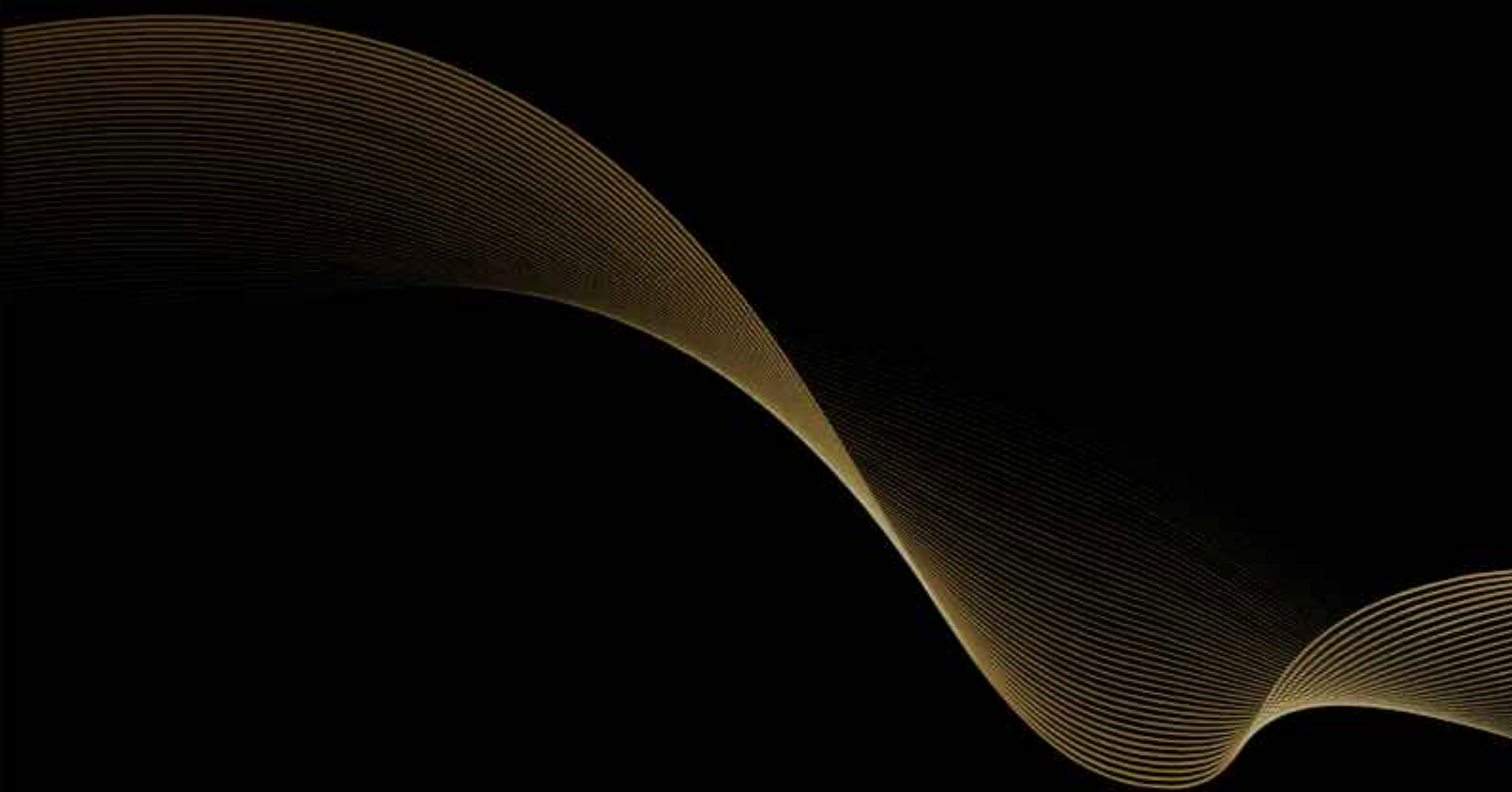


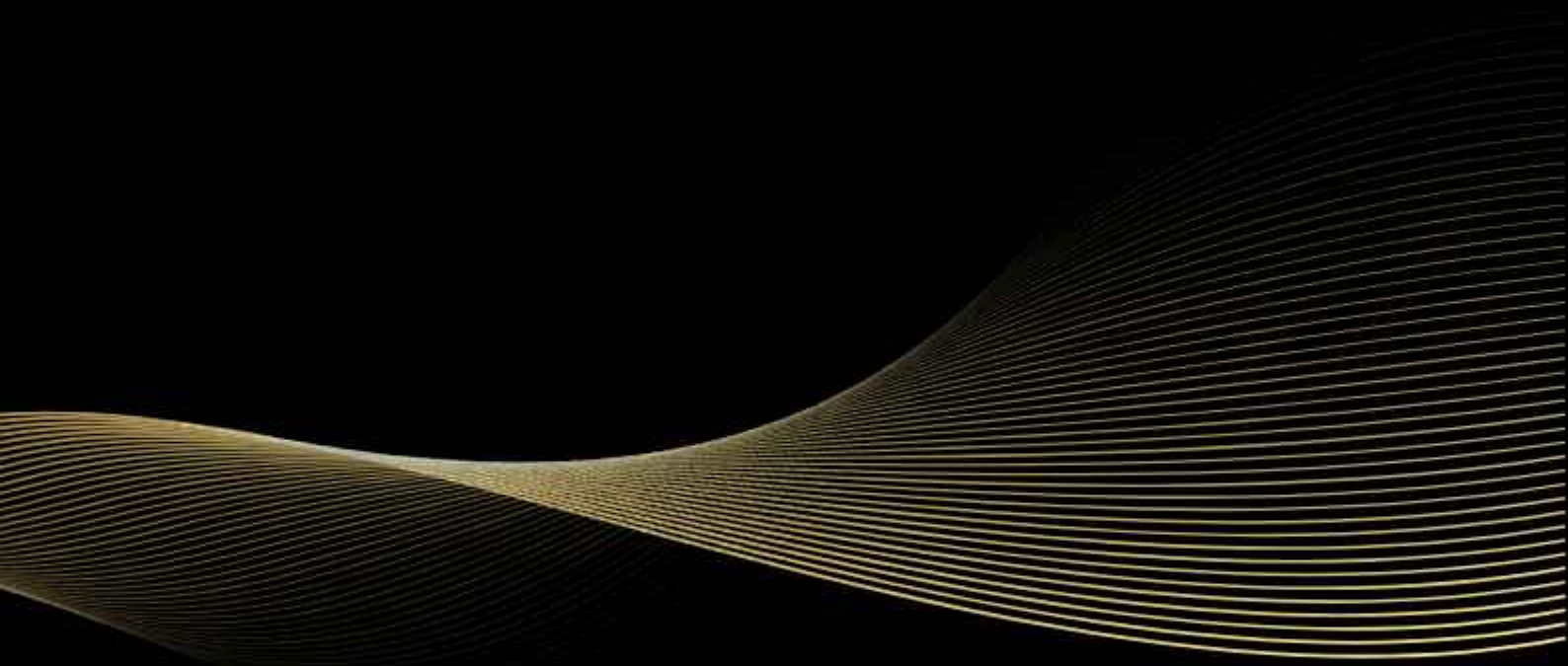
41 LUXOVERT

A KRISALA CLASSICS PRESENTATION

The logo features a stylized orange icon resembling a double arrow or a book, followed by the word "KRISALA" in a bold, white, sans-serif font. Below "KRISALA", the word "Classics" is written in a smaller, elegant, orange script font.

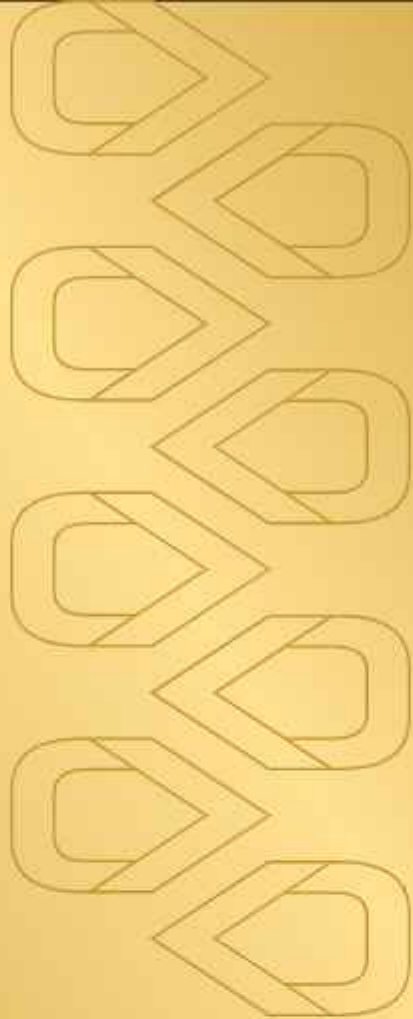
KRISALA
Classics





Krisala Classics epitomises luxury in real estate. As the premium offering of **Krisala Developers**, it specialises in creating exceptional luxury living spaces for a discerning clientele. More than just homes,

Krisala Classics is dedicated to providing an exclusive lifestyle experience with a wide range of fine products. Focused on High Net-worth Individuals and second-home owners seeking elevated living standards, it delivers chic, niche, and classic properties known for unparalleled comfort and quality.



With over **11+ years** of experience in delivering superior quality homes and innovative realty solutions, we have created a name that is reckoned with trust and excellence. Our **10+ completed** projects are a testament to our stellar work throughout the years in this field.

With us, the customers' comfort and confidence are foremost. Despite many players in the real estate sector; we have fast grown to be a preferred developer adhering to principles of transparency and consistent delivery. With **2.5M+ sq.ft.** construction of various residential & commercial projects underway and **1.5M+ sq.ft.** area developed; we are all set to surpass the milestones ahead!

Come, join us in our success.

#TheLegacy

Innovative | Trustworthy
Socially Responsible

12+

YEARS OF EXPERIENCE

2M+

SQ.FT. AREA DEVELOPED

12+

COMPLETED PROJECTS

3M+

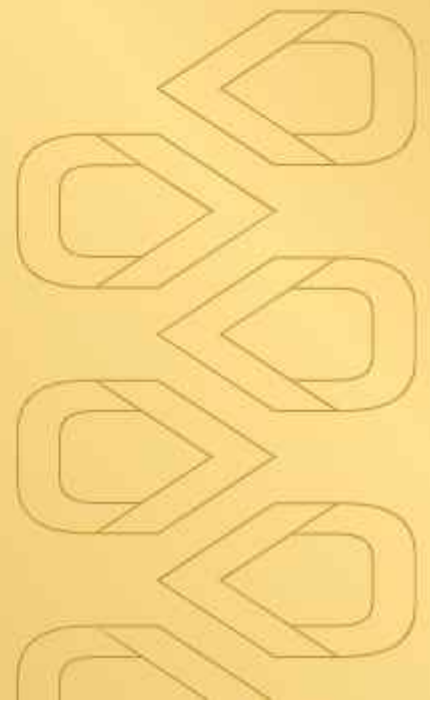
SQ.FT. AREA UNDER
DEVELOPMENT

OUR BRAND
ETHOS
PEOPLEFIRST

At Krisala Group, our commitment extends beyond our valued customers to encompass a collaborative approach with vendors, channel partners, and all stakeholders involved. Our customer-centric philosophy places the customer at the heart of our operations, a principle upheld by our dedicated team of CHO (Customer Happiness Officers). These officers actively engage with customers, leveraging their feedback to develop unique insights and address customer needs effectively.

Our focus extends beyond mere transactions, striving to enhance customer experiences across all platforms and redefine the benchmarks of customer satisfaction. We embrace a tech-driven, customised approach to work-life solutions, using data to identify preferences and tailor our products and services accordingly. True customer-centricity involves a profound understanding of their minds and emotions, allowing us to anticipate desires, needs, and communication preferences.

Our ultimate goal is not only to meet but exceed the expectations of everyone involved with our projects, fostering meaningful new experiences and establishing enduring relationships. In our pursuit of excellence, we aim to extend this commitment to all stakeholders, making **Krisala Group** a collaborative force in achieving unparalleled success in our projects.



OUR
ACCOLADES



EMERGING DEVELOPER
OF THE YEAR



FASTEST GROWING REALTY
BRAND OF THE YEAR



LOKMAT VISHWAKARMA AWARD



BEST COMMERCIAL PROJECT -
STRATEGIC LOCATION (PUNE)



TIMES REALTY ICONS 2020
Top mid segment homes



BY SAKAL MEDIA GROUP

PIONEERS OF
TATHAWADE





With a legacy of creating exceptional residential complexes, **Krisala Developers** bring you a spectrum of exquisite projects like **41 Cosmo**, **41 Cosmo NXT**, **41 Elite 2.0**, **41 Elite**, and **41 Earth**. Nestled in the quaint suburb of Tathawade, Pune, these developments redefine luxurious living that is desirable to all. Each project is a testament to modernity and efficient space utilisation, providing residents with a lifestyle that balances convenience and serenity. **Krisala Developers** welcome you to a world where contemporary living meets modern amenities, crafted specially for you.

THE
TATHAWADE
ADVANTAGES



TATHAWADE
ADVANTAGES

The up-and-coming neighbourhood of Tathawade is gaining rapid popularity for a multitude of reasons. Nestled strategically in the heart of the city, Tathawade offers excellent connectivity to Pune's city centre and major highways, such as the Mumbai-Pune Expressway and the Pune-Bengaluru Highway. This makes Tathawade an accessible hub for commuters and professionals. Moreover, Tathawade is in close proximity to numerous educational institutes making it an ideal place for learning individuals. For the working population, the area is a hotspot for employment opportunities, with several IT parks and corporate hubs located in Hinjawadi and Baner. All of this makes Tathawade stand out as an excellent location to invest in a new home.



Conceptual Image

LOCATION MAP

Sentosa Resort
& Water Park

41 ESTERA

41 ZILLENIA

Cambridge
International

Punawale
Forest Reserve

Marunji

Hinjawadi



Educational Institutes



CNG Station



Hotels & Restaurants



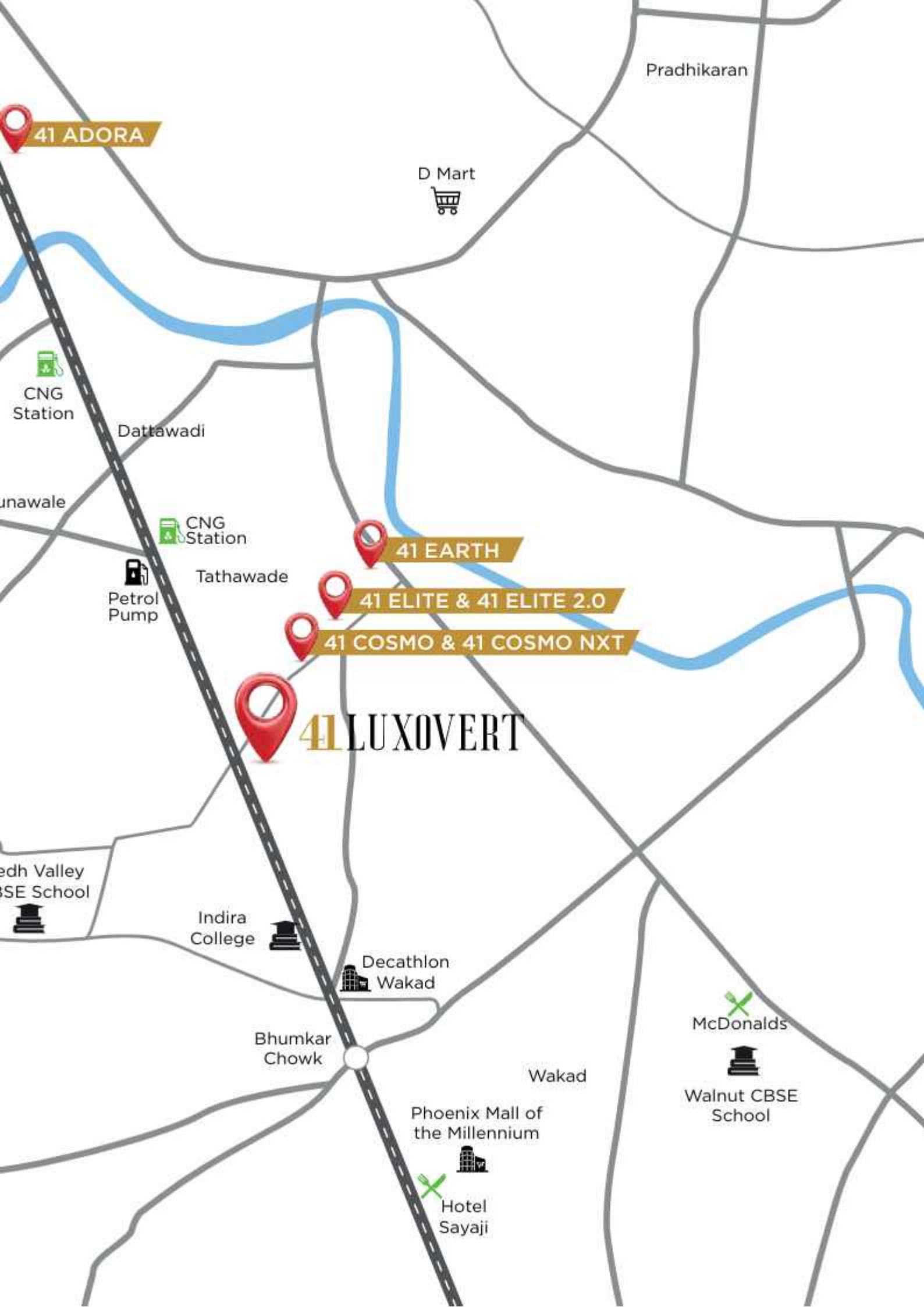
Entertainment & Malls



Petrol Pumps



Shopping Marts



Pradhikaran

41 ADORA

D Mart



CNG
Station

Dattawadi

unawale



CNG
Station



Tathawade

41 EARTH

41 ELITE & 41 ELITE 2.0

41 COSMO & 41 COSMO NXT

41 LUXOVERT

edh Valley
SE School

Indira
College

Decathlon
Wakad

Bhumkar
Chowk

Wakad

Phoenix Mall of
the Millennium

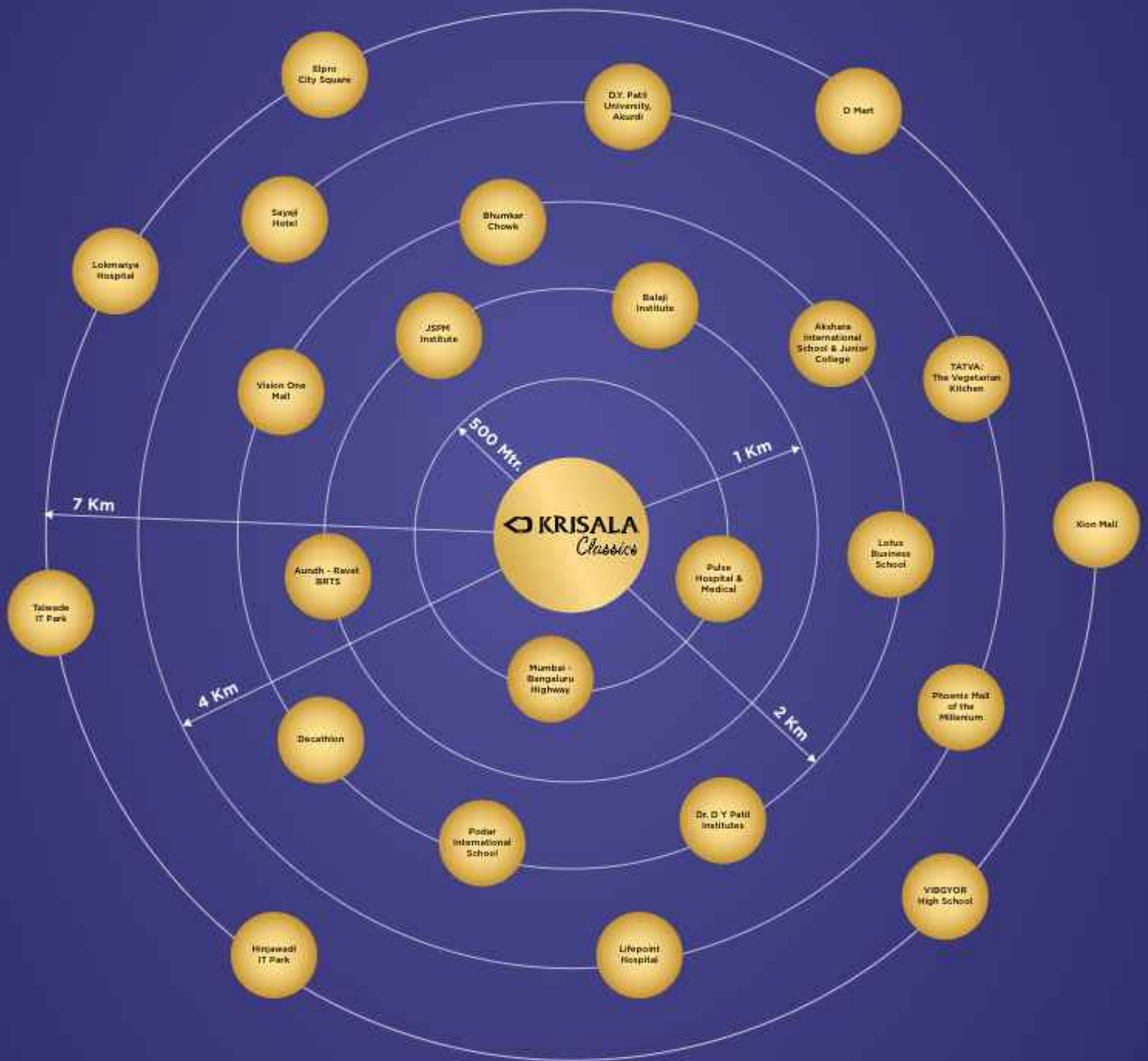


Hotel
Sayaji

McDonalds

Walnut CBSE
School

KEY DISTANCES



YES
TATHAWADE



10 min Connectivity to
Mumbai - Pune Expressway



Fastest Growing
Suburb of West Pune



Densely Commercialised
(All Basic Needs at Your Fingertips)



Superior Connectivity to
Wakad, Baner, Hinjawadi, Ravet & PCMC



Just 5 mins Away from
Pune - Bengaluru Highway



Well Established
Neighbourhood



Central Connectivity to
Nearby Schools, Colleges & IT Hubs



High
Rental Returns

41 LUXOVERTS

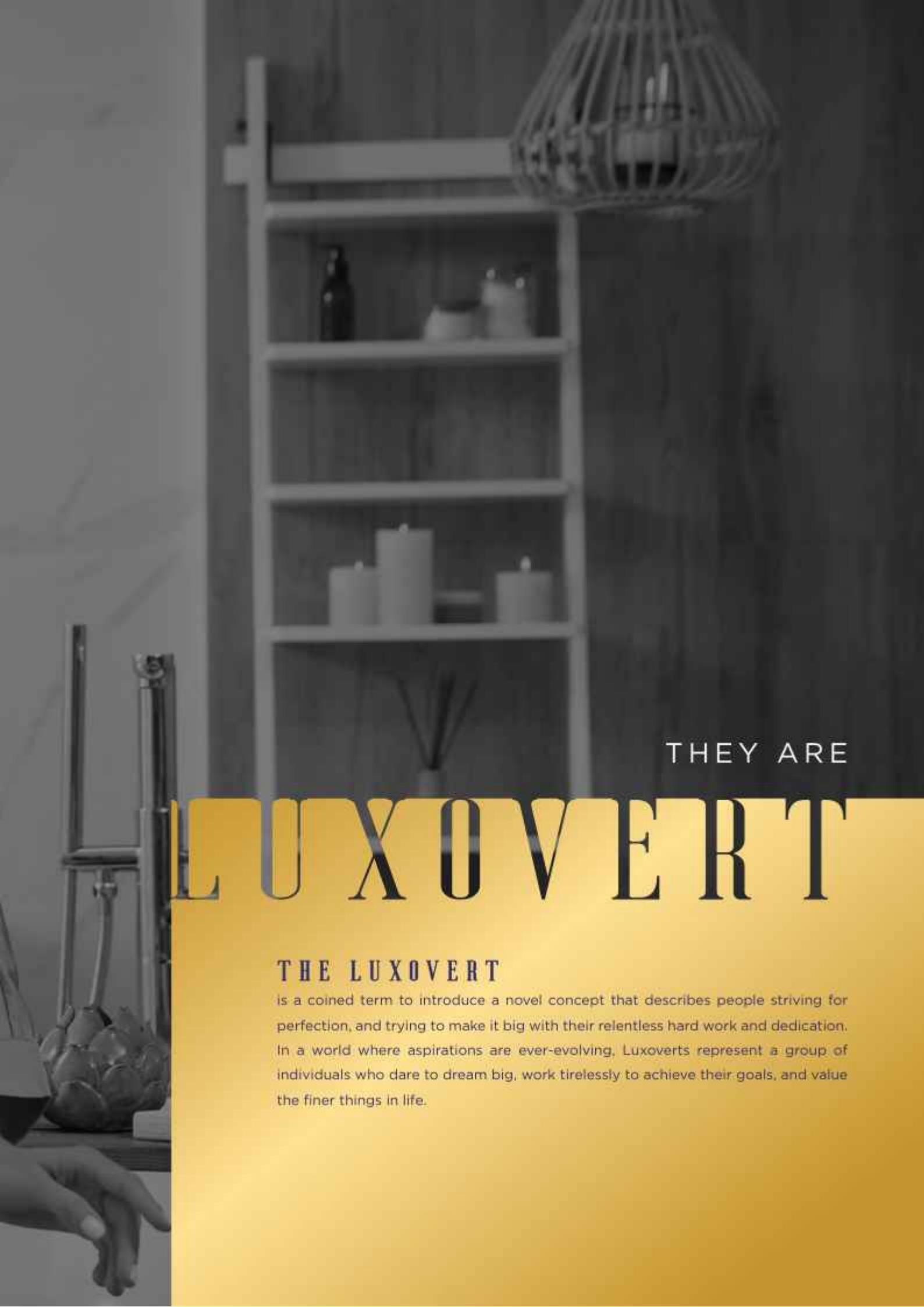
LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS
LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS
LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS
LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS 41 LUXOVERTS

THEY WANT IT BAD
THEY WANT IT NOW
THEY WANT IT ALL!









THEY ARE

LUXOVERT

THE LUXOVERT

is a coined term to introduce a novel concept that describes people striving for perfection, and trying to make it big with their relentless hard work and dedication. In a world where aspirations are ever-evolving, Luxoverts represent a group of individuals who dare to dream big, work tirelessly to achieve their goals, and value the finer things in life.



THE GENESIS OF AN IDEA

After revolutionising the real estate industry by inventing new buzzwords like **"Neocosmopolitan"** and **"Zillennial"**, **Krisala Developers** is all set to make waves again. We are giving a new identity to the people striving for perfection, and trying to make it big with their relentless hard work and dedication. It also includes people who think out of the box so that they can lead a luxurious life, and get a head start on achieving the best out of their lives.

We are calling these people **"The Luxovert"**. They represent a group of individuals who dare to dream big, work tirelessly to achieve their goals, and value the finer things in life. With this, we also personify the offerings that we provide under the name **"41 LUXOVERT"**.

This identity of the superstructure reinforces its place in Krisala Classics Collection, as part of Krisala's luxury offerings to their clients.



The Gateway of
Opulence





A Red Carpet of
Pristine Living



KRISALA CLASSIC
COLLECTION IS
41 LUXOVERT





Artistic Impression



Artistic Impression

THE LEGEND

1. Children's Play Area
2. Club 41
3. Party Lawn
4. Infinity Lap Pool



5.. Multipurpose Court

6. Jogging Track

7. Senior Citizens Area

8. Amphitheatre

9. Pavillion

10. Family Area / Chit-chat Zone

11. Secret Garden / Mounds with Plantation



41 LUXOVERT



Artistic Impression

AN ADDRESS OF
SOPHISTICATION



» Lifestyle Amenities for all Age Groups

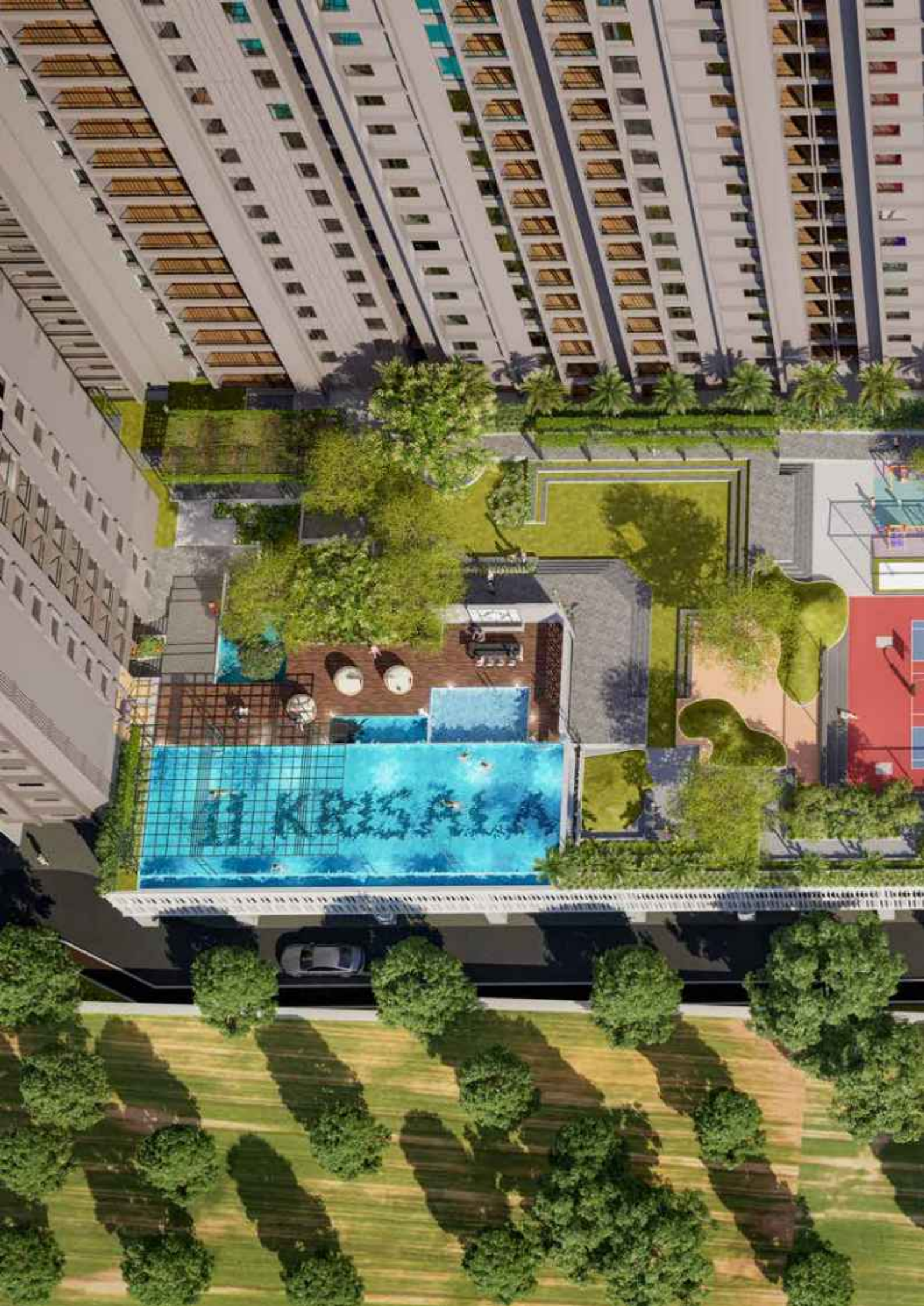
» Lifetime Scenic Views

» Zero Wastage Space Inside Your Home

» Premium Specifications

» Best in Class Branded Fixtures & Fittings

» Intelligent Homes







The **Luxovert Pad**





Luxury
Azure Pool





Kid's Play Area





Multipurpose **Court**



LUXOVERT PAD AMENITIES

41 ROSTRUM

» Indoor Amenities

A) Spa

B) Salon

C) *Steam*

D) Changing Rooms

E) Emergency Room

F) Mini Theatre with Open MIC stage

G) Indoor games

H) Library

- » Infinity Edge Semi Covered Swimming Pool

» Baby Pool

- » Open Showers
- » Jacuzzi
- » Party Deck with Bar Counter
- » Family Area
- » Flag Hoisting Area
- » Kids' Play Area
- » Practice Net Cricket Pitch
- » Multipurpose Court with Projector Screen
- » Amphitheatre
- » Herbal Garden / Urban Farming
- » Pyramid Meditation Pods

THE CLUB 41





Artistic Impression

CLUB AMENITIES

41 BASE

- » Green avenue / Boulevard
- » Jogging Track
- » Multi-purpose Lawn
- » Stage with Feature Wall
- » Pyramid Meditation Pods
- » Senior Garden
 - A) Bio Pond
 - B) Outdoor gym
 - C) Reflexology Path
 - D) Pergola and Sit-outs
- » Secret Garden / Tranquil Zone
 - A) Butterfly Garden
 - A) Skate park

41 CLUB

GROUND FLOOR

- » Badminton Court
- » Toilets
- » Society Office
- » Pantry Area

FIRST FLOOR

- » Air Conditioned GYM
- » Outdoor Fitness Area



ENTRANCE LOBBY



Artistic Impression

THOUGHTFUL SERVICES

- » Rent Assistance*
- » Logistic and Transport Assistance*
- » Pest Control Service
- » Sanitisation Service
- » Local Vendor Tie-ups
- » Housekeeping Service
- » MDU Internet Services Provider
- » STP Operator
- » Warranty After Possession*
- » 41 Connect Program

THE 41 CONVENIENCE

- » Grand Entrance Gate
- » Stylish Building Elevation
- » Grand Entrance Plaza
- » Sitting Kattas
- » Broad Pathway
- » Party Lawn with Stage for Parties & Small Gatherings
- » Buffet Area
- » Pergolas
- » 100% Generator Back up for Common Areas and Lifts of the Project
- » Exclusive Car Parking Space for Every Flat
- » Trimix Concrete Internal Road
- » Designer Street Lights
- » Washroom for Drivers, Housekeeping & Security in the Parking
- » Resting Room for Housekeeping, Security, and Drivers in Parking
- » Common Electric Car Charging Point
- » Society Office
- » Vastu Compliant Homes
- » Innovative Inclusive Design for Specially Abled
- » Easy EMI Structure
- » Wardrobe Niche (as Per Unit Type)
- » Bay-window for Sitting (as Per Unit Type)
- » Grand Entrance Lobby for Each Tower
- » Tulsi Vrindavan in Balcony
- » Ready Hooks on Main Door for Toran
- » Covered Balcony
- » Ready Shopping Area in the Vicinity for Grocery, Medical, Food, Clothing, Vegetables, etc.



THOUGHTFUL SPECIFICATIONS

Disclaimer: The above mentioned services are provided by the Developer. However, a few of them depend totally on third party service providers and will be offered by the Developer for a limited time period till the society is formed.

PROJECT LEVEL

Configuration

- » Tower A - Parking + 11 Storeys*
 - » B, C & D - Basement + Ground + Podium + 27 Storeys*
 - » 2, 3 & 4 BHK Homes
-

Structure & Finish

- » Earthquake Resistant, RCC Structure
 - » Superior Quality Paint in all Common Areas and External Walls
-

Comfort & Convenience

- » Grand Entrance Gate With Security Cabin
 - » Dg Back up for Lifts and Common Areas
 - » Passenger and Freight Lifts
 - » Wide Passage for Easy Movement
 - » Three-phase Meter for Common Areas
 - » Stylish Entrance Lobbies for Every Tower
 - » Common Washroom for Drivers, Maintenance Staffs, and Security Guards in the Common Areas
-

Eco Features / Green Practices

- » Rainwater Harvesting
 - » Sewage Treatment Plant
 - » Solar Water Connection in Master Bedroom
 - » Organic Waste Converter
 - » Solar Enabled Street Lights
-

INSIDE YOUR HOME

Automation / Smart Features

- » Digital door lock with fingerprint, RFID, and pin
 - » Panic Button in One Bedroom
 - » Motion Sensor Lights in all Bathroom
 - » Gas Leak Detector in Kitchen
 - » 3-Tier Security System
 - » 7 Switch Controller, 2 Fans & 5 Lights in Living with Alexa-enabled
 - » 4 Switch Controller 1 Fan & 3 Lights in all Bedrooms
 - » Video Door Phone
-

Internal Flooring

- » Glazed Vitrified Tile (800mm X 1600mm Sized)
 - » Anti-Skid Tiles in Bathrooms and Attached Terraces
-

Internal Wall Finishes

- » Gypsum Finished Internal Walls
 - » Superior Quality Paint
-

Kitchen

- » Full Body Vitrified Kitchen Platform
 - » Provision for Water Purifier
 - » Provision for Exhaust Fan
 - » Glazed Dado Tiles above Kitchen Platform Up to 2 Ft.
-

Bedroom

- » Both Side Laminated Flush Door
 - » AC Point in Living Room and Master Bedroom
-

Terrace / Balcony

- » Anti-Skid Flooring
 - » Laminated Glass Railing
 - » Counter with Charging Points for Laptop / Mobile in Living Room Balcony
 - » 3-Track Sliding Door in Bedroom / Living Balcony
-

Dry Balcony

- » Provision for Washing Machine with Electrical Point and Drain Outlet
 - » SS Sink in the Dry Balcony with Full Body Vitrified Platform
-

Plumbing

- » Plumbing with Concealed Pipes
-

Door

- » Bedroom and Bathroom- Both Side Laminated Flush Door
 - » Laminated Door Frames on the Main Door and Bedroom Door
 - » Full Body Vitrified Toilet Door Frame
 - » Elegant Door Fitting
-

Window

- » 3 Track Windows with Mosquito Net
 - » Window Sill
 - » Ventilator in Bathrooms
-

Washroom

- » Anti-Skid Flooring
 - » Full Body Vitrified Door Frame with Both Side Laminated Flush Doors
 - » Solar Water Connection in Master Bathroom
 - » Geyser Provision in all Washroom
 - » Exhaust Fan Provision
 - » Designer Decorative Wall Tiles in Bathrooms Up to Lintel Level
 - » Branded Sanitary & CP Fittings
-

Electrical

- » Concealed Fire-retardant Low Smoke Copper Wire
 - » Circuit Breaker
 - » TV Point In Living Room and all Bedrooms
 - » Modular Switches
 - » AC Point In Living Room and all Bedrooms
 - » Point for Fridge / One Multipurpose Powerpoint
 - » Point for Washing Machine
 - » Provision for Exhaust Fan in Kitchen and Washrooms
-

NEOGREENS

FOR 41 LUXOVERT



With the rapid expansion of cities and real estate, it is important to maintain the balance of the ecosystem and mitigate the consequences of urbanisation. In an attempt to provide a sustainable life and reduce the harmful impact on the environment, **41 Luxovert** incorporates Urban Forests in its landscape and topography. This fine piece of Landscaping is host to endemic and native species of plants. This helps maintain the aesthetic value and the ecological balance as well. These plants withstand the environment better and help restore natural habitats. Explore a variety of birds, insects, and butterflies without having to step out of your comfort zone, and enjoy good air quality and positive vibes at **41 Luxovert**. Lead the eco green life like never before!

- Adds to aesthetic value
- Visual treat for the residents
- Facilitates fresh air and high oxygen levels
- Protects and promotes ecosystem
- Helps in nurturing the habitat – variety of birds, insects, butterflies, and small animals
- Variety of trees like – Kadamba, Putranjiva, Bhokar, Neem, Palas, Bakul, Kusum, Bahawa, and a lot more
- Helps create positive vibes



KNOW YOUR HOME/
FACT FILE

Living Room

- » Decorative Name Plate at the Main Door
 - » Entrance Lobby to Avoid Direct View into the Flat
-

Bedroom

- » Family Bedrooms are Clubbed Together and Located in a More Private Area
 - » Window Bay Area in Kids' Bedroom (Wherever Applicable)
 - » Wardrobe Niche in Kids' Bedroom / Common Bedroom (Wherever Applicable)
-

Common Areas (Inside Flat)

- » Rectangular Flat Layout for Maximum Space Utilization
 - » Emulsion Paint
 - » Branded Electric Cables for Safety
 - » Provision for Inverter System
 - » Provision for Internet Point
 - » Entrance Lobby for Privacy
-

Kitchen

- » FBV Kitchen Platform for More Easy Cleaning and Elegant Look
 - » Washing Machine Water Inlet and Outlet Provision
 - » Ss Sink in the Dry Balcony for Dry and Clean Kitchen Platform
 - » Wall Between Kitchen and Dry Balcony
 - » Windows for Natural Sunlight and Air Ventilation
-

Terrace Balcony

- » Sliding Door to add More Space and Safety to the Living Room
- » Glass Railing for Safety and Easy Maintenance
- » Anti-Skid Tiles for Safety in the Rainy Season
- » Charging Points for Laptop and Mobile with Granite Counter in Living Room Balcony for Comfort and Convenience

41 Luxovert is not just a project; it narrates a tale of dreams, determination, passion, and relentless hard work. The number **41** holds a profound significance, not by chance, but as a result of our dedicated efforts and earned achievements.

Our latest endeavour, **41 Luxovert**, stems from the connection with Survey No. **41**, igniting the idea that defines our commitment to excellence. As we embarked on shaping **41 Luxovert**, our team delved into deciphering the essence of a perfect living experience. We discovered that there are precisely **41** elements essential for an ideal home, encompassing everything from amenities and specifications to design and layout.

These 41 elements come together in harmony to craft a dream residence, a testament to our meticulous attention to detail. **41 Luxovert** paves the way for a blissful way of life, enriched by the fusion of **41** thoughtful additions contributing to prosperity, abundance, and satisfaction. We firmly believe that the power of 41 will usher in good fortune and happiness for each and every resident across all our projects.

Join us on this extraordinary journey and immerse yourself in the transformative experience that is **41 Luxovert**.

#LIVTHE41

41

LUXVERTS 41 LUXVERTS 41 LUXVERTS 41 LUXVERTS 41 LUXVERTS
TS 41 LUXVERTS 41 LUXVERTS 41 LUXVERTS 41 LUXVERTS 41 LUX
LUXVERTS 41 LUXVERTS 41 LUXVERTS 41 LUXVERTS 41 LUXVERTS
TS 41 LUXVERTS 41 LUXVERTS 41 LUXVERTS 41 LUXVERTS 41 LUX

ELEVATE YOUR LIVING EXPERIENCE

41Luxovert's Exclusive
Interior Design Services

Discover a realm of unparalleled luxury and comfort with **41Luxovert's** integrated Interior Design services. We believe in transforming houses into homes, ensuring that every corner resonates with your personality and lifestyle. In collaboration with our esteemed home interior partners - **Atmana by Krisala, Safa Interiors, and Tatva Interiors** - we bring you a seamless and sophisticated approach to elevate your living space.

MEET OUR EXCLUSIVE HOME INTERIOR PARTNERS:

ATMANA by Krisala

Atmana, the soul of your home, is crafted by Krisala. Renowned for their avant-garde designs, Atmana specialises in creating spaces that exude elegance and functionality. Collaborate with Atmana to infuse your home with a blend of contemporary aesthetics and personalised touches.

Here's what you get:

- *Serene and peaceful atmosphere in your home*
- *Sophisticated solutions for enjoying the extraordinary peace and relaxation in nature*
- *Handcrafted pieces of art that are rich in character*
- *Timeless designs crafted with latest technology*

SAFA INTERIORS

Safa Interiors brings a wealth of expertise to the table, with a focus on creating interiors that harmonise with your lifestyle. From conceptualization to execution, Safa Interiors is dedicated to translating your vision into a reality. Immerse yourself in a world of tasteful designs and meticulous craftsmanship.

Here's what you get:

- *Personalised home interior furniture per your need & taste*
- *Innovative designs and creative renovations*
- *High quality designs at the best prices*

TATVA INTERIORS

Tatva, meaning essence, defines the core philosophy of Tatva Interiors. With a commitment to creating spaces that resonate with positive energy and functionality, Tatva Interiors is your go-to partner for a holistic interior design experience. Collaborate with Tatva to infuse your home with a sense of harmony and well-being.

Here's what you get:

- *Spellbinding interior projects*
- *Inspired by elements of nature*
- *Designs that are the perfect blend of aesthetics and functionality*
- *Your dream interiors into reality*

EXCLUSIVE **BENEFITS** FOR **41LUXOVERT RESIDENTS:**

Residents of 41Luxovert enjoy exclusive package benefits when choosing to collaborate with our home interior partners. From personalised design consultations to curated furniture selections, our partnerships ensure a seamless and rewarding experience for homeowners.

WHY COLLABORATE WITH OUR PARTNERS?

- *Expertise & experience ensuring every design detail is meticulously curated*
- *Tailored solutions that align with your lifestyle*
- *Package benefits that make the journey to a dream home more rewarding*



Site Address:

41 Luxovert Experience Centre, Tathawade, Pune - 411 057.

Corporate Office:

Office No. 410, 4th Floor, City Avenue, Mumbai - Bengaluru Highway,
Shankar Kalate Nagar, Wakad, Pimpri - Chinchwad, Pune - 411 057.

Call: +91 7419 41 41 41 | Email: sales@krisala.com | Web: www.krisala.com



MahaRERA No.: P52100000000 | <https://maharera.mahaonline.gov.in>

Disclaimer: This brochure is purely conceptual and tentative and is designed in good faith to give a fair and general view of the project and is not a legal offering. nor will it be deemed to be part of any agreement. Photographs are not comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space, etc. shall be revised at the discretion of the promoters. The plans, specifications, images and other details herein are only indicative and the developer/owner reserves the right to change any or all. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities, areas, etc. without prior notice. The printed material does not constitute a contract/offer of any type between the developer/owner and the recipient. Any purchase/lessee of this development shall be governed by the terms and conditions of the agreement of sale/lease entered into between parties and no details mentioned in this printed material shall in manner govern such transaction. It is used only for training purposes and should not be considered as the final one.