

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:
Near Ideal Colony Metro Station, Paud Road,
Erandawana, Pune - 411004

78-10-808080



MAHARERA NO.
P52100029132

<https://www.maharera.maharashtra.gov.in>



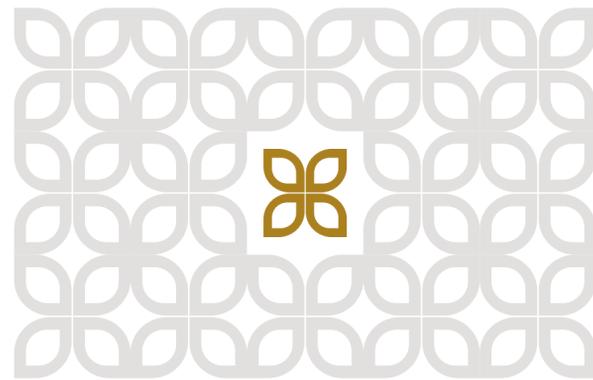
Disclaimer: All art renderings, illustrations, photographs and pictures contained in this advertisement are an artist's impression only and the same should not be construed to be the final image/view of the final project. Every interested purchaser should take note of this express representation. All specifications of the flat shall be as per the final agreement between the parties.



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2, 3 & 4 BHK HOMES
Near Ideal Colony Metro Station, Paud Road,
Erandawana, Pune - 411004

ABOUT BADHEKAR GROUP



www.badhekargroup.in

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.



KESHAR

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

Solar Water

CCTV

Gas Pipeline as per MNGL

Wifi Provision in Common Area

Video Door Phone

Terrace Garden

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. Dewaterin during the foundation work is developer's responsibility. Anti-termite treatment shall be given to all footing and plinth work.

WALLS

Siporex/AAC block masonry for Internal & External walls.

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: - 2' X 2' anti-skid designer base tiles Johnson or equivalent make tiles flooring.

KITCHEN

'L' Shape/Parallel 10 - 12' long Granite Kitchen platform with SS Sink of size 18"x21" With glazed dado tiles Up to Ceiling Level. One Loft each in Kitchen & in Guest Bed Room.

TOILETS

Dado: - Best Quality Wall tiles up to Ceiling level with design for all toilets with good quality CP fittings. Exhaust Fan point provision and necessary accessories and laminated doors with Granite Door Frames.

PLUMBING AND SANITATION

Concealed plumbing with chrome plated Jaquar or Equivalent Continental/series bath fittings with Concealed Flush Tank/Flush Valve 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/Grohe/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 connection will be provided by the builder in Master Toilet only & Provision for Geyser/Boiler along with ele. 15 Amp point in all other Toilets 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.

ELECTRICAL

Concealed polycab copper wiring with Legrand/Anchor/Grab Tree Switches and MCB will be provided free of cost by the developer. Inverter wiring for light points, fan point, bell point, TV point and in each bed room & Living Room will be provided by the Developer.

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 bedrooms & in Living room 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 invisible safety grills and four side Granite frame will be provided by the developer free of cost to all windows.

DOORS

Main Door :- 3'0" Wide post forming door including digital lock 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, 2'6" wide post forming doors for balconies & toilets will be provided by the developer free of cost. Powder Coated Aluminum Sliding Door For Living Room Terrace/Balcony & Normal Doors for Other Terraces/ Balconies.

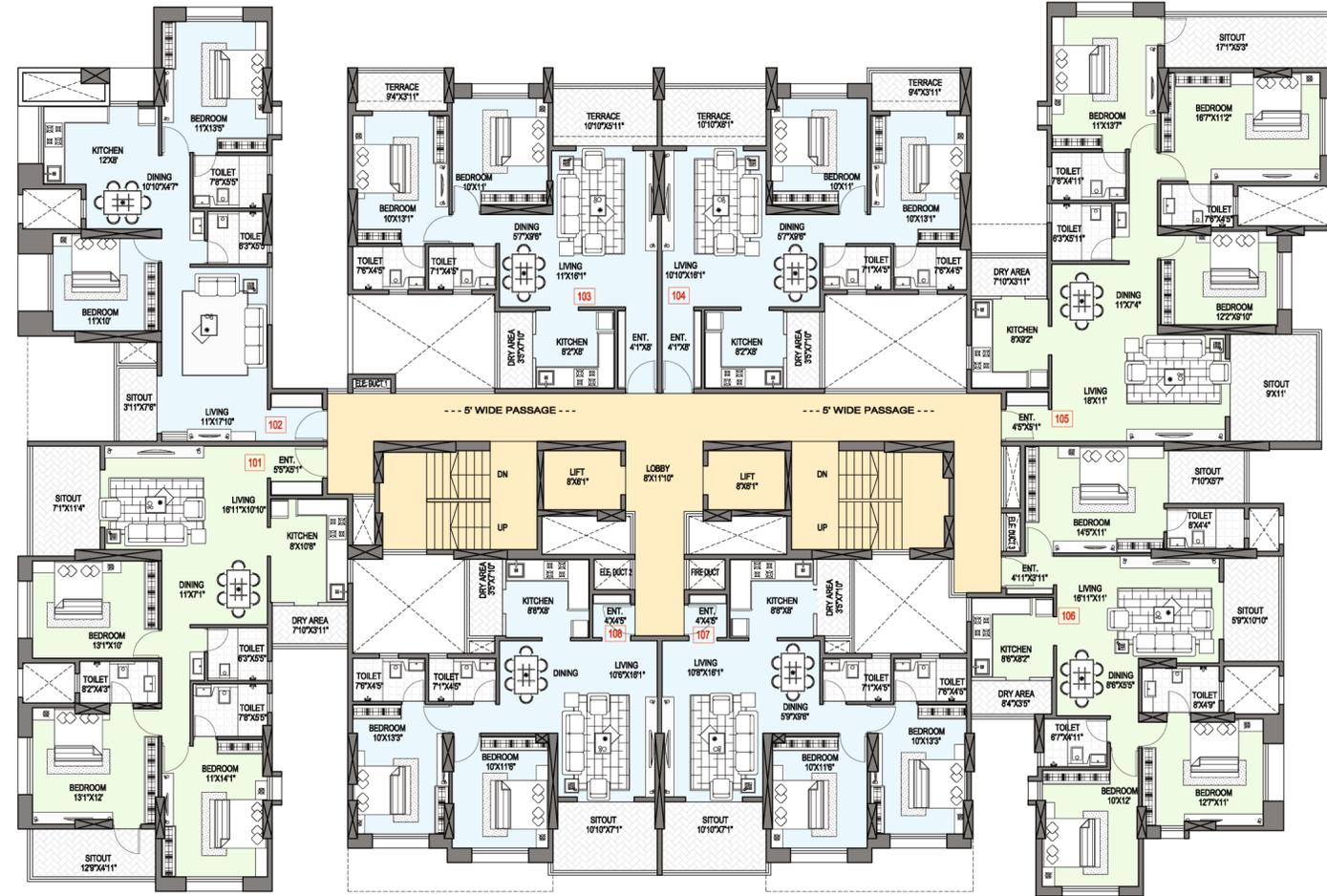
DRY BALCONY

1 Water tap & 1 electrical point each for washing Machine & Dish washer.

ELECTRICAL POINTS

1. **Living Room** - Light Point: 4, Fan Point: 2, Bell Point: 1, Plug Points 5Amp: 4
2. **Kitchen/Dining** - Light Point: 2, Fan Point: 2, Plug Points 5Amp: 2+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
5. **Bedrooms** - Light Point: 3, Fan Point: 1, Plug Points 5Amp: 2, Power Points 15Amp: 1
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

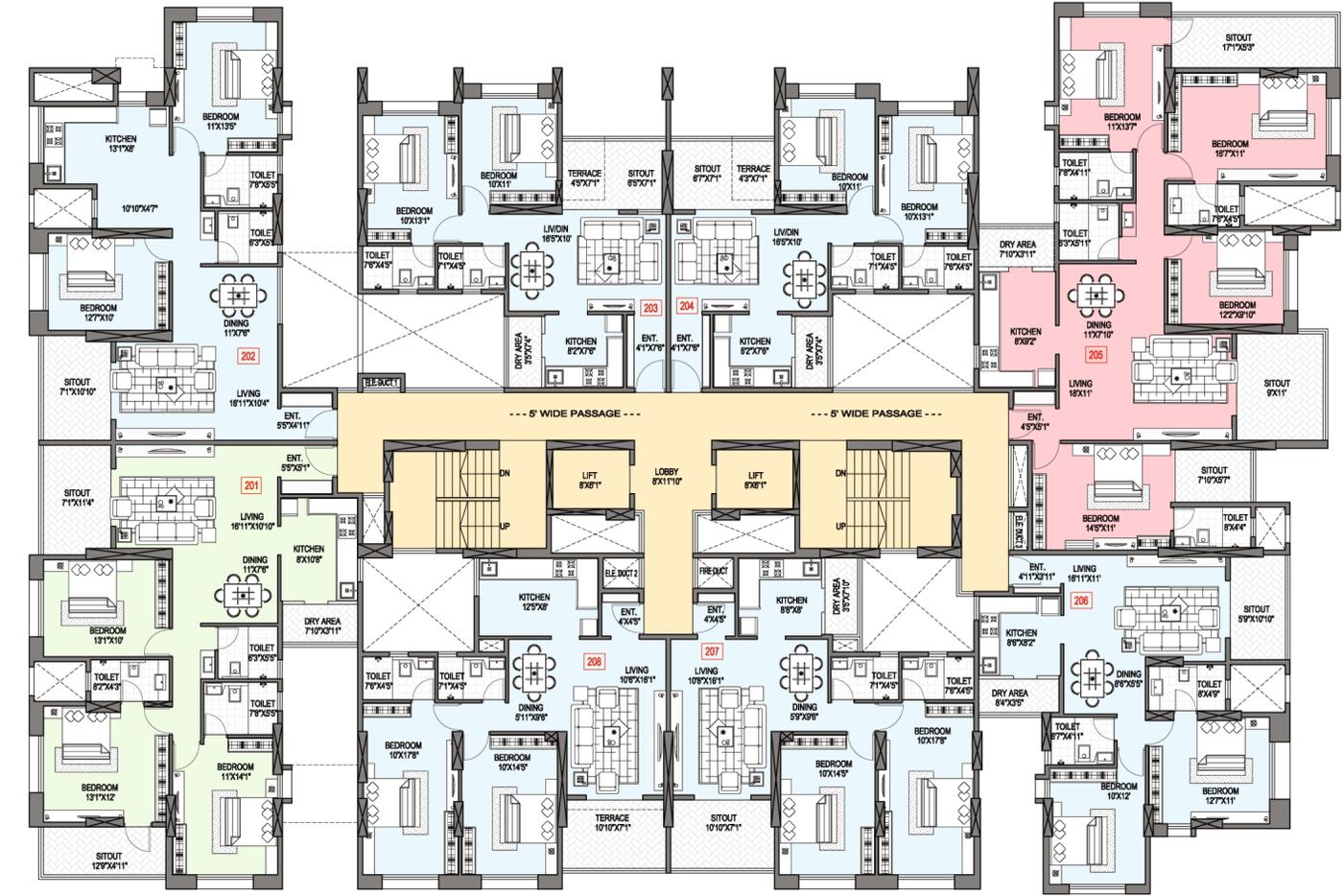


1ST FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					AREA STATEMENT (IN SQ.FT)						
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	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



SECOND FLOOR PLAN

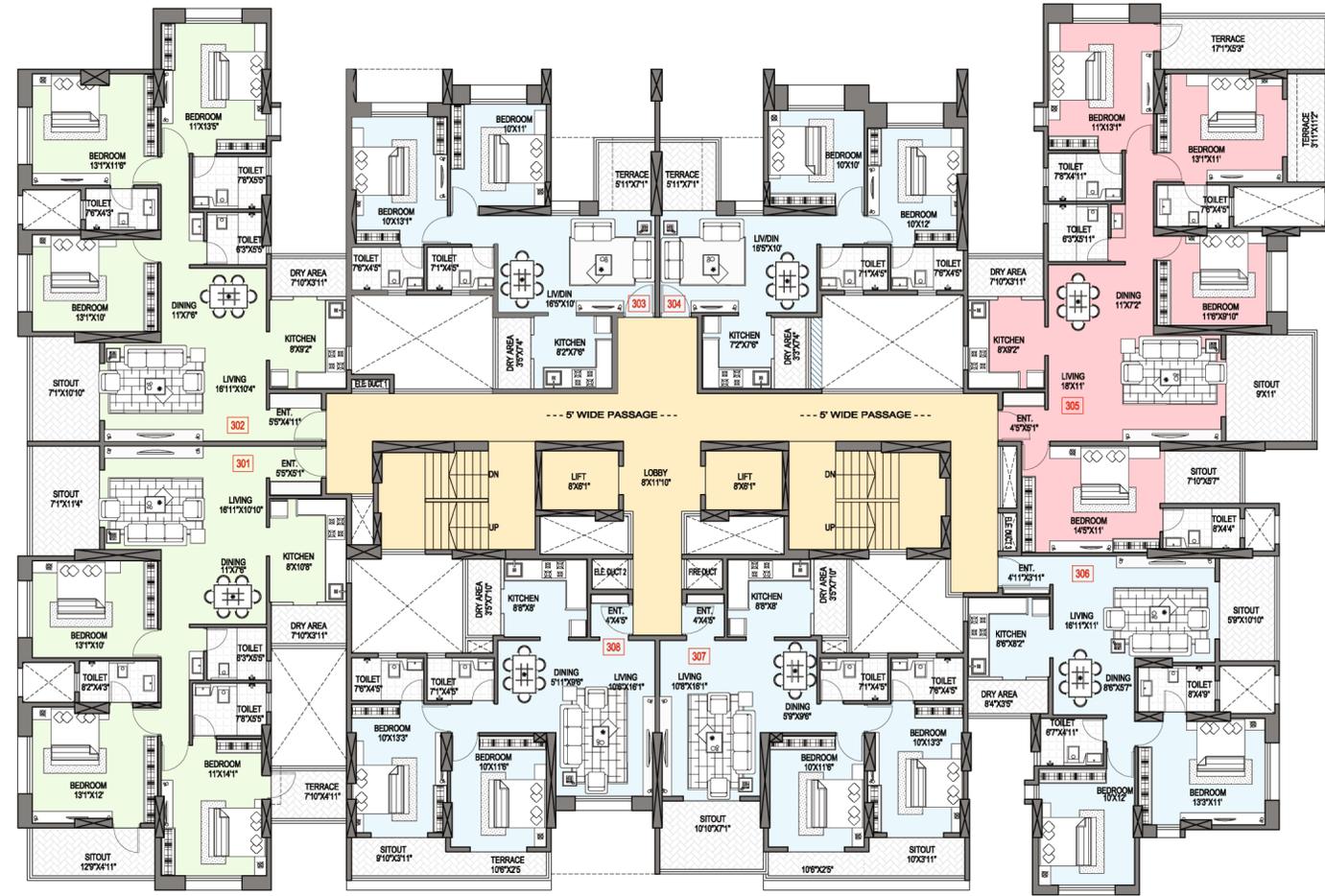


2ND FLOOR PLAN

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	821	102	923	976	207	2-BHK	755	104	859	1160
204	2-BHK	821	102	923	976	208	2-BHK	782	76	858	1158



THIRD FLOOR PLAN

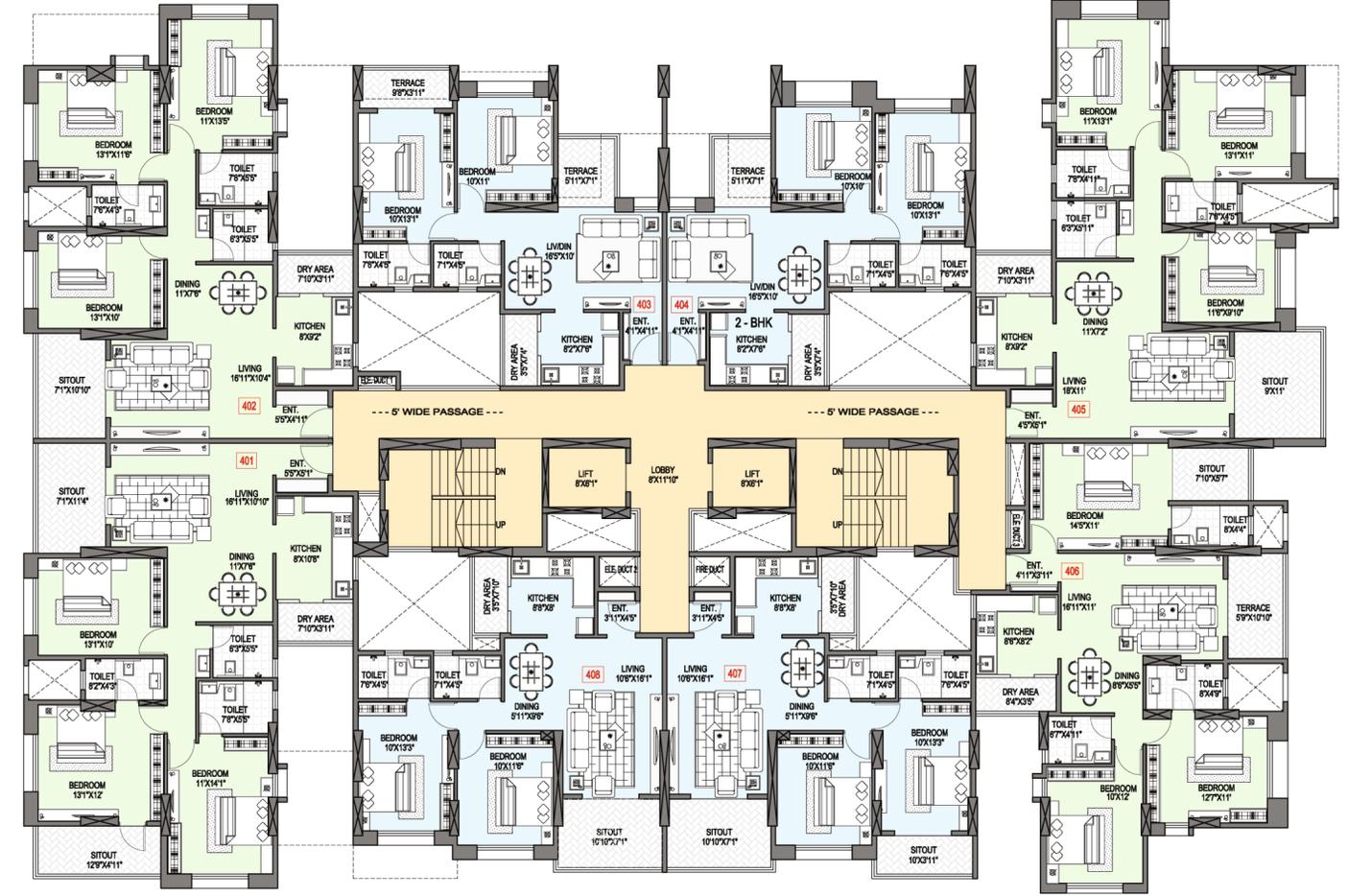


3RD FLOOR PLAN

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



FOURTH FLOOR PLAN

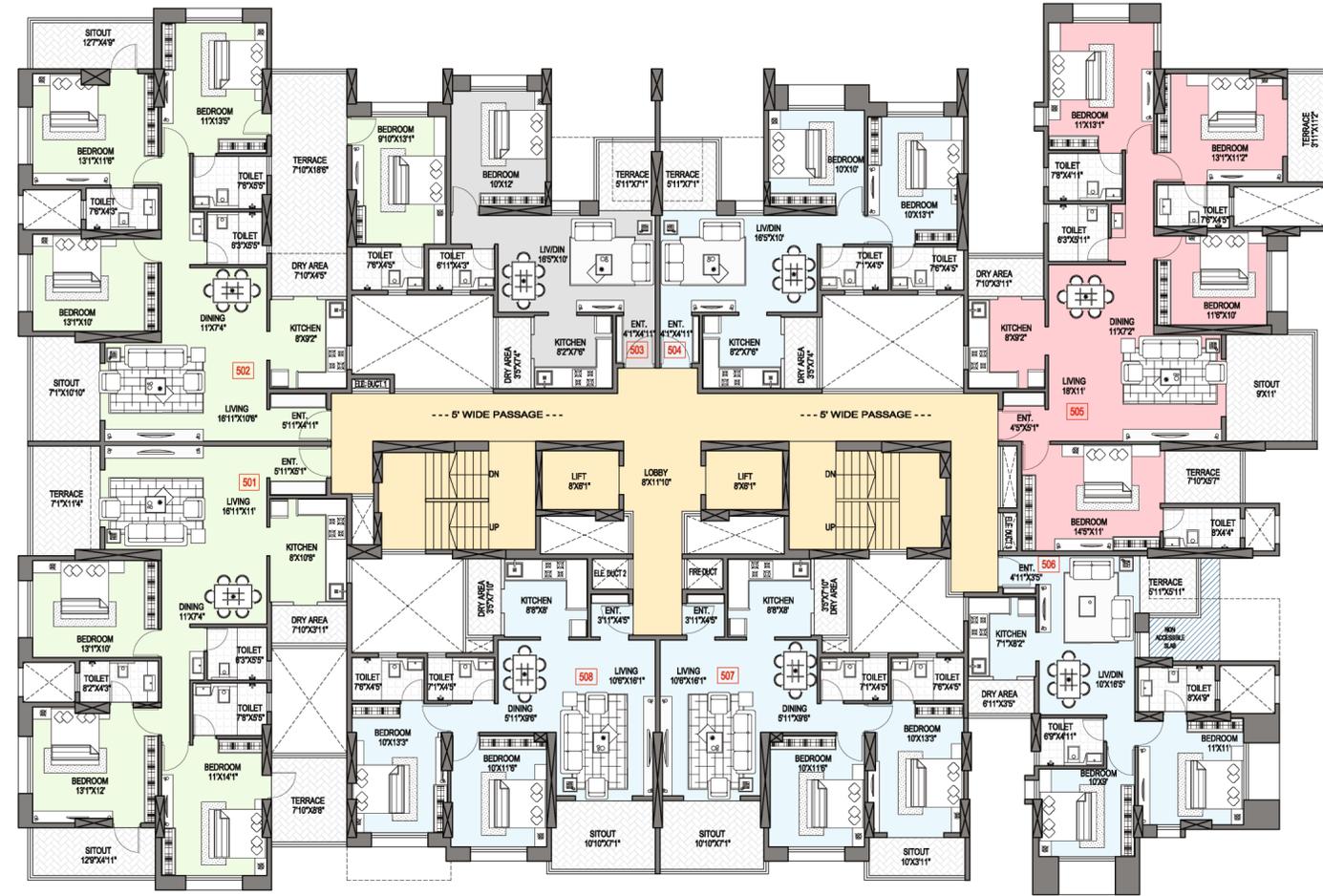


4TH FLOOR PLAN

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



FIFTH FLOOR PLAN

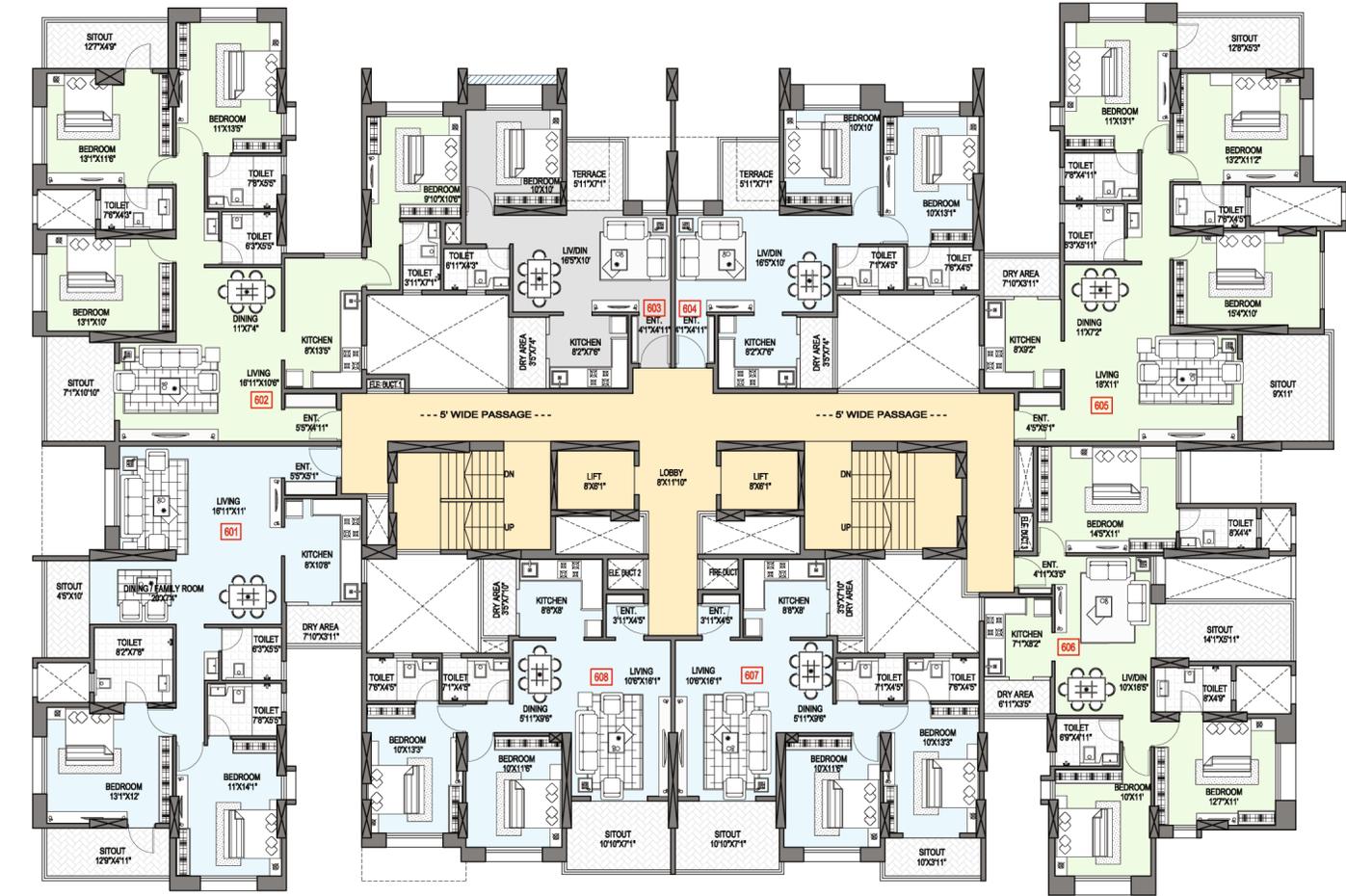


5TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					AREA STATEMENT (IN SQ.FT)						
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	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



SIXTH FLOOR PLAN

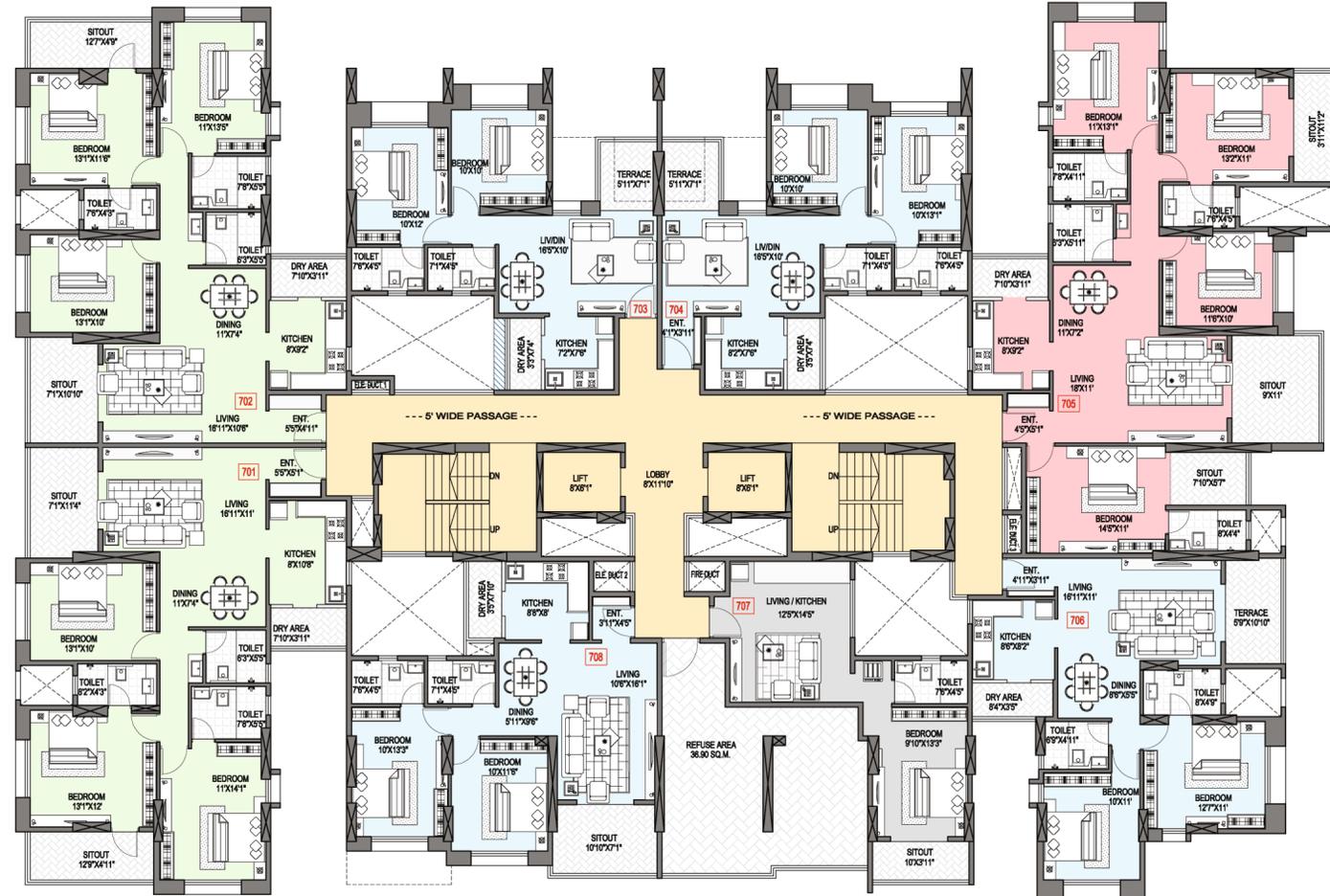


6TH FLOOR PLAN

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



SEVENTH
FLOOR PLAN

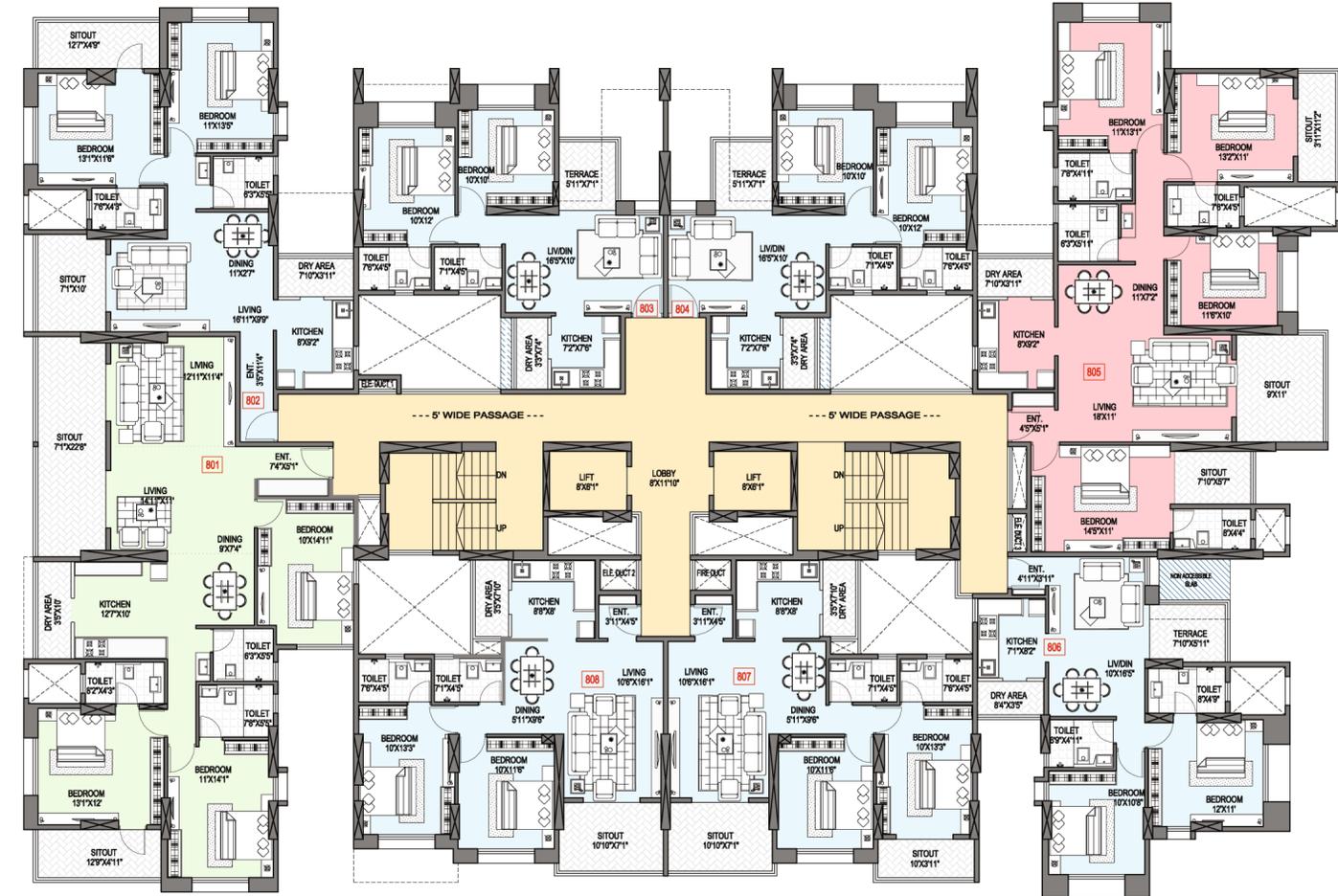


7TH FLOOR PLAN

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



EIGHTH
FLOOR PLAN



8TH FLOOR PLAN

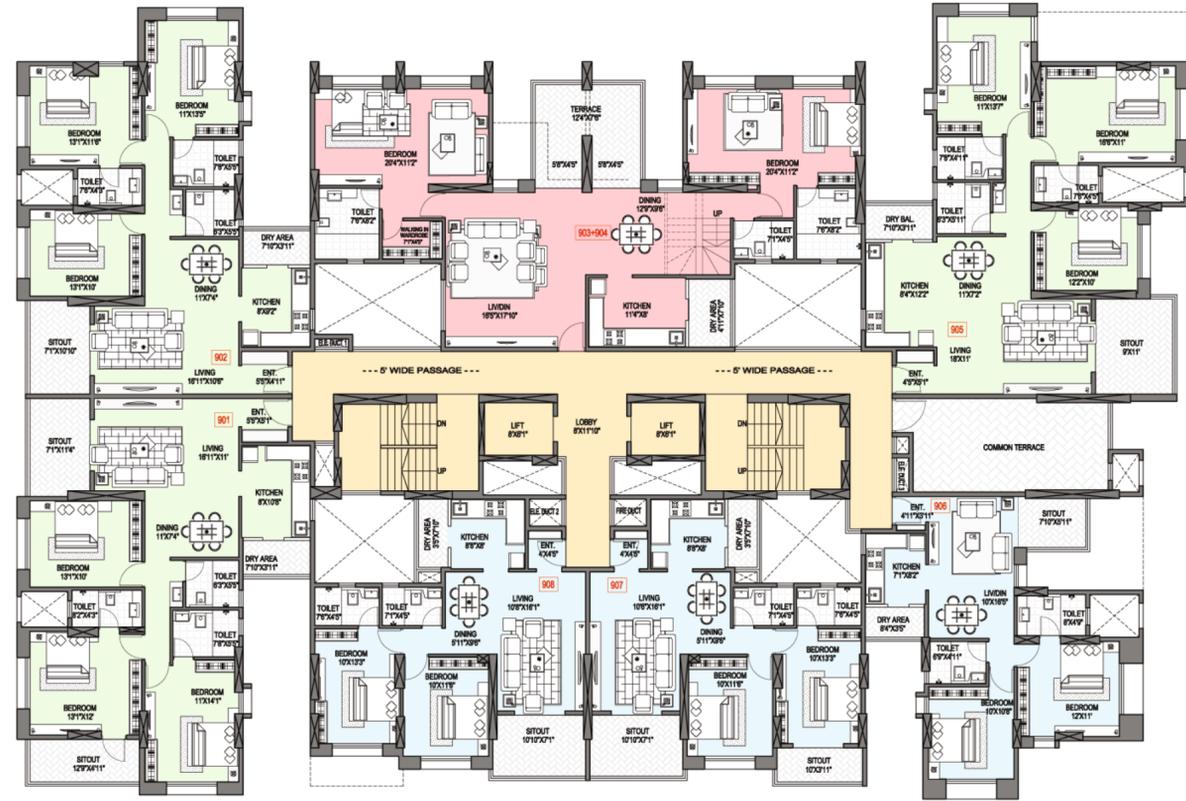
AREA STATEMENT (IN SQ.FT)					AREA STATEMENT (IN SQ.FT)						
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
801	3-BHK	1190	257	1447	1953	805	4-BHK	1201	218	1419	1916
802	2-BHK	741	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



NINTH FLOOR PLAN

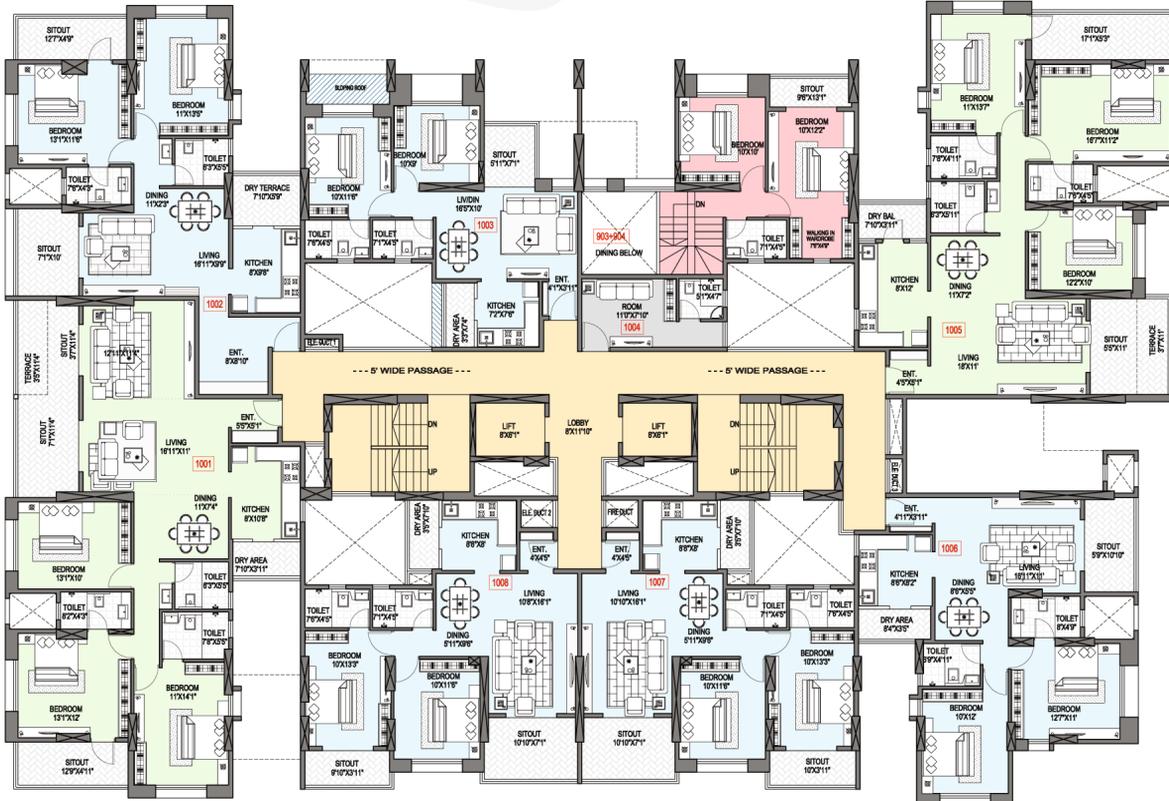
TENTH FLOOR PLAN

ELEVENTH FLOOR PLAN



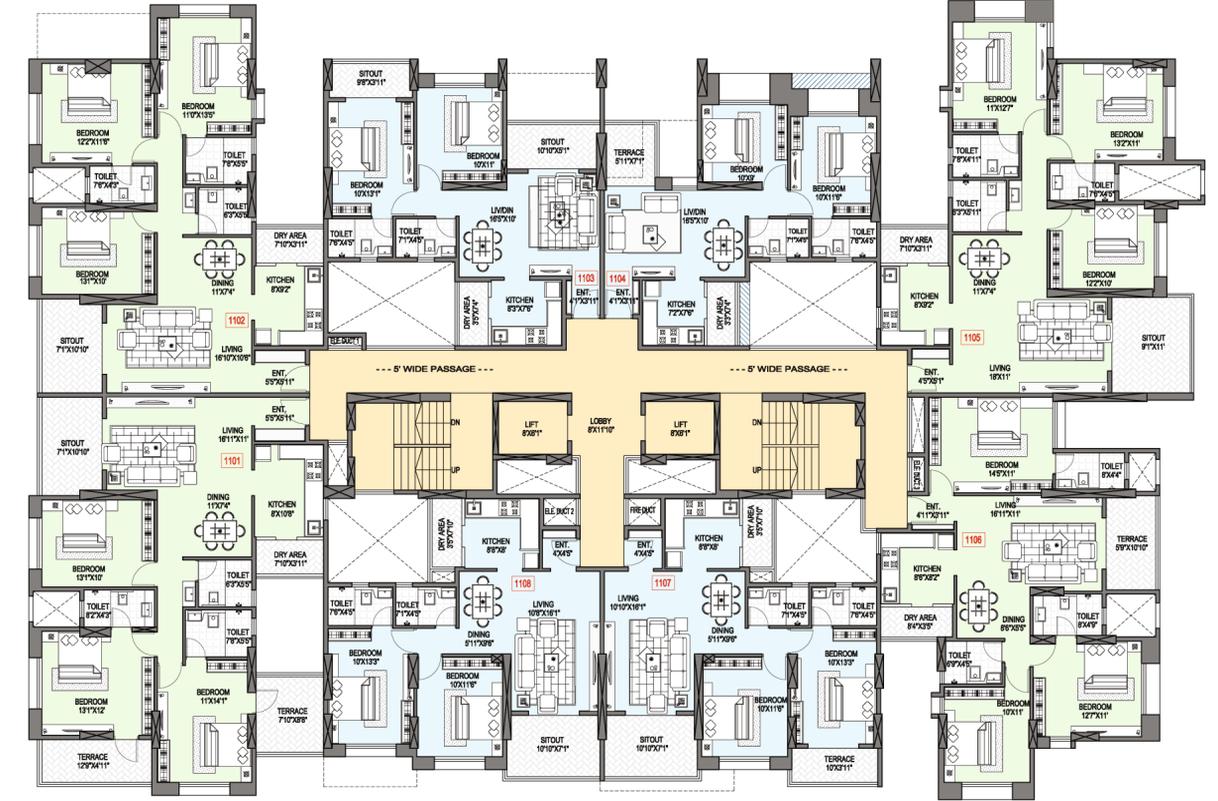
9TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					AREA STATEMENT (IN SQ.FT)				
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL SALEABLE
901	3-BHK	1041	174	1215	905	3-BHK	1058	130	1188
902	3-BHK	894	107	1101	906	2-BHK	582	70	652
903-4	4-BHK	1686	213	1899	907	2-BHK	684	143	827
					908	2-BHK	678	104	782



10TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					AREA STATEMENT (IN SQ.FT)				
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL SALEABLE	FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL SALEABLE
1001	3-BHK	1103	254	1447	1005	3-BHK	1070	220	1290
1002	2-BHK	804	176	980	1006	2-BHK	705	91	796
1003	2-BHK	557	66	623	1007	2-BHK	684	143	827
1004	1-R	131	0	131	1008	2-BHK	684	143	827



11TH FLOOR PLAN

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



TWELFTH FLOOR PLAN



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	982	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	596	87	683	894	1208	2-BHK	684	142	826	1115



THIRTEENTH FLOOR PLAN

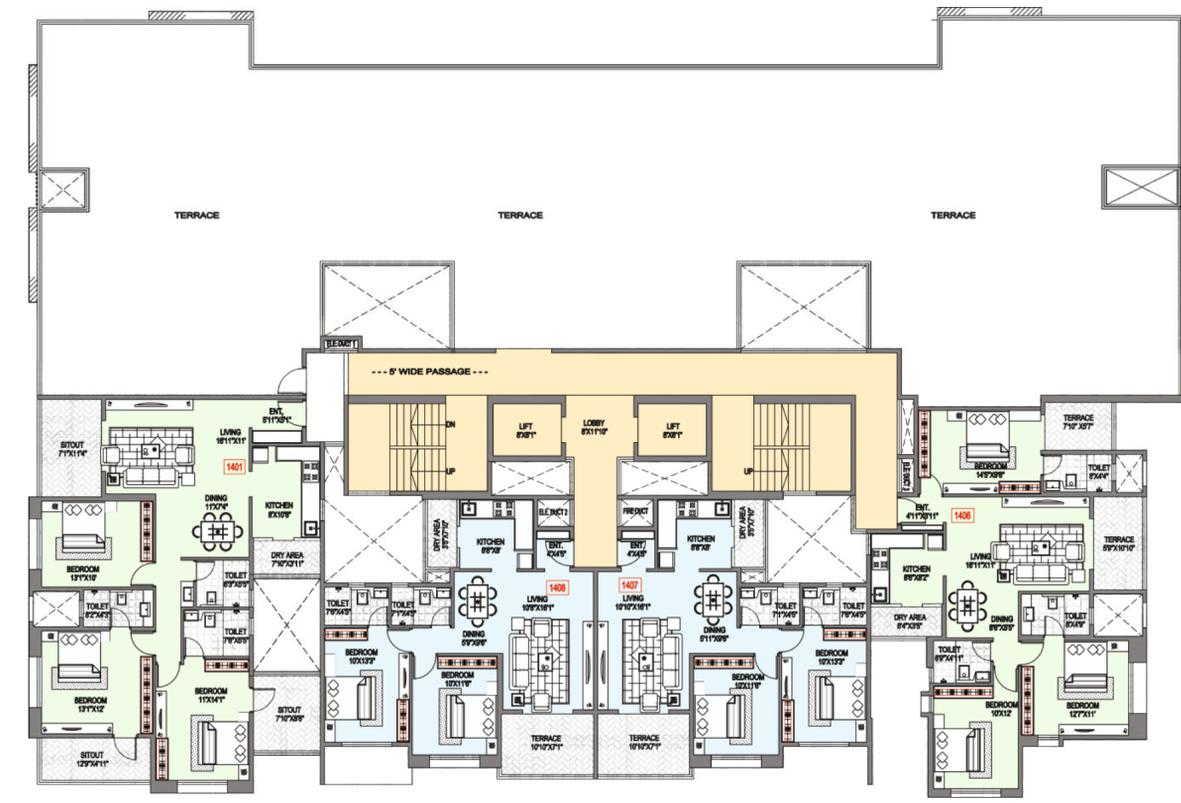


13TH FLOOR PLAN

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	1088	197	1285	1708
1302	3-BHK	1186	220	1406	1886	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



FOURTEENTH FLOOR PLAN



14TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
1401	3-BHK	1048	242	1290	1742
1406	3-BHK	898	135	1033	1395
1407	2-BHK	678	104	782	1056
1408	2-BHK	678	104	782	1056

