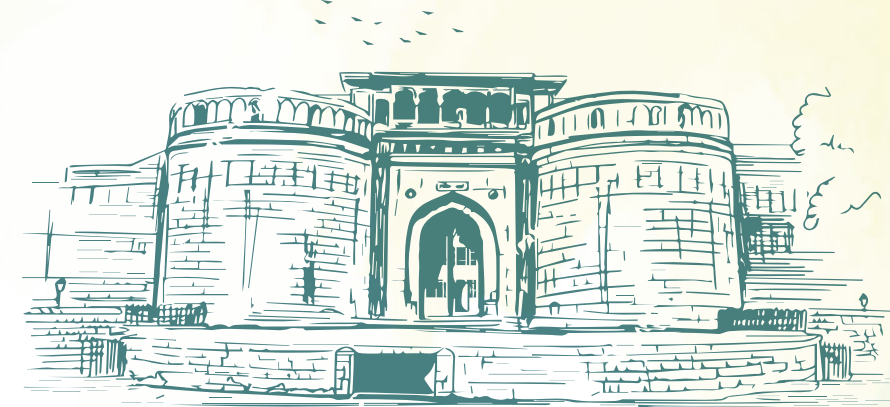




M O K A T E
KALANIDHI
— KOTHRUD-PUNE —



संस्कृतीचा वारसा जपत, नव्या जगाची परिभाषा ओळखणारं अद्वितीय पुणं

A city that has seamlessly blended modern ways of living with ethos of the past.

On one hand, the city features an admirable cultural history with a soaring significance that continues to resonate over generations. On the other hand, it is a global metropolis with robust growth opportunities.

पुण्याचे ळवक्षितीज, कोथरूड जेथे ळांदतो आधुनिकतेओबतच संस्कृतीचा जिव्हाळा

Where culture and growth continue to coexist in harmony.

The locality of Kothrud venerates a way of life, in which education, arts and crafts, and theaters still hold prominence.

An essence still thriving in the walls of theaters, in coveted festivals and many art gallery exhibitions hidden in charming lanes.





M O K A T E
KALANIDHI

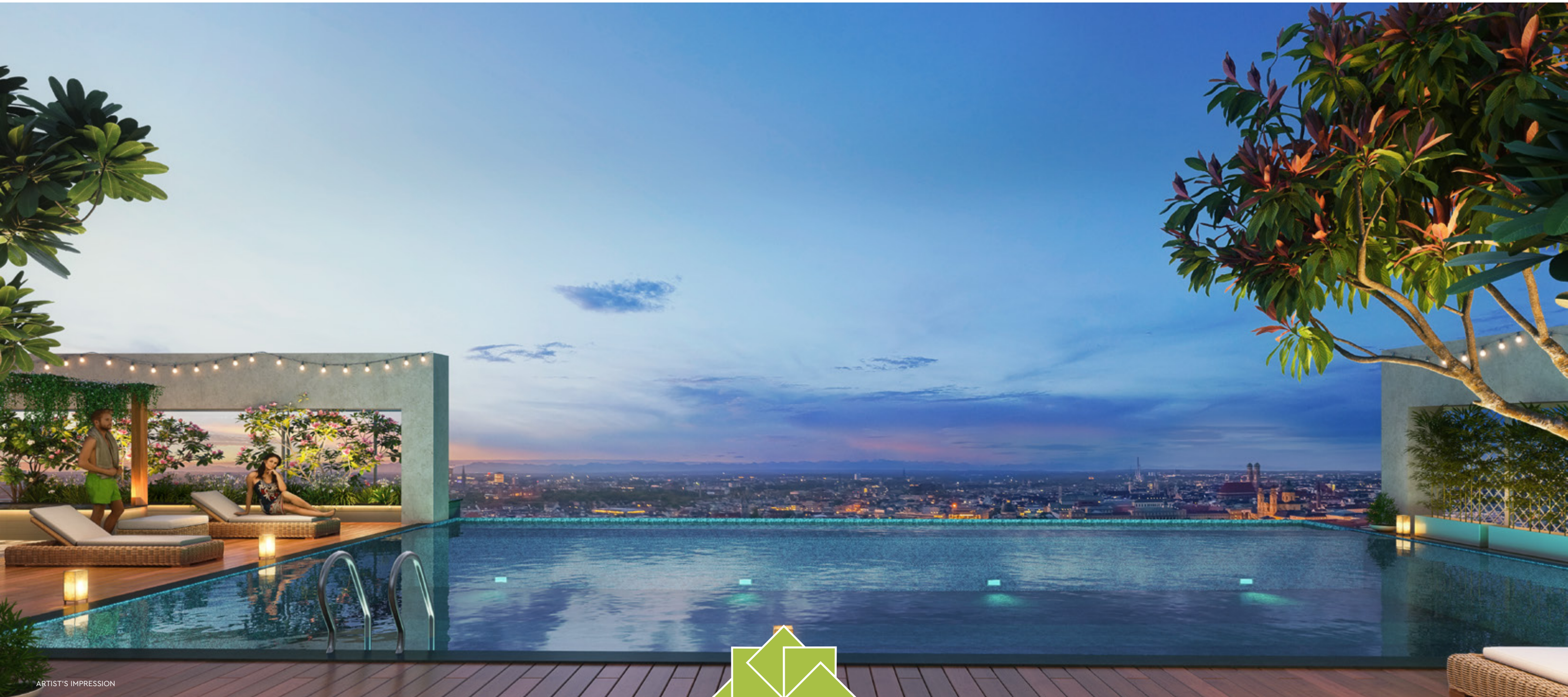
LUXURIOUS 2 & 3 BHK APARTMENTS

इथे पूर्ण होईल, तुमच्या सुखाचं संपूर्ण
'कलानिधी' आपल्या कोथसुडमध्ये

Come home to Kalanidhi, an inspired life of convenience, connectivity, and comfort. Luxurious 2 & 3 BHK apartments with specifications and amenities curated for the art, artists, and admirers of art.



Inspiring Indulgences



ARTIST'S IMPRESSION





ARTIST'S IMPRESSION

Recreational Amenities (14th Floor)



CRÈCHE



GYMNASIUM



YOGA
ROOM



ZUMBA
ROOM



BOARD INDOOR
GAMES



MULTIPURPOSE
HALL



PARTY
LAWN



BARBEQUE
AREA



PREPARATION
KITCHEN



BREAKOUT
ZONE



SOCIETY
OFFICE

MULTIPURPOSE HALL



ARTIST'S IMPRESSION

YOGA ROOM



ARTIST'S IMPRESSION

BOARD INDOOR GAMES



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

Top Terrace Amenities



SWIMMING POOL
WITH DECK



SEPARATE
KIDS' POOL



LOUNGE
SEATING



BOX
CRICKET



KIDS' PLAY
AREA



SENIOR CITIZEN
SIT-OUT



PERGOLA WITH
SEATING



DEDICATED
CHANGING ROOM
(FOR LADIES & GENTS)

SWIMMING POOL WITH DECK



ARTIST'S IMPRESSION

BOX CRICKET



CHILDREN'S PLAY AREA



PERGOLA WITH SEATING



ARTIST'S IMPRESSION

PARTY LAWN



ARTIST'S IMPRESSION



REPRESENTATIVE IMAGE

इथे जपल्या जाते, कलेकितव्हिटीची भरतूट लाक.

Immersed in art, Connected with heart

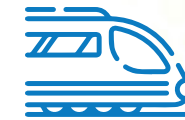
ACCESSIBILITY:



BUS



ROADWAYS



VANAZ METRO
STATION
(400 MTR.)



AIRPORT

અમચાંદિ સુખચાંતી દેણારી જાગા.

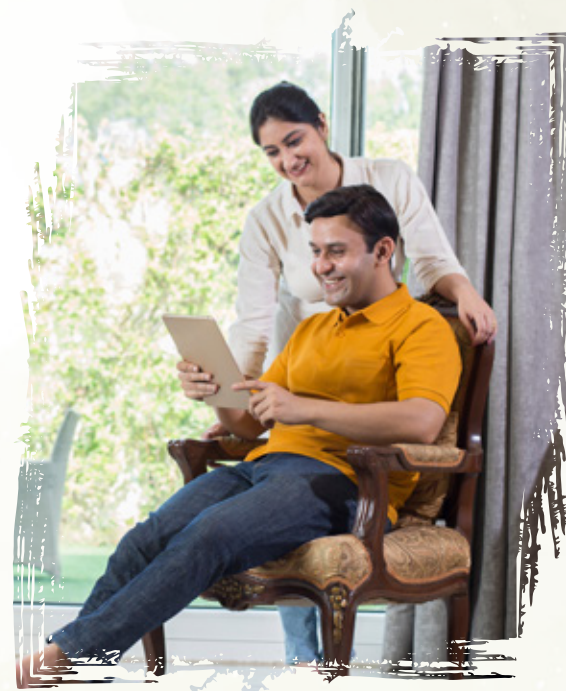
Art in our lives.



Lower Levels of
Mental Distress



Higher Levels of Life
Satisfaction



Better Mental Health Functioning
like decision-making



Improved Academic
Performance in Children

Making Every Day - Beautiful

*Source: Wang, S., Mak, H.W. & Fancourt, D. Arts, mental distress, mental health functioning & life satisfaction: fixed-effects analyses of a nationally-representative panel study. BMC Public Health 20, 208 (2020). <https://doi.org/10.1186/s12889-019-8109-y>

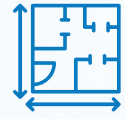
निसर्गाच्या आनिंद्यात वसलेला, तुमच्या सुखांचा नवा पत्ता कलानिधी, कोथरुड

Nature is the greatest artist.

Welcome the best of nature in abundance inside your home.



WELL-VENTILATED



SPACIOUS LAYOUTS



NATURAL LIGHTING



INTERIOR SPACES





KOTHRUD

Akashparv

Pashan Rd.

Mumbai

Chandani Chowk

Pandit Bhimsen Joshi Udyan

HP Pump

New India School

Pantaloons

McDonald's

Prashant Society

Anand Nagar

Paud Road

Eklavya Colony

City International School

Ekalavya Polytechnic College

Ashish Garden

Sutar Hospital

Chhatrapati Shivaji Maharaj Statue

Karve Putala

BlueStone Jewellery

Joshi Museum

Akkalkot Swami Samarth Maharaj Temple

Garden Court

Jijai Nagar

Vinayak Society

Mahatma Society

Oasis Restaurant Bar & Banquets

Cummins India Ltd.

Smrutivan

Marathwada Mitra Mandal's College

Mira Hyundai

Shell Pump

Mai Mangeshkar Hospital

D Mart Karve Nagar

Cummins College of Engineering

Atul Nagar

प्रत्येक गोष्ट कशी, तर अगदी हाकेच्या अंतरावर.

Pune's glorious cultural essence finds its epicenter in one place, a community called - Kothrud

Cultural

Yashwantrao Chavan Natyagruha	1.5 km
Joshi's Museum of Miniature Railways.....	2.5 km
City Pride, Kothrud	3 km

Educational Institutes

Abhinava Vidyalaya High School	3.4 km
Millennium National School	3 m
City International School	850 m
New India School	2 km
Jumpstart International Preschool	3.4 km
MMCOE	3 km
MIT World Peace University	3 km
Maharshi Karve Stree Shikshan Samstha	3.5 km

Health

Mangeshkar Hospital	4.1 km
Sahyadri Hospital	1.2 km
Krishna Hospital	1.6 km
Sutar Hospital	650 m

Lifestyle

Solaris Sports World	2.2 km
Revolution Mall	2.9 km
D'Mart	3.8 km
Deccan Gymkhana	5.5 km
Fergusson Road	6.1 km
Pavilion Mall	6.7 km
Camp Area	11.3 km
Koregaon Park	13.6 km

Spiritual

Shree Ganesh Mandir Pooja Park	1 km
Sri Mrityunjayeshwar Temple.....	1.9 km
Bedekar Ganpati Temple.....	3 km
Vandevi Temple	3.4 km

2 BHK Typical Floor Plan



ARTIST'S IMPRESSION

3 BHK Typical Floor Plan



ARTIST'S IMPRESSION



Project Specifications

STRUCTURE

- Earthquake Resistant RCC Structure

WALLS

- Autoclaved Aerated Block Masonry (AAC)/
Light Weight Siporex Blocks

EXTERNAL TEXTURE & INTERNAL FINISHES

- Texture Finish on External Walls
- Gypsum Finished Internal Walls

FLOORING

- Vitrified Tiles in All Rooms
- Designer Tile Dado in Toilet up to Lintel Level.
- Anti-skid Ceramic/Vitrified Tiles in Toilet & Terrace Flooring
- Toilet Windows & Door frames in Granite
- Trimix / Chequered Tiles for Covered Parking
- Trimix / Paving Blocks for Drive-way Area

WINDOWS

- 3 Track Powder Coated Aluminum Windows with
Mosquito Mesh Shutter
- MS – Safety Grill to all windows
- Granite Sill for Windows

KITCHEN

- Kitchen Platform with Stainless-Steel Sinks
- Provision for Washing Machine in Dry Balcony
- Dado up to Ceiling Level
- Gas Leak Detector
- Provision for Water Purifier

BATHROOM & TOILETS

- Toto/Equivalent Sanitary ware
- Grohe /Kohler/Equivalent make CP Fittings
- Provision for Exhaust Fan for Toilets
- Wash Basin
- Wall-Hung Commode

SECURITY SYSTEMS

- Boom Barrier at Entrance Gate.
- Security Cabin with Monitoring Systems
- CCTV for Common Areas and Entrance Lobbies.
- Video Door Phone Integrated with Intercom System,
Connected to Security Cabin.
- Video Door Phone Permitted Access to Visitors.
- Access Control for Main Lobby and Entrance Lobbies of
Lower Parking levels, Video –Card & Biometric System.
- Smoke Detector
- Gas-Leak Detector
- Fire Alarm

FIRE FIGHTING

- Well-Equipped Fire Fighting System as per PMC Norms
- Sufficient Water Storage for Fire Fighting
- Fire Fighting system with Fire Staircase & Fire Hose Cabinets
- Water Sprinkler System in Parking and in all flats.

PARKING

- Sufficient Car Parking
- Common Electrical Vehicle Charging point
- Well Designed Parking Floors at various levels.

DRINKING WATER

- Separate Storage for Drinking Water
- Separate supply system for Drinking water in Kitchen.
- Supply through - PMC (Civil Authority) &
water tankers (Chargeable)

Creating Landmarks Delivering Promises

Expertise is how we do things; people are why we continue to do it.

At the root of 40 years+ of experience, Sharda Alliance has combined knowledge with future thinking, which reflects in every project we do. We use state-of-the-art infrastructure and technology, high-quality materials, human resources, and infrastructure to build you a home that spells forever.

By valuing our relationships with customers through timely deliveries, no hidden costs, and a 100% response rate, we strive to serve you the best.





3 & 4 BHK ULTRA PREMIUM RESIDENCES
BAYDHAN, PUNE



2 & 3 BHK LUXURIOUS APARTMENTS
AMBEGAON, PUNE



2 & 3 BHK LUXURIOUS APARTMENTS
BALEWADI, PUNE



2 & 2.5 BHK APARTMENTS
WARJE, PUNE



SITE : Sr. No. 83/22, 83/23/1, 83/24/2, 83/29, Opp. to Lokmanya Multipurpose Co-operative Bank Ltd
Kothrud, Tal. Haveli, Pune 411038 Maharashtra, India

 **+91 99214 66599 | +91 88881 59000** | www.kalanidhikothrud.com

Consulting Partners

PROJECT ARCHITECT
Ankur Associates
Ar. Prakash Kulkarni

RCC CONSULTANT
A B Associates

LEGAL ADVISOR
Adv. Sudhakar Kale
Sudhakar Kale Advocate & Solicitors

LANDSCAPE ARCHITECT
Mr. Mahesh Nampurkar
Suman Shilp
Landscape Architect & Interiors



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maharera.mahaonline.gov.in



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+91 84462 20111 | www.sharadaalliance.com | sales@sharadaalliance.com

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MEMBER OF

CREDAI
PUNE METRO

