



२ बीएचके भव्य प्रकल्प



Privacy Bhi,
Community Bhi
Exclusive 2 BHK Homes
in Charholi.



History of Laxminand Buildcon

For the past 14 years, Laxminand Buildcon has been a trusted name in the real estate sector, dedicated to crafting homes that reflect quality, innovation, and trust. With a commitment to delivering excellence, we have successfully completed several landmark projects, each embodying our vision of creating spaces that enhance the way people live.

Our journey began with a passion for transforming the real estate landscape, and over the years, we have consistently delivered projects that blend aesthetics with functionality.

Vision

To be a trusted leader in the real estate sector, renowned for delivering innovative, sustainable, and high-quality spaces that enrich lives and inspire communities.

Mission

- 1. Customer-Centric Approach:** To consistently exceed customer expectations by delivering homes that reflect quality, comfort, and value for money.
- 2. Sustainability:** To design and develop projects that harmonize with nature and contribute to a greener future.
- 3. Innovation:** To integrate cutting-edge design, technology, and best practices in construction to create future-ready spaces.
- 4. Integrity:** To uphold transparency, honesty, and professionalism in every interaction and transaction.
- 5. Community Building:** To create vibrant neighborhoods where families thrive and communities flourish.



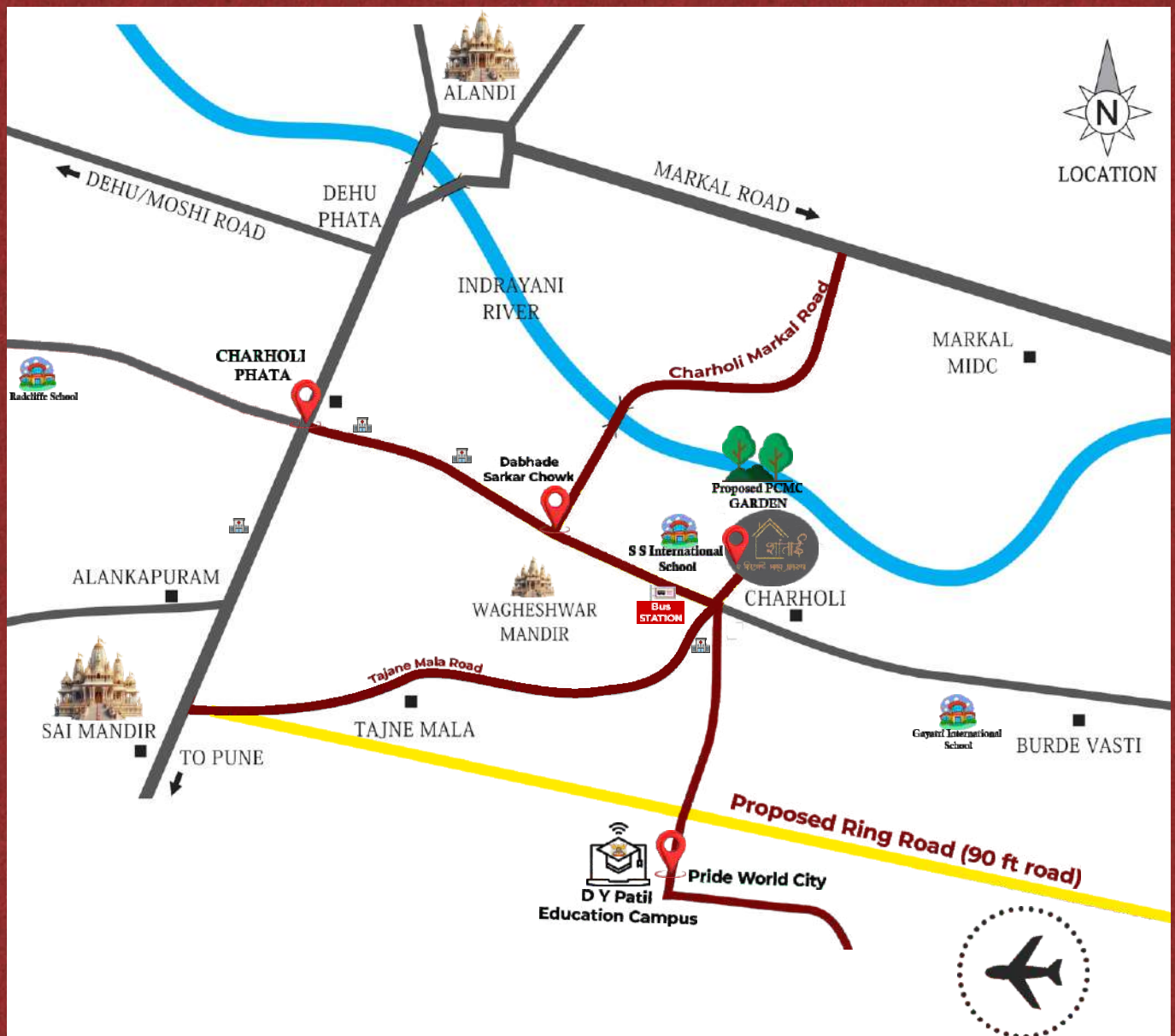
A Lifestyle Upgrade, Within Your Budget



Always aspired a better lifestyle in Charholi? One that matches your stature and fulfils all your dreams and desires? Time to experience life at Shantai. Explore new possibilities in a home where prosperous futures meet joyous presents. Here, happiness resides in every nook and corner, spreading smiles, sunshine and savings all around.



A Well-Connected, Well-Thought Location



Charholi's strategic location ensures you're always close to what matters – whether it's proximity to your work or pleasure. You can enjoy easy access to IT hubs and key business districts, stay close to reputed schools, colleges, and healthcare centres and even ensure seamless connectivity to all major highways and public transport. Live where convenience meets comfort.

KEY DISTANCE

Alandi Temple	5.2 Km	15min
Porwal Road	6.7 Km	16min
Dighi	8 Km	16min
Moshi	9 Km	20min
Bhosari Gaon	9 Km	20min
Vishrantwadi	10.6 Km	18min
Nashik Phata	13.4 Km	25min
Pune Airport	11.4 Km	20min

MALLS

Reliance Smart Superstore	4 Km	12min
MR Shopping Mall	4 Km	12min

IT HUBS

Commerce Zone IT Park	12.6 Km	15min
EON IT Park Kharadi	16 Km	40min
Kalyani Nagar	14.9 Km	40min
Talawade IT Park	16.2 Km	40min
Hinjewadi IT Park	25 Km	50min

EDUCATION CENTER

Gayatri International School	1 Km	3min
PJ Nehru Primary School	1.6 Km	5min
Prism School	2 Km	5min
Gurukrupa English Medium School	2 Km	8min
SS International Pre School	0.5 Km	3min
APEX International School	2.8 Km	10min
Stardom International School	2.9 Km	10min
Paradise International School	4 Km	15min
RKL Galaxy International School	4 Km	15min
Radcliffe School	5 Km	15min
Ajinkya DY Patil Institute	5 Km	15min

HOSPITALS

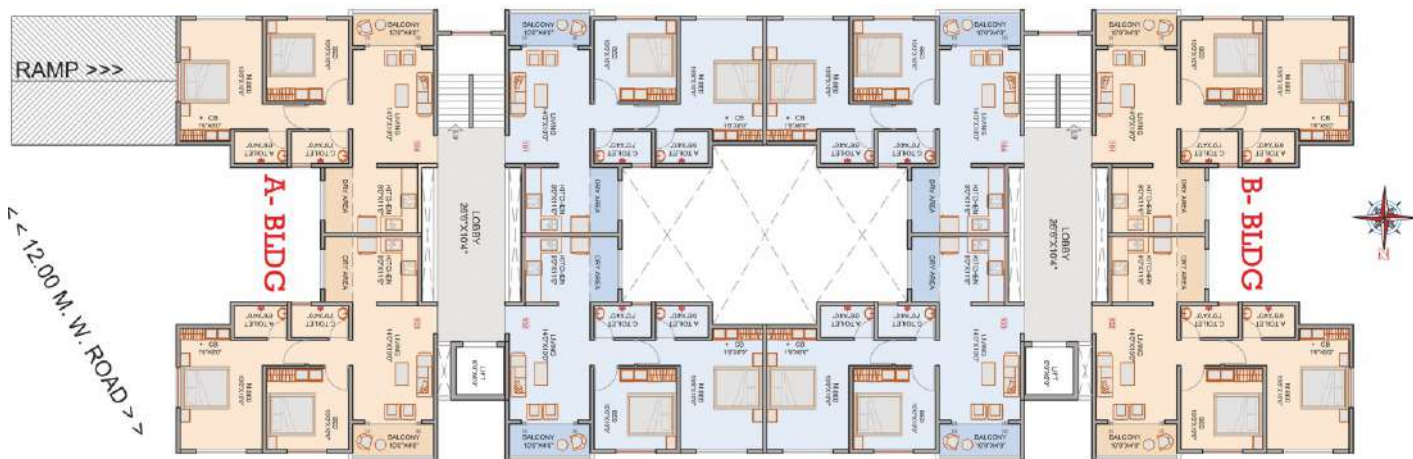
Dhawan Hospital	2 Km	7min
Kamlesh Multispeciality Hospital	5 Km	12min
CT Nursing Home	7 Km	20min
Orchid Hospital	8 Km	22min
Anand Multispeciality Hospital	8 Km	22min

A Home That's Second to None



The exclusive 2 BHK apartments ensure that you are surrounded by like-minded families and you can build your own community of happiness together. The natural ventilation ensures energy-saving and also promises positivity in every corner.

Every aspect of Shantai is designed to exceed your expectations, ensuring that you live in a home that's as unique as you.



A BUILDING RERA AREA STATEMENT

FLAT NO	TYPE	CARPET		OPEN / DRY		TOTAL	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
101, 201, 301, 401, 501, 601, 701	2 BHK	55.6	598	3.66	39	59.2	638
102, 202, 302, 402, 502, 602, 702	2 BHK	55.6	598	3.66	39	59.2	638
103, 203, 303, 403, 503, 603, 703	2 BHK	55.6	598	3.66	39	59.2	638
104, 204, 304, 404, 504, 604, 704	2 BHK	55.6	598	3.66	39	59.2	638

B BUILDING RERA AREA STATEMENT

FLAT NO	TYPE	CARPET		OPEN / DRY		TOTAL	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
101, 201, 301, 401, 501, 601, 701	2 BHK	55.6	598	3.66	39	59.2	638
102, 202, 302, 402, 502, 602, 702	2 BHK	55.6	598	3.66	39	59.2	638
103, 203, 303, 403, 503, 603, 703	2 BHK	55.6	598	3.66	39	59.2	638
104, 204, 304, 404, 504, 604, 704	2 BHK	55.6	598	3.66	39	59.2	638

Disclaimer: The Brochure is purely conceptual and not a legal offering. The company reserves the right to add delete or alter any details of specifications, elevations, cut sections & floor plans in its endeavor to make improvements as and when required. Actual Photographs represent Show Flat and they do not have any similarity with the new product offering. Amenities of upcoming Phase may vary from the photographic representation of the amenities in the brochure.

Please note that the lifestyle photographs used are only for representational purpose. The Photographs of individuals use in the collaterals are also only for representational purpose.





Rooftop Amenities for Top-Class Living

Whether you're a fitness enthusiast, a friendly senior citizen, a shy kid, or a nature lover, there's a lot to do in your free time at Shantai. All the rooftop amenities invite you to revamp your lifestyle with a dash of fun.

Common Amenities

- Yoga & Meditation Area
- Open Gym
- Senior Citizen's Area
- Ample Car Parking
- CCTV Camera for Common Areas
- Rain Water Harvesting
- Solar Water Heater
- Generator Backup for Lift & Common Areas
- Fire Fighting System
- 24X7 Security

Home Amenities

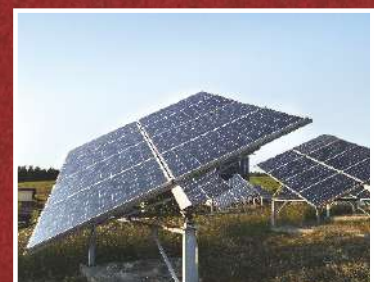
- Inverter Backup for Each Flat
- Geyser for Master Washroom
- Exhaust Fan for Kitchen & Toilets
- Letter Box
- Designer Name Plate
- EV Charging Point in Parking



Yoga & Meditation Area

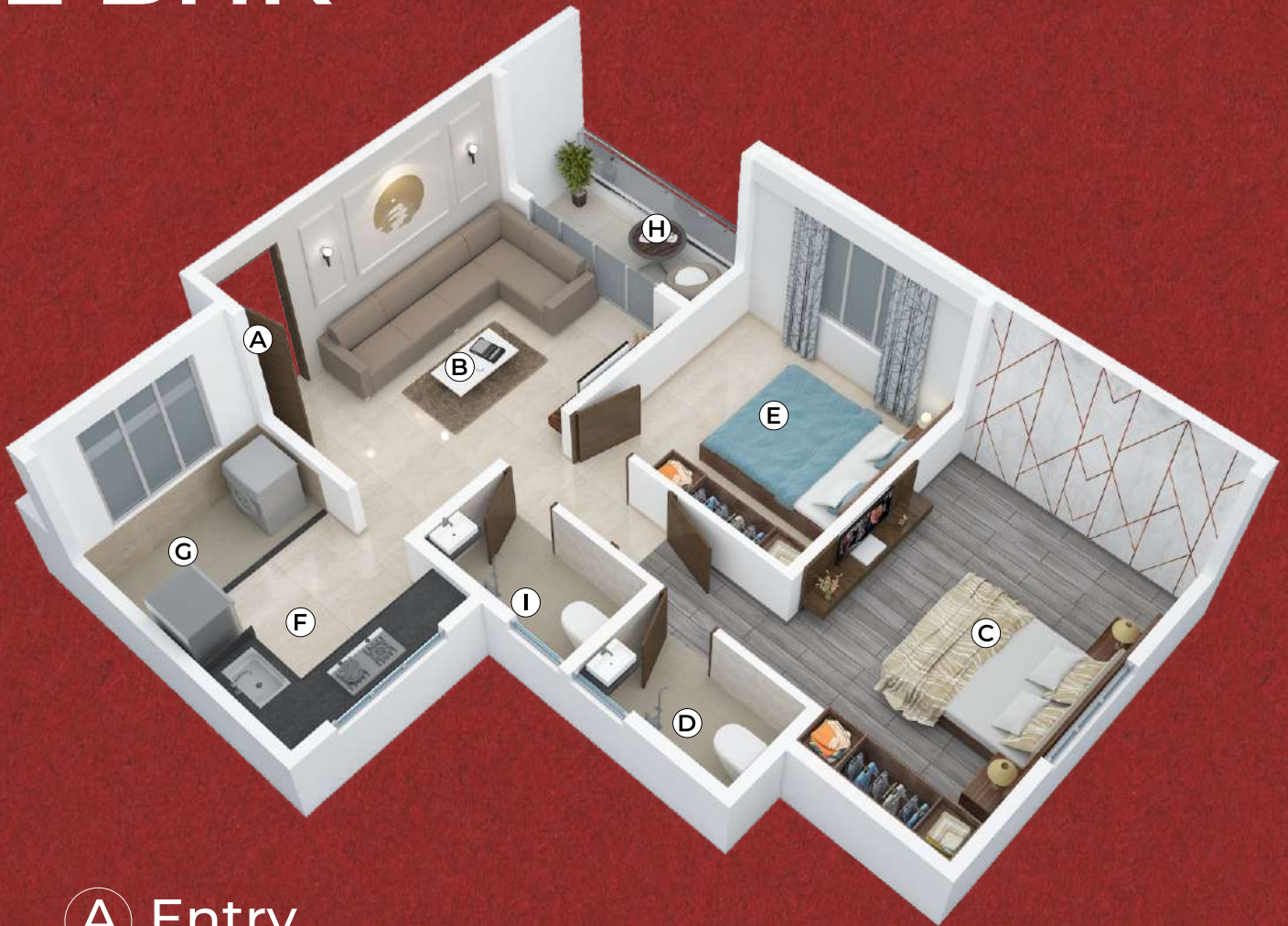


CCTV Camera



Solar Panels

2 BHK



- ① Entry
- ② Living Room
- ③ Master Bedroom
- ④ Attached Bathroom & Toilet
- ⑤ Bedroom
- ⑥ Kitchen
- ⑦ Dry Balcony
- ⑧ Sitout / Balcony
- ⑨ Common Bathroom & Toilet

Specifications that Delight You Every Day

Every aspect of your home at Shantai has been created with finesse, ensuring that your living spaces are all about form and functionality. From the tastefully designed interiors to the finest finishes, we have left no stone unturned in creating a home that surpasses your expectations.

SPECIFICATIONS

Structure

- Earthquake Resistant R.C.C. Framed Structure

Wall

- Internal & External Good Quality Block Masonry

Plaster

- Internal Plaster in Sanla
- External Plaster in Sand Faced Punch Plaster

Kitchen

- Granite Top Kitchen Platform with Stainless Steel Sink
- Glazed Tile Dado Upto Lintel Level
- Exhaust Fan For Window

Flooring

- Room 2' X2' Vitrified Tiles
- Antiskid Flooring for Toilets & Terraces
- Glazed Tiles Dado Upto Lintel Level
- W.C. - Glazed Tiles upto 4' Level

Window

- Granite Window Frame
- 3-Track Powder Coated Sliding Windows with Mosquito Mesh for Living & Bedroom
- Safety Grill for Windows

Door

- Decorative Entrance Door
- Internal Door - Wooden Frame with Flush Door
- FRP Doors for Toilets
- Terrace - French Door

Plumbing

- Concealed Plumbing for Hot & Cold Water with Standard Fitting & ISI Material
- Branded Sanitary Ware & CP Fittings
- Washing Machine Point, Water Purifier Point

Electric

- Concealed Wiring with ISI Mark & Branded Modular Switches
- Master Bed AC Point
- Provision for Inverter in all Rooms
- Branded MCB & ELCB for Each Flat

Colour

- Internal - Oil Bond Distemper with Supreme Quality
- External - Asian Apex Paint

A Developer You Can Trust

Shantai is brought to you by a name that stands for quality and trust – Laxminand Buildcon. With years of experience and a track record of excellence, we are committed to delivering homes that last generations and make everyone in your family happier – every single day.

A Promise of Forever

At Shantai, we believe in creating not just homes but lasting relationships. Your happiness and satisfaction are our ultimate goals. Step into a home where every moment becomes a cherished memory, and every day is a new beginning.

Welcome to Shantai. Welcome to a better life.

SITE / OFFICE ADDRESS

CTS No. 3, Near Kholeshwar Mandir, Charholi (Bk), Tal.- Haveli, Dist - Pune - 412 105.

CREDITS

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Strategic Partner



लक्ष्मीनंद बिल्डर्स

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