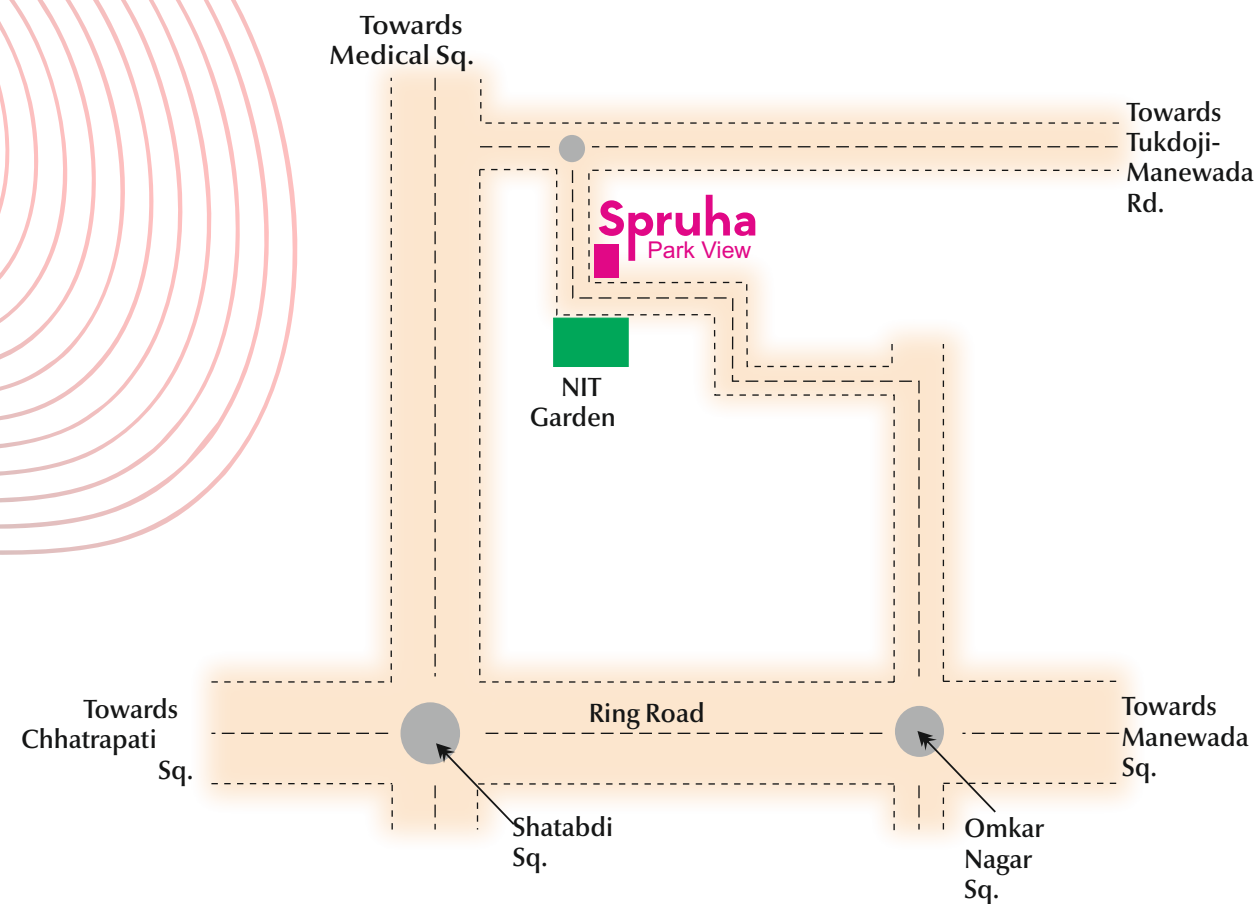


## Location



SITE ADDRESS  
Plot No. 73, Opposite Kaikade Maharaj NIT Garden,  
Banerjee Layout, Bhagwan Nagar, Nagpur

A Project By

**GULHANE**  
**Properties & Builders**  
A Trusted Name

403, "Sai Omkar", Plot No. 3, Sadbhavna Nagar,  
Omkar Nagar Main Road,  
Nagpur -27

✉ <https://www.gulhaneproperties.com>

Architect **Dhananjay Ambare**      Structural Designer **Sudesh Malode**  
Legal Advisor  
**Adv. Anil Gulhane**

**PROMOTER**  
**Mrs. Pranjali Sachin Gulhane**  
9420063897, 9922824688

This brochure is purely conceptual in nature and is by no means a legal document.  
Gulhane Properties & Builders reserve the right to add, delete or alter any specification, elevation or planning

# Pruha Park View

3 BHKD PRIMIUM APPARTMENT



A PROJECT BY :  
**GULHANE**  
**Properties & Builders**  
A Trusted Name



## Our completed Projects



**SPRUHA KUSUM** 📍 Omkar Nagar



**SPRUHA EXOTICA** 📍 Amar Nagar



**SPRUHA SINDHU** 📍 Gurukunj Nagar



**SPRUHA ENCLAVE** 📍 Shivshakti Nagar

### The Spruha Park View

Mindful construction transforms **SPRUHA PARK VIEW** into homes for your family with ease. With ample space in every 3BHK flat, you get much-needed privacy while still being a part of a tight-knit community. It's serene. It's soulful. It's home. It's **Spruha Park View**.

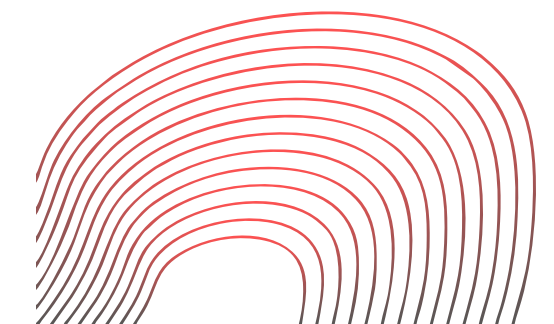
### About Gulhane Properties

Gulhane Properties, founded in 2020 was built on the core values of trust, satisfaction and innovation. We offer beautiful homes with quality construction. After years and over projects in the city, we have cemented our place in the industry.



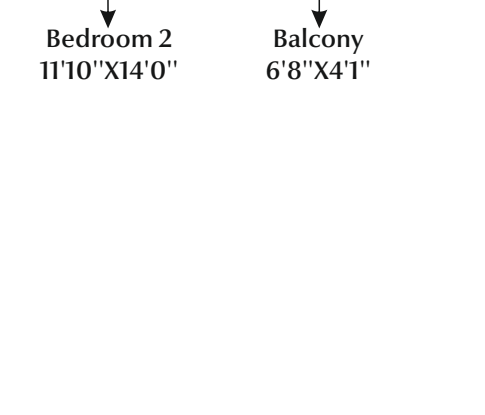


## TYPICAL 1st TO 6th FLOOR PLAN



**ISOMETRIC VIEW 3BHK**  
Appartment : 101, 201, 301, 401, 501, 601

A topographic map showing a hill with contour lines. The contour lines are labeled with elevations: 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000. A point is marked with an arrow and labeled 'Toilet 7'10" X 4'0"'.





ISOMETRIC VIEW 3BHK  
Appartment : 102, 202, 302, 402, 502, 602



## SPECIFICATIONS



Structure

RCC framed structure



Doors

Main door- B-Secure doors with multiple locking arrangements. Inner doors- Flush door with RCC frame. Toilet Doors- PVC finish premium branded.



Brickwork

External wall 150 m.m thick  
Internal wall 115 m.m. thick



Windows

Powder coated Aluminium sliding windows with M.S. safety grills.



Floors

Double charged Vitrified Tiles In All Rooms.



Kitchen

Modular Kitchen with Black Granite top kitchen platform.  
Stainless steel sink. Aqua guard point in kitchen.



Toilet & Bath

Flooring with anti-skid tiles and glazed tiles dado upto full height.  
Water proofing treatment for toilets & bath blocks and common terrace at roof.



Plumbing & Sanitary

Concealed plumbing work with CPVC pipes. All fixtures & fittings of CERA and premium Sanitary ware.



POP

P.O.P. in Living & Master Bed room



Elevator

One branded automatic elevator of Kone or Johnson Company.



Painting

Internal Walls- 2 Coats of Branded White wall care putty with Premium emulsion paints.  
External Walls-Dam prime Suprema primer with Branded Exterior Paint.



Electrical

Single phase electric supply. Concealed copper wiring with fire resistant wires of ISI marks.  
Adequate electrical points with branded modular switches.



Parking

Provision of minimum columns area for easy maneuvering of cars.

## Project Highlights



C.C.T.V. CAMERAS IN PARKING



ANTI-TERMITE & WATER PROOFING



BRANDED ELEVATOR



SHREE GANESH TEMPLE IN PARKING



B-SECURE DOORS



MODULAR KITCHEN

### Note :

- The Purchaser has to pay the following charges separately
- 1 Stamp duty, Registration fees & G.S.T as per Govt.rules.
  - 2 Electric meter, Water meter and connection charges, Documentation and Legal Charges.
  - 3 Any extra work done shall be charged separately before execution. Changes in specification and plan will be cost extra.
  - 4 Elevational changes will not be allowed.
  - 5 Possession will be given by the Builder after clearance of all dues.
  - 6 All rights reserved with Builders for making changes in drawing and specifications.