

A Project By



www.badhekargroup.in

Office Address:

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

📞 **78-10-808080 | 85-51-008080**

Site Address:

Opp. Chaitanya/Metrocity Sports Club,
MIT College Rd, Rambaug Colony, Kothrud, Pune - 411038

📞 **78-10-808080**



MAHARERA NO.
P52100034495

<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.



sneh



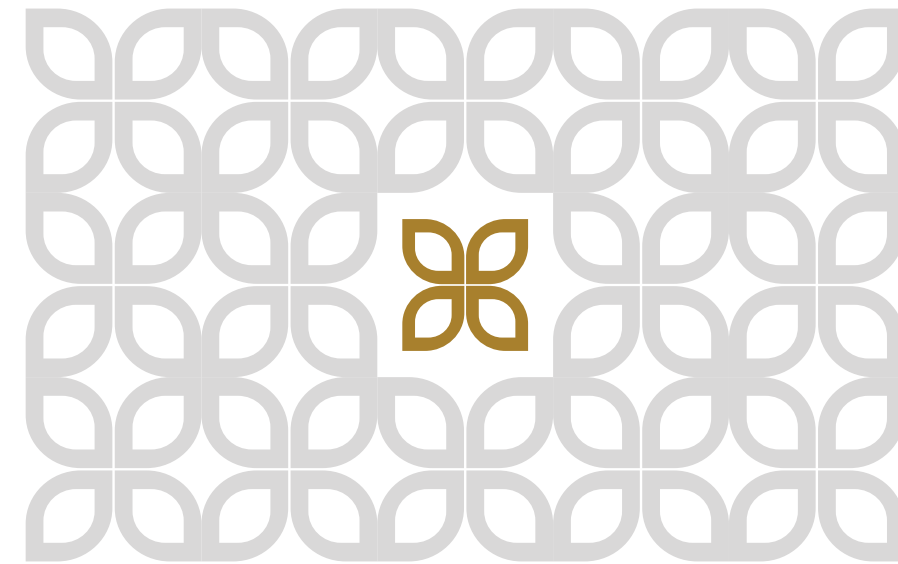
2 & 3 BHK HOMES

Opp. Chaitanya/Metrocity Sports Club,
MIT College Rd, Rambaug Colony, Kothrud, Pune - 411038

ABOUT BADHEKAR GROUP

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.



SNEH

Sneh, as the name suggests, was envisioned to create a feeling of warmth in those who call it home. Situated conveniently at the intersection of nature and a growing city; Sneh offers the best of both worlds.

The radiant 2 and 3 BHK offerings cater to all you might ask from your dream home, giving you a space you would be proud to call your own. Come rediscover rejuvenation at Sneh, where happiness is abundant.



LOCATION

Famous for its vibrant energy, Rambaug Colony in Kothrud represents the best Pune has to offer. With Badhekar Group's Sneh, find everything you might need to live life to the fullest at arm's reach - be it cultural landmarks, local and global eateries serving delicious food or any other leisure of your choice.

Travel outside the city without a worry, thanks to the Pune-Mumbai Highway being a short 3 km away.

At Sneh, connectivity is effortless. Renowned hospitals like the Sahyadri Hospital Kothrud, distinguished schools and colleges like the MIT Group of Institutions are just a few minutes away while your everyday commutes are made easier with the timely functioning of the Pune Metro - the nearest station being Anand Nagar.





AMENITIES

Walking Plaza

Gas Pipeline as Per MNGL

Grand Entrance Lobby

Terrace Garden

Gazebo

Video Door Phone

Solar Water

Wifi Provision
In Common Area

Generator Backup
For Lift And Common Area

CCTV

Pyramid Vastu Concept
At Foundation Level

Recreational Floor



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-termites 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



FIRST FLOOR PLAN



FIRST FLOOR PLAN

AREA STATEMENT (IN SQ.FT)

FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
101	3-BHK	890	86	976	1318
102	2.5-BHK	836	86	922	1245
103	2.5-BHK	764	78	842	1137
104	2-BHK	664	90	754	1018



SECOND FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT (IN SQ.FT)

FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
201	3-BHK	890	86	976	1318
202	2.5-BHK	836	86	922	1245
203	2.5-BHK	764	78	842	1137
204	2-BHK	664	90	754	1018



THIRD FLOOR PLAN

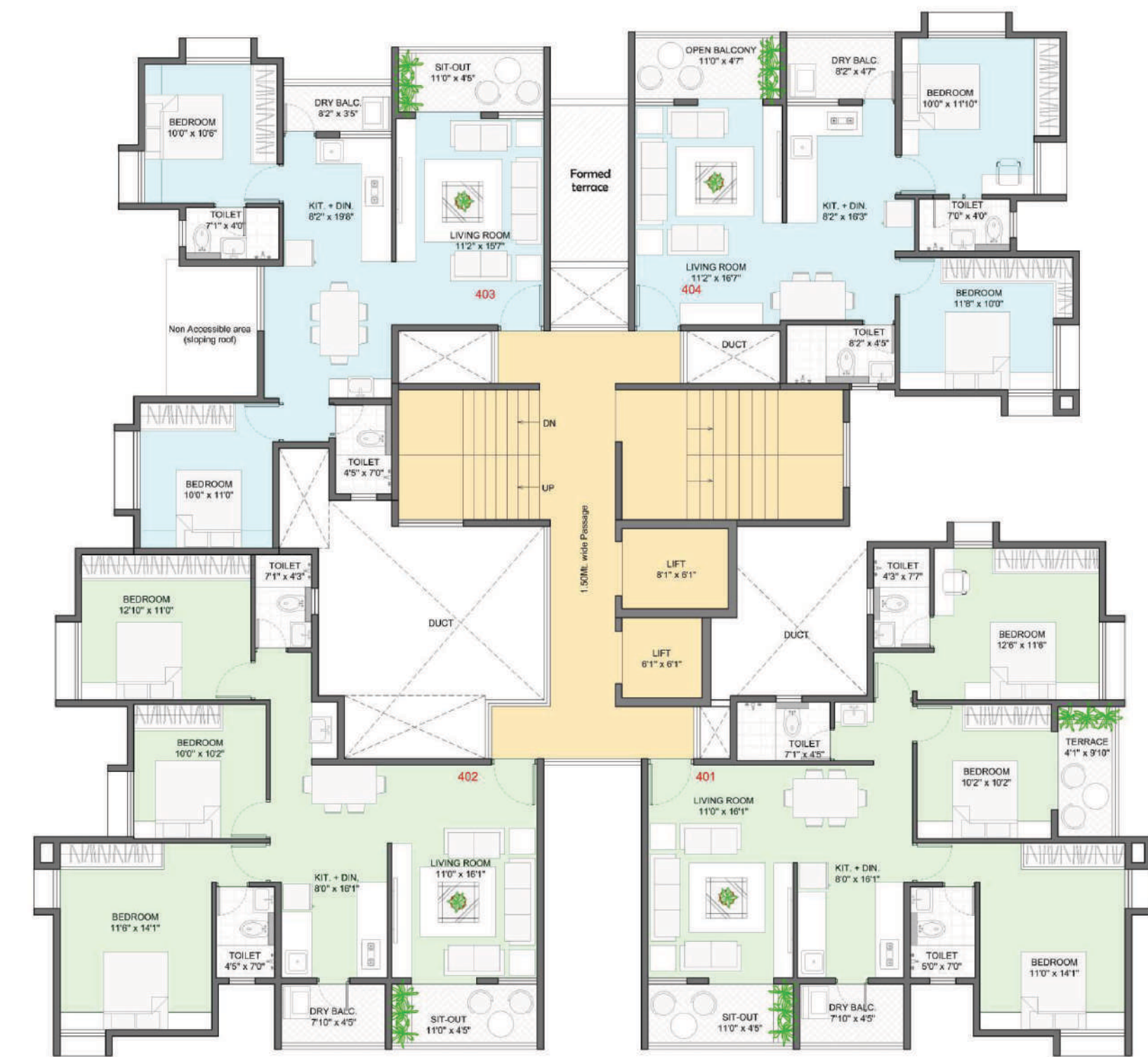


THIRD FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
301	3-BHK	922	126	1048	1415
302	3-BHK	836	86	922	1245
303	3-BHK	764	78	842	1137
304	2-BHK	750	90	840	1134



FOURTH FLOOR PLAN



FOURTH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
401	3-BHK	922	126	1048	1415
402	3-BHK	870	86	956	1291
403	2-BHK	665	78	743	1003
404	2-BHK	680	90	770	1040



FIFTH FLOOR PLAN



FIFTH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
501	3-BHK	858	86	944	1274
502	3-BHK	870	86	956	1291
503	3-BHK	764	78	842	1137
504	2-BHK	680	90	770	1040

SIXTH FLOOR PLAN



SIXTH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
601	3-BHK	922	126	1048	1415
602	3-BHK	758	86	844	1139
603	3-BHK	1049	97	1146	1547
604	2-BHK	680	90	770	1040

SEVENTH FLOOR PLAN



SEVENTH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
701	3-BHK	922	126	1048	1415
702	3-BHK	961	86	1047	1413
703	3-BHK	946	97	1043	1408
704	2-BHK	680	90	770	1040



EIGHTH FLOOR PLAN



EIGHTH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
801	3-BHK	922	126	1048	1415
802	3-BHK	910	86	996	1345
803	2-BHK	731	83	814	1099
804	2-BHK	680	90	770	1040



NINTH FLOOR PLAN



NINTH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
901	3-BHK	922	126	1048	1415
902	3-BHK	951	128	1079	1457
903	3-BHK	963	97	1060	1431
904	2-BHK	680	90	770	1040



TENTH FLOOR PLAN



TENTH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TOTAL CARPET	TOTAL SALEABLE
1001	3-BHK	922	126	1048	1415
1002	3-BHK	951	128	1079	1457
1003	3-BHK	963	97	1060	1431
1004	2-BHK	680	90	770	1040



ELEVENTH FLOOR PLAN



ELEVENTH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY CARPET	TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
1101	2.5-BHK	904	86	0	990	1337
1102	2-BHK	753	128	191	1072	1447
1103	2-BHK	680	90	0	770	1040

