

A Project By



www.badhekargroup.in

Office Address:
303, 3rd Floor, 11 Mayur, Opp. Mrutyunjayeshwar Temple,
Near Karve Statue, Kothrud, Pune - 411038
781-080-8080 | 855-100-8080

Site Address:
Opp.Greenfood Hotel, Next to Yashwantrao Chavan
Natyagruha Bhelke Nagar, Kothrud, Pune -38
781-080-8080 | 855-100-8080



MAHARERA NO.
P52100033731
<https://www.maharera.maharashtra.gov.in>

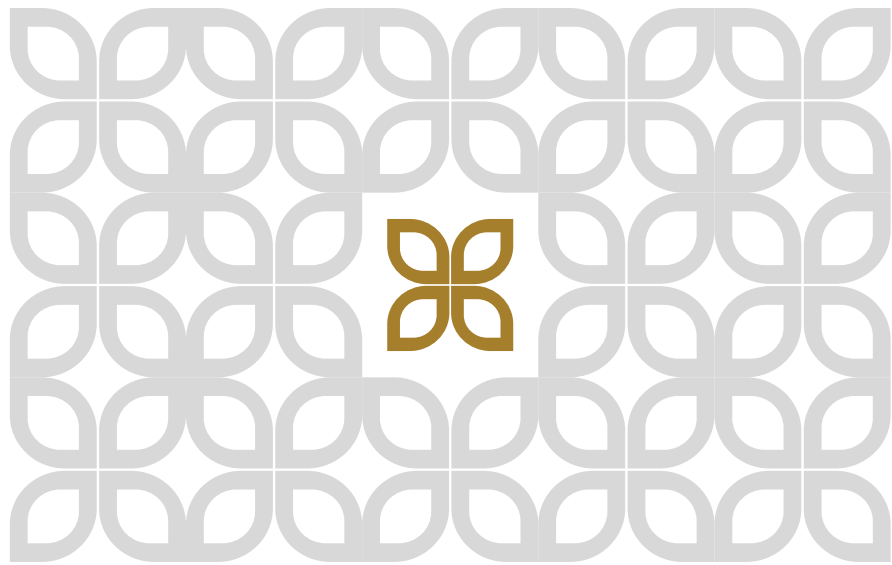
Sales Partner:
MORE SPACES

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.



1, 2, 3, 4 BHK & DUPLEX
Bhelke Nagar, DP Road Kothrud, Pune

ABOUT BADHEKAR GROUP



www.badhekargroup.in

Founded in 2010, Badhekar Group is one of Pune's most trusted redevelopment builder. With 24+ ongoing projects across prime city locations, we continue to shape the skyline with thoughtfully crafted homes. Our projects reflect a deep understanding of urban needs, blending modern living with functional design. Over the years, we've earned a reputation for timely delivery, transparency and long-term value.

Driven by trust, quality, and commitment, we've delivered homes to over 3000 families, creating spaces filled with lasting memories. Each home we build stands as a testament to our promise of excellence and reliability. At the helm is Mr. Pravin Badhekar, Chairman and Managing Director, who brings over two decades of expertise and vision to the Group's enduring success. His leadership continues to steer the brand toward new milestones in the Pune real estate landscape.



SHRIDHARKRUPA

Every city beats & breathes differently; Here's your chance to live in the heart & soul of Pune. Shridharkrupa from Badhekar Group offers spacious 1, 2, 3 & 4 BHK apartments & duplexes in one of the city's prominent areas - Bhelke Nagar, Kothrud.

Settled comfortably between DP Road, Paud Road, and Karve Road & only a kilometre from the Vanaz Metro Station, this residency brings you seamless, constant connectivity with the rest of the city. From Shri Mrutyunjayeshwar Temple to MIT World Peace University, here is the finest of Pune's past, present & future standing at the door for you.

Under the unending open blue sky, this is the slice of life you needed all along.

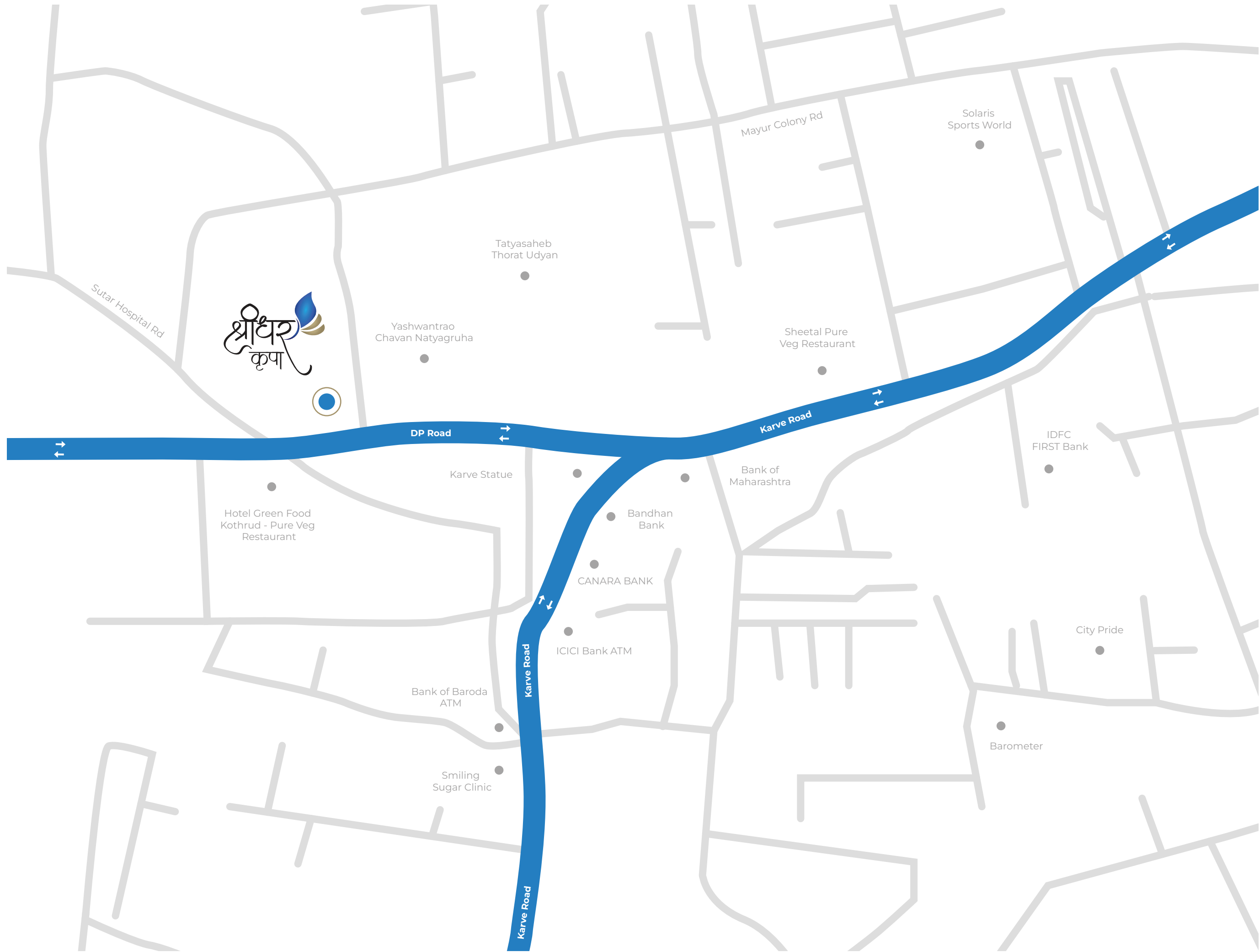


LOCATION

Shridharkrupa in Bhelke Nagar, Kothrud, surrounds itself with calmness & comfort. As the heart & soul of Pune, it stays well connected to malls & factory outlets such as Nike, PUMA, Reliance Centro and the Pavillion Mall to answer your every desire within 5 kilometres.

Its ideal location silences the concrete jungle and soothes your mood with the voices of the lush greenery enveloping the neighbourhood. In under 30 minutes, Shridharkrupa makes you relive the harmony between nature & people with its neighbouring Pandit Bhimsen Joshi Udyan, and have your eyes feast on the most ideal sunsets at the ARAI Hills.

If you chase life in the fast lane, this is the answer to travelling to PCMC, Pune Railway Station, Sahyadri Hospital & more.





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. 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 bathroom.

Telephone point and cable TV points in living room and each bedroom 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.

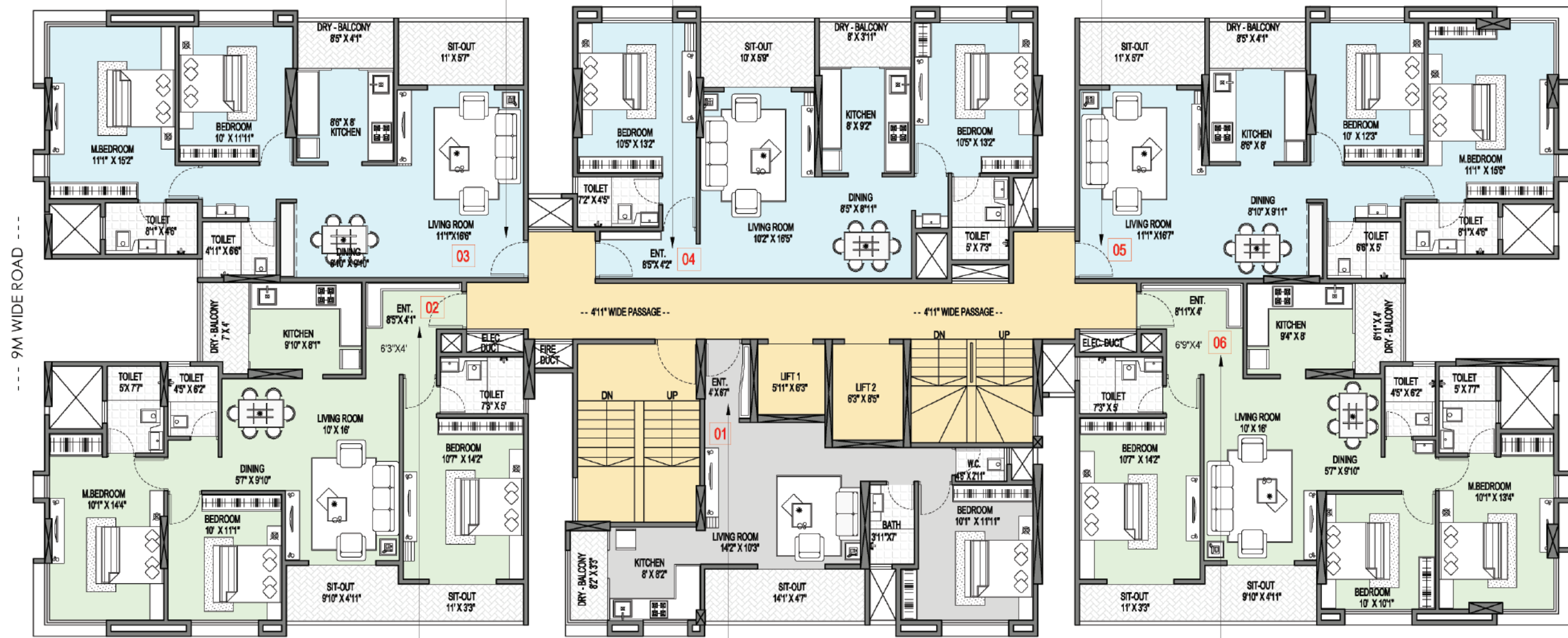
DOORS

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

1ST TO 6TH, 8TH TO 11TH
FLOOR PLAN

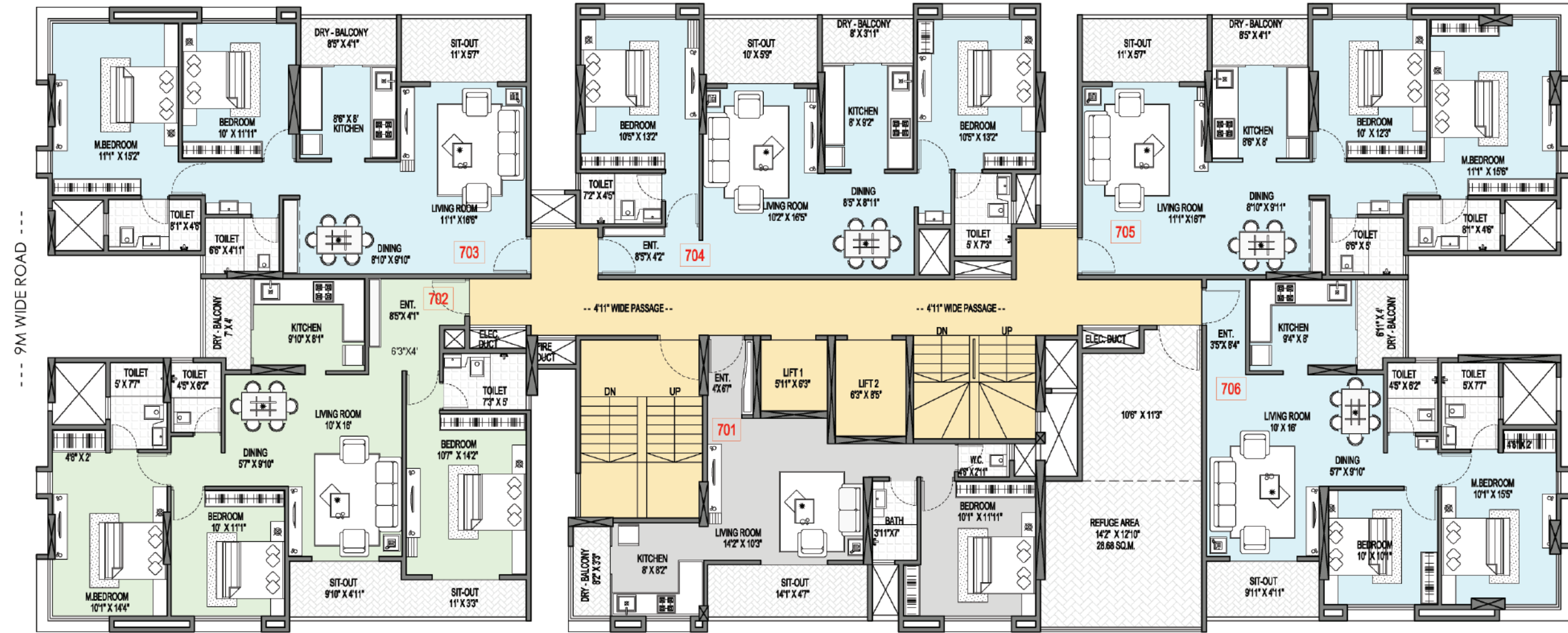


1ST TO 6TH, 8TH TO 11TH FLOOR PLAN

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
01	1-BHK	474	92	566	764	04	2-BHK	761	89	850	1148
02	3-BHK	955	115	1070	1445	05	2-BHK	791	96	887	1197
03	2-BHK	782	96	878	1185	06	3-BHK	933	115	1048	1415



7TH
FLOOR PLAN

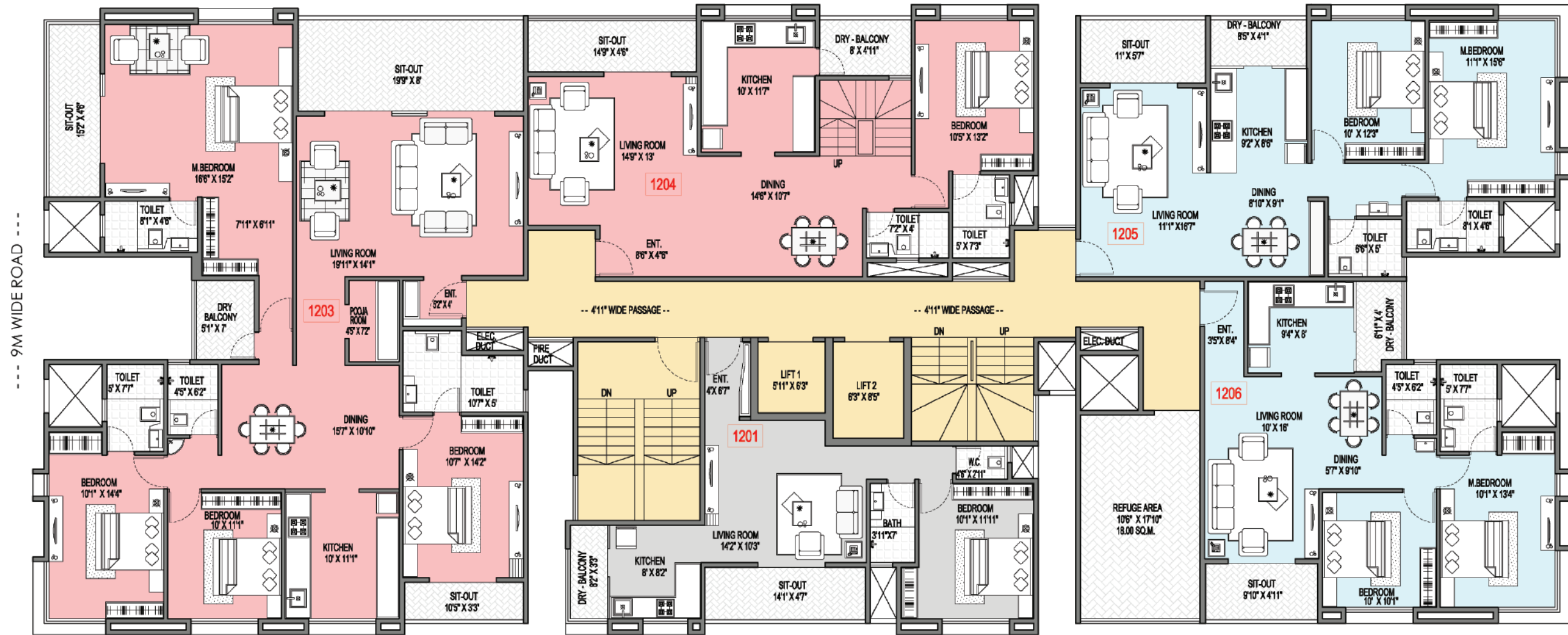


7TH FLOOR PLAN

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	1-BHK	474	92	566	764	704	2-BHK	761	89	850	1148
702	3-BHK	955	115	1070	1445	705	2-BHK	791	96	887	1197
703	2-BHK	782	96	878	1185	706	2-BHK	685	79	764	1031



12TH
FLOOR PLAN

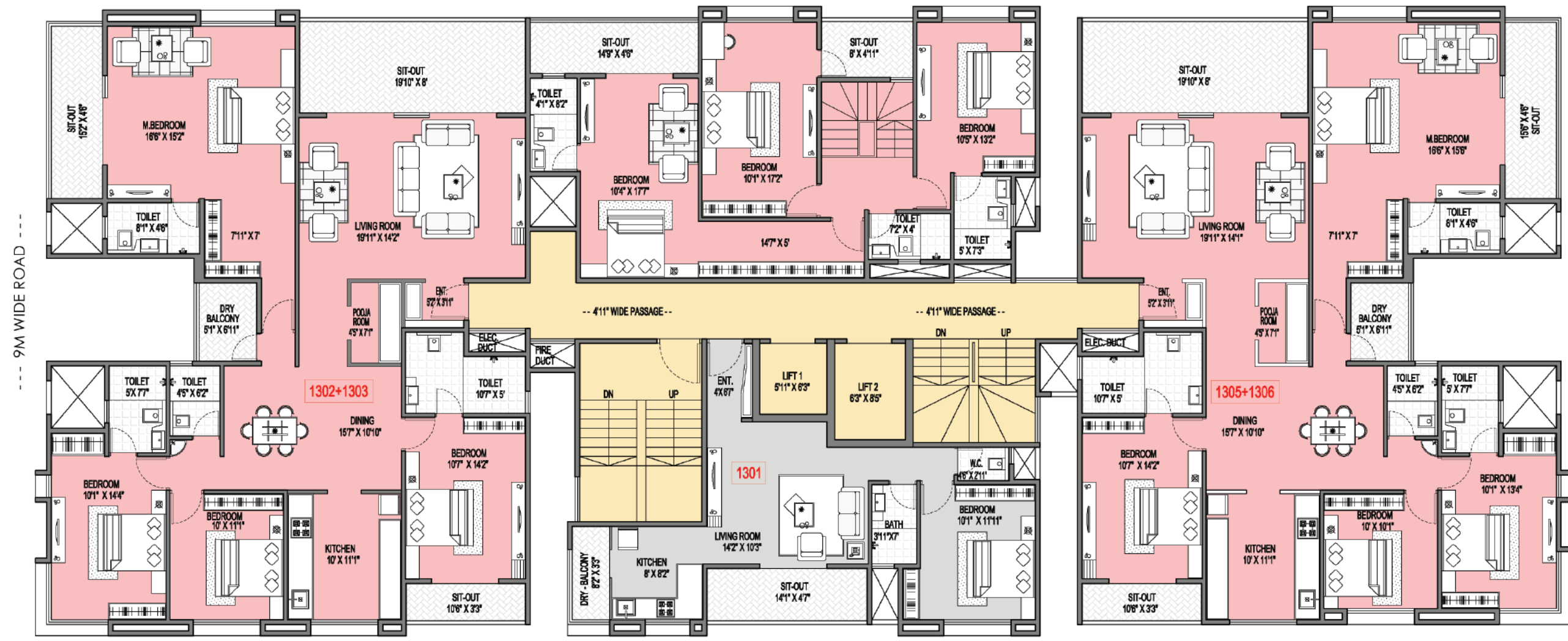


12TH FLOOR PLAN

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	1-BHK	474	92	566	764	1205	2-BHK	791	96	887	1197
1202+1203	4-BHK	1667	297	1964	2651	1206	2-BHK	685	79	764	1031
1204+1304	4-BHK	1633	212	1845	2491						



13TH
FLOOR PLAN



13TH FLOOR PLAN

AREA STATEMENT (IN SQ.FT)					
FLAT NO.	FLAT TYPE	FLAT CARPET	BALCONY / TERRACE CARPET	TOTAL CARPET	TOTAL SALEABLE
1301	1-BHK	474	92	566	764
1302+1303	4-BHK	1667	297	1964	2651
1305+1306	4-BHK	1652	299	1951	2634

