




THE ORNATE

By Majestique Landmarks

A Class
in Itself!





The 3, 3.5, 4, and 5 BHK spaces at The Ornate by Majestique Landmarks, are well-versed with extraordinary interiors and exemplary aesthetics. Spacious, scintillating and supreme, that's what makes this project stand different from the rest, so much so that it is bound to evoke envy in the minds of a few. Get set to embrace a luxurious living in one of the tallest towers in the plush locality of Baner.

A Class apart Masterpiece

If life is all about creating the grandest of experiences, you've arrived at the perfect destination. Nestled amidst 3.25 acres of magnificence in the heart of Baner, this multi-dimensional abode reflects richness and style. The twin tower project is placed strategically to be in the vicinity of major employment hubs, world-class educational institutions, and all the other places of interest. Now, get to enjoy a lifestyle backed by ultimate convenience and satisfaction.





Master Layout

This architectural floor plan illustrates a comprehensive community center or sports complex. The layout is centered around a large 'MULTIPURPOSE COURT' which is encircled by a '1.8M JOGGING TRACK'. To the left of the central court, there is a 'BASKETBALL COURT' and a 'PERGOLA WITH COURT'. To the right, another 'PERGOLA WITH COURT' is shown, along with a 'FOOTBALL' field. The building's interior is divided into several functional zones. The top section includes a 'CHILDREN PLAY AREA' and a 'TODDLERS PLAY AREA'. The middle section features a variety of recreational and social spaces, including a 'BANQUET HALL', 'BILLIARDS', 'FOOTBALL', 'TABLE TENNIS', 'KITCHEN', 'WASH AREA', 'STORE', 'DANCE ROOM', 'CARD GAME ROOM', 'CARROM', 'CHESS ROOM', 'MUSIC ROOM', 'DANCE ROOM', 'CARD GAME ROOM', 'CARROM', 'CHESS ROOM', 'LOBBY', 'PASSAGE', 'RECEPTION', 'ROOM-1' through 'ROOM-4', 'ACFDR', 'CAFE', 'KITCHEN', 'WASH AREA', 'STORE', 'BILLIARDS', 'FOOTBALL', 'TABLE TENNIS', 'KITCHEN', 'WASH AREA', 'STORE'. The bottom section contains a 'MEETING ROOM', 'CO-WORKING SPACE', 'PANTRY', 'LADIES TOILET', 'GENTS TOILET', 'LIFT-1' through 'LIFT-4', 'STORE ROOM', 'MUSIC ROOM', 'DANCE ROOM', 'CARD GAME ROOM', 'CARROM', 'CHESS ROOM', 'LOBBY', 'PASSAGE', 'RECEPTION', 'ROOM-1' through 'ROOM-4', 'ACFDR', 'CAFE', 'KITCHEN', 'WASH AREA', 'STORE', 'BILLIARDS', 'FOOTBALL', 'TABLE TENNIS', 'KITCHEN', 'WASH AREA', 'STORE'. The plan also shows 'LAWN' areas, 'SHRUB BED', and 'DUCT' locations.

Sophisticated Arrival!



The extravagant amenities at The Ornate are crafted to reflect a rich lifestyle. We infuse leisure and luxury and present an array of amenities that will help you live every moment with utmost satisfaction.





Rooftop
Leisure!









3 BHK
201, 301, 601, 701,
801, 1101, 1201,
1301, 1601, 1701, 1801,
2101, 2201, 2301,
2601, 2701, 2801, 3101



3 BHK
202, 302, 602, 702,
802, 1102, 1202,
1302, 1602, 1702, 1802,
2102, 2202, 2302,
2602, 2702, 2802, 3102

3 BHK
205, 305, 605, 705,
805, 1105, 1205,
1305, 1605, 1705, 1805,
2105, 2205, 2305,
2605, 2705, 2805, 3105



3 BHK
203, 303, 603, 703,
803, 1103, 1203,
1303, 1603, 1703, 1803,
2103, 2203, 2303,
2603, 2703, 2803, 3103

4 BHK
204, 304, 604, 704,
804, 1104, 1204, 1304,
1604, 1704, 1804,
2104, 2204, 2304,
2604, 2704, 2804, 3104



- 1) ALL CARPET CALCULATIONS ARE BASED AS PER RERA FORMS
- 2) ALL THE AREAS OTHER THAN CARPET AREAS ARE MENTIONED FOR ILLUSTRATION PURPOSE ONLY
- 3) DIMENSIONS IN FEET AND AREAS IN SQ.FT ARE ONLY FOR REFERENCES
- 4) ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
- 5) SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
- 6) LOCATION OF DOORS, WINDOWS/ VENTILATORS ARE SUBJECT TO CHANGE
- 7) LOCATION OF SANITARY FITTINGS SUBJECT TO CHANGE
- 8) 1 SQ.M. = 10.764 SQ.FT

BUILDING-4 (TOWER-A)					
FLOOR NO	UNIT TYPE	UNIT NOS	RERA CARPET AREA	RIT OUT	TOTAL CARPET EACH UNIT
			SQ.M	SQ.M	SQ.M
2TH, 3TH, 6TH, 7TH, 8TH, 11TH, 12TH, 13TH, 16TH, 17TH, 18TH, 21TH, 22TH, 23TH, 26TH, 27TH, 28TH, 31TH FLOOR	3 BHK	201, 301, 601, 701, 801, 1101, 1201, 1301, 1601, 1701, 1801, 2101, 2201, 2301, 2601, 2701, 2801, 3101	99.90	8.10	106.00
	3 BHK	202, 302, 602, 702, 802, 1102, 1202, 1302, 1602, 1702, 1802, 2102, 2202, 2302, 2602, 2702, 2802, 3102	99.90	8.10	106.00
	3 BHK	205, 305, 605, 705, 805, 1105, 1205, 1305, 1605, 1705, 1805, 2105, 2205, 2305, 2605, 2705, 2805, 3105	109.11	7.92	117.03
	4 BHK	204, 304, 604, 704, 804, 1104, 1204, 1304, 1604, 1704, 1804, 2104, 2204, 2304, 2604, 2704, 2804, 3104	142.71	13.33	156.10
	3 BHK	203, 303, 603, 703, 803, 1103, 1203, 1303, 1603, 1703, 1803, 2103, 2203, 2303, 2603, 2703, 2803, 3103	109.11	7.92	117.03



BUILDING I -TOWER A

TYPICAL FLOOR PLAN



4 BHK
402, 902, 1402,
1902, 2402, 2902

4 BHK
405, 905, 1405,
1905, 2405, 2905

3 BHK
403, 903, 1403,
1903, 2403, 2903

4 BHK
404, 904, 1404,
1904, 2404, 2904

- NOTES***
- 1) ALL CARPET CALCULATIONS ARE BASED AS PER RERA NORMS
 - 2) ALL THE AREAS OTHER THAN CARPET AREAS ARE MENTIONED FOR ILLUSTRATION PURPOSE ONLY
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 - 4) ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
 - 5) SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
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BUILDING-I-TOWER-A					
FLOOR NO	UNIT TYPE	UNIT NOS	RERA CARPET AREA	SET OUT	TOTAL CARPET EACH UNIT
4TH, 9TH, 14TH, 19TH, 24TH, 29TH FLOOR	4 BHK	402, 902, 1402, 1902, 2402, 2902	174.15	50.31	171.01
	3 BHK	403, 903, 1403, 1903, 2403, 2903	169.11	7.92	117.09
	4 BHK	404, 904, 1404, 1904, 2404, 2904	142.77	13.33	156.10
	4 BHK	405, 905, 1405, 1905, 2405, 2905	123.87	7.92	131.79

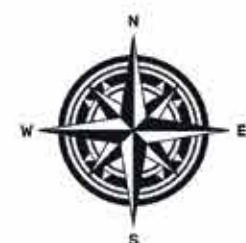
BUILDING I - TOWER A
REFUGE FLOOR PLAN



NOTES*

- 1) ALL CARPET CALCULATIONS ARE BASED AS PER RERA NORMS
- 2) ALL THE AREAS OTHER THAN CARPET AREAS ARE MENTIONED FOR ILLUSTRATION PURPOSE ONLY
- 3) DIMENSIONS IN FEET AND AREAS IN SQ.FT ARE ONLY FOR REFERENCES
- 4) ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
- 5) SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
- 6) LOCATION OF DOORS, WINDOWS/ VENTILATORS ARE SUBJECT TO CHANGE
- 7) LOCATION OF SANITARY FITTINGS SUBJECT TO CHANGE
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BUILDING I - TOWER B					
FLOOR NO.	UNIT TYPE	UNIT NOS.	RERA CARPET AREA	SIT OUT	TOTAL CARPET EACH UNIT
27TH, 37TH, 6TH, 7TH, 8TH, 11TH, 12TH, 13TH, 16TH, 17TH, 18TH, 21TH, 22TH, 23TH, 26TH, 27TH, 28TH, 31TH FLOOR	3 BHK	201, 301, 601, 701, 801, 1101, 1201, 1301, 1601, 1701, 1801, 2101, 2201, 2301, 2601, 2701, 2801, 3101	99.90	6.10	106.00
	3 BHK	202, 302, 602, 702, 802, 1102, 1202, 1302, 1602, 1702, 1802, 2102, 2202, 2302, 2602, 2702, 2802, 3102	99.90	6.10	106.00
	3 BHK	203, 303, 603, 703, 803, 1103, 1203, 1303, 1603, 1703, 1803, 2103, 2203, 2303, 2603, 2703, 2803, 3103	109.11	7.92	117.03
	4 BHK	204, 304, 604, 704, 804, 1104, 1204, 1304, 1604, 1704, 1804, 2104, 2204, 2304, 2604, 2704, 2804, 3104	142.77	13.33	156.10
	4 BHK	205, 305, 605, 705, 805, 1105, 1205, 1305, 1605, 1705, 1805, 2105, 2205, 2305, 2605, 2705, 2805, 3105	109.11	7.92	117.03



BUILDING I - TOWER B TYPICAL FLOOR PLAN



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 - 5) SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
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RERA CARPET AREA (SQUARE FEET)					
FLOOR NO	UNIT TYPE	UNIT NOS	RERA CARPET AREA	SIT OUT	TOTAL CARPET EACH UNIT
			SQ.M	SQ.M	SQ.M
4TH, 9TH, 14TH, 19TH, 24TH, 29TH FLOOR	3 BHK	401, 901, 1401, 1901, 2401, 2901	154.15	16.86	171.01
	4 BHK	403, 903, 1403, 1903, 2403, 2903	123.87	7.92	131.79
	4 BHK	404, 904, 1404, 1904, 2404, 2904	142.77	13.33	156.10
	4 BHK	405, 905, 1405, 1905, 2405, 2905	109.11	7.92	117.03



BUILDING I - TOWER B

REFUGE FLOOR PLAN

4TH, 9TH, 14TH, 19TH, 24TH, 29TH FLOOR

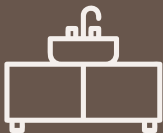


Class apart
Specifications



Tiling

- Italian Finish Vitrified Flooring - 800x1600
- Wooden Finish tiles in Sitout area
- Anti skid vitrified tiles for dry balcony
- Dado tiling in Washroom till false ceiling



Washroom

- Washroom CP fittings from Grohe or equivalent
- Washroom sanitary fittings from TOTO/ American Standard or Equivalent
- Full glass partition for master washroom
- Semi- glass partition for rest of the washrooms
- False Ceiling in All Washrooms
- Anti skid tiles for Washrooms
- Exhaust fan for all Washrooms



Doors/Windows

- Pinewood Main Door with Digital lock
- All Washroom door shutters laminated on both sides
- Three track Aluminium mechanized windows with mosquito mesh
- Toughened Heat Soaked Glass railings for attached terraces in all the Apartments
- Designer laminated flush doors with tubular locks
- Smart door access and management



Painting/Wall Finish

- Gypsum/POP finished walls
- Textured paint finish for the exterior of the building
- Asian - Plastic emulsion paint for Internal walls and ceiling
- External paint - Asian



Electrical

- Electrical Switches - Legrand/Schneider or Equivalent
- Concealed Polycab / or equaivalent in wiring in Entire Flat.
- Power backup for designated points in apartment
- Provision of electrical point for inverter
- Provision of TV in Living and all bedrooms
- AC point in Living & all bedrooms
- Premium quality ultra sleek modular switches



Security System

- Boom Barrier at Entrance Gate
- Security Cabin with Monitoring System
- CCTV for Entire Campus and Entrance Lobby
- CCTV Surveillance for Crèche and Kids Play Area.
- Fire-fighting systems .
- Video door phone integrated with intrusion alarm system & intercom in living room
- Kitchen with sprinkler and gas leak detector
- Access control for main gate, car parking floors and entrance lobbies
- Vehicle access management



Kitchen

- Kitchen Platform with Stainless-Steel Sinks
- Provision for Dishwasher in Dry Balcony
- Dado up to 2 ft.
- Provision for Water Purifier
- Modular Kitchen Unit by Sleek, only for 4BHK
- Reticulated gas pipe system



Common Features

- Grand entrance lobby of 30 ft.
- Mitsubishi or Thyssenkrupp Elevators or equivalent
- Alu-form technology Construction
- Multi Level Car parking
- Earthquake resistant structure
- Rain water harvesting and Sewage Treatment Plant (STP)
- Organic waste converter
- Provision for Wi-Fi in the apartments



DRINKING WATER

- Separate Storage for Drinking Water
- Separate Supply System for Drinking Water in Kitchen



PARKING

- Sufficient Designated Car Parking
- Space for Visitors Parking
- Well-designed & spacious Parking Levels

Class apart

Location



CREDITS

Landscape Designer
Suman Shilp

R.C.C Consultant
G.A. Bhillare

M.E.P. Consultant
M.E.P. Consultant Pvt.Ltd

Architect
Jay Aeram & Associates

STRATEGY & BRAND CONSULTANT
GAMA360



Majestique
L a n d m a r k s

Site Address: The Ornate, Survey No. 14, at Pan Card Road, Baner, Pune - 411045.

Call: 8988 14 14 14

www.majestiqueproperties.com



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The delivery of the product will be as per the mutually agreed list of amenities which will be finalized with the purchaser individually and mentioned in the agreement.