



Exquisitely located at Mhalunge, Saarrthi Skybay is perfect in every way possible. A place that others would like to emulate, a place that will always be in the mix of things, a place that will always attract attention; Saarrthi Skybay is THE PLACE TO BE.

Spread across 12 acres of sprawling space, Saarrthi Skybay has the privilege of being situated in one of the fastest growing extensions of Pune. Housing more than a thousand 1, 2 & 3 BHK apartments in these seven skyscrapers, Saarrthi Skybay has all the elements of a cosmopolitan lifestyle amalgamated with nature's finest troves. A place overlooking a beautiful water body and the niceties that come alongside, quite an ideal place to be.... Saarrthi Skybay.

## Making Excellence a Habit

Saarrthi Group is a dynamic real estate development company with a keen focus on integrity and vision. The Saarrthi projects, benchmarked by highest quality and credibility, get tremendous response and hold a special place in the hearts of the customers.

A diversified brand of repute, Saarrthi Group has developed over two million square feet of premium residential and commercial projects and office spaces. The Group has carved a niche in diverse fields such as Redevelopment & Entertainment and aims to diversify further.

Saarrthi's projects are spread across Pune city in prime areas such as Hinjewadi, Punawale, Kothrud, Aundh, Baner, Bavdhan, Pashan, Kharadi, Sinhagad Road, Warje, Paud Road and Talegaon-Kanhe.

The Group's ongoing projects like Swadesh, Skybay, Stanza, Success Square, Spectra and a few of successfully completed projects like Souvenir, Sovereign, Shimmer n' Shine, Stellar, Satin Hills have already made a mark among the rich credentials of Pune's real estate market.





**BUILDING - F | 13TH FLOOR PLAN**

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)	FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
1301	54.27	9.31	2.43	0.68	8.45	1305	48.57	6.73	3.08	0.48	8.89
1302	32.8	6	2.06	0.48	4.24	1306	50.63	4.02	3.06	0.48	8.94
1303	32.8	6	2.06	0.48	4.24	1307	50.63	4.02	3.06	0.48	8.94
1304	54.27	9.31	2.43	0.68	8.45	1308	48.57	6.73	3.08	0.48	8.89

SAARETH  
**Skybay**  
The Place To Be

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.

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**BUILDING - F | 8TH FLOOR PLAN**

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)	FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
801	53.97	9.07	2.43	0.68	4.48	805	48.43	6.59	3.08	0.48	5.99
802	33.2	6	2.06	0.48	4.29	806	50.45	4.08	3.06	0.48	6
803	33.2	6	2.06	0.48	4.29	807	50.45	4.08	3.06	0.48	6
804	53.97	9.07	2.43	0.68	4.48	808	48.43	6.59	3.08	0.48	5.99

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**BUILDING - F | ODD FLOOR PLAN**

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)	FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
301, 501, 701, 901, 1101, 1501, 1701	54.27	9.31	2.43	0.68	8.45	305, 505, 705, 905, 1105, 1505, 1705	48.57	6.73	3.08	0.48	8.89
302, 502, 702, 902, 1102, 1502, 1702	32.8	6	2.06	0.48	4.24	306, 506, 706, 906, 1106, 1506, 1706	50.63	4.02	3.06	0.48	8.94
303, 503, 703, 903, 1103, 1503, 1703	32.8	6	2.06	0.48	4.24	307, 507, 707, 907, 1107, 1507, 1707	50.63	4.02	3.06	0.48	8.94
304, 504, 704, 904, 1104, 1504, 1704	54.27	9.31	2.43	0.68	8.45	308, 508, 708, 908, 1108, 1508, 1708	48.57	6.73	3.08	0.48	8.89

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.



**BUILDING - F | TYPICAL EVEN FLOOR PLAN**

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)	FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
201, 401, 601, 1001, 1201, 1401, 1601	53.97	9.07	2.43	0.68	4.48	205, 405, 605, 1005, 1205, 1405, 1605	48.43	6.59	3.08	0.48	5.99
202, 402, 602, 1002, 1202, 1402, 1602	33.2	6	2.06	0.48	4.29	206, 406, 606, 1006, 1206, 1406, 1606	50.45	4.08	3.06	0.48	6
203, 403, 603, 1003, 1203, 1403, 1603	33.2	6	2.06	0.48	4.29	207, 407, 607, 1007, 1207, 1407, 1607	50.45	4.08	3.06	0.48	6
204, 404, 604, 1004, 1204, 1404, 1604	53.97	9.07	2.43	0.68	4.48	208, 408, 608, 1008, 1208, 1408, 1608	48.43	6.59	3.08	0.48	5.99

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.







**BUILDING - F | 1ST FLOOR PLAN**

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
101	54.27	9.31	2.46	0.68	13.33
102	32.8	6	2.06	0.48	4.24
103	32.8	6	2.06	0.48	4.24
104	54.27	9.31	2.46	0.68	13.33
105	48.57	6.73	3.12	0.48	13.96
106	50.63	4.02	3.06	0.48	8.94
107	50.63	4.02	3.06	0.48	8.94
108	48.57	6.73	3.12	0.48	13.96



NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.

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**BUILDING - E | 13TH & 23RD FLOOR PLAN**

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
1301.2301	52.74	9.02	0	0.55	7.03
1302.2302	64.99	6.15	3.3	0	14.18
1303.2303	52.87	8.82	0	0.55	7.03
1304.2304	52.74	9.02	0	0.55	7.03
1305.2305	52.87	8.82	0	0.55	7.03
1306.2306	64.99	6.15	3.3	0	14.18



NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.

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**BUILDING - E | 8TH & 18TH FLOOR PLAN**

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
801,1801	52.90	8.99	0.00	0.55	6.88
802,1802	64.80	5.95	2.85	0.00	10.13
803,1803	53.04	8.80	0.00	0.55	6.85
804,1804	52.90	8.99	0.00	0.55	6.88
805,1805	53.04	8.80	0.00	0.55	6.85
806,1806	64.80	5.95	2.85	0.00	10.13

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NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.

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**BUILDING - E | ODD FLOOR PLAN**

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
301,501,701,901,1101,1501,1701,1901,2101	52.28	9.48	0	0.55	7.03
302,502,702,902,1102,1502,1702,1902,2102	85.11	7.7	3.3	0.14	14.18
303,503,703,903,1103,1503,1703,1903,2103	52.4	9.29	0	0.55	7.03
304,504,704,904,1104,1504,1704,1904,2104	52.28	9.48	0	0.55	7.03
305,505,705,905,1105,1505,1705,1905,2105	52.4	9.29	0	0.55	7.03
306,506,706,906,1106,1506,1706,1906,2106	85.11	7.7	3.3	0.14	14.18

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NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.

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**BUILDING - E | EVEN FLOOR PLAN**

FLAT NO.	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
201,401,601,1001,1201,1401,1601,2001,2201	52.4	9.48	0	0.55	6.88
202,402,602,1002,1202,1402,1602,2002,2202	85.28	7.56	2.89	0.14	10.13
203,403,603,1003,1203,1403,1603,2003,2203	52.53	9.29	0	0.55	6.85
204,404,604,1004,1204,1404,1604,2004,2204	52.4	9.48	0	0.55	6.88
205,405,605,1005,1205,1405,1605,2005,2205	52.53	9.29	0	0.55	6.85
206,406,606,1006,1206,1406,1606,2006,2206	85.28	7.56	2.89	0.14	10.13



NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.

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**BUILDING - E | 1ST FLOOR PLAN**

FLAT NO.	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
101	52.28	9.48	0	0.55	7.03
102	85.11	7.7	3.3	0.14	14.18
103	52.4	9.29	0	0.55	7.03
104	52.28	9.48	0	0.55	7.03
105	52.4	9.29	0	0.55	7.03
106	85.11	7.7	3.3	0.14	14.18



NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.

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## SPECIFICATIONS "E & F"



### Flooring

- 2 x 2 flooring for living, kitchen, dining area & other rooms
- Laminated wooden flooring in master bedroom
- Anti-skid tiles in terrace



### Bathroom

- Premium quality fittings
- Marble / Granite fascia for door opening
- Basin with Marble / Granite counter
- Provision for washing machine (inlet & outlet)



### Electricals Fittings

- Concealed fire resistant high quality copper wiring
- Ample light points with good quality modular switches
- TV point in living room & master bedroom
- AC points in all bedrooms
- Provision for exhaust fan in bathroom & kitchen
- Provision for inverter
- Video door phone
- Intercom connectivity
- CCTV in periphery area at ground floor



### Internal Finishing

- Internal oil bond distemper
- External texture paint



### Kitchen

- Ceramic/Dado tiles up to 2'
- Provision for water purifiers
- Stainless steel sink



### Doors / Windows

- Laminated doors for all other rooms
- Main door veneer finish
- Powder coated windows with mosquito mesh and safety grill
- Premium quality fixture & fittings



### General

- Earthquake resistant RCC frame structure
- Aesthetically designed grand entrance lobby with Marble / Granite fitting
- Elevators of reputed make
- Power back-up for lift & common area
- Solar water heating system in master bedrooms



### STP

- Rainwater harvesting
- Firefighting systems per the norms

## AMENITIES "E WING"



Multipurpose Hall / Indoor Games



Seating Out area



Children's Play Area

## AMENITIES "F WING"



Jogging track & pathway



Seating Out area



Gymnasium



Multipurpose Hall / Indoor Games



Swimming Pool with Kids Pool  
Attached Changing room and Toilets



Party Lawn





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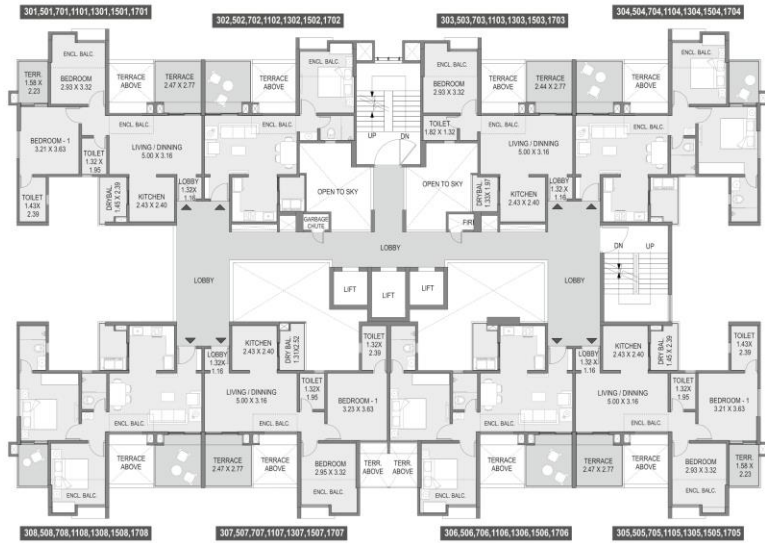
**BLDG - D | EVEN FLOOR PLAN**



Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)	Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
601.801,1001,1201,1601	50.72	6.48	3.39	0.38	6.70	67.67	605.805,1005,1205,1605	50.79	6.42	3.39	0.38	6.70	67.68
602.802,1002,1202,1602	33.41	6.59	2.56	0.38	6.59	49.53	606.806,1006,1206,1606	51.33	6.61	3.09	0.43	10.13	71.59
603.803,1003,1203,1603	33.41	6.59	2.56	0.38	6.59	49.53	607.807,1007,1207,1607	51.33	6.61	3.09	0.43	10.13	71.59
604.804,1004,1204,1604	50.72	6.48	3.39	0.38	6.70	67.67	608.808,1008,1208,1608	50.79	6.42	3.39	0.38	6.7	67.68

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balcony areas are mentioned separately. 5. Furniture is for indicative purpose. Service shaft & Electrical equipment / future location may vary as per site condition. 6. Variation in the dimensions may be observed as sanctioned drawings mention unfinished dimensions.

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Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
301, 501, 701, 1101, 1301, 1501, 1701	50.7	6.54	3.39	0.38	10.23	71.24
302, 502, 702, 1102, 1302, 1502, 1702	32.85	6.49	2.56	0.38	6.52	48.80
303, 503, 703, 1103, 1303, 1503, 1703	32.85	6.49	2.56	0.38	6.52	48.80
304, 504, 704, 1104, 1304, 1504, 1704	50.7	6.54	3.39	0.38	10.23	71.24

Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
305, 505, 705, 1105, 1305, 1505, 1705	50.77	6.47	3.39	0.38	10.23	71.24
306, 506, 706, 1106, 1306, 1506, 1706	50.1	6.56	3.14	0.43	6.63	66.86
307, 507, 707, 1107, 1307, 1507, 1707	50.1	6.56	3.14	0.43	6.63	66.86
308, 508, 708, 1108, 1308, 1508, 1708	50.77	6.47	3.39	0.38	10.23	71.24

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balcony areas are mentioned separately. 5. Furniture is for indicative purpose. Service shaft & Electrical equipment / future location may vary as per site condition. 6. Variation in the dimensions may be observed as sanctioned drawings mention unfinished dimensions.

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Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
201	50.73	6.48	3.39	0.38	6.70	67.68
202	33.41	6.59	2.57	0.38	6.59	49.54
203	33.41	6.59	2.57	0.38	6.59	49.54
204	50.73	6.48	3.39	0.38	6.70	67.68

Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
205	50.79	6.42	3.39	0.38	6.70	67.68
206	51.33	6.64	3.32	0.43	10.76	113.16
207	51.33	6.64	3.32	0.43	10.76	113.16
208	50.8	6.44	3.61	0.38	7.18	112.24

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balcony areas are mentioned separately. 5. Furniture is for indicative purpose. Service shaft & Electrical equipment / future location may vary as per site condition. 6. Variation in the dimensions may be observed as sanctioned drawings mention unfinished dimensions.

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Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Carpet Area of Garden Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
101	51.01	6.30	3.61	0.38	10.75	23	95.05
102	37.31	2.05	2.8	0.38	7.00	21.25	70.79
103	37.31	2.05	2.8	0.38	7.00	21.25	70.79
104	50.99	6.29	3.66	0.38	10.75	34.27	106.34
105	54.52	2.98	3.71	0.38	10.72	40.71	113.02

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall to wall finish, considering 20 MM thick internal plaster and 25 MM thick external plaster and 25 MM thick tiled floor finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balcony areas are mentioned separately. 5. Furniture is for indicative purpose. Service shaft & Electrical equipment / Future location may vary as per site condition. 6. Variation in the dimensions may be observed as sanctioned drawings mention unframed dimensions.

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Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
901	49.78	7.46	3.39	0.38	10.23	71.24
902	32.06	7.29	2.58	0.38	6.52	48.81
903						
904	62.18	7.46	3.39	0.38	17.52	90.93
905	50.45	6.79	3.39	0.38	10.23	71.24
906	49.78	6.88	3.14	0.43	6.63	66.86
907	49.78	6.88	3.14	0.43	6.63	66.86
908	50.45	6.79	3.39	0.38	10.23	71.24

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall to wall finish, considering 20 MM thick internal plaster and 25 MM thick external plaster and 25 MM thick tiled floor finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balcony areas are mentioned separately. 5. Furniture is for indicative purpose. Service shaft & Electrical equipment / Future location may vary as per site condition. 6. Variation in the dimensions may be observed as sanctioned drawings mention unframed dimensions.

MAHARERA Reg. No. PS2100016176  
Available at website - <http://www.maharera.maharashtra.gov.in>



**BLDG - C**  
**4TH & 14TH FLOOR PLAN**



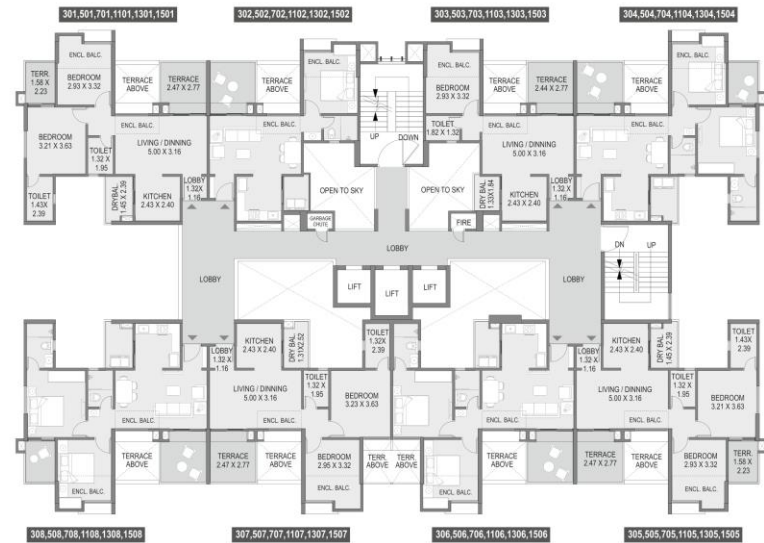
Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
401, 1401	50.72	6.48	3.39	0.38	6.70	67.67
402, 1402	33.42	6.58	2.56	0.38	6.64	49.58
403, 1403	REFUGE AREA					
404, 1404	59.49	9.84	3.39	0.38	6.70	79.8

Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
405, 1405	50.8	6.42	3.39	0.38	6.70	67.69
406, 1406	51.37	6.59	3.09	0.43	10.13	71.61
407, 1407	51.38	6.59	3.09	0.43	10.13	71.62
408, 1408	50.83	6.4	3.39	0.38	6.70	67.7

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick tile tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balcony areas are mentioned separately. 5. Furniture is for indicative purpose. Service shaft & Electrical equipment / future location may vary as per site condition. 6. Variation in the dimensions may be observed as sanctioned drawings mention unfinished dimensions.

**MAHARERA Reg. No.: PS2100016176**  
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**BLDG - C | ODD FLOOR PLAN**



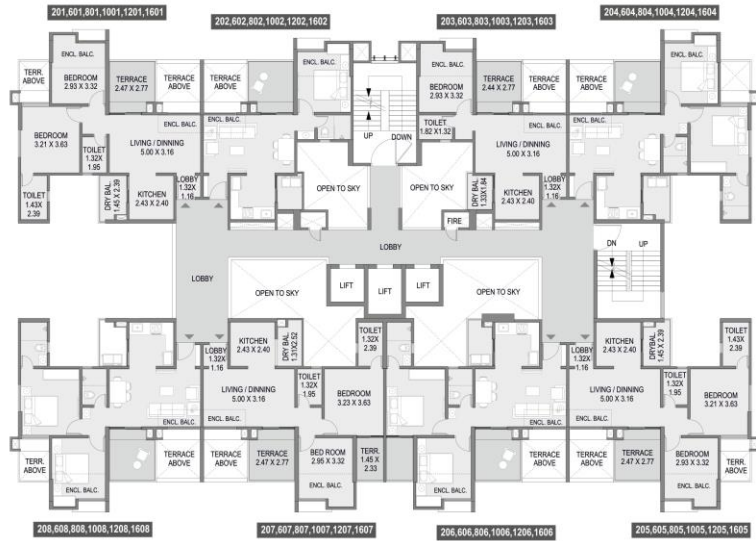
Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
301, 501, 701, 1101, 1301, 1501	50.70	6.54	3.39	0.38	10.23	71.24
302, 502, 702, 1102, 1302, 1502	32.85	6.49	2.56	0.38	6.52	48.8
303, 503, 703, 1103, 1303, 1503	32.85	6.49	2.56	0.38	6.52	48.8
304, 504, 704, 1104, 1304, 1504	50.7	6.54	3.39	0.38	10.23	71.24

Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
305, 505, 705, 1105, 1305, 1505	50.77	6.47	3.39	0.38	10.23	71.24
306, 506, 706, 1106, 1306, 1506	50.1	6.56	3.14	0.43	6.63	66.86
307, 507, 707, 1107, 1307, 1507	50.1	6.56	3.14	0.43	6.63	66.86
308, 508, 708, 1108, 1308, 1508	50.77	6.47	3.39	0.38	10.23	71.24

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick tile tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balcony areas are mentioned separately. 5. Furniture is for indicative purpose. Service shaft & Electrical equipment / future location may vary as per site condition. 6. Variation in the dimensions may be observed as sanctioned drawings mention unfinished dimensions.

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Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
201, 601, 801, 1001, 1201, 1601	50.72	6.48	3.39	0.38	6.70	67.67
202, 602, 802, 1002, 1202, 1602	33.41	6.59	2.56	0.38	6.59	49.53
203, 603, 803, 1003, 1203, 1603	33.41	6.59	2.56	0.38	6.59	49.53
204, 604, 804, 1004, 1204, 1604	50.73	6.48	3.39	0.38	6.70	67.68

Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
205, 605, 805, 1005, 1205, 1605	50.79	6.42	3.39	0.38	6.70	67.68
206, 606, 806, 1006, 1206, 1606	51.33	6.61	3.09	0.43	10.13	71.59
207, 607, 807, 1007, 1207, 1607	51.34	6.61	3.09	0.43	10.13	71.6
208, 608, 808, 1008, 1208, 1608	50.79	6.42	3.39	0.38	6.70	67.68

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balcony areas are mentioned separately. 5. Furniture is for indicative purpose. Service shaft & Electrical equipment / future location may vary as per site condition. 6. Variation in the dimensions may be observed as sanctioned drawings mention unfinished dimensions.

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Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Carpet Area of Garden Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
101	50.7	6.55	3.65	0.38	10.86	23	95.14
102	32.85	6.48	2.79	0.38	7	21.25	70.75
103	32.86	6.48	2.79	0.38	7	21.25	70.76
104	50.71	6.54	3.65	0.38	10.86	35.07	107.21

Unit No.	Carpet Area (sq.mt.)	Carpet Area of enclosed Balcony (sq.mt.)	Carpet Area of Dry Balconies (sq.mt.)	Carpet Area of Cupboards (sq.mt.)	Carpet Area of Terraces (sq.mt.)	Carpet Area of Garden Terraces (sq.mt.)	Total Carpet Area (sq.mt.)
105	54.52	6.48	3.65	0.38	10.86	40.71	116.6
106	50.11	6.56	3.14	0.43	7.11	38.38	105.73
107	50.11	6.56	3.14	0.43	7.11	38.38	105.73
108	50.77	6.48	3.65	0.38	10.86	40.02	112.16

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## OUR OTHER STUNNERS



### HINJAWADI PHASE 1

1 & 2 RHK Vocational Homes

MAHARERA Reg. No. : P52100001288



MAHARERA Reg. No. - P52100016105



1 & 2 BHK CLASSIC APARTMENTS

### PUNAWALE

1 & 2 RHK Classic Homes



MAHARERA Reg. No. : P52100002571



### TALEGAON-KANHE

1 & 2 RHK Apartments

MAHARERA Reg. No. : P52100003849





### Making Excellence a Habit

Saarrthi Group is a dynamic real estate development company with a keen focus on integrity and vision. The Saarrthi projects, benchmarked by highest quality and credibility, get tremendous response and hold a special place in the hearts of the customers.

A diversified brand of repute, Saarrthi Group has developed over two million square feet of premium residential and commercial projects and office spaces. The Group has carved a niche in diverse fields such as Redevelopment & Entertainment and aims to diversify further.

Saarrthi's projects are spread across Pune city in prime areas such as Hinjewadi, Punawale, Kothrud, Aundh, Baner, Bavdhan, Pashan, Kharadi, Sinhagad Road, Warje, Paud Road and Talegaon-Kanhe.

The Group's ongoing projects like Swadesh, Skybay, Stanza, Success Square, Spectra and a few of successfully completed projects like Souvenir, Sovereign, Shimmer n' Shine, Stellar, Satin Hills have already made a mark among the rich credentials of Pune's real estate market.



## LEGENDS

1	Future Expansion	9	Skating Rink	17	Parking for Shops
2	Jogging Track	10	Play Area	18	30 m RP Road
3	Pool	11	UGT for A-E Wing	19	STP for 'F' Wing
4	Changing Area	12	Party Lawn	20	Children's Play Area
5	Transformer	13	River	21	Party Lawn
6	Amenity Space	14	Promenade	22	Club
7	UGT for F Wing	15	STP for A-E Wing	23	Pool
8	Multipurpose Play Court	16	Multipurpose Hall/Gym		







## SPECIFICATIONS "C & D"



### Flooring

- 2' x 2' flooring for living, kitchen, dining area & other rooms
- Laminated wooden flooring in master bedroom
- Anti-skid tiles in terrace



### Bathroom

- Premium quality fittings
- Marble / granite fascia for doors
- Basin with marble / granite counter
- Provision for washing machine (inlet & outlet)



### Electrical Fittings

- Concealed fire resistant high quality copper wiring
- Ample light points with good quality modular switches
- TV point in living room & master bedroom
- AC points in master bedroom
- Provision for exhaust fan in bathroom & kitchen
- Video door phone
- Intercom connectivity
- CCTV in peripheral area on ground floor



### Internal Finishing

- Internal oil bound distemper
- External texture paint



### Kitchen

- Ceramic / dado tiles up to 2'
- Provision for water purifiers
- Stainless steel sink



### Doors / Windows

- Laminated doors for all rooms
- Main door veneer finish
- Powder coated windows with mosquito mesh and safety grill
- Premium quality fixture & fittings



### General

- Earthquake resistant RCC frame structure
- Aesthetically designed grand entrance lobby with marble / granite fitting
- Elevators of reputed make
- Power back-up for lift & common area
- Solar water heating system in master bedrooms



### STP

- Rainwater harvesting
- Firefighting systems as per the norms





## AMENITIES

	Multipurpose Play Court		Jogging Track & Pathway
	Sitout Area		Gymnasium
	Children's Play Area		Multipurpose Hall / Indoor Games
	Swimming Pool with Kids' Pool		Party Lawn





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