

KUMAR  
PROSPERA



Founded by Shri. K.H. Oswal and Vimal Kumar Jain on 15<sup>th</sup> August 1966, Kumar Properties initially catered to the rental segment. They further progressed to the construction of branded apartments in 70's, shifted to high-rise buildings and bungalow projects in 80's & pioneered in luxurious & mega-complexes in 90's. At the turn of the millennium, they diversified into IT parks and commercial buildings.

With a strategic shift to large townships and commercial malls, the journey is far from over. In fact, it has just begun. One of the largest players in Pune's real estate market, Kumar Properties is a symbol of trust and integrity built through its superior quality work, timely project completion and personalized services. A professional organization with an impeccable credential, Kumar Properties understand and appreciate what comfort, luxury and style mean to you.



50+ years  
of legacy



30,000  
delighted families



130+ projects  
completed



25 million sq.ft.  
delivered

*Kumar Properties*

At Kumar Prospera, construction of superstructure will be done using Alu-Form system wherein walls and slabs for a typical floor gets cast at one time (monolithic construction).

Use of aluminium formwork gives better dimensional tolerance eliminating chances of warpage / bulging. Due to this system, external walls have better weather resistant properties and issues related to external paint damage and water leakages are practically eliminated.

Alu-Form construction also speeds up construction at the site without compromising on the quality.



*Superstructure*



## Farhad T. Khareghat Architects

Khareghat Architects is a 55 year old architectural firm established in Mumbai. They have worked on some of the most prestigious projects including the home for Mother Teresa, IIT Campus Powai, and Belvedere Court. They practice modern design style of architecture with an emphasis on simplicity, clean lines and monumental character.



*Distinctive*



# Gregory Kunak

Element Design Studio Pte. Ltd.

Gregory Kunak co-founded Element Design Studio Pte. Ltd. which is headquartered in Singapore. It is a boutique design studio that provides landscape master planning and full-serviced landscape architecture services.

Since 2011, the studio has provided design services for a vast number of projects located in 16 countries. Above all, it is their fundamental goal to ensure that the clients achieve a successful landscape product.



*landscape narrative*



Every empire symbolizes prosperity.  
And, the individual who conquers it all is someone who deserves an imperial palace called Kumar Prospera.



*imperial*



For the extraordinaire that you are, the opulence at Kumar Prospera is not a reward, but a mere reflection of your accomplishments.



*opulence*





The best of the discoveries of mankind has always been "self-discovery" and the world has prospered with visionaries who practiced it to perfection. One often takes such moments of repose at Kumar Prospera on a daily basis.



*repose*



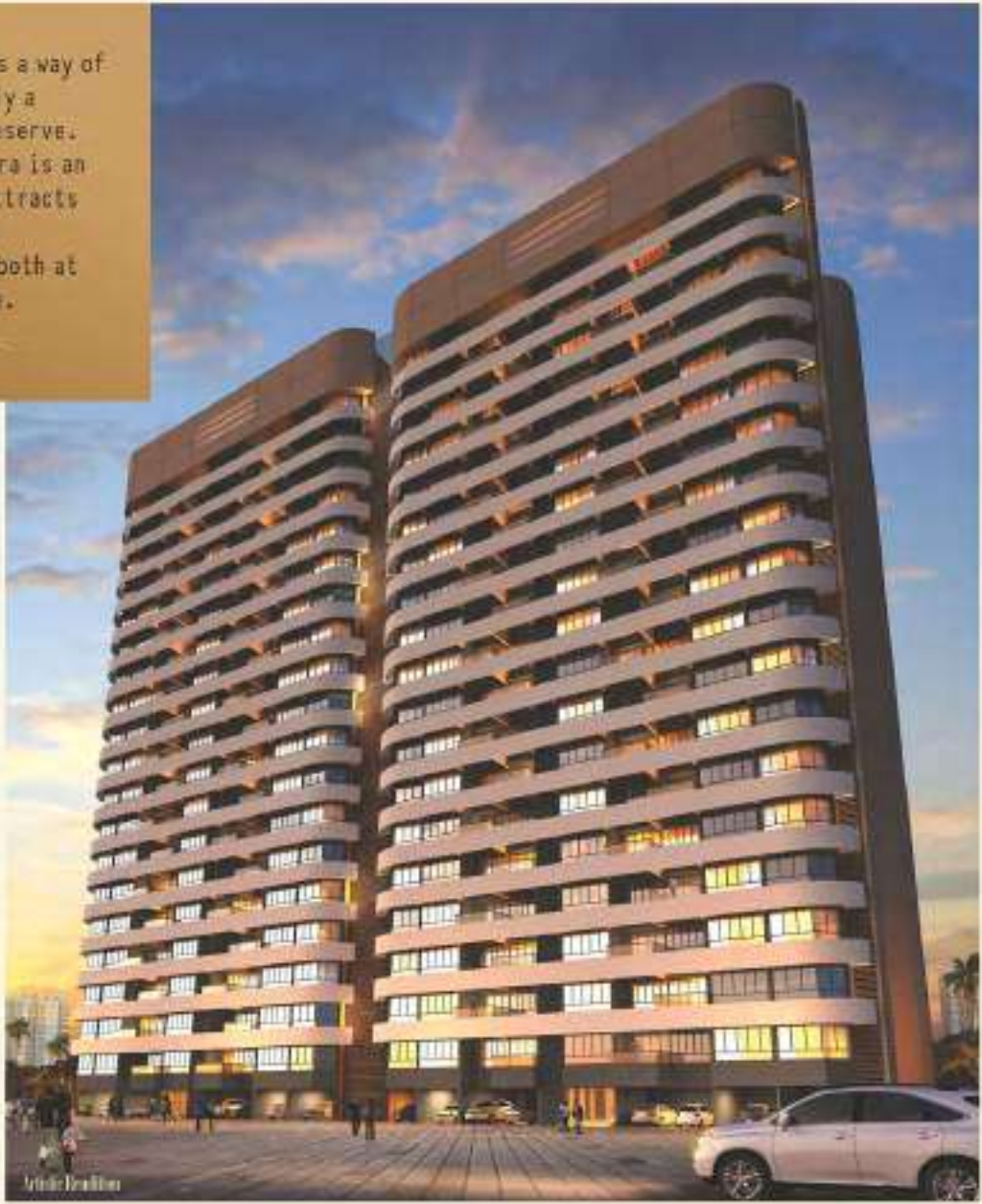
Happiness is a prosperous feeling to those who are free from the hassles around the world and are completely immersed in their own. An absolute state of bliss is what one feels at Kumar Prospera.



Bliss



Perfection is a way of life that only a chosen few deserve. Kumar Prospera is an abode that attracts elegance and excellence, both at the same time.



Kumar Prospera



Swimming  
Pool



Outdoor Party  
Lawn Area



Tennis  
Court



Basketball  
Court



Children's Outdoor  
Play Area



Multipurpose  
Court



Jogging  
Track



Senior Citizen  
Plaza



Skating  
Rink



Net Cricket  
Area



*substance*





1. Entry 1
2. Entry 2
3. Clubhouse
4. Swimming pool
5. Open air food court
6. Party lawn
7. Kids play area
8. Pedestrian portal
9. Seating node
10. Golf practice enclosure
11. Cricket enclosure
12. Tennis court
13. Basketball court
14. Futsal court
15. Badminton court
16. Services
17. Existing trees

*contemporary*





*ingenious*

## Swimming Pool Area

1. Entry portal with trellis
2. Pedestrian circulation
3. Seating corner
4. Palm grid
5. Clubhouse
6. Terrace
7. 40m lap pool
8. Palm planter
9. Pool shelf
10. Pool steps

11. Pool seat
12. Pool deck with lounges
13. Cabana

14. Pool shower
15. Kids pool
16. Pantry/food court

17. Party lawn
18. Kids play area





# Transcendence

## Elevated Amenity Zone

An elevated amenity zone is what adds to the absolute beauty of Kumar Prospera. An assortment of features not just elevates your tranquility, but also fills you with a sense of transcendence.



1. Pedestrian circulation
2. Amphitheatre
3. Metal ramp
4. Elevated cabana
5. Cabana / Pavilion

6. Roundabout
7. Senior's plaza
8. Trellis
9. Giant chess board
10. Yoga lawn

11. Fitness stations
12. Foot reflexology
13. Skate rink
14. Raised planter with trees / hedges



1. Entry
2. Exit
3. Sliding gate
4. Guardhouse with overhead feature
5. Boom barrier
6. Pedestrian controlled gate
7. Linear paving pattern
8. Feature wall
9. Carved feature with bubbler
10. Palm grid
11. Access to basement

## Main Entrance

Kumar Prospera exudes grandeur the moment you enter the premises. Your heart gets filled with inspiration and awe at every step you take in this magnificent paradise. If that's the effect at the entrance; imagine staying there.

*grandeur*

## Construction

- A-class, earthquake resistant construction

## Flooring

- Vitrified tiles in living, kitchen and bedrooms
- 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 aluminum sliding windows with MS Grills

## Railings for attached terraces

- Combination of MS / SS / Glass Railing for attached terraces

## Doors

- Vinyl finished flush door with SS fittings for entrance door
- HDF Skin moulded flush doors with SS fittings for bedrooms and toilets

## Kitchen

- Granite kitchen counter
- Stainless steel sink
- Glazed tile dado up to window height
- Power plug point for water purifier and electric point for exhaust fan

## Plumbing, Bathroom and Toilets

- Concealed plumbing
- Ceramic sanitary ware of reputed brand

- Single lever diverter in shower areas along with single lever basin mixer for all toilets
- 7' height toilet dado with ceramic tiles

## Electrical

- Concealed copper wiring in the entire flat with ELCB and MCB
- Modular electrical switch & sockets
- Electric supply by way of 1 Phase / 3 Phase meter
- Adequate points for lights, fans & TV
- Telephone points in living and bedrooms
- Power plug point for split AC in living and master bedroom

## Entrance Lobby

- Designer finish entrance lobby

## Lifts

- Modern, automatic lifts of reputed make

## External Finish

- Exterior grade texture paint

## Safety

- Intercom facility
- Access control main entrance lobby at ground floor with CCTV camera

*specifications*



## 3BHK Cut Section



1. Entrance Area  
2. Bedroom  
3. Toilet

4. Living Room  
5. Terrace  
6. Dining Area

7. Kitchen  
8. Dry Balcony  
9. Bedroom

10. Toilet  
11. Master Bedroom  
12. Attached Toilet



## 2 BHK Cut Section



1. Entrance Area  
2. Kitchen  
3. Dry Balcony

4. Living Room  
5. Dining Area  
6. Terrace

7. Bedroom  
8. Toilet  
9. Master Bedroom

10. Attached Toilet

# AI Building - Odd Floor Plan



FLAT TYPE	FLAT NOS.	CARPET AREA	DRY BALCONY	ENCLOSED BAL.	TERRACE
2 BHK	101, 301, 501, 701, 901, 1101, 1301, 1501, 1701, 1901	63.00	1.60	10.60	5.10
2 BHK	102, 302, 502, 702, 902, 1102, 1302, 1502, 1702, 1902	63.00	1.60	10.60	5.10
3 BHK	103, 303, 503, 703, 903, 1103, 1303, 1503, 1703, 1903	93.80	2.45	14.00	5.10
3 BHK	104, 304, 504, 704, 904, 1104, 1304, 1504, 1704, 1904	102.30	2.45	5.50	5.10

All dimensions are in sq.mtr. as per sanctioned plan (1 sq.mtr. = 10.764 sq.ft.)

# A2 Building - Odd Floor Plan



FLAT TYPE	FLAT NOS.	CARPET AREA	DRY BALCONY	ENCLOSED BAL.	TERRACE
2 BHK	101, 301, 501, 701, 901, 1101, 1301, 1501, 1701, 1901	63.00	1.60	10.60	5.10
2 BHK	102, 302, 502, 702, 902, 1102, 1302, 1502, 1702, 1902	63.00	1.60	10.60	5.10
3 BHK	103, 303, 503, 703, 903, 1103, 1303, 1503, 1703, 1903	93.80	2.45	14.00	5.10
3 BHK	104, 304, 504, 704, 904, 1104, 1304, 1504, 1704, 1904	102.30	2.45	5.50	5.10

All dimensions are in sq.mtr. as per sanctioned plan (1 sq.mtr. = 10.764 sq.ft.)

# AI Building - Even Floor Plan

Garden Facing



A2

Sienna Facing

FLAT TYPE	FLAT NOS.	CARPET AREA	DRY BALCONY	ENCLOSED BAL.	TERRACE
2 BHK	201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801	63.00	1.60	10.60	5.10
2 BHK	202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802	63.00	1.60	10.60	5.10
3 BHK	203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803	93.80	2.45	14.00	5.10
3 BHK	204, 404, 604, 804, 1004, 1204, 1404, 1604, 1804	102.30	2.45	5.50	5.10

All dimensions are in sq.mtr. as per sanctioned plan (1 sq.mtr. = 10.764 sq.ft.)

# A2 Building - Even Floor Plan



FLAT TYPE	FLAT NOS.	CARPET AREA	DRY BALCONY	ENCLOSED BAL.	TERRACE
2 BHK	201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801	63.00	1.60	10.60	5.10
2 BHK	202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802	63.00	1.60	10.60	5.10
3 BHK	203, 403, 603, 803, 1003, 1203, 1403, 1603, 1803	93.80	2.45	14.00	5.10
3 BHK	204, 404, 604, 804, 1004, 1204, 1404, 1604, 1804	102.30	2.45	5.50	5.10

All dimensions are in sq.mtr. as per sanctioned plan (1 sq.mtr. = 10.764 sq.ft.)



# Location Map



Map not to scale





### Malls

- Amanora Town Centre
- Seasons Mall

### IT & ITES Park

- Magarpatta City
- Planet IT
- SP Infocity
- EON IT Park
- World Trade Center

### Hospitals

- Sahyadri Hospital
- Noble Hospital
- Columbia Asia
- Sanjeevani Hospital

### Schools

- Amanora School
- HDFC School
- Wisdom World School
- VIBGYOR International School
- Pawar Public School

*proximity*



A luxurious ambience, reflective of a high quality home is what defines Kumar Prospera. A total environment with a contemporary design is provided to every resident living here.

*layout*

# credits



## DEVELOPER

Kumar Agro Products Pvt. Ltd.



## DESIGN ARCHITECT

F. T. Khareghat, Mumbai



## LIASON ARCHITECT

Jagdish P. Duxpande, Pune



## STRUCTURAL DESIGN CONSULTANT

Sunil Metalk & Associates, Pune



## LANDSCAPE DESIGN

Gregory Kunak, Singapore

Site: Magarpatta Road, Hadapsar, Pune 411028



**Kumar Properties**  
Construction & Biotechnology

The images used in the brochure are for representation purpose only.



The project has been registered via MahaRERA registration number: P52100014951 and is available on the website : <https://maharera.mahaonline.gov.in> under registered projects.