

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. Vishwas Library, Rambaug Colony,
Kothrud, Pune - 411038

☎ 78-10-808080



MAHARERA NO.
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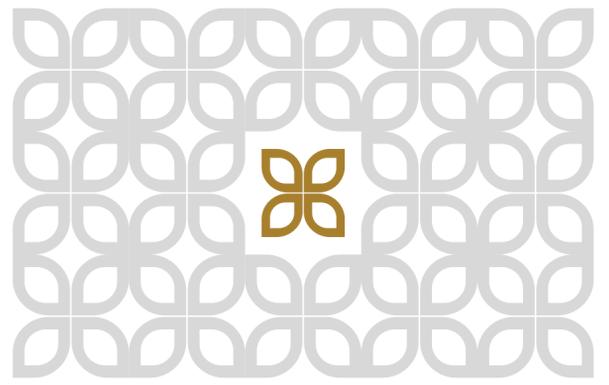


1, 2 & 3 BHK HOMES

Opp. Vishwas Library, 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.



HARSHADA

A place with a beautiful range of meticulously crafted 1, 2 & 3 BHK apartments, surrounded by lush greenery and quietness to help you unwind. Harshada by Badhekar group is a place where life blossoms into bliss.

Neighbouring prominent suburbs of Pune city, the project is pinned at Rambaug Colony, a lively locality of Kothrud. Settled in a lush green surrounding, it offers peace away from the hustle and bustle of city noise. The apartments receive plenty of sunlight and fresh air, which contributes to a comfortable living environment.



LOCATION

Walking distance from the happening places of Kothrud, Harshada is near educational institutions like INIFD and MIT World Peace University as well as Healthcare facilities like Sahyadri Hospital and Sathe Multispeciality Hospital. In the well-known and beautiful locality of Rambaug Colony, the place adds charm to the project with daily necessities just a few minutes away.

Rambaug Colony lies a few away from Paud Road and the Mumbai-Banglore Highway, providing seamless connectivity to the city and outskirts for better commutes. The nearby Anand Nagar and Ideal Colony metro stations provide easy connectivity to the rest of the city, making it easier for the residents of Harshada to travel within the city.



AMENITIES

Solar Water

CCTV

Gas Pipeline as per MNGL

Wifi Provision in Common Area

Video Door Phone

Recreational floor

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" Red brick or ACC blocks of 4" red brick 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

Good quality 800 X 800 vitrified tiles, 8 mm thick Johnson or equivalent make with skirting in all rooms. 1' X 1' anti-skid designer base tiles Johnson or equivalent make tiles in toilets, washing places, terrace and dry balcony.

KITCHEN

'L' shape 10' long black granite kitchen platform with SS Sink of size 18"x21".

TOILETS

1' x 1' antiskid designer base tiles Johnson or equivalent make and 12' X 24' wall tiles Johnson or equivalent make up to 7' height with design for all toilets with good quality fittings. Exhaust fan and necessary accessories and the doors fitted with PVC sheets.

PLUMBING AND SANITATION

Concealed plumbing with chrome plated JAQUAR or equivalent continental series bath fittings with flush tank inside the wall (Concealed) for commodes, wash basin, hot and cold mixer fittings in each bathroom, anti-cockroach Nhani traps will be provided by developer free of cost. Solar water heating supply connections in each bathroom will be provided by builder free of cost.

ELECTRICAL

Concealed copper wiring with Anchor 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. Power point of 15 A separately for air-conditioner fitting will be provided by the developer for each flat free of cost.

PAINTING

Good quality super Snowcem cement paint for external walls and quality plastic paint for inner walls will be provided by developer free of cost. Asian make enamel paint for doors and M.S. Works will be done by developer free of cost.

WINDOW

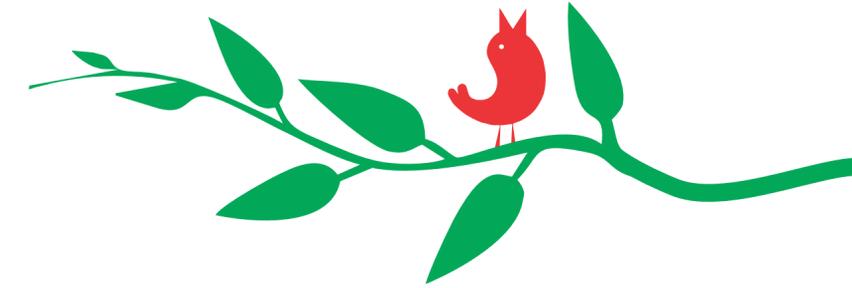
Minimum 3 track powder quoted aluminum sliding windows with mosquito net and MS safety grills and four side granite frame will be provided by the developer free of cost.

DOORS

Main door with veneer finished with eye piece, night latch, safety chain, good quality brass fittings, name plate and toilet doors with PVC sheet will be provided by the developer free of cost.

ELECTRICAL POWER POINTS

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



FIRST FLOOR PLAN



FIRST FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
101	3BHK	891	156	1047	1413
102	3BHK	891	155	1046	1412
103	1BHK	481	106	587	792
104	2BHK	681	118	799	1079
105	2BHK	685	151	836	1129



SECOND FLOOR PLAN



SECOND FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
201	3BHK	885	104	989	1335
202	3BHK	891	178	1069	1443
203	1BHK	481	112	593	801
204	2BHK	681	112	793	1071
205	2BHK	681	112	793	1071



THIRD FLOOR PLAN



THIRD FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
301	3BHK	879	78	957	1292
302	3BHK	885	129	1014	1369
303	1BHK	481	112	593	801
304	2BHK	679	99	778	1050
305	2BHK	681	112	793	1071

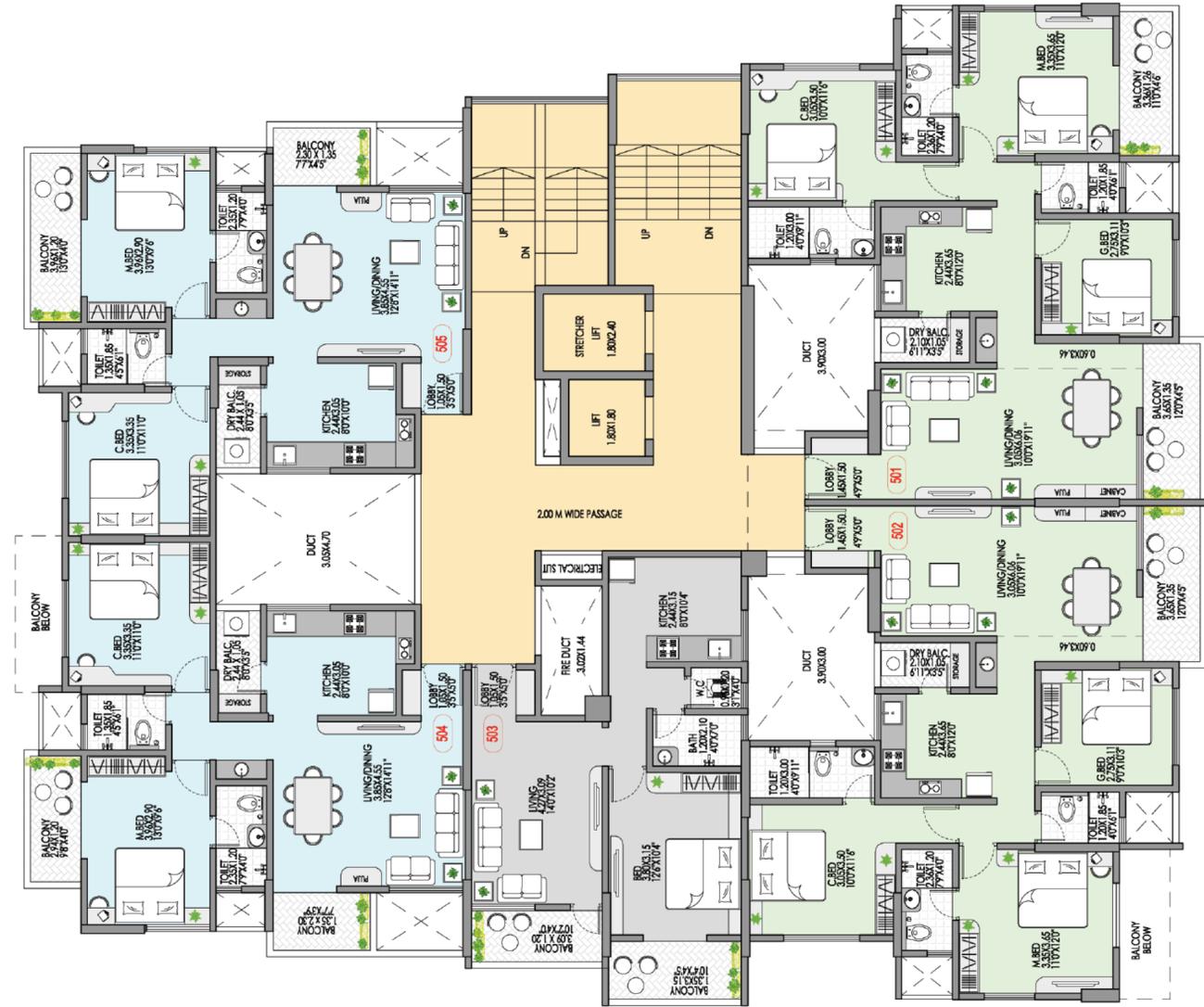
FOURTH FLOOR PLAN



FOURTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
401	3BHK	885	124	1009	1362
402	3BHK	885	116	1001	1351
403	1BHK	475	46	521	703
404	2BHK	680	90	770	1040
405	2BHK	681	112	793	1071

FIFTH FLOOR PLAN



FIFTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
501	3BHK	885	124	1009	1362
502	3BHK	879	78	957	1292
503	1BHK	481	86	567	765
504	2BHK	679	99	778	1050
505	2BHK	681	112	793	1071

SIXTH FLOOR PLAN



SIXTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
601	3BHK	885	134	1019	1376
602	3BHK	961	141	1102	1488
603	1RK	315	46	361	487
604	2BHK	679	99	778	1050
605	2BHK	681	112	793	1071

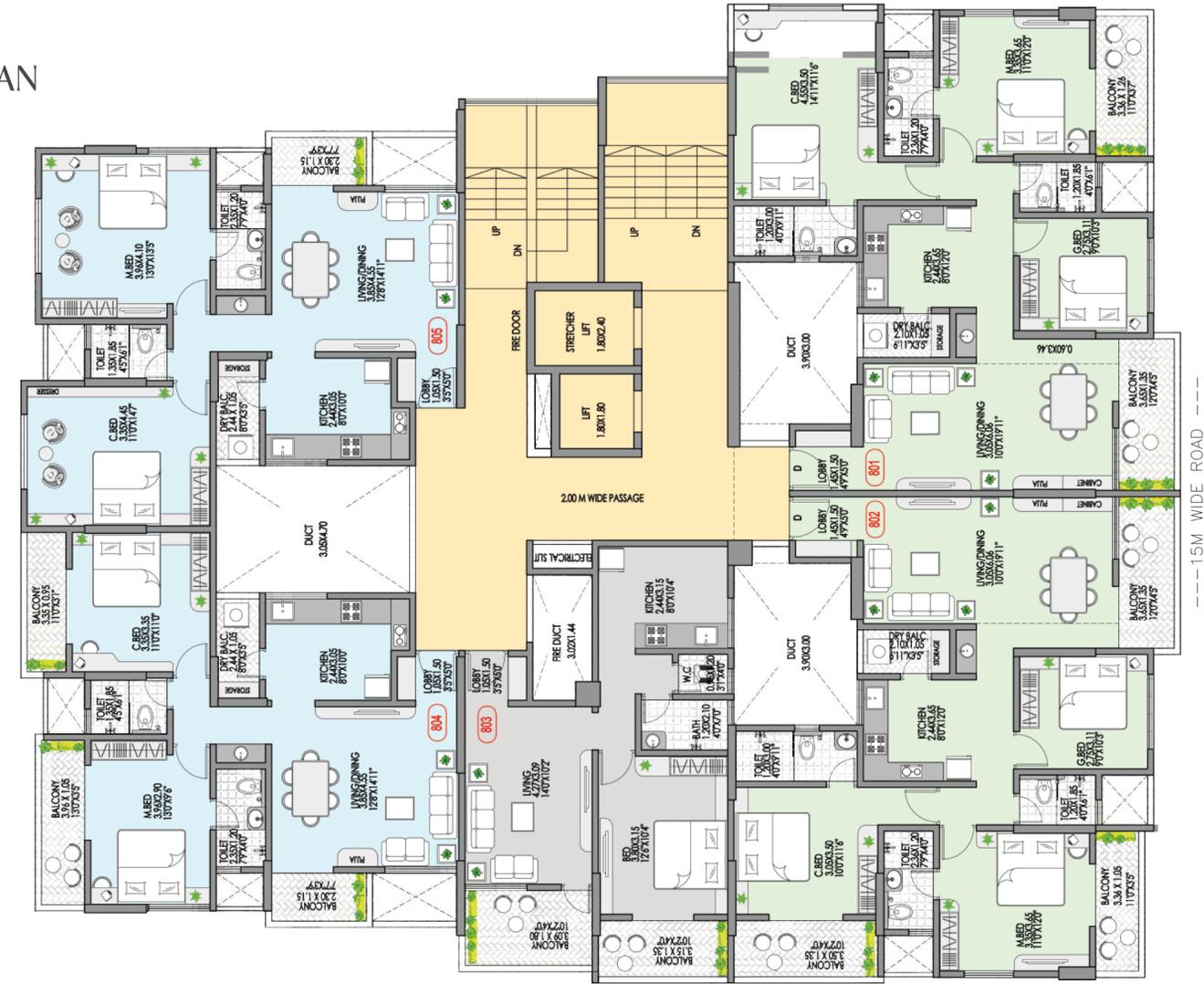
SEVENTH FLOOR PLAN



SEVENTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
701	3BHK	891	169	1060	1431
702	3BHK	885	129	1014	1368
703	1BHK	476	40	516	697
704	2BHK	675	55	730	985
705	2BHK	686	146	832	1123

EIGHTH FLOOR PLAN



EIGHTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
801	3BHK	942	124	1066	1439
802	3BHK	891	167	1058	1428
803	1BHK	481	107	588	794
804	2BHK	686	135	821	1109
805	2BHK	765	56	821	1108

NINTH FLOOR PLAN



NINTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
901	3BHK	891	178	1069	1443
902	3BHK	891	178	1069	1443
903	1BHK	476	60	536	724
904	2BHK	675	54	729	984
905	2BHK	686	140	826	1115



TENTH FLOOR PLAN



TENTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
1001	3BHK	879	78	957	1292
1002	3BHK	891	178	1069	1443
1003	1BHK	481	107	588	794
1004	2BHK	675	54	729	984
1005	2BHK	675	54	729	984



ELEVENTH FLOOR PLAN



ELEVENTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
1101	3BHK	891	178	1069	1443
1102	3BHK	891	178	1069	1443
1103	1RK	315	46	361	487
1104	2BHK	681	106	787	1062
1105	2BHK	681	112	793	1071

TWELFTH FLOOR PLAN



TWELFTH FLOOR PLAN

RERA CARPET AREA STATEMENT (IN SQFT)					
FLAT NO.	TYPE	FLAT CARPET	BALCONY AREA	TOTAL CARPET	TOTAL SALEABLE
1201	3BHK	891	178	1069	1443
1202	3BHK	891	178	1069	1443
1203	1BHK	481	107	588	794
1204	2BHK	681	106	787	1062
1205	2BHK	681	112	793	1071