

NOTHING
YOU WON'T BELIEVE

1 PERFECT WELCOME



Entrance Gate

Actual Site Photograph

PERFECT 10

live. feel. inspire.
2 BHK HOMES, BALEWADI



Actual Site Photograph



Gazebo
Actual Site Photograph

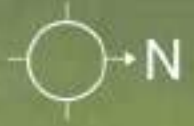


Gym
Actual Site Photograph



Conceptual Layout

Artistic Impression



- a Entrance Gate
- b Club House
- c Swimming Pool with Toddlers' Pool
- d Kids' Zone
- e Party Lawn

B5 & B6: Phase 4: RERA No. P52100022249
<https://maharera.mahaonline.gov.in/>
 B7 & B8: Future Development

A8 - 1 & A8 - 2: Phase 1
 B - 1 & B - 2: Phase 2
 B - 3 & B - 4: Phase 3
 Occupancy Certificate Received & Delivered

6 Buildings Completed, 240 Satisfied Families Already Staying With Us

3 PERFECT CREDIBILITY

Perfect 10 is brought to you by



Established in 1995, Shagun Developers has undertaken and delivered several prestigious projects that include residential townships, commercial office buildings and shopping malls. The company's focus is to develop properties with modern facilities and specifications, which match all the required standards and comply with applicable norms.



Manav Group is a diverse name in construction that strives to bring intelligence with a touch of belongingness into its creations. Exploring endless possibilities and new avenues in real estate, the group aims to develop exemplary structures that will in time become landmarks and set new benchmarks for the future.

in association with



Bhoomi Group has been a pioneer in creating well-planned award-winning residential and commercial developments in Mumbai and Pune since 1980. Employing the best talent, the group uses innovative technology to build structures with exquisite features and architecture. The group's reputation and credibility are preceded by its stringent policies and transparent dealings.

Project in accordance with the authorities...

- » Plans sanctioned by Pune Municipal Corporation
- » Environment Clearance received
- » NA order received
- » 240 units delivered

4 PERFECT ASSOCIATIONS

Project approved by

HDFC

SBI

AXIS

ICICI

BOM

BOI

CENTRAL BANK

A line-up of some of the most renowned banks, both nationalised and private, have approved Perfect 10 with several loans successfully disbursed for our customers.

A series of processes are executed before and while building your home to make it a quality construction.

Here are the processes we implement:

1. Strata checking & clearance certificate by R.C.C. consultant
2. Concrete cube testing by professional agency at certain intervals
3. Reinforced steel checking by professional agency at certain intervals
4. Slab reinforcement checking by R.C.C. consultant as per their design
5. On-site quality testing of steel

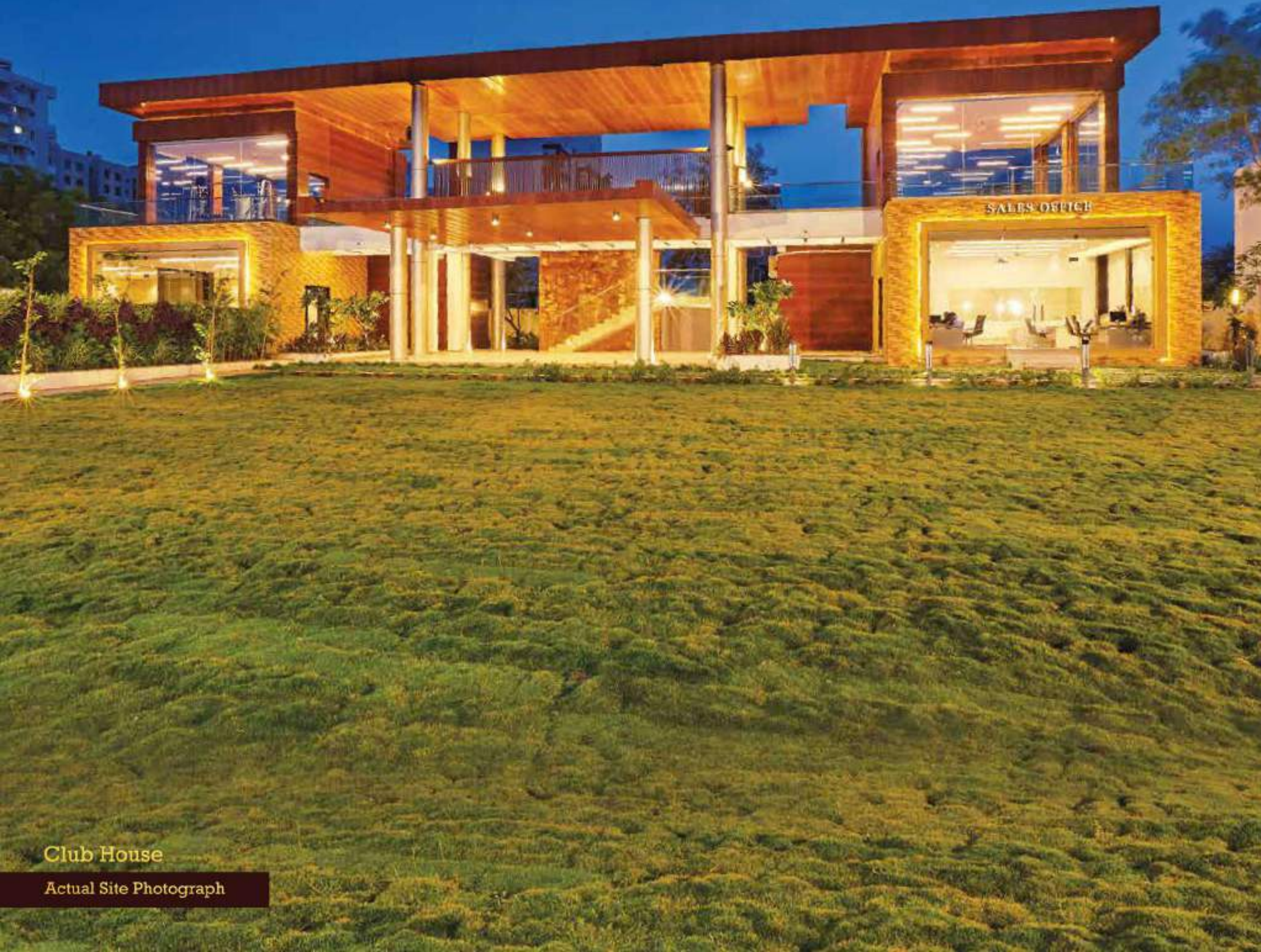


Kids' Zone
Actual Site Photograph



Swimming Pool
Actual Site Photograph

7 PERFECT AMENITIES



ENTERTAINMENT

- » Community Hall
- » Amphitheatre
- » Party Lawn
- » Gazebo
- » Pool Deck
- » Entrance Plaza

HEALTH & FITNESS

- » Aerobics / Yoga / Meditation Hall
- » Jogging Track / Walking Track

LANDSCAPE

- » Plantation in and around the Club House Area
- » Patterned Plantation

SPORTS

- » Table Tennis
- » Carrom Board
- » Swimming Pool with Toddlers' Pool
- » Kids' Zone

Club House

Actual Site Photograph

8 PERFECT SPECIFICATIONS



Entrance Lobby

Actual Site Photograph

RCC

- » Earthquake Resistant Structure

Flooring

- » 2' X 2' Vitrified Tiles in All Rooms
- » Anti-skid Tiles for Balcony, Dry Balcony and Toilets
- » Dado Tiles in Dry Balcony up to 3' Height

Toilets

- » Concealed Plumbing
- » CP Sanitary Fittings in All Toilets
- » Wall-hung Commode
- » Hot & Cold Mixer
- » Provision for Exhaust Fan
- » Shower Panel in Master Bathroom
- » Partition Glass for Wet & Dry Area in Master Bathroom

Doors

- » Main Door with Lamination on Both Sides
- » Night Latch for Main Door
- » Internal Doors with Fixtures and Lamination on Both Sides
- » Locks for Main & Bedroom Doors

Windows

- » Powder Coated Windows with Mosquito Mesh
- » MS Safety Grills
- » All Windows with Granite / Marble Sills

Kitchen

- » Modular Kitchen with Chimney and Hob
- » Granite Platform with SS Sink and Drain Board
- » Glazed Dado Tiles up to Lintel Level
- » Provision for Exhaust Fan, Water Purifier, Refrigerator, Washing Machine & Microwave
- » Gas Leak Detector

Electrical

- » Concealed Copper Wiring
- » Modular Switches
- » ISI Multi-Strand Wires with MCB ELCB
- » AC Points in Living Room and All Bedrooms
- » TV & Telephone Points in Living Room and Master Bedroom
- » Provision for Inverter Back-up

Wall Finishes

- » Internal OBD
- » External Acrylic Emulsion Paint

Convenience / Automation

- » Video Intercom Security
- » Waste Water Treatment Plant
- » Water Filtration Plant
- » Vermiculture
- » Rain Water Harvesting
- » Solar Water Heating System
- » Generator Back-up for Common Passages / Utilities (Lifts, Staircase & Parking)
- » Recycled Water for Garden
- » Underground and Overhead Tanks for Water Storage
- » Fire-fighting System
- » Thermal Heat Insulation Treatment for Roof Terraces
- » Provision for Broadband in Each Flat
- » Automatic Elevators

Value Addition

- » Glass Railings for Balcony

Flat No. 103 203 303 403 503 603 703 903 1003 1103

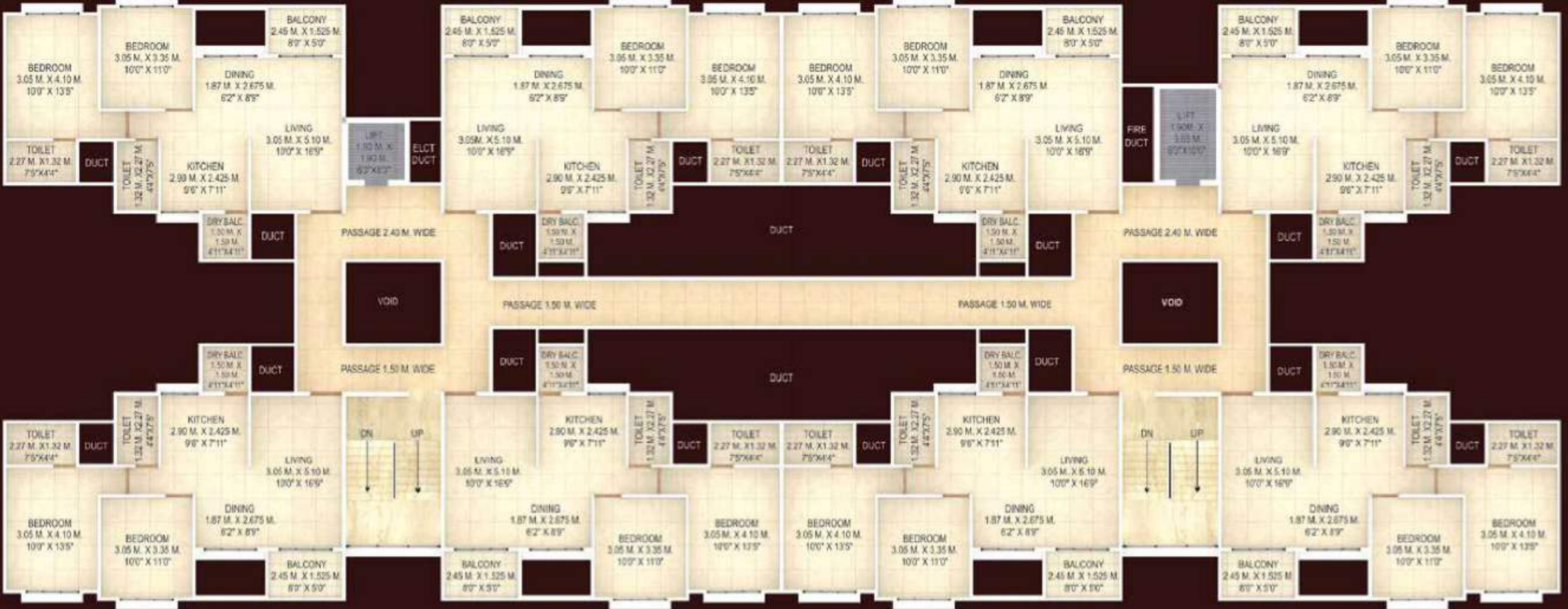
Flat No. 104 204 304 404 504 604 704 904 1004 1104

Flat No. 103 203 303 403 503 603 703 903 1003 1103

Flat No. 104 204 304 404 504 604 704 904 1004 1104

WING - B5

WING - B6



Flat No. 102 202 302 402 502 602 702 902 1002 1102

Flat No. 101 201 301 401 501 601 701 901 1001 1101

Flat No. 102 202 302 402 502 602 702 902 1002 1102

Flat No. 101 201 301 401 501 601 701 901 1001 1101



10 PERFECT CONNECTIVITY

LOCATION MAP (Not to Scale)



CREDITS

PROJECT ARCHITECT Vikas Achalkar Manoj Tatooskar	CONCEPT ARCHITECT Drishiti, Mumbai	LANDSCAPE CONSULTANT Sameer Duraphe
LEGAL ADVISOR Rajiv Patel	R.C.C. CONSULTANT Spectrum Consultants	BRAND CONSULTANT Filament Communique

A project by

Site Office: Survey No. 38 (Part), Near MITCON, Balewadi, Pune - 411 045
Regd. Office: B 14, Mittal Court, Near Lal Deval, Opp. Ashoka Pavillion, Camp, Pune - 411 001
Phone: +91 20 26051702-5, +91 99606 36224 | **Fax:** +91 20 26051707
Email: info@perfect10pune.com

Disclaimer: This brochure is printed in September 2019 & valid till March 2020. This brochure is purely conceptual and tentative and is designed in good faith to give a fair and general view of the project and is not a legal offering, nor will it be deemed to be part of any agreement. Photographs are not comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space, etc. shall be revised at the discretion of the promoters. The plans, specifications, images and other details herein are only indicative and the developer/owner reserves the right to change any or all. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities, areas, etc. without notice. The printed material does not constitute a contract/offer of any type between the developer/owner and the recipient. Any purchase/lessee of this development shall be governed by the terms and conditions of the agreement of sale/lease entered into between parties and no details mentioned in this printed material shall in manner govern such transactions. 'Future Development' may consist of high-rise buildings etc.



In the vicinity

Balewadi High Street | Rajiv Gandhi Infotech Park | Balewadi Stadium | Bharati Vidyapeeth School | Orchid School
 MITCON | D-Mart | VITS Hotel | Holiday Inn | Freekick Futsal Arena | Jupiter Hospital | Mercedes-Benz Showroom
 Maruti-Suzuki Showroom