Sarthak

2 & 3 BHK Homes

The lifestyle you deserve.



Sarthak

2 & 3 BHK Homes

Introducing Sarthak: Luxury Living Redefined

Experience the epitome of luxurious living with Sarthak, a prestigious residential project by Tulsi Group, a legacy builder with over two decades of excellence. Our 2 and 3 BHK spacious homes are designed to provide great value for money, without compromising on quality and comfort.

A Home for the Heart

Sarthak is more than just a residence; it's a haven for families to grow and thrive. Built with love and care, every aspect of this project has been carefully curated to nurture a great environment for families to flourish. From the moment you step inside, you'll feel the warmth and comfort of a home that's truly special.

A Legacy of Trust

Tulsi Group's commitment to quality, integrity, and customer satisfaction is reflected in every aspect of Sarthak. Our legacy of over two decades is a testament to our dedication to building homes that are not just structures, but a foundation for a happy and fulfilling life.

Make Sarthak Your Dream Home

Beyond Walls, We Build Dreams

Your Ideal Home Awaits.



Sarthak

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Welcome to Your New Home.

When a house spells peace of mind, prosperity, harmony, and cheers of happiness, it becomes more than a home. It becomes a living abode.

'Sarthak' is that living abode erected with these spells of happy life laid at its foundation. It portrays auspicious life conferred with the elements of decent lifestyle and distinct class.'Sarthak' is the dwelling of modern age with contemporary architecture to reflect the up-style and status of the inmates. **'Sarthak'** is not about housing, it's about living, living with all the goodness and richness of life. It is the charm of good living!



Crafting Lifestyles,
Building Dreams.

Introducing you to a life you've aspired for, and world-class designs you've always yearned for. You've lived your version of a lavish life; now experience the real deal... at **'Sarthak'**. This is your chance to move into a home that is based on the foundation of privacy and exclusiveness. While you experience the luxury of privacy, exclusivity and lavishness inside **'Sarthak'**, the exterior is bound to attract attention and grab eyeballs of the passers by and onlookers.

Home is Where the Heart is





Sarthak

2 & 3 BHK Homes

Floor Plan



Ground Floor Layout Plan

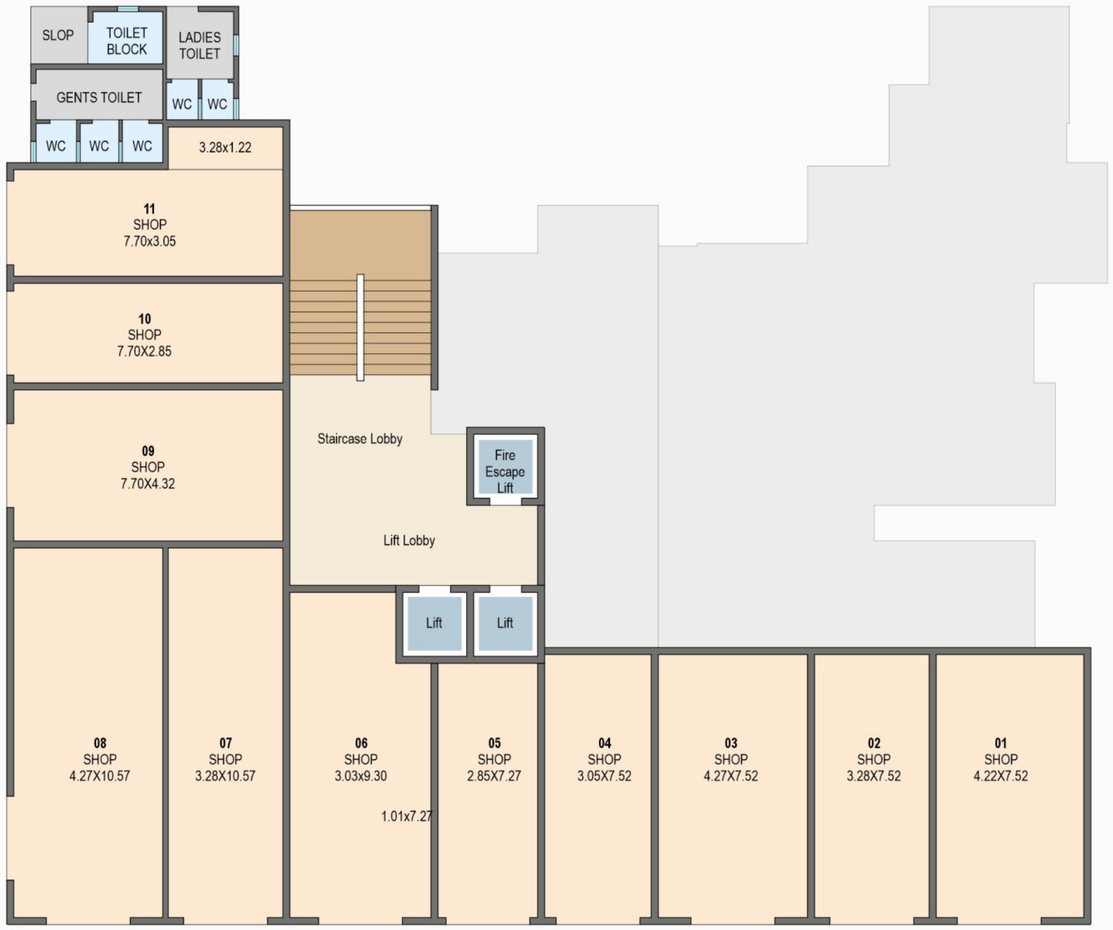


Basement Parking Plan



Typical Floor Layout Plan

A Building — Ground Floor



A Building — Typical Floor



B Building — Typical Floor



C Building — Typical Floor









SPECIFICATION

- **Structure** : Earthquake Resistant RCC Frame Structure With Brickwork.
- **Internal Wall** : Single Coat Mala Plaster With Putty Finish.
- **External Wall** : Double Coat Plaster With Standard Quality Paint.
- **Floors** : Single Basement Parking + 14 Floors.
- **Terrace** : Brick Bat Waterproofing on Terraces.
- **Parking** : Concrete Flooring In Basement And Ground Level Tiles Flooring.
- **Flooring** : Good Quality Vitrified Flooring In Living, Dining, Kitchen Area & In All Bedrooms.
- **Wash** : Anti – Skid Tiles Flooring And Glazed Dado Tiles Up To Lintel Level In Wash Area.
- **Platform** : Granite Kitchen Platform And S.S Sink In Kitchen Area & Vitrified Tiles On Dado Upto Iintel Level.
- **Toilet** : Tiles Up To Iintel Level And Anti – Skid Tiles Flooring In All Bathroom.
- **Lifts** : Autodoor Lifts Of Standard Quality For Each Building.

SANITARY AND PLUMBING

- **Sanitary Wares** : Standard Quality Sanitary Fitting & WC In All Toilet.
- **CP Fittings** : Good Quality Brand With Concealed Plumbing Systems.
- **Water Supply** : Under Ground And Overhead Tanks Of Sufficient storage Capacity.

ELECTRICAL

- M.C.B In Individual Flat.
- ISI Quality Modular Switches & Sockets
- All Necessary Domestic Points For Household Appliances.
- Tv Points In Living Room And Master Bedrooms & Ac Points In Living Room And All Bedroom.
- Geyser Point In All Toilets, Washing Machine Point In Wash Area.
- Light Fitting For Common Passage & Common Facilities.
- Invertor Wiring Provision in each flat.

GENERATOR POWER BACK–UP

- Silent generator Of Adequate Capacity For Elevators, Water Pump & Common Facilities.

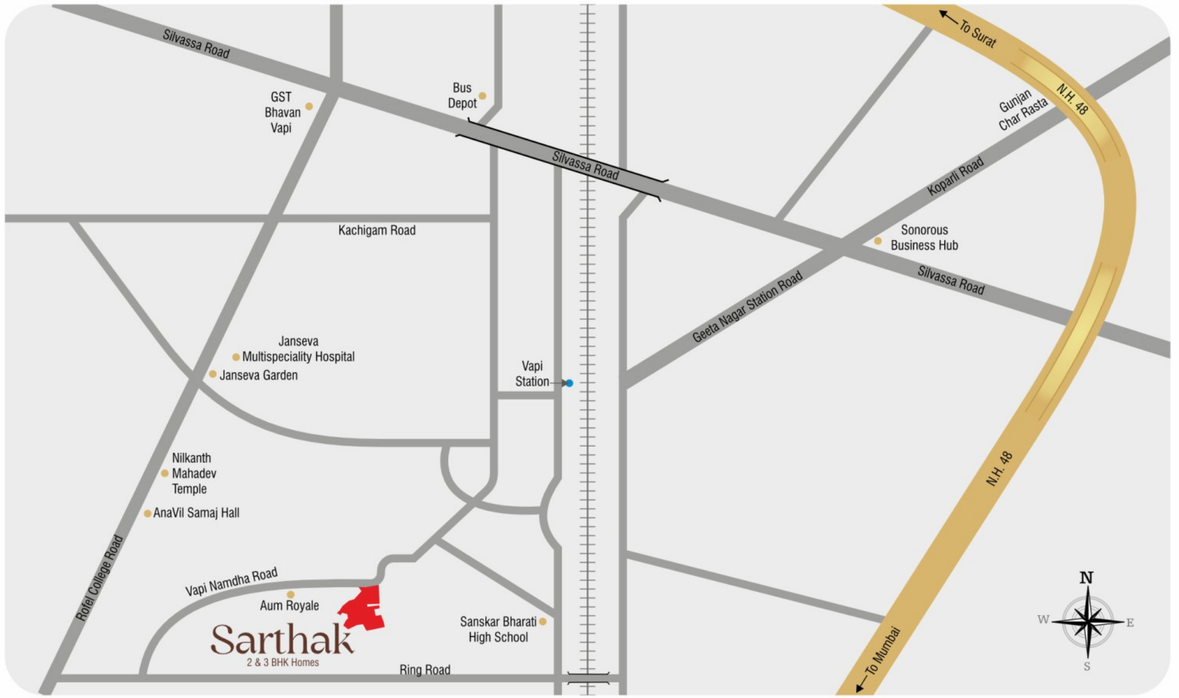
DOORS & WINDOWS

- **Main Door** : Well Designed Wood Framed Main Door With Standard Make Hardware Fittings.
- **Internal Door Opening** : Pre laminated Flushed Door Wood / Granite Frame In All Bedroom And Utility Area.
- **Sliding Aluminum Windows** : Anodized / Powder Coat Sliding Aluminum Section With Granite Sill.
- **Fabrications** : MS / GI Railings For Balcony.

Where Comfort Meets Convenience



KEY PLAN



NOTE:
1) Stamp duty, registration charges, legal charges, society maintenance charges (from the date of registration) etc. shall be borne by the purchaser. (2) GST, TDS & all other Taxes levied in future will be borne by the purchaser. (3) Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like Tax, will be borne by the purchaser. (4) In the interest continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes. (5) Changes / Alteration of any Nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted during or after the completion of the scheme. (6) Any RCC member (beam, column & slab) must not be damaged during your interior work. (7) Low – voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office (8) No wire / cables / conduits shall be laid or installed such that they are in hanging formation on the building exterior face. (9) Common passage / landscaped area not allowed to be used for personal purpose. (10) This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

LEGAL DISCLAIMER
* All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product. # All the elements, objects, treatments, materials, equipment & colour seheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products. All the measurements written in this document are only for presentation purpose & maybe rounded off as required this shall not be considered as final provided measurements

DEVELOPER

TULSI SIDDHII

ARCHITECT

ARCHITECTS

STRUCTURAL CONSULTANT

PATEL ASSOCIATES

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