



THE LANDMARK

2 BHK PREMIUM LIVING





With immaculate blessings and strong support of **Shri. D.P. More and Shri. A.J. Bhakare**, “**Sanjaswa Buildcon**” was incepted with an inherent thought of making crucial progress in construction of buildings, bridges, roads and allied infrastructure projects. We have had a substantial footprint in both government and private sector projects for last forty years.

We are efficient and we'll equipped in handling projects ranging from smallest to the biggest ones in every aspect. As a multi-trade construction company we pride ourselves in our ability (motto) to satisfy our clients, Principal contractors and sub-contractors with healthy communication and flawless transactions to meet design and construction requirements. A meticulous bond with local vendors, craftsmen, artisans, laborers and clients helps us achieve mutual benefits for all. In-depth and comprehensive knowledge cemented with extensive experience of over four decades have empowered us in developing environmentally sustainable projects thereby adding value to our commitment of client satisfaction and beyond.





THE LANDMARK

“The Landmark” is a proposed building with a massive 8,000 sq. ft. of plot area incorporates 20 units of 2-BHK Flats (1,120 sq. ft. each) with spacious individual parking for 1-four wheeler and 2-two wheelers. Located in Sai City, one of the most beautiful and meticulously planned area of kopergaon town.

The project is in close proximity to:

- Ahmednagar - Manmad Highway : 200 meters
- Playground & Garden : 50 meters
- Tulips Preschool : 100 meters
- Shri Sharda English Medium School : 1 km
- De-Paul english Medium School : 1 km
- Coaching Classes : 100 meters
- Gyms & clubhouse : 1.5 km
- Cafes, restaurant & bakeries : 100 meters
- Commercial spaces include Grocery Stores, Clinic, Medical Store, Salon/Parlor and other stores of daily needs : 500 meters Radius.

All these makes it one of the most sought after and suitable residential and commercial areas of the town. We plan to extend the variety of such commercial spaces to offer an enriched living experience to the residents and merchants.





2BHK Cut View



STRUCTURAL SPECIFICATION

- » **Structure:** Earthquake resistant G+5 R.C.C. frame structure.
- » **Brickwork:** External brickwork of 9" (230 mm). Internal brickwork of 6" (150 mm). All wall partitions in clay red bricks.
- » **Plaster:** Internal cement plaster with wall putty & external sand faced wall plaster.

FLOORING

- » Living room, Kitchen and Bedrooms All 600 x 600 mm vitrified tiles.
- » Balconies: 600 x 600 mm antiskid vitrified tiles.
- » Toilets: 600 x 600 mm antiskid vitrified tiles.

KITCHEN

- » **Kitchen counter:** Polished black granite of 600 mm width with stainless steel sink.
- » **Wall Dado:** Wall tiles of 600 x 600 mm extending to ceiling.
- » **Fittings:** Wall long neck bib cocks of leading brand (with company warranty)
- » **Others:**
 - Provision for chimney (Electrical & exhaust).
 - Provision for R.O machine (Electrical & water inlet)

CEILINGS

- » **Living Room:** Beautifully designed false ceiling by leading brand.
- » **Bedrooms:** Beautifully designed false ceiling by leading brand.
- » **Bathrooms:** 2 coats of fine wall putty.
- » **Balconies:** Intricate Wooden PVC Ceiling

BATHROOMS

- » **Waterproofing:** Double coat waterproofing for all bathrooms.
- » **Wall Dado:** 600 x 600 mm vitrified wall tiles

extending to ceiling.

- » **Basin:** Counter top basin on black granite (Branded Company Basin & Bib Cock).
- » **Inner pipelines:** Branded concealed CPVC pipelines.
- » **Outer pipelines:** Branded UPVC pipelines.
- » **Sanitary Fittings:** All types of Cocks, commodes and faucets of leading brands with company guarantee/warranty.
- » **Others:**
 - Provision for exhaust fan fitting in all bathrooms.
 - Provision for geyser fitting in all bathrooms.

DOORS

- » **Video Door Bell:** State of the art safety with wireless video doorbell & LCD display from a leading brand.
- » **Main Door:**
 - Seasoned wood waterproof flush door with high quality laminates on both sides and Europa locking system.
 - Plywood frame with fully wrapped laminate.
- » **Bedroom Doors:**
 - seasoned wood waterproof flush door with high quality laminates on both sides with cylindrical locking system.
 - Polished granite frames with proper molding/ chamfering on sides and edges
- » **Bathroom Doors:**
 - High quality fiberglass reinforced polymer (FRP) waterproof doors .
 - Polished granite frames with proper molding/ chamfering on sides and edges.
 - Living balcony door: 4 leaf powder coated M.S. French Door with safety Grill.
 - Master Bedroom: 4 leaf powder coated M.S. French Door with safety Grill.
- **Bedroom & Kitchen Balcony Door**

- Seasoned wood waterproof flush door with high quality laminates on both sides.
- Polished granite frames with proper molding/ chamfering on sides and edges.

WINDOWS & BALCONIES:

- » **Grills:** Mild steel safety grills to all windows & ventilators with beautiful design.
- » **Windows:** 3 track aluminum powder coated windows with translucent / plain glass and aluminum mosquito net.
- » **Ventilators:** Aluminum powder coated frame with translucent louvered glass panes.
- » **Balcony Railings:** High strength Stainless Steel Railings with toughened glass.

COLOURING:

- » **Internal walls:** Aesthetic paint job with 2 coats of wall putty, 2 coats of primer finished with 2 coats of premium acrylic paint.
- » **External walls:** Highly Durable 2 coats of primer followed by 2 coats of weather resistant apex paint.

ELECTRICAL FIXTURES & FITTINGS:

- » **Power Supply:** Single phase power supply.
- » **Cables & Wirings:** Fully concealed fire retardant wiring from a leading brand with warranty.
- » **Modular Switches & Sockets:** All leading brand switches with company warranty.
- » **Air Conditioning Points:** Dedicated power outlet for a split A.C in bedrooms.
- » **Exhaust points:** Power point for exhaust fan in kitchen & all bathrooms.
- » **Geyser points:** Power point for geysers all bathrooms.
- » **Power backup (Invertor Point):** Electrical provision for domestic invertor.





Little Luxuries That Define Your Alcove.

It is often the little things in life that make up the bigger picture of memories. You'll agree. And so, we have thought out every minute detail and diligently planned every aspect of your home, so that it remains a comfortable and peaceful haven for you.

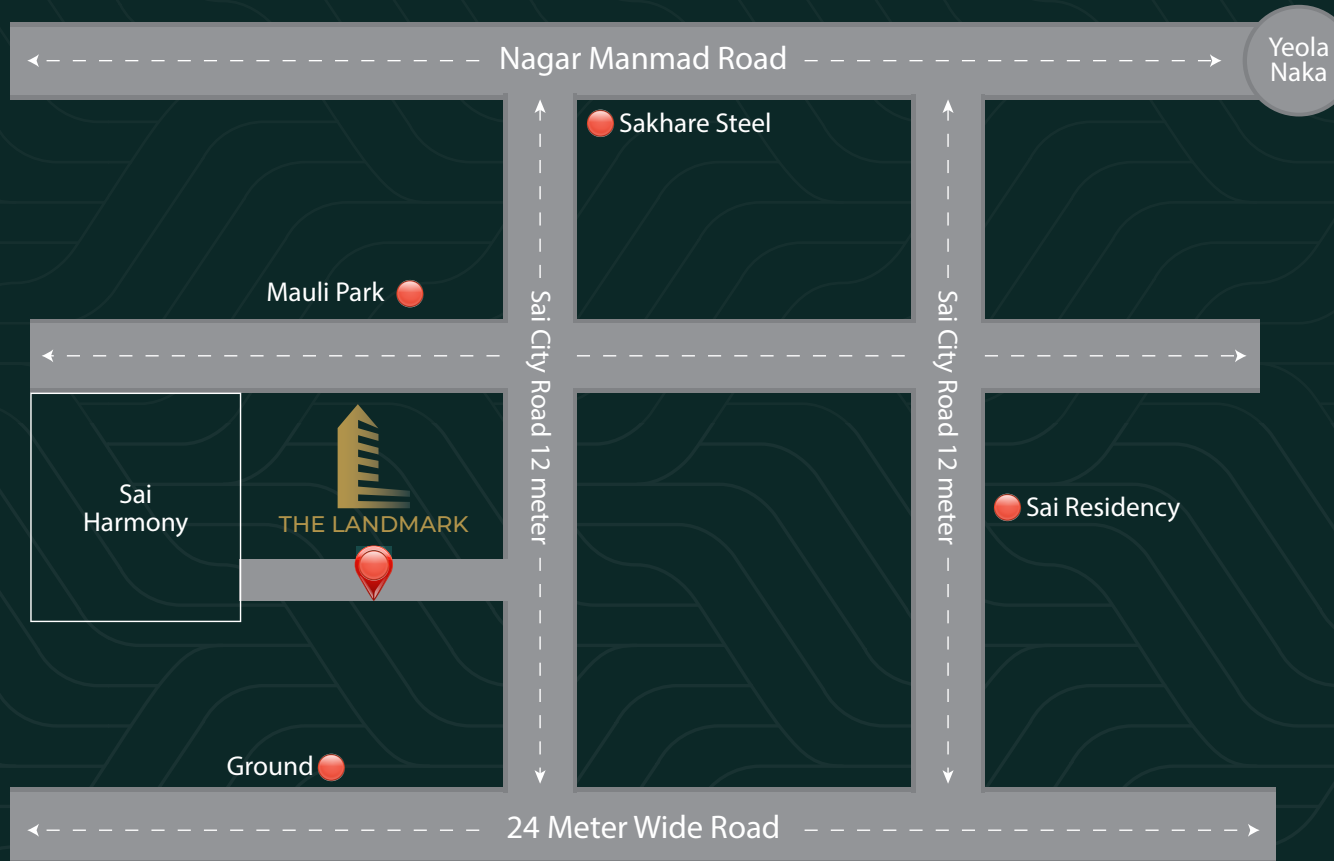


Common Amenities

- Grand & Spacious Entrance Lobby
- 24 x 7 Water Supply with separate bore-well connection and municipality connection per flat
- 24 x 7 watchman with exclusive managed software security system. (MYGATE App)
- Individual one 4-wheeler & two 2-wheeler parking per flat
- Separate Visitor's parking
- C.C.T.V cameras on all floors covering entire building space and parking
- Automatic Lift with power Backup
- Fire safety
- An ecofriendly infrastructure with Rain Water harvesting
- Terrace Water Proofing
- Huge common 20,000 liters Underground water tank and 1,000 liters sintex tank per flat on terrace
- Individual Letter Box and name plate
- Common Terrace space for parties & functions



Site Address : Sai City, Bhama Nagar, Opposite Sai Harmony, Kopargaon 423601



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Legal Advisor : Mr. Abhijeet A. Pimpalwadkar (B.S.L., L.L.B.)

Structural Designer : Mr. Sagar V. Bhavsar (M.E. Structure. A.M.I.E)

Chartered Accountant : Mr. Navinkumar S. Pardeshi (B.Com., FCA)

Disclaimer : All amenities, facilities, etc are subject to the approval of the respective authorities and would be changed, if necessary. The discretion remains with the developers.