




ACE  
**AURUM-III**  
EVERLASTING BRILLIANCE



**#Work  
FromHome  
Better**

# LIVE THE NEW NORMAL IN AN EASY-N-COZY WAY!



Community Living | Cozy Abodes | Affordable Housing

For a complete well-being, a safe and comfortable abode of your own is a must. After the grand success of Ace Aurum I & II, presenting you - Ace Aurum III, a project that not only ensures your comfort and convenience, but also equips you to live the new normal with an ease together as a happy community.





THERE'S A  
LOT MORE TO LIFE.  
LIVE IT HERE!

# A COZY AND COMFY WAY OF LIVING



Modern Features | Brilliant Architecture | Delightful Landscape



Enjoying every bit of your life is what really matters. Ace Aurum III offers you a perfect abode with all the modern comforts and excellent amenities. With a brilliant ensemble of 1, 2 & 2.5 BHK cozy abodes located in an ever-developing location of Ravet, it is your dream destination for a harmonious community. Come live a cozy and comfy way of life.

# MORE THAN A LOCATION, IT'S YOUR COMFORT ZONE!

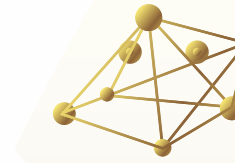


A strategic location means a big deal. Ravet offers you a seamless connectivity to the major business hubs like Hinjawadi IT Park, Chakan MIDC, Talegaon MIDC and your daily essentials. With easy access to prominent hospitals, schools and colleges, the location ensures you more time with your family and less hassles.



## HOSPITALS

Ojas Hospital - 3 kms  
Life Point Hospital - 5 kms  
Sterling Hospital - 5 kms  
Lokmanya Hospital - 6 kms  
Aditya Birla Hospital - 6 kms



## CONNECTIVITY

Kiwale Bus Terminal - 1 kms  
MCA Stadium - 4 kms  
Akurdi Railway Station - 5 kms  
Balewadi Stadium - 8 kms  
Pune Airport - 20 kms



## WORK

Hinjawadi IT Park - 7 kms  
Talwade IT Park - 10 kms  
Bhosari MIDC - 18 kms



## SCHOOLS

SB Patil School - 3 kms  
Akshara School - 5 kms  
Blossom School - 5 kms  
Indira National School - 5 kms  
Orchids International School - 5 kms



## COLLEGES

SB PATIL - 3 kms  
PCCOE - 4 kms  
RSCOE - 4 kms  
DY Patil Collage - 4 kms  
Indira College - 5 kms



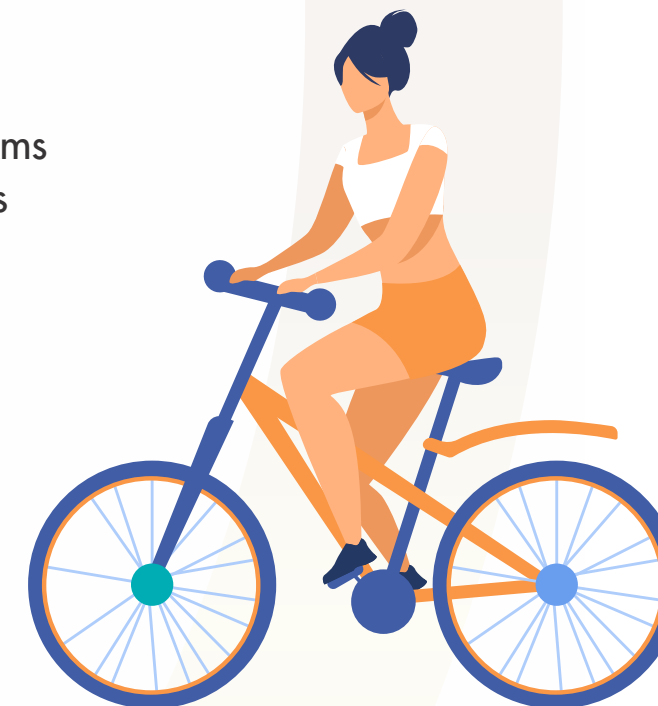
## RESTAURANTS

Sentosa - 200 mtrs  
Bluewater Restaurant - 3 kms  
Raga Restaurant - 3 kms  
Sayaji - 5 kms



## MALLS

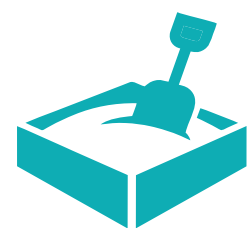
Reliance Mart - 300 mtrs  
Dmart - 2 km  
Elpro City square - 6 kms  
XION Mall - 7 kms  
Malls City one mall - 7 kms



# AMENITIES



Stroller Friendly Entry



Sand Pit



Rock Climbing Wall



Herbal Garden



Gazebo



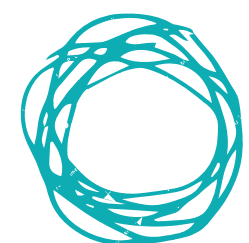
Business Bay



Children's Play Area



Lily Pond



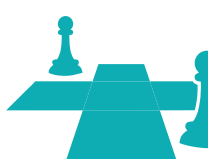
Scribble Wall



Society Office



Lawn Mound



Indoor Sports



Free WiFi\*

- Free High Speed Internet Connection for One Year in Every Flat
- Provision for high Speed Internet Connection in Common Area

\*T & C Apply





Image for presentation purpose only

Ace Aurum – III scores big in every aspect of a comfortable and elegant lifestyle. Be it the finer interiors, the space optimization or the need-of-the-hour facilities, the project is a perfect choice for every member of the family. The abodes are designed to make your life peaceful and merrier at the same time.

## A HAPPY SPACE FOR AN EVER HAPPY FAMILY









**MAGNIFICENCE &  
CONVENIENCE FUSED TO PERFECTION**



TOWER 6

TOWER 5

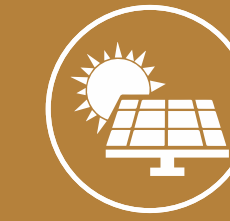
TOWER 4

TOWER 3

TOWER 2

TOWER 1





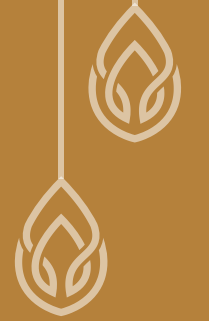
#### Green Features

- Solar Water Heating System
- Rain Water Harvesting
- STP
- Fire Fighting System



#### Safety Features

- CCTV Cameras in common areas and lobby
- Video Door Phone in Every Flat
- Intercom Connectivity with Main Gate
- Security Cabin with Security Guard



# SPECIFICATIONS

## Structure

- Environment sensitive Building,  
Design to Resist Seismic Force of Zone III

## Masonry

- AAC Block Masonry with Texture Plaster Externally

## Wall Finish

- Living Room - Gypsum Finished Wall
- Bedroom - Gypsum Finished Wall
- Kitchen - Gypsum Finished wall
- Washrooms - 7 ft Designer Dado Tiles

## Flooring

- Living Room - 2X2 Double Charged Vitrified Tiles
- Bedrooms - 2X2 Double Charged Vitrified Tiles
- Kitchen - 2X2 Double Charged Vitrified Tiles
- Toilet - Anti Skid Ceramic Tiles
- Terrace - Anti Skid Ceramic Tiles
- Lift Lobbies - Granite/Kotta/Tiles

## Doors

- Main Door - Wooden Frame with Attractive Designer Door & Brass/SS Fittings
- Bedrooms - Wooden Frames with Laminated Flush Door
- Toilets - Granite Frame with Laminated Flush Doors
- Terrace - Three Track Powder Coated Aluminium Sliding Door With Mosquito Mesh
- Dry Balcony - Granite Frame with Laminated Flush Door

## External Facade

- Cement Paving Blocks/Concrete Road

## Windows

- Three Track Powder Coated Aluminium Sliding Window with Mosquito Mesh and safety Grill

## Plumbing

- Concealed plumbing with Standard CP Fittings & Sanitary Fixtures

## Electrical

- Concealed Wiring with sufficient Modular Switches
- TV Point in Master Bed and Living
- A/C Points in Master bed
- Internet Point in Living

## Kitchen

- Granite Top Kitchen Platform with SS Sink

## Paint

- OBD Finished Paint Internally
- Weather Shield Texture Paint Externally

## Terrace

- M.S. Railing





# CUT SECTION

## #1BHK TOWER 4

### 1 BHK

1. LIVING	3.35 X 3.65 (11'0" X 12'0")
2. TERRACE	2.36 X 1.375 (7'9" X 4'6")
3. KITCHEN/DINING	2.40 X 4.69 (7'11" X 15'5")
4. DRY BALCONY	1.50 X 1.375 (4'11" X 4'6")
5. TOILET	2.15 X 1.30 (7'1" X 4'3")
6. BEDROOM	3.05 X 3.26 (10'0" X 10'9")
7. B. TERRACE	1.46 X 1.375 (4'10" X 4'6")

\*An architectural 3D rendered image for presentation purpose only. The furniture, tiles, colour, accessories and other appliances are shown for presentation purpose only and are not included in agreement.

# CUT SECTION

## #2BHK TOWER 2

1. LIVING/DINING	3.65 X 3.74 (12'0" X 12'3")
2. TERRACE	2.51 X 1.825 (8'3" X 6'0")
3. KITCHEN	2.40 X 2.70 (7'11" X 8'10")
4. DRY BALCONY	1.50 X 1.20 (4'11" X 3'11")
5. TOILET	2.10 X 1.24 (6'11" X 4'1")
6. M. BEDROOM	3.15 X 3.60 (10'4" X 11'10")
7. M. BEDROOM BALCONY	1.20 X 1.075 (3'11" X 3'6")
8. M. BEDROOM TOILET	1.30 X 2.60 (4'3" X 8'6")
9. BEDROOM	2.95 X 3.00 (9'8" X 9'10")
ENC. BAL	1.33 M. (4'4") WIDE

## 2 BHK



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# CUT SECTION

## #2.5BHK TOWER 1

1. LIVING/DINING ENC. BAL	3.65 X 4.66 (12'0" X 15'4") 1.80 M. (5'11") WIDE
2. TERRACE	2.21 X 1.375 (7'3" X 4'6")
3. KITCHEN	2.40 X 2.975 (7'11" X 9'9")
4. DRY BALCONY	1.50 X 1.375 (4'11" X 4'6")
5. TOILET	2.10 X 1.24 (6'11" X 4'1")
6. M. BEDROOM	3.45 X 3.625 (11'4" X 11'11")
7. M. BEDROOM BAL	1.40 X 1.375 (4'7" X 4'6")
8. M. BEDROOM TOILET	1.30 X 2.60 (4'3" X 8'6")
9. BEDROOM NO. 1 ENC. BAL	2.95 X 3.45 (9'9" X 11'4") 1.50 M. (4'11") WIDE
10. BEDROOM NO. 2 ENC. BAL	3.05 X 3.35 (10'0" X 11'0") 1.20 M. (3'11") WIDE
11. TERRACE	1.46 X 1.675 (4'10" X 5'6")

## 2.5 BHK



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# ON GOING PROJECTS



ACE  
**AASTHA**  
A BLEND OF TRADITION AND CULTURE



ACE  
**ALMIGHTY**  
2 BHK SPACIOUS HOMES  
PHASE 2



ACE  
**ALMIGHTY**  
COMMERCIAL  
Tathawade, Wakad



**Ax**  
**Ace Augusta**  
THE EMBLEM OF NOBILITY



ACE  
**AURUM-II**  
PHASE 01  
EVERLASTING BRILLIANCE  
1 & 2 BHK APARTMENTS



Janesh ACE  
**ARCADE**  
COMMERCIAL HUB



**VISION ACE**  
2 & 3 BHK SMART HOMES



## LEGACY OF JHAMTANI GROUP

**B**uilding Trust is more gratifying than building homes and we are proud to construct trusted homes. Marching on this notion since the last 30 years, we are fruitfully amalgamating myriad twinkles to our profile. We never compromise on quality and strive hard to give our customers nothing but the best, Innovation in our offerings combined with an emphasis on contemporary architecture, strong project execution and quality construction has helped us transform into a brand to reckon with. Every project is on the epitome of architectural brilliance, loaded with impeccable lifestyle and a step towards a glorious future. No wonder, we are looked up to by the industry and act as benchmarks to be inspired from. We believe in creating the extraordinary for the extraordinary you! Book a home with us and experience happiness like never before.

**30**  
YEARS

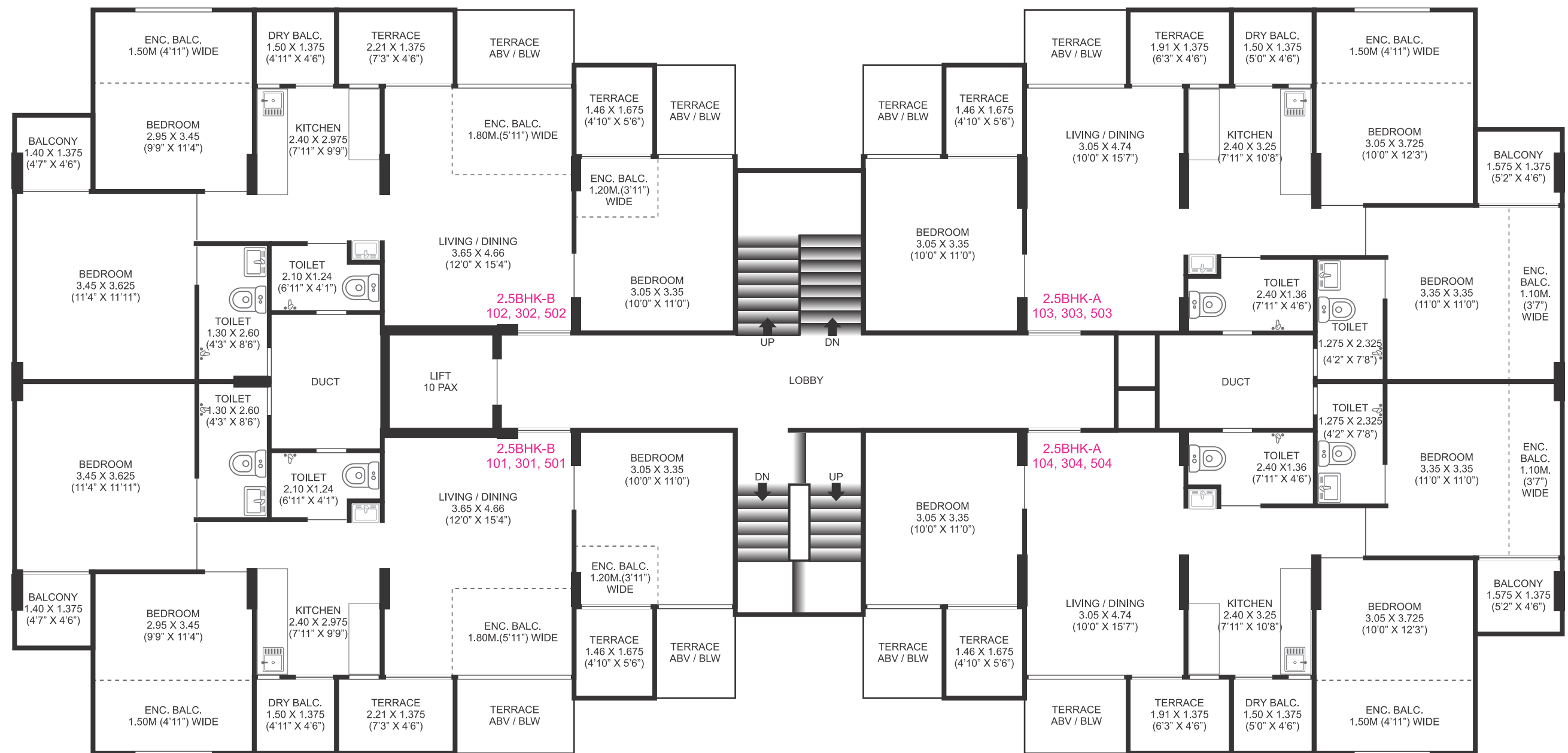
**1000+**  
CUSTOMERS  
SATISFIED

**M**  
MILLIONS OF  
HAPPY MOMENTS





# TOWER 1 TYPICAL 1st, 3rd & 5th FLOOR PLAN



### AREA STATEMENT

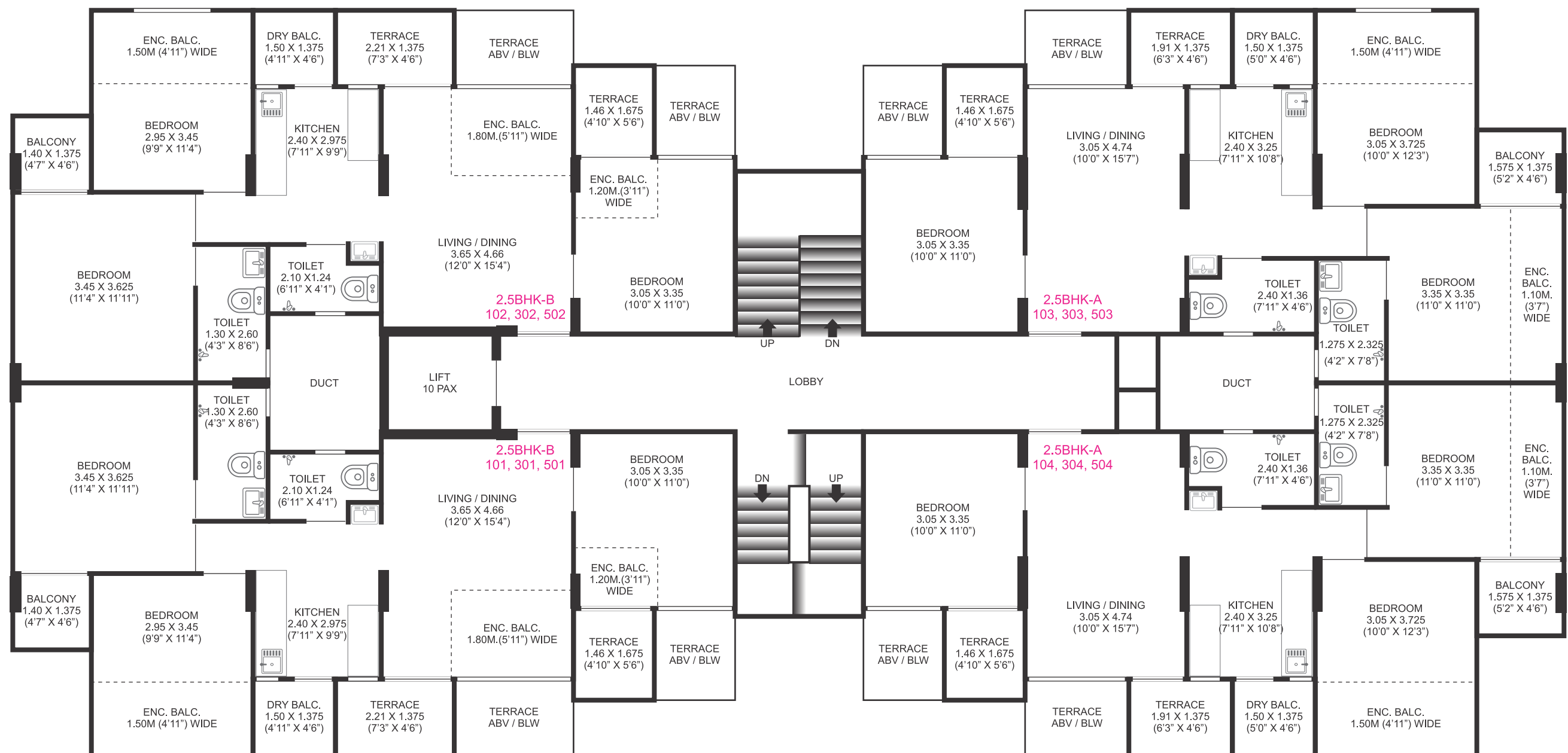
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		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101,301,501	2.5 BHK- B	59.90	645	9.04	97	2.23	24	1.93	21	5.49	59	78.59	846
103,303,503	2.5 BHK- A	59.01	635	7.75	83	2.23	24	2.17	23	5.08	55	76.24	821



MAHARERA NO.: P52100025143 | P52100024979 | P52100025056 | P52100024925 | P52100026568 | P52100026571 | Available at [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

Note: • The carpet area of the unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) act, as shown in circular No. 4/2017 (MahaRera/ Secy/ File No. 27/84/2017) of MahaRera dated: 14/06/2017. • For internal room dimensions written in sale plan is as per sanction plans. • Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.

# TOWER 1 TYPICAL 1st, 3rd & 5th FLOOR PLAN



### AREA STATEMENT

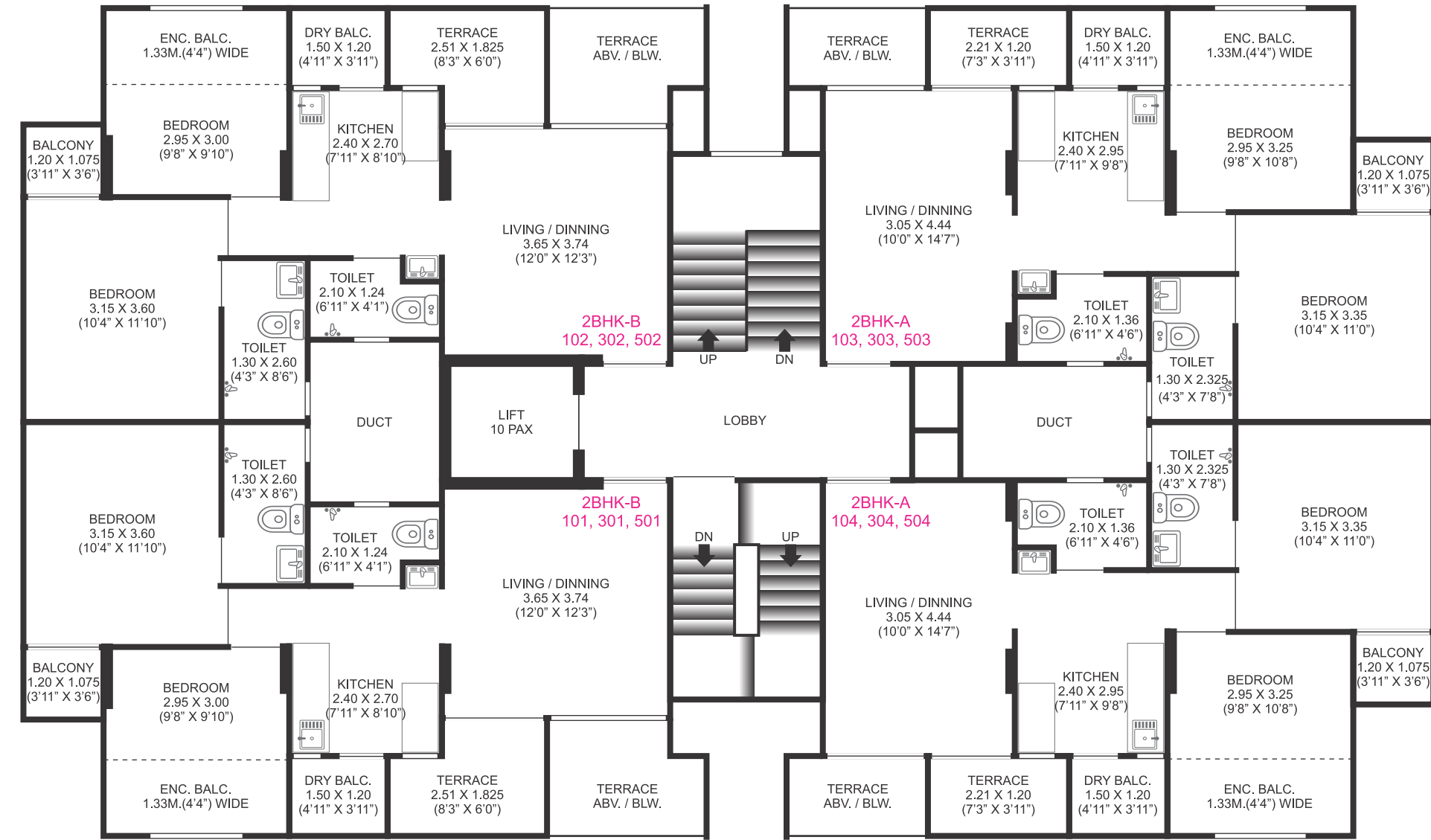
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		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101,301,501	2.5 BHK- B	59.90	645	9.04	97	2.23	24	1.93	21	5.49	59	78.59	846
103,303,503	2.5 BHK- A	59.01	635	7.75	83	2.23	24	2.17	23	5.08	55	76.24	821



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## TOWER 2 TYPICAL 1st, 3rd & 5th FLOOR PLAN



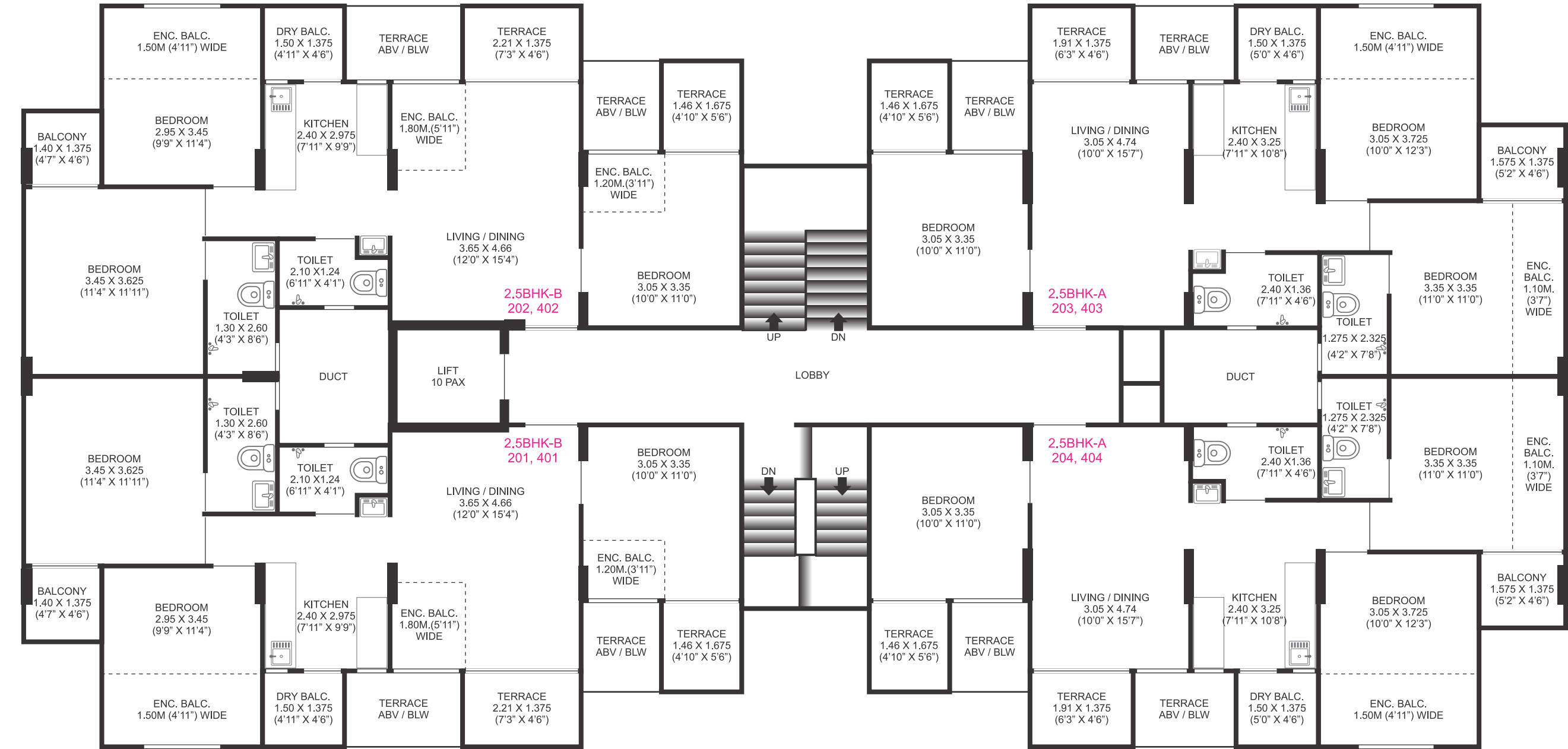
### AREA STATEMENT

FLAT NO.	TYPE	CARPET		ENCLOSED BAL.		OPEN DRY BAL.		OPEN BAL.		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101,301,501	2 BHK- B	46.86	504	3.69	40	1.95	21	1.29	14	4.02	43	57.81	622
103,303,503	2 BHK- A	47.25	509	3.69	40	1.95	21	1.29	14	2.66	29	56.84	612

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## TOWER 1 TYPICAL 2nd & 4th FLOOR PLAN



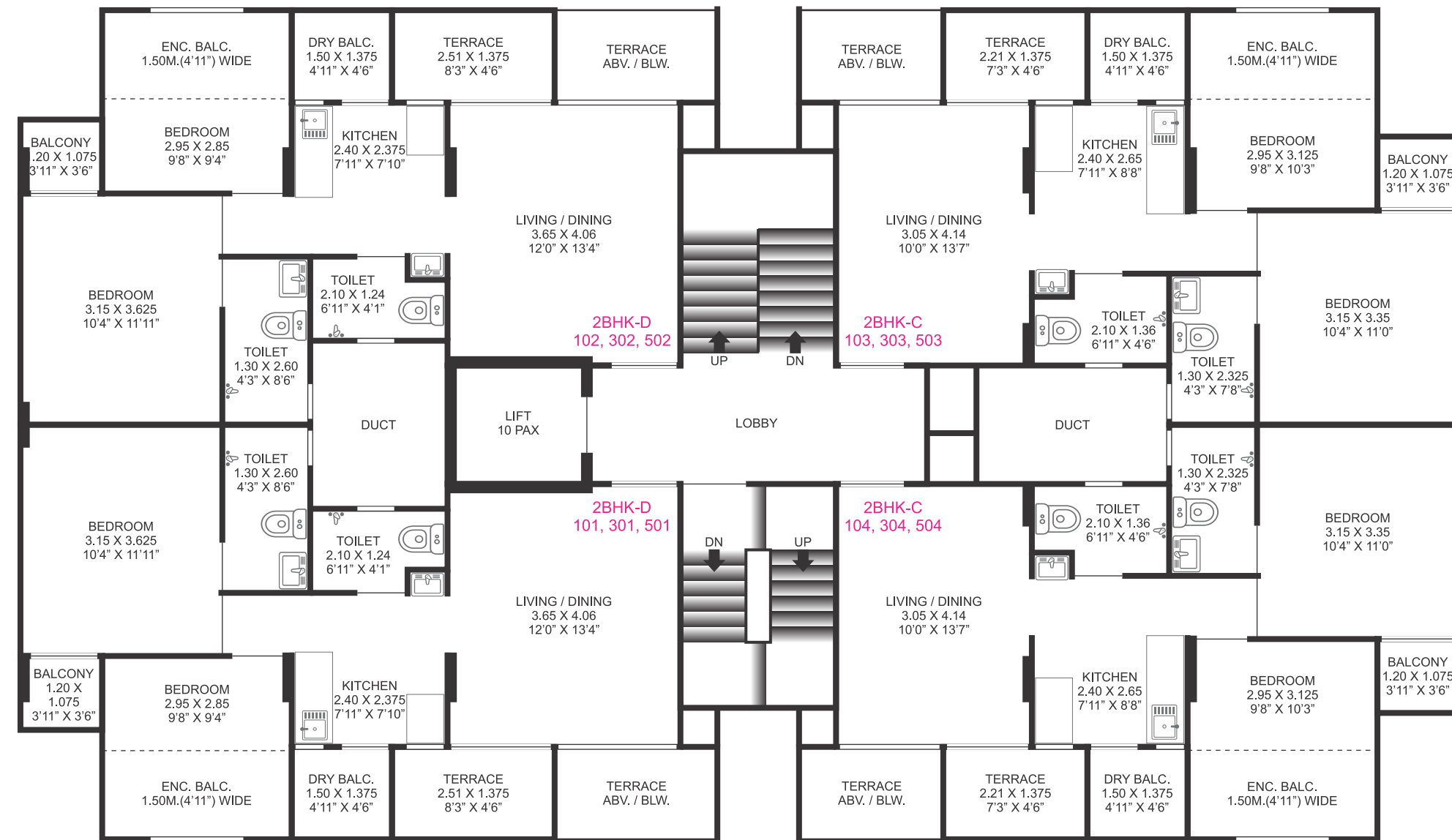
### AREA STATEMENT

FLAT NO.	TYPE	CARPET		ENCLOSED BAL.		OPEN DRY BAL.		OPEN BAL.		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
201,401	2.5 BHK- B	59.97	646	8.48	91	2.06	22	1.93	21	5.49	59	77.93	839
203,403	2.5 BHK- A	58.83	633	7.75	83	2.06	22	2.17	23	5.08	55	75.89	817

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## TOWER 3 TYPICAL 1st, 3rd & 5th FLOOR PLAN



### AREA STATEMENT

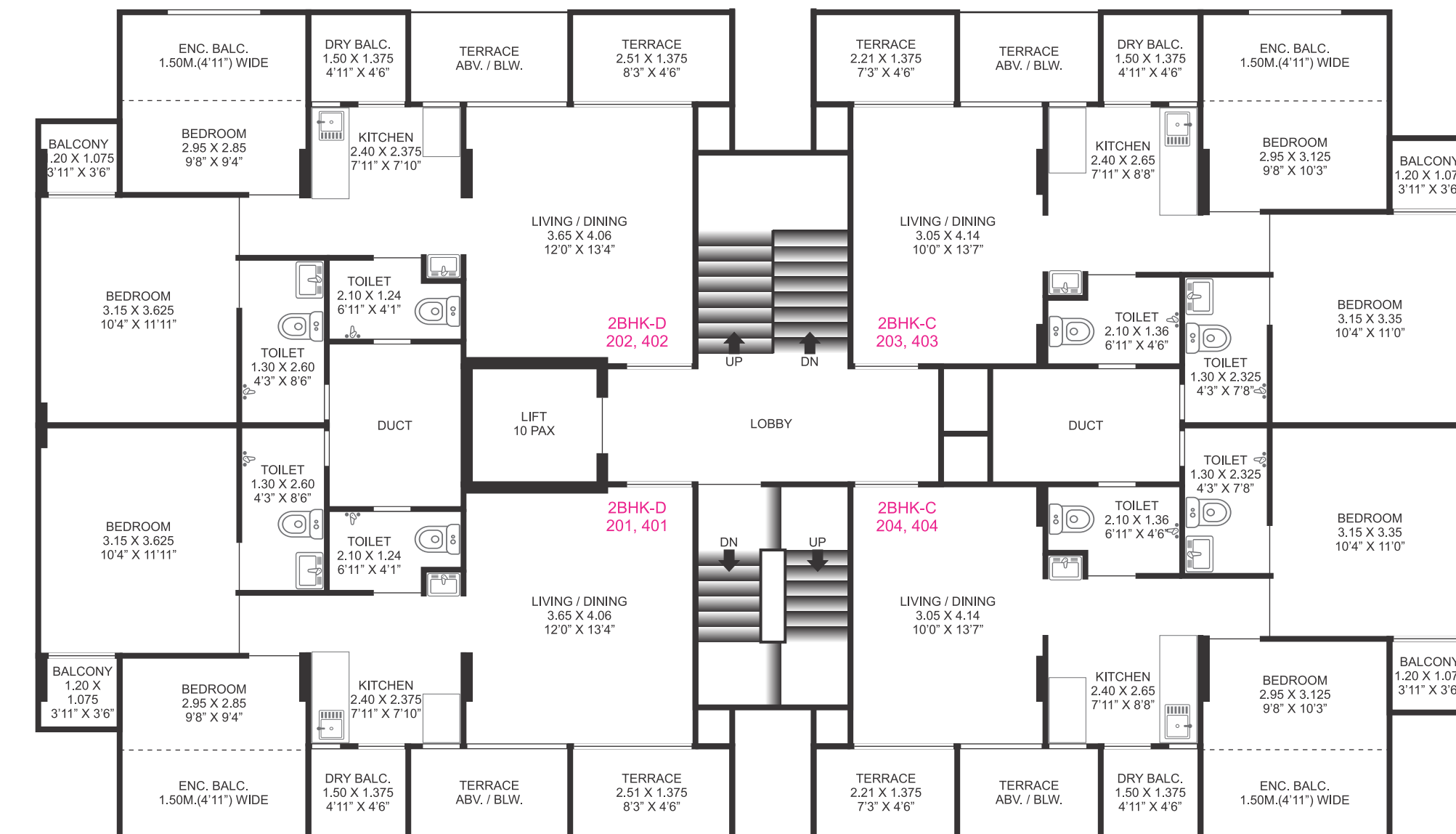
FLAT NO.	TYPE	CARPET		ENCLOSED BAL.		OPEN DRY BAL.		OPEN BAL.		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101,301,501	2 BHK- D	46.40	499	4.23	46	2.23	24	1.29	14	3.46	37	57.61	620
102,302,502	2 BHK- D	46.40	499	4.23	46	2.23	24	1.29	14	3.46	37	57.61	620
103,303,503	2 BHK- C	44.65	481	4.23	46	2.23	24	1.29	14	3.04	33	55.44	597
104,304,504	2 BHK- C	44.65	481	4.23	46	2.23	24	1.29	14	3.04	33	55.44	597

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## TOWER 3 TYPICAL 2nd & 4th FLOOR PLAN



### AREA STATEMENT

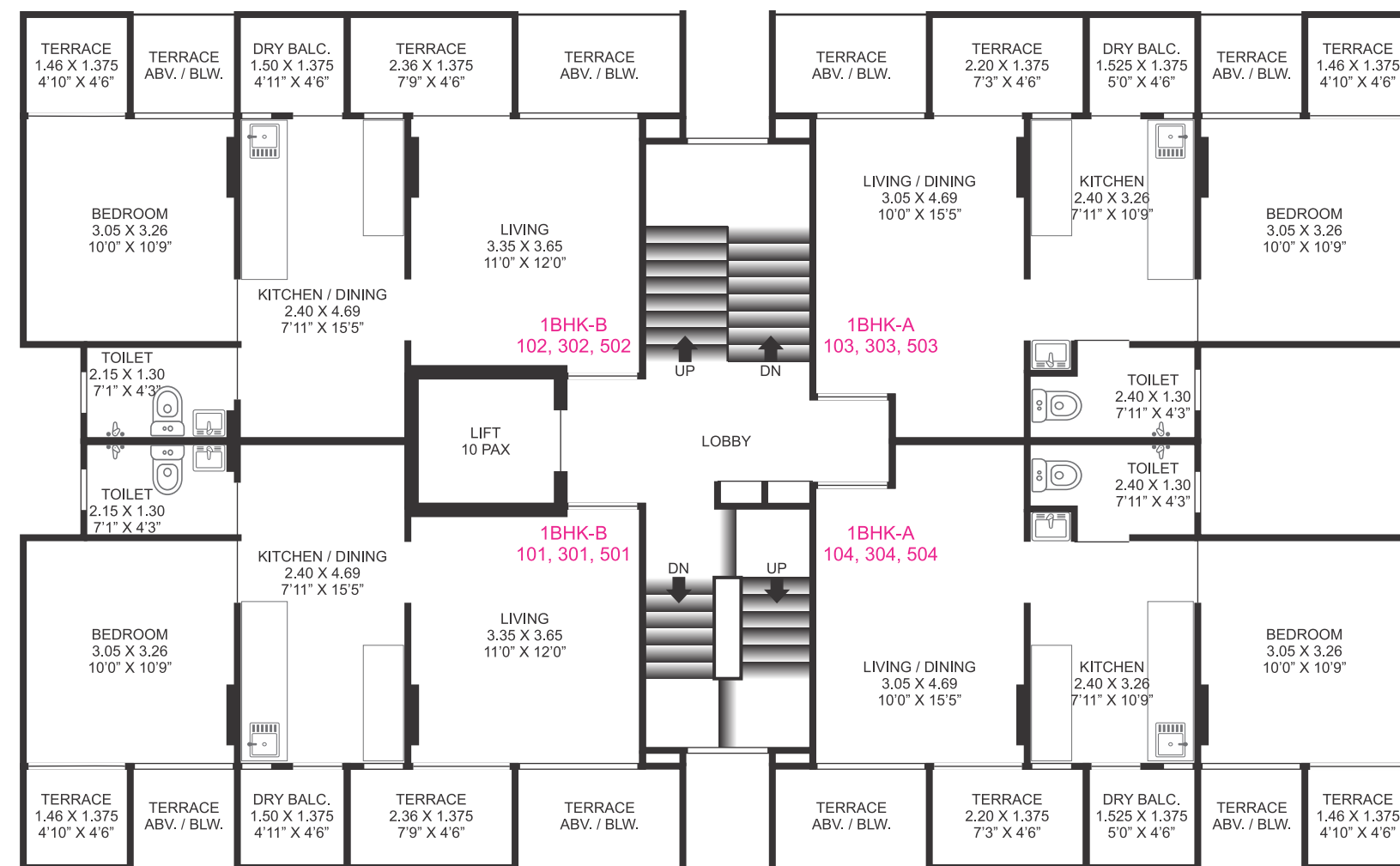
FLAT NO.	TYPE	CARPET		ENCLOSED BAL.		OPEN DRY BAL.		OPEN BAL.		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
201,401	2 BHK- D	46.31	498	4.23	46	2.06	22	1.29	14	3.46	37	57.35	617
202,402	2 BHK- D	46.31	498	4.23	46	2.06	22	1.29	14	3.46	37	57.35	617
203,403	2 BHK- C	44.56	480	4.23	46	2.06	22	1.29	14	3.04	33	55.18	594
204,404	2 BHK- C	44.56	480	4.23	46	2.06	22	1.29	14	3.04	33	55.18	594

MAHARERA NO.: P52100025143 | P52100024979 | P52100025056 | P52100024925 | P52100026568 | P52100026571 | Available at [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)



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## TOWER 4 TYPICAL 1st, 3rd & 5th FLOOR PLAN



### AREA STATEMENT

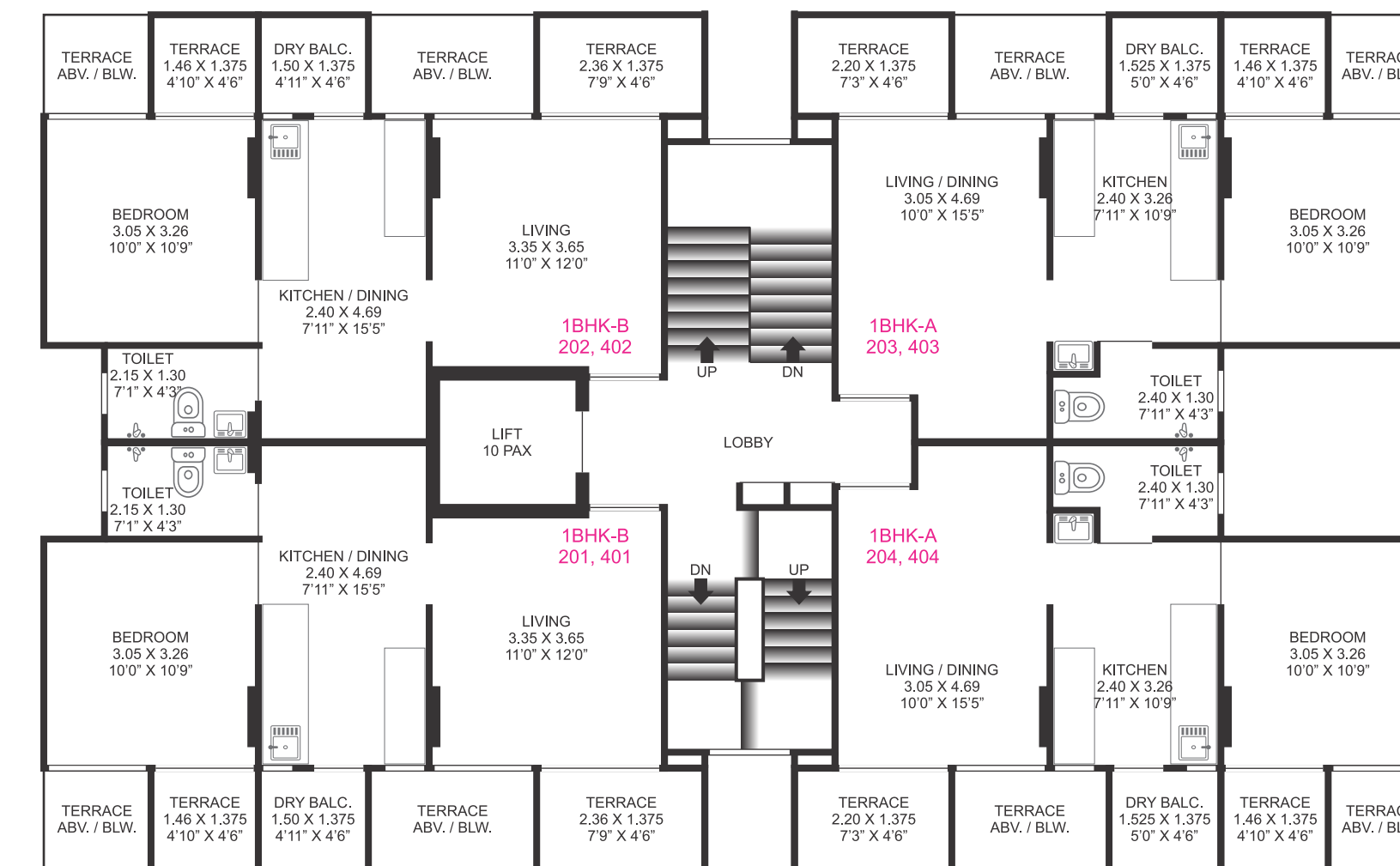
FLAT NO.	TYPE	CARPET		OPEN DRY BAL.		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101,301,501	1 BHK- B	38.43	414	2.23	24	5.26	57	45.92	494
102,302,502									
103,303,503	1 BHK- A	36.52	393	2.27	24	5.04	54	43.83	472
104,304,504									

MAHARERA NO.: P52100025143 | P52100024979 | P52100025056 | P52100024925 | P52100026568 | P52100026571 | Available at [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)



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## TOWER 4 TYPICAL 2nd & 4th FLOOR PLAN



### AREA STATEMENT

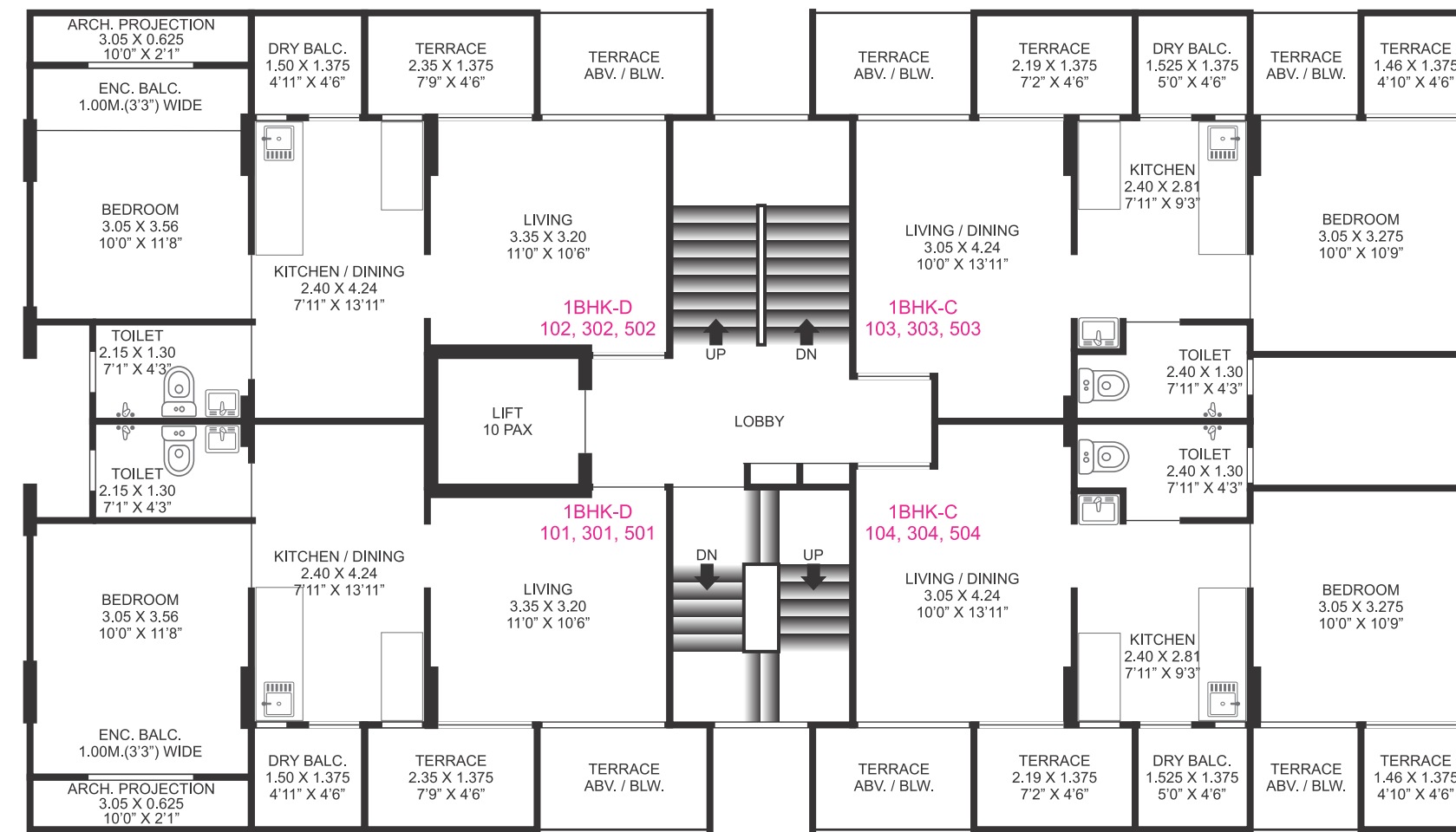
FLAT NO.	TYPE	CARPET		OPEN DRY BAL.		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
201,401	1 BHK- B	38.35	413	2.23	24	5.26	57	45.84	493
202,402									
203,403	1 BHK- A	36.45	392	2.27	24	5.04	54	43.76	471
204,404									

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## TOWER 5 TYPICAL 1st, 3rd & 5th FLOOR PLAN



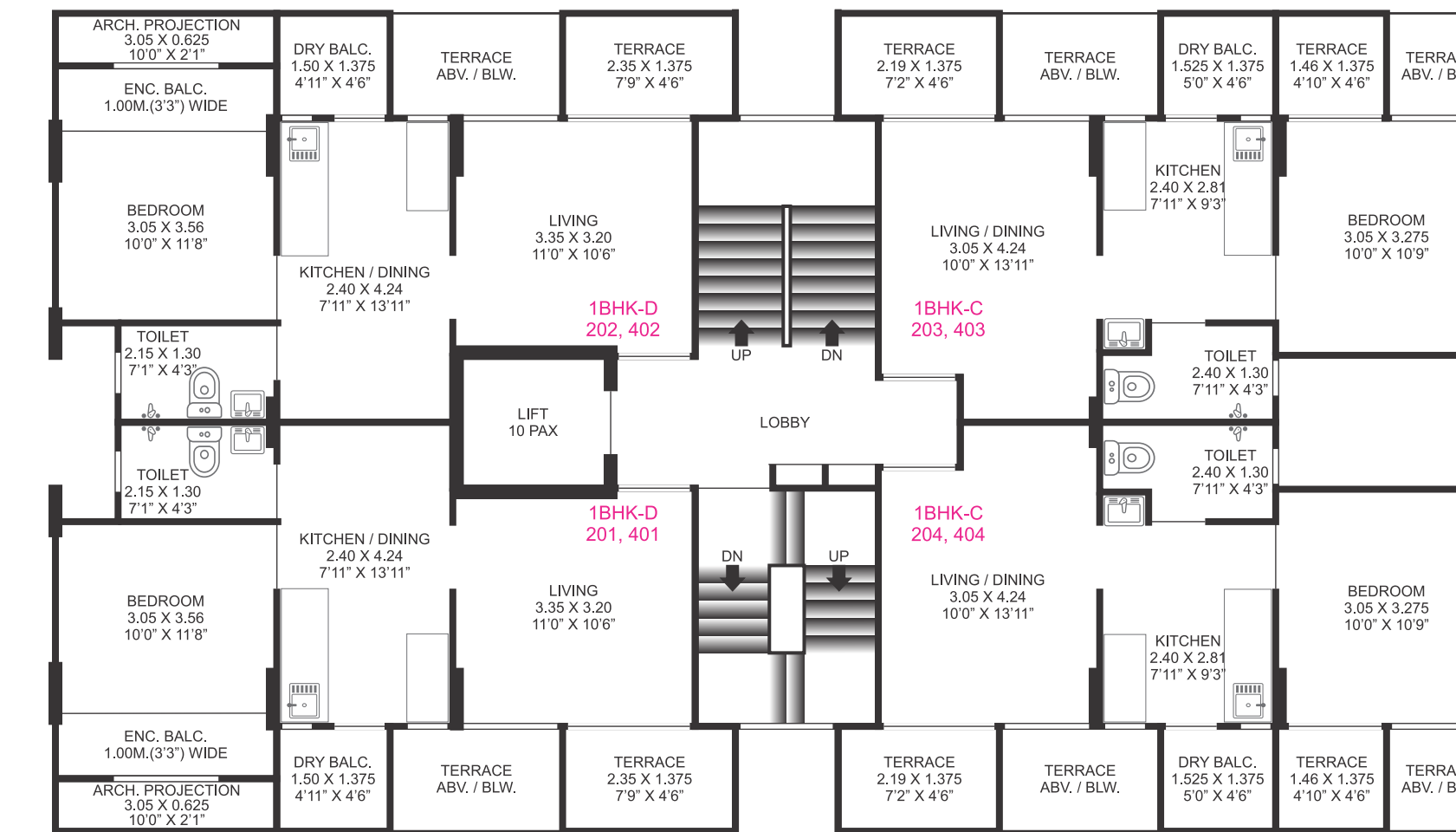
### AREA STATEMENT

FLAT NO.	TYPE	CARPET		ENCLOSED BAL.		OPEN DRY BAL.		ARCH PROJECTION		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101,301,501	1 BHK- D	33.80	364	3.05	33	2.41	26	1.91	21	3.23	35	44.40	478
102,302,502													
103,303,503	1 BHK- C	34.05	367	00	00	2.27	24	00	00	5.02	54	41.34	445
104,304,504													

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## TOWER 5 TYPICAL 2nd & 4th FLOOR PLAN



### AREA STATEMENT

FLAT NO.	TYPE	CARPET		ENCLOSED BAL.		OPEN DRY BAL.		ARCH PROJECTION		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
201,401	1 BHK- D	33.72	363	3.05	33	2.23	24	1.91	21	3.23	35	44.14	475
202,402													
203,403	1 BHK- C	33.98	366	00	00	2.27	24	00	00	5.02	54	41.27	444
204,404													

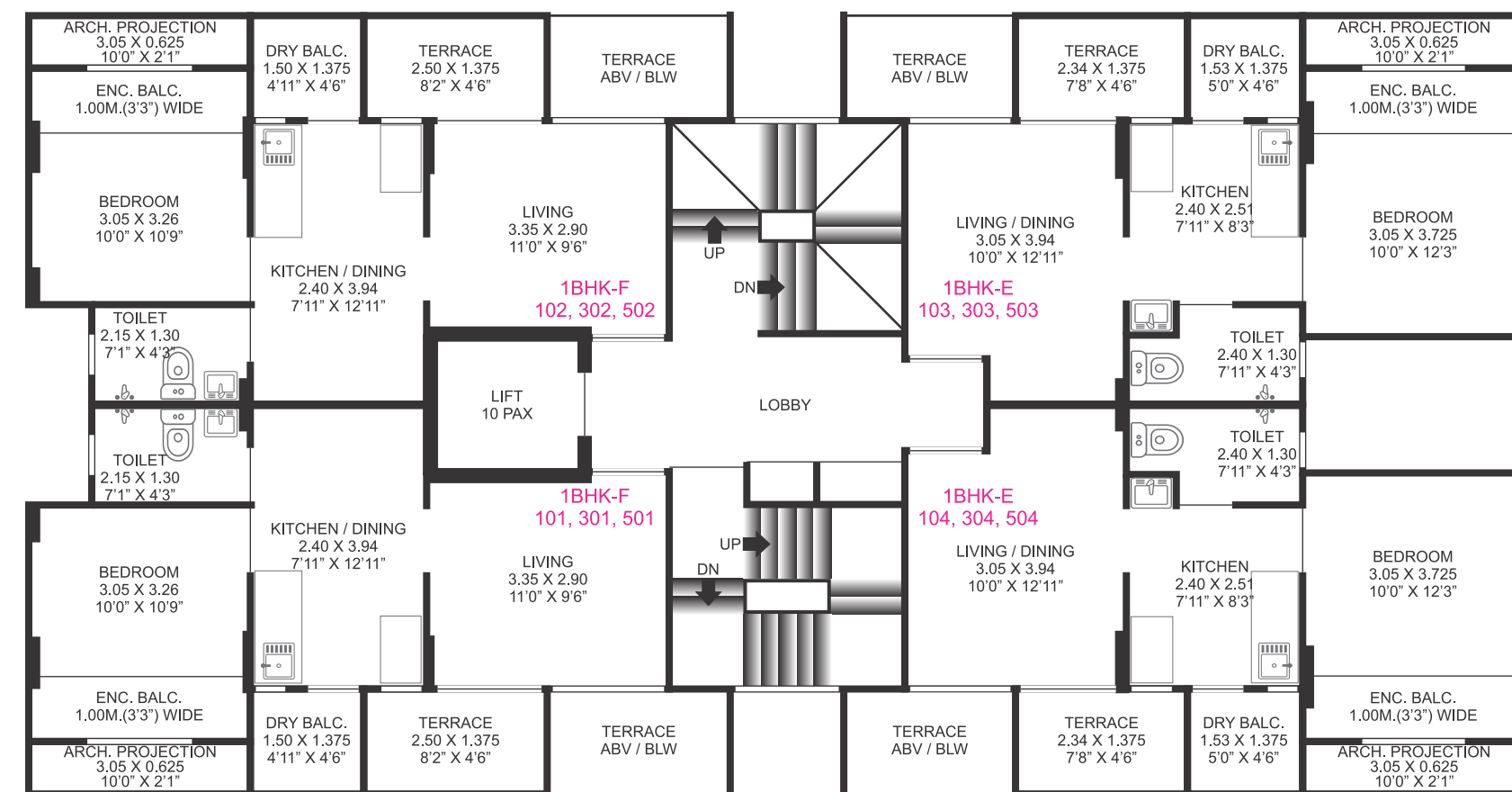
MAHARERA NO.: P52100025143 | P52100024979 | P52100025056 | P52100024925 | P52100026568 | P52100026571 | Available at [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)



Note: • The carpet area of the unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) act, as shown in circular No. 4/2017 (Maharera/ Secy/ File No. 27/84/2017) of MahaRera dated: 14/06/2017.  
• For internal room dimensions written in sale plan is as per sanction plans. • Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.

Note: • The carpet area of the unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) act, as shown in circular No. 4/2017 (Maharera/ Secy/ File No. 27/84/2017) of MahaRera dated: 14/06/2017.  
• For internal room dimensions written in sale plan is as per sanction plans. • Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.

## TOWER 6 TYPICAL 1st, 3rd & 5th FLOOR PLAN



### AREA STATEMENT

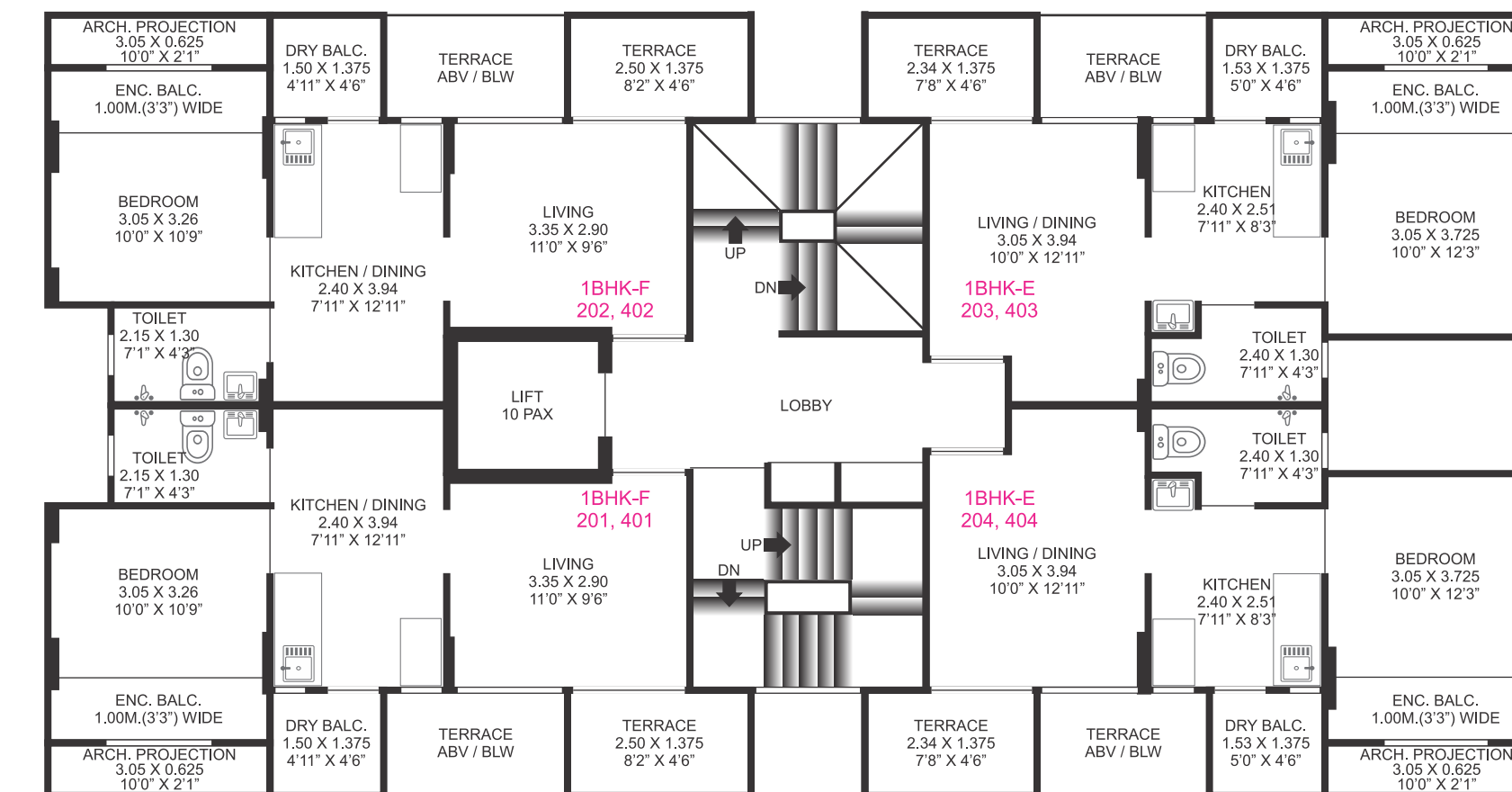
FLAT NO.	TYPE	CARPET		ENCLOSED BAL.		OPEN DRY BAL.		ARCH PROJECTION		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101,301,501	1 BHK- F	31.11	335	3.05	33	2.41	26	1.91	21	3.44	37	41.92	451
102,302,502													
103,303,503	1 BHK- E	30.90	333	3.05	33	2.44	26	1.91	21	3.21	35	41.51	447
104,304,504													

MAHARERA NO.: P52100025143 | P52100024979 | P52100025056 | P52100024925 | P52100026568 | P52100026571 | Available at [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

Note: • The carpet area of the unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) act, as shown in circular No. 4/2017 (Maharera/ Secy/ File No. 27/84/2017) of MahaRera dated: 14/06/2017.  
• For internal room dimensions written in sale plan is as per sanction plans. • Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.



## TOWER 6 TYPICAL 2nd & 4th FLOOR PLAN



### AREA STATEMENT

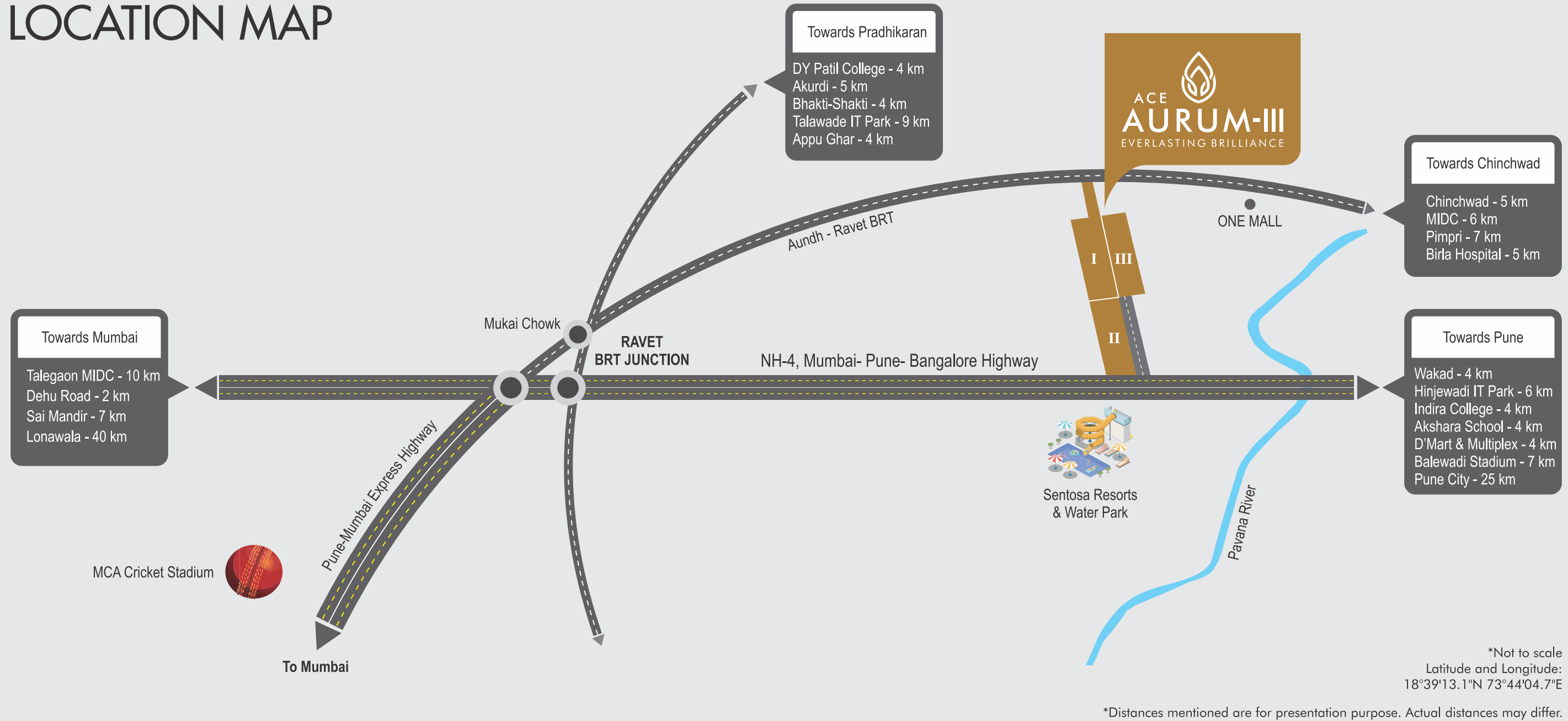
FLAT NO.	TYPE	CARPET		ENCLOSED BAL.		OPEN DRY BAL.		ARCH PROJECTION		TERRACE		TOTAL	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
201,401	1 BHK- F	30.98	333	3.05	33	2.23	24	1.91	21	3.44	37	41.61	448
202,402													
203,403	1 BHK- E	30.77	331	3.05	33	2.27	24	1.91	21	3.21	35	41.21	444
204,404													

MAHARERA NO.: P52100025143 | P52100024979 | P52100025056 | P52100024925 | P52100026568 | P52100026571 | Available at [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

Note: • The carpet area of the unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) act, as shown in circular No. 4/2017 (Maharera/ Secy/ File No. 27/84/2017) of MahaRera dated: 14/06/2017.  
• For internal room dimensions written in sale plan is as per sanction plans. • Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.



# LOCATION MAP



Site Address : SN. 45/ 1, Opp. Sentosa Resort,  
Near Mukai Chowk, Ravet, Pune 411 017

**Call: 020 71970027**

sales@jhamtanigroup.com  
www.jhamtanigroup.com  
www.facebook.com/jhamtanigroup



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