

MAHA RERA : P52100028047



TRUST. IT'S WHAT WE BUILD

*The ultimate lifestyle*  
IN THE HEART OF PUNE



HM  
ROYAL

SALARPURIA SATTVA

## **Pune's most Stylish Luxury Lifestyle Now offers 5 New towers.**

**HM Royal is a one of its kind luxury apartment complex in a prime location. The perfect residential project for those who are looking for a lifestyle filled with convenience and quick connectivity to all important hubs in the city. Here, residents will enjoy the best of community living in a blissful environment with world-class amenities. These tastefully designed apartments are a fine blend of recreational activities and rejuvenating experiences within the project. So that, you don't have to step out for your entertainment.**

**What's more, the project also offers commercial and entertainment establishments in the neighbourhood.**



**NEW  
TOWERS**



**ARTIST IMPRESSION**





## An ideal location in Kondhwa in the heart of Pune

These premium 1, 2 and 3 BHK Apartments are designed with your special taste in mind. Ideally located in Kondhwa in the heart of Pune, these homes will give you the dream life with every convenience close at hand. State-of-the-art amenities, recreation, green living and rain water harvesting, makes this as futuristic a home as you can get. Add to that, the fact that over 600 families are already enjoying their stay here, and you have every reason to invest in HM Royal.



ARTIST IMPRESSION

# For the connoisseur of all things elegant

HM Royal spells out elegance and comfort in the finest sense. Right from its prime location to a world of well-planned amenities. Be it the elegant foyer, the ultra-modern clubhouse with indoor games, poolside party deck, or the landscaped gardens and jogging tracks, life here is leisurely and eminently well-connected.



A well-connected life



ARTIST IMPRESSION

SHOT AT LOCATION



## Ready to use Luxurious Amenities

- Swimming Pool
- Steam & Sauna
- Ultra-modern Club House & Community Hall
- Library
- Poolside Party Deck and Party Lawn
- Gymnasium
- Landscaped Gardens
- Jogging Track & Sand pits
- Children's Park
- Elder's Park with Acupressure Path
- Stepped Garden
- Internal Paved Roads
- Aerobics, Yoga and Meditation
- Table Tennis / Cards / Billiards Room
- Tennis Court & Practice Basketball Court
- Rain Water Harvesting
- 24X7 Security
- Provision for Intercom Facility
- Recreational Room





# Smart Specifications

## Structure:

R.C.C. framed structure with AAC blocks/ Fly ash brick walls

## Flooring:

### Common area:

- Ground floor lobby: Vitrified /porcelain tiles / Granite Flooring
- Typical lift lobby: Vitrified /porcelain tiles / Granite Flooring
- Staircase: Vitrified /porcelain tiles / marble Flooring / Tandoor / Kota Stone

## Apartment:

- Foyer : Vitrified Tiles
- Living & Dining : Vitrified Tiles
- Master Bedroom : Vitrified Tiles
- Bedrooms and Kitchen : Vitrified Tiles
- Balcony & Utility : Anti-skid Ceramic tiles

## Toilets:

- Anti-skid Ceramic tiles flooring
- Ceramic tile dado up to 7' height
- Chromium plated fittings
- Wall mounted EWC for all toilets
- Health Faucet for EWC in all the toilets
- Provision for exhaust fan in all toilets
- **For 1 BHK :** Open type hot & cold mixer with overhead shower, Wash basin in outside / inside area
- **For 2 BHK :**  
Master toilets: Single lever diverter with overhead shower  
Other toilets: Open type hot & cold mixer with overhead shower  
Wash basin in all toilets

## Kitchen:

- Provision for water purifier/exhaust fan
- Separate domestic & drinking taps
- Cladding with ceramic/glazed tiles 2'0" above the kitchen platform
- Granite top kitchen platform with stainless steel sink

Inlet & Outlet for washing machine.

## Doors:

- Main Door-Plywood with Veneer Door frame
- Main door shutter with both side Veneer and Melamine polish
- Internal doors of wooden frame
- Internal shutter both sides laminated

## Painting:

- Internal walls with Plastic Emulsion paint
- External walls with Acrylic Paint

## Windows / Balcony / Terrace

- Powder-coated aluminum windows with mosquito mesh and MS safety grills
- External powder coated Aluminium sliding doors with mosquito mesh
- Ventilator: - Aluminum frames with Louvered glass and provision for Exhaust fan in toilets
- SS Railings with glass for Terraces only in cluster 3. MS Railing in Balcony for all other Flats

## Electrical:

- TV point in the living room & master bedroom
- Fire resistant electrical wires of reputed make
- One Earth Leakage Circuit Breaker for each apartment
- Electrical modular switches of reputed make
- Split AC power point in living and master bedroom (conduit provision in other bedrooms).  
(Split AC and Copper piping is not under the scope of Arti Properties Pvt Ltd)
- Individual apartments to have MSEDCL power of 3KW,4KW for 1, 2 BHK respectively

## Telephone/ Intercom Facility:

- Telephone points in living area and master bedroom
- Video Door Phone conduit provision.
- Data point in living room
- Provision for Intercom

## Lift:

- Automatic Passenger Lifts of reputed make

## Power Back- up:

- Stand-by generator for lights in common areas, lifts & pumps
- Individual Apartments to have Back up 0.25KVA, 0.50KVA for 1, 2 BHK flats respectively

## Security Systems:

- Round the clock security
- Trained security personnel
- CCTV installed in Common areas outside building like Entrance gates, Club House, Basement Areas etc..

Piped Natural Gas (PNG) : At extra cost.

# Master Plan



1. GATE NO 01
2. GATE NO 02
3. ENTRANCE FOUNTAIN
4. ACCUPRESURE PATH
5. STEP GARDEN / ELDERS PARK
6. JOGGING TRACK
7. SAND PIT
8. CHILDREN'S PLAY AREA
9. SKATING RINK
10. CLUBHOUSE
11. SWIMMING POOL WITH DECK
12. PARTY LAWN
13. TENNIS COURT
14. AMPHITHEATRE
15. SEATING AREA
16. HALF BASKET BALL COURT
17. RECREATIONAL ROOM
18. GATE NO 3
19. GATE NO 4
20. GATE NO 5



5C Tower New Launch

5A Tower New Launch



3B Tower New Launch

3C Tower New Launch

3D Tower New Launch

AMENITY SPACE



## Location Advantage

### Location Nearby

Religious : Talab Masjid.....	Adjacent
Pune Camp.....	6.5 Km
Pune Airport.....	16 Km
Pune Railway Station .....	9 Km
Market Yard .....	5 Km
Connectivity to Mumbai Bengaluru Expressway.....	5 km
NIBM .....	2.5 Km
D- Mart.....	0.7 km
Dorabjee's Royal Heritage Mall .....	3.5 Km

### Restaurants Nearby

Zaheer Khan's Fine Dine.....	3 Km
Jyoti Restaurant.....	2 Km

### Institutes and Vicinity Nearby

Wadia College.....	11 Km
Ruby Hall Hospital.....	4.5 Km
Jehangir Hospital .....	9.5 km
Bishops School .....	3.0 Km
Mount Caramel Convent High School and Jr. College.....	3.5 Km
Kendriya Vidyalaya .....	3.5 Km
Delhi Public School .....	4.5 Km
Vibgyor School .....	3.5 km
RIMS International School and Jr. College .....	3.2 Km
Tree House High School.....	1.5 Km

### Banks Nearby

SBI, HDFC, ICICI, Kotak, Vijaya Bank, Bank of Baroda etc .....	2-3 Km
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## Completed and On-going Residential Projects in other Cities



**MAGNIFICIA**  
Old Madras Road, Bengaluru



**PIPAL TREE**  
Kengeri Tavarekere Road, Bengaluru



**GREENAGE**  
Hosur Main Road, Bengaluru



**SERENE LIFE**  
Shettigere, Bengaluru



**OPUS**  
Tumkur Road, Bengaluru



**ANUGRAHA**  
Magadi Main Road, Bengaluru



**ASPIRE**  
Hennur Main Road, Bengaluru



**EASTCREST**  
Near Budigere Cross, Bengaluru



**LAUREL HEIGHTS**  
Hesaraghatta Main Road, Bengaluru



**DIVINITY**  
Mysore Road, Bengaluru



**CADENZA**  
Kudlu Gate Junction, Bengaluru



**EXOTIC**  
Bagalur Main Road, Bengaluru



**PARK CUBIX**  
Devanahalli, Bengaluru



**MAGNUS**  
Shaikpet, Hyderabad



**WATER'S EDGE**  
Sancoale, Goa



**NAVARATNA RESIDENCY**  
Avinashi Road, Coimbatore

## Commercial Projects



**KNOWLEDGE CITY**  
Hyderabad



**TECHPOINT**  
Pune



**KNOWLEDGE PARK**  
Hyderabad



**KNOWLEDGE COURT**  
Bengaluru



**BIG SOUTHERN PLACE**  
Bengaluru

## CORPORATE OVERVIEW

Built on the bedrock of trust, innovation and knowledge-leadership, the Salarpuria Sattva Group is one of India's leading Property Development, Management and Consulting organizations. Founded in 1993, the Group has set its footprints across India and is one of the most preferred brands in the country today.

A pioneering spirit has led Salarpuria Sattva to transition through a course of natural evolution and diversification, into a cache of business verticals. From elegant residences to colossal commercial spaces, cutting-edge IT parks, high rises, swank shopping malls and the best of schools, the Salarpuria Sattva brand is a familiar sight in the metropolises of India and one that marks India's mercurial rise in the world's urban landscape.

## AWARDS & RECOGNITION



2020  
TIMES BUSINESS AWARD  
Best Developer - Residential



2020  
CONSTRUCTION WORLD  
Architect & Builder Award  
Best Developer - Residential  
Outstanding Projects - Knowledge City,  
Knowledge Point and Divinity



2020  
IBE - INDIA PROPERTY AWARDS  
Developer of the Year 2020 - Commercial  
Salarpuria Sattva



2020  
ET NOW Global Real Estate Congress  
Real Estate Awards  
Developer of the Year - Commercial  
Salarpuria Sattva



2020  
ET NOW  
Business Leader Of the Year  
Bijay Agarwal - Managing Director  
Salarpuria Sattva



2020  
COMMONFLOOR REALTY AWARDS  
Best Developer of the Year  
Karnataka



CARE Awards 2019  
CREDAI Award for Real Estate  
Best Residential Dwellings  
above 1500 Sq.Ft.  
Salarpuria Sattva Greenage



2019  
SILICON INDIA REAL ESTATE  
AWARDS BENGALURU  
India's Most Trusted  
Developer of the Year - 2019  
Salarpuria Sattva Group



2019  
CREDAI Telangana's CREATE Award  
Best Office/Commercial having  
more than 1 lakh Sq.Ft. build up area  
Salarpuria Sattva Knowledge City



2019  
TIMES BUSINESS AWARD  
Best Developer - Residential



2018  
REALTY PLUS  
CONCLAVE AND  
EXCELLENCE AWARDS- SOUTH  
Developer of the Year - Commercial  
Iconic Project of the Year -  
Salarpuria Sattva Knowledge City



2017-2018  
ASIA ONE - GOY  
Global Indian of the Year  
Bijay Agarwal - MD



2018  
ASIA ONE AWARD  
World's Greatest Brands  
Awarded to  
Salarpuria Sattva Group



2017 - 18  
IN ASSOCIATION  
WITH TIMES NOW  
Extraordinaire Brand  
Brand Vision Summit  
Bijay Agarwal - MD  
Salarpuria Sattva NexBrands



2018  
ET NOW  
CSR LEADERSHIP AWARD  
Best project of the Year  
Knowledge City, Hyderabad



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**SALARPURIA SATTVA**

## HM Royal

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### CORPORATE OFFICE

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#### HYDERABAD

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