

**CORPORATE OFFICE :**

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Mail : suryakantkakade@yahoo.co.in

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**SARVATRA**

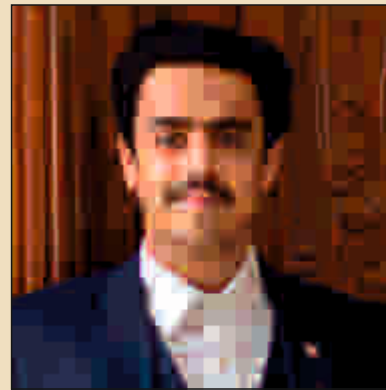
VISUALISED BY JAY-VIJAY - AJAY ASSOCIATES



Love, Peace & Happiness...

# The New Ray

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Jay Kakade  
Director

## A masterpiece...

Every growing organization always looks forward for new thoughts that create new paths. The Suryakant Kakade Group now looks at Mr. Jay Kakade as the new ray of hope to infuse new path-breaking thoughts.

Mr. Jay Kakade is empowered with a perfect Finance background to understand the new finance trends applied at corporate level and use his talent to ensure better financial management and will also smoothen the current admin work flow.

Mr. Jay kakde's active participation in the day-to-day operations has already started to give results to take the group into a new era.



- Participated as an Indian Delegate along with Shri. Pranab Mukherjee, Hon'ble President of India on 31st May, 2015 at Stockholm, Sweden.
- 2Accompanied and part of an Indian Delegate along with Prime Minister Hon'ble Shri. Narendra Modi to Xiamen, China From 03.09.2017 to 04.09.2017 for BRICS Summit.
- Received the prestigious Quality Choice Award in Berlin from ESQR on 07.07.2019
- Participated as an Indian Delegate along with Hon'ble President of India Shri. Ram Nath Kovind from 25.03.19 to 27.03.19 at Zagreb, Croatia.
- Received the prestigious Maharashtra Leadership Award from Governor of Maharashtra Hon. Shri. Bhagatsingh Koshiyari at Rajbhavan, Mumbai on 30.07.2022.

This opportunity of being part of such prestigious Indian Delegates and meeting the genius minds from all over the words gave the multi-dimensional business vision to Mr. Jay Suryakant Kakade and by implementing his talent to the same, he is eager to create the modernistic world.



# Son on Horizon

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Vijay Kakade  
Director

## An accomplishment...

The Suryakant Kakade Group is entering a new era of effective implementation with young Mr. Vijay Kakade. His youth and cheerfulness will bring new changes in the group's working style.

Young Mr. Vijay Kakade has a perfect Civil Engineer background to wear the mantle of upcoming leadership through strong impetus on the growing infrastructure division. He also will lead the IT division that needs young blood and new generation thinking in both perception and implementation.

Young Vijay has already started to influence the company stalwarts by hard work and dedication in operations and is on the way of taking a leading role in various upcoming projects.



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This opportunity of being part of such prestigious Indian Delegates and meeting the genius minds from all over the words gave the multi-dimensional business vision to Mr. Vijay Suryakant Kakade and by implementing his talent to the same, he is eager to create the modernistic world.







## Welcome to the Lap of Luxury, in Kothrud

Witness the house of your dreams come alive at "Sarvatra", Kothrud. And what better way to discover its wonders, than to experience it for yourself. Welcome...to the lap of luxury, located in the heart of Kothrud!



Going above &  
Beyond to find  
the Perfect Home







## WORK | SHOP | RELAX

A perfect amalgamation of commercial and residential spaces. The ground and stilt levels are designed to house showrooms and shops (10,000 sq.ft. per Floorplate). The succeeding 3 floors have vast office areas (700 – 2000 sq.ft.), and the remaining floors accommodate 2, 3 and 4 BHK apartments. The main road runs parallel, keeping these always visible and accessible.





## Sarvatra : Everywhere, everyday

Homes that have been designed to go beyond the concept of a typical flat. While it retains the easy maintenance associated with a flat, the grandeur makes you want to flaunt it like a bungalow! Each design element and amenity are planned to give it 5 – star quality in every aspect, every single day.





## Introduction of the project

A first for Kothrud, this 24 floors' super luxurious building stands tall amidst the hustle and bustle of the city. It is split into 2 wings, with complete surveillance maintained through CCTV coverage and professional 24 hours security. Each AC flat follows the Vastushastra norms, by facing the east - west direction. Sufficient number of passenger lifts with an additional stretcher lift allow for an easy passage between floors.



Enjoy a Regal Welcome....  
as you walk through the  
Exclusive Residential Entrance Lobby





## Podium Level – Outdoor Amenities

A sprawling area of 3200 sq.ft., this space boasts of an indoor cricket arena, a lush green children's play area with ample yet varied seating arrangements for all the residents. This podium level is located between the D and E towers.



## Ground Floor – Club House

Spend evenings in this majestic 20,000 sq.ft. garden area dotted with water bodies that facilitate relaxation. A beautiful pathway runs around its boundary, with benches positioned at regular intervals. The club house stands at the centre, housing spaces and activities for the young and old! A Ganesh temple is situated near the club house, for some quiet worship time for our senior citizens.





## Rooftop Amenities-2

The open – to – sky children's play area will fill the air with delicious laughter, while the senior citizens' seating area gives everyone a peaceful space to relax.

## Rooftop Amenities-1

A unique feature of this grandiose project is the rooftop amenities it has to offer. A refreshing terrace garden atop the 24th floor complete with a cafeteria to unwind in, in the cool breeze. There is an open – air gymnasium and a Walking track to keep you fit.



# AMENITIES



## GROUND OPEN SPACE

- 1 Party Lawns
- 2 Jogging Track
- 3 Sculpture Area
- 4 Senior Citizen Sit-Out
- 5 Water Body
- 6 Temple
- 7 Club house with Gym Pool table/ Table tennis
- 8 Arrival Plaza

## PODIUM OPEN SPACE

- 9 Box Cricket
- 10 Children's play area
- 11 Pathway
- 12 Party lawn
- 13 Deck Area

## ROOFTOP OPEN SPACE (PART 1)

- 14 Yoga/ Meditation Area
- 15 Walking Track
- 16 Seating Area
- 17 Senior Citizen Area
- 18 Rooftop Café Area
- 19 Children's play area
- 20 Lawn area

## ROOFTOP OPEN SPACE (PART 2)

- 21 Rooftop Café Area
- 22 Lawn area
- 23 Seating Area

## OTHER FACILITIES :

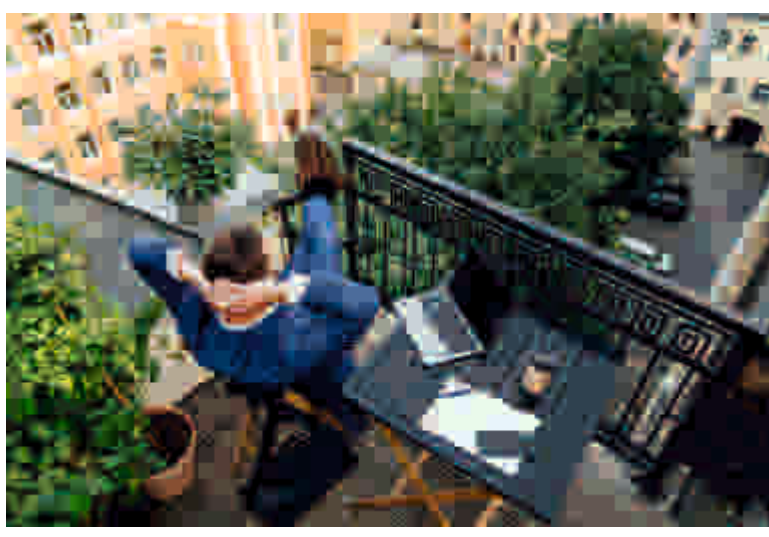
- Multipurpose Play Court
- Society office
- Branded Lifts upto Terrace Level
- Fire Fighting System
- Security CCTV system with alarm
- DG Backup for Lift and common lightening
- Provision for Electric Car Charging Points as per IGBC Norms
- Multipurpose Hall
- Board Games
- Air Conditioner in all rooms
- Washing bay for 2 & 4 Wheeler
- Solar water heating system
- S.T.P. (Sewage Treatment Palnt)
- Rain water harvesting, vermiculture system and garbage disposal system
- O.W.C. (Organic Waster Composter)





## The Living Room

The living room forms the first impression of our home – so it is important for it to be impressive and spacious. The huge windows allow for ambient light to filter into the room while the Italian marble flooring gives the space a lavish look.



# Use of the Sit Out

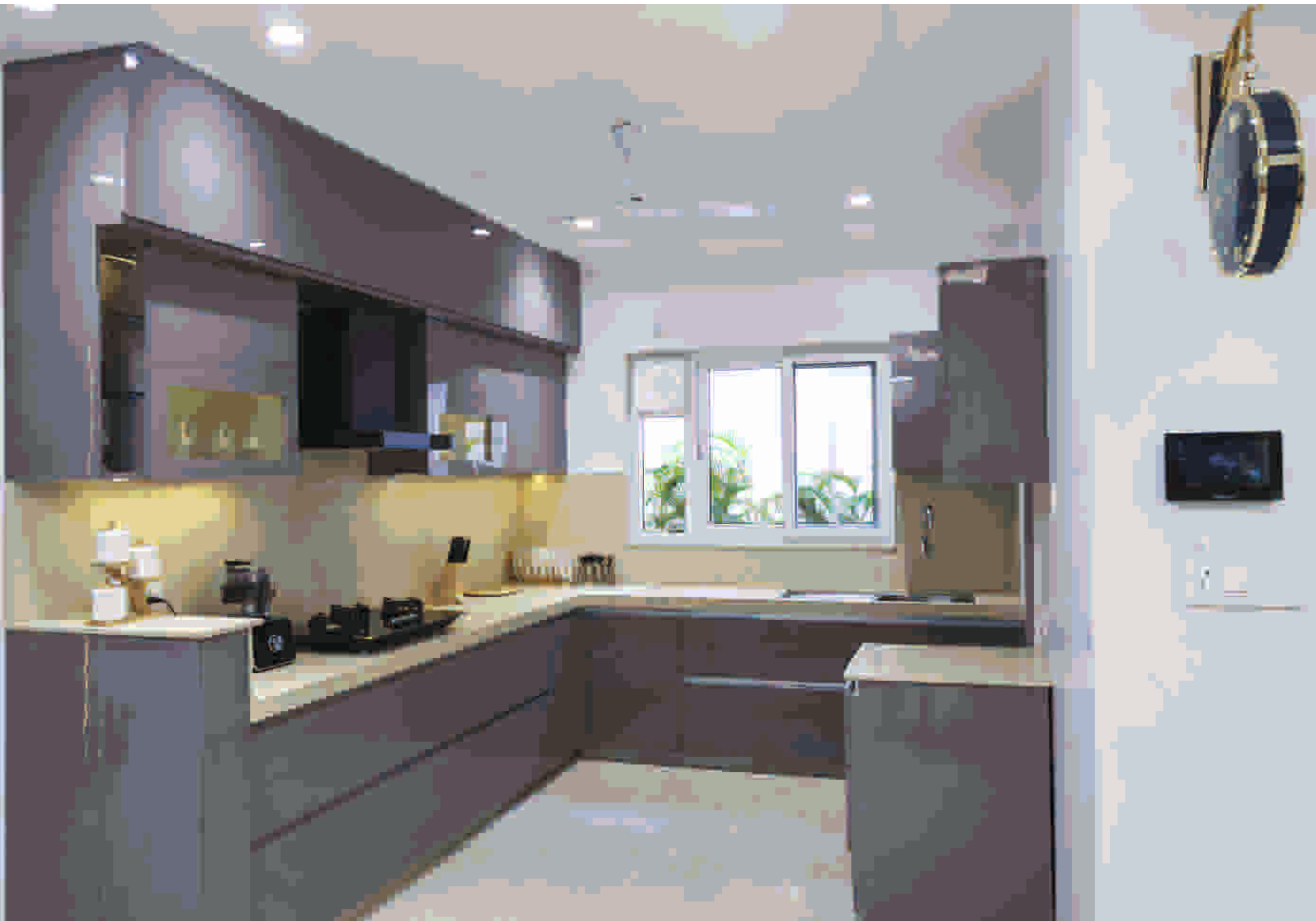
The ample space opens up the floor for a variety of activities to be undertaken here – be it yoga in the early mornings, or a quiet cup of coffee late evening. Gather your friends for a party or relax with a book – no matter what you plan, the space promises you privacy and rejuvenation!





## The Dining Room

The kitchen overlooks the dining area, which can accommodate an 8 – seater dinner table. Imagine the feasts you can host here, without worrying about space constraints!



## The Kitchen & Dry Balcony

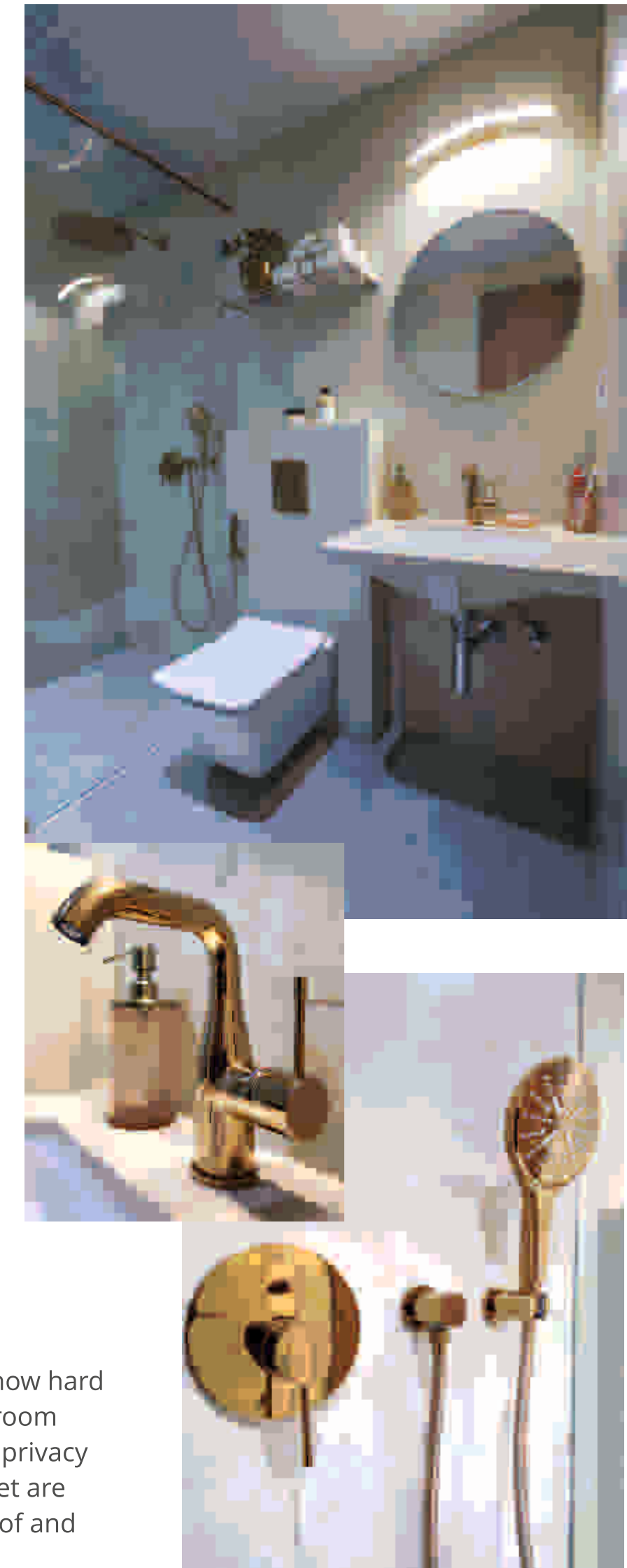
The way to a man's heart is through the stomach, making the kitchen perhaps the most important room of the entire house! A high-quality modular kitchen that comes ready with kitchen trolleys, sink, cupboards and even a hob stove with a chimney. A dry balcony that holds a washing machine and a personal flour mill is attached to the kitchen.





## Master Bedroom

This is the space you come home to – no matter how hard the day might have been. And so the master bedroom strikes a perfect balance in bringing you comfort, privacy and solitude. The glass windows with mosquito net are specifically installed to keep the house sound proof and retain the sanctity of your home.

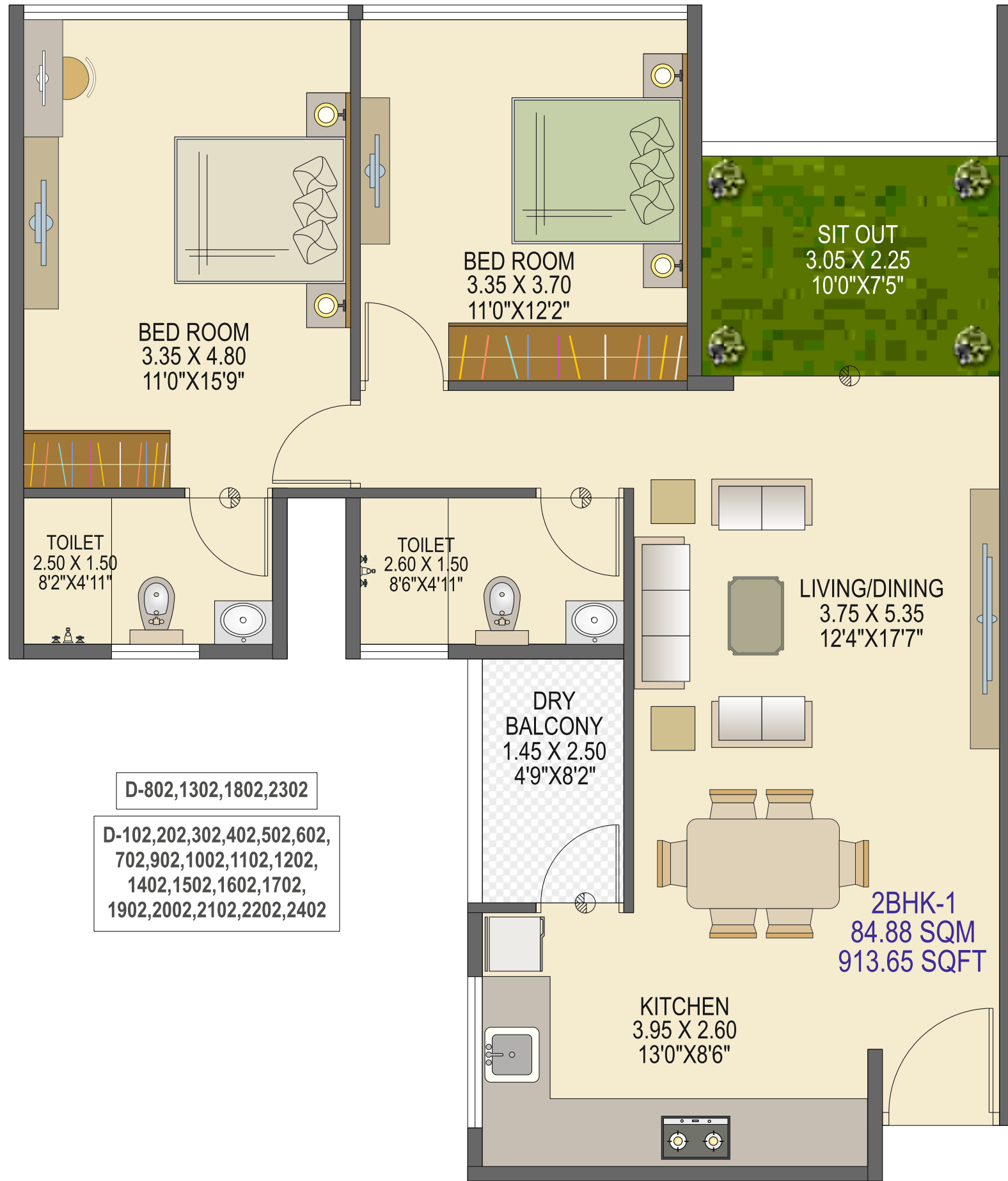




## Children's / Guest Bedroom

Through the flurry of activities that children are engaged in, it is crucial for them to have their personal space. The area is designed to cater to all of children's needs, right down to having mosquito mesh installed on all the windows, to ensure your children get a peaceful sleep each night. This bedroom can also be converted as a guest room, ensuring that your guests feel just at home, in yours!





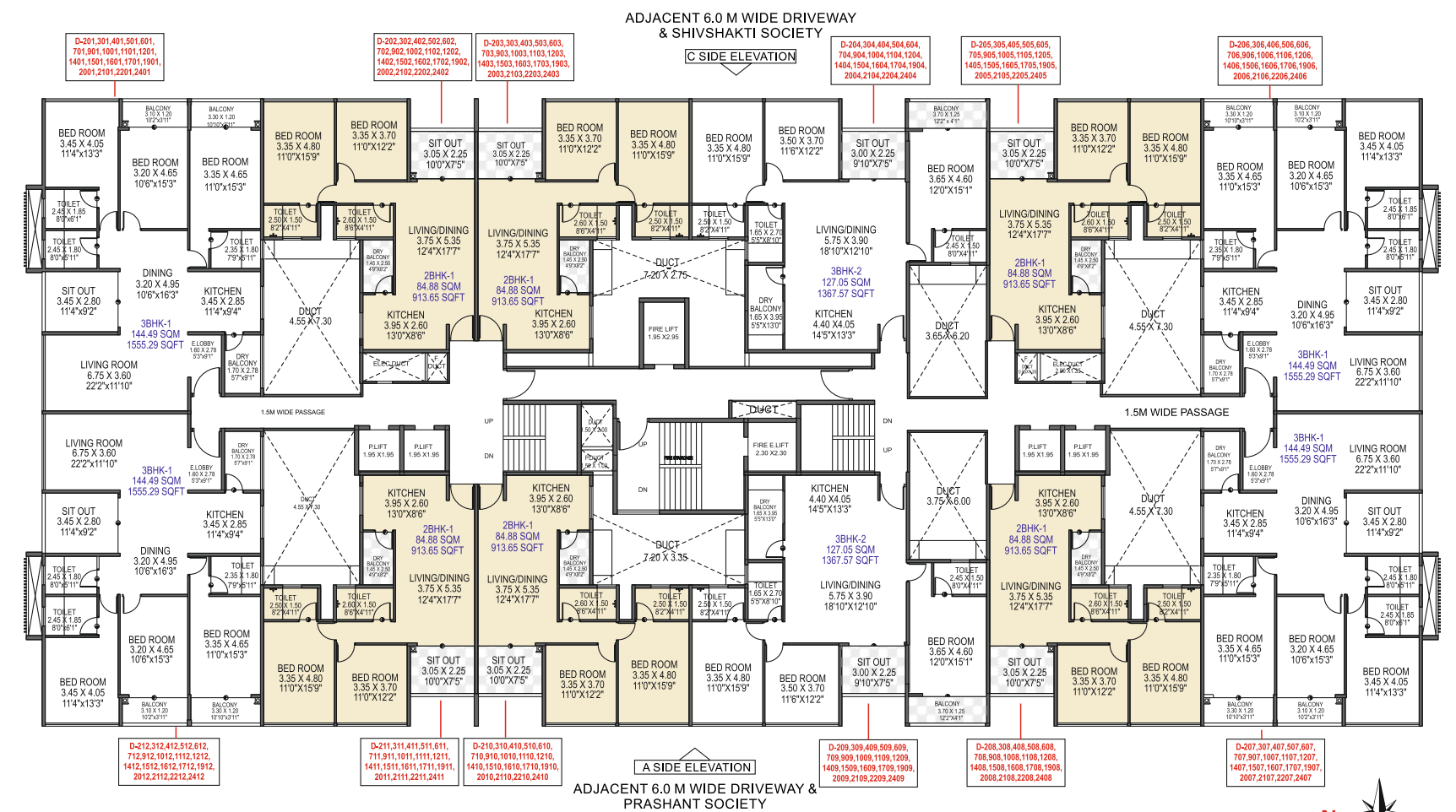
## 2 BHK-1

### Key Plan

#### BUILDING - D

Typical Floor - 2,3,4,5,6,7,9,10,11,12,14,15,  
16,17,19,20,21,22& 24th Floor

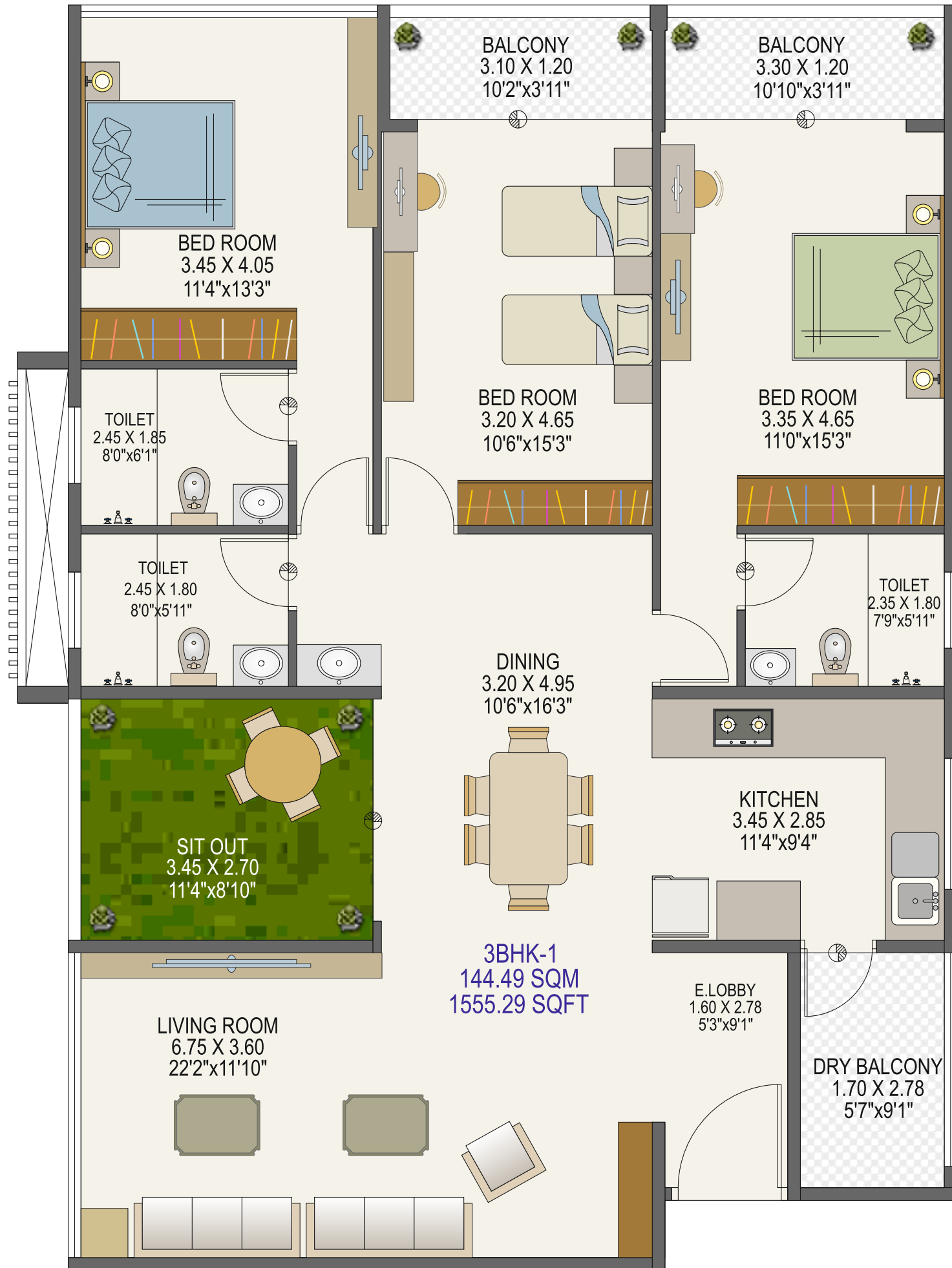
FLAT TYPE	RERA CARPET AREA (SQM)	BALCONY AREA (SQM)	TOTAL (SQM)	TOTAL (SQFT)
2BHK-1 FLAT MODULE	74.39	10.49	84.88	913.65



D-802,1302,1802,2302

D-102,202,302,402,502,602,  
702,902,1002,1102,1202,  
1402,1502,1602,1702,  
1902,2002,2102,2202,2402

2BHK-1  
84.88 SQM  
913.65 SQFT



D-801,1301,1801,2301

D-101,201,301,401,501,601,  
701,901,1001,1101,1201,  
1401,1501,1601,1701,1901,  
2001,2101,2201,2401

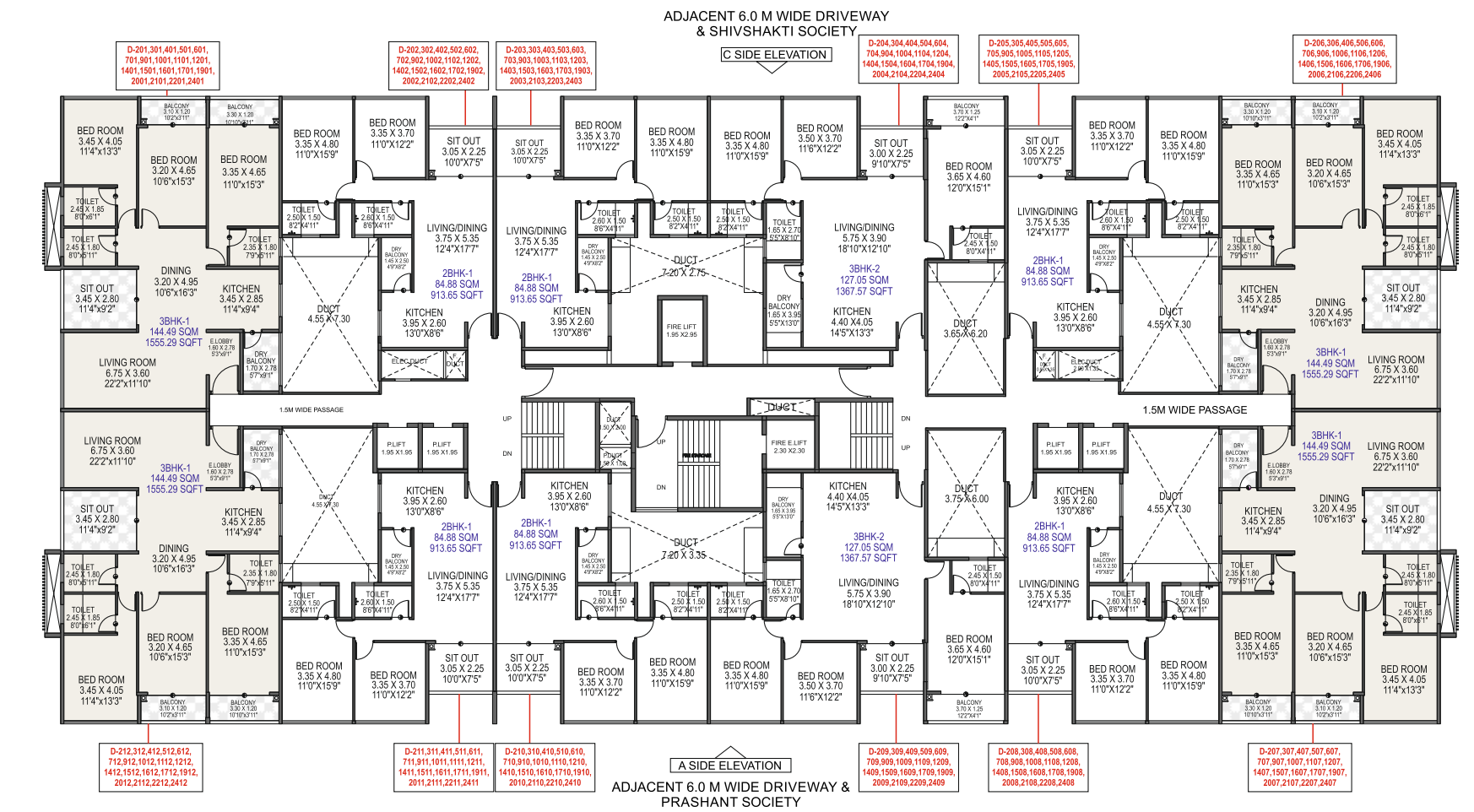
### 3 BHK-1

### Key Plan

### BUILDING - D

Typical Floor Layout - 2,3,4,5,6,7,9,10,11,12,14,15,  
16,17,19,20,21,22& 24TH FLOOR

FLAT TYPE	RERA CARPET AREA (SQM)	BALCONY AREA (SQM)	TOTAL (SQM)	TOTAL (SQFT)
3BHK-1 FLAT MODULE	122.20	22.29	144.4900	1555.29







**3BHK-2**  
127.05 SQM  
1367.57 SQFT

**D-804,1304,1804,2304**

**D-104,204,304,404,504,604,  
704,904,1004,1104,1204,  
1404,1504,1604,1704,1904,  
2004,2104,2204,2404**

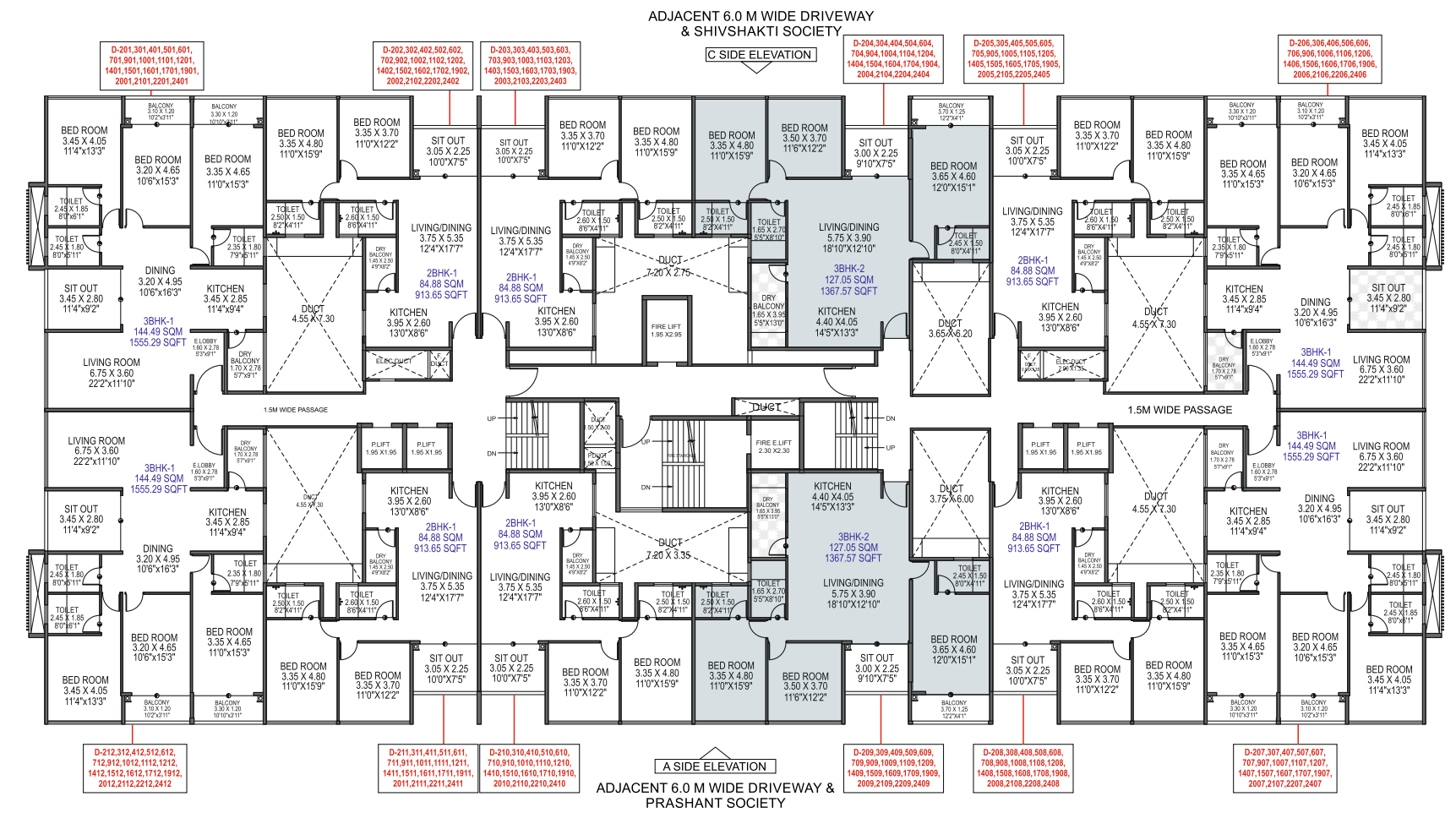
### 3 BHK-2

### Key Plan

### BUILDING - D

Typical Floor - 2,3,4,5,6,7,9,10,11,12,14,15,  
16,17,19,20,21,22& 24TH FLOOR

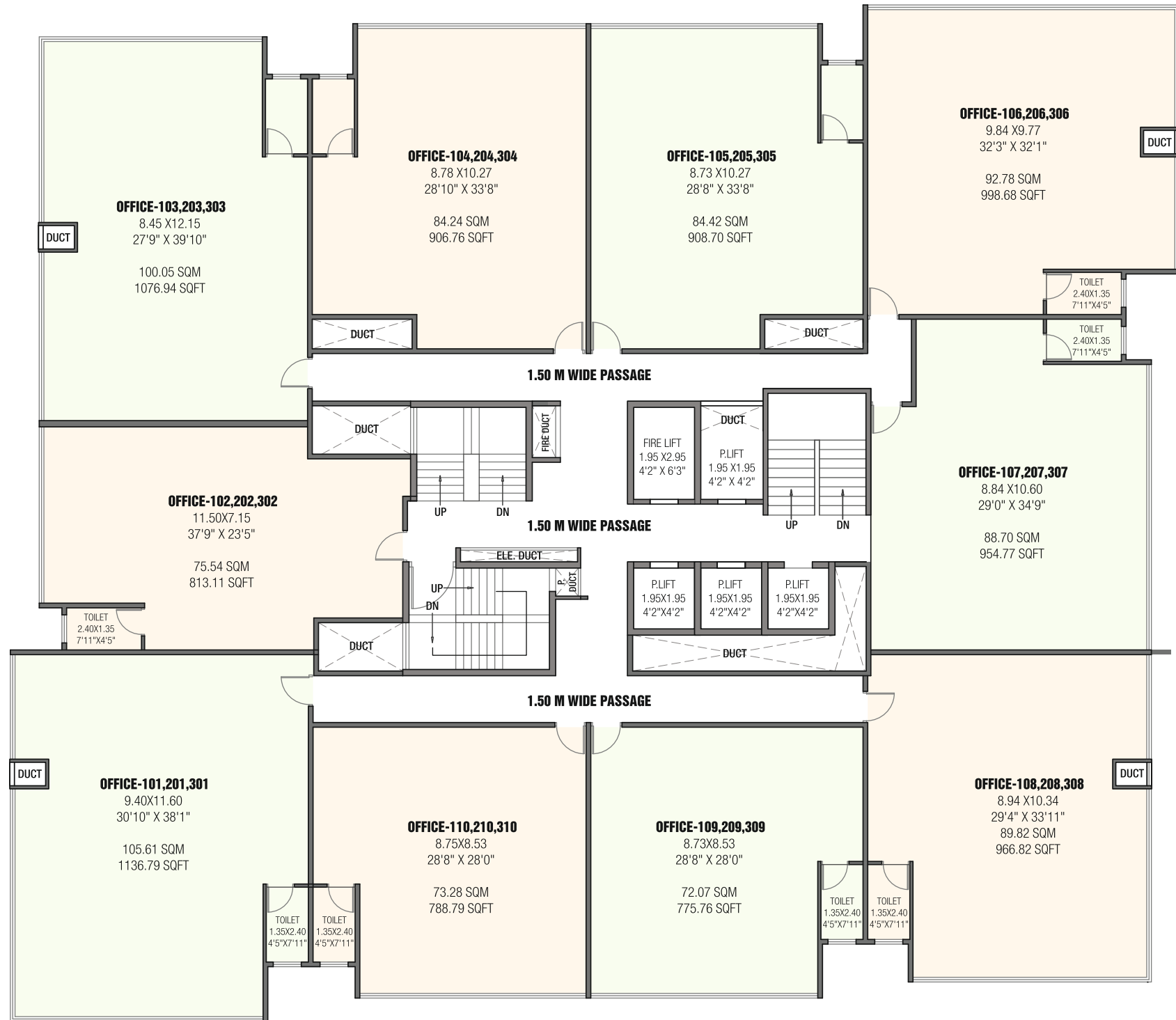
FLAT TYPE	RERA CARPET AREA (SQM)	BALCONY AREA (SQM)	TOTAL (SQM)	TOTAL (SQFT)
3BHK-2 FLAT MODULE	109.11	17.94	127.05	1367.57



# BUILDING - A

## OFFICE FLOOR

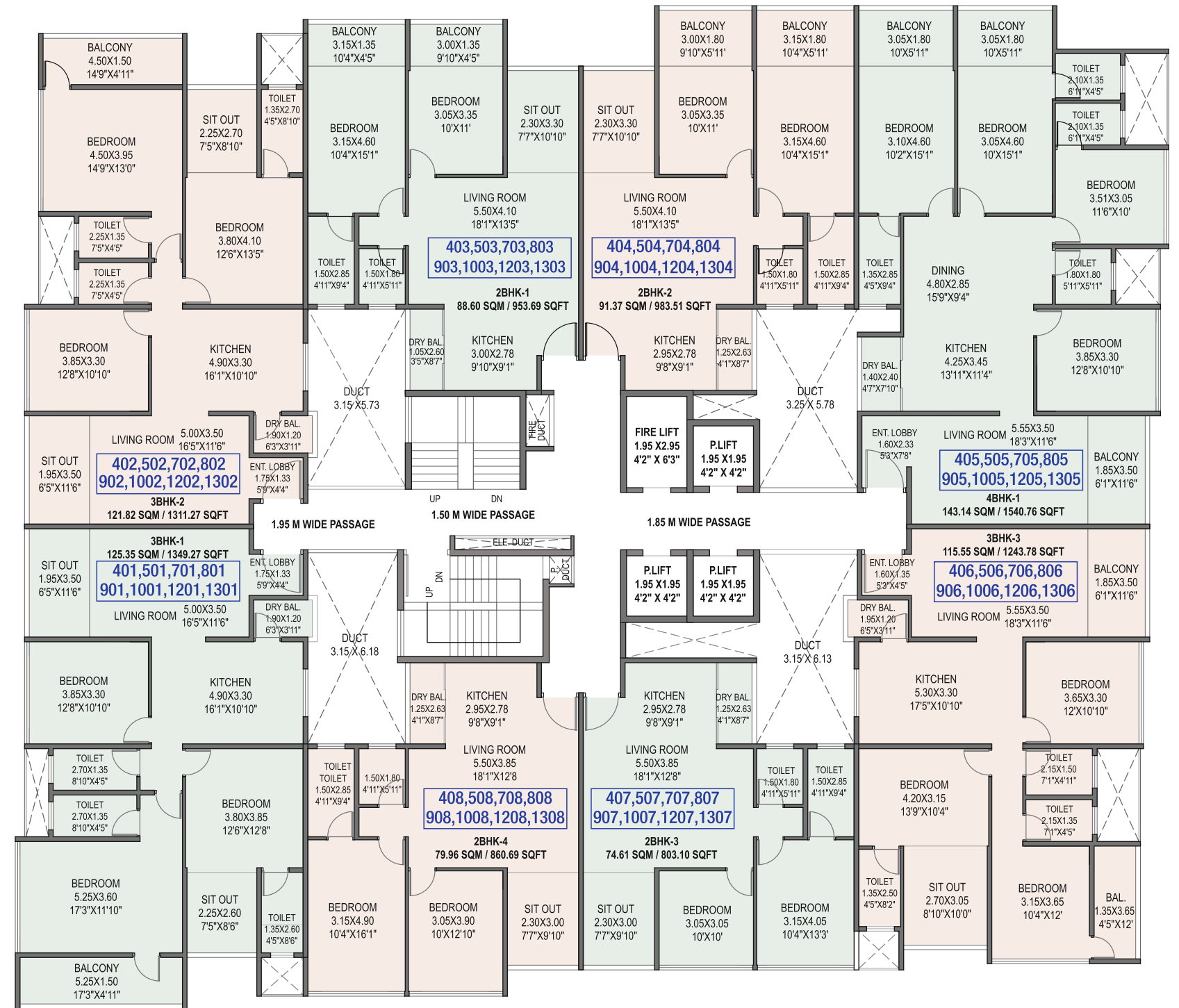
Typical 1st, 2nd, 3rd Floor



# BUILDING - A

## RESIDENTIAL FLOOR

Typical 4,5,7,8,9,10, 12,13th Floor





# SPECIFICATIONS

## Flooring

- Italian marble in entire apartment.

## Walls, Ceiling & Colour

- Gypsum ceiling for all rooms with LED lights and fan.  
- POP finished internal walls with Nippon Satin Glow white paint.  
- Nippon Weather Bond Advance Paint for external wall.

## Toilet / Plumbing

- Branded toilet fittings of Duravit and Grohe make, shower glass partition, hot water geyser, false ceiling with LED Lights. Anti-skid flooring in all bathrooms.

## Electrical

- 3 phase standard gauge concealed Polycab wiring with ISI standard and with electrical meter.  
- Split/Cassette AC in Living room and all Bedrooms of Daiken Make.  
- adequate power point in each room with Legrant switches

## Windows

- UPVC soundproof toughened glass windows with Mosquito Net and Metal Safety grills

## Kitchen

- Quartz Stone platform with Modular Kitchen with loft and wall unit, Hub, Gas pipeline & Chimney

## Doors

- 40mm thick and 4' x 8' main decorative entrance door with Teak wood frame & Veneer Finish along with Safety Door and Video Door Phone with twin screen

## Attached Terrace

- Glass railing with S.S. handrail and false ceiling

## Water purifier

- Water purifier ultra filtration membrane technology

## Other Amenities

- Wardrobe in all Bedrooms, window curtains, fans, Cassette AC in all rooms  
- Wash basin in all Bathrooms and near dining room of standard size

# TEAM

## PROJECT BY :

**SURYAKANT KAKADE & ASSOCIATES**

## VISUALISED BY :

**JAY-VIJAY - AJAY ASSOCIATES**

## ARCHITECT

Voussoirs Architects  
Sameer Walimbe

Arch. View Associates  
Shashank Nanaware

## R.C.C. CONSULTANT

J + W Consultant LLP

## LEGAL CONSULTANT

Adv. Sunita Page

## BRANDING CONSULTANT

DJK Communication  
Dhananjay Kale

## 3D CONSULTANT

Digital Arts India Pvt. Ltd.  
Ajay Parge



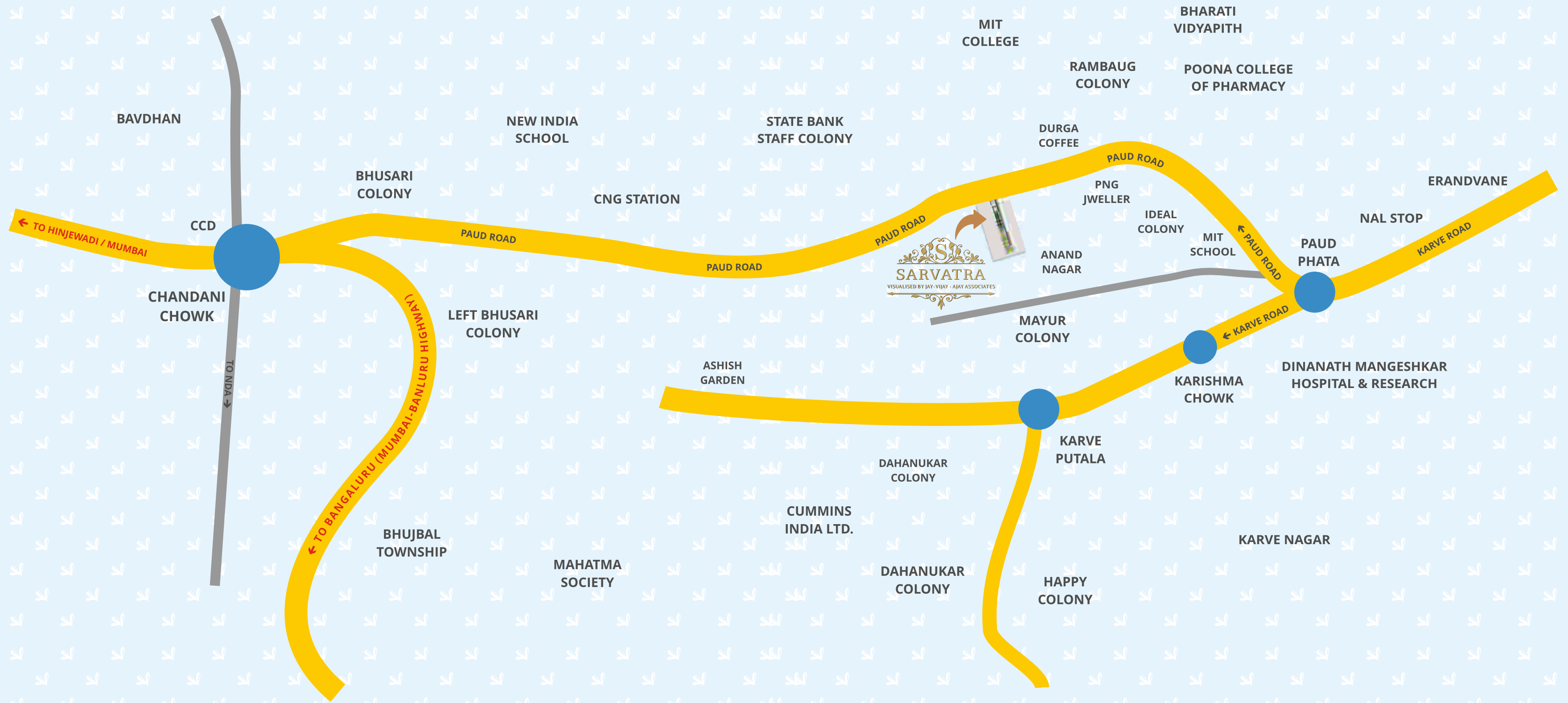
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WhatsApp :**  
**+91 989 000 61 29**



# Kothrud

An upscale and constantly evolving area, Kothrud is the perfect residential neighbourhood for your new home. Prestigious schools and colleges are easily accessible from here, as also temples, restaurants and even the Pune Metro!