



PALM DRIVE

COMFORTABLE 3 & 2 BHK HOMES
KHARADI





RAM INDIA CORP

EVOLVE - EMPOWER - ELEVATE

The selection of **'Evolve. Empower. Elevate.'** as our guiding principle reflects our unwavering commitment to exceeding expectations and elevating the dreams and aspirations of our customers. **Evolution** is ingrained in our DNA, as we continuously learn, adapt, and innovate to stay ahead in a rapidly changing landscape. **Empowering** our team is our cornerstone for fostering creativity and dedication, ensuring that every member plays a vital role in realising our customers' dreams. **Elevate**, as our guiding beacon, is not merely a goal but the very foundation upon which we build our commitment to go above and beyond in delivering the best solutions for our esteemed customers. **'Evolve. Empower. Elevate.'** is not just a tagline; it is a promise to rise above expectations, turning dreams into extraordinary realities and setting a new standard of distinction in our industry.

15+

Landmarks

1000+

Happy Residents

30+

Years of Experience

27 L+

Sq. Ft. Developed Area

YOUR PERFECT URBAN ESCAPE!

Kharadi - the perfect urban escape, where the rhythm of city life meets the tranquility of nature! This vibrant neighbourhood offers a rare blend of convenience and serenity, that is seldom found in the city. The beautiful expanse of this locale allows every person living here to unwind, while also keeping you connected to everything that matters.

At Kharadi, you can embrace a lifestyle of calm amidst the dynamic energy of the city. With peaceful surroundings just minutes away from the pulse of urban living, here, every day feels like a retreat. Come, experience the perfect balance of a peaceful yet connected life.





PALM DRIVE

COMFORTABLE 3 & 2 BHK HOMES
KHARADI









ESCAPE TO A LIFE OF COMFORT

Experience a sanctuary where every detail is
crafted for your peace and relaxation, offering
you the perfect balance of luxury and tranquility.



ESCAPE TO UNBOUNDED LEISURE





Artistic Impression



LEGEND

1. Main Entrance
2. Security Cabin
3. Entrance Island
4. Worship Area
5. Tile Area
6. Play Area
7. Deck Area
8. Clubhouse
 - Multipurpose Hall (Ground Floor)
 - Projector Room + Terrace (First Floor)
9. Hotfut Court
10. Pavilion Seating
11. Pergola
12. Lawn Area



- 13. Stage
- 14. Feature Wall
- 15. Pathway
- 16. Buffet Counter
- 17. Toilet / Changing Room / Open Shower Room
- 18. Swimming Pool
- 19. Jacuzzi

- 20. Board Games
- 21. Open Air Gym
- 22. Sculpture
- 23. Yoga Meditation Area
- 24. Cabana
- 25. Indoor Board Games
- 26. Work Station / Society Office

OUR FINEST OFFERINGS

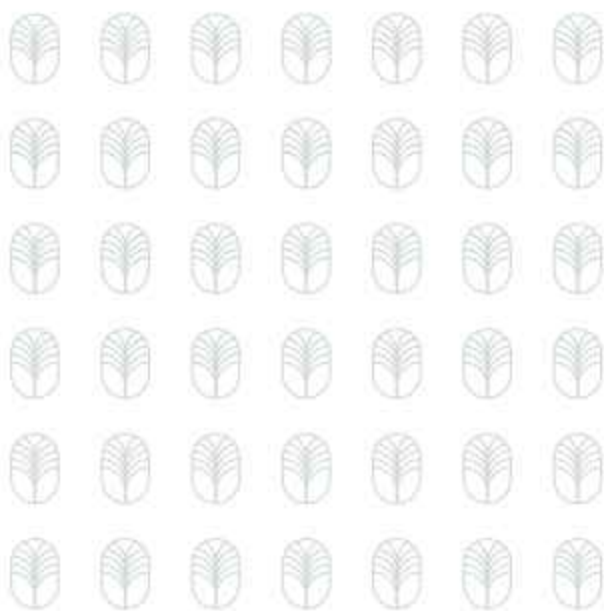
- Digital Lock for Main Door
- Video Door Phone
- Glass Railing for Terrace
- PVC False Ceiling with LED Spot Lights for Balconies
- Intercom Facility
- Provision Wi-Fi Connectivity
- Centralised LPG Piped Gas System with Gas
- Leak Detector
- DTH Service
- Kitchen Trolley Below Platform
- False Ceiling in Bathroom
- Provision for Geyser in Bathroom
- Exhaust Fan in Each Bathroom
- Standard Make Chimney, Hob & Water
- Purifier in Kitchen
- Standard Make 1 Ton AC for Each Bedroom
- Individual Invertor in Each Flat
- Charging Facility for Electric Vehicles
- Solar Power for Common Areas



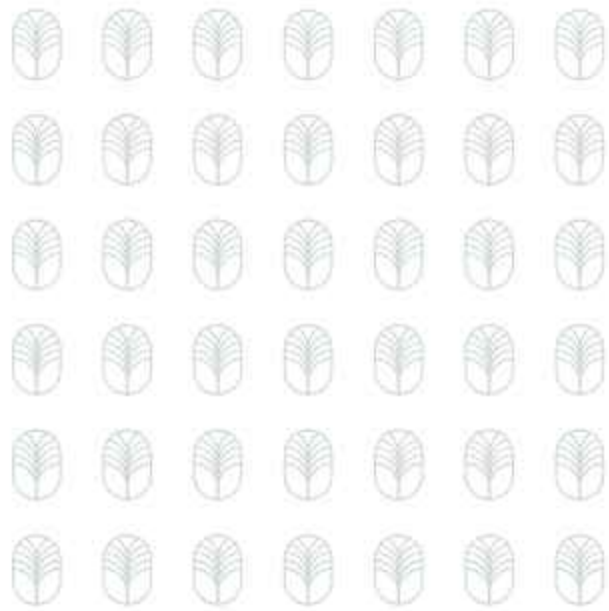
All Above Images are Conceptual



Artistic Impression



Clubhouse





Hotfut Court



Projector Room



Community
Area



Open Air
Gym



Play Area



Infinity Pool
with Jacuzzi



Worship
Area



Yoga and
Meditation Area

SPECIFICATIONS

Civil

- Earthquake Resistant Structure
- 5" Thick External Wall with Sand Face Plaster
- 5" Thick Internal Wall with Gypsum-finish Plaster
- Anti-termite Treatment for Foundation

Electrical

- Earth Leakage Circuit Breakers
- Concealed Copper Wiring
- Fire-resistant Wires / Cables
- Adequate Electric Points with Quality Modular Switches
- Distribution Board with MCB

Doors

- Decorative Main Door
- Internal Laminated Door with Mortise Lock
- FRP Door for Bathrooms & Toilets with Cylindrical Lock
- Powder Coated Galvanised Folding Door for Terrace of Living or Bedroom

Windows

- 3-track Aluminium Sliding Windows with Mosquito Net
- Safety Grills for all Windows
- Granite Door Frame for Toilet Doors
- Granite Sills for Windows
- Powder Coated Galvanised Window for Bathrooms & Toilets

Painting

- **Interiors:** Emulsion Paint
- **Exteriors:** Semi Acrylic Paint
- Oil Paint for Grills & MS Railings

Living

- 600 mm x 1200 mm Vitrified Floor Tiles
- Provision for AC
- DTH Connection

Kitchen

- L-type Granite Platform with Kitchen Trolleys
- Stainless Steel Sink
- Glazed Tiles from the Platform to the Lintel Level



Dry Balcony

- Provision for Washing Machine

Bedrooms

- 600 mm X 1200 mm Vitrified Floor Tiles
- DTH Connection
- 2-way Control for Light and Fan
- Master Bedroom with Wooden Flooring

Bathroom & Toilets

- Concealed CPVC Plumbing
- Diverter for Hot & Cold Mixer Unit
- Designer Glazed Tiles up to Lintel Level
- Jaquar or Standard-make Sanitary & CP Fittings
- Designer Washbasin
- Designer Cylindrical Door Locks
- Anti-skid Floor Tiles
- Provision for Geyser

Terrace

- Anti-skid Floor Tiles
- Designer Glass Railing

Eco Features

- Rainwater Harvesting
- Organic Waste Composter
- Intelligent Plumbing for Efficient Water Usage
- Water-saving Flush Valves in Toilets for Water Conservation
- Sewage Treatment Plant

Security & Safety

- CCTV Recording System for all Entrance, Periphery & Common Areas
- Video Door Phone in Each Flat
- Fire Fighting System as per Govt. Norms

Common Features

- Designer Name Plate with Letter Box
- 2 Automatic Lifts for Building
- Generator Backup for Lift & Common Areas
- Internal Concrete Roads
- Designer Entrance Lobby
- Solar Water Heating System
- Attractive Entrance Gate with Security Cabin
- Adequate Parking for Two & Four Wheelers



FLOOR PLANS

WING - A

FIRST FLOOR PLAN



FLAT NO.	TYPE	CARPET	BALCONY	TERRACE	TOTAL CARPET	
		SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. FT.
1	3 BHK	83.59	14.28	16.68	114.55	1233
2	2 BHK	63.52	10.21	4.89	78.62	846
3	2 BHK	63.52	10.21	4.89	78.62	846
4	2 BHK	63.52	10.21	4.89	78.62	846
5	2 BHK	63.52	10.21	7.36	81.09	873
6	2 BHK	63.52	10.21	7.36	81.09	873
7	2 BHK	63.52	10.21	7.36	81.09	873
8	3 BHK	83.96	14.28	22.31	120.55	1298

WING - A

TYPICAL FLOOR PLAN



FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
1	3 BHK	52.36	14.28	96.64	1040
2	2 BHK	63.11	10.21	73.32	789
3	2 BHK	63.11	10.21	73.32	789
4	2 BHK	63.11	10.21	73.32	789
5	2 BHK	63.11	10.21	73.32	789
6	2 BHK	63.11	10.21	73.32	789
7	2 BHK	63.11	10.21	73.32	789
8	3 BHK	52.36	14.28	96.64	1040

WING - A

REFUSE FLOOR PLAN

7TH & 12TH



FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
1	3 BHK	82.36	14.28	96.64	1040
2	2 BHK	63.11	10.21	73.32	789
3	REFUGE AREA				
4	2 BHK	63.11	10.21	73.32	789
5	2 BHK	63.11	10.21	73.32	789
6	2 BHK	63.11	10.21	73.32	789
7	2 BHK	63.11	10.21	73.32	789
8	3 BHK	82.36	14.28	96.64	1040

WING - B

TYPICAL FLOOR PLAN



FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
101,102	2 BHK	63.79	11.39	75.18	809
103,104	2 BHK	61.20	11.39	72.59	781

WING - B

REFUSE FLOOR PLAN
8TH & 13TH



FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
801,1301,802,1302	2 BHK	63.79	11.39	75.18	809
803,1303	REFUGE AREA				
804,1304	4 BHK	107.70	17.67	125.37	1349



CUT SECTIONS

WING A-3 BHK



WING A-2 BHK



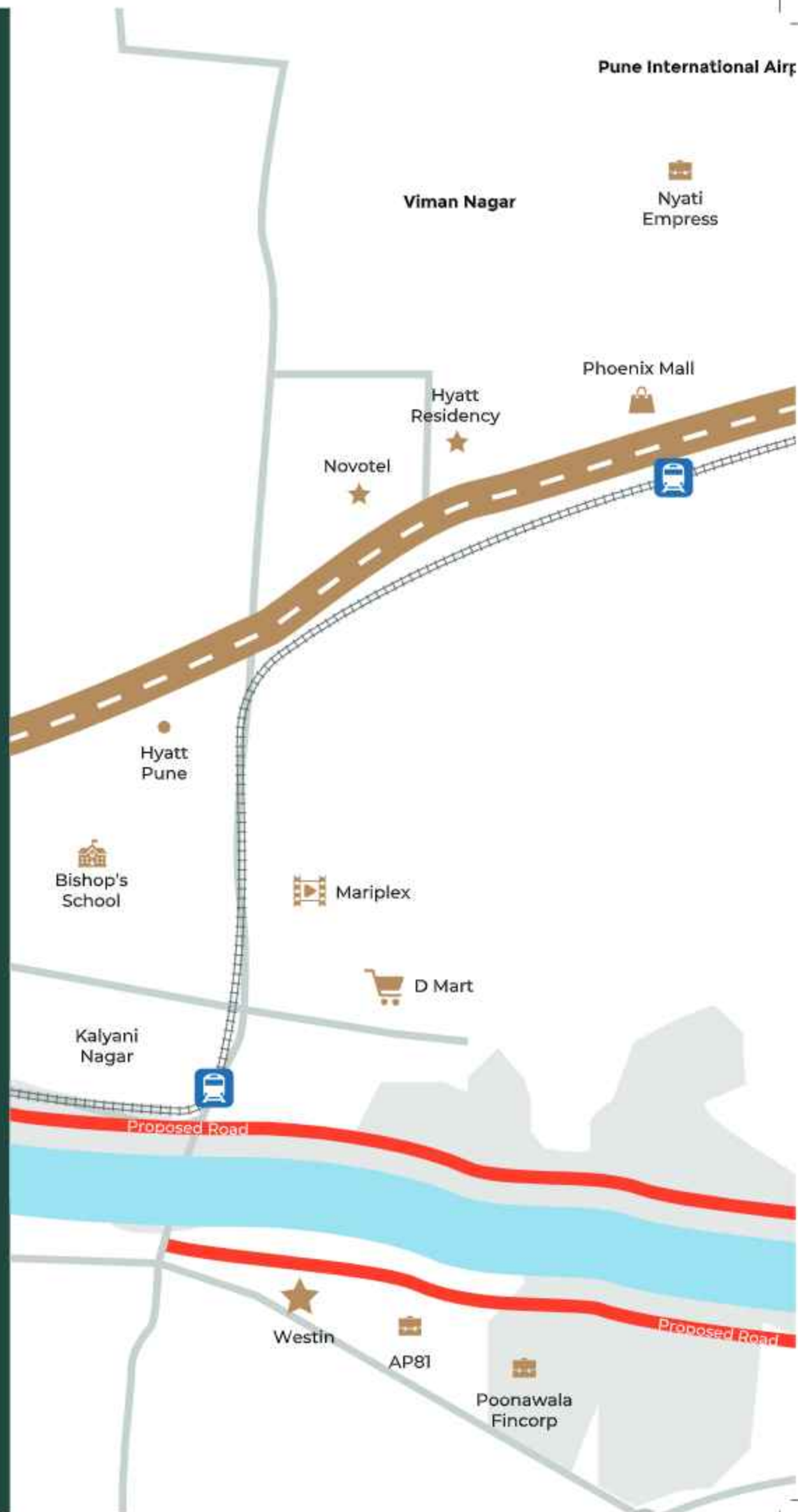
WING B-2 BHK





LOCATION MAP

Kharadi has rapidly evolved into one of Pune's most sought-after locations, offering unmatched connectivity and convenience to its residents. Strategically positioned with easy access to major IT hubs, educational institutions, and healthcare centres, it stands as a prime choice for both professionals and families. The area is well-connected to key parts of the city through major roads and public transport, ensuring that everything you need is within reach. With its blend of modern infrastructure and serene surroundings, Kharadi provides a lifestyle that is both dynamic and peaceful, making it an ideal escape for you!



Airport

Panchshil
Business Park

TOWARDS AHMEDNAGAR

Kharadi
Bypass

Medipoint
Hospital

Balaji
Hospital

Kharadi

E Space
IT Park

Oxygen
Park

Chandan
Nagar

WTC

Eon
Free Zone

E Square

Radisson
Blu

Kharadi
Station

Reliance
Smart

EON
Gyanankur School

Eon
IT Park

Bhivaji Ravji
Galande Udyan

Wellington
College

Marriott
Pune

Zensar
Tech Park

Lexicon
Kids

Manipal
Hospital

Sainath Nagar
Station

Vatsalya
Hospital

MULA MUTHA RIVER

Proposed Road

Renuka
Mata Mandir

Mundhwa

Map Not to Scale

KEY DISTANCES



CONNECTIVITY

» Pune Airport	6.3 km
» Pune Railway Station	9.1 km
» Nagar Road	2.3 km
» Solapur Road	6.3 km
» Magarpatta	5.1 km
» Kalyani Nagar	4.4 km
» Koregaon Park	6.3 km
» Viman Nagar	4.2 km



IT PARKS

» Cerebrum IT Park	4.7 km
» Zensar IT Park	1.6 km
» World Trade Centre	2.7 km
» EON IT Park	2.9 km
» Panchshil IT Park	3.6 km
» Business Bay	5.4 km
» Magarpatta IT Park	5.1 km
» Weikfield IT Info Park	3.1 km



HOSPITALS

» Shree Hospital	1.5 km
» Rising Medicare Hospital	1.6 km
» Columbia Asia Hospital	2 km
» Vatsalya Hospital	1.6 km
» Balaji Hospital	2.5 km
» Rakshak Hospital	1.4 km
» Medipoint Hospital	2.7 km



SCHOOLS

» Eon Cyanankur School	1.6 km
» The Bishops Co-ed School	3.4 km
» The Orbis School	3.7 km
» Victorious Kidss Educares	3.5 km
» Silver Bell Tree School	1.4 km
» Phoenix World School	4.5 km
» Oxford World School	4.6 km
» Little Millennium	2.7 km
» Kothari International	3.3 km
» Lexicon Kids	950 m



MALLS

» Seasons Mall	3.8 km
» Amanora Town Centre	4.2 km
» Phoenix Market City	3.1 km
» Reliance Smart	0.3 km



HOTELS

» Radisson	2.2 km
» Westin	5.2 km
» Novotel	5.1 km
» Hyatt Regency	3.2 km



ENTERTAINMENT

» Bollywood Multiplex	0.4 km
» Gold Adlabs	4.2 km
» PVR – Phoenix	3.1km
» Cinepolis – Seasons	3.9km
» Inox – Amanora	4.4 km



ONGOING PROJECTS



All Above Images are Artistic Impression



COMPLETED PROJECTS



A Project By



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