

NOTHING  
YOU WON'T BELIEVE



# 1 PERFECT WELCOME



Entrance Gate

Actual Site Photograph



PERFECT 10

PERFECT 10

live. feel. inspire.  
2 BHK HOMES, BALEWADI



Actual Site Photograph





Gazebo

Actual Site Photograph



Gym

Actual Site Photograph





Conceptual Layout

Artistic Impression

- a Entrance Gate
- b Club House
- c Swimming Pool with Toddlers' Pool
- d Kids' Zone
- e Party Lawn
- f D.G
- g Transformer Room
- h Covered Parking
- i S.T.P.
- j STP Collection Tank & OWC

B7 & B8: Phase 5 - P52100047294  
<https://maharera.mahaonline.gov.in>

A8 - 1 & A8 - 2: Phase 1  
B - 1 & B - 2: Phase 2  
B - 3 & B - 4: Phase 3  
B - 5 & B - 6: Phase 4  
Occupancy Certificate Received & Delivered

8 Buildings Completed, 328 Satisfied Families Already Staying With Us

## 3 PERFECT CREDIBILITY

## 4 PERFECT ASSOCIATIONS

Perfect 10 is brought to you by



Established in 1995, Shagun Developers has undertaken and delivered several prestigious projects that include residential townships, commercial office buildings and shopping malls. The company's focus is to develop properties with modern facilities and specifications, which match all the required standards and comply with applicable norms.



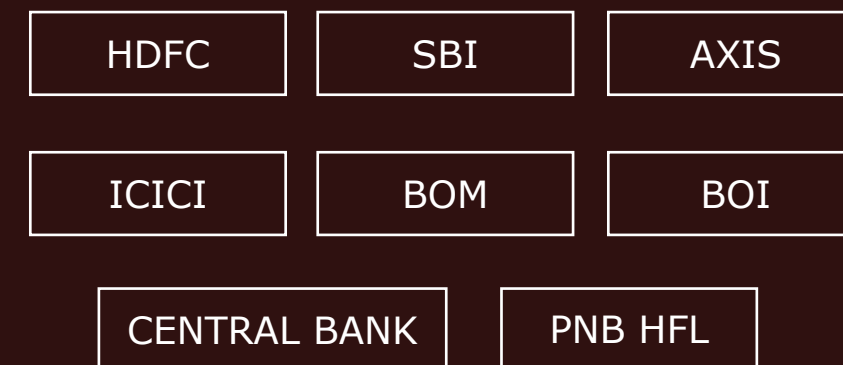
Manav Group is a diverse name in construction that strives to bring intelligence with a touch of belongingness into its creations. Exploring endless possibilities and new avenues in real estate, the group aims to develop exemplary structures that will in time become landmarks and set new benchmarks for the future.

in association with



Bhoomi Group has been a pioneer in creating well-planned award-winning residential and commercial developments in Mumbai and Pune since 1980. Employing the best talent, the group uses innovative technology to build structures with exquisite features and architecture. The group's reputation and credibility are preceded by its stringent policies and transparent dealings.

Project approved by



A line-up of some of the most renowned banks, both nationalised and private, have approved Perfect 10 with several loans successfully disbursed for our customers.

Project in accordance with the authorities...

- » Plans sanctioned by Pune Municipal Corporation
- » Environment Clearance received
- » NA order received
- » 328 units delivered



A series of processes are executed before and while building your home to make it a quality construction.

Here are the processes we implement:

1. Strata checking & clearance certificate by R.C.C. consultant
2. Concrete cube testing by professional agency at certain intervals
3. Reinforced steel checking by professional agency at certain intervals
4. Slab reinforcement checking by R.C.C. consultant as per their design
5. On-site quality testing of steel





Kids' Zone

Actual Site Photograph



Swimming Pool

Actual Site Photograph



# 7 PERFECT AMENITIES



## ENTERTAINMENT

- » Community Hall
- » Amphitheatre
- » Party Lawn
- » Gazebo
- » Pool Deck
- » Entrance Plaza

## HEALTH & FITNESS

- » Aerobics / Yoga / Meditation Hall
- » Jogging Track / Walking Track

## LANDSCAPE

- » Plantation in and around the Club House Area
- » Patterned Plantation

## SPORTS

- » Table Tennis
- » Carrom Board
- » Swimming Pool with Toddlers' Pool
- » Kids' Zone

Club House

Actual Site Photograph





Entrance Lobby

Actual Site Photograph

# 8 PERFECT SPECIFICATIONS

## RCC

- » Earthquake Resistant Structure

## Flooring

- » 2’ X 2’ Vitrified Tiles in All Rooms
- » Anti-skid Tiles for Balcony, Dry Balcony and Toilets
- » Dado Tiles in Dry Balcony up to 3’ Height

## Toilets

- » Concealed Plumbing
- » CP Sanitary Fittings in All Toilets
- » Wall-hung Commode
- » Hot & Cold Mixer
- » Provision for Exhaust Fan
- » Shower Panel in Master Bathroom
- » Partition Glass for Wet & Dry Area in Master Bathroom

## Doors

- » Main Door with Lamination on Both Sides
- » Night Latch for Main Door
- » Internal Doors with Fixtures and Lamination on Both Sides
- » Locks for Main & Bedroom Doors

## Windows

- » Powder Coated Windows with Mosquito Mesh
- » MS Safety Grills
- » All Windows with Granite / Marble Sills

## Kitchen

- » Modular Kitchen with Chimney and Hob
- » Granite Platform with SS Sink and Drain Board
- » Glazed Dado Tiles up to Lintel Level
- » Provision for Exhaust Fan, Water Purifier, Refrigerator, Washing Machine & Microwave
- » Gas Leak Detector

## Electrical

- » Concealed Copper Wiring
- » Modular Switches
- » ISI Multi-Strand Wires with MCB ELCB
- » AC Points in Living Room and All Bedrooms
- » TV & Telephone Points in Living Room and Master Bedroom
- » Provision for Inverter Back-up

## Wall Finishes

- » Internal OBD
- » External Acrylic Emulsion Paint

## Convenience / Automation

- » Video Intercom Security
- » Waste Water Treatment Plant
- » Water Filtration Plant
- » Vermiculture
- » Rain Water Harvesting
- » Solar Water Heating System
- » Generator Back-up for Common Passages / Utilities (Lifts, Staircase & Parking)
- » Recycled Water for Garden
- » Underground and Overhead Tanks for Water Storage
- » Fire-fighting System
- » Thermal Heat Insulation Treatment for Roof Terraces
- » Provision for Broadband in Each Flat
- » Automatic Elevators

## Value Addition

- » Glass Railings for Balcony



## WING - B7



## WING - B8





# 10 PERFECT CONNECTIVITY

## LOCATION MAP

(Not to Scale)



### In the vicinity

Balewadi High Street | Rajiv Gandhi Infotech Park | Balewadi Stadium | Bharati Vidyapeeth School | Orchid School  
MITCON | D-Mart | VITS Hotel | Holiday Inn | Freckick Futsal Arena | Jupiter Hospital | Mercedes-Benz Showroom  
Maruti-Suzuki Showroom

## CREDITS

PROJECT ARCHITECT Vikas Achalkar Manoj Tatooskar	CONCEPT ARCHITECT Drishti, Mumbai	LANDSCAPE CONSULTANT Sameer Duraphe
LEGAL ADVISOR Rajiv Patel	R.C.C. CONSULTANT Spectrum Consultants	BRAND CONSULTANT Filament Communique



**Site Office:** Survey No. 38 (Part), Near MITCON, Balewadi, Pune - 411 045

**Regd. Office:** Office No. 501, 5<sup>th</sup> Floor, Royal Spaces, Opposite My World Society,  
Balewadi High Street, Baner, Pune - 411 045.

**Phone:** +91 99606 36224 | **Email:** info@perfect10pune.com

**Disclaimer:** This brochure is printed in Novemeber 2022 & valid till Novemeber 2023. This brochure is purely conceptual and tentative and is designed in good faith to give a fair and general view of the project and is not a legal offering, nor will it be deemed to be part of any agreement. Photographs are not comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space, etc. shall be revised at the discretion of the promoters. The plans, specifications, images and other details herein are only indicative and the developer/owner reserves the right to change any or all. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities, areas, etc. without notice. The printed material does not constitute a contract/offer of any type between the developer/owner and the recipient. Any purchase/lessee of this development shall be governed by the terms and conditions of the agreement of sale/lease entered into between parties and no details mentioned in this printed material shall in manner govern such transactions.





PERFECT

10

live. feel. inspire.

2 BHK HOMES, BALEWADI

[www.perfect10pune.com](http://www.perfect10pune.com)