

## COMPLETED PROJECTS



**PALAASH 24**  
(Moshi) Flats - 140



**PALAASH RHYTHM**  
(Chinchwad) Flats - 96



**PALAASH ICON**  
(Chinchwad) Flats - 103



**RAJVEER GALAXY**  
(Dighi) Flats - 97 + Commercial - 15



**PALAASH SADAPHULI**  
(Talegaon) Flats - 280



**PALAASH OAK**  
(Baner) Flats - 77

A PROJECT BY:



[www.palaashoak.com](http://www.palaashoak.com)

### SITE ADDRESS

S. No. 53/10(P), 53/11(P)  
Near Maruti Chowk, Baner  
Pune 411 045

Email: [palaashoakprime@gmail.com](mailto:palaashoakprime@gmail.com)

MAHARERA Regi. No.: P52100047171

### CREDITS

#### ARCHITECT

Nitin Joshi, Pune

#### R.C.C. CONSULTANT

G. A. Bhilare, Pune

STRATEGIC PARTNER



 **70209 08205 / 73856 08822**



Disclaimer: The contents / pictures / images / renderings / maps are purely indicative in nature and are artist's conception and not actual depiction of the buildings / landscapes etc. and shall not be considered as our offer / promise / commitment of any nature in respect of the project. The common areas that have been shown in any form whatsoever is /are for the entire building or phase of the project and that the common areas will not be available on completion of the first phase of the project or later phases. The common areas shall be available for the entire building and will be developed in a Phase-wise Manner, over a period of time and will be completed and handed over after all phases are completed and we have no objection for the same. You are requested to contact our Sales Team to understand the current details regarding the project and only after thorough understanding about the same, make a decision to book the apartment/s in the project.

# SERENADE OF LUXURY



## PALAASH OAK PRIME

**3 BHK LAVISH HOMES @ BANER**



**PALAASH OAK  
PRIME**

---

**DISCOVER AN  
EXTRAORDINARY  
LIVING EXPERIENCE  
IN BANER**

---

Immerse yourself in the refined elegance of spacious 3 BHK homes that redefine opulence. Indulge in the meticulously crafted interiors, premium finishes, and panoramic views that epitomize the pinnacle of luxury living. Elevate your lifestyle to new heights of grandeur at 'Palaash Oak Prime' and revel in the captivating allure of the Serenade of Luxury, where every moment is infused with elegance and sophistication.



**PALAASH OAK  
PRIME**

---

## METICULOUSLY CRAFTED RESIDENTIAL MASTERPIECE

---

Serenade of Luxury at "Palaash Oak Prime" is a meticulously crafted residential masterpiece by Bhaktisagar Developers. This prestigious project offers a collection of spacious 3 BHK homes that redefine the essence of opulent living. From its grand entrance to the luxurious amenities and meticulous attention to detail, every aspect of Serenade of Luxury has been thoughtfully designed to create an extraordinary living experience. Immerse yourself in the harmonious symphony of elegance and sophistication that resonates throughout this exceptional residential project.



**PALAASH OAK  
PRIME**

## EMBRACE THE OPULENT OVERTURE OF SERENADE OF LUXURY

Experience the symphony of opulence at Serenade of Luxury in Baner. Meticulously designed 3 BHK homes redefine refined living with spacious floor plans, premium finishes, and thoughtful amenities. From the grand lobby to the rooftop garden, every detail has been orchestrated for an extraordinary residential experience. Embrace architectural excellence and unparalleled elegance at Serenade of Luxury by Bhaktisagar Developers.





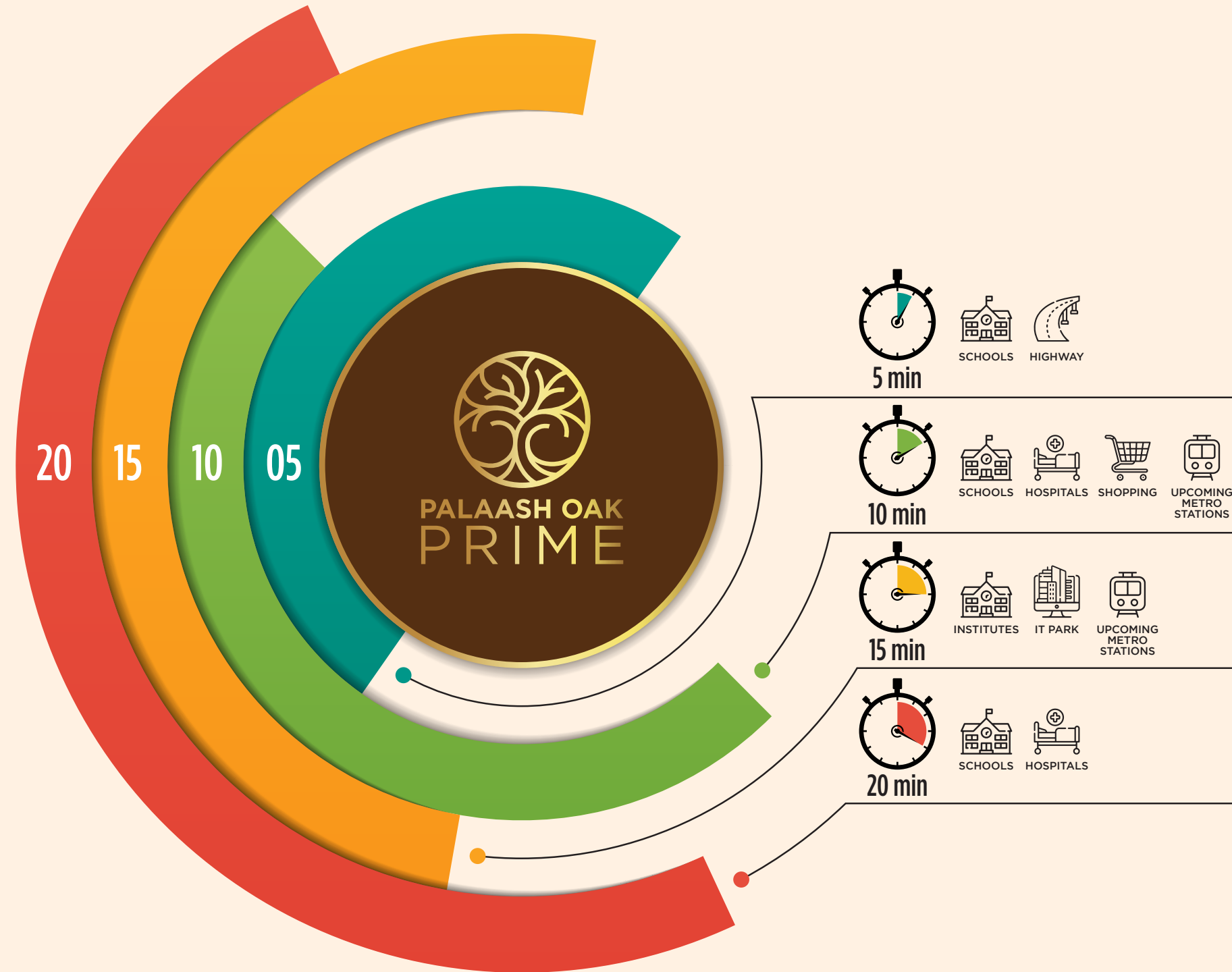


PALAASH OAK  
PRIME

EMBRACING  
EXTRAVAGANCE:  
THE ESSENCE  
OF LUXURY







## YOUR NEIGHBOURHOOD

### EDUCATIONAL INSTITUTIONS

Orchid School	5 mins
Vibgyor School	10 mins
MITCON Institute	10 mins
Dhruv Global School	10 mins
Vidya Valley School	10 mins
Indira Institutes	15 mins
DAV Public School	20 mins

### HOSPITALS

Life Line Hospital	10 mins
Chellaram Hospital	10 mins
Manipal Hospital	10 mins
Jupiter Hospital	20 mins
Medipoint Hospital	20 mins
Aditya Birla Hospital	30 mins

### SHOPPING

Dmart	10 mins
Westside	10 mins

### TRANSPORT

Pune-Bengaluru Highway	2 mins
IT Hinjewadi Park	15 mins
Pune Airport	45 mins

### UPCOMING METRO STATIONS

NICMAR Station	8 mins
Balewadi Stadium Station	9 mins
Ram Nagar Station	9 mins
High Street Station	10 mins
Wakad Chowk Station	12 mins

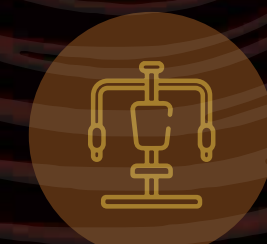




# AMENITIES



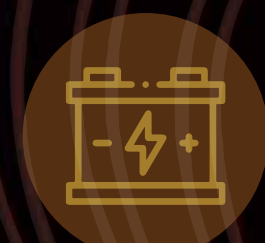
KIDS PLAY AREA



GYMNASIUM



CCTV CAMERA



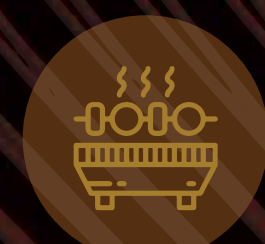
INVERTOR FOR EACH FLAT



DIGITAL LOCK



SEMI HOME AUTOMATION



BARBEQUE COUNTER



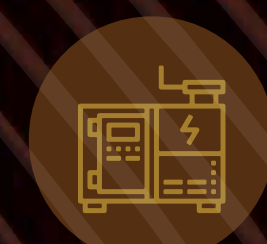
GAZEBO



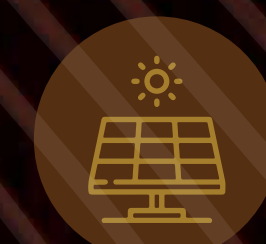
SENIOR CITIZEN SITTING AREA



EV CHARGING



POWER BACKUP FOR LIFTS



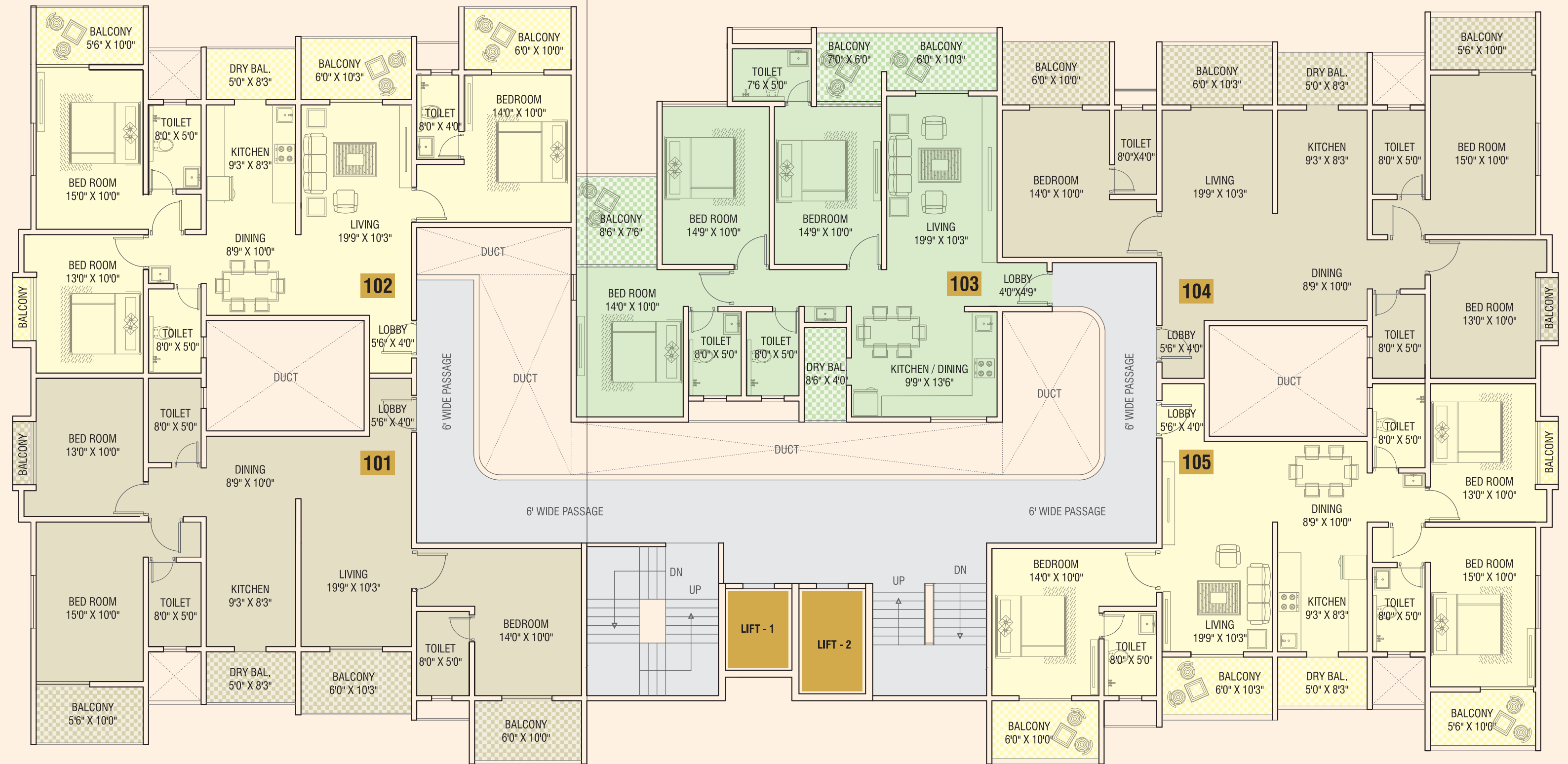
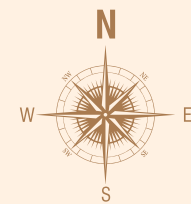
SOLAR PANELS & OTHER ROOFTOP AMENITIES



**PALAASH OAK  
PRIME**

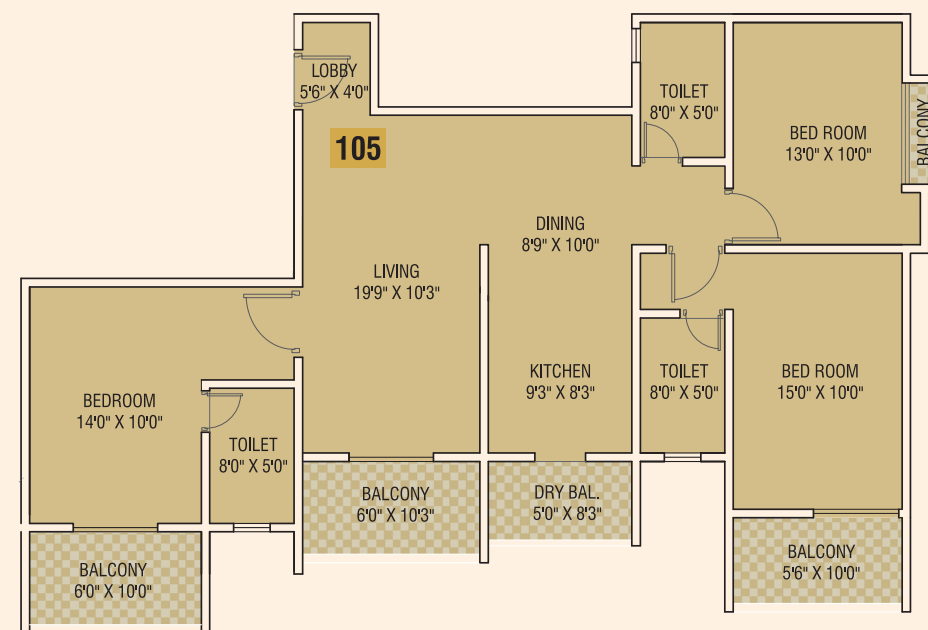
**TYPICAL FLOOR PLAN**

FLAT NO.		1 & 5	2 & 4	3
CARPET AREA	SQ. FT.	1066.17	1054.65	1043.56
	SQ. M.	99.05	97.98	96.95
BALCONY	SQ. FT.	229.81	229.81	202.15
	SQ. M.	21.35	21.35	18.78
TOTAL	SQ. FT.	1295.98	1284.46	1245.71
	SQ. M.	120.4	119.33	115.73

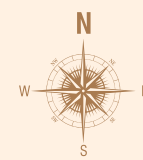
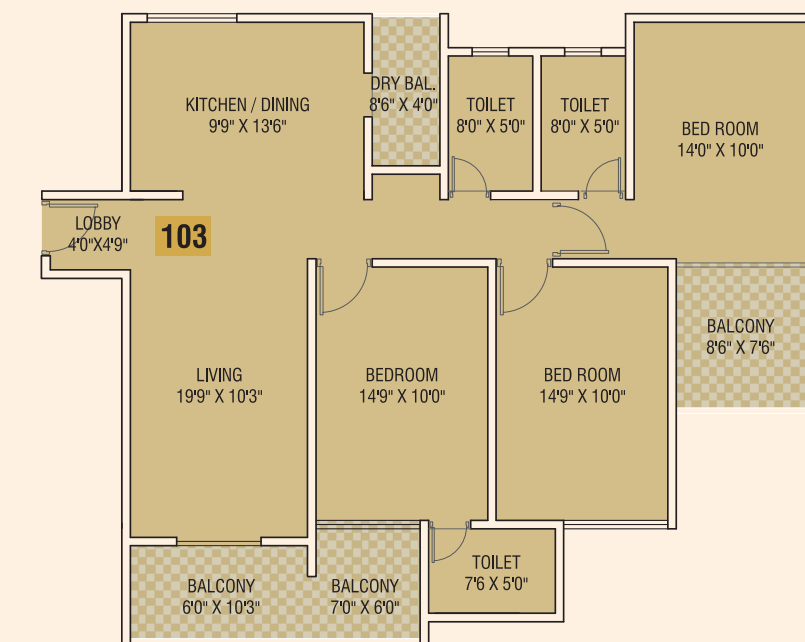




**FLAT NO. 105**  
**CARPET AREA**  
**1296 SQ.FT.**



**FLAT NO. 103**  
**CARPET AREA**  
**1246 SQ.FT.**





# SPECIFICATIONS

## STRUCTURE

- RCC Frame Structure

## MASONRY

- External walls AAC 6" thick brickwork
- Internal walls AAC 4"/6" thick brickwork

## PLASTER

- Neeru/POP finish plaster for internal walls.
- Sand faced cement plaster for external walls

## PLUMBING

- A Concealed/open plumbing
- Jaquar/Hindware/Equivalent fittings in bathroom and toilet

## PAINT

- Internal oil bond distemper paint in the entire flat
- External Acrylic/Semi acrylic weather proof paint

## KITCHEN

- Marble/Granite Kitchen platform
- Stainless steel sink. Glazed tiles dado above platform upto lintel level
- Provision for exhaust fan

## ELECTRIFICATION

- Adequate concealed electrical points with copper/aluminum wiring
- Cable T.V. point in living & 2 Bedrooms
- Split AC points in Living & 2 Bedrooms
- Inverter back up for each flat
- Semi home automation

## DOORS

- Decorative main entrance door with standard make fittings
- Video door bell in each flat
- Digital lock for main door

## FLOORING

- Vitrified tile flooring of standard make for the entire flat

## WINDOWS

- Powder coated 3 track aluminum sliding windows with glass
- Mosquito mesh for sliding windows
- M.S grills for safety and security

## BATHROOMS

- Designer glazed dado tiles full height
- Antiskid Flooring tiles
- Jaquar/Hindware or equivalent make sanitaryware
- Hot and Cold mixer/Diverter for all bathrooms.
- Provision for exhaust fan
- Provision for Geyser point
- Water resistance doors
- Solar heated water in 2 bathroom
- Motion sensor lights in all bathrooms
- Glass partition in master bedroom.

## LETTER BOX

- Letter box for each flat

**RIDER:** This shall be subject to change as to number of building/s, apartments therein, their division and /or amalgamation into separate buildings or apartments, provision and situation of open space and / or internal access roads, with proportionate alteration in common facilities as may be found necessary by the Promoter depending inter alia upon market conditions. However, this shall not adversely affect the said Apartment agreed to be purchased by the Allotted.