

KUMAR  
**PAĀRṬĪ**  
TOWERS

A PROJECT DEVELOPED BY  
KUMAR & POTNIS CONSTRUCTIONS LLP



**Kumar & Potnis**

**Pune Corporate Office**

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**"I AM SAFE AND LOVE THAT MY BODY IS HERE,  
& I TRUST ITS WISDOM AS IT IS IMMERSSED  
IN ABUNDANCE SUPPORTED BY THE EARTH."**

KUMAR  
**PARTH**  
TOWERS

**OWN A DISTINCTIVE ADDRESS IN WEST PUNE'S  
MOST INTEGRATED NEIGHBORHOOD**



A home with the perfect weave of an indulgent life and an enviable location. Own the most prominent address in a highly integrated neighborhood of West-Pune.

**A LOCATION ELUDING ALL  
BUT A VERY FEW,  
BEFITTING YOUR EXTRAVAGANT  
PACE OF LIFE.**

Let prestige define your identity and grandeur inspire your lifestyle. A world of your own, where exclusivity exudes from every facet of magnificence. The ultimate living experience, timeless and refined, here you get to experience a lifetime of opulence like never before.



# EXCLUSIVE & EXQUISITE

A STATEMENT COLLECTION CURATED FOR THE DISCERNING

When you desire a life that flows above the mundane, you want a living space that does the same. On this oasis of grandeur, you will instinctively recognize that well-crafted quality and beauty live here too. Pair that with exceptional service and you have an outstanding home that truly delivers. For when it comes to having your desires met, nothing comes as close than Kumar Parth Towers.

## **NURTURING FAMILY, ONE HOME AT A TIME**

Enjoy the lavish lifestyle you deserve, where status defines your identity and your every want is lavishly attended to. There is an exclusive world waiting for you, where every aspect of magnificence oozes exclusivity and sophistication. Enjoy a lifetime of luxury like never before as you live the most extravagant experience possible, one that is timeless and unrivalled.



KUMAR  
**PARTH**  
TOWERS

Your new home at Kumar Parth Towers has been meticulously crafted with prestige and designed to complement remarkable living. Experience is the norm in Parth's extravagant way of living.

***PARTH,***  
*The Grandeur Legacy*

## OVERVIEW

3-High Rise Residential Towers with Community Living

Spacious and Lavishing 2- & 3-Bedroom residences

Approximately 2 acres of gated development

Grand Double Height Entrance Lobby

35+ Crafted Lifestyle Amenities

Modern Ground & Podium Amenities

Indulgent Rooftop Amenities

Expansive Multi-Level Parking

State-of-The-Art Club House with Co-working Spaces

Elevated Podium Areas

Strategically located in Western Pune, Baner

Close Proximity to IT and Industrial Hub, Educational Institutes, Balewadi High Street, F&B and Dining Spaces to Hospitality and more

# THE SKYLINE OF PRESTIGE

ARTFULLY CURATED  
FOR THE DISCERNING

*KUMAR PARTH TOWERS*  
PROJECT LAYOUT



GROUND AMENITIES

ROOF-TOP AMENITIES

CLUB HOUSE

CHILDREN'S PLAY AREA

TOWER C2

PODIUM AMENITIES

TOWER C3

TOWER C1

INFINITY POOL

DROP OFF LOBBY

DROP OFF LOBBY

ENTRANCE

# *Come home to refined luxury*

First impressions are everything. The sublime sequence of stately exteriors with its glimmering glass facade grants Kumar Parth Towers a distinctive architectural flair. After all, it is a repository of carefully planned spaces, settings, and experiences. Exuding grandeur and lushness, this exquisite enclave is all about elegance where elegance pervades. An intimate community of 3 luxurious high-rise towers, Kumar Parth Towers with its spacious 4 BHK Villaments 3 & 2 Bedroom residences, is situated right at the center of a premium locale of West Pune, Baner



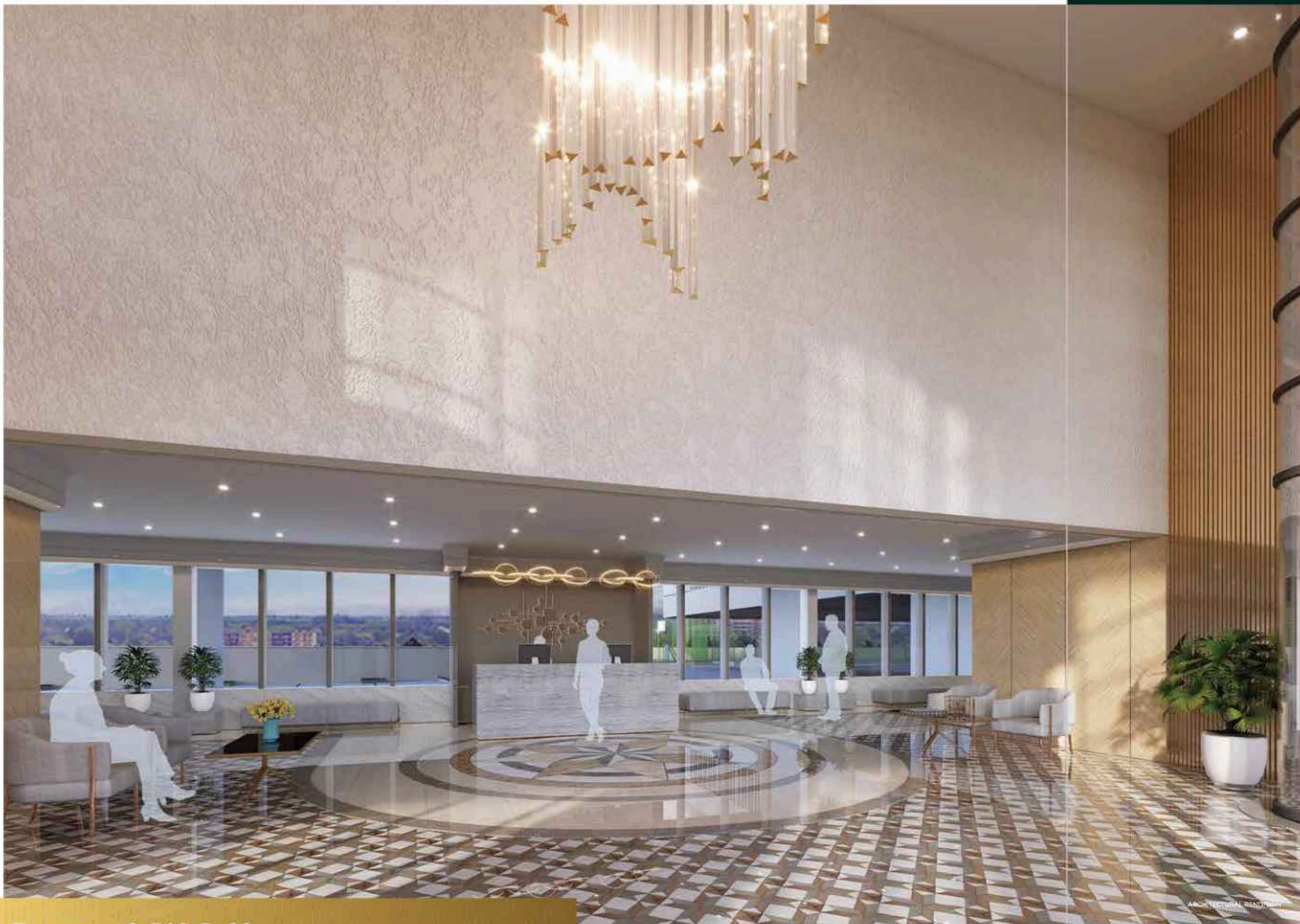
ARCHITECTURAL RENDERING



ARCHITECTURAL RENDERING

*Grand entrance  
lobby*

These residences offer an unmatched lifestyle in the city's beating metropolitan hub with exhilarating views of the riverside, the city, and the green hills of Baner, minutes away from any significant western hub of the city.



ARCHITECTURAL RENDERING



ARCHITECTURAL RENDERING

*Entrance & Lift Lobby*

# NOW LAUNCHING FIRST - EVER DUPLEX RESIDENCES IN BANER!

*An Experience Simply Like Never Before*



# STEP INTO TIMELESS LUXURY LIVING

Overlooking Baner's breathtaking panoramic views from its lavish balconies, Kumar Parth Towers truly embodies the pinnacle and a new horizon of luxury living, by harmonizing the nature and glamour that the city offers. A showcase of high-end architecture. Parth's design schemes are elegantly simple, and thoughtful and there is a pervasive sense of craft and quality to every element that you touch and see.

KUMAR  
**PARTH**  
TOWERS

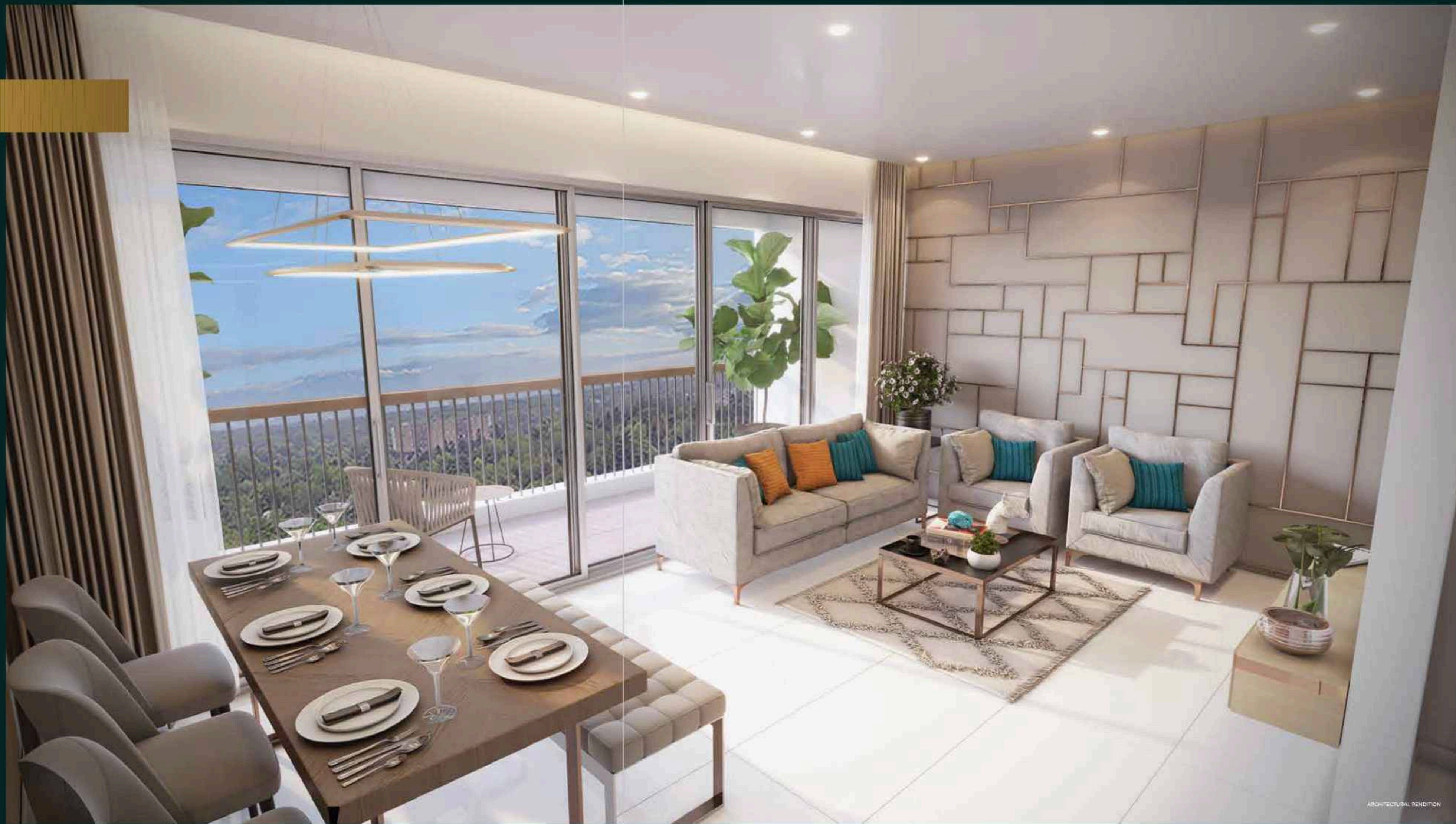


CONCEPTUAL IMAGE

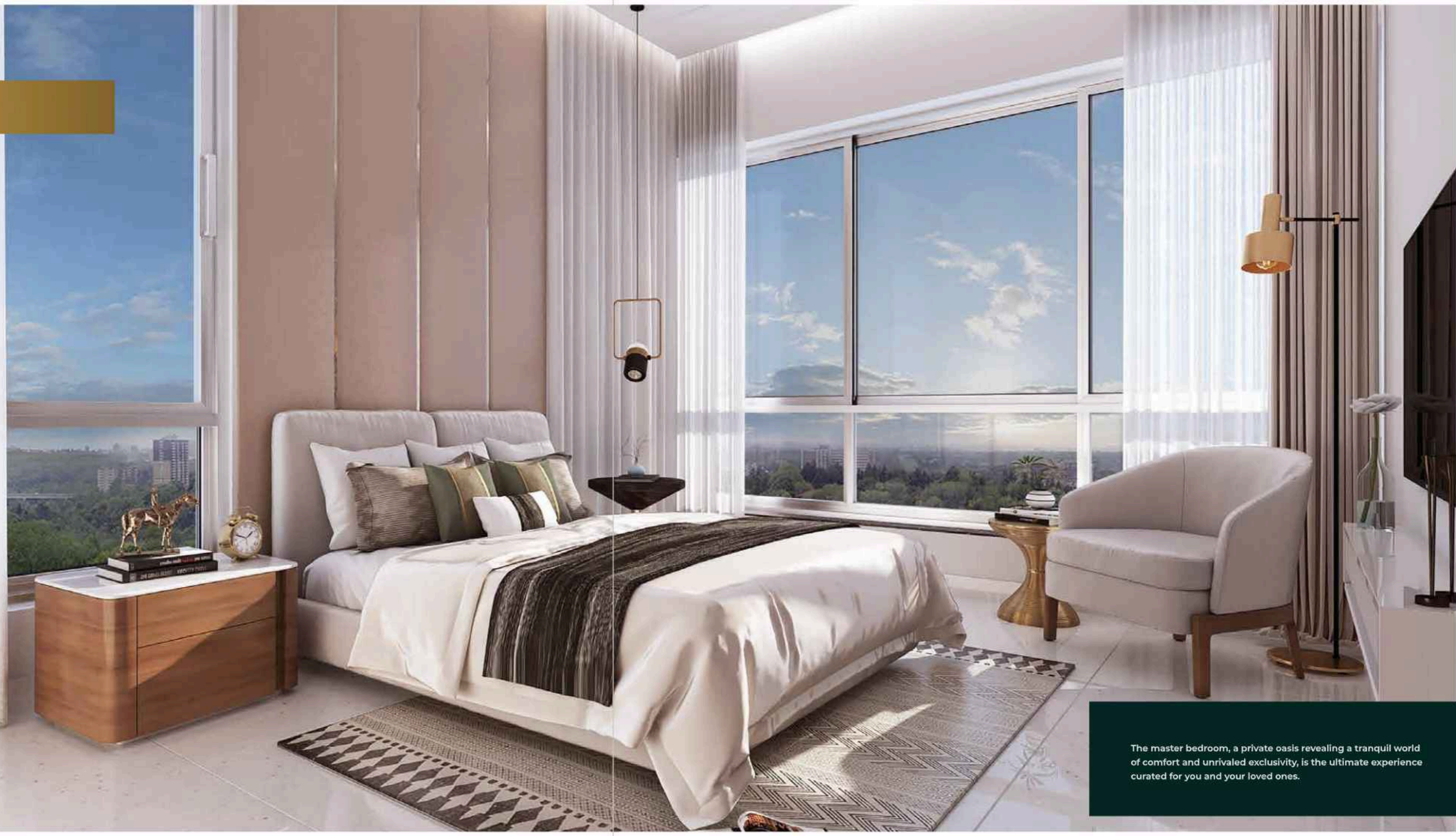
## Living & Dining Area

### GRAND LIVING SPACES SPEAK VOLUMES

The living room, brimming with soft sunlight and a gentle breeze, invigorates urban living with nature's wonders. Designed with a home entertainer in mind, the grandest of rooms impresses with its ceiling height while the accompanying large windows are invitations to marvel at serene outside views. An intimate dining area with a generously roomy kitchen is no doubt a welcoming space for guests to gather around.



*Master Bedroom*



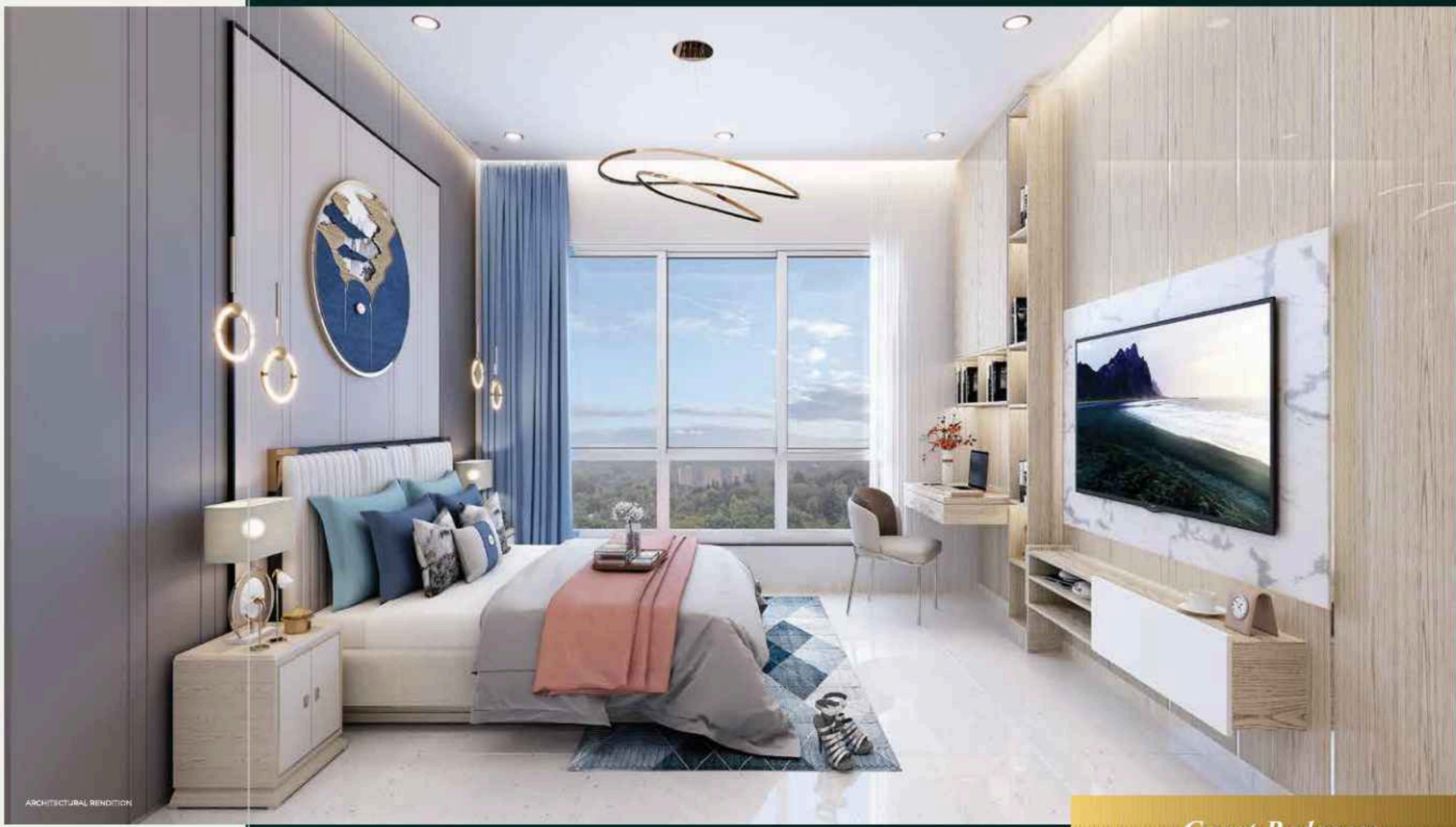
The master bedroom, a private oasis revealing a tranquil world of comfort and unrivaled exclusivity, is the ultimate experience curated for you and your loved ones.

**REFUSES TO BE ANYTHING;  
LESS THAN EXTRAORDINARY**

*Children's Bedroom*



ARCHITECTURAL RENDITION



ARCHITECTURAL RENDITION

*Guest Bedroom*

KUMAR  
**PARTH**  
TOWERS

*Spacious Kitchen*



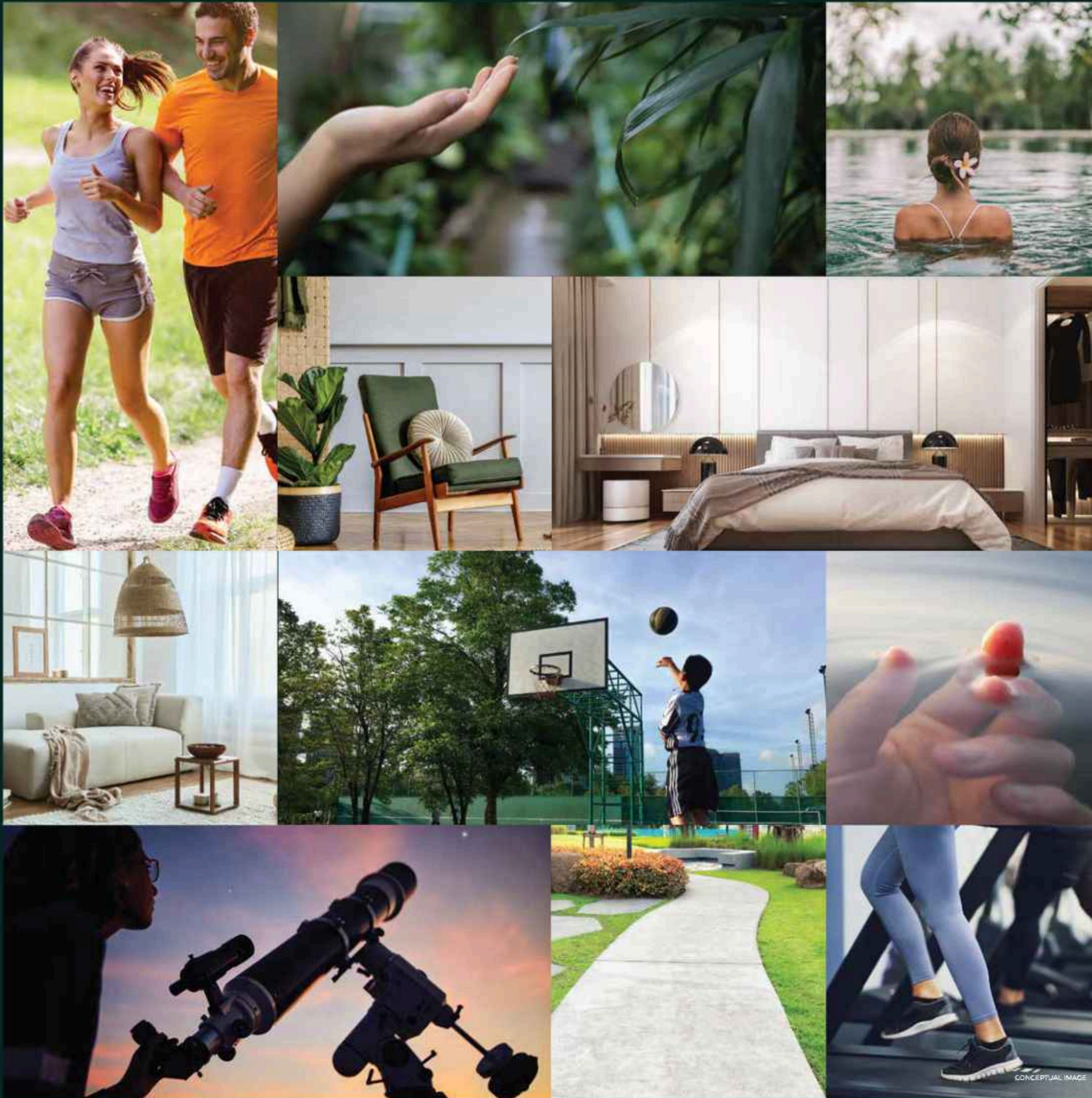
*A new class of  
splendor beckons*

The bright and spacious kitchen complements dual culinary styles. At the state-of-the-art dry kitchen, you can now immerse in the art of gourmet cooking— from baking with loved ones to exploring fine dining at home. Cooking and entertaining has never been more pleasurable and easy.

## INSTILLING A MEMORABLE SENSE OF PLACE & DEVELOPING A STRONG SENSE OF COMMUNITY

At Kumar Parth Towers, relish the astonishing experience with mesmerizing horizons along with world-class facilities. An ideal location with unparalleled amenities and comfort nourishing the mind, body, and soul.

Elevated and artistically landscaped park on the top of the parking podium. Kumar Parth Towers exquisite amenities span health, fitness, leisure, and culture. Boasting of over 35+ crafted amenities including an astonishing infinity pool and a grand amphitheater with reading corners. Tranquil haven to experience the true joy of a fully-equipped gymnasium, indoor games room, and multipurpose court along with a dedicated net-cricket pitch. Revel in the luxury of the Star-Gazing Deck on the terrace connected with walking arenas. The landmark uncovers the urban realm by enhancing street life with adjoining lush green landscaped spaces, all while reshaping luxury convenience in unprecedented ways.





**PROJECT AMENITIES**  
35+ AMENITIES

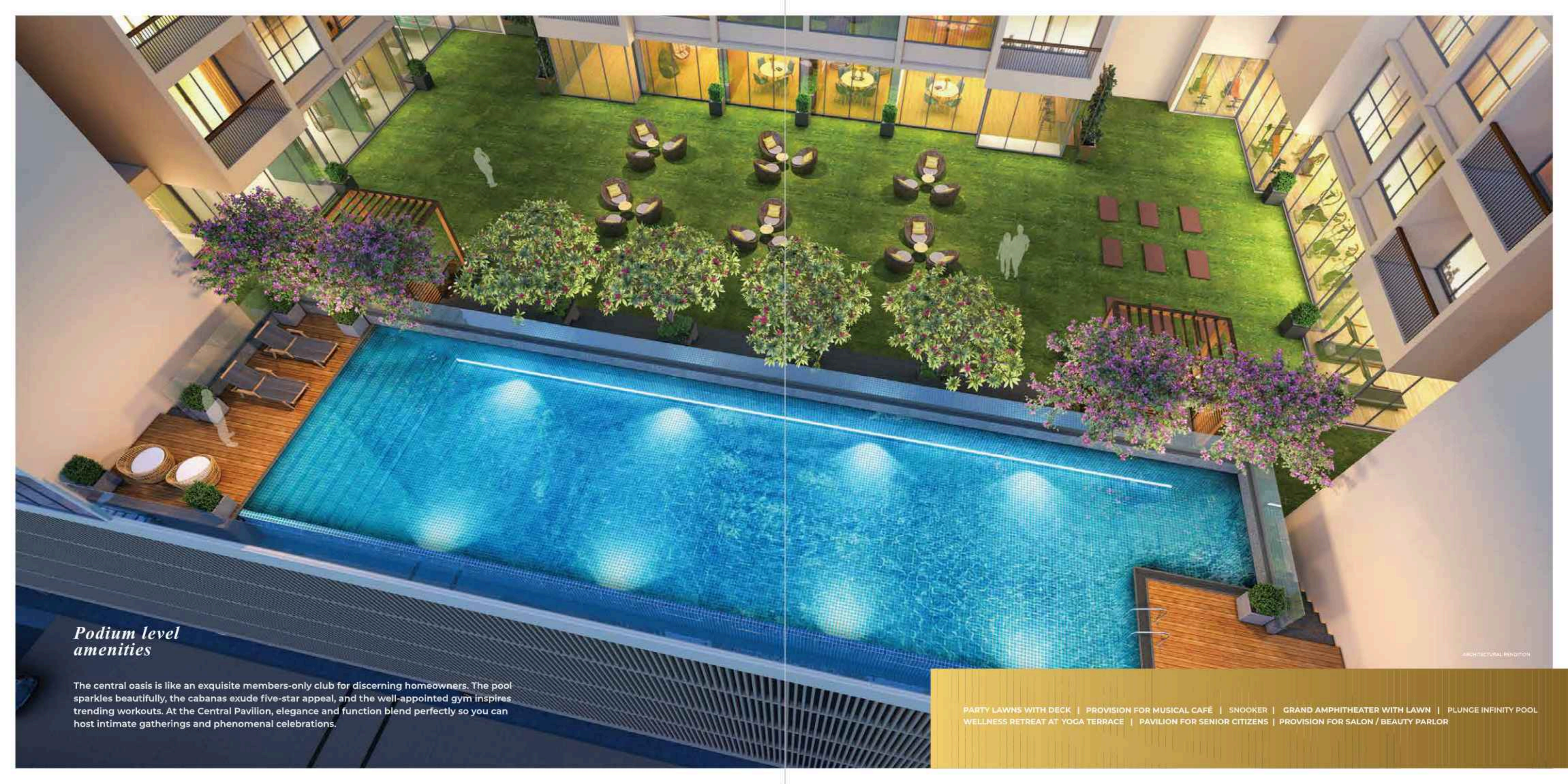


**Ground level amenities**

Experience The Perfect Blend Of Elegance And Ease.

- 3-TOWERS WITH INDIVIDUAL ENTRANCE CANOPY
- INCLUSIVE OF WELCOMING LANDSCAPE WATER BODY
- SPACIOUS CAR PARKS WITH WIDE DRIVEWAYS
- LANDSCAPE AREAS WITH WELL DESIGN WATER BODIES
- MAJESTIC DOUBLE HEIGHTED LOBBIES OF EACH TOWER
- MULTIPURPOSE COURT
- NET-CRICKET PITCH
- SPIRITUAL TEMPLE
- DEDICATED SENIOR CITIZEN AREA
- TREE COURTS
- STATE-OF-THE-ART CLUB HOUSE WITH CO-WORKING SPACES
- CHILDREN'S PLAY AREA
- PARTY LAWNS WITH DECK

A well-crafted hide-away different from all others, where you can experience harmony, balance, and freedom through lines of architecture that only nature can inspire.



## *Podium level amenities*

The central oasis is like an exquisite members-only club for discerning homeowners. The pool sparkles beautifully, the cabanas exude five-star appeal, and the well-appointed gym inspires trending workouts. At the Central Pavilion, elegance and function blend perfectly so you can host intimate gatherings and phenomenal celebrations.

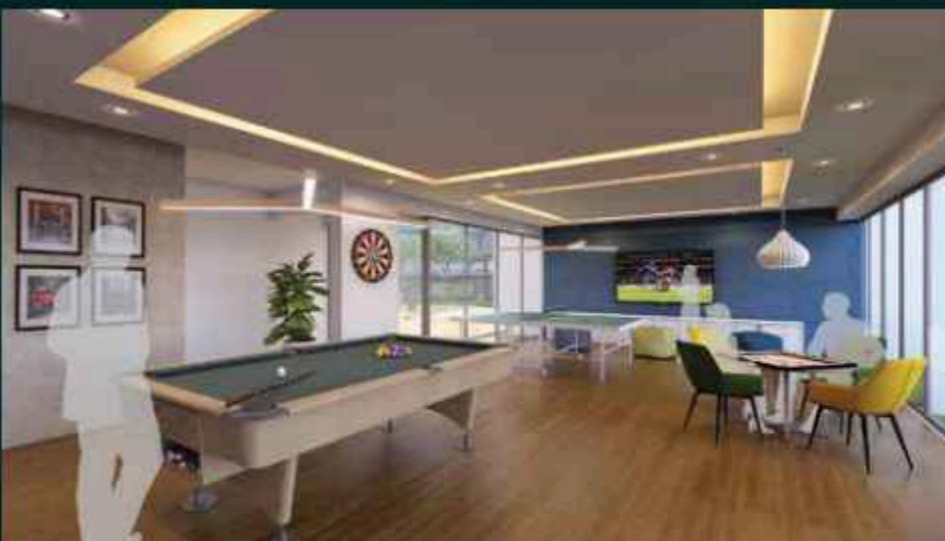
PARTY LAWNS WITH DECK | PROVISION FOR MUSICAL CAFÉ | SNOOKER | GRAND AMPHITHEATER WITH LAWN | PLUNGE INFINITY POOL  
WELLNESS RETREAT AT YOGA TERRACE | PAVILION FOR SENIOR CITIZENS | PROVISION FOR SALON / BEAUTY PARLOR

ARCHITECTURAL RENDERING

'Active Living' is Encouraged by Premium Amenities; For every passion and occasion.



ARCHITECTURAL RENDITION



*Podium level amenities*

- READING & ART-CRAFT ROOM
- PROVISION FOR INDOOR BOARD GAMES
- TABLE TENNIS ROOM
- FULLY-EQUIPPED GYMNASIUM

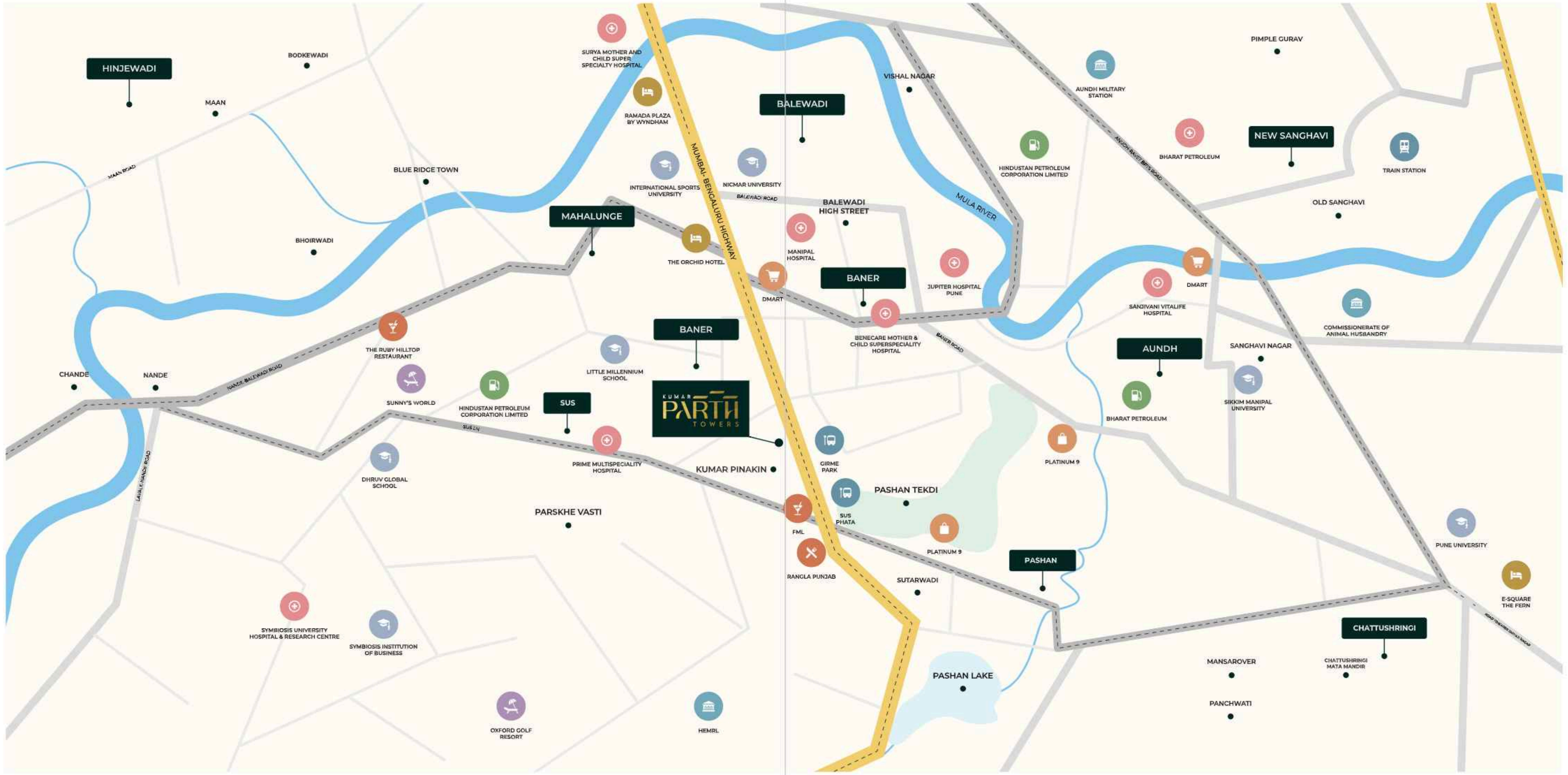


ARCHITECTURAL RENDITION

*Roof-top level  
amenities*

The Epitome of Luxuriance

- BARBEQUE DECK
- DESIGNER GAZEBO
- PARTY LAWNS WITH DECK
- STAR-GAZING DECK
- ACUPRESSURE PATH
- DEDICATED CHILDREN'S PLAY ZONE
- CONNECTED TERRACE WITH WALKING ARENA'S
- COMMON GATHERING SPACES
- CHESSBOARD
- SENIOR CITIZEN AREA



# KUMAR PARTHI TOWERS

HINJEWADI

BALEWADI

MAHALUNGE

BANER

BANER

SUS

KUMAR PINAKIN

PARSKHE VASTI

PASHAN TEKDI

PASHAN

CHATTUSHRINGI

NEW SANGHAVI

AUNDH

SANGHAVI NAGAR

MANSAROVER

PANCHWATI

SURYA MOTHER AND CHILD SUPER SPECIALTY HOSPITAL

RAMADA PLAZA BY WYNDHAM

INTERNATIONAL SPORTS UNIVERSITY

NICMAR UNIVERSITY

THE ORCHID HOTEL

MANIPAL HOSPITAL

JUPITER HOSPITAL PUNE

BENECARE MOTHER & CHILD SUPERSPECIALTY HOSPITAL

SANJIVANI VITALIFE HOSPITAL

COMMISSIONERATE OF ANIMAL HUSBANDRY

THE RUBY HILLTOP RESTAURANT

SUNNY'S WORLD

DHRUV GLOBAL SCHOOL

LITTLE MILLENNIUM SCHOOL

PRIME MULTISPECIALTY HOSPITAL

GIRME PARK

SUS PHATA

FML

RANGLA PUNJAB

SUTARWADI

PLATINUM 9

PLATINUM 9

SYMBIOSIS UNIVERSITY HOSPITAL & RESEARCH CENTRE

SYMBIOSIS INSTITUTION OF BUSINESS

OXFORD GOLF RESORT

HEMRL

AUNDH MILITARY STATION

BHARAT PETROLEUM

HINDUSTAN PETROLEUM CORPORATION LIMITED

TRAIN STATION

OLD SANGHAVI

COMMISSIONERATE OF ANIMAL HUSBANDRY

BHARAT PETROLEUM

SANGHAVI NAGAR

SIKKIM MANIPAL UNIVERSITY

PUNE UNIVERSITY

E-SQUARE THE FERN

PIMPLE GURAV

MANSAROVER

PANCHWATI

CHATTUSHRINGI MATA MANDIR

PASHAN LAKE

VISHAL NAGAR

MAAN

BODKEWADI

BLUE RIDGE TOWN

BHOIRWADI

CHANDE

NANDE

MAAN ROAD

MAAN BALEWADI ROAD

LAHRI WADI ROAD

BALEWADI ROAD

BALEWADI HIGH STREET

BAVER ROAD

AUNDH-BANG. HIGHWAY

200/200A/200B/200C/200D/200E/200F/200G/200H/200I/200J/200K/200L/200M/200N/200O/200P/200Q/200R/200S/200T/200U/200V/200W/200X/200Y/200Z

# First Floor Plan

## AREA STATEMENT IN SQ.M

FLAT NO.	TYPE	NO OF TENEMENT	FLAT	ENCLOSED BALCONY	OPEN BALCONY	DRY BALCONY
101	2BHK_type 3	1	58.86	7.98	4.72	2.46
104	2BHK_type 1	1	53.58	11.15	4.71	2.46
105	2BHK_type 1	1	53.58	11.15	4.71	2.46
106	3 BHK	1	78.80	12.75	7.62	2.13
107	3 BHK	1	77.53	14.02	7.62	2.13
108	2BHK_type 3	1	53.10	13.73	4.72	2.46



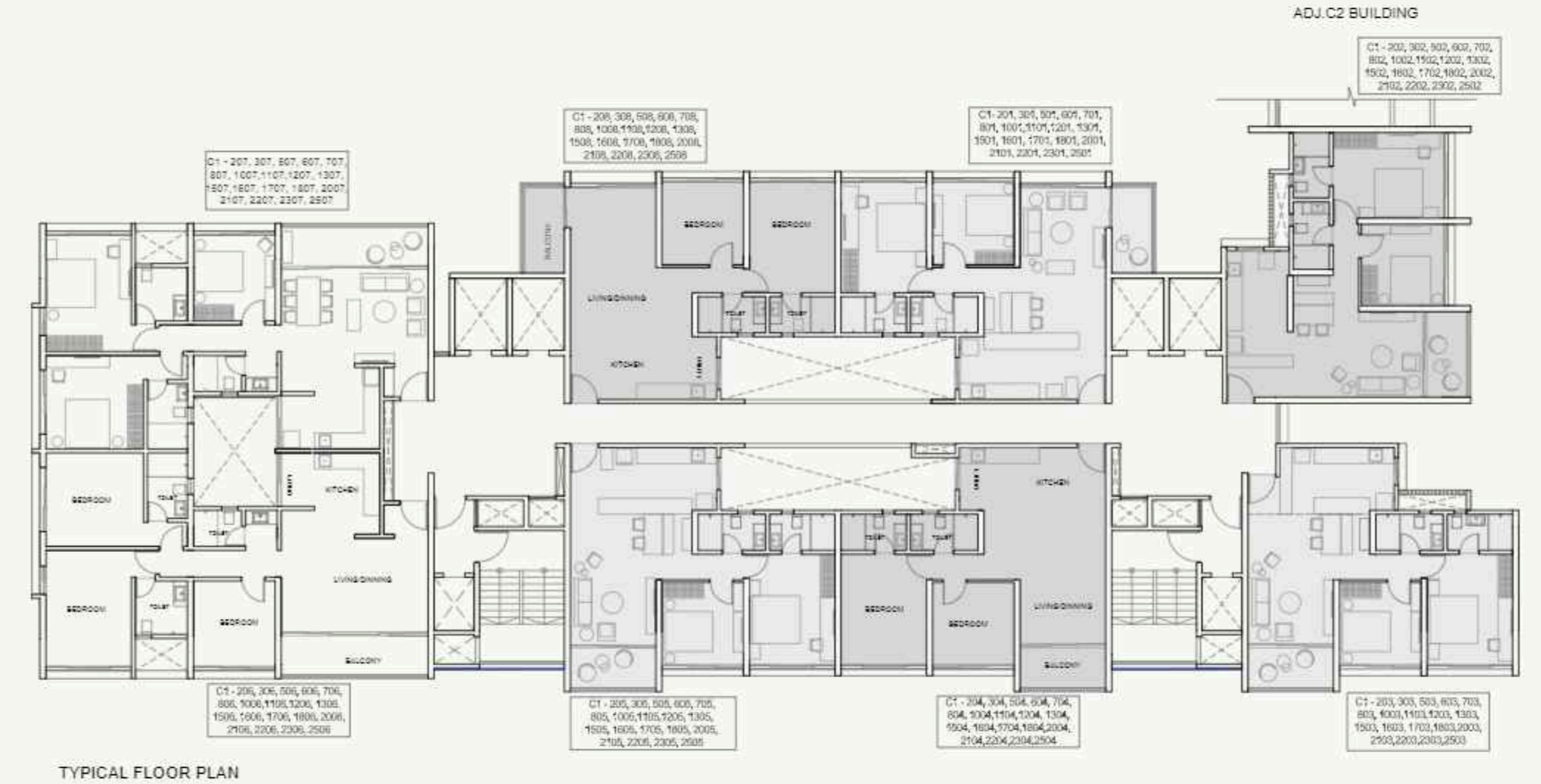
FIRST FLOOR PLAN



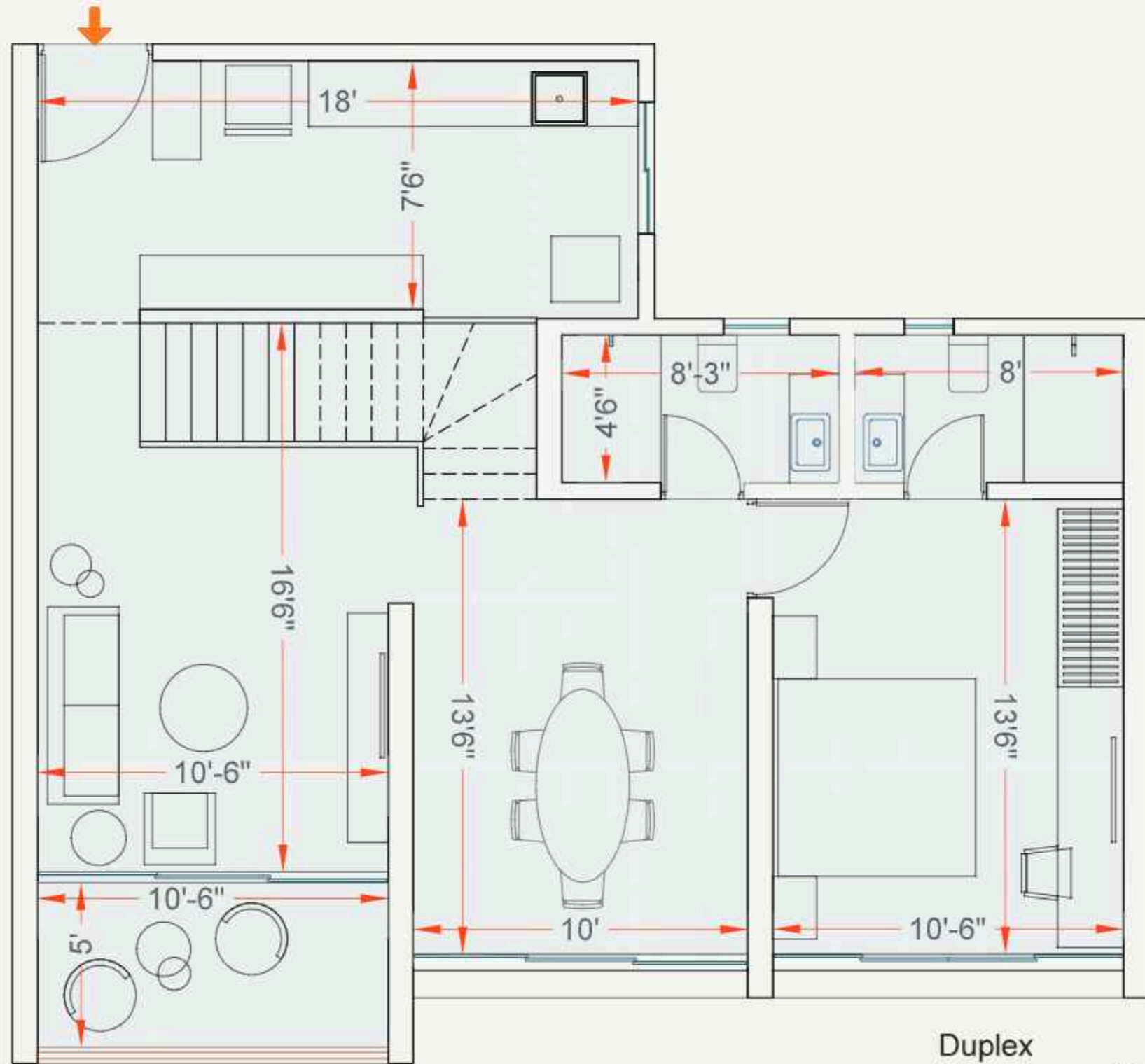
# Typical Floor Area Statement

## AREA STATEMENT IN SQ.M

FLOOR	FLAT NO.	TYPE	NO OF TENEMENT	FLAT	ENCLOSED BALCONY	OPEN BALCONY	DRY BALCONY
2, 3, 5, 6, 7, 8 10, 11, 12, 13, 15, 16 17, 18, 20, 21, 22 23, 25	201, 301, 501, 601, 701, 801, 1001, 1101, 1201, 1301, 1501, 1601, 1701, 1801, 2001, 2101, 2201, 2301, 2501	2BHK_type 3	19	58.86	7.98	4.72	2.46
	202, 302, 502, 602, 702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2002, 2102, 2202, 2302, 2502	2BHK_type 4	19	64.86	0.00	4.71	2.46
	203, 303, 503, 603, 703, 803, 1003, 1103, 1203, 1303, 1503, 1603, 1703, 1803, 2003, 2103, 2203, 2303, 2503	2BHK_type 2	19	52.26	11.15	4.71	2.46
	204, 304, 504, 604, 704, 804, 1004, 1104, 1204, 1304, 1504, 1604, 1704, 1804, 2004, 2104, 2204, 2304, 2504	2BHK_type 1	19	53.58	11.15	4.71	2.46
	205, 305, 505, 605, 705, 805, 1005, 1105, 1205, 1305, 1505, 1605, 1705, 1805, 2005, 2105, 2205, 2305, 2505	2BHK_type 1	19	53.58	11.15	4.71	2.46
	206, 306, 506, 606, 706, 806, 1006, 1106, 1206, 1306, 1506, 1606, 1706, 1806, 2006, 2106, 2206, 2306, 2506	3 BHK	19	78.80	12.75	7.62	2.13
	207, 307, 507, 607, 707, 807, 1007, 1107, 1207, 1307, 1507, 1607, 1707, 1807, 2007, 2107, 2207, 2307, 2507	3 BHK	19	77.53	14.02	7.62	2.13
	208, 308, 508, 608, 708, 808, 1008, 1108, 1208, 1308, 1508, 1608, 1708, 1808, 2008, 2108, 2208, 2308, 2508,	2BHK_type 3	19	53.10	13.73	4.72	2.46



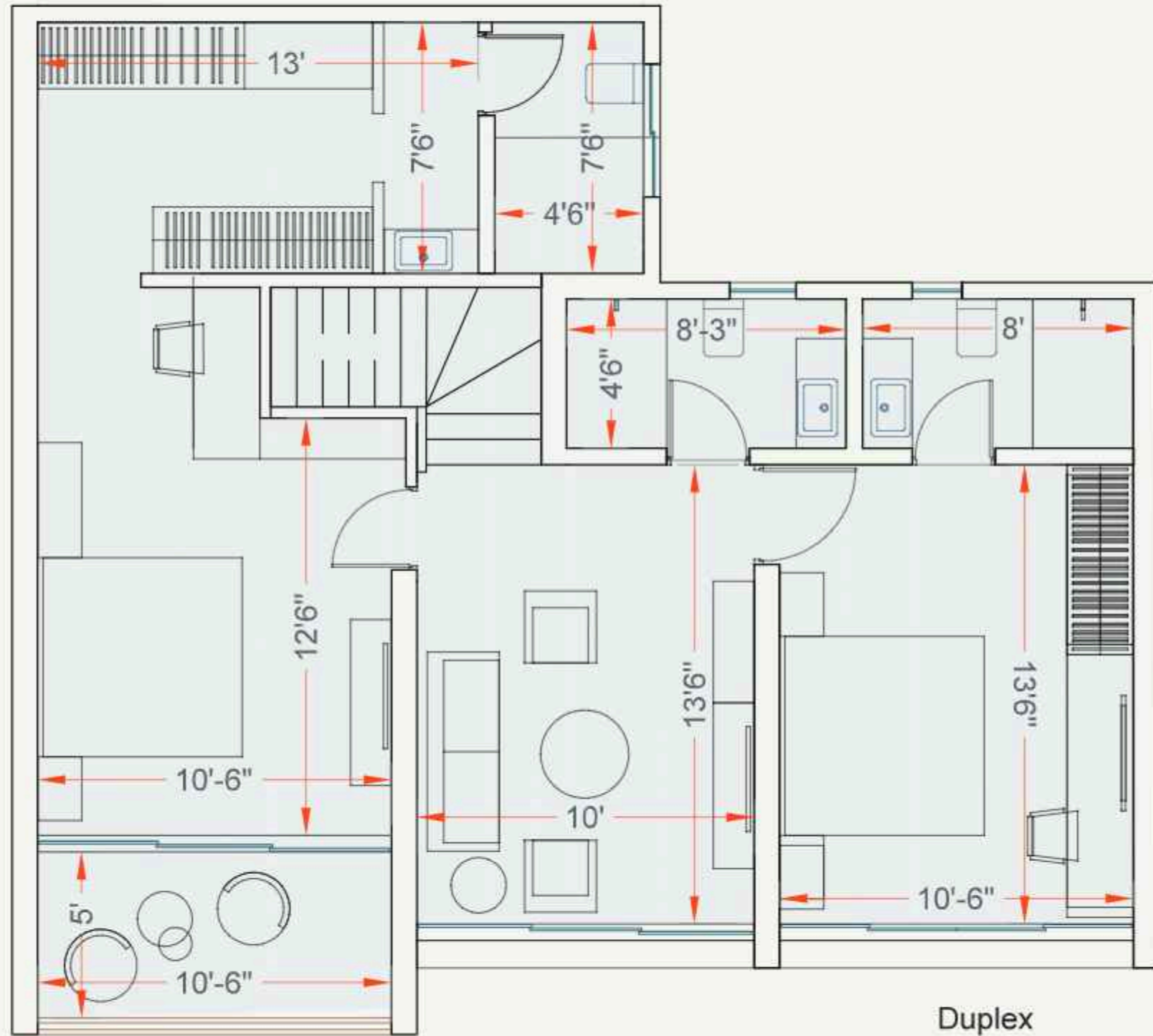
Duplex Apartment



Duplex  
Plan -Lower LVL



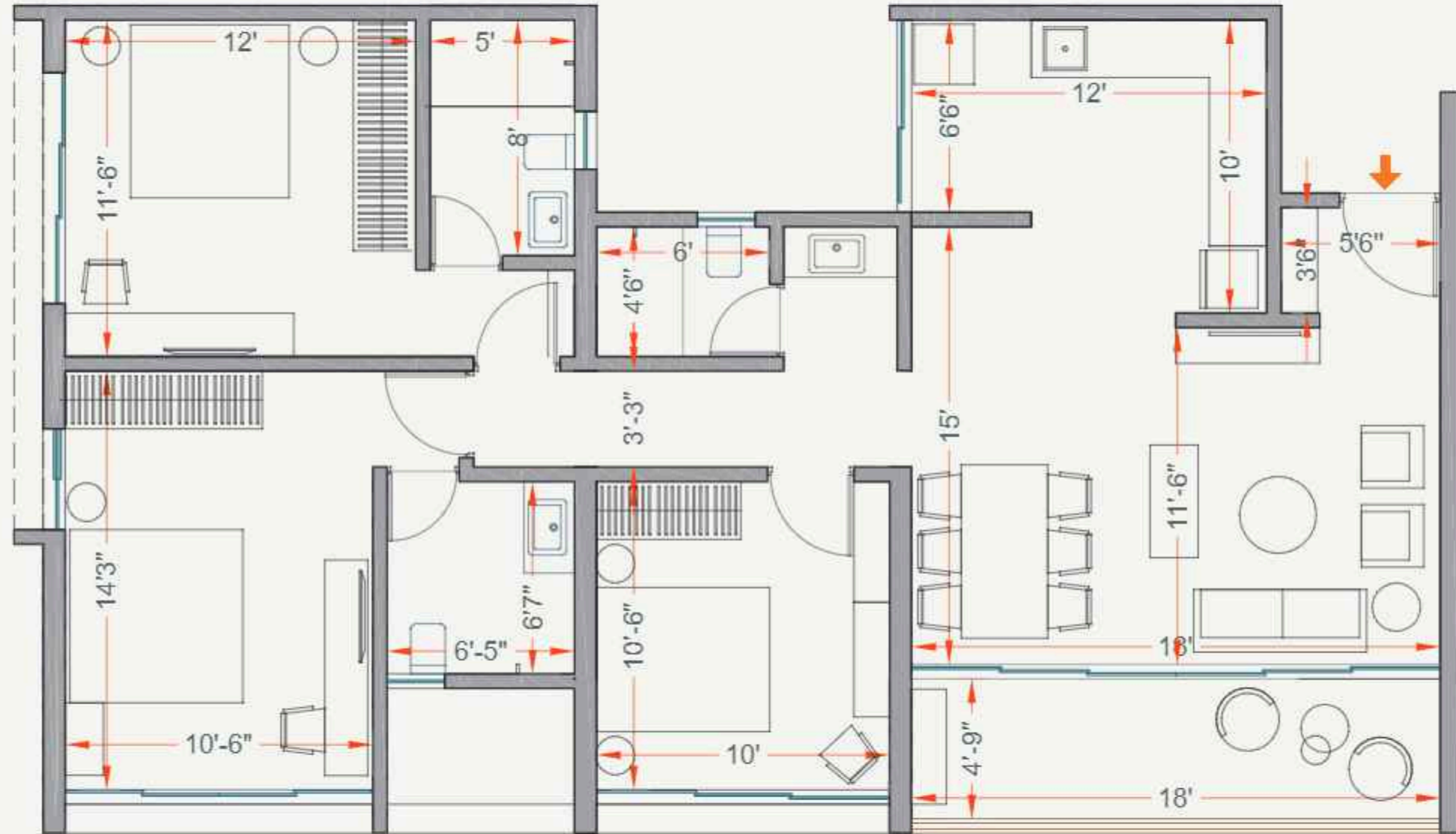
Duplex Apartment



Duplex  
Plan -upper LVL

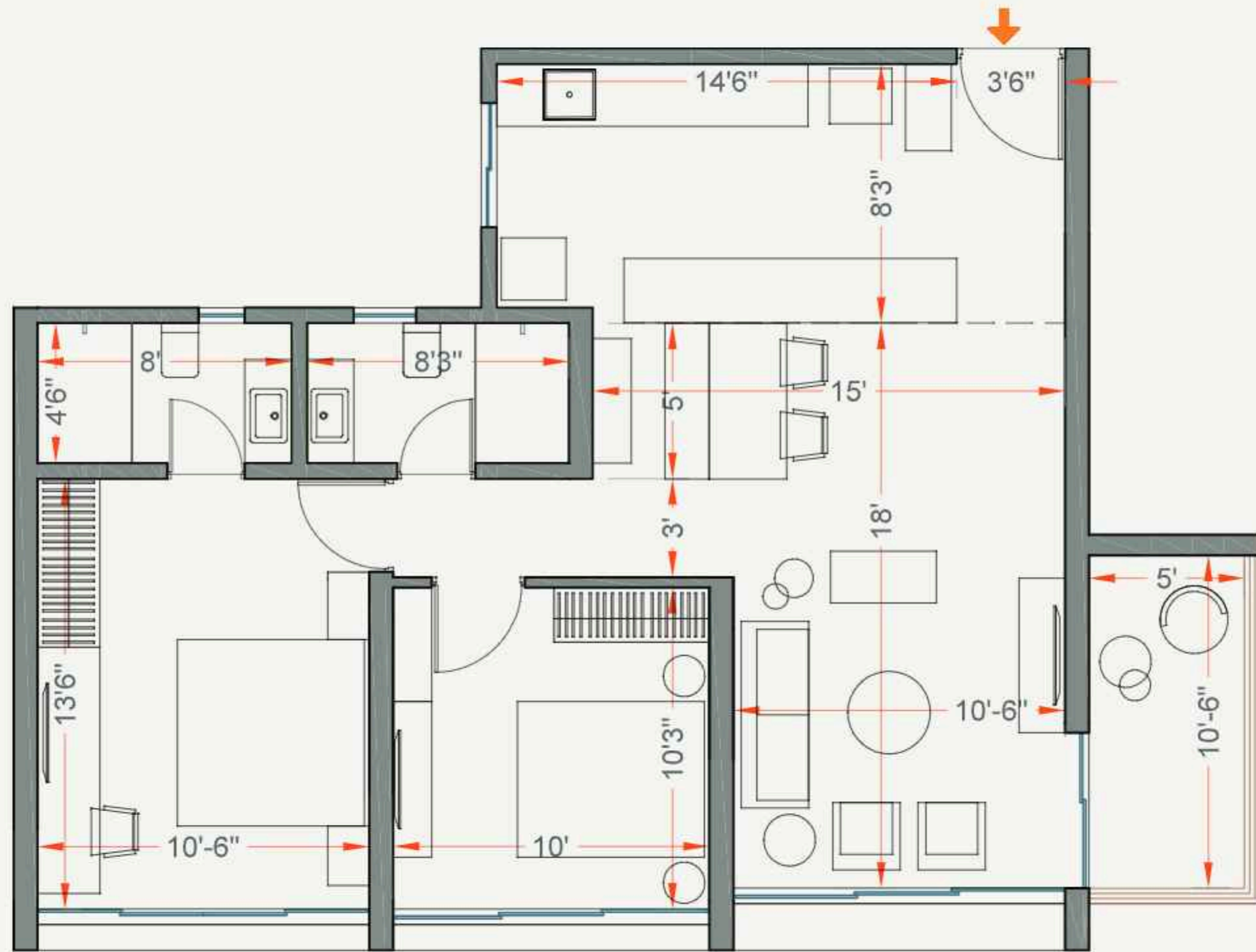


### 3 bedroom plan



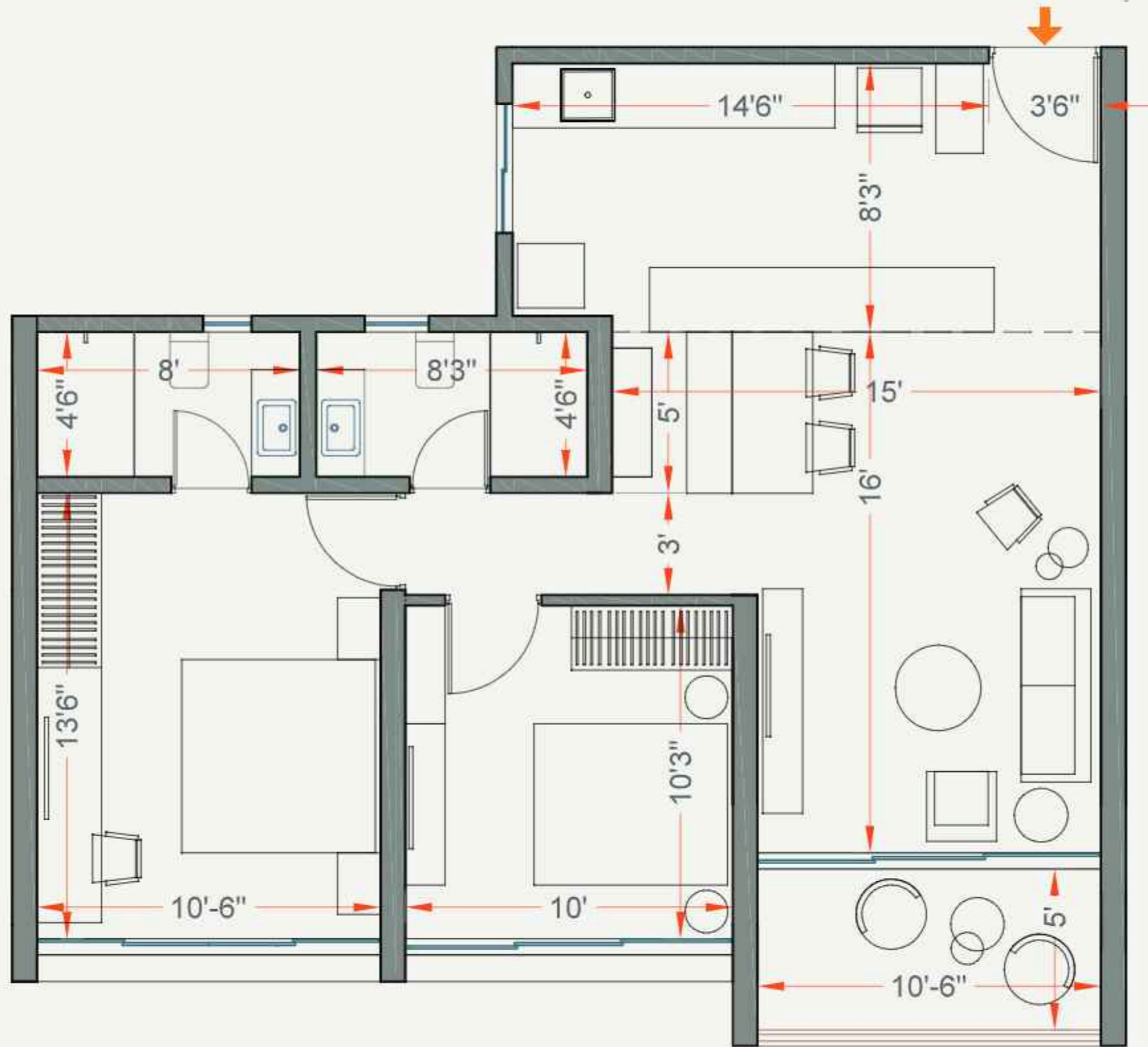
Furniture As Depicted In Layout Are Not A Part Of The Offering By The Builder/Developer. It Is Solely To Showcase The Interior Layout & Its Circulation.

2 bedroom plan



Furniture As Depicted In Layout Are Not A Part Of The Offering ByThe Builder/Developer. It Is Solely To Showcase The Interior Layout & Its Circulation.

2 bedroom plan



Furniture As Depicted In Layout Are Not A Part Of The Offering By The Builder/Developer. It Is Solely To Showcase The Interior Layout & Its Circulation.





### *Structural*

HYBRID MODE OF WORK

A-GRADE, EARTHQUAKE - RESISTANT CONSTRUCTION

GYPNUM PLUNNING ON WALLS

PREMIUM GRADE PAINT FOR WALLS

ENTIRE BUILDING PAINTED TEXTURE PAINT OF EXTERNAL GRADE

MILD STEEL TERRACE RAILING

VITRIFIED TILE FLOORING IN FLAT

### *Sanitary And Fittings*

PREMIUM RANGE CERAMIC SANITARY WARE OF A REPUTED BRAND

PREMIUM RANGE SINGLE LEVER DIVERTER IN SHOWER AREAS

WALL HUNG WC UNITS

CONCEALED PLUMBING,SUSPENDE DRAINAGE SYSTEM FOR TOILETS WITH FALSE CEILING

### *Safety*

VIDEO DOOR PHONE

DIGITAL LOCK FOR THE MAIN DOOR

INTERCOM FACILITY

ENTRANCE LOBBY LOCATED ON THE GROUND FLOOR WITH CCTV CAMERAS

BOOM BARIERS SECURITY AT THE MAIN GATE

### *Electricals*

CONCEALED COPPER WIRING IN THE ENTIRE FLAT WITH ELCB AND MCB SWITCHES IN THE DISTRIBUTION BOARD

PREMIUM RANGE MODULAR SWITCHES AND SOCKETS

ADEQUATE POINTS FOR LIGHTS, FANS AND TVs

TELEPHONE POINTS IN THE LIVING ROOM

PROVISION FOR CABLE TV AND BROADBAND CONNECTIVITY.

PROVISION OF INVERTER BACKUP

### *Doors And Windows*

PRELAMINATED MAIN DOOR

FLUSH DOOR WITH SS FITTINGS FOR BEDROOMS

WATER-RESISTANT DOOR SHUTTERS FOR TOILETS

ALUMINIUM SLIDING WINDOWS WITH MOSQUITO MESH

# PROJECT SPECIFICATION

# ABOUT KUMAR WORLD

## *Who are we*

India's leading real estate group, developing residential and commercial properties for over 56+ years, Kumar World is a legendary brand in Pune. Kumar World has dramatically expanded its presence and diversified its product offerings while maintaining a strong culture of innovation and integrity. Kumar World has successfully constructed over 20 million sq. ft. of prime real estate and currently has about 5 million sq. ft. under development.

## *Awards & Recognition*

Good work is noticed. Great work is rewarded. Over the five decades of our existence, we have won many laurels and awards for our adherence to quality, passion, and commitment. Yes, it feels great. But our true reward is the trust that over 30,000 customers have placed in us and the projects we have delivered to make them happy. These awards only motivate us to work harder because we know that it is rather easy to get to the top; but what takes a true commitment and an unrelenting adherence to passion is, staying there!

## R' HABITATS

R' Habitats talks about one big family that shares acres and celebrates together. It is about who we are and what we love to do. It is a perfect harmony of the essential, social and recreational aspects of life. 'R' Habitats is an experience like no other because it isn't just about a space to live in, it's about the people you are living with! A philosophy that is meant to evolve as years go by so that you always feel being taken care of. Life at 'R' Habitats is always exciting and debuts an electrifying mix of events, initiatives, and benefits. 'R' Habitats is a collaborative affair and with your participation, we can surely make it even better!