



Presenting ...


A sparkling jewel..

for a glorious life!

A Project by Agrawal Raka Construction



Premium 2 & 3 BHK Flats & Shops
@
Keshavnagar, Mundhwa

A hand is shown holding a red gift box with a red ribbon. The box is open, and a bright red ribbon is tied around it. The background is a collage of various happy people, including a woman in a red sari, a man in a white shirt, a woman in a striped sari, and a family with children. The overall scene is bright and celebratory, with a blue and white color scheme and sparkling effects.

May this wonderful gift add
brightness and cheer to your life....
And to those who are near and dear!





Pukharaj enjoys a great locational advantage and has malls, hotels, hospitals, schools and colleges located in the immediate vicinity.

In the complex itself, the shopping area caters to all your daily needs and conveniences.

A stunning elevation, magnificent aesthetics combined with quality par excellence is what sets Pukharaj, a class apart.

The design of Pukharaj has been developed to suit current trends of the next gen who demand both style and substance.

The ambience at Pukharaj has been designed to encourage positive living.

Step into Pukharaj....

and take your first step towards a bright future



Comfort and convenience redefined...





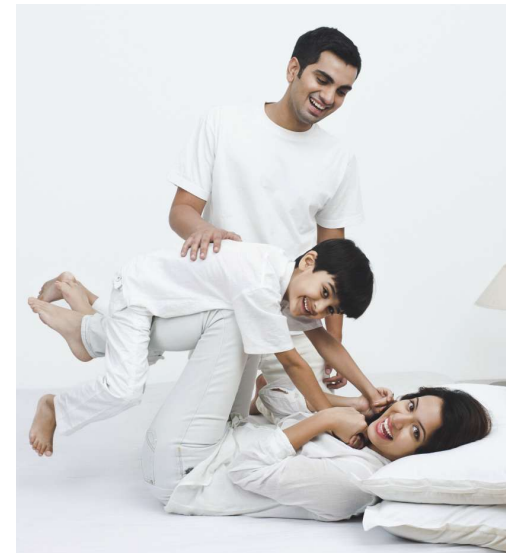
Spacious and well ventilated indoor spaces, compliment the magnificent structure. Every inch of each apartment has been designed for comfort and practicality. With an abundance of natural light and cross ventilation, every morning at Pukharaj will be an energizing and inspiring start to the day.... and of course life ahead!

Pukharaj is an abode.... you would always love to come home to....

Care



Celebration



Comfort

Life spaces designed to delight...





Specifications

RCC

- ❖ RCC framed earthquake resistant structure.
- ❖ Elasticity in planning of walls as per your choice.

FLOORING

- ❖ Premium 2 X 4 Marble finish vitrified (GVT series) flooring in living , dining & kitchen area.
- ❖ 2' x 2' Vitrified flooring in other bedrooms.
- ❖ Anti-skid designer tiles in toilets and terraces.

DOORS/WINDOWS

- ❖ Decorative main entrance door.
- ❖ King size windows.
- ❖ Premium Anodized aluminum sliding windows with mosquito net.
- ❖ Granite window sill.
- ❖ M. S. Grill.
- ❖ Glass and steel railings for terraces.

TOILETS

- ❖ 2 X 1 Designer glazed dado tiles on walls up to ceiling.
- ❖ Concealed plumbing with premium quality C.P. fittings (Jaguar equivalent).
- ❖ Premium Wall hung European water closet (commode) in all toilets.
- ❖ Provisions for geyser and exhaust fan.

KITCHEN

- ❖ Designer glazed dado tiles up to the ceiling above the platform.
- ❖ Chimney / Exhaust fan provision.
- ❖ Granite platform with stainless steel sink.

PAINT

- ❖ Superior texture paint from outside.
- ❖ POP finish with velvet paint from inside.

ELECTRICAL

- ❖ Concealed copper wiring with main circuit breakers.
- ❖ Telephone connection & DTH connection provision in living room and master bedroom.
- ❖ A/C points in all bedrooms.
- ❖ Premium quality modular switches (Legrand equivalent).
- ❖ Generator backup for common area and lift.
- ❖ Provision for inverter.

Lift

- ❖ Two Fully automatic lifts with generator backup.

Others

- ❖ Solar Panel.
- ❖ Well designed entrance, lobby & common parking area.
- ❖ Video door phone with Intercom.
- ❖ Water Purifier.

Amenities

- ❖ Impressive grand entrance
- ❖ Landscaped campus with well-designed, paved road
- ❖ Club house with gymnasium
- ❖ Yoga / Meditation hall
- ❖ Indoor games
- ❖ Fire fighting system
- ❖ 24 x 7 x 365 days security
- ❖ Rain water harvesting



The pride of living!





◀ Typical 2 BHK



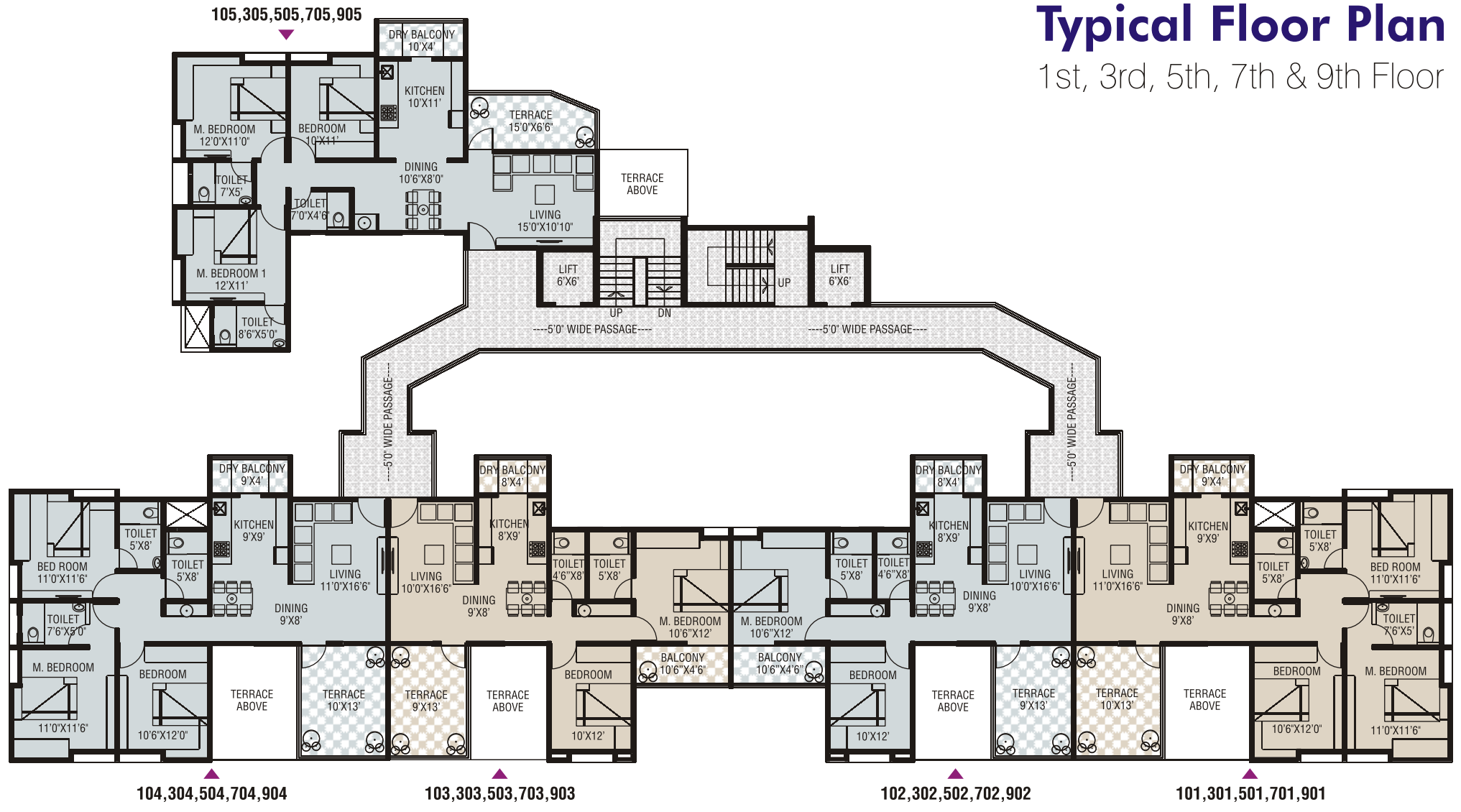
Typical 3 BHK ▶





Typical Floor Plan

1st, 3rd, 5th, 7th & 9th Floor



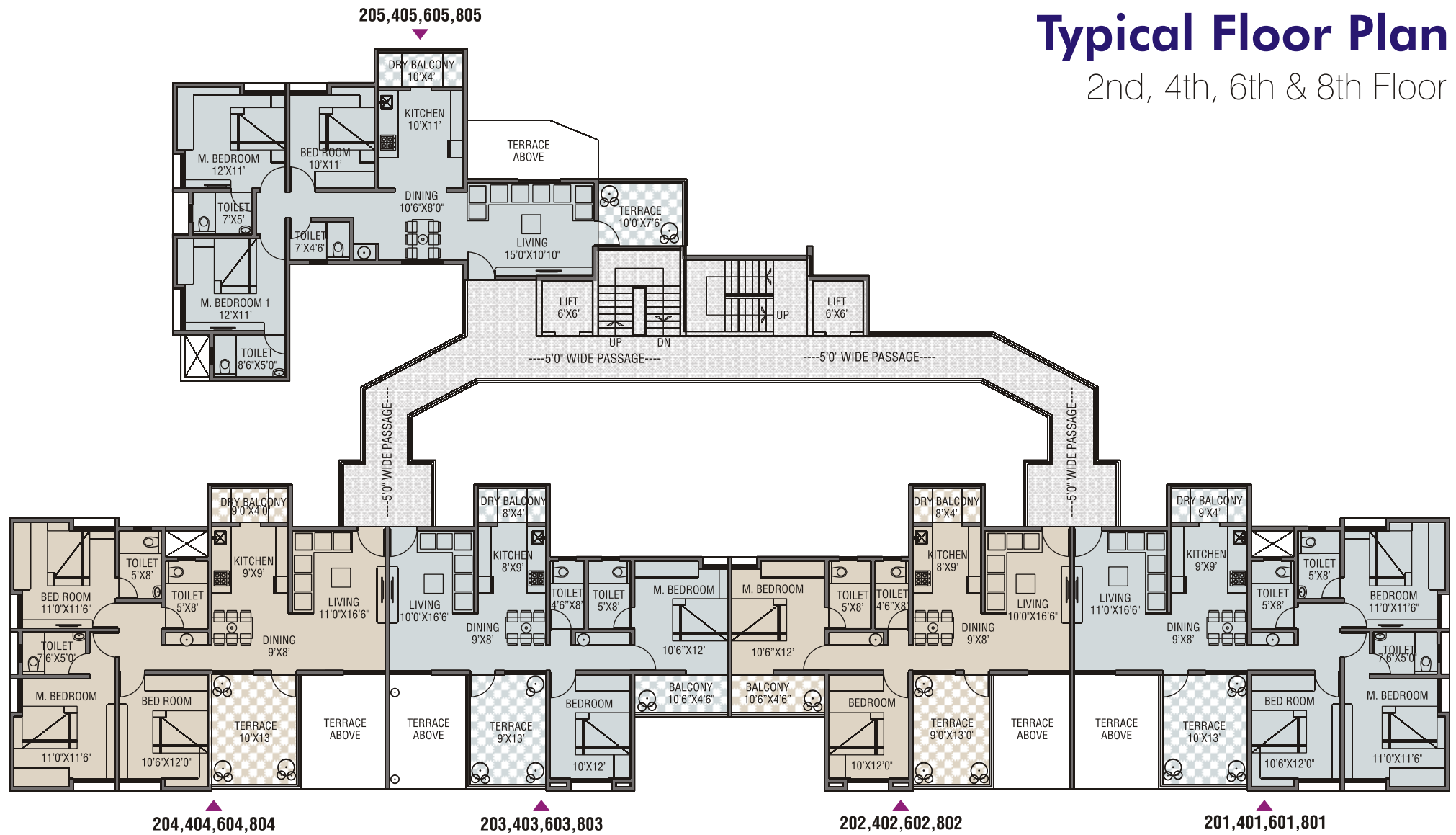
TYP. 1ST, 3RD, 5TH, 7TH, 9TH FLOOR AREA

FLAT NO.	CARPET AREA.	TERRACE CARPET
101, 104	993.00 Sft.	130.00 Sft.
102, 103	775.00 Sft.	118.00 Sft.
105	978.00 Sft.	91.00 Sft.



Typical Floor Plan

2nd, 4th, 6th & 8th Floor

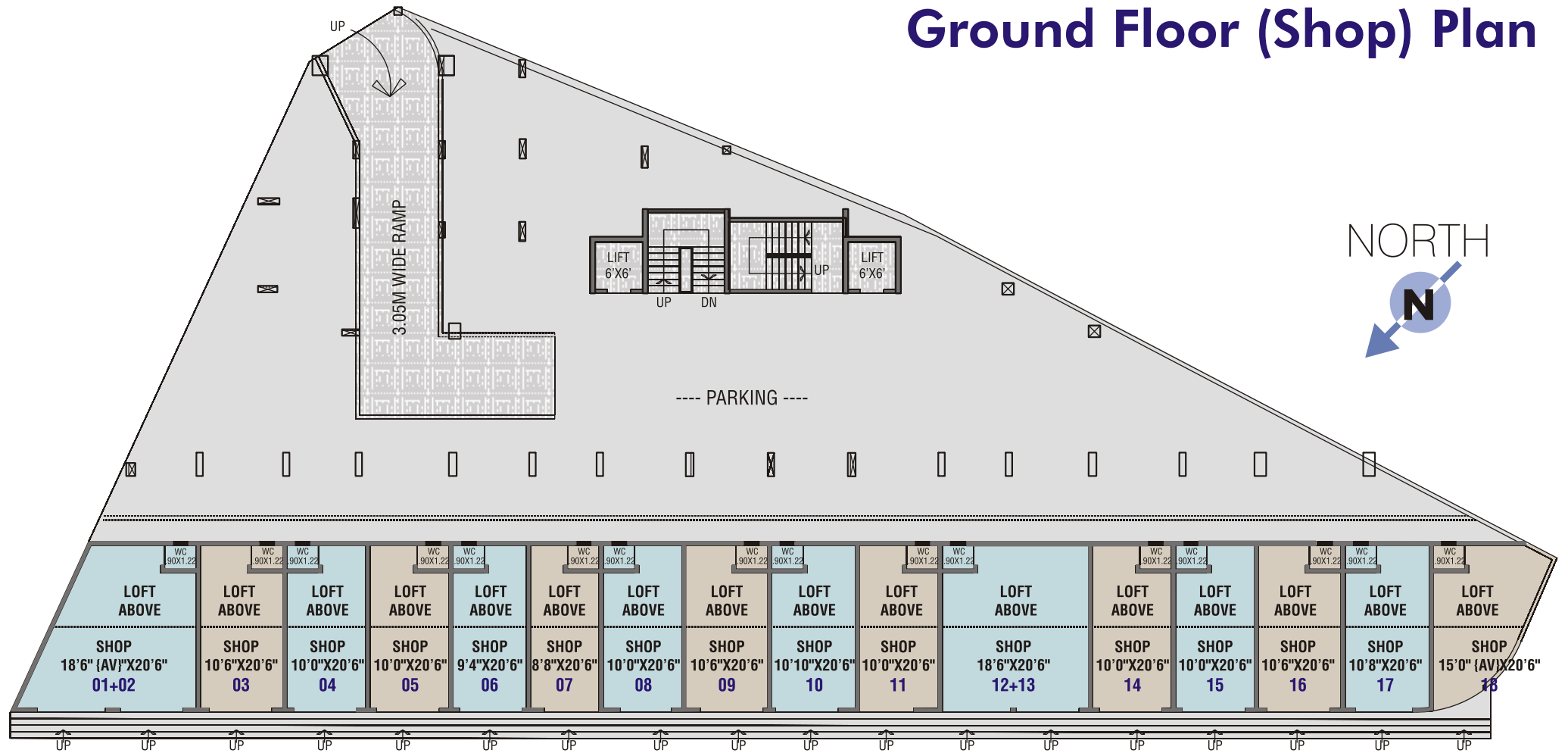


TYP. 2ND, 4TH, 6TH & 8TH FLOOR AREA

FLAT NO.	CARPET AREA	TERRACE CARPET
201, 204	993.00 Sft.	130.00 Sft.
202, 203	775.00 Sft.	118.00 Sft.
205	978.00 Sft.	74.00 Sft.



Ground Floor (Shop) Plan



GROUND (SHOP) FLOOR PLAN

SHOP NO.	CARPET AREA.	LOFT AREA
01 + 02	375.00 Sft.	159.00 Sft.
03	215.00 Sft.	107.00 Sft.
04	206.00 Sft.	102.00 Sft.
05	205.00 Sft.	102.00 Sft.
06	191.00 Sft.	095.00 Sft.
07	178.00 Sft.	089.00 Sft.
08	206.00 Sft.	103.00 Sft.
09	213.00 Sft.	106.00 Sft.

SHOP NO.	CARPET AREA.	LOFT AREA
10	218.00 Sft.	108.00 Sft.
11	206.00 Sft.	103.00 Sft.
12 + 13	385.00 Sft.	190.00 Sft.
14	206.00 Sft.	102.00 Sft.
15	206.00 Sft.	102.00 Sft.
16	215.00 Sft.	107.00 Sft.
17	218.00 Sft.	109.00 Sft.
18	214.00 Sft.	134.00 Sft.



Bird Eye View





Shops @ PUKHARAJ

*The project has shops ranging from 300 sq.ft. to 500 sq.ft.
Pukharaj true to its name will be every businessman's
key to success and prosperity.*

*Excellent frontage, plenty of natural light and excellent
specifications promise to be the delight of every successful
businessman.*

Get a shop at Pukharaj and let your business graph soar.

Location Plan



Credits

Architect

Prakash Kanhekar

RCC Consultant

G.A. Bhilare Consultants

Legal Advisor

Adv. Navneet Muttha

Landscape Designer

Mahesh Chinchalkar

Key Distances

Koregaon Park	: 4 km
Kalyani Nagar	: 4.2 km
Kharadi	: 2 km
Magarpatta	: 3.6 km
Nagar Road	: 4 km
Pune Airport	: 8 km
Orbis School	: 1.8 km
Amanora Mall	: 3.4 km

Our Ongoing Projects



2, 3 BHK Apartments
@
Undri, Pisoli



Lavish 2, 3 BHK
Apartments @
Ghole Road, Shivajinagar



2 BHK Apartments
& Row Houses @
Bawdhan



2, 3 BHK Apartments
& Shops @
Handewadi Road, Hadapsar

A Project By



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