



Respecting modernity. Restoring traditions.
We are the ideal blend!



decorative wood
carving on a
pillar (peacock)

a structure
which holds oil
lamps
usually seen in
some temples

a typical
windows of
an old wada

a small place
for worship in
the courtyard —

Keeping the spirit of Pune alive.

Over the last few decades, we have all seen Pune develop into an urban land. This transition has seen the rich heritage culture of the 'Wada', Puneri lifestyle, food habits, dialect and much more dissolving with time. Sadly, the essence of old and wonderful Pune has been lost amidst modernization.

We cannot stand to see the old Pune turning into a memory. To keep it alive we wish to refresh the Sanskruti of old Pune, and at the same time create modern space for you. Because you have always stayed attached to your traditional roots, we intend to offer the warmth of nostalgic Pune in your homes!





The 3 values of Surajya

It is more than just creating homes; in fact it's bigger than that. It's about the Pune that we grew up in.....where, the culture and ethnicity have dissolved with time. This concern became our aspiration.

We had an urge to refresh the memories of traditional Pune along with the balance of a modern lifestyle. All of this, so that you don't miss out on what can be a dream life. Just then.....we came across the 3 values that became the foundation of Surajya!

- Suniyogit - Well Planned
- Sukhakar - Convenient
- Susanskrit - Well Cultured

Don't mistake these values for just artistic words; this is what Surajya is made of. Our intention is to make these values a part of your everyday life. You will see them reflecting in the amenities and specifications we offer you, which create a full of convenience, planned and cultured environment for generations to come.

सुनियोजित
Well Planned



सुसंस्कृत
Well Cultured

सुखकर
Convenient



1, 1.5 & 2 BHK BUDGET HOMES
AT DONJE





'Surajya'

We are the values. We are the homes.

With the spirit of Pune in our hearts, we at Pate Developers present 'Surajya', a unique housing brand located on the rapidly developing outskirts of Pune.

This nostalgic project 'Surajya' is an exclusive open space housing complex. As a home brand, Surajya is a complete family expansion with 518 cosy and comfort apartments sizing 1, 1.5 and 2 BHK; along with several functional amenities that will set 'Surajya' apart from its neighbourhood.

Surajya - 'In an ideal world, 'Su' indicates a smooth and perfect life, for you, and 'Rajya' indicates managing your own world without interference.

Ideally, the project 'Surajya' offers contemporary and budgeted homes, with the comfort of impressive facilities; and amenities such as the 'Sanskrutik Wada' that keep you rooted to your culture."

Project Highlights

- About 11 kms from Abhiruchi Mall & Multiplex
 - A project spread across 4 acres of land
 - Configuration of 1 BHK, 1.5 BHK and 2 BHK homes
 - A total of 252 units (Phase I)
 - Sizes ranging from 495 sq.ft. to 810 sq.ft.
 - Located on the view of the breathtaking Sinhagad Fort
 - Water scenery of Khadakwasla Dam
 - Well-planned and functional amenities
 - Impressive modern specifications
 - Landscape designer green plantations
- 



Landscape Features that attach meaning to homes.

- Lawn area and mounds
- Neem plantation for oxygen enhancement
- Night garden with fragrant shrubs
- Various types of shrubs, ground covers, creepers and palm trees
- Flowering shrubs for butterflies
- Isolated and peaceful areas
- Relaxing benches



Surajya Layout



Top View of the Landscaped 'Surajya'.

- | | |
|--|---|
| 01) Gazebo - Mother's Den- माऊली कक्ष | 10) Gymnasium- 'सामर्थ्य' - व्यायामशाला |
| 02) Nana Nani Park- विरंगुला | 11) Library & Study Hall- 'मंथन' - वाचनालय
व अभ्यासिका |
| 03) Ganesh Temple- तळ्यातला गणपती | 12) Deepmaal- दीपमाल |
| 04) Shruberry Plantation | 13) Welcome Lobby- विश्रांती कक्ष |
| 05) Childrens' Play Park- बालोद्यान | 14) Entry for Club House- मुख्यद्वार |
| 06) Seating with Pergola- बैठक | 15) Tulshi Vrundavan- तुळशी वृंदावन |
| 07) Senior Citizens Enclave- चावडी | 16) Proposed Commercial |
| 08) Angan- आंगण | 17) Proposed Shops |
| 09) Community Hall & Indoor
Games Zone- 'सभामंडप' - सांस्कृतिक भवन
व स्वेलीयाड | 18) Central Court |
| | 19) Entrance to Surajya - सुराज्य महाद्वार |





Functional and Well-designed Amenities to beautify your lifestyle at Surajya.

Well Planned

- Incredible architecture planning
- Effective space utilization
- 2 washrooms for 1 BHK flats
- Designed landscape areas
- Children centric amenities
- Mother's den
- Various eco-friendly features
 - Sewage water treatment
 - Recharging borewells
 - Rainwater harvesting
- Fencing wall
- Security cabin

Convenient

- Necessity shopping (Grocery)
- Medical shop
- Dispensary
- Vegetable shop
- Flour mill
- Community hall
- Senior citizens enclave
- Party lawns
- Board game zone
- Fitness zone

Well Cultured

- Traditional wada styled club house with sloping roof
- Tulshi Vrundavan
- Deepmaal
- Talyatla Ganpati
- Library / Abhyasika





Live in the delight of Modernity with Preferential Specifications.

Lift

- Standard lift with generator/battery backup

Structure

- R.C.C. Framed structure

Masonry

- External wall 6" thick brick/block work
- Internal wall 4"/6" thick brick/block work

Plastering

- External walls - Sand-face double coat
- Plaster Internal walls - Sanla work plaster

Flooring & Tiling

- Vitrified tiles for all rooms
- Toilet & Terrace - Ceramic tiles
- Parking - Chequered tiles/trimix concrete floor
- Staircase - Tread riser - tiles/natural stone

- Decorated lobbies
- Kitchen platform - S.S.Sink - Granite

Dado

- Bath - Ceramic tiles up to Lintel level
- W.C - Ceramic tiles up to Lintel level
- Kitchen platform - Designer tiles - Lintel level

Doors

- Main Door - Modular door/laminated door
- Toilet - Flush doors - painted both sides
- Bedroom - Flush doors - painted both sides

Doors Frames

- R.C.C door frames with good quality fittings

Door Fittings

- Good quality modernized fittings

Windows

- Two track powder coated with M.S. Grill

Plumbing

- Concealed plumbing
- G.I. / PVC. / C.I. Pipes & C. P. fittings
- Hot-cold mixing unit in toilet
- One cock in kitchen sanitary
- Orisa Pan/Commode (white) in W.C

Electrical Work

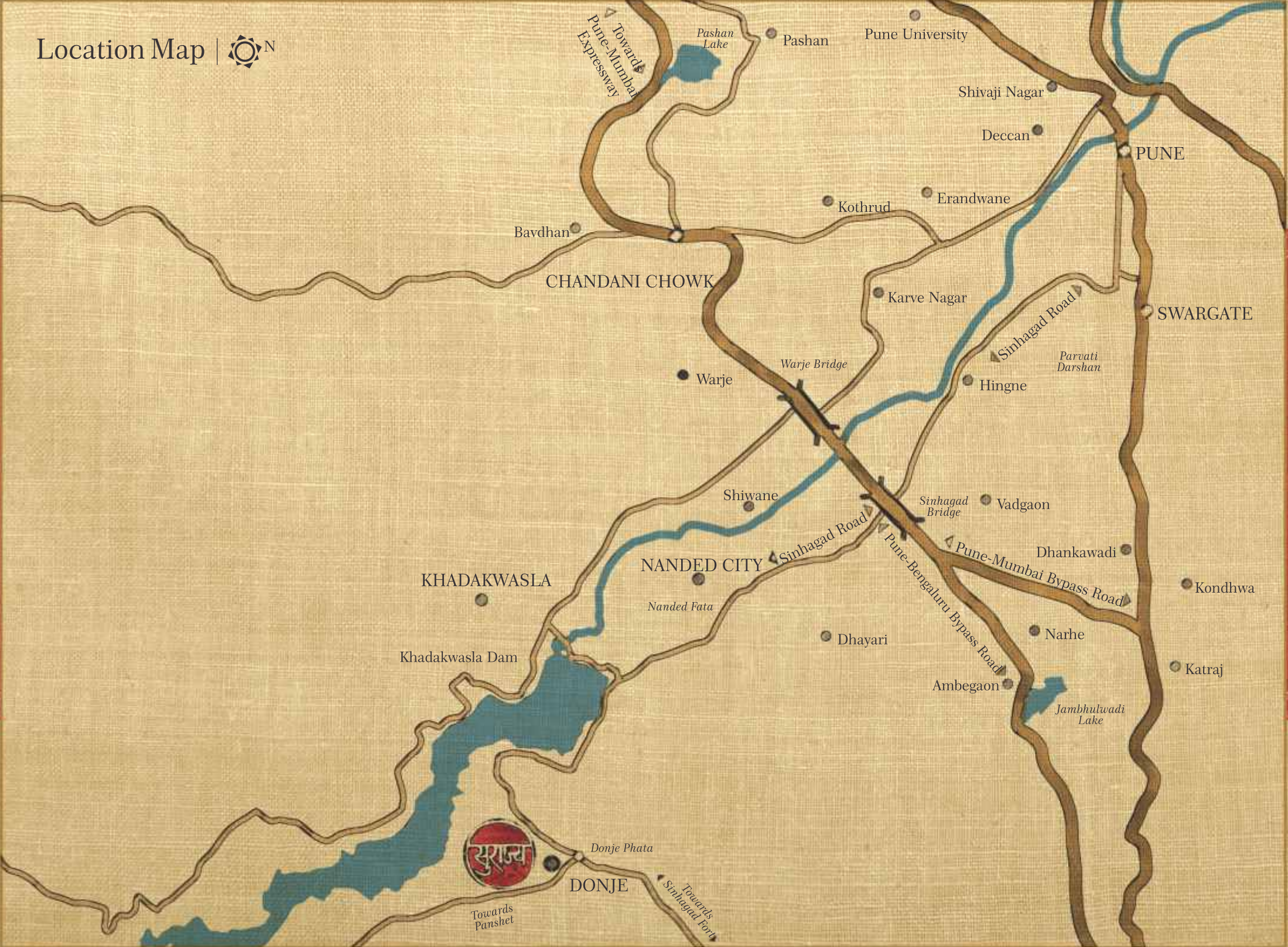
- Concealed copper wiring with main circuit breakers
- TV / Telephone point in living room
- I.S.I approved best quality switches

Painting

- Oil bound distemper
- Oil paint to all grills
- Cement paint/semi-acrylic to external walls



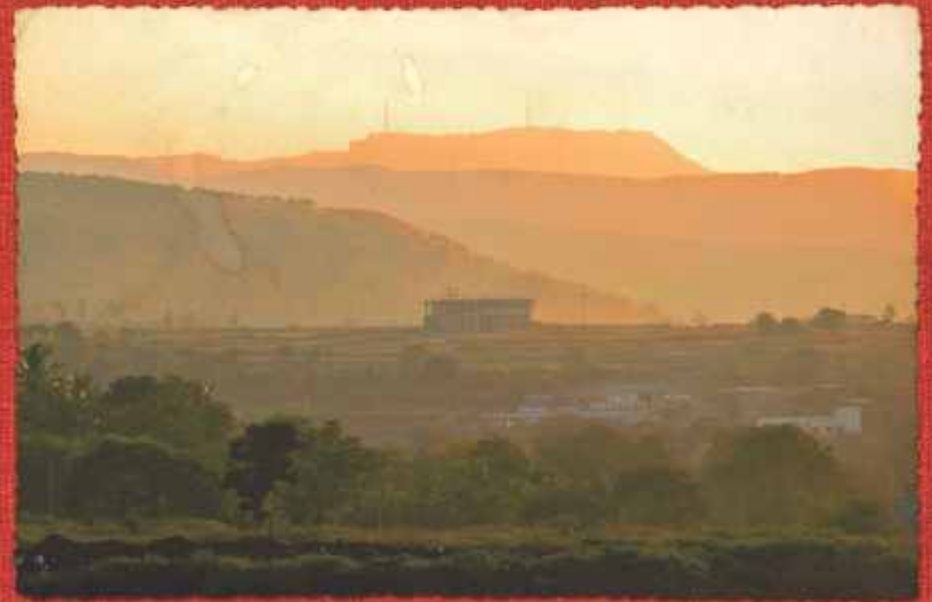
Location Map |



Donje at Sinhagad, keeps you connected, always.

When it comes to your home, we're certain you look for perfection. With 'Surajya' at Donje, you can look forward to a home within specified limits of the city and the scenic view of the Sahyadri Mountain ranges and the Historic Sinhagad Fort.

- Khadakwasla Dam - 5 kms
- Abhiruchi Mall & Multiplex - 11 kms
- Rajaram Bridge - 14 kms
- Dandekar Bridge - 16 kms





1, 1.5 & 2 BHK BUDGET HOMES
AT DONJE





Pate Developers, A Name that Generations Connect to!

It is the constant endeavour of B.K. Pate Enterprises, a construction company, to put the requirements of its customers above the rest. This effort has come a long way, with the inception of the company by Balasaheb Pate. Now known as Pate Developers, we cater to emerging housing and commercial needs cutting across all segments, right from budget homes at one end of the spectrum to high-end, luxury residences at the other.

We have indeed expanded our horizons from the peripheral areas of Pune wherein we build top-quality, affordable homes for the common man, to building modern, upper-end commercial properties across the Pune.

Pate has carved a niche in its home city, by delighting all kinds of buyers of homes and commercial spaces, and there is definitely no stopping, as we have begun planning our next move, keeping you, our customers in mind.

Credits

Architect

Ankur Associates

RCC Consultant

G. A. Bhilare Consultants Pvt. Ltd.

Legal Advisor

Adv. Unmesh Deshpande

Landscape Designer

Suman Shilp, Mahesh Nampurkar

Plumbing Consultant

Ace Consultants

Electrical Consultant

Federal Engineering

Environmental Consultant

Ultratech, Mr. Kishor Sawant

3D Art

Atlier Graphics

Strategy and Brand Consultant

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Disclaimer: This brochure is an imaginary concept and the plan shown need not be to scale. All plans are subject to accommodate changes as per the sanctioning authorities. All amenities and specifications are as per availabilities and discretion of the developer. Nature and location of all amenities and proposed development shown in proposed master plan can be added, omitted or shifted as per the developer's discretion. Apartments will be sold on the basis of carpet area. Saleable, built-up areas are shown for information purposes only. Areas of all structural projects like R.C.C columns and R.C.C walls are included in the carpet area. All furniture items/accessories shown are indicative. Advertisement, brochure and all the price information sheets are merely invitation to the offer. Terms and conditions are as applicable.