



गृहसौख्याचा दरवळ!





Sharada Alliance[®]
PROMOTERS & BUILDERS
Creating Landmarks. Delivering Promises.

Starting off in 2005, Sharada Alliance was formed by the hardcore civil professionals having joint experience of nearly 50 years with a vision to build best-in-class residential, commercial, and retail ventures that enable people to lead a better life. They strive to deliver quality residential and commercial projects with total transparency in the stipulated time. They are a group of value driven professionals who are intelligent, innovative and deeply involved. For them, construction is not just about bricks and mortar but dreams and desires. They revel in creations par excellence and take delight in being a trustworthy brand. Their existing projects like Tejovalay, Arista, Celistra, Madhupushpa, Paritosh, Megh Sparsh, Spandan and commercial projects like Bonita and Time Square in Pune stand testimony to what they believe in. With maximum number of projects being developed in the western side of Pune and more than 1000 families already bestowing their trust in the group, Sharada Alliance is surely making its presence felt in the ever-changing market of Pune's real estate development.



SHRI VENKATESH
Infrastructure Pvt. Ltd.

Shri Venkatesh Infrastructure Pvt. Ltd is a company that constantly strives to provide homes and infrastructural work that have a superlative quality of construction. The company has entered in real estate development in 2002, with the prestigious project "Arjun Tower" & "Shri Venkatesh Nagari".

Under the leadership of Mr. Pramod Sathe (BE Civil), Chairman & Managing Director, who has also bagged the 'Ideal Engineer' Award from Govt. of Maharashtra, the company has created ample landmarks over the last decade. Of course, the expertise of Mr. Pradip Sathe (MCM), Director, and the company's efficient team has a major contribution in company's success. It's the unrelenting faith of the customers in company's abilities that has inspired them to think beyond business and endeavor to create social happiness.

The company constantly strives to move forward and become the leading construction company that is famous for excellence, quality, performance and reliability in all types of constructions in Maharashtra & Goa region, while delivering projects that consistently meet international standards. The company has further developed areas with their prestigious projects on Mumbai - Bangalore Highway & at Sinhagad Road area in Pune. With a total construction area already spanning over 6,50,000 sq. ft comprising of 680 residential apartments & 47 commercial units and about 16,00,000 sq. ft area about to be developed in the coming few years, the company is sure to rise above the rest and reach the pinnacle of success.







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Carrying the same legacy forward, Sharada Alliance and Shri Venkatesh Infrastructure Pvt. Ltd have joined hands to form Shri Venkatesh Sharada Infracon, and bring to you 'Parijat'-1 & 2 BHK affordable homes at Ambegaon(Kh.), Pune. Spreading the fragrance of happiness, these homes range from 566 to 1399 sq. ft and provide the perfect opportunity for you to finally own your own apartment in Pune. With state-of-the-art amenities and specifications restored, these homes tell the tales of beautiful mornings, lovely afternoons, pleasant evenings and serene nights.







Amenities



2 side open design of flats for better ventilation and light



Party lawn for small functions



Landscaped garden



Children's play area



Sit outs, peace zone for senior citizens



Jogging Track



Well designed main entrance lobby



Two Automatic lifts for each building



Paved roads for internal area



Entrance gate with watchman cabin

Specifications



Structure

- Strong Earthquake resistant RCC framed structure as per IS code
- Anti-termite treatment to foundations



Flooring

- 24" x 24" Vitrified tiles in all rooms
- Ceramic tile flooring in toilets and terrace



Walls & Ceilings

- 6/4 inch thick bricks / Fly Ash bricks for external and internal walls
- Sponge finished external plaster for increased protection from weathering and formations
- Smooth neeru finish plaster internally
- Ceiling finished in POP



Paint

- Acrylic paint for external walls
- Rich Oil Bond paint for internal walls & ceilings



Doors

- Decorative paneled main door
- Painted flush doors for all rooms & toilet
- Marble frame for toilets with waterproof doors



Windows

- Superior quality powder coated aluminum sliding windows
- MS grills with oil paint to all windows



Electrical

- Concealed copper wiring of IS brand
- Good quality switches of reputed make with 5 year guarantee
- Adequate electrical points in every rooms



Kitchen

- Kitchen ottah with Granite top & single bowl SS sink
- Dado in ceramic tiles



Toilets

- Good quality CP bath fittings in all toilets
- Good quality sanitary ware in all toilets with 7' high dado of superior quality ceramic tiles
- Double coat water proofing to all toilets



Layout



Legends

- 1 Elegantly Designed Entrance Gate
- 2 Decorative Compound Wall
- 3 Children's Play Area
- 4 Spacious Garden
- 5 Concrete / Paved Road (6mtr. wide)
- 6 Jogging Track
- 7 Seating Area
- 8 Amenities Space





Location Map

(Not to scale)



Site Address: S. No. 17, Near Meghsparsah on Mumbai - Bangalore Highway, Ambegaon (Kh.), Pune.

Situated in Ambegaon (Kh.), one of the fastest developing residential areas of Pune, Parijat boasts of pollution-free and healthy environment, one that you can't find anywhere in the city. One of the most natural rich locations in the city, the area is surrounded by hills & lake and provides a living condition like no other.

Easy access to

- Mumbai - Bangalore Highway
- Springdale, Podar International & Millennium School
- Sinhgad Institute, Bharati Vidyapeeth
- Sinhgad Road, Kothrud, Katraj, Karvenagar, Dhayari, Warje
- Market places, hospitals, parks, temples etc.

Distances From Key Points

| | | | |
|------------------------|--------|-----------|---------|
| Pune Bangalore Highway | 0.5 Km | Kothrud | 7.0 Km |
| Sinhgad Road | 2.5 Km | Swargate | 10.0 Km |
| Warje | 5.0 Km | Deccan | 12.5 Km |
| Katraj Bus Depot | 6.0 Km | Hinjewadi | 17.5 Km |



1 BHK | Typical Layout



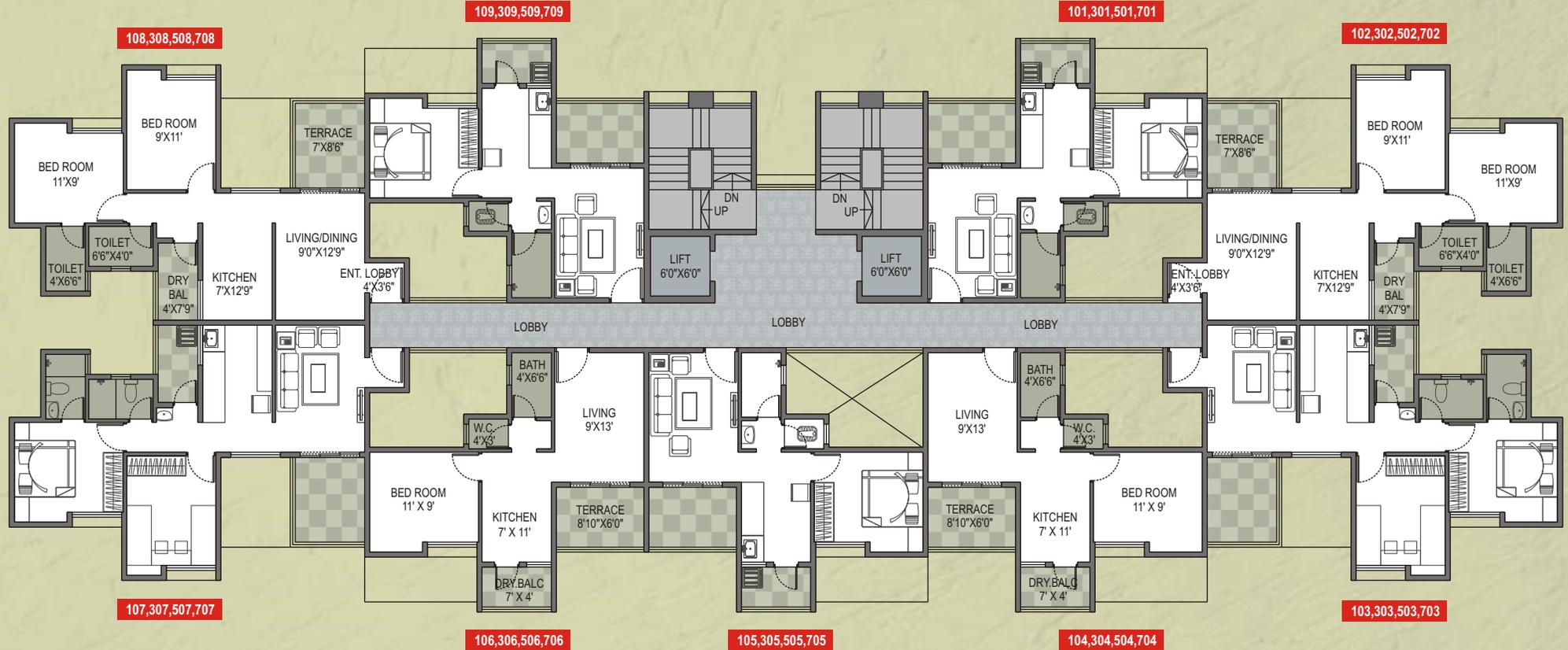
2 BHK

Typical Layout



A - WING

TYPICAL 1st, 3rd, 5th & 7th FLOOR PLAN



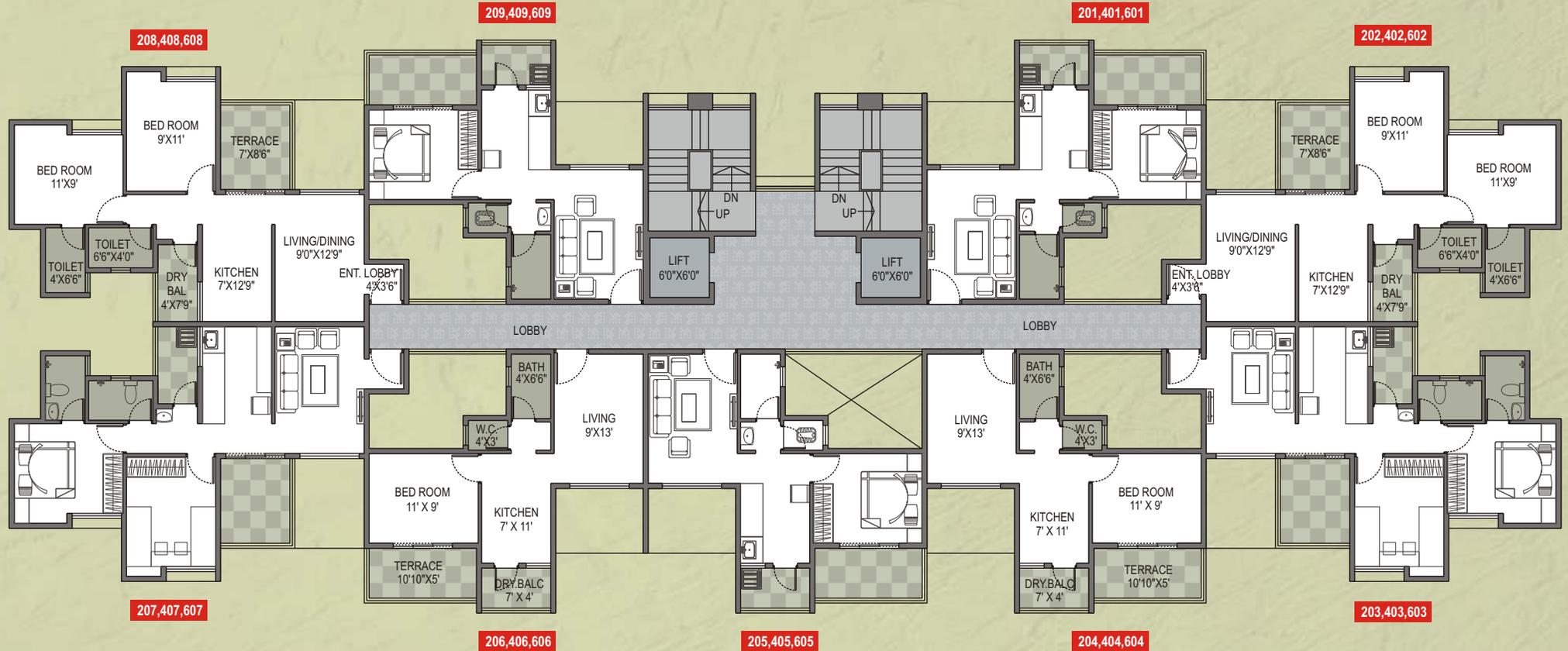
| Flat No. | Type | Carpet Area | Terrace Carpet | Saleable Area |
|-----------------|-------|-------------|----------------|---------------|
| 101,301,501,701 | 1 BHK | 386 | 53 | 571 |
| 102,302,502,702 | 2 BHK | 548 | 60 | 790 |
| 103,303,503,703 | 2 BHK | 548 | 60 | 790 |
| 104,304,504,704 | 1 BHK | 386 | 53 | 571 |
| 105,305,505,705 | 1 BHK | 386 | 53 | 571 |

| Flat No. | Type | Carpet Area | Terrace Carpet | Saleable Area |
|-----------------|-------|-------------|----------------|---------------|
| 106,306,506,706 | 1 BHK | 386 | 53 | 571 |
| 107,307,507,707 | 2 BHK | 548 | 60 | 790 |
| 108,308,508,708 | 2 BHK | 548 | 60 | 790 |
| 109,309,509,709 | 1 BHK | 386 | 53 | 571 |



A - WING

TYPICAL 2nd, 4th & 6th FLOOR PLAN



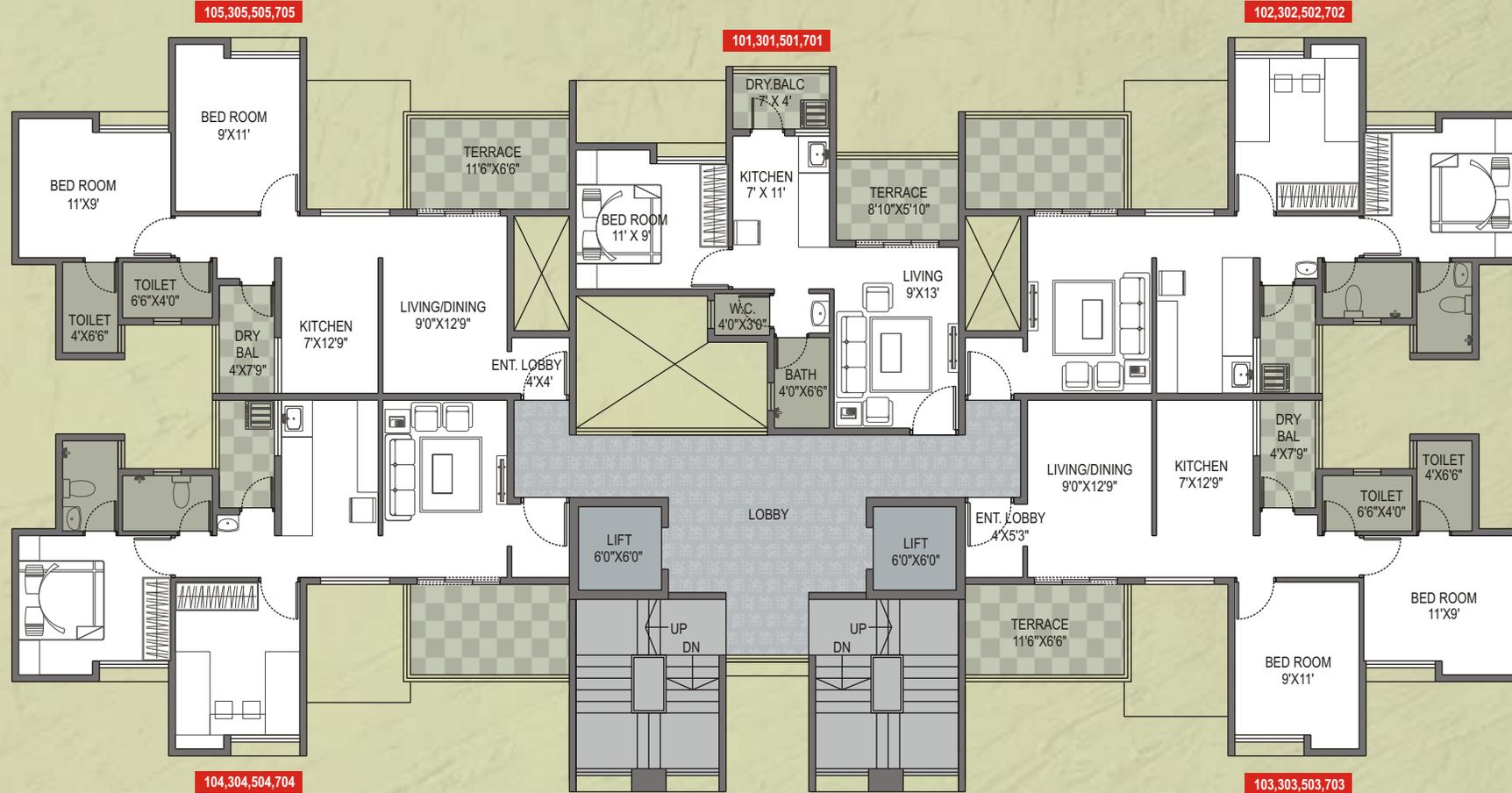
| Flat No. | Type | Carpet Area | Terrace Carpet | Saleable Area |
|-------------|-------|-------------|----------------|---------------|
| 201,401,601 | 1 BHK | 381 | 54 | 566 |
| 202,402,602 | 2 BHK | 548 | 60 | 790 |
| 203,403,603 | 2 BHK | 548 | 60 | 790 |
| 204,404,604 | 1 BHK | 381 | 54 | 566 |
| 205,405,605 | 1 BHK | 381 | 54 | 566 |

| Flat No. | Type | Carpet Area | Terrace Carpet | Saleable Area |
|-------------|-------|-------------|----------------|---------------|
| 206,406,606 | 1 BHK | 381 | 54 | 566 |
| 207,407,607 | 2 BHK | 548 | 60 | 790 |
| 208,408,608 | 2 BHK | 548 | 60 | 790 |
| 209,409,609 | 1 BHK | 381 | 54 | 566 |



B - WING

TYPICAL 1st, 3rd, 5th & 7th FLOOR PLAN

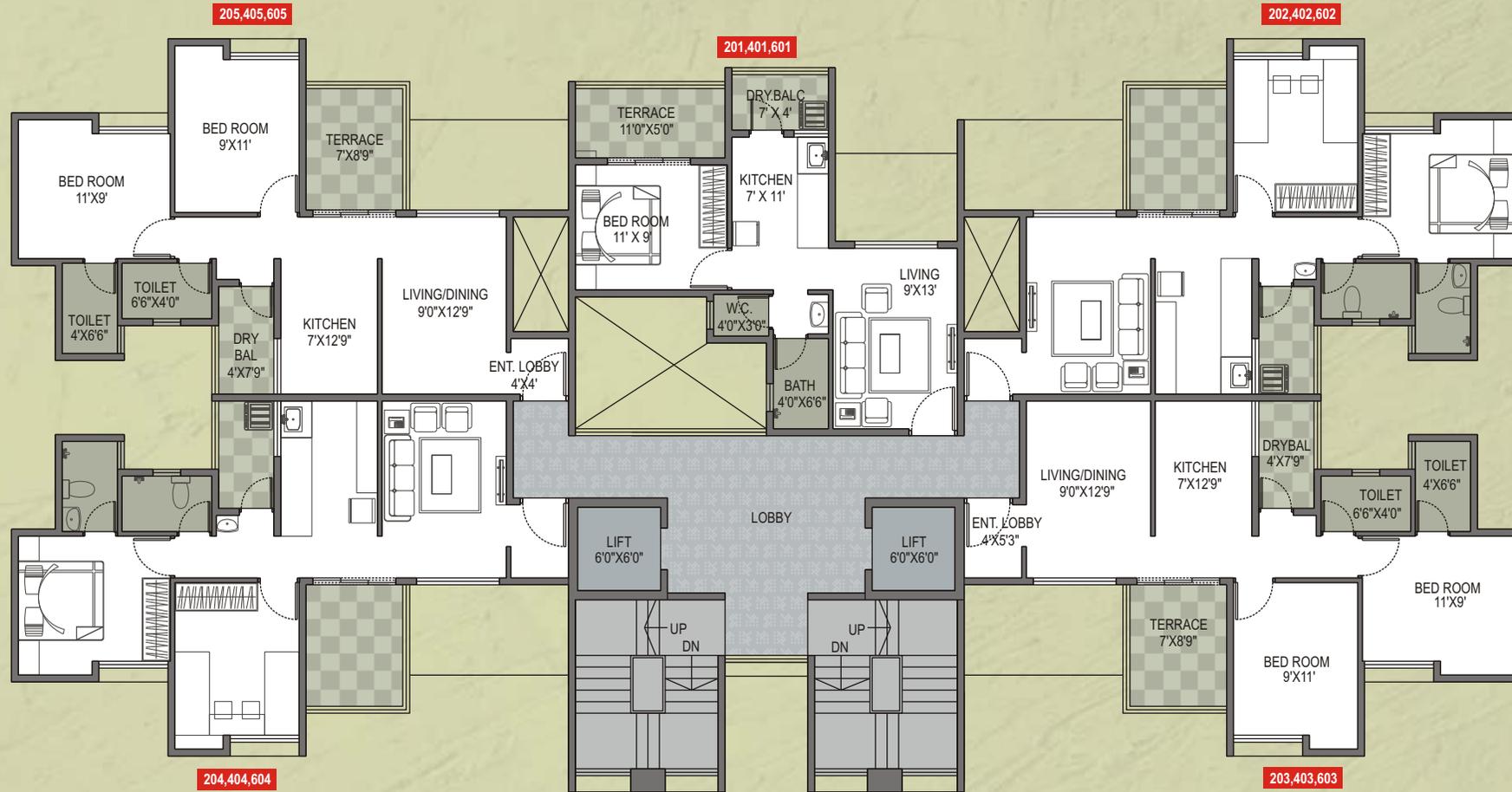


| Flat No. | Type | Carpet Area | Terrace Carpet | Saleable Area |
|-----------------|-------|-------------|----------------|---------------|
| 101,301,501,701 | 1 BHK | 386 | 52 | 569 |
| 102,302,502,702 | 2 BHK | 551 | 75 | 814 |
| 103,303,503,703 | 2 BHK | 557 | 75 | 822 |
| 104,304,504,704 | 2 BHK | 557 | 75 | 822 |
| 105,305,505,705 | 2 BHK | 551 | 75 | 814 |



B - WING

TYPICAL 2nd, 4th & 6th FLOOR PLAN



| Flat No. | Type | Carpet Area | Terrace Carpet | Saleable Area |
|-------------|-------|-------------|----------------|---------------|
| 201,401,601 | 1 BHK | 381 | 54 | 566 |
| 202,402,602 | 2 BHK | 551 | 61 | 796 |
| 203,403,603 | 2 BHK | 557 | 61 | 803 |
| 204,404,604 | 2 BHK | 557 | 61 | 803 |
| 205,405,605 | 2 BHK | 551 | 61 | 796 |



A - WING

TYPICAL 8th FLOOR PLAN



| Flat No. | Type | Carpet Area | Terrace Carpet | Saleable Area |
|----------|-------|-------------|----------------|---------------|
| 802 | 2 BHK | 585 | 491 | 1399 |
| 803 | 2 BHK | 548 | 60 | 790 |
| 804 | 1 BHK | 381 | 54 | 566 |
| 805 | 1 BHK | 381 | 54 | 566 |

| Flat No. | Type | Carpet Area | Terrace Carpet | Saleable Area |
|----------|-------|-------------|----------------|---------------|
| 806 | 1 BHK | 381 | 54 | 566 |
| 807 | 2 BHK | 548 | 60 | 790 |
| 808 | 2 BHK | 585 | 491 | 1399 |

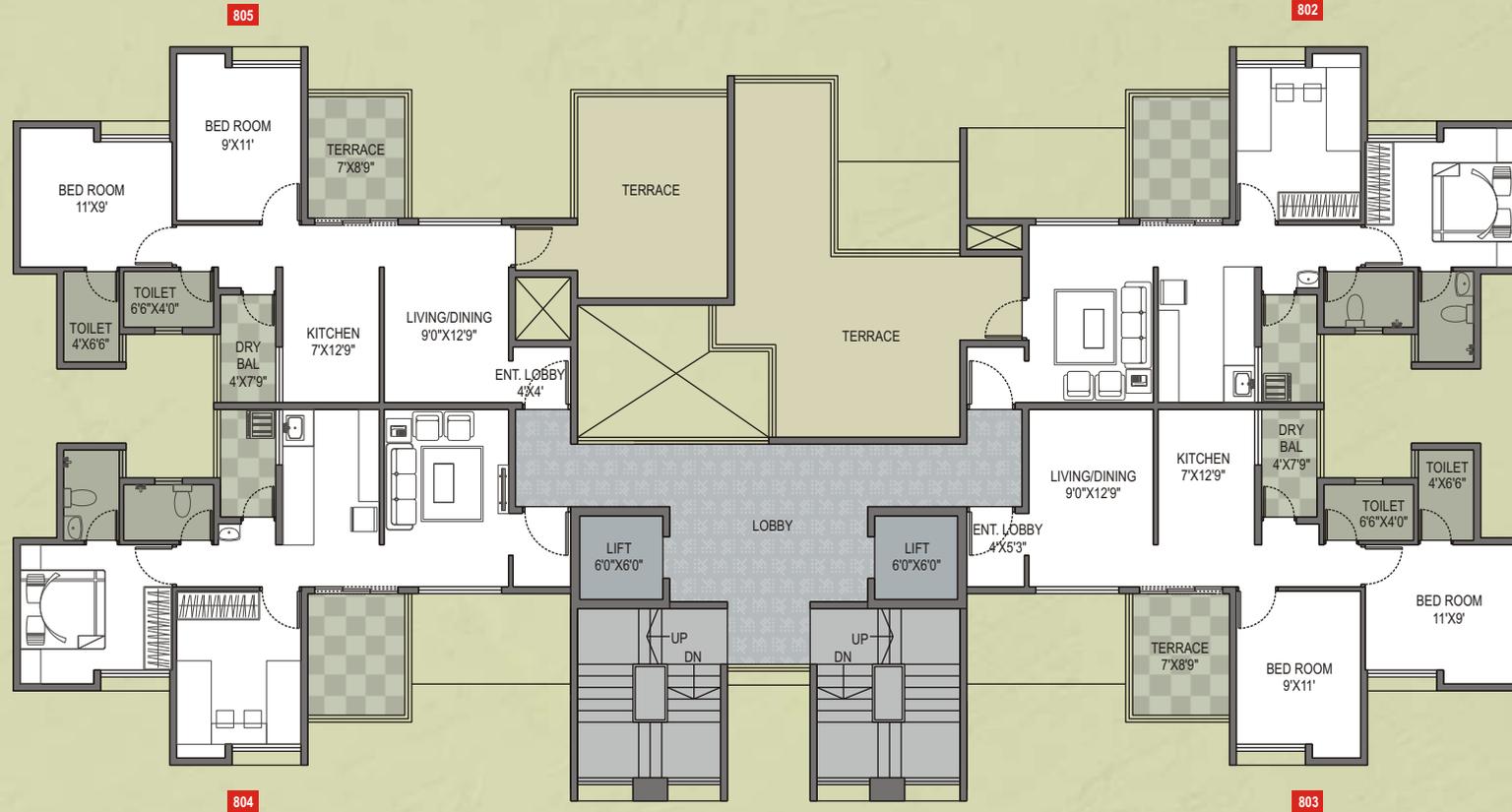


B - WING

TYPICAL 8th FLOOR PLAN



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| Flat No. | Type | Carpent Area | Terrace Carpet | Saleable Area |
|----------|-------|--------------|----------------|---------------|
| 802 | 2 BHK | 553 | 372 | 1203 |
| 803 | 2 BHK | 557 | 61 | 803 |
| 804 | 2 BHK | 557 | 61 | 803 |
| 805 | 2 BHK | 553 | 233 | 1022 |





Prestigious Projects



Venkatesh Nisarg
Ambegaon



Venkatesh Serenity
Dhayari



Venkatesh Vrindavan
Wadgaon(Bk)



Meghsparsah
Ambegaon



Spandan
Warje



Time Square
Bund Garden Road



Akashparv
Kothrud Annex



Paritosh
Balewadi





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A project by Shri Venkatesh Sharada Infracon

Site Address:

S. No. 17, Near Meghsparsh on Mumbai - Bangalore Highway, Ambegaon (Kh.), Pune.

For bookings contact: 8888 129 000 | 8888 189 000

Credits:

Architect
Mr. Prakash Kulkarni (Ankur Associates)

Legal Advisor
Adv. Unmesh Deshpande

RCC consultant
Mr. Parag Chopada



Sharada Alliance®
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Creating Landmarks. Delivering Promises.

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CREDAI
PUNE METRO



JV with Dugad Family

Note : The images and material contained in the Brochure are conceptual illustrations. Only the Actual Agreement (to be entered into between the flat purchaser and the developers) shall be binding on the Parties and the actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the agreed terms, offered to the Purchaser by the Developer. The Developer reserves all rights to make alterations, modifications, and changes in the sanctioned plan, lay out, specifications, flats/units, elevations, designs, and amenities that will be made available in the project. The flats are sold on the basis of carpet area and the saleable area is for illustration purpose only.

