



PRIDE TO LIVE

YOGESHWAR

CRAFTED SO METICULOUSLY

2 & 3 BHK SIGNATURE APARTMENTS



Moments could not define him
fame did not defy him.
he never took the travelled road
he paved one for himself!

YOGESHWAR

for those who seek what lies beyond LUXURY



fortune follows her
success defines her
not limited by her thoughts
she is an epitome for setting benchmarks

YOGESHWAR

for those who understand the difference between
class and THE CLASS



a who's who affiliate
yet recognised by the commoners !
not persuaded by the world,
they are crusaders known for their work.

YOGESHWAR

for those who deserve more with their DEEDS !

The YOGESHWAR is rooted in minimalist luxury, valuing timeless trends. Boldly modern yet tastefully sophisticated. YOGESHWAR is home to SIGNET'S affluent, those who embody the essence of who's who living - successful, influential, exclusive.

PRIDE TO LIVE. CRAFTED SO METICULOUSLY.

YOGESHWAR

2 & 3 BHK SIGNATURE APARTMENTS
AT DAHANUKAR COLONY

**LUXURY
HAS A NEW
ADDRESS**





YOGESHWAR



A rainbow of inspiring neighbourhood where you can create your own life.
A kaleidoscope of important plus points of a bustling skyline which offer comfortable living.
And in an environment you were longing to become a part of.
Where living acquires an altogether new dimension. So you can fulfil all that you
aspired for. At one of the most prestigious locations in Pune at Dahanukar Colony

Signature 2 & 3 BHK apartments which will enthrall the connoisseur in you.



YOGESHWAR



MODERN ELEGANCE LIVES HERE

EXCLUSIVE AND SPACIOUS LIFTS

SIGNET Realties always think and build useful amenities. In any emergency - convenience, faster resources always helpful. Considering that we are offering 2 LIFTS in YOGESHWAR : Stretcher Lift - 13 passenger Capacity and Regular Passenger Lift



SPACIOUS DRY BALCONY



INDOOR GAMES

Indoor games like Chess, Carrom, Ludo, Snake and Ladder will energize kids and senior citizens time in afternoon and in evening



HASSLE-FREE PODIUM LEVEL PARKING

At YOGESHWAR 2 Car Park will be allotted to each Home

3 BHK CUT SECTION

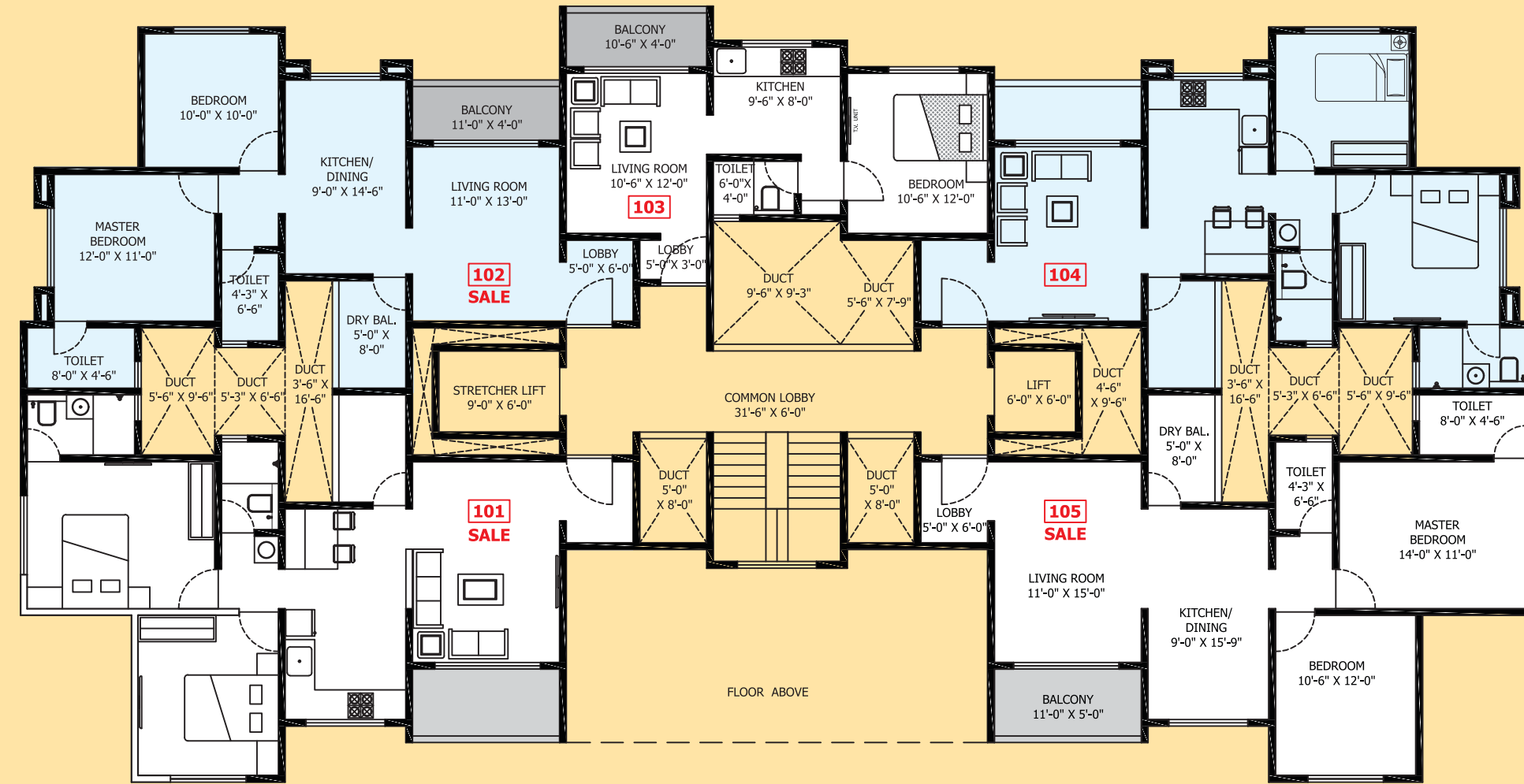


YOGESHWAR

FIRST FLOOR

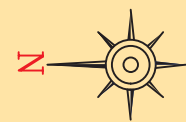


SECOND FLOOR



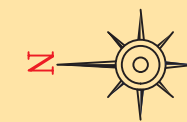
RERA AREA STATEMENT

SR. NO	FLAT NO	TYPE	CARPET AREA		BALCONY		TOTAL CARPET AREA	
			SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	101	2BHK	69.78	751.06	8.85	95.21	78.62	846.00
2	102	2BHK	62.05	667.86	7.84	84.39	69.89	752.00
3	103	1BHK	37.75	406.33	3.92	42.19	41.67	449.00
4	104	2BHK	62.05	667.86	7.84	84.39	69.89	752.00
5	105	2BHK	69.78	751.06	8.85	95.21	78.62	846.00



RERA AREA STATEMENT

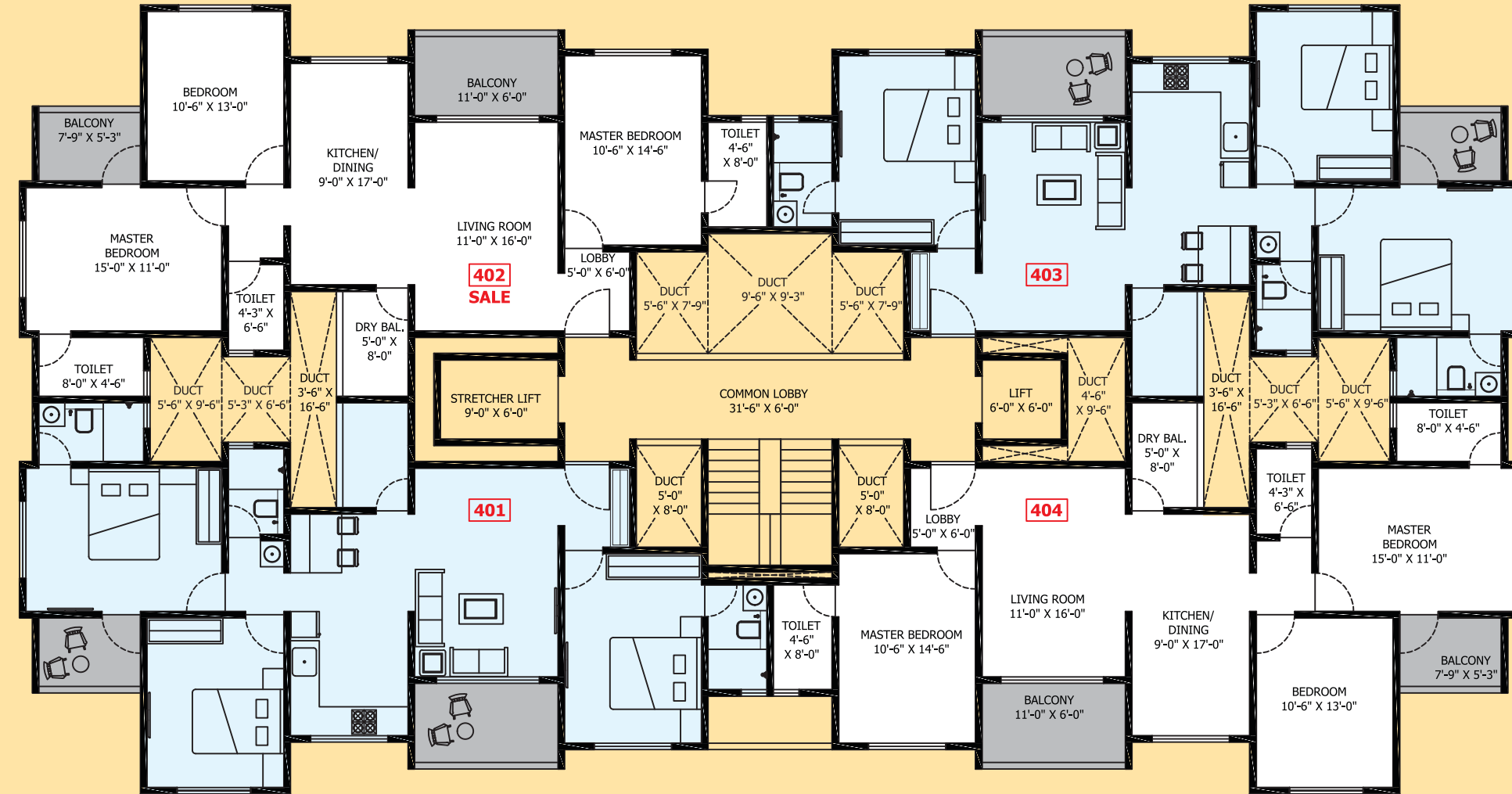
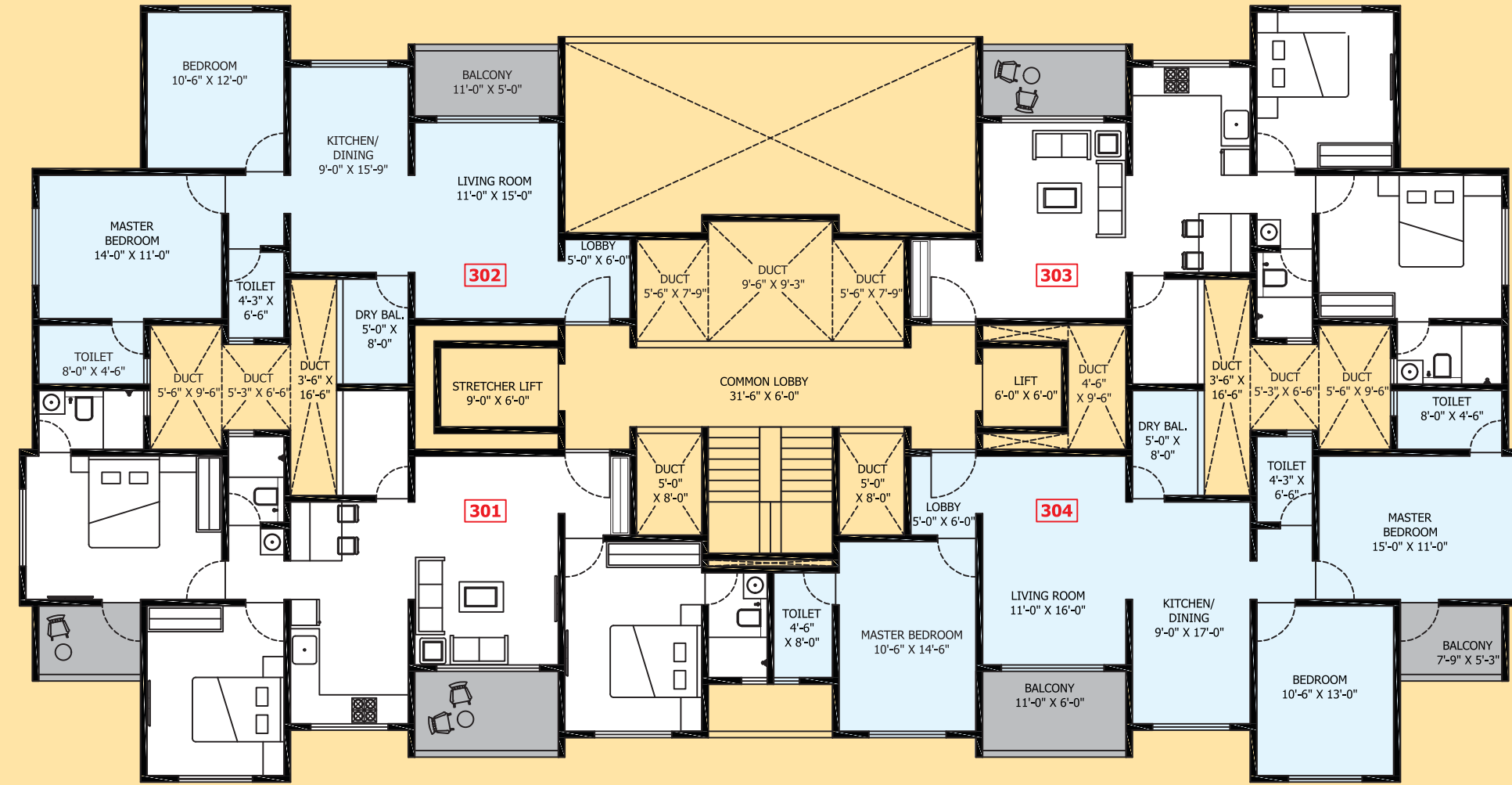
SR. NO	FLAT NO	TYPE	CARPET AREA		BALCONY		TOTAL CARPET AREA	
			SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	201	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
2	202	2 BHK	72.92	784.91	9.93	106.89	82.85	892.00
3	203	2 BHK	72.92	784.91	9.93	106.89	82.85	892.00
4	204	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00



THIRD FLOOR

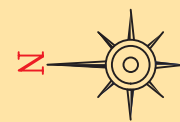


FOURTH FLOOR



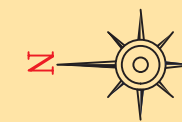
RERA AREA STATEMENT

SR. NO	FLAT NO	TYPE	CARPET AREA		BALCONY		TOTAL CARPET AREA	
			SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	301	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
2	302	2 BHK	69.78	751.06	8.85	95.21	78.62	846.00
3	303	2 BHK	69.78	751.06	8.85	95.21	78.62	846.00
4	304	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00



RERA AREA STATEMENT

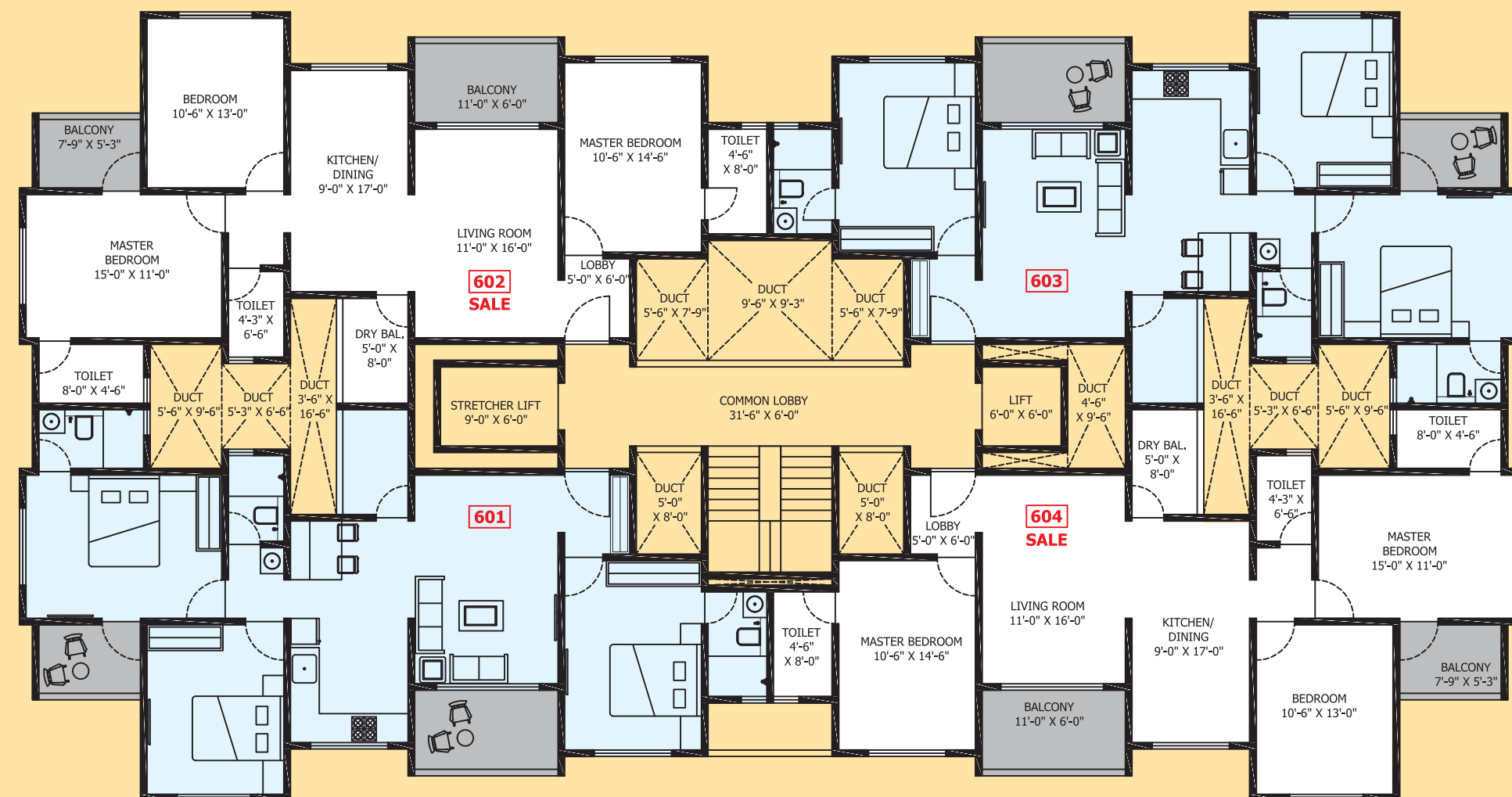
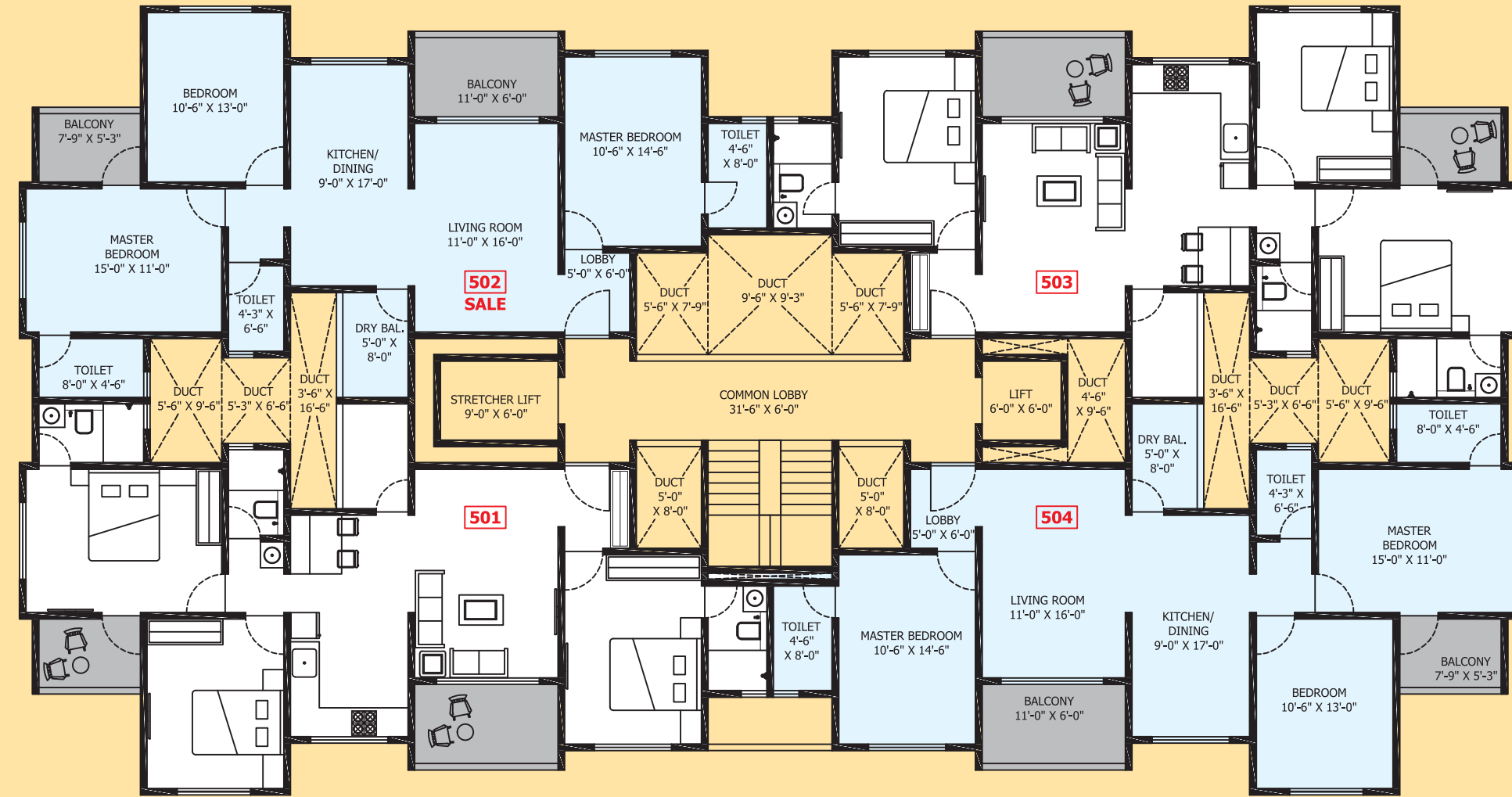
SR. NO	FLAT NO	TYPE	CARPET AREA		BALCONY		TOTAL CARPET AREA	
			SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	401	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
2	402	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
3	203	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
4	204	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00



FIFTH FLOOR

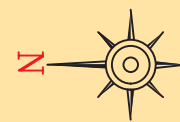


SIXTH FLOOR



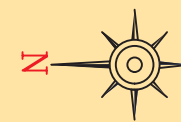
RERA AREA STATEMENT

SR. NO	FLAT NO	TYPE	CARPET AREA		BALCONY		TOTAL CARPET AREA	
			SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	501	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
2	502	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
3	503	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
4	504	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00

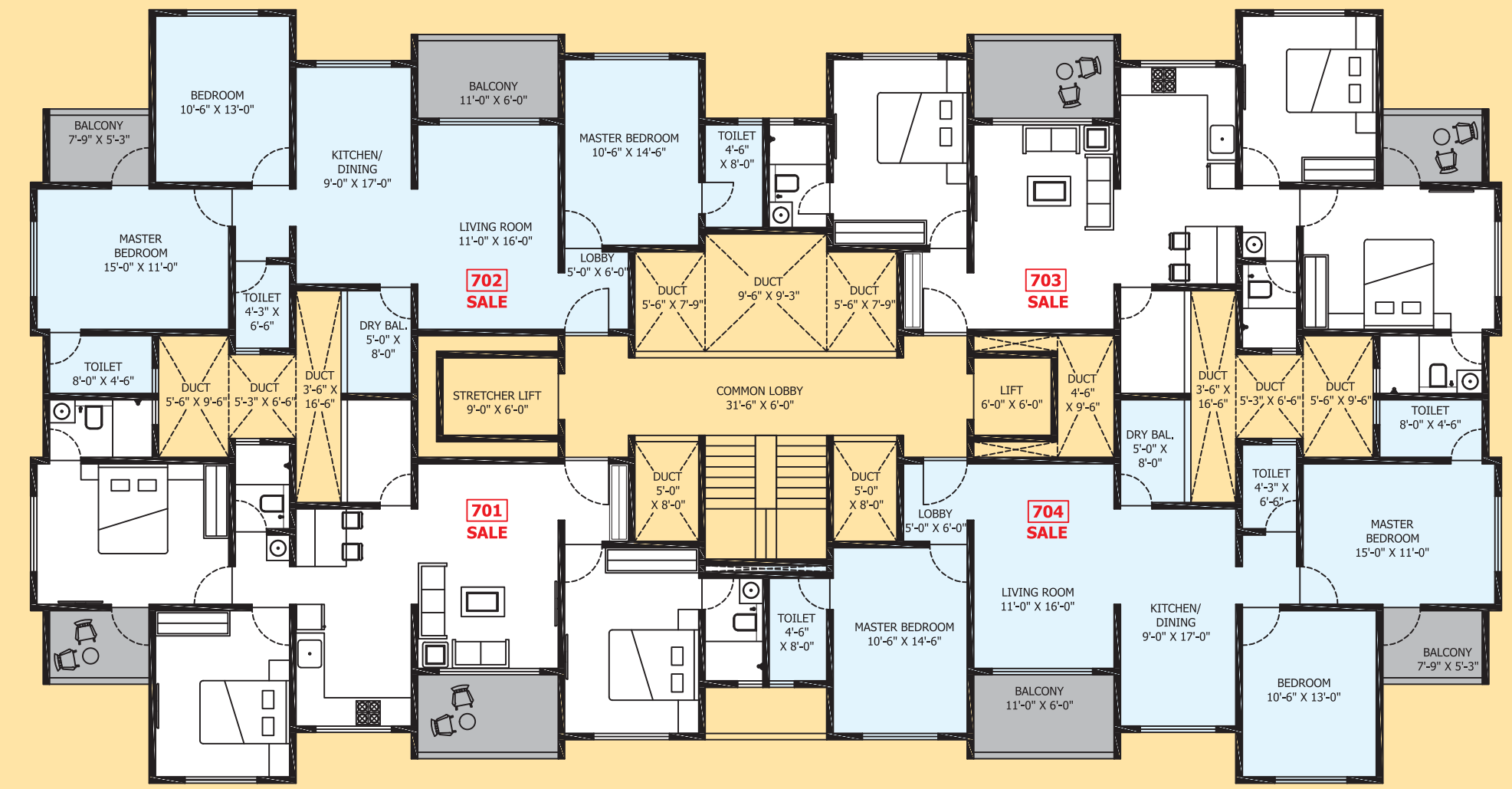


RERA AREA STATEMENT

SR. NO	FLAT NO	TYPE	CARPET AREA		BALCONY		TOTAL CARPET AREA	
			SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	601	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
2	602	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
3	603	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
4	604	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00

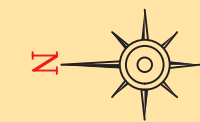


SEVENTH FLOOR



SR. NO	FLAT NO	TYPE	CARPET AREA		BALCONY		TOTAL CARPET AREA	
			SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	701	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
2	702	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
3	703	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00
4	704	3 BHK	93.35	1004.83	13.73	147.83	107.09	1153.00

RERA AREA STATEMENT



Artistic Impression

- CO-WORKING SPACE
- YOGA CORNER
- LAWN
- TOILET
- ENTRY FOYER
- MINI AMPHITHEATRE
- GAZEBO
- DECK WITH SEATING
- BARBEQUE COUNTER



- KIDS PLAY AREA
- TODDLER PLAY AREA
- PANTRY
- SERVING COUNTER
- TOILET
- STAGE WITH FEATURE WALL
- PARTY LAWN

OVERHEAD TERRACE
THOUGHTFUL AMENITIES

SPECIFICATIONS & AMENITIES

STRUCTURE	Earthquake resistant R.C.C. Frame Structure with tested steel and cement grade of approved manufacture. As per / Referring to IS Code 456 : 2000. Anti Termite treatment to be given to the foundation of the building. 100% waterproofing to Terrace & Toilet. Rubber mold Paving Blocks in driveway & chequered tiles in parking area below stilts (As per Architect Selection / approval).
MASONRY	Externally 6” & internally 4” Brick Walls using best quality bricks / AAC Blocks.
PLASTERING	External Plaster - Double coat sand faced with chicken mesh to reduce cracks. Waterproofing compound while plastering & for concreting. Internal Plaster - P.O.P. finish to ceiling & all internal walls with Gypsum Plaster for smooth & even finish OR All internal walls with Sand faced Plaster with Birla Putty for smooth & even finish.
FLOORING	800 mm x 800 mm Double Charged Vitrified Tiles all over of Reputed Brand. Anti-skid Flooring in Toilets, Terraces & Balcony. Designer colour glazed tiles dado of 12” X 24” size for full height in toilet and kitchen. Designer colour Glazed Tiles dodo above Kitchen Platform upto Ceiling.
DOOR	Main door with door frames & selected wood veneer finish externally & laminated internally with decorative safety door with Night latch, Video Door Phone & Tower Bolt. All internal door frames will be in ply with laminate & waterproof flush type along with S. S. cylindrical locks Godrej / Europa or equivalent. Granite frames for all Toilet Doors & Windows.
WINDOWS	Three track sliding with 4 mm plain glass panels. UPVC Windows along with mosquito mesh panel. Windows with M.S. security Grills and Granite / Marble Window Sills. Adjustable aluminium glazed louvered type for the toilets with provision for exhaust fan.
VIDEO DOOR PHONE	Safety video door (audio visual) Phone system at Main Entrance Door & safety Camera at Security Level.

SPECIFICATIONS & AMENITIES

KITCHEN	Kitchen otta with Jet Black granite with medium gauge Stainless Steel Sink with drain board of approved manufacture. Designer colour Glazed Tiles dado upto Ceiling. Jaguar / equivalent C. P. Fittings. Provision for Aqua Guard & Exhaust Fan.
DRY BALCONY	As per Architectural planning. Platform with medium gauge stainless steel sink of approved manufacture. Provision of washing machine & dish washer (If space permits) inlet & outlet with electrical point.
TOILET	Non-skid Ceramic flooring and Designer colour glazed tiles dado of 12” X 24” size for full height. All plumbing will be concealed with hot and cold mixer unit with O. H. shower. 'Jaquar' make C. P. Continental range OR Equivalent. Fittings to all toilets. Flush Tank / Valve (As per design) & Health faucet in all toilets. New Technology Green PPR Pipes to avoid rusting, scaling etc. Provision for Boiler.
ELECTRIFICATION	Developer will provide Distribution Board in each flat with MCB. Concealed electrification with 2 Light points, 1 Fan point & 5 Amp plug point per room. TV Points & Telephone sockets in Living Room & Master bedroom. Additional A.C. Socket in all Bedrooms. Additional 05 Amp. & 15 Amp. points in Kitchen with copper wiring. Provision for the Broadband Connectivity in Master Bedroom Roma / ANCHOR / M.K. Brand / Legrand or equivalent electrical switches. Separate Meter for each flat. Provision for Inverter in each flat.
TERRACE	Glass doors with 3 track UPVC Section with 5mm plain glass panels & mosquito mesh panel, along with the security collapsible or sliding M.S. Gates. Decorative M.S. Railing's to attach terrace/s.
PAINTING	Plastic Emulsion Paint All over with Oil Bound Distemper to Ceiling. Oil paint to ceilings in toilets & bath. Acrylic or equivalent anti fungal paint for external walls.
WATER SUPPLY	1) Stand by Bore well with good quality submersible pump for common utility.

SPECIFICATIONS & AMENITIES

- 2) Building will have approved make pump arrangement & auto level controller with one stand by pump system.
- 3) Developer will provide Two Ground Water Tanks; One for Drinking Water only i.e. Corporation Water and another for Domestic use water with both bore-well and Corporation water connection.
 - (i) Internal white glazed tiles for underground water tank.
 - (ii) We will provide bore-well connection in domestic tank. Any one can put it on if no water by Corporation.
 - (iii) Two Pumps in Under Ground Water Tank for Domestic Water and Drinking Water
- 4) Overhead Reservoir
 - (i) For Fire Fighting as per Government Rules and Regulations
 - (ii) For Domestic use water.
 - (iii) For Drinking Water and its connection in Kitchen only.
- 5) A Backup Will Be Provided For Each Pump.
 - (i) Automatic level control system will be provided with facility for manual override.
 - (ii) A separate control panel will be provided for locating pump switches and automatic level control. The panel shall be located so that it is easy to access for normal use as well as maintenance.

SOLAR SYSTEM

Common Solar system or Any Other Energy Efficient water heating system of adequate hot water capacity per flat. We will give provision of Inlet and Outlet with Electrical Point for Geyser for Hot Water in Kitchen.

PASSENGER LIFT

Two Lifts to be provided as per the Architectural Plan. One should be a regular 5 Passenger Lift and another Stretcher / Goods Lift with V3F & ARD (Automatic Rescue Device) System of approved make with standby power back up.
Energy efficient lifts with Class 'A' Certification as per ISO would be provided.

FIRE FIGHTING

A fire fighting system will be provided as per Government Rules & Regulations.

We design all common utilities for easy & economical maintenance.

1. Society office 10 Sq. Mtrs. as per Architect's Actual Plan and location and provision for security cabin as per availability of space and architects actual plan.
2. Due attention with **necessary arrangement for the requirement of Senior citizen & physically challenged inside the building & the premises.**
3. Closed Circuit TV Camera System for the surveillance of common areas.
4. Proper landscaping as per scope.
5. Attractive entrance lobby.
6. **Well planed parking spaces as per our Architect's design.**
7. Well laid out internal paved area with streetlight.
8. Attractive designed nameplates board & centrally located letter box to suit all member's requirements.
9. We will provide Electrical Panel for all MSEDCL meters, main switch of each flat and Separate Meter for Society Common Lighting & Water Pumps / Bore-well, Lift etc.
10. **Approved power backup system for lift, pump and staircase light, common light.**
11. Properly designed drainage system with rainwater consideration and easy maintainability.
12. A Rain Water Harvesting System will be provided as per the PMC rules and regulations.
13. Stand by Bore-Well with good quality submersible pump for common utility.
14. Building will have approve make pump arrangement and auto level controller with one stand by pump system.
15. Common toilet for servants with commode & bath and wash basin in parking.
16. Fire fighting system will be installed in the building as per Govt. rule & requirement.
17. Compound Wall to all sides of the plot.
18. Vermiculture Tanks for Wet Garbage Disposal as per Government Rules & Regulations.
19. Internal white glazed tiles for underground water tank.
20. **Provision for 1 common point of water inlet at parking area for washing purpose at suitable position.**
21. Design of one terrace in society's possession at 2nd Floor for use of the members.
22. Detailed electrical drawing for individual flats will be shared with the members.
23. Benches for senior citizen along the compound wall wherever and if possible as per Architect's Design.
24. The Developer will co-ordinate with MNGL for Pipe Gas System.
25. Visitor parking if possible as per Architects plan along with signboards.
26. It shall be the responsibility of the Developer to clean the entire site before handover of the building to the society.

COMMON AMENITIES



Site Name : Yogeshwar Co-Op Hsg. Soc.
 Site Address : S.No. 31/2, Plot No. 7+8, CTS No. 1769,
 Lane No. 15, Dahanukar Colony, Kothrud, Pune - 411038

For Booking Contact :
+91 98224 01919, 95525 27474
 info@signetrealties.com

Rera Reg. No. P52100049693



PROJECT CREDITS

ARCHITECT : MR. PRANAY CHANDRATREYA	ADVOCATE: ADV. RAJENDRA KHATAVKAR	RCC STRUCTURAL ENGINEER : MR. VIVEK APTE
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Artistic Impression



**Office No 15, 5th Floor, Chandrasen Apartments, CTS No 34/15, Final Plot 35/15,
Prabhat Road Lane No 8, Opposite President Hotel, Erandwane, Pune - 411004. Call +91 95525 27474
Email : signetrealities@gmail.com / info@signetrealities.com | visit us at www.signetrealities.com**

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