TIRUPATI

REGALIA

A True Masterpiece

Phase I

THE MARK OF EXCLUSIVITY

Photographs are indicative.

UNIQUELY *Different*

Discover something different to which nothing comes quite as close. Only the best survives. Tirupati Regalia is the last in its class of the 2 BHK residential spaces of Vishrantwadi, Pune as there's no further room for development here. The best of Vishrantwadi showcases uniqueness in every form and detail. The touch of exclusivity transcends across each aspect and feature of Tirupati Regalia Phase 1, starting from the location, the architectural value, the construction techniques and materials as well as the customer engagement policies. It's something to be seen to believe. Welcome to the uniquely different homes of Tirupati Regalia Phase 1.

Artist's Impression

MONUMENTALLY *Exclusive*

Discover your heart. It's an uncommon architectural design in which there would be a courtyard in the centre of the tower. Within this courtyard there would be space for some interesting amusement activities. The residential tower would surround this courtyard to provide sufficient ventilation to each apartment unit. Adequate covered parking spaces have been provided to accommodate the cars and bikes of both, residents as well as their visitors.

Artist's Impression

THE COURTYARD DELIGHTS & CHILDREN'S PLAY AREA

The courtyard is an interesting feature that provides a host of activities. Here too you have amusement props as well as mini sports and board game facilities to keep the kids as well as grown ups engaged. There are separate areas for relaxation as well as to engage in a social exchange created for the young and the elderly alike. The tastefully designed landscaping creates a mood of relaxation making you feel completely refreshed as you spend time in the courtyard.

Within easy reach of REGALIA

HOSPITALS & BANKS

- Serene Hospital
- Vinod Memorial Multispeciality Hospital
- HDFC • IDBI • SBI • AXIS • Kotak • Saraswat
- Bank of India • Bank of Maharashtra

SHOPPING CENTERS

- Phoenix Mall, Big Bazaar
- Creaticity Mall (Ishanya Mall)
- Shoppers Orbit

SCHOOLS / INSTITUTES

- Symbiosis School & Junior College
- Symbiosis Law College
- Vibgyor High School • Bishop's School
- Wadia College • Deccan College

RECREATION

- Big Cinemas • PVR Cinemas
- Koregaon Park

PETROL PUMP

- 500 Meters

INDUSTRY NEIGHBORHOOD

- Commerzone IT Park • Weikfield IT Park
- TATA Communications

Photographs are indicative.

Airport	05 *min approx*
Viman Nagar	07 *min approx*
Old Mumbai-Pune Highway	07 *min approx*
Kalyani Nagar	10 *min approx*
Pune Railway Station	15 *min approx*
Koregaon Park	15 *min approx*
Shivajinagar	15 *min approx*
Kharadi	20 *min approx*

Location map is not to scale.

Artist's Impression

PLEASURES OF A DIFFERENT *Kind*

Amenities

- Monumental Entrance Gate
- 24-Hour Security at Entrance with Intercom System
- Clubhouse
  - Play Area with Rubber Turf
  - Party Lawn
  - Stage With Background Wall for functions
  - Buffet Area With Barbeque Counter
  - Sit Outs for Senior Citizens
  - Pergola
- Courtyard
  - Large Passage (pathway)
  - Elegant Feature Wall
  - Multipurpose Artificial Lawn Area
  - Toddlers Play Area
  - Well equipped Outdoor Gym
  - Board Games - Snake & Ladder , Leudo , Chess
- Branded Lifts with Generator Back-up
- CCTV Camera Covering All Areas For Maximum Security
- Rain Water Harvesting
- Internal Concrete Driveway
- Elegant Compound Wall
- Provision for AC
- Fire Fighting System
- Rain Water Harvesting
- Organic Waste Converter

Artist's Impression

PARTY AREA & CLUBHOUSE FOR ALL

For the young, the old or the working, there's something special for all. The clubhouse provides recreational facilities for children, adults as well as the elderly. In the club house the areas dedicated to kids have amusement props to keep the kids engaged while there are separate areas for supervising parents to engage in a social exchange. There are also entertainment areas for celebrations. There are spaces created for the elderly to relax and socialize .

Photographs are indicative.

COMMUNITY COEXISTENCE WITH A *Difference*

When conservative groups of family oriented people come together, it inspires a healthy neighborly spirit. Each element at Tirupati Regalia Phase 1 reflects this thought and encourages healthy coexistence. The Tirupati Group has the distinction of bringing together people and communities with whom it shares a common set of values to create a healthy neighborly community. Whilst deciding on buying a home, the neighborhood matters.

Photographs are indicative.

A DIFFERENT *Experience*

At the Tirupati Group customer delight is paramount. Customers who seek to upgrade their lifestyle have growing housing needs, wants and desires. Over the years the founding fathers of the group have paid careful attention to the concerns of customers and have addressed these concerns, a result of which, the group policies that have evolved ensure a stress free experience in transaction for all customers with complete transparency.

Artist's Impression

Quality THAT SPELLS EXCLUSIVITY WITH CLASS

Specifications that will make you smile!

Structure	• Earthquake resistance R.C.C. Frame structure
Brick Work	• All walls 150mm thick fly ash/CLC/AAC/Burn bricks
Plaster Work	• External - Sand faced plaster
	• Internal - Gypsum plaster
	• Ceiling - 3-4mm Gypsum Finish
Flooring	• Good quality 800mm X 800mm vitrified flooring in all rooms & anti-skid ceramic tiles in bathroom and terraces
Kitchen	• Granite top kitchen platform with stainless steel sink and glazed tiles dado up to lintel level and 2' dado for service platform
	• Attached dry terrace with provision for Washing machine
Windows	• Three track Powder coated Aluminum windows with mosquito net & M.S. safety grill for all windows
	• Marble/Granite sill for all windows
DOOR	• Laminated main door with security night latch and good quality fittings
	• Laminated flush doors for bedrooms
	• Laminated flush doors for toilets with granite frame
	• Powder coated folding doors for Balcony/Terraces
Plumbing	• Concealed CPVC Plumbing
Toilet	• Designer dado up to lintel level
	• Designer acrylic ceiling in toilets only
	• Good quality CP fittings with single level diverter for hot and cold water
	• Good quality Wall mounted EWC in Master & Common Toilet
Painting	• Superior wall finish with emulsion paint for internal walls
	• Superior quality apex paint for external wall and Ace paint for Duct wall
Electrical	• Concealed copper wiring with good quality modular switches in all rooms
	• Telephone & Intercom points in living room
	• TV point in living room and master bedroom

Artist's Impression

2 BHK HOME

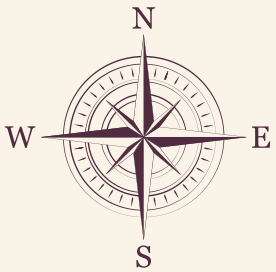
- A ENTRANCE
- B LIVING AREA
- C KITCHEN
- D DRY BALCONY
- E BEDROOM
- F M. BEDROOM
- G M. TOILET
- H TOILET
- I BALCONY

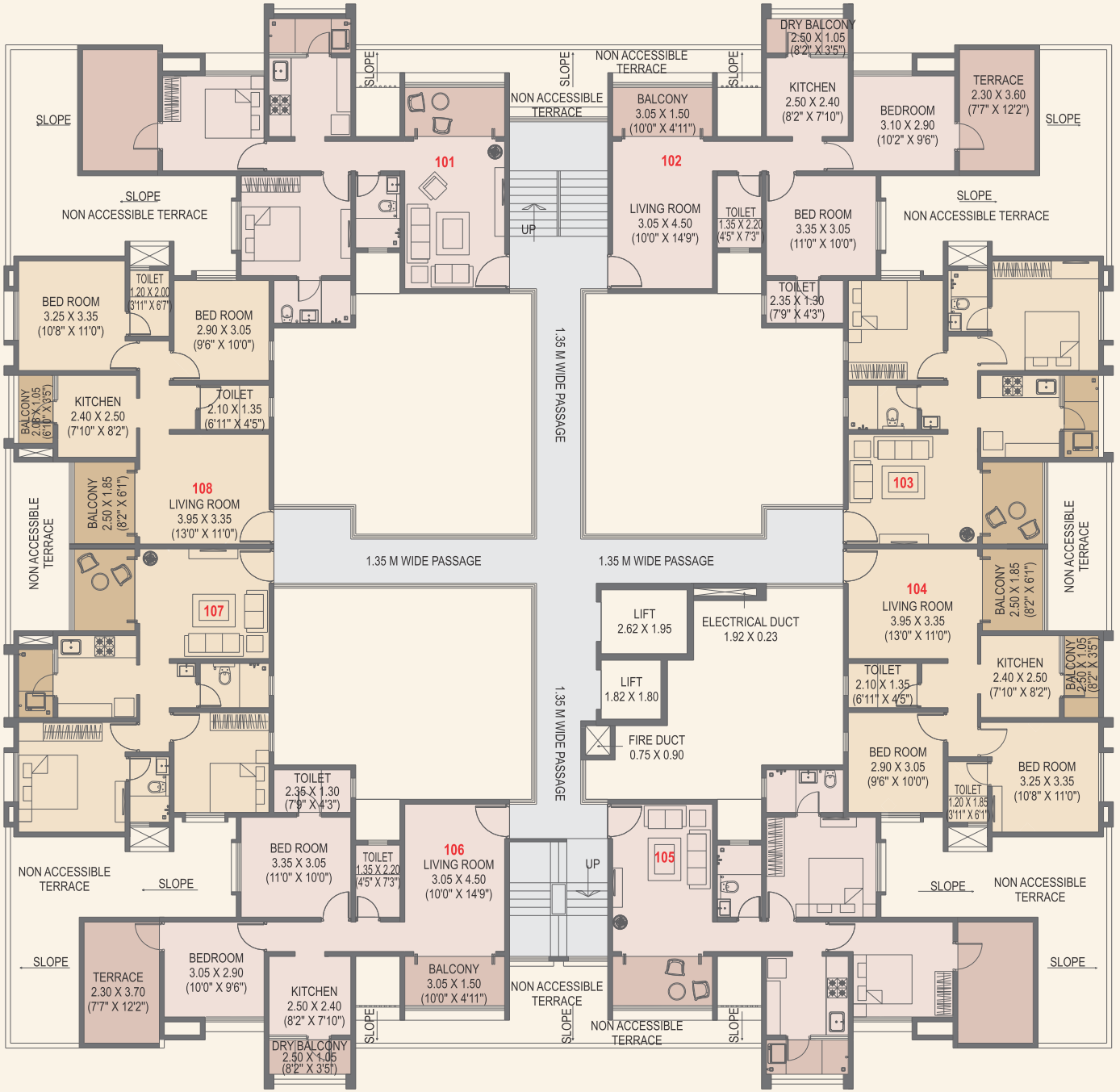
Artist's Impression

FIRST FLOOR PLAN

ARIA STATEMENT (SQ.M.)

FLAT NO.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)
		CARPET	DRY BALC.	BALCONY	TERRACE CARPET (100%)		
101	2 BHK	52.04	2.62	4.57	8.51	67.74	729.00
102	2 BHK	52.04	2.62	4.57	8.51	67.74	729.00
103	2 BHK	51.53	2.62	4.62	---	58.77	633.00
104	2 BHK	51.53	2.62	4.62	---	58.77	633.00
105	2 BHK	51.90	2.62	4.57	8.51	67.60	728.00
106	2 BHK	51.89	2.62	4.57	8.51	67.59	728.00
107	2 BHK	51.53	2.18	4.62	---	58.33	628.00
108	2 BHK	51.53	2.18	4.62	---	58.33	628.00

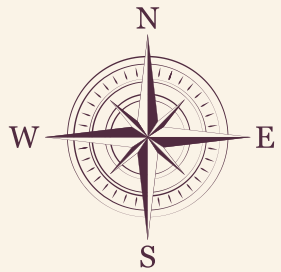




2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th FLOOR PLAN

ARIA STATEMENT (SQ.M.)

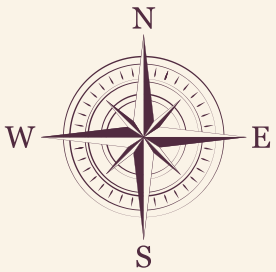
FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)
		CARPET	DRY BALC.	BALCONY		
201, 301, 401, 501, 601, 701, 901, 1001, 1101	2 BHK	51.91	2.62	4.57	59.10	636.00
202, 302, 402, 502, 602, 702, 902, 1002, 1102	2 BHK	51.91	2.62	4.57	59.10	636.00
203, 303, 403, 503, 603, 703, 903, 1003, 1103	2 BHK	51.53	2.62	4.62	58.77	633.00
204, 304, 404, 504, 604, 704, 904, 1004, 1104	2 BHK	51.53	2.62	4.62	58.77	633.00
205, 305, 405, 505, 605, 705, 905, 1005, 1105	2 BHK	51.76	2.62	4.57	58.95	635.00
206, 306, 406, 506, 606, 706, 906, 1006, 1106	2 BHK	51.76	2.62	4.57	58.95	635.00
207, 307, 407, 507, 607, 707, 907, 1007, 1107	2 BHK	51.53	2.18	4.62	58.33	628.00
208, 308, 408, 508, 608, 708, 908, 1008, 1108	2 BHK	51.53	2.18	4.62	58.33	628.00

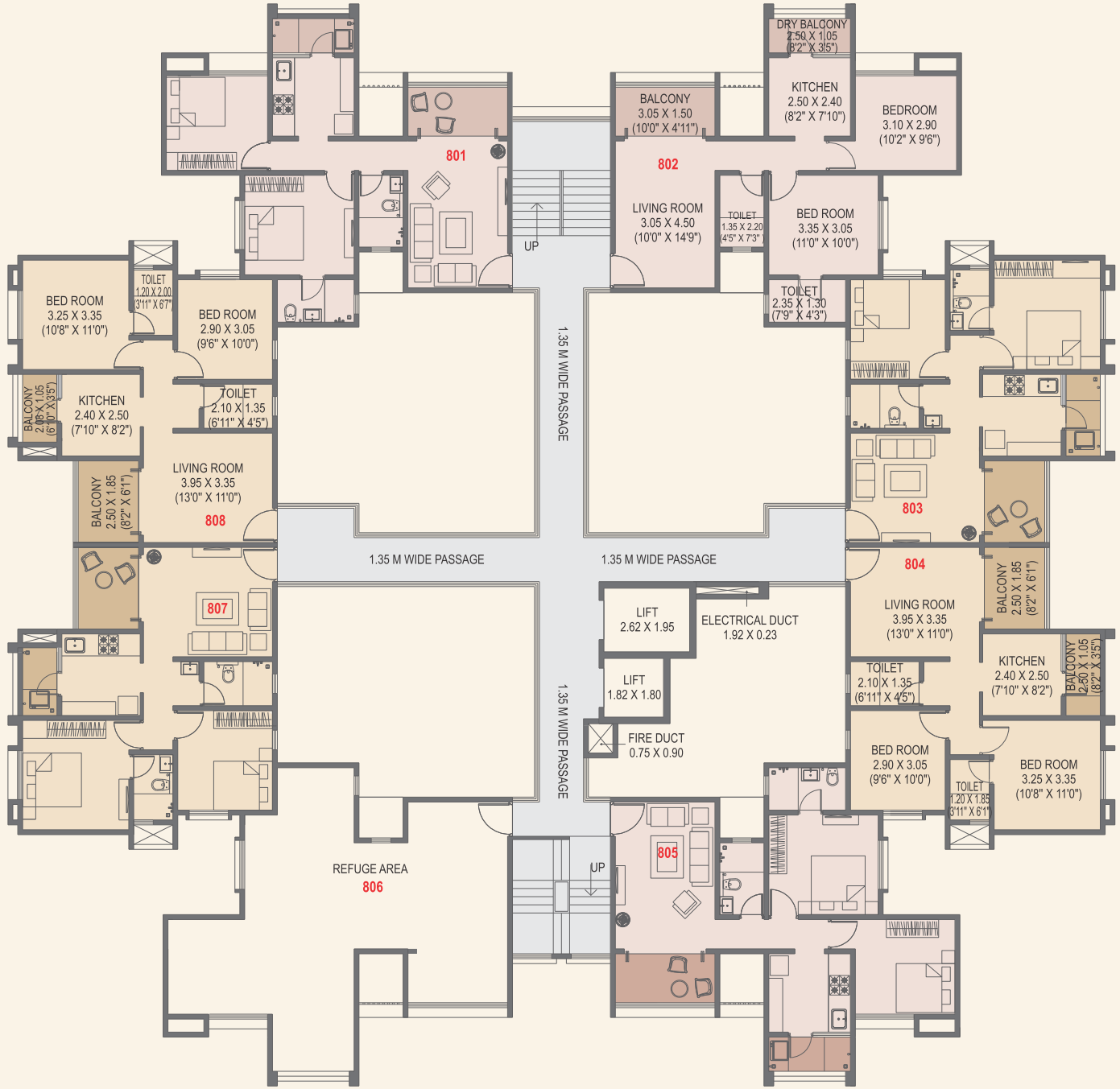


EIGHTH FLOOR PLAN

ARIA STATEMENT (SQ.M.)

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)
		CARPET	DRY BALC.	BALCONY		
801	2 BHK	51.91	2.62	4.57	59.10	636.00
802	2 BHK	51.91	2.62	4.57	59.10	636.00
803	2 BHK	51.53	2.62	4.62	58.77	633.00
804	2 BHK	51.53	2.62	4.62	58.77	633.00
805	2 BHK	51.76	2.62	4.57	58.95	635.00
806	REFUGE AREA					
807	2 BHK	51.53	2.18	4.62	58.33	628.00
808	2 BHK	51.53	2.18	4.62	58.33	628.00





OUR LEGACY..

TIRUPATI GROUP was established in 1992 to provide prime residential and commercial accommodation and meet the demands arising from a vibrant economy. In over 2 decades, we have evolved matching Pune's growth, into one of Pune's leading real estate group.

We have completed 20 projects and built more than 2000 homes and commercial spaces. We have accomplished milestones under the commendable attention of our directors Mr. Suresh V. Patil and Mr. Rammurthy V. Ghate.

Our TIRUPATI CAMPUS is now a synonym for prestigious living, with over 600 flats. We have grown and so have our projects. We have recently completed 3 highly appreciated projects TIRUPATI VASANTAM, TIRUPATI KASHIGANGA and SAI TIRUPATI GREENS. These benchmark projects, located at prime location in Dhanori, consist of more than 400 flats and 25 shops.

TIRUPATI GROUP is ISO certified under ISO 9001:2015, ISO 14001:2015 and ISO 18001:2007 since 2009. It enjoys great reputation for quality assurance, timely possession and after sales service.

We do our best to provide you with reliable and important information, maximal opportunity of a choice and due facilitation of a correct decision. Our major priorities are - building up of trustworthy, long-term and strong relationships with our clients, maintenance of full confidentiality of projects in the pipeline and transparency of all the transactions.

Our target is to legitimate customer's expectations and become a reliable name in real estate fraternity!

Tirupati Group®

We concrete the relationship

An ISO 9001:2015/14001:2015/18001:2007

RECENTLY COMPLETED...

TIRUPATI KASHIGANGA @ DHANORI

TIRUPATI VASANTAM @ DHANORI

SAI TIRUPATI GREENS @ CHARHOLI

THE DIFFERENCE LIES IN *Clean Business* PRACTICES

The Tirupati Group is committed to reach out to customers and deliver complete value through clean and healthy business practices and the best in design, civil engineering as well as construction techniques and materials. The Tirupati Group takes pride in RERA compliance.

COMPLETED PROJECTS...

- TIRUPATI CAMPUS, Tingrenagar
- TIRUPATI COMPLEX, Vishrantwadi
- TIRUPATI PARK, Tingrenagar
- TIRUPATI PARADISE, Dhanori
- TIRUPATI PLAZA, Dhanori
- TIRUPATI ANGAN, Dhanori
- TIRUPATI RESIDENCY, Dhanori
- TIRUPATI TOWNSHIP, Dhanori
- TIRUPATI ENCLAVE, Dhanori
- TIRUPATI SUGANDH, Vishrantwadi
- TIRUPATI TRIVENI, Dhanori
- GAGAN AKASH, Dhanori
- MANIK APARTMENT, Dhanori
- BALAJI PARK, Tingrenagar
- GEETA COMPLEX, Vishrantwadi
- VITHAI PARK, Dhanori
- GAGANGIRI COMPLEX, Vishrantwadi
- SUMAN KUNJ, Dhanori

CREDITS

Architect
CUBIX ARCHITECTS
SK ASSOCIATES

Interior Designing & Planning
SPACECRAFTS ASSOCIATES

RCC Consultant
NILESH DIGHE

Legal
Adv. R. C. BANSAL

Landscape
MAHESH CHINCHALKAR

Architectural Visualisation
Z-AXIS

Tirupati Group®
We concrete the relationship
An ISO 9001:2015/14001:2015/18001:2007

Site - Tirupati Regalia, S. No. 90 (Part), Vishrantwadi, Pune
Corporate Office - Tirupati Group, Office No. 709, "A" Building, 7th Floor,
East Court, Next to Phonix Mall, Off. Nagar Rd., Vimannagar, Pune- 411014
Mobile : 9225 600 900 | Email : regalia@tirupatigrouppune.com
Website : www.tirupatigrouppune.com

The project has been registered via MahaRERA registration Nos. P52100019785 and is available on the website https://maharera.mahaonline.gov.in under registered projects.

This brochure is an imaginary concept and the plans shown need not to be scale. All plans are subject to accommodate the changes required as per the sanctioning authorities. All amenities and specifications are as per availabilities and discretion of the developer. Nature and locations of all amenities and proposed development shown in the proposed master plan can be added, omitted or shifted as per the developer's discretion. All furniture/accessories shown are purely indicative. (For private circulation only)

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