



2 AND 3 BHK FLATS  
SHOPS & OFFICES

Site Address : CTS no. 6482, 6484A, Sector 3, Plot No. 6 & 7, Opp. ICICI Bank, Laxmi Nagar, Phaltan

Call : Ganesh +91 86057 71111 | Kalyani +91 98228 69990

Architect	RCC Consultant	Legal Advisor
Ar. Prakash Kulkarni	G. A. Bhilare Associates	Adv. Unmesh Deshpande
Ankur Associates, Pune	Pune	Pune



2,66/3, HAPPY HOME CO-OP. HSG. SOCIETY, LAW COLLEGE ROAD, ERANDWANE, PUNE - 411004

TELEFAX : +91 20 25667922 | Email : sales@sharadaalliance.com | www.sharadaalliance.com



Disclaimer : 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 actual layouts, and specifications of the individual flat and any amenities to be provided, stated therein shall be final and conclusive of the terms, offered to the purchaser by the developers. The developer reserve all rights to make alterations, modifications, and changes in the sanctioned plan, layout, specifications, flatunits, 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.





शारदा प्राईड...

सुंदर निसर्ग, वीर धरणाची माया आणि नीरेच्या सहवासाबरोबरच सुपीक जमीनीचा व समृद्ध ऐतिहासिक वारसा लाभलेल्या फलटणमध्ये 'शारदा अलायन्स'चा हा पहिला वहिला प्रोजेक्ट सादर करताना मनापासून आनंद वाटतो आहे. इथल्या मातीतल्या सधन मनाच्या फलटणकरांसाठी आणलेल्या ह्या अद्ययावत टुमदार प्रोजेक्ट मध्ये २ व ३ बेडरूम्सचे फ्लॅट्स, शॉप्स आणि ऑफिसेस असून त्याचं मोक्याचं लोकेशन आणि आमच्या समृद्ध अनुभवाचा खास टच म्हणजे... सोन्याहून पिवळं !

'शारदा प्राईड' त्याच्या नावाप्रमाणेच फलटणचा अभिमान असेल आणि तिथे राहणाऱ्यांना आणि तिथे व्यवसाय करणाऱ्यांनाही ती अभिमानाचीच गोष्ट ठरेल यात शंकाच नाही. फलटण मध्ये राहूनही उच्च अभिरूचीची जीवनशैली अनुभवण्याची संधी तुम्हाला नक्कीच मिळेल, जी आमची खासियत आहे.



2 AND 3 BHK FLATS  
SHOPS & OFFICES

2 BHK, Elegance Personified



2 BHK TYPICAL

Salable

1178 to 1269

Area range in square feet

Artist impression of 2BHK Flat

3 BHK, a Reflection of Luxury



3 BHK TYPICAL

Salable

1379 to 1434

Area range in square feet

Artist impression of 3BHK Flat



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### WALLS - *No limit to excellence!*

- External & Internal brick wall 6" & 4" with thick chicken mesh for joint sealing.
- External double coat sand face plaster for good resistance from external atmosphere
- Smooth POP/Gypsum plaster to all internal walls.

### PAINT - *Hues of life, painted bright!*

- External - Superior water resistant Acrylic Paint
- Internal - Smooth finish oil bound distemper to all internal walls with Putti for crack resistance.

### TILING - *The Finest Finish for the Refined*

- 600mm x 600mm Vitrified Tiles for flooring.
- Antiskid Designer tiles to toilets & Terraces.

### DOORS - *Open Doors to Sheer Joy!*

- Main Entrance Door: Flush doors with both side laminated shutters.
- Other Doors: Ply door frames with flush doors and one side Laminated shutters.
- Granite door frames for toilets and dry terrace.
- Branded hardware fittings & accessories to all doors.

### WINDOWS - *Your Window to the World*

- 3 Track 3 Shutter with Mosquito net Aluminum Powder coated Sliding windows with Decorative M.S. Safety Grill.
- Granite window sill to all windows.

### ELECTRIFICATION - *Lighting up the World in More Ways than One*

- Concealed copper wiring with main circuit breakers & ELCB
- Legrand or equivalent Switches of reputed brand with 5 year replacement warranty.
- Adequate electrical points in all rooms
- Boiler & Exhaust fan provision in all toilets.
- Washing machine point in Dry terrace.

### KITCHEN - *Delicious Flavors of Life!*

- One Granite L Shape/Parallel otta of 10' length with Nirali or equivalent Stainless steel sink and ceramic tile dado up to lintel level.
- Reticulated Piped Gas system
- Provision for Water purifier & Exhaust fan
- Dry Terrace for washing utensils or keeping washing machine

### TOILETS - *Private Spaces Perfectly Created*

- All premium range C.P. & Sanitary Fittings. (Jaguar or equivalent make)
- Boiler & Exhaust provision for each toilet.
- All internal concealed CPVC plumbing lines to maintain the hygiene of water.
- Orissa Pan in Common toilet & European Commode, Solar hot water provision in Master toilet.

## AN ARRAY OF ATTRACTIVE AMENITIES

### Excellent Structure :

Contemporary. Vastu compliance architecture  
Earthquake resistant RCC structure  
Anti-termite treatment for Foundations

### State-of- the-art Amenities :

Impressive designed Entrance lobby  
Complete Generator Back up for Lifts & common areas.  
Piped Gas system

## LIFE FRIENDLY FACILITIES :

### Security Systems:

Intercom facility  
CCTV camera for surveillance.

### Fire Fighting System:

Firefighting equipment installed as per government rules & regulations.

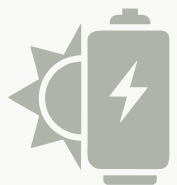
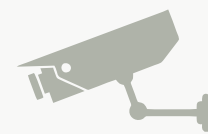
### Environmental Provisions:

Solar hot water provision  
Rain water harvesting.  
Dry & wet garbage containers  
Vermiculture pits  
Septic tank.



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## SPECIFICATIONS

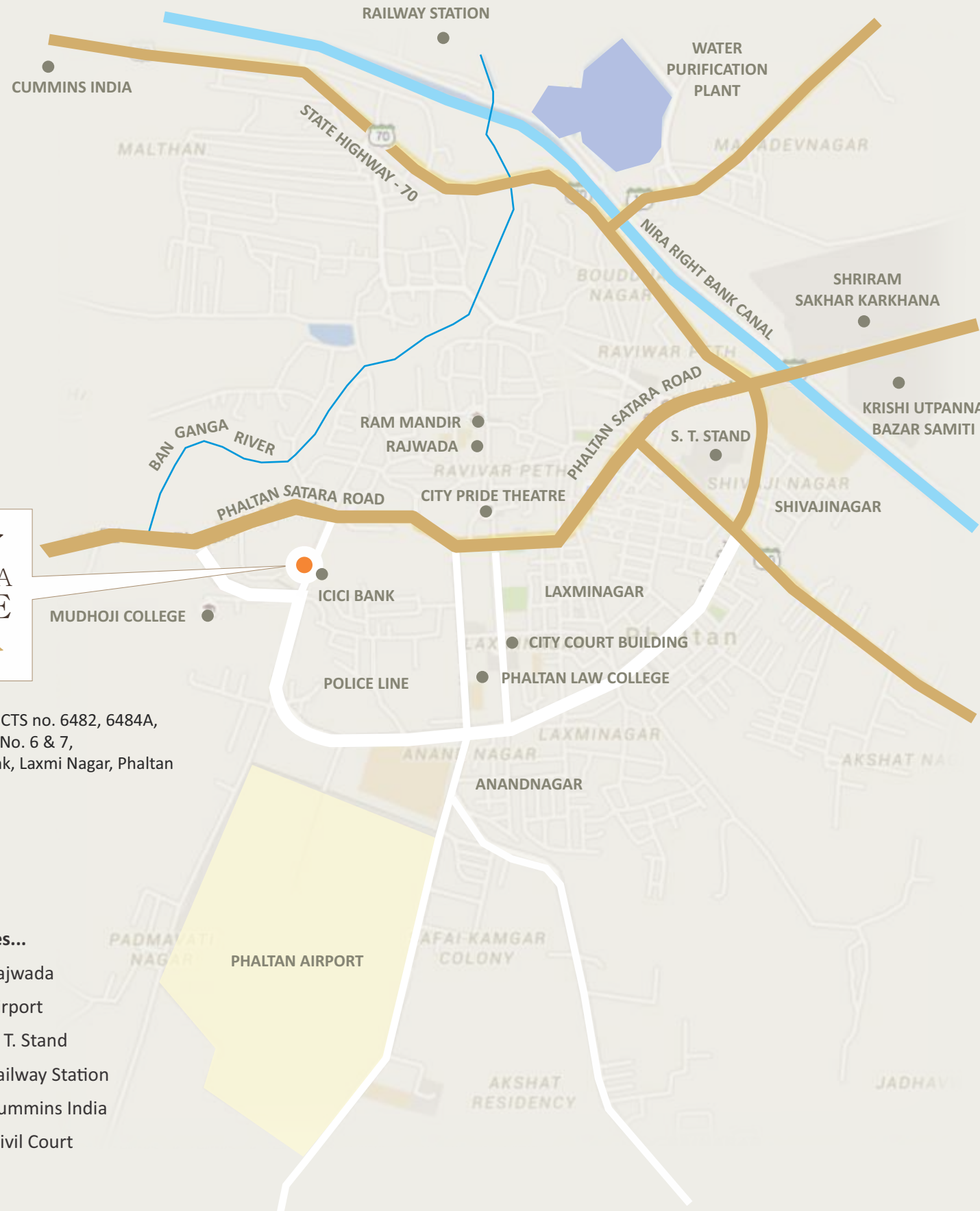




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Sector 3, Plot No. 6 & 7,  
Opp. ICICI Bank, Laxmi Nagar, Phaltan

Key Distances...

- 1.0 km - Rajwada
- 2.0 km - Airport
- 1.6 km - S. T. Stand
- 3.3 km - Railway Station
- 11.0 km - Cummins India
- 1.0 km - Civil Court



**Akashparv - Bavdhan**  
22 storeyed 3 & 4 BHK Ultramodern flats



**Paritosh - Balewadi**  
2 & 3 BHK Premium Flats

ONGOING PROJECTS



**Meghspars II - Ambegaon**  
2 & 3 BHK



**Parijat - Ambegaon**  
1 & 2 BHK Budget Flats

COMPLETED PROJECTS



**Spandan - Warje**  
Commercial & Residential Icon



**Meghspars Phase 1 - Ambegaon**  
2 & 3 BHK Flats



**Bonita - Ghole Road, Deccan**  
Commercial Office spaces



**Madupushpa - Wakad**



**Times Square – Tanishq**  
at Bund garden road

& Many other completed projects in various parts of Pune.



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Established in 2005, today the company has over fifteen lakh square feet of land under construction and ongoing projects in Pune & Kolhapur. Our projects have been a testimony of solid structures that have become the landmarks of that place. With 'Sharada Pride' the group plans to take this tradition of excellence and quality a step ahead.

**Come home to the life of Pride through trust.**