DARODE-JOG
PROPERTIES

WALK INTO THE ARMS OF AN ICONIC LIFESTYLE

SHRINIWAS
HOMES
DAROD E-JOG PROJECT
KHARADI

DARODE-JOG PROPERTIES



A LIFE WITHOUT CONVENIENCE AND QUALITY
IS SIMILAR TO A COLOURLESS CANVAS

Imagine a world with a trillions of reasons to be entertained; infinite beautiful memories you can create and a lifetime to behold. A life experience this supreme, with potential for pleasure and quality beyond compare is now at your behest with 'Q Homes'.

A lifestyle housing project comprising 2 towers of 11 storey each, with 2 and 3 BHK luxurious apartments. Q Homes is radically situated at the immensely developing Kharadi, which also houses the super premium 'Liviano'.

Q Homes connects the vintage and contemporary sides of Pune. It is flanked by the old-world charm of the race course and the turf club on one hand, and the modern world of Koregaon Park and Kalyani Nagar on the other. With a desirable location like Kharadi, the east of Pune has been screening potential.

Be surprised. Be amazed. Q Homes allows you to explore the two corners of a balanced life; in terms of extravagance and serenity.

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PROLIFIC & REFLECTIVE DAYS

The smallest pleasures of life. The taste of work and leisure.

Revel in energetic mornings in your very own style, at Q Homes. Begin an eventful day with vibes of a lively agenda. Accessible work places, grocery stores, super markets, temples, spa centres and many such recreational centres that will surpass your expectations of a fruitful day.



ALLURING & VIBRANT NIGHTS

Live in the lap of luxury and indulgence.

When you're surrounded by entertaining and extravagant areas such as Koregaon Park and Kalyani Nagar, you can count on your evenings to be ecstatic and pleasurable. Malls, 5 star properties, restaurants serving varied cuisines, exclusive shopping hubs, vintage stores and more, will ensure that you never have a dull evening around Q Homes.















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RCC WORK

- External and Internal Brick Wall Thickness -150 MM, with Plywood as the shuttering material.

KITCHEN OTTA

- Black granite of length Min. 8'0";
  Dado height Min. 2'0"
- Size of tile (Size in mm) 300 x 450

FLOORING, SKIRTING & DADO

- Vitrified flooring & skirting in living, dining, kitchen, store room, and the common lobby area. Size of tile 600 x 600 mm with skirting width of 3 inches
- Vitrified / Wooden flooring & skirting in master bedroom, With skirting width of
  3 inch / 4 inch / Other
- Vitrified mid-landing flooring & skirting, size of tile 600 x 600 mm with skirting width of 3 inches
- Black Granite flooring for Umbra and Window sill and the Staircase; 1st floor to Terrace Polished Kota. Att. Terraces, Dry terrace and Bedroom Toilets
- Ceramic (anti-skid) tiles for flooring & skirting
- Size of tile 300 x 300 mm with skirting width of 3 inches

DADO OF ALL TOILETS

- Glazed tiles of 300 x 400mm
  (master toilet 300 x 600mm)
- Height of the Dado till the ceiling with design patterns

PAINTING

- Gymnasium/Wall Putty for Internal walls, Off-white shade.
- Spray Plaster / Putty for Internal Ceilings, White shade.
- Acrylic Sand Faced Plaster for External Walls (Architect's shade)
- Neeru Plaster/Spray Plaster for Terrace Ceiling, White shade.
- Neeru Plaster for Common areas, Off-white shade.

**DOORS & WINDOWS /
DOORS & DOOR FRAMES**

- Plywood on Main Door, 5 1/2"" x 21/2" with Flush shutter of 35mm width; Both-side Veneer finish;
- Plywood on Internal Doors, Laminated Flush shutter of 32mm
- Granite Toilet door with flush
- shutter 32 mm wide and PVC mould.
- Black coated Aluminium windows, non-Jindal/Jindal make with Plain or non-toughened glass.
- Black coated Aluminium windows for Toilets, non-Jindal/Jindal make with Bajari or non-toughened glass 4mm.
- Oil-paint safety grills for windows
- A. C. Provision for all bedrooms Only Concealed Conduit Provision)

SANITARY FITTINGS

- Commode of Hindware, Cera or Equivalent, white colour with flush valve.
- Under Counter for common basin and wall mounted for other toilets, white colour, Hindware / Cera / Equivalent, bottle trap.

C.P FITTINGS

- Jaquar Florentine or Equivalent;
- Wall Mixer - Single Lever,
- Piller Cock - Bib Cock - Stop Cock - Angle Cock;
- Stop Cock for cold water for basin.(No hot water);
- One stop cock & Health faucet for commode;
- Two bib cock in kitchen for cold water.
- S.S. Kitchen Sink of Nirali or equivalent make

ELECTRICAL WORK

- Three phase concealed, wire-make Finolex or equivalent; switches as per MEP consultants inputs.
- 5 Amp light points in living room; with"3 Nos. for T.V. , Music System & Video Door Phone" and 1 No. for Terrace Point with plug.
- 5 Amp light points for Kitchen (2 Nos. for Mixer & Microwave oven) and 15 Amp for fridge.
- 5 Amp light points for Dry Balcony, 1 No. for Washing machine
- 5 Amp light points Toilet, 1 No. for Above Wash Basin
- 15 Amp light points, 1 No. for Boiler
- Fix invertor for the passage and a concealed distribution board.

LIFTS

- 2 automatic lifts, with M/c Room / Less M/c Room





SPACIOUS DESIGNS AND
VISIBLY COMFORTING
AMENITIES!



- Fire fighting
- Solar water heater system
- Gas piped
- STP
- Transformer room
- Club house
- Decorative main gate with security cabin
- Organic waste converter



- Intercom system
- Children's play area
- Senior citizens sitting area
- Party lawn
- CCTV for common areas
- Video-door phones
- Common toilets for drivers and servants

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2BHK Cut Section

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3BHK Cut Section

2BHK Flor PLan Odd

3BHK Flor PLan Odd

2BHK Flor PLan even

3BHK Flor PLan even

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THE LOCALE THAT GIVES ‘NEXT-GENERATION’ A WHOLE NEW MEANING.

Living at Kharadi is living in the secure belt of future. It is a blissful dream that will unwind and make itself a reality over the years, thanks to the many benefits it is surrounded with. A vintage living experience on one end and contemporary on the other. The two sides of Pune are wonderfully accessible from Kharadi. With Q Homes, an immensely developing and rational life awaits you at Kharadi.



(1) Koregaon Park and Kalyani Nagar at a like-able distance. (2) International malls, multi-screen multiplexes, variety of theme restaurants, tasteful entertainment just around the corner. (3) Airport comfortably located for regular access. (4) Prominent medical facilities at a health-friendly distance. (5) Global education opportunities taking shape in the vicinity. (6) Iconic national and international hotels in close surrounding. (7) Encompassing noteworthy commercial destinations like EON SEZ, Kharadi IT Park and Magarpatta. (8) Pune’s state-of-the-art golf course a short drive away. (9) A class-apart neighbourhood to complement your class.

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Q HOMES, KHARADI: S.No 9/1/19, Kharadi, Pune, Maharashtra, INDIA
Call 020-24600001 / 9850085590

EXCELLENCE AND EXPERTISE ARE A LEGACY HERE.



Since 1983, for over 30 years, Sudhir Darode & Anand Jog have ably incorporated ‘Darode-Jog & Associates’. An association that brought together two civil engineers from Government Polytechnic, Pune. What cemented their relationship was a passion to build homes that dreams are made of.

Since the outset, they have set high standards in construction, services and virtues. Today, they are renowned for their ethics, transparency, quality, professionalism and most importantly understanding of their customers.

No wonder, they’ve grown from strength to strength, in terms of area built, projects completed, innovations undertaken and hearts won! Today, property buyers aspire to own and live in properties built by Darode-Jog, for the sake of their uncompromising attitude of delivering beyond customer expectations.

Their certifications and awards add further testimony to their caliber. International Certifications Services (ICS) has conferred upon them the prestigious ISO 9001: 2000 Certification recognizing the Quality Management System Standards maintained by the company for design, construction & sales of residential & commercial properties. They’re also in process of acquiring the ISO 14000 certification.

Their project Crossover County at Sinhagad Road has been awarded the ‘Five Star Eco-Housing Certification’ from the Municipal Corporation and Science Technology Park, Blossom Boulevard at Koregaon Park has been honoured with ‘The Best Quality Construction’ from The Architects’, Engineers’ and Surveyors’ Association.

With consistent customer interactions we realized that the detailing in a floor plan needs more attention. As the world knows, we’re already at that. At Darode-Jog we’ve always believed in giving the best. The challenge now is to give better than the best... which we’ve accepted head on!

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