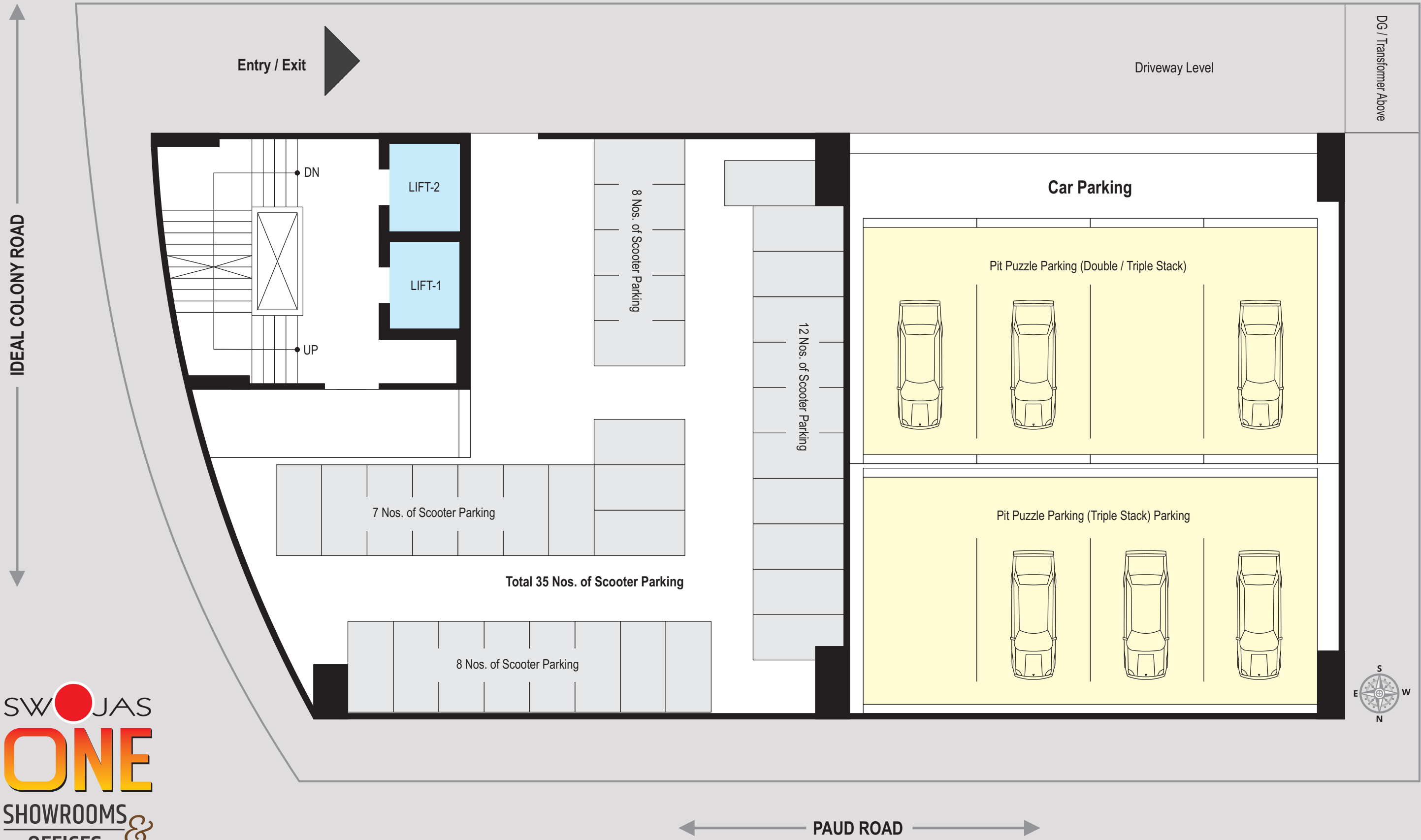


INSPIRE
ASPIRE
PROGRESS



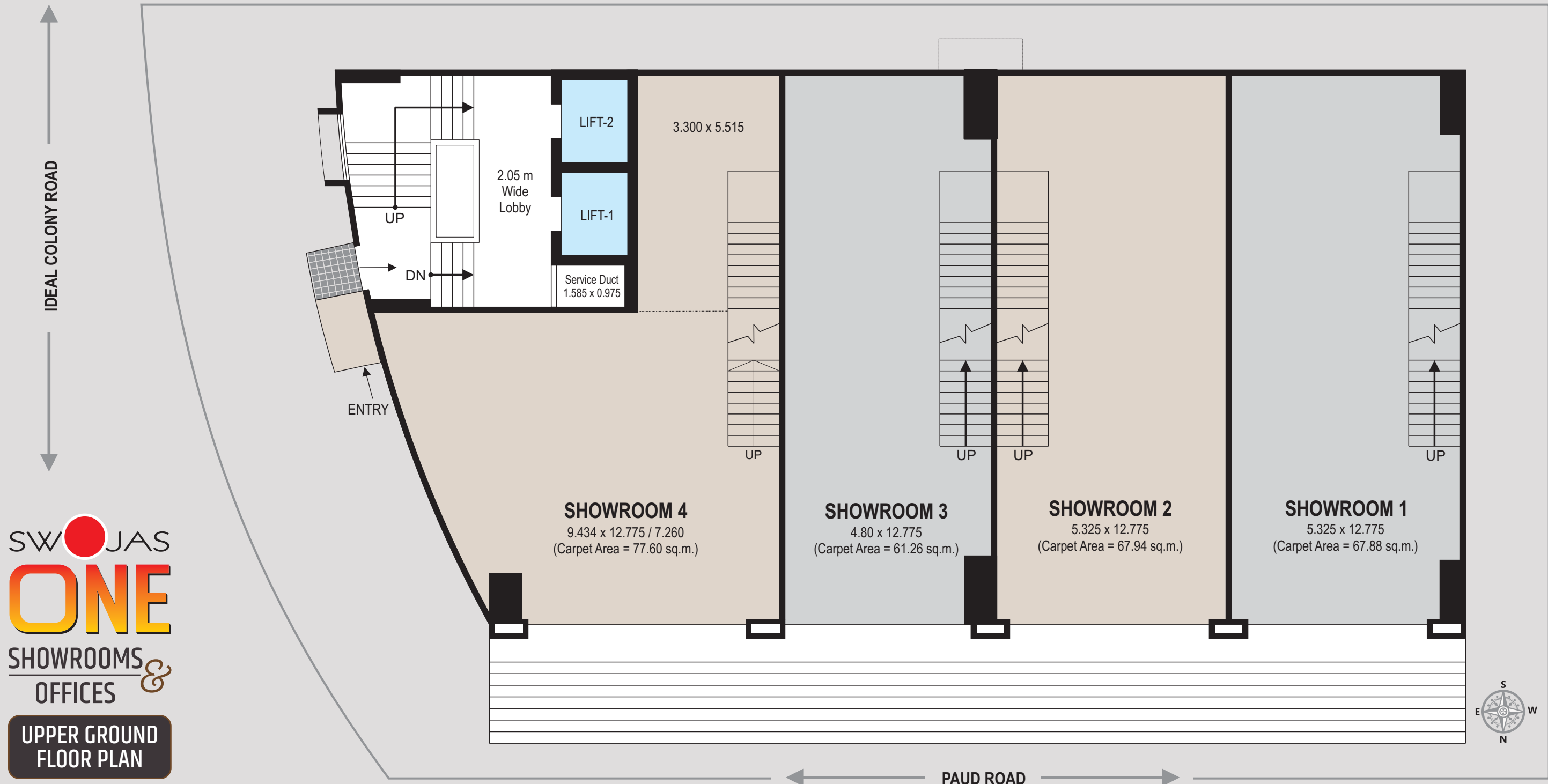
SWOJAS
ONE
SHOWROOMS &
OFFICES

IDEAL COLONY, PAUD ROAD



SW JAS
ONE
 SHOWROOMS &
 OFFICES
PARKING FLOOR PLAN

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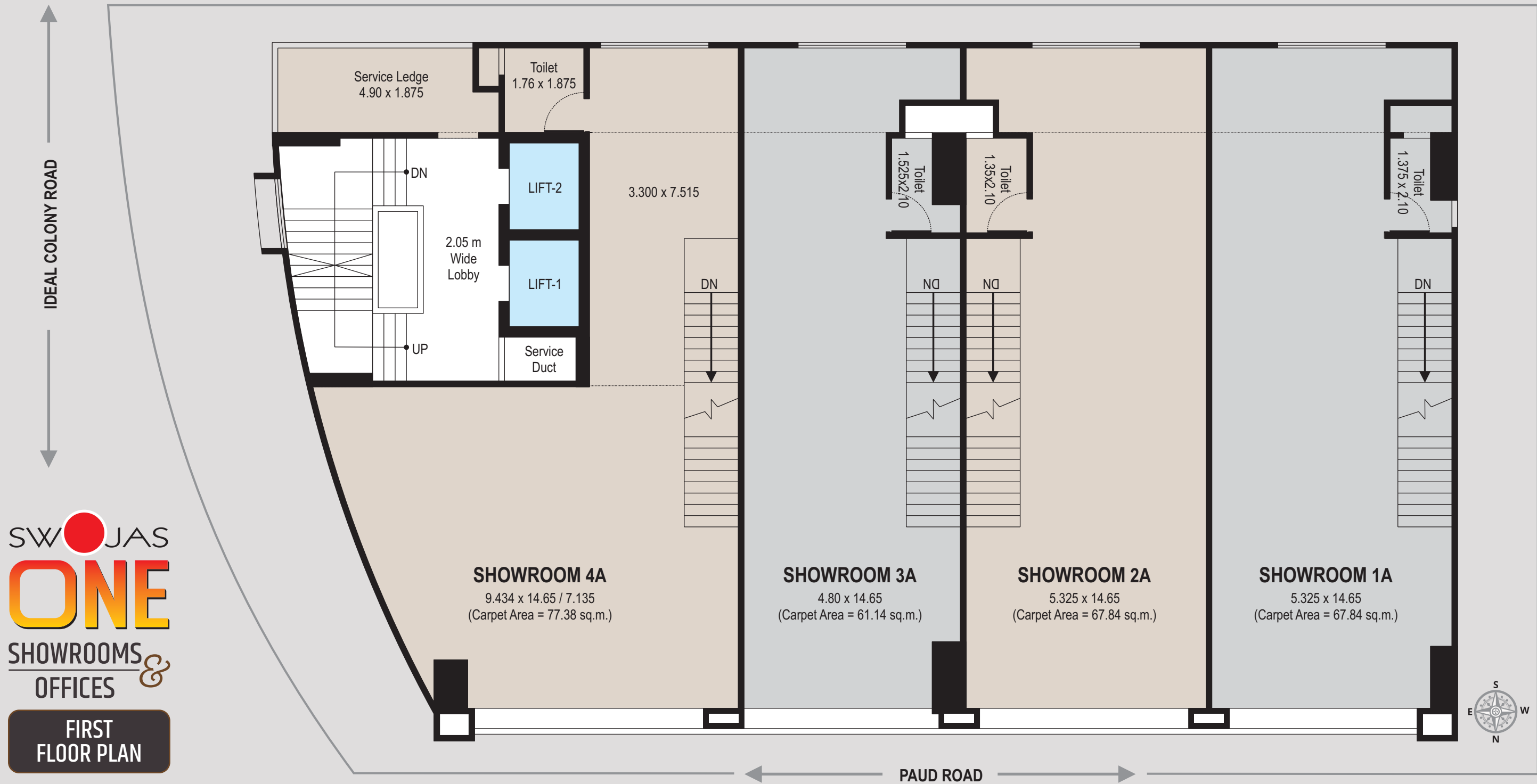


Carpet Area Statement (SHOWROOM) as per RERA

Sr. No	Floors	Unit Nos.	Unit Type	RERA Carpet Area		Enclosed Balcony		Carpet Area / Unit		No of Units	Total Carpet Area	
				Sq.m.	Sq.ft	Sq.m.	Sq.ft	Sq.m.	Sq.ft		Sq.m.	Sq.ft
1	Upper Ground	1	Showroom	67.88	730.66	0.00	0.00	144.91	1559.81	1.00	144.91	1559.81
	First Floor	1A		67.84	730.23	9.19	98.92					
2	Upper Ground	2	Showroom	67.94	731.31	0.00	0.00	145.54	1566.59	1.00	145.54	1566.59
	First Floor	2A		67.84	730.23	9.76	105.05					

Sr. No	Floors	Unit Nos.	Unit Type	RERA Carpet Area		Enclosed Balcony		Carpet Area / Unit		No of Units	Total Carpet Area	
				Sq.m.	Sq.ft	Sq.m.	Sq.ft	Sq.m.	Sq.ft		Sq.m.	Sq.ft
3	Upper Ground	3	Showroom	61.26	659.40	0.00	0.00	130.72	1407.07	1.00	130.72	1407.07
	First Floor	3A		61.14	658.07	8.32	89.56					
4	Upper Ground	4	Showroom	77.60	835.29	0.00	0.00	165.00	1776.06	1.00	165.00	1776.06
	First Floor	4A		77.38	832.92	10.02	107.86					
5	Total Area	Upper Floor		274.68	2956.66	37.29	401.38	586.17	6309.53	4.00	586.17	6309.53
		First Floor		274.20	2951.45							

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Carpet Area Statement (SHOWROOM) as per RERA

Sr. No	Floors	Unit Nos.	Unit Type	RERA Carpet Area		Enclosed Balcony		Carpet Area / Unit		No of Units	Total Carpet Area	
				Sq.m.	Sq.ft	Sq.m.	Sq.ft	Sq.m.	Sq.ft		Sq.m.	Sq.ft
1	Upper Ground	1	Showroom	67.88	730.66	0.00	0.00	144.91	1559.81	1.00	144.91	1559.81
	First Floor	1A		67.84	730.23	9.19	98.92					
2	Upper Ground	2	Showroom	67.94	731.31	0.00	0.00	145.54	1566.59	1.00	145.54	1566.59
	First Floor	2A		67.84	730.23	9.76	105.05					

Sr. No	Floors	Unit Nos.	Unit Type	RERA Carpet Area		Enclosed Balcony		Carpet Area / Unit		No of Units	Total Carpet Area	
				Sq.m.	Sq.ft	Sq.m.	Sq.ft	Sq.m.	Sq.ft		Sq.m.	Sq.ft
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	First Floor	3A		61.14	658.07	8.32	89.56					
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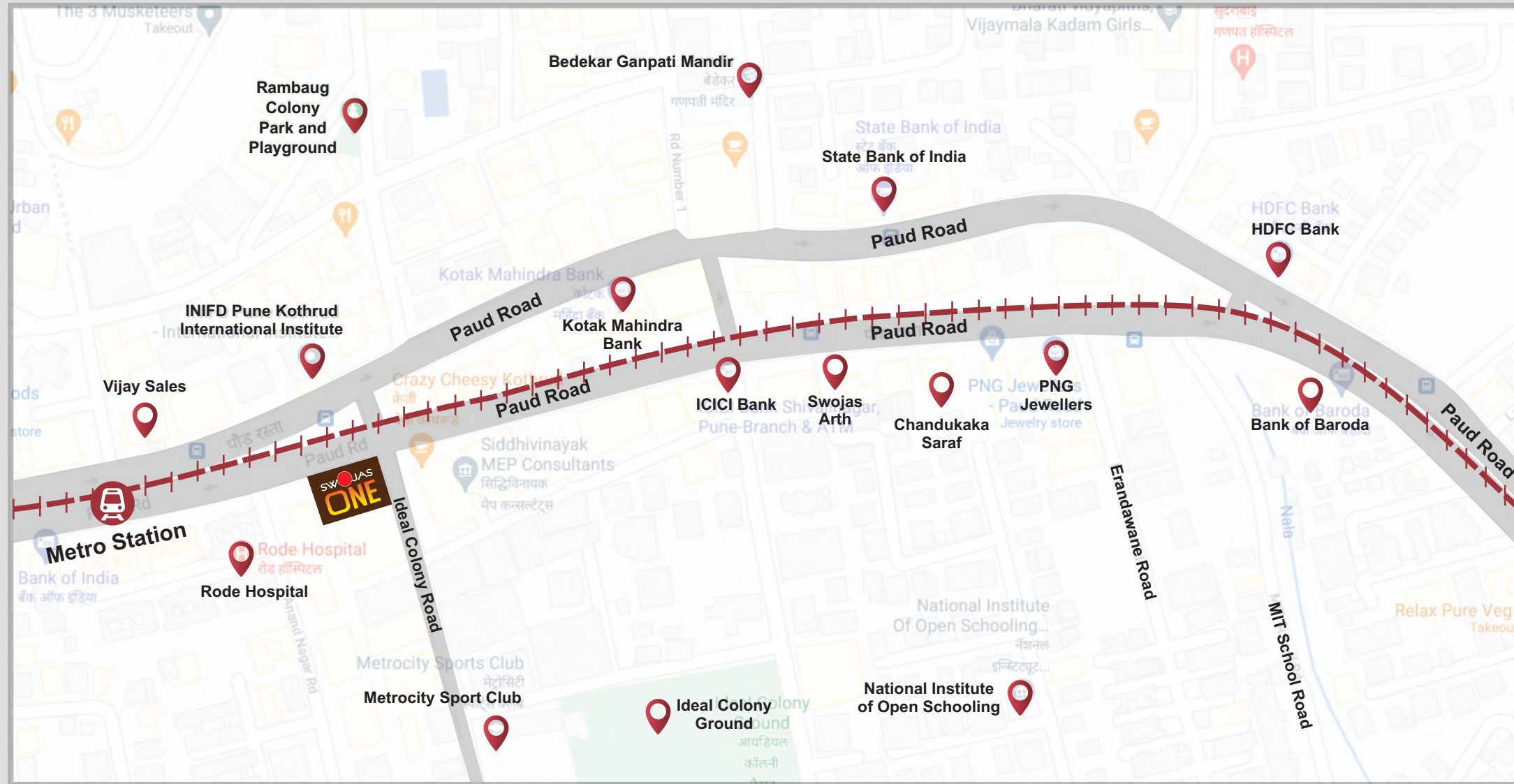
SW  JAS
ONE
 SHOWROOMS &
 OFFICES
SECOND TO SIXTH FLOOR PLAN

Carpet Area Statement (Office) as per RERA

Sr. No	Floors	Unit nos	Unit Type	RERA Carpet Area		Enclosed Balcony		Carpet Area / Unit		No of Units
				Sq.m.	Sq.ft	Sq.m.	Sq.ft	Sq.m.	Sq.ft	
1	2nd, 3rd, 4th, 5th & 6th	201, 301, 401, 501, 601	Office	45.51	489.87	19.56	210.50	65.07	700.41	5.00
2		202, 302, 402, 502, 602	Office	68.62	738.63	36.68	394.82	105.30	1133.45	5.00
3		203, 303, 403, 503, 603	Office	68.78	740.35	36.88	396.98	105.66	1137.32	5.00

Sr. No	Floors	Unit nos	Unit Type	RERA Carpet Area		Enclosed Balcony		Carpet Area / Unit		No of Units
				Sq.m.	Sq.ft	Sq.m.	Sq.ft	Sq.m.	Sq.ft	
4	2nd, 3rd, 4th, 5th & 6th	204, 304, 404, 504, 604	Office	32.97	354.93	11.46	123.36	47.81	514.62	5.00
5			Store	3.38	36.33					
6		205, 305, 405, 505, 605	Office	39.59	426.15	18.92	203.60	58.51	629.80	5.00

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Ideal Colony, Plot No. 1, S. No. 129/1, CTS No. 778, Paud Road, Kothrud, Pune - 411 038.

Specifications :

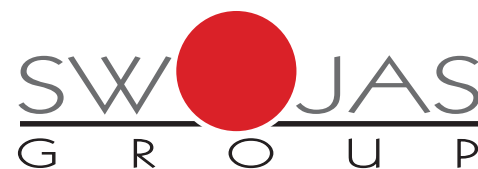
- Showroom floor to floor height at first level : 3.30 mtrs.
- Showroom floor to floor height at second level : 3.00 mtrs.
- Offices floor to floor height : 3.00 mtrs.
- Entrance lobby : Marble / Granite flooring
- Walls : 5" thick AAC block
- Ceiling in passages & lobby : Armstrong designer grid ceiling
- Toilets (Showroom / Office) : Antiskid flooring and designer dado tiles
- Flooring (Showroom / Office) : Vitrified tiles
- Staircase : Granite to riser & tread
- Lobby floorings & mid-landings : Designer vitrified tiles
- Walls finish : Gypsum plaster to all walls
- Double coat plaster to external walls
- Showroom / Office : Luster / Plastic paint
- Lobby & Passages : Luster / Plastic paint
- Office Doors : Veneer finish doors with engineered ply
- Toilet Doors : Laminated finish doors
- Office Door Frames : Plywood frames with veneer
- Toilet Door Frames : Polished granite frames
- Windows : UPVC sliding windows
- Windows Frames : Polished granite frames
- Sanitaryware : Toto / Jaquar or equivalent make
- Electrical : DB to each office / shop
- Security : CCTV camera on each floor
- Backup : Generator backup to all common requirements
- Fire fighting system : As per norms
- Lifts : 2 lifts of 8 passanger each (Kone / Shindler or equivalent make)
- External Façade : Structural glazing as per design

For Enquiries : +91 73877 70273 / 89567 15085

sales@swojasenterprises.com | www.swojasenterprises.com

A Project By
UNITED DEVELOPERS
 "Swojas House", 5th Floor,
 Prabhat Road Lane No. 14,
 Income Tax Office Lane,
 Erandawane, Pune - 411 004,
 Tel.: (Office) 020-29980001 / 0006

A Venture By



Architect

TF Cube Design Studio

RCC Consultant

G. A. Bhilare Consultants Pvt. Ltd.

Legal Advisor

Adv. Vijay Shah



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P52100030604

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