

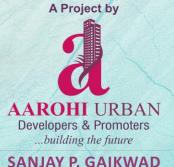


घर हक्काच उच्च दर्जाचं ...! लवकरच पुर्णत्वाकडे

प्रशस्त पार्किंग ।२४ तास मुबलक पाणी । सोलार सिस्टीम । व्हिडीओ डोअर फोन । सी.सी. टीव्ही । रेन वॉटर हार्व्हेस्टींग फुल्ली ऑटोमॅटिक लिफ्ट व कॉमन लाईटस् बॅटरी बॅकअपसह



AXIS BANK



91688 20044

Maha Rera No. :-

www.aarohiurbandevelopers.com sales@aarohiurbandevelopers.com P53000052120 Site : 511,3, 'E', Mohite Colony, Opp. D. Y. Patil Hospital, Kadamwadi Road, Kolhapur – 416003

OVERVIEW

The SKYLARK offers you ultra-modern yet gracious luxury homes, nestled in the lap of nature & neighboring all basic necessary facilities like; Hospital, College, School, Bank/ATM, Transportation, Hotel, Market & Mall.

At an iconic address set to become the new destination for super luxury lifestyle. The SKYLARK is the flagship project in New Tarabai Park area, with all basic amenities & the best luxury home specifications.

Grand balconies overlooking spectacular view of Shree Ganesh temple, lush open landscaping, creating a truly opulent & tranquil ambience to come home & relax.

HIGHLIGHTS

- Flagship project of AAROHI URBAN DEVELOPERS THE SKYLARK is strategically located between very popular areas like Central Bus Stand, Ruikar Colony, Tarabai Park, Kasba Bawada with direct connectivity to Pune-Bangalore National Highway within 5 minutes
- All basic necessary facilities like Hospitals, Schools, Colleges, Banks/ATM, Transportation, Hotels, Market & Malls are located at walkable distance
- Offering lavish apartments in 2 & 3 bedroom configurations in fast developing New Tarabai Park area
- Tower stand with Ground+4 floors having rich & modern elevation
- Generously sized (20' x 6'9") veranda like balconies with a view of Shree Ganesh temple
- All apartments are vastu shastra compliance with 3.0 mtr floor to floor height & wide windows for air ventilation
- Project approved by Nationalized Banks (Axis Bank Limited & HDFC Bank Limited)

AMENITIES

- Individual covered parking
- Video door phone for each flat
- 100% power backup for common areas
- Rain Water Harvesting
- 24×7 water supply (bore-well & corporation)
- Solar water heater facility for single master bedroom
- Modern automatic lift with 100% power backup
- Secured gated community with CCTV at society entrance gate & common area
- Name signage and letter box for each flat
- Internal concrete/paved roads

LOCATION MAP

Nearest Area	Distance (in Kms)
Tarabai Park	1.8
Central Bus Stand	2.0
Railway Station	2.6
Kasba Bawada	2.6
Rajarampuri	3.6
National Highway 04	3.8
Shri Mahalaxmi Temple	4.8
Shivaji University	5.0
Kolhapur Airport	10.6



2BHK (637.64 + 99.64 SQFT)



3BHK (732.86 + 71.77 SQFT)



3BHK (937.52 + 115.78 SQFT)

SPECIFICATIONS

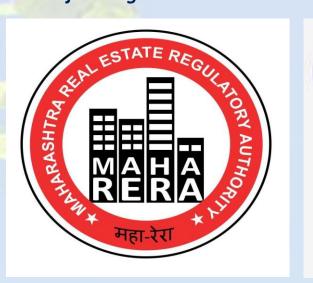
Structure	Earthquake resistance structure
Flooring & DADO	 Double charged fully vitrified flooring (47"x23") with skirting Anti-skid flooring in bathrooms & terraces Dado tiles in dry balcony up to sill level Dado glazed tiles in kitchen up to 5ft height above kitchen counter Dado glazed tiles up to ceiling level in common & master room toilet
Interior & Exterior Walls	 Walls built with AAC (Autoclaved Aerated Concrete) blocks OBD (Oil-Bound Distemper) paint on POP Punning-finish inner walls External-double coat sand faced plaster with Nero-finish exterior walls Exterior walls with beautiful attractive paint
Ceiling	> OBD (Oil-Bound Distemper) paint on ceiling finished with POP Punning
Security Fittings	 Video door phone CCTV coverage for society main entrance gate & common areas Secured gated community
Kitchen	L-shape glazing granite kitchen platform with stainless steel sink
Electrical	 Modular switches of reputed brand Concealed copper wiring with earth leakage circuit breakers TV/DTH point in living room Electrical point for Inverter in living & master bedroom (*On Demand – Additional charges will be incurred) Provision for split A/C in master bedroom Adequate electrical points in kitchen (for Refrigerator & Water purifier), dry balcony (for Washing machine) & single toilet (for Water Heater)
Sanitary Ware / CP Fittings	 Jaguars/ Equivalent single lever CP fittings Wall hung sanitary fittings with flush tank Wash basin counter in glazing granite stone
Plumbing	Concealed plumbing with Finolex CPVC & UPVC piping for water supply inside the

1 4 6 4	toilet & kitchen & vertical down takes Solar water heater supply for single master bedroom
Internal, Entrance & Terrace Doors	 Full jamb width laminated plywood for internal & entrance doors with granite frames Plywood sandwiched door frames with granite frames for bathrooms Powder coated SS French doors with clear glazing glass for entrance into terrace
Windows / External Glazing	 MS safety grills with granite window sills Powder coated aluminum frames sliding windows with SS mosquito mesh Clear glazing glass in all habitable rooms and frosted glass in all toilets
Terraces/ Dry Balcony/ Stair Case	 SS toughened glass railing
Lift	Modern automatic lift with 100% power backup

Project Registered Under

Member Of Association

Project Approved Finance







WITH YOU, RIGHT THROUGH



A Project Developed By



MR. SANJAY P. GAIKWAD

Architect

MRS. SHEETAL TONDALE PATIL (Sanarachna Consultants)

Structural Consultants

MR. ABHIJIT PATIL (Sanarachna Consultants)

Construction Consultants

MR. PRATIK R. PATIL (Pratik Patil & Associates)

Site Address:

C.S. No. 511 B/3, 'E' ward, Laxmanrao Mohite Colony, New Tarabai Park, Kadamwadi Road, Kolhapur, Maharashtra - 416003. Landmark: Opposite to D.Y. Patil Hospital Main Gate.

For Booking & Enquiry: Call: +91-9168820044 Email: <u>sales@aarohiurbandevelopers.com</u> Website: <u>www.aarohiurbandevelopers.com</u>