JAIRAJ GROUP

JHALA GROUP

Mahalunge Riviera

2 & 3 bhk Spacious Apartments



BUILDING C UNDER CONSTRUCTION

JAIRAJ GROUP | JHALA GROUP

Mahalunge Riviera

2 & 3 bhk Spacious Apartments

Mahalunge Riviera is promoted by Jairaj Group & Jhala, both well-established names in Pune's Real Estate Industry with a long history in developing several townships projects across the city.



Over **40 years of rich experience in the Real Estate Industry**, with path breaking projects to their credit like Padmawati Nagar, Sujay Garden, Lake Town, etc. have made **Jairaj Group** a name that is identified with quality construction of large projects, both commercial and residential and assurance of timely delivery.

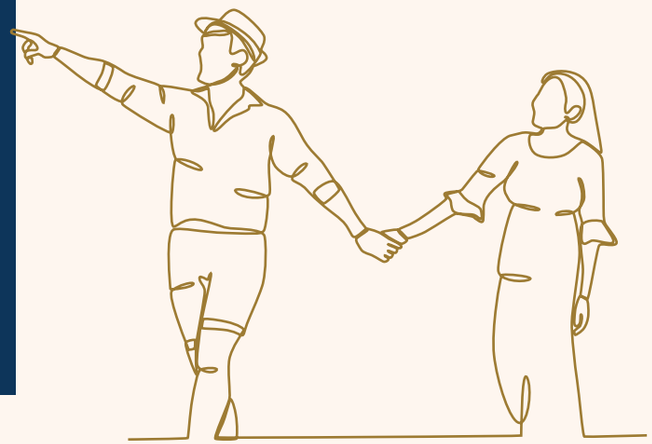
With a dynamic work experience in real estate & expertise in latest techniques, the group has become one of the renowned names in Pune's construction industry.

Jhala Group is one of Pune's most admired and leading integrated, real estate development companies, with a history of **successful completion of township projects over the last 58 years & has delivered 40+ projects across Pune.** We create residential developments across Pune that provide distinct and enriching lifestyles for homeowners. Our portfolio includes some of Pune's most recognizable landmarks.

Our developments are now an integral part of the city's landscape. Our vision as an organization is to transform the urban and suburban areas into healthy, vibrant and sustainable developments for a brighter future for our customers.

C BUILDING ELEVATION





FLOOR PLAN

2BHK



2BHK



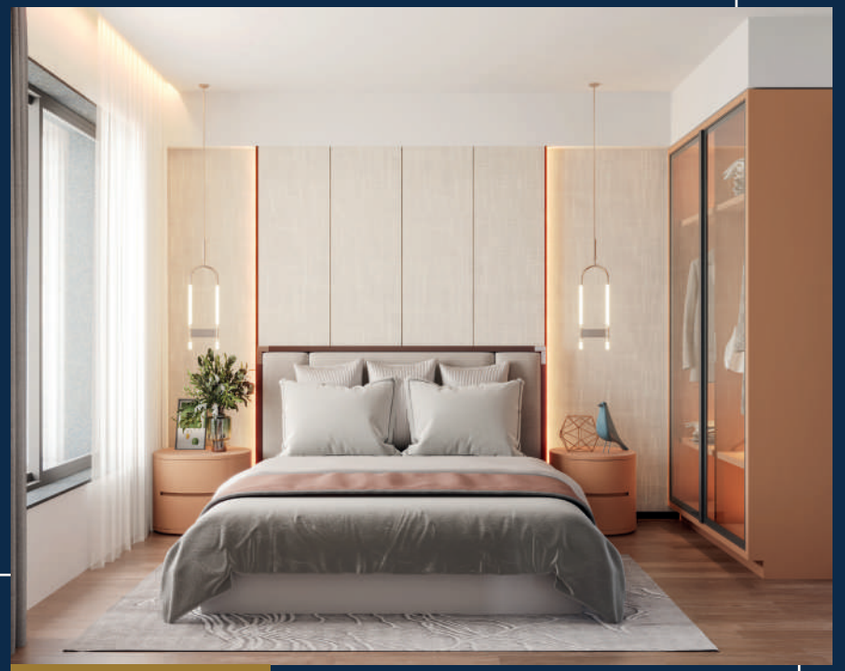
Living Space



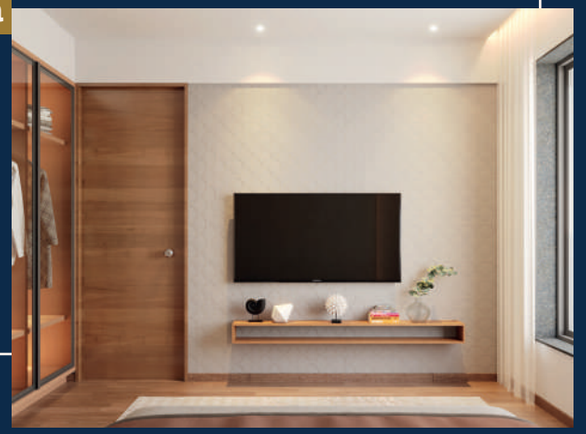
Dining Area



2BHK



Master Bedroom





Kitchen

Bedroom 2



FLOOR PLAN

3BHK



3BHK



Dining Area

Living Space





3BHK

Bedroom 2



Bedroom 3



Master Bedroom



Kitchen



ALREADY EXISTING READY TO USE AMENITIES

Generator Backup for Lift and Common Areas

Swimming Pool & Baby Pool

Multi-Purpose Court

Tennis Court

Children's Play Area

Riverside Landsacpe Garden

R.O Drinking Water

Multi-Purpose Hall

Club House

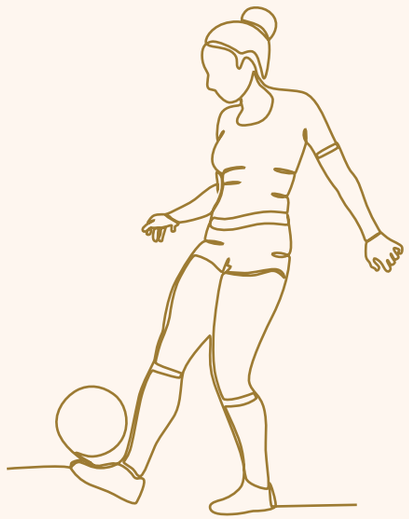
Gymnasium

Internal Wall 100mm thick AAC Blocks

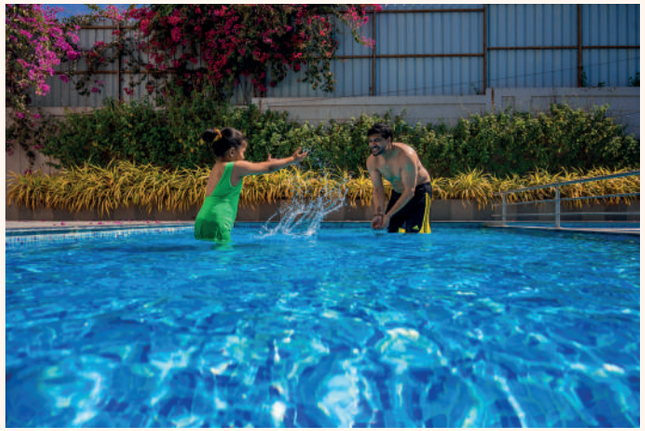
Entrance Gate with Security Cabin

External Wall 150 mm thick AAC Blocks

Indoor Games



ACTUAL PHOTOGRAPHS OF READY TO USE AMENITIES












SPECIFICATIONS

RCC CONSTRUCTION

- RCC frame structure designed as per earthquake resistance norms.

BRICK WORK

- External wall 150 mm thick AAC Blocks.
- Internal wall 100mm thick AAC Blocks.

DOOR AND WINDOW

- Profile warpped attractive laminated door and frame with sound reducing gasket
- Reputed brand hardware to all doors.
- Anodised aluminium sliding door with mosquito net for terrace opening.
- Anodised aluminium sliding windows with mosquito net for all windows with MS safety Grills.
- Granite window sills.
- All doors are laminated on both sides.
- Digital lock system for main door.
- All other doors with cylindrical locks.

FLOORING

- 600x600 vitrified tiles in all bedrooms, master bedroom with wooden finish vitrified tiles
- 2'x4' vitrified tiles in living room and dining area.
- 600x600 vitrified tiles in kitchen area.
- 600x600 anti-skid vitrified tiles in each units terrace area.
- Granite/Kota stone in staircases.
- Vitrified anti-skid tiles in dry balcony.

WALL FINISHES

- External walls sand faced cement plaster.
- Internal walls POP finish.



KITCHEN

- Granite/Artificial slab countertop with Stainless steel sink of Reputed brand.
- Kitchen dado upto Lintel level.
- Good quality modular kitchen.
- Provision of electric points for washing machine in dry balcony adjacent to kitchen.
- Provision of fitting water purifier in Kitchen.
- Provision of three 15 amp points for electrical appliances in Kitchen.

TOILET

- Dado of vitrified tiles from reputed brand up to lintel level.
- Granite bathroom door frame and laminated doors.
- Vitrified anti-skid tiles for flooring.
- Provision of electrical points for exhaust fans in all bathrooms.
- Provision of boiler points in all bathrooms.
- Provision of solar hot water in master toilet.
- Louvered aluminium windows.

TERRACE RAILING

- Laminated toughened glass railing with stainless steel frame.

ELECTRICAL

- Modular electrical switches of reputed company.
- TV point in living and all bedrooms.
- AC points in living room and all bedrooms.
- Provision of broadband facility in bedrooms and living room.
- Provision of invertor point.
- Good quality of MCBs and ELCBs.

PLUMBING AND SANITATION

- Internal concealed CPVC plumbing with C.P. fittings of reputed brand.
- Provision of hot and cold water fittings.
- Sanitary ware from reputed brand.

PAINTING

- Internal walls painting with acrylic emulsion paint.
- External walls three coats of acrylic based paint.

LIFTS

- Automatic lifts of reputed brand with DG back up.

GENERATOR BACKUPS

- Lifts, Common Areas and Parking.
- Water Treatment Plant, Sewage treatment Plant and Fire Pumps.

FIRE SAFETY

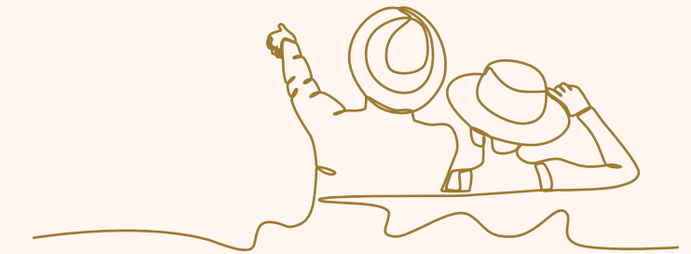
- As per norms.





JAIRAJ GROUP & JHALA GROUP'S – MAHALUNGE RIVIERA

Situated in Mahalunge, with convenient access to Baner, the Pune-Mumbai Expressway, Balewadi Stadium, and Hinjewadi via the newly constructed Baner-Hinjewadi Bridge, **Mahalunge Riviera offers an ideal living environment.** Notably, Delhi Public School is conveniently located just 200 meters away, adding to the convenience and appeal of Mahalunge Riviera as an ideal residential destination.





Spread across 5 acres, comprising 4 buildings and only 385 units, the project ensures a spacious and exclusive community. Buildings A, B, and A1 are already occupied, with over 260+ families residing in the buildings. Presently, Building C is launched, featuring spacious 2 and 3 BHK apartments.

Residents can indulge in various ready to use amenities such as a swimming pool, clubhouse, gym, indoor games, tennis court, multipurpose court, children's play area, and a riverside garden. Additionally, **Mahalunge Riviera prioritizes minimal space wastage and offers high carpet areas, maximizing usable space within each home.** With ample light, ventilation, high ceilings, and large windows, every residence promises a comfortable living experience. Residents can also look forward to a bustling high-street opening within 1 km, promising a vibrant and lively neighbourhood atmosphere.

Furthermore, **Mahalunge benefits from being developed under the Gujarat Pattern of Town Planning, ensuring planned development and rapid growth.**

KEY DISTANCES

LOCATION	DISTANCE
BANER	4 KM
PUNE - MUMBAI HIGHWAY	4 KM
BALEWADI STADIUM	3.5 KM
HINJEWADI PHASE 1	2.5 KM
HINJEWADI PHASE 2	6 KM
DELHI PUBLIC SCHOOL (DPS)	0.2 KM
GLOBAL INDIAN INTERNATIONAL SCHOOL	0.5 KM
RUBY HALL HOSPITAL	4.5 KM
MANIPAL HOSPITAL	5 KM
PUNE UNIVERSITY	12 KM

VIEW ON GOOGLE MAPS

PROJECT LAYOUT





PROJECT LAYOUT





JHALA GROUP PROJECTS IN PUNE

SETTING THE STANDARD, ONE ADDRESS AT A TIME

Mahalunge
Riviera

Prabhat Road
Nirmal Comm.
& Resi. Complex

Karve Road
Jhala Society
Jhala's Prestige
Jhala Apt.
Panchasheel Soc.
Mayur Colony
Nirmal Residential Complex

Sinhagad Rd.
Rajyog
Rajyog Annexe

Padmavati
Nirmal Park

Baner
Saga



M G Road
Jhala Chambers
Nirmal Comm. Complex

Agakhan Palace Road
Hindustan Estate

Hadapsar
Nirmal Township
MahaAnand Soc.
Nirmal
Manish Complex

Manjri
Tranquility
Tranquility Annexe
Manjri Greenwoods
Manjri Greens
Manjri Greens Annexe
Manjri Greens Amenity

Dhole Patil Road
Nirmal

Wanawadi
Kapil Woodrow

Handewadi
Simplicity

Market Yard
Jhala Housing Complex

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Corporate office address: Final Plot No-564/2B CTS No-1199A/2, Next Hotel Shabree,Ghole Road. Shivajinagar Pune-411004.

Site office address: Survey no 39/1,39/2, and 40/1 Mahalunge Riviera, Mahalunge Nande Road, Mulshi Pune-411045.

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