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BHARATKUNJ



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LIVE BY YOUR OWN SACRED STANDARD



ANTARKAR & JOSHI
Promoters and Builders

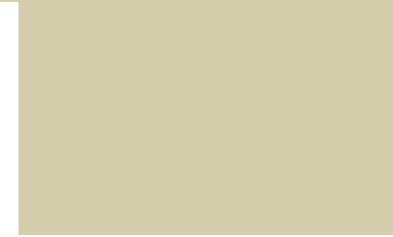


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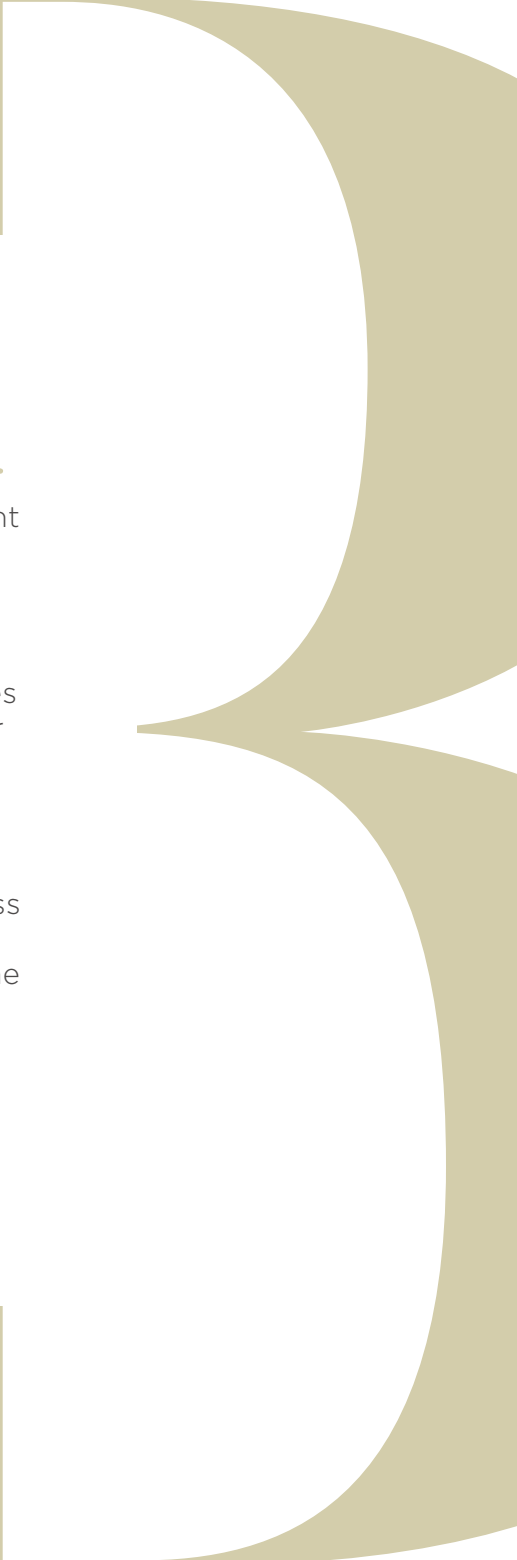
BHARATKUNJ

Combining the lost charms of Pune with a vibrant cosmopolitan edge, we, Antarkar & Joshi, present a boutique development of four highly-refined apartments. Rising to opulent heights, '62 Bharatkunj' is set in Erandwane, one of Pune's prime locations. Carefully designed to be environmentally sensitive and to conserve resource, our modern homes will let you experience an ease of living encompassing a sense of exclusivity. Be enlightened by the abundance of natural light or retreat, and relax to one of the chic private areas within. We welcome you to a life of sustainable luxury, where luxury is not about materials, but a way of living.





We know the environment matters to you. So, we have been eco-sensitive and also catered to your residential needs. Our design mainly emphasizes on sustainable living. Our construction focuses broadly on the usage of eco-friendly material. Along with this, we have made provision to harness solar energy for water heating and lighting in the entire building. To top it all, our rooftop garden simply gives you a balanced feel of the natural environment around.





AMENITIES

We believe luxury lies in details. With our amenities, you can experience a style of living that reflects a blend of sustainability and modernity.

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Solar Energy



Natural Light



Eco Friendly Material



Ventilation System



Rain Water Harvesting System



Rooftop Garden



1 - BEDROOM 9'10"X13'0"

3 - TOILET 7'7"X4'9"

5 - DRY BALCONY 6'3"X4'0"

7 - DINING 11'0"X8'1"

9 - STUDY 7'6"X10'3"

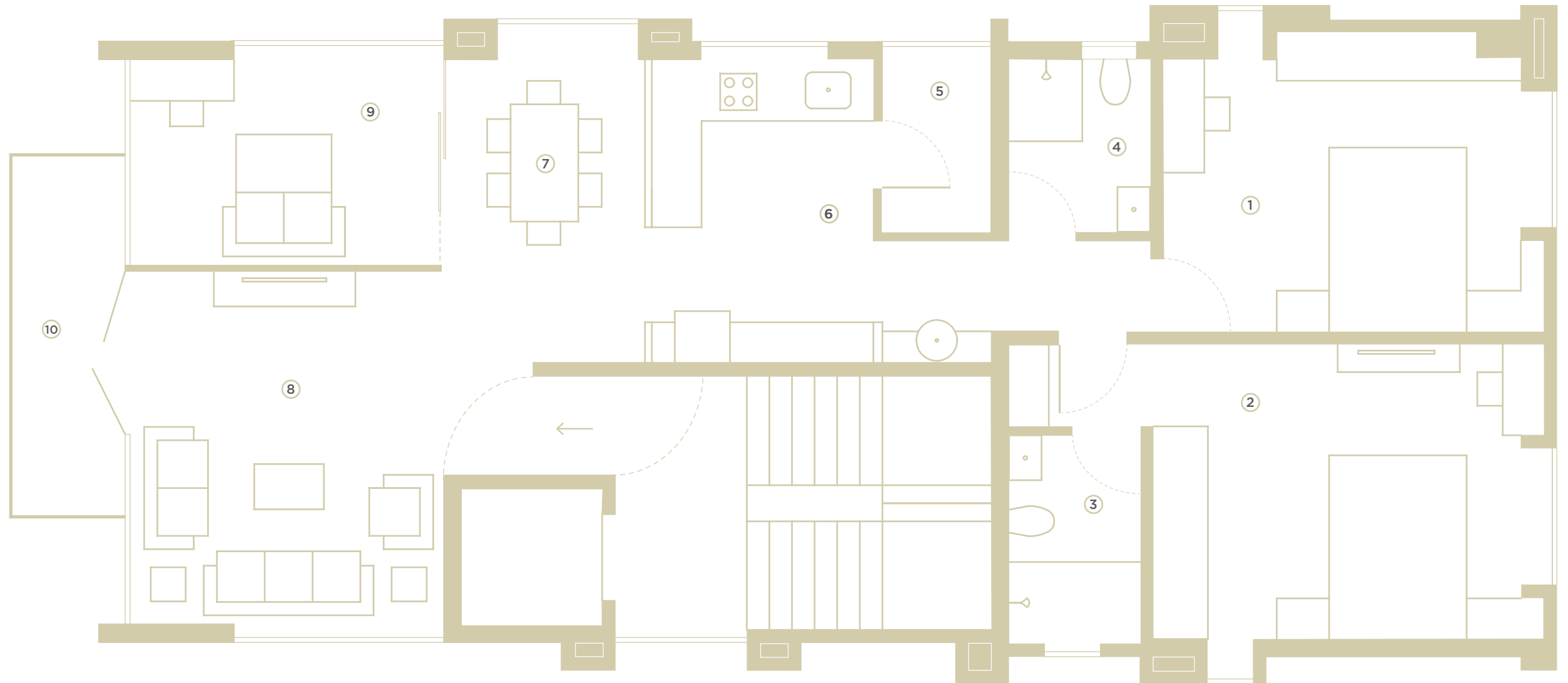
2 - BEDROOM 10'8"X13'4"

4 - TOILET 6'3"X5'1"

6 - KITCHEN 11'0"X8'0"

8 - LIVING 12'10"X11'1"

10 - BALCONY 12'8"X3'9"



62B
FLOOR PLAN

Flats - 1st, 2nd, 3rd & 4th

Carpet - 887 sq.ft
Balcony - 54 sq.ft
Saleable - 1270 sq.ft

SPECIFICATIONS



DOORS

Entrance door with laminate finish and safety door
Laminated internal doors with high quality handles
Marble/Granite door frame for the bathrooms

WINDOWS & BALCONY

Large glazed aluminium sliding windows
Marble/Granite Sills for all Windows
Peshwai balconies in private spaces

FLOORING

Marble flooring in the living area
High quality wooden/vitrified flooring in the bedrooms

ELECTRICAL

Three phase meter for every apartment
Lighting in the common areas will comprise of low voltage LED luminaries
Concealed copper wiring with switches of high quality finish
Full inverter backup for the apartment and common areas
AC point in all bedrooms and living room.
Tata Sky connection in all bedrooms and living room
Provision for exhaust fan in kitchen and toilets
Kone 5 passenger automatic lift

TOILETS

Contemporary bathroom fixtures
Walls finished with natural stone and designer tiles
Hung plumbing system with premium quality sanitary ware
Frameless glazed shower screens

KITCHEN

Granite platform
Designer dado tiles upto ceiling height
Provision for MNGL gas pipe line
Drinking water outlet
Provision for utilities and washing machine in the dry balcony

SECURITY SYSTEM

Intruder alarm system
Security access control for the main building entrance
CCTV surveillance at the ground floor and terrace garden

GREEN INITIATIVES

Rooftop garden beautifully landscaped with native trees and plants
Solar water heating system.
Solar lighting system for common areas of the building.
Rain water harvesting by 'Ira' a system to replenish the natural ground water table directly through the bore well.
Large glazed windows designed to enhance cross ventilation and ensure natural light.
The building is constructed with eco friendly fly ash / aac bricks.
Low voltage L.E.D lighting used to reduce electricity and heat.
Vertical Planters in the main entrance lobby area.

LOCATION

Erandwane is one of the most well-connected suburbs. Being a center for areas like Kothrud, Karve Nagar, Deccan, Prabhat Road, SB Road and the Pune-Bangalore highway connecting Hinjewadi, it is definitely one of Pune's most prime localities. To add to this, Erandwane is a short drive from the Pune Junction Railway Station and the Pune International Airport. Premier educational institutions, hospitals, auditoriums, malls, multiplexes, banks, restaurants and gymnasiums are simply around the corner as well.



Pune Railway Station - 7 Kms
Pune International Airport - 14 Kms

Landmarks

Dashbuja Ganpati Mandir, Abhinav Vidyala,
Dr. Kalmadi Shamrao High School

Education Institutes

Dr. Kalmadi Shamrao High School, Garware College,
SNDT College, MIT, Cummins College, ILS Law College,
Film and Television Institute of India, BMCC, Symbiosis,
Bhartiya Vidyapeeth, Abhinav Vidyala.

Health Care Facilities

Denanath Mangeskar Hospital, Sahyadri Hospital,
Poona Hospital, Vasan Eye Care

Entertainment

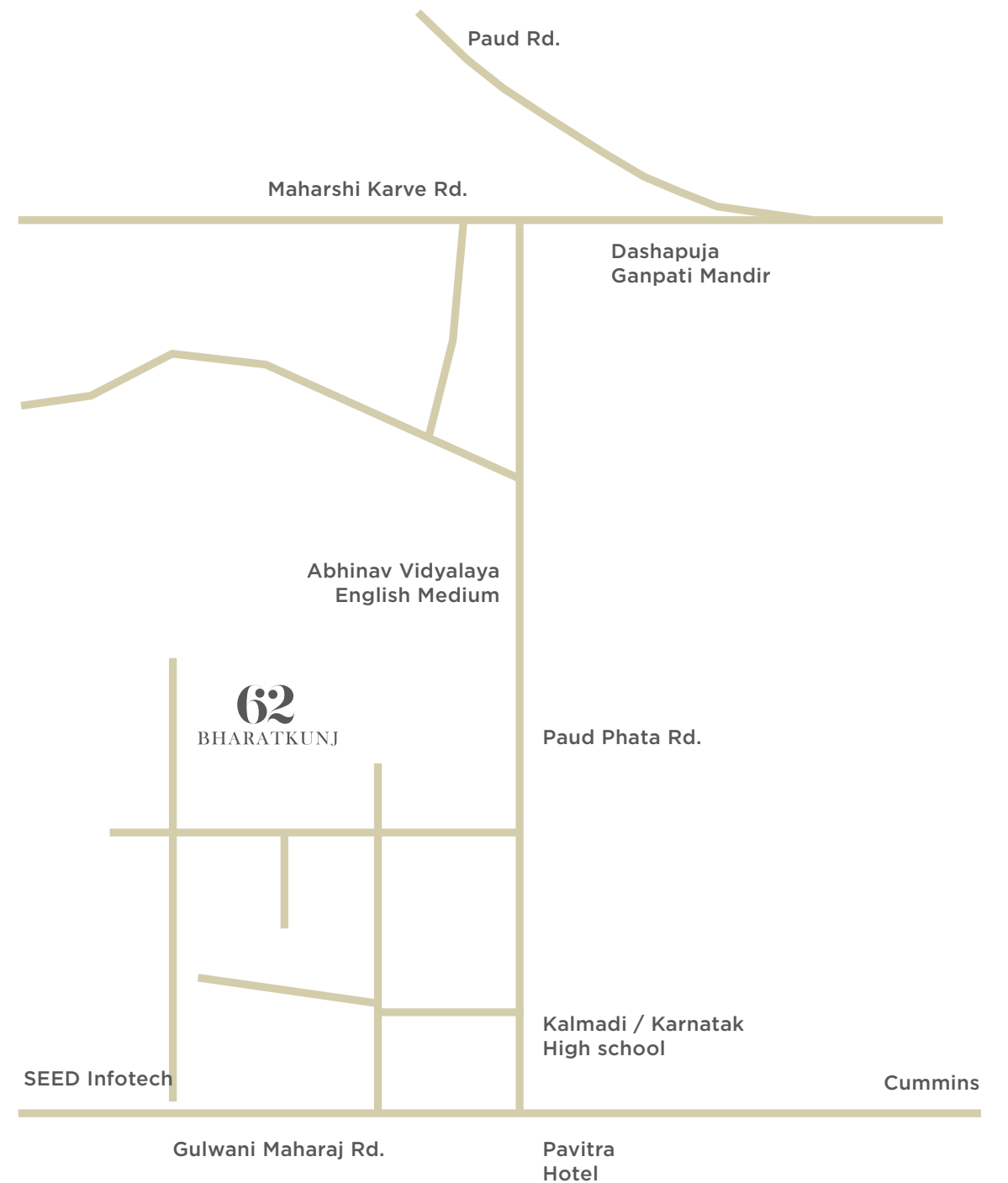
Pune Central Mall, Big Bazaar, City Pride Kothrud,
Yashwantrao Chavan Natyagruha, Joshi Miniature
Railway Museum along number of restaurants
and cafes

Fitness & Parks

Club Solaris, Gymnasiums likes Endurance, Golds gym
and Abs, Parks and Gardens like Raja Mantri Udyan,
Tathavade Udyan, Karvenager Udyan, Jitendra
Abhishekee Udyan.

MNCs

Persistent Systems
Tech Mahindra
Cummins Corporation
Kirloskar Group





DESIGN

62 Bharatkunj has been carefully designed to reflect an innate balance between a contemporary lifestyle and the traditional rituals of an Indian family. The compact form of the apartment gives you privacy by having your own floor, yet forming a notion to be a part of the community. The façade compliments the upmarket neighbourhood with an infinitive glass for the exterior, the concept of Peshwai balconies from the bygone era and the green elements that the urbanism has taken away from the city.



ANTARKAR & JOSHI



Promoters and Builders

Founded in 1989 by Dilip Antarkar and Vijay Joshi, Antarkar & Joshi is a real estate development company. Over the last 25 years, we, as a company, have successfully delivered over 45 projects in some of the most premium locations of Pune. With a presence of more than two decades in market, and an experience of over four lakh sq.ft prime real estate, we have established a distinctive presence in the Pune real estate market. Renowned for our quality, trust and reliability, we always seek to provide continuous satisfactions to our customers. The measure of our success is the happiness we bring into families.

“It’s not about how big the house is, its about how happy the home is”

**- Late Shri Dilip Antarkar
Co-founder of Antarkar & Joshi**

Architect - Archtype - Ar. Prakash Chandak
Collaborative Architect - SVAC - Ar. Suchi Vora
Structural Consultant - Dhananjay Hirwe
Legal Advisor - Adv. A.R Kulkarni



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