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**HARBANS
P A R K**

4 BHK Luxurious Villa

Pursue your Happiness



About Harbans Park

Harbans Creations brings you a premium township with plethora of options ranging from luxurious row houses, spacious flats and commercial shops creating the next big thing in your life. Harbans Park comes with a variety of amenities for you and your Family. Whether a child in your house or any senior citizen, Harbans Park has taken care of all the needs of every individual.

Harbans Park is a beautifully designed township in an area of 6 Acre and consisting of 3 phases. Phase 1 consists of 50 row houses, phase 2 is proposed to have 27 row houses and phase 3 is proposed to consist of 105 flats along with 32 commercial shops.

Equipped with children's play area, jogging track, recreation area, board games, table tennis, chess, reading area, game courts, and much more for spending your leisure time the way you like. A gated community gives you and your family a sense of security and the amenities give you comfort and pleasure of living.



*Phase 2 and 3 are proposed phases which are not available for sale at this time under MahaRera registration number P50500046985



Welcome to the ————— World of Sheer Indulgence

Harbans Creations Presents it's Row Houses -
An epitome of Glory with an excellent design and
originality.

The next big thing of your life. A Premium class 4BHK
row houses with independent entrance with ample of
space to park your car with your own personal
garden area.





Ground Floor Plan



Ground Floor Plan

	Front Yard	23'0" x 14'9"
	Living/Dining	18'10" X 12'0"
	Kitchen	7'9" X 11'3"
	Bedroom 1	10'0 X 11'3"
	Toilet	4'0" X 7'0"
	Backyard	23'0" x 5'0"

Note: Sizes, directions and Balconies may vary per the unit configuration

“Owning a home is a keystone of wealth, both financial affluence and emotional security.”
- Suze Orman

First Floor Plan



First Floor Plan

	Bedroom 2	10'0" x 12'0"
	Toilet	4'4" x 8'0"
	Balcony	14'8" x 6'7"
	Bedroom 3	12'0" x 11'3"
	Dressing	10'0" x 5'0"
	Toilet	10'0" x 6'0"

Note: Sizes, directions and Balconies may vary per the unit configuration

Second Floor Plan



Second Floor Plan

	Bedroom 4	12'0" x 11'3"
	Dressing	10'0" x 5'0"
	Toilet	10'0" x 6'0"
	Open Terrace	14'8" x 19"

Note: Sizes, directions and Balconies may vary per the unit configuration

Amenities

Harbans Park comes with a plethora of Amenities for you and your family. Whether a child in your house or any senior citizen, Harbans Park has taken care of all the needs of every individual belonging to any age group. Equipped with children play area, jogging track, recreation area, reading area, tennis court, volleyball court, basketball court and much more for spending the leisure time with the way you like. A secured Gated Colony gives you and your family a sense of security and the amenities gives you comfort and pleasure of living.

1. Landscape Garden



2. Walking/Jogging Track



3. Kids play area



4. Swimming Pool



5. Badminton Court



6. Volleyball Court



7. Basketball Court



8. Tennis Court



9. Gated Community



Disclaimer : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevations, plans and specifications as deemed fit. Visual photographs used in this brochure are artists impressions and not a legal offering

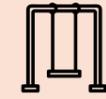
Amenities



Equipped with



Jogging Track



Children Play Area



Recreation Area



Reading Area



Tennis Court



Volleyball Court



Basketball Court

and much more



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Specifications

We are sure of the fact that this location has great potential to attract many esteemed customers in coming days. Keeping their taste and requirements in view, we offer 'A - Class' construction specifications. Some of the highlights are :

Particulars	Specifications
Brick Work	Red brick / Fly Ash will be used of good quality. All exterior wall will be 150 mm thick & internal wall will be 115 mm thick.
Flooring	Drawing room & Bedroom Double Charged Vitrified Tiles. Toilet - Anti skid Glazed tiles on Floor and Glazed tiles upto Slab level.
Kitchen	Platform Granite Top resting on Aluminum Structure, Stainless steel Sink Modular Kitchen-Marine/MDFShutters, S.S Baskets & Chimney (Kutchina / Similar Quality)
Sanitary	Toilet U.P.V.C. fitting. W.C. (Simpolo, Johnson, Bell or equal quality) Fixtures - Stainless Steel with 5 years warranty.
Doors	Main Door Teakwood or designer door, Remaining doors of Designer flush type (Water Proof) with R.C.C. frame.
Windows	Aluminium Sliding Windows (Powder coated) with MS Grills.
Paintings	Internal Full putty with paint, Exterior Weather coat of equal quality
False Ceiling	P.O.P. in Drawing Area & Bedrooms.
Electric Fittings	Good Quality Modular Switches

Modular Kitchen With Chimney

False Ceiling (POP)

A-class Vitrified Tiles

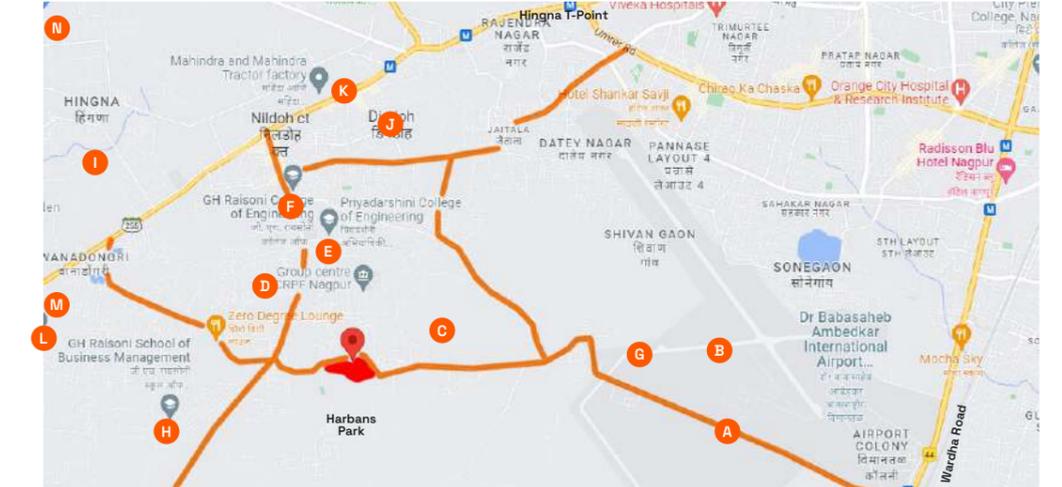
B Secure - Teak Wood Door

Branded Bath Fittings & Sanitary



Loan Facility Available From Leading Banks

Location Highlights



We, at Harbans Creations are committed to choose the best location for our projects which would surpass all requirements or demands to make your investment better than the best.

Combination of serenity of nature and conveniences of the city makes this location viable for living and investment.

And all other facilities like Market, Banks & ATM are also available in the neighbourhood. Which means, a home at Harbans Park makes sure that you are close to almost everything that matters.

A : M.R.O. Boeing	2 km
B : Existing Air Force Stn. Sonegaon	3 km
C : CRPF Camp	1 km
D : Lata Mangeshkar Hospital	1 km
E : Priyadarshani Group of Colleges	1.2 km
F : Raisoni Group of Colleges	1.5 km
G : Alternate Location of Air Force Stn. Sonegaon	1.5 km
H : Raisoni MBA College	1 km
I : MIDC Hingna	3 km
J : SRPF Camp	3.5 km
K : St. Xavier High School	4 km
L : School of Scholars	5 km
M : YCCE College of Engineering	5 km
N : Ordnance Factory Ambazari	8 km