

A Project By



www.badhekargroup.in

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

☎ 78-10-808080 | 85-51-008080

Site Address:
Behind Sai Sayaji CNG Pump, Paramhans Nagar,
Paud Road, Kothrud, Pune - 411038

☎ 78-10-808080



MAHARERA NO.
P52100046370
<https://www.maharera.maharashtra.gov.in>



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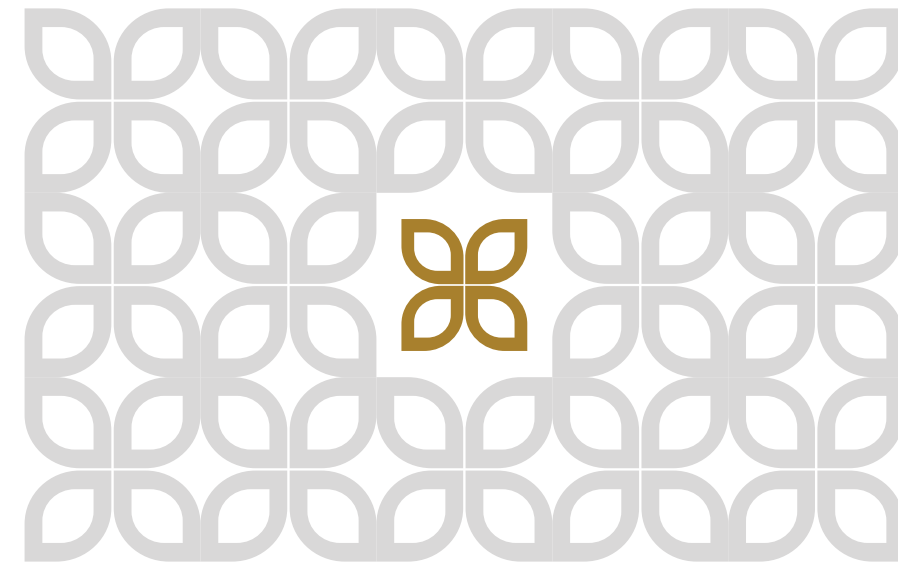
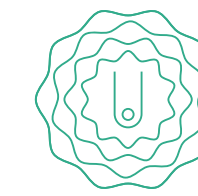


2 & 3 BHK HOMES

Behind Sai Sayaji CNG Pump, Paramhans Nagar,
Paud Road, Kothrud, Pune - 411038

ABOUT BADHEKAR GROUP

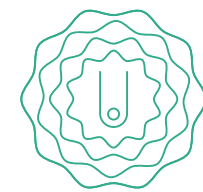
Founded in 2010, Badhekar Group is a trusted name in Pune's residential development landscape. With a strong presence across prime city locations, the Group is known for delivering homes that balance modern design with everyday functionality. Driven by a commitment to quality construction, transparent 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.



TUNGABHADRA

In a world growing closer than ever, Tungabhadra is your ticket to be a part of it. Tungabhadra, on Paud Road, Paramhans Nagar, Kothrud, by Badhekar Group, offers 2 & 3 BHK apartments built on the lifeline of this city, so you never miss out on everything happening everywhere all around you, all at once.

The spaces are designed to be vast, allowing ample ventilation, so you never lose nature's embrace. Tungabhadra is built to remove distances. It offers easy connectivity to Mumbai-Pune Bypass Road & the Mumbai Highway, making travelling to Paud Road, Karve Putala, DP Road, Vanaz Metro Station, Kothrud Depot, Bavdhan, Chandani Chowk, Hadapsar and Warje is easy and efficient. Neither nature's best nor any of your travels, are ever far away with Tungabhadra.



LOCATION

Tungabhadra, in Paramhans Nagar, Kothrud, is for the colourful ones. As a place well-connected to every corner of this city, Tungabhadra allows you to access all you need to love, laugh & live to the fullest.

Thanks to Karve Road, the Railway Station lies close by. The Vanaz Metro Station is also in the neighbourhood for easy connectivity to PMC. With a rapidly developing community, the surroundings also feature JVA Mall, Reliance Mall, and Aditya Shagun Mall to cater to the wishes of the people coming in.

Come home to connections. Come home to Tungabhadra.



AMENITIES

- Terrace Garden
- Solar Water
- Wifi Provision
In Common Area
- Generator Backup
For Lift And Common Area
- CCTV

- Pyramid Vastu Concept
At Foundation Level
- Gas Pipeline as Per MNGL
- Grand Entrance Lobby
- Recreation Space



SPECIFICATIONS

LIFT & SOCIETY OFFICE

Two stretcher Lift of Kone/OTIS Make: Terrace to Basement. Lift AMC for 2 years, shall be borne by the developer.

POWER BACKUP TO COMMON FACILITIES AND INDIVIDUAL FLATS FOR POWER POINTS

Genset Backup for all common facilities (Parking, water pump, lift & staircase). 2 Years AMC for Genset shall be borne by the developer.

ADDITIONAL MODIFICATION PER INDIVIDUAL CONSIDERATION

Pyramid Vastu Concept, can be considered with additional cost.

SECURITY SYSTEM

Specially designed Security system/CCTV Camera connected to all flats and the common area with a lobby security system (Access protected Lobby door).

GARBAGE DISPOSAL SYSTEM

Vermiculture will be provided by the developer.

SOLAR WATER HEATER

Capacity per flat will be 130 ltr/flat a day.

RAINWATER HARVESTING & FIRE FIGHTING SYSTEM

Will be provided by the Developer.

DEFECT LIABILITY PERIOD

Complete Building with amenity spaces and facilities for 5 Years as per RERA is on developer.

EARTHQUAKE RESISTANCE STRUCTURE, WITH 6"BRICKWORK

All the Frame structures inclusive of the foundation, columns, bearings and Slabs will be as per RCC design taking into account the earthquake forces per IS - 1893 (Part -1). 2002. Annexure E, Zone 3, All the material grades shall be as per RCC Consultant specs. De-watering during the foundation work is developers responsibility. Anti-termite treatment shall be given for all Footing and Plinth Work. 6" External Walls and 4" Masonry for Internal walls.

PIPED COOKING GAS

Gas Pipeline plumbing shall be done by the developer in line with MNGL requirements from the respective Kitchen to the Access point of MNGL (Society gate).

COMPOUND WALL AND INTERNAL PAVEMENT/COMMON AREA

Plantation from Inside throughout the Compound Wall. Min 6 ft tall Compound wall will be provided with a Concrete/Paving block area surrounding the building, Natural Kota stone in the staircase, decorative lobbies with green marble, 40 mm thick rubber mould with paving block designed for a driveway and walking, and 1 X 1 " chequered tiles-based flooring for covered parking area.

TERRACE GARDEN AND A COMMUNITY HALL AT THE TERRACE WITH WASH AREA AND A WATER TAP

Recreation facility, Gym with a convention hall (Community hall) at the terrace with a play area.

SERVANT ROOM WITH ATTACHED BATH AND WC

Security cabin, Society office and Common Toilet shall be provided.

ELECTRIC METRES/USAGE OF ELECTRIC MATERIAL

3 Phase Electric metres with Complete Copper wiring (Poly cab or equivalent) with Legrand/Anchor Switches and Circuit breakers (wider modular switches shall be considered).

EXCLUSIVE BUILDING ELEVATION. ENTRANCE GATE AND ENTRANCE LOBBY

Will be provided by the developer.

CENTRALIZED CABLE TV AND TELEPHONE JUNCTION

Telephone points and Cable TV points in the Living room and Bedrooms will be provided. Power points of 15 A separately for Air Conditioner fitting will be provided. WIFI and an Intercom system shall be provided. (Refer to Worksheet 2 for details on electrical points), Ac Plumbing provision (Hole + Pipe) in Living and all Bedrooms to be provided with closing caps. So no extra damage to the walls by members in case someone opts out of AC fitment.

BORE WELL AND STORAGE WATER TANKS WITH WATER PUMPS

Adequate storage capacity for Bore well and a Separate Tank for Corporation water with submersible pumps Underground and Overhead tanks with optimum capacity considering the total occupancy of the new building.

FLOORING. DADO TILING TO THE CEILING FOR KITCHEN, BATH, AND WCs

1. Flooring: 800 X 800 good quality vitrified tiles of Johnson Make or equivalent (min 8 mm thick)
2. Skirting in all rooms
3. 1 X 1 anti-skid designer floor tiles of Johnson make or equivalent in Bath/Toilet Terrace
4. Dry Balcony Wall tiles for Toilet, Bath and Kitchen: 12 x 24 Designer Johnson make or equivalent up to the ceiling

ANTI-SKID TILING FOR THE TERRACE, BATH AND WCs FLOORING

Will be provided by the developer.

KITCHEN: MODULAR KITCHEN WITH L-SHAPE PLATFORM AND SS SINK

L-shaped min 10 ft long black granite Kitchen platform with SS Sink of size or Parallel kitchen Otta and Service Ota with Offset Sink size of 18" X 21". Provision for Dishwasher at Dry terrace along with Provision for a Washing machine with necessary plumbing and electrical connection (15 Amp power points) shall be provided.

ELECTRICAL, INTERNET, CABLE AND TELEPHONE POINTS

Will be provided by the Developer.

INTERNAL WALLS AND PAINTING

Internal walls in Cement Mix in the ratio of 1.5 with a smooth coating of super mix/wall putty and quality Plastic paint - Gypsum finish.

EXTERNAL WALLS

External walls with Sand-faced plaster in concrete mix 1:4 and painted with Super Snowcem Cement Colour (one coat primer and 2 coat finish) - Dustproof and water-resistant paint. Waterproofing is a must.

WINDOWS: SLIDING WINDOWS WITH MS GRILL

Min. 3 track powder quoted aluminium sliding windows with mosquito net and MS safety grill with 4 side Granite Sill frame.

MAIN DOOR AND OTHER DOORS

Main Door with Veneer finishes with eyepiece, night latch, safety chain, good quality brass fitting and nameplate. Toilet Doors specially designed with PVC sheets pasted. All internal door frames will be of wooden and Granite framing for toilets and bathrooms.

PLUMBING AND SANITATION

Concealed Plumbing with Chrome plated Jaquar or equivalent Continental series bath fittings with flush tanks inside the wall (Concealed). Superior make of Hind ware/Partyware continental series of Commodes, wash basin, Hot and Cold mixer fittings in each bathroom, Anti Cockroach Nhani traps in each bathroom Solar water heating supply connections in each bathroom.

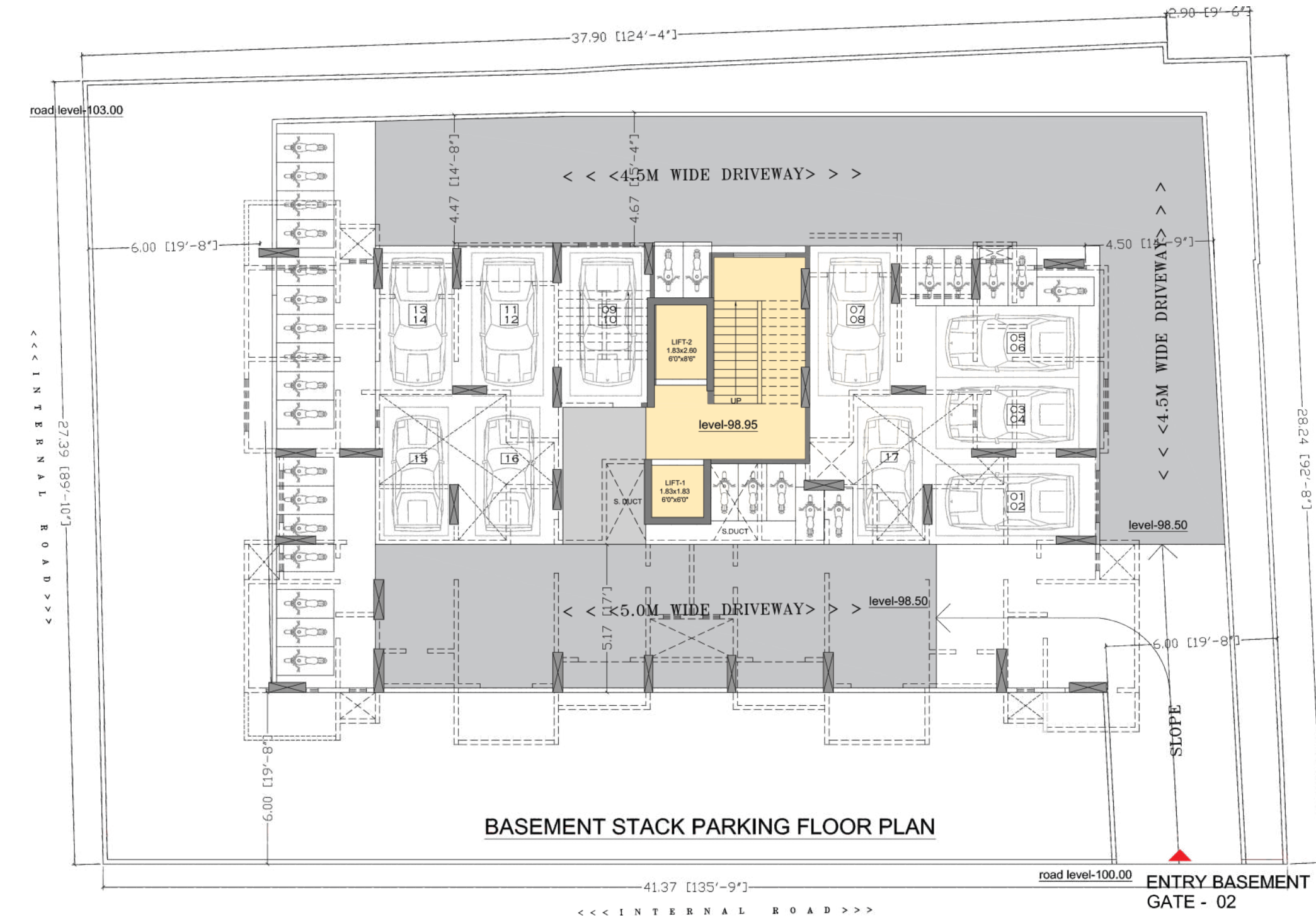
CEILING TO FLOOR HEIGHT (FINISH TO FINISH)

9'6 " ft minimum.

ELECTRICAL POWER POINTS

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

FLOOR PLANS



BASEMENT STACK PARKING FLOOR PLAN

PARKING STATEMENT		
FLOOR	NO. OF CARS	NO. OF SCOOTER
BASEMENT FLOOR	17	29
GROUND FLOOR	30	27
TOTAL NO OF CARS	47	56



GROUND STACK PARKING FLOOR PLAN

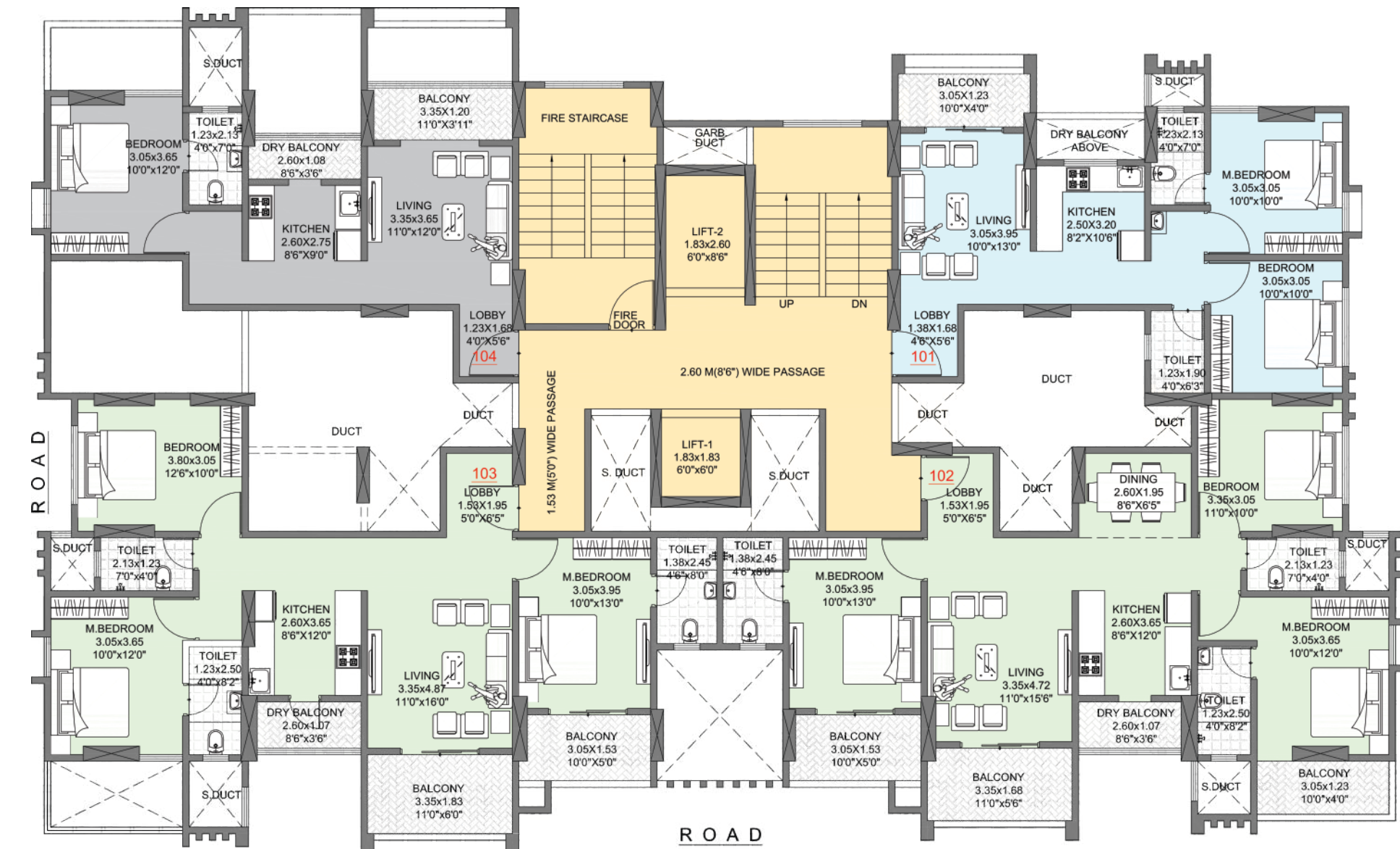


GROUND STACK PARKING FLOOR PLAN

PARKING STATEMENT		
FLOOR	NO. OF CARS	NO. OF SCOOTER
BASEMENT FLOOR	17	29
GROUND FLOOR	30	27
TOTAL NO OF CARS	47	56



FIRST FLOOR PLAN

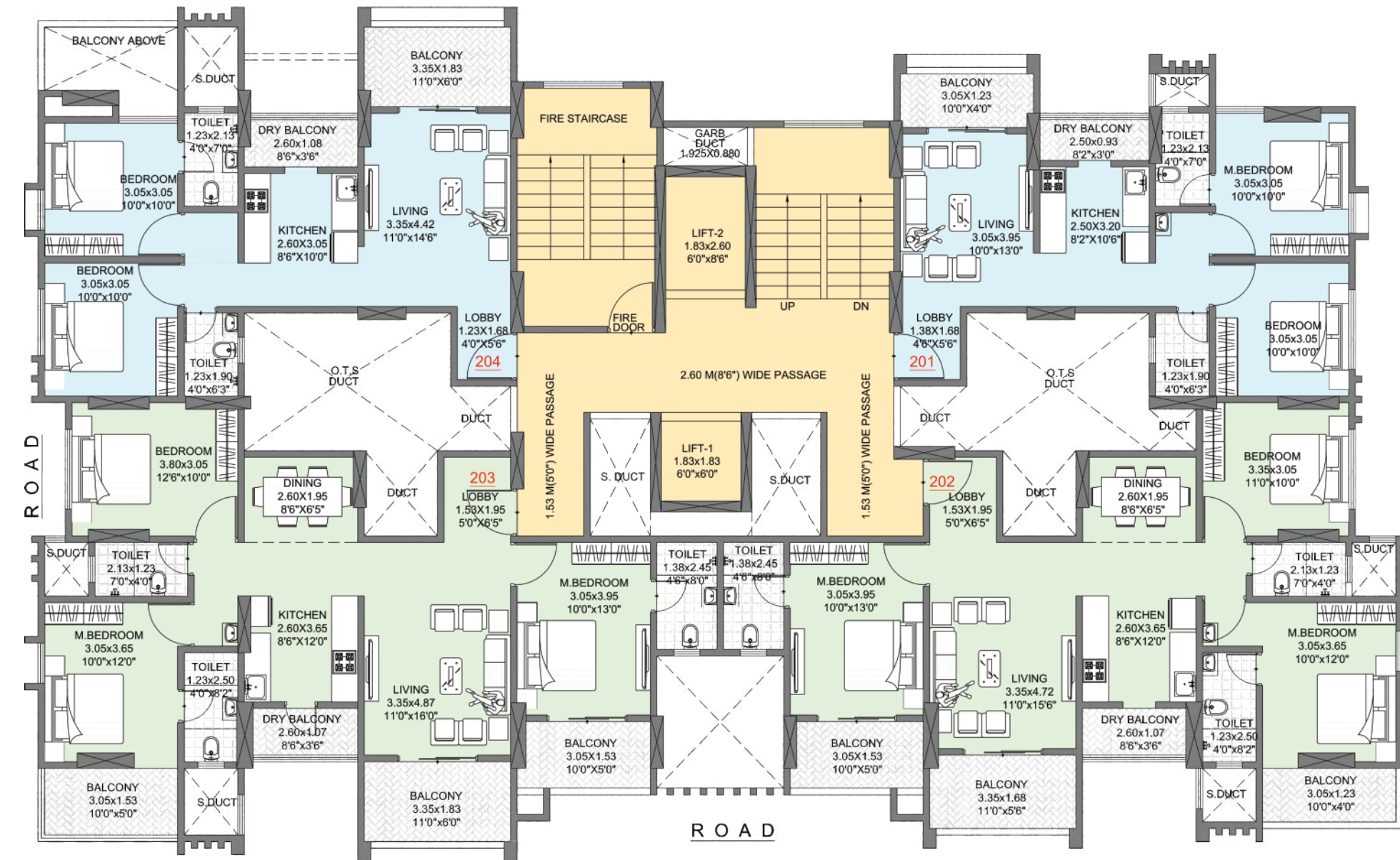


FIRST FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
101	2BHK	566	40	606	818
102	3BHK	914	182	1096	1480
103	3BHK	872	147	1019	1376
104	1BHK	438	69	507	684

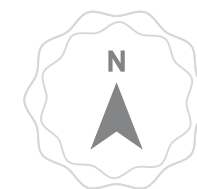


SECOND FLOOR PLAN

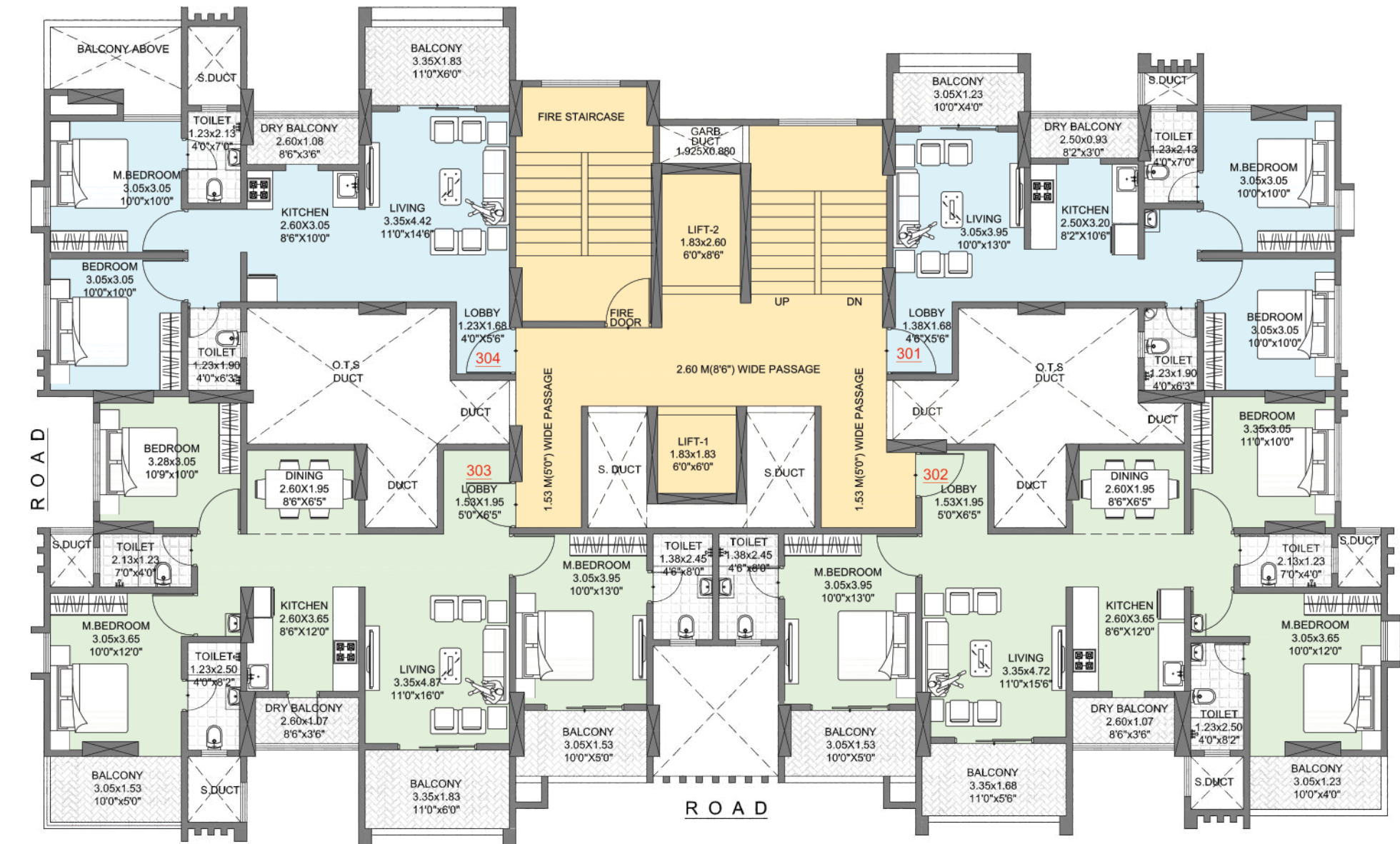


SECOND FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
201	2BHK	573	65	638	861
202	3BHK	914	182	1096	1480
203	3BHK	935	197	1132	1528
204	2BHK	598	96	694	937



THIRD FLOOR PLAN



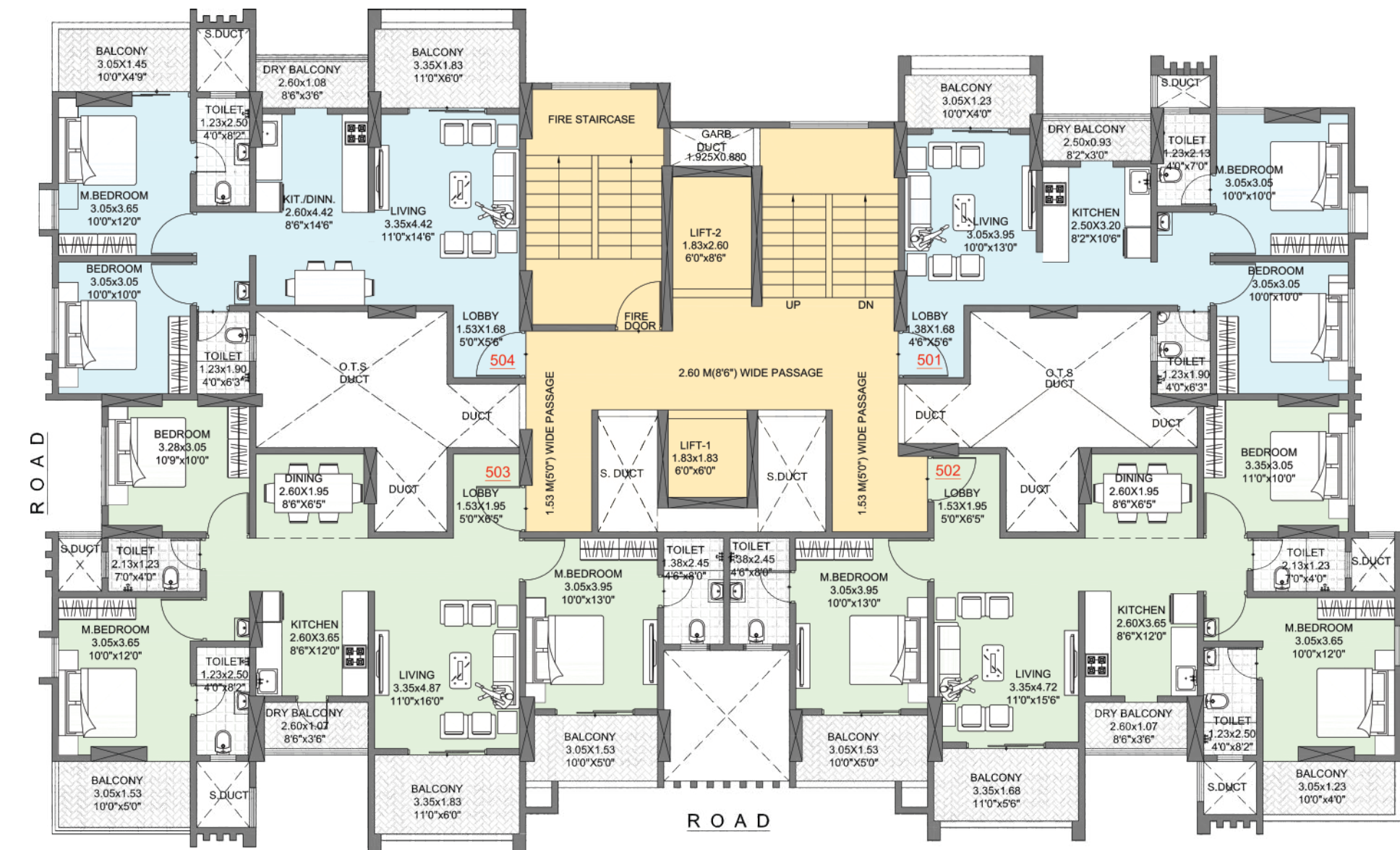
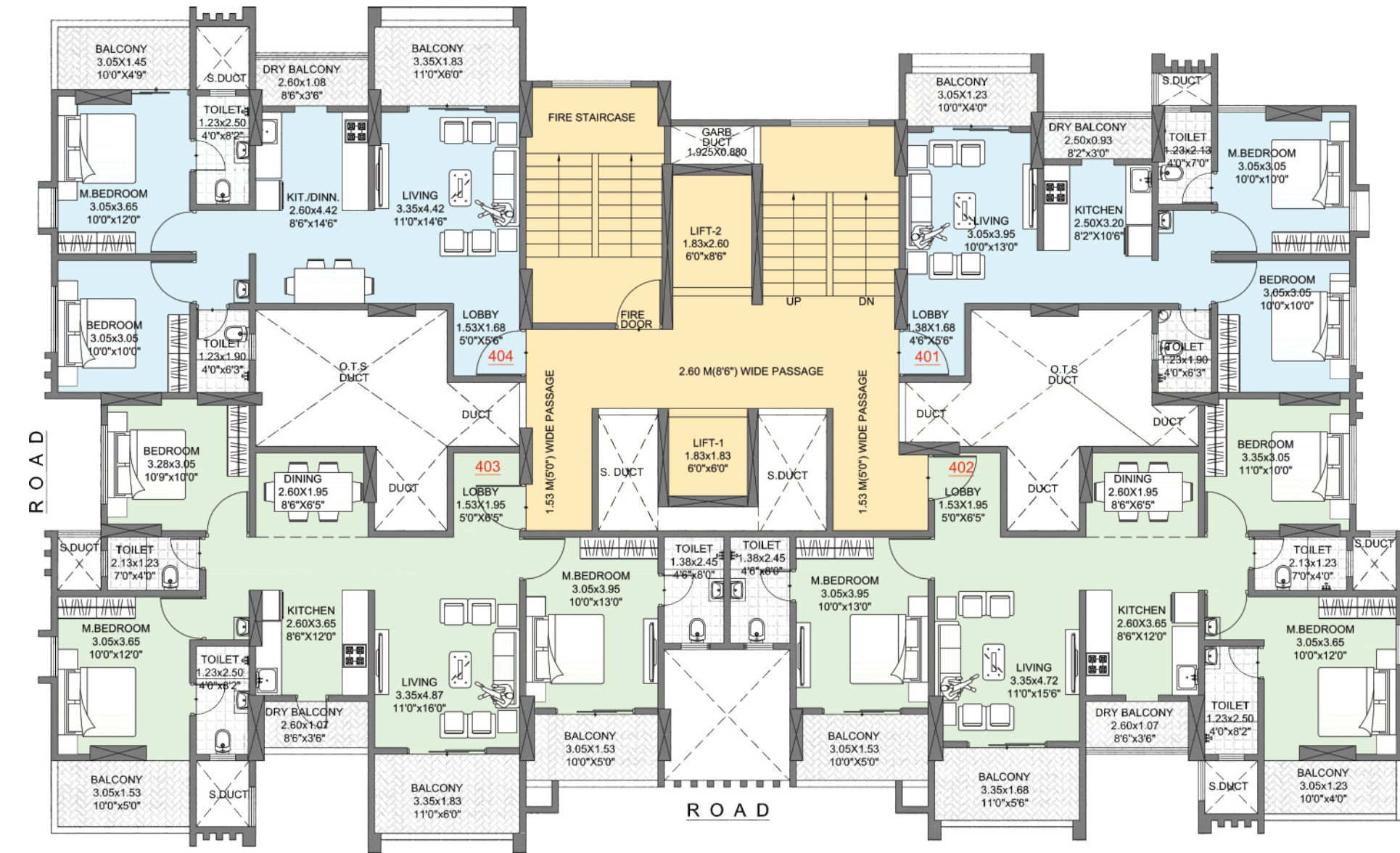
THIRD FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
301	2BHK	573	65	638	861
302	3BHK	914	182	1096	1480
303	3BHK	918	197	1115	1505
304	2BHK	598	96	694	937



FOURTH FLOOR PLAN

FIFTH FLOOR PLAN



FOURTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
401	2BHK	573	65	638	861
402	3BHK	914	182	1096	1480
403	3BHK	918	197	1115	1505
404	2BHK	668	145	813	1098



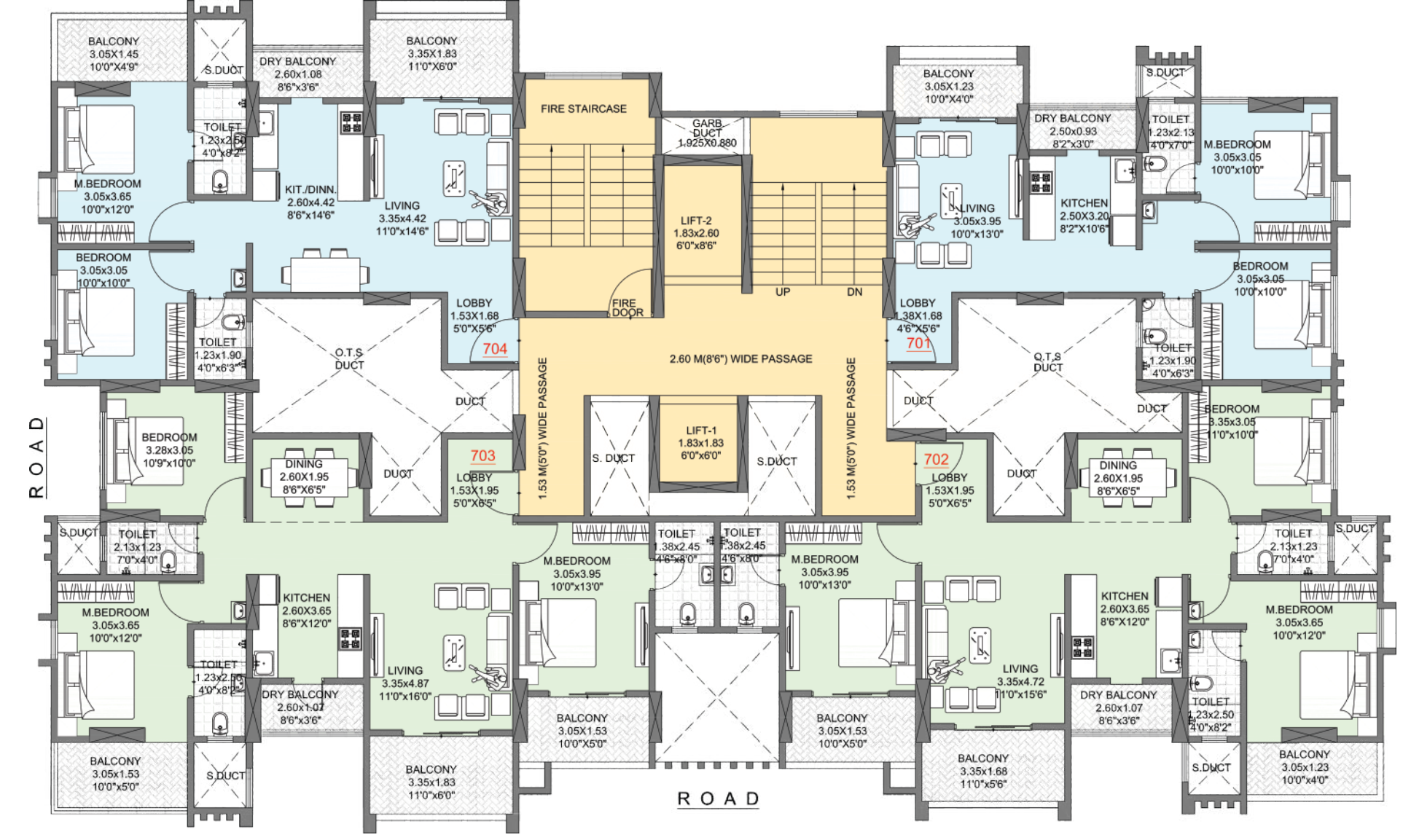
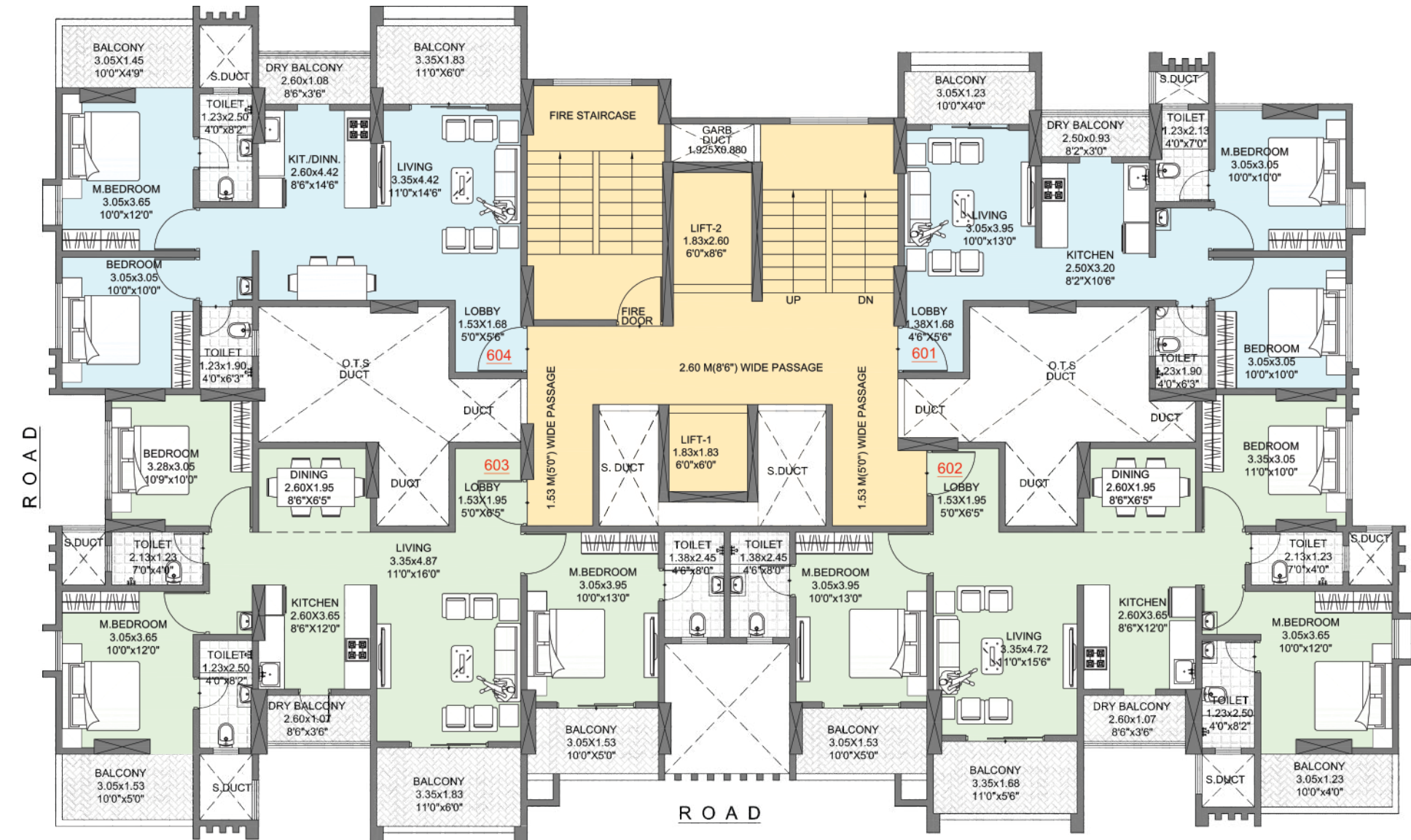
FIFTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
501	2BHK	573	65	638	861
502	3BHK	914	182	1096	1480
503	3BHK	918	197	1115	1505
504	2BHK	668	145	813	1098



SIXTH FLOOR PLAN

SEVENTH FLOOR PLAN



SIXTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
601	2BHK	573	65	638	861
602	3BHK	914	182	1096	1480
603	3BHK	918	197	1115	1505
604	2BHK	668	145	813	1098

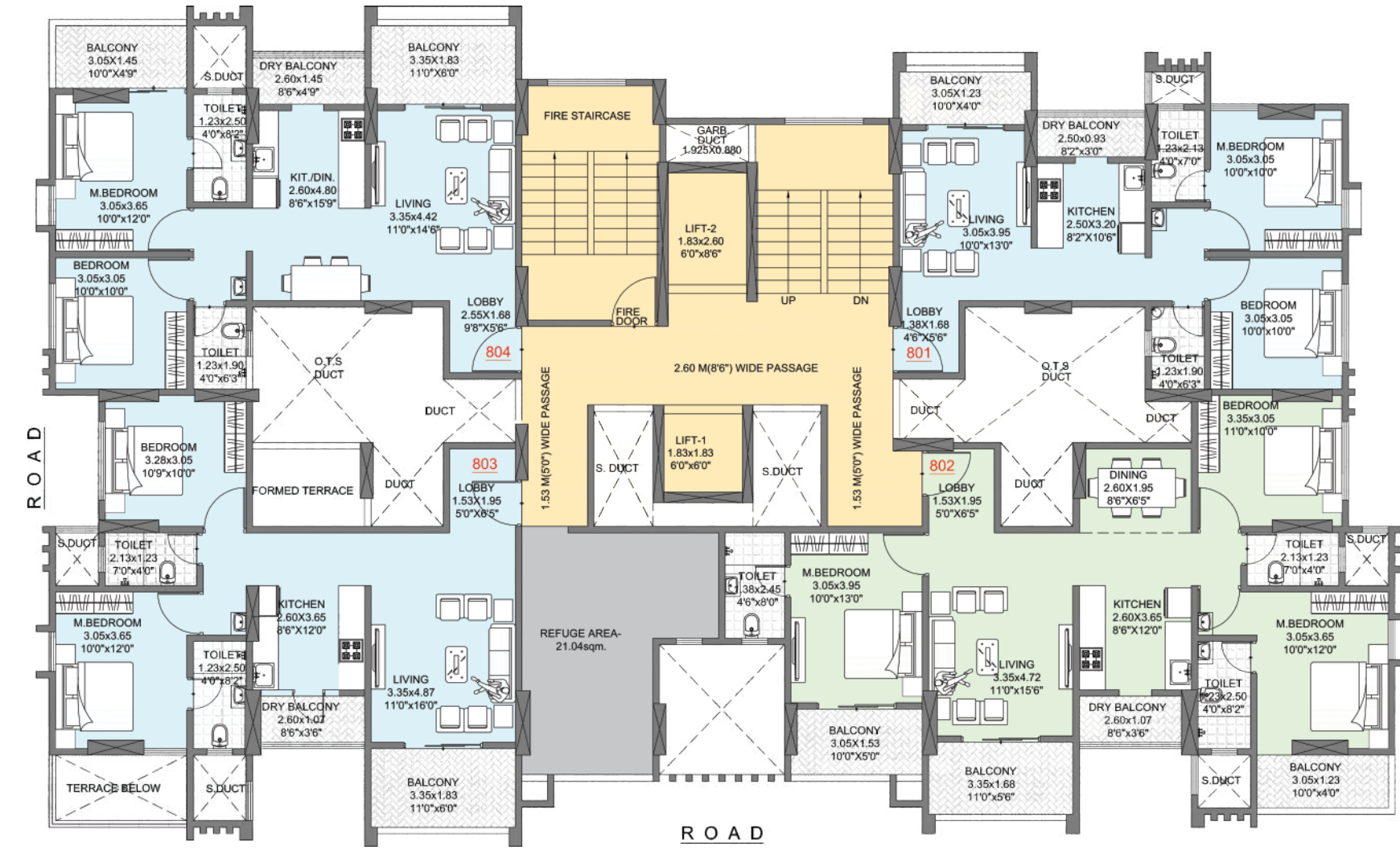


SEVENTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
701	2BHK	573	65	638	861
702	3BHK	914	182	1096	1480
703	3BHK	918	197	1115	1505
704	2BHK	668	145	813	1098



EIGHTH FLOOR PLAN

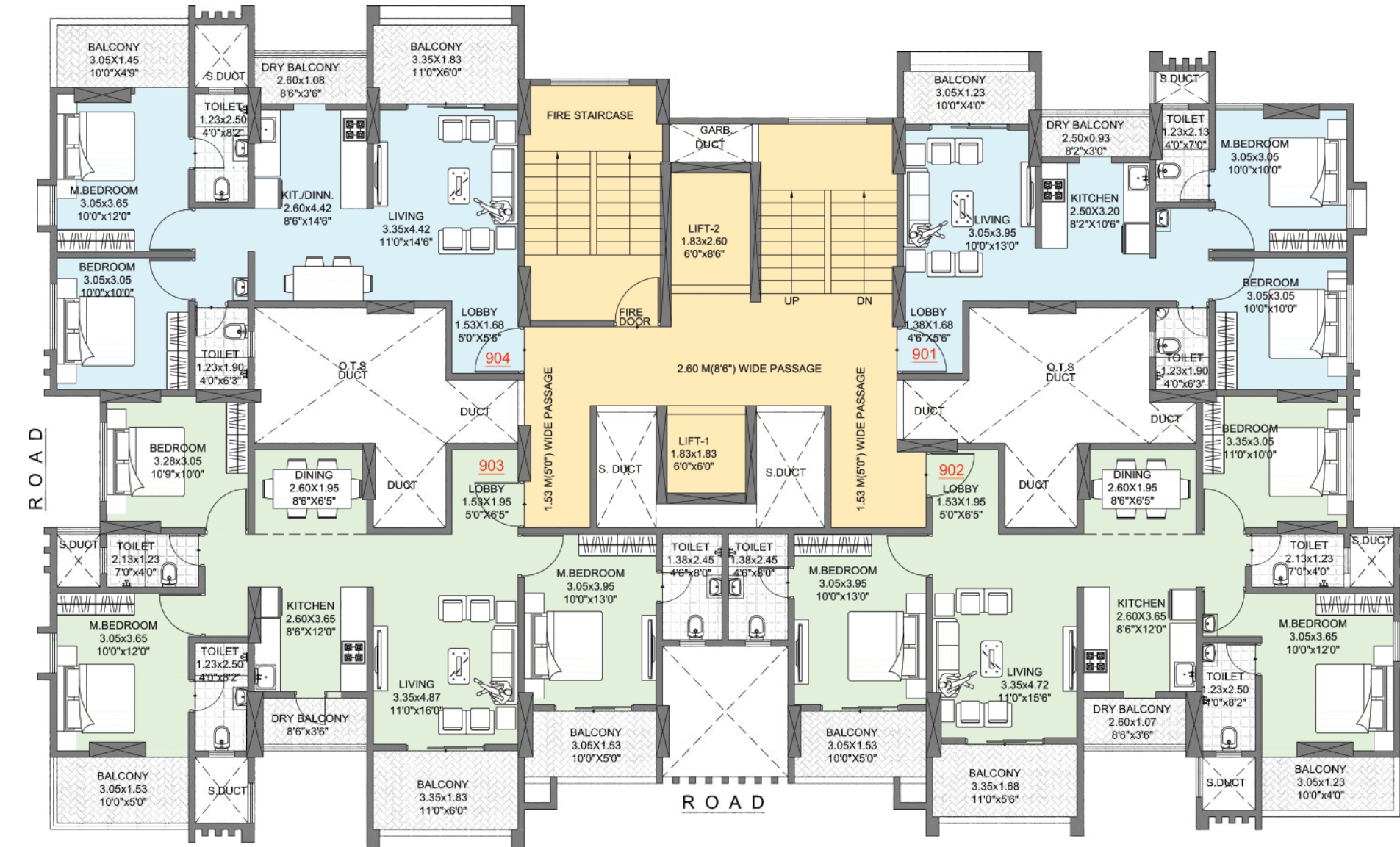


EIGHTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
801	2BHK	573	65	638	861
802	3BHK	914	182	1096	1480
803	2BHK	672	96	768	1037
804	2BHK	668	145	813	1098



NINTH FLOOR PLAN

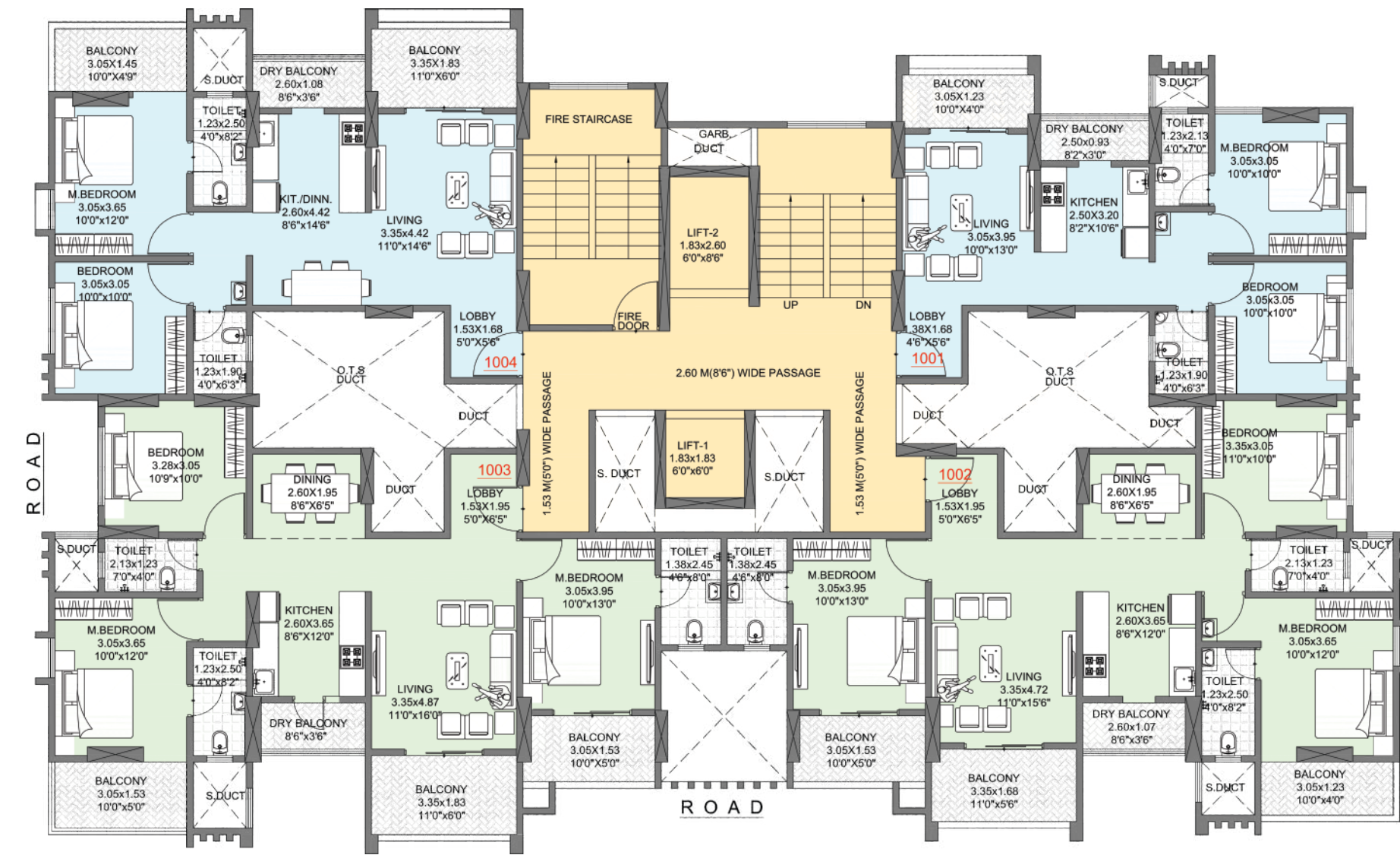


NINTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
901	2BHK	573	65	638	861
902	3BHK	914	182	1096	1480
903	3BHK	918	197	1115	1505
904	2BHK	668	145	813	1098



TENTH FLOOR PLAN

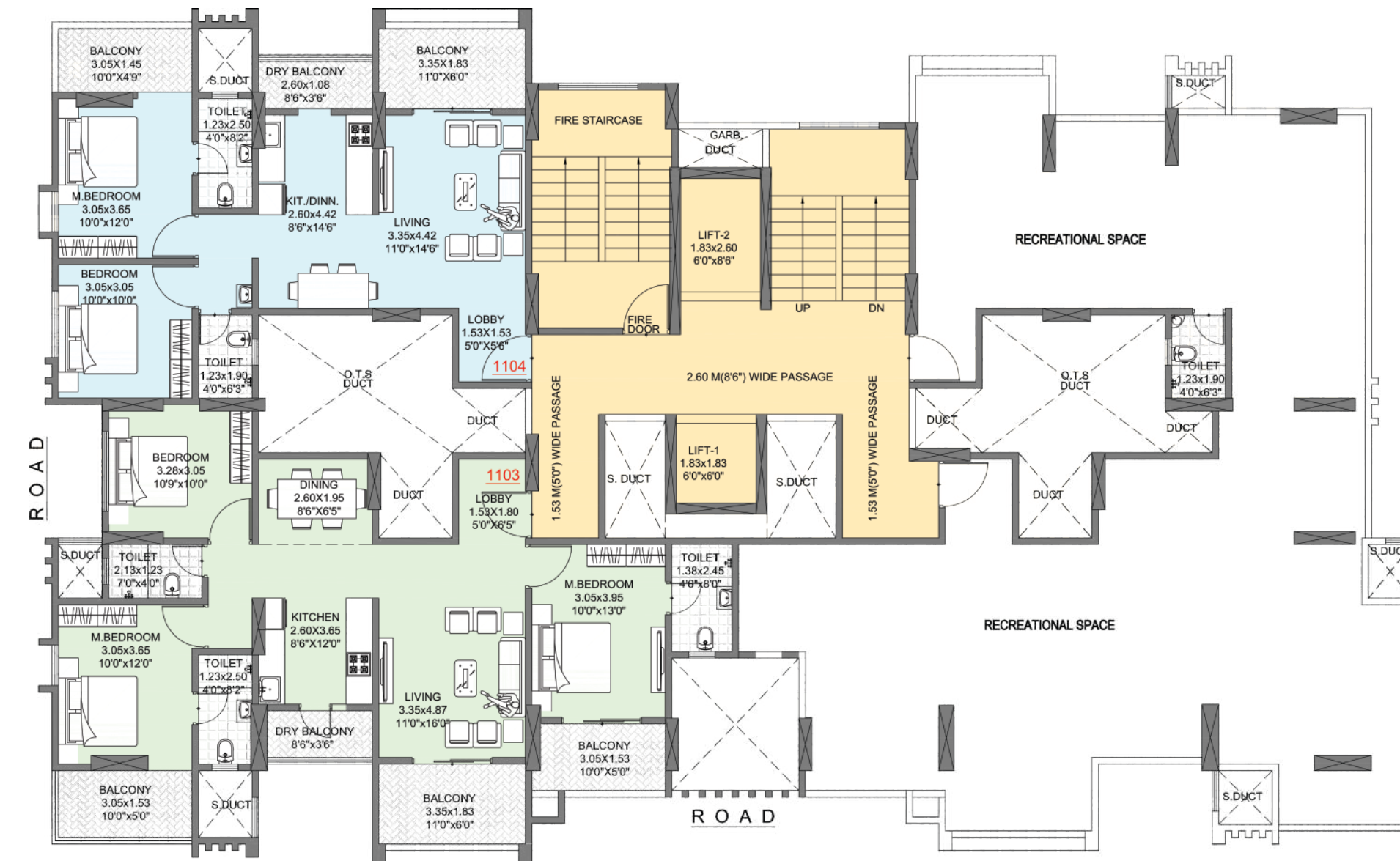


TENTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
1001	2BHK	573	65	638	861
1002	3BHK	914	182	1096	1480
1003	3BHK	918	197	1115	1505
1004	2BHK	668	145	813	1098



ELEVENTH FLOOR PLAN



ELEVENTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
1103	3BHK	918	197	1115	1505
1104	2BHK	668	145	813	1098

