



2 & 3 BHK Super Luxurious Flats @ Bavdhan | A Project By : Adiraj Developers

Identity that poses lavishness

Merry time is at this time...





2 & 3 BHK Super Luxurious Flats

Home is the place to stay together with part of our family. A good home is that makes you feel so comfortable. Home is that has complete facility and proximity. Every one of us try our best to have that dream home some or the other day.

Adiraj is an influential project by Adiraj Developers. Infatuation to deliver the finest has been the aim embedded in this project. The professional team has put in rigorous efforts in crafting this beautiful and excellent project, making it the better place to live in.

“Adiraj Developers” one of the pioneers in the industry has always believed in transparency and devotion when it comes to deal with their customers, offering them the best in terms of quality and standards. This has resulted in making “Adiraj Developers” a brand name worth credulous.

“Adiraj Developers” matchless quality standards and its reputation for giving the best is going to replicate in “Adiraj” which it has been doing in its all projects till now. “Adiraj” is a vision come true which is attributed with best of amenities that will make your living an entertainment pack and ecstatic.

The luxurious 2 & 3 BHK super luxurious flats at “Adiraj” eyes lifestyle intentionally planned and designed for the perfect family.





The exquisiteness that revitalize

It's a time to bulge full of happiness and delight.

“Adiraj Developers” has brought you a splendid residential prospect with aptitude to change your life into a prospering future. Adiraj is the place where your every wish will come true, where your family will experience exquisite living.

The elite apartments which are well spaced with the flawless recipe of luxury and supremacy. One can effortlessly gauge the standards involved in this project. Each home gives you the feel of a spectacular lifestyle you ever expected. Spacious and well-designed flats give you the pleasure of worth investing. One would enjoy life without negotiating his dreams. Homes are well planned which allow ample of sunlight and ventilation.



*A creative conceptualization for presentation purpose only



Adiraj

2 & 3 BHK Super Luxurious Flats

*Here's
the joy of living a high life*

“Adiraj” is a blend of all the addition factors that a great home has to offer. Excellent well connected location, state of the art comforts, luxurious lifestyle and proximity to grow are all the attributes that Adiraj Developers have engineered as “Adiraj”.

As situated in the core of the city, the location itself is so ideal that you can access to coveted places from any side in no time. Surrounding all key places like shopping malls, schools, colleges, hospitals, entertainment, IT parks and work places, “Adiraj” stands apart as the most appropriate location.

The place is well connected to IT parks of Hinjewadi and Baner. Other industries are within reach. Well known Balewadi stadium is also close to the site. The surrounding is full of greenery and bear an eco-friendly atmosphere. To be more accurate, “Adiraj” is blessed with a convenient location accessible from all sides within a reasonable time span.

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TYPE 1



2 BHK

ISOMETRIC VIEW



TYPE 2

*A creative conceptualization for presentation purpose only



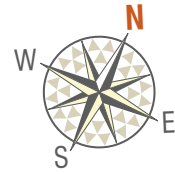
3 BHK

ISOMETRIC VIEW

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A & B WING

Typical 1st, 2nd, 3rd, 4th, 5th, 6th Floor Plan



A & B WING FIRST FLOOR : Area Statement

WING	FLAT NUMBER	TYPE	RERA CARPET AREA		BALCONY		DRY BALCONY		TOTAL CARPET AREA	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
A	101, 201, 301, 401, 501, 601	3 BHK	77.01	828.93	5.77	62.10	2.59	27.34	85.37	918.92
A	102, 202, 302, 402, 502, 602	3 BHK	79.12	851.64	5.77	62.10	2.59	27.34	87.48	941.63
B	101, 201, 301, 401, 501, 601	2 BHK	56.80	611.39	5.25	56.51	2.02	21.74	64.07	689.65
B	102, 202, 302, 402, 502, 602	2 BHK	57.86	622.80	3.72	40.04	2.16	23.25	63.74	686.10
B	103, 203, 303, 403, 503, 603	2 BHK	57.86	622.80	3.72	40.04	2.16	23.25	63.74	686.10
B	104, 204, 304, 404, 504, 604	2 BHK	56.80	611.39	5.25	56.51	2.02	21.74	64.07	689.65





Adiraj

2 & 3 BHK Super Luxurious Flats

A signature of plush living

Every single one of us visualizes an ideal home that is encircled by a big garden bursting of flowers and trees. It should be situated outside the city, on the outskirts of metropolis where you can find true peace and happiness. Home should have the attributes that represent your mystical world and personality with its location as well as its inner and outer design, which is assured by Adiraj Developers at "Adiraj"





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AMENITIES



Open GYM



Healthy Surroundings



Multipurpose Area



Children's Play Area



Beautiful Landscaped Garden



Senior Citizen Sitout



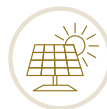
Rain Water Harvesting



Walking Plaza



Party Space on Terrace



Solar System



Generator Back-up for Lift & Common Area

SPECIFICATIONS

STRUCTURE

- RCC Frame Structure.

MASONARY

- External walls AAC 6" thick brickwork
- Internal walls AAC 4"/6" thick brickwork.

PLASTER

- Neeru/POP finish plaster for internal walls.
- Sand faced cement plaster for external walls.

PLUMBING

- Concealed/open plumbing.
- High Quality fittings in bathroom and toilet.

PAINT

- Internal oil bond distemper paint in the entire flat.
- External Acrylic/Semi acrylic weather proof paint.

KITCHEN

- Marble/Granite Kitchen platform.
- Stainless steel sink.
- Glazed tiles dado above platform upto lintel level.
- Provision for Water purifier point.
- Provision for exhaust fan point.

LIVING

- Designer POP wall.

ELECTRIFICATION

- Concealed copper wiring in the entire flat.
- AC points in all bedrooms
- Provision for inverter.
- Premium modular switches.
- TV and telephone points in the living room.

DOORS

- Veneer finish decorative main door with exclusive fittings.
- Exclusive Digital Main Lock

FLOORING

- Vitrified 800 x 1600 mm Digital tile flooring of standard make for the entire flat.

WINDOWS

- 3 track UPVC sliding windows with glass.
- Mosquito mesh for sliding windows.
- M.S grills for safety and security.

BATHROOMS

- Designer 600 x 1200 mm glazed dado tiles upto 7 feet.
- Ceramic Flooring Tiles.
- Jaquar / Equivalent make CP Fittings & sanitary ware.
- Provision for exhaust fan point.
- Provision for Geyser point.
- Water resistance doors.
- Provision for Solar water in master bathroom.

LETTER BOX

- Letter box for each flat.

RIDER

This shall be subject to change as to number of building/s, apartments therein, their division and/or amalgamation into separate buildings or apartments, provision and situation of open space and / or internal access roads, with proportionate alteration in common facilities as may be found necessary by the Promoter depending inter alia upon market conditions. However, this shall not adversely affect the said Apartment agreed to be purchased by the Allotted.

LOCATION MAP

*Map Not to Scale
18°50'317"N 73°76'409"E

Pirangut - Hinjewadi Connection



Schools & Institutes

- Ryan International School
- Vidya Valley School
- Indus International School
- Sanskriti School
- Bavdhan Primary School
- Ambrosia Institute
- Flames University
- Symbiosis
- Sri Sri Ravi Shankar School

Hospitals

- Sahyadri Hospital
- Chellaram Hospital
- Om Hospital

Bank & ATM

- SBI Bank
- Canara Bank
- Union Bank
- Axis Bank
- ICICI Bank
- Bank Of Maharashtra
- Cosmos Bank

Restaurants

- Domino's
- Ambrosia
- Trikaya
- Up & Above
- Club Oasis
- Viva Inn

Sports & Recreation

- The Poona Western Club
- Oxford Golf Course
- Shri Shiv Chhatrapati
- Sports City (CYG Site)
- ABS Gym

Automobile

- Honda Crystal
- Nissan Oxford
- GM
- Mercedes Benz

Retail

- Reliance Fresh
- More



2 Min from
National
Highway



5 Min from proposed
Pune Ring Road with
Metro at it's center



10 Min from
Chandni Chowk & 10 Lane
National Highway



10 Min from
Chandni Chowk
Metro Station



20 Min from
Sahyadri Hospital
Kothrud



30 Min from
Hinjewadi
IT Park

PROJECT BY :



Credits

Architect
Shreyas Rukari
(Pune)

R.C.C. Consultant
Sunil Mutalik
(Pune)

Legal Advisor
Geeta Atre - Kaujalgikar
(Pune)



Registration No. :
P52I00055904
maharera.mahaonline.gov.in



The project has been registered via MahaRERA
registration number : P52I00055904
and is available on the website
<https://maharera.mahaonline.gov.in> under registered projects.
Version I Brochure Printed on : 20 / 05 / 2024

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