
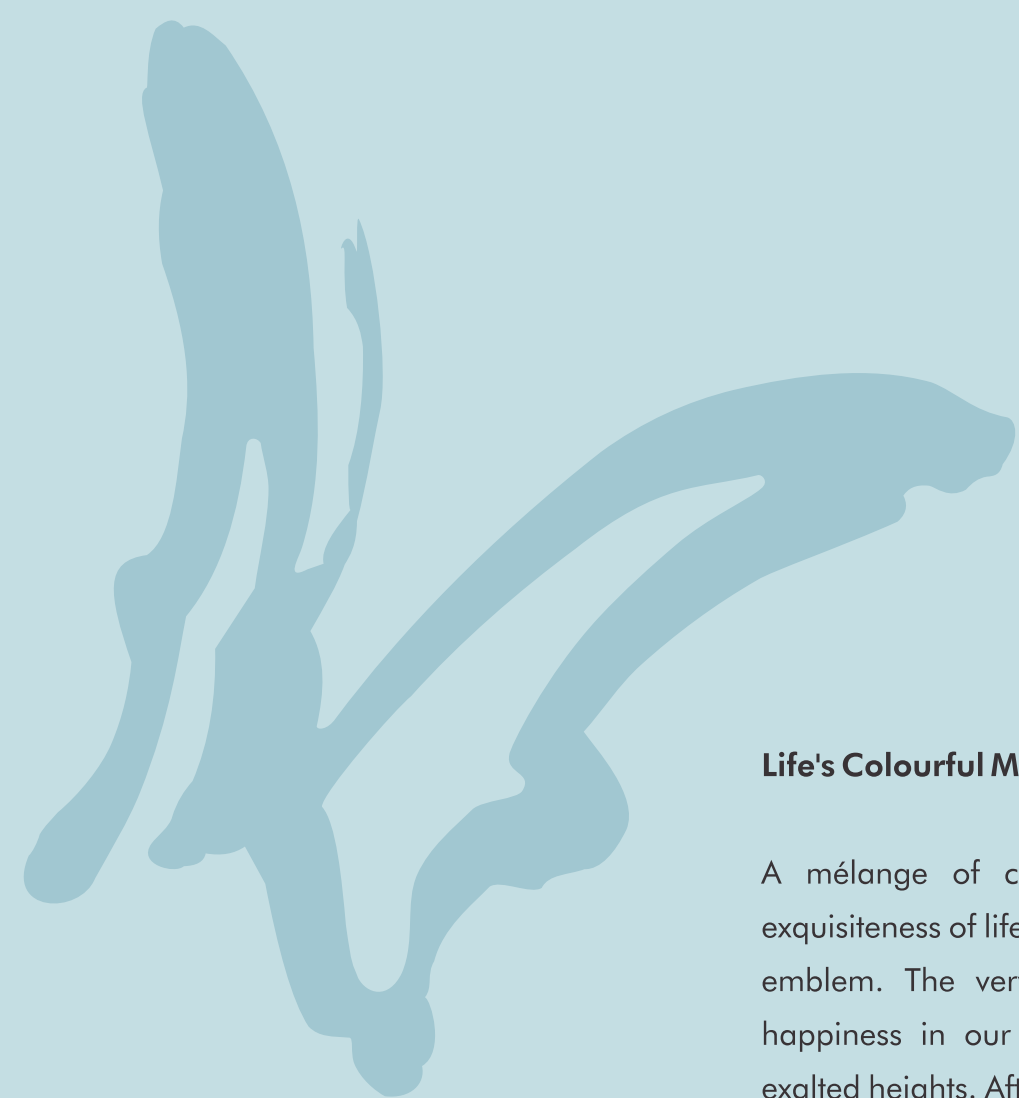




Life's Colourful Mosaic



Viva   
**HALLMARK**  
CONCEPT HOMES  
• MARK OF A BUYER •



#### Life's Colourful Mosaic

A mélange of colours. A butterfly symbolizes the exquisiteness of life. That's why; we have chosen it as our emblem. The very appearance of a butterfly spells happiness in our hearts and elevates the moods to exalted heights. After all, what else is life, if not a saga of colours?

It is worthwhile to state that a butterfly reflects five things prosperity, tranquility, wealth, peace of mind and is a mascot.



#### Wings of Fancy

In this age of congested existence and closet set-up, when you are ushered in this exotic landscape, you ask yourself, whether you are on this mundane earth or somewhere in a celestial abode. Spread out across sprawling 9 acres, this residential gem never ceases to astonish you with its myriad features and magnificent expanse. The place provides you with wings of fantasy and fabulous imagery.

#### Amenities

- Attractively designed main entrance foyer with signages
- 24 hours security with modern electronic equipments, Intercom connectivity & Video check for visitors
- Branded passenger & stretcher elevator for each building
- Fire fighting equipments with fire alarm



#### Amenities

- Anodized aluminum sliding windows with S.S mosquito net
- MS grill for safety & security
- Granite window frame



#### A Broader Palette

3 side open view enables you to have a comprehensive look in one sight. You feel as if you are the monarch of all you survey. Besides, the royale windows add to the majestic view and the sprawling greenery puts vivacity in the monotony of daily life. You are sure to fall in love with such generous spaciousness. The huge space accommodates not only your fanciful items but also encompasses an artistic vision, only a connoisseur like you can be imbued with.

#### Brushed to Perfect Finish

A kitchen reflects the wisdom of your tastes. How discerning you are can only be assessed by your stylishly decked up kitchen with a fantastically clean appearance. Kitchen is called the main colour of household. We, therefore, have taken care to create a commodious kitchen for you and your family that can complement your refined traits and tastes.

Moreover, the attached dry terrace further emphasizes the purpose and significance of a kitchen.

#### Amenities

- Granite kitchen platform with stainless steel sink
- Designer tiles up to lintel level
- Exhaust fan in kitchen
- Dry terrace OR balcony attached to kitchen with provision for washing machine
- Piped gas connection with leakage detector & alarm



**Amenities**

- Wooden flooring in master bedroom
- Anti-skid ceramic flooring & stainless steel railing in terraces



**Where Colours of Life Meet**

There is a Swedish proverb "The bedroom must emit the most soothing vibes as here meet all colours of life." Your dream - abode must have the dream- inducing ambience to make you feel relaxed and recuperated. So, we have made this hub of your life truly cozy, where you can unwind yourself, forgetting life's noise and chaos.



**Not Just Bath, but a Room**

Bathroom should be really exotic, not only in appearance but also in terms of relevance. It's a place, where you literally rest and refresh yourself with cool showers. It comes with exquisite accessories that play up to you. We have conceived it in such a manner that the moment you step into your bathroom, you are showered with sprinkles of freshness.

**Amenities**

- Concealed plumbing
- Plush fittings
- Exhaust fan in each toilet
- Designer tile dado up to lintel level
- Granite counter for wash basin
- Toughen glass partitions in all bathrooms
- Designer mirrors with basin counters



**Amenities**

- Ganesh Temple
- Crafted landscaping
- Party lawn
- Relaxing area for senior citizens
- Amphitheatre

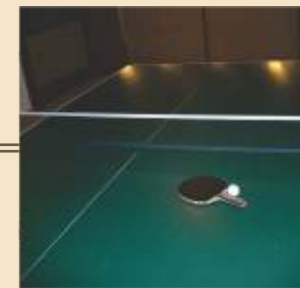


**The Beauty Beyond your Home**

Not just beautifying your home with all features is our sole objective, we have gone beyond that and formed a nice and soothing ambience for you to relax and relish. The Ganesh Temple, a rendezvous point for senior citizens, fountains, beautifully designed water bodies and lush greens are but a few of the embellishments that we have lined up for you at Viva Hallmark.

**Club House**





## Amenities

- Children's play area with premium quality play equipments.
- Creche
- Kids' pool
- Swimming pool
- Steam Bath
- Jogging track
- Skating Rink
- Basket Ball
- Ganesh Temple
- Senior citizen's relaxing area
- Cafeteria with pool side lawn
- Party Lawn
- Squash court
- Club House
- Chess
- Carrom
- Table tennis
- Pool table
- Amphitheatre
- Recreation hall
- Society Office

## Specifications

- Walls - External 6" & internal 4" BB masonry.
- Plaster - All internal walls with smooth gypsum finish plaster.
- Door frame - Designer main door with veneer and laminate and other doors laminated. Granite & wooden combination frame in toilets.
- Paint - Superior quality paint for all over the flat. Weather resistant/ Acrylic paint for external finish.
- Anodized Aluminum windows with granite frame

### FLOORING

- Wooden flooring in master bedroom
- 32"x 32" Vitrified flooring in entire flat

### SPECIAL FACILITIES

- Huge windows for scenic view
- Satellite Television (Tata sky/Dish TV)
- Plush sanitary fittings
- Dry terrace OR balcony: open washing area with provision for washing machine
- Lavish bath fittings

### ELECTRICALS

- Three phase power supply. LEGRAND modular switches
- Ample electrical points
- Provision for Split AC in all rooms
- Concealed & fire resistant wiring with ELCB or RCBO for safety.
- Inverter backup for entire flat- for only light & fans.
- Generator backup for water pumps, lifts & common areas.

### TERRACES

- Anti-skid ceramic flooring & stainless steel railing in terraces

### INTERNAL ROADS & PARKING


- Well planned internal roads
- Ample visitors parking

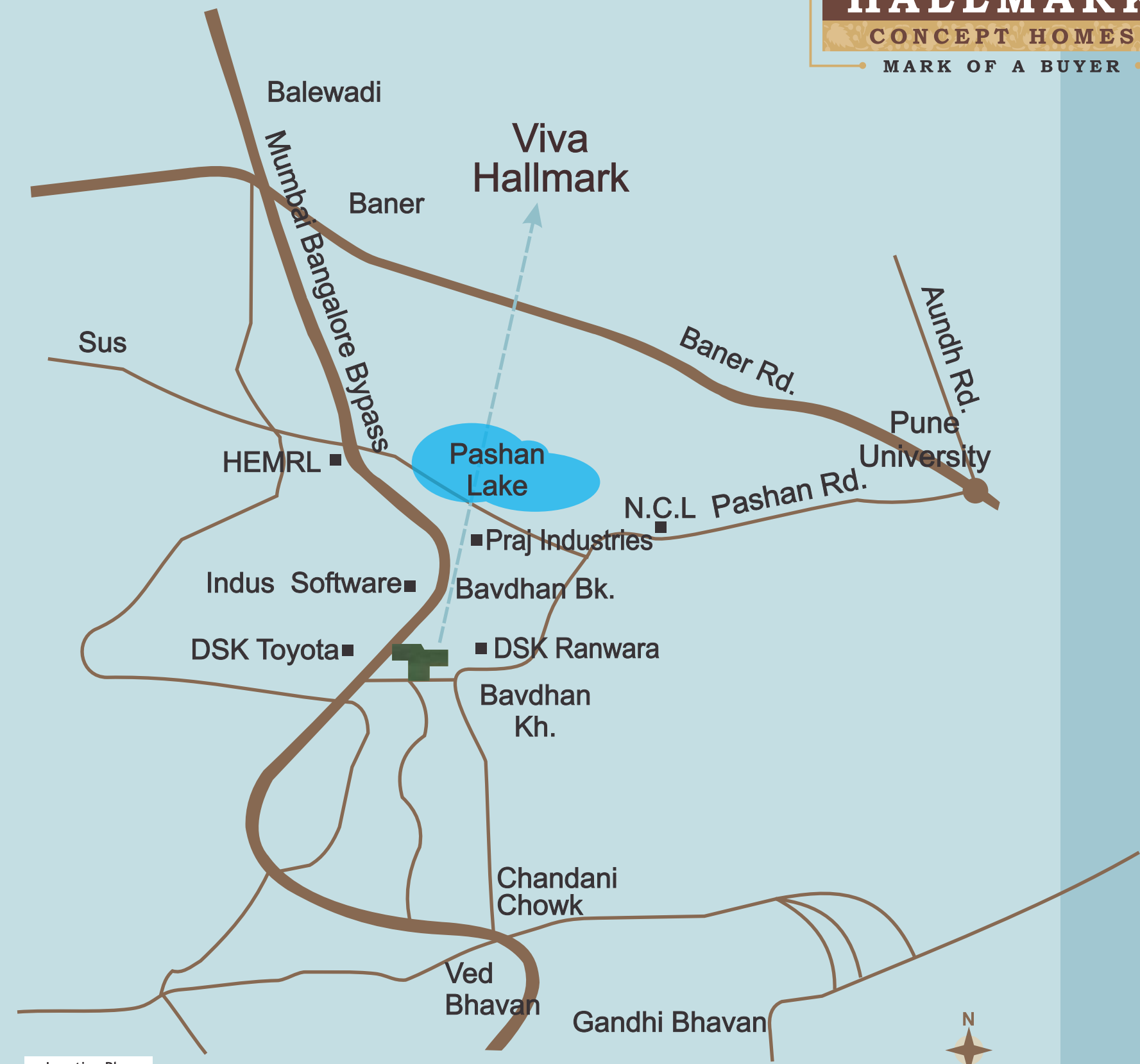
### GREEN HOME

- Solar water heating
- Rain water harvesting
- Garbage chute with sprinklers system.
- STP (Sewerage treatment plant.)





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**Location Plan**  
 Site: S. No. 331, 336, 337, 338,  
 Bavdhan, Opp. DSK Toyota Show Room, Pune.

**Distances From Site:**

- Chandani Chowk - 2 km.
- University Circle - 5 km.
- Hinjewadi IT Park - 8 km.

**Viva Swaraj Redefining Lifestyles**

The coming together of construction stalwarts to set and redefine the skyline of Pune city with international lifestyles. The makers of signature properties, Viva Swaraj is all about goodwill and trust. The trust that the customer will get a property suited to his needs and tastes, that it will appreciate in value and comfort, that it will be much more than a home, that it will bear the unmistakable stamp of quality. Today, if Viva Swaraj's Properties sells, it sells on word of mouth. Proof that it is all, after all, in the name.





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Shobha Bhopatkar

**Interior Designer**  
Hari Agashe

This brochure is purely conceptual and not a legal offering. Number of floors and number of flats may be revised in light of amendment in development control rules. Developers reserve rights to amend the layout, plans, elevations, specifications, and amenities.

