



A Project By



www.badhekargroup.in

Office Address:

303, 3rd Floor, 11 Mayur, Opp. Mrutyunjayeshwar Temple,
Near Karve Statue, Kothrud, Pune - 411038

 781-080-8080 | 855-100-8080

Site Address:

Opp. Maharaja Complex, Paud Road,
Kothrud, Pune - 38

 781-080-8080 | 855-104-8080



MahaREBA No.

P52100029290

<https://www.maharera.maharashtra.gov.in>

Sales Partner:



Disclaimer: All art renderings, illustrations, photographs and pictures contained in this advertisement are an artist's impression only and the same should not be construed to be the final image/view of the final project. Every interested purchaser should take note of this express representation. All specifications of the flat shall be as per the final agreement between the parties.

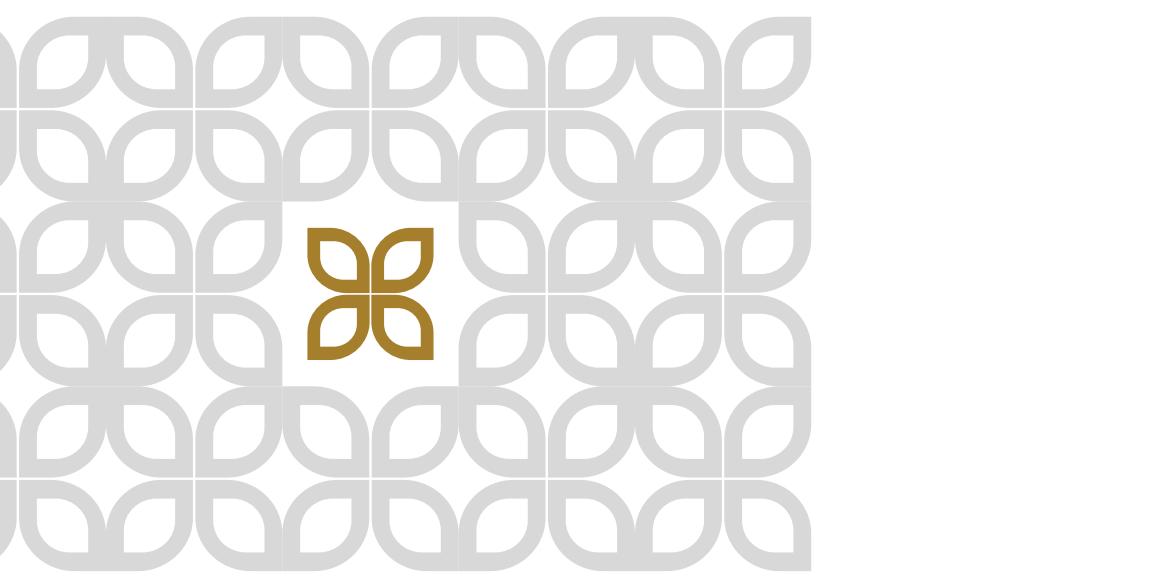
2 & 3 BHK | SHOPS | OFFICES

Paud Road, Kothrud, Pune

पुष्कर



ABOUT BADHEKAR GROUP



www.badhekargroup.in

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.



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

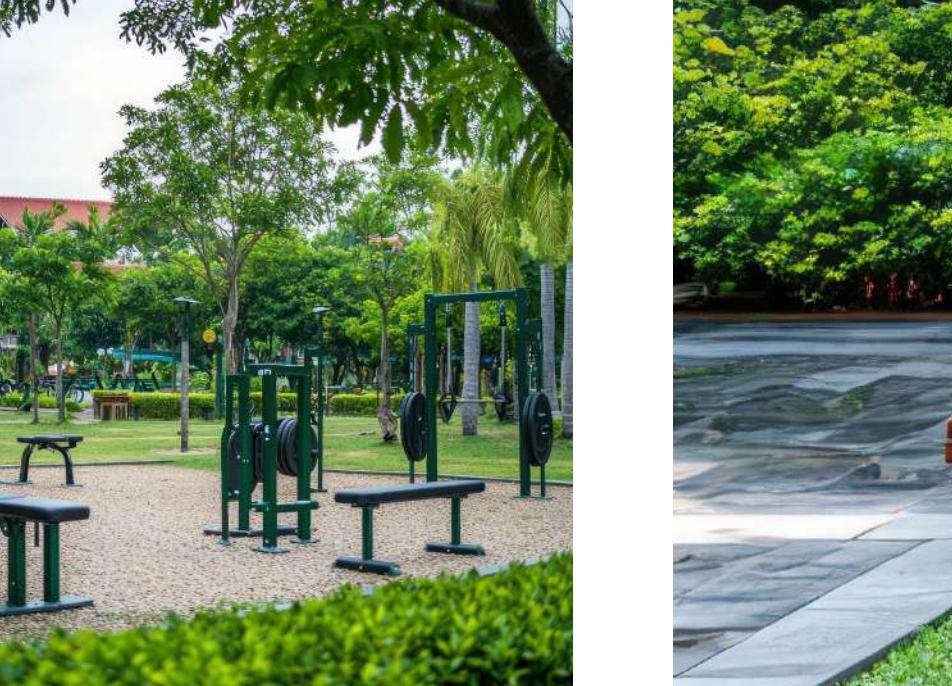
Pushkar is settled in the high-growth corridor and affluent part of the city with accessibility and connectivity to central Pune, as well as prominent shopping malls, movie theatres, schools, and hospitals. For convenient transportation, Vanaz Metro Station and Kothrud Depot are within reach. The project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



ROUND 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

ANINE R PLAN (COMMERCIAL)

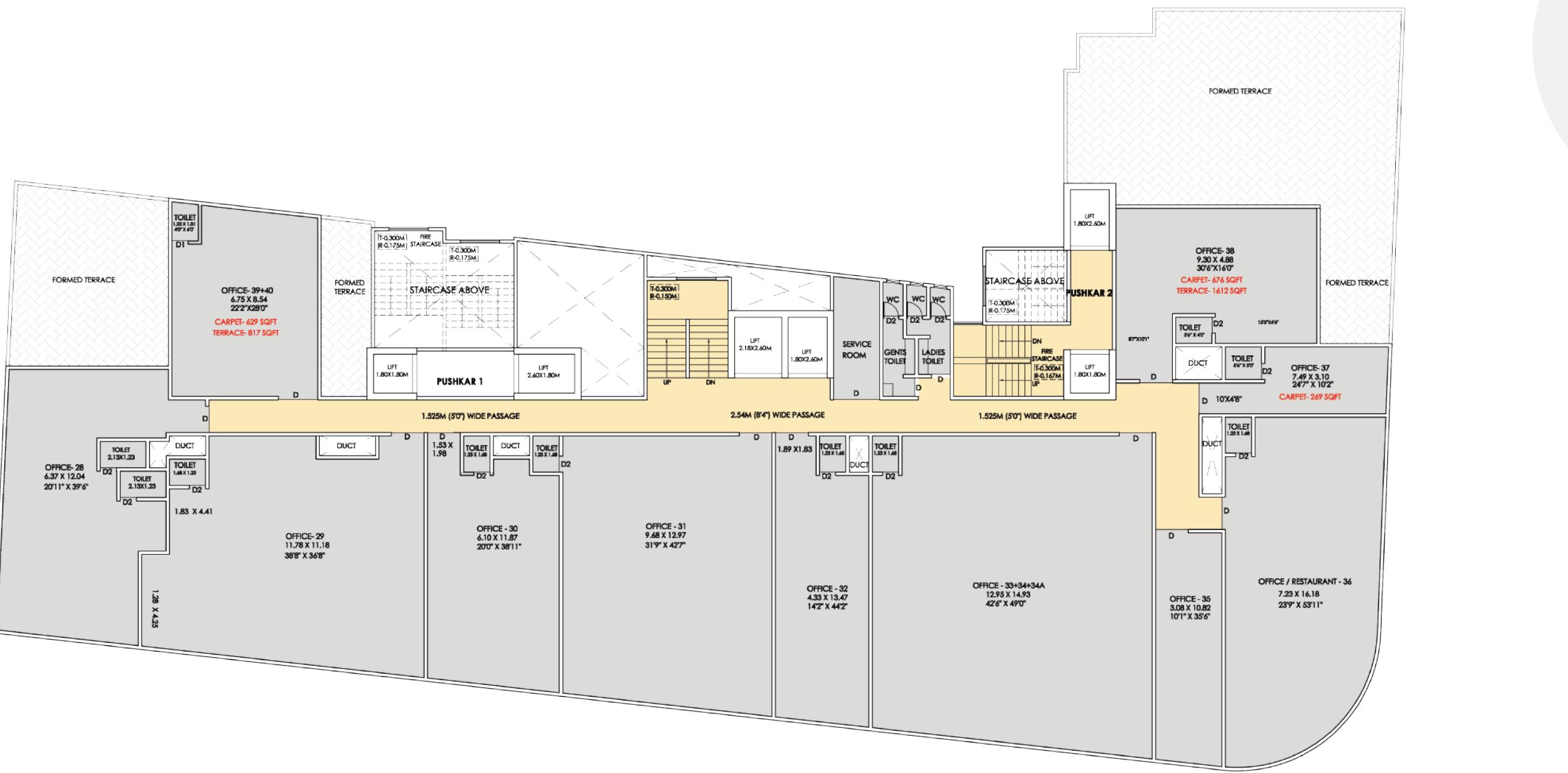


NINE FLOOR PLAN

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



FIRST FLOOR PLAN (COMMERCIAL)

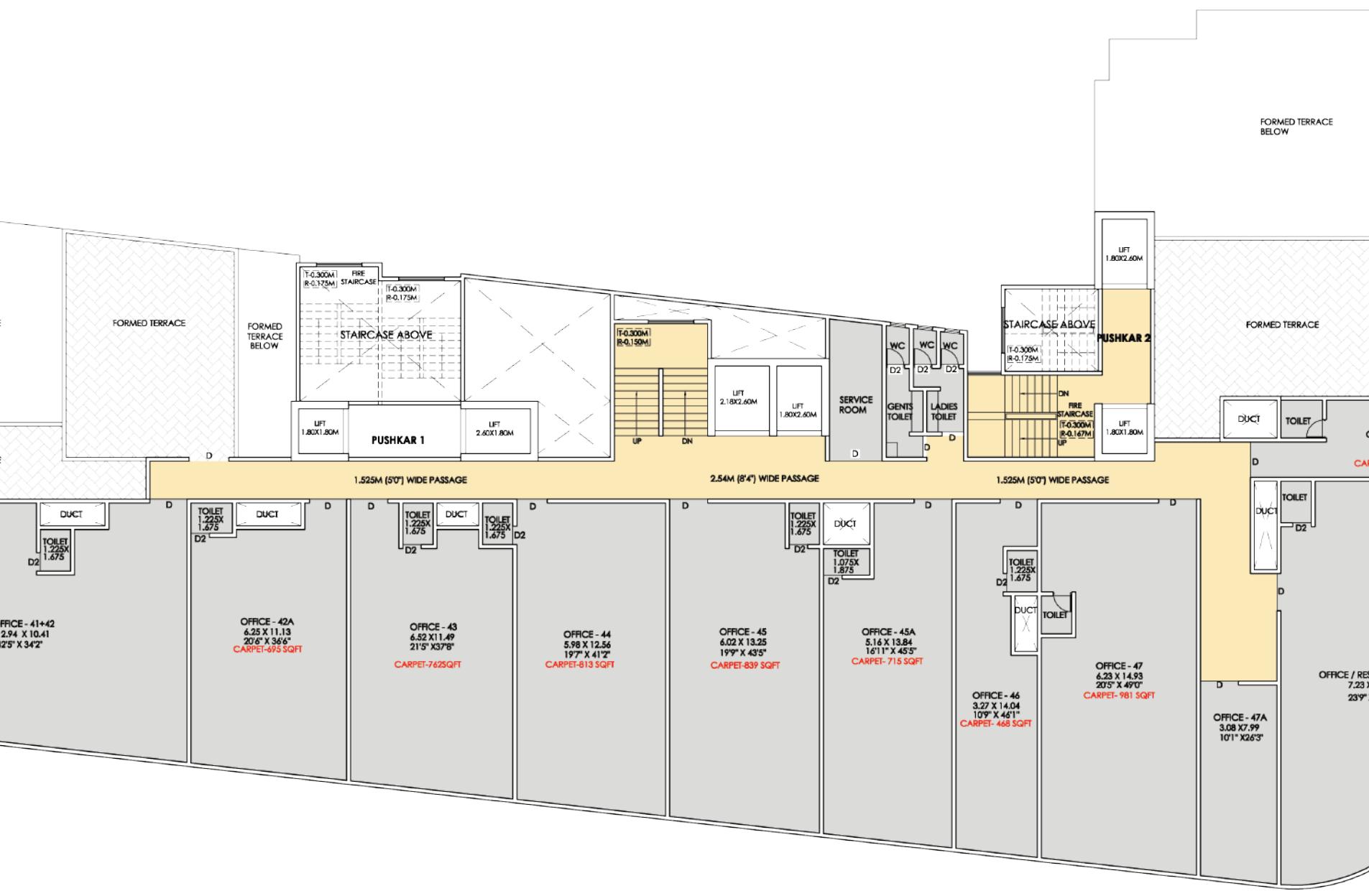


FIRST FLOOR PLAN

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)

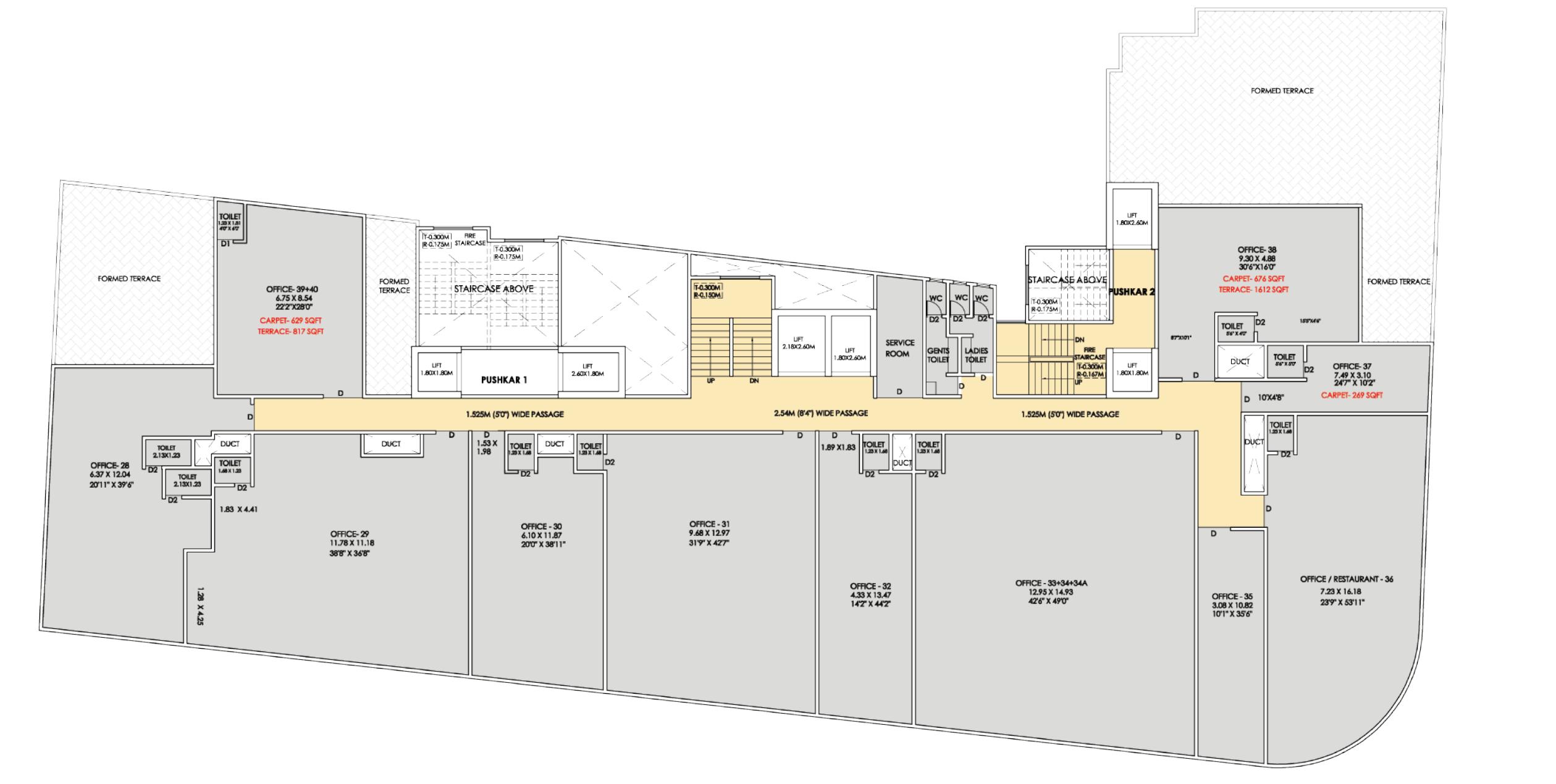


SECOND FLOOR PLAN

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

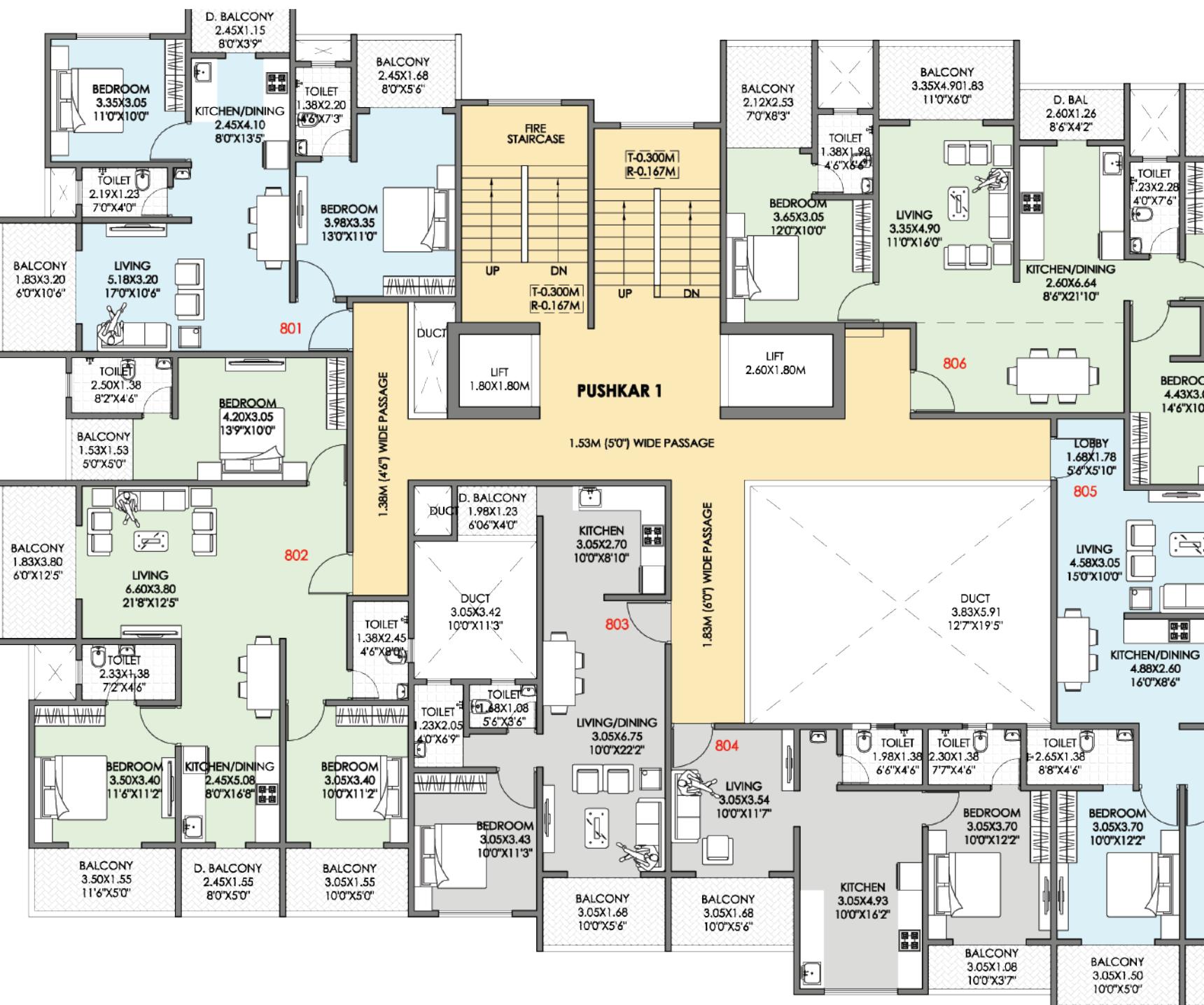


THIRD FLOOR PLAN (COMMERCIAL)



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)

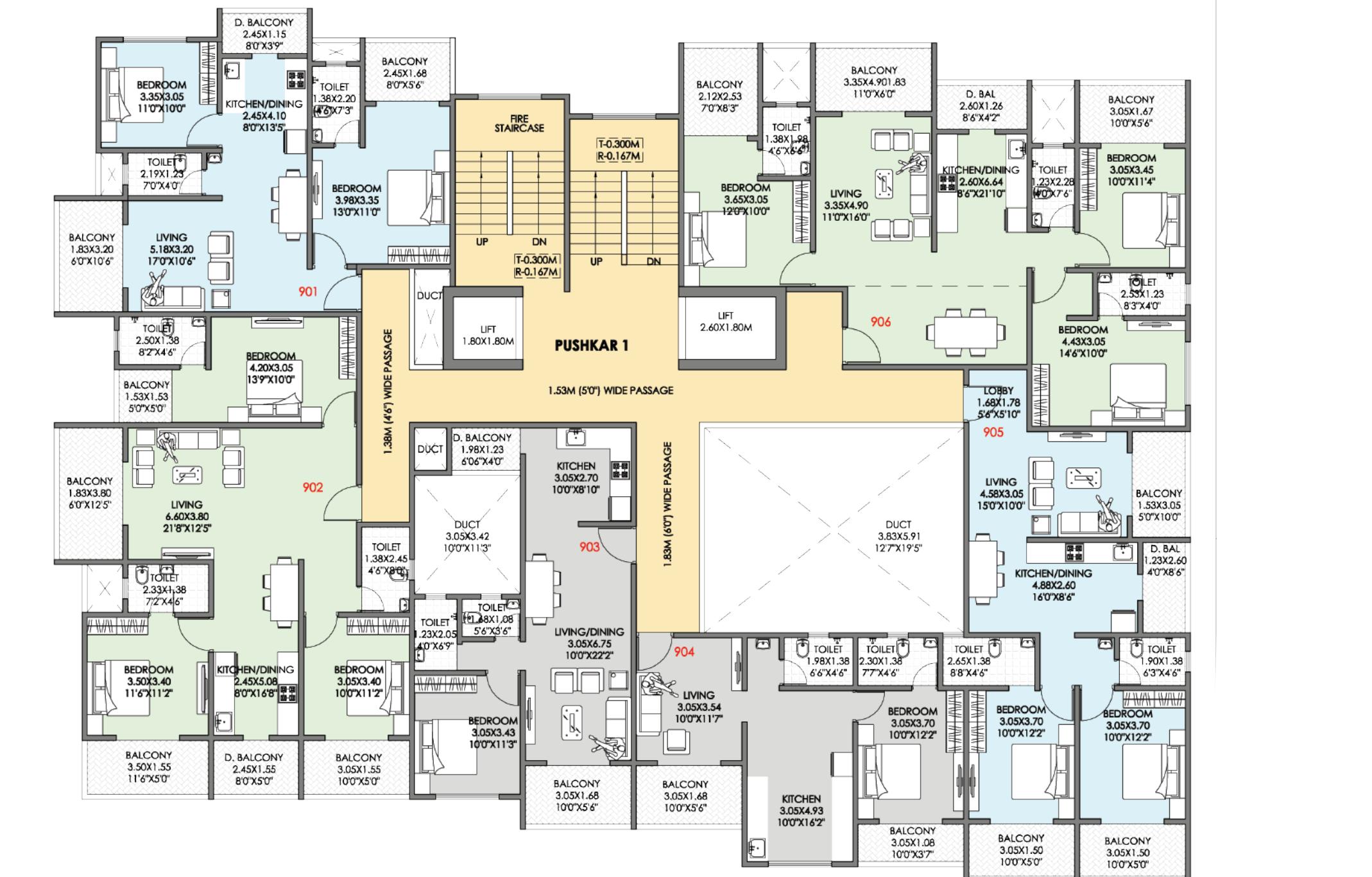


8TH RESIDENTIAL FLOOR

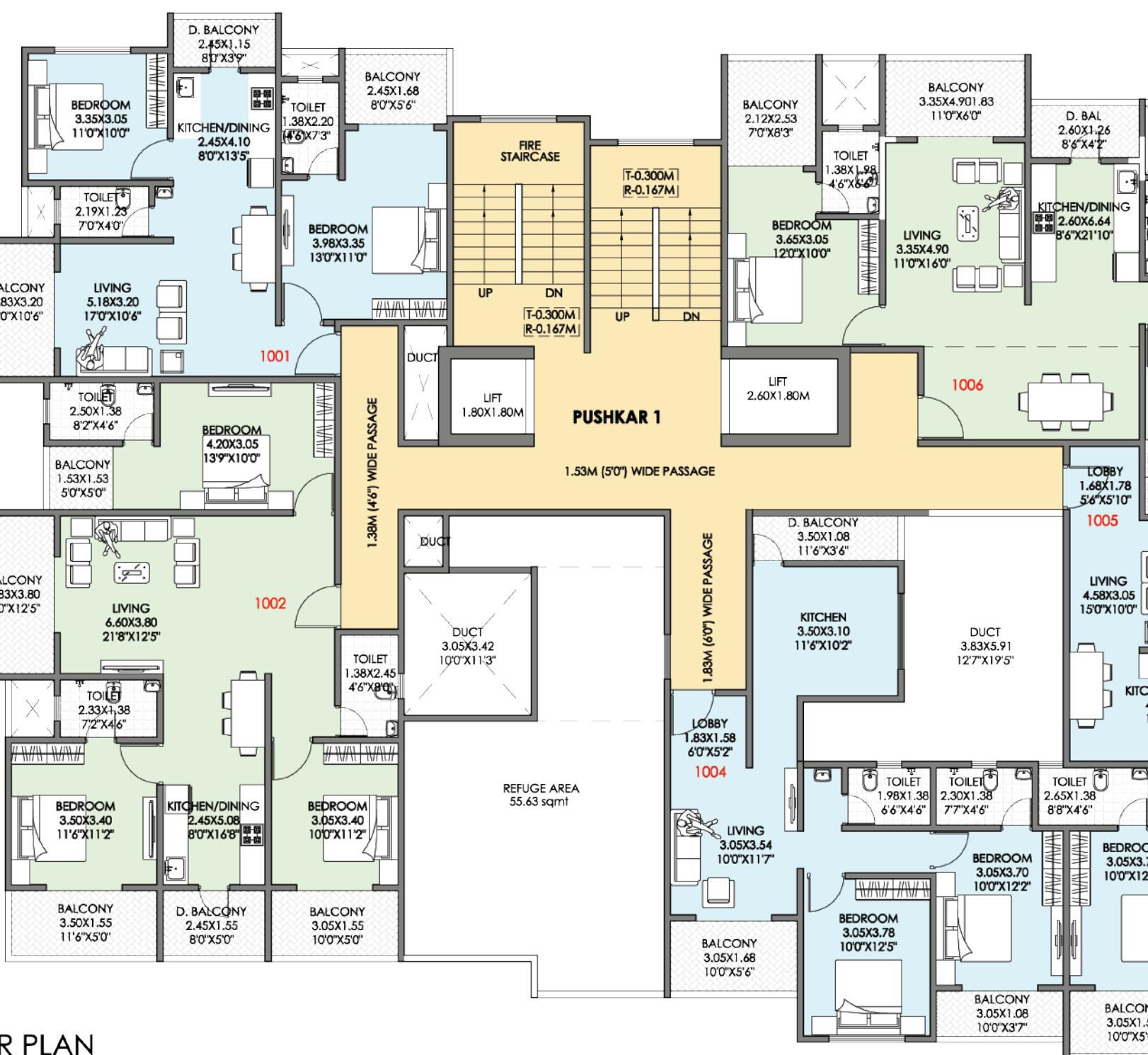
AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	
801	2-BHK	705	137	842	1137	804	1-BHK	518	91	609	
802	3-BHK	1006	254	1260	1701	805	2-BHK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



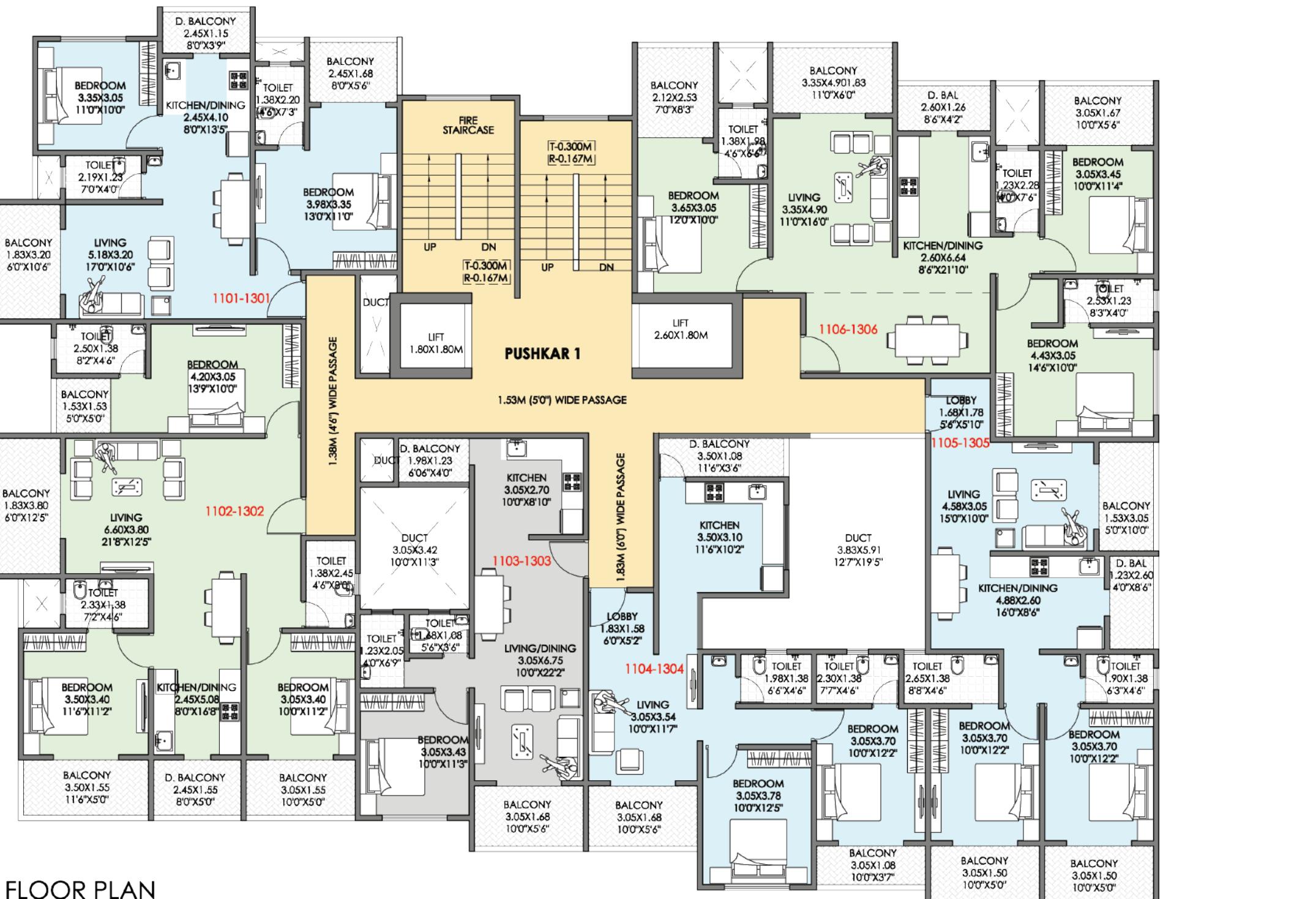
NINETH
FLOOR PLAN (PUSHKAR 1)



TENTH
FLOOR PLAN (PUSHKAR 1)



ELEVENTH TO THIRTEENTH FLOOR PLAN (PUSHKAR 1)

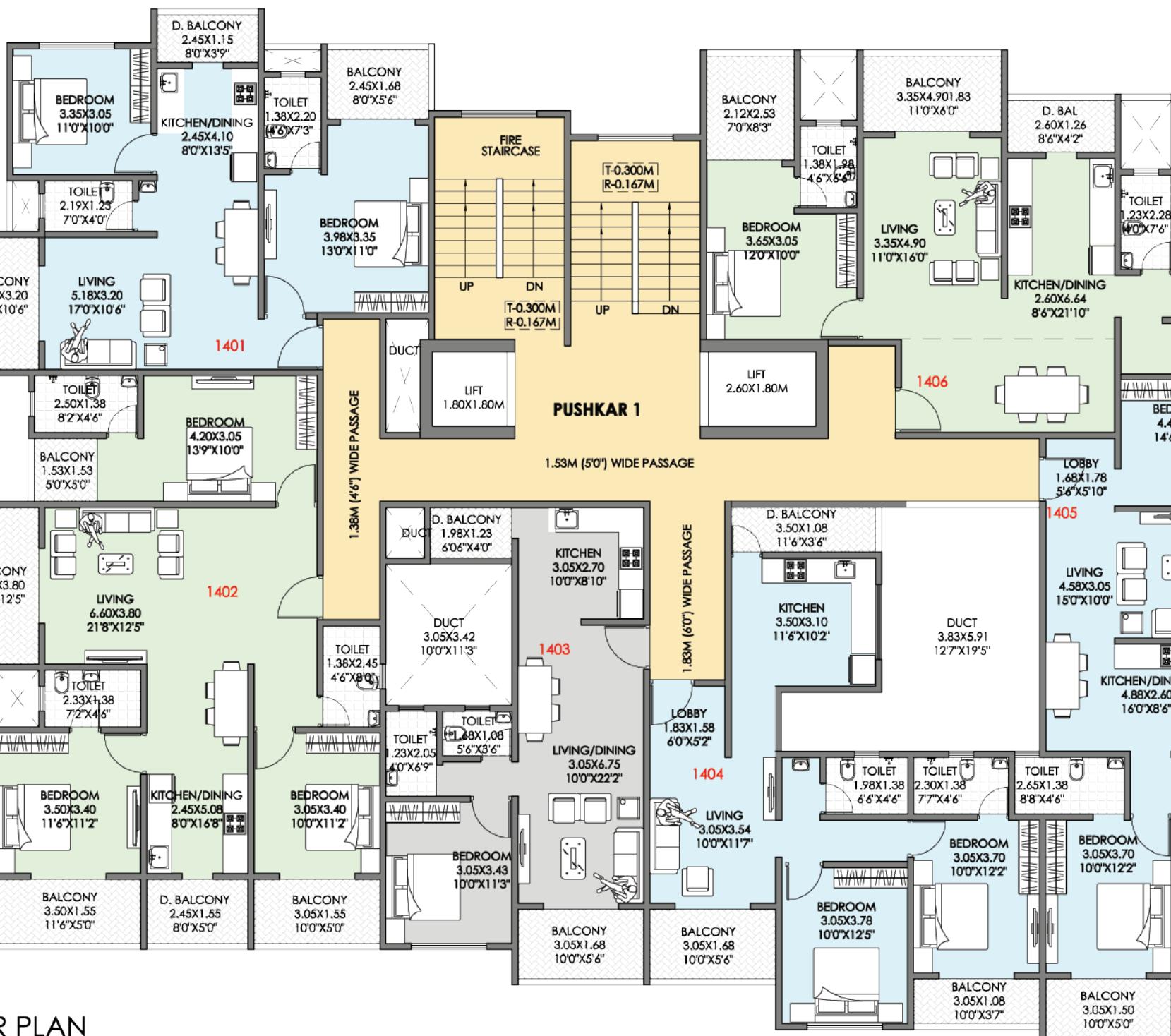


11TH - 13TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					AREA STATEMENT (IN SQ.FT)						
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET		
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 1)

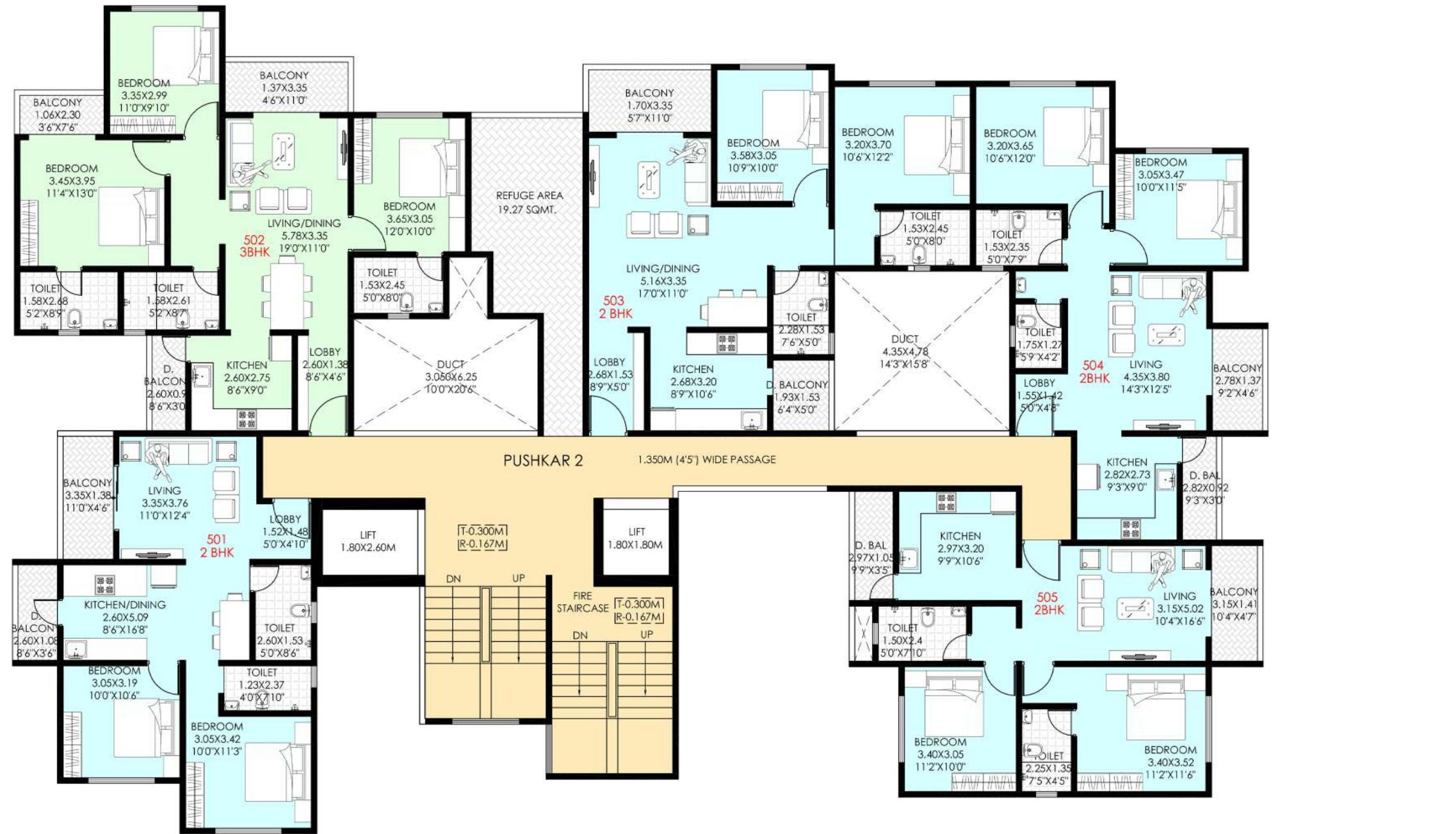


14TH FLOOR PLAN

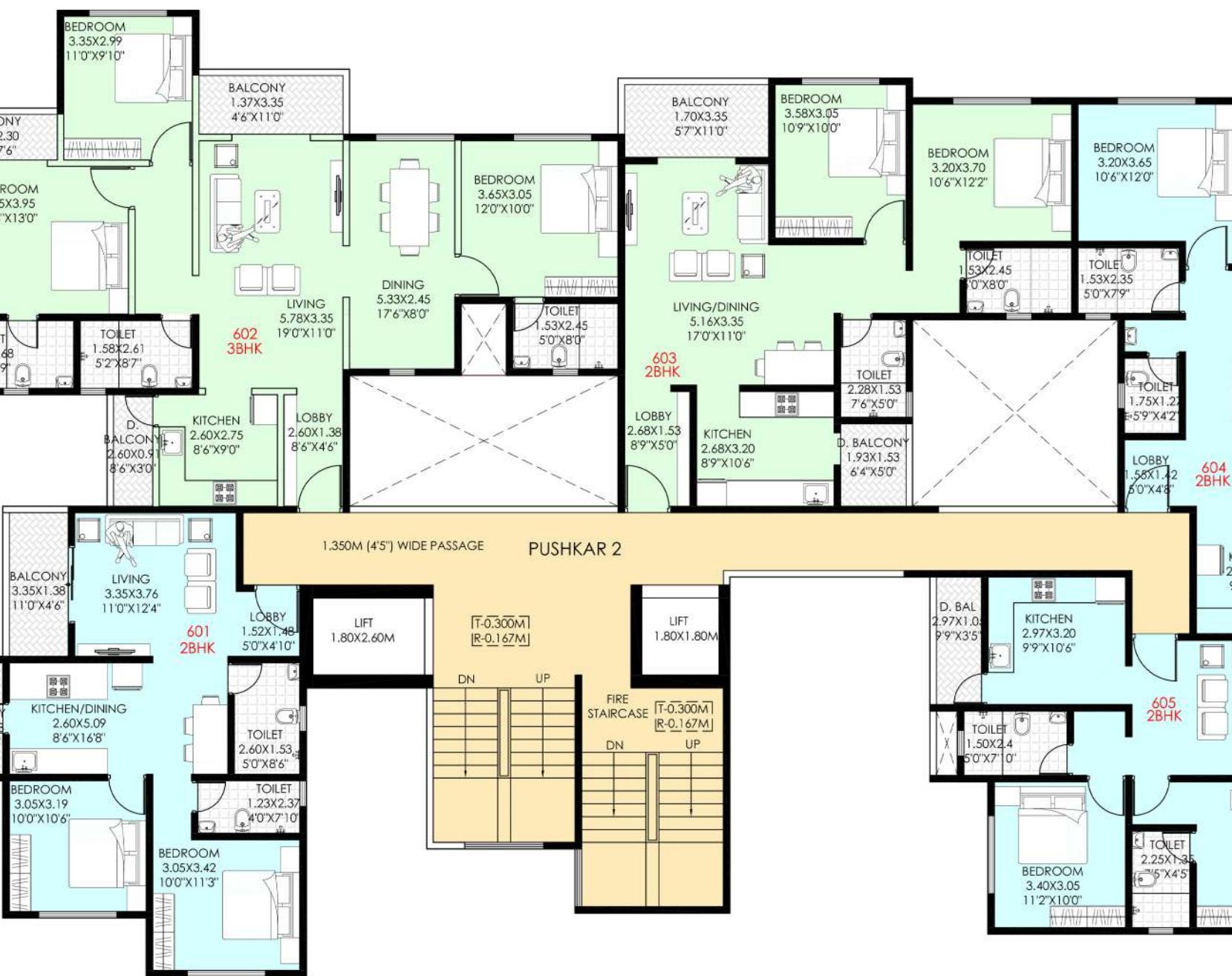
AREA STATEMENT (IN SQ.FT)					AREA STATEMENT (IN SQ.FT)						
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET		
1401	2-BHK	705	137	842	1137	1404	2-BHK	697	131	828	1118
1402	3-BHK	1006	254	1260	1701	1405	3-BHK	915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



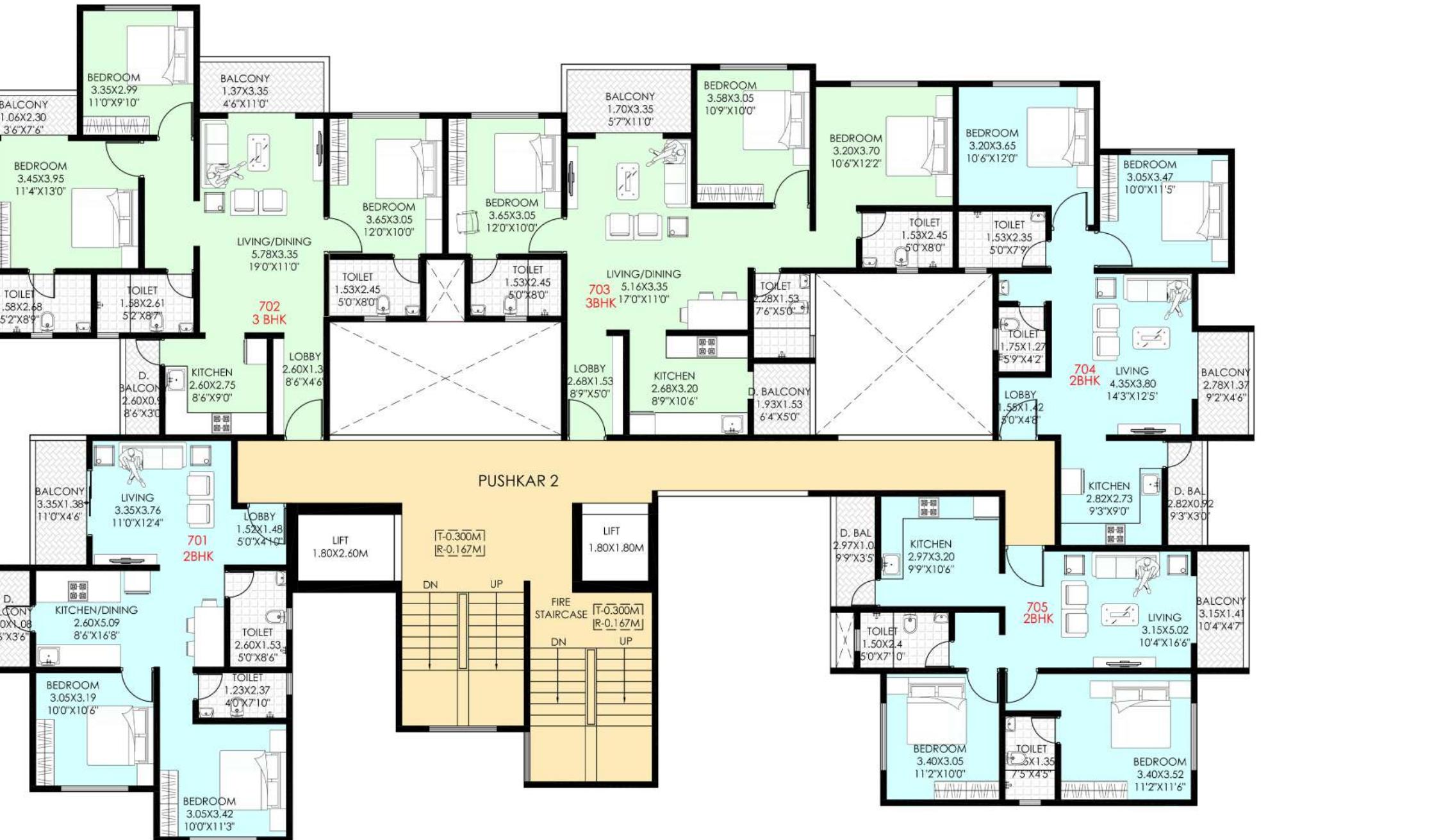
**FIFTH
FLOOR PLAN (PUSHKAR 2)**



**SIXTH
FLOOR PLAN (PUSHKAR 2)**



SEVENTH FLOOR PLAN (PUSHKAR 2)

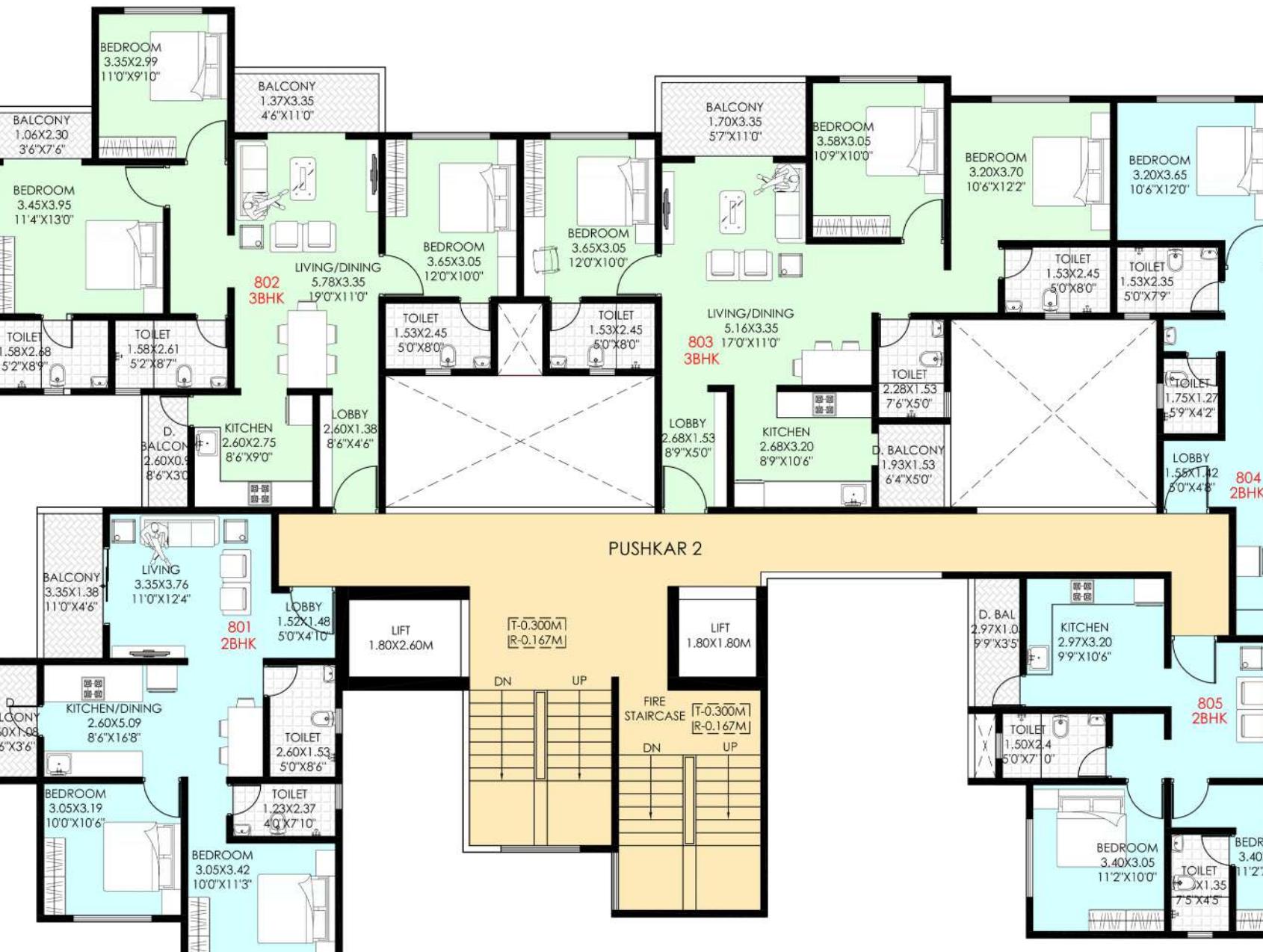


7TH FLOOR PLAN

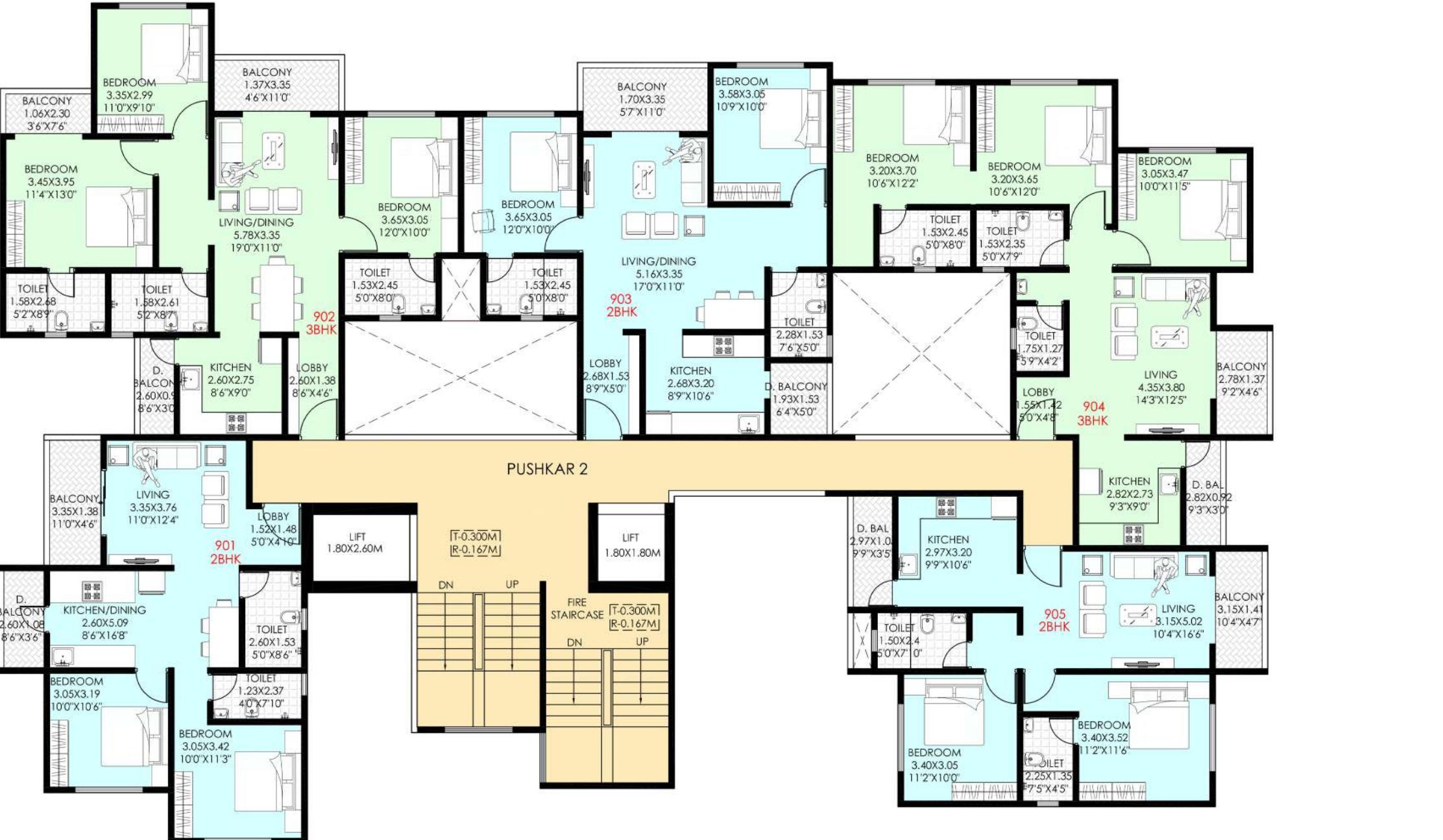
AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
701	2-BHK	655	80	735	992
702	3-BHK	954	101	1055	1424
703	3-BHK	977	93	1070	1445
704	2-BHK	663	69	732	988
705	2-BHK	670	76	746	1007



EIGHTH FLOOR PLAN (PUSHKAR 2)



NINETH
FLOOR PLAN (PUSHKAR 2)

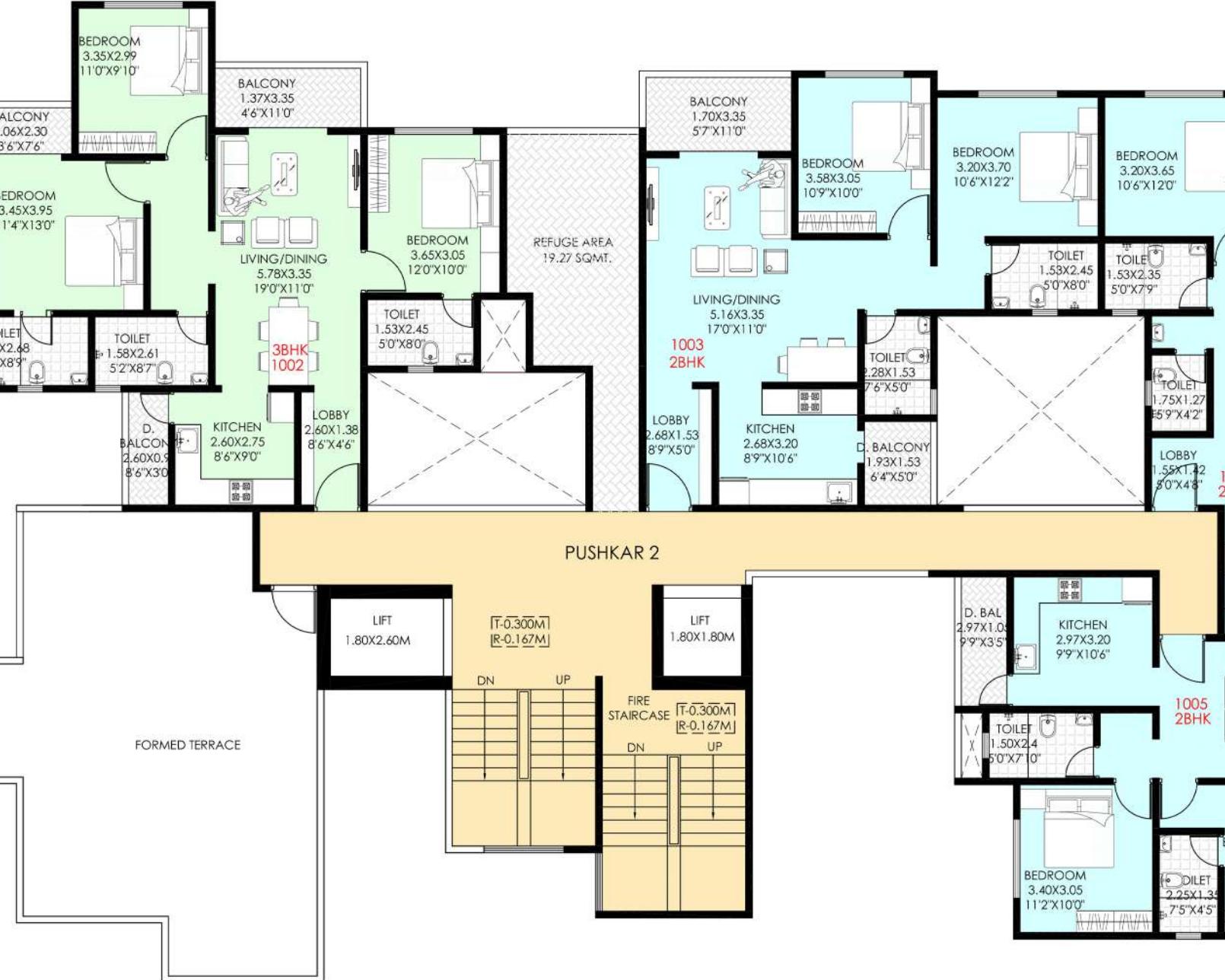


9TH FLOOR PLAN

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)

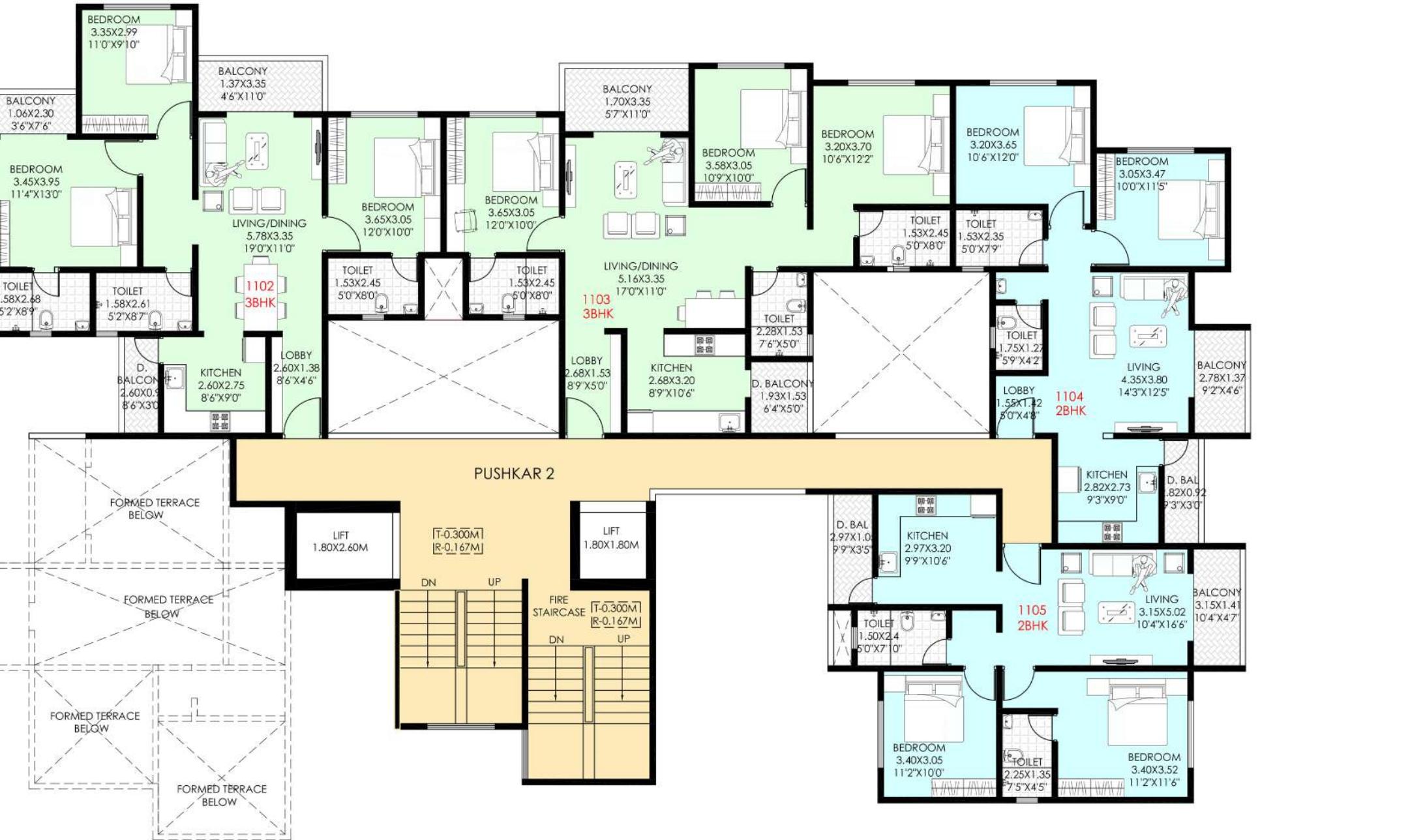


10TH FLOOR PLAN

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

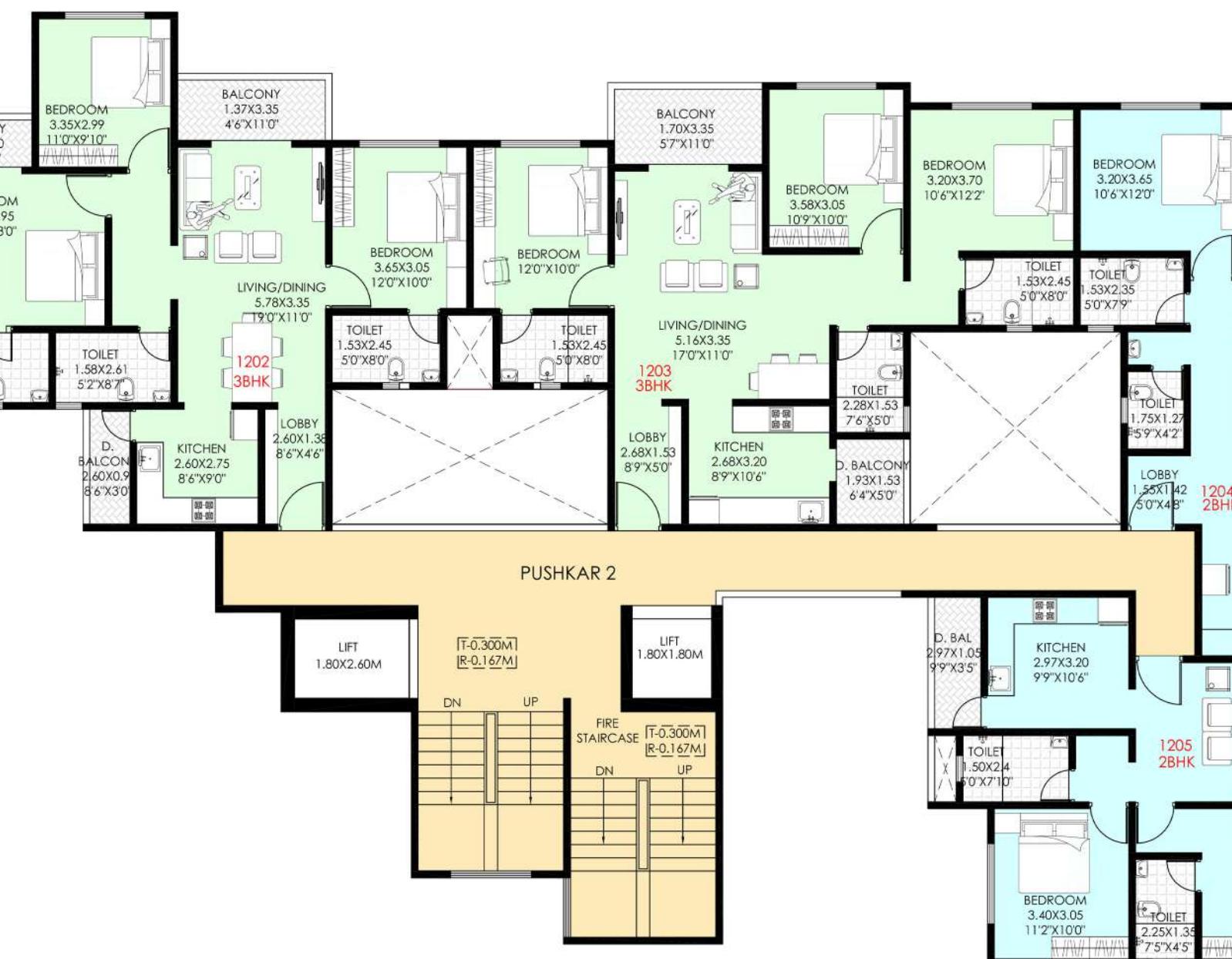


ELEVENTH FLOOR PLAN (PUSHKAR 2)



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

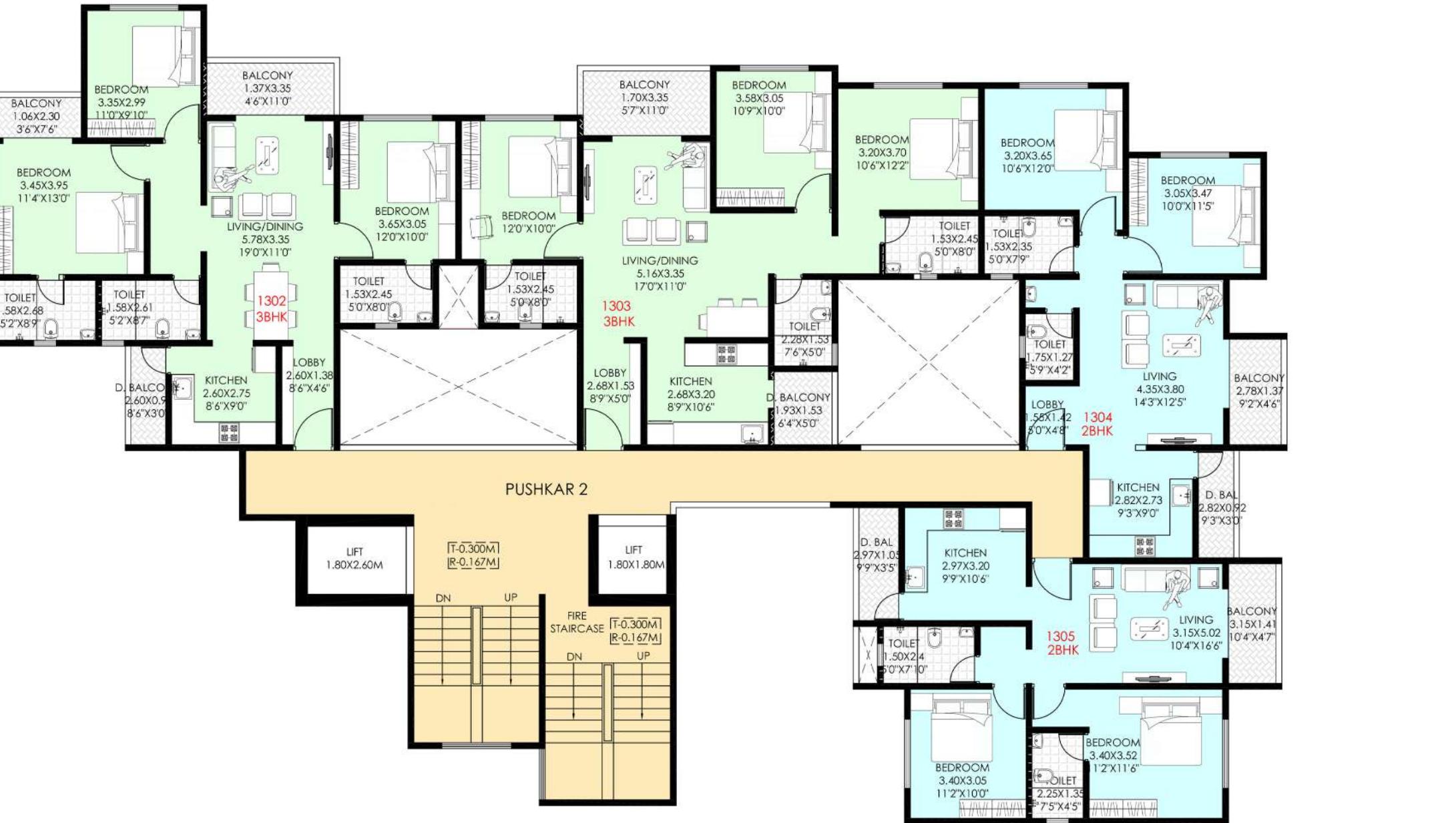
TWELFTH FLOOR PLAN (PUSHKAR 2)



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



THIRTEENTH FLOOR PLAN (PUSHKAR 2)



FOURTEENTH FLOOR PLAN (PUSHKAR 2)

