



BORA HAPPY HOMES

A PRESTIGIOUS PROJECT BY BORA ASSOCIATES AT PIMPLEDASHI, PUNE.

We Make Home A Happy Home...



'A1-WING'
'B1-WING'

GROUND / PARKING FLOOR PLAN

'A2-WING'
'B2-WING'

Area Statement in sq.ft.

Flat No.	Built-up area	Garden	Saleable area
A1-1,2	540.00	400.00	640.00
A2-1,2	540.00	400.00	640.00

Area Statement in sq.ft.

Flat No.	Built-up area	Garden	Saleable area
B1-1,2	540.00	400.00	640.00
B2-1,2	540.00	400.00	640.00



'A1-WING'
'B1-WING'

'A2-WING'
'B2-WING'

FIRST / STILT & SECOND FLOOR PLAN

Area Statement in sq.ft.

Flat No.	Built-up area	Terrace	Saleable area
A1- 4,5,12	540.00	40.00	560.00
A2- 3,6,11	540.00	40.00	560.00
A1- 3,6,11	540.00	46.00	563.00
A2- 4,5,12	540.00	46.00	563.00

Area Statement in sq.ft.

Flat No.	Built-up area	Terrace	Saleable area
B1- 4,5,12	540.00	52.00	566.00
B2- 3,6,11	540.00	52.00	566.00
B1- 3,6,11	540.00	46.00	563.00
B2- 4,5,12	540.00	46.00	563.00



'A1-WING'
'B1-WING'

'A2-WING'
'B2-WING'

SECOND / FIRST FLOOR PLAN

Area Statement in sq.ft.

Flat No.	Built-up area	Terrace	Saleable area
A1- 8,9	540.00	26.00	553.00
A2- 7,10	540.00	26.00	553.00
A1- 7,10	540.00	22.00	551.00
A2- 8,9	540.00	22.00	551.00

Area Statement in sq.ft.

Flat No.	Built-up area	Terrace	Saleable area
B1- 8,9	540.00	72.00	576.00
B2- 7,10	540.00	72.00	576.00
B1- 7,10	540.00	22.00	551.00
B2- 8,9	540.00	22.00	551.00

Site Address: BORA HAPPY HOMES S. No 28/28/23 & 24, Jagtap Dairy, Aundh- Thergaon road, at Pimple Nilakh, Post Aundh, Pune-411007.



Good Location-
Good Neighborhood-
Luxuries Amenities-
Easy connectivity
& all at very competitive rates.

BORA HAPPY HOMES



Home... We can imagine an ideal home for you.

A place as sacred as our tradition. As convenient as the latest trend in life- style.

A designers selection, a superb choice of excellent flats in this prime locality, a rare combination of spaces, quality construction & short completion span.

Located at Aundh- Thergaon road, Pimple Nilakh. Most convenient from Pune city & PCMC area & within close proximity of Pune University, Aundh & new Bangalore- Mumbai Bypass Highway.

The sports city complex, Asia's biggest Infotech Park area just short distance away

Easy accessibility to all essential services. It has among Pune's best Schools, Colleges, Hospitals and recreational facilities within convenient radius.

The project itself will have a Children's playground, developed garden & Ganesh mandir with pleasant surroundings.

We welcome you all to fulfill your dreams at Bora Happy Homes....

LOCATION PLAN



CREDITS

Architects :
KHIRE- BHIDE & ASSOCIATES
"Aavati app.", C. T. S. No 550,
Narayan path, Opp. Muni Gampati,
Kelkar road, Pune : 411 030.
Tel : 449 1567.
R.C.C. Consultants :
SNEHA ASSOCIATES
1775, Thana Estate,
Deccan Gymkhana, Pune : 411 004.
Tel : 553 6486.
Legal Advisor :
ADV. KANTILAL (YUVRAJ) K. SANCHETTI
841/2, Sakshar Path,
Near Khalkar Talim, Pune : 411 030.
Tel : 448 0497.
Developers :
M/S. NAMO CONSTRUCTION CO.
701, Deccan Gymkhana, Pune : 411 004.
Tel : 553 4478/553 0896.

Site Address: BORA HAPPY HOMES
S. No 28/28/23 & 24, Jagtap Dairy,
Aundh- Thergaon road, at Pimple Nilakh,
Post Aundh, Pune-411007.

AMENITIES AND SPECIFICATIONS

- Structure** : R.C.C. frame structure.
- Masonry** : 6" thick brick masonry for external and 4.5" 6" internal walls. Neeru finish internal Plaster and Sand faced external plaster.
- Doors** : Decorative main entrance door, internal flush doors.
- Windows** : Good quality aluminum sliding windows with grill.
- Flooring** : Ceramic tiles flooring in Hall, Green mosaic flooring in all rooms.
- Kitchen** : Green marble kitchen platform with Stainless steel Sink and glazed tiles Dado up to 2' height.
- Tiling** : Full glazed tiles in bathrooms and W.C.
- Electrical** : Casing - capping copper wiring.
- Plumbing** : Concealed plumbing.
- Painting** : External decorative Cement paint finish and internally good quality distemper in pleasing shades.
- T.V.** : Provision of T.V. Point in living room.
- Telephone** : Provision of telephone point in living room.
- Parking** : Ample space for parking with decorative flooring.
- Elevation** : Beautiful elevation with attractive colour scheme.
- Others** : Aquaguard point, Washing Machine place.

SPECIAL FEATURES* COMMON AMENITIES

- Tube lights,
 - Ceiling fans,
 - Kitchen rack,
 - Geczer,
 - Kitchen exhaust fan
- Shree Ganesh Temple,
 - Children play park,
 - Landscape Garden with lawn,
 - Well Developed Premise with plantation,
 - Internal road with street lights,
 - Compound wall & Attractive main gates,
 - 24 hours security,
 - Society office.

*Conditions apply

For Booking Contact:



BORA ASSOCIATES
Promoters & Builders

701, Deccan Gymkhana, Near Garware Bridge, Pune : 411 004.
Tel. : (O.)553 4478/553 0896, (R.) 543 5122.