

A Project By



www.badhekargroup.in

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Site Address:

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Kothrud, Pune - 38

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MahaRERA No.
P52100029290

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Sales Partner:



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पुष्कर

2 & 3 BHK | SHOPS | OFFICES

Paud Road, Kothrud, Pune

ABOUT BADHEKAR GROUP

Founded in 2010, Badhekar Group is Pune's one of the most renowned redevelopment builders. With projects at the prime locations of the city, we have 25+ ongoing projects comprising over 2000 flats. To our credit, we have completed 40+ projects with a strong footprint across the city.

At everything we do, our promise is unwavering trust, quality and commitment. Celebrating this philosophy, we have provided homes to more than 3000 families and helped them build eternal memories. At the helm of things at the Group is Mr. Pravin Badhekar, Chairman and Managing Director, who has been making an indelible impact in the real estate sector for the past twenty years.



www.badhekargroup.in



PUSHKAR

Built for comfort and convenience, the luxurious residential and commercial projects by Badhekar Group are located in the heart of the city, Kothrud. Pushkar brings exclusive homes to learn, discover and live across 2 & 3 BHK apartments. The commercial spaces, on the other hand, offer a seamless blend of sophistication and functionality.

The accommodations are structurally exceptional and ideally located, with easy access to all parts of the city. The residences ensure a desirable lifestyle and provide a convenient way of life. Strategically situated commercial spaces provide easy accessibility to enhance professional endeavours.



LOCATION

Pushkar is settled in the high-growth corridor and affluent part of the city with accessibility and connectivity to central Pune, as well as prominent shopping malls, movie theatres, schools, and hospitals. For convenient transportation, Vanaz Metro Station and Kothrud Depot are within reach. The project is situated near the infamous landmark Chandni Chowk.

A place where modernity and culture merge into the spirit. An established ecosystem of the service industry of Pune, Kothrud has marked itself as a global hub for business and education institutes. The Project is in the front and centre of the nearest business hubs, best hotels, restaurants and hospitals.



AMENITIES

- Solar Water
- CCTV
- Gas Pipeline as per MNGL
- Wifi Provision in Common Area
- Video Door Phone
- Terrace Garden
- Open Gym
- Gazebo
- Walking Plaza
- Artificial Garden



SPECIFICATIONS

STRUCTURE

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.

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.

FLOORING

Vitrified 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.

KITCHEN

'L' Shape/Parallel 10' long granite Kitchen platform with SS Sink of size 21" X 18" With Glazed dado tiles up to ceiling..

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 on Granite Door Frame.

PLUMBING AND SANITATION

Concealed plumbing with chrome plated Jaquar 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.

Jaquar/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.

PAINTING

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

ELECTRICAL

Concealed polycab copper wiring with Legrand/Anchor/Grab Tree Switches and 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 free of cost. 15 Amp Power point for air-conditioner fitting in all bed rooms will be provided by the developer for each flat free of cost.

WINDOW

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.

DOORS

Main Door :- 3'0" Wide post forming doors 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: - 3'0" Wide post forming doors for internal bedrooms & Balconies & 2'6" wide post forming doors for Toilets will be provided by the developer free of cost. Powder coated aluminum sliding door Only 1 for Living/Dining Terrace/Balcony & Normal Doors for Other Terraces/ Balconies.

DRY BALCONY

Provision of 1 water tap & 1- 15 amp electrical point for both Washing Machin & Dish washer.

ELECTRICAL LIGHT POINTS

1. **Living Room** - Light Point: 4, Fan Point: 2, Bell/Exhaust Fan/Aqua Guard Point: 1, Plug Points 5Amp: 4
2. **Kitchen/Dining** - Light Point: 4, Fan Point: 2, Bell/Exhaust Fan/Aqua Guard Point: 2, Plug Points 5Amp: 2+2, Power Points 15Amp: 2
3. **Toilet/Bathroom** - Light Point: 1 (Each), Exhaust Points: 1 (Each), Plug Points 5Amp: 1 (Each), Power Points 15Amp: 1 (Each)
4. **Passage/Wash Basin** - Light Point: 1 (Each), Plug Points 5Amp: 1 (Each)
5. **Bedrooms** - Light Point: 3, Fan Point:1 (Each), Plug Points 5Amp: 2 (Each), Power Points 15Amp: 1 (Each)
6. **Terrace** - Light Point: 2, Plug Points 5Amp: 1
7. **Main Entrance** - Light Point: 1
8. **Dry Balcony** - Light Point 1, Power Points 15Amp: 2

GROUND
FLOOR PLAN (COMMERCIAL)



GROUND FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | |
|---------------------------|-------------------|--------------|----------------------|
| Sr.No. | SHOP / OFFICE NO. | TOTAL CARPET | TOTAL SALEABLE (50%) |
| 1 | SHOP 27 | 2611 | 3917 |
| 2 | SHOP 27B | 148 | 222 |
| 3 | KIOSK 4 | 99 | 149 |

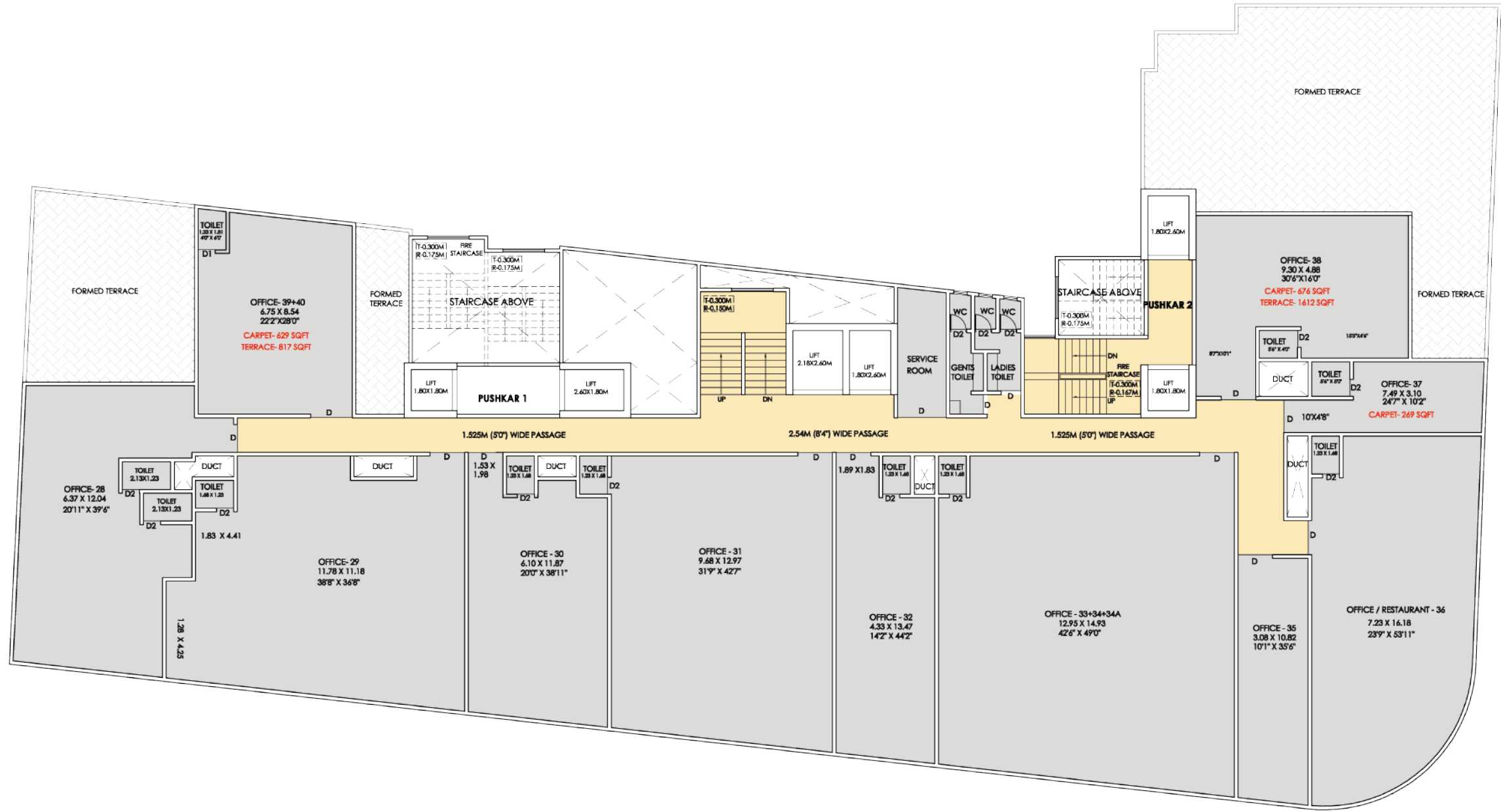
MEZZANINE
FLOOR PLAN (COMMERCIAL)



MEZZANINE FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | |
|---------------------------|----------|--------------|----------------------|
| Sr.No. | SHOP NO. | TOTAL CARPET | TOTAL SALEABLE (50%) |
| 1 | KIOSK 4A | 99 | 149 |
| 2 | SHOP 24A | 126 | 189 |
| 3 | SHOP 25A | 138 | 207 |
| 4 | SHOP 26A | 131 | 197 |
| 5 | SHOP 27C | 128 | 192 |
| 6 | KIOSK 2A | 67 | 101 |

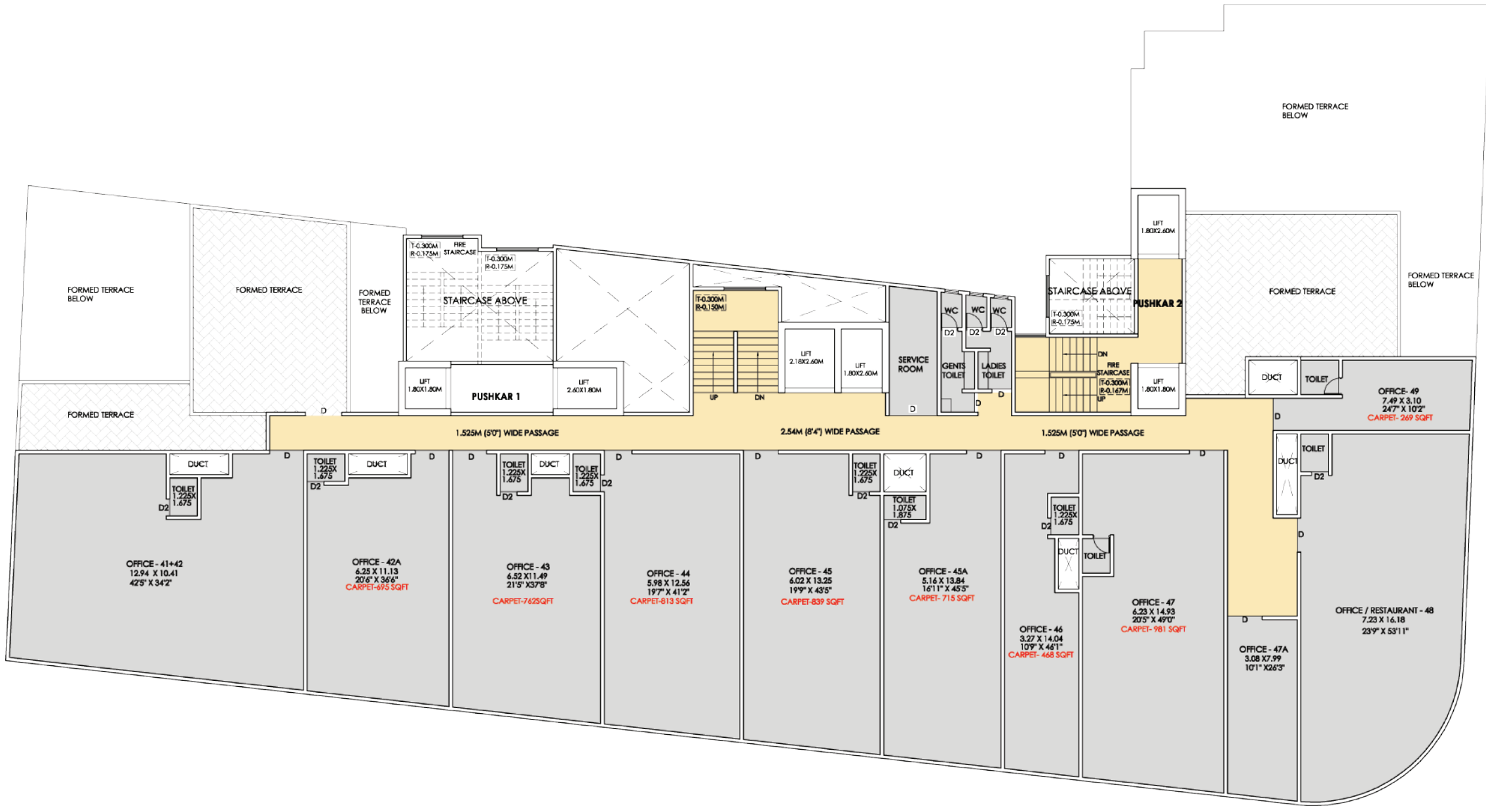
FIRST
FLOOR PLAN (COMMERCIAL)



FIRST FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | |
|-----------------------------|------------|--------------|--------------|----------------------|
| Sr.No. | OFFICE NO. | TOTAL CARPET | TERRACE AREA | TOTAL SALEABLE (45%) |
| 1 | 37 | 269 | 0 | 390 |
| 2 | 38 | 676 | 1612 | 2149 |
| 3 | 39+40 | 629 | 817 | 2097 |

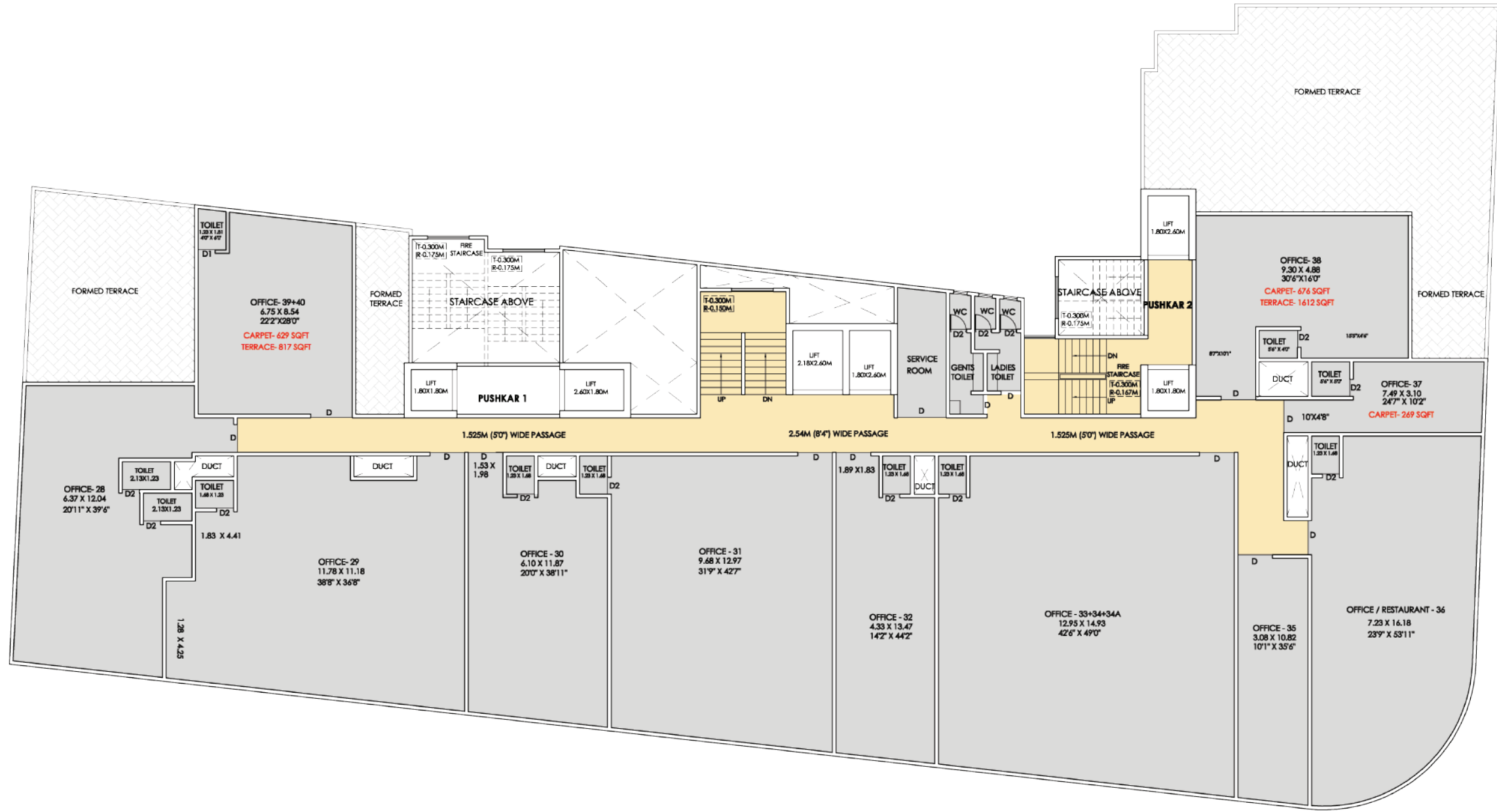
SECOND
FLOOR PLAN (COMMERCIAL)



SECOND FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | |
|-----------------------------|------------|--------------|----------------------|
| Sr.No. | OFFICE NO. | TOTAL CARPET | TOTAL SALEABLE (40%) |
| 1 | 42 A | 695 | 973 |
| 2 | 43 | 762 | 1067 |
| 3 | 44 | 813 | 1138 |
| 4 | 45 | 839 | 1175 |
| 5 | 45 A | 715 | 1001 |
| 6 | 46 | 468 | 655 |
| 7 | 47 | 981 | 1373 |
| 8 | 49 | 269 | 377 |

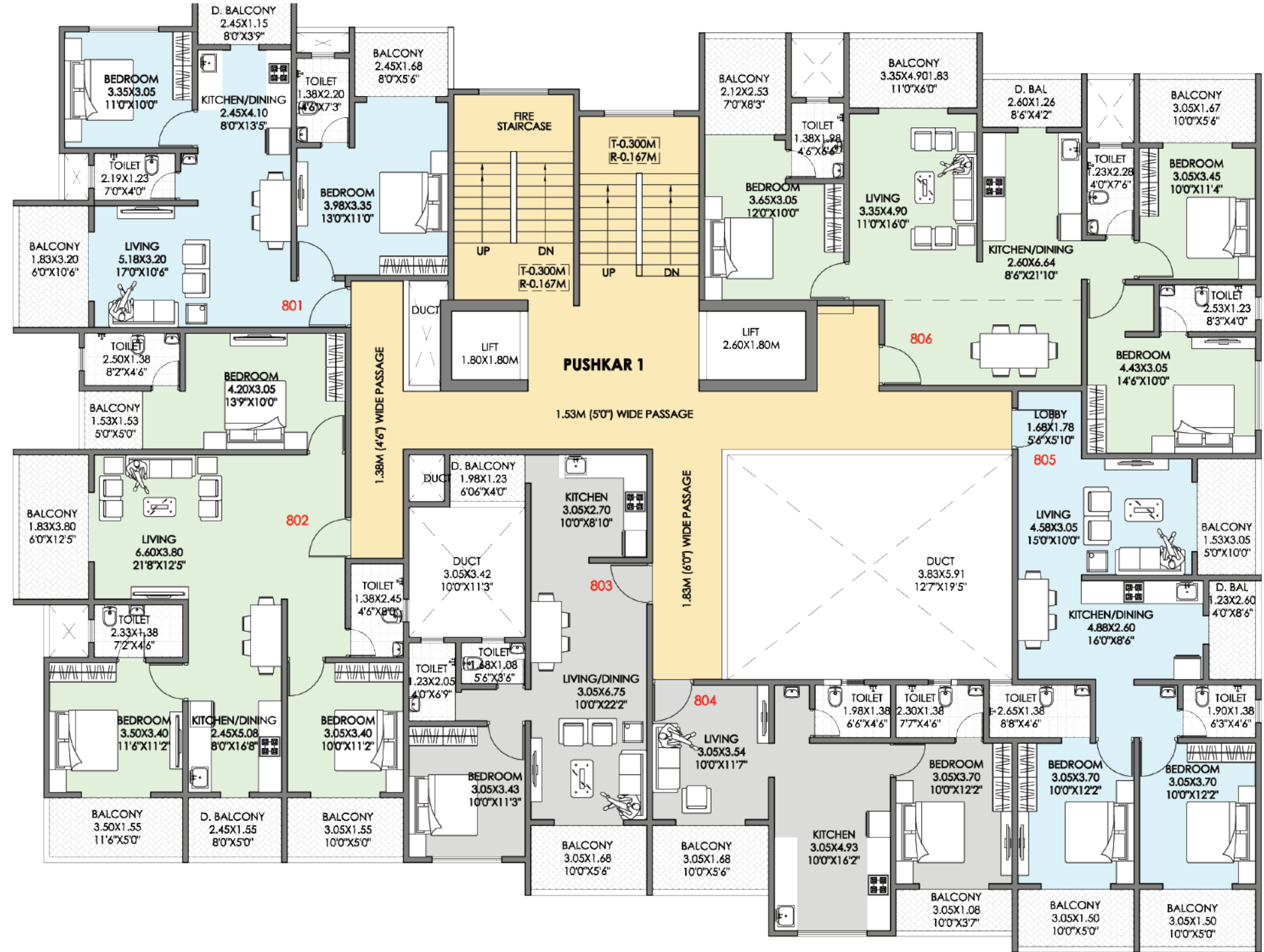
THIRD
FLOOR PLAN (COMMERCIAL)



| AREA STATEMENT (IN SQ.FT) | | | |
|---------------------------|------------|--------------|----------------------|
| Sr.No. | OFFICE NO. | TOTAL CARPET | TOTAL SALEABLE (40%) |
| 1 | 54 | 727 | 1018 |
| 2 | 55 | 849 | 1189 |
| 3 | 56 | 839 | 1175 |
| 4 | 57 | 715 | 1001 |
| 5 | 58 | 468 | 655 |



EIGHTH
FLOOR PLAN (PUSHKAR 1)

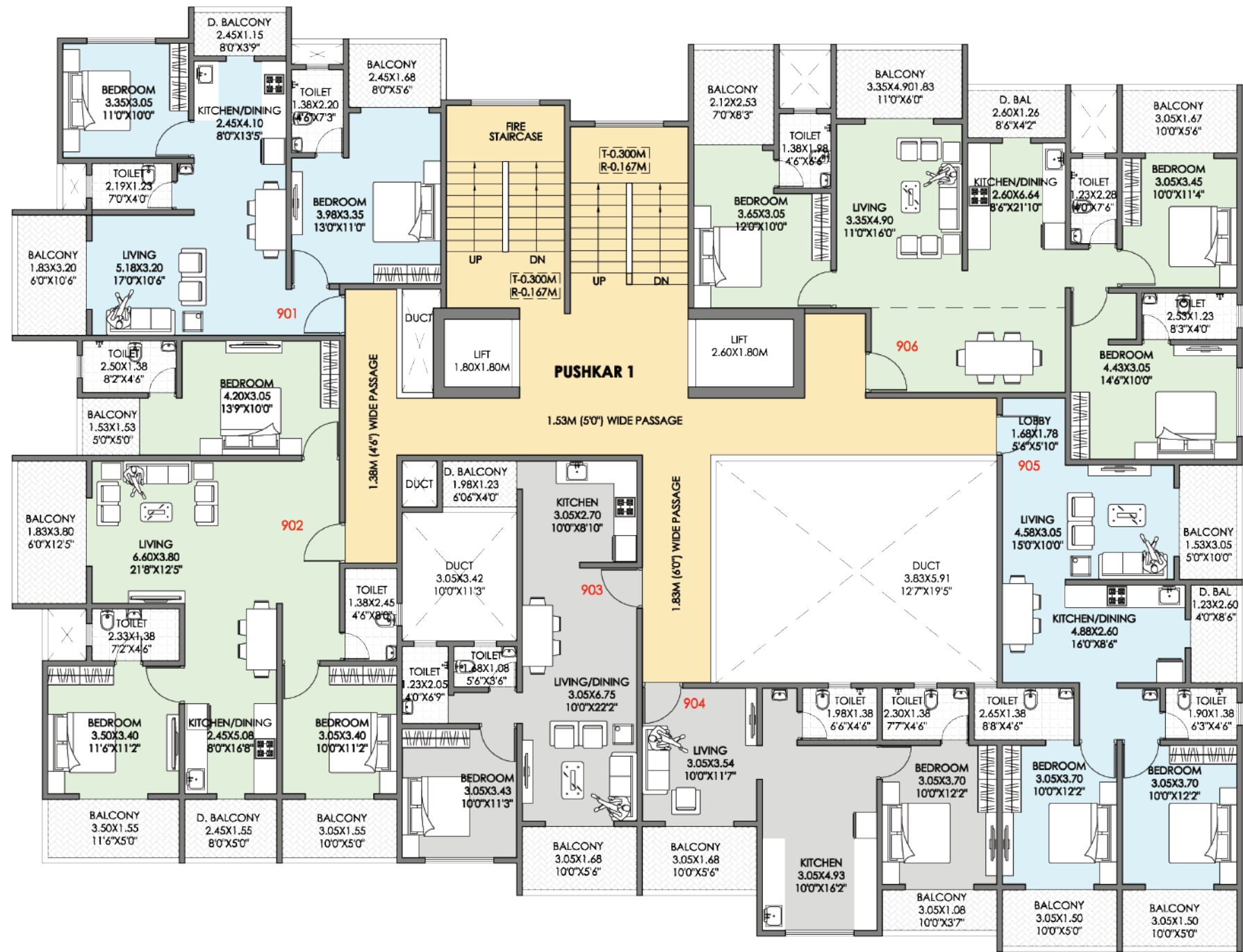


8TH RESIDENTIAL FLOOR

| AREA STATEMENT (IN SQ.FT) | | | | | | AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE | FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 801 | 2-BHK | 705 | 137 | 842 | 1137 | 804 | 1-BHK | 518 | 91 | 609 | 822 |
| 802 | 3-BHK | 1006 | 254 | 1260 | 1701 | 805 | 2-BHK | 725 | 183 | 908 | 1226 |
| 803 | 1-BHK | 517 | 81 | 598 | 807 | 806 | 3-BHK | 1034 | 215 | 1249 | 1686 |



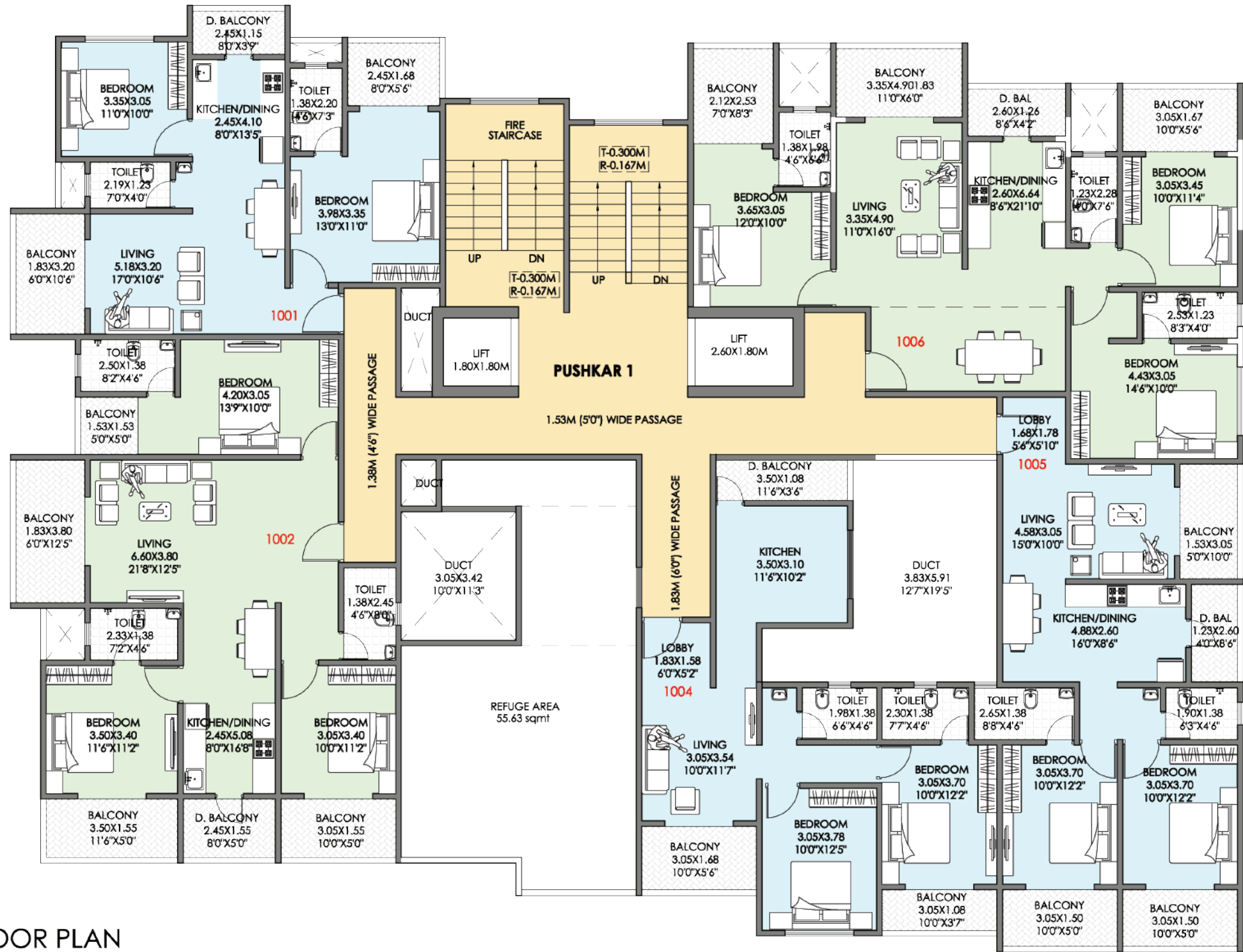
NINETH
FLOOR PLAN (PUSHKAR 1)



9TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | | AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE | FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 901 | 2-BHK | 705 | 137 | 842 | 1137 | 904 | 2-BHK | 518 | 91 | 609 | 822 |
| 902 | 3-BHK | 1006 | 254 | 1260 | 1701 | 905 | 2-BHK | 725 | 183 | 908 | 1226 |
| 903 | 1-BHK | 517 | 81 | 598 | 807 | 906 | 3-BHK | 1034 | 215 | 1249 | 1686 |

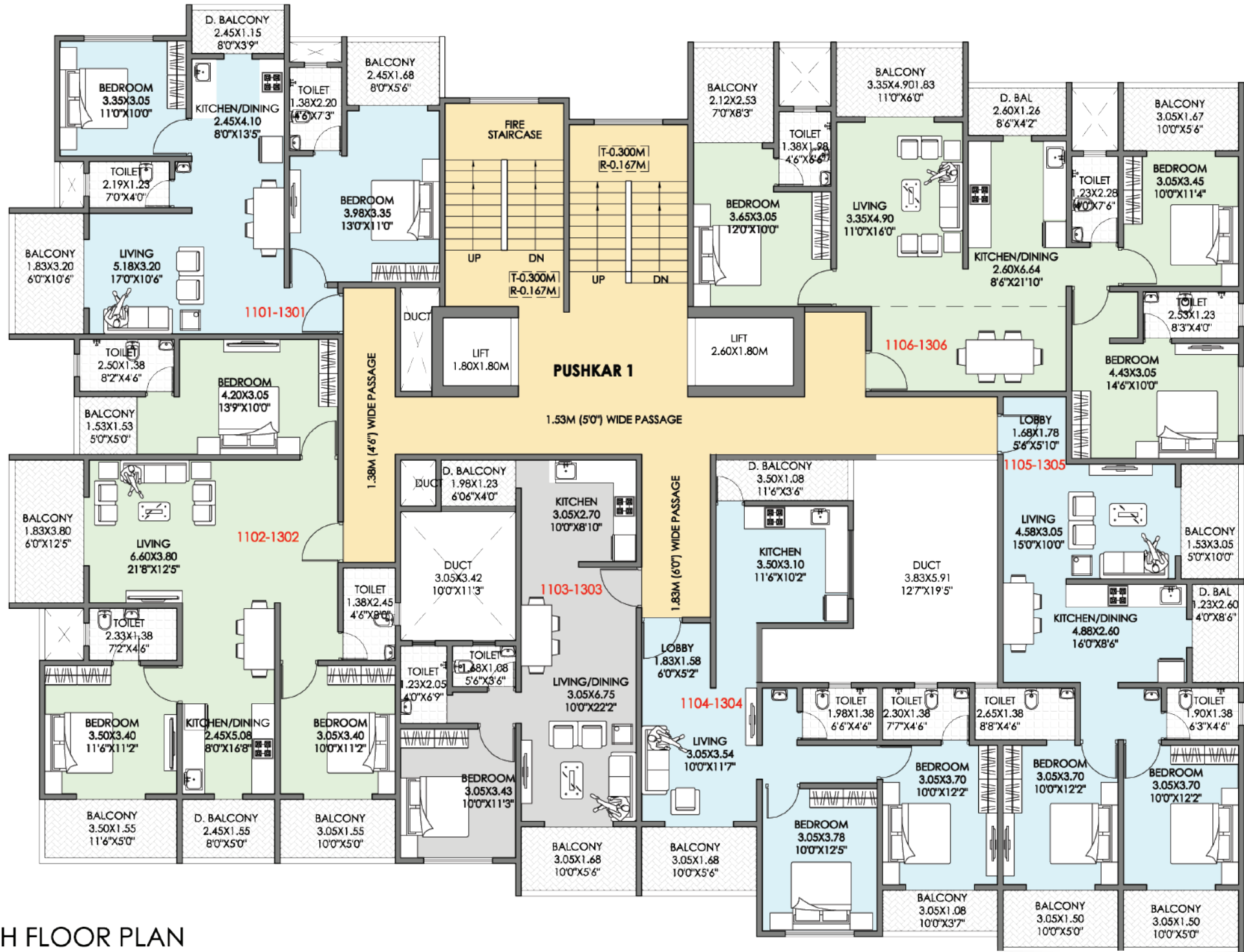
TENTH
FLOOR PLAN (PUSHKAR 1)



10TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | | AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE | FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 1001 | 2-BHK | 705 | 137 | 842 | 1137 | 1004 | 2-BHK | 697 | 131 | 828 | 1118 |
| 1002 | 3-BHK | 1006 | 254 | 1260 | 1701 | 1005 | 2-BHK | 725 | 183 | 908 | 1226 |
| | | | | | | 1006 | 3-BHK | 1034 | 215 | 1249 | 1686 |

ELEVENTH TO THIRTEENTH
FLOOR PLAN (PUSHKAR I)

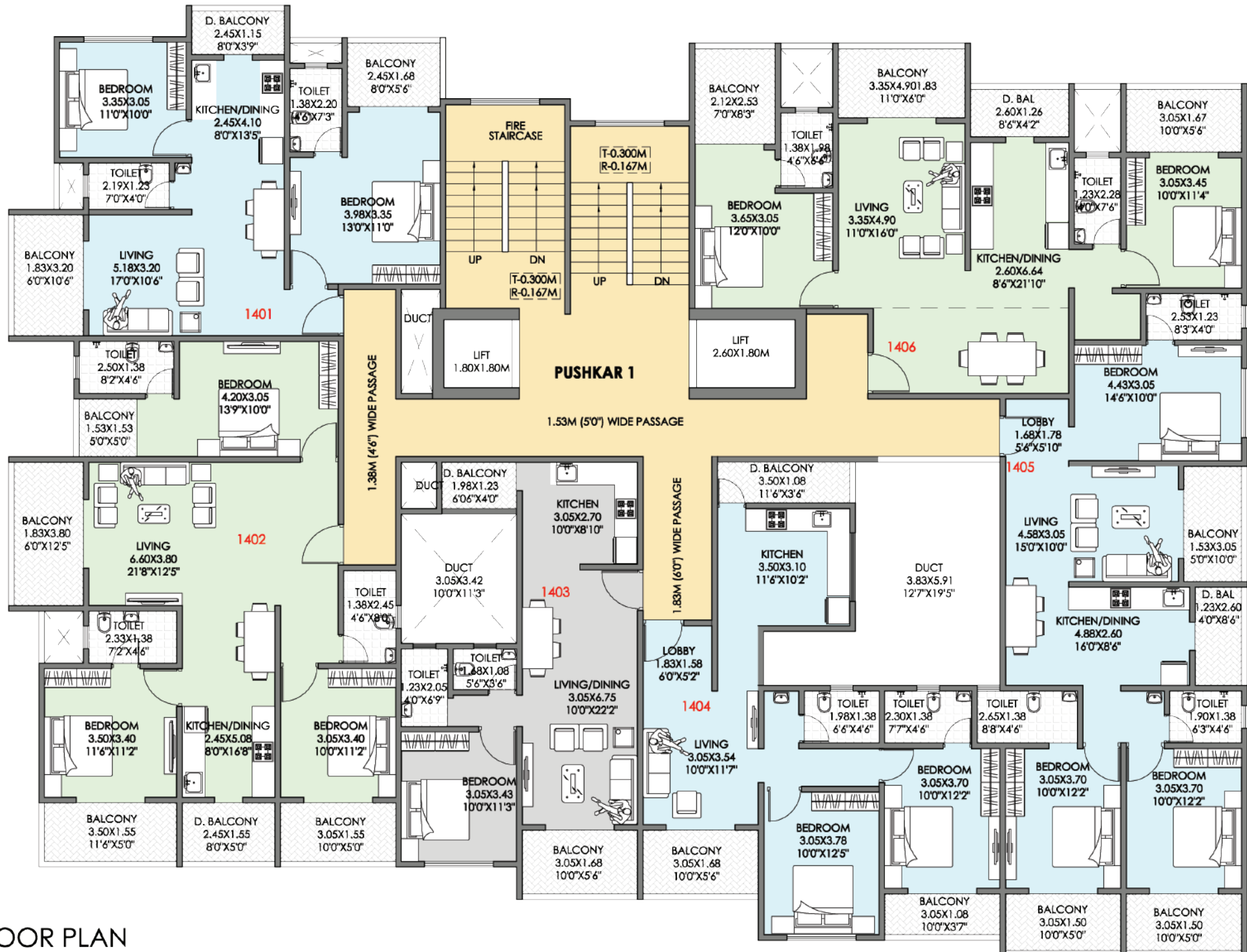


11TH - 13TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | | AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE | FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 1101-1301 | 2-BHK | 705 | 137 | 842 | 1137 | 1104-1304 | 2-BHK | 697 | 131 | 828 | 1118 |
| 1102-1302 | 3-BHK | 1006 | 254 | 1260 | 1701 | 1105-1305 | 2-BHK | 725 | 183 | 908 | 1226 |
| 1103-1303 | 1-BHK | 517 | 81 | 598 | 807 | 1106-1306 | 3-BHK | 1034 | 215 | 1249 | 1686 |



FOURTEENTH
FLOOR PLAN (PUSHKAR I)

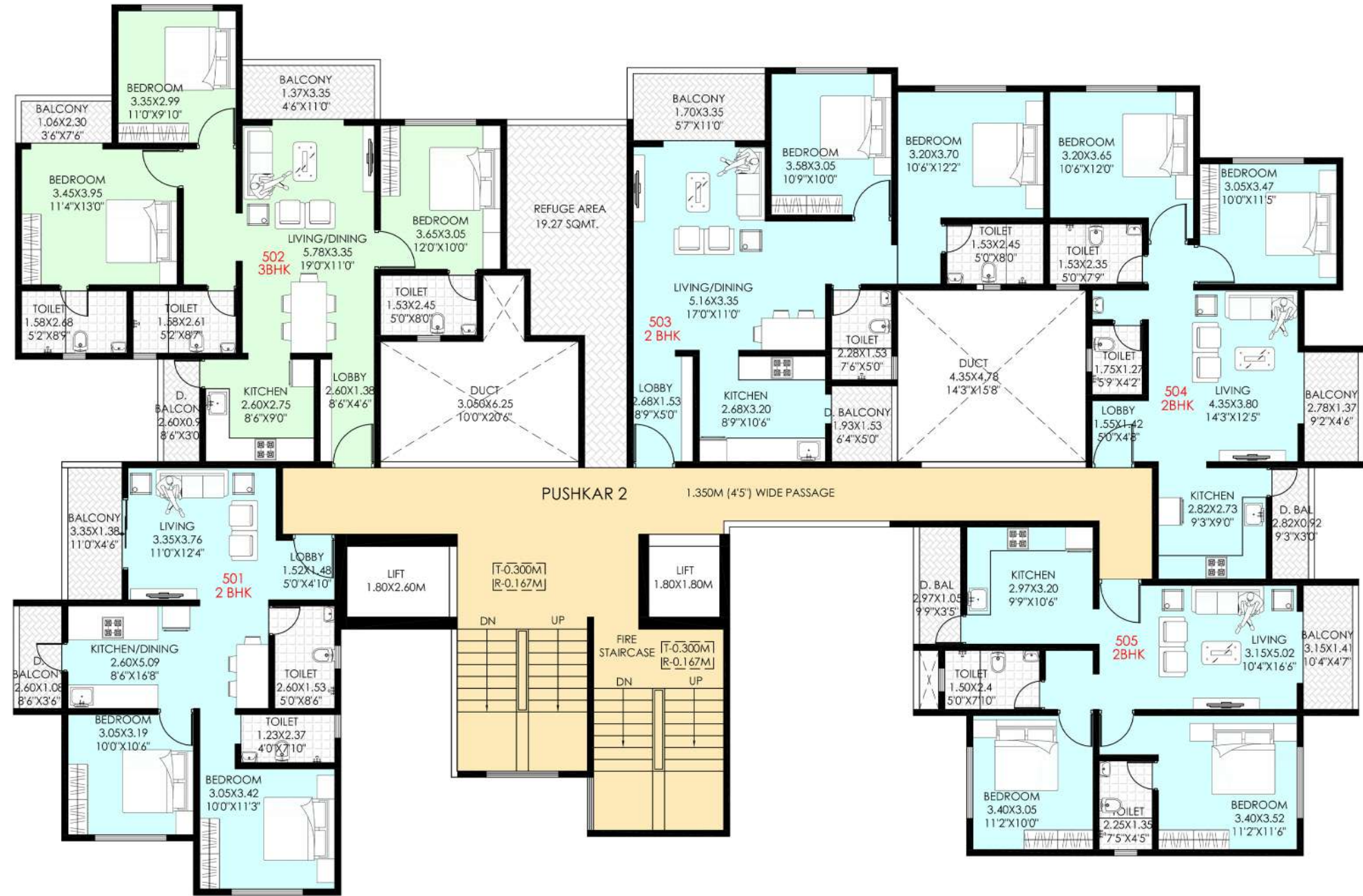


14TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | | AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE | FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 1401 | 2-BHK | 705 | 137 | 842 | 1137 | 1404 | 2-BHK | 697 | 131 | 828 | 1118 |
| 1402 | 3-BHK | 1006 | 254 | 1260 | 1701 | 1405 | 3-BHK | 915 | 183 | 1098 | 1482 |
| 1403 | 1-BHK | 517 | 81 | 598 | 807 | 1406 | 2-BHK | 838 | 214 | 1052 | 1420 |



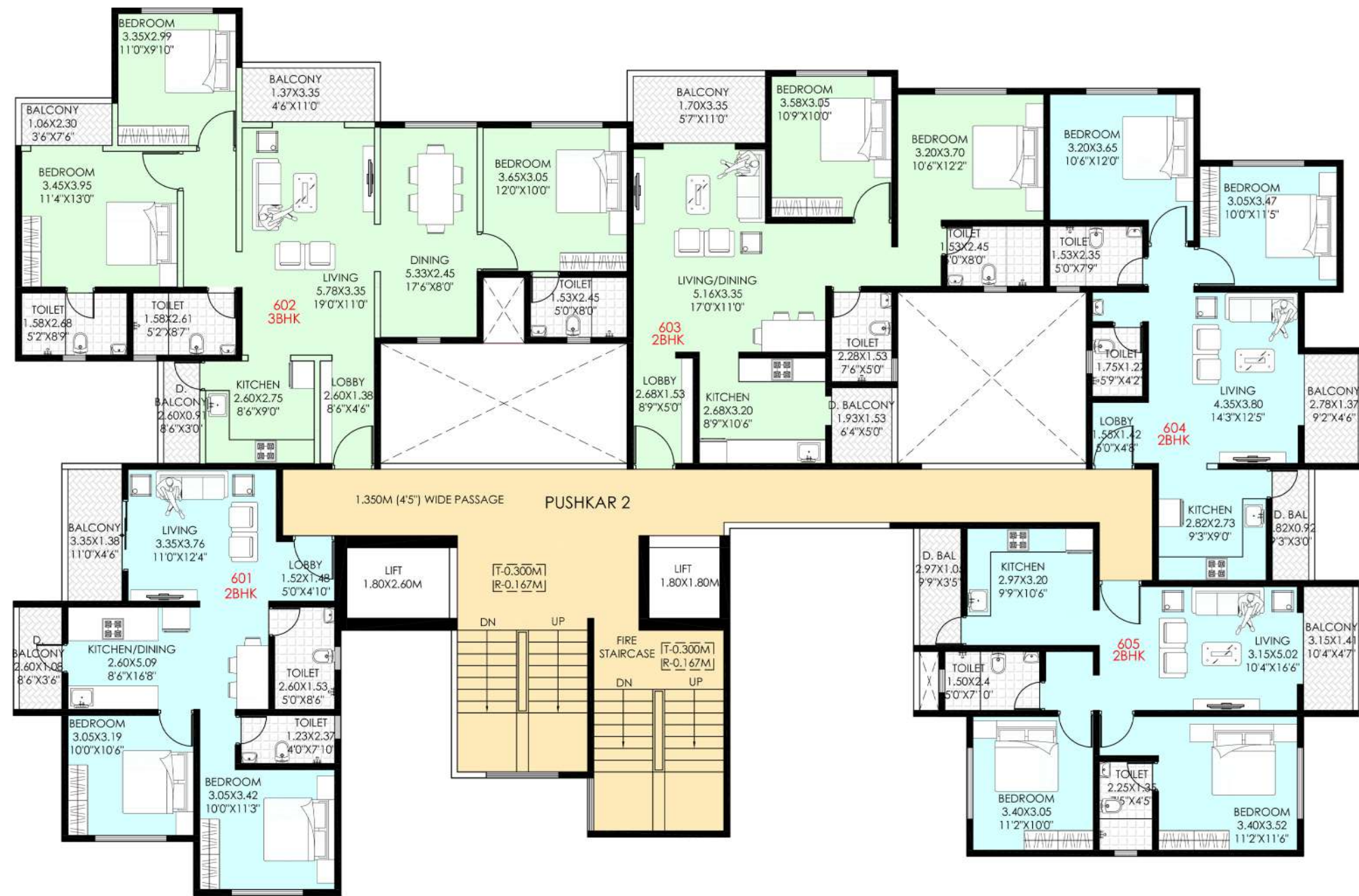
FIFTH
FLOOR PLAN (PUSHKAR 2)



5TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 501 | 2-BHK | 655 | 80 | 735 | 992 |
| 502 | 3-BHK | 954 | 101 | 1055 | 1424 |
| 503 | 2-BHK | 804 | 93 | 897 | 1211 |
| 504 | 2-BHK | 663 | 69 | 732 | 988 |
| 505 | 2-BHK | 670 | 76 | 746 | 1007 |

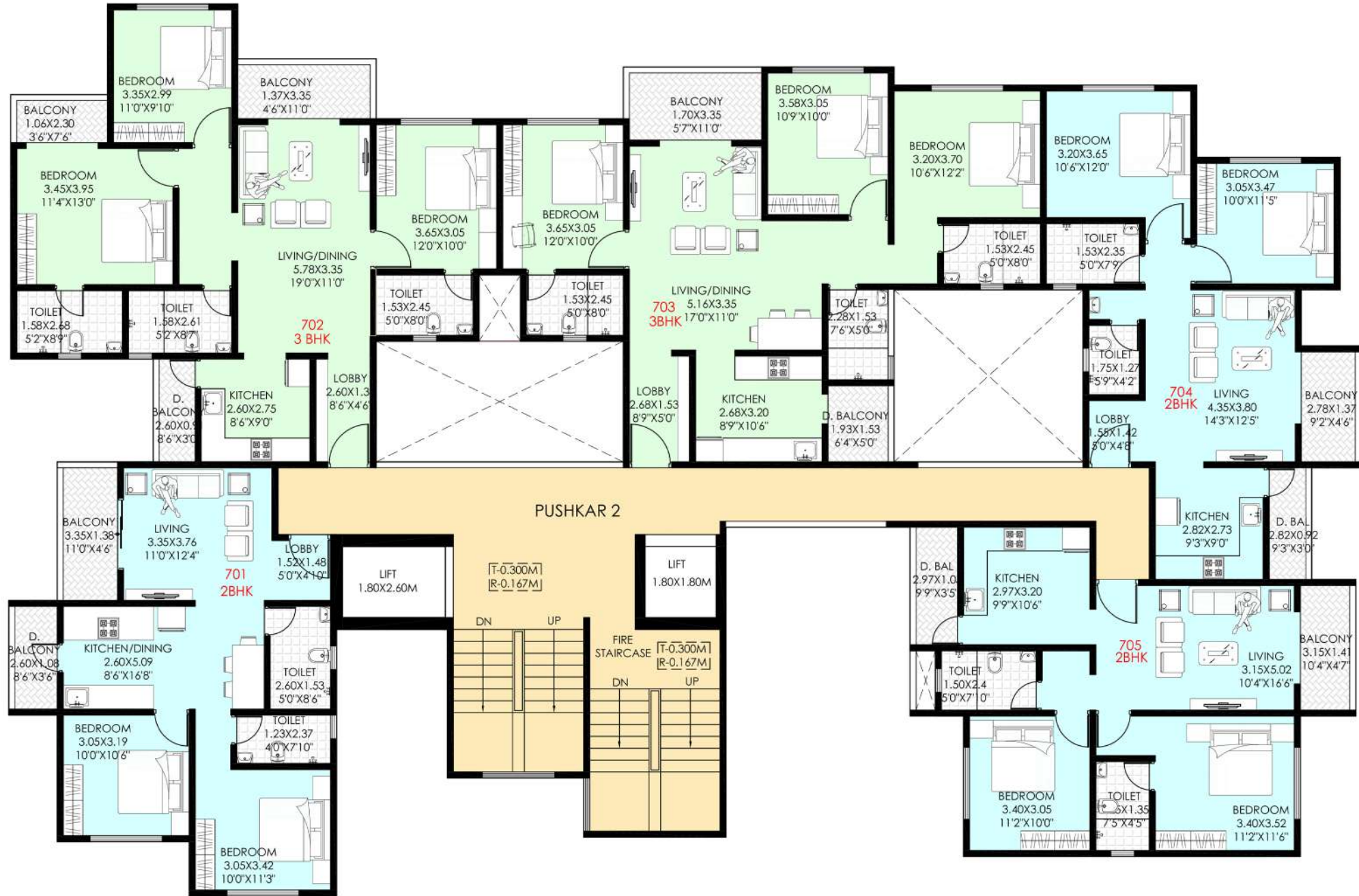
SIXTH
FLOOR PLAN (PUSHKAR 2)



6TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 601 | 2-BHK | 655 | 80 | 735 | 992 |
| 602 | 3-BHK | 1081 | 101 | 1182 | 1596 |
| 603 | 2-BHK | 804 | 93 | 897 | 1211 |
| 604 | 2-BHK | 663 | 69 | 732 | 988 |
| 605 | 2-BHK | 670 | 76 | 746 | 1007 |

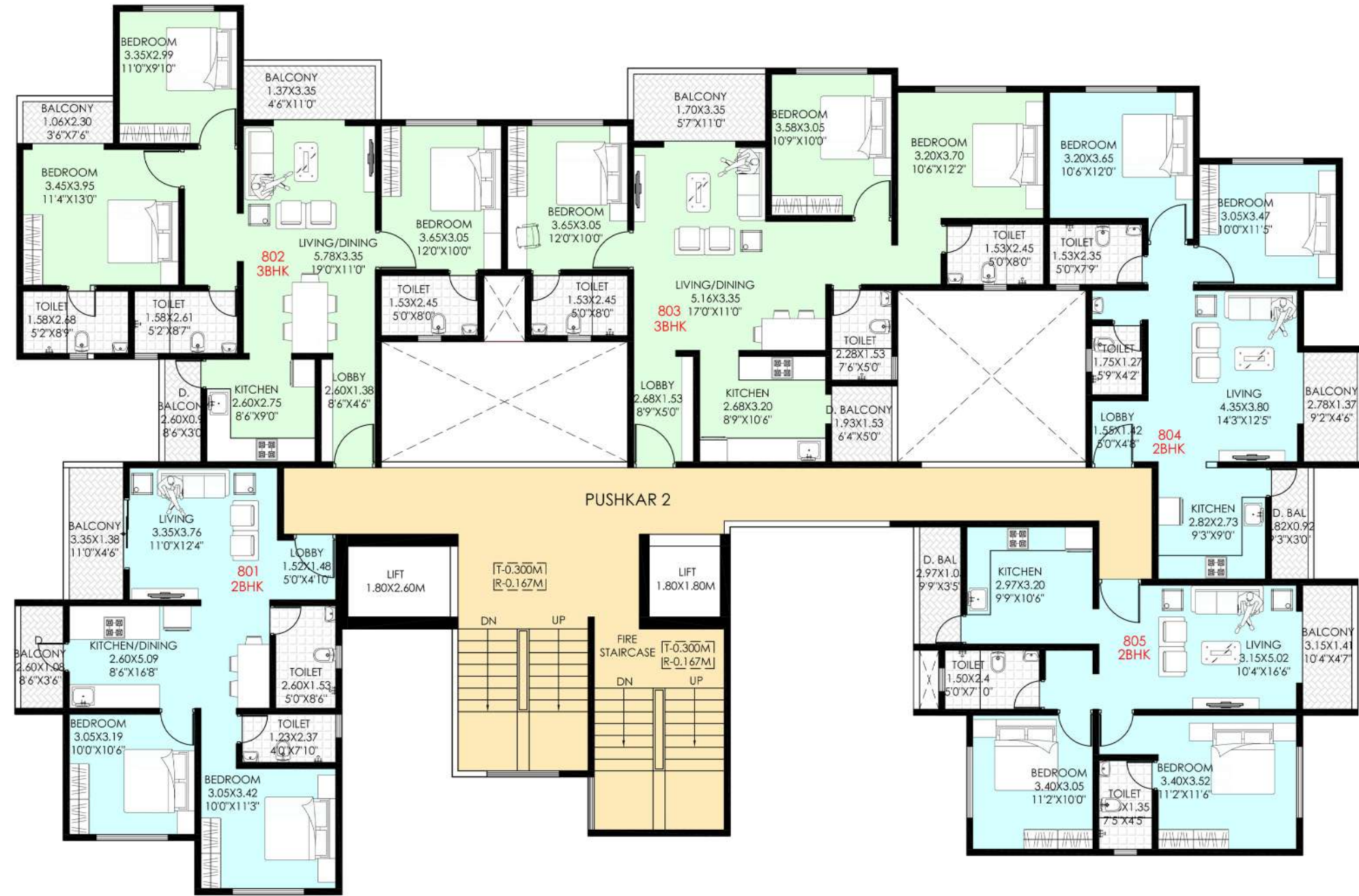
SEVENTH
FLOOR PLAN (PUSHKAR 2)



7TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 701 | 2-BHK | 655 | 80 | 735 | 992 |
| 702 | 3-BHK | 954 | 101 | 1055 | 1424 |
| 703 | 3-BHK | 977 | 93 | 1070 | 1445 |
| 704 | 2-BHK | 663 | 69 | 732 | 988 |
| 705 | 2-BHK | 670 | 76 | 746 | 1007 |

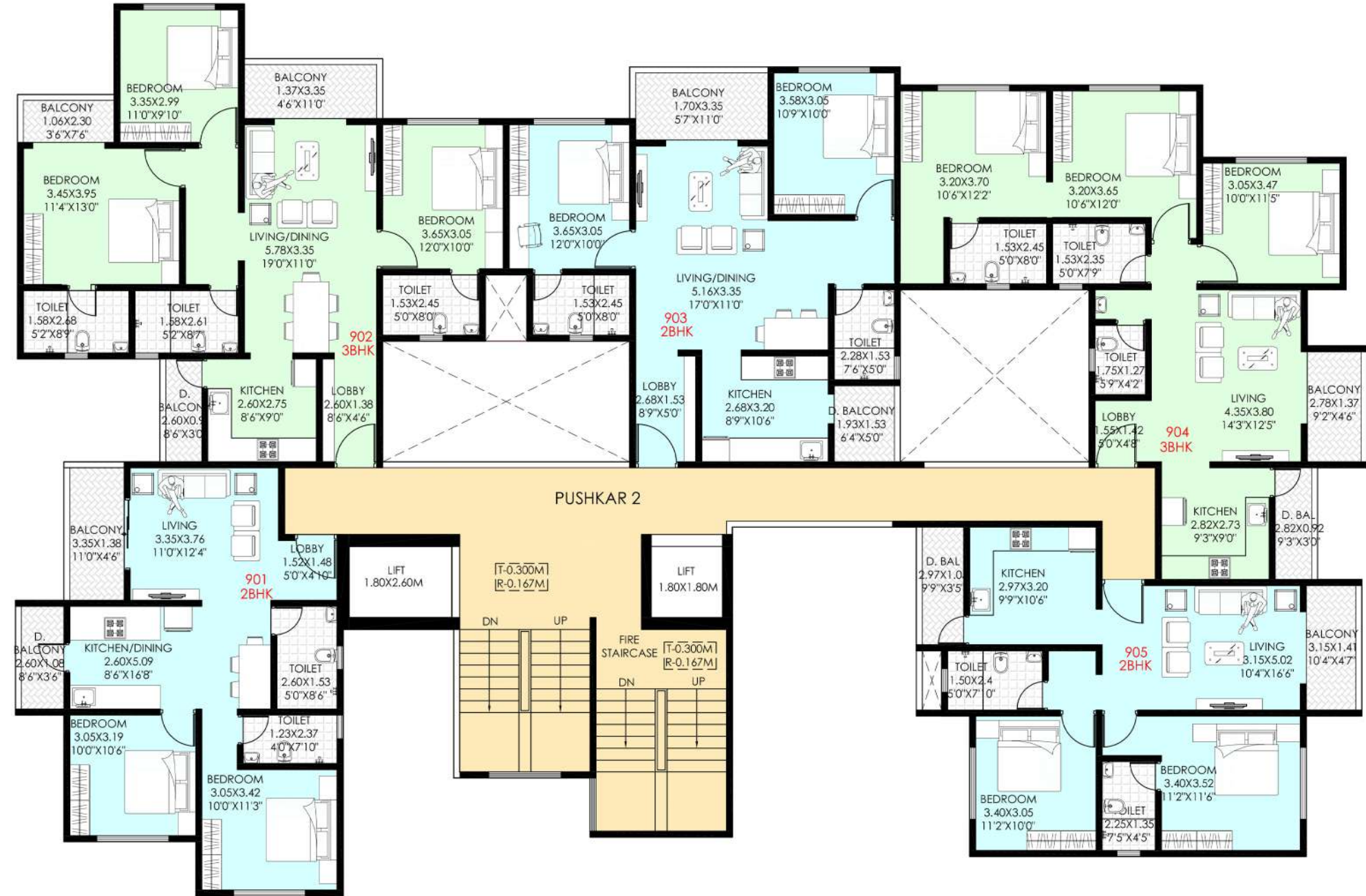
EIGHTH
FLOOR PLAN (PUSHKAR 2)



8TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 801 | 2-BHK | 655 | 80 | 735 | 992 |
| 802 | 3-BHK | 953 | 101 | 1054 | 1423 |
| 803 | 3-BHK | 977 | 93 | 1070 | 1445 |
| 804 | 2-BHK | 663 | 69 | 732 | 988 |
| 805 | 2-BHK | 670 | 76 | 746 | 1007 |

NINETH
FLOOR PLAN (PUSHKAR 2)

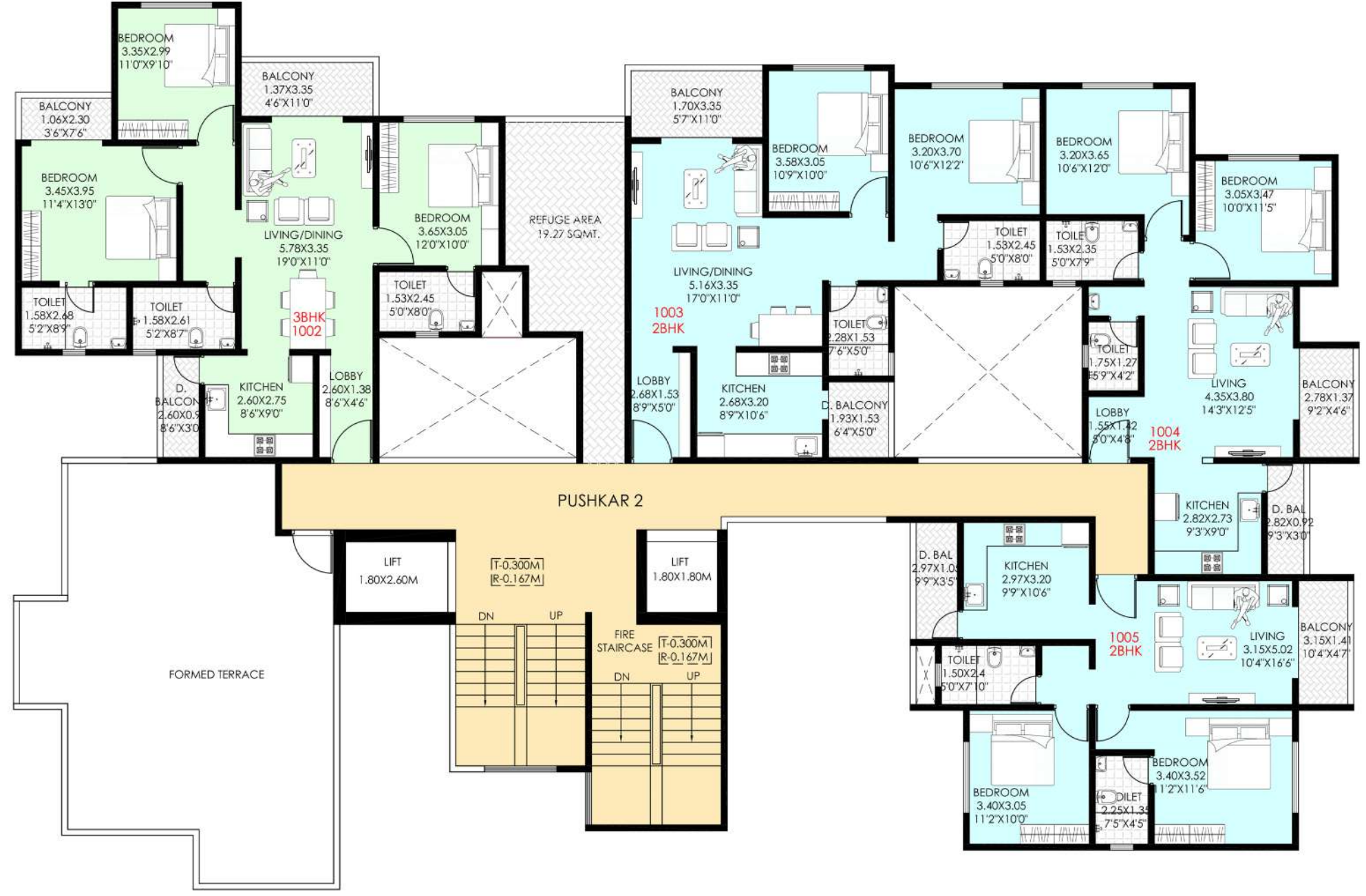


9TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 901 | 2-BHK | 655 | 80 | 735 | 992 |
| 902 | 3-BHK | 954 | 101 | 1055 | 1424 |
| 903 | 2-BHK | 775 | 93 | 868 | 1172 |
| 904 | 3-BHK | 865 | 69 | 934 | 1261 |
| 905 | 2-BHK | 670 | 76 | 746 | 1007 |



TENTH
FLOOR PLAN (PUSHKAR 2)

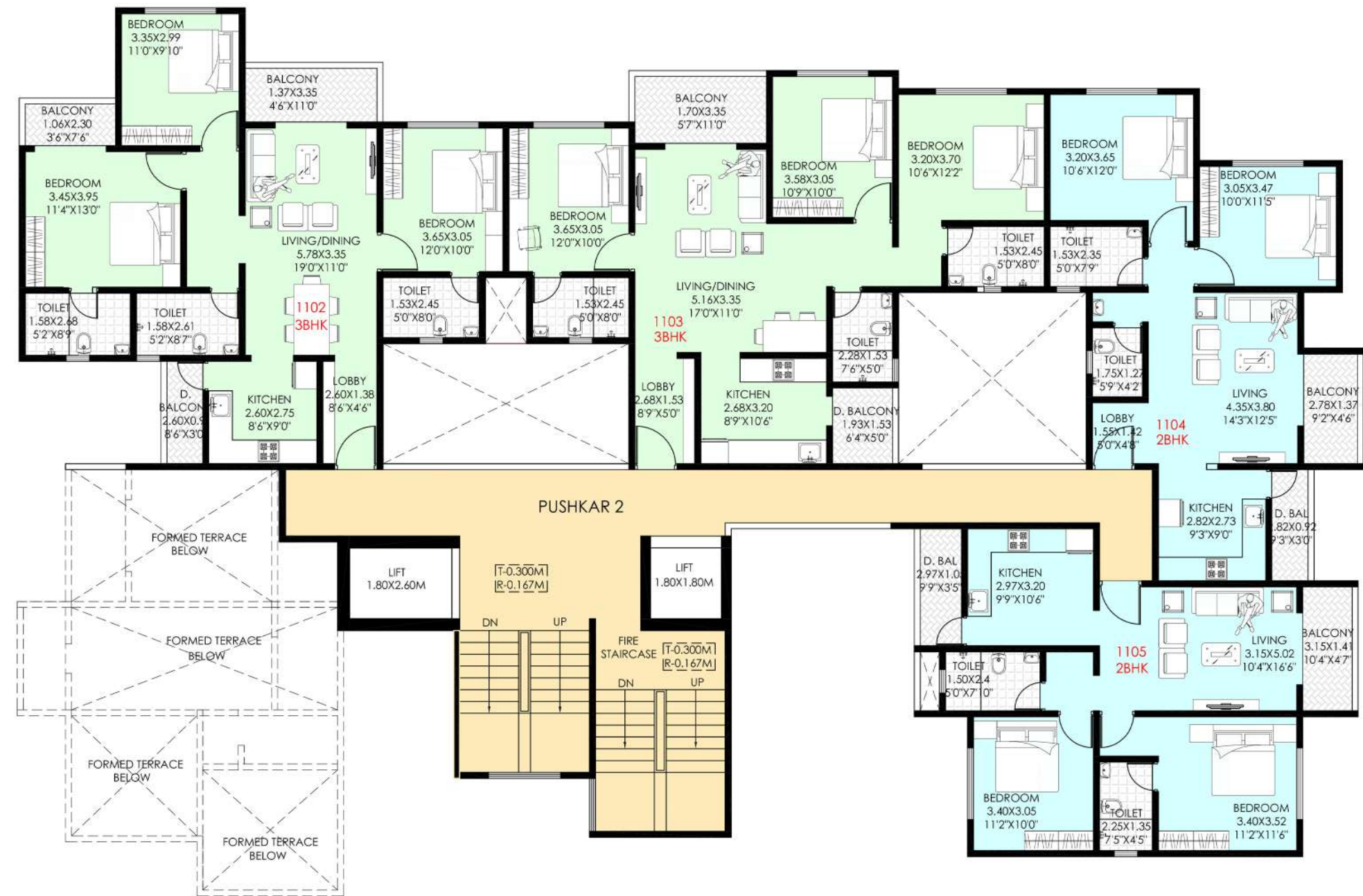


10TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 1002 | 3-BHK | 954 | 101 | 1055 | 1424 |
| 1003 | 2-BHK | 804 | 93 | 897 | 1211 |
| 1004 | 2-BHK | 663 | 69 | 732 | 988 |
| 1005 | 2-BHK | 670 | 76 | 746 | 1007 |



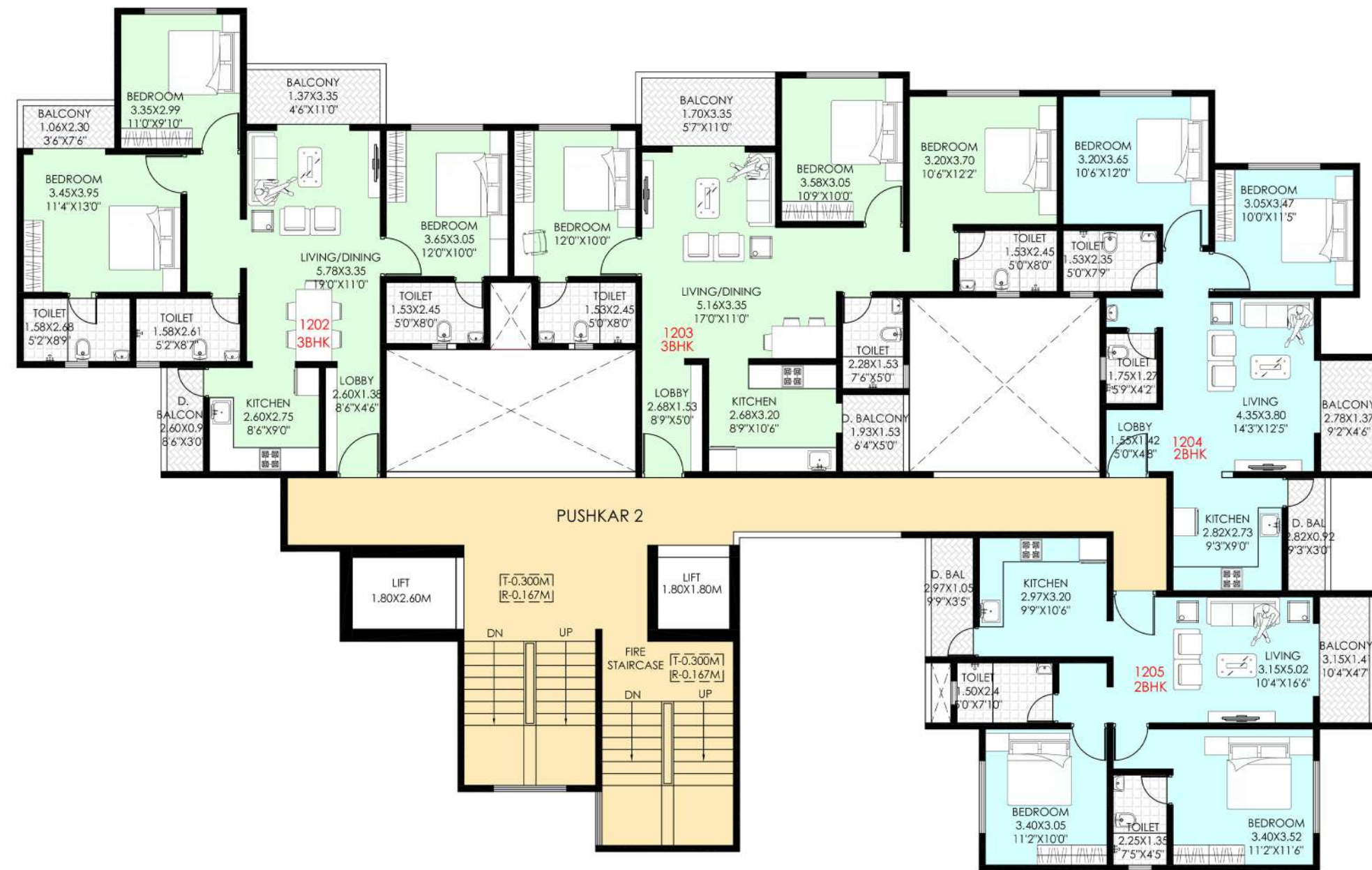
ELEVENTH
FLOOR PLAN (PUSHKAR 2)



11TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 1102 | 3-BHK | 954 | 101 | 1055 | 1424 |
| 1103 | 3-BHK | 977 | 93 | 1070 | 1445 |
| 1104 | 2-BHK | 663 | 69 | 732 | 988 |
| 1105 | 2-BHK | 670 | 76 | 746 | 1007 |

TWELFTH
FLOOR PLAN (PUSHKAR 2)



12TH FLOOR PLAN

| AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|--------------------------|--------------|----------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 1202 | 3-BHK | 954 | 101 | 1055 | 1424 |
| 1203 | 3-BHK | 977 | 93 | 1070 | 1445 |
| 1204 | 2-BHK | 663 | 69 | 732 | 988 |
| 1205 | 2-BHK | 670 | 76 | 746 | 1007 |



| AREA STATEMENT (IN SQ.FT) | | | | | |
|---------------------------|-----------|-------------|-----------------------------|-----------------|-------------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 1302 | 3-BHK | 954 | 101 | 1055 | 1424 |
| 1303 | 3-BHK | 977 | 93 | 1070 | 1445 |
| 1304 | 2-BHK | 663 | 69 | 732 | 988 |
| 1305 | 2-BHK | 670 | 76 | 746 | 1007 |



| AREA STATEMENT (IN SQ.FT) | | | | | |
|-----------------------------|-----------|-------------|-----------------------------|-----------------|-------------------|
| FLAT NO. | FLAT TYPE | FLAT CARPET | BALCONY / TERRACE CARPET | TOTAL CARPET | TOTAL SALEABLE |
| 1402 | 3-BHK | 1124 | 101 | 1225 | 1654 |
| 1403 | 3-BHK | 804 | 93 | 897 | 1211 |
| 1404 | 2-BHK | 663 | 69 | 732 | 988 |
| 1405 | 2-BHK | 670 | 76 | 746 | 1007 |