




A Project by



Head Office: 813, Siddharth Towers, BLD No 1/A, Sangam Press Rd, Kothrud, Pune - 29 | P: +91 020 25465944 / 8975106868

Site Address: CTS No. 993, S. No. 89+90, Plot No. 29 at Lokmanya Colony, Kothrud, Pune - 411038.

Call: 88884 88882 / 88884 88883 | **Email:** sales@sarthakhousing.com | www.sarthakhousing.com

 Sarthak Aaradhana MahaRera Registration No. P52100050994 | www.maharera.mahaonline.gov.in

Disclaimer: This brochure is purely conceptual and points mentioned herein are not a legal offering and will not be part of the agreement. Promoters reserve the right to amend the layout, plans, elevations, designs, specifications, amenities, etc. without prior notice.



The Perfect
Blend of Luxury,
Comfort and
Convenience.



The Benchmark of Premium Living

Home is a safe haven where you escape the chaos of daily life and step into a world filled with the simple pleasure of life. It's where you feel most comfortable and secure, surrounded by the people and things you love. To give you a world that reflects a similar sense of comfort, warmth and joy we present to you, Sarthak Aaradhana.

Sarthak Aaradhana is a combination of 3 & 2 BHK premium quality homes in the most convenient location of Kothrud that perfectly blends the modern luxuries of urban life and the joy of tranquil living. With world-class conveniences amidst quiet and peaceful surroundings, Sarthak Aaradhana exemplifies the true essence of a prosperous life ideal for those looking for a comfortable, convenient, and fulfilling lifestyle in the heart of the city.



The Benchmark of Convenience

Surrounded by locations like Ideal Colony, Rambaug Colony, Mayur Colony, Chandni Chowk and Erandwane, the unparalleled location of Kothrud sets itself apart from numerous other locales of the city. Besides a surrounding that resonates tranquillity, it also offers unmatched connectivity to prime destinations of Pune city like Fergusson College Road, Senapati Bapat Road, Karve Nagar and Bavdhan to name a few. Moreover, it is well-connected to the newly made Vanaz Metro Station and other major transportation hubs, making it easy to navigate to different parts of the town in no time. Whether indulging in a lavish culinary experience or simply exploring the city's rich cultural heritage, the desirable location of Sarthak Aaradhana ensures that you're always at the centre of the action amidst the vibrancy.



Image for representation purpose only



Image for representation purpose only



Actual Photograph of Vanaz Metro Station Pune

The Benchmark of Comfort

Designed to fulfill all your lifestyle desires, Sarthak Aaradhana redefines the idea of joyful living. It elegantly combines plenty of amenities that boast of an exquisite living experience. From a lush party lawn to children's play area, and pergola seating areas, every amenity here ensures you have everything to enjoy, relax and unwind. In addition to this is an elegant facade that exudes grandeur and greets you with sophistication every time you step into your home at Sarthak Aaradhana. With the perfect blend of luxury, comfort and convenience, the homes at Sarthak Aaradhana are the true example of a lifestyle that's rewarding in every way.





Sarthak
Aaradhana

3 & 2 BHK Exclusive Homes
Lokmanya Colony, Kothrud.



Artist's impression

Project Amenities

Aesthetically Designed Building Elevation

Attractive Entrance Gate

Decorative Entrance Lobby

Smart Card Access at Main Entrance

Vastu Compliant Flat Layout

Roof Top Amenities with Senior Citizen Sit
Outs & Party Lawn

Open Gym

Childrens Play Area

Pergola Seating with Relaxation Benches

Meditation Area

High-Speed Automatic Lift

3-Tier Security with CCTV Surveillance

Fire Fighting System

Generator Backup for Lifts, Common Area
and Water Pumps

Common Dish Antenna Connection of
Tata Play

Rainwater Harvesting

Solar System for PV

Solar Water Heater

Electric Meter Panels

Automatic Water Level Controller

Wet Garbage Composter / Vermiculture as
per PMC Norms

Electric Charging Point for EV's at Parking

Bird Net Installation in Plumbing Ducts





Artist's impression

Project Specifications

Structure

Earthquake Resistant RCC Framed Structure
External Walls in 6" Thick Red Brick Masonry
Internal Walls in 6" / 4" Thick Red Brick Masonry

Walls & Ceiling

External Walls finished with Sand Faced Plaster
Internal Walls finished with Back Coat of Cement Plaster & Smooth Coat of Gypsum
Ceiling finished with Smooth Coat of Gypsum

Flooring

Vitrified Tiles in the entire flat with size 800 x 800 mm of Kajaria, Zeal top, RAK or Equivalent Brands
Anti-Skid Ceramic Tiles for Toilets
Anti-Skid Ceramic Tiles for Balcony & Dry Balcony

Kitchen

Granite Kitchen Platform with Stainless Steel Sink of Nirali or Equivalent Brands
Ceramic Glazed Tile Dado over Kitchen Platform up to 2' Height
Provision for Exhaust Fan and Water Purifier
Adequate Electrical Points

Utility

Provision for Washing Machine
Provision of Inverter for Power Backup
Glazed Tile Dado up to Sill Level
Provision for Dishwasher

Paint Finish to Walls

External Walls with Damp-proof Primer Coat & Acrylic Exterior Grade Emulsion
Internal Walls with Acrylic Internal Emulsion / Plastic Paint

Toilets

7' 0" Height Designer Glazed Tile Dado
Concealed Plumbing with Branded C. P. Fittings of
Jaquar Fusion or Aria Series or Equivalent Brands
Concealed Diverter for all Toilets of Jaquar Fusion or Aria Series or Equivalent Brands
Branded Sanitary Fittings of Jaquar Opal or Kubix Series or Equivalent Brands
Wall Hung Commodes for Toilet
Solar Water Connection in Common Toilet
Provision for Exhaust Fan and Geyser

Windows

Powder Coated Aluminium Sliding Windows /
UPVC Sliding Windows with Mosquito Net except Toilet
Toilet Windows – Aluminium Windows
Granite / Marble Window Sill

Doors & Door Frames

Elegant Main Door with Premium Quality Fittings & Attractive Door Skin Laminate
Double-notched Door Frame with Molding for Main Door
Single-notched Door Frame with Molding for Bedroom Doors
All Internal Flush Doors with both side Laminate Finish
Aluminium Sliding Door / UPVC Sliding Door with Mosquito Net for Balconies
Granite Door Frame for all Toilets

Electrical

Concealed Electrification
Modular Switches of Roma, Legrand, Schneider or Equivalent Brands
Branded Fire-retardant Copper Wiring
TV and Telephone Points in Living Room
Provision for TV in Master Bedroom
Provision for AC in all Bedrooms
Provision for Centralized Wi-Fi Connectivity near DB
LED Lights in Parking and Staircase / Lift Lobby
Video Door Phone with Intercom Facility





Artist's impression



Image for representation purpose only

Sustainability

The thoughtful design features of the homes at Sarthak Aaradhana make them both beautiful and eco-friendly. The large windows and doors allow ample natural light to permeate every corner of your home, helping you save on energy and leaving a positive impact on Mother Nature. With various green building initiatives like Rain Water Harvesting, Solar Heating Panels and much more, the homes ensure an efficient, healthy and sustainable way of lifestyle.

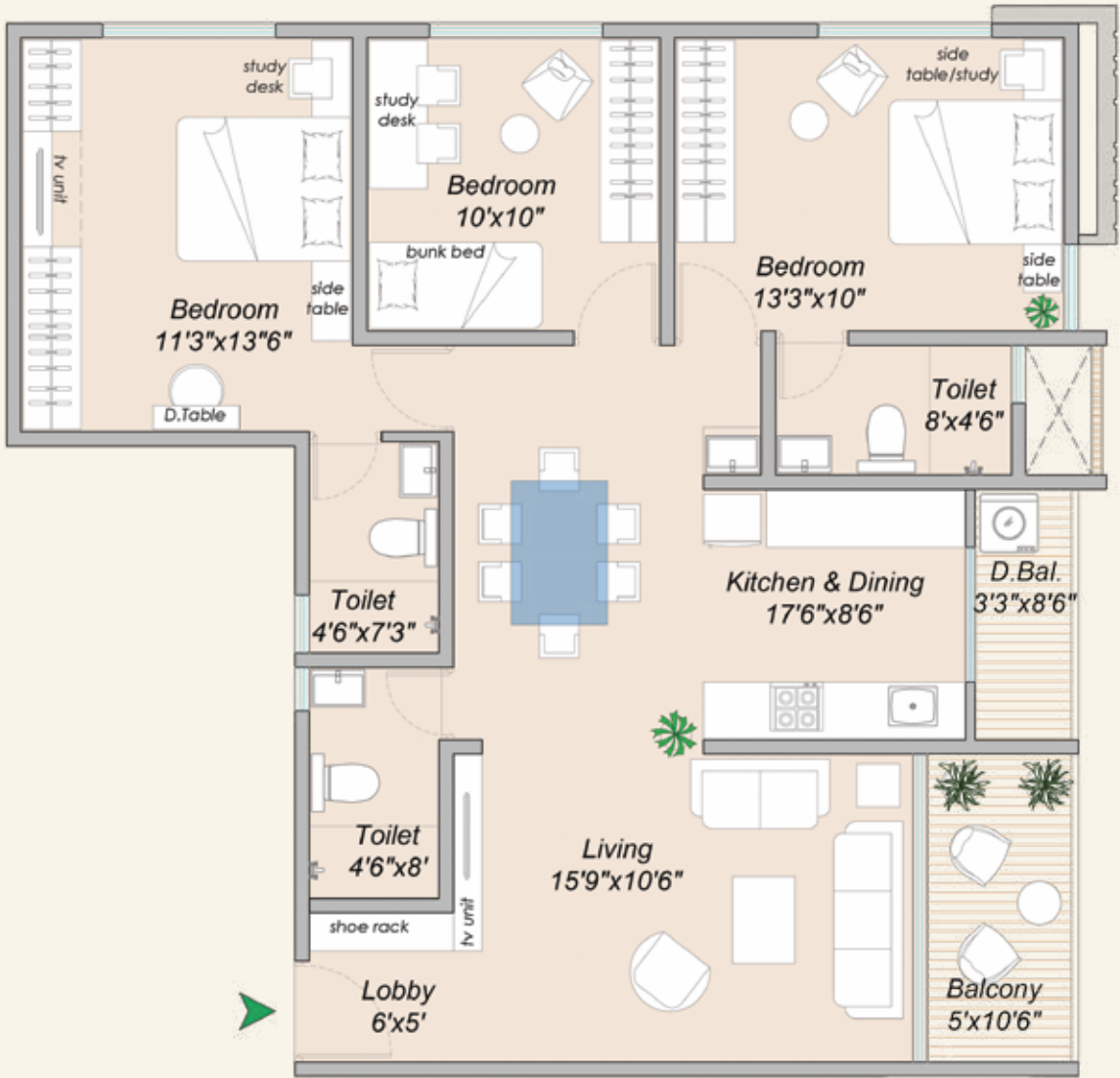
We at Sarthak Housing rigorously promote sustainability and strive towards reducing our environmental impact. We believe that sustainable living is not only responsible but also rewarding, and we're proud to be part of a movement towards a brighter, cleaner future.



Isometric View of Typical 3 BHK Unit



3 BHK Typical Unit Plan



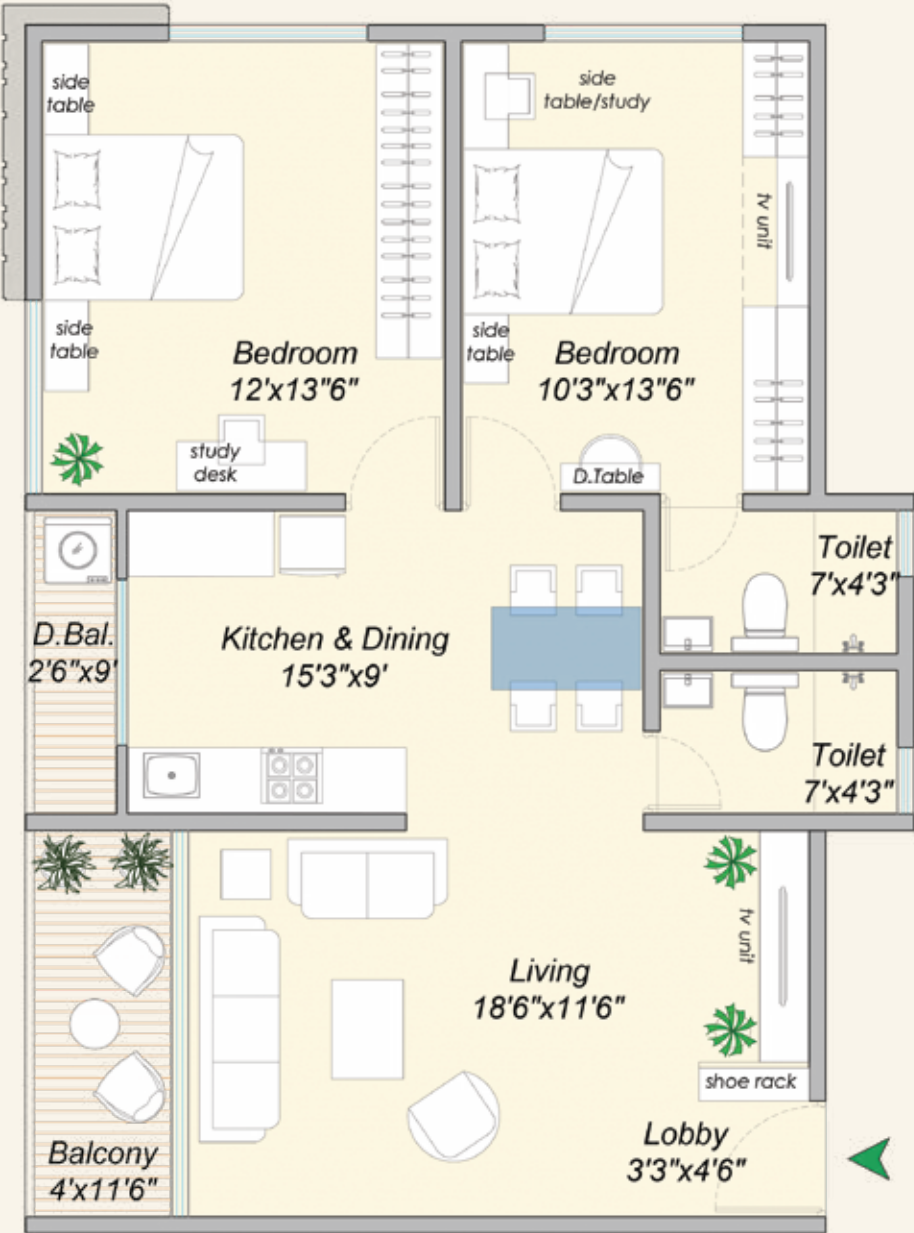
Area Statement					
Flat Type	Flat Code	Area	Carpet	Balcony	Total
3 BHK	1389	sq.ft	977	52	1029
		sq. m.	90.79	4.80	95.59



Isometric View of Typical 2 BHK Unit



2 BHK Typical Unit Plan

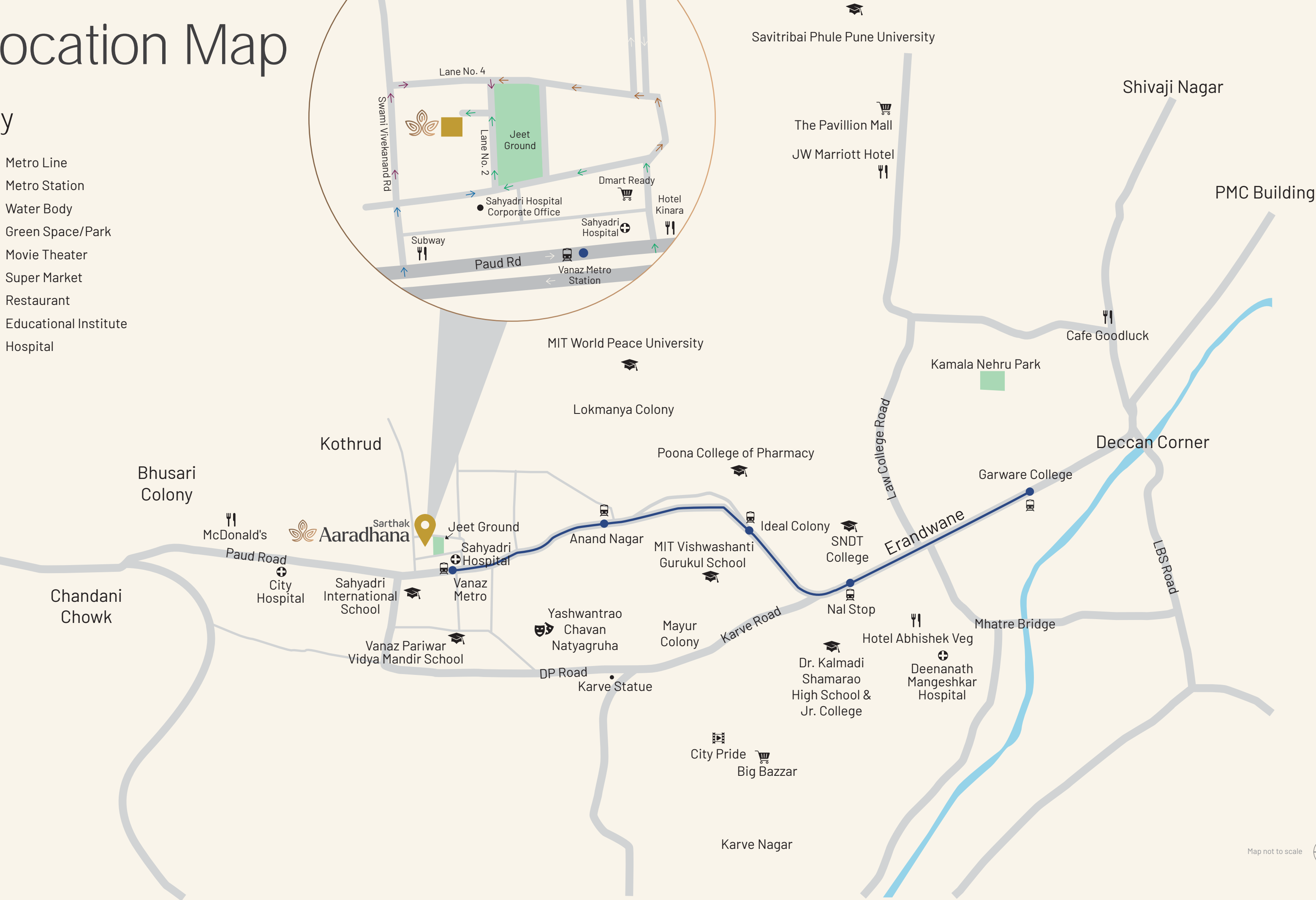


Area Statement					
Flat Type	Flat Code	Area	Carpet	Balcony	Total
2 BHK	1116	sq.ft	780	47	827
		sq. m.	72.47	4.37	76.84



Location Map

- Key
- Metro Line
 - Metro Station
 - Water Body
 - Green Space/Park
 - Movie Theater
 - Super Market
 - Restaurant
 - Educational Institute
 - Hospital



About Sarathak Housing

Sarathak Housing is a leading real estate group based in Pune. Established in 2005, our mission is to provide affordable and value homes to families in the region, and we are dedicated to delivering high-quality homes at prices that are accessible to a wide range of buyers.

Our team is made up of experienced professionals who are committed to excellence in every aspect of the home building process. From the initial planning and design stages to construction and customer service, we strive to ensure that our buyers have the best possible experience.

As we continue to forge our legacy of creating state-of-the-art green field projects, we now enter a new chapter in our journey - the journey of redevelopment with numerous initiatives in and around Pune. With our extensive team, meticulous planning and innovative designs we believe in breathing new life into existing structures and creating vibrant, sustainable spaces that reflect the heritage of the surroundings and its inhabitants.



Grassland - Kolhewadi



Sarathak Beaulieu - Kondhwa Pisoli



Sarathak Belva - Kondhwa Pisoli Road



Sarathak Shantiban - Narhe

