

RICHMOND

Mahalunge Ingle, Opp. Chakan Industrial Area, Pune
1,1.5 & 2 BHK Residential Apartments

shades of Life

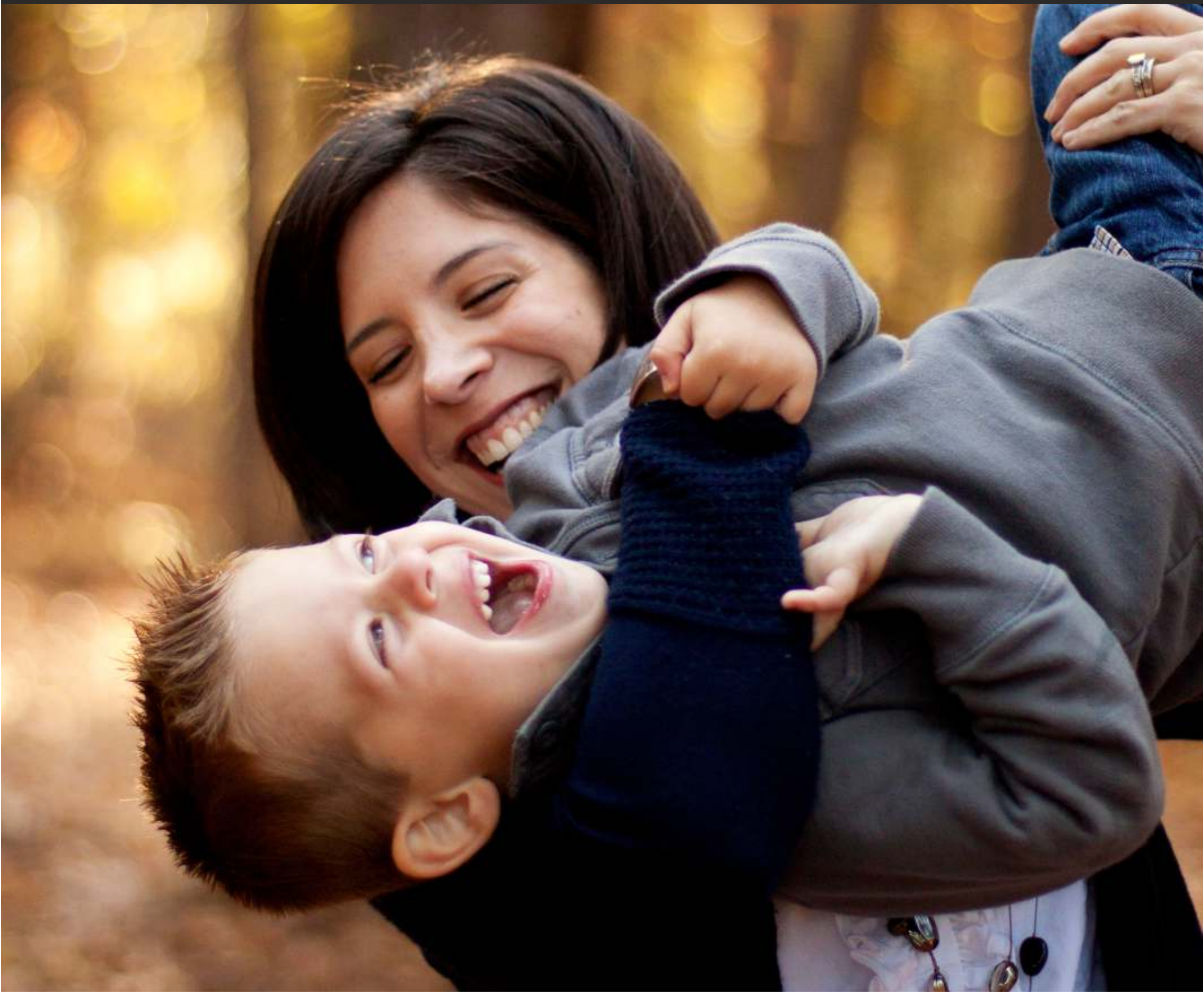


Mahalunkar Patil
Promoters & Builders

CORAL
GROUP
Real Estate & Infrastructure
Project Developers

S
SHUBH
GROUP
Enriching Relationship
Real Estate & Infrastructure Developer
Importer | Exporter | Marble Processor

With each morn i set out to win the world I try with expanded horizons and collected laurels rush to richmond home a happy home that we own a world of contentment where the gush of breeze meandering into our lives caressing the little opening eyes sun breathes verve in disguise toddle down the serene park chirping sparrows down the skies noon fills the air with aromatic fries lingering, till the dawn sets filling the cup with spilling joy at the dinner we gather in our highs until the night takes a benign decoy and time just flies in my lively little richmond home...



Richmond is envisioned as an illustrious modern and affordable group housing venture. It is a joint project by the Coral & Shubh Groups of Rajasthan. Two of the fastest growing and ambitious diversified groups of our times. Coral & Shubh have established their names in successfully developing group housing, infrastructure, and ultra luxury township projects since the last three decades. Together they have inked some of the grandest projects in different parts of Rajasthan and other states too.

Choosing Pune for its cosmopolitan and modern outlook the project promises special offerings. Synergizing the groups' belief with the aspirations of the city. The apartments offer the winning combination of housing solutions for the modern living, at the most futuristic locations of Chakan Industrial Area. Richmond is set to replicate the patterns of successful group housing models of Rajasthan in Maharashtra.

Today, Chakan is home to the Special Economic Zone (SEZ) promoted by the Maharashtra Industrial Development Corporation and boasts to be the 2nd home to the world's Auto Giants like Volkswagen, Mercedes Benz, Mahindra & Mahindra and Bajaj Auto. Historically, Chakan has been a wholesale agricultural produce trading hub. Its agricultural market is a major onion trading center. Over 750 large and small industries of automobile component manufacturers are based in the area.





An artistic impression of living room

Living Space

The ambience, the weather, the natural surroundings and the beautiful homes, all add up to a fulfilling and enriching lifestyle. Set amidst the well curated landscape the 199 flats in two spiraling towers, Richmond homes offer the most verdant settings for a peaceful living.

Dream Space.

- For tomorrow to be beautiful, our dreams have to be grounded in today's lovely homes.
- Richmond's beautiful homes are delights to be cherished for a lifetime. Primed with personalized balconies equaling the size of a room, these chic apartments match up to the surreal fairy tale homes.
- The extravagant care and finesse of Richmond homes form the dream scapes on the beautiful canvas of life.



An artistic impression of Bedroom



RICHMOND



Connecting the World: Chakan is about 34 kilometres from Pune, on NH 47 between Pune and Nashik cities. It is on the roads that connect the Pune - Mumbai Highway to the Pune-Nashik Highway and also the Pune-Ahmednagar - Aurangabad Highway. It is about 150 kilometres from Mumbai, 120 kilometres from Ahmednagar and 175 kilometres from Nashik.



Shiroli Chandus village, located 6 km north of Chakan, has been identified as a probable site for the proposed Pune International Airport.



Traditional Strength: Historically, Chakan has been a wholesale agricultural produce trading hub. It's agricultural market was a major onion trading center.

New Age Industries: Chakan is now home to a Special Economic Zone (SEZ) promoted by the Maharashtra Industrial Development Corporation (MIDC).



Auto Giants 2nd Home: It has since evolved into a major automobile hub. It hosts automobile production plants for the Volkswagen Group, Mercedes, Mahindra & Mahindra and Bajaj Auto.

Ancillary Industries: Over 750 large and small industries, including a number of automobile component manufacturers are based in the area.





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GOLD

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Kodak

DAEWOO

PURE

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Infra & suprastructural ensemble

Richmond residences come with all features necessary for a modern and comfortable living. These keep in mind that the life needs beautiful spaces to blossom. Personalized balconies equaling the size of a room are some of the unique features that make life fulfilled and cherished.

Replete with modern amenities, like club house, gymnasium, gardens beautifully curated, jogging tracks, community spaces, ample parking area all secured within the watchful eyes of 24 x 7 secured environs, these premium 2 & 3 BHK Apartments are meant to be the homes for the upwardly mobile.

Its prime location being nearest to the Chakan Industrial area and the automotive industries hub proffers excellent growth prospects. An early, handsome and sure returns, are the stunning benefits on the investment.





RICHMOND

Mahalunge Ingle, Opp. Chakan Industrial Area, Pune

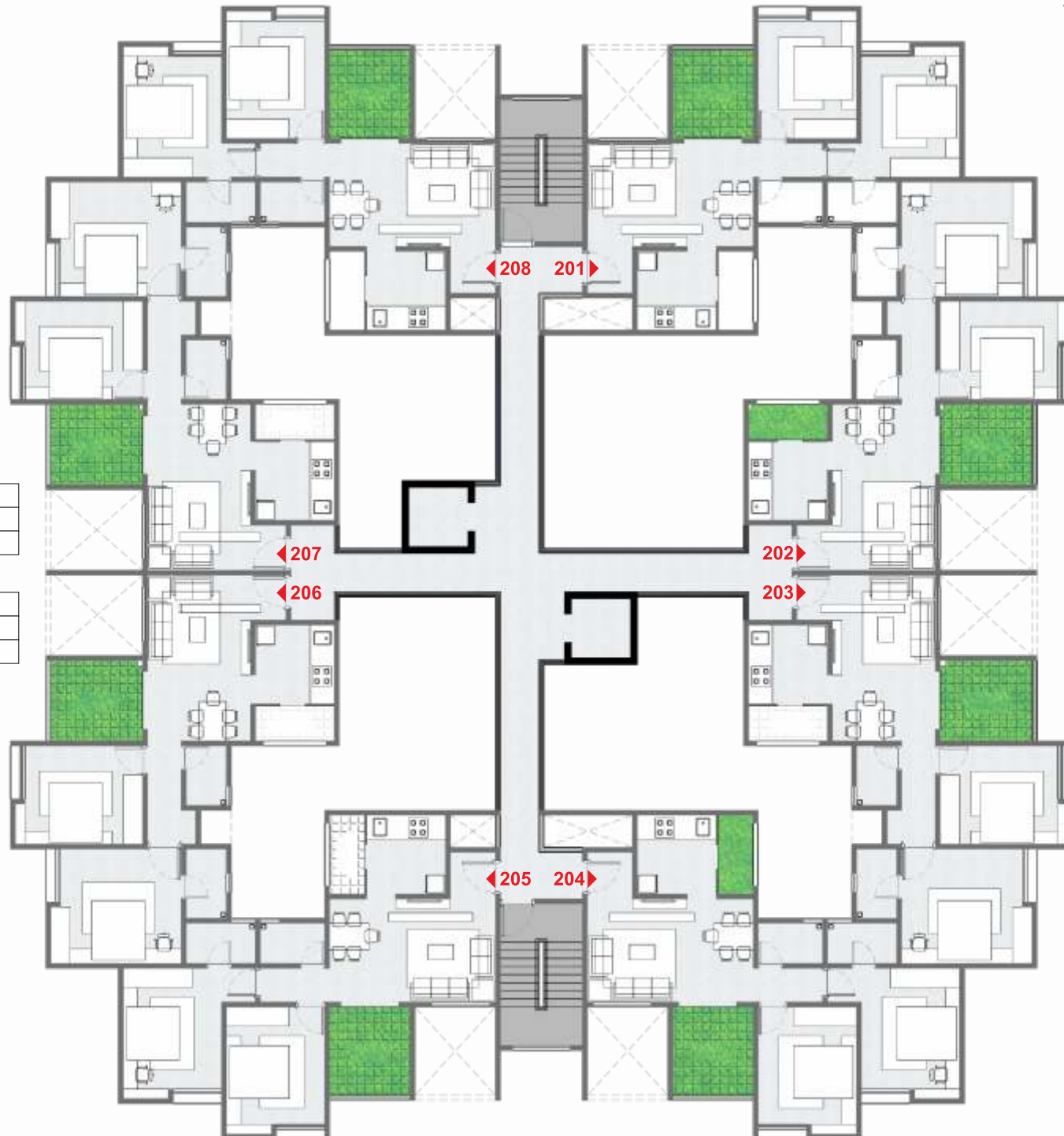
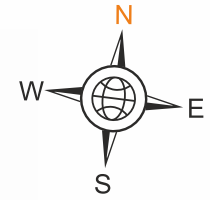
1, 1.5 & 2 BHK Residential Apartments



EVEN FLOOR PLAN

Flat No.	208
Type	2BHK
Area (Sq.ft)	940

Flat No.	201
Type	2BHK
Area (Sq.ft)	940



Flat No.	207
Type	2BHK
Area (Sq.ft)	970

Flat No.	202
Type	2BHK
Area (Sq.ft)	970

Flat No.	206
Type	2BHK
Area (Sq.ft)	970

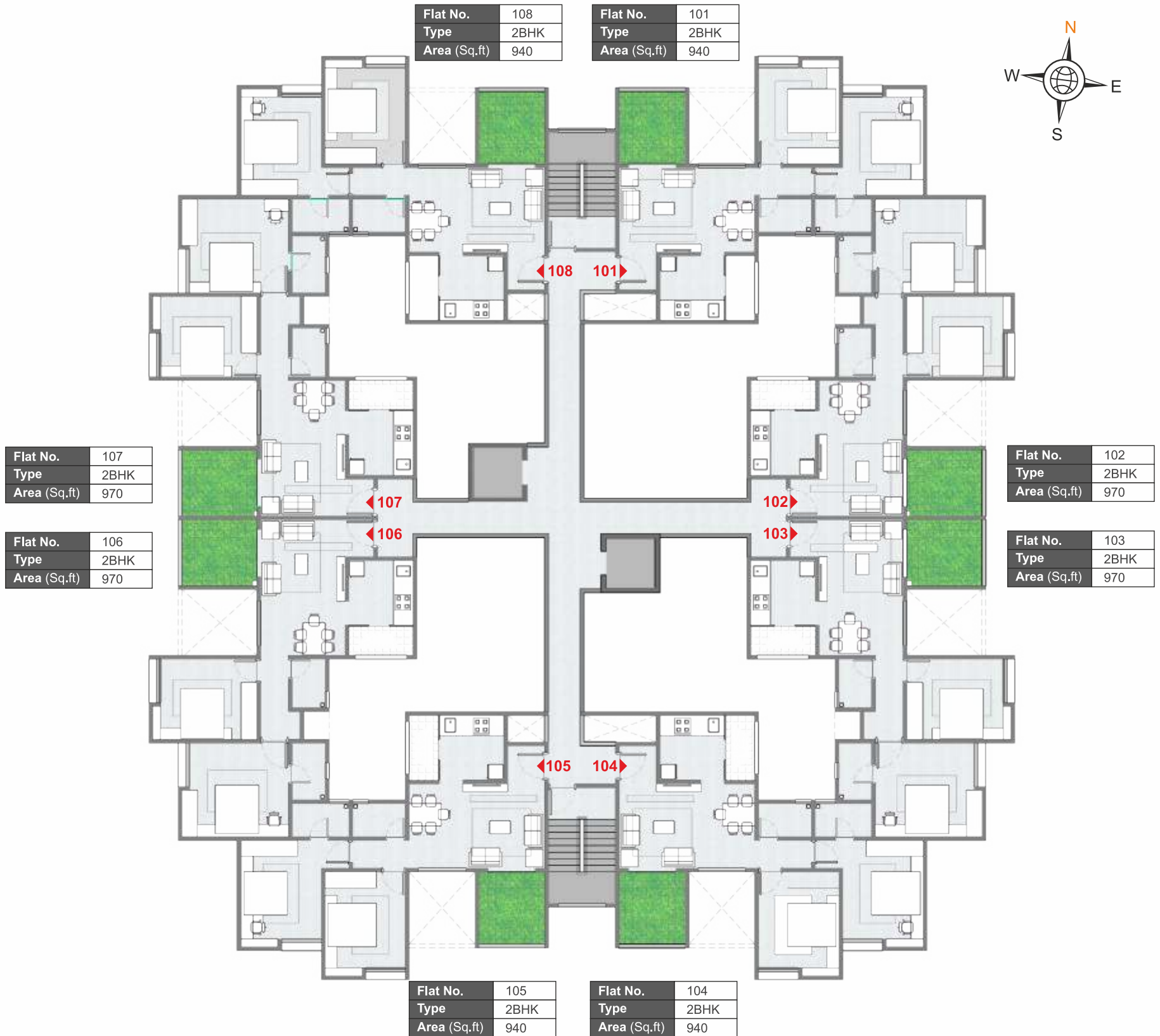
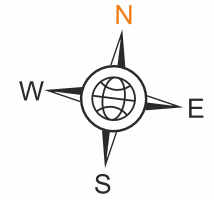
Flat No.	203
Type	2BHK
Area (Sq.ft)	970

Flat No.	205
Type	2BHK
Area (Sq.ft)	940

Flat No.	204
Type	2BHK
Area (Sq.ft)	940

A - WING : 2 BHK

2nd, 4th, 6th, 8th, 10th FLOOR PLAN

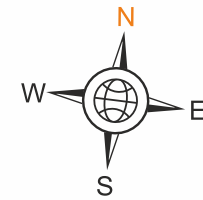


A - WING : 2 BHK
1st, 3rd, 5th, 7th, 9th FLOOR PLAN



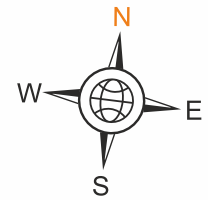


EVEN FLOOR PLAN



B - WING : 2 BHK

2nd, 4th, 6th, 8th, 10th FLOOR PLAN



Flat No.	112
Type	1.5 BHK
Area (Sq.ft)	870.00

Flat No.	101
Type	1 BHK
Area (Sq.ft)	660.00

Flat No.	102
Type	1 BHK
Area (Sq.ft)	660.00

Flat No.	103
Type	1 BHK
Area (Sq.ft)	660.00

Flat No.	104
Type	1 BHK
Area (Sq.ft)	660.00

Flat No.	105
Type	1.5 BHK
Area (Sq.ft)	870.00



Flat No.	111
Type	1.5 BHK
Area (Sq.ft)	870.00

Flat No.	110
Type	1 BHK
Area (Sq.ft)	660.00

Flat No.	109
Type	1 BHK
Area (Sq.ft)	660.00

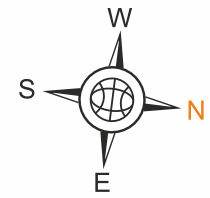
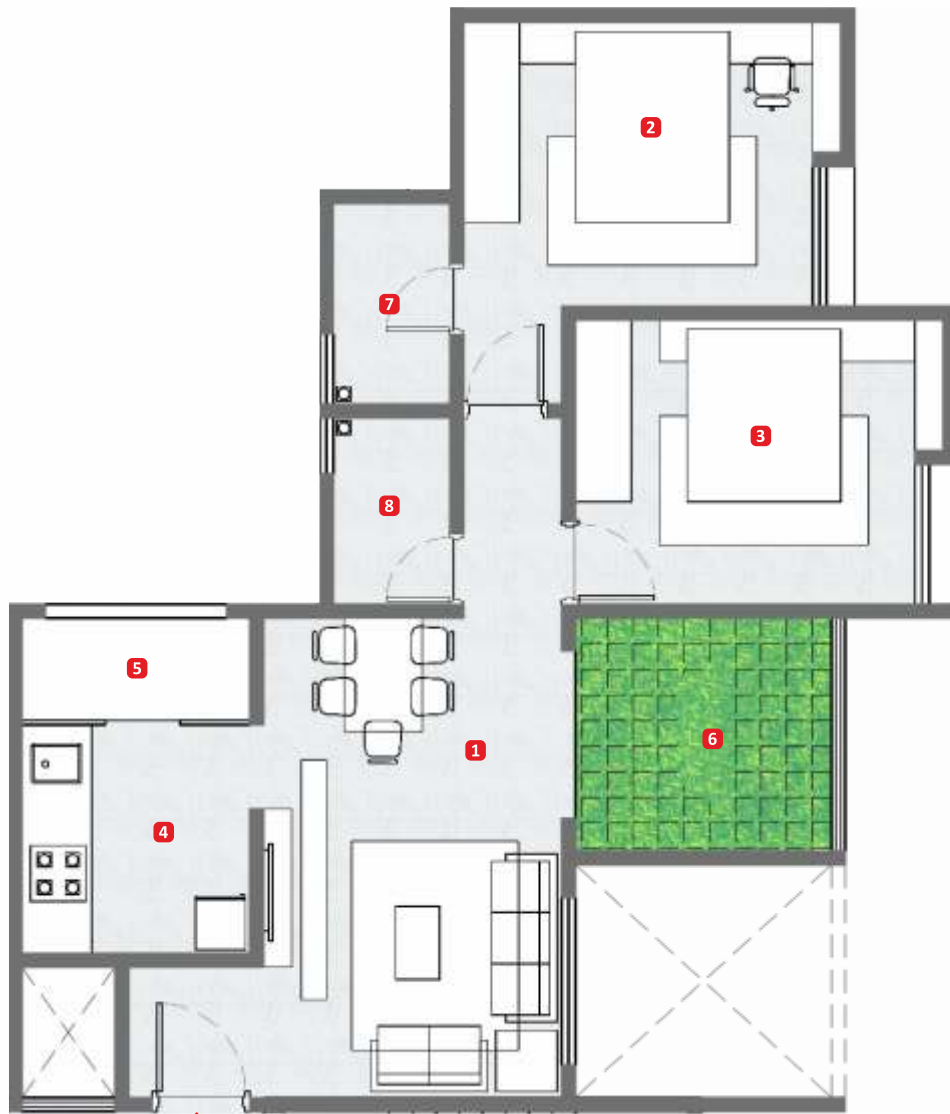
Flat No.	108
Type	1 BHK
Area (Sq.ft)	660.00

Flat No.	107
Type	1 BHK
Area (Sq.ft)	660.00

Flat No.	106
Type	1 BHK
Area (Sq.ft)	660.00

B - WING : 2 BHK
 1st, 3rd, 5th, 7th, 9th FLOOR PLAN

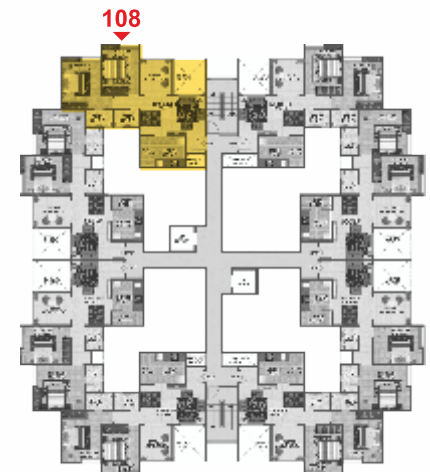


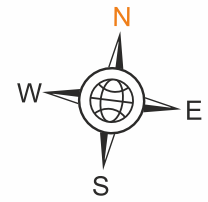


WING - A

Flat No.	108
Type	2 BHK
Area (Sq.ft)	940.00

1	Living/dining	17'0" x 10'6"
2	Bedroom ¹	10'0" x 12'3"
3	Bedroom ²	10'0" x 12'0"
4	Kitchen	8'0" x 8'0"
5	Utility	8'0" x 3'6"
6	Terrace	8'3" x 9'0"
7	Toilet ¹	6'6" x 4'0"
8	Toilet ²	6'6" x 4'0"



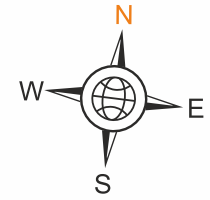
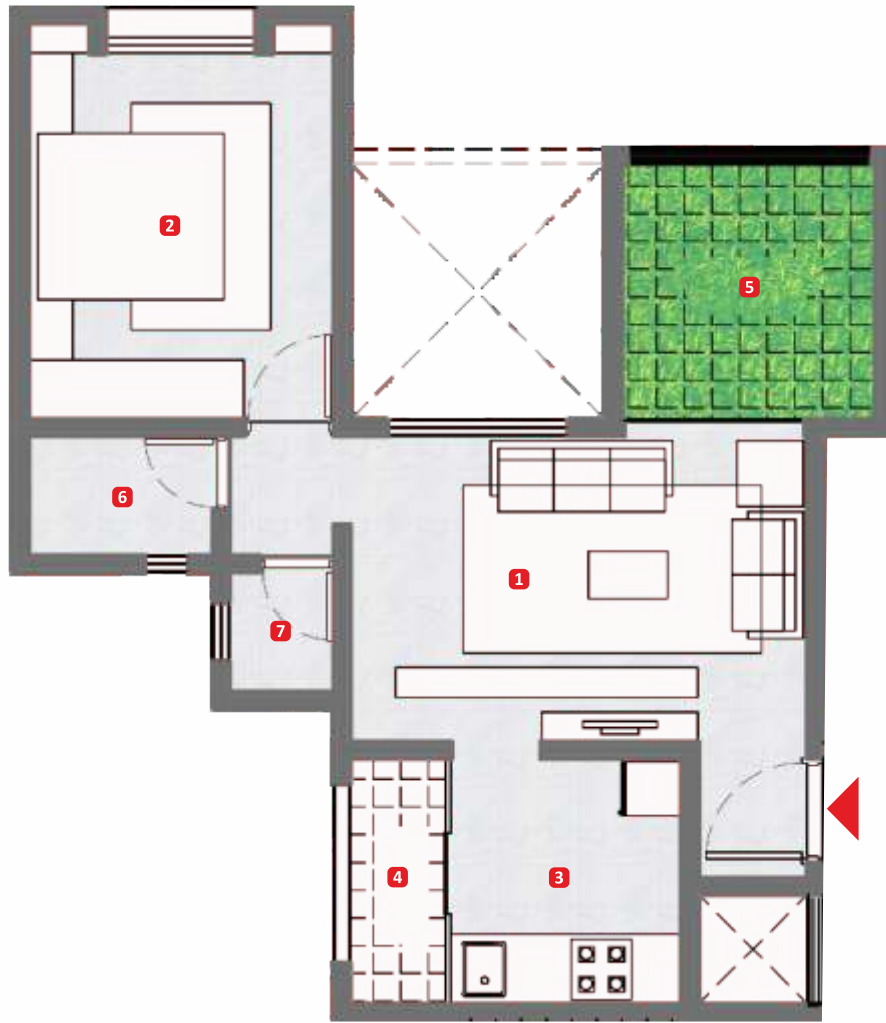


WING 'B'

Flat No.	105
Type	1.5 BHK
Area (Sq.ft)	870

1	Living/dining	10'0" x 16'0"
2	Bedroom ¹	12'6" x 10'0"
3	Bedroom ²	9'0" x 11'0"
4	Kitchen	8'0" x 8'0"
5	Utility	8'0" x 3'6"
6	Terrace	9'6" x 7'9"
7	Bath	6'6" x 4'0"
8	W.C.	3'6" x 4'0"





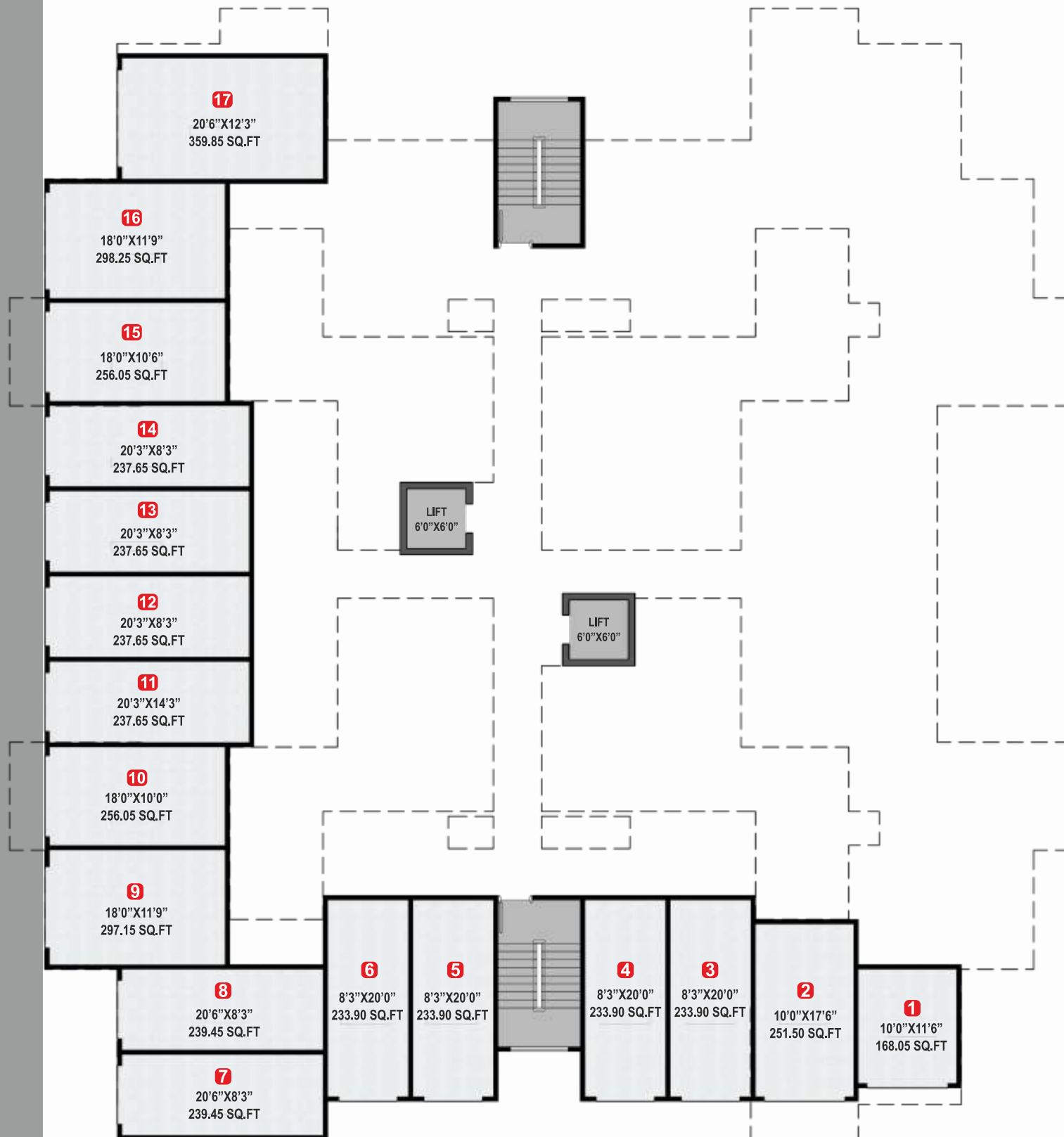
WING - B

Flat No.	101
Type	1 BHK
Area (Sq.ft)	660.00

1	Living	15'0" x 10'0"
2	Bedroom	10'0" x 12'0"
3	Kitchen	7'6" x 8'0"
4	Utility	8'0" x 3'0"
5	Terrace	8'3" x 8'3"
6	Toilet ¹	6'0" x 4'0"
7	Toilet ²	3'6" x 4'0"



ROAD



ROAD

A - WING
GROUND FLOOR SHOP PLAN

Club House

Incredibly striking in assortment of features, makes the club house at Richmond, the most attractive proposition. Attuned with the necessities of upwardly mobile lifestyle, comfortably includes multi gaming options with separate sauna and spa enclosures. Amidst the green lawns is the serene senior citizen sitting area adjacent meditation centres, kids play area, gymnasium, indoor games, library and party lawn with stage.

The club house is designed to truly offer a life the denizens of metros only aspire to.



Flat Specification



I. Structure

- Earthquake Resistant RCC Framed Structure
- Anti Termite Treatment during various stages of construction

II. Wall Finish

- Internal- Plaster, Putty & Acrylic Oil Bound Distemper
- External - Paint

III. Flooring

- Drawing / Dining / Bedrooms - Vitrified Tiles
- Balconies - Ceramic Tiles
- Staircase - Granite



IV. Toilet

- Walls - Ceramic Tiles up to 7 ft height
- Flooring - Anti Skid Ceramic Tiles
- Fittings - Hot and Cold Water Supply Pipeline with CP fittings of Reputed Make; Mirror & Towel Rail
- Sanitaryware - White / Pastel Color vitreous sanitaryware of reputed make

V. Windows

- Frame & Shutter - Aluminium / UPVC

VI. Doors

- Internal Doors - 32mm thick laminated flush door
- Entrance Door - Designer Teak Wood Door

VII. Power Backup in all the Common Areas

VIII. Electrical

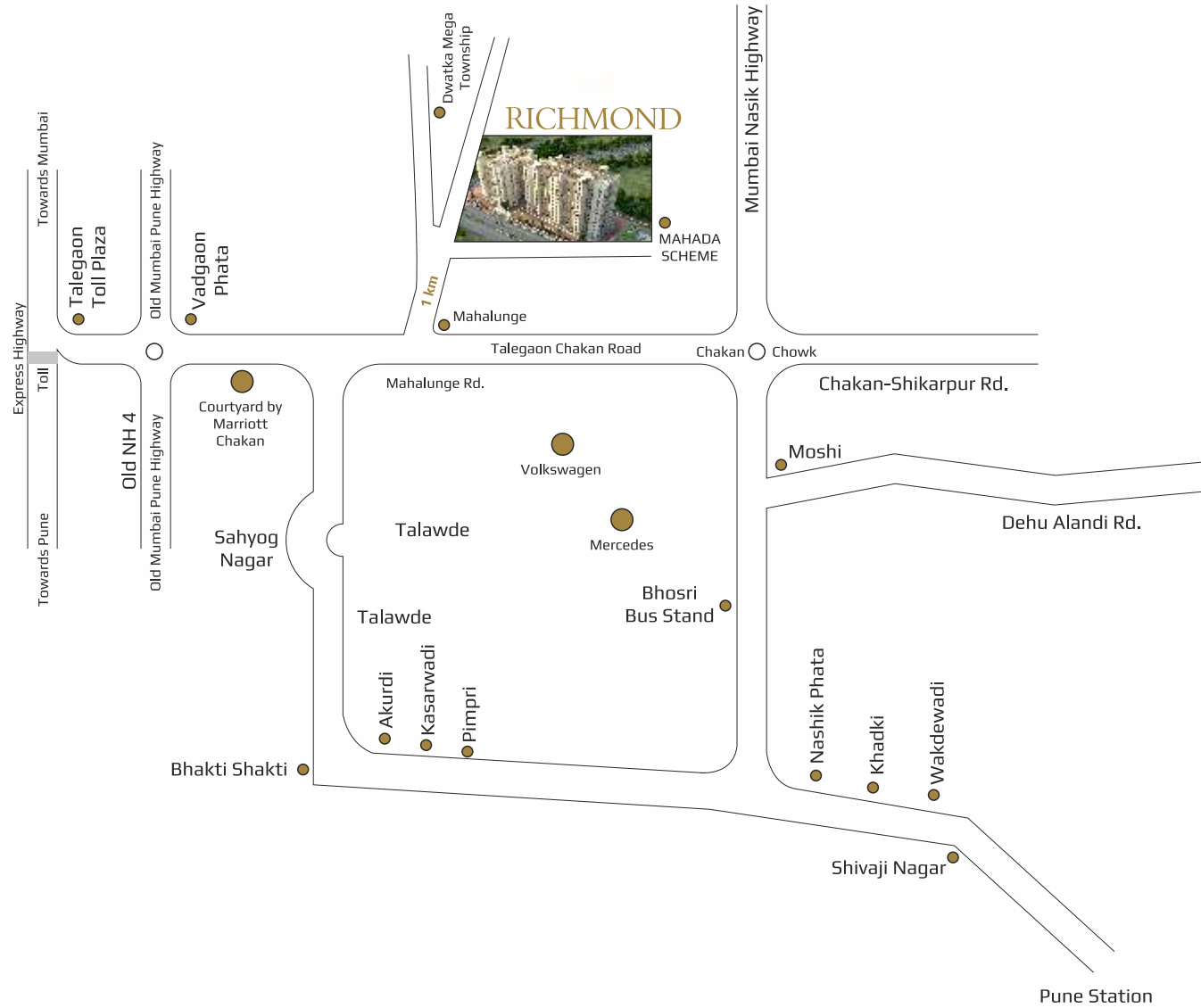
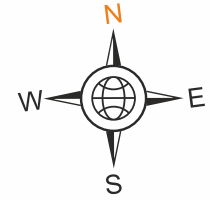
- Adequate Light Points & Power Points in all rooms, kitchen & toilets
- Copper wiring of reputed brand in concealed PVC conduits
- Reputed Modular Switches for Light & Power Points
- TV and Telephone Points in all rooms
- Provision for Geyser points in all toilets and kitchen

IX. EPABX Facility

X. Solar Heater Water (only one connection in wash room)



Site plan



Project Approved by



■ Dwarka Mega township	0.5 km
■ Dwarka School	0.5 km
■ Poddar International School	2 km
■ Marriott Courtyard	3.25 km
■ Chakan Chowk	6 km
■ Bhakti Shakti Chowk Nigdi	12.5 km
■ Vodgon Phata (Old NH-4)	18 km
■ Mumbai-Bangalore Expressway	20 km
■ Toll Plaza Talegaon	
■ Nashik Phata	26 km
■ Pune Airport	28 km
■ Shivajinagar	30 km
■ Pune Station	33 km



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Mahalunge Ingle, Opp. Chakan Industrial Area, Pune

1,1.5 & 2 BHK Residential Apartments

ABOUT CORAL GROUP

Coral Group has created some of the most innovative residential apartments in Jaipur, Bikaner, Alwar, Jodhpur & Udaipur and is now marking its presence at Neemrana and Pune. Founded in the year 2000 and with umpteen milestones crossed Coral has since then not looked back. Coral ventures have won tremendous appreciation, recognition & acceptability amongst the Realtors, Architecture fraternity & Corporate.

The Group today is known to create beautiful structures which are stunning to behold and marvelous in execution, offering experiences of the most luxurious comforts. Built with impeccable material, unparalleled designs & latest techniques available in the country each home has bolstered the faith and confidence of the home owners and stands as the cherished dream fulfilled. The trust of our customers earned through years of hard work, genuine commitment & performance beyond expectations has been the biggest strength of the organization and its most treasured possession.

The Group is led by the 'People Philosophy' which has shaped the company's outlook and style. All projects are culmination of individual pursuits aligned marvelously as a cumulative, well coordinated team effort. Coral has a dedicated team of well qualified & experienced Architects, Engineers, Supervisors, Structural designers, Electrical Consultants & Managers.

'Coral' is a name to reckon with in the real estate industry of Rajasthan & is credited with a proven record of commitment in maintaining high standard of quality and ambiance in all its projects.

We at Coral are committed to deliver your dreams into reality.

SOME OF THE CORAL PROJECTS

ONGOING PROJECTS



Coral Arihant Heights
 Patrakar Colony, Near
 Mansarovar, Jaipur



Coral Radha Krishna
 Green Triveni, Sikar Road,
 Jaipur



Coral Evoq
 Near Gyan Vihar,
 Jagatpura, Jaipur



Coral Studio 2
 Jagatpura
 Jaipur



Coral Shubh Niwas
 New Navratan Complex,
 Bhuwana Road, Udaipur



Coral Golf Green
 Near Air Force,
 Golf Course Scheme,
 Ratanade, Jodhpur



Coral Czar
 Budh Vihar,
 Alwar

UPCOMING PROJECT



Coral City
 Neemrana
 (NCR)



Coral Eshwar
 Old Shivbari Road,
 Bikaner



Real Estate & Infrastructure Developer
 Importer | Exporter | Marble Processor

ABOUT SHUBH GROUP

Shubh Group is one of Udaipur's leading Real Estate and Infrastructure Development Company, engaged in the construction of Residential Apartments, Commercial Properties, Shopping Arcades in and around **Udaipur, Jaipur, Pune, Mumbai** and its Suburbs. **Established in 1985**, the company today has to its credit several prestigious projects.

The Group was founded by Mr. **B.L. Motawat-Chairman**, a visionary by his own who had enough courage to dream beyond the horizon and established an empire based on values. **Mr. Rohit Motawat—MD**, the new generation of family leadership brought professional ethics, work culture with a view of leading the organization into the future and adhering to its long-held standards of excellence and values.

Apart From The Real Estate Development, **Shubh Group Diversified into Minerals, Marbles, Import of Metals from Singapore, Australia, Dubai & Export of FMCG Products to Gulf countries.**

Some of Shubh Group's Completed Projects Pan India



SHUBH LABH - UDAIPUR



DIVYAM HEIGHTS - MUMBAI



SHUBH AASHIYANA - UDAIPUR



SHUBH TOWER UDAIPUR



SHUBH APARTMENT UDAIPUR

Some of Shubh Group's Ongoing Projects & Joint Ventures Pan India



RICHMOND - PUNE



AVANA - JAIPUR



PARASNATH NAGRI - MUMBAI



CORAL SHUBH NIWAS UDAIPUR JV



UNIQUE SAMPADA UDAIPUR JV

Shubh Mangal Marbles & Granites (P) Ltd.



SHUBH BUILDERS AND DEVELOPERS

SHUBH GRAH METALS PVT. LTD.

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SHUBH MANGAL MARBLES & GRANITES P LTD. **Processing House**

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FMCG Export

Import - Shubh Grah Metals (P) Ltd.



Export - Shubh Mangal Enterprises



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Project Partners



**SHUBH
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Real Estate & Infrastructure Developer
Importer | Exporter | Marble Processor

**CORAL
GROUP**

Real Estate & Infrastructure
Project Developers

Land Owner



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Our Presence

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**Site Address : "RICHMOND" Mahalunge Ingle, Adjoining MHADA Project, MIDC
Opp. Chakan Industrial area Pune Maharashtra - 411027**