

PINNACLE
GOLDEN FOREST
———— BANER ANNEXE ————

SPECIFICATIONS

ELECTRICALS

- Concealed fire resistant high quality copper wiring (Polycab/Finolex).
- Ample light points with branded modular switches (Legrand/Roma /Crabtree).
- T.V. point in living & master bedroom.
- Telephone point in living & all bedrooms.
- A.C. point in living & all bedrooms.
- Provision for Inverter point.
- Provision for Exhaust fan in Kitchen & Washrooms.
- Earth leakage circuit breaker.

PAINTINGS

- Internal — O.B.D. Paint.
- External — Texture Paint.

ELEVATORS

- Two Elevators of attractive cabin with auto rescue V3F drive feature & generator back-up (Otis/Kone or equivalent).

SPECIFICATIONS

PLUMBING

- Internal - Concealed G.I. fittings & pipes with proper joints using chemicals.
- External - G.I. fittings & pipes.
- Provision for washing machine with small
- Washing place in dry balcony.

SANITARY

- Dado in Glazed /Ceramic tiles upto lintel level.
- Branded sanitary fittings with provision of Hot and Cold water mixer (Jaguar/Gorhe or equivalent).
- Commode with jet sprays (Parryware/Hindware or equivalent).
- Colored Wash-basin of suitable size (Parryware/Hindware or equivalent).

SPECIFICATIONS

WINDOWS

- UPVC sliding windows with mosquito net (LG Or equivalent).
- Provision for Exhaust Fan in Kitchen & Washrooms.
- Granite/Marble window sills in all rooms & washrooms

DOORS

- Decorative main entrance door in Teak
- Wood with veneer finish as well as Halldrop,
- Handle, Night Latch, Tower bolt & Magic
- Eye for main entrance door.
- All flush doors with plywood frames.
- Granite/Marble frame for all washroom doors.
- Premium quality SS fixtures & fittings.

SPECIFICATIONS

KITCHEN

- One side 24" wide Jet-black Granite platform with SS sink (Nirali).
- Porcelain Matt finished Ceramic tiles dado up to lintel level.
- Provision for refrigerator.
- Attached dry balcony with provision for washing machine & dish washer.

FLOORING

- Living & other rooms - 600 x 600 Vitrified flooring with 3" same skirting (Kajaria/Nitco/Johnson or equivalent).
- Washrooms, Terrace & Dry Balcony - 12"x 12" Antiskid ceramic flooring (Euro).

SPECIFICATIONS

R.C.C. STRUCTURE

- Earthquake resistant RCC Frame structure
- designed for seismic load as per IS codes.

WALLS

- External - 6" thick AEC block.
- Internal - 4" thick AEC block.

PLASTER

- Eco Render Coating with 10 years crack warranty
- External Walls - Sand faced double coat sponge plaster.
- Internal Walls - Gypsum finish.
- Ceiling in Gypsum finish

WATERPROOFING

- Terrace - Membrane type with PVC rainwater down take pipes.
- Washrooms - Membrane type with PVC rainwater down take pipes.



SECURITY

We are extremely serious about the safety and security of our residents. That's why every home in Codename Golden Forest is equipped with a video door phone and the entire premises are under CCTV surveillance. The well being and peace of mind of our residents is too important to be left to chance.



HEALTH CARE

Because we plan to have special housing for senior citizens within the premises, health care becomes critical. Health and medical aid is taken very seriously at Golden Forest. There will not only be a doctor-on-call but also 24-hour ambulance service and a pharmacy.



ESSENTIALS **SHOPPING**

Running a household means needing a hundred things. And no one has the time to run to a supermarket daily for groceries. That's the reason we have provided for convenience stores within the premises itself. You'll get all your daily requirements right next door.



PLAYZONE **FOR CHILDREN**

All work and no play makes Jack a dull boy' goes the saying. At Codename Golden Forest, we want children to be full of life and mischief. Reason why we have specially designed play areas where the kids can have a whale of a time while learning important social skills like friendship, teamwork and sharing.

SPARE KITCHEN

- There will be days when you will be too busy, unwell or just plain tired to do any cooking. But that doesn't mean you'll have to worry even for a minute about providing nutritious and healthy meals to your family. We will provide a spare kitchen within the premises itself with trained catering staff to serve you. Now isn't that food for thought?



SENIOR CITIZEN'S HOUSING

- Getting ahead in life doesn't have to mean leaving your parents behind. Reason why we're building specially equipped apartments for senior citizens within our premises. Now your parents can be right next-door, and you won't have to suffer the guilt of not being around them in their old age.



DAY CARE CENTRE

- Getting ahead in life doesn't have to mean leaving your parents behind. Reason why we're building specially equipped apartments for senior citizens within our premises. Now your parents can be right next-door, and you won't have to suffer the guilt of not being around them in their old age.



COMMON AMENITIES

- Gracefully designed attractive entrance lobby at road level
- Juliet balconies
- UG and OH R.C.C. water storage tanks with submersible standby pump set and automatic water level control system
- Bore-well with submersible pump at basement with separate UG water storage tank
- Rainwater harvesting
- Vermi culture pits
- 3-phase connection supply to the society
- Generator backup for elevators, water pumps, common lights in staircases and parking area
- Security guard cabin and toilet in parking area
- Fire fighting system
- Telephone distribution box in parking
- Letterbox and decorative name plates at entrance lobby



ABOUT CODENAME GOLDEN FOREST

- "A home is not just four walls and a roof. It is much more. It's a place far from the madding crowd. Where relationships don't get left behind in the rush to get ahead. Where children grow nourished by love and sunshine. A home is where the elderly never feel the chill of loneliness Where the lap of nature is just hop, skip and jump away. A home is where the loved ones are safe and happy; Their every need taken care of. Homes are not built with just brick and mortar. They are built with thought and attention too."



ABOUT PINNACLE GROUP

- Since its inception, the Pinnacle Group has always put people first. We pride ourselves on our understanding of the needs of our customers and revel in the value they derive out of our creations. We believe in long term associations and nurture warm bonds.
- Our dedicated and professional team gives meticulous attention to every project, striving always at the twin goals of precision and perfection. Innovation is at the core of everything we do. We insist on being exclusive. Our homes are loved by those who reside in them. That's what delights us the most.
- For us construction is a passion, not a profession. All our projects are built on a solid foundation of insight and thoughtfulness. Our relentless pursuit of perfection has made us one of the most respected players in the Pune real estate market. The innovation and exclusivity that we bring to each project translates into pride of ownership - making our customers feel like a privileged few. We, at the Pinnacle Group, believe that we are in the business of delighting our customers. Allow us once again to delight you.



SIZES & RATES

Unit	Carpet Area (sq.ft)	Price
1 BHK	521	39.50 – 41.50 L
2 BHK Compact	679	55 – 57 L
2 BHK Comfort	750	62 – 64 L
2 BHK Large	825	67 – 69 L
3 BHK Smart	873	70.5 – 72 L
3 BHK Comfort	988	79 – 81 L
3 BHK Luxury	1025	82 – 84 L

3 BHK FLOOR PLAN



FLOOR PLANS

3BHK COMFORT



3BHK LUXURY



FLOOR PLANS

3BHK SMART



3BHK SMART FLOOR PLAN



2 BHK FLOOR PLAN



FLOOR PLANS

2 BHK COMFORT

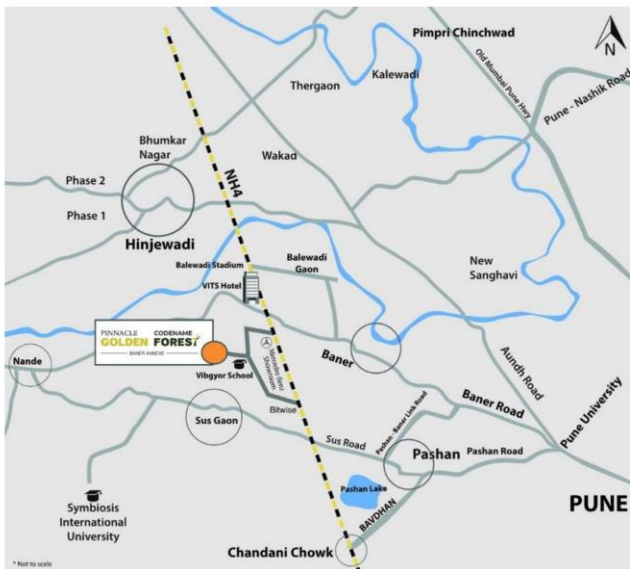


2BHK LARGE



FLOOR PLANS

1BHK FLOOR PLAN



LOCATION MAP

Key Distances :

- Sus to Deccan - 13 km
- Shivaji nagar - 9.8 km
- Pune Railway Station - 12.5 km
- Pune Airport - 19.5 km
- Mumbai Airport - 146 km