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Disclaimer:

This brochure is an imaginary concept and not be to scaled. All plans are subject to accommodate the changes as per the sanctioning authorities.
All amenities and specifications are as per availability of the developer, images shown are artistic impressions.



CLOVER

The new Address of Exclusivity

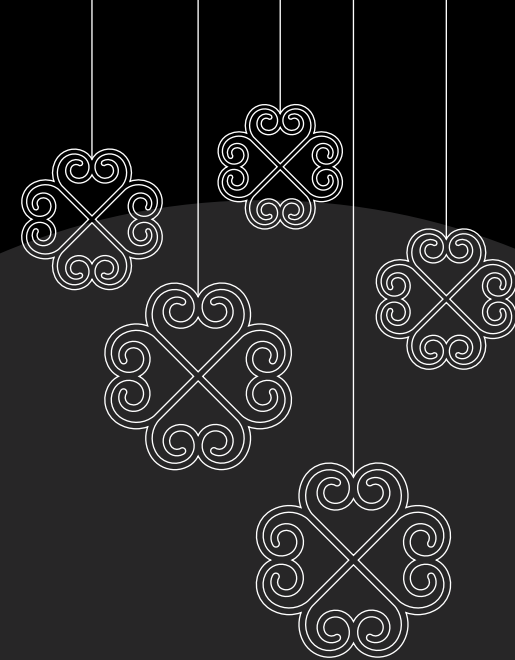
The Art of Handpicked Luxury

In a world of ordinary living, Clover stands apart - crafted with care, intention, and an unwavering eye for detail. Every element has been handpicked to reflect a deeper understanding of refined taste. This is not just luxury, it's luxury chosen with purpose.

After our landmark projects in Ideal Colony, Kothrud - Lata, Surabhi, and Matoshree Sulbha, we introduce the 4th in line - Clover, a signature development crafted for a discerning few. Nestled in the premium enclave of Ideal Colony, Kothrud, Clover offers an exceptional residential experience. Designed with meticulous attention to detail, these exclusive homes blend luxury with intelligent design, featuring premium fittings, a stylish lobby and rooftop indulgences. More than just a home, Clover is a statement of class.

Every element, from the sophisticated aesthetic to the thoughtfully curated amenities, is designed to elevate modern living with timeless elegance and purpose. Because true luxury isn't built, it's deeply considered.





Where Luxury Finds Its Leaf

Clover is more than a name - it's a quiet nod to new beginnings, prosperity, and the promise of a life well-rooted. Like the leaf it draws from, Clover is rare and distinctive, echoing the serenity of green spaces and the grace of quiet luxury. Rising 12 storeys in the heart of Ideal Colony, its elegance isn't loud - it's lived. A space where every detail is thoughtfully chosen, and every moment feels like a gentle unfolding of good fortune.

Where space breathes and privacy resides. Every residence is a celebration of space, thoughtfully laid out to ensure both openness and intimacy. Expansive rooms flow seamlessly, offering a sense of ease and calm, while smart planning ensures each home feels private and personal. Large windows invite generous natural light and fresh air, creating well-ventilated interiors that feel as alive as they are luxurious. With every detail crafted to enhance comfort and well-being, these homes aren't just built - they're beautifully composed for everyday living.

Seamlessly connected, Clover provides easy access to the Mumbai bypass and other key locations, while the upcoming Metro station at your doorstep ensures effortless city commutes. It's a location that blends prestige, comfort, and accessibility - a perfect complement to the elite lifestyle Clover promises.

Luxury has found its serene, perfect home. Come home to Clover!

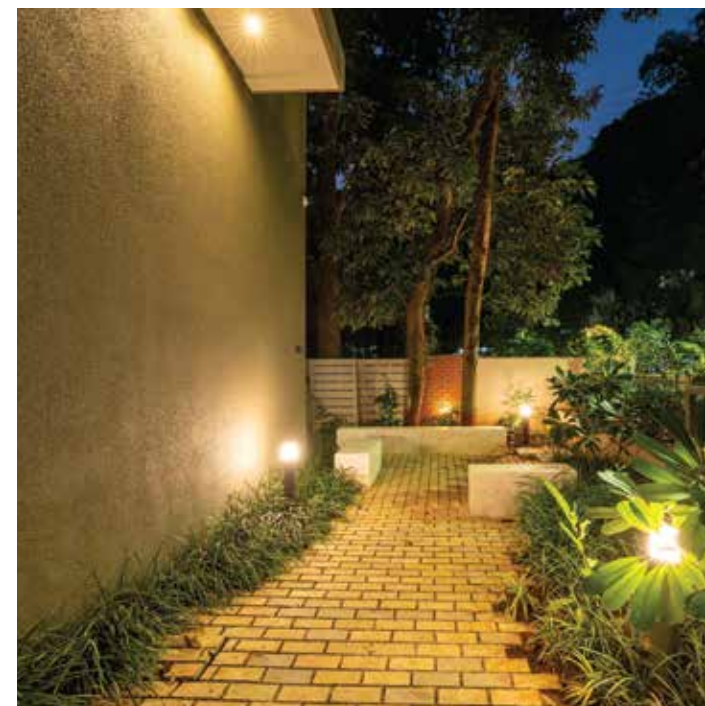




Refresh All 5 Senses

Our True Sense philosophy guides us to design with sensitivity and mindful attention to detail. We re-imagine the simple natural pleasures that many of us have lost touch with and recreate them to make life rich and fulfilling. The True Sense approach is all about mindful living - about rediscovering simple joys and sensory pleasures.

Our True Sense homes are crafted as little islands of peace and enriching experiences that refresh the senses and uplift the soul. Keeping this philosophy in mind, we design our rooftop terraces as serene extensions of this vision, seamlessly incorporating them into our projects.



*Shot At Actual Site

*Shot At Actual Site



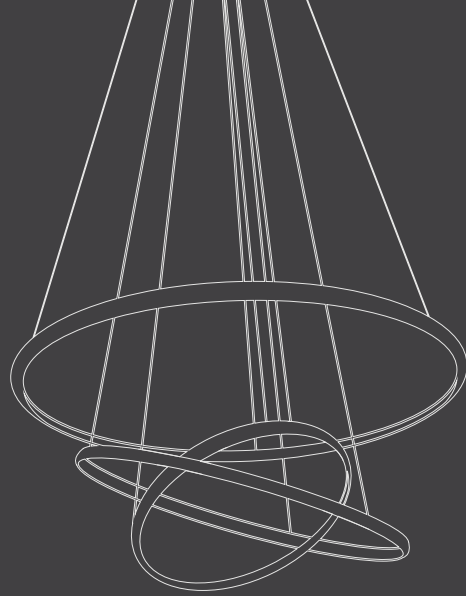
Skyward Living Awaits

The spectacular rooftop of Clover will transport you to new heights of luxury.

Enjoy the quiet spaces, the well-planned greenery, the informal seating and the decks for meditation or workouts. These are the spaces that nurture both privacy and social bonding. Be one with the floating clouds and starry skies that motivate you to aim even higher.

Discover the inspiration that springs from tranquillity and simple sights like a leaf unfurling or a crescent moon rising on the horizon. Find a new experience, a fresh delight at every turn - on the 13th floor of Clover.





Every Element, Hand-Picked For Lasting Value



WALLS

- AAC Blocks Masonry with POP/Gypsum finishes for Internal Walls and Ceiling.
- Plastic emulsion for all internal walls.



CEILING

- RCC Slab with POP/Gypsum finishes for Ceiling with Plastic Emulsion Paint (Asian Paints/ Nerolac).



FLOORING

- Wooden Flooring in Master Bedroom.
- 1800 x 1200mm (6'x4') Vitrified Tiles in all other rooms. (Brand: Kajaria/Asian)
- Anti-Skid Tiles for Terrace, Sit-Out, and Dry Balcony.



DOORS

- Ply Door Frames, Laminate Finish Door Shutters (All internal doors 32mm Thick).
- Main door and Safety door to be Veneer Brass fittings & Night Latch. (Main Door 35mm Thick).
- Sliding Doors to Sit-Out with Mosquito mesh wherever possible.
- Black Granite/Marble Door frames for toilets.



WINDOWS

- Aluminium windows with Granite framing (3-Track Windows including Mosquito mesh wherever possible.) (Tostem or equivalent).



ELECTRIFICATION & POWER BACK-UP

- Concealed Electrical Piping.
- DG/ Inverter Power backup covering 1 light point & 1 fan point in all rooms and One Light Point in Toilet.
- Cable/Wiring – (Polycab/Finolex) & Switches – (Anchor/Legrand).



KITCHEN & DRY BALCONY

- Granite Kitchen platform with 2ft Height Dado and SS Sink.
- Combination of Anti-Skid/ Vitrified tiles and granite in Dry Balcony.
- 15 Amp Point for Refrigerator & Mixer/Microwave in Kitchen, Washing Machine in Dry Balcony.
- Provision for Exhaust.



BEDROOM

- Television and Telephone Point Provision in Master Bedroom.
- 15 Amp Point for Air Conditioner.



TOILETS

- Concealed Piping in all Toilets.
- Provision for Hot water through Common Solar Heating System in all Toilets.
- 600 x 600mm dado tiles in all Toilets. (Kajaria/Simpolo/Asian).
- Single lever bath fittings in toilets. (Brand- Jaquar or equivalent).
- 15 Amp Point for Boiler/Geyser.
- Provision for Exhaust.
- 600 x 600 Anti-skid flooring

Common Amenities, Uncommon Class



Rain water harvesting.



Separate partition in the Underground Tank for Corporation water and Borewell water.



Terrace with Potted plants and seating areas wherever possible.



Staircase with Marble/Granite for Treads, Risers and Landings. Decorative Steel railing.



Secured Decorative Entrance Lobby with Ramp Access.



Video door phone access and Intercom Facility. CCTV covering the ground parking floor.



Solar Water Heater System with heat pump.



Net metering system reducing the power consumption of common meters.



1 - 8 passengers Auto-Door Elevator of reputed make (Kone/Omega).



1 - Stretcher Auto-Door Elevator of reputed make (Kone/Omega).



Genset Power Backup for Lift, Common Lighting and Water Pump (Kirloskar/Kohler/Cooper).



Gas pipeline as per MNGL scope.



Dedicated driver's toilet in parking area.



Barrier-free common area access for the elderly with the provision of wheelchair.

Where Liveability Meets Elite Neighbourhood

Kothrud ranks high on the liveability index, offering an exceptional quality of life. From cultural hotspots, shopping malls, to commercial zones, top-tier educational institutions, and vibrant food destinations, every convenience is within easy reach. Recreational centres, parks, and sports grounds add to a well-rounded lifestyle, offering spaces to unwind and rejuvenate.

PARKS

Mayur Colony Residents Park
Vitthal Rakhmai Park
Tatyasaheb Thorat Garden
Tathawade Udyan



EDUCATION - COLLEGES

MIT World Peace University (MIT-WPU)
Suryadatta College Of Management
Information Research and Technology
SNDT College Of Home Science
Bharati Vidyapeeth
MKSSS's Cummins College of
Engineering For Women
Garware College of Science



SCHOOLS

Abhinava Vidyalaya
KHS
Bal Shikshan Mandir English
Medium
Podar Jumbo Kids Pre-school
P. Jog High School
EuroKids Pre-school



RESTAURANTS

Hippie @ Heart
Kimaya Veg Restaurant
Oblique Kitchen
Sheetal
Wadeshwar



HOSPITALS

Deenanath Mangeshkar Hospital
and Research Centre
City Hospital
Deoyani Multi Speciality Hospital
Sahyadri Hospital Kothrud



FITNESS

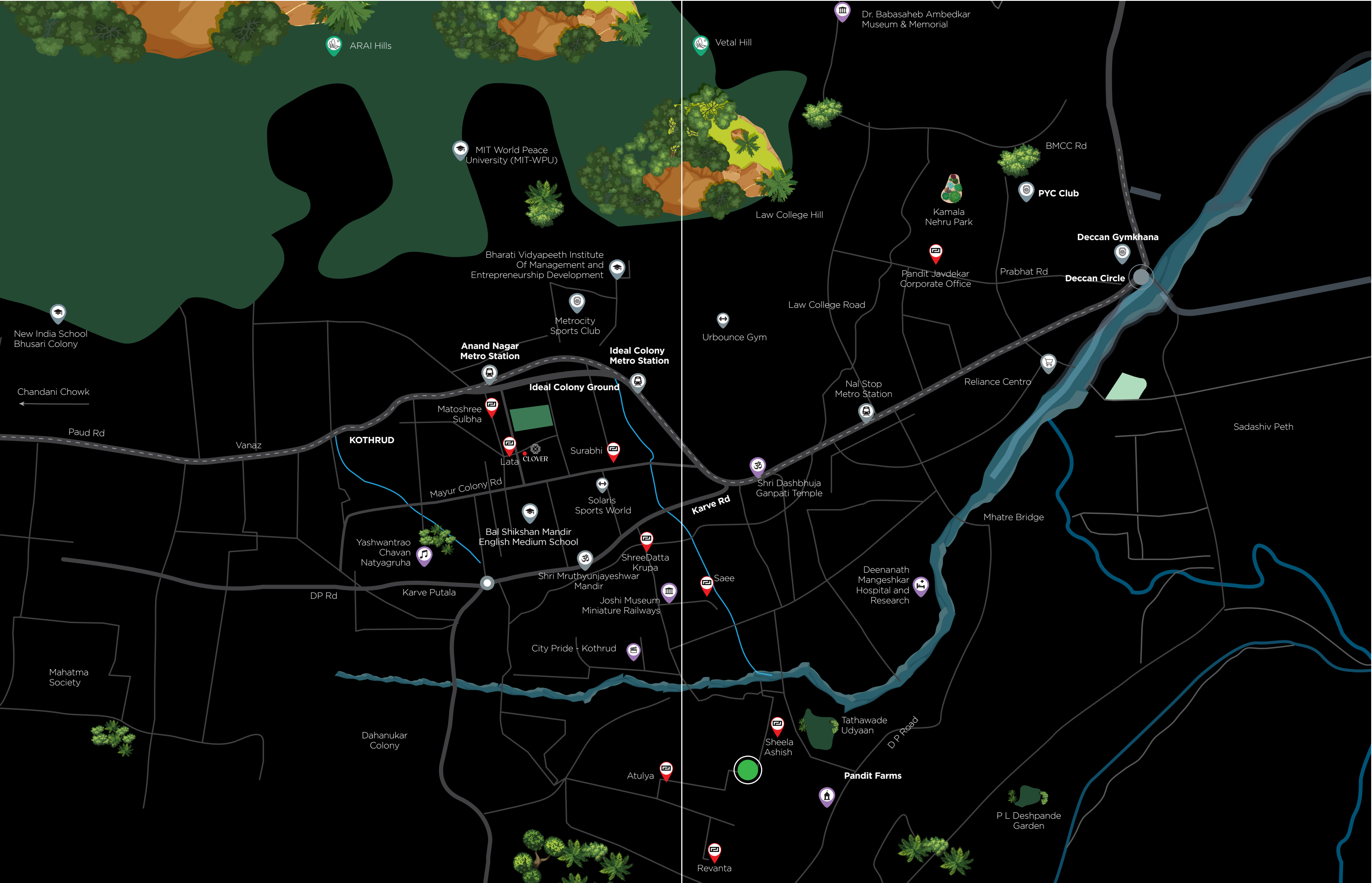
Solaris Sports World
Metrocity Sports Club
Ethcure Fitness Club
Nitro Wellness and Fitness Hub
ARAI Hill
Atinex Performance Studio
Fitranger Gym



ENTERTAINMENT

City Pride Kothrud
Yashwantrao Chavan
Natyagruha
Lifestyle Stores
Westside
Fabindia







Raising Standards, Building Relationships

Today, Pandit Javdekar is a name to reckon within luxury real estate. A brand committed to creating 'real' value, forging 'real' relationships, and making a 'real' difference to the city and its living standards. Pune's Deccan area bears the stamp of several Pandit Javdekar projects.

The grandeur and prominence of Prabhat Road speak volumes for this developer, with 90+ projects in 9+ prime locations and others at elite addresses across Pune, such as Prabhat Road, Model Colony, Aundh, Baner, Karve Nagar, Kothrud and Mitra Mandal. Each one is a living proof of our futuristic vision, innovative design, quality workmanship and sustainable construction.

This promise, this legacy continues to spread out across Pune... Elevating spaces, transforming lifestyles... shaping brighter futures.

