



Not just transformed homes
but transformed lives.

WATERSTONE
PROPERTY REDEVELOPMENT DIVISION

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WATERSTONE Properties is a growing brand in Pune's property development business, aiming at carving a niche for itself. We have set our footing on the very aspect of giving our customers better than what they would expect or find in the market otherwise.

We have a diversified business background spanning over 15 years and keen interest in real estate development. Few years back, we ventured full-fledged into property development.

Intelligent planning, designing and maintaining high construction standards are the underpinnings of our company. The same is possible with strong alliances with best Architects, Designers and Engineers in professional capacity. With the successful completion of two beautiful residential projects - Nakshatra and Srishti, we have been able to showcase our ability to satisfy discerned home buyers.



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REDEVELOPMENT PROCESS

WATERSTONE



IMPORTANT STEPS BEFORE COMMENCEMENT

Society Assessment

Consent from all members is sought in a General Body Meeting. The society management committee evaluates the proposal with us and decides on the final offer.

Developer's Feasibility Report

We identify inadequacies, if any, in the documentation and suggest the required corrective actions. We study the documents for clear title, ownership free of any litigation and other details for preparing the feasibility report.

Terms of the Offer

Both the parties have to mutually accept all the terms and conditions of the offer to enable us in submitting the final offer.

Design and Planning

The society would issue a confirmation to us for initiating the architectural design of the proposed complex.

Presenting Plan and Agreement

We present alternatives of the building plans which are developed based upon the member suggestions. Once the building layout and flat allotment are finalized, we prepare and present the redevelopment agreement draft. The society would consult its legal consultant and make required changes to further finalize it.

Agreement and Plan Sanction

The agreement is signed and registered and then, the Architect begins with the process of obtaining sanction from the municipal corporation.

Vacating the Premises and Handover

We help society members in getting rental accommodation for the tenure of construction. A period of 4-6 weeks is given to members for vacating and handing over the premise to us. Thereafter, we choose an auspicious day to commence development.

DOCUMENTS REQUIRED

- Society Registration Certificate
- A copy of old Approved Plans
- Conveyance Deed / Sale Deed / Deed of Declaration
- A copy of Resolution passed by society members for redevelopment
- All documents related to the society plot
- List of members and their flat carpet areas
- Property Card
- D.P Remark
- 7/12 Extract
- Search report and Title Certificate
- Index II
- N.A. Order
- Commencement Certificate
- Share Certificate
- Building Completion Certificate
- Certified copies of 6D extracts (वाढ)
- Mutation entries

With the need for prime spaces continuously escalating, Waterstone sees redevelopment as a challenge in the disguise of an opportunity. Through its redevelopment wing, it intends to offer not just a restored home but a transformed lifestyle.

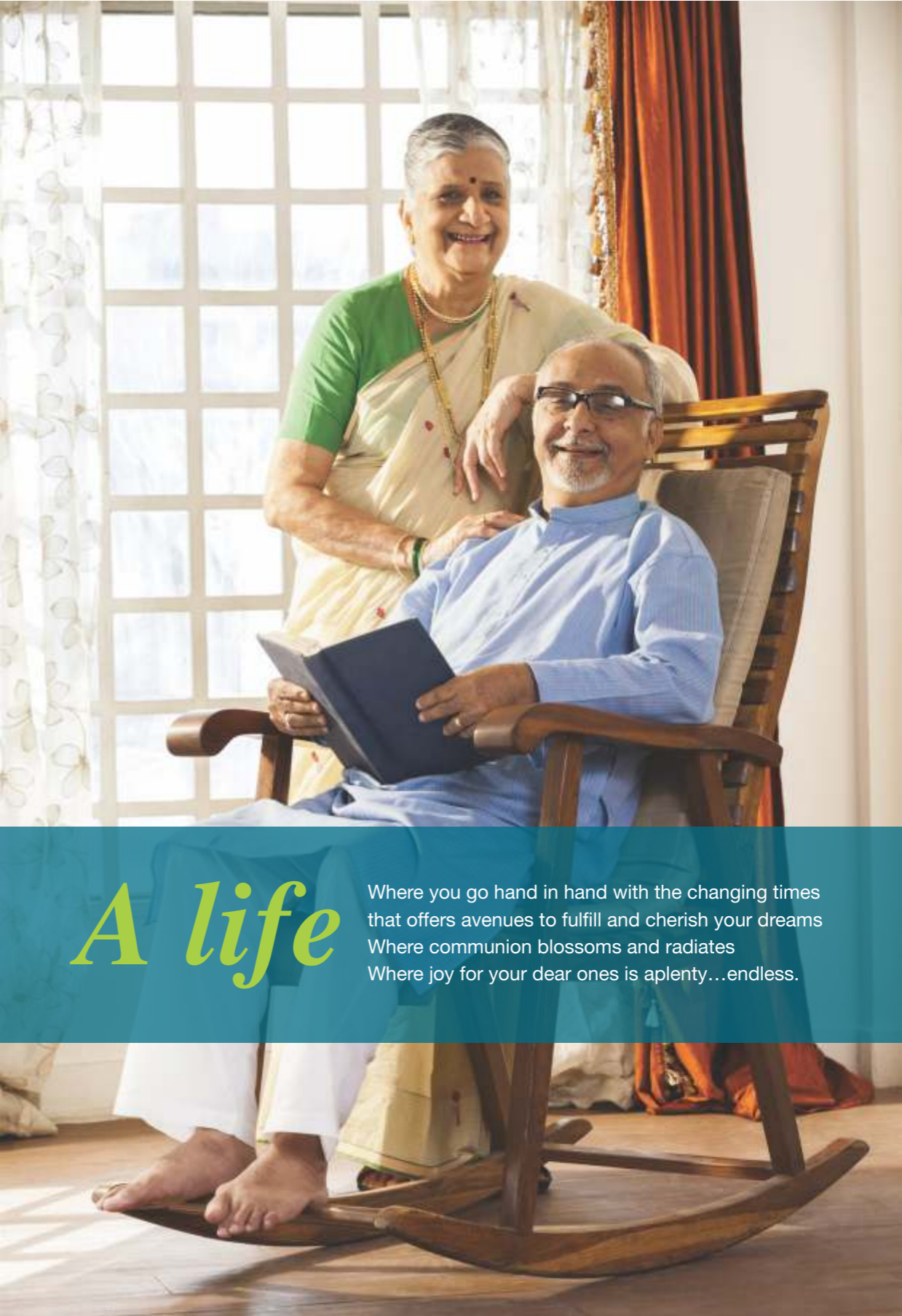
<p>WATERSTONE REDEVELOPMENT WING * With a hands-on experience and a passion for creation, Waterstone desires to fulfill the expectations and clear the anxieties related to redevelopment.</p>	<p>YOU CAN EXPECT *<ul style="list-style-type: none">• Proper guidance based on your property• Implementing your inputs and suggestions• Complete transparency in dealings• Meticulous planning of the entire process</p>
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Also Expect...
Spacious and Bigger Home * Contemporary Building Structure
Intelligent Designing * Attractive Elevation * Finest Material & Fittings
Ample Parking Space * Modern Amenities



“Redevelopment gives us the opportunity to offer enhanced lifestyle to the dwellers of old and dated properties. And we look forward to create our own niche in this growing and demanding sector over the next two years”

-Sachien Kawale, MD



A life

Where you go hand in hand with the changing times that offers avenues to fulfill and cherish your dreams
Where communion blossoms and radiates
Where joy for your dear ones is aplenty...endless.




 LUXURY
 SPACIOUS
 SECURITY



WATERSTONE
srishti
 Luxurious Redevelopment Project
 in Warje, Pune


 PLANNING
 VAASTU
 GREENERY



WATERSTONE
 Upcoming
 Redevelopment
 Project @ Aundh


 PRIDE
 PROMISE > DELIVER



WATERSTONE
Nakshatra
 Exquisite homes
 Warje, Pune



WATERSTONE
 Upcoming
 Commercial
 Project @ Balewadi

SPECIFICATIONS



RCC

- Earthquake resistant RCC framed structure conforming to relevant IS code
- Anti termite treatment



Brickwork

- External walls with 6" Clay Bricks / Concrete Blocks
- Internal walls with 4"/6" Brick/Blocks



Plaster

- External Walls - Plaster – Double coat sand faced finish
- Internal walls with superfine POP / Gypsum plaster



Paint

- External – Weatherproof superior acrylic paint (APEX) / Texture paint
- Internal – Premium OBD paint on wall in all rooms



Flooring & Tiling

- Wooden flooring in one master bedroom
- 600 x 600 Vitrified tiles all the rooms
- Anti skid ceramic flooring (matt finish tiles) in bathrooms and private terraces.



Kitchen

- Premium black granite kitchen platform
- Stainless steel sink
- Glazed designer dado tiles up to lintel level.
- Provision for piped gas
- Provision for exhaust fan.
- Provision of Aquaguard purifier
- Provision for refrigerator and microwave oven.
- Provision for washing machine



Doors / Windows

- UPVC / Aluminum Powder coated 3 track aluminum-sliding windows with mosquito net
- Granite windowsill for all windows
- M.S. safety grills to all windows



Doors

- Elegant main entrance door with laminated / veneer finish
- Main door with safety lock, night latch, tower bolt, magic eye & door stop.
- UPVC / Aluminum Powder coated 2/3 track aluminum-sliding terrace doors.
- Internal doors with plywood frames in laminated finish with exclusive CP door fittings
- Granite door frames for bathroom doors.



Bathroom

- Quality CP bathroom fixtures – Jaquar / Grohe / American Standard or equivalent
- Single liver concealed diverter in all toilets
- Concealed plumbing with high quality CPVC and UPVC pipes conforming ISI norms.
- Superior sanitary ware fittings
- Wall hung commodes
- 24" x 12" Glazed designer dado tiles up to lintel level (Kajaria/Nitco or equivalent)
- Counter basin with granite in master bedroom bathroom
- Overhead showers in all bathrooms
- Provision for boiler in all the bedroom toilets
- Provision for exhaust fan



Electrification

- Adequate electrical points along with premium modular switches (Legrand/Schindler or equivalent)
- Concealed fire resistant quality copper wiring (Polycab/Finolex)
- Provisions for AC in all the bedrooms
- TV and Telephone points in living room and master bedroom
- Footlight in all bedrooms
- MCB and ELCB (Earth Leakage Circuit Breaker) of reputed brand for each apartment.
- 3 Phase meter connections to each flat

AMENITIES

Premium Amenities

- **Video door phone** with intercom facility to each apartment. **(Zicom/Comax/Legrandor equivalent)**
- **Glass panel railings** to all the adjacent private terraces *
- **Schneider / Legrand** or equivalent premium quality **modular switches**
- **Panic button** in one of the bedroom.
- **Premium CP bathroom fixtures – Grohe / American Standard / Jaquar** or equivalent
- **Premium Sanitary ware fittings – American Standard** or equivalent
- **Wooden flooring** in master bedroom
- **Aquaguard purifier** provision in each flat
- **Solar water heating system**
- **Granite/Marble trade and risers in Staircase**
- **Piped gas** provision in each flat
- **DTH cable** connection to each flat
- **Air-conditioning** provision in all bedrooms
- Provision for water purifier

Common Amenities

- Contemporary / modern building elevation
- Decorative entrance gate
- Security cabin
- Beautiful Landscaping and tree plantation
- Card access entry to main entrance lobby
- Electronic security system- CCTV surveillance at security gate *
- Designer false ceiling with concealed light fittings in main entrance lobby *
- Exclusive designer Vitrified tiles/Marble/Granite in main entrance lobby
- False ceiling with concealed light fittings in entire parking area **
- Textured and/or Weather proof acrylic exterior paint (APEX) and OBD / Acrylic colour on internal walls
- Stylish apartment name plate of steel/glass at the entrance of the lobby



- Generator / UPS - Power backup for lift, water pump, staircase and common areas
- Rainwater Harvesting for eco-friendly water conservation
- Anti-termite treatment at foundation
- Individual letter boxes with name plates in lobby area
- Adequate External light provision
- Fire fighting equipment will be installed as per PMC guidelines.
- Rubber mould chequered tiles in parking
- Rubber Mould - Paving blocks in driveway area
- Premium elevator – V3F Drive (Kone / Schindler or equivalent)
- Underground and overhead water tanks & an automatic water level controller
- Bore well with submersible pump
- Vermiculture pit

The set of amenities may vary depending upon project requirement

TESTIMONIALS

I wished to handover my bungalow property to a builder who would work on it as his own house. I found the required sincerity and purpose in Waterstone's Sachien Kawale. And my belief has proven to be true!

- *Smt. Nalini Nirgudkar,*
Srishti Resident

I live in the USA and my parents shifted here from Bhopal. We wanted to have a house where my parents could stay comfortably. We found Waterstone's project in Warje to be the best planned and constructed. Plus, the builder extended help to us in customizing the flat to our requirement with a friendly and forthcoming approach. I had no hassle whatsoever while sitting in the US and transacting here.

- *Mr. Tanmay Waikar,*
Nakshatra Resident

I was looking for a good sized 2 BHK flat but when I saw this duplex apartment design of Waterstone, there was no looking back! I appreciate the honesty and friendliness of Sachien Kawale and am proud to be residing in a beautifully made house.

- *Mr. Prasad Adsul,*
Srishti Resident

One thing I was impressed and delighted about Waterstone is the personal touch that they offered to us right from our buying decision till the end. We have indeed acquired the home we always dreamt of!

- *Mr. Kaustubh Shaligram,*
Nakshatra Resident

WATERSTONE

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