

सुख समृद्धीचे वरदान



A Project of 1 & 2 BHK Lifestyle Apartment at
Pune- Alandi Road, Wadmukhwadi, Pune.



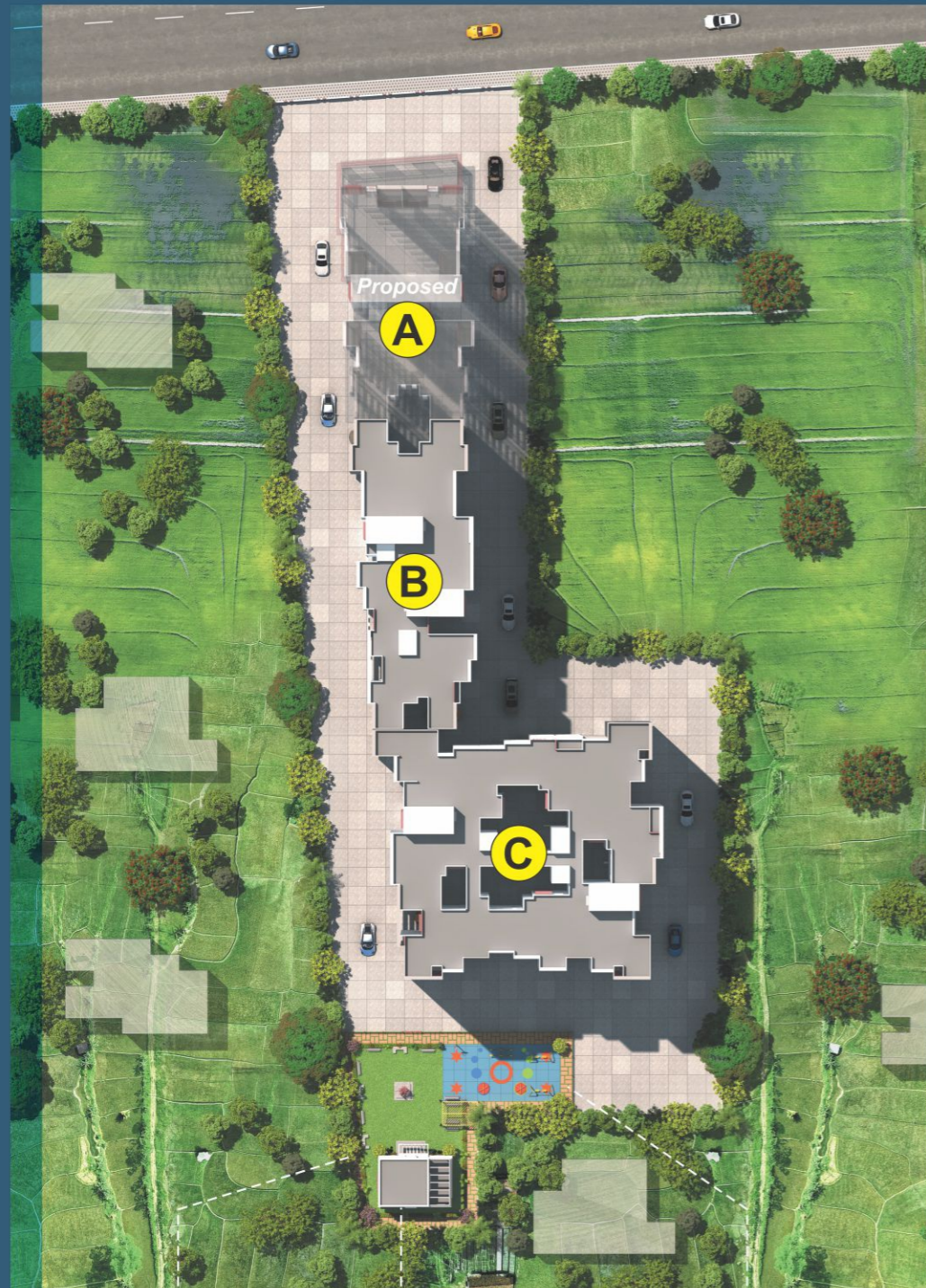
R.K. LUNKAD
BUILDERS

अपेक्षेहून जास्त... किंमत नेहमीच रास्त.

45+ Projects completed.

All completed projects conveyance deed done.

MASTER LAYOUT PLAN



GARDEN

CLUB HOUSE
WITH GYM

CHILDREN'S
PLAY AREA



LIFESTYLE AMENITIES

- Club House with Gym
- Children's play area
- Garden
- Road side trees plantation
- Branded lifts
- Back up for lifts & common area
- Video door phone system
- Solar water system
- Facility of Garbage chute
- Rain water harvesting system
- 24x7 security
- Letter Box and Name plates for each flat
- Convenient shopping for daily needs
- PCMC compliant fire fighting equipments & fire refuge area

LIFESTYLE SPECIFICATIONS

STRUCTURE

- Earthquake resistant R.C.C. framed structure.
- Gypsum plaster internally, sand face plaster externally.
- Attractive elevation.

FLOORING AND WALL FINISH

- 24”X24” Vitrified flooring for entire flat.
- Anti skid flooring for toilets.
- External acrylic paint finish and internally good quality oil bound distemper.

DOORS

- Flush entrance door with night latch.
- Granite door frames for bath/ toilets. Other all flush doors with laminate on both sides.
- Wide door frame.

WINDOWS

- 3 track powder coated aluminum sliding windows with mosquito net.
- M. S. safety grills.
- Granite window sill.

KITCHEN

- Granite kitchen platform with stainless steel sink and ample electrical outlets with provision for kitchen appliances.
- Kitchen Dado tiles up to lintel level. • Provision for water purifier.

ELECTRICAL

- Provision for split Air Conditioner for master bed room (2 BHK).
- Branded concealed copper wiring with branded switches.
- Fire resistant cabling.
- Each flat electrification with ELCB (earth leakage circuit breaker) system.

TV & TELEPHONE

- Provision for telephone point in living & master bed room (2 BHK).
- Provision for TV/ Cable point in living & master bed room (2 BHK).

TOILETS

- Concealed Plumbing.
- Provision for exhaust fan in each toilet.
- Designer tiles dado up to lintel level height.
- Wall hung commodes in master toilet (2 BHK).
- Branded C.P. fittings & Sanitary wares.



Luxurious 2 BHK Layout

Artist's Imagination View



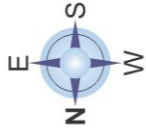
Natural Light



Ventilation



B- WING



Typical Stilt, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th & 11th Floor Plan

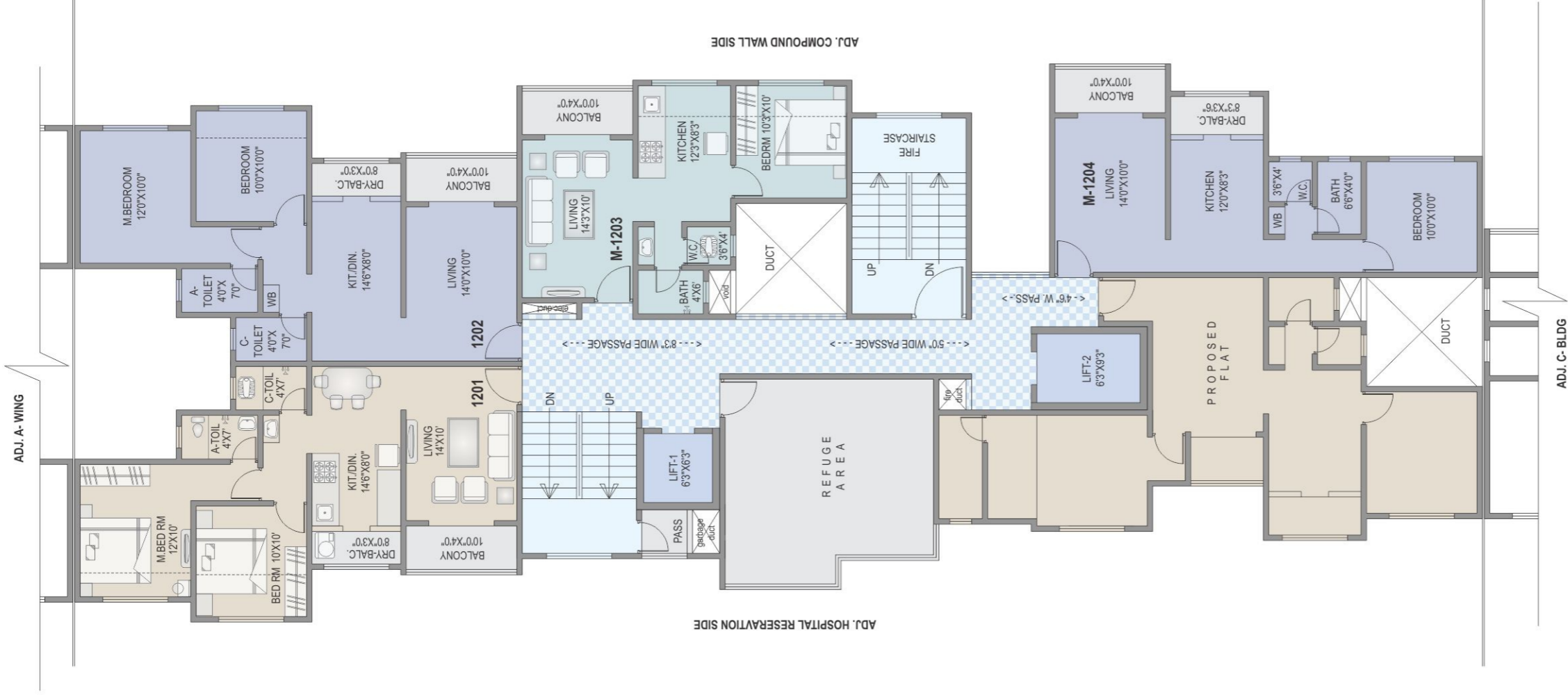
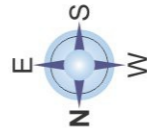
Carpet Area Statement in sq.ft.

Flat No.	Type	Carpet	Enc. Balc.	Dry Balc.	Balc.	Total Useable
ST-01, 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101	2 BHK	541	72	24	39	676
ST-02, 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102	2 BHK	585	28	24	39	676
ST-03, 103, 203, 303, 403, 503, 603, 703, 803, M-903, M-1003, M-1103	1 BHK	368	53	-	39	460
ST-04, 104, 204, 304, 404, 504, 604, 704, M-804, M-904, M-1004, M-1104	1 BHK	441	-	29	39	509
ST-05, 105, 205, 305, 405, 505, 605, 705, M-805, M-905, M-1005, M-1105	1 BHK	403	28	29	39	499
ST-06, 106, 206, 306, 406, 506, 606, RA, M-806, M-906, M-1006, M-1106	1 BHK	408	28	29	39	504

ENCLOSED BALCONY
MARKED WITH DOTTED LINE



B- WING



12th Floor Plan

Carpet Area Statement in sq.ft.

Flat No.	Type	Carpet	Enc. Balc.	Dry Balc.	Balc.	Total Useable
1201	2 BHK	541	72	24	39	676
1202	2 BHK	585	28	24	39	676
M-1203	1 BHK	368	53	-	39	460
M-1204	1 BHK	441	-	29	39	509

ENCLOSED BALCONY
MARKED WITH DOTTED LINE



C- WING

Typical Stilt, 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, & 12th Floor Plan

Carpet Area Statement in sq.ft.

Flat No.	Type	Carpet	Enc. Balc.	Dry Balc.	Balc.	Total Useable
ST-01, 101, 201, 301, 401, 501, 601, RA, 801, 901, 1001, 1101, RA	2 BHK	580	34	23	49	686
ST-02, 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202	1 BHK	413	-	29	44	486
ST-03, 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203	2 BHK	576	-	20	52	648
ST-04, 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204	2 BHK	633	-	24	44	701
ST-05, 105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205	2 BHK	584	28	20	49	681
ST-06, 106, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206	2 BHK	596	36	24	44	700
ST-07, 107, 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207	2 BHK	599	-	19	46	664
ST-08, 108, 208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208	2 BHK	596	36	24	44	700
ST-09, 109, 209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109, 1209	2 BHK	586	28	20	49	683

9TH, 10TH, 11TH & 12TH FLOOR PROPOSED



The Location:

not to scale



Site:

S. NO. 149/5/1,149/5/2,149/5/3,
Pune- Alandi Road, Near Amba
Bus Stop, Wadmukhwadi,
Pune- 412105.

Key Distances:

Hinjewadi IT Park : 30 mins.
International Airport : 20 mins.
RKL Galaxy School : 2 mins.
Chakan MIDC : 20 mins.
Bhosari MIDC : 20 mins.
Alandi : 5 mins.
Pune-Nashik Highway : 10 mins.
Talwade IT Park : 20 mins.



RERA REGISTRATION NUMBER
Kartiki Heights B & C Bldg. P52100045634
www.maharera.mahaonline.gov.in

- PROJECT BY-



R.K.LUNKAD
BUILDERS

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