

PROJECT BY



📍 Site : S.No. 28/4B, opposite Bollywood E-Square theatre, old Mundhwa Kharadi Road, Kharadi Pune - 411014

🏠 HO.: Shubh Promoters & Developers, Mittal House, M2, 13, 14, Nisarg Co-Op Housing Society, Opp, Golf Course, Near Narayan Sweets, Yerwada, Pune 411006.

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MAHARERA NO. : P52100018614  
<http://maharera.mahaonline.gov.in>

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SHUBH  
**SHAGUN**  
NAYI KHUSHIYAN. NAYI SHURUWAT  
2 BHK HOMES  
K H A R A D I

#EkNayiShuruwat

Amazing  
**Lifestyle** Ke Saath!

Are you ready?

Ek brand new zindagi with all new vigour & charm is eagerly awaiting you here. Now there would be no compromises, no waiting. Shubh Shagun is the address for the fulfillment of all your long-cherished dreams.

Simply take a first positive step forward and wholeheartedly welcome an amazing lifestyle with your arms stretched out! Embark on a new journey called plush life. Now it's time to make a nayi shuruwat and lead a fantabulous living...



ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

PROJECT BY



Shubh Developers was found in 2011 with a common goal of bringing the best expertise of it's directors from various fields and coming up with the best product for it's home owners.

The pilot project "Mio Palazzo" portrays elegance and style masterfully signed off.

Shubh Developers has since launched Aaugusta and the most recent development is Global Business Hub.

The location of Shubh projects are in Kharadi in Pune which is a very ideal neighborhood with amazing infrastructure. Shubh visions to become one of the foremost Real Estate firm in India and spread it's wings.



Mio Palazzo  
Kharadi, Pune



Aaugusta  
Kharadi, Pune



Global Business Hub  
Kharadi, Pune



Meridian  
Kharadi, Pune

#### CREDITS

##### ARCHITECT

CUBIX ARCHITECTS

##### RCC CONSULTANT

STRUCTURE VIZION

##### MEP CONSULTANT

SIDDHIVINAYAK  
CONSULTANT PVT. LTD.

##### LANDSCAPE CONSULTANT

MAHESH CHINCHALKAR

##### LEGAL CONSULTANT

ADV KIRAN KOTHADIYA

##### BRAND CONSULTANT

RJ DESIGN

#EkNayiShuruwat

Wonderful Premium

# Amenities

Ke Saath!

- Grand Entrance gate
- Stylish building elevation
- Decorative compound wall
- Club house
- Childrens play area
- Beautifully designed landscape garden
- Gymnasium
- Generator backup for common area
- Ultra modern elevators.
- Solar water heater
- Rain water harvesting
- Three level parking
- Exclusive car parking space for every flat
- Tremix concrete internal road
- Street lights
- Fire fighting system
- Security cabin
- Video door phone
- CCTV surveillance
- Sewage treatment plant



ARTISTIC IMPRESSION

#EkNayiShuruwat

Top-of-the-line

# Specifications

Ke Saath!

## STRUCTURE

- Earthquake Resistent R.C.C. Framed Structure

## BRICKWORK

- 6"/5" Thick Fly Ash Bricks Work Internally And Externally

## PLASTER

- External Sand Faced Cement Plaster
- Internal Wall With Gypsum Finish

## FLOORING

- 800mm X 800mm Vitrified Flooring For Entire Flat
- Anti-skid Flooring For Toilets And Attached Terraces

## DOORS

- Flush Doors Laminated From Both Sides
- Granite Door Frame Toilets/bath/wc
- Laminated Ply Door Frame For Main Door And Bedroom Doors

## WINDOWS

- 3 Track Euro Section Powder Coated Aluminium
- Windows With Mosquito Net & M. s. Safety Grills
- Granite Framed Windows

## KITCHEN

- L-shaped Granite Kitchen Otta With S. S. Sink
- Designer Wall Tiles Upto Lintel Level
- Separate Water Supply For Kitchen With Provision for Water Purifier

## PLUMBING

- Concealed Plumbing Internally
- Jaquar' Or Equivalent Make C.p. Fittings
- Cera/eagle Or Equivalent Make Sanitary Ware

## TOILETS/BATH/WC

- Designer Glazed Wall Tiles Up To Lintel Level In Toilets
- Glazed Wall Tiles Up To Lintel Level In Wc
- Hot & Cold Mixer/diverter Unit In Bathroom/toilet
- Solar Water Connection In 1 Bathroom With Provision to Install Water Heater

## WASH BASIN

- Table Top Type Wash Basin With Wall Mounted Spout

## ELECTRICAL

- Concealed Copper Wiring
- Schneider/legrand/ Equivalent Modular Switches
- Tv & Tele. Point In Living And Master Bedroom
- Ac Point In Bedrooms And Living Room
- Inverter Provision In Flat

## PAINTING

- Internal Premium Emulsion
- External Weather Shield Acrylic Paint

## SPECIAL FEATURES

- S. S. Railing With Toughened Glass For Balcony
- Common Dish TV Antenna
- Glass Partition In Bath Of Master Bed
- Garbage Chute Provision

## LIFT

- Schindler Or Equivalent Automatic Standard Make Lift with Power Back-up





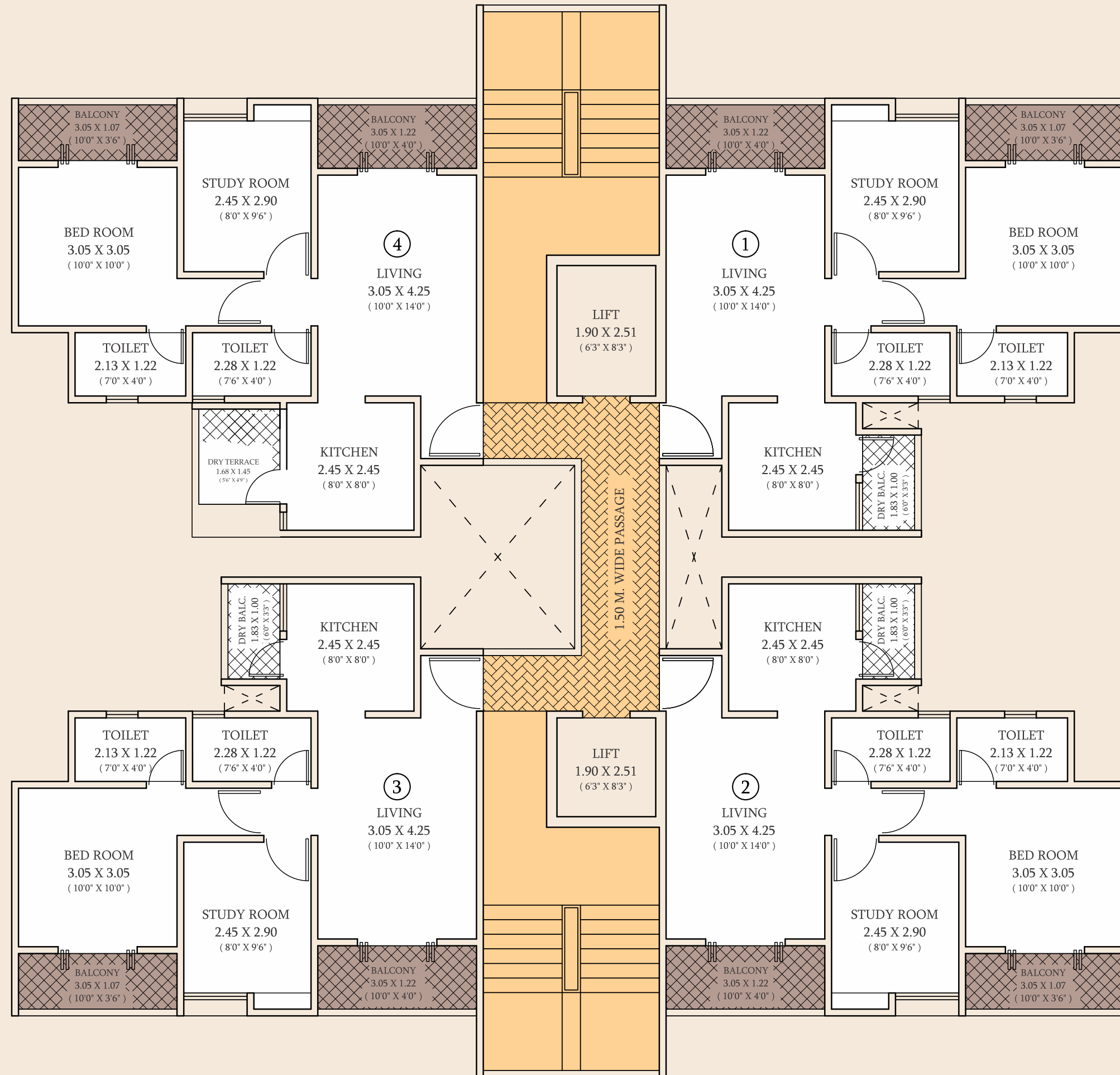


#EkNayiShuruwat

Convenience  
**Shopping** Ke Saath!

SHUBH  
**SHAGUN**  
NAYI KHUSHIYAN. NAYI SHURUWAT  
2 BHK HOMES  
KHARADI

ARTISTIC IMPRESSION

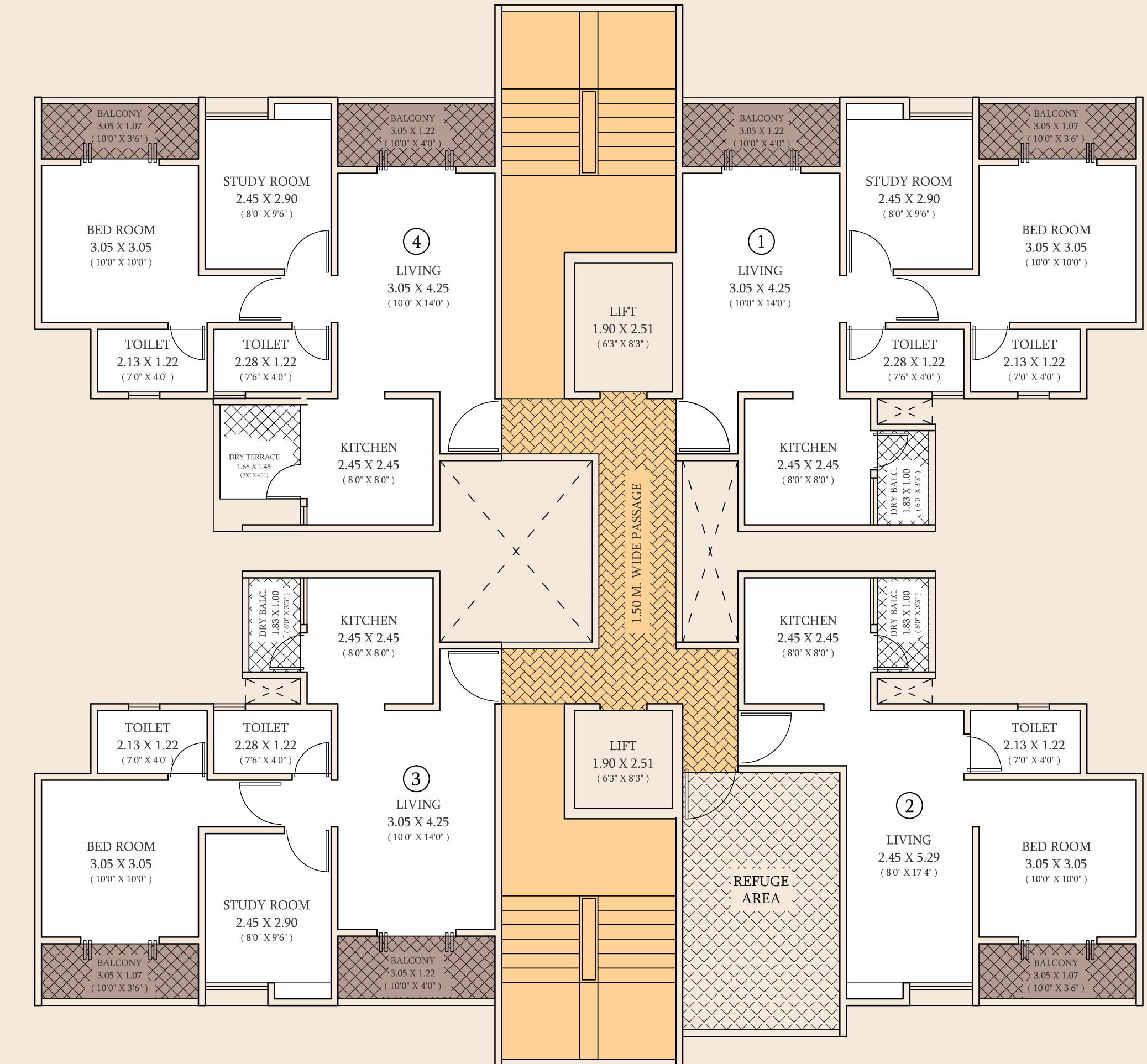
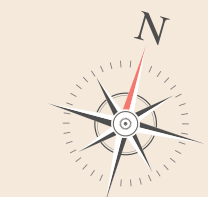


WING - A

TYPICAL FLOOR PLAN  
(2nd, 4th, 6th, 10th & 14th floor)

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
101	2 BHK	47.71	8.81	56.52	608.00	839.00
102	2 BHK	47.71	8.81	56.52	608.00	839.00
103	2 BHK	47.71	8.81	56.52	608.00	839.00
104	2 BHK	47.71	7.00 / 2.43	57.14	615.00	848.00
		226.08	2432.00	3356.00		

AREA STATEMENT ( SQ.M. )

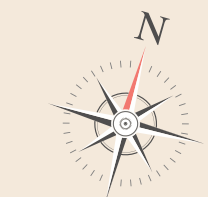


WING - A

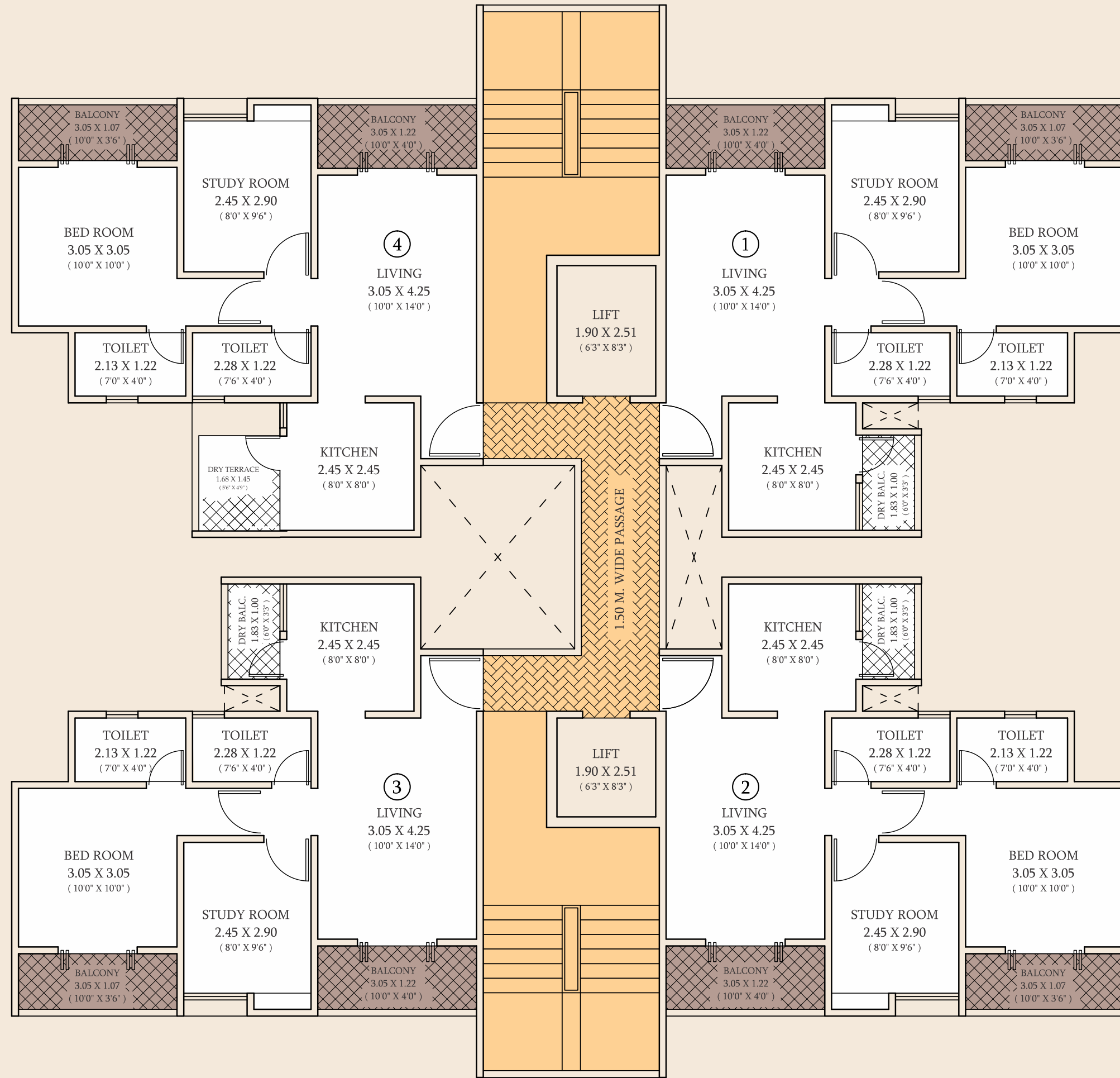
REFUGE FLOOR  
8TH & 12TH FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
801	2 BHK	47.71	8.81	56.52	608.00	839.00
802	1 BHK	34.70	5.09	39.79	428.00	591.00
803	2 BHK	47.71	8.81	56.52	608.00	839.00
804	2 BHK	47.71	7.00 / 2.43	57.14	615.00	848.00
		209.35	2252.00	3108.00		

AREA STATEMENT ( SQ.M. )





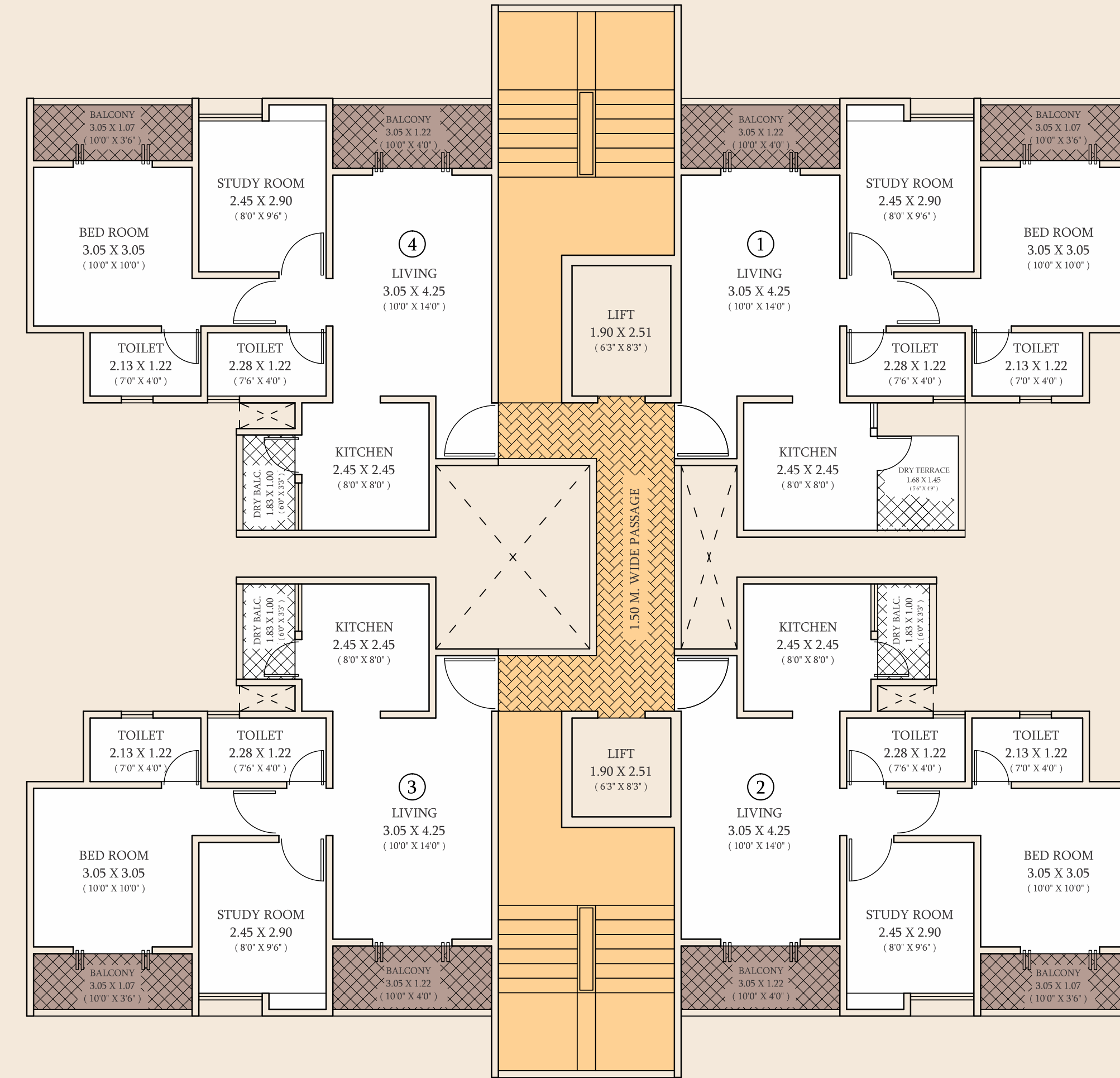


### WING - A

TYPICAL FLOOR PLAN  
( 3rd, 5th, 7th, 9th, 11th & 13th floor )

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
101	2 BHK	47.71	8.81	56.52	608.00	839.00
102	2 BHK	47.71	8.81	56.52	608.00	839.00
103	2 BHK	47.71	8.81	56.52	608.00	839.00
104	2 BHK	47.71	7.00 / 2.43	57.14	615.00	848.00
		226.08	2432.00	3356.00		

AREA STATEMENT ( SQ.M. )



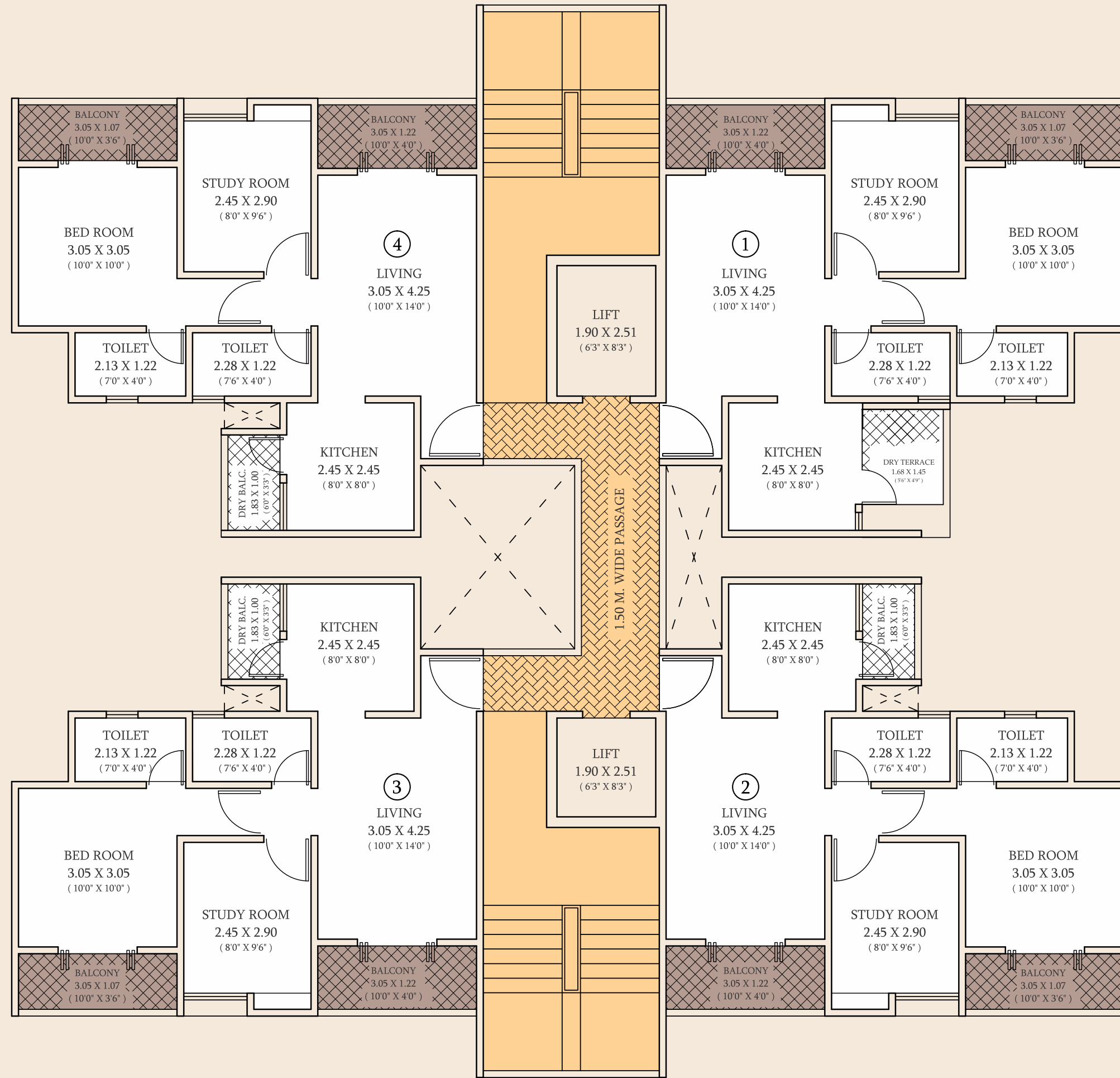
### WING - B

TYPICAL FLOOR PLAN  
( 1st, 3rd, 5th, 7th, 9th, 11th & 13th floor )

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
104	2 BHK	47.71	8.81	56.52	608.00	839.00
102	2 BHK	47.71	8.81	56.52	608.00	839.00
103	2 BHK	47.71	8.81	56.52	608.00	839.00
101	2 BHK	47.71	7.00 / 2.43	57.14	615.00	848.00
		226.08	2432.00	3356.00		

AREA STATEMENT ( SQ.M. )

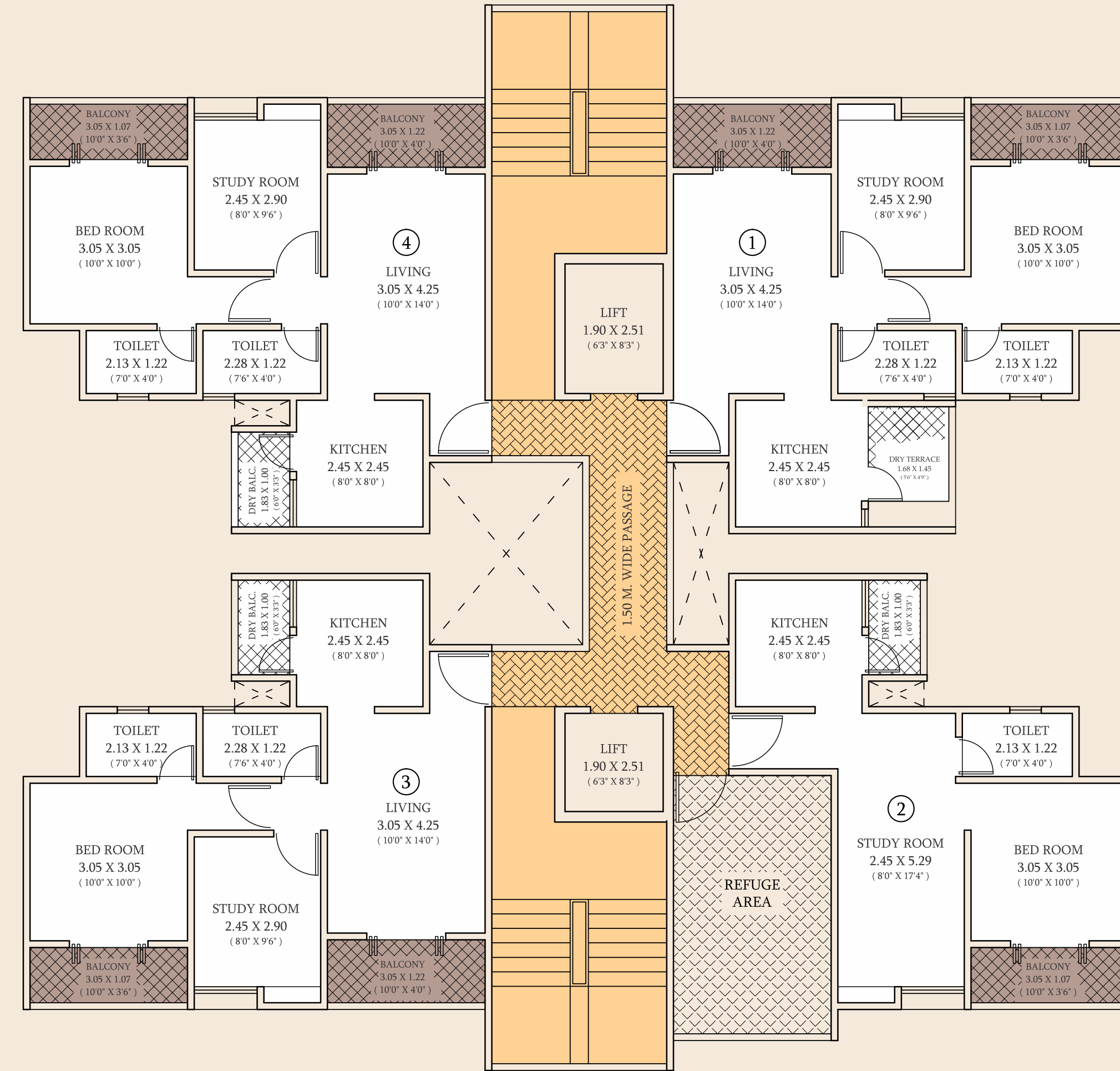




TYPICAL FLOOR PLAN  
(2nd, 4th, 6th, 10th & 14th floor)

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
104	2 BHK	47.71	8.81	56.52	608.00	839.00
102	2 BHK	47.71	8.81	56.52	608.00	839.00
103	2 BHK	47.71	8.81	56.52	608.00	839.00
101	2 BHK	47.71	7.00 / 2.43	57.14	615.00	848.00
		226.08		2432.00		3356.00

AREA STATEMENT ( SQ.M. )

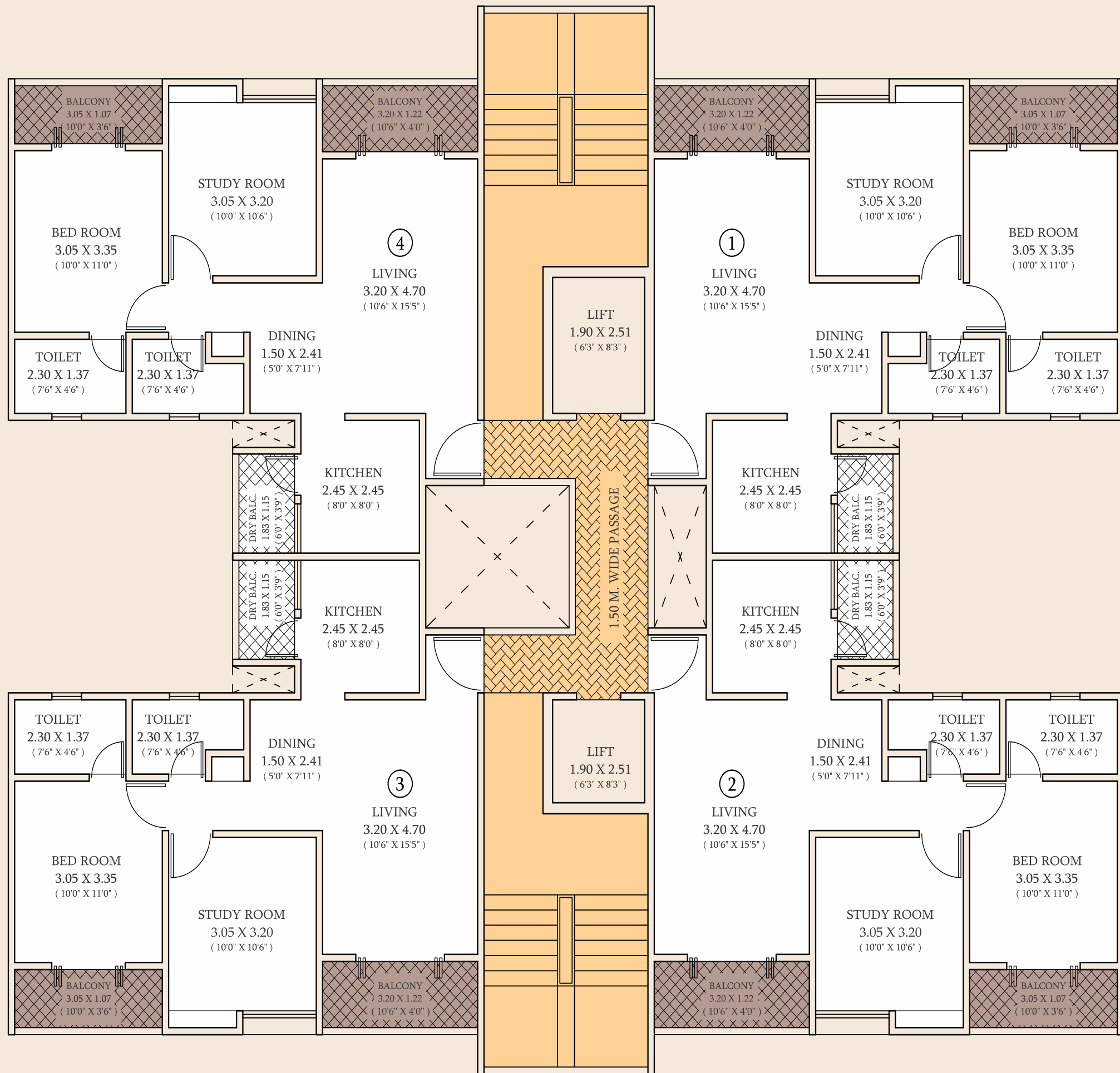


REFUGE FLOOR  
8TH & 12TH FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
804	2 BHK	47.71	8.81	56.52	608.00	839.00
802	1 BHK	34.70	5.09	39.79	428.00	591.00
803	2 BHK	47.71	8.81	56.52	608.00	839.00
801	2 BHK	47.71	7.00 / 2.43	57.14	615.00	848.00
		209.35		2252.00		3108.00

AREA STATEMENT ( SQ.M. )

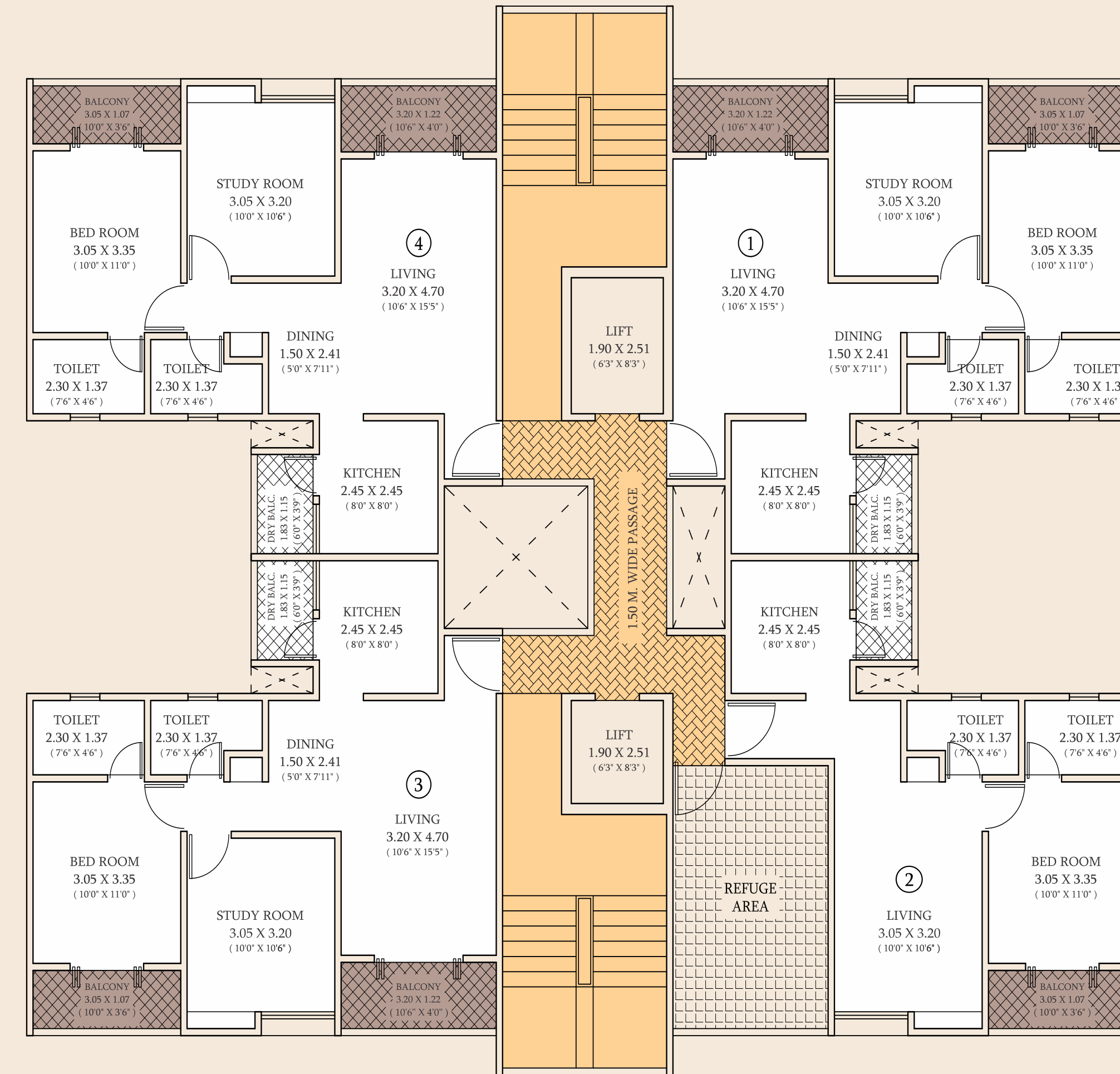




TYPICAL FLOOR PLAN  
( 1st TO 7th & 9th TO 11th & 13th, 14th floor )

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
101	2 BHK	57.45	9.27	66.72	718.00	991.00
102	2 BHK	57.45	9.27	66.72	718.00	991.00
103	2 BHK	57.45	9.27	66.72	718.00	991.00
104	2 BHK	57.45	9.27	66.72	718.00	991.00
				266.88	2872.00	3964.00

AREA STATEMENT ( SQ.M. )

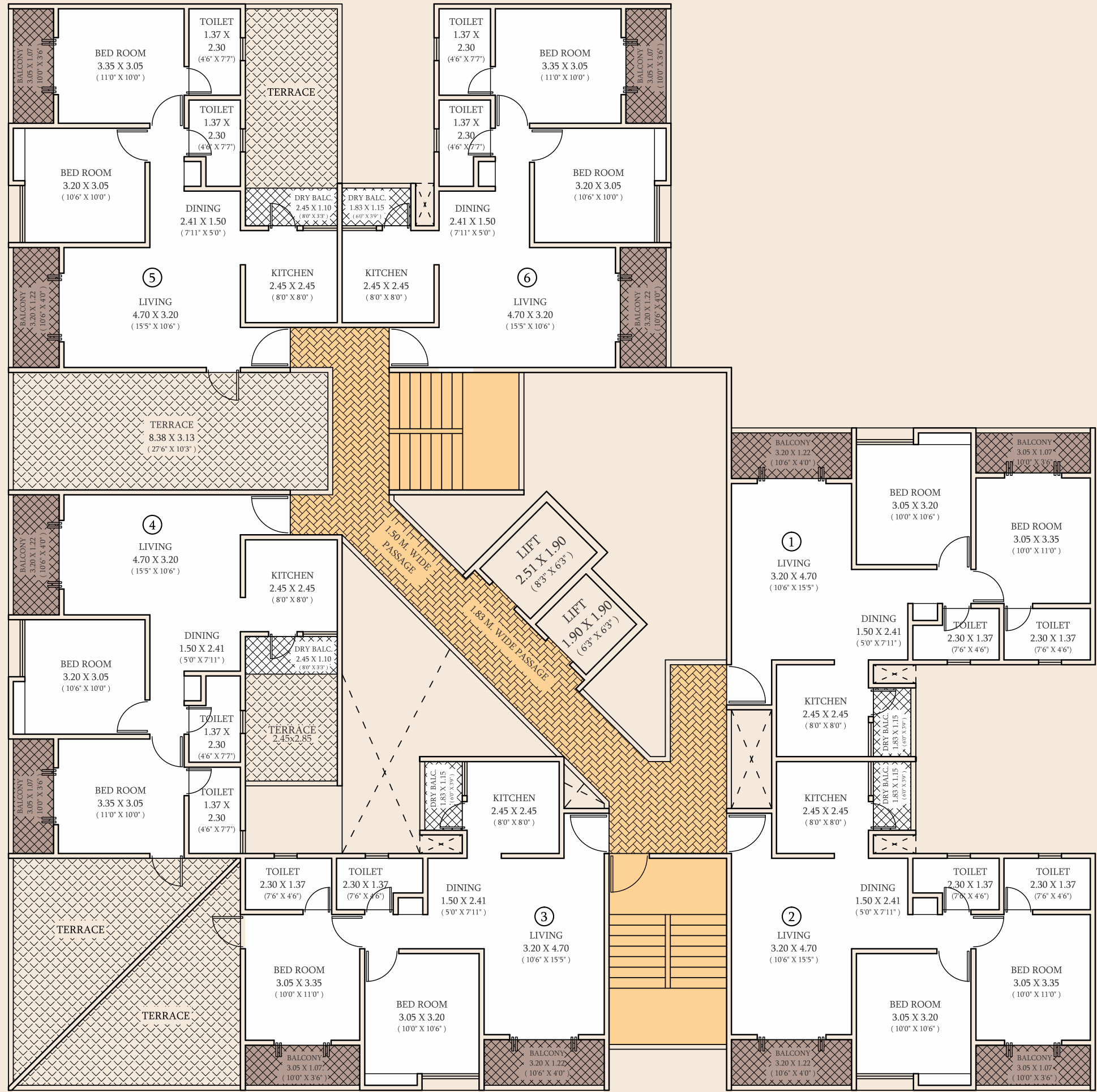


REFUGE FLOOR  
8TH & 12TH FLOOR PLAN

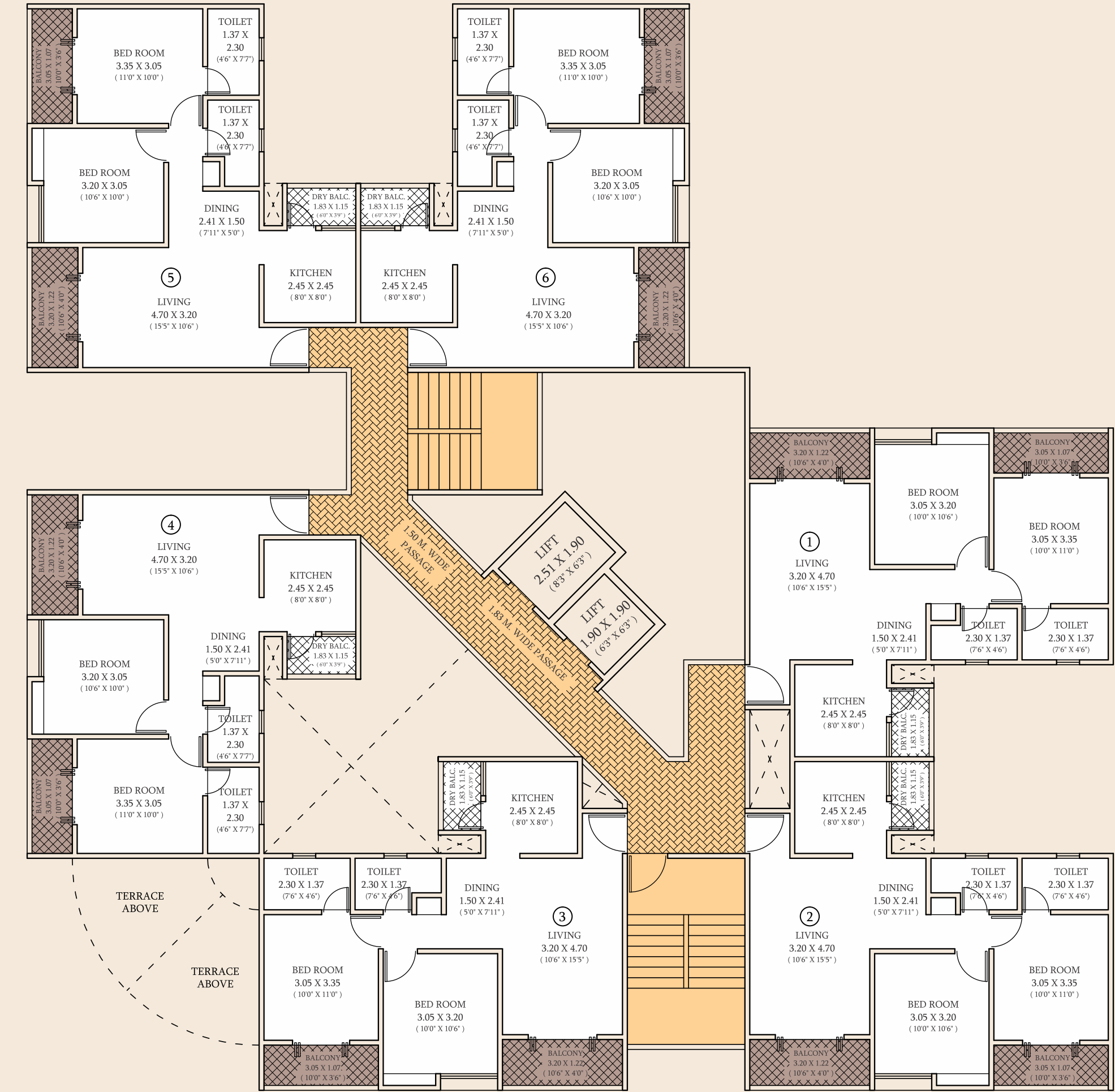
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
801	2 BHK	57.45	9.27	66.72	718.00	991.00
802	1 BHK	42.40	5.37	47.77	514.00	709.00
803	2 BHK	57.45	9.27	66.72	718.00	991.00
804	2 BHK	57.45	9.27	66.72	718.00	991.00
				247.93	2668.00	3682.00

AREA STATEMENT ( SQ.M. )





WING - D



WING - D

SECOND FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.	TERRACE AREA	TERRACE (50%)			
201	2 BHK	57.45	9.27	----	----	66.72	718.00	991.00
202	2 BHK	57.45	9.27	----	----	66.72	718.00	991.00
203	2 BHK	57.57	9.27	----	8.88	75.72	815.00	1125.00
204	2 BHK	57.57	9.62	----	12.37	79.56	856.00	1181.00
205	2 BHK	57.57	9.62	----	18.97	86.16	927.00	1279.00
206	2 BHK	57.45	9.27	----	----	66.72	718.00	991.00

AREA STATEMENT ( SQ.M. )

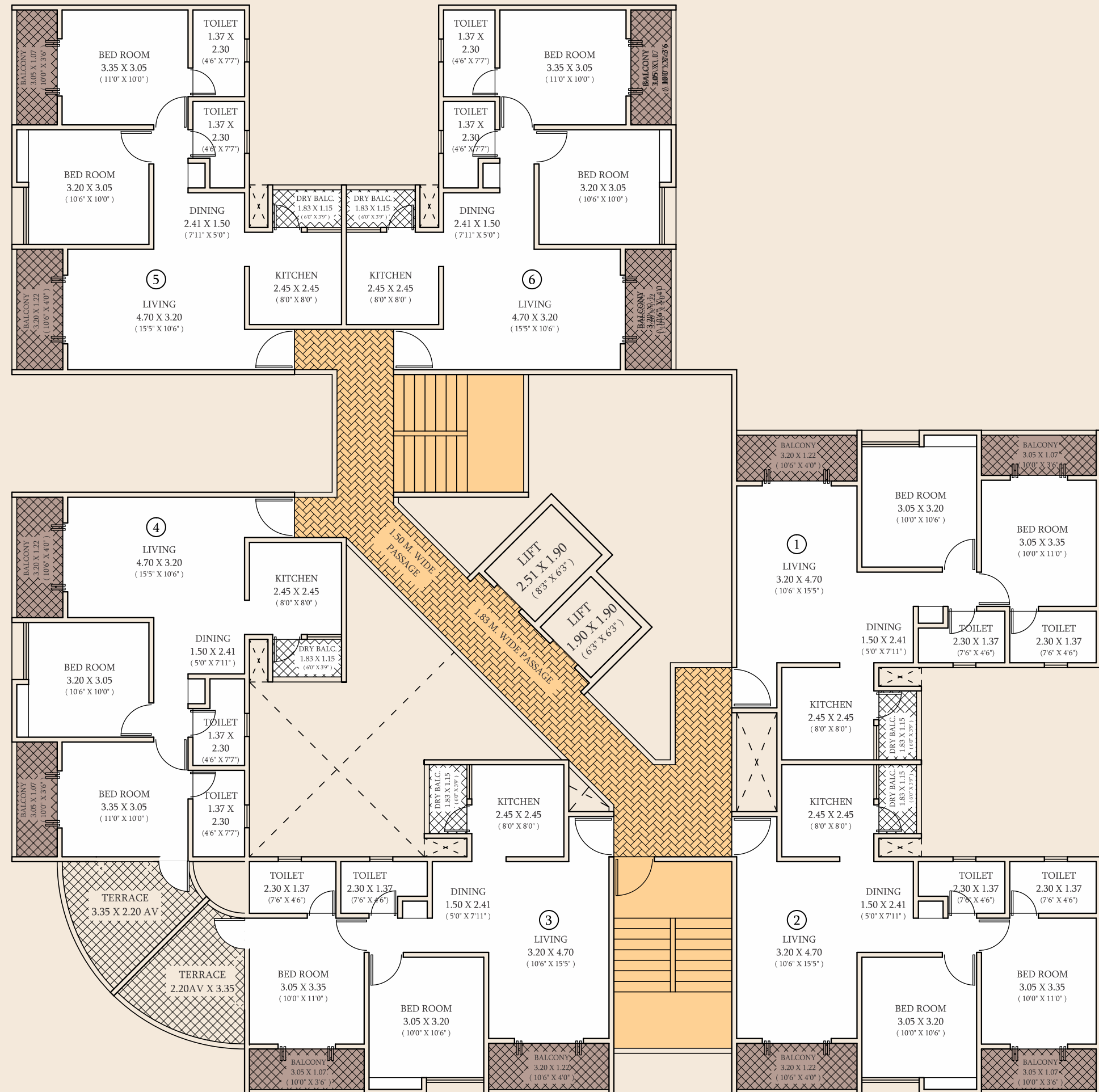


TYPICAL FLOOR PLAN  
( 3rd, 5th, 7th, 9th, 11th & 13th floor )

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.	TERRACE AREA			
301	2 BHK	57.45	9.27	----	66.72	718.00	991.00
302	2 BHK	57.45	9.27	----	66.72	718.00	991.00
303	2 BHK	57.45	9.27	----	66.72	718.00	991.00
304	2 BHK	57.45	9.27	----	66.72	718.00	991.00
305	2 BHK	57.45	9.27	----	66.72	718.00	991.00
306	2 BHK	57.45	9.27	----	66.72	718.00	991.00
		398.70	4290.00	5922.00			

AREA STATEMENT ( SQ.M. )



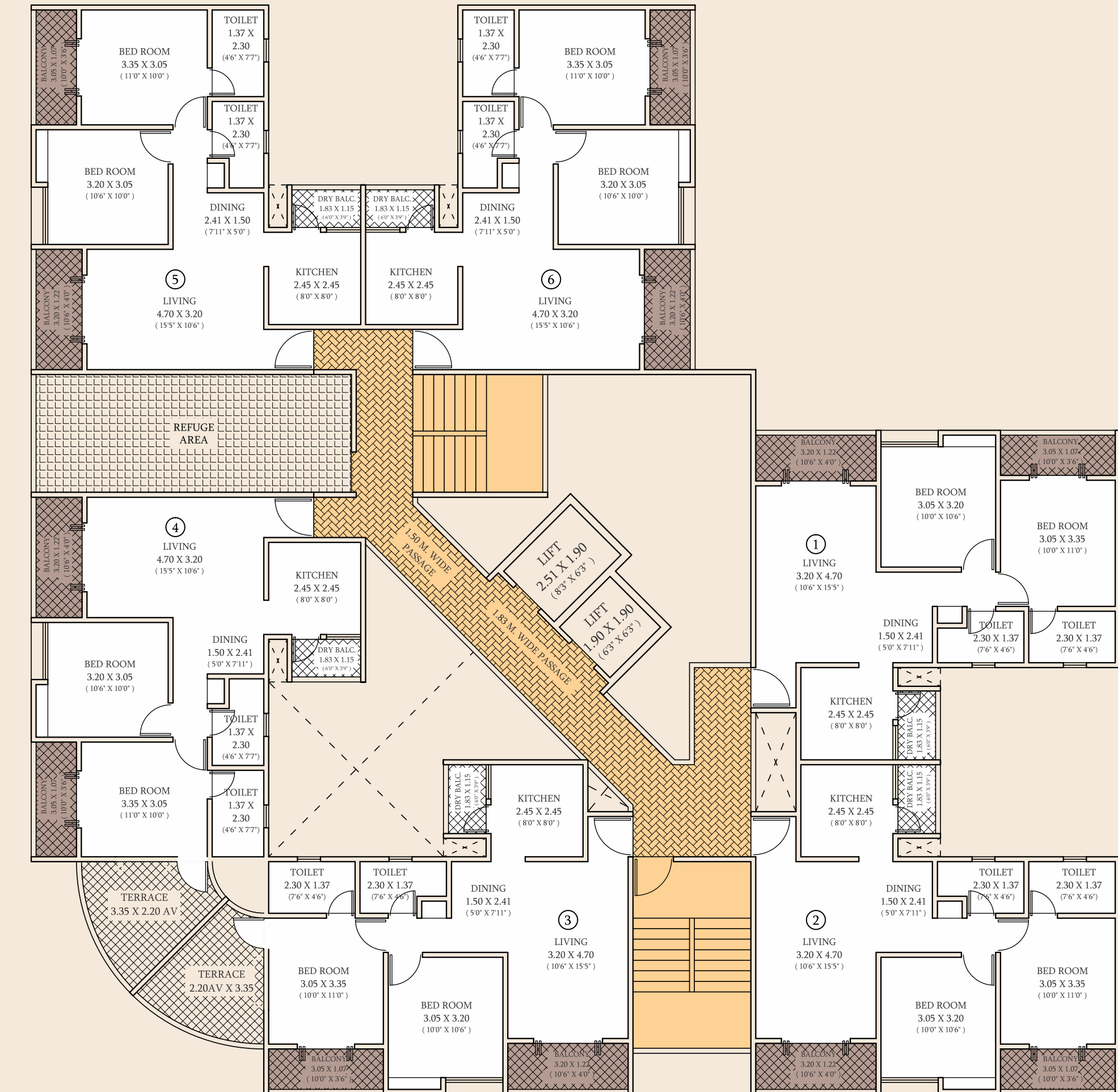
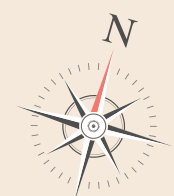


WING - D

TYPICAL FLOOR PLAN  
( 4th, 6th, 10th & 14th floor )

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.	TERRACE AREA			
401	2 BHK	57.45	9.27	----	66.72	718.00	991.00
402	2 BHK	57.45	9.27	----	66.72	718.00	991.00
403	2 BHK	57.65	9.27	8.14	75.06	808.00	1115.00
404	2 BHK	57.65	9.27	8.14	75.06	808.00	1115.00
405	2 BHK	57.45	9.27	----	66.72	718.00	991.00
406	2 BHK	57.45	9.27	----	66.72	718.00	991.00
					415.38	4470.00	6170.00

AREA STATEMENT ( SQ.M. )

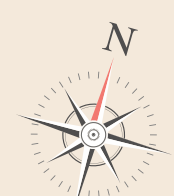


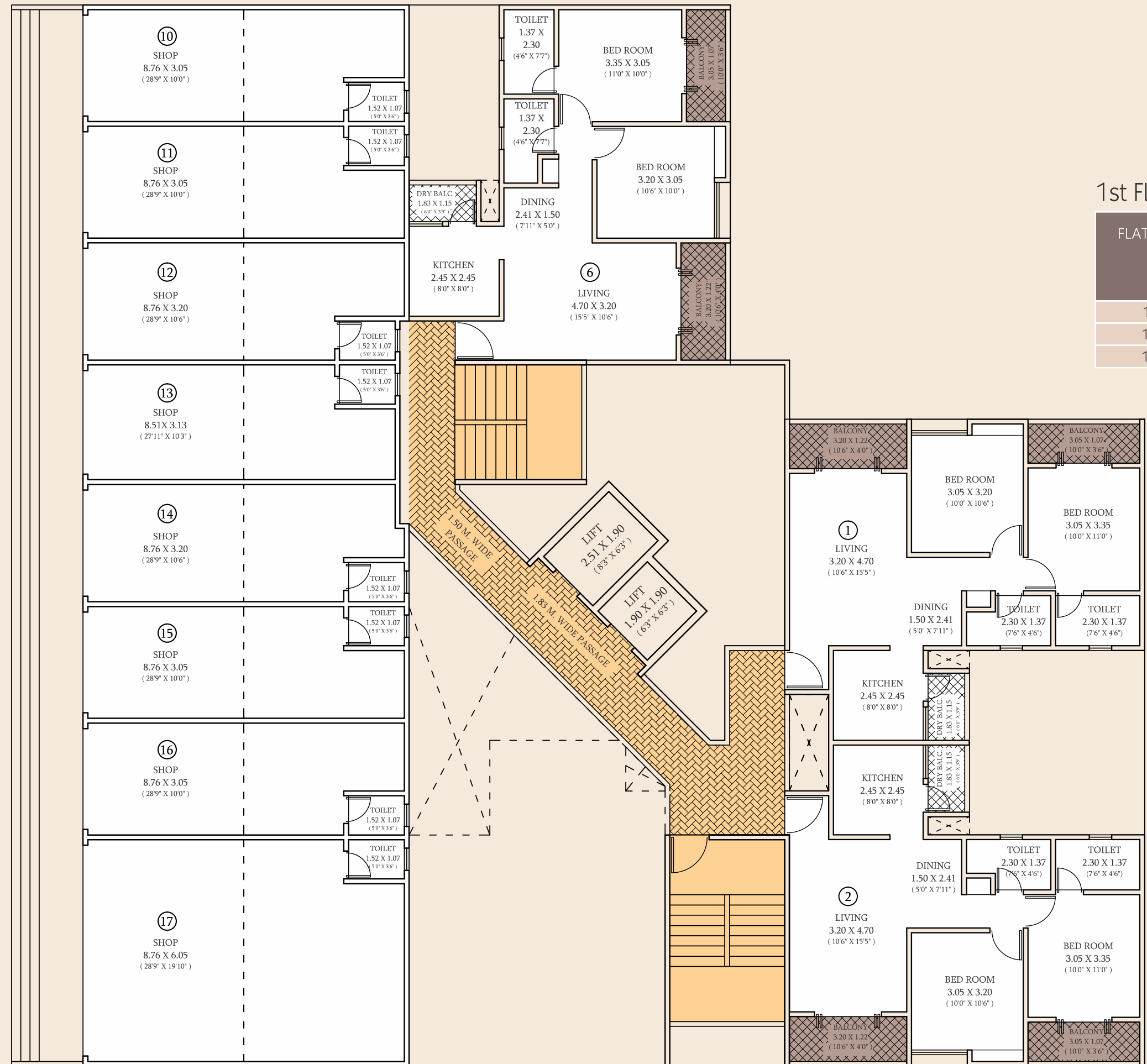
WING - D

REFUGE FLOOR PLAN  
( 8th & 12th floor )

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.	TERRACE AREA			
801	2 BHK	57.45	9.27	----	66.72	718.00	991.00
802	2 BHK	57.45	9.27	----	66.72	718.00	991.00
803	2 BHK	57.65	9.27	8.14	75.06	808.00	1115.00
804	2 BHK	57.65	9.27	8.14	75.06	808.00	1115.00
805	2 BHK	57.45	9.27	----	66.72	718.00	991.00
806	2 BHK	57.45	9.27	----	66.72	718.00	991.00
					415.38	4470.00	6170.00

AREA STATEMENT ( SQ.M. )





1st FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.	TERRACE AREA			
101	2 BHK	57.45	9.27	---	66.72	718.00	991.00
102	2 BHK	57.45	9.27	---	66.72	718.00	991.00
106	2 BHK	57.45	9.27	---	66.72	718.00	991.00

AREA STATEMENT (SQ.M.)



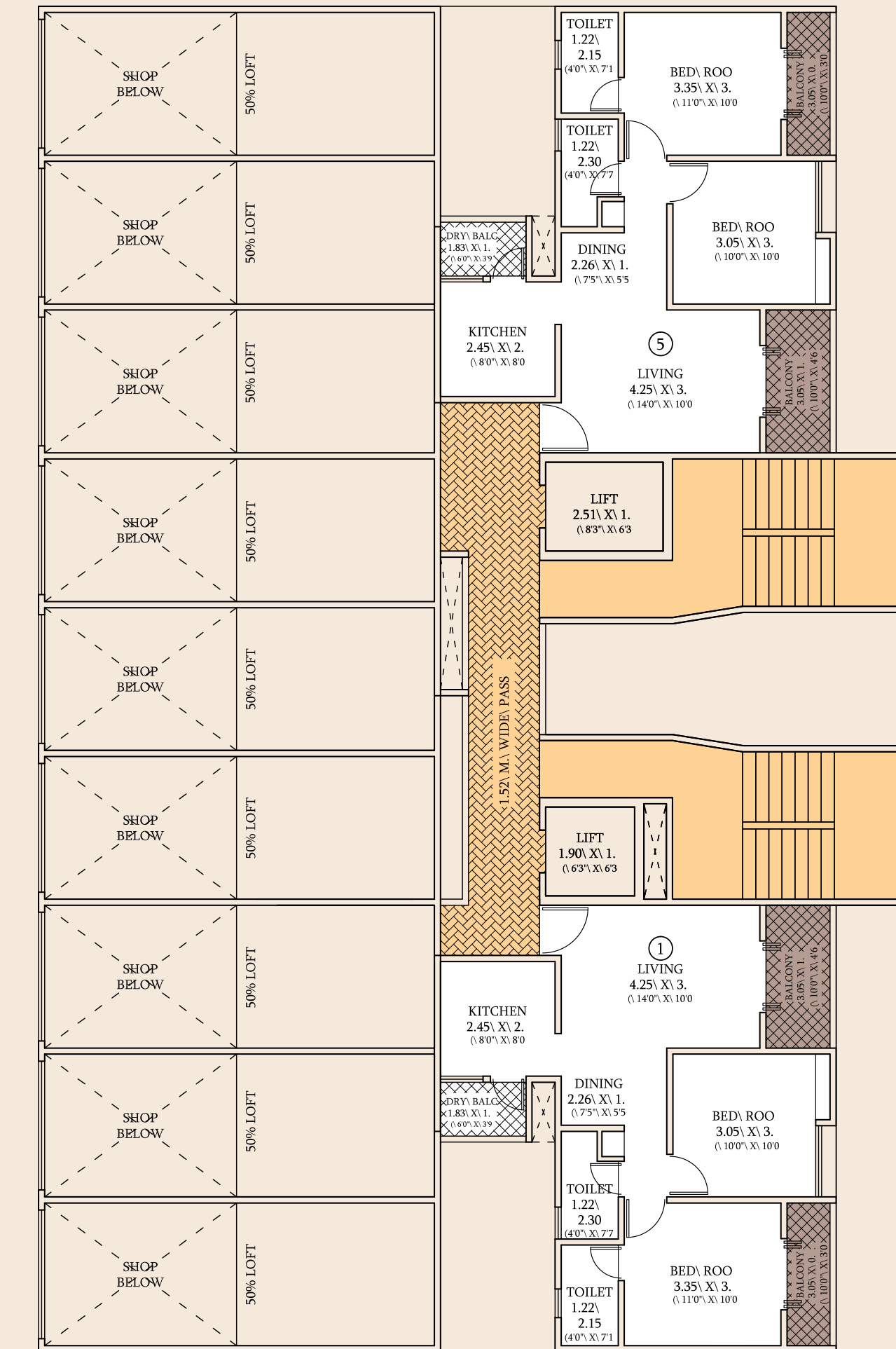
GROUND FLOOR PLAN

FLAT NO.	TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (50%)
10	26.72	288.00	540.00
11	26.72	288.00	540.00
12	27.73	298.00	559.00
13	26.64	287.00	538.00
14	27.73	298.00	559.00
15	26.72	288.00	540.00
16	26.72	288.00	540.00
17	53.00	570.00	1069.00

AREA STATEMENT (SQ.M.)



WING - D



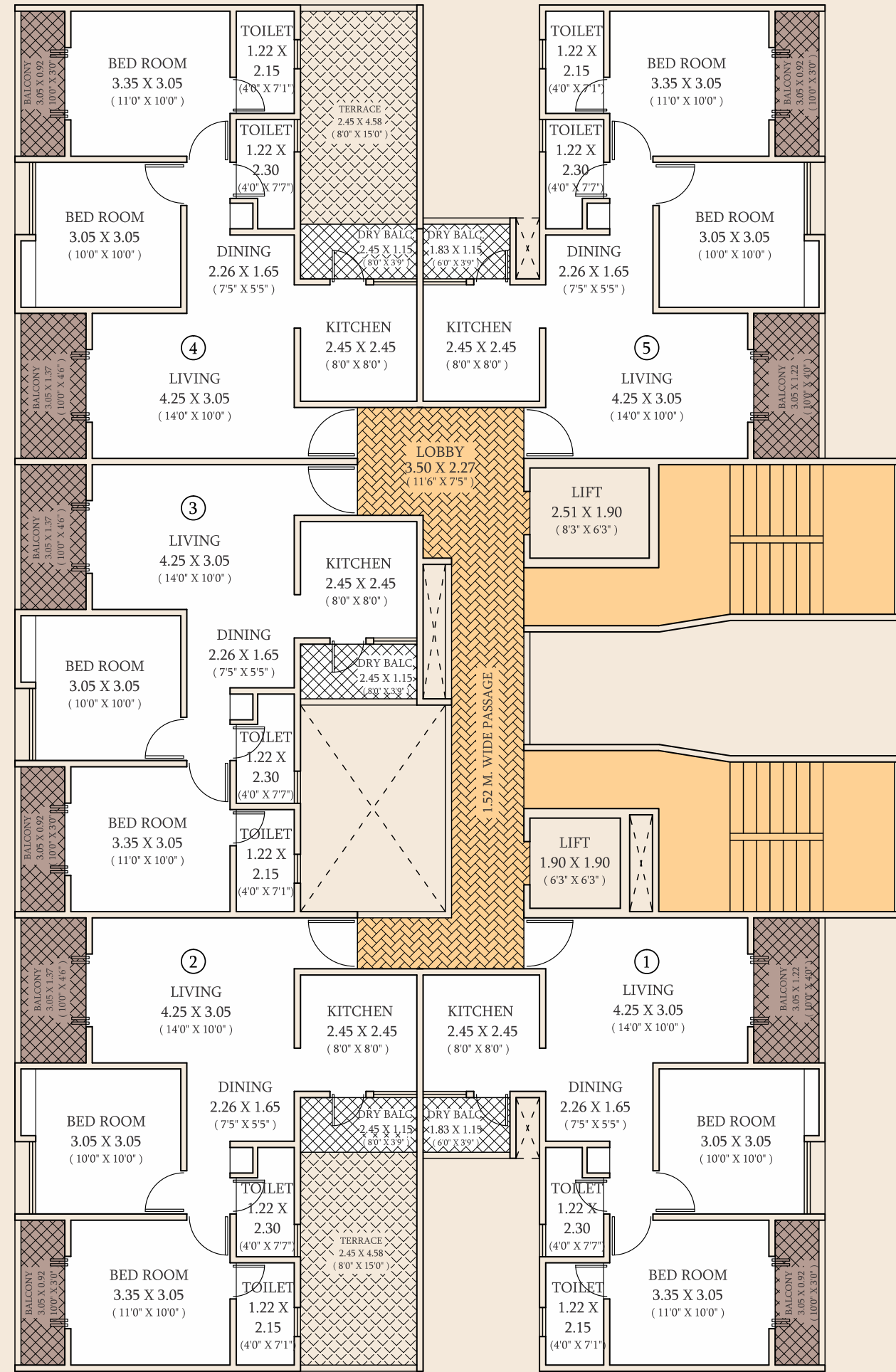
FIRST FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
101	2 BHK	52.84	9.09	61.93	667.00	920.00
105	2 BHK	52.84	9.09	61.93	667.00	920.00
		123.86		1334.00		1840.00

AREA STATEMENT (SQ.M.)



WING - E

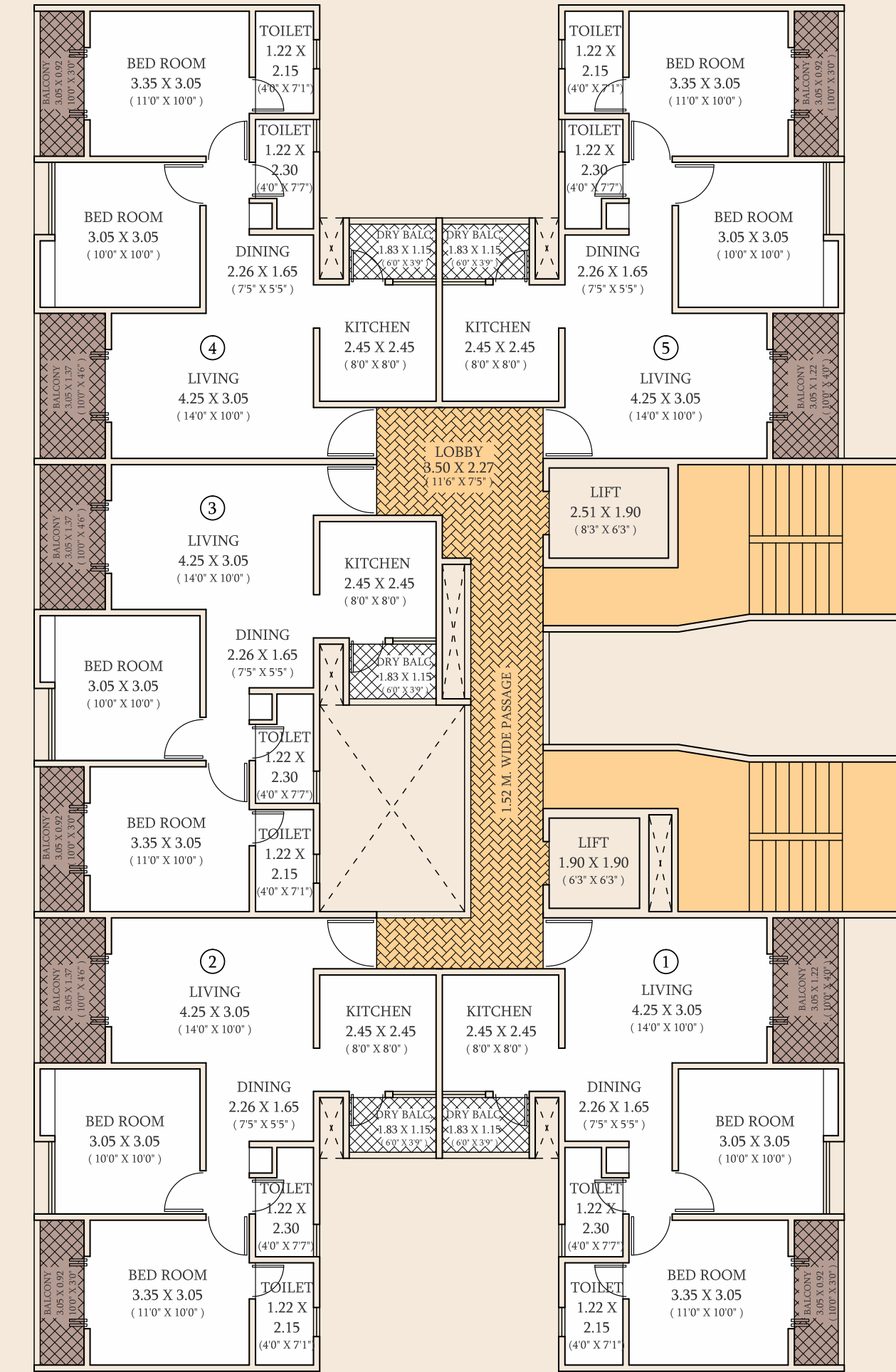


WING - E

SECOND FLOOR PLAN

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.	TERRACE (50%)			
201	2 BHK	52.84	9.09	----	61.93	667.00	920.00
202	2 BHK	53.88	9.80	5.49	69.17	745.00	1028.00
203	2 BHK	53.88	9.80	----	63.68	685.00	945.00
204	2 BHK	53.88	9.80	5.49	69.17	745.00	1028.00
205	2 BHK	52.84	9.09	----	61.93	667.00	920.00

AREA STATEMENT ( SQ.M. )



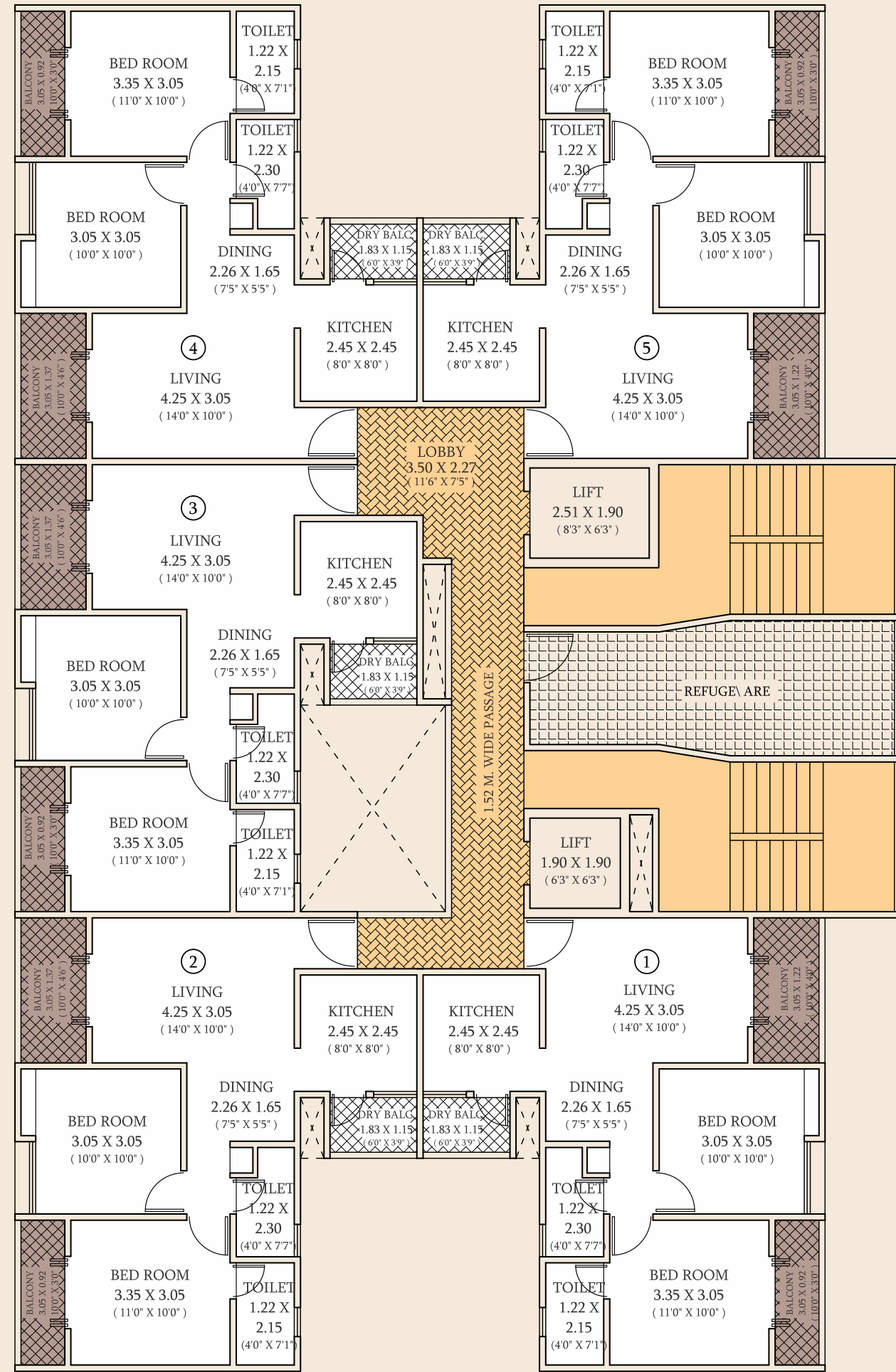
WING - E

TYPICAL FLOOR PLAN  
( 3rd TO 7th & 9th TO 11th & 13th, 14th floor )

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.	TERRACE (50%)			
301	2 BHK	52.84	9.09	----	61.93	667.00	920.00
302	2 BHK	53.88	9.09	----	62.97	678.00	936.00
303	2 BHK	53.88	9.09	----	62.97	678.00	936.00
304	2 BHK	53.88	9.09	----	62.97	678.00	936.00
305	2 BHK	52.84	9.09	----	61.93	667.00	920.00
		312.77	3368.00	4648.00			

AREA STATEMENT ( SQ.M. )



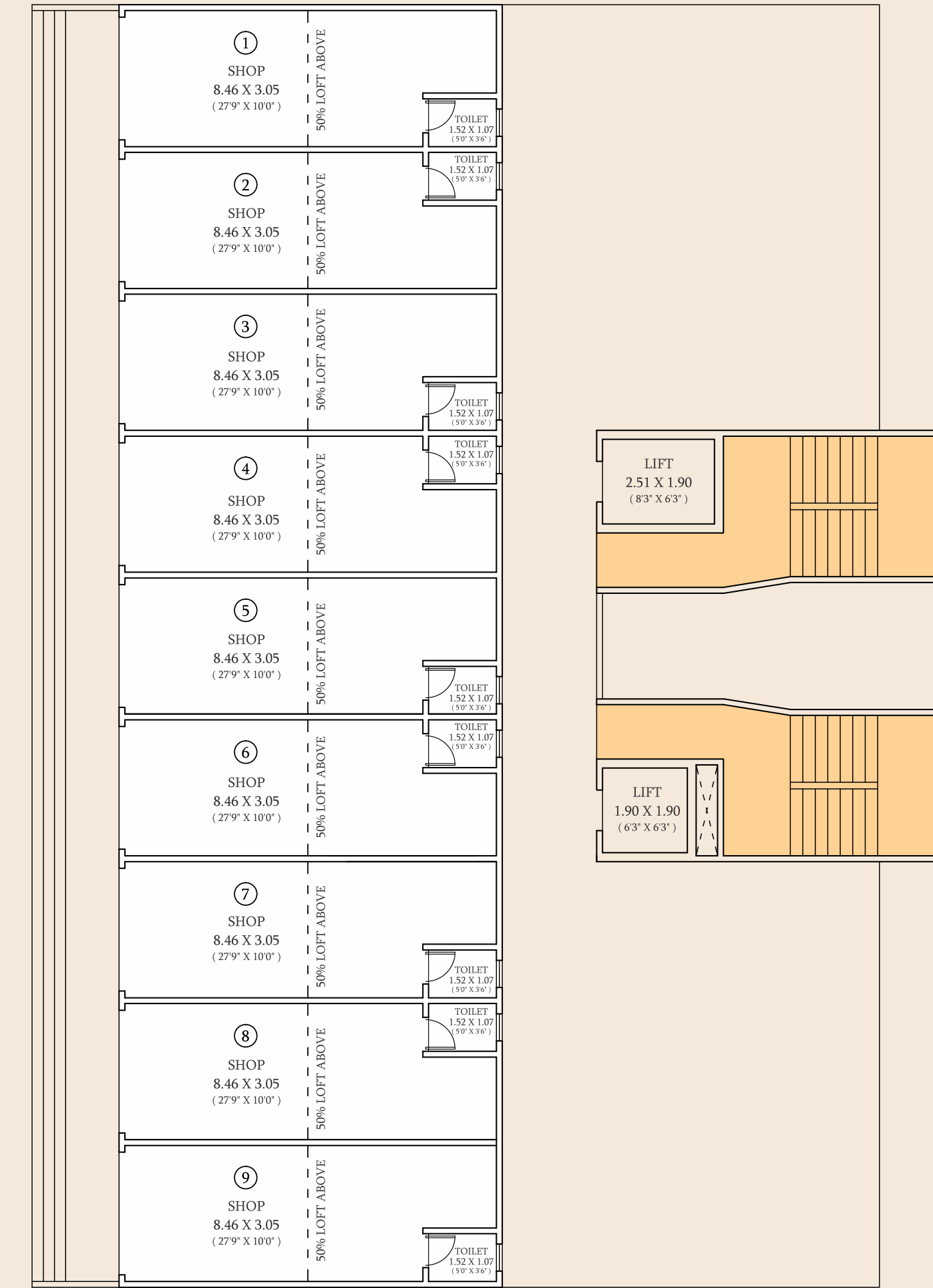


WING - E

REFUGE FLOOR PLAN  
(8th & 12 floor)

FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (38%)
		FLAT CARPET	OPEN BALC.			
801	2 BHK	52.84	9.09	61.93	667.00	920.00
802	2 BHK	53.88	9.09	62.97	678.00	936.00
803	2 BHK	53.88	9.09	62.97	678.00	936.00
804	2 BHK	53.88	9.09	62.97	678.00	936.00
805	2 BHK	52.84	9.09	61.93	667.00	920.00
		312.77		3368.00		4648.00

AREA STATEMENT ( SQ.M.)



WING - E

GROUND FLOOR PLAN

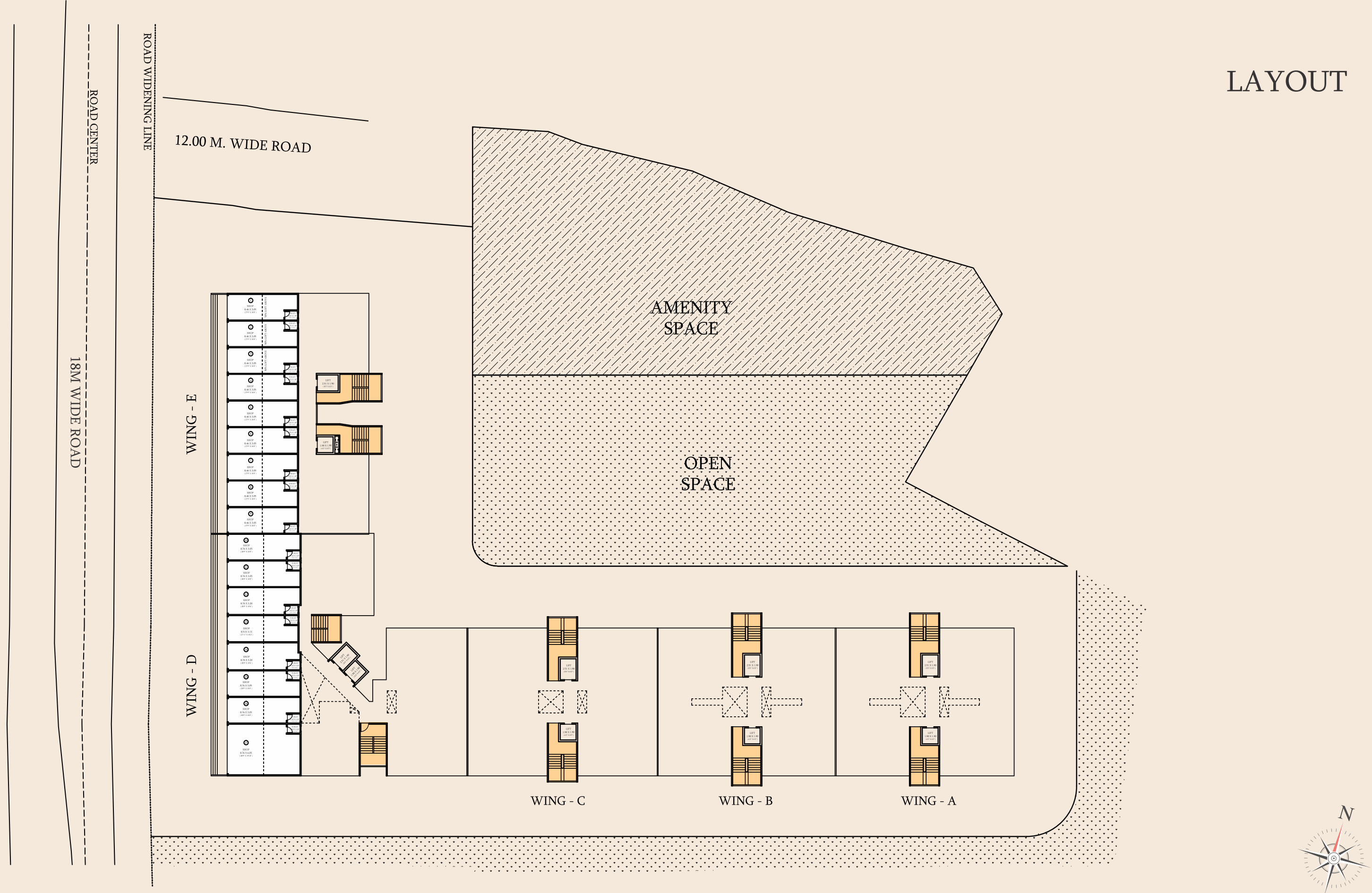
FLAT NO.	TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (50%)
01	25.80	278.00	521.00
02	25.80	278.00	521.00
03	25.80	278.00	521.00
04	25.80	278.00	521.00
05	25.80	278.00	521.00
06	25.80	278.00	521.00
07	25.80	278.00	521.00
08	25.80	278.00	521.00
09	25.80	278.00	521.00

AREA STATEMENT ( SQ.M.)





# LAYOUT



SHUBH  
**SHAGUN**  
NAYI KHUSHIYAN. NAYI SHURUWAT  
KHARADI

ARTISTIC IMPRESSION