



**Office Address:**

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

📞 **78-1080-8080 | 85-5100-8080**

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



**Site Address:**

Near Ideal Colony Metro Station, Paud Road, Erandawana, Pune -04

📞 **78-1080-8080 | 85-5498-8080**



MahaRERA No. P52100029132  
<https://maharera.mahaonline.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.



**2, 3 & 4 BHK**

Paud Road Kothrud, Pune

**चला आता आयुष्याच्या  
Bright Side ला...**



# About Badhekar Group

Founded in 2010, Badhekar Group is Pune's one of the most renowned redevelopment builders. With projects at the prime locations of the city, we have 25+ ongoing projects comprising over 2000 flats. To our credit, we have completed 40+ projects with a strong footprint across the city.

At everything we do, our promise is unwavering trust, quality and commitment. Celebrating this philosophy, we have provided homes to more than 3000 families and helped them build eternal memories. At the helm of things at the Group is Mr. Pravin Badhekar, Chairman and Managing Director, who has been making an indelible impact in the real estate sector for the past twenty years.





## Project Brief

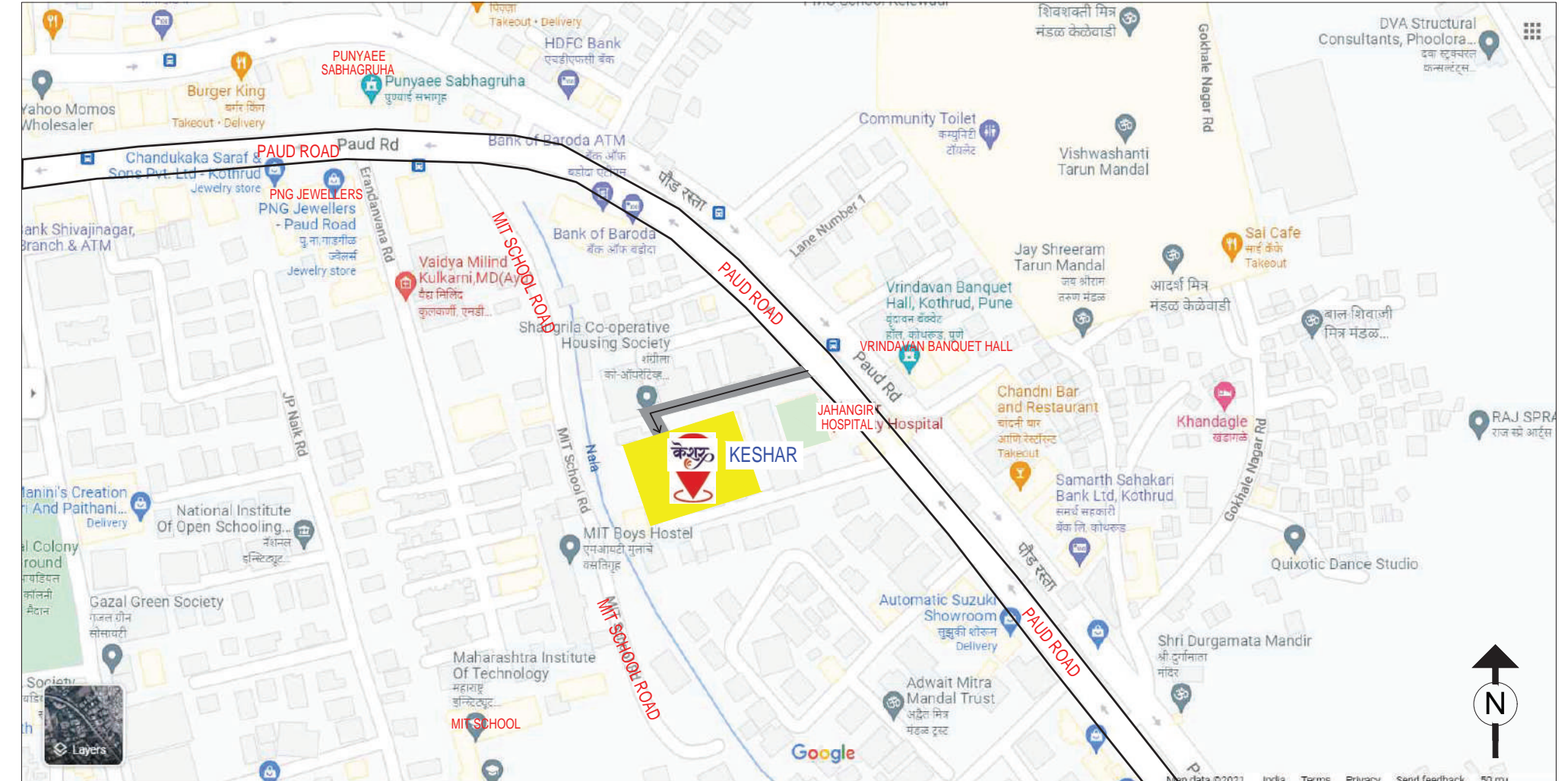
Embrace the city life while enjoying the warmth of a close-knit community at Keshar by Badhekar Group. Nestled at Paud Road, the address is brimming with cafes, supermarkets, schools and transport hubs just mere steps away. Built with spacious 2, 3 & 4 BHK apartments, the project captures the beauty of living at a significant landmark in the city. Now, step in and out of the city without any hiccups and travel across!





# Location

Imagine strolling through the vibrant cafes and shops on Paud Road, mere steps from your doorstep. The Ideal Colony Metro Station and Kothrud Bus Depot are just minutes away, and daily errands are quick with the abundance of supermarkets, banks, and hospitals in the vicinity. The project brings excellent connectivity through arterial roads and the Kothrud Metro Station ensures seamless travel across the city.





# Amenities and Specifications



Grand Entrance  
Lobby



Rooftop  
Garden



Open Gym



Gazebo



Walking  
Plaza



Artificial  
Garden



Solar Water  
Provision



CCTV for  
Common Area



Gas Pipeline  
Provision



Wi-Fi Provision  
for Common area



Video Door  
Phone



Generator  
Backup for lift  
and Common  
area



Pyramid Vastu  
Concept at  
Foundation Level



Common Toilet  
at Parking

## Recreational Floor



Well Equipped Gym



Yoga and  
Meditation Area



Multipurpose  
Hall



Library



Children's  
Play Area



Co-Working  
Space

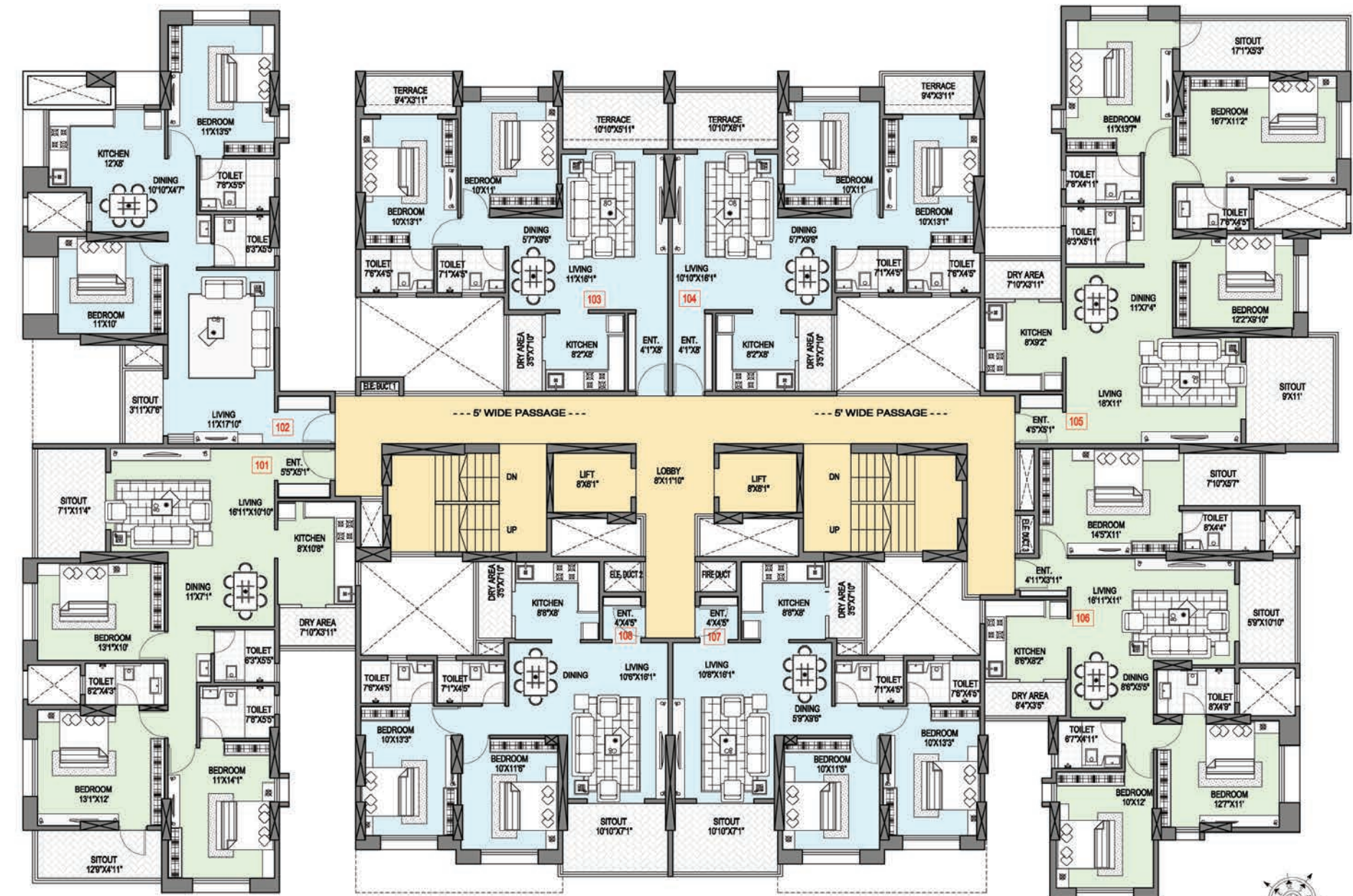


Indoor  
Games





# Floor Plans



1ST FLOOR PLAN

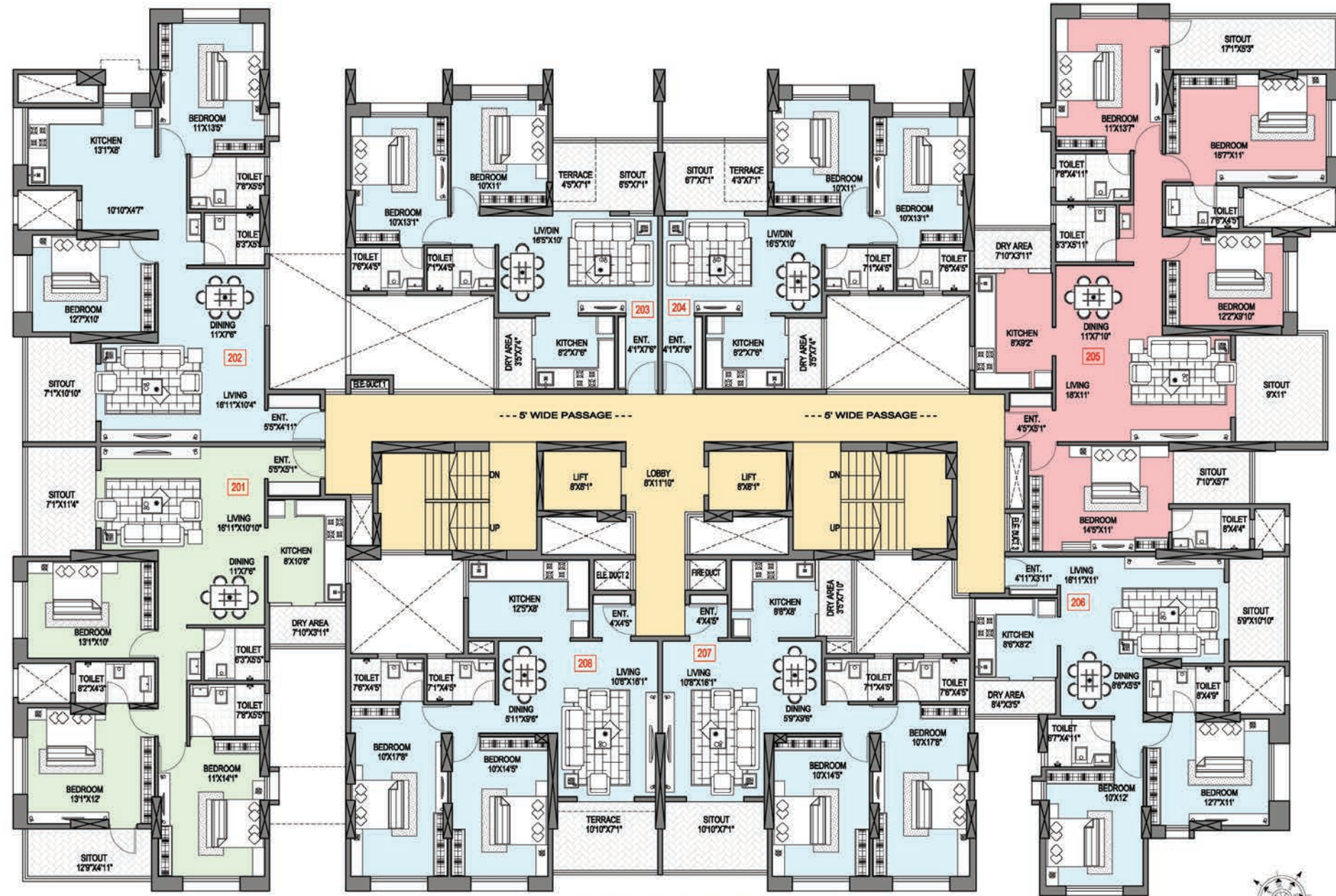
AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
101	3-BHK	1041	174	1215	1640	105	3-BHK	1045	220	1265	1708
102	2-BHK	760	30	790	1067	106	3-BHK	915	135	1050	1418
103	2-BHK	698	129	827	1116	107	2-BHK	678	104	782	1056
104	2-BHK	698	129	827	1116	108	2-BHK	678	104	782	1056



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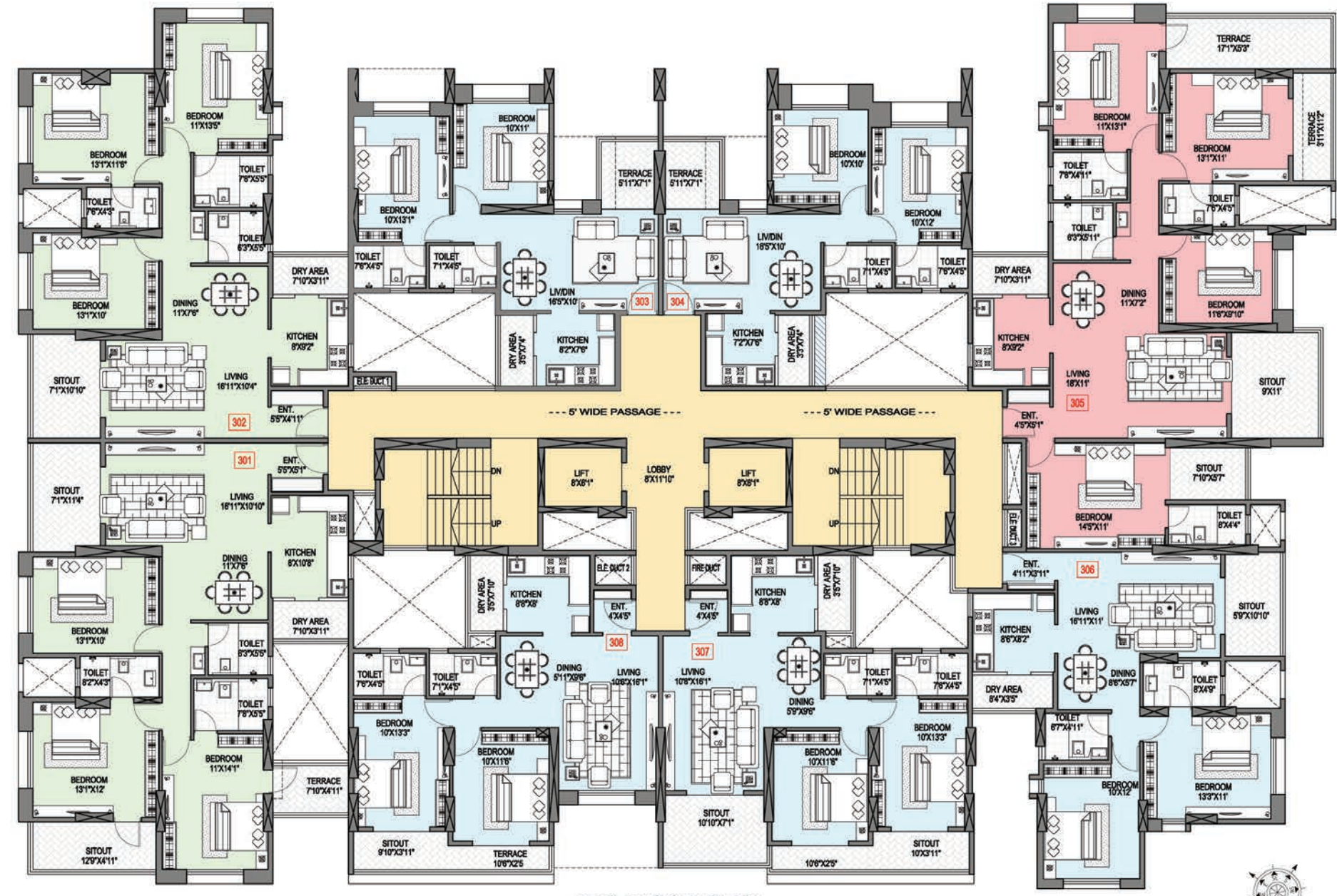




2ND FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
201	3-BHK	1041	174	1215	1640	205	4-BHK	1282	265	1547	2088
202	2-BHK	858	76	934	1261	206	2-BHK	704	91	795	1073
203	2-BHK	621	102	723	976	207	2-BHK	755	104	859	1160
204	2-BHK	621	102	723	976	208	2-BHK	782	76	858	1158

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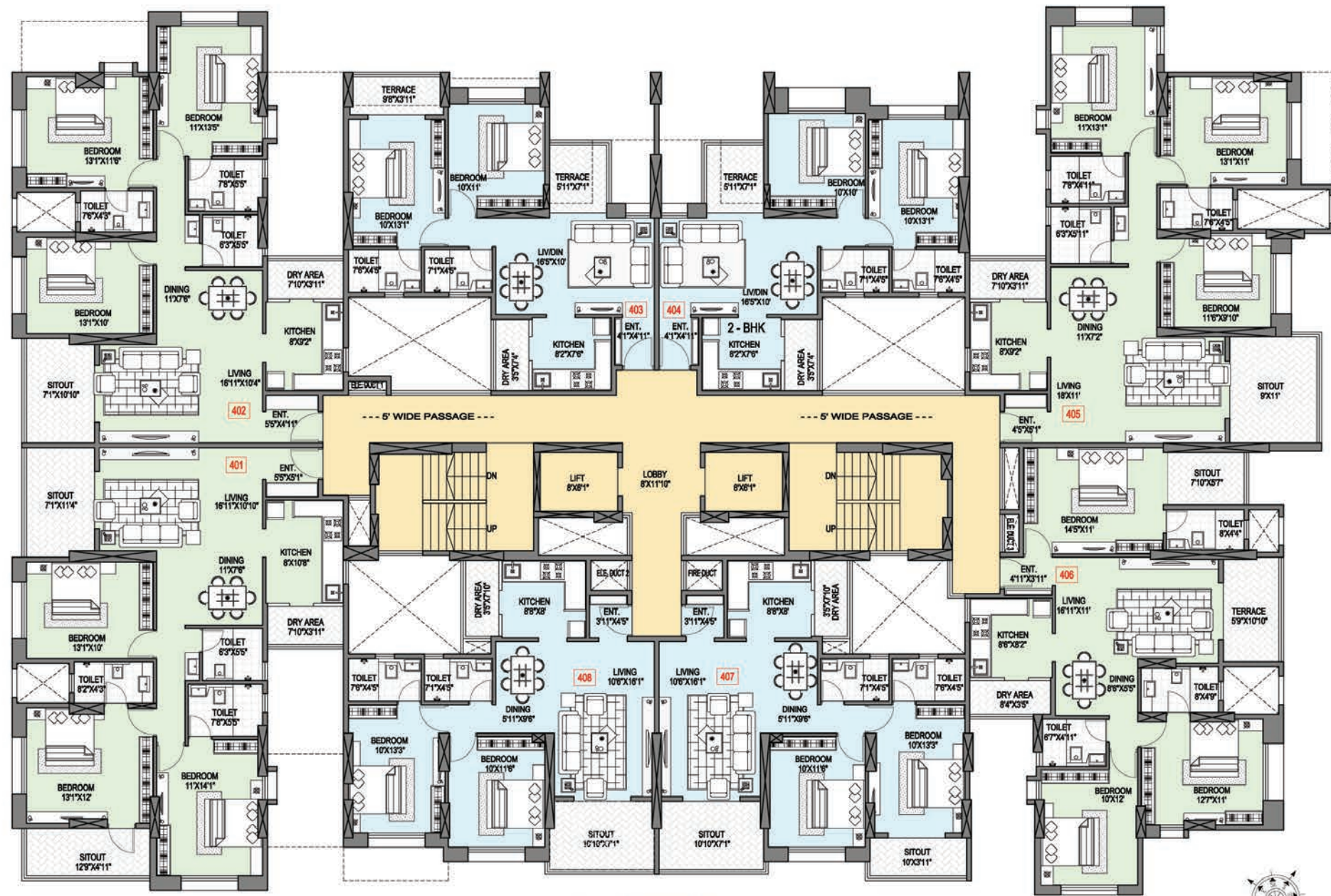
3RD FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
301	3-BHK	1044	213	1257	1697	305	4-BHK	1214	309	1523	2056
302	3-BHK	993	107	1100	1485	306	2-BHK	711	91	802	1083
303	2-BHK	575	67	642	867	307	2-BHK	690	169	859	1160
304	2-BHK	549	66	615	830	308	2-BHK	681	92	773	1044

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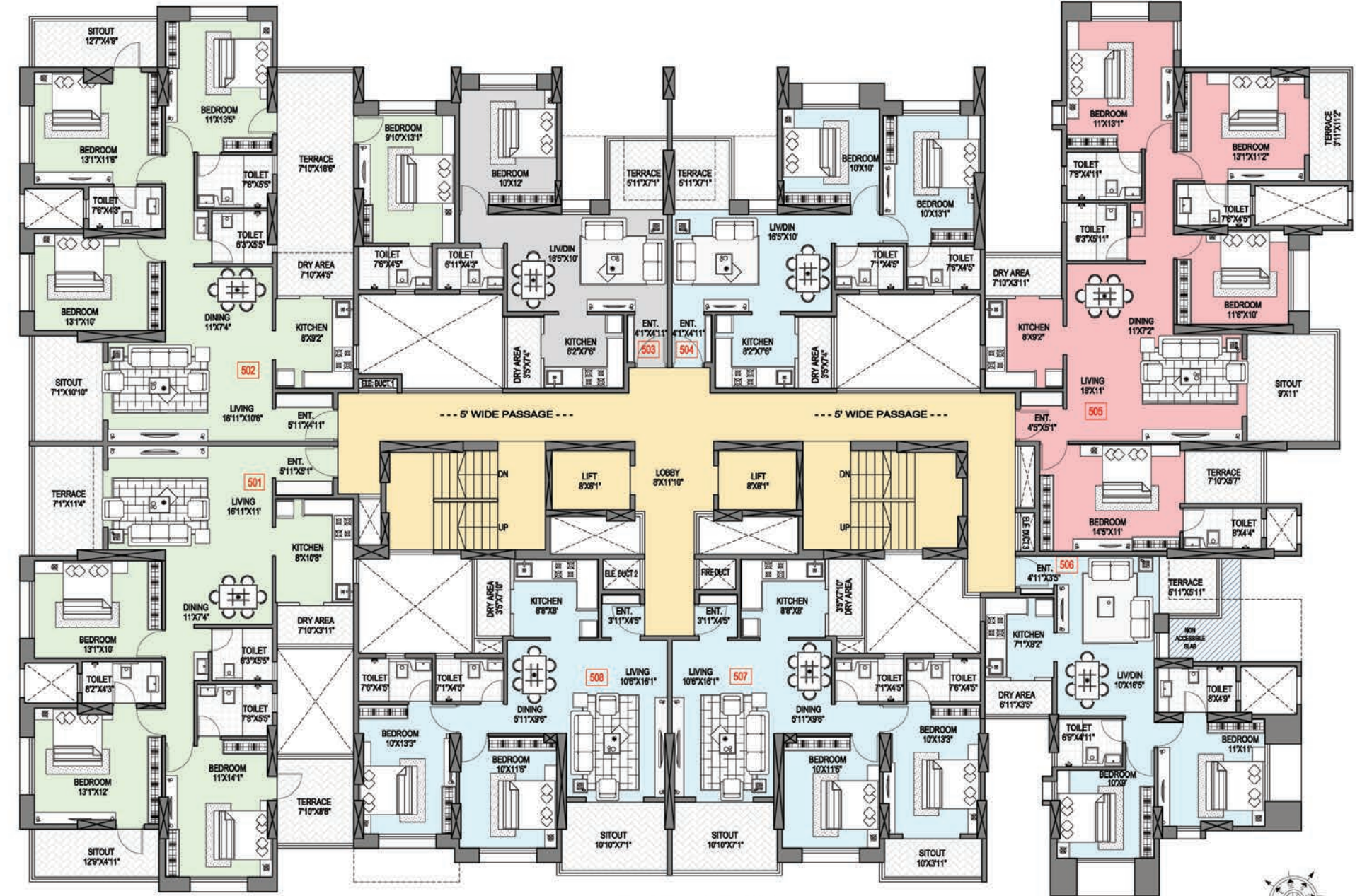




4TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
401	3-BHK	1041	174	1215	1641	405	3-BHK	982	130	1112	1501
402	3-BHK	993	108	1101	1486	406	3-BHK	915	135	1050	1418
403	2-BHK	611	105	716	967	407	2-BHK	684	143	827	1116
404	2-BHK	596	67	663	895	408	2-BHK	678	104	782	1056

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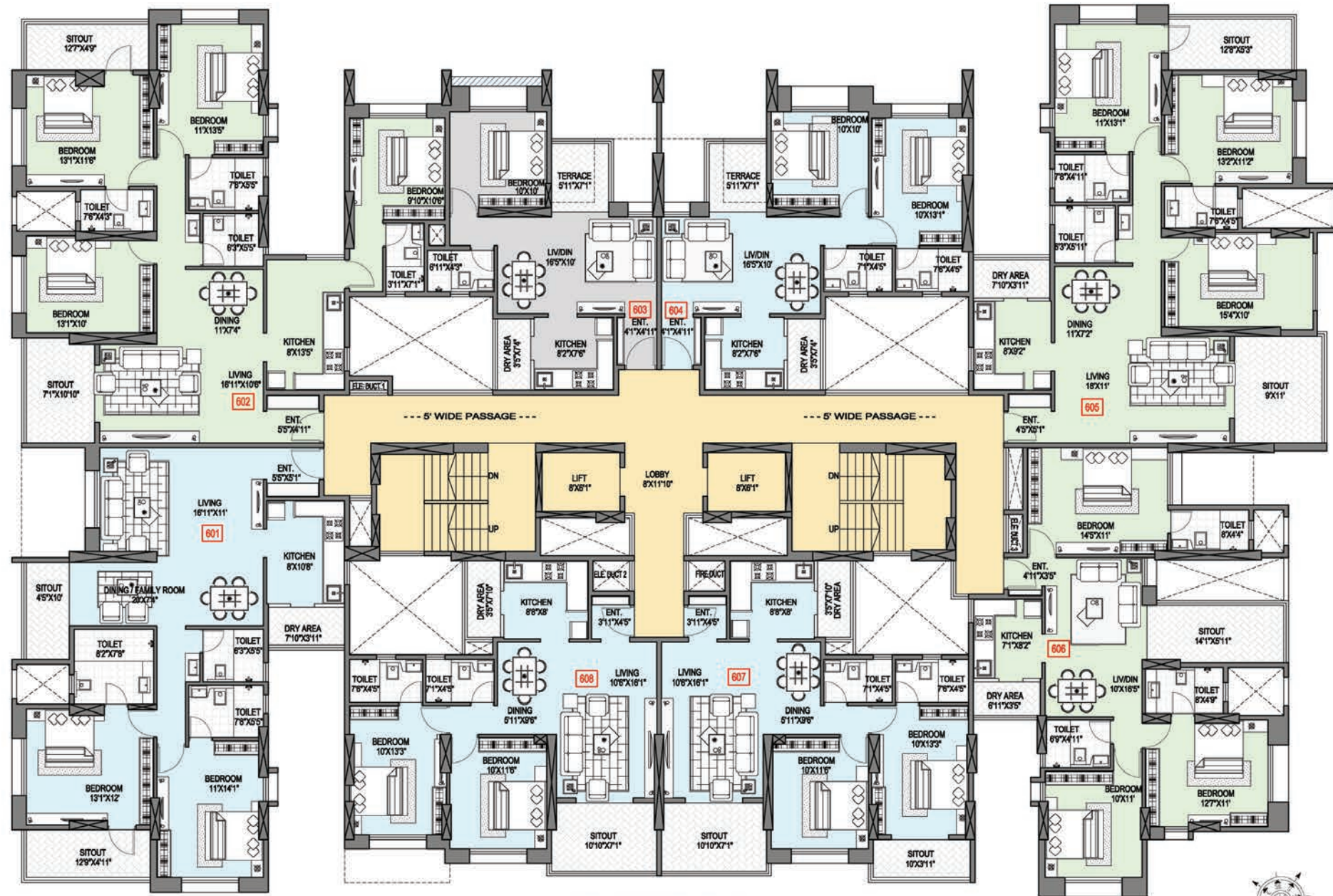
5TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
501	3-BHK	1048	242	1290	1742	505	4-BHK	1200	219	1419	1916
502	4-BHK	1190	318	1508	2036	506	2-BHK	565	59	624	842
503	1-BHK	437	67	504	680	507	2-BHK	684	143	827	1116
504	2-BHK	592	67	659	890	508	2-BHK	678	104	782	1056

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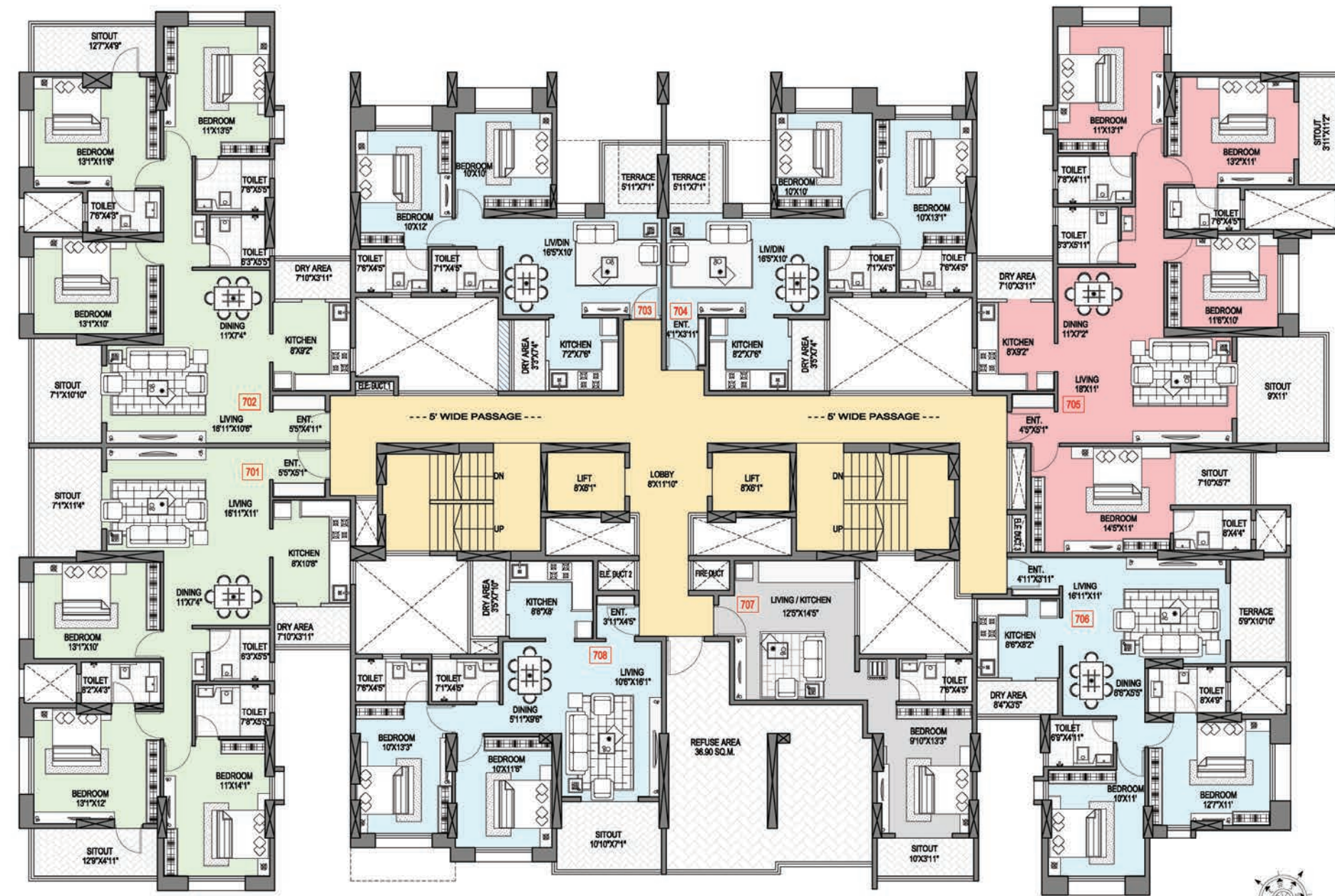




6TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
601	2-BHK	988	138	1126	1520	605	3-BHK	1034	197	1231	1662
602	4-BHK	1197	136	1333	1800	606	3-BHK	806	107	913	1233
603	1-BHK	421	67	488	659	607	2-BHK	684	143	827	1116
604	2-BHK	596	67	663	895	608	2-BHK	678	104	782	1056

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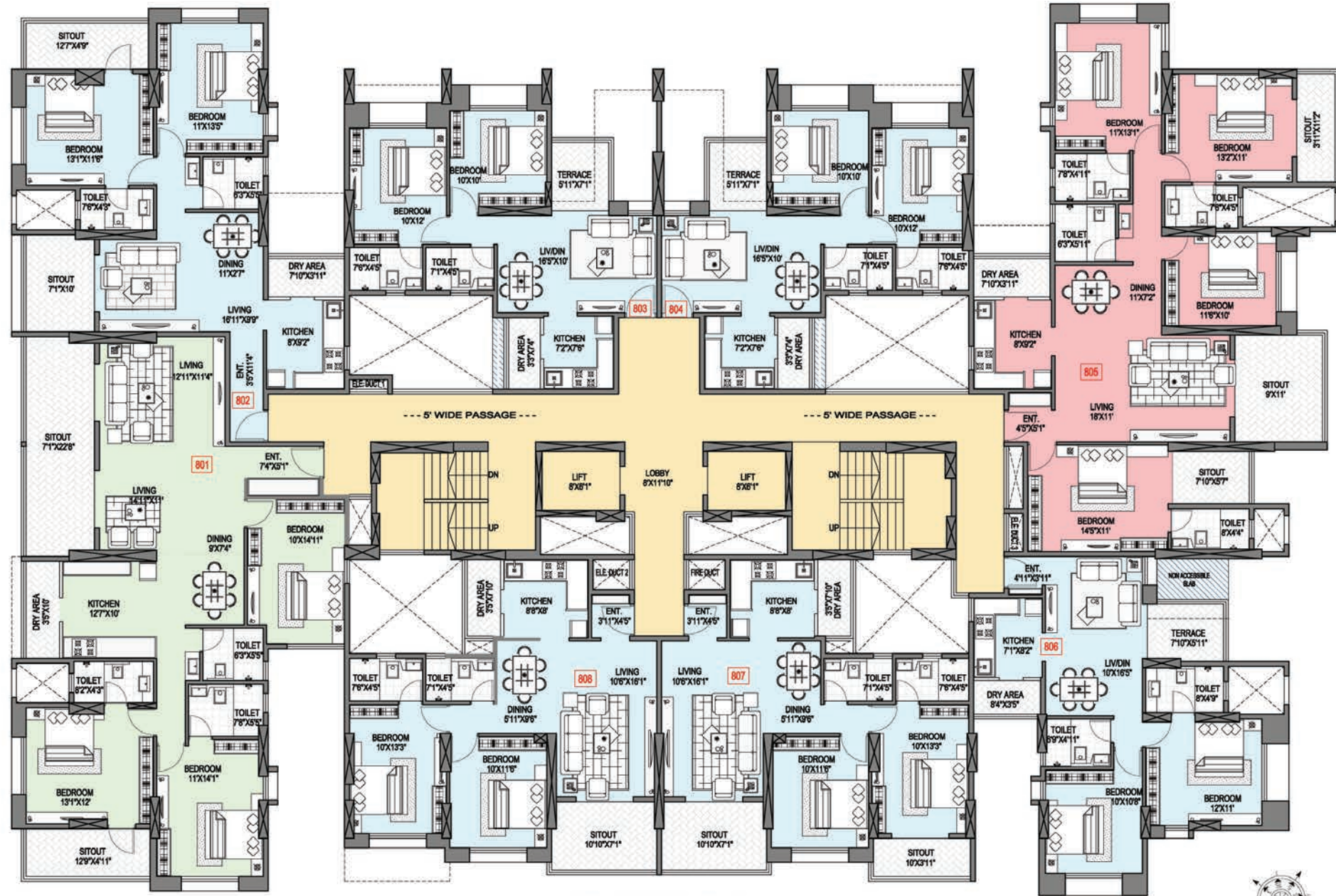
7TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
701	3-BHK	1041	174	1215	1640	705	4-BHK	1200	218	1418	1914
702	3-BHK	1004	167	1171	1581	706	2-BHK	695	91	786	1061
703	2-BHK	549	66	615	830	707	1-RK	384	39	423	571
704	2-BHK	592	67	659	890	708	2-BHK	678	104	782	1056

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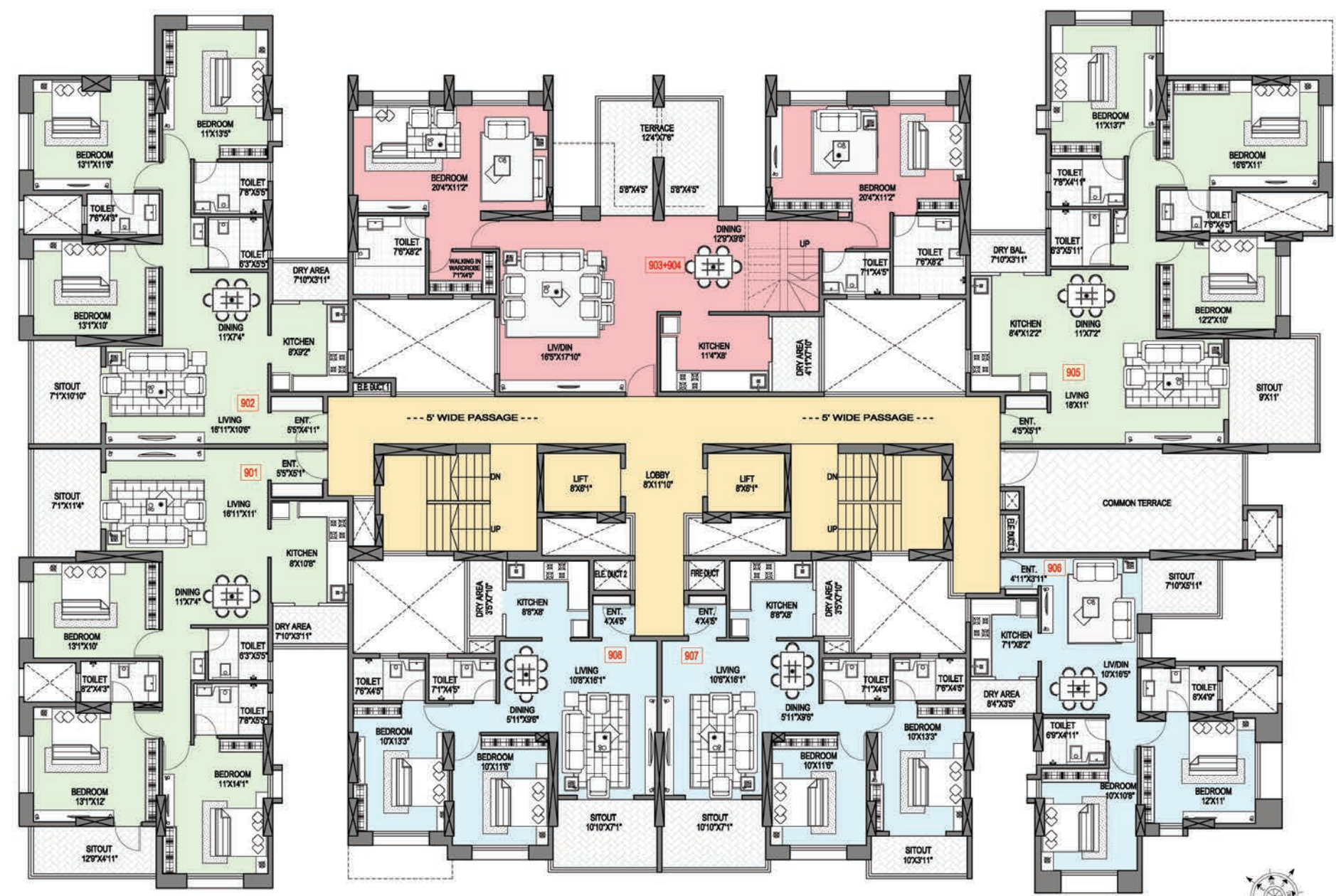




8TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
801	3-BHK	1190	257	1447	1953	805	4-BHK	1201	218	1419	1916
802	2-BHK	741	162	903	1219	806	2-BHK	597	70	667	900
803	2-BHK	553	66	619	836	807	2-BHK	684	143	827	1116
804	2-BHK	554	66	620	837	808	2-BHK	678	104	782	1056

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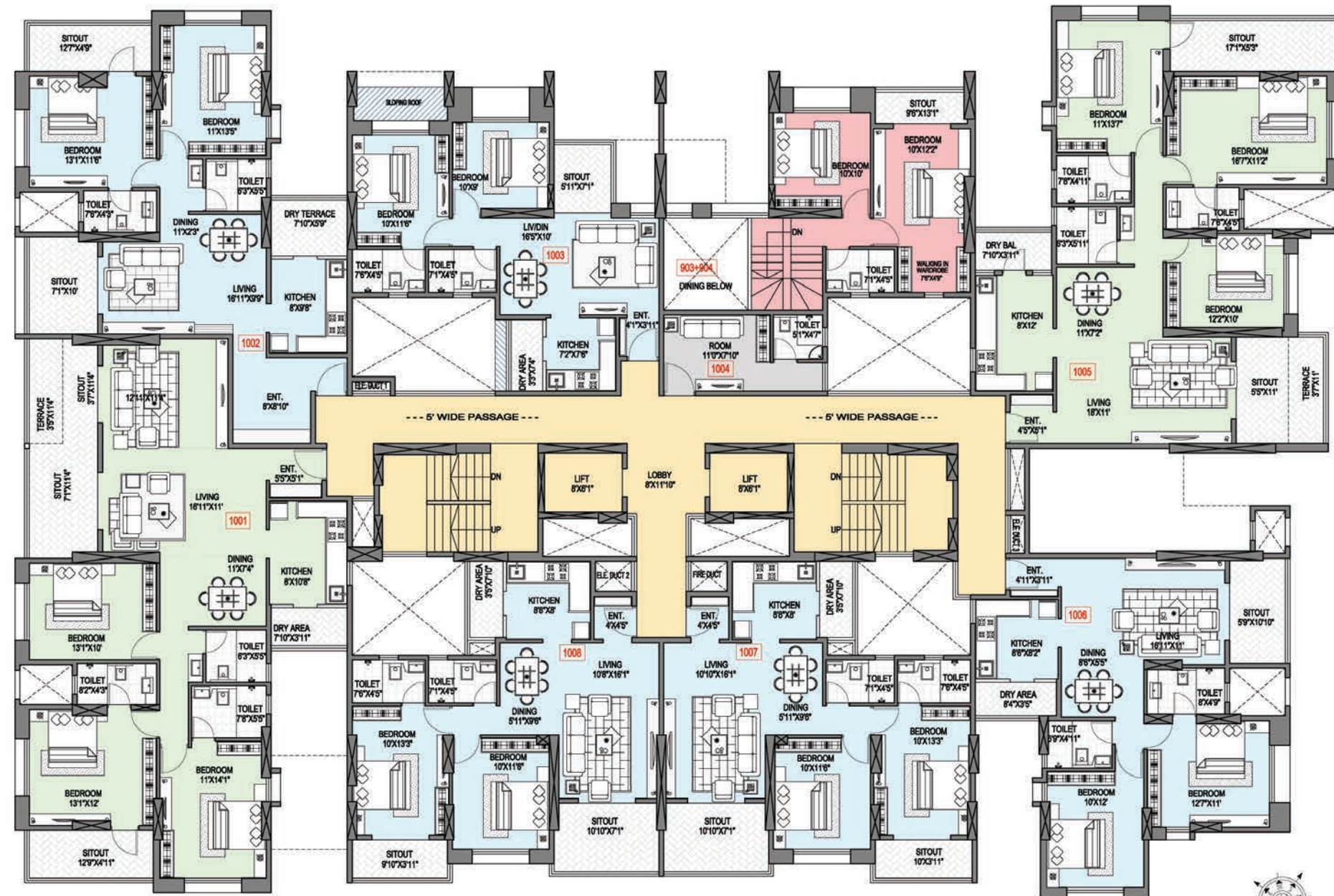
9TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
901	3-BHK	1041	174	1215	1640	905	3-BHK	1058	130	1188	1604
902	3-BHK	994	107	1101	1486	906	2-BHK	592	70	662	894
903-4	4-BHK	1686	213	1899	2564	907	2-BHK	684	143	827	1116
						908	2-BHK	678	104	782	1056

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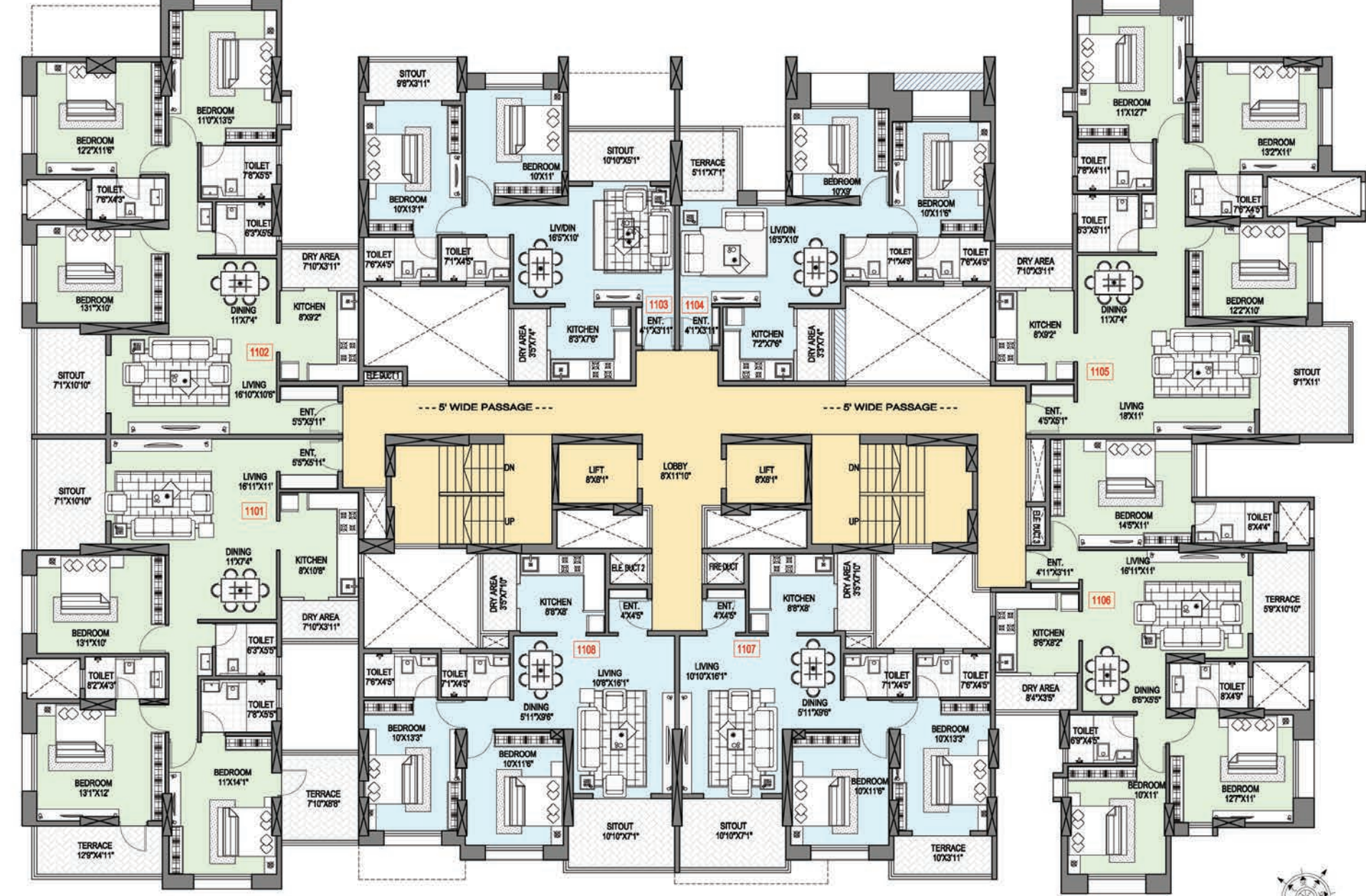




10TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
1001	3-BHK	1193	254	1447	1953	1005	3-BHK	1070	220	1290	1742
1002	2-BHK	804	176	980	1323	1006	2-BHK	705	91	796	1075
1003	2-BHK	557	66	623	841	1007	2-BHK	684	143	827	1116
1004	1-R	131	0	131	177	1008	2-BHK	684	143	827	1116

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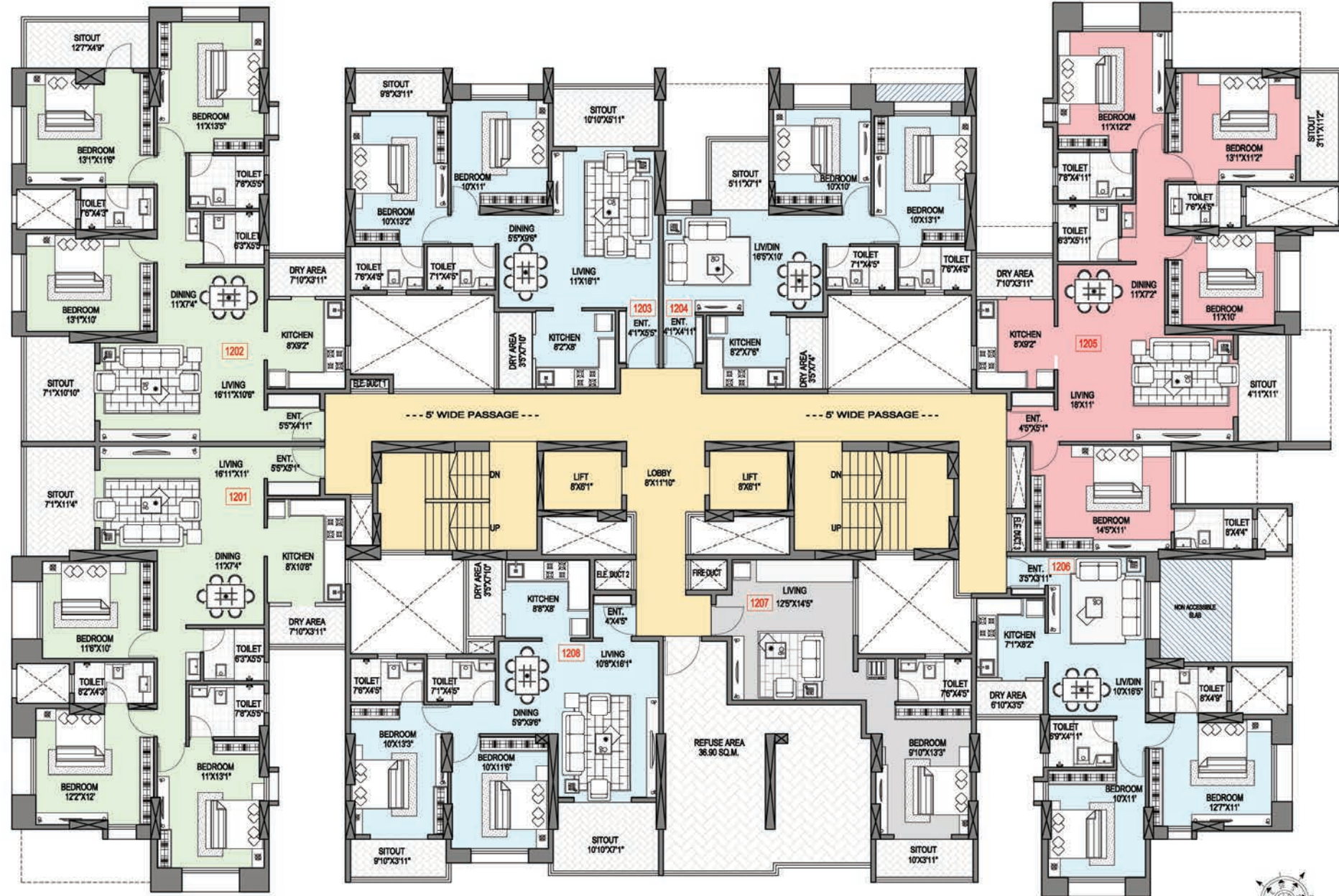
11TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
1101	3-BHK	1048	242	1290	1742	1105	3-BHK	985	131	1116	1507
1102	3-BHK	996	107	1103	1489	1106	3-BHK	900	91	991	1338
1103	2-BHK	631	118	749	1011	1107	2-BHK	684	143	827	1116
1104	2-BHK	553	66	619	836	1108	2-BHK	678	104	782	1056

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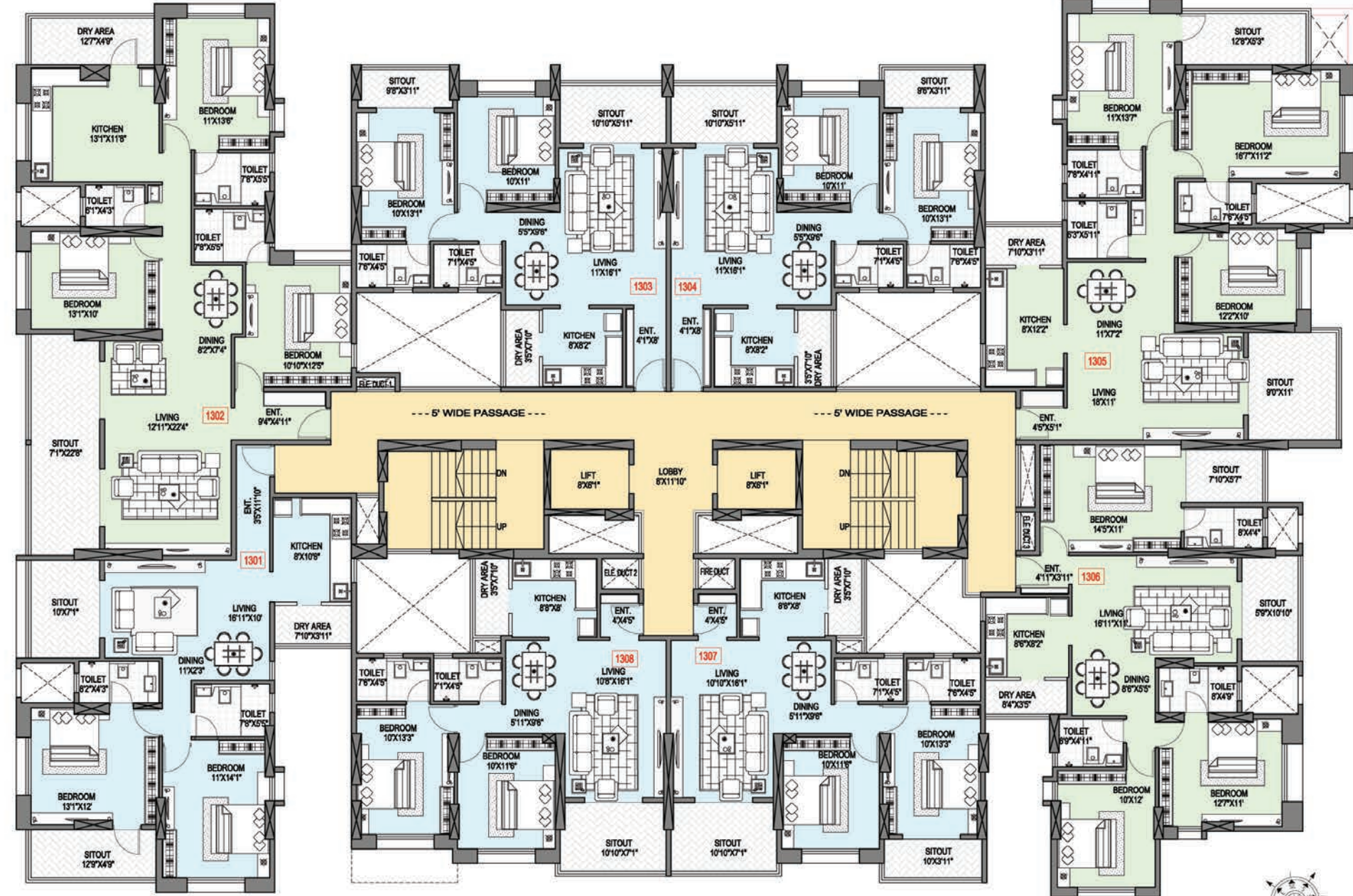




12TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
1201	3-BHK	992	111	1103	1489	1205	4-BHK	1171	129	1300	1755
1202	3-BHK	1004	167	1171	1581	1206	2-BHK	600	24	624	842
1203	2-BHK	685	129	814	1099	1207	1-R	384	39	423	571
1204	2-BHK	506	67	663	894	1208	2-BHK	684	142	826	1115

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13TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)						AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
1301	2-BHK	772	165	937	1265	1305	3-BHK	1068	197	1265	1708
1302	3-BHK	1186	220	1406	1898	1306	2-BHK	916	135	1051	1419
1303	2-BHK	698	129	827	1116	1307	2-BHK	684	143	827	1116
1304	2-BHK	698	129	827	1116	1308	2-BHK	678	104	782	1056

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