



Project by :  
**WELLWISHERGROUP**  
*Elevating Life... in Style*

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**Site : WELLWISHER TOWN**  
CTS 2480, Village Varose (Khopoli), Opp. Samuel Mall, Taluka - Kalapur, Dist. Raigad.

Licence Engineer ERY Spaces - Yash Salvi	R.C.C. Consultant Adhar Shila Consultant
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**RERA APPROVED - P52000000721**

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**ARE YOU REALLY  
MOTIVATED TO PURCHASE  
AN APARTMENT THAT STANDS  
AS A TESTIMONY OF LUXURY JUST  
BY FLIPPING THROUGH THIS BROCHURE?**





As Khopoli being one of the fastest growing town compared to all the Mumbai annex towns.

Wellwisher group identified this land parcel in the heart of khopoli, should be known as The Wellwisher Town in future.





## The apartment that stands as a TESTIMONY OF LUXURY

Wellwisher Town is an epitome of unique architectural features, which singles out from the ordinary. It makes intelligent use of natural resources to maximize natural light and ventilation. The apartments blend with the surrounding environs to enhance the beauty of your home and act as a spectacular landmark. Designed as an intelligent building, your home is a paradigm of modern living at its best.

Wellwisher Town is one of the most promising home addresses, situated on NH48. It tops on accessibility and convenience on any home owner's wish list, as it is placed on the widest road of Khopoli





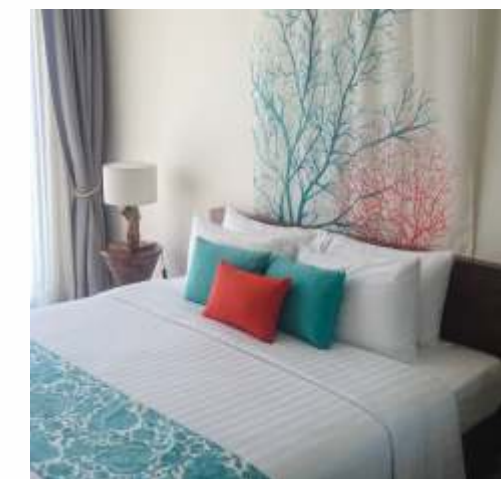


You can't sense  
**THE REJUVENATING LIFESTYLE**  
we offer, just by reading this headline!

At your Wellwisher Town, your lifestyle will be the envy of many. Imagine beginning your day at the life sized two swimming pools including one exclusive for kids, having breakfast in salubrious green surroundings. And when the day is over you can unwind at the in-complex air-conditioned club, as your children play in well appointed, dedicated play area. Every experience will be like a breath of fresh air.







A VAASTU compliant  
home address.

Wellwisher Town is not only an architectural marvel, it is also a vastu-compliant abode of bliss. Vastu is a time-tested Vedic architectural treatise which helps inhabitants of a home to lead a healthy, wealthy, happy and prosperous life. Thanks to its vastu architecture, Wellwisher Town is harmonized with nature and the natural elements. This means, you get maximum benefits from your home's natural surroundings.





## A BREEZY LIFE is in the forecast when you start living here!

In your Wellwisher Town. Lush and green with 70% open area to nestle your abode of luxuries. Here, the air is fresh and salubrious.

Wellwisher Town gives you the best of both worlds - modern and natural. It epitomizes the unspoiled charm of the country side & blends it with the unmistakable convenience of city living. In fact, getting to the nearest amenity is as easy as taking a walk.

While carving this township we have specially taken care of facilities to distress you from your work routine

- Enhancing the talents in your children
- Easy travel and connectivity to your work

Also While giving all of these comforts to you as your WELL WISHERS we have specially thought of your pockets as well as the environment responsibility so we have given you.

- Solar Pannels  
Used for partially water heating and partially for common area

- STP  
To prevent water wastage. As approved by the Environment Ministry of India







While designing this Wellwisher Town, we have specially taken care of the facilities for the residents of this township.

Facilities in Well Wisher Town.

### CLUB HOUSE

- Gymnasium
- Pantry Services
- Party Hall / Multipurpose Hall with Kitchen Facility
- Party Lawn
- Adult Swimming Pool
- Kids Swimming Pool
- Indoor Games : Snooker, Chess, Cards, Table Tennis
- Canteen
- Open Terrace Cafeteria
- Guest Rooms





## EXTERNAL AMENITIES

- Landscape Garden
- Flower Garden
- Nana - Nani Park
- Open kids play area
- Yoga / Meditation lawn
- Jogging Tracks
- Badminton Court
- 3246 sqm Green Area
- 70% Open Space & 30% Ground Coverage of Plot Area
- Garden Area of 35000 Sq ft
- Emergency Power on DG back up for services
- Vastu Compliance Majorly
- Organic Waste Converter
- 12 mtrs Internal Roads
- 370 Trees in whole Layout
- Fire Fighting System
- Manual Fire Alarm System
- Rain Water Harvesting Tank
- Street Lighting
- Garden lights
- U G tank
- Solar panel (for Energy)
- Solar Panel (for Water Heating)

- Exterior wall : 8" AAC wall construction (eco friendly AAC blocks which will help to resist sun heat)

- Roof : 6" RCC slab with 2" PUF Insulation, 6" brack batt coba and 1" chinal clay on tarrace , total width of terrace 15" which will help to resist sun heat

- Earthquake Load : Earthquake (Seismic) Loads arise due to occurrence of an earthquake. Since this is a highly unpredictable load, extensive reference to guidelines given in IS:1893-2002 (Code) has been made. The structure falls in Zone III as per the code. The following factors have been considered in the analysis.





# INTERNAL AMENITIES

## LIVING ROOM

- Door : Attractive main entrance door with premium quality fittings and fixtures
- Door Frame : Red Merantee brand or equivalent brand
- Flooring : Vitrified tiles (2'X2' Asian brand or equivalent brand)
- Electrical : Concealed copper wiring  
Modular switches  
Point for TV cable, door bell, Telephone, Ceiling fan, fan regulator, 2 lights  
Plug Point
- Window : Powder coated aluminum 3 track  
Green marble window sill
- Outer side : Weather shed to living room window
- Paint : OBD paint

## PASSAGE

- Flooring : Vitrified tiles (2'X2' Asian brand or equivalent brand)
- Electrical : Point for 2 Lights
- Paint : OBD paint
- Wash basin : Sone-cera brand or equivalent brand
- Cloth drying: Rope stand

## KITCHEN

- Flooring : Vitrified tiles (2'X2' Asian brand or equivalent brand)
- Platform : Granite kitchen platform
- Tiling : Glaze tiles from kitchen upto beam bottom
- Sink : Stainless steel sink (ISI Mark)
- Electrical : Concealed copper wiring  
Modular switches  
Point for exhaust fan, Ceiling Fan, fan regulator, Water purifier, 2 light, Mixer, Refrigerator  
Plug point
- Paint : OBD paint
- Taps : Seiko brand (ISI Mark) or equivalent brand
- Window : Powder coated aluminum window (2 track)
- Outer side : Weather shed to kitchen window

## BEDROOM

- Flooring : Vitrified tiles (2'X2' Asian brand or equivalent brand)
- Sanitary : Sone-cera brand or equivalent brand fittings
- Electrical : Concealed copper wiring  
Modular switches  
Point for telephone, AC, 2 light, Ceiling fan  
fan regulator, TV  
Plug point
- Door : Flush door with fixtures and fittings  
door frame (Red Merantee brand or equivalent brand)

- Window : Powder coated 3 tract aluminum window
- Window sills: Green Marble
- Paint : OBD paint
- Outer side : Weather shed to bedroom window

## COMMON BATHROOM

- Flooring : Antiskid ceramic flooring tile
- Wall tile : Glazed tile upto beam bottom
- Taps : Seiko brand (ISI Mark) or equivalent brand
- Electrical : Concealed copper wiring  
Modular switches  
Point for Geyser, Light, Exhaust fan  
Plug point
- Door : Powder coating aluminum with backlight sheet
- Door frame : Green Marble
- Outer side : Weather shed to master bedroom bathroom window

## MASTER BEDROOM

- Flooring : Vitrified tiles (2'X2' Asian brand or equivalent brand)
- Wash basin : Sone-cera brand or equivalent brand
- Electrical : Concealed copper wiring  
Modular switches  
Point for telephone, AC, 2 lights, Ceiling fan, fan regulator, TV  
Plug point

- Door : Flush door with fixtures and fittings  
door frame (Red Merantee brand or equivalent brand)
- Window : Powder coated 3 tract aluminum window
- Window sills: Green Marble
- Paint : OBD paint
- Outer side : Weather shed to master bedroom window

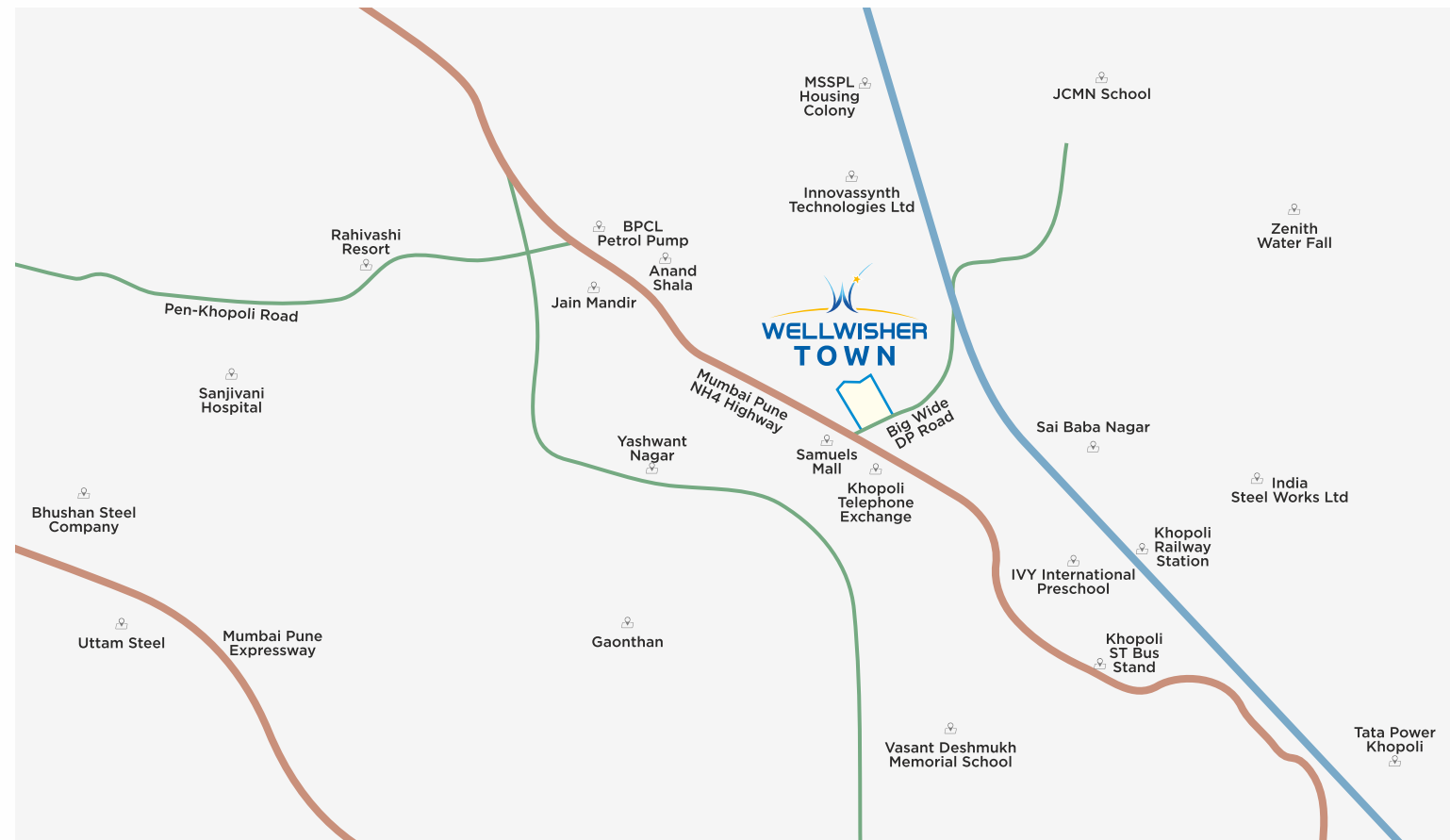
## MASTER BEDROOM BATHROOM

- Flooring : Antiskid ceramic flooring tile
- Wall tile : Glazed tile upto beam bottom
- Basin : Sone cera brand or equivalent brand
- Taps : Seiko brand (ISI mark) or equivalent brand
- Electrical : Concealed copper wiring  
Modular switches  
Point for Geyser, Light, Exhaust fan  
Plug point

- Door : Powder coating aluminum with backlight sheet
- Door frame : Green Marble
- Outer side : Weather shed to master bedroom bathroom window







## NETWORK AND CONNECTIVITY

As khopoli has been pampered by the state government by its infrastructure facilities it has made it the most promising location for growth in all directions.

### Infrastructure Facilities :

- Mumbai Delhi freight corridor
- Mumbai Pune Express Highway
- Khopoli Municipal Office as a part our township
- TATA Power
- Khopoli Industrial Area
- Khalapur Smart City
- Schools
- Colleges
- Hospitals
- Bus Depot
- Local Railway - Connecting Central (Thane) and Harbour (CST)

Makes Khopoli One of the most affording in terms of comfort living as a priority location for house buyers.

100 mtrs	ATM
0.7 Km	Khopoli Bazar Peth (Market)
1.3 Km	Khopoli Bus Depot ST
1.8 Km	College
1.9 Km	School
2.8 Km	Tata power khopoli generation station plant

## FLOOR PLANS

