



THE  
LEGEND

1 & 2 BHK ITian Homes • Hinjawadi Phase -1



WELCOME HOME...  
LEGENDRY ITian



STAY CONNECTED  
WITH LIFE



INDULGE ...  
IN THE LAP OF LUXURY



### FULFILLING PROMISES, DELIVERING VALUE

Shree Ventures is a company built on a strong foundation of ethics and elevated values. We believe in transparency, quality and integrity. We are dedicated to providing affordable housing, and appreciate the value of our customer's aspirations and hard-earned money. So for us, fulfilling our promises, meeting deadlines and delivering value for money are primary concerns.



A PROJECT BY

### BUILDING FUTURE WITH STRENGTH

Having cultivated the new-age living style with Innovative Approach in the progressively developing areas of Pune, Aasara Properties is undoubtedly a real estate company admired for its Honesty & Integrity. The architectural beauty and design aesthetics of all its creations are par excellence. From concept to delivery, it adheres to the highest standards of quality and precision for pure Customer Delight.

MARKETED BY



### REDEFINING MARKETING & SALES

From project launch to possession, Golden Abodes manages customer relationship with utmost professionalism. Our dynamic combination of passionate team & technology, ensure a process driven system resulting in customer delight. Our vast experience in Mumbai & Pune markets has helped complete multiple projects successfully. Today we take pride in revering the bond we share with our customers and stakeholders.

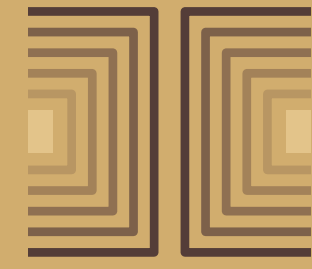
#### CREDITS

**ARCHITECT**  
Shitesh Agrawal  
Architects Pvt. Ltd.

**BRAND CONSULTANT**  
Rishi Jain  
RJ Design Pvt. Ltd.

**LANDSCAPE CONSULTANT**  
Design Terra

**RCC CONSULTANT**  
3D Prime designers Pvt. Ltd.



# THE LEGEND

1 & 2 BHK ITian Homes • Hinjawadi Phase -1





FEEL...  
THE TOUCH OF THE CLOUDS

## AMENITIES

- Swimming pool with separate toddler's pool
- Multipurpose court
- Indoor games room
- Fitness Center
- Outdoor Gym
- Banquet hall
- Party lawn/Landscaped garden
- Children's play area
- Decorative entrance lobby
- Designer entrance gate with security cabin
- Rain water harvesting
- Piped gas system

## KEY SPECIFICATIONS

- Solar water heating system
- Generator back up for common areas
- Inverter back up for apartments
- Intercom facility (security to apartment)
- Geysers
- DTH TV connection
- Wi-Fi internet
- Water Purifier
- Video door phone with door bell

## SPECIFICATIONS

### RCC

- Earthquake resistant structure

### MASONARY

- External 6" brickwork
- Internal 6"/4" brickwork

### PLASTER

- Sand faced cement plaster for external walls
- Gypsum/POP finish internal walls with additional strength

### PAINT

- External - Good quality weatherproof paint
- Internal - Acrylic emulsion

### FLOORING

- 800mm x 800mm vitrified tiles
- Antiskid tiles in toilets & terraces

### KITCHEN

- Modular kitchen with trolleys and overhead cabinets
- Kitchen with granite platform & stainless steel sink
- Designer glazed dado tiles upto ceiling

### DRY BALCONY

- Plumbing and electric point for washing machine
- Proper water inlet and outlet points

### DOORS AND WINDOWS

- Decorative main door & internal flush doors
- Marble/granite door frames to toilet
- 3 track powder coated heavy grade aluminium windows with mosquito net

### WASH ROOMS

- Rain Shower in master bathroom
- Designer glazed dado tiles on the walls
- Counter wash basin for master bedroom
- Exhaust fans
- Concealed plumbing work
- Jaguar or equivalent make toilet fittings
- Health faucet in toilets
- Hot & Cold mixture unit in all toilets

### ELECTRIFICATION

- Concealed copper wiring with circuit breakers
- A.C.Point in all bedrooms and Living room
- Modular switches from Legrand or equivalent
- TV and Telephone points in Living Room and Master Bedroom



ENJOY...  
THE PLAYFUL MODE

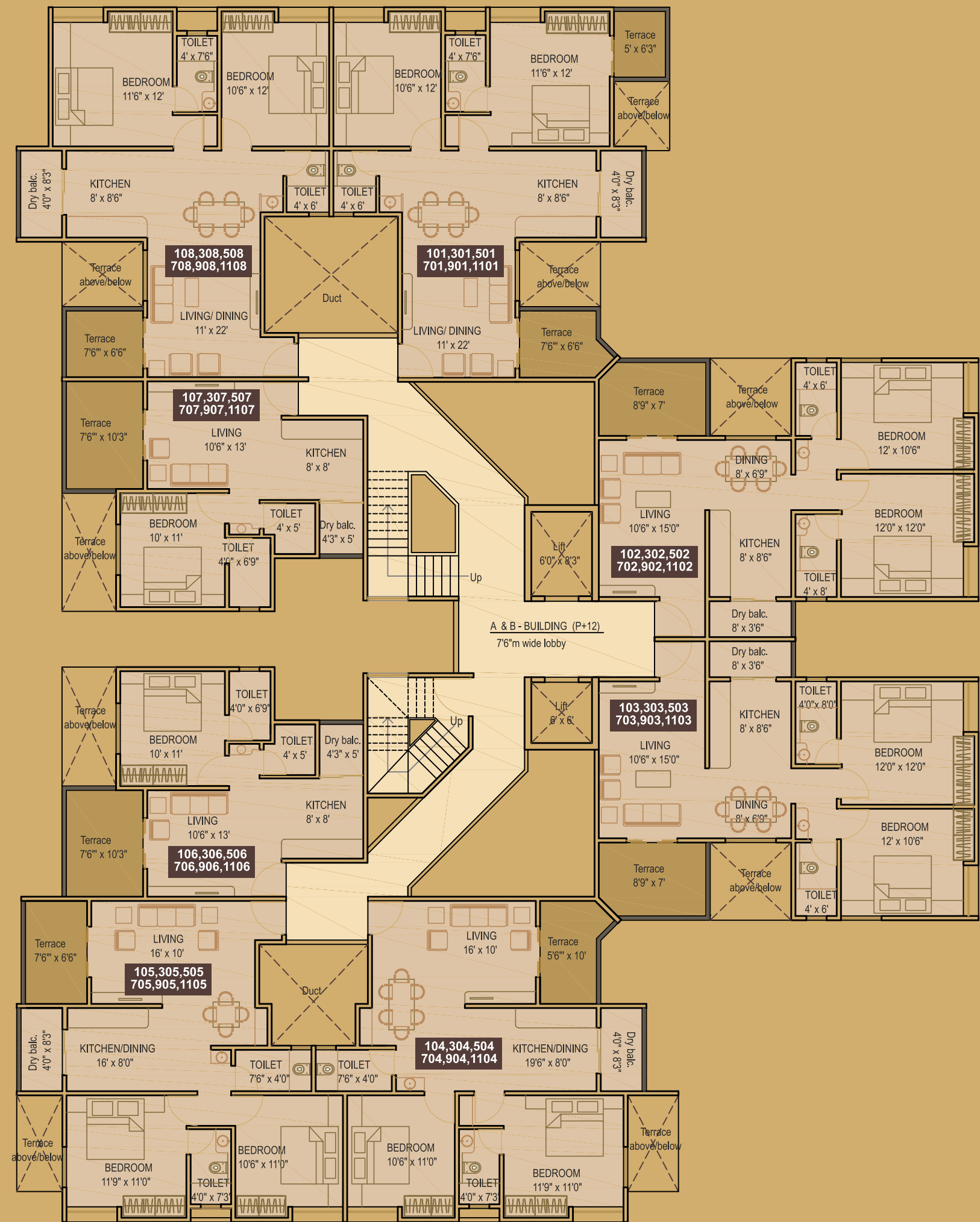
2 BHK  
TYPE - 1



2 BHK  
TYPE - 2



# A & B BUILDING



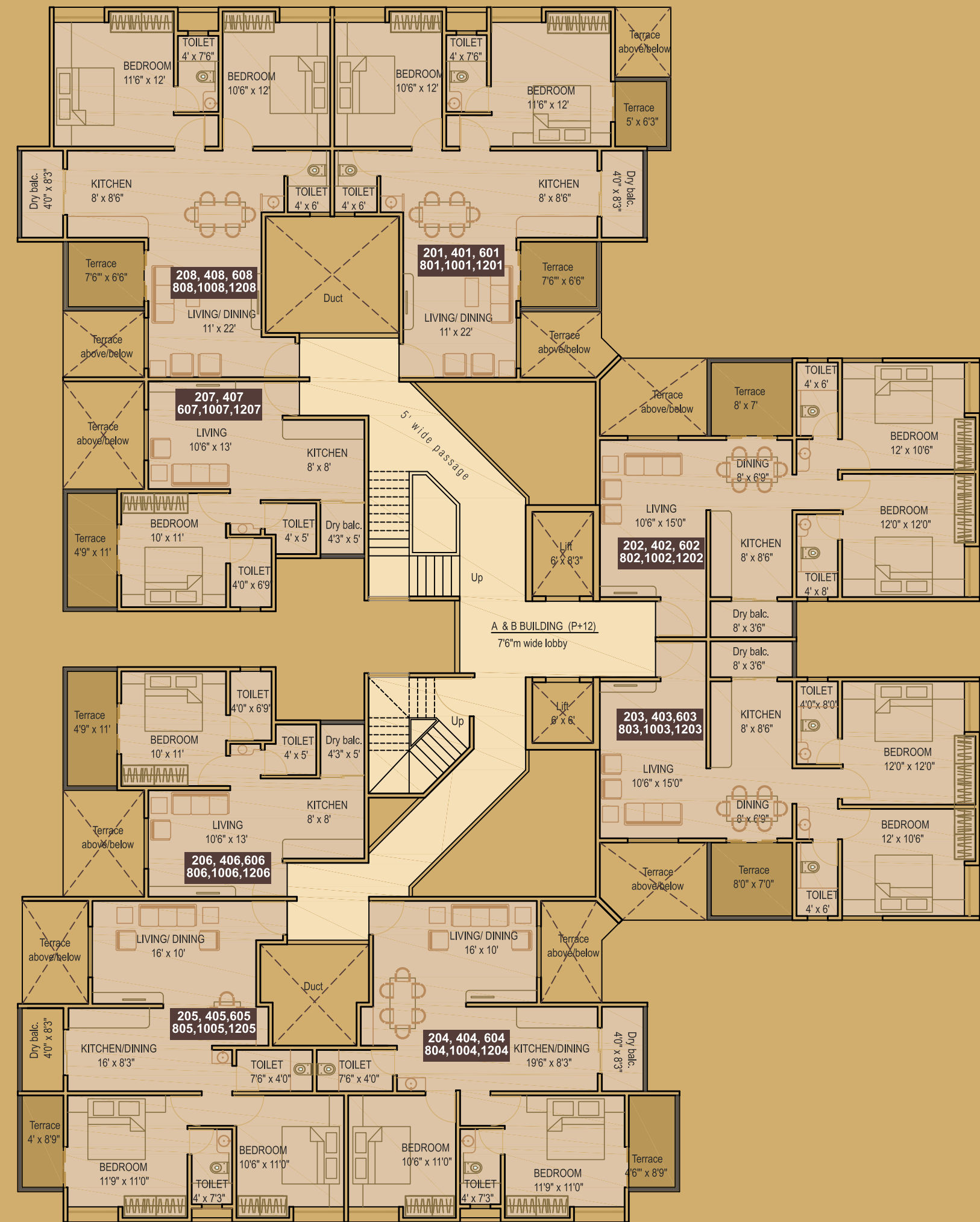
### TYPICAL ODD FLOOR PLAN

FLAT NOS.	TYPE	CARPET		TERRACE		TOTAL	
		Sq.mtr.	Sq.ft.	Sq.mtr.	Sq.ft.	Sq.mtr.	Sq.ft.
101,301,501,701,901,1101	2BHK	66.28	713.44	7.76	83.53	74.04	797
102,302,502,702,902,1102	2BHK	65.54	705.47	6.77	72.87	72.31	778
103,303,503,703,903,1103	2BHK	65.54	705.47	6.77	72.87	72.31	778
104,304,504,704,904,1104	2BHK	64.87	698.26	5.40	58.13	70.27	756
105,305,505,705,905,1105	2BHK	63.08	678.99	5.57	59.96	68.65	739
106,306,506,706,906,1106	1BHK	37.62	404.94	7.17	77.18	44.79	482
107,307,507,707,907,1107	1BHK	37.98	408.82	7.25	78.04	45.23	487
108,308,508,708,908,1108	2BHK	67.23	723.66	4.46	48.01	71.69	772

Area Statement in Sq. mtr. & Sq. ft.



# A & B BUILDING



### TYPICAL EVEN FLOOR PLAN

FLAT NOS.	TYPE	CARPET		TERRACE		TOTAL	
		Sq.mtr.	Sq.ft.	Sq.mtr.	Sq.ft.	Sq.mtr.	Sq.ft.
201,401,601,801,1001,1201	2BHK	66.28	713.44	7.27	78.25	73.55	791.69
202,402,602,802,1002,1202	2BHK	65.54	705.47	5.22	56.19	70.76	761.66
203,403,603,803,1003,1203	2BHK	65.54	705.47	5.22	56.19	70.76	761.66
204,404,604,804,1004,1204	2BHK	64.95	699.12	3.75	40.37	68.70	739.49
205,405,605,805,1005,1205	2BHK	63.03	678.45	3.34	35.95	66.37	714.41
206,406,606,806,1006,1206	1BHK	37.62	404.94	5.01	53.93	42.63	458.87
207,407,607,807,1007,1207	1BHK	38.00	409.03	5.01	53.93	43.01	462.96
208,408,608,808,1008,1208	2BHK	67.25	723.88	4.33	46.61	71.58	770.49

Area Statement in Sq. mtr. & Sq. ft.



# BE AT THE CENTRE OF ABUNDANT POSSIBILITIES OF ENRICHING LIFE...

The location is enviably ideal. Making the most of it is a work of creative imagination. The more you explore, the more you would discover. Be it global career opportunities, schooling, education, healthcare, dining, leisure, lifestyle, entertainment or socializing...the possibilities are abundant!

## IT Companies

Persistent	330 mtr.
Infosys	765 mtr.
Siemens	800 mtr.
Wipro	900 mtr.
Tata Technology	1000 mtr.
Cognizant	1100 mtr.
Accenture	1200 mtr.

## Hotels

Formule - 1	250 mtr.
The Quick Wok	540 mtr.
Kiva Brew	550 mtr.
Mezza - 9	700 mtr.
Hyatt	740 mtr.
Orchid	800 mtr.
Lemon Tree	900 mtr.

## Education

Pumpkin Patch Day Care	1000 mtr.
Symbiosis	1000 mtr.
Indira National School	2000 mtr.
Ashwini international School	3000 mtr.
Pawar Public School	6500 mtr.

## Mall & Multiplex

Dmart	410 mtr.
Big Bazaar	410 mtr.
E-square	540 mtr.
Xion Mall	540 mtr.

## Fuel Station

Shell Petrol Pump	85 mtr.
HP	790 mtr.
Indian Oil	1600 mtr.

## Banks & ATMS

IDBI Bank	100 mtr.
Canara Bank ATM	180 mtr.
SBI	290 mtr.
HDFC	690 mtr.



## KEY DISTANCES

00 KM	Hinjawadi It Park Phase 1
01 KM	Hinjawadi It Park Phase 2
1.75 KM	Mumbai - Pune Bypass
05 KM	Pimple Saudagar
08 KM	Mumbai-Pune Express Highway
2.4 KM	Wakad
4.5 KM	Baner
13 KM	Deccan
15 KM	Pune Station
17.8 KM	Airport



[www.thelegendpune.in](http://www.thelegendpune.in)



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Disclaimer : This brochure is an imaginary concept and the plan shown need not to be scaled. All plans are subject to accommodate the changes as per the sanctioning authorities. All amenities and specifications are as per availabilities and the discretion of the developer. Nature and location of all amenities and proposed development shown in proposed master plan can be added, omitted or shifted as per developers discretion. Apartments/units will be sold on the basis of carpet areas. As per RERA, the definition of carpet area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. The information given herein is presented as general information about the project and no representation or warranty is expressly or impliedly given as to its accuracy, completeness or correctness.