



Live Stupendous. Live Superlative.



Elina **L I V A**

2 BHK HOMES

- OPP. TRIBECA HIGHSTREET, NIBM -

LIVE IN A GREAT HOME IN AN EVEN BETTER COMMUNITY.

One of the most celebrated names in NIBM, Elina is a world of convenience, peace-of-mind and togetherness.

ELINA OFFERS YOU

Ready & happy neighbourhood

More than 600 families already living

A have-it-all lifestyle

2 clubhouses with modern amenities

Quick access to daily needs

Commercial spaces within the community

Sustainable spaces

Green certified
rainwater harvesting plan &
compost pit for zero waste





LIVE WHERE THE WORLD WANTS TO BE.

Make use of ample avenues available for entertainment, fine-dining and shopping.

**Located right
opposite to
South Pune's pride:
Tribeca Highstreet**

So while the entire city waits for weekends to live this high life, you can live it every day

**A 100-acre
green land just
500 metres away**

To balance the high life with ample greenery that's an everyday treat for your eyes

**All you need,
right around
the corner**

Have easy access to hospitals, schools, all daily conveniences

**Your needs are
new-age, so is
your home**

Make way for ample avenues for entertainment, fine-dining and shopping

LIVE THE LIVA LIFE

A place that's beautiful, self-sufficient,
luxurious, and above all,
MAKES YOU FEEL ARRIVED

- that's the kind of place your home would feel like at Liva.

A circular inset image showing a man and a woman in a car at night. The man is pointing forward, and the woman is looking towards the camera. The background is filled with colorful bokeh lights in shades of red, yellow, and blue.

**SUPREME LOCALE.
SUPERLATIVE CONNECTIVITY .
SPACIOUS HOMES.**



Elina **L I V A**

2 BHK HOMES

LIVE IN A HOME THAT IS SPACIOUS & SMART

The 2BHKs at Liva are crafted carefully to meet all your expectations. We know the science that goes behind creating the most space-optimised homes and that's why spacious layouts and good construction quality are the mainstays of every home at Liva.

- Zero space wastage
- Impressive carpet areas
- Well-ventilated homes
- Built to offer privacy
- Top quality fittings and finishes





CLUBHOUSE II

ON GROUND LIFESTYLE AMENITIES

- 2 Designer clubhouses
- Provision for cafeteria
- Indoor gym
- Swimming pool and toddler pool
- Outdoor party lawn for celebrations
- Indoor banquet hall for intimate get togethers
- Business lounge for residents / co-working space/library
- Indoor mini cinema theater
- Meditation area
- 3-star-rated comfortable guest rooms
- Sunset gazebos for all age groups
- Landscaped lounging areas
- Unlimited entertainment at mall & multiplex next door
- Creche/ toddler room facility
- Zumba/yoga spaces



GRAND ENTRANCE

KIDS AND FITNESS

- Climbing wall
- E-workshop classrooms
- Children's play area
- Swimming pool and toddler pool
- Aqua gym
- Walking/jogging track
- Open-to-air gym
- Indoor games play area for all age groups
- Multi-purpose court for basketball/volleyball/outdoor badminton
- Cricket practice pitch
- Skating rink
- In-house art exhibit area



CLUBHOUSE I



GYMNASIUM



CRECHE



CO-WORKING SPACES



MINI THEATRE



KIDS' PLAY AREA



ROOFTOP AMENITIES

- Barbeque corners
- Open-air amphitheater
- Walking track
- Senior citizen deck
- Celebration spaces
- Sky gazing deck
- Covered sit-down games area
- Open-to-sky gym
- Restrooms
- Dry pantry area
- Covered co-working spaces

LIVING ROOM



MASTER BEDROOM

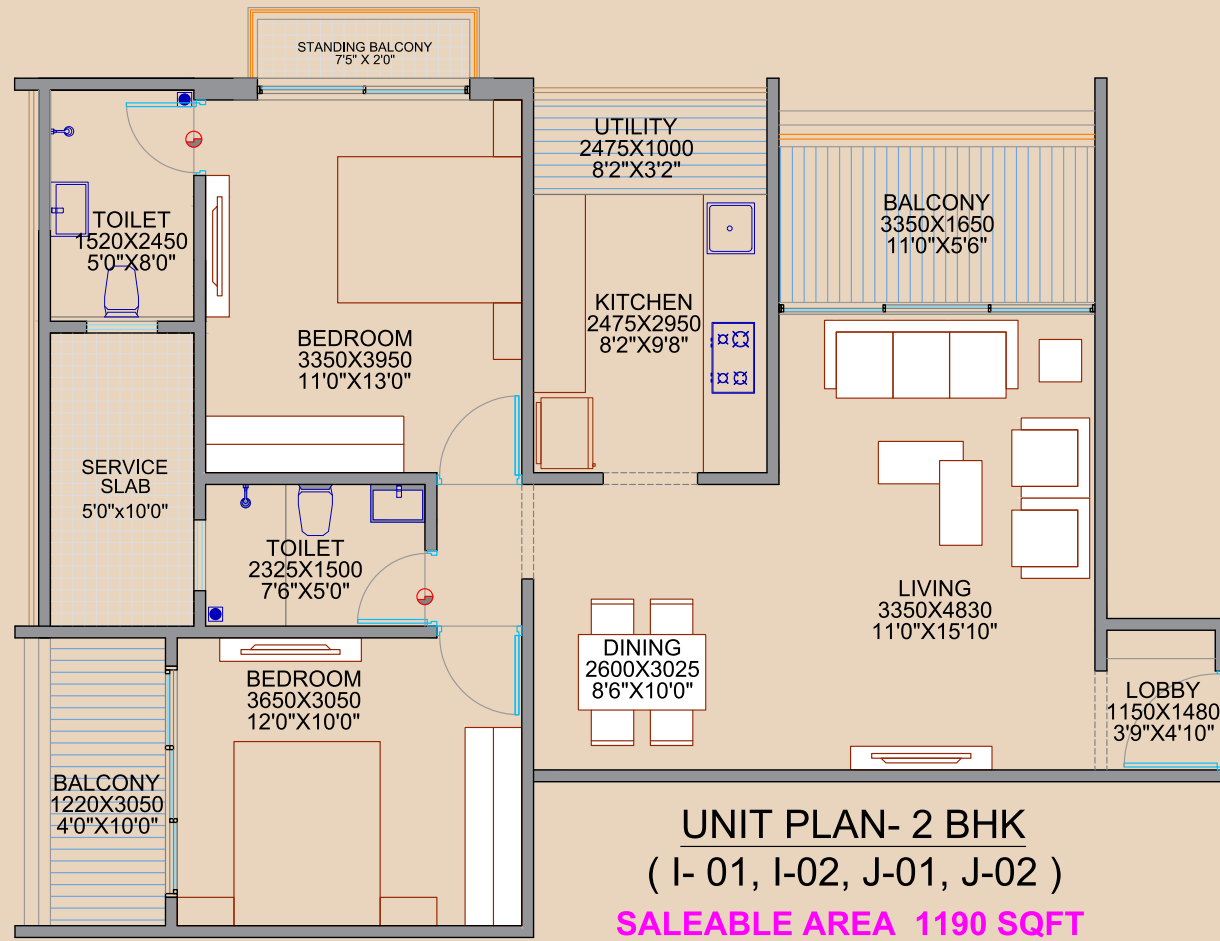


Images for presentation purpose only

FREE **KITCHEN TROLLEY**
for one main kitchen platform

KITCHEN

Note: Service slab and standing balcony area are not included in Flat area
Service slab area and Standing Balcony area Dimensions are only for customer understanding



UNIT PLAN- 2 BHK
(I- 01, I-02, J-01, J-02)
SALEABLE AREA 1190 SQFT

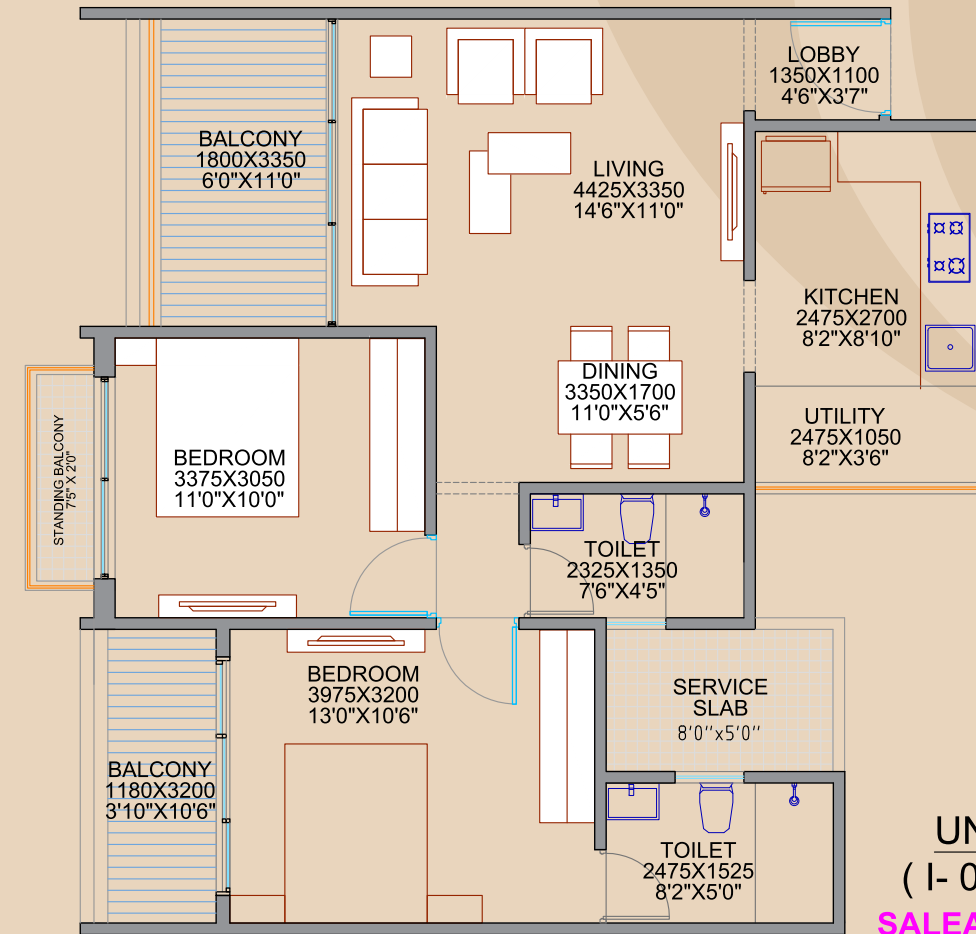
ELITE 2 BHK

SALEABLE AREA STATEMENT (ONLY FOR CUSTOMER UNDERSTANDING)							
CARPET		OPEN BALCONY		TOTAL		SALEBLE AREA	
SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M
782.03	72.65	99.45	9.24	881.48	81.89	1190	110.55

SERVICE SLAB & STANDING BALCONY AREA IS NON CHARGEBLE					
SERVICE SLAB AREA		STANDING BALCONY		TOTAL	
SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M
50	4.65	15	1.39	65	6.04



Note: Service slab and standing balcony area are not included in Flat area
Service slab area and Standing Balcony area Dimensions are only for customer understanding



UNIT PLAN- 2 BHK
(I- 03, I-04, J-03, J-04)
SALEABLE AREA 1110 SQFT

PREMIUM 2 BHK

SALEABLE AREA STATEMENT (ONLY FOR CUSTOMER UNDERSTANDING)							
CARPET		OPEN BALCONY		TOTAL		SALEBLE AREA	
SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M
716.74	66.59	105.48	9.80	822.22	76.39	1110	103.12

SERVICE SLAB & STANDING BALCONY AREA IS NON CHARGEBLE					
SERVICE SLAB AREA		STANDING BALCONY		TOTAL	
SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M
40	3.72	15	1.39	55	5.11



SPECIFICATIONS



STRUCTURE

- RCC Framed structure.
- Masonry:
External wall 5" thick.
Internal wall 6"/5"/4" thick.
- Plaster:
Single coat plaster with Gypsum mounting for internal walls. Two coat Sand faced cement plaster for external walls. Acrylic emulsion paint.



FLOORING

- 800x800 mm vitrified tile flooring for all rooms and kitchen.
- 800x130 mm wooden finish tiles for master bedroom
- 600 x 1200mm Anti Skid ceramic tile dado for toilet upto lintel level.
- Terrace and Dry Balcony anti skid Designer flooring 600x600 mm.
- 300 x 600 mm Ceramic tiles upto parapet level in dry area.



DOORS

- Main Door: Laminated flush door 40mm thick with plywood/scantling frame with good quality hardware.
- Bedroom doors: Laminated flush door 32mm thk with plywood/scantling frame with a cylindrical lock
- Terrace Doors- 3 Track powder coated aluminum sliding windows with mosquito net
- Dry Balcony/Toilet Doors: Granite/Water proof pvc door frame with pvc fiber shutter/laminated flush doors. Toilet door shutters with wet-side laminate.



ELECTRICAL

- Concealed electrical wiring with Schneider/Legrand or equivalent make switches/sockets in all rooms.
- AC point provision in living room and master bedroom.
- Power point in toilets and kitchen.
- Telephone and TV point in living and Master bed.
- Video door phone with intercom connectivity in every flat.
- Provision for inverter.

PAINTING

- Oil Bound Distemper (OBD) for internal walls and ceiling.
- Ace/Apex for external walls.
- Internal Staircase - OBD paint

PARKING

Trimix/Paver Blocks/Anti skid tiles 300x300mm

TERRACE

- Designer glass railing in the balconies

LOBBY

- Dado flooring- 600x600mm tile flooring for typical lobbies and Granite or 1mx1m flooring in main entrance lobbies
- Granite frame for Lifts
- Staircase Tiling- Green Marble/Kotah/Restile



WINDOWS

- 3 Track powder coated aluminum sliding windows with mosquito mesh.
- Large windows in the entire apartment.
- Powder Coated Aluminum window with louvers, mosquito mesh and provision for exhaust fan for Bathroom Windows



KITCHEN

- 10 ft. platform 26" wide 7ft. platform 22" wide
- 2' high glazed tile dado size 600x300mm AGL or equivalent above the platform.
- SS sink Nirali make or equivalent to main platform only.
- Free Kitchen trolleys would be provided under 10ft. platform only
- Provision of electric and plumbing points for water purifier and dishwasher.



TOILETS

- Concealed plumbing with standard CP fittings
- Diverters for shower in all toilets
- Wall hung commode in all toilets
- Counter top Basin in Master Bedroom.
- Solar water connection in Master Bedroom
- Provision for 16 Amp. pt jar heater in both Toilets
- Shower partition in master toilet.

LOCATION MAP



ABOUT US

Chaphalkar Karandikar Developers is the real estate wing of the Chaphalkar Brothers and Karandikar Goup, Pune. Chaphalkar Brothers, is the parent company of City Pride Multiplexes & several single-screen theatres across the state. Karandikar Life Spaces Group has been involved in the cinema exhibition sector in Pune & Tier II cities of the state. Also, Karandikar Life Spaces is a reliable name in the real estate sector in Pune for the last 10 years.

CK CHAPHALKAR
KARANDIKAR

They joined hands when entering the real estate market a few years ago and have facilitated the construction of many prestigious projects. Their main project, Elina Living NIBM, is a huge success & they continue to develop their future phases today. Now, they have stepped into the redevelopment with a series of projects. They plan to bring in their keen eye for detail and experience in creating comfortable spaces at the prime locations.

CHAPHALKAR
BROTHERS

KLS
KARANDIKAR LIFE SPACES

ONGOING & COMPLETED PROJECTS



INSIGNIA HOMES
BANER



INSIGNIA VILLAS
BANER



VARSHA
BANER



ELINA PHASE I
NIBM



ELINA PHASE II
NIBM



ELINA LITE
NIBM



KLS SUPREMUS
PASHAN



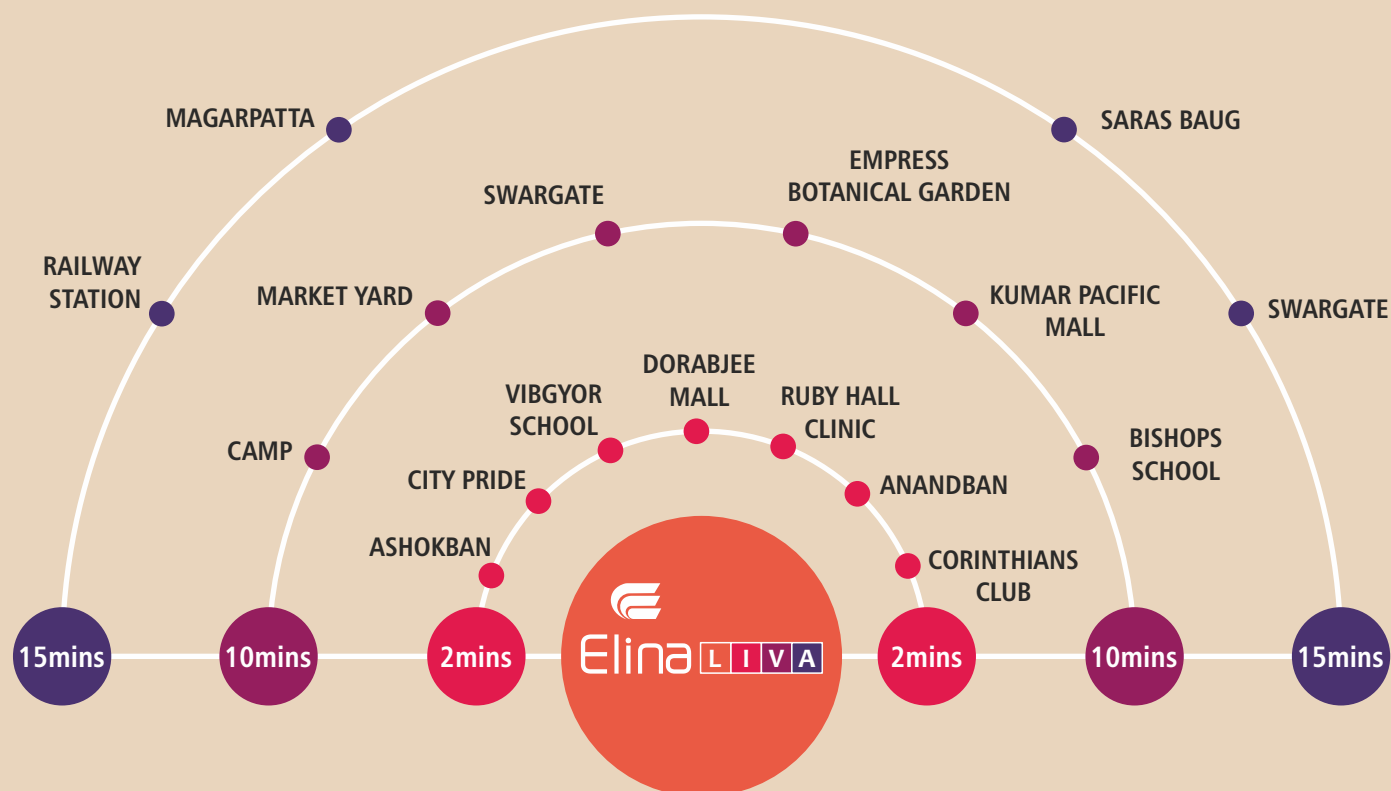
ASHOKBAN
MODEL COLONY



SHASHI
MODEL COLONY

UPCOMING PROJECTS

MODEL COLONY • SHAKUNTALA • PANCHARATNA • SHUBHAM KAROTI • AARTI
KOTHRUD • PROPOSED PROJECT-1
NIBM • ELINA LIVA • ELINA LUXE • ELINA COMMERCIAL SPACES



- A PROJECT BY -

CK | CHAPHALKAR
KARANDIKAR

CK DEVELOPERS IS A JOINT VENTURE OF

CHAPHALKAR
BROTHERS

KLS
KARANDIKAR LIFE SPACES

SITE ADDRESS

Survey No. 43/9A, Plot C, Opp. Tribeca High Street , NIBM Annexe, Pune 411060.
+91 9970791999 | www.ckdevelopers.in | sales@ckdevelopers.in

CORPORATE ADDRESS

111 Shivajinagar, Mangala Multiplex, Pune - 411005.

CREDITS

Principal Architect : **AMIT BHAT ASSOCIATES**
R.C.C Designer: **M/S G. A. BHILARE**
Legal Consultants: **ADV. V. D. KARJATKAR AND ADV. RAJEEV PATEL**
Brand Consultant: **CLEAN SLATE**



RERA REGISTRATION NO.
P52100049751

CREDAI
PUNE METRO



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