

At WaDMUKHWADI,
AIANDI ROAD, PCMC, PuNE

A EMINENT PROJECT BY AKSHAY BUILDERS



RERA REG. NO. P52100033825



Master Layout Plan | (Top view of the project)





Artist's Imagination views

2BHK AKSHAY HERITAGE



Entrance



AKSHAY
HERITAGE

1 & 2 BHK LUXURIOUS HOMES & SHOPS

Artist's Imagination views

1BHK AKSHAY HERITAGE



LIFESTYLE SPECIFICATIONS

STRUCTURE

- **Earthquake resistant RCC structure.**
- **Gypsum plaster internally. Sand face plaster externally.**

FLOORING AND WALL FINISH

- **Vitrified flooring for entire flat.**
- **External decorative acrylic paint finish and internally good quality oil bound distemper.**

DOORS

- **Decorative flush entrance door with night latch, heavy tower bolt & heavy hinges.**
- **Granite Door frames for bathrooms.**
- **Other all flush Doors with laminate on both sides.**
- **S. S. finish mortise locks.**
- **Wide Wooden door frames.**

WINDOWS

- **Large windows for better ventilation & views.**
- **Powder coated aluminum sliding windows with mosquito net & decorative M. S. Safety grills.**
- **Granite window sill.**

KITCHEN

- **Granite kitchen platform with stainless steel sink and ample electrical outlets provision for kitchen appliances.**
- **Kitchen dado tiles up to lintel level/ window top level.**
- **Provision for water purifier & provision for exhaust fan.**

ELECTRICAL

- **Provision for split air conditioner for 2 BHK master bedroom.**
- **Branded concealed fire resistant copper wiring with ISI marked modular switches.**
- **Each flat electrification with RCCB. (residential current circuit breaker) system.**

BALCONY/ SIT-OUT

- **Attractive ceramic anti-skid flooring.**

DRY BALCONY

- **Dry balcony for each flat with dado tile up to 4'**

TOILETS

- **Concealed plumbing.**
- **Provision for exhaust fan in each toilets.**
- **Designer tiles dado up to 7' height.**
- **Hot & cold mixer unit in bathroom.**
- **Commode for attached toilets.**
- **Branded C. P. fittings & Sanitary wares.**
- **Anti skid flooring for toilets.**

TV & TELEPHONE

- **Provision of Telephone point in living & 2 BHK master bedroom.**
- **Provision of TV/Cable point in living & 2 BHK master bedroom.**





AMENITIES

- Gymnasium
- Children's play area
- 2 Branded lift each building
- Back up for lift & common area
- Solar water heating system
- Internal concrete road
- Decorative & impressive entrance gate
- Rain water harvesting system
- Fire fighting system
- 24X7 security
- CCTV for common area
- Letter box and name plate for each flat
- Road side tree plantation
- Video door phone
- Grey water recycle unit
- Convenient shopping for daily needs



A1-WING First Floor Plan

Carpet Area Statement in sq.ft.

Type	Flat No.	Carpet	Encl. Balc.	Dry Balc.	Open Balc.	Sit-out	Total Carpet
2 BHK	101	639.49	28.85	-	-	223.03	891.37
2 BHK	102	672.21	-	-	-	408.39	1080.60
2 BHK	103	637.55	-	27.66	49.19	-	714.41
2 BHK	104	609.67	27.88	27.66	49.19	-	714.41

* Proposed B + G/P + Mezz/P + 13 floors

ENCLOSED BALCONY MARKED WITH DOTTED LINE





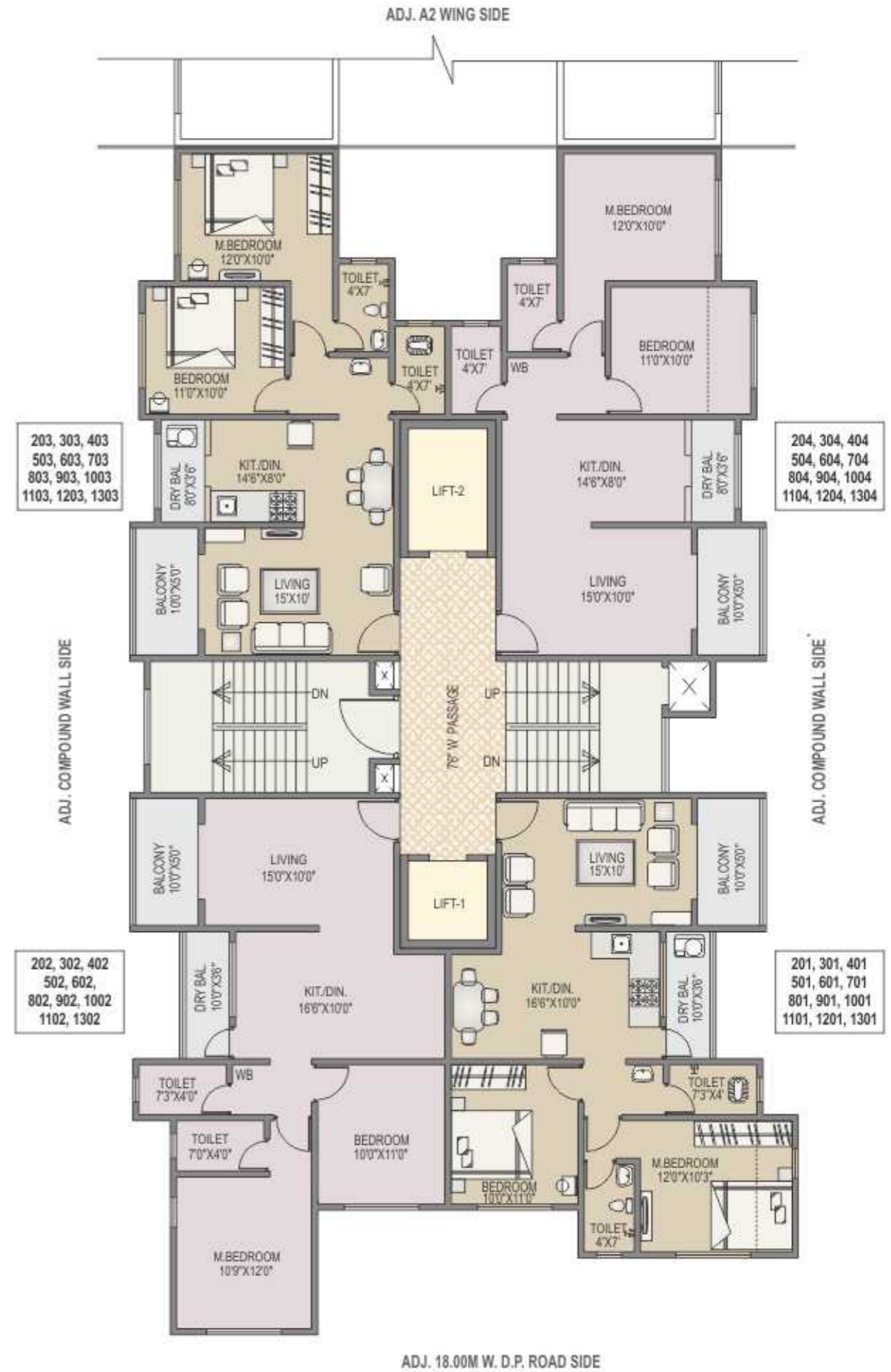
AI-WING Typical 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th & 13th Floor Plan

Carpet Area Statement in sq.ft.

Type	Flat No.	Carpet	Encl. Balc.	Dry Balc.	Open Balc.	Total Carpet
2 BHK	201,301,401,501,601,701,801,901,1001,1101,1201,1301	639.49	28.85	34.44	49.19	751.97
2 BHK	202,302,402,502,602,802,902,1002,1102,1302	672.21	-	34.44	49.19	755.85
2 BHK	203,303,403,503,603,703,803,903,1003,1103,1203,1303	637.55	-	27.66	49.19	714.41
2 BHK	204,304,404,504,604,704,804,904,1004,1104,1204,1304	609.67	27.88	27.66	49.19	714.41

* Proposed B + G/P + Mezz/P + 13 floors

ENCLOSED BALCONY MARKED WITH DOTTED LINE





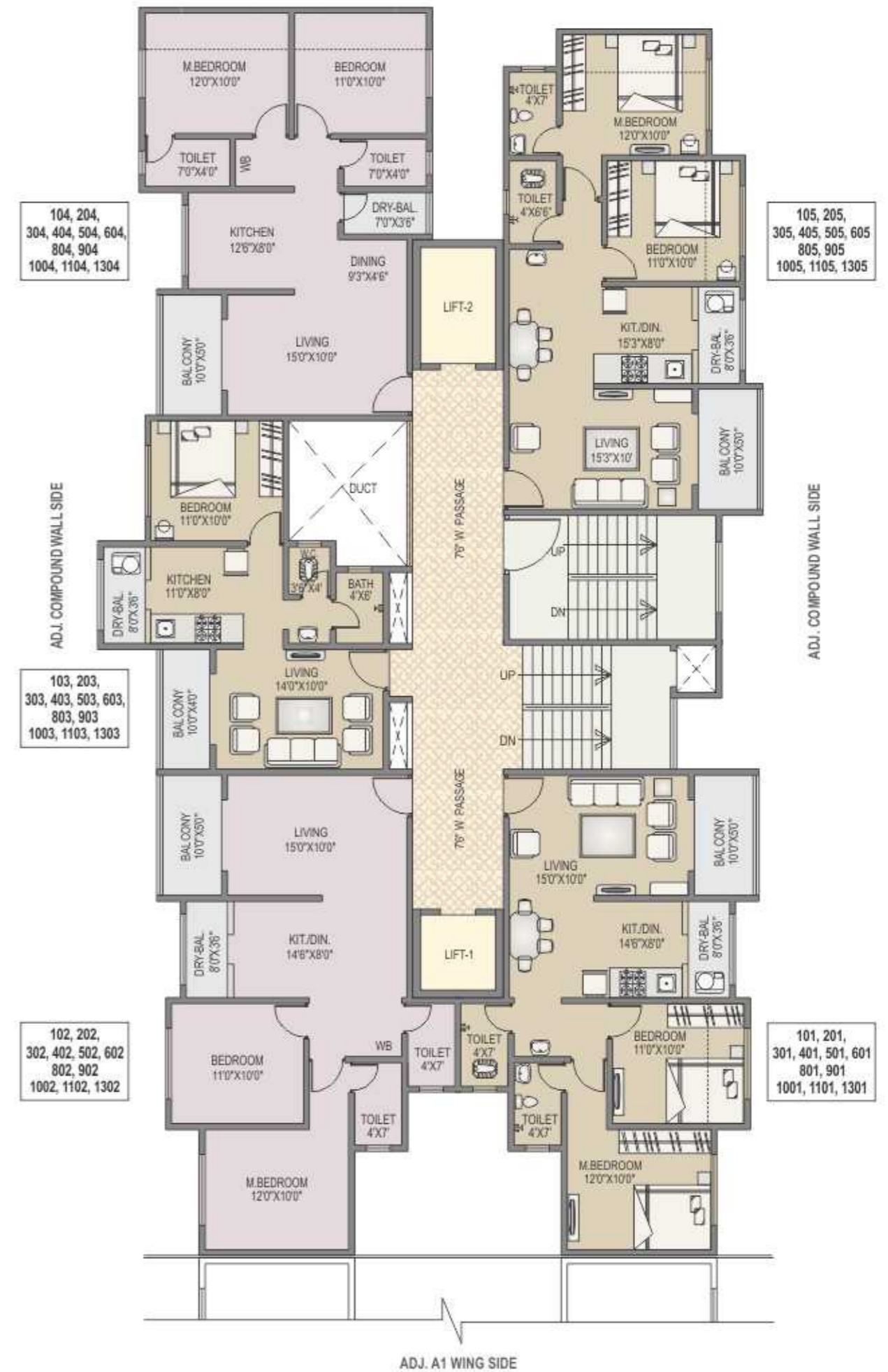
A2-WING Typical 1st, 2nd, 3rd, 4th, 5th, 6th, 8th, 9th, 10th, 11th & 13th Floor Plan

Carpet Area Statement in sq.ft.

Type	Flat No.	Carpet	Encl. Balc.	Dry Balc.	Open Balc.	Total Carpet
2 BHK	101,201,301,401,501,601,801,901,1001,1101,1301	609.67	27.88	27.66	49.19	714.41
2 BHK	102,202,302,402,502,602,802,902,1002,1102,1302	637.55	-	27.66	49.19	714.41
1 BHK	103,203,303,403,503,603,803,903,1003,1103,1303	409.57	-	27.66	39.40	476.63
2 BHK	104,204,304,404,504,604,804,904,1004,1104,1304	561.56	65.34	23.68	49.19	699.77
2 BHK	105,205,305,405,505,605,805,905,1005,1105,1305	581.26	61.25	27.66	49.19	719.36

* Proposed B + Gi/P + 13 floors + (Recreational Hall)

ENCLOSED BALCONY MARKED WITH DOTTED LINE





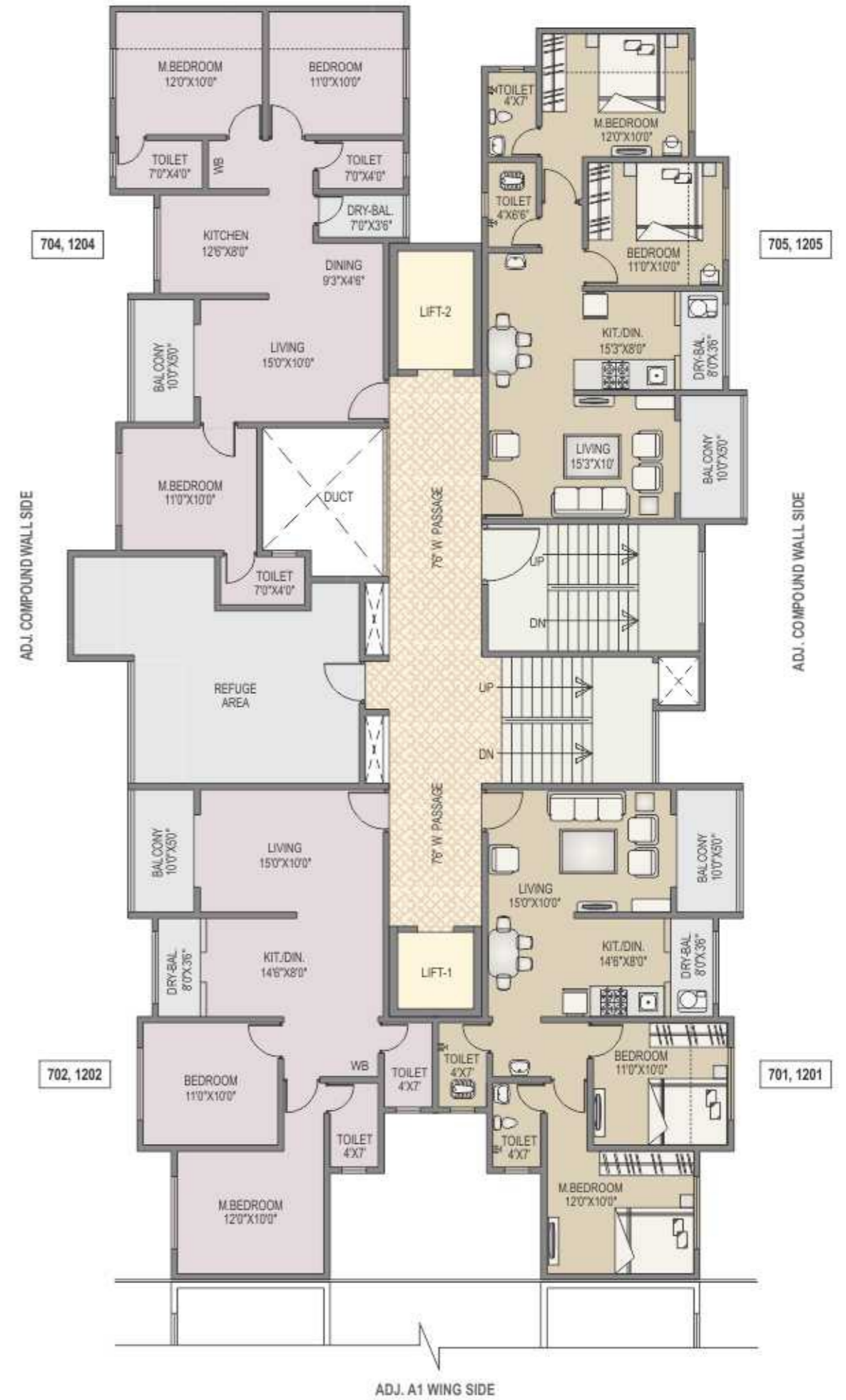
A2-WING Typical 7th & 12th Floor Plan

Carpet Area Statement in sq.ft.

Type	Flat No.	Carpet	Encl. Balc.	Dry Balc.	Open Balc.	Total Carpet
2 BHK	701,1201	609.67	27.88	27.66	49.19	714.41
2 BHK	702,1202	637.55	-	27.66	49.19	714.41
3 BHK	704,1204	702.35	65.34	23.68	49.19	840.56
2 BHK	705,1205	581.26	61.25	27.66	49.19	719.36

* Proposed B + G/P + 13 floors + (Recreational Hall)

ENCLOSED BALCONY MARKED WITH DOTTED LINE





RERA REG. NO.
P52100033825

Key Distance:

Railway station: 20 mins.
Pune-Alandi road: 02 mins.
Alandi: 07 mins.
Bhosari: 09 mins.
Hospital: 02 mins.
Mall & Multiplex: 11 mins.
Bus-stop: 02 mins.
RKL Galaxy international school: 01 min.

Ongoing Projects

66 Avenue, Pimple Nilakh, Pune.
Akshay City, Kanhe Phata, Mawal.
Akshay Residency, Wakad, Pune.
Riddhi Siddhi Towers, Chowisawadi, Pune.

Achievements

2500 + Happy Families



R. R. LUNKAD

नातं विश्वासाचं • नातं परंपरेचं • नातं उत्कृष्टतेचं

AKSHAY BUILDERS

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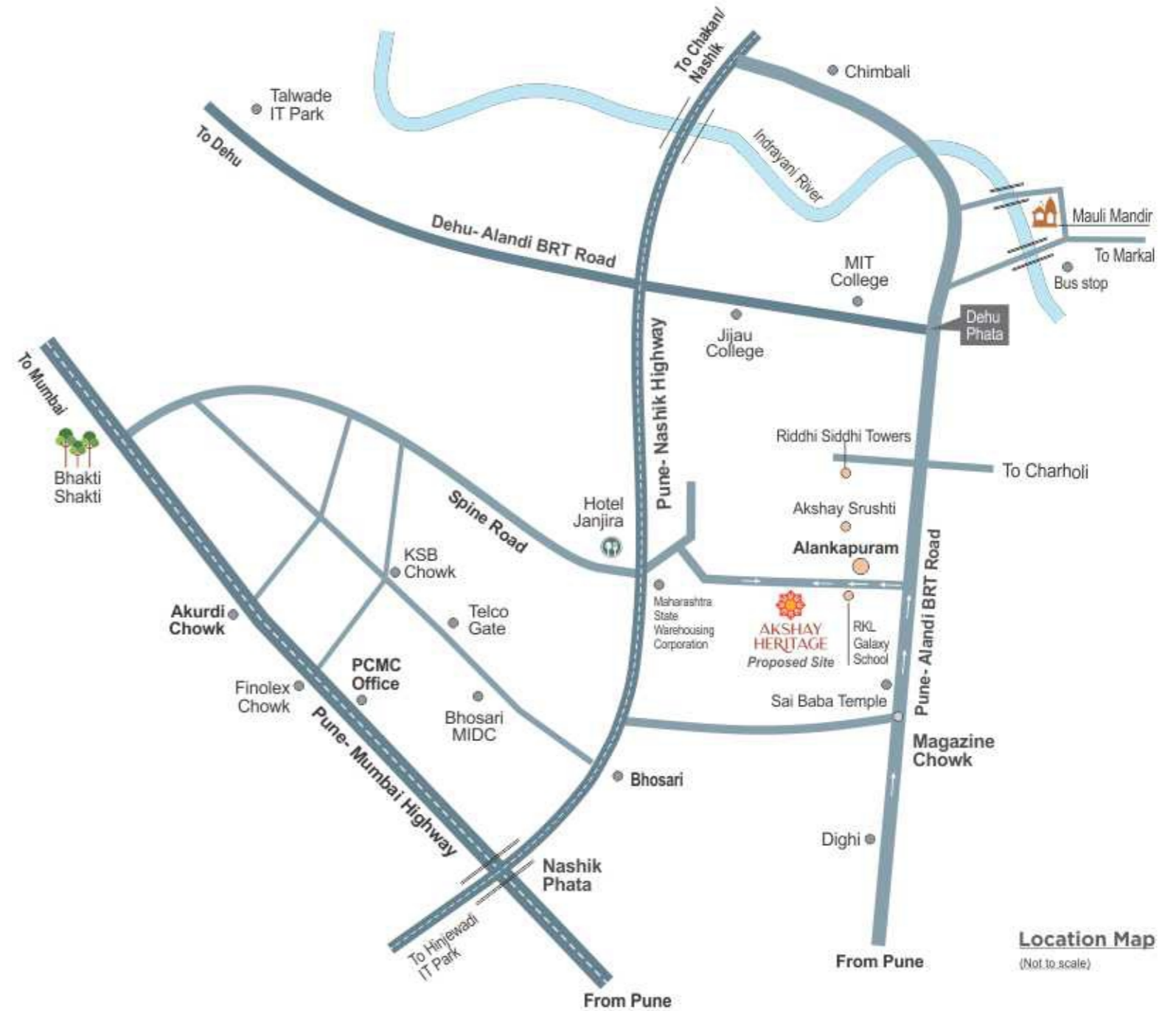
Web: www.rrlunkad.com

Call: 9172 06 5566 / 9172 01 5566

Site Address: S. No. 155/2/1/2, Alankapuram Road, Near Bharat Petroleum Pump & R K L Galaxy International School,
Wadhmukhwadi, Charholi, Pune- 412105.

Architect: Khire- Bhide and Associates | R.C.C. Consultant: Spectrum Consultant | Legal Advisor: Adv. Pankaj Bhandari

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Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this express representation.



Location Map
(Not to scale)