

A Project By



[www.badhekargroup.in](http://www.badhekargroup.in)

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

**781-080-8080 | 855-100-8080**

**Site Address:**  
Behind Sai Sayaji CNG Pump, Krushna Colony, Paud Road,  
Kothrud, Pune - 411038

**781-080-8080**



MAHARERA NO.  
P52100077390  
<https://www.maharera.maharashtra.gov.in>

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**श्यामलप्रभा**

2 & 3 BHK HOMES  
PARAMHANS NAGAR, KOTHRUD

A peaceful address in the heart of Kothrud

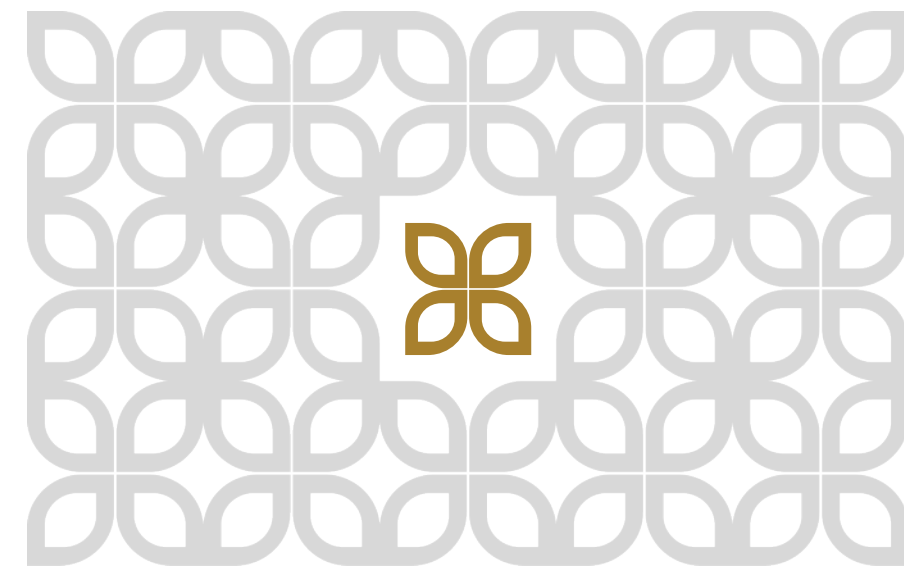
2 & 3 BHK Premium Residences

Behind Sai Sayaji CNG Pump, Krushna Colony, Paud Road, Kothrud, Pune - 411038

## ABOUT BADHEKAR GROUP

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Founded in 2010, Badhekar Group is a trusted name in Pune's residential development landscape. With a strong presence across prime city locations, the Group is known for delivering homes that balance modern design with everyday functionality. Driven by a commitment to quality construction, transparent practices, and timely delivery, Badhekar Group has earned the trust of numerous families over the years. Under the leadership of Mr. Pravin Badhekar, Chairman and Managing Director, the Group continues to create well-planned living spaces that offer lasting value and comfort.



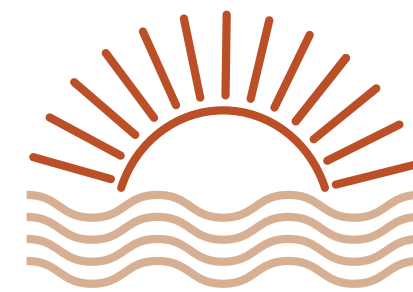
# SHYAMALPRABHA

A home is more than just a space. It is where everyday moments take shape.

Shyamalprabha is designed for families who seek calm living within a well-connected urban neighbourhood.

Located Behind Sai Sayaji CNG Pump, Krushna Colony, Paud Road, Kothrud, Shyamalprabha offers thoughtfully planned 2 and 3 BHK residences, along with select larger homes featuring expansive layouts and private open spaces.

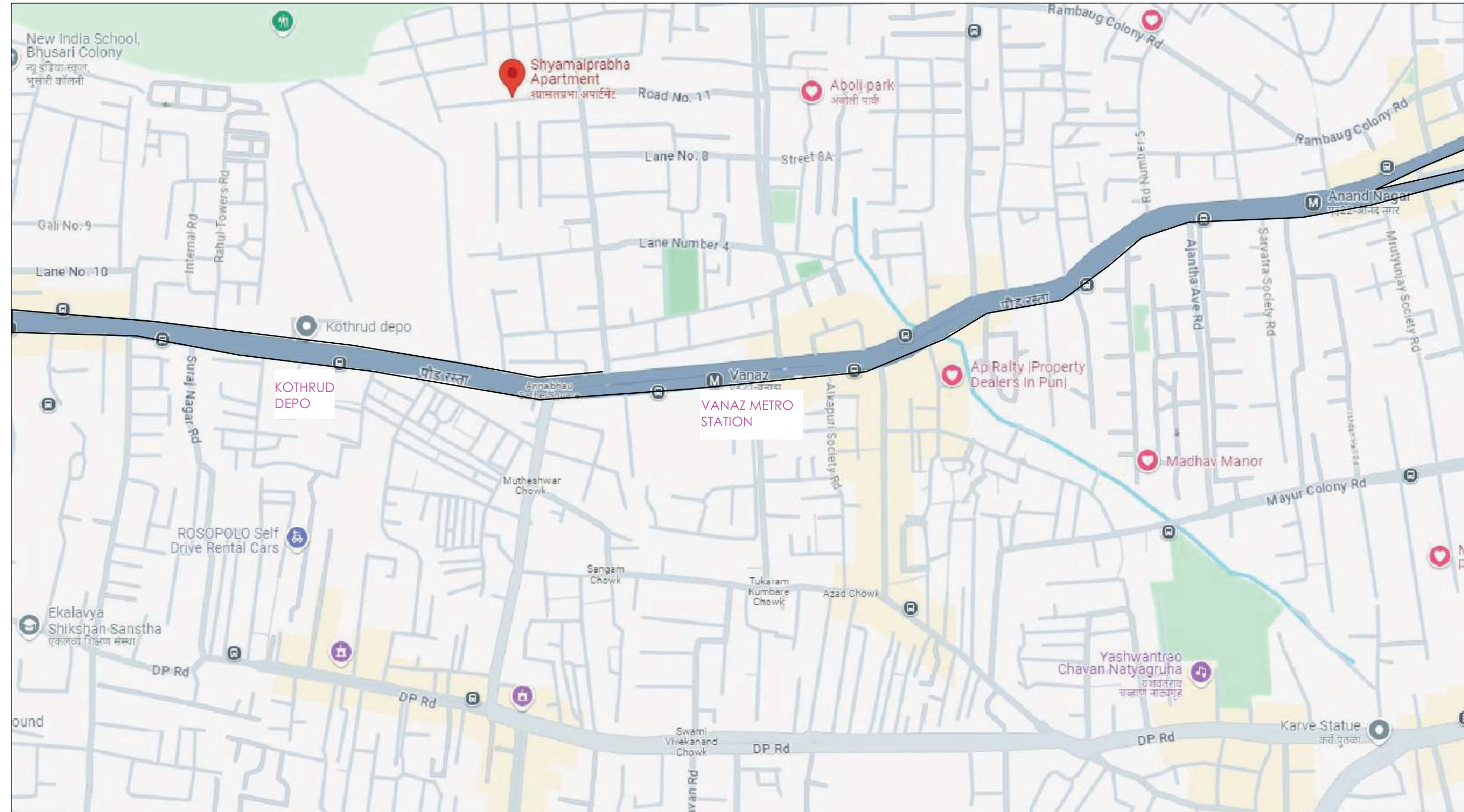
Every apartment is designed to bring in ample natural light and ventilation, with well-proportioned rooms that enhance comfort and usability. With its serene surroundings and refined architecture, Shyamalprabha offers a lifestyle that feels grounded, balanced, and peaceful.



## LOCATION

Shyamalprabha enjoys a prime location in Paud Road, Kothrud one of Pune's most preferred residential areas. The project offers excellent connectivity to Paud Road, Karve Putala, DP Road, Vanaz Metro Station, and Kothrud Depot, ensuring smooth access to major city hubs. Educational institutions, healthcare facilities, shopping destinations, and public transport options are all within easy reach.

Despite its central connectivity, the neighbourhood retains a quiet residential character, making Shyamalprabha ideal for families looking for a harmonious living environment.



## AMENITIES

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- Secure gated entrance
- CCTV surveillance in common areas
- Video door phone system
- Solar water heating system
- High-speed lift access
- Well-designed entrance lobby
- Fire safety systems as per statutory norms
- Ample parking facilities
- Power backup for common areas
- Terrace Garden



## SPECIFICATIONS

### STRUCTURE

RCC framed structure designed as per approved structural drawings and seismic safety.

### WALLS

External walls in brick or AAC block masonry. Internal walls with smooth plaster finish.

### FLOORING

Vitrified tile flooring in living rooms, bedrooms, and kitchen. Anti-skid tiles in toilets, balconies, and terraces.

### KITCHEN

Granite kitchen platform with stainless steel sink. Provision for water purifier, exhaust fan, and washing machine.

### ELECTRICAL

Concealed copper wiring with modular switches. Adequate electrical points in all rooms. Provision for inverter and air-conditioning.

### TOILETS

Designer full height wall tiles. Premium sanitary fittings with concealed plumbing and exhaust fan provision.

### DOORS & WINDOWS.

Main door with decorative laminate finish and safety fittings. Powder-coated aluminium sliding windows with safety grills and mosquito mesh.

### PAINTING

Weather-resistant exterior paint and premium interior paint finish.

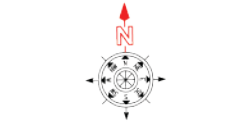
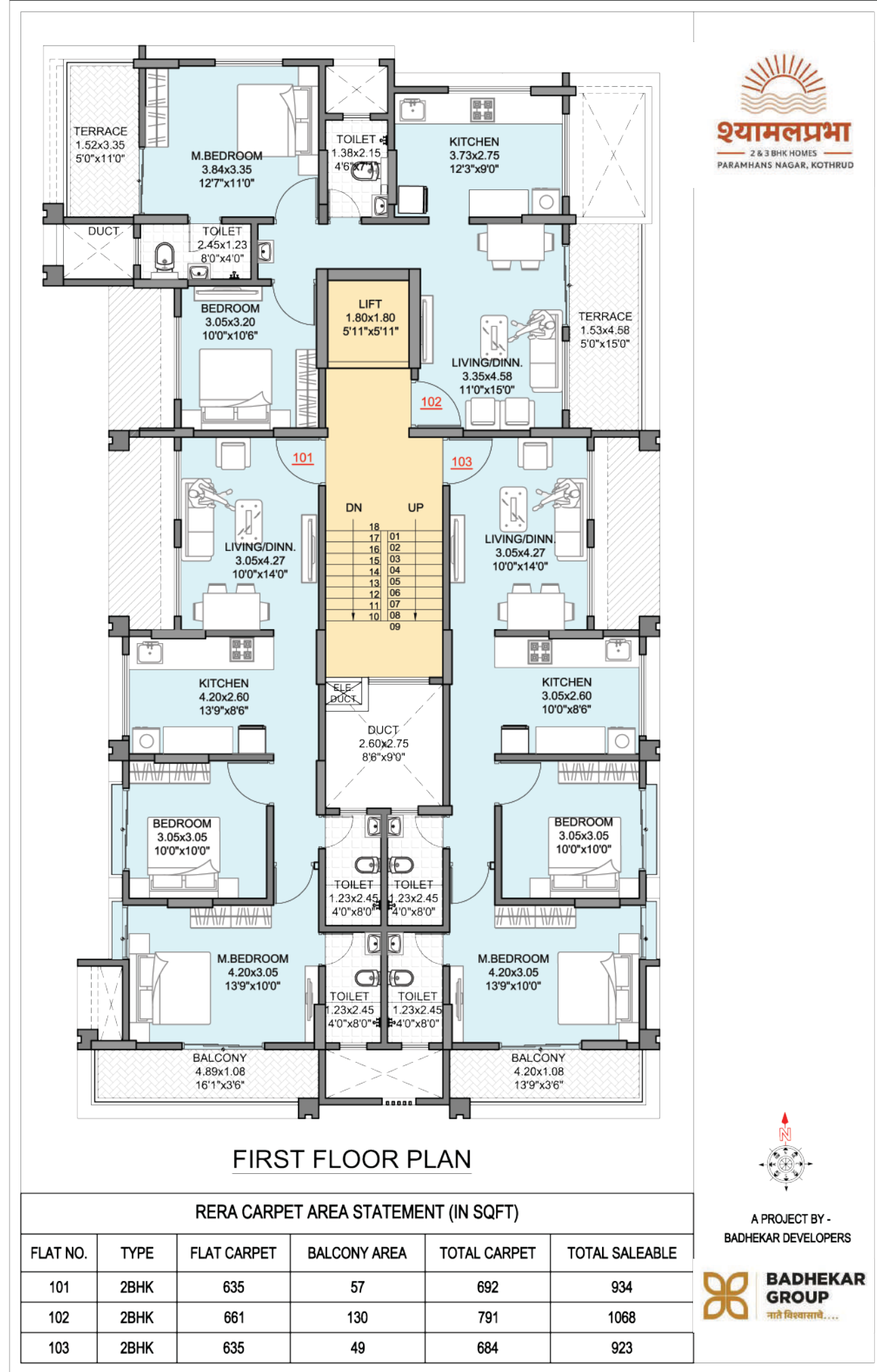
### PLUMBING

Concealed plumbing with branded CP fittings. Solar water connection provided to bathrooms.

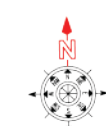
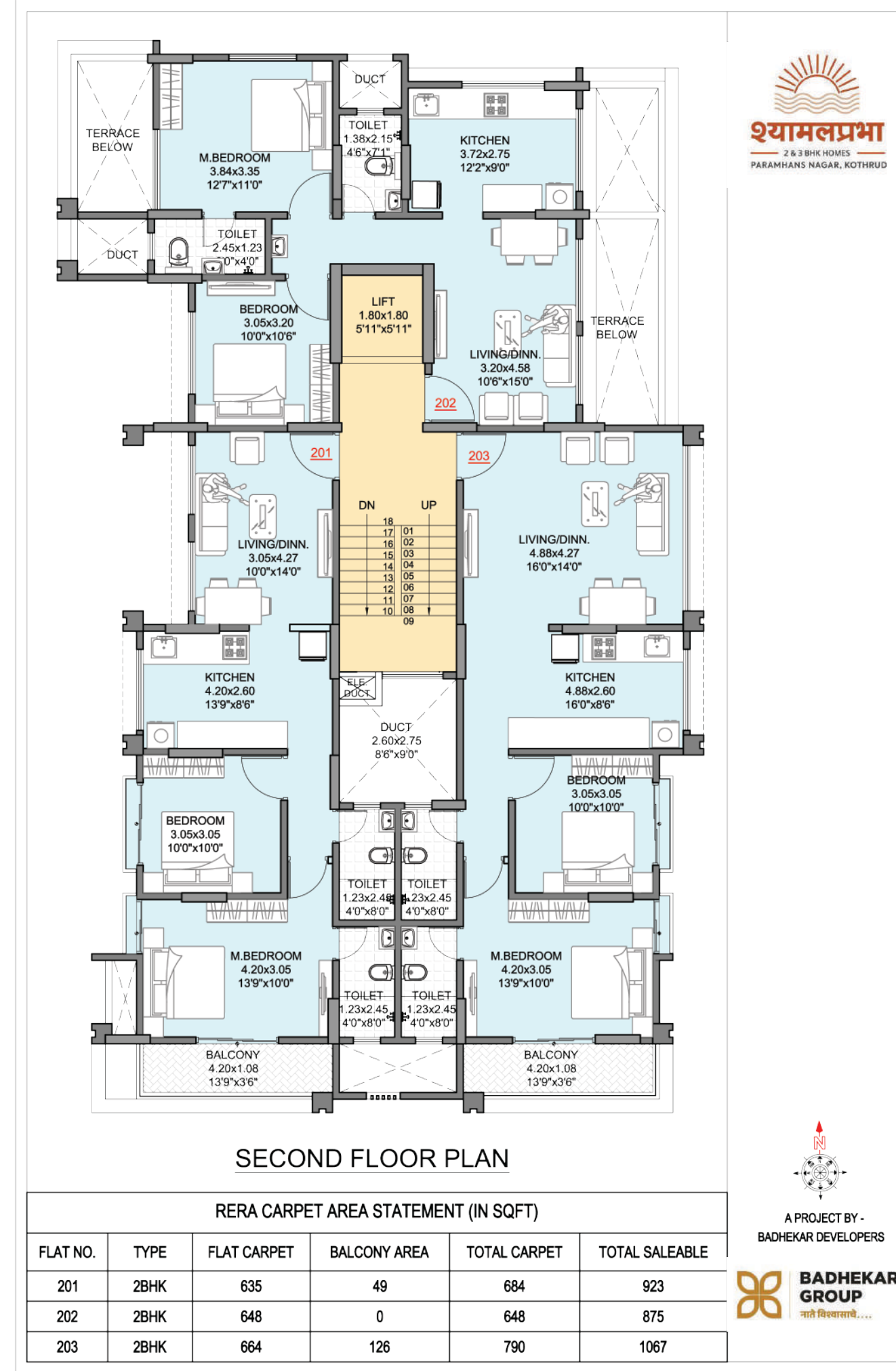
## FLOOR PLANS

Shyamalprabha offers a refined mix of 2 and 3 BHK residences, with select homes featuring large balconies, terraces, and open-to-sky spaces. The layouts are efficiently planned to minimise passage wastage and maximise usable carpet area. Each home is designed to ensure privacy, cross ventilation, and a comfortable flow between living spaces, making everyday living both practical and pleasant.



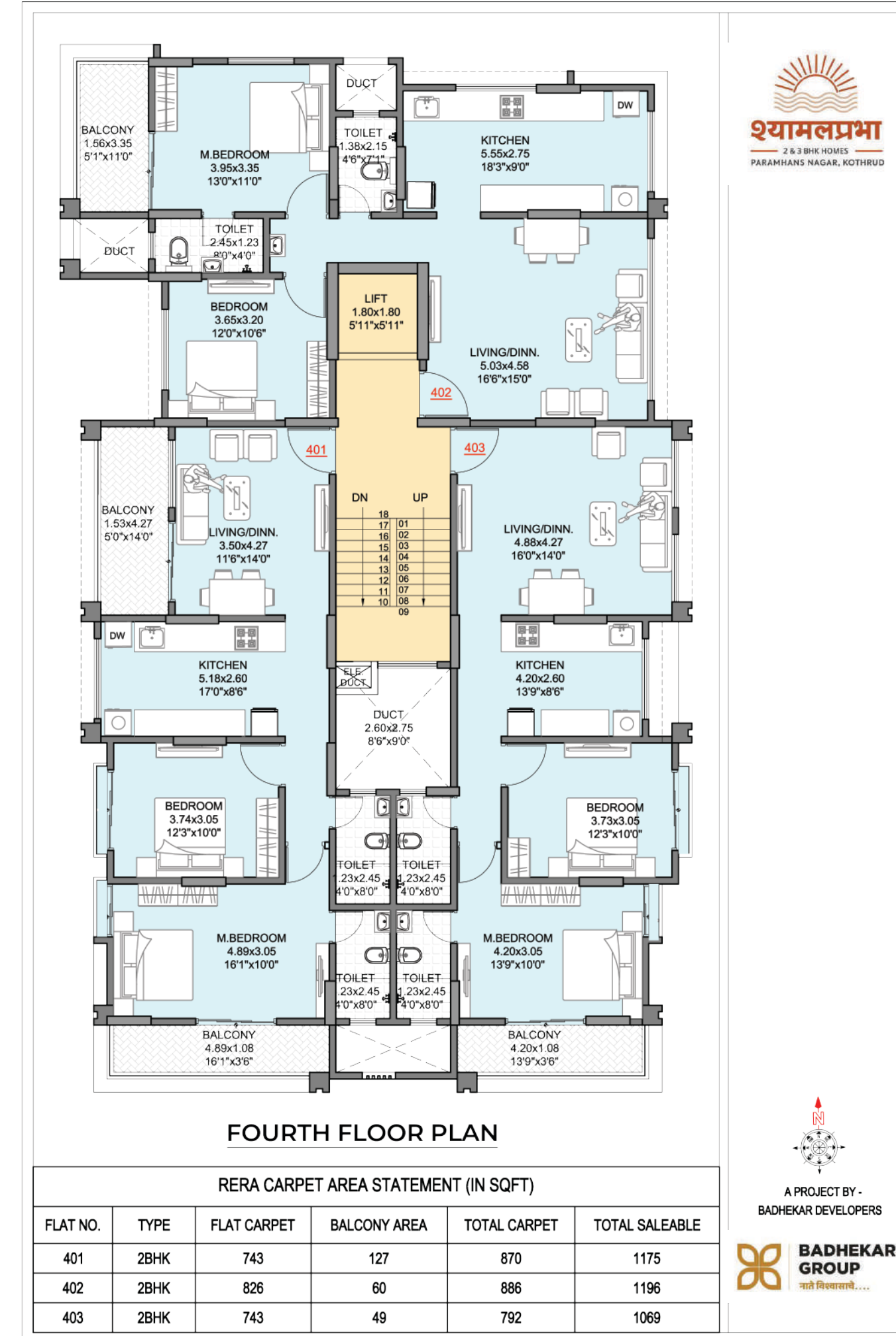
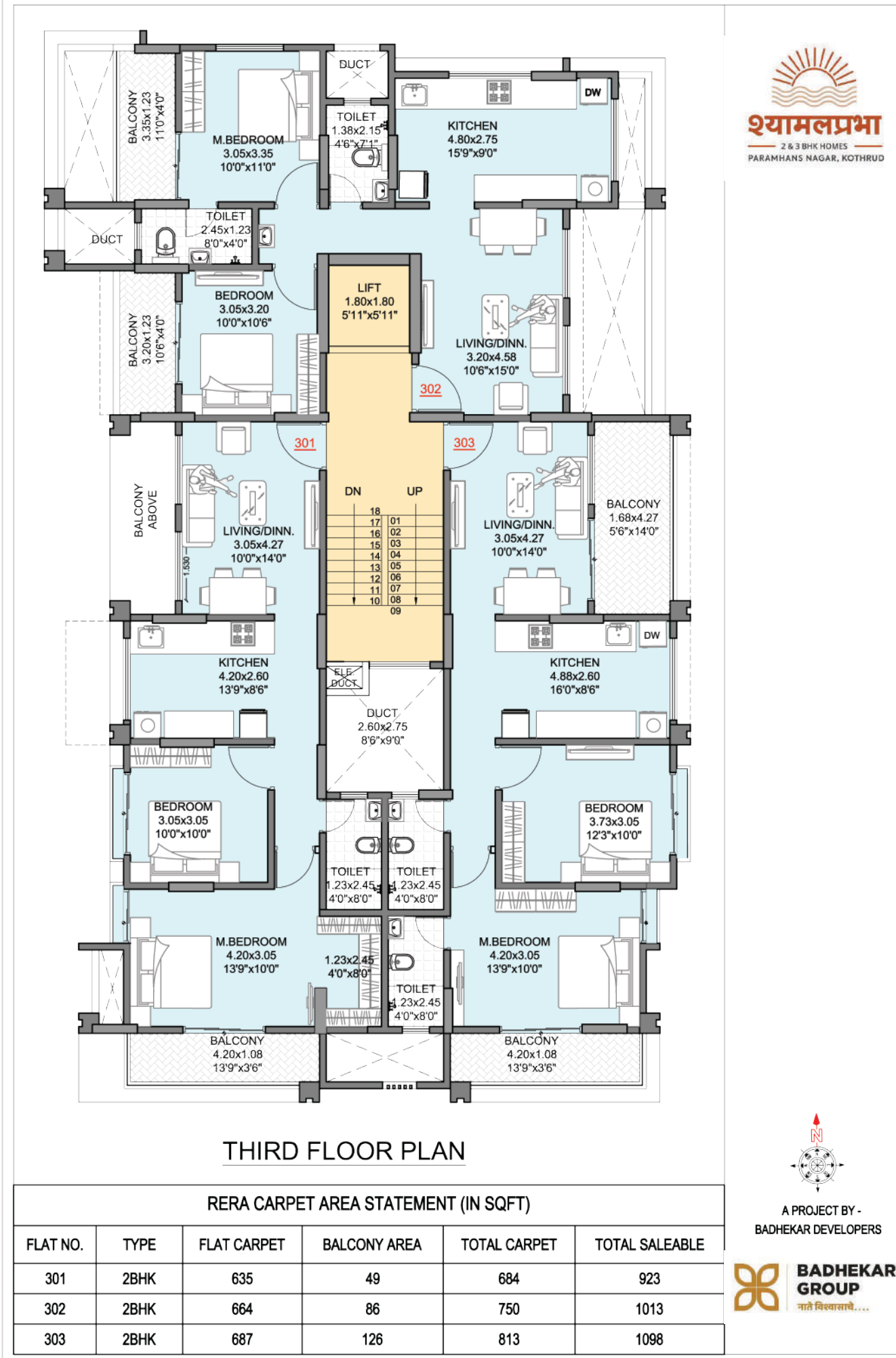


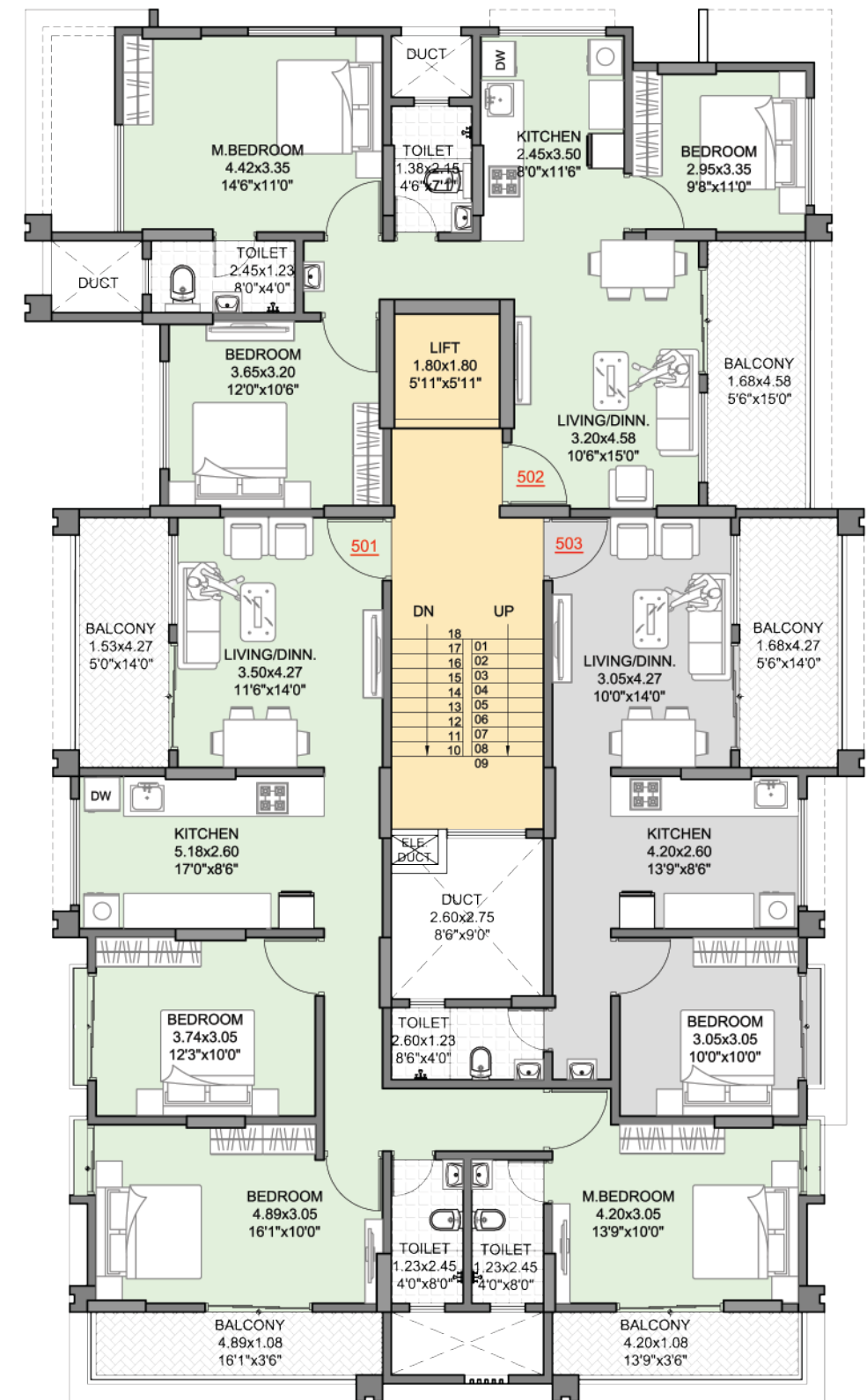
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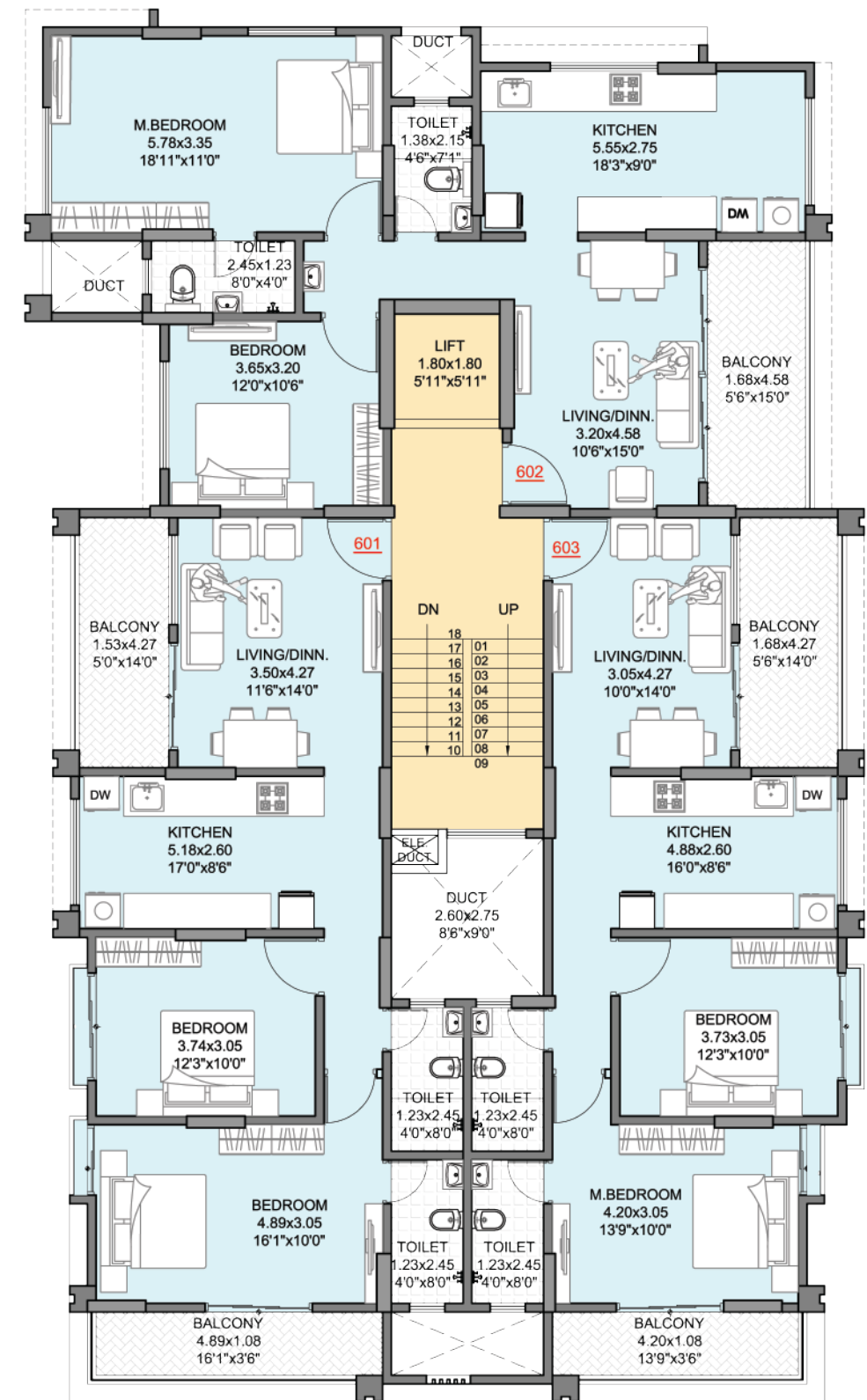




FIFTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)

FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
501	3BHK	934	176	1110	1499
502	3BHK	775	83	858	1158
503	1BHK	447	77	524	707



SIXTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)

FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
601	2BHK	743	127	870	1175
602	2BHK	804	83	887	1197
603	2BHK	687	126	813	1098



