



KUMAR
SIDDHACHAL
MARKET YARD

WHERE PRIVACY MEETS LUXURY

3 BHK LUXURIOUS APARTMENTS

Homebuyers Rejoice!

Bringing back one of the most celebrated residential projects of Market Yard - Kumar Siddhachal. With the launch of tower A1, the final in the series of 3 BHK luxurious apartments, we're bringing our signature beauty and thoughtfulness in housing design, something only Siddhachal can offer.

Premises that are designed for a "larger than life" standard of living are opening its gates to homebuyers for one last time. Having a home here is a mark of success in life and a realisation of your dreams. Come, take a peek into your bright future.





Opening
Doors to a
Privileged
Life



Spectacular Design

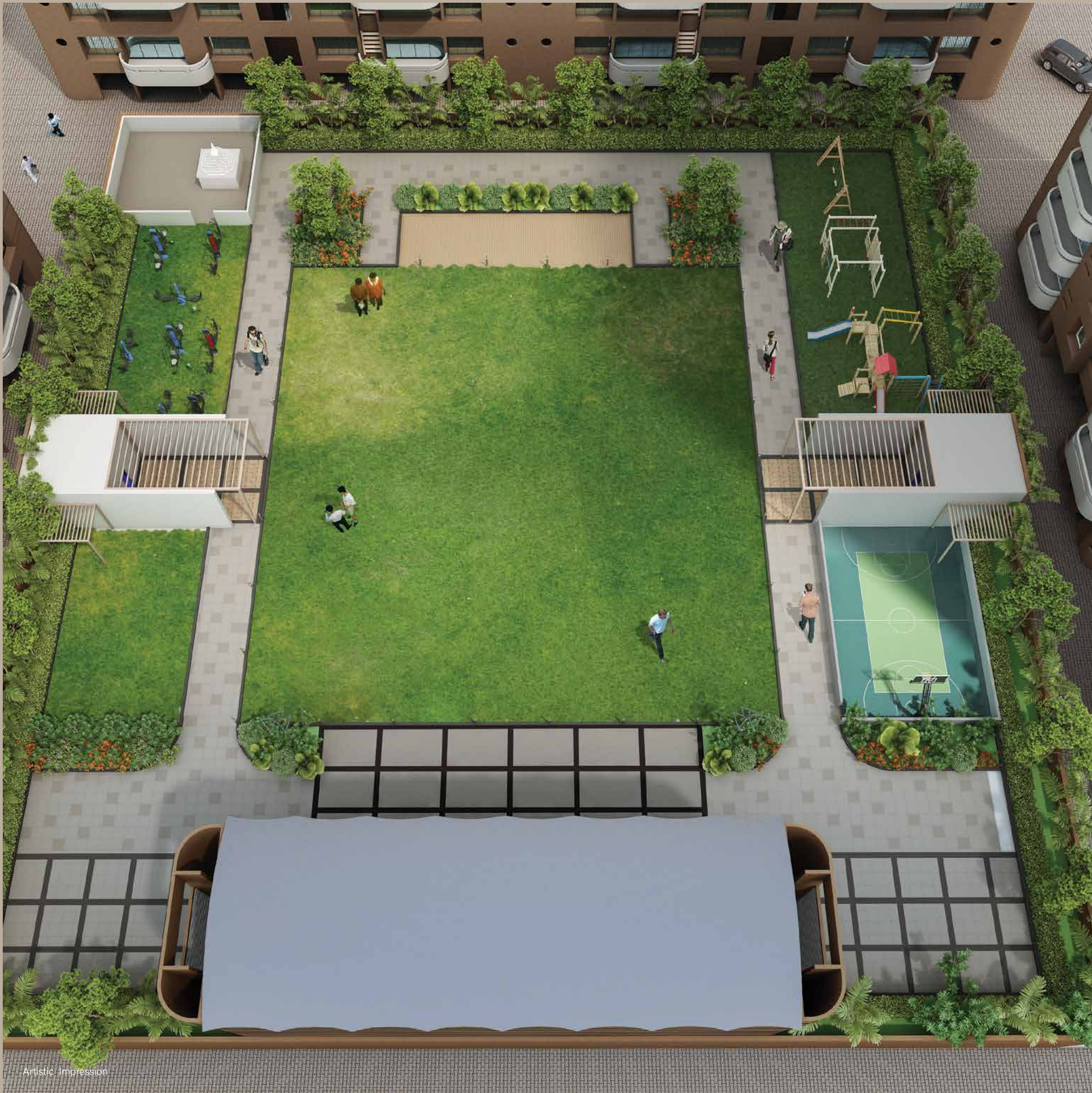
Begin anew at thoughtfully designed living spaces which elevate your lifestyle to a whole new level. These 3 BHK luxurious homes have it all - large terraces, well-lit, and well-ventilated rooms, all in fresh layouts. Spread out your ambitions - you've got room for more!

Kumar Siddhachal's impressive elevation is designed by architect, Mr. Farhad Khareghat. A superb combination of practicality and beauty makes this project a living paradise for its residents. The senior citizen's plaza, swimming pool, club house, and gym offer indulgences for all ages.



KUMAR
SIDDHACHAL





Artistic Impression

The functional amenities at Siddhachal are ready to sweep you off your feet. The wide range of multipurpose podium level amenities offer relaxing lawns along with features for leisure, fun, and entertainment.

Not just entertainment, even your spiritual needs have been considered at Siddhachal. We also have a temple at a peaceful location within the project where you can get in touch with your devotional side.

Amenities

- » Large landscaped podium with club house
- » Jogging track and outdoor lawn area
- » Club house with air-conditioned multipurpose hall with gymnasium
- » Top-of-the-line club house with swimming pool, pool deck, and a changing room
- » Podium landscape area to cover children's play area, and the senior citizen's plaza
- » Two levels of car parking
- » Futsal Court
- » Pets Park
- » Children's Play Area
- » Skating Rink
- » Senior Citizen's Plaza
- » Yoga Room
- » Multipurpose court
- » Seating Lounge



Children's Play Area



Gymnasium



Temple



Swimming Pool



Senior Citizen's Area



Yoga Room



Skating Rink



Futsal Court

Specifications

CONSTRUCTION

- » A-class, earthquake resistant construction

FLOORING

- » Large format vitrified tile in Living, dining and passage
- » Vitrified tile flooring in kitchen and bedrooms
- » Vitrified tile dado in toilets
- » Anti-skid tiles for balconies / terraces

WALL AND CEILING

- » Gypsum punning on walls
- » Premium-grade acrylic distemper paint for walls

WINDOWS

- » Powder coated aluminum sliding windows with fly mesh and invisible grills

RAILINGS FOR ATTACHED TERRACES

- » Plastered parapet wall with paint for railing

DOORS

- » Vinyl skin full jamb width door frame and shutter for main door
- » Pre-moulded HDF skin doors with SS fittings for bedrooms and toilets

KITCHEN

- » Artificial vitrified stone slab for kitchen counter with SS sink
- » Vitrified tile dado up to window lintel height
- » Power plug point for water purifier

PLUMBING, BATHROOM, AND TOILETS

- » Concealed plumbing, suspended drainage system for toilets with false ceiling
- » Premium range ceramic sanitary ware of reputed brand
- » Exposed body single lever diverter set for toilet
- » Wall-hung WC units with concealed flush tank
- » Mirror and exhaust fan in all toilets

ELECTRICAL

- » Concealed copper wiring in the entire flat with ELCB and MCB switches in the distribution board
- » Premium range modular switches & sockets
- » Adequate points for lights, fans, and TV
- » Telephone points in the living room and bedrooms
- » Power plug point for cable TV and broadband connectivity

ENTRANCE LOBBY

- » Designer finish entrance lobby at ground floor

LIFTS

- » Modern, automatic lifts of reputed make

EXTERNAL FINISH

- » Entire building painted with acrylic paint of external grade

SAFETY

- » Intercom facility
- » Digital lock for main door
- » Video Door Phone
- » Entrance lobby located at ground floor with access control entry with CCTV camera





Priceless Location

Kumar Siddhachal centres your life at the heart of the city. The pulse of Pune's economy originates at Market Yard, an area the citizens take pride in calling their home. This brings swift connectivity to schools, colleges, offices, malls, business centres, and medical care. Rest assured, this priceless cushion of convenience will take care of all your daily needs.

3 BHK



- 1. Entrance Passage (4.888x1.476)
- 2. Kitchen (4.046x3.926)
- 3. Bedroom 1 (3.026x3.926)
- 4. Toilet (1.450x2.330)
- 5. Dining (3.576x3.938)

- 6. Living (4.326x5.138)
- 7. Balcony (5.964x1.764)
- 8. Bedroom 2 (3.276x3.788)
- 9. Walk-in Wardrobe (2.450x2.150)
- 10. Toilet (2.450x1.450)

- 11. Bedroom 3 (3.276x3.788)
- 12. Walk-in Wardrobe (2.450x2.150)
- 13. Toilet (2.450x1.450)

Above Mentioned Areas in Sq. Mtr.

Project Layout



- | | | | |
|--------------------|--------------------------|------------------------|---------------------------|
| 1. Yoga Room | 5. Outdoor Gym Area | 9. Kids Pay Area | 13. Pets Park |
| 2. Seating Lounge | 6. Club House | 10. Outdoor Exercise | 14. Kids Play Area |
| 3. Meditation Area | 7. Lawn | 11. Multipurpose Court | 15. Skating Area |
| 4. Lawn | 8. Half Basketball court | 12. Acupressure Park | 16. Senior Citizen's Area |

Artistic Impression

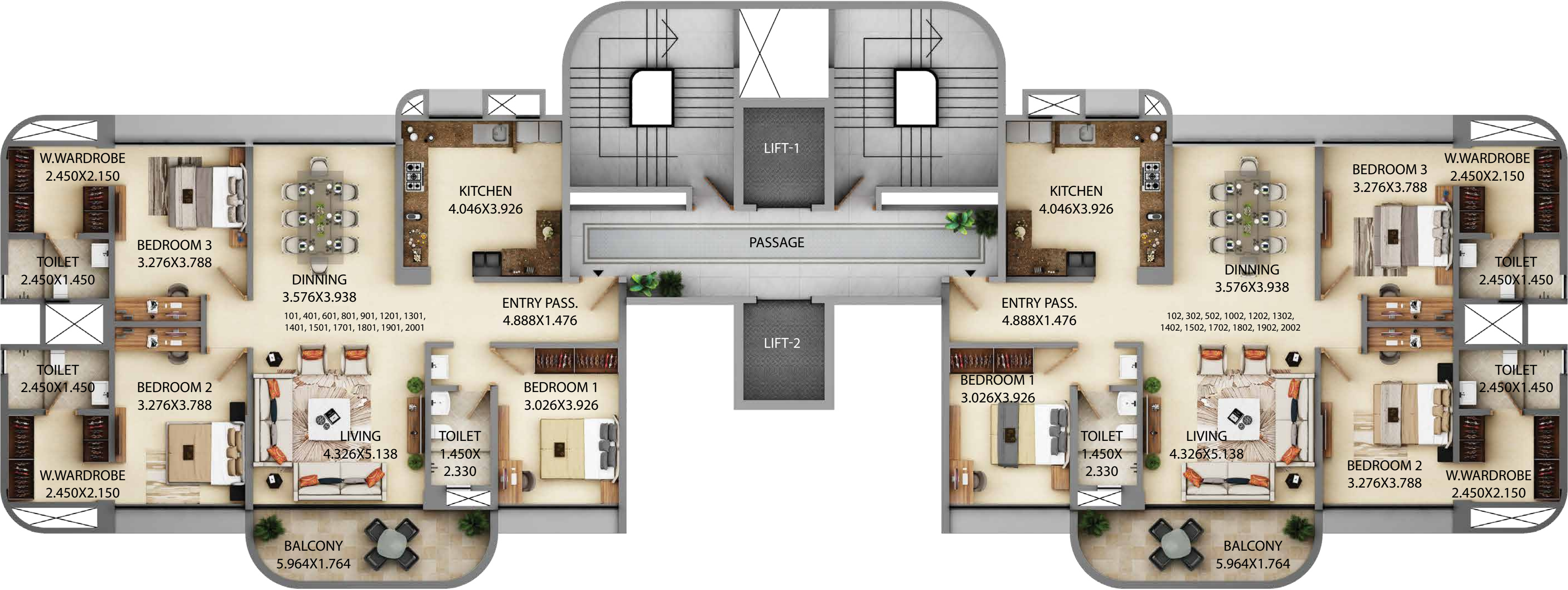
Location Map



In the Proximity

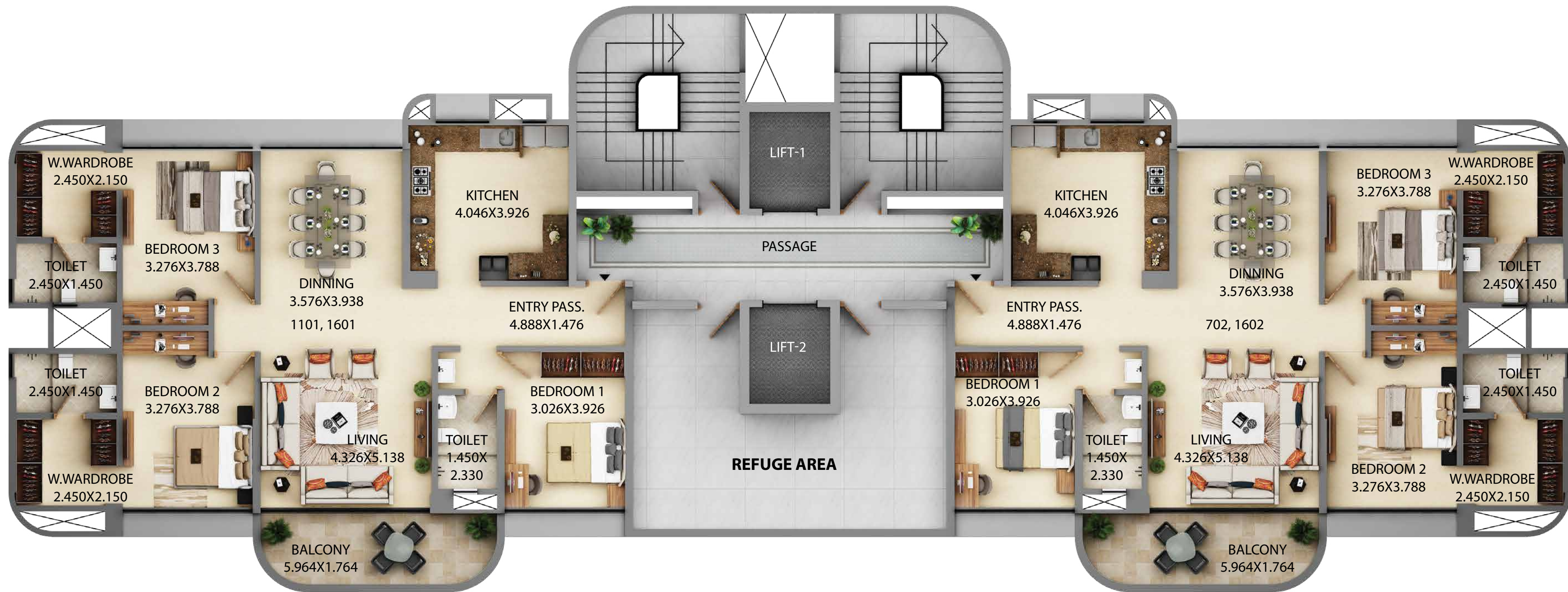
» City Pride Multiplex	1.4 Km
» D Mart	1.7 Km
» Kumar Pacific Mall	3.0 Km
» Swargate	3.5 Km
» M.G. Road	4.5 Km
» Crescent High School & Junior College	1.0 Km
» Rosary School	1.0 Km
» VIT College	2.8 Km
» Vishwakarma Vidyalaya	3.0 Km
» Bharati Vidyapeeth	3.7 Km
» Chandralok Hospital	500 Mtr
» Sahyadri Hospital	700 Mtr
» Ranka Hospital	2.5 Km

Typical Floor Plan



Building - A1 (Areas in Sq.m)		
Flat nos	Carpet	Balcony
101, 401, 601, 801, 901, 1201, 1301, 1401, 1501, 1701, 1801, 1901, 2001	134.50	9.90
102, 302, 502, 1002, 1202, 1302, 1402, 1502, 1702, 1802, 1902, 2002		

Refuge Floor Plan



Building - A1 (Areas in Sq.m)		
Flat nos	Carpet	Balcony
1101, 1601, 702, 1602	134.50	9.90



CREDITS

Design Architect: **F.T. Khareghat, Mumbai**

Architect on Record: **Jagdish P. Deshpande, Pune**

Developer: **Viraj Properties & Real Estate Pvt. Ltd. - Amogh Construction JV**

Structural Design Consultant: **Sunil Mutalik & Associates, Pune**



Corporate Office - Pune:

Kumar Capital, 2413, East Street, Camp, Pune - 411 001.



Mumbai Office:

Kumar Properties Pvt. Ltd. 21, Hazarimal Somani Marg,
Waudby Road, Opp. Bombay Gymkhana, Fort, Mumbai - 400 001.



Bengaluru Office:

Kumar Properties, 33, Crescent Road, High Grounds,
Opp Taj West End Hotel, Bengaluru - 560 001.



Site Address:

571/2, Market Yard, Next to Keli Bazaar, Bibwewadi, Pune - 411 037.



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The project has been registered via MahaRERA registration number: P52100050272 is available on the website maharera.mahaonline.gov.in under registered projects.

