

Our Completed Projects

 <p>Commanders' Aayush Park</p> <p>336 Flats</p>	 <p>Aayush Park II</p> <p>337 Flats</p>	 <p>Aayush Business Square</p> <p>88 Units</p>
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**Site Address:** S.No. 40/1/41/3, Talegaon Katvi Road, Next to Yashwant Nagar, Katvi, Tal.: Maval, Dist.: Pune - 410 507.

A Project by



Email: [sales@earnestgroup.in](mailto:sales@earnestgroup.in) | [www.earnestgroup.in](http://www.earnestgroup.in)

**Office Address:** Office F3, 1<sup>st</sup> Floor, Metropole, Next to Inox, Agarkar Nagar, Pune - 411 001, INDIA.

For booking or more details

 **+91 9595 77 0000**

Bank Associates



**Avail Govt. Subsidy in Home Loan under Pradhanmantri Awas Yojana (PMAY)**

Construction Finance By : State Bank of India, Deccan Gymkhana Branch, Pune

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1 & 2 BHK HOMES

A Project by



## ON THE ROCKBED OF HONESTY

Utter the word home, and it evokes many powerful emotions - from shelter, safety and security to a delightful haven to enjoy life. It is a symbol of one's success and pride and defines the aesthetic sensibility of the owner: all in all, an expression of the people who live inside.

**Earnest Group** is a real-estate company that deals in the business of evoking these emotions, by making not just dream homes but happy inhabitants too. We aspire to bring you the best housing experience, in terms of luxury, quality and technology.

It is a vision that we build on an uncompromising rockbed of honesty, transparency, ethics and humility.

These values form the very foundation of the way we work, the way we communicate, and what we deliver. We would like to take this opportunity to now present what we are really proud of.



## MANIFESTED BY ASPIRATIONS, BLESSED BY NATURE!

A modern day paradise, **Aayush Park III** is where Nature unravels her pristine form. The project offers elegant 1 & 2 BHK homes that spell sophistication in its truest sense. Here every day you'll be mesmerised by the scenic settings of the meandering Indrayani river, peaceful environs and rollicking hills. Eco-friendly in outlook yet exquisite in design, it is embellished with top notch amenities that make way for a top class lifestyle. Luxurious living is now within your reach. Come, experience the marvel.





## THE EASE OF LIFE LIKE NEVER BEFORE

A good home is an accessory to an easy life, & so amenities at **Aayush Park III** are here to make life easier, value-based and more enjoyable.

### Enjoy an Active Lifestyle Everyday

- Holistic Living with Club House with Dedicated Yoga Terrace
- Well Equipped Gymnasium
- Recreational Area
- Dedicated Senior Citizen Area
- Swimming Pool with Separate Kids Pool, Outdoor Shower and Secure Pool Fence
- Dedicated Kids Play Area with Good Quality Equipment
- Well Illuminated Internal Concrete Roads

### Multi-purpose Sports Facility

- Basketball / Mini Soccer / Volleyball / Badminton / Mini Tennis Play Area played once at a time

### Celebrate Special Occasions in a Memorable Way

- Party Lawn for you to host big celebrations
- Social Gathering Space with Facilities

### Get Used to Stylish Living

- Designer Entrance Lobby with Waiting Area in Every Tower
- Professionally Designed Landscaping with Open Family Lawn
- Natural Eco-system with Ayurvedic Plantation throughout the Project & Plantation to attract Bird-Life
- Covered Social Gathering Area

### Experience Essentials in Place

- Solar Water Heater
- 2 Automatic Lifts per tower including one Stretcher Lift
- RO Water Purifier
- 24 Hours Security with CCTV Cameras at the Entrance Gate & all Entrance Lobbies
- Generator Back-up for all Common Facilities
- All Common Lights are LED with Timer Control to Conserve Energy
- Compound Wall / RCC Retaining Wall
- Temple
- Society Office
- Fire Fighting System
- Ample Visitor Parking
- Solar Electrical Power for Common Utilities



## THE HOME THAT HAS YOUR HEART

All your comforts and expectations of a dream home are fulfilled with each of our apartments available in 1 BHK and 2 BHK. Some of the key features that make **Aayush Park III** desirable are:

### PLANNING

A holistic approach to planning ensures that convenience; well-being and enjoyment are all taken care of, while making it a worthwhile investment. To create homes that combine the finest quality construction and amenities with environment-friendly design features that result in cost and energy saving for the end users.

**Shaped to your dreams:** The site has been analysed thoroughly for contour and climatic study.

**Attractive and artistic layout:** The layout has been planned with a central landscaped courtyard overlooked by the towers which allows ample ventilation and flow of natural light into the homes. To ensure free flow of air, all towers have been planned independent of each other.

**Privacy you deserve:** Dedicated drop-off points and entrance lobbies for individual towers that connect the central courtyard through paved pathways enhance security and privacy for all towers.

### DESIGN

**Aayush Park III** is all about optimum utilization of resources including space.

The tower elevation is in step with the contemporary without being over-bearing. It emphasizes on better lifestyle at an affordable price. The homes are designed to make pleasant and comfortable living a possibility for every family. It comes with an exceptional quality which will provide better benefits in the long run.

**Intelligent design for spacious room sizes:** Each unit has dry balcony & terrace. Ample storage space is available in bedrooms and kitchens via lofts.

**Thoughtful bedroom design:** A typical bedroom layout will accommodate a double bed, wardrobe and TV unit / Study table opposite to the bed. Wide windows provide for natural light and ventilation.



## SPECIFICATIONS

### Structure

- Earthquake Resistant RCC Frame Structure

### Walls

- External / Internal: Concrete Wall

### Flooring

- Living, Kitchen, Bedroom: 2' X 2' Vitrified Tiles
- Terrace: 1' X 1' Anti-Skid Ceramic Tiles

### Wall Finish

- Internal Walls and Ceiling: Putty Finish

### Painting

- Internal Walls with Acrylic Emulsion Paint
- External Walls with Acrylic Paint

### Kitchen

- Granite Kitchen Platform with Stainless Steel Sink & Dado 4' above Otta
- Separate Drinking Water Tap
- Exhaust Fan Provision
- Provision For R.O. Water Purifier

### Dry Balcony

- Dado Upto 4 Ft. Height
- Washing Machine Point Provision

### Bathrooms

- Good Quality Chrome Plated (C.P.) Fittings
- Provision for Gyser
- Anti-Skid Ceramic Tile Flooring and Dado Upto 7'
- Hot - Cold Mixer Unit
- Concealed Plumbing
- Exhaust Fan Provision
- Separate Solar Hot Water Tap

### Doors

- Decorative Main Door with Wooden Frame
- Laminated Doors with Wooden Frame for Bedrooms
- Laminated Doors with RCC / Wooden Frame for Bathrooms & Toilets
- SS Finish Fittings for Main Door and Cylindrical Lock for Internal Doors
- Terrace - M.S. Powder Coated Folding Door

### Windows

- Powder Coated Aluminum Sliding Windows with Mosquito Mesh
- MS Grills for Safety and Security

### Electrical

- Concealed Copper Wiring with Modular Switches
- TV Point in Living Room and in Master Bedroom
- Telephone Point in Living Room
- AC Point for One Bedroom
- Inverter Provision
- Wi-Fi Provision





## WE CONTRIBUTE TOWARDS ENVIRONMENTAL SUSTAINABILITY AND ALL OUR PROJECTS ARE GREEN INITIATIVES

Caring for nature and a green environment is in our DNA and so in all our projects we have taken utmost care of our environment. In **Aayush Park III** also; you have another reason to take pride in your home.

- Solar Water Heating System
- LED light fittings & Timer Controlled Common Lights and less Electricity consuming Elevators
- Rain Water Harvesting with Deep Aquifer Recharge
- Recycled Water for Gardening & Flushing
- Electricity Generation by Solar for Common Utilities
- Sewage Treatment Plant
- Organic Waste Converter
- Permeable Paving that allows Natural Filtration of Excess Water
- Water Sensitive Planting
- Medicinal / Fruit bearing Trees and Plantation to attract Wildlife and form Micro-Ecosystems such as Aroma Garden
- Shaded Structure and Tree Canopy to reduce the heat island effect
- Low SRI index paving also aids in reducing heat island effect



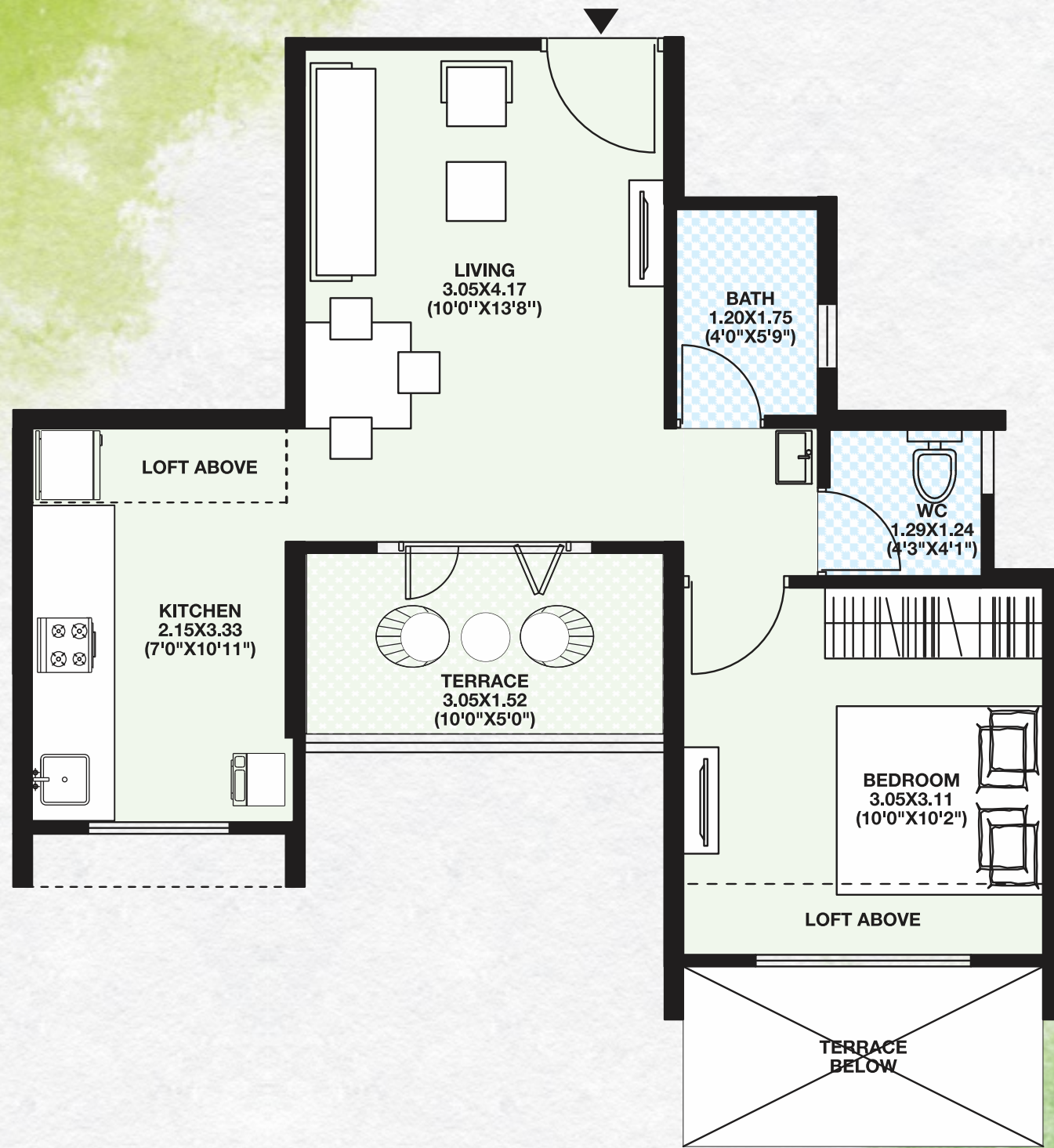
1 & 2 BHK HOMES

### LEGEND

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| 1 Entrance Gate                    | 13 Deck                           |
| 2 Grand Entrance                   | 14 Kids' Play Area                |
| 3 Decorative Flooring Pattern      | 15 Multi-purpose Court            |
| 4 Entrance Avenue                  | 16 Reflexology                    |
| 5 Temple / Gathering Space         | 17 Senior Citizen Park and Gazebo |
| 6 Pergola                          | 18 Walkway / Jogging              |
| 7 Feature Wall with Pergola        | 19 OWC                            |
| 8 Party Lawn                       | 20 STP                            |
| 9 Club House                       | 21 Flag Hoisting Place            |
| 10 Outdoor Fitness Garden          | 22 Transformer                    |
| 11 Aroma Garden / Butterfly Garden | 23 RO                             |
| 12 Swimming Pool                   | 24 Solar Energy                   |







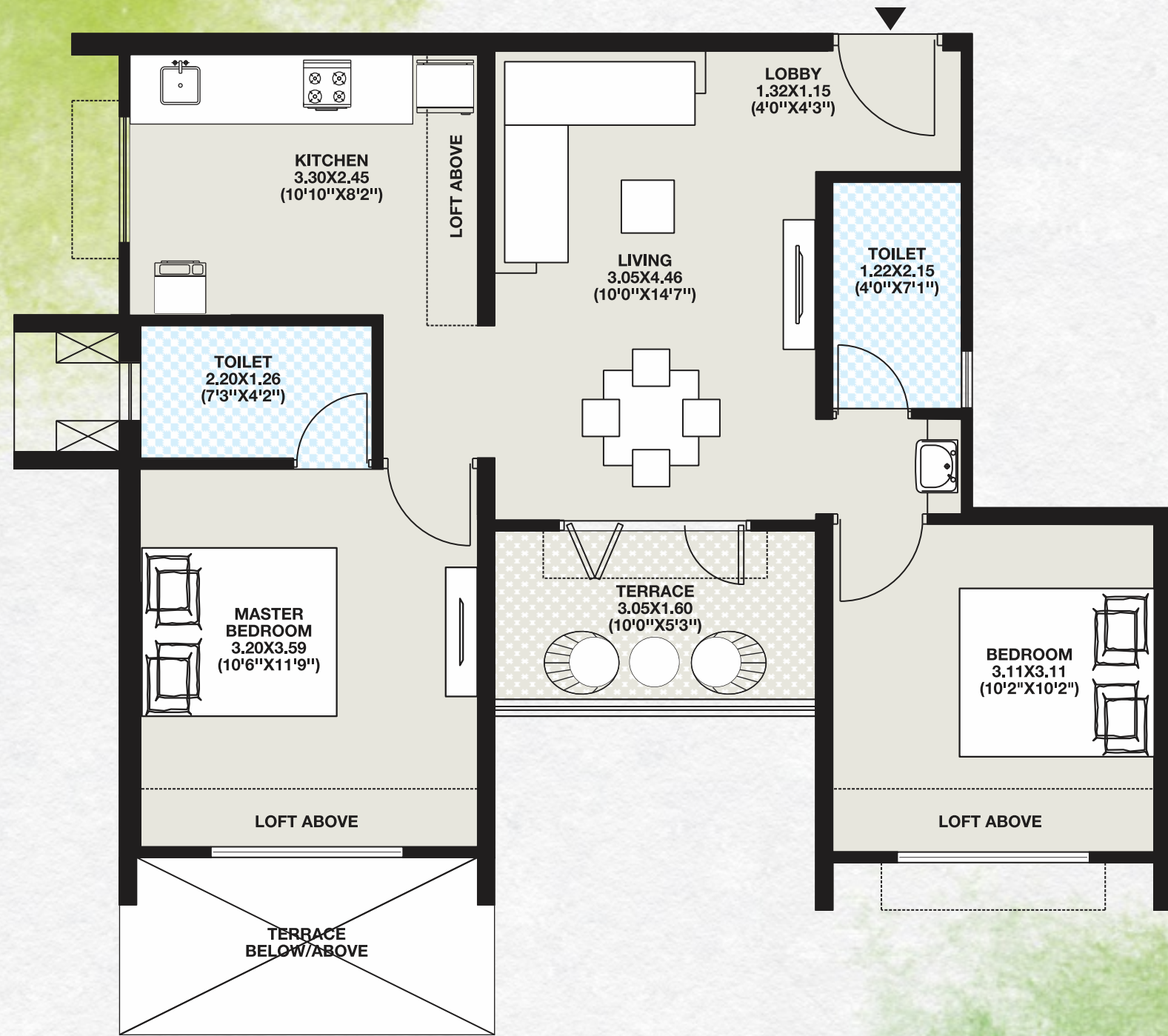
### UNIT PLAN - 1 BHK

AREA STATEMENT				
Type	Unit	Flat Carpet	Enclosed Balc.	Terrace
1 BHK	SQ.MT	32.10	2.50	4.65
	SQ.FT.	345.00	27.00	50.00



### ISOMETRIC VIEW - 1 BHK

1 BHK	
1. LIVING	10'0"X13'8"
2. KITCHEN	7'0"X10'11"
3. BEDROOM	10'0"X10'2"
4. BATH	4'0"X5'9"
5. TOILET	4'3"X4'1"
6. TERRACE	10'0"X5'0"



**UNIT PLAN - 2 BHK**

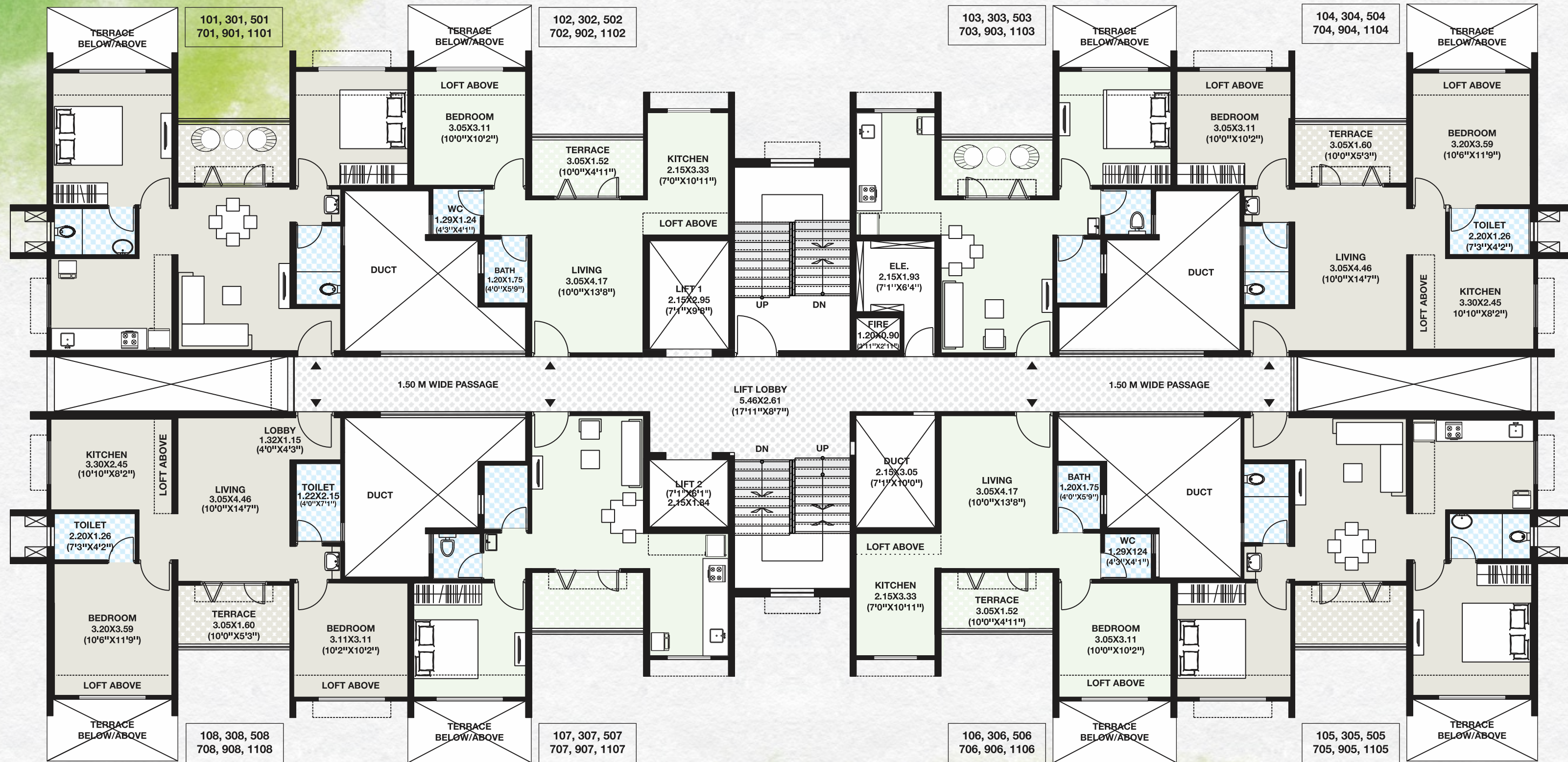
AREA STATEMENT				
Type	Unit	Flat Carpet	Enclosed Balc.	Terrace
2 BHK	SQ.MT	43.50	10.15	4.80
	SQ.FT.	468.25	109.25	52.00



**ISOMETRIC VIEW - 2 BHK**

**2 BHK**

1. LOBBY	4'0"X4'3"	5. MASTER TOILET	7'3"X4'2"
2. LIVING	10'0"X14'7"	6. CHILDREN BEDROOM	10'2"X10'2"
3. KITCHEN	10'10"X8'2"	7. COMMON TOILET	4'0"X7'1"
4. MASTER BEDROOM	10'6"X11'9"	8. TERRACE	10'0"X5'3"

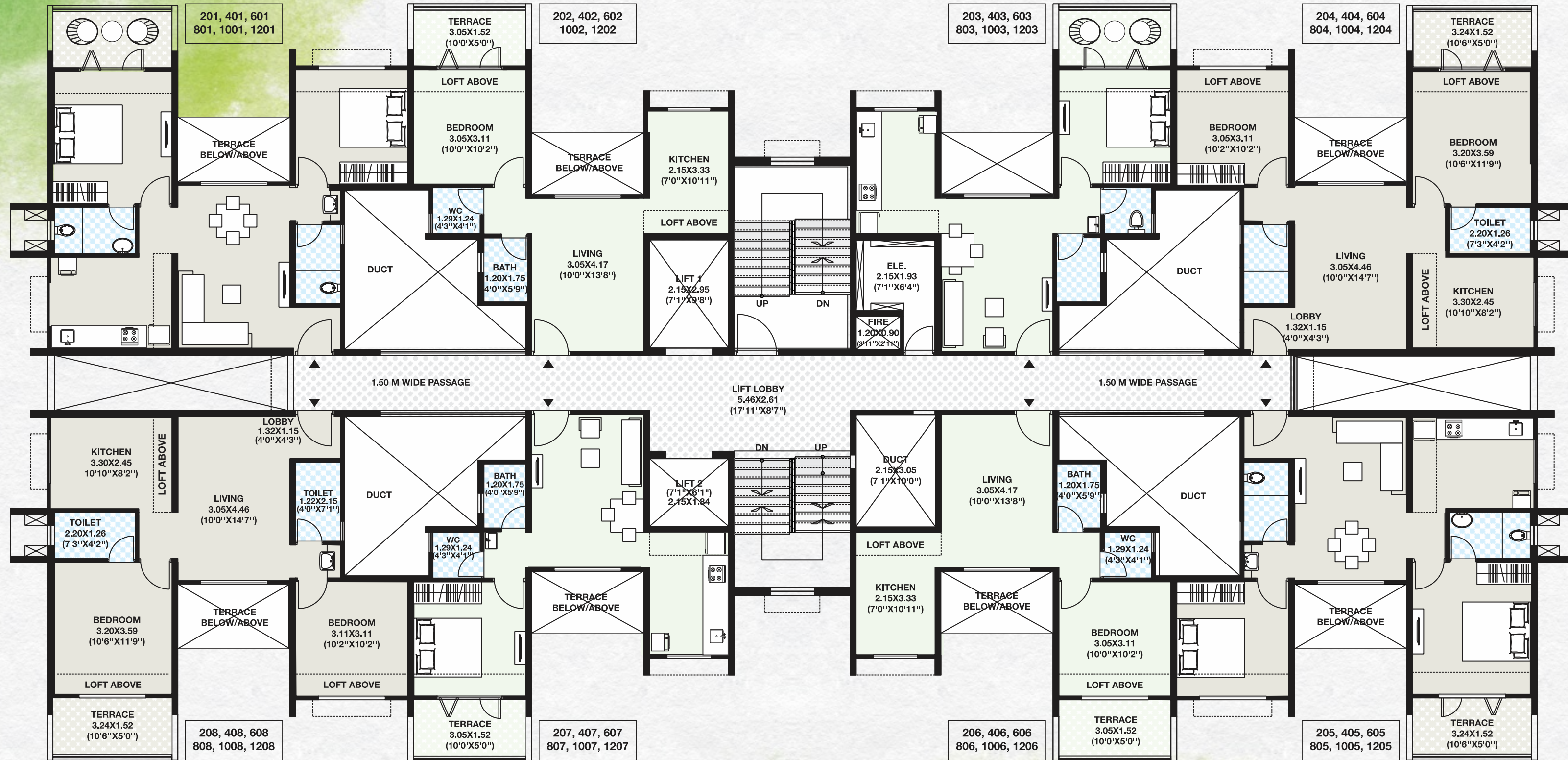


**BUILDING - A, B, C  
ODD FLOOR PLAN**

AREA STATEMENT					
Odd Floor	Flat No.	Unit	Flat Carpet	Enclosed Balc.	Terrace
2 BHK	101, 104, 105, 108	SQ.MT	43.50	10.15	4.80
	301, 304, 305, 308				
	501, 504, 505, 508				
	701, 704, 705, 708	SQ.FT.	468.25	109.25	52.00
	901, 904, 905, 908				
	1101, 1104, 1105, 1108				

AREA STATEMENT					
Odd Floor	Flat No.	Unit	Flat Carpet	Enclosed Balc.	Terrace
1 BHK	102, 103	SQ.MT	31.90	2.70	4.65
	302, 303				
	502, 503				
	702, 703	SQ.FT.	343.00	29.00	50.00
	902, 903				
	1102, 1103				

AREA STATEMENT					
Odd Floor	Flat No.	Unit	Flat Carpet	Enclosed Balc.	Terrace
1 BHK	106, 107	SQ.MT	32.10	2.50	4.65
	306, 307				
	506, 507				
	706, 707	SQ.FT.	345.00	27.00	50.00
	906, 907				
	1106, 1107				



**BUILDING - A, B, C  
EVEN FLOOR PLAN**

AREA STATEMENT					
Odd Floor	Flat No.	Unit	Flat Carpet	Enclosed Balc.	Terrace
2 BHK	201, 204, 205, 208 401, 404, 405, 408 601, 604, 605, 608 804, 805, 808	SQ.MT	43.50	10.15	4.80
	1001, 1004, 1005, 1008 1201, 1204, 1205, 1208	SQ.FT.	468.25	109.25	52.00

AREA STATEMENT					
Odd Floor	Flat No.	Unit	Flat Carpet	Enclosed Balc.	Terrace
1 BHK	202, 203 402, 403 602, 603 803	SQ.MT	31.90	2.70	4.65
	1002, 1003 1202, 1203	SQ.FT.	343.00	29.00	50.00

AREA STATEMENT					
Odd Floor	Flat No.	Unit	Flat Carpet	Enclosed Balc.	Terrace
1 BHK	206, 207 406, 407 606, 607 806, 807	SQ.MT	32.10	2.50	4.65
	1006, 1007 1206, 1207	SQ.FT.	345.00	27.00	50.00



## WELL-CONNECTED TO VITAL ESTABLISHMENTS

Location holds the key for an exciting and enriching living experience. **Aayush Park III** is perfectly located, coming up in the heart of Talegaon, it enjoys proximity to a number of important and vital institutions like:

### Schools & College

D. Y. Patil Engineering College - Ambi	1 KM
Saraswati School (SSC Board)	1 KM
Heritage School (CBSC)	1.5 KM
MIMER Medical College - Talegaon	1.5 KM
Podar Jumbo Kids School (CBSC)	1.6 Km
Podar International School (CBSC)	2 KM
D. Y. Patil Engineering College - Varale (Engineering & Management College)	2 KM
Nursing College - Varale	2 KM
Kantilal Shah School (SSC Board)	2.6 KM
Hutchings School (ICSE)	3 KM
St. Ann High School (CBSC)	3 KM
Indrayani College (Arts, Commerce & Science)	3 KM
High Vision International School (CBSC)	8 KM
Tolani Maritime Institute - Induri (Engg. College)	8.5 KM
Kendriya Vidayala - Dehu Road (CBSC)	15 KM
Eden International School	5 KM

### Health & Care

Indrayani Hospital	1 KM
General Hospital (MIMER College)	1.5 KM
Noble Hospital	1.5 KM
Seva Dham Multi Speciality Hospital	2.5 KM
Attharva Hospital	3 KM
Harneshwar Hospital	3 KM
Unique Hospital	3 KM

### Entertainment

Indrayani River	0.2 KM
Fun Square (Movie Theater)	3.5 KM
Shivaji Talkies (Movie Theater)	4 KM
Nana-Nani Park	4 KM
Wet n Joy Water Park - Kamshet	18 KM

### Shopping Complex

Sai Bazar	1 KM
More Super Market	2 KM
Needs Super Market	3 KM

### Connectivity

Mumbai Pune Highway	2.7 KM
Talegaon Railway Station	1.5 KM
Talegaon Chakan Highway	2 KM
Talegaon Bus Depot	2 KM
Mumbai Pune Express Highway	3.5 KM

### Bank

HDFC Bank	1 KM
IDBI Bank	1.5 KM
AXIS Bank	2 KM
Saraswat Bank	2 KM
Syndicate Bank	2 KM
Bank of Baroda	2 KM
Bank of Maharashtra	2 KM
Punjab National Bank	2 KM
PDCC	2 KM
Union Bank	3 KM
State Bank of India	3 KM
Bank of India	3 KM

### MIDC Area

Talegaon / Ambi MIDC	2 KM
Urse MIDC	4.5 KM
Chakan MIDC	10 KM
Kanhe MIDC	12 KM

### IT Park

Talawade IT Park	15 KM
Hinjewadi IT Park	25 KM

### Near By Flagship Company

General Motors - Ambi MIDC	5 KM
JCB - Ambi MIDC	5 KM
L & T - Ambi MIDC	5 KM
POSCO - Ambi MIDC	5 KM
Volkswagen - Chakan	6 KM
Mahindra - Chakan	10 KM
Mercedes Benz - Chakan	10 KM
Bajaj - Chakan	15 KM
Minda Group - Chakan	19 KM
	23 KM

### Defence Establishment

CRPF	4 KM
DRDO	8 KM
ORDINANCE Factory	8 KM
COD	8 KM
Station HQ. Dehu Road Cantonment Board	8 KM
29 FAD	8 KM
AD Bde HQ.	8 KM
DOD	10 KM



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