



THE SKYLARK

Peacefully green



AAROH URBAN

Developers & Promoters

...building the future



घर हक्काच उच्च दर्जाचं ...! लवकरच पुर्णत्वाकडे

- प्रशस्त पार्किंग ■ २४ तास मुबलक पाणी
- सोलार सिस्टीम ■ व्हिडीओ डोर फोन
- सी.सी. टीव्ही ■ रेन वॉटर हार्व्हेस्टिंग
- फुल्ली ऑटोमॅटिक लिफ्ट व कॉमन लाईटस् बॅटरी बॅकअपसह

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SANJAY P. GAIKWAD



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www.aarohiurbandevelopers.com

Site : 511,3, 'E', Mohite Colony, Opp. D. Y. Patil Hospital, Kadamwadi Road, Kolhapur – 416003

sales@aarohiurbandevelopers.com

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)*
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AMENITIES

- *Individual covered parking*
- *Video door phone for each flat*
- *100% power backup for common areas*
- *Rain Water Harvesting*
- *24x7 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

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

2 BHK
First Floor Back




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2BHK (637.64 + 99.64 SQFT)



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3BHK (732.86 + 71.77 SQFT)



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3BHK (937.52 + 115.78 SQFT)

SPECIFICATIONS

Structure	<ul style="list-style-type: none"> ➤ Earthquake resistance structure
Flooring & DADO	<ul style="list-style-type: none"> ➤ 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	<ul style="list-style-type: none"> ➤ 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	<ul style="list-style-type: none"> ➤ OBD (Oil-Bound Distemper) paint on ceiling finished with POP Punning
Security Fittings	<ul style="list-style-type: none"> ➤ Video door phone ➤ CCTV coverage for society main entrance gate & common areas ➤ Secured gated community
Kitchen	<ul style="list-style-type: none"> ➤ L-shape glazing granite kitchen platform with stainless steel sink
Electrical	<ul style="list-style-type: none"> ➤ 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	<ul style="list-style-type: none"> ➤ Jaguars/ Equivalent single lever CP fittings ➤ Wall hung sanitary fittings with flush tank ➤ Wash basin counter in glazing granite stone
Plumbing	<ul style="list-style-type: none"> ➤ Concealed plumbing with Finolex CPVC & UPVC piping for water supply inside the

	<p>toilet & kitchen & vertical down takes</p> <ul style="list-style-type: none"> ➤ Solar water heater supply for single master bedroom
Internal, Entrance & Terrace Doors	<ul style="list-style-type: none"> ➤ 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	<ul style="list-style-type: none"> ➤ 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	<ul style="list-style-type: none"> ➤ SS toughened glass railing
Lift	<ul style="list-style-type: none"> ➤ Modern automatic lift with 100% power backup

Project Registered Under



Member Of Association



Project Approved Finance



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:

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