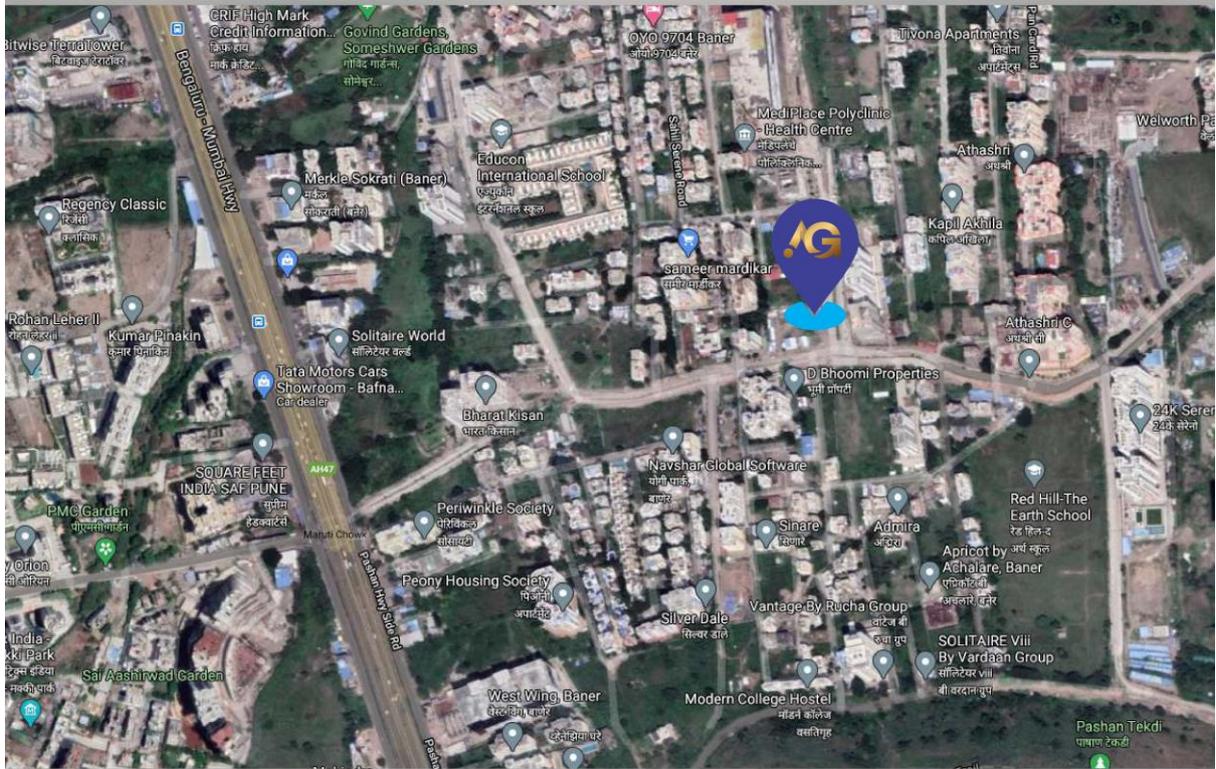
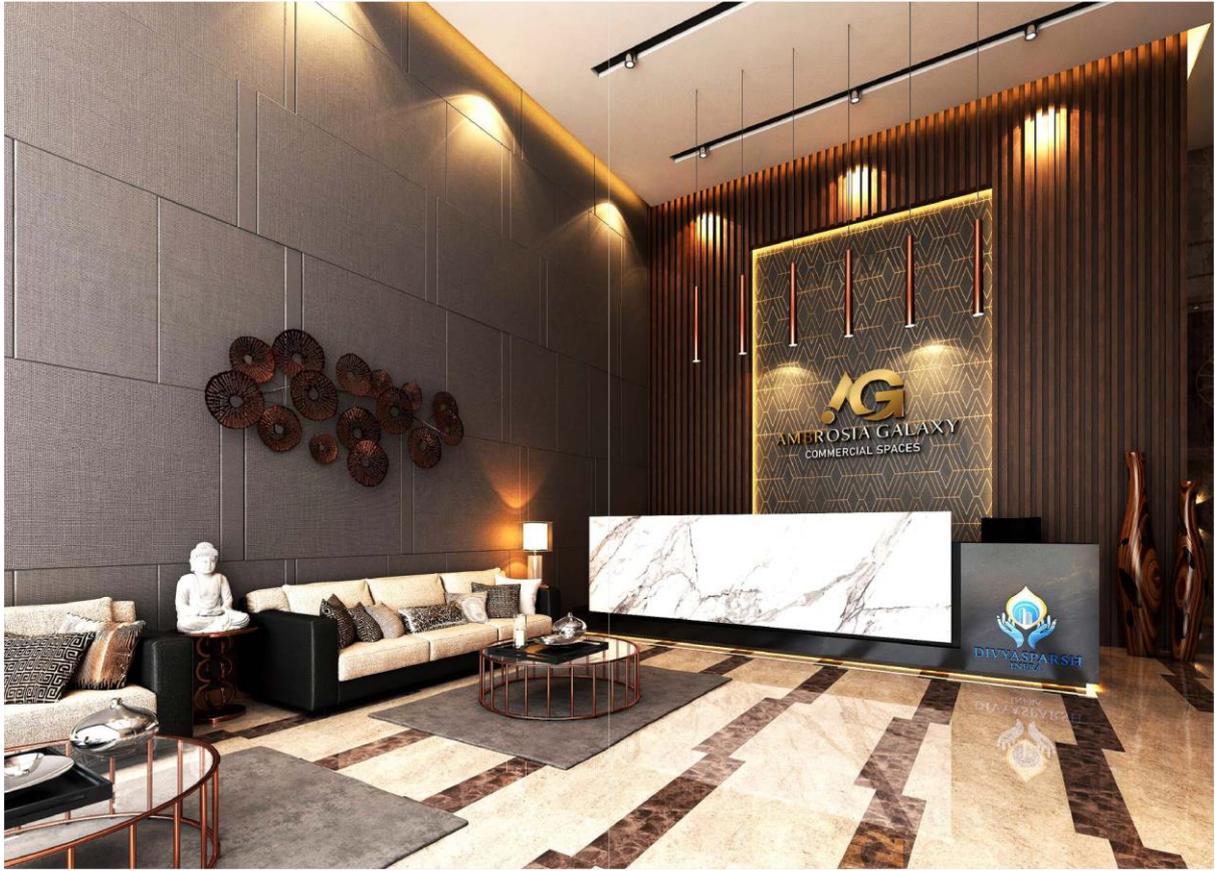


HIGH RISE COMMERCIAL  
**OFFERING**  
WORLD-CLASS OFFICE SPACES







## GRACEFULLY CRAFTED MASTERPIECE



### COMMON AREAS & AMENITIES

Grand Entrance (Main Gate + Security Cabin)  
Toughened or DGU Glass for Office Entrance  
RCC frame with Earth Quake Resistant Structure  
CCTV system for Parking, Lobby, All Entrance Get and Out Door Areas  
3 High Speed Elevators

### RESTRICTED COMMON AREAS & AMENITIES

- Partitions between the two Office/Shop/Units shall be limited common property of the said two Office/Shop/Units.
- Parking as allotted by the Developer.
- Side Margins
- Top Terrace
- Wash Room for Each Unit with well finish Common Toilets
- Firefighting System
- Common Seat out Zone on Each Floor
- Name Directory on Each Floor
- Common Toilets for Each Floor
- Impressive entrance Lobby
- Wide passage
- Hi-Tech Security system with security cameras
- Elegant façade Treatment
- Three Side open Extensive Commercial Space
- Exclusive Service area for ODU
- Fully Generator back up for common areas and Unit office Light point with provision for Battery Back up
- Other exclusive and limited common areas and facilities as mentioned in this Agreement.

WINNING ICON FROM  
EVERY ANGLE



SHOPPING





- Attractive architectural style
- Large frontage
- Ample parking
- Double height showrooms
- Automated shutters

# SUITTABLE COMMERCIAL SPACES



## SPECIFICATIONS

### STRUCTURE:

Earthquake resistant R.C.C. Frame structure, 6" thick brick work for external wall. 6 7/4" thick brick work for internal wall. Sand face cement plaster externally & gypsum finish for internal wall. Post Tension (PT) Slab

### DOOR:

Glass main Door. Water proof floors in toilets with granite door frame.

### FLOORING:

2" x 2" vitrified tiles with skirting in rooms. Anti skid ceramic flooring in attached terrace.

### ELECTRIFICATION:

Concealed polycab / equivalent wiring with modular switches. Telephone points. Provision for A/C point in Unit/Office/Showroom/Shop.

### PAINTING:

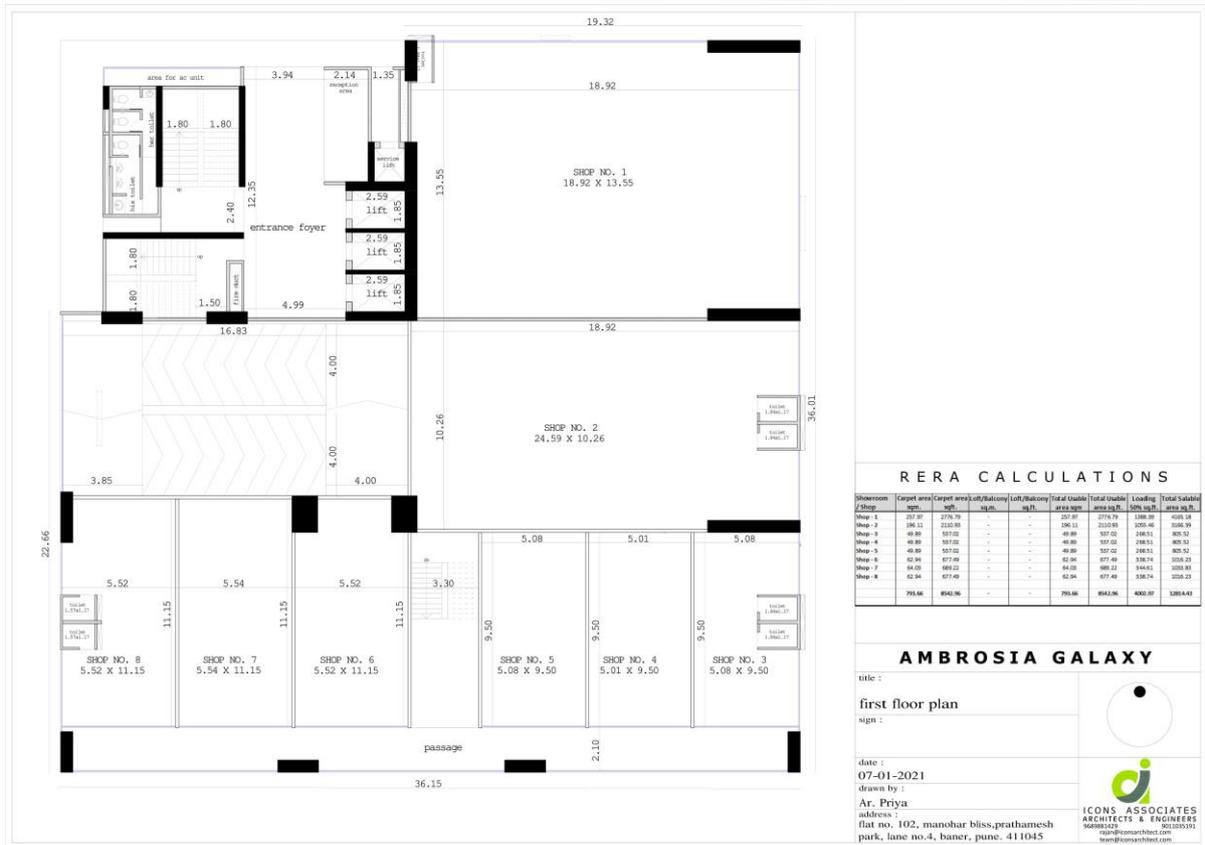
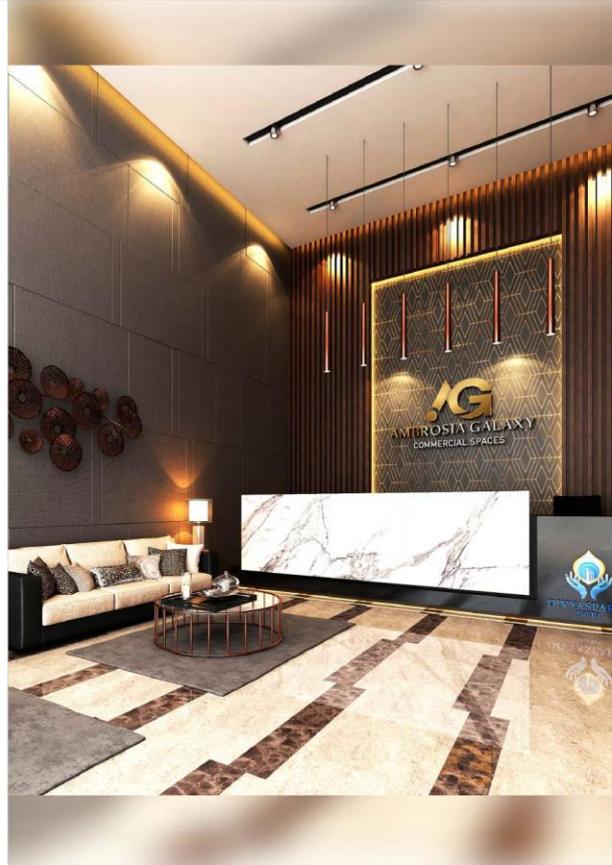
OBD paint for internal wall

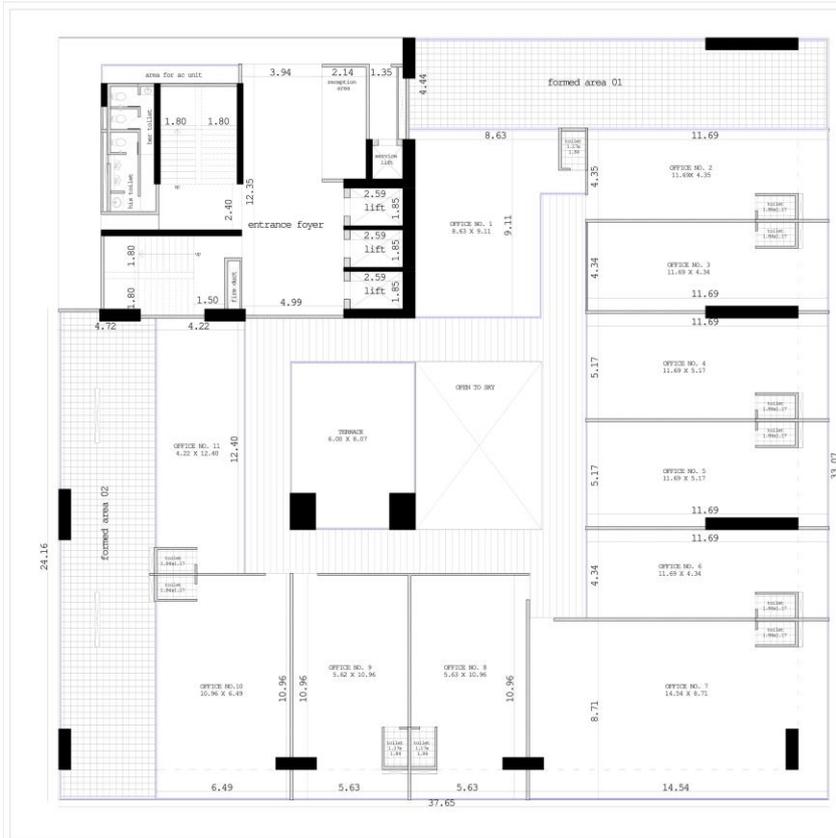
### TOILET:

Concealed plumbing. ISI / equivalent C. P. fittings. ISI mark sanitary ware. Ceramic tiles dado up to lintel level. Jaguar or equivalent CP fitting

### BUILDING ELEVATION:

Elegant facade Treatment





**RERA CALCULATIONS**

Office	Carpet area sqm.	Carpet area sqft.	Total Usable area sqm.	Total Usable area sq.ft.	Loading 45% sq.ft.	Total Salable area sq.ft.
Office - 1	65.83	708.59	65.83	708.59	318.87	1027.46
Office - 2	52.48	564.89	52.48	564.89	254.20	819.10
Office - 3	52.20	561.88	52.20	561.88	252.85	814.73
Office - 4	61.88	666.08	61.88	666.08	299.73	965.81
Office - 5	61.88	666.08	61.88	666.08	299.73	965.81
Office - 6	52.18	561.67	52.18	561.67	252.75	814.42
Office - 7	128.13	1379.19	128.13	1379.19	620.64	1999.83
Office - 8	63.07	678.89	63.07	678.89	305.50	984.38
Office - 9	63.11	679.32	63.11	679.32	305.69	985.01
Office - 10	72.86	784.27	72.86	784.27	352.92	1137.18
Office - 11	54.38	585.35	54.38	585.35	261.41	846.75
Formed area 1	89.09	955.96	89.09	955.96	431.53	1387.50
Formed area 2	109.18	1175.21	109.18	1175.21	528.85	1704.06
	936.27	9970.37	936.27	9970.37	4486.67	14657.04

**AMBROSIA GALAXY**

title :  
13th floor plan

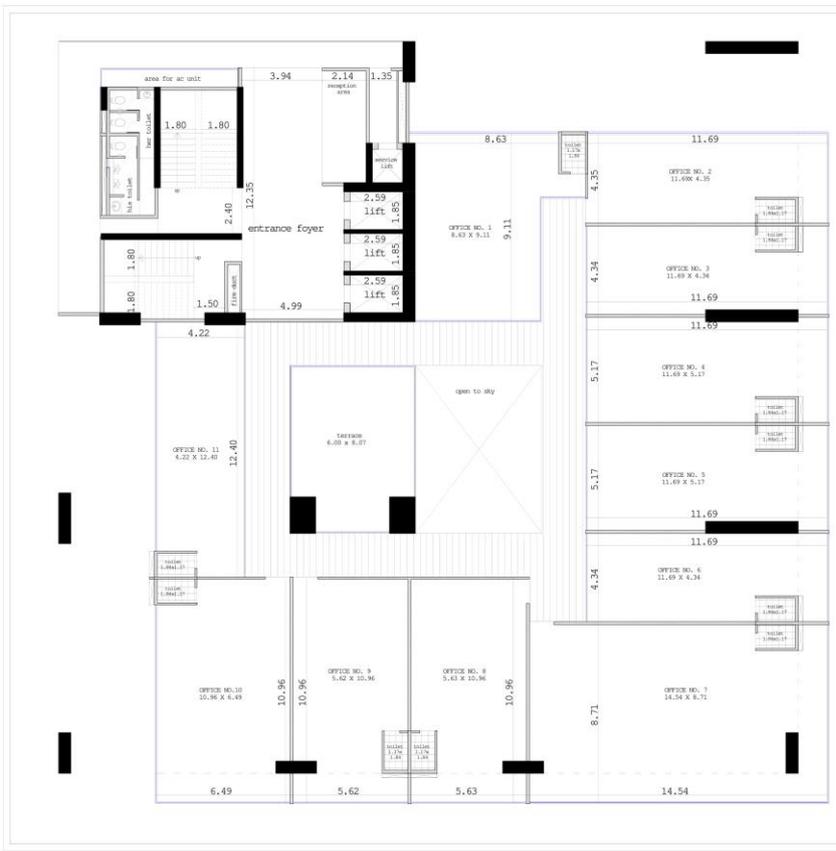
sign :

date :  
07-01-2021

drawn by :  
Ar. Priya

address :  
flat no. 102, manohar bliss,prathamesh park, lane no-4, baner, pune. 411045

**ICONS ASSOCIATES ARCHITECTS & ENGINEERS**  
9688812428  
9688812428  
team@iconsarchitect.com



**RERA CALCULATIONS**

Office	Carpet area sqm.	Carpet area sqft.	Total Usable area sqm.	Total Usable area sq.ft.	Loading 45% sq.ft.	Total Salable area sq.ft.
Office - 1	65.17	701.49	65.17	701.49	315.67	1017.16
Office - 2	51.60	555.42	51.60	555.42	249.94	805.36
Office - 3	52.20	561.88	52.20	561.88	252.85	814.73
Office - 4	61.88	666.08	61.88	666.08	299.73	965.81
Office - 5	61.88	666.08	61.88	666.08	299.73	965.81
Office - 6	52.18	561.67	52.18	561.67	252.75	814.42
Office - 7	128.13	1379.19	128.13	1379.19	620.64	1999.83
Office - 8	63.07	678.89	63.07	678.89	305.50	984.38
Office - 9	63.11	679.32	63.11	679.32	305.69	985.01
Office - 10	72.31	778.34	72.31	778.34	350.26	1128.60
Office - 11	53.25	573.18	53.25	573.18	257.93	831.12
	724.78	7801.53	724.78	7801.53	3510.69	11332.22

**AMBROSIA GALAXY**

title :  
14th floor plan

sign :

date :  
07-01-2021

drawn by :  
Ar. Priya

address :  
flat no. 102, manohar bliss,prathamesh park, lane no.4, baner, pune. 411045

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World  
That Means  
Business

