



उभरत्या आकाशाची जुनी ओळख, आता नव्याने

Where old meets new

जुन्याशी नव्याची ओळख, नव्याने

The city of Pune is a complete canvas of stories filled with the old and the new. From the many personalities that the city hones, to the many personalities that it adorns, **Pune is truly where old meets new.**





It is the perfect amalgamation of the Peshwai culture, the quirky and sarcastic comments of the Puneri, and the modern lifestyle of the metro. The complete synthesis of the old and the new.

And in the midst of it all, is the cultural capital of Pune—Kothrud.

ओळख नाविन्याची, आस भविष्याची

Surround yourself with a community that celebrates culture in the smallest things while leading a lifestyle that is progressive and modern—almost futuristic. Enjoy the hustle and bustle of the city while enjoying the serene, homely calm of Kothrud.






Stay connected to your roots while choosing the lifestyle you want to lead. From theatre to cinemas, parks to malls, health clubs to fast food joints—live in the epicenter of the true Pune dream. Live in the epicenter of the true Kothrud.

जुन्याला नव्याची नवलाई

From the morning calls of Vasudev to a plethora of buzzing nightlife avenues—Kothrud has it all. And in its tall arching skyline, Badhekar Group brings to you the tallest tower of them all.





Rooted in the values of Ramkrupa that used to be, an edifice
designed for the future, made for the modern lifestyle;
presenting

Ramkrupa

A Project by Badhekar Group

Where old meets new

2, 3 and 4 BHK Customisable Homes built for the modern Punekar

तुमच्या आवडीचे घर, तुमच्याच आवडी प्रमाणे

In the ever rising skyline of Kothrud, Badhekar Group brings an innovative concept to tower over the elevations of Rambaug Colony. A true excuse to stand above the crowd. Kothrud's very first step-margin elevation—created to inspire desire.

Sat amidst the area's most coveted location is a lifestyle that truly has it all. Innovative designs, class-apart homes, beautiful views—you name it and this 14-storeyed building has it! A true landmark in Kothrud's very own Rambaug Colony.



Multipurpose
Hall



Security
Features



WiFi



2 Lifts



Generator
Backup



Landscape
Terrace Garden



Meditation
Room



Ample
Parking Space



Solar Powered



Excellent
Elevation



Decorative
Lobby



Conference
Room



Children's
Play Area



Gymnasium

Amenities

- State of art terrace Garden at top Terrace will be provided as the planning permits.
- Provision of Meditation / Yoga / Multi-Purpose Hall & Children's play area as per planning permits.
- Walkway, Lush Greenery, Land Scaped Garden as per Arch. Planning & space available.
- Gymnasium will be provided AS PER Space Available..
- Table Tennis, Carrom, Chess Facility.
- Pyramid Vastu concept will be set up at foundation level.
- Solar Water System, Wifi and Intercom system & Gas Pipe line will be provided.

- State of art designer GRAND Entrance lobby for Building.
- Covered Parking / Mechanical Parking will be provided to each member of society.
- Fire - Firefighting system for the unit as per PMC norms.
- Provision of Vermiculture.
- Generator backup for Lift, Staircase, Parking & Common light area.
- Rain water harvesting.
- 1 Common toilet will be provided in parking area for Security/Driver etc. in the Building.

Technical Specifications



STRUCTURAL FEATURES

All the framed structure inclusive of foundation, columns, bearings and slabs will be as per RCC design taking into account the earthquake forces as per IS-1893 (Part-I), 2002, Annexure-E, Zone-III. All the material and grade shall be as per RCC Consultant's specifications. Dewatering during the foundation work is developer's responsibility. Anti-termite treatment shall be given to all footing and plinth work.



FLOORING & COLOR:

Walls : External walls :- 6" Siporex / AAC block and internal walls of 4" Siporex / AAC block masonry.

Plaster : External walls in sand faced plaster in concrete mix 1:4 and internal walls in cement mix in the ratio 1:5 with smooth coating of super mix/wall putty.

Painting : Internal paint LUSTER finish with brand of Asian paint or equivalent, External paint good quality Cement base paint or equivalent. Asian or equivalent make enamel paint for Doors and for M.S. Works will be done by developer free of cost.

Flooring : MARBONITE FLOORING For Full Flat of Johnson / Euro / Kajaria equivalent make with 3" skirting.

Toilets / Balcony / Dry Balcony / Terrace : - 1' X 1' anti-skid designer base tiles Johnson or equivalent make tiles flooring.

Loft : ·One Loft each in Kitchen & in Guest Bed Room.



TOILETS

Dado:- 30" X 18" wall tiles Johnson or equivalent make up to lintel level with design for all toilets with good quality fittings. Exhaust Fan point provision and necessary accessories and the doors fitted with FRP / PVC sheets with Granite Door Frame.



WINDOWS & RAILINGS

Minimum 3 track powder coated aluminum sliding windows with mosquito net and MS safety grills and four side Granite frame will be provided by the developer free of cost.

Dry Balcony

1 Water tap & 1 electrical point each for washing Machine & Dish washer.



PLUMBING & SANITATION

Concealed plumbing with chrome plated JAGUAR or Equivalent Continental / series bath fittings with flush tank for commodes.

Full / Half Counter Wash Basin for Common Toilet & Master Bed Room Toilet as per Space available & Normal Wash Basins in all other Toilets...

Jaguar / equivalent make Diverter Unit for Shower Area in each Toilet, anti-cockroach Nhani traps will be provided by developer free of cost. Solar water heating supply connections in All Toilets will be provided by the builder free of cost.



ELECTRICAL

Concealed POLYCAB copper wiring with Legrand / Anchor / Grab Tree Switches and DATAR Circuit Breaker will be provided free of cost by the developer. Inverter wiring for light points, fan point, bell point, TV point and in each bath room.

Telephone point and cable TV points in living room and each bed room will be provided by developer. 15 Amp Power point for air-conditioner fitting in ALL BED ROOMS will be provided by the developer for each flat free of cost.



DOORS

Main Door :- 3' 6" Feet Wide PRE LAMINATED DOUBLE DOOR including Security Door for Main door with all Pre fitted accessories like Eye piece, Night latch, good quality fittings, Name plate, etc.

All Internal Doors :- 3 feet Pre laminated Doors for Internal bedrooms & Balconies & 2'6" wide FRP / Water Proof Doors for Toilets will be provided by the developer free of cost. MS powder Coated Folding door Only 1 For Living / Dining Terrace / Balcony & Normal Doors for Other Terraces / Balconies.



KITCHEN

'L' Shape / Parallel 10' long Black granite Kitchen platform with SS Sink of size

21" X 18" With Glazed DADO tiles Up to Ceiling..



LIFTS

·2 Lifts - KONE or OMEGA or OTIS or equivalent.



SECURITY

Specially designed security system with CCTV cameras and Video door phone.

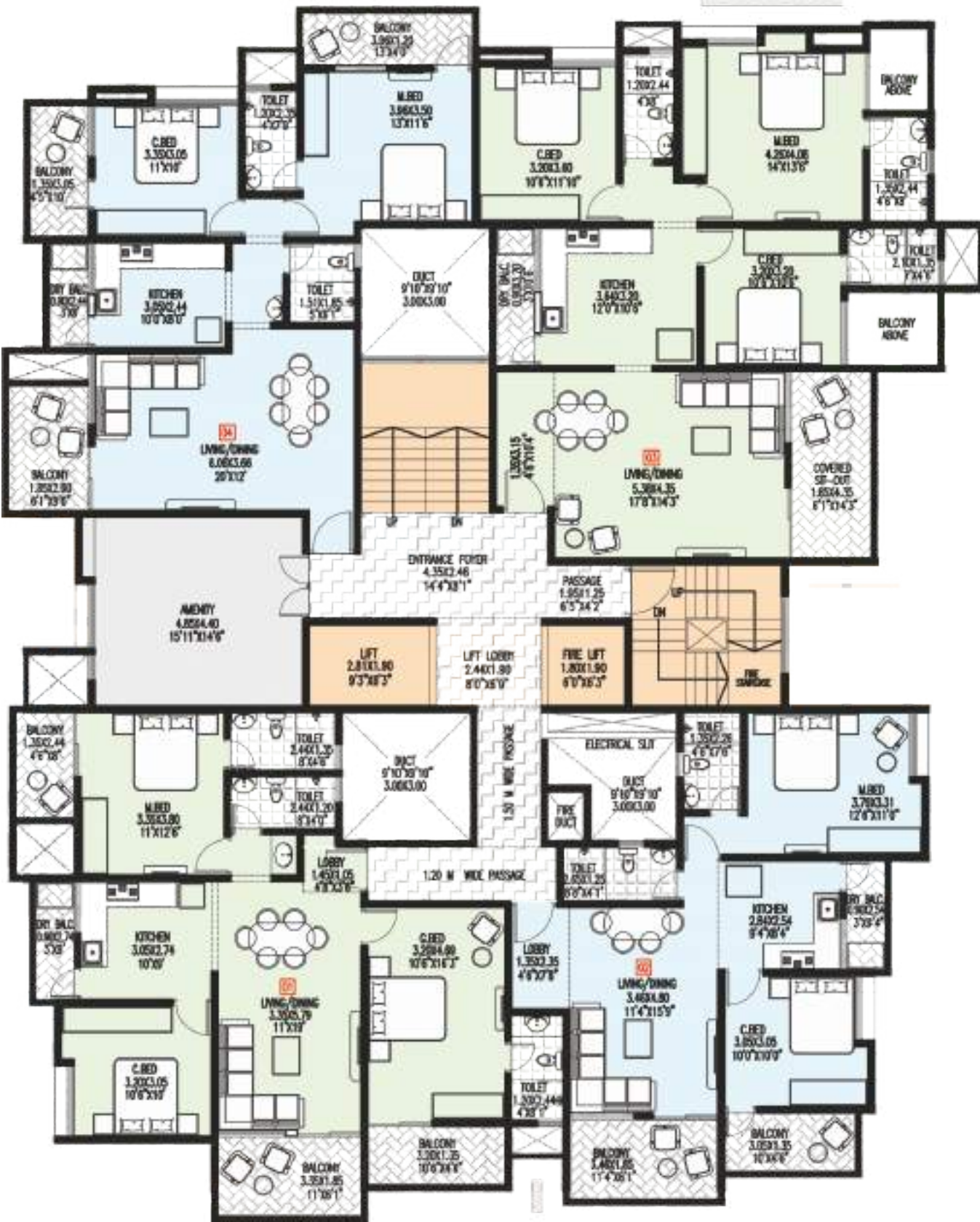
2BHK



3BHK



STILT FLOOR PLAN



CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
01	3 BHK	927.00	149.00	1076.00	1453.00
02	2 BHK	691.00	113.00	802.00	1083.00
03	3 BHK	1049.00	87.00	1136.00	1534.00
04	2 BHK	773.00	153.00	926.00	1250.00



1ST FLOOR PLAN

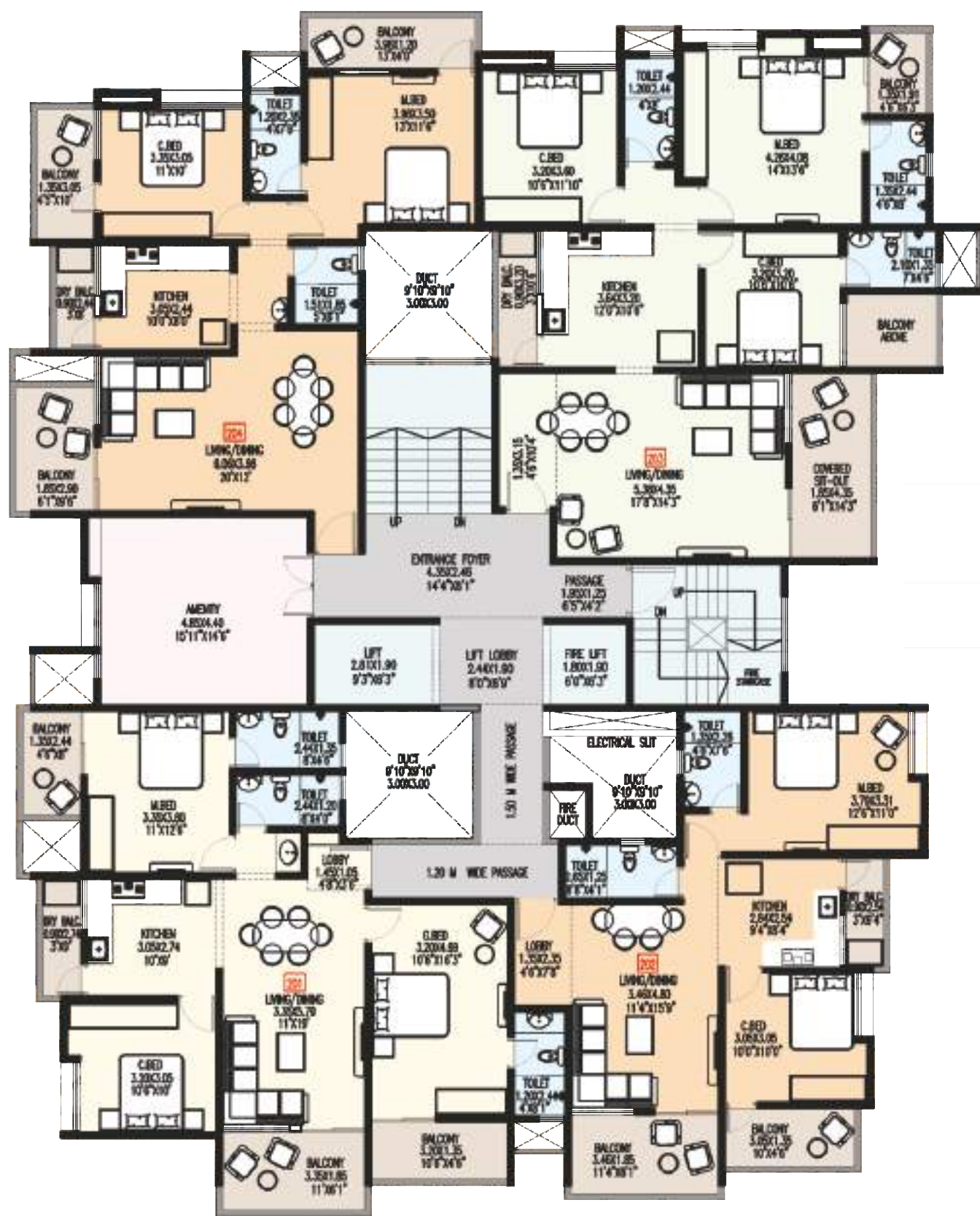


CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
101	2 BHK	740.00	159.00	899.00	1214.00
102	3 BHK	919.00	162.00	1081.00	1459.00
103	3 BHK	1049.00	153.00	1202.00	1623.00
104	3 BHK	1035.00	155.00	1190.00	1607.00



2ND FLOOR PLAN

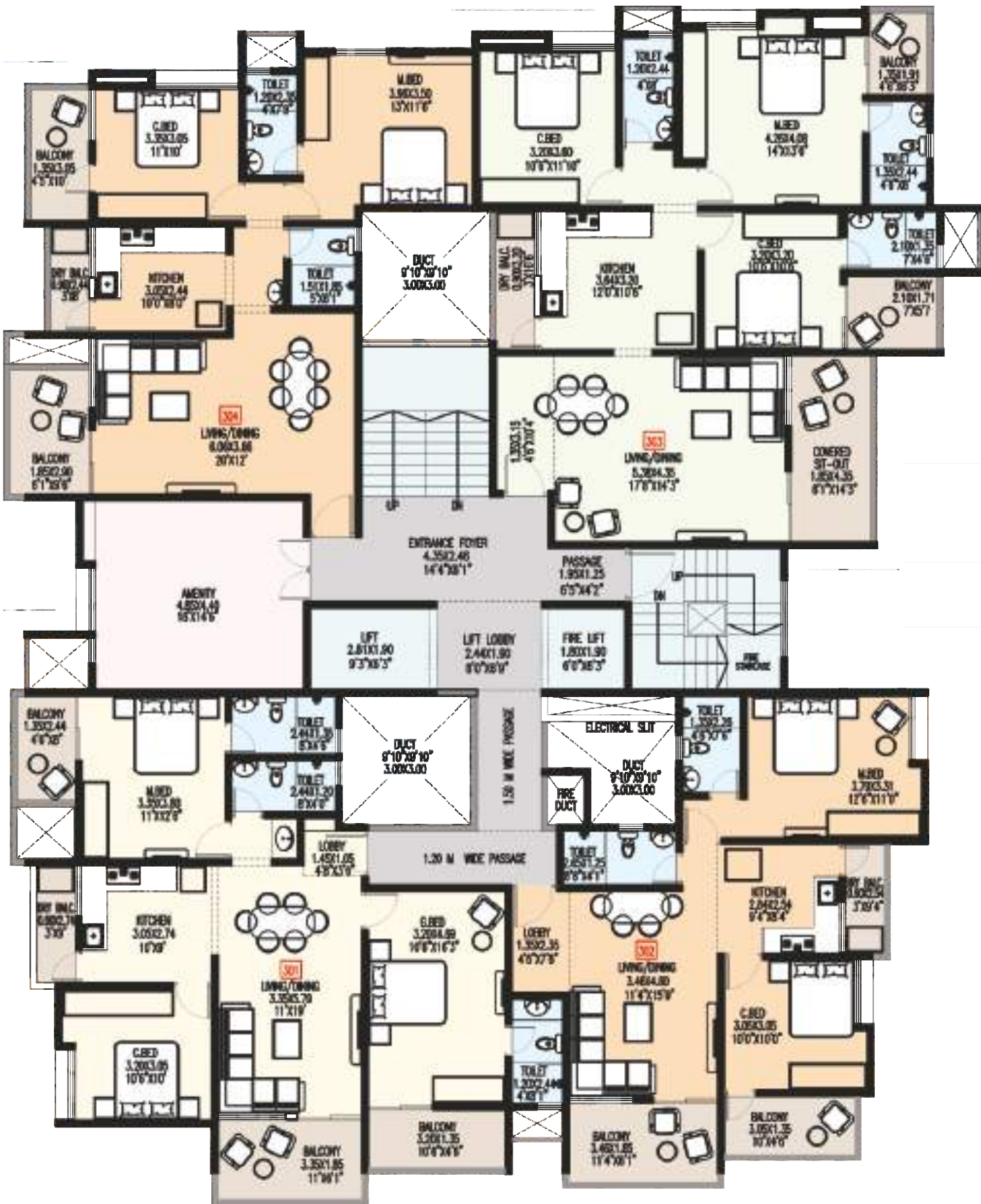


CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
201	3 BHK	927.00	149.00	1076.00	1453.00
202	2 BHK	689.00	113.00	802.00	1083.00
203	3 BHK	1049.00	87.00	1136.00	1534.00
204	2 BHK	773.00	153.00	926.00	1250.00



3RD FLOOR PLAN

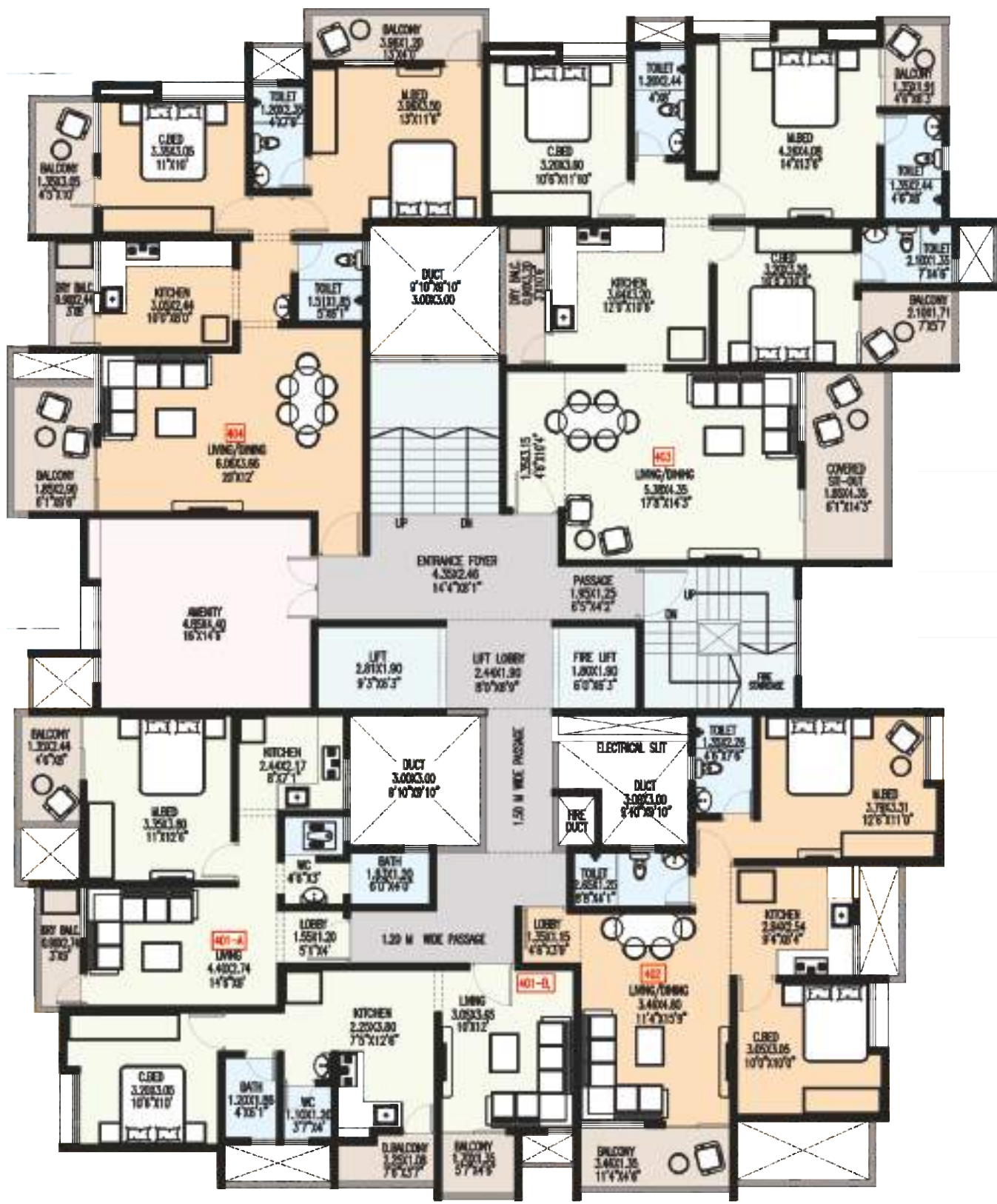


CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
301	3 BHK	927.00	149.00	1076.00	1453.00
302	2 BHK	658.00	113.00	794.00	1041.00
303	3 BHK	1049.00	153.00	1202.00	1623.00
304	2 BHK	751.00	102.00	853.00	1152.00



4TH FLOOR PLAN

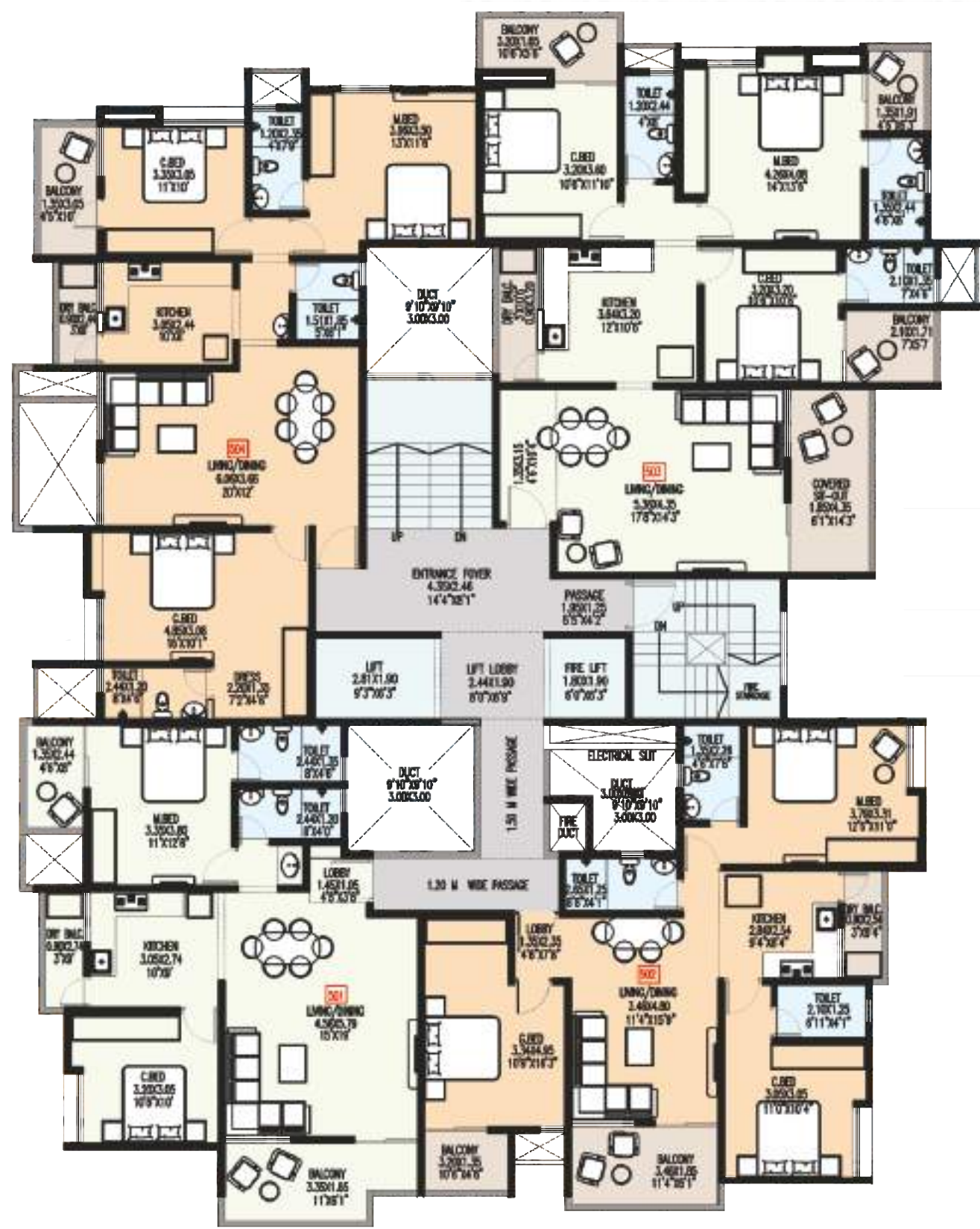


CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
401a	1 BHK	448.00	38.00	486.00	656.00
402b	1 BHK	438.00	25.00	463.00	625.00
402	2 BHK	620.00	50.00	670.00	905.00
403	3 BHK	1049.00	153.00	1202.00	1623.00
404	2 BHK	768.00	153.00	921.00	1243.00



5TH FLOOR PLAN

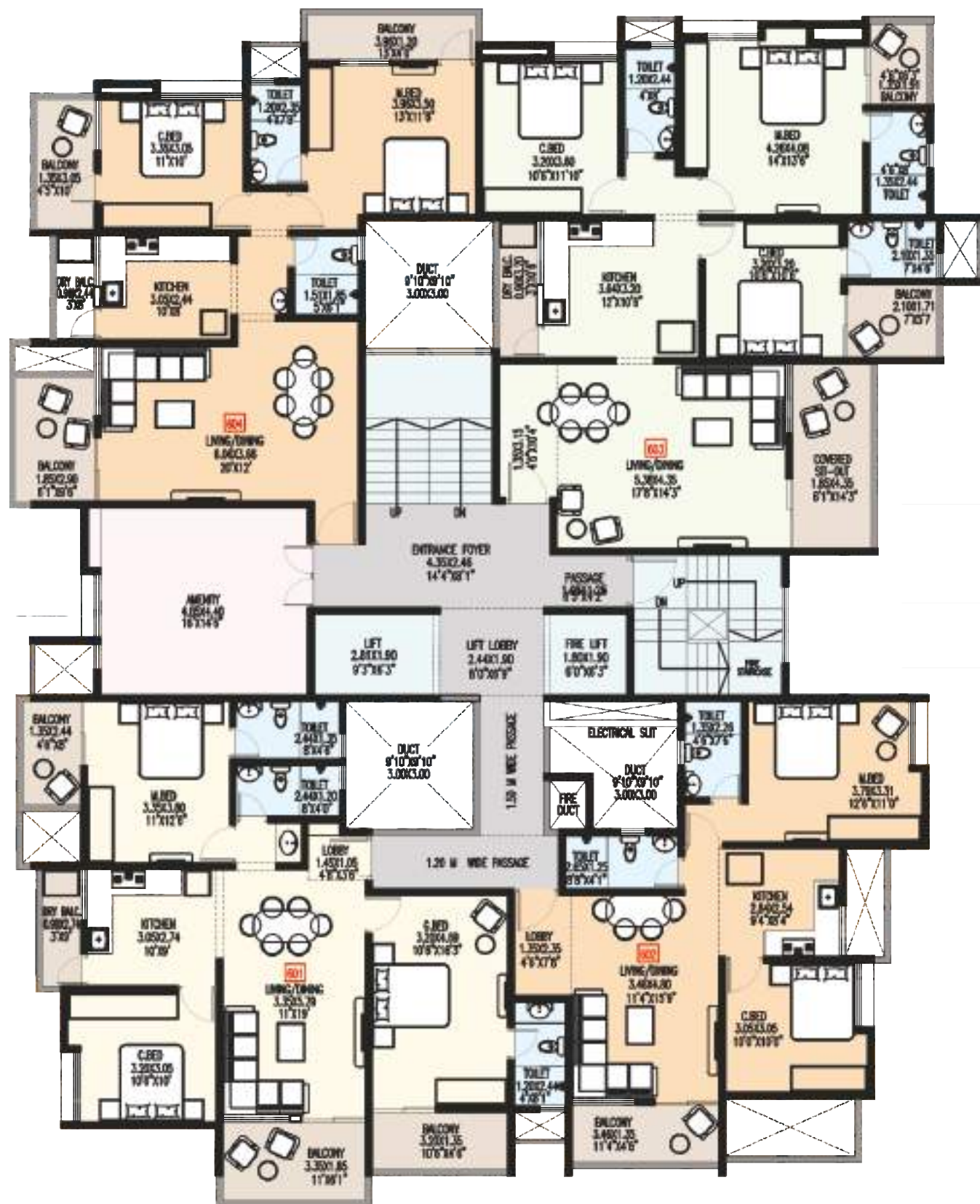


CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
501	2 BHK	753.00	117.00	870.00	1175.00
502	3 BHK	851.00	142.00	993.00	1341.00
503	3 BHK	1052.00	199.00	1251.00	1689.00
504	3 BHK	976.00	44.00	1020.00	1377.00



6TH FLOOR PLAN

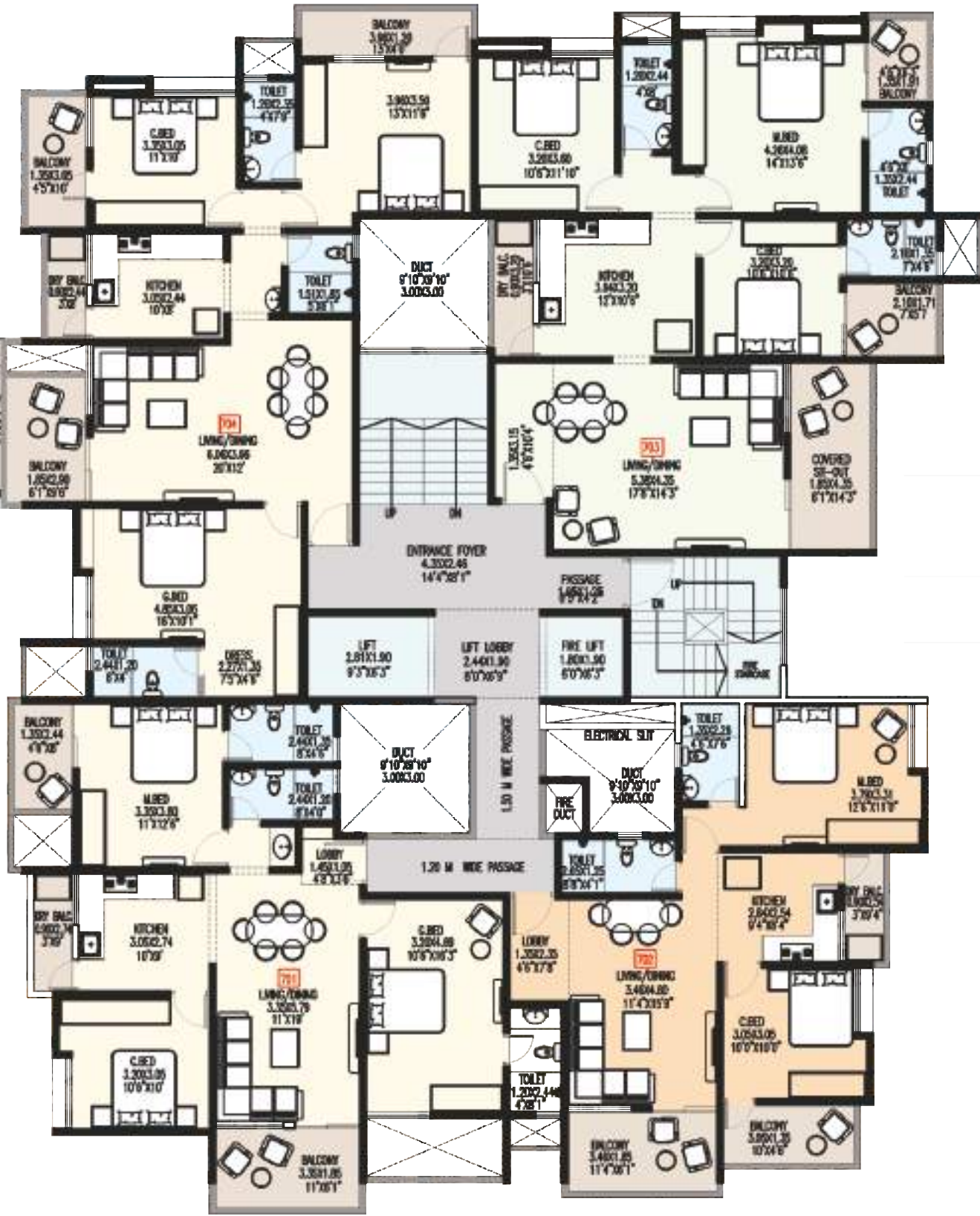


CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
601	3 BHK	897.00	149.00	1046.00	1412.00
602	2 BHK	638.00	50.00	688.00	929.00
603	3 BHK	1049.00	153.00	1202.00	1623.00
604	2 BHK	768.00	153.00	921.00	1243.00



7TH FLOOR PLAN

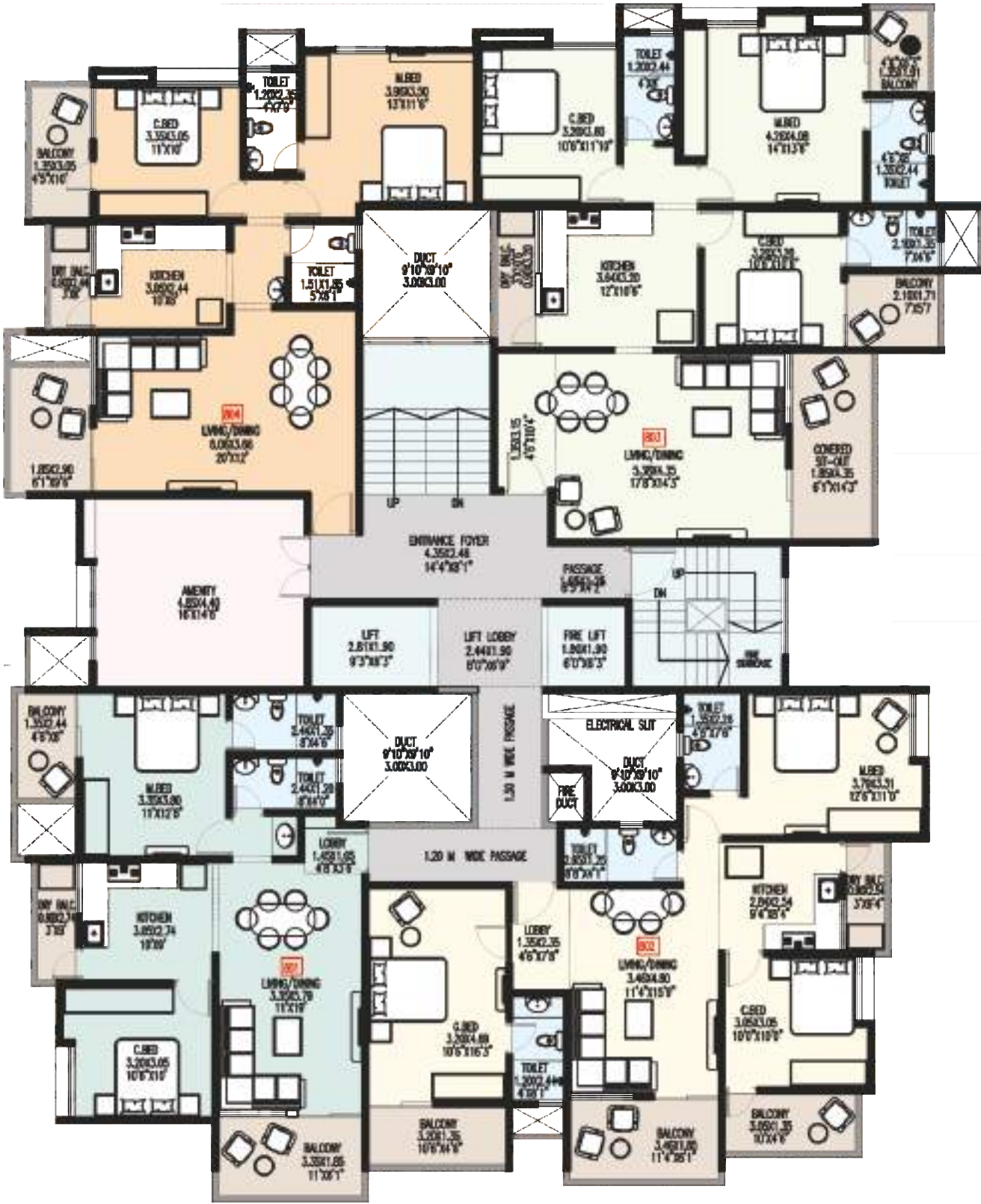


CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
701	3 BHK	891.00	102.00	993.00	1341.00
702	2 BHK	702.00	113.00	815.00	1100.00
703	3 BHK	1060.00	153.00	1213.00	1638.00
704	2 BHK	1022.00	147.00	1169.00	1578.00



8TH FLOOR PLAN

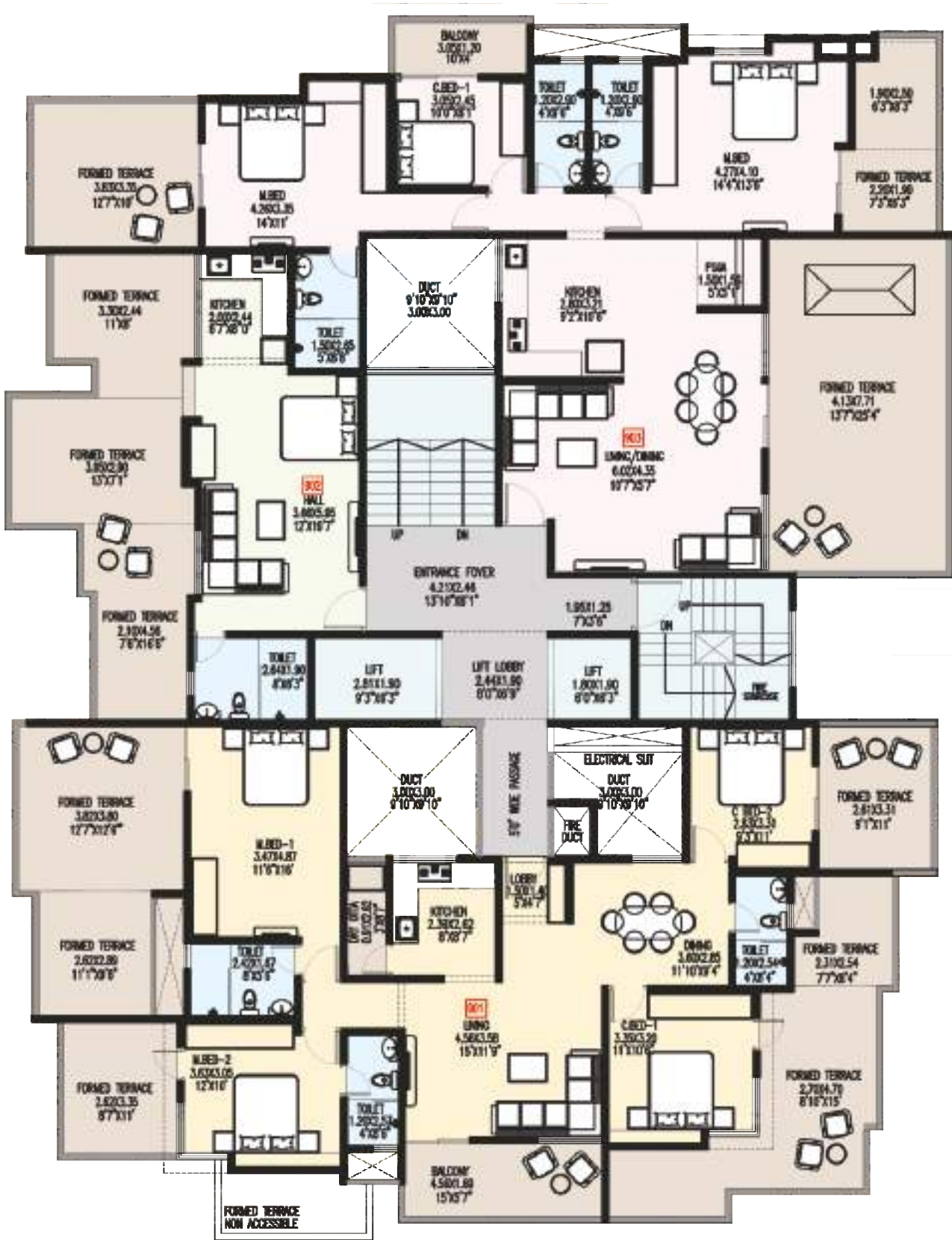


CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
801	2 BHK	718.00	102.00	820.00	1107.00
802	3 BHK	911.00	160.00	1071.00	1446.00
803	3 BHK	1060.00	153.00	1213.00	1638.00
804	2 BHK	751.00	102.00	853.00	1152.00



9TH FLOOR PLAN



CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	FORMED TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
901	4 BHK	1167.00	83.00	665.00	1915.00	2585.00
902	1 RK	366.00	0.00	343.00	709.00	957.00
903	3 BHK	1137.00	40.00	437.00	1614.00	2179.00



10TH FLOOR PLAN



CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
1001	4 BHK	1168.00	143.00	1311.00	1770.00
1002	3 BHK	996.00	160.00	1156.00	1561.00
1003	2 BHK	605.00	53.00	658.00	888.00



11TH FLOOR PLAN



CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
1101	4 BHK	1169.00	181.00	1350.00	1823.00
1102	4 BHK	1087.00	99.00	1186.00	1601.00
1103	1 BHK	476.00	53.00	529.00	714.00



12TH FLOOR PLAN



CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
1201	4 BHK	1168.00	144.00	1312.00	1771.00
1202	4.5 BHK	1384.00	213.00	1597.00	2156.00



13TH & 14TH FLOOR PLAN

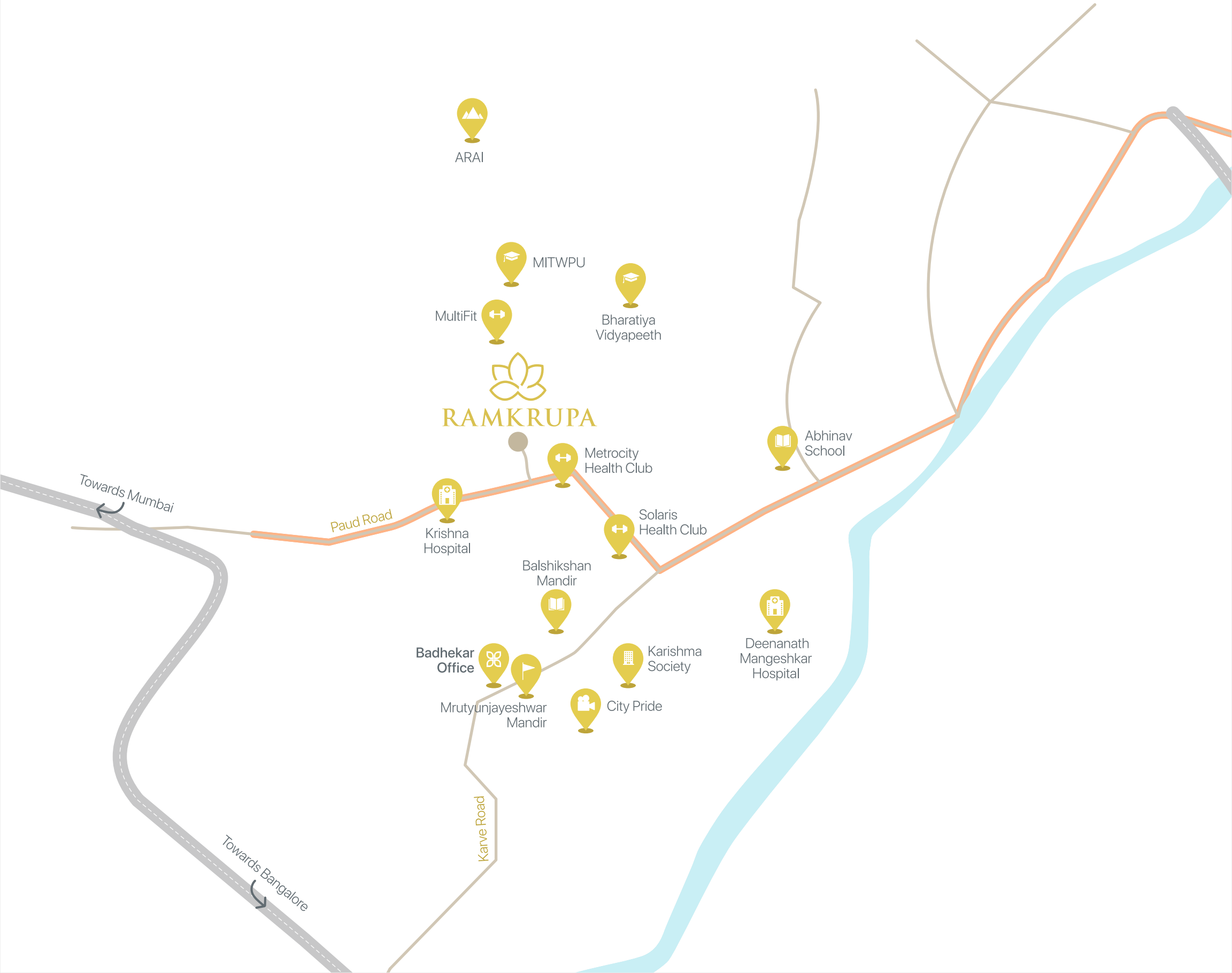


CARPET AREA AS PER RERA

FLAT NO.	TYPE	CARPET AREA SQ.FT	BALCONY/ TERRACE AREA SQ.FT	TOTAL CARPET AREA SQ.FT	TOTAL SALEABLE AREA SQ.FT
1301 / 1401	4 BHK	1176.00	143.00	1319.00	1781.00
1302 / 1402	3 BHK	985.00	136.00	1121.00	1513.00
1303 / 1403	2 BHK	631.00	56.00	687.00	927.00



आजच्या पुणेकरांचा, उद्याचा पत्ता—रामकृपा



२५ वर्ष जुने नाते विश्वासाचे

Key Distances

University Circle - 7km

Nal Stop - 2.5km

Chandani Chowk - 4.5km

Deccan - 5.6km

Shivajinagar - 6.7km

Airport - 16km

Metro Station - 500m

At Badhekar Group, homes are developed to enhance the experience for each consumer. By bringing to the table innovative design, well-researched and disruptive concepts, and planning that takes an absolutely litigation free approach—Badhekar Group curates the experience you deserve with utmost passion and care.

Rooted in the sentiment of delivering the best, we take great pride in the redevelopment projects that we take up. And a lot of it has to do with the sentiment and satisfaction of building something new where something old existed and thrived, and to be the enabler of a real estate experience that every resident deserves, everytime.



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Architect - Babasahev Dhavalepatil & Associates,
Advocate - Parag Gavade.
RCC Designer - G A Bhilare & Associates
MEP Consultant - Mahesh Deshpande.
Landscape Designer - Ar. Anupama Khatavkar



The project has been registered via MahaRERA registration number- P52100022539 and is available on the website <https://maharera.mahaonline.gov.in/> under registered projects.