



Z E N
E S T A T E

QUIET THE MIND, AND THE SOUL WILL SPEAK

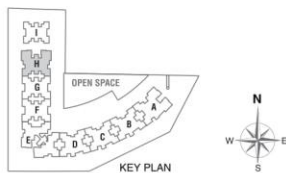
-BUDDHA



REFUGE FLOOR PLAN - 8TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
801	3 BHK	83.25	11.87	3.72	98.84	1064.00
802	3 BHK	83.25	11.87	3.72	98.84	1064.00
803	2 BHK	58.32	10.42	-----	68.74	740.00
804	1 BHK	41.02	10.37	-----	51.39	553.00



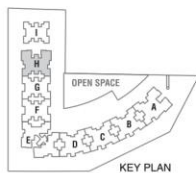
WING - H



TYPICAL FLOOR PLAN - 2ND, 4TH, 6TH, 10TH, 12TH, 14TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
201, 401, 601, 1001, 1201, 1401	3 BHK	83.25	11.87	3.72	98.84	1064.00
202, 402, 602, 1002, 1202, 1402	3 BHK	83.25	11.87	3.72	98.84	1064.00
202, 402, 602, 1002, 1202, 1402	2 BHK	58.32	10.42	-----	68.74	740.00
202, 402, 602, 1002, 1202, 1402	2 BHK	58.32	10.42	-----	68.74	740.00



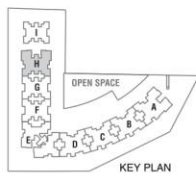
WING - H



TYPICAL FLOOR PLAN - 1ST, 3RD, 5TH, 7TH, 9TH, 11TH, 15TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
101, 301, 501, 701, 901, 1101, 1501	3 BHK	83.48	11.87	-----	95.35	1026.00
102, 302, 502, 702, 902, 1102, 1502	3 BHK	83.48	11.87	-----	95.35	1026.00
103, 303, 503, 703, 903, 1103, 1503	2 BHK	58.32	10.42	-----	68.74	740.00
104, 304, 504, 704, 904, 1104, 1504	2 BHK	58.32	10.42	-----	68.74	740.00



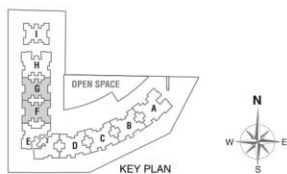
WING - F & G



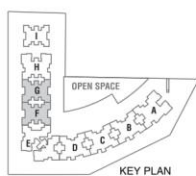
REFUGE FLOOR PLAN - 8TH & 13TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
801.1301	2 BHK	58.32	10.42	-----	68.74	740.00
802.1302	2 BHK	58.32	10.42	-----	68.74	740.00
803.1303	2 BHK	58.32	10.42	-----	68.74	740.00
804.1304	1 BHK	41.02	10.37	-----	51.39	553.00



WING - F & G



TYPICAL FLOOR PLAN - 1ST to 7TH, 9TH to 11TH, 12TH, 14TH, 15TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 1201, 1401, 1501	2 BHK	58.32	10.42	-----	68.74	740.00
102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202, 1402, 1502	2 BHK	58.32	10.42	-----	68.74	740.00
103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203, 1403, 1503	2 BHK	58.32	10.42	-----	68.74	740.00
104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204, 1404, 1504	2 BHK	58.32	10.42	-----	68.74	740.00

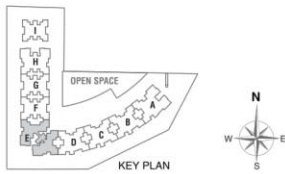
WING - E



REFUGE FLOOR PLAN - 13TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
1301	3 BHK	83.47	11.87	-----	95.34	1026.00
1302	2 BHK	58.49	10.42	-----	68.91	742.00
1303	2 BHK	58.49	10.42	-----	68.91	742.00
1304	2 BHK	58.92	10.42	-----	69.34	746.00
1305	1 BHK	58.98	10.42	-----	69.40	747.00
1306	3 BHK	83.47	11.87	-----	95.34	1026.00



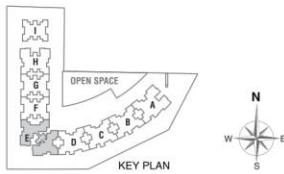
WING - E



REFUGE FLOOR PLAN - 8TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
801	3 BHK	83.25	11.87	3.72	98.84	1064.00
802	2 BHK	58.49	10.42	-----	68.91	742.00
803	2 BHK	58.49	10.42	-----	68.91	742.00
804	2 BHK	58.91	10.42	-----	69.33	746.00
805	1 BHK	42.34	10.37	-----	52.71	567.00
806	3 BHK	83.25	11.87	3.72	98.84	1064.00



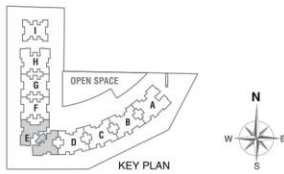
WING - E



Typical Floor Plan - 5th, 7th, 9th, 11th, 15th Floor

Area Statement

Flat No.	Flat Type	Carpet Area			Terrace Garden Area	Total Carpet Area (Sq.ft.)
		Flat Carpet	Open Balc.	Terrace		
501, 701, 901, 1101, 1501	3 BHK	83.47	11.87	-----	95.34	1026.00
502, 702, 902, 1102, 1502	2 BHK	58.49	10.42	-----	68.91	742.00
503, 703, 903, 1103, 1503	2 BHK	58.49	10.42	-----	68.91	742.00
504, 704, 904, 1104, 1504	2 BHK	58.92	10.42	-----	69.34	746.00
505, 705, 905, 1105, 1505	2 BHK	58.98	10.42	-----	69.40	747.00
506, 706, 906, 1106, 1506	3 BHK	83.47	11.87	-----	95.34	1026.00



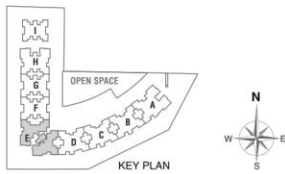
WING - E



TYPICAL FLOOR PLAN - 4TH, 6TH, 10TH, 12TH, 14TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
401, 601, 1001, 1201, 1401	3 BHK	83.25	11.87	3.72	98.84	1064.00
402, 602, 1002, 1202, 1402	2 BHK	58.49	10.42	-----	68.91	742.00
403, 603, 1003, 1203, 1403	2 BHK	58.49	10.42	-----	68.91	742.00
404, 604, 1004, 1204, 1404	2 BHK	58.92	10.42	-----	69.34	746.00
405, 605, 1005, 1205, 1405	2 BHK	58.98	10.42	-----	69.40	747.00
406, 606, 1006, 1206, 1406	3 BHK	83.25	11.87	3.72	98.84	1064.00



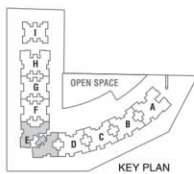
WING - E



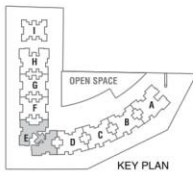
3RD FLOOR PLAN

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TERRACE GARDEN (50%)	TERRACE GARDEN (33%)	TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.				
301	3 BHK	83.48	11.87	31.85	-----	127.20	1369.00
302	2 BHK	58.49	10.42	-----	-----	68.91	742.00
303	2 BHK	58.49	10.42	-----	-----	68.91	742.00
304	2 BHK	58.91	10.42	-----	-----	69.33	746.00
305	2 BHK	58.98	10.42	17.99	-----	87.39	941.00
306	3 BHK	83.68	10.42	-----	32.54	126.64	1363.00



WING - E



2ND FLOOR PLAN

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
201	2 BHK	66.75	11.87	3.72	82.34	886.00
202	2 BHK	58.49	10.42	-----	68.91	742.00
203	2 BHK	58.49	10.42	-----	68.91	742.00
204	2 BHK	58.92	10.42	-----	69.34	746.00

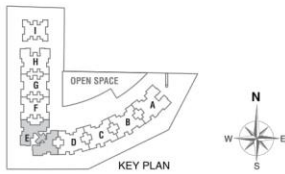
WING - E



1ST FLOOR PLAN

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE		
101	2 BHK	66.97	11.87	-----	78.84	849.00
102	2 BHK	58.49	10.42	-----	68.91	742.00
103	2 BHK	58.49	10.42	-----	68.91	742.00
104	2 BHK	58.92	10.42	-----	69.34	746.00



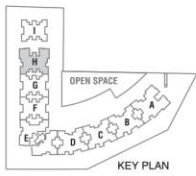
WING - H



REFUGE FLOOR PLAN - 13TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT)
		FLAT CARPET	OPEN BALC.	TERRACE		
1301	3 BHK	83.48	11.87	-----	95.35	1026.00
1302	3 BHK	83.48	11.87	-----	95.35	1026.00
1303	2 BHK	58.32	10.42	-----	68.74	740.00
1304	1 BHK	41.02	10.37	-----	51.39	553.00

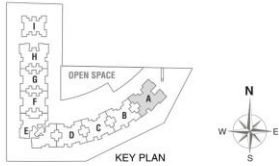




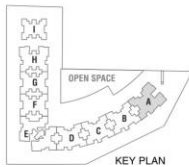
REFUGE FLOOR PLAN - 8TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (35%)
		FLAT CARPET	OPEN BALD.	TERRACE			
801	2 BHK	59.46	10.42	-----	69.88	752.00	1015.00
802	3 BHK	83.59	11.87	3.72	99.18	1068.00	1442.00
803	3 BHK	83.59	11.87	3.72	99.18	1068.00	1442.00
804	2 BHK	59.46	10.42	-----	69.88	752.00	1015.00



WING - A

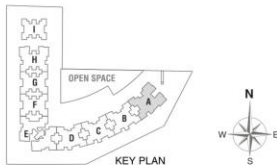


TYPICAL FLOOR PLAN - 5TH, 7TH, 9TH, 11TH, 15TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ. FT.)	TOTAL SALEABLE (SQ. FT.) (35%)
		FLAT CARPET	OPEN BALC.			
501	2 BHK	59.46	10.42	69.88	752.00	1015.00
502	3 BHK	83.80	11.87	95.67	1030.00	1391.00
503	3 BHK	83.80	11.87	95.67	1030.00	1391.00
504	2 BHK	59.46	10.42	69.88	752.00	1015.00

WING - A



TYPICAL FLOOR PLAN - 4TH, 6TH, 10TH, 12TH, 14TH FLOOR

AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (SQ.FT.) (35%)
		FLAT CARPET	OPEN BALC.	TERRACE			
401	2 BHK	59.46	10.42	-----	69.88	752.00	1015.00
402	3 BHK	83.59	11.87	3.72	99.18	1068.00	1442.00
403	3 BHK	83.59	11.87	3.72	99.18	1068.00	1442.00
404	2 BHK	59.46	10.42	-----	69.88	752.00	1015.00

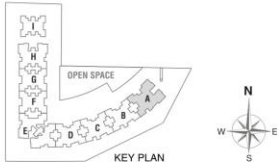
WING - A



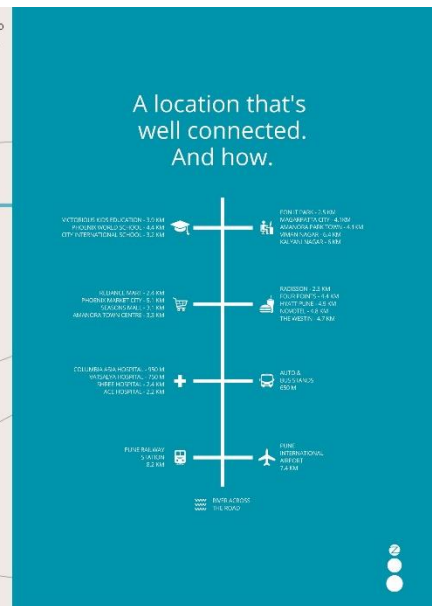
REFUGE FLOOR PLAN - 13TH FLOOR

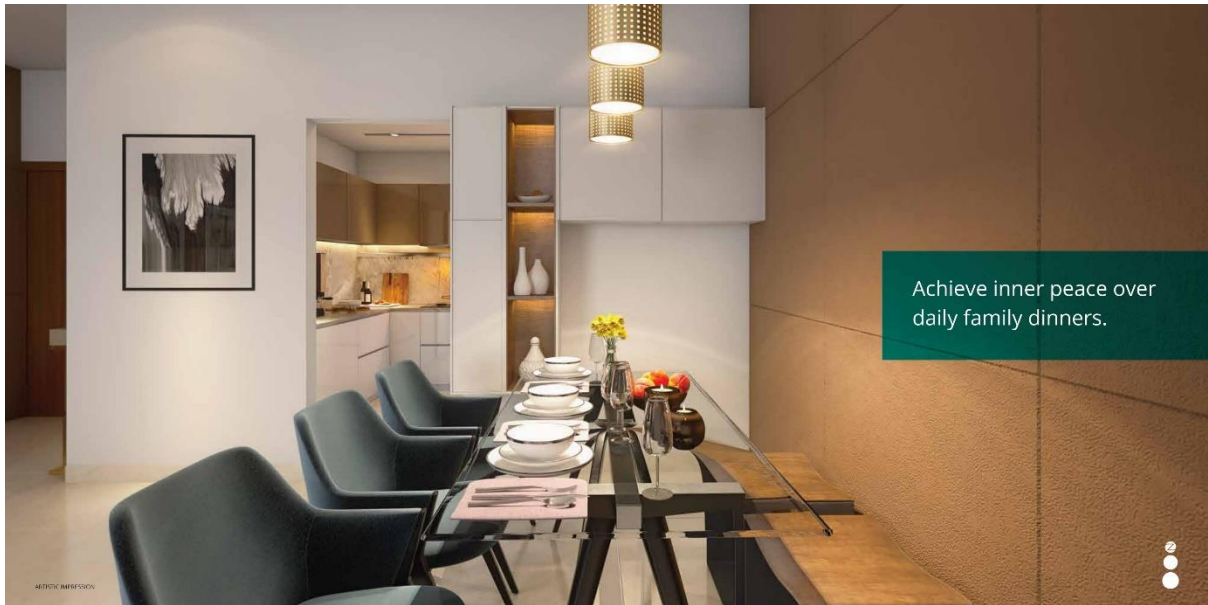
AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA		TERRACE GARDEN AREA	TOTAL CARPET AREA (SQ.FT)	TOTAL SALEABLE (SQ.FT) (35%)
		FLAT CARPET	OPEN BALC.			
1301	2 BHK	59.46	10.42	69.88	752.00	1015.00
1302	3 BHK	83.80	11.87	95.67	1030.00	1391.00
1303	3 BHK	83.80	11.87	95.67	1030.00	1391.00
1304	2 BHK	59.46	10.42	69.88	752.00	1015.00



Master Plan







Amenities for a relaxed lifestyle.

- Main Entrance with Feature Wall
- Walkway / Jogging Track
- Clubhouse
- Swimming Pool
- Baby Pool
- Poolside Deck with Pergola
- Changing Room
- Senior Citizens' Sit-out
- Buffet Area
- Party Lawn
- Stage
- Multipurpose Play Court
- Amphitheatre
- Open Gym
- Play Area with Rubber Flooring

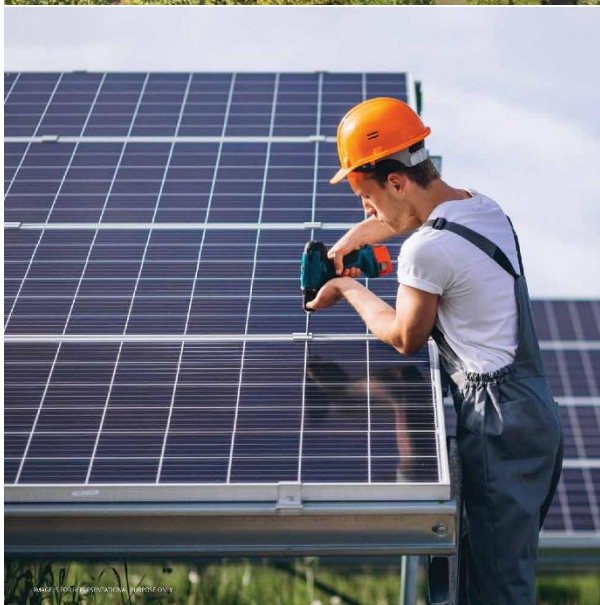


You invest in the home. The peace of mind comes free.

If living at Zen Estate comes with the promise of peace, investing in a home here will equally assure you of total peace of mind. With Kharadi growing as eastern Pune's preferred destination, this suburb has witnessed phenomenal and consistent growth over the years, yielding attractive return on investment.

Besides, Zen Estate is brought to you by two of Pune's most respected and reputed real estate developers - Mahalaxmi Group and Kohinoor Group, names synonymous with quality construction, trust, and complete transparency. Which means your investment will not only be in safe hands, but also fetch better appreciation.





Architecture & Landscape Design

Protected Green Interiors: Healthy homes are happy homes. Human health and environment join hands in this one. The project will make use of green healthy interior finishes like FSC certified wood, low VOC paints, varnishes etc. This will help the interiors to be free of carcinogenic compounds and will be a step towards sustainable living spaces.

Provision of a Healthy Abode: Caring for your smiles. Every home at Zen Estate has been designed to allow more daylight and fresh air ventilation. Because a home with happier people is more productive and efficient.

User-friendly Premises: We celebrate diversity. Zen Estate has been designed to be friendly towards senior citizens, toddlers and differently aided persons. After all, an inclusive community is formed by joining hands and minds.

Landscaped Areas: Getting into the green scene. Green spaces have been provided at Zen Estate to conserve nature. Green zones also improve storm-water management by reducing runoff, conserving energy, mitigating the urban heat island and providing bio-diversity.



Green features of Zen Estate.

Topsoil Preservation: We do not spoil the soil. Soil takes more than 100 years to form and we're committed to protecting it. Zen Estate has been created while preserving the topsoil present on the site; and the same will be reused during landscaping.

Reduction of Urban Heat Island Effect: Cooling of microclimate. Top floor flats normally heat up during the day due to heat gain from roofs. At Zen Estate we have included cool roofs to keep the temperatures of the overall building low. Provision of shade for pathways and parking areas helps to keep the microclimate cool.

Electric Car Charging: A foot forward to reduce carbon footprint. Provision of electric car charging will help to spread awareness regarding use of battery operated vehicles. A small step to contribute towards reduction in carbon emissions.

Rainwater Harvesting: Making water everybody's business. Water conservation is critical in today's time. At Zen Estate we've planned an efficient rainwater harvesting system, in turn helping to replenish the water table in the area.

Low Flow Plumbing Fixings: Smooth and saving oriented water flow. At Zen Estate we have provided low-flow plumbing fittings to reduce the water consumption per flat. Because water is precious and every drop counts.

Wastewater Treatment and Reuse: Recycling the liquid of life. Zen Estate has a water treatment plant which will reuse water for flushing and landscaping purposes, imagine lower water bills and saving the elbow of life!

Use of Renewable Energy: Harness the power of the sun. The sun is the best source of renewable energy and at Zen Estate we've planned to utilise it. Solar water heaters will help to reduce energy consumption and enormous power bills.

Organic Waste Treatment: Give back to the Earth. Organic waste will be treated at Zen Estate using an organic waste compost. The manure formed in this compost will be reused for landscaping, thus giving back to nature.

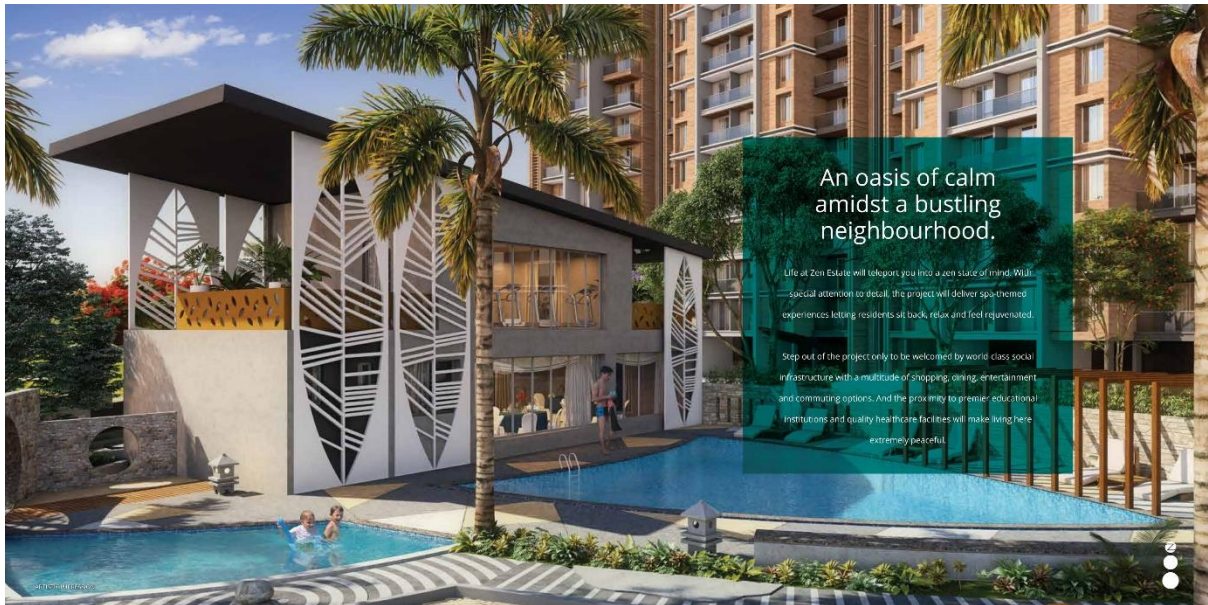


Built with best-in-class sustainable practices.

The promise of a peaceful life at Zen Estate is not limited to the residents alone, but it also extends to the environment. As an IGB pre-certified **PLATINIUM** project, Zen Estate is a gated community that will be developed as an inclusive green habitat.

At Zen Estate, several sustainable components will be employed in the construction and design: like prudent usage of recycled construction materials, recycling facilities, rainwater harvesting, reutilisation of wastewater and smart energy conservation methods to name a few.

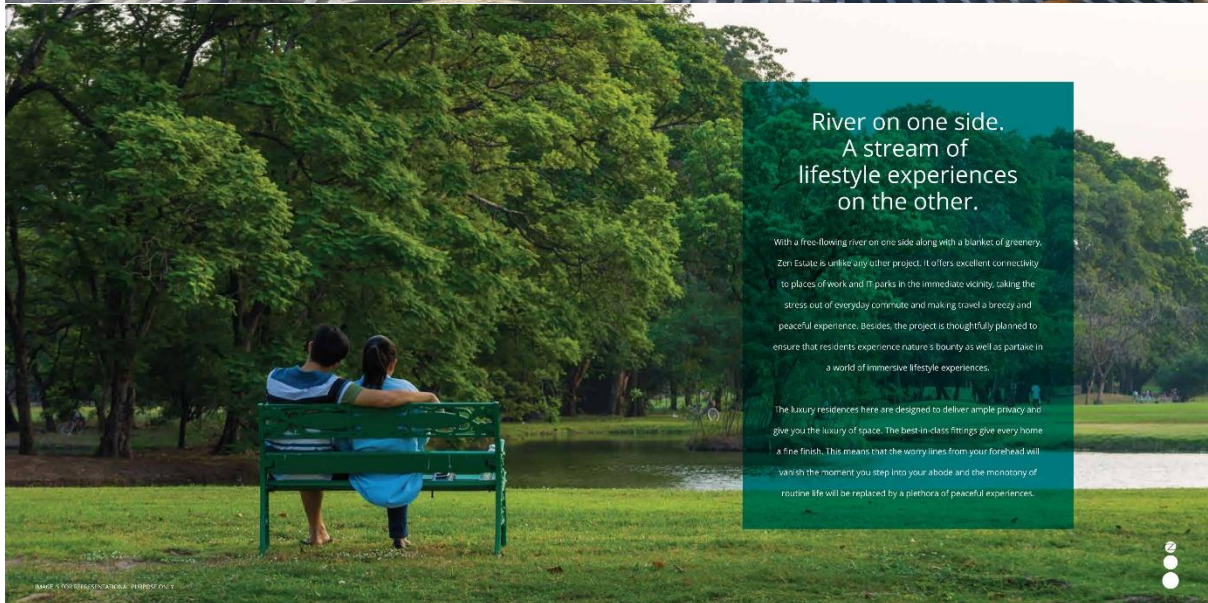




An oasis of calm amidst a bustling neighbourhood.

Life at Zen Estate will teleport you into a zen state of mind. With special attention to detail, the project will deliver spa-themed experiences letting residents sit back, relax and feel rejuvenated.

Step out of the project only to be welcomed by world class social infrastructure with a multitude of shopping, dining, entertainment and commuting options. And the proximity to premier educational institutions and quality healthcare facilities will make living here extremely peaceful.



River on one side. A stream of lifestyle experiences on the other.

With a free-flowing river on one side along with a blanket of greenery, Zen Estate is unlike any other project. It offers excellent connectivity to places of work and IT parks in the immediate vicinity, taking the stress out of everyday commute and making travel a breezy and peaceful experience. Besides, the project is thoughtfully planned to ensure that residents experience nature's bounty as well as partake in a world of immersive lifestyle experiences.

The luxury residences here are designed to deliver ample privacy and give you the luxury of space. The best-in-class fittings give every home a fine finish. This means that the worry lines from your forehead will vanish the moment you step into your abode and the monotony of routine life will be replaced by a plethora of peaceful experiences.

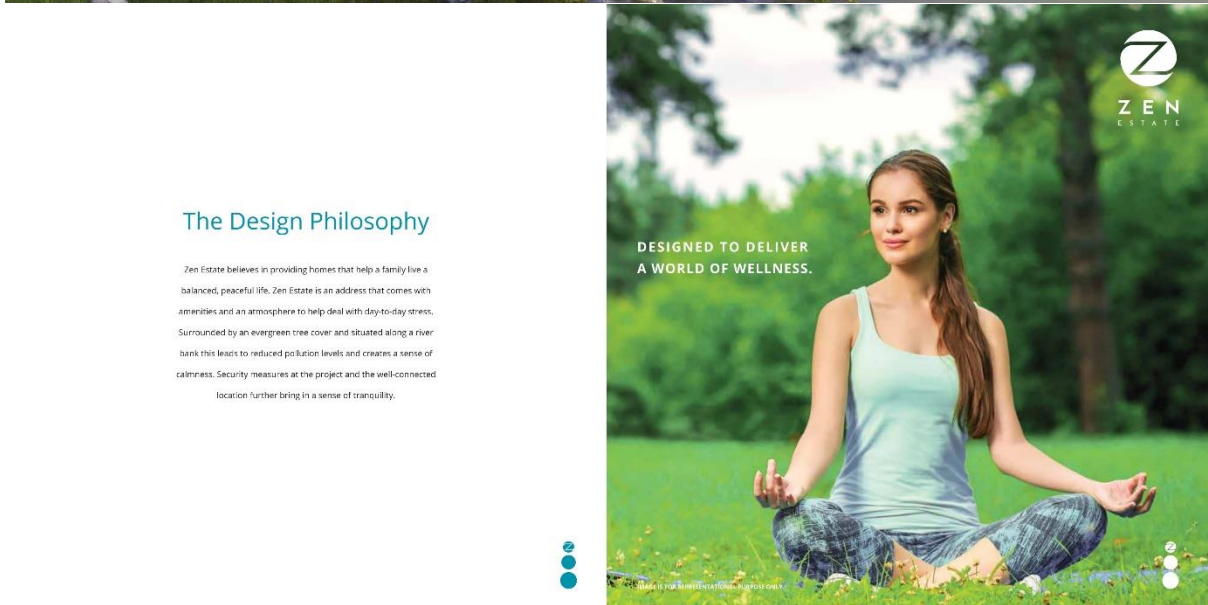


Kharadi. The well-connected suburb of Eastern Pune.

It's not everyday that you come across a location that offers the best of all worlds. Where everything just works and works beautifully for a homebuyer. Imagine having the finest connectivity, the most enviable social infrastructure and a cosmopolitan neighbourhood at a price that will seem just too good to be true. That's Kharadi for you.

Eastern Pune's shining suburb and home to its finest lifestyle project - **Zen Estate**, Kharadi's finest address for peaceful living.







Mahalaxmi Group is a leading manufacturer and exporter of all kinds of steel material since 2001, supplying materials all over Maharashtra. The group's motto is to achieve perfection by serving customers with products of consistent quality, which meet their needs through efficient delivery. Mahalaxmi Group is involved in the construction business in Pune East since 2010.

VISION

To create residential and commercial spaces that are a benchmark of quality, trust, transparency, and professional service.

MISSION

- To make Mahalaxmi Group the preferred choice for customers, vendors, and partners
- To deliver on the highest levels of commitment and focus on delighting all internal and external stakeholders
- To build a work culture based on the best practices of traditional values and a futuristic outlook



At Kohinoor, everything revolves around customer happiness. Every single thing. Which is why, everything that it builds comes with the promise of Sada Sukhi Raho: the timeless blessing in India. This promise means that Kohinoor stays with its customers at every touch-point and every step of the customer journey; right from assistance in the sales procedures to ensuring easy paperwork to transparent dealings to offering maintenance assurance on its residential projects*.

Pillared on the values of integrity, trust and transparency, Kohinoor is a name synonymous with quality construction since three decades. The group has earned a niche for designing and developing residential and commercial real estate of international standards; real estate that goes much beyond fulfilling the needs of its customers and delivers a lifetime of delight.

