

Credits :

Design and Liaison Architect: S.R.Doshi & Associates
Structural Design Consultant: Sunil Mutalik & Associates, Pune

Developer :

Kumar Construction & Properties Pvt.Ltd.



CORPORATE OFFICE - PUNE :

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MUMBAI :

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Tel : +91-22-2209 4876, 2209 4797
Fax : +91-2209 4796

BENGALURU :

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Opp. Taj West End Hotel (Back Gate)
Bengaluru - 560 001, India
Tel : +91-80-4128 0992

Sales Enquiry:

9595110011 & 9595660066.

E-mail : sales@kumarworld.com

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This project has been registered via MahaRERA registration number P52100029119 (Building J)
and available on the website : <https://maharera.mahaonline.gov.in> under registered projects.

PROJECT FINANCED BY BAJAJ HOUSING FINANCE LTD.

**Come home to the lakeside,
and a view of the hills.**

Kumar
PRIYADARSHAN

Pashan Sus Road

2 BHK apartments



Artistic impression of building J

Kumar Priyadarshan is as much of a nature lover's paradise as it is a delight for the aficionados of gracious living.

Located in the prime locality of Pashan-Sus road, this residential property is the perfect abode for those who prefer a home away from the madding crowds, and yet want to be connected to the trappings of modern living.

The pristine pashan lake is virtually your neighbour, and coming home to the soft murmurs of its lapping waters is a luxury not many are privy too. The majestic Sahyadri hills run a ring around the project, so wherever you see, you see green.

While on one hand we have this bounty of nature, on the other hand the project affords you excellent connectivity to prime areas such as Baner, Aundh, Shivajinagar, Kothrud and Hinjawadi.

Whether you are looking for a cozy, comfortable home amidst nature, or an astute investment that is bound to give high returns, Kumar Priyadarshan qualifies on all counts.

Life at leisure, at Kumar Priyadarshan.

Functional amenities



Children's play Area



Fully equipped Gymnasium



Swimming Pool



Club House

Specifications

Construction

- A-Class, earthquake resistant construction.

Flooring

- 800X800 mm size vitrified tiles in Living Room, Kitchen and Bedroom
- Matt finished ceramic tile flooring in toilets
- Anti-skid tiles for balconies/terraces

Wall and Ceiling

- Gypsum punning on walls
- Superior OBD paint for walls and ceilings

Windows

- Powder-coated aluminium sliding windows with MS grills

Railing for attached Terraces

- MS railing for attached terraces

Doors

- Vinyl skin pre-moulded flush door with SS fittings for entrance door
- HDF skin moulded flush doors with SS fittings for bedroom and toilets

Kitchen

- Granite Kitchen Counter
- Stainless Steel Sink
- Glazed tile dado up to window height
- Plumbing and Power plug point for water purifier and electrical point for exhaust fan

Plumbing, Bathroom and Toilets

- Concealed plumbing
- White/coloured ceramic sanitary ware of reputed brand
- Single lever diverter in shower areas along with single lever basin mixer for master toilets
- 7' height toilet dado with ceramic tiles
- Plumbing point for boilers and electrical point for exhaust fans in all toilets

Electrical

- Concealed copper wiring in the entire flat with ELCB and MCB
- Modular electrical switch and sockets
- Electric supply by way of 1 phase

- Adequate points for light, fans and TV
- Telephone points in Living Room and Bedrooms
- Power plug point for cable TV
- Power plug point for split AC in Living Room and Master Bedroom
- Provision of Power Plug Point for Inverter

Entrance Lobby

- Designer finish entrance lobby

Lifts

- Modern, automatic lifts of reputed make

External Finish

- Entire building painted with exterior grade acrylic paint
- ### Safety
- Intercom facility
 - Main entrance lobby at Ground Floor with CCTV camera

Project Layout



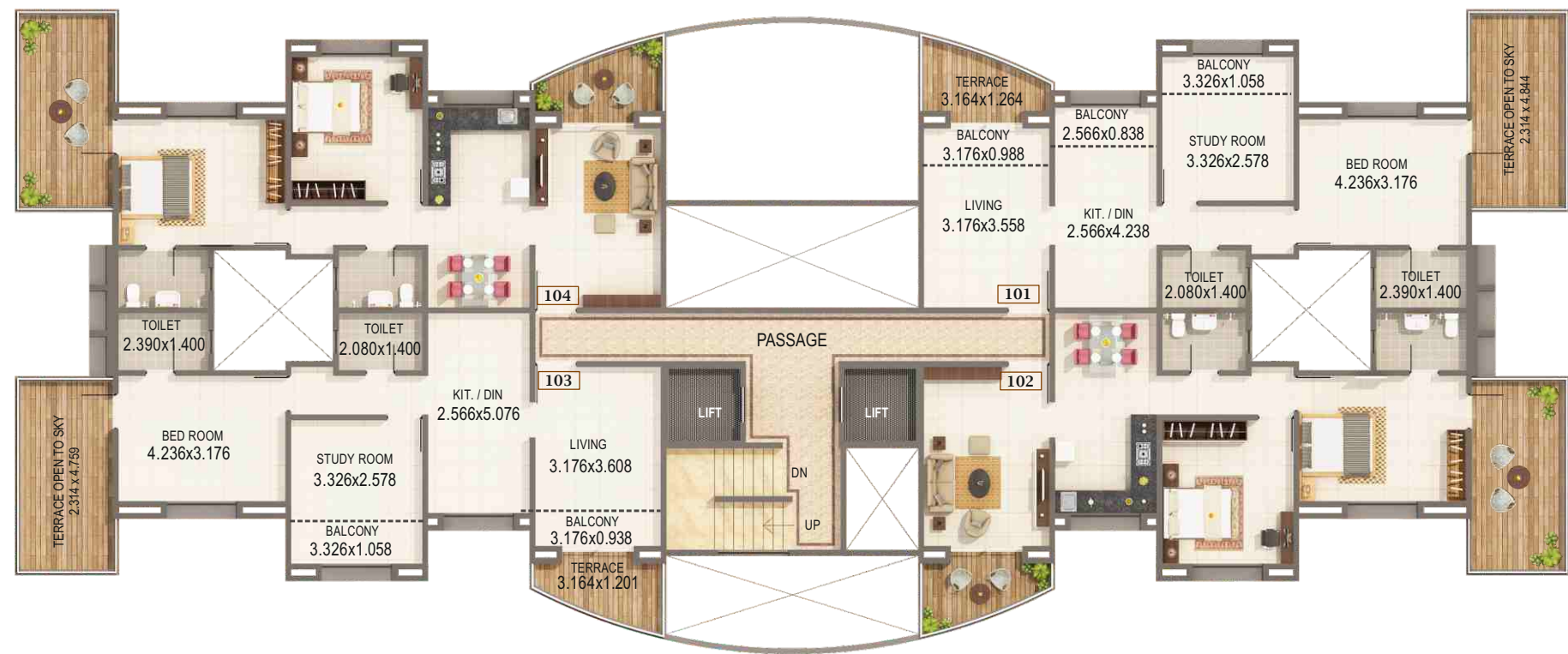
location map

Not to scale



Site Address : Survey Number 119/2, Next to Balaji Mandir, Pashan, Pune - 411 021.

1st Floor Plan

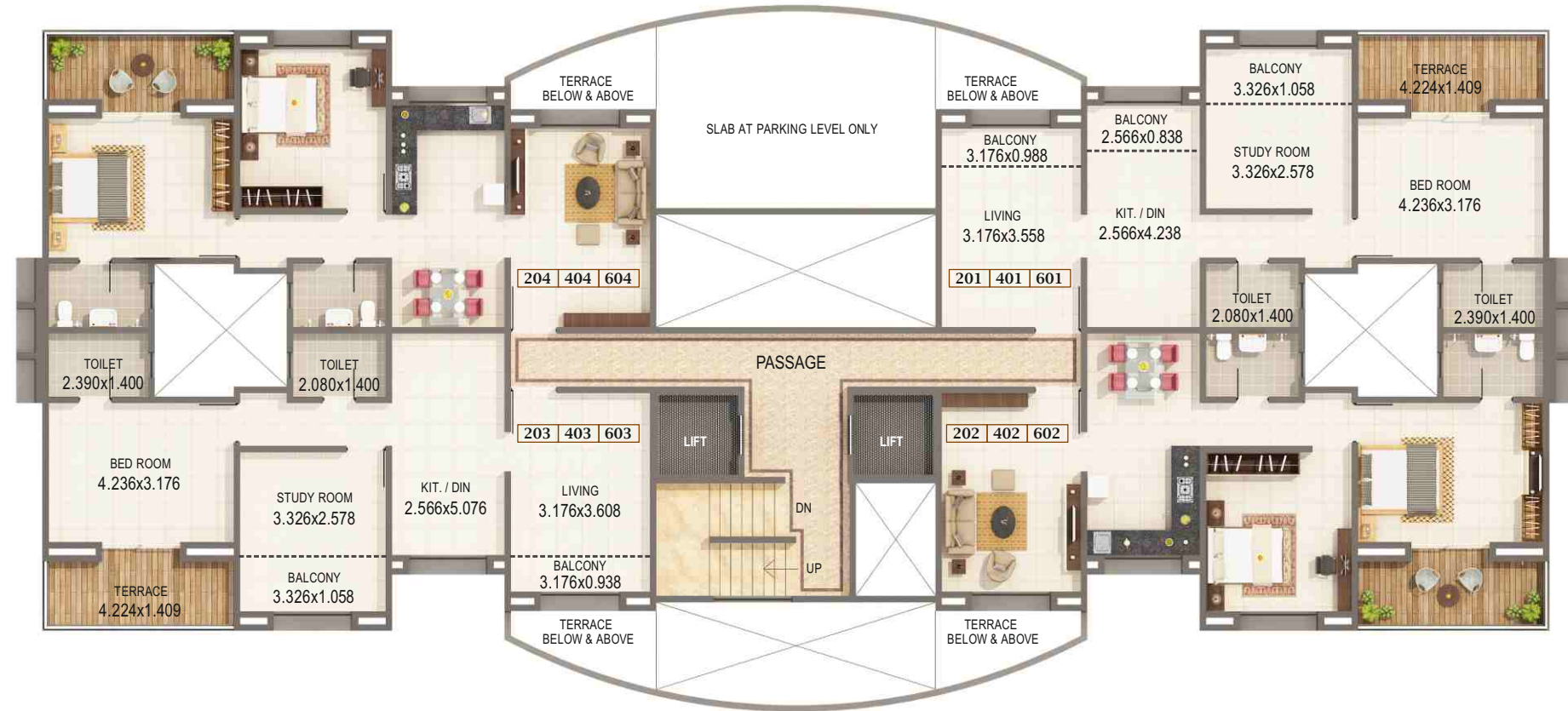


BUILDING 'J' 1st FLOOR

BLDG 'J' 1ST FLOOR (AREA IN SQ.M.)			
APARTMENT NOS.	CARPET	BALCONY	TERRACE
101, 104,	57.50	8.80	15.20
102, 103,	60.00	6.50	14.80



2nd, 4th, 6th Floor Plan



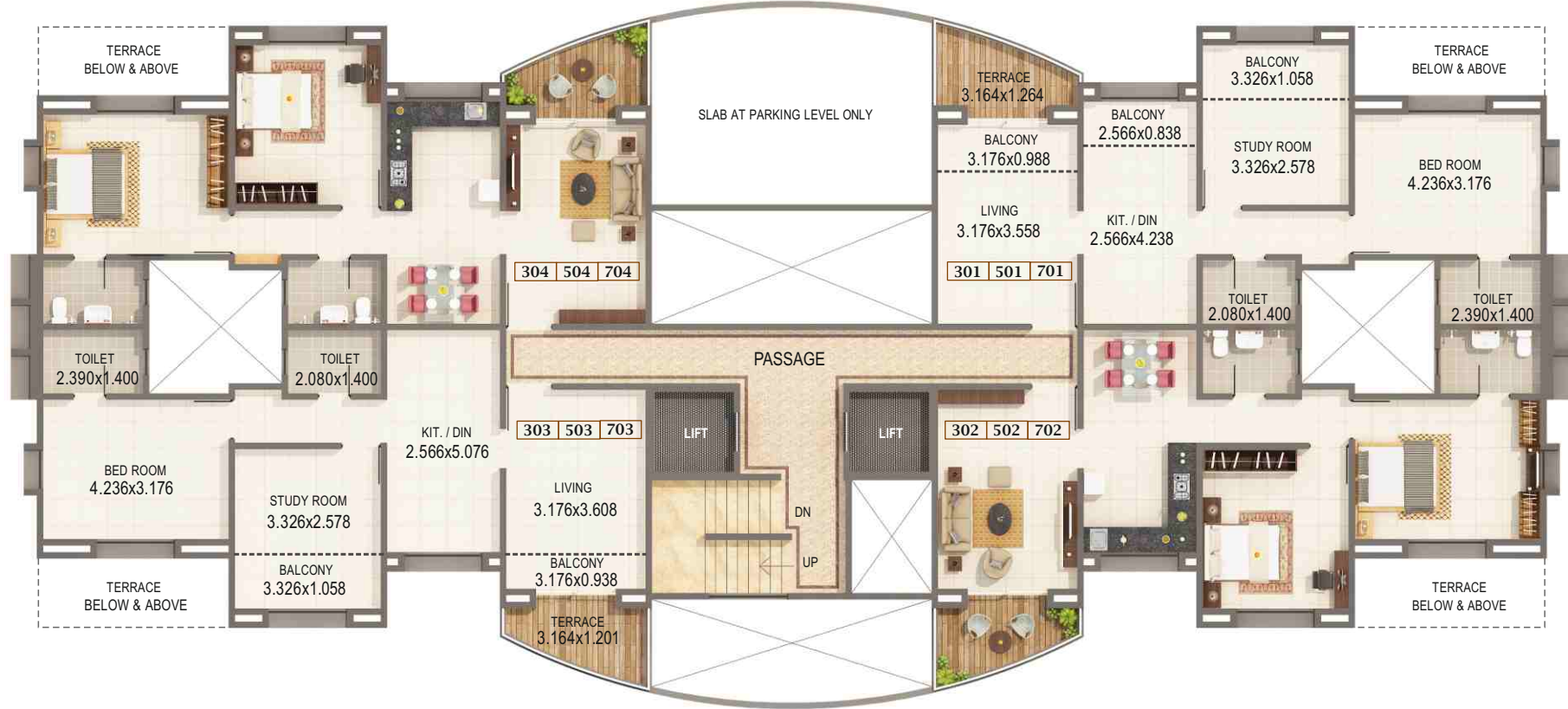
BUILDING 'J' EVEN FLOOR

BLDG 'J' 2ND, 4TH, 6TH FLOOR (AREA IN SQ.M.)			
APARTMENT NOS.	CARPET	BALCONY	TERRACE
201, 204, 401, 404, 601, 604	59.00	8.80	5.90
202, 203, 402, 403, 602, 603	61.50	6.50	5.90



3rd, 5th, 7th Floor Plan

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Pashan Sus Road
2 BHK apartments



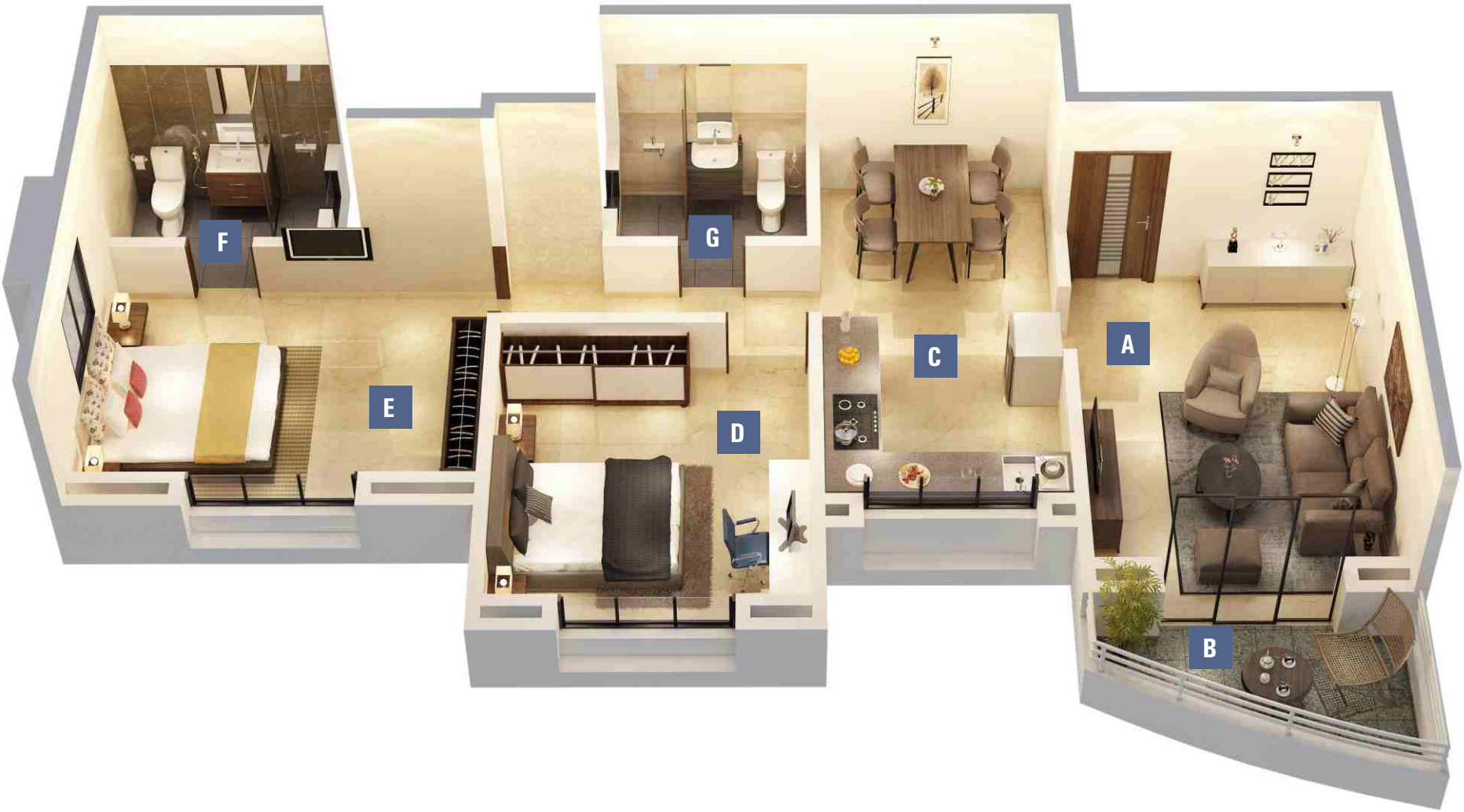
BUILDING 'J' ODD FLOOR

BLDG 'J' 3RD, 5TH, 7TH FLOOR (AREA IN SQ.M.)			
APARTMENT NOS.	CARPET	BALCONY	TERRACE
301, 304, 501, 504, 701, 704	57.50	8.80	4.00
302, 303, 502, 503, 702, 703	60.00	6.50	3.80



Cut section Flat No. 303, 503, 703

Kumar
PRIYADARSHAN
Pashan Sus Road
2 BHK apartments



- A** Living :3.176x3.608
Balcony :3.176x0.938
- B** Terrace :3.164x1.201
C Kit/Din :2.566x5.076
- D** Study Room :3.326x2.578
Balcony :3.326x1.058
- E** Bed Room :4.236x3.176
F Toilet :2.390x1.400
- G** Toilet :2.080x1.400