

A PROJECT BY:



**SITE ADDRESS**

Office No. 601, Gera's Imperium Alpha,  
Grant Road, Kharadi, Pune 411014

E-Mail: [saidevelopers0111@gmail.com](mailto:saidevelopers0111@gmail.com)

MahaRERA Number: P52100079238

**CONTACT**

Mobile: +91 88886 40111

+91 84848 41717

Disclaimer: This brochure is purely conceptual and not a legal offering, nor will be a part of the agreement. Number of plots may be revised. Developers reserve the right to amend layouts, plans, specifications, amenities, etc.

# आनंद

LUXURIOUS & SPACIOUS 2 & 3BHK APARTMENTS

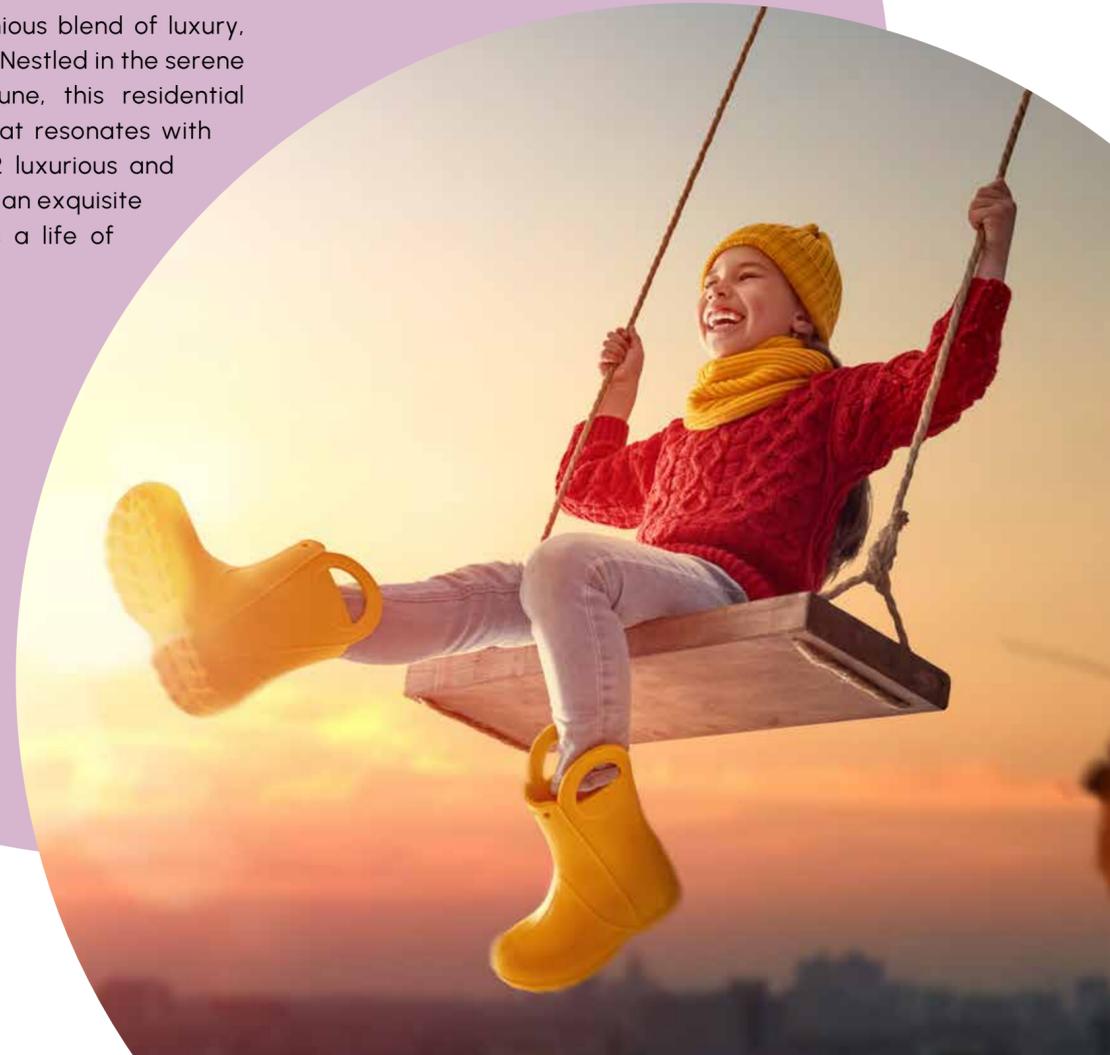
at Kharadi



## The Choice Of Luxury

---

Welcome to Anandi, a harmonious blend of luxury, tranquility, and natural beauty. Nestled in the serene locale of Chandan Nagar, Pune, this residential haven offers you a lifestyle that resonates with peace and happiness. With 52 luxurious and spacious 2BHK apartments and an exquisite 3BHK option, Anandi promises a life of comfort and contentment.



# Happiness Beyond Luxury

At Anandi, we believe that a home is more than just brick and mortar; it's an extension of your dreams and aspirations. Our concept revolves around creating a space where you can unwind, connect with nature, and find solace. Imagine waking up to the gentle rustling of leaves, sipping your morning tea on a sun-kissed balcony, and feeling the earth beneath your feet. Anandi is not just a residence; it's an experience—a celebration of life and nature.

Anandi



# Scholarly Steps Away

Right outside your door lies a path to academic distinction. Our community's proximity to leading schools means education is just a short walk away.



आनंद



# Excellence in Every Structure

---

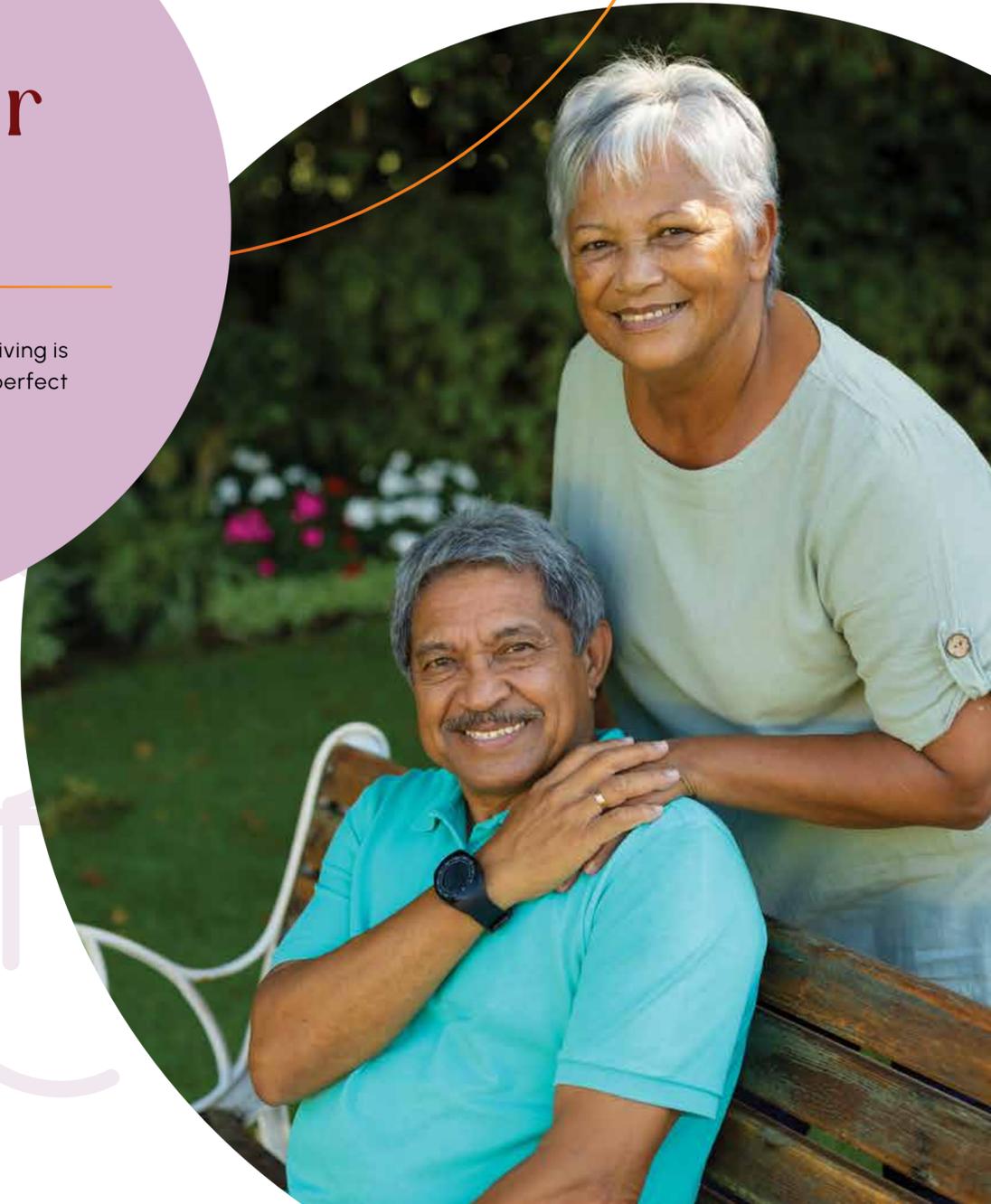
Elevate your lifestyle with dream home  
with quality, where every brick tells a story!!

आर्वा



## Serenity for Seniors

Our enclave is a sanctuary where senior living is redefined. Peaceful, picturesque, and perfect for leisurely golden years.



# Amenities

# Essential Elegance

Step into a realm where essential amenities blend seamlessly with your home, offering a lifestyle of effortless elegance and convenience.



Senior Citizen Seating Area



Party Lawn



Yoga Space



Children's Play Area



Open Gym

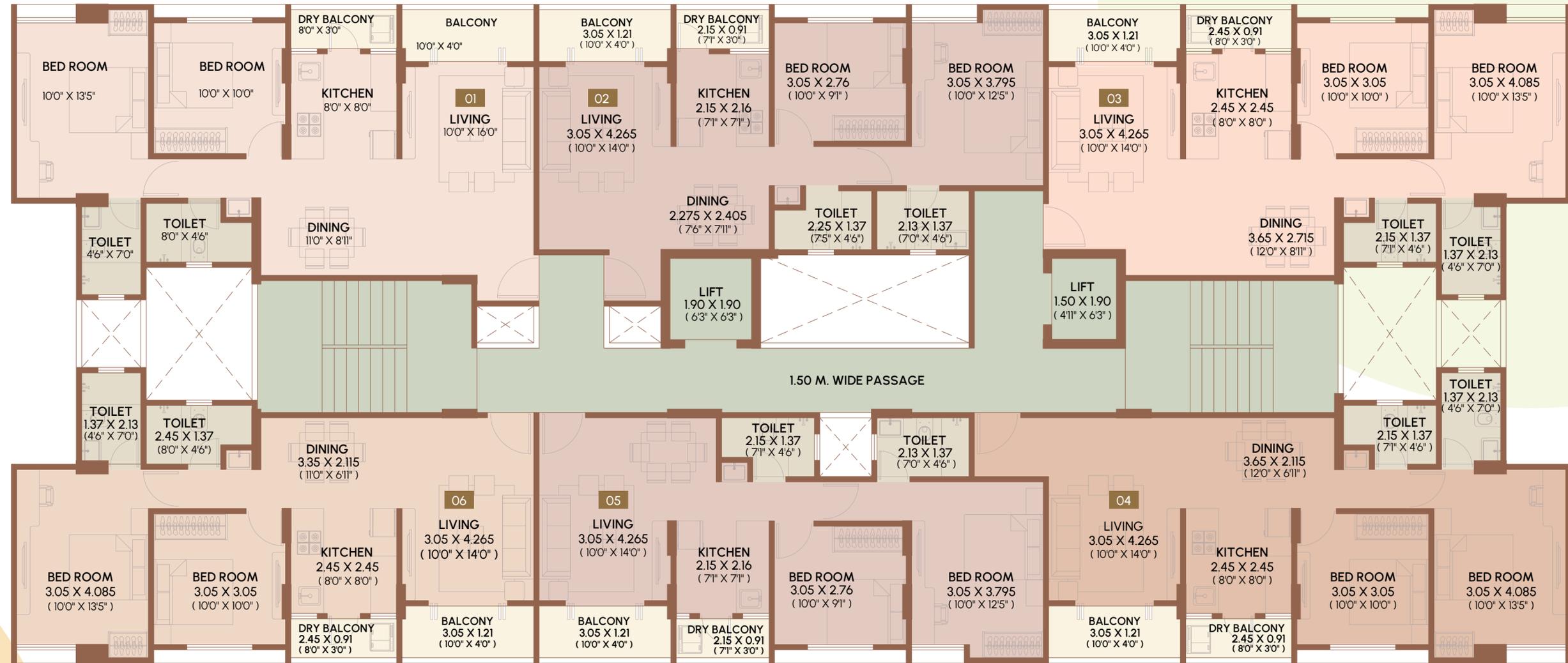


# Cut Section



## 2 BHK

A: Living Room | B: Balcony | C: Kitchen  
D: Dining Area | E: Toilet Area | F: Bedroom  
G: Master Bedroom



## TYPICAL FLOOR FURNITURE PLAN

(1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>,  
7<sup>th</sup> & 9<sup>th</sup> Floor)



AREA STATEMENT						
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)	TOTAL SALEABLE (38%)
		FLAT CARPET	BALCONY AREA			
1	2 BHK	64.65	5.92	70.57	760	1048
2	2 BHK	57.08	5.64	62.72	675	932
3	2 BHK	62.90	5.92	68.82	741	1022
4	2 BHK	62.26	5.92	68.18	734	1013
5	2 BHK	53.57	5.64	59.21	637	880
6	2 BHK	59.99	5.92	65.91	709	979
<b>TOTAL</b>				<b>395.41</b>	<b>4256</b>	<b>5874</b>



## REFUGE FLOOR FURNITURE PLAN

( 8th Floor )

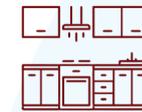


FLAT NO.	FLAT TYPE	AREA STATEMENT				
		CARPET AREA		TOTAL CARPET AREA ( SQ.M. )	TOTAL CARPET AREA ( SQ.FT. )	TOTAL SALEABLE ( 38% )
		FLAT CARPET	BALCONY AREA			
1	2 BHK	64.65	5.92	70.57	760	1048
2	2 BHK	57.08	5.64	62.72	675	932
3	2 BHK	62.90	5.92	68.82	741	1022
4	3 BHK	78.71	5.92	84.63	911	1257
5	REFUGE	0	0	0.00	0	0
6	2 BHK	59.99	5.92	65.91	709	979
<b>TOTAL</b>				<b>352.65</b>	<b>3796</b>	<b>5238</b>



# Specifications

## KITCHEN



- Full Body Tile Kitchen Platform With Stainless Steel Sink
- Water Purifier And Exhaust Fan Provision
- Glazed Tiles Dado Up To Lintel Level
- Enclosed Dry Balcony With Provision For Washing Machine

## BATHROOMS



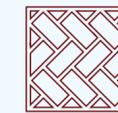
- Designer 1200mm X 600mm Glazed Dado Tiles Up To Lintel Level In All Bathrooms
- Concealed Plumbing With Asian Paints Royal CP & Sanitary Fittings
- Counter WHB
- Provision For Water Boiler & Exhaust Fan In All Bathrooms
- Solar Water Heater For Master Bed Bathroom

## STRUCTURE & MASONRY



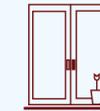
- RCC Framework Earthquake Resistant Structure
- 4" Siporex Blocks Internal Walls & 6" Siporex Blocks Walls For External Walls
- Sand Faced Plaster For External Walls
- Sand Faces Rough Plaster With Gypsum Finish For Internal Walls

## FLOORING



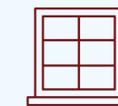
- Glazed Dado Tiles
- 1600mm x 800mm Vitrified Tile Flooring
- 400mm x 400mm Anti-Skid Ceramic Flooring In Balconies And Bathrooms

## DOORS & WINDOWS



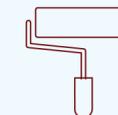
- Decorative Main Entrance Door With Video Door Phone
- Wooden Door Frames For All Rooms
- Granite Frames For All Bathrooms
- Powder Coated French Door For Balconies

## WINDOWS

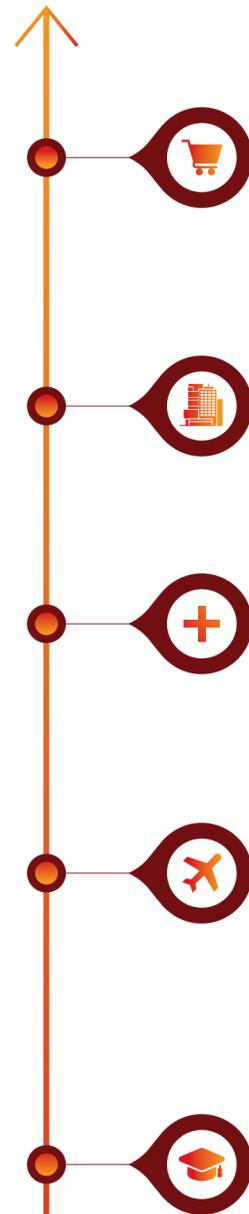


- 3-Track Powder Coated Aluminium Sliding Window With Exhaust Fan Provision For Kitchen
- Safety Grill

## PAINTING



- Apex Paint For External Walls
- Internal Oil Bond Distemper For Internal Walls



### SHOPPING & ENTERTAINMENT HUBS

Seasons Mall	: 4.3 Km
Phoenix Marketcity	: 2.7 Km
Amanora Mall	: 4.3 Km
Aeromall	: 5.6 Km

### IT PARK

Eon IT Park, Kharadi	: 2 Km
Magarpatta IT Park	: 7.4 Km
Kalyani Nagar	: 8 Km

### HOSPITALS

Manipal Hospital, Kharadi	: 2.5 Km
Eon Multi Speciality Hospital	: 2.5 Km
Motherhood Hospital	: 1.8 Km
Rising Medicare Hospital	: 2.6 Km

### IMPORTANT JUNCTIONS

Bus Stop/Public Transport	: 0.7 Km
Ramwadi Metro Station	: 8 Km
Pune Airport	: 5.7 Km
Pune Railway Station	: 11 Km
Swargate	: 18 Km

### EDUCATIONAL INSTITUTES

Stella Maris School	: 1.1 Km
St. Francis De Sales School	: 1.8 Km
St. Arnold's Central School	: 2.7 Km
The Bishop's Co-Ed School	: 3.6 Km
Vidyankur School	: 4.1 Km

