

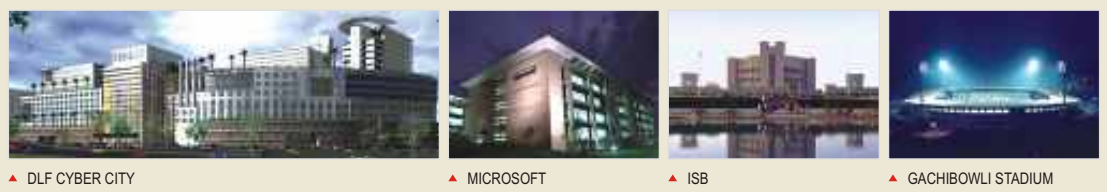
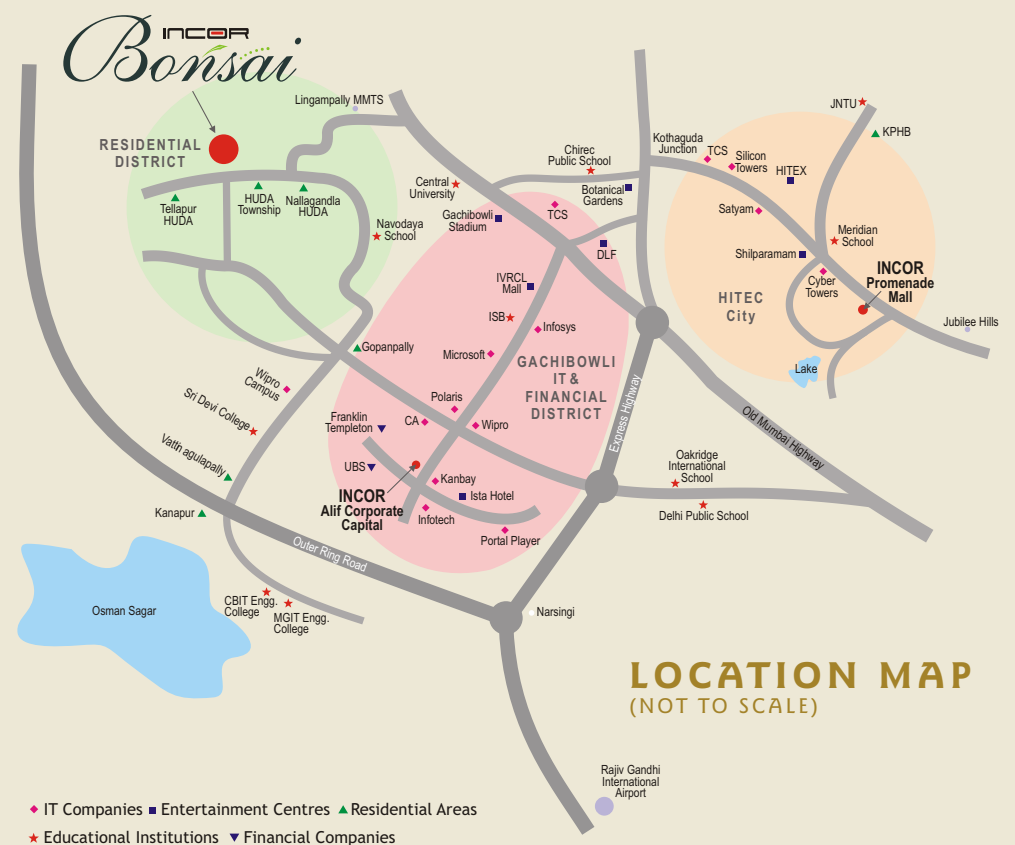


A HOME IS A RELATIONSHIP IF YOU ARE FORTUNATE, YOU FIND THE RIGHT ONE!

Bonsai Apartments is the perfect blend of all these attributes. The total project will be a cluster of 240 apartments. However the initial phase offers 120 apartments across two compact blocks of 5-storeyed buildings. The apartments present you 600-1200 sft of sheer magic at your feet. Each unit is made up of neatly designed rooms, smart kitchen and sit-outs without wasting any space. All modern amenities are built in for maximum convenience and comfort. Frankly, there is no room for compromise in a beautiful Bonsai!

UNIQUE FEATURES

- Tot lot with water cascade & attractive green lawns
- Jogging / walking track
- Children play area
- High quality construction
- Vaastu compliant
- Excellent ventilation
- Earthquake-resistant designs
- Exquisite landscaping
- Round-the-clock security system, Centralized point
- Visitors' parking
- High-speed automatic passenger lifts
- State-of-the-art garbage disposal system
- Sewage Treatment Plant



PROMOTERS
INCOR
 INFRASTRUCTURE
 INCOR Infrastructure Pvt. Ltd.
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ARCHITECTS
01 TEAM ONE INDIA Pvt. Ltd.
 Project Management - Architecture - Engineering

Note : This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.

Bonsai
**YOUR NEEDS. OUR HOMES.
 THE PERFECT MATCH...
 FOR A LIFETIME**



INCOR
Bonsai
 Pretty Apartments at Tellapur

A PROJECT BY INCOR INFRASTRUCTURE PVT. LTD.

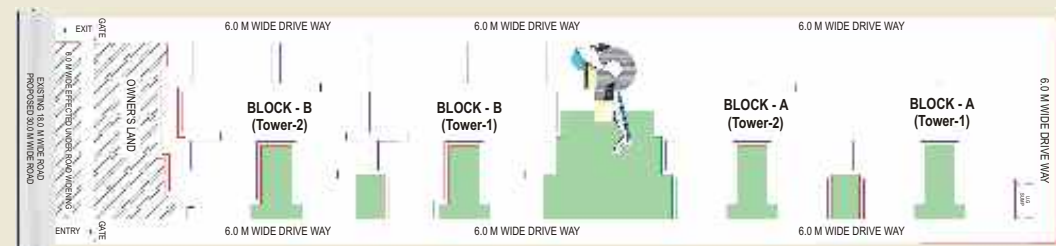
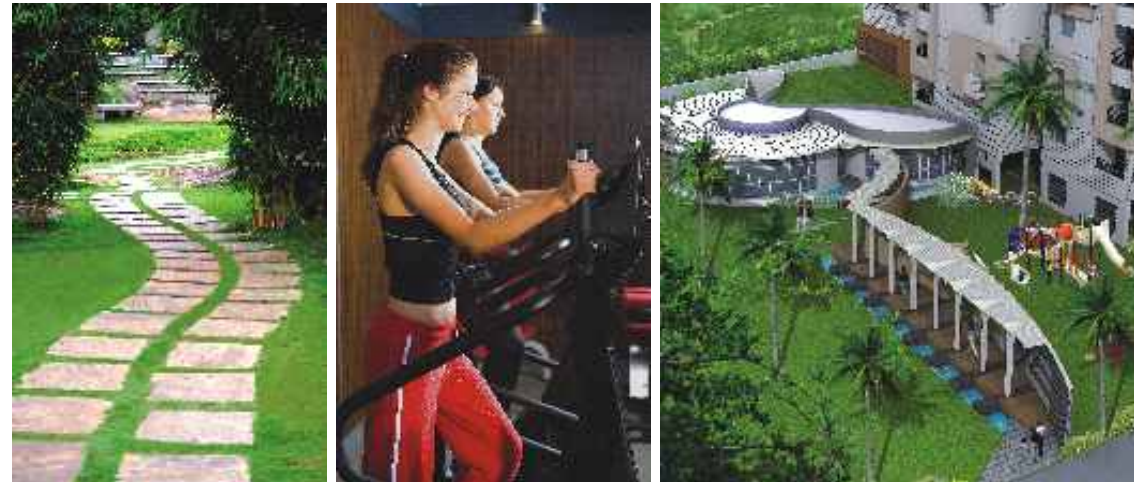
Hitha Designs (+91-40-2330 6819) www.hitha.com

NOW, THE GOOD LIFE WILL NOT COST A FORTUNE!



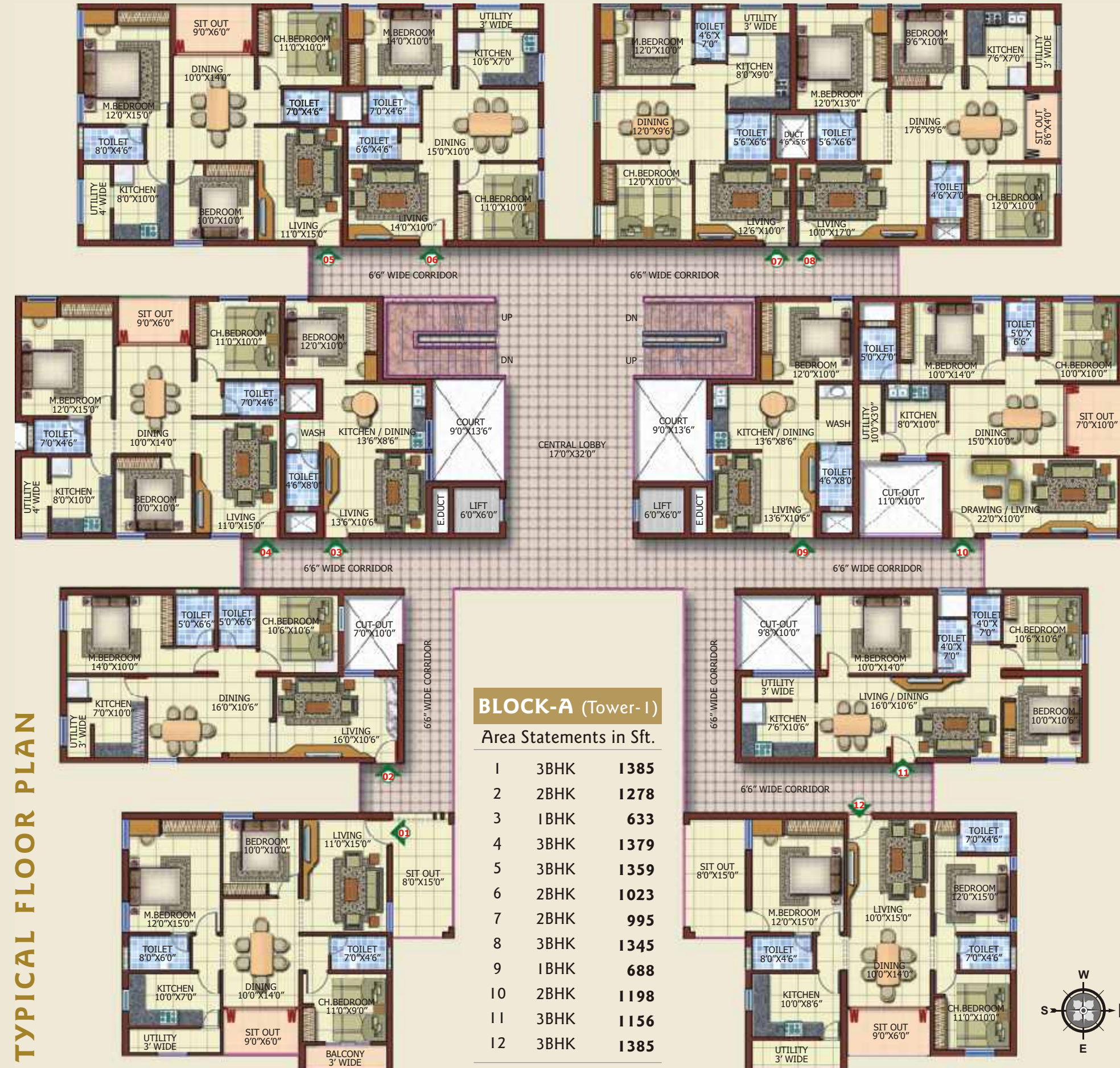
CLUB FACILITIES

- Swimming pool with children's pool
- Yoga & meditation hall
- Well-designed air-conditioned fitness center
- Indoor games (pool table, caroms, TT table etc.)
- Multi-purpose hall with access to party lawn



KEY PLAN

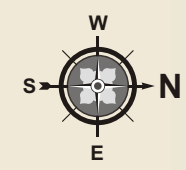
TYPICAL FLOOR PLAN



BLOCK-A (Tower-1)

Area Statements in Sft.

1	3BHK	1385
2	2BHK	1278
3	1BHK	633
4	3BHK	1379
5	3BHK	1359
6	2BHK	1023
7	2BHK	995
8	3BHK	1345
9	1BHK	688
10	2BHK	1198
11	3BHK	1156
12	3BHK	1385



SPECIFICATIONS

Structure : RCC framed structure designed to relevant IS CODES & ZONE II compliance.

Super Structure : Table moulded clay bricks.

Basement Car Parking : Cement rendered flooring with grooves
Column crash guards for basement columns.

Doors :
Main door : Indian Teak wood frame with threshold & custom designed flush shutter with hardware of reputed make
Internal doors : Indian Teak wood frame & BIS branded flush shutters with hardware of reputed make
Toilet doors : Indian Teak wood frame & BIS branded water proofed flush shutter & hardware of reputed make
Windows & Ventilators : Aluminum frames with float glass.

Flooring :
Vitrified tiles for Living & Dining
Vitrified tiles for Bedrooms
Anti-skid texture tiles for Kitchen
Anti-skid texture tiles for Balcony
Acid resistant anti-skid ceramic tiles in Toilets / wash area
Flooring pattern with granite & anti-skid textured tiles for Corridor.
Granite with flame cut / grooves for staircase.

Wall cladding :
Kitchen : Ceramic Tiles dado up to 2' height above kitchen platform
Toilets : Glazed ceramic tiles dado up to door height
Utilities / Wash areas : Glazed ceramic tiles dado up to 3' height.

Painting :
External : Exterior emulsion paint in combination with textured finishes and appropriate cladding as per elevation
Internal : Luppam finish with emulsion paint for walls & ceiling.

Kitchen :
Platform : Granite platform with stainless steel sink
Utilities / Wash : Provision for washing machine & wet area for washing utensil etc.

Toilets : All toilets will consist of
wash basin
EWC with flush tank
Health faucet
Hot and cold wall mixer with shower
Provision for geysers & exhaust fans in all toilets
All fittings are chrome plated.

Electrical :
Concealed wiring
Power outlets for A/c in all bedrooms
Power outlets for geysers in all toilets
Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen
Plug points for TV & audio systems etc.,
3-Phase supply for each unit and individual meter board
Miniature Circuit Breakers (MCB) for each distribution boards.

Telecom :
Telephone points in all bedrooms, living & dining areas
Intercom facility to all the units connecting security.

Cable TV : Provision for cable connection in all living areas & bedrooms.

Lifts : High speed automatic passenger lifts with rescue device with V3F for energy efficiency automatic stop at floor level in case of any failure.

Generator : 100% DG set backup for common areas and lifts
1KV DG Power back.

Internet : Wi-Fi enabled in Club House.