



AAKRUTI

Lifestyle You Deserve.



25
years
OF TRUST

Staggering 25 years of experience, **NG Rathi Realty Group** committed to offer the best investment opportunities in Real Estate with quality, trust & commitment trust along with the affordability.

NG Rathi Realty Group, is a premier developer specialized for Row House projects across Pune. With a rich legacy of delivering excellence, we proudly completed 200+ meticulously designed Row Houses till date.

Our iconic Banyan tree logo symbolizes our core values, strength in unity, innovative growth and a nurturing canopy of care. Reflecting our role as not just builders but the architects of your well-being. Prepare to discover a vision where luxury meets affordability and comfort transforms into an extraordinary living reality. Your dream of a perfect home finds its true expression with us.

LUXURY



COMFORT



AFFORDABILITY

Presenting

A A K R U T I

Lifestyle You Deserve.

We bring '**Aakruti**' featuring series of stylish row houses. Each meticulously crafted to provide a unique blend of comfort and luxury. Embrace a lifestyle of efficiency with our footprint design that maximizes space utilization, making our row houses an ideal choice for urban and suburban living. Step into a world where elegance meets warmth and create an enduring legacy within the embrace of our distinguished residential haven Aakruti.

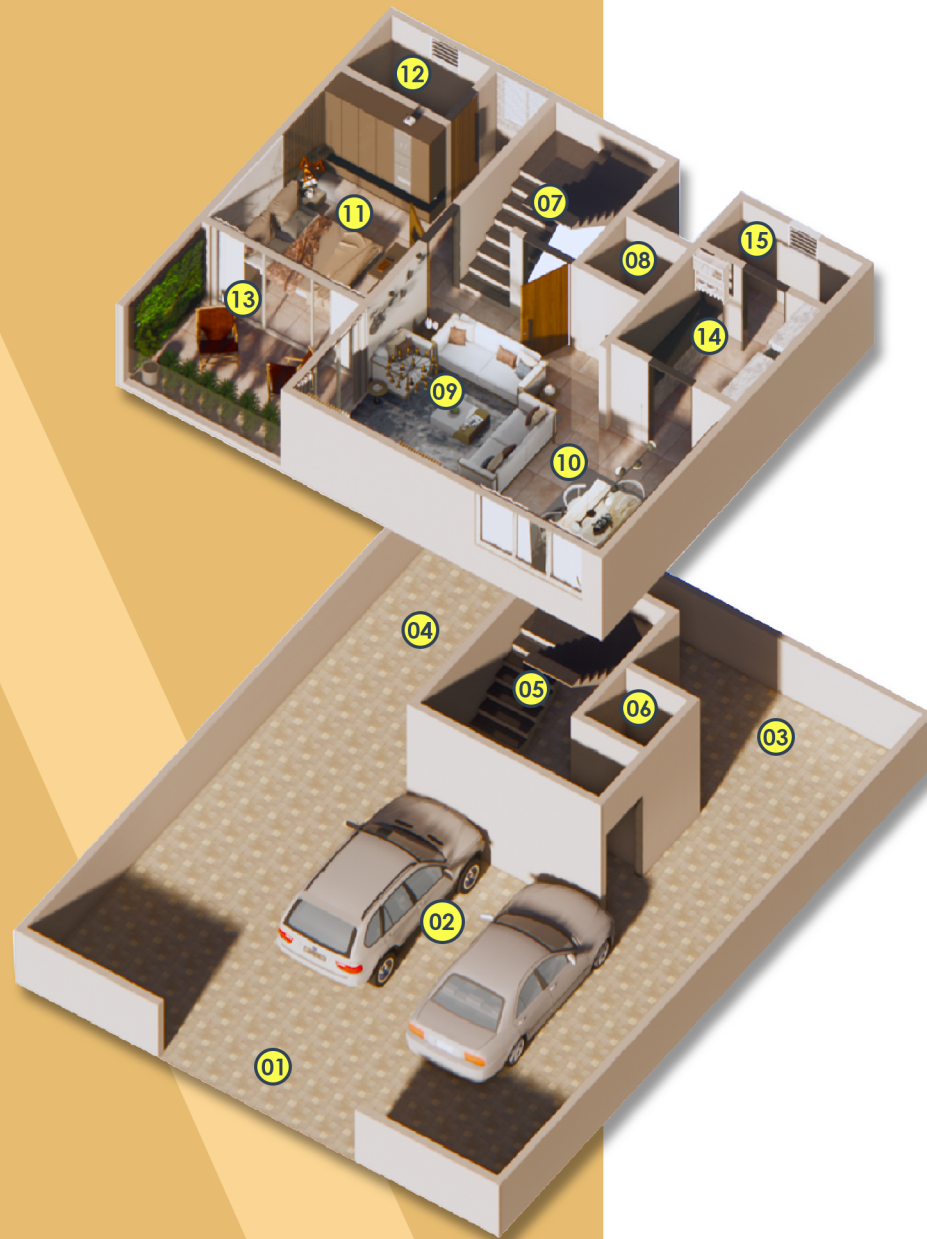




The *Lifestyle*



Isometric GROUND FLOOR & FIRST FLOOR Plan



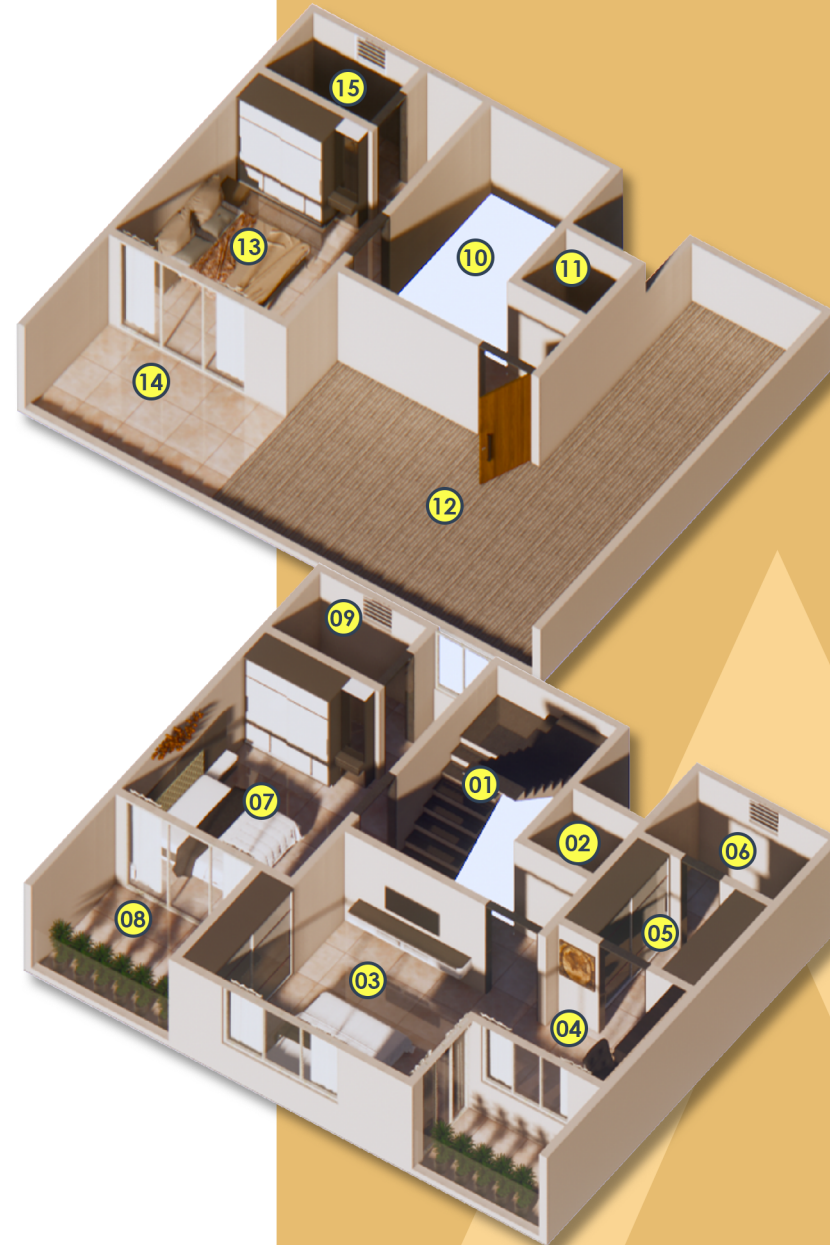
- 01. Entrance
- 02. Car Parking
- 03. Cycle Parking
- 04. Bike Parking
- 05. Staircase
- 06. Provision for Lift
- 07. Staircase
- 08. Provision for Lift

- 09. Living Space
- 10. Dining Area
- 11. Bedroom
- 12. Washroom
- 13. Balcony
- 14. Kitchen
- 15. Dry Balcony

Isometric & **SECOND FLOOR** **TERRACE FLOOR** Plan

01. Staircase
02. Provision for Lift
03. Master Bedroom
04. WFH Room
05. Walk-in Wardrobe
06. Washroom
07. Bedroom 2
08. Balcony

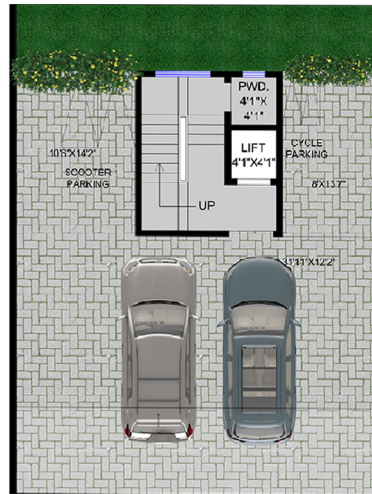
09. Washroom
10. Staircase
11. Provision for Lift
12. Terrace
13. Bedroom 4
14. Balcony
15. Washroom



Typical Floor Plan

Area: 3819.25
Plot Size: 1265 sq.ft.

Ground Floor



First Floor



Second Floor



Terrace Floor



HOME *Comforts*



Provision For
Private Lift



150 sq.ft. of
Private Garden



Double Covered
Car Parking



Rain Water
Harvesting



Solar Water
System



Home
Automation
(Alexa, RC Lights)



Digital Doorlock



Video Door
Phone

Project *Specifications*

Flooring

- 800*800 mm size vitrified tiles of premium quality with skirting.
- Rough ceramic tiles of premium quality in toilets and attached terrace.

Structure

- Earthquake Resistant RCC framed structure.

Walls & Ceilings

- 5" thick external & internal fly ash brick walls.
 - Gypsum punning on walls.
- Luster Paint for Walls and Ceilings.
- Sand Faced Plaster & Apex Paint Externally.

Doors

- Laminated main door with Europa night latch.
- Both side laminated doors and door frame with post foam.

Kitchen

- Granite platform with stainless steel sink & drain board (Nirali or Equivalent make) & wall tiles up to lintel level.
- Provision for water purifier and exhaust fan.
- Separate water tap for drinking and washing.
- Electrical provision for microwave, fridge, grinder, kitchen chimney.

Windows

- UPVC aesthetic windows with mosquito net & M.S. grills.
- Granite sills for windows.

Bathroom

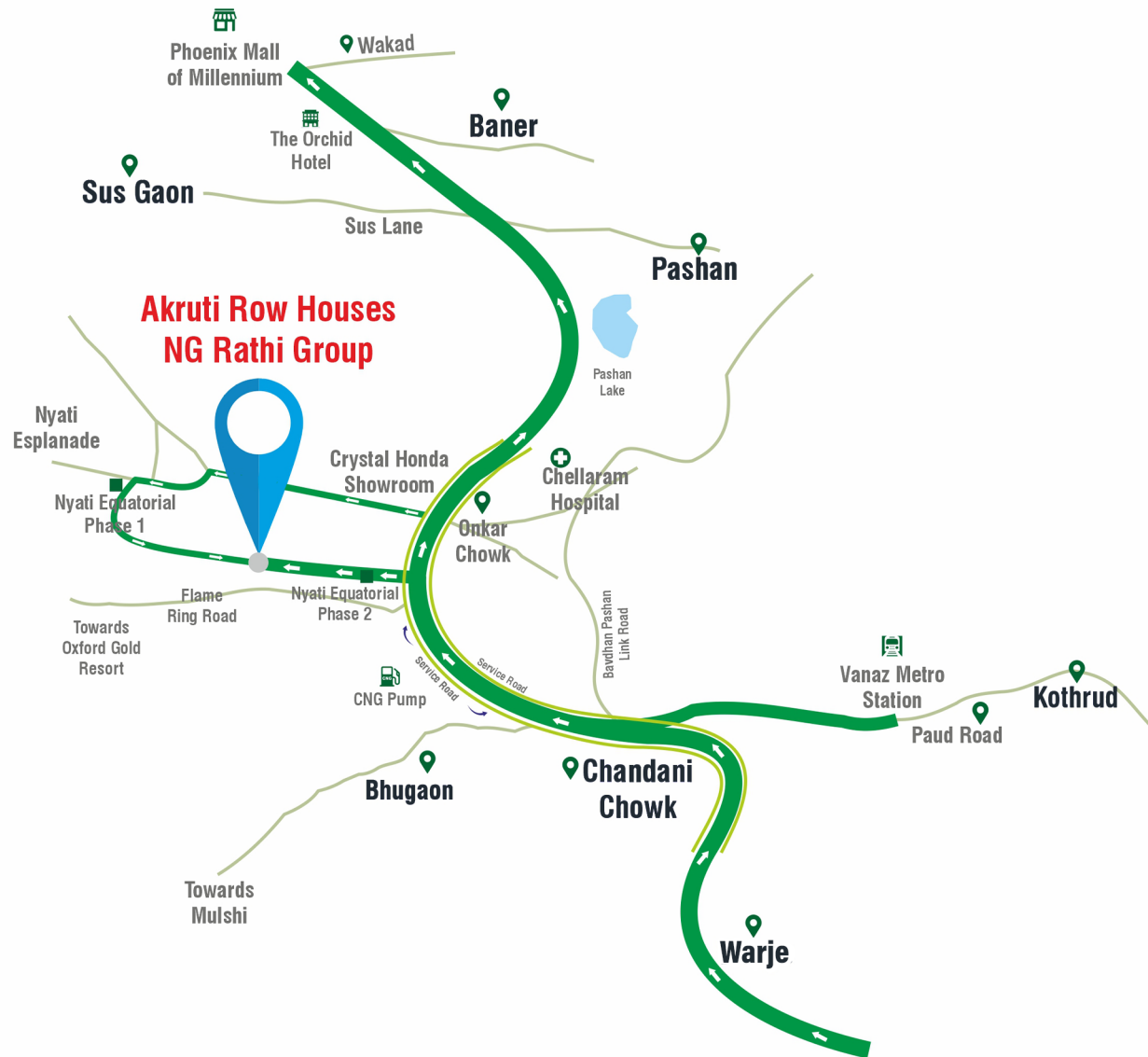
- Wall tiles (CERA/Pavit/RAK or equivalent) (2ft x 4ft) up to lintel level.
- C. P. fittings of Jaguar/Kludi or equivalent make.
- White sanitary ware Cera or equivalent make.
- Provision for boilers and exhaust Fan.

Bedroom

- Both side laminated doors and door frame with post foam finish.
- Granite door frames for bathrooms.
- Fully openable powder coated French door to attached terrace.

Electrical

- Adequate light points in each room.
- Concealed copper wiring with modular switches of reputed make.
- TV and Telephone line in living & master bed.
- Electrical provision for inverter connection.
- Electrical provision for washing machine.
- Electrical provision for AC in all Bedrooms & Living.
- Provision for lift (4ft x4ft).
- ELCB (Earth Leakage Circuit Breakering) & MCB switches for electrical safety,



Global *Reach*

Bavdhan is a recently developed suburban city in Pune. It is bordered by Kothrud to the east, Shiv Nagar to the north, Lavale to the west, and Shivane to the south. Bavdhan is a desirable location for mid-range residential properties due to its proximity to educational and employment hubs such as SPPU Circle, Aundh, Baner and Kothrud.

Key Distance

Kothrud (2 km)

Pune University, Shivajinagar
(12 km)

Baner (7.2 km)

Hinjewadi IT Park (15 km)

Deccan Gymkhana (9.5 km)

Pune International
Airport, Lohagaon (21 km)

Schools

Indus International School,
Bhukum

Orchid School, Baner

Chaitanya Techo School,
Bavdhan

Ryan International School,
Bavdhan

VIBGYOR High School,
Balewadi

Sanskriti School, Bhukum

Entertainment

Balewadi High Street

City-Pride Kothrud, Multiplex

Phoenix Mall of Millennium,
Wakad

The Pavillion Mall, SB Road

Oxford Golf Resort

Tamini Ghat

Hospital

Jupitar Hospital, Baner
(8.4 km)

Manipal Hospital, Baner
(8.2 km)

Chellaram Hospital,
Bavdhan (0.5 km)

Deenanath Mangeshkar
Hospital (12 km)

Ruby Hall Clinic, Hinjewadi
(14 km)

Krishna Hospital, Paud Road
(6.6 km)

Completed Row House *Projects*



Aurora, Wagholi



Palmnest Row Houses,
Wagholi



Sierra, Undri

Our Other On Going *Projects*



Vrundavan,
Vishrantwadi



Palmnest,
Wagholi



Nandanvan,
Vishrantwadi



Ladies Katta,
Handewadi



Madhuban,
Pirangut



Benchmark,
Undri

A A K R U T I

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A Project By

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REALTY GROUP