



Centria

By Kolte-Patil

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Project Address -

Hills & Dales Phase III, S.No. 13 to 15(P) + 19(P),
Off NIBM - Undri Road, Pune 411 060

Sales and Marketing Office -

13, Ground floor, Bizz Bay Mall,
NIBM Road, Kondhwa Khurd, Pune 411 048



1800-2666-654 | www.centria.in

The project has been registered via MahaRERA registration number P52100016567 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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LOGIN TO *Life*

Step away from the ordinary and enter the world of Centria by Kolte-Patil.
Embrace your dreams, hopes and aspirations to take that
one step closer to living life to the fullest.
Where life is at the centre of everything.

Centria

By Kolte-Patil



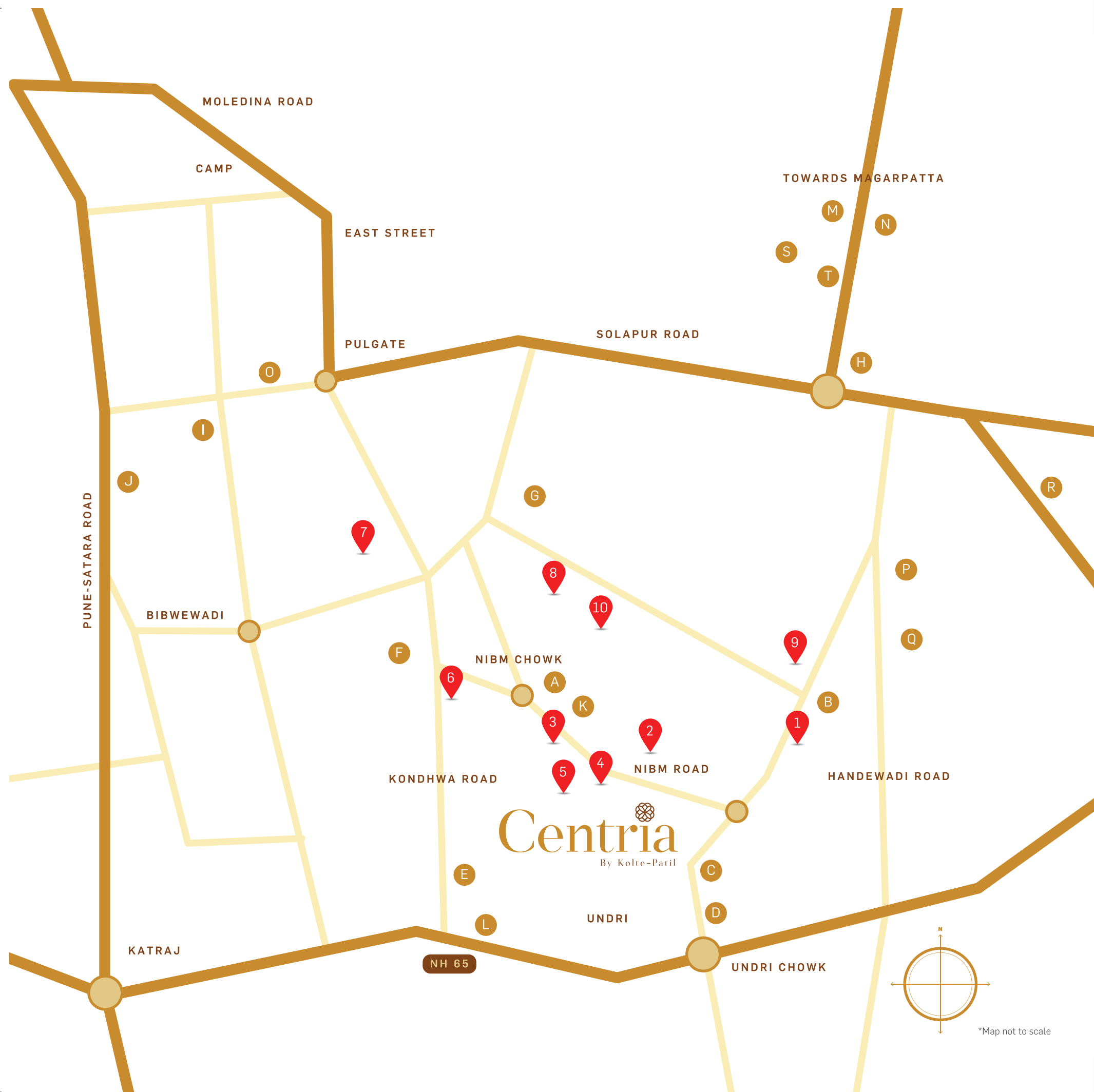
*Artistic impression of the building elevation.

All required approvals are obtained till the 10th Floor of the shown elevation, remaining three floors (from 11th to 13th floor) are for future development.

LOGIN TO

Space

Welcome to a mesmerizing abundance enveloped in your spacious Centria 3 BHK apartments. Wake up to bright, breezy and blissful sunny mornings either at the private garden in the first-floor apartments or decks in apartments on the typical floors. Each Centria apartment has been thoughtfully designed with a layout that ensures complete privacy.



SCHOOLS

- A] Sanskriti School
- B] Anisha Global School
- C] The Bishop's School
- D] Euro School
- E] Hill Green High School

HOSPITALS

- F] Lifeline Hospital
- G] Ruby Hall Clinic
- H] Sahyadri Super Speciality Hospital
- I] Siddharth Hospital
- J] Sahyadri Hospital, Bibwevadi

MALLS

- K] Dorabjee's Royale Heritage Mall
- L] Benz Stylish Furniture Design
- M] Seasons Mall
- N] Amanora Mall
- O] Kumar Pacific Mall

IT PARKS

- P] Ravi Park
- Q] Kumar Pebble Park
- R] SP Infocity
- S] Cybercity, Magarpatta
- T] Panchshil Quadra

KPDL PROJECTS IN SOUTH PUNE

- 01] Rose Woods
- 02] Hills and Dales
- 03] 24K Glamore
- 04] 24K Allura
- 05] Maple Leaves
- 06] Mayur Pankh
- 07] Rose Parade
- 08] Green Acres
- 09] Margosa Heights
- 10] Maestros

LOGIN TO
Connectivity

Achieve your desired work-life balance at Centria with proximity to premier educational institutes, schools, hospitals, salons, restaurants and malls. Strategically located in the upmarket neighbourhood of Undri, your new home will be your cocoon with everything you will need to live life to the fullest.

LOGIN TO *Education*

Your children deserve the best when it comes to schooling. At Centria, you will be spoilt for choice. There are 10+ reputed schools and more, that will help your children grow in an environment conducive to brilliance.

Sanskriti School	500 m
Anisha Global School	850 m
The Bishop's School	900 m
Euro School	1.5 km
Hill Green High School	1.5 km
Delhi Public School	1.8 km
VIBGYOR High School	2.1 km
Serra International	2.5 km
Orchids The International School	2.6 km
Mansukhbhai Kothari National School	4.5 km



*Generic Image

LOGIN TO Health

Living life to the fullest begins with caring about your complete well-being. At Centria, you can live carefree knowing that there are well-known health care centres in close proximity to offer world-class medical facilities in your times of need.

Lifeline Hospital.....	4.4 km
Ruby Hall Clinic.....	4.5 km
Inamdar Multi Speciality Hospital.....	4.7 km
Sahyadri Super Speciality Hospital	6.3 km
Inamdar Multi Speciality Hospital.....	7.4 km
Siddharth Hospital	8.2 km
Sahyadri Hospital Bibwewadi.....	8.5 km
Noble Hospital.....	10.5 km
Bharati Hospital.....	11.0 km
Jehangir Hospital.....	11.5 km
KEM Hospital	11.5 km
Ruby Hall Clinic.....	11.7 km
Deenanath Mangeshkar Hospital	13.3 km
Pulse Multi Speciality Hospital	14.3 km



LOGIN TO *Shopping*

Dwell in the middle of a happening lifestyle. From delightful dining, enjoyable entertainment, to leading shopping malls and commercial spaces, indulge in retail therapy with your loved ones in the midst of a thriving locale.

Dorabjee's Royale Heritage Mall	1.9 km
D-Mart, Kondhwa	2.7 km
Benz Stylish Furniture Design	3.5 km
Refillers Value Mart	3.6 km
Seasons Mall	8.3 km
Amanora Mall	8.3 km
Kumar Pacific Mall	8.5 km
SGS Mall	9.7 km
Mega Mart	10.4 km
Pune Central Mall	12.7 km
Deccan 99 Mall	13.1 km
Santosh Mall and Multiplex	14.4 km
Charlies Shopping Centre Homeland	15.4 km
City Mall	15.5 km
The Pavillion	16.4 km
Phoenix Marketcity	17.0 km



*Generic Image

Work

LOGIN TO

Situated in the upscale locality of Undri, Centria is close to all the major IT Parks located in South Pune. This means easy work-life balance and minimum commute time for you. Less traffic hustle and more family time, only at Centria.

Ravi Park.....	4.7 km
Kumar Pebble Park	5.7 km
SP Infocity	8.1 km
Panchshil Quadra	8.2 km
Cybercity, Magarpatta.....	8.4 km



*Generic Image



*Generic Image

LOGIN TO
Lifestyle

Experience ultra-luxury when you step into your signature 3 BHK premium home at Centria. World-class flooring and fittings, smart space utilization and well ventilated homes are what set us apart. Unique gardens that are open to the sky and utmost privacy are a few of the many features that await you at Centria.

LOGIN TO *Comfort*

At Centria, comfort goes beyond the finest of interiors. We've put technology and design to the best use for your comfort and security with the latest light sensors, digital door locks and walk-in wardrobes. 3 elevators in each wing ensuring minimum waiting time, smart automation and high-tech security are a few of the many features that will make your life easy. Come home, to comfort redefined.



*Generic Image



*Generic Image

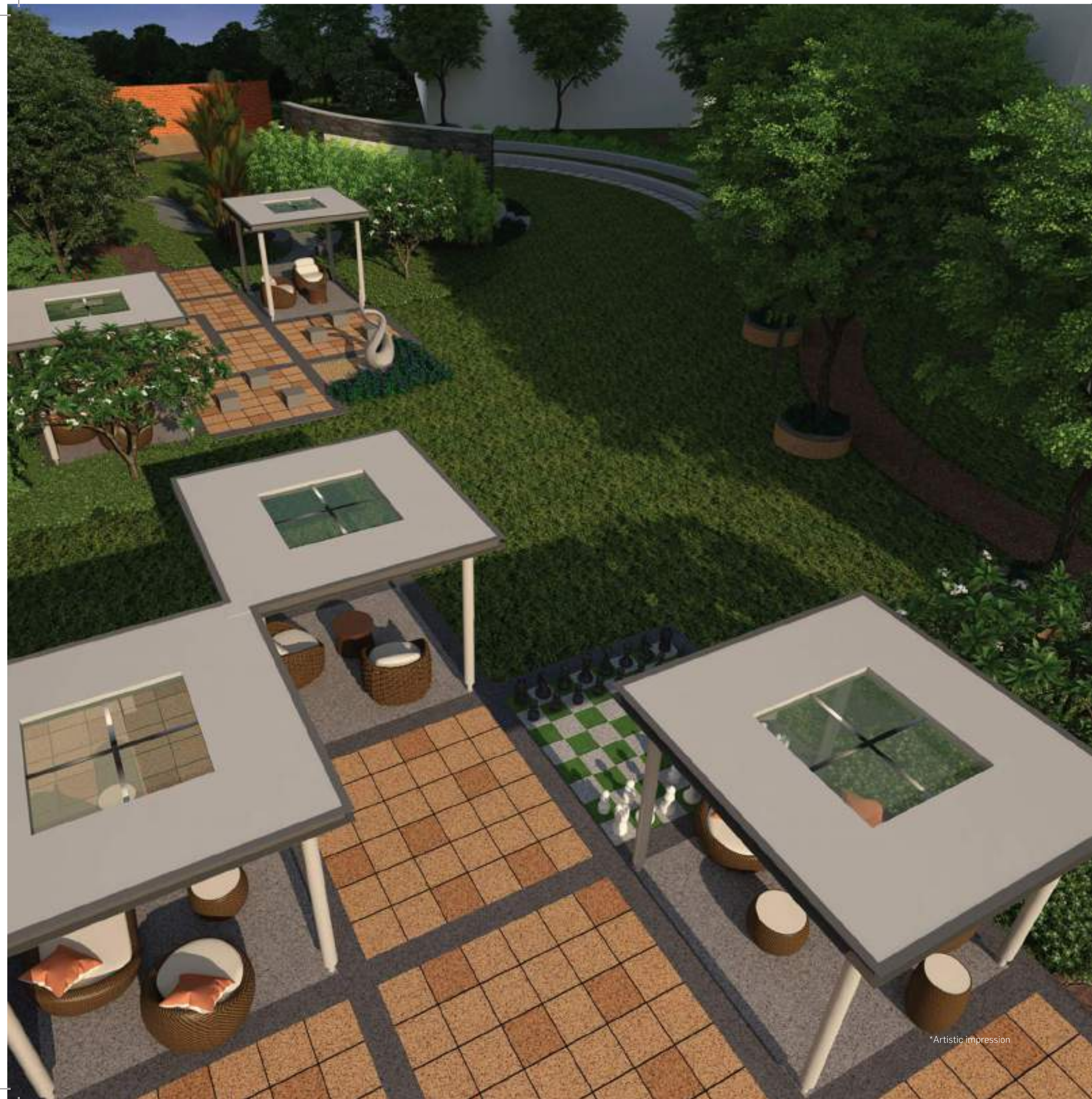
LOGIN TO
Leisure

Centria offers a plethora of amenities that encourages families to spend quality time together and with friends. Our soothing serene landscape of lush foliage, modern clubhouse and fitness centre are the prime attractions for one and all.

LOGIN TO *Community*

What's luxury and comfort without being in the company of like-minded people. Welcome to the warm and elite neighbourhood of Hills & Dales, that is home to almost 500 happy families. Centria is not just a perfect place to be in, but a delightful place to belong to. This gated community is a safe haven for your loved ones, replete with world-class amenities for your desired lifestyle and luxury.





*Artistic impression

LOGIN TO

Solitude

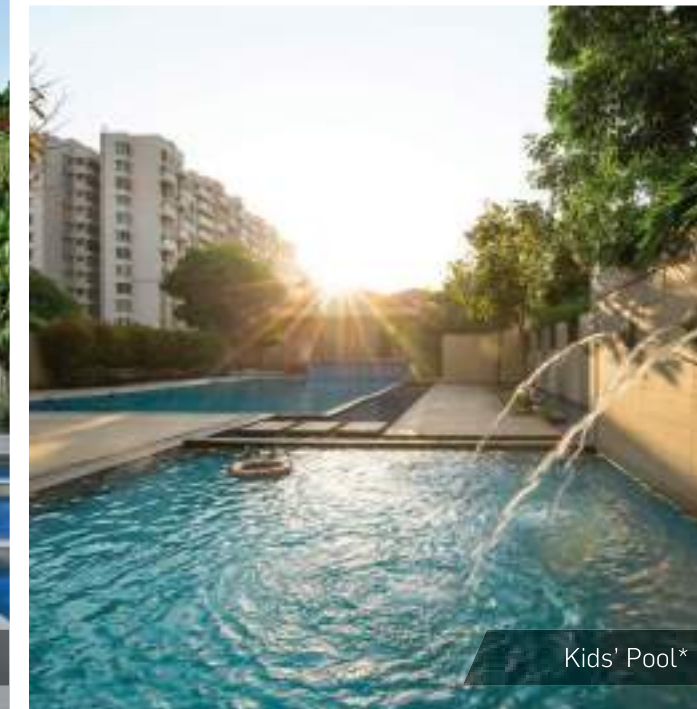
Imagine blissful mornings of waking up to the mesmerizing sunrise and languid evenings of unwinding with the beautiful sunset. That too, on your private deck or in your own enchanting garden. Life at Centria is made special with these little moments of magic! All this, spread over 1.5 acres [approx.]. Ample distance between two buildings ensures complete privacy. Centria is nothing but your private haven.

LOGIN TO *Amenities*

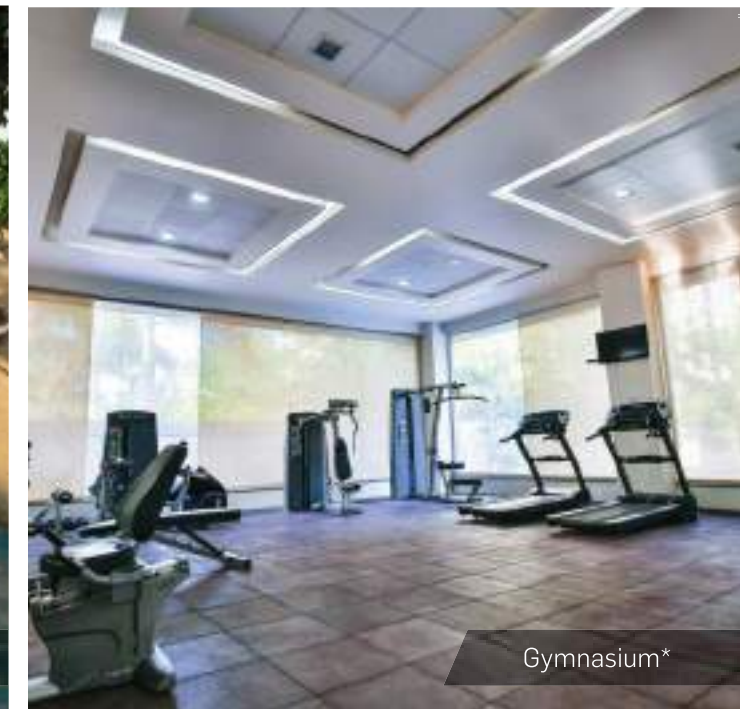
As part of the 30-acre [approx.] Hills and Dales community, Centria offers a plethora of ready amenities. Clubhouse, swimming pool, speciality gardens, badminton court, gymnasium and more.



Clubhouse*



Kids' Pool*



Gymnasium*



Snooker Table*

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*ACTUAL SITE PHOTOS



Badminton Court*



Lawns*



Tennis Court*



Swimming Pool*



*Artistic impression

LOGIN TO *Convenience*

In addition to all the ready-to-enjoy amenities, Centria comes with additional facilities within its premises.

- Children's play park
- Mini amphitheatre
- Stage
- Party lawn
- Therapeutic walkway
- Barbeque pavilion
- Meditation pavilion
- Elders' pavilion

HILLS AND DALES MASTER PLAN

The complete visualisation of the entire development.

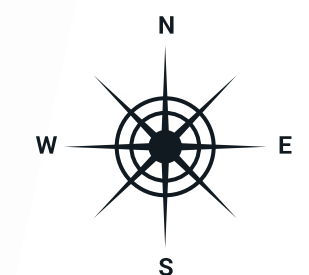


*Actual aerial view

HILLS AND DALES

ACTUAL BIRD'S EYE-VIEW

What was visualised was executed in reality. The drone aerial view of the entire development speaks volumes of our commitment to the promises that we make.



*Actual aerial view
The Centria plan is a rendered artist's impression which has been superimposed on the actual aerial view for better understanding of the location of the project and the amenities therein.



*Map not to scale

Centria
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KNOW YOUR COMMUNITY

- | | |
|------------------------|---------------------|
| 1. Children's Play | 2. Elders' Pavilion |
| 3. Mini Amphitheatre | 4. Stage |
| 5. Therapeutic Walk | 6. Party Lawn |
| 7. Barbeque Pavilion | 8. Clubhouse |
| 9. Meditation Pavilion | |

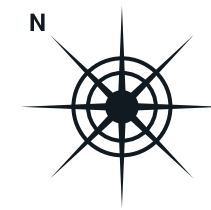


FLOOR PLANS



**P WING
1ST FLOOR PLAN**

RERA Area Statement

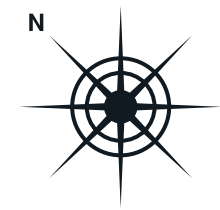


Flat No.	Carpet Area Sq. Mt	Enclosed Bal. Sq. Mt	Dry Yard Area Sq. Mt	Deck Area Sq. Mt	Private Garden on First Floor Sq. Mt
101	97.30	9.01	1.97	8.93	18.37
102	92.49	13.69	2.04	8.82	46.73
103	106.15	-	2.04	8.82	41.99
104	106.11	-	1.97	8.93	17.96
105	105.78	-	1.97	8.93	55.04
106	105.61	-	1.97	8.93	48.94



**P WING
7TH FLOOR PLAN**

RERA Area Statement

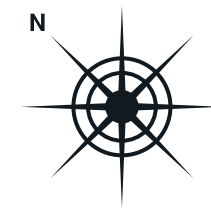


Flat No.	Carpet Area Sq. Mt	Enclosed Bal. Sq. Mt	Dry Yard Area Sq. Mt	Deck Area Sq. Mt
701	92.36	8.87	1.97	5.62
702	92.32	13.24	2.04	8.82
703	105.84	-	2.04	8.82
704	105.80	-	1.97	8.88
705	105.48	-	1.97	8.88
706	98.68	-	1.97	5.62



**P WING
TYPICAL FLOOR PLAN**

RERA Area Statement
2nd, 3rd, 4th, 5th, 6th, 8th, 9th, 10th Floor



Flat No.	Carpet Area Sq. Mt	Enclosed Bal. Sq. Mt	Dry Yard Area Sq. Mt	Deck Area Sq. Mt
201, 301, 401, 501, 601, 801, 901, 1001	97.13	8.87	1.97	8.88
202, 302, 402, 502, 602, 802, 902, 1002	92.32	13.24	2.04	8.82
203, 303, 403, 503, 603, 803, 903, 1003	105.84	-	2.04	8.82
204, 304, 404, 504, 604, 804, 904, 1004	105.80	-	1.97	8.88
205, 305, 405, 505, 605, 805, 905, 1005	105.48	-	1.97	8.88
206, 306, 406, 506, 606, 806, 906, 1006	105.30	-	1.97	8.88



**Q WING
1ST FLOOR PLAN**

RERA Area Statement

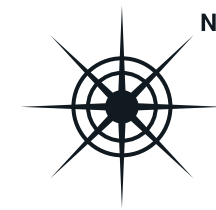
Flat No.	Carpet Area Sq. Mt	Enclosed Bal. Sq. Mt	Dry Yard Area Sq. Mt	Deck Area Sq. Mt	Private Garden on First Floor Sq. Mt
101	106.28	-	1.97	8.93	18.30
102	108.09	-	1.97	8.93	17.79
103	105.89	-	2.04	8.93	18.26
104	99.33	-	2.04	5.61	40.35
105	105.06	-	2.04	8.93	44.44
106	106.03	-	2.04	8.93	53.26





**Q WING
7TH FLOOR PLAN**

RERA Area Statement



Flat No.	Carpet Area Sq. Mt	Enclosed Bal. Sq. Mt	Dry Yard Area Sq. Mt	Deck Area Sq. Mt
701	105.97	-	1.97	8.82
702	101.18	-	1.97	5.62
703	102.08	-	2.04	5.62
704	105.64	-	2.04	8.88
705	104.75	-	2.04	8.88
706	105.72	-	2.04	8.82



**Q WING
TYPICAL FLOOR PLAN**

RERA Area Statement
2nd, 3rd, 4th, 5th, 6th, 8th, 9th, 10th Floor



Flat No.	Carpet Area Sq. Mt	Enclosed Bal. Sq. Mt	Dry Yard Area Sq. Mt	Deck Area Sq. Mt
201, 301, 401, 501, 601, 801, 901, 1001	105.96	-	1.97	8.82
202, 302, 402, 502, 602, 802, 902, 1002	107.78	-	1.97	8.88
203, 303, 403, 503, 603, 803, 903, 1003	105.58	-	2.04	8.88
204, 304, 404, 504, 604, 804, 904, 1004	105.64	-	2.04	8.88
205, 305, 405, 505, 605, 805, 905, 1005	104.75	-	2.04	8.88
206, 306, 406, 506, 606, 806, 906, 1006	105.72	-	2.04	8.82

Specifications

[A] FLOORING

Living, Dining & Entrance foyer -	Vitrified tile 800x800 mm (Kajaria/AGL/Varmora/Zealtop/equivalent make)
Kitchen -	Vitrified tile 800x800 mm
Master bedroom -	Wooden finish tiles 800x800 mm
Other bedrooms -	Vitrified tile 800x800 mm
Attached terrace -	Wooden finish tiles
Window sill -	Granite sill

[B] TOILETS

CP fittings -	Jaguar/Kohler or equivalent make Accessories Jaguar or equivalent make
Flooring -	Anti-skid ceramic tile flooring
Dado -	Ceramic tile & highlighter wall in shower area in designer tiles upto lintel level
Sanitary ware -	Kohler/Roca/Duravit or equivalent make
Basin counter -	Granite counters for all basins (Basin - Counter top)
Dry and wet area -	Glass partition without glass door for Master toilets
Shower column -	Master Toilet only (Jaguar/Grohe/Kohler or equivalent make)
Flush tank -	Concealed flush tank
False ceiling -	Modular false ceiling
Mirror -	For all toilets
Exhaust fan -	For all toilets

[C] DOORS & WINDOWS

Main door -	Both side laminated door
Internal doors -	Both side laminated door
Lock -	Digital lock Yale/Godrej/Europa or equivalent make
Windows & attached terrace doors -	Aluminium windows with mosquito mesh

[D] KITCHEN

Granite kitchen platform
Glazed Dado tiles upto 2 ft height
S.S sink with drain board
Water purifier Aquaguard Eureka Forbes, Kent, AO Smith or equivalent make

[E] INTERNAL ELECTRIFICATION

Switches & Wiring -	Modular switches of Legrand / Luminous/ Goldmetal or equivalent make with concealed copper wiring
T.V. and Telephone -	T.V. and Telephone points provided in living and all bedrooms

[F] PLUMBING

Type -	Concealed anti-corrosive plumbing
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[G] WALL FINISHES

Interior -	Gypsum finished walls with plastic paint & OBD to ceiling
Exterior -	Acrylic emulsion external paint or texture paint

[H] RAILING

Attached terrace -	S.S glass railing
Staircase -	M.S. railing

[I] HOME AUTOMATION / SECURITY SYSTEMS

Video door phone integrated with intercom system, Gas leak detector
Provision for Wi-fi router connection
Motion sensor light in Master bed - Walk-in wardrobe area Entrance lobby access control

[J] LIFT

Passenger -	2 Nos.
Service -	1 No.

[K] ENTRANCE LOBBY

Floor Finish -	Italian marble
Wall Finish -	Decorative premium wall finish
Ceiling -	False ceiling
Lift -	Door frames & Dado in Italian marble

HOME FOR THE REAL *heroes*



Centria salutes
the real heroes of the nation
and offers exclusive benefits
for Defence personnel

With the cantonment located in its vicinity, Centria is an ideal home for Defence officers. The Hills & Dales community is already a home for many ex-servicemen. The location of Centria ensures that your commuting time to the nearest Defence establishment is minimal. You are just at a few minutes' drive to play your favorite golf shot at Southern Star Golf Course or enjoy a game of Derby at the race course.

To know more on our offers to Defence
Call: 7767005259 / 7517033294 / 9765608471

(Exclusive enquiry nos. for Defence personnel only)

RESIDENTIAL PROJECTS

Completed

Dew Drop Vishrantwadi, Pune
 24K Glitterati Phase 1 & 2 Aundh Annexe, Pune
 24K Glamore, Hills & Dales Undri, Pune
 24K Allura, Hills & Dales Undri, Pune
 Elburz, Hills & Dales Undri, Pune
 Tuscan Estates Phase 1 & 2 Kharadi, Pune
 Floriana Estates Koramangala, Bengaluru
 Whispering Meadows Dollars Colony, Bengaluru
 Raaga Phase-1 Kannur Road, Bengaluru
 Lapis Lazuli Koregaon Park, Pune
 Maestros Wanowrie, Pune
 Rosewood NIBM Annexe, Pune
 Misty Moors NIBM Annexe, Pune
 Pink City Wakad, Pune
 Hills & Dales Undri, Pune
 Botanica, Ivy Estates Wagholi, Pune
 Umnag Primo, Ivy Estates Wagholi, Pune
 Umang Premier, Ivy Estates Wagholi, Pune
 Umang Homes, Ivy Estates Wagholi, Pune
 Ivy Villas, Ivy Estates Wagholi, Pune
 R2, Life Republic Hinjewadi, Pune
 R3, Life Republic Hinjewadi, Pune
 R4, Life Republic Hinjewadi, Pune
 R6, Life Republic Hinjewadi, Pune
 R7, Life Republic Hinjewadi, Pune
 Downtown Kharadi, Pune
 Three Jewels Phase-1 Kondhwa Rd, Pune

COMMERCIAL PROJECTS

Completed

Giga Space Viman Nagar, Pune
 Nano Space Baner, Pune
 I Space Bavdhan, Pune
 City Space Viman Nagar, Pune
 Commerspace Hinjewadi, Pune
 E-Space Viman Nagar, Pune
 Orbit Mall Vishrantwadi, Pune
 Arrisa Avenue Kharadi, Pune
 Bizz Bay NIBM Rd, Pune
 City Point Bund Garden, Pune
 City Tower Bund Garden, Pune
 City Bay Bund Garden, Pune
 R6, Life Republic Hinjewadi, Pune

Ongoing

Ivy Apartments, Ivy Estates Wagholi, Pune
 Oro Avenue, Life Republic Hinjewadi, Pune
 R9, Life Republic Hinjewadi, Pune
 R1, Life Republic Hinjewadi, Pune
 R16, Life Republic Hinjewadi, Pune
 Three Jewels Katraj Kondhwa Rd, Pune
 Western Avenue Wakad, Pune
 Stargaze Bavdhan, Pune
 24K Opula Aundh Annexe, Pune
 24K Atria Aundh Annexe, Pune
 Green Olives Hinjewadi, Pune
 24K Grazio Kormangala, Bengaluru
 I-Towers Exente E-City, Bengaluru
 Mirabilis Horemavu Rd, Bengaluru
 Jay Vijay Vile Parle, Mumbai
 24K World Residences Viman Nagar, Pune
 Centria, Hills and Dales Undri, Pune
 Raaga Phase-2 Kannur Road, Bengaluru
 Moonstone (by Three Jewels) Kondhwa Rd, Pune

Ongoing

City Avenue Wakad, Pune
 City Vista Kharadi, Pune



LOGIN TO
Legacy

Our almost 3-decade old dynamic legacy of 'Creation, not Construction' boasts of 20 million sq. ft. [approx.] of contemporary design spaces that incorporate innovation, excellence, eco-friendliness, technology, sustainability, value and commitment to time schedules, that make us truly worthy of the 30+ prestigious awards that have been bestowed upon us.

COME HOME TO

Centria
By Kolte-Patil

