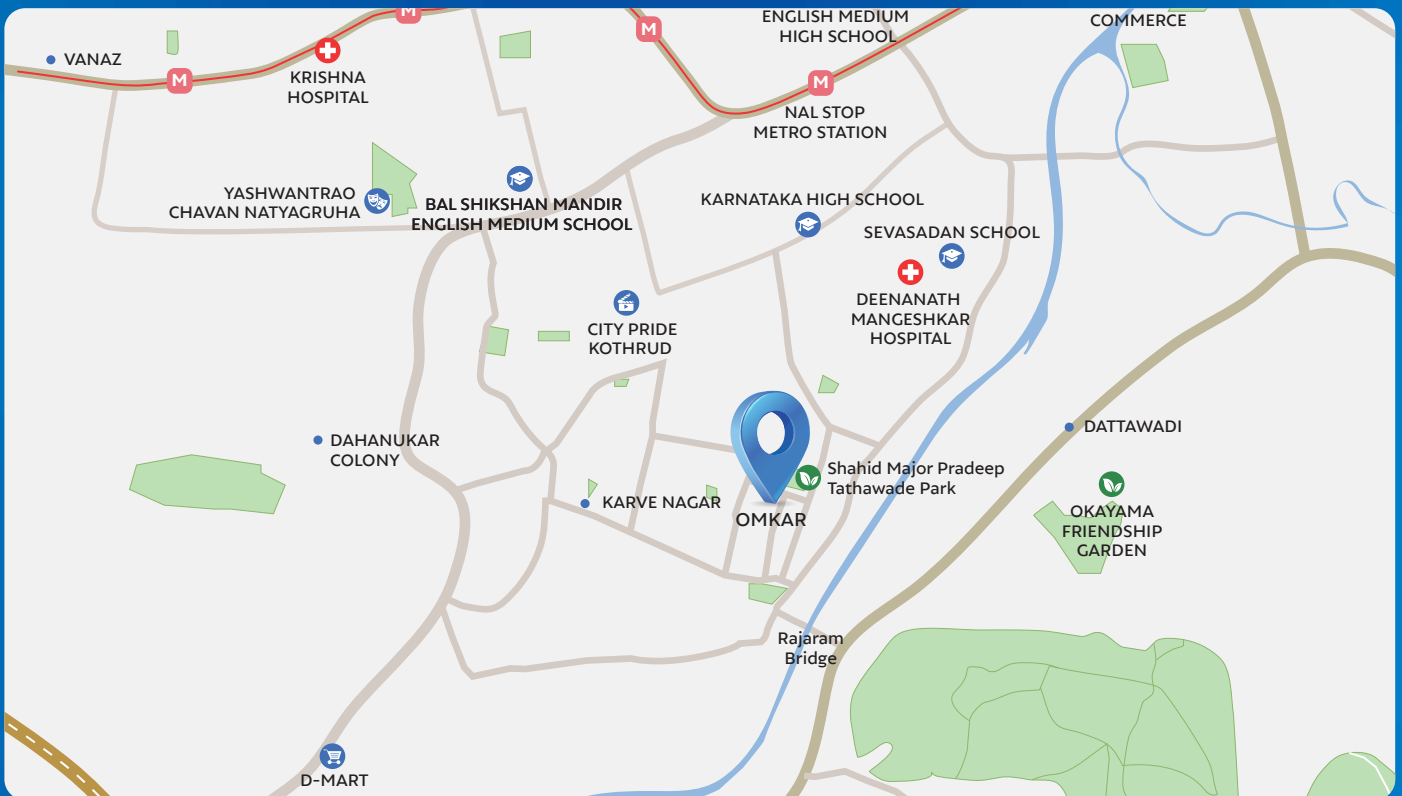
8

YEARS OF
REDEVELOPMENT
EXPERIENCE

ranjekar

500+

HAPPY
AND SATISFIED
CUSTOMERS



SITE ADDRESS: MADHUSANCHA SOCIETY, KARVE NAGAR

CORPORATE OFFICE: YASH' K6/4 ERANDWANE HOUSING SOCIETY, ERANDWANE,
OPPOSITE SEVASADAN SCHOOL, NEAR DEENANATH MANGESHKAR HOSPITAL, PUNE 411004
M: 8087333199 / 599 | T: 020-2542 1669 | E: sales@ranjekarrealty.com



P52100052757
WWW.MAHARERA.MAHAOONLINE.GOV.IN

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.

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