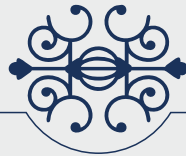




Happiness is...

Finding solace in your own terrace!

Relax and unwind on a weekend, sit and enjoy a cuppa while catching up with the world on your screen, find time and space for your passion for gardening, look out for some amazing vistas in the heaven, make it your yoga pad in the mornings and party pad in the evenings...



Kuldeep
The Terrace Homes

**2 & 3 BHK Apartments
with Wide Terraces**



A Lifestyle You Deserve.

Make your home at Kuldeep and fulfil your dream of a lifestyle which offers quality, luxury, comfort, enjoyment, community and recreation.



Great residential location

Kuldeep is well placed at the intersection of Erandwane and Kothrud with easy access from all sides. It is a premium residential area with a sense of serenity as well as quick connectivity.



Nearby Places



Nal Stop
Metro Station-**500m**



Ideal Colony
Metro Station-**500m**



Shyamaprasad
Mukherjee Park-**1.5km**



Yashwantrao Chavan
Natyagruha-**2km**



Deccan
Gymkhana-**2km**



A touch of class

We have crafted the homes at Kuldeep with utmost elegance and each aspect of planning and creation spells luxury.

Elegance meets functionality



IGBC Rated
Green Building



Fire
Fighting System



Vermiculture



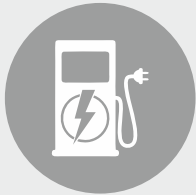
Access
Control System



CCTV
Surveillance



Rainwater
Harvesting



EV Charging
Station



Automatic Telescopic
Elevator with Power Back-up



Solar Water Heating
with Net Metering



Terrace Landscape Garden
with Recreation Areas



Beautiful Building
Façade and Entrance Lobby



Ample 2/4-Wheeler
Parking Space

FLAT SPECIFICATIONS



STRUCTURE

- Earthquake resistant Reinforced Cement Concrete (RCC) Framed Structure



WINDOWS

- UPVC sliding windows with mosquito nets and M.S safety grills.
- Granite window sill.



KITCHEN

- Granite kitchen platform with stainless steel sink and full height tile dado.
- Electrical provisions for kitchen hob and chimney, exhaust fan, water purifier and microwave oven



WALL FINISHES

- Smooth POP/Gypsum finish for all interior wall surfaces
- Sand faced cement plaster for building exteriors



PAINTING

- Luster paint for interior surfaces
- Apex paint for exterior surfaces



DOORS

- Good quality laminated flush doors with good quality fittings



FLOORING

- Elegant branded 800 x 800mm Kajaria/Asian/Johnson or equivalent vitrified tiles in living, kitchen, dining, passages and bed rooms
- Anti-skid tiles in bathrooms and attached terraces



ELECTRICAL

- Concealed electrical work using Polycab/Finolex cables and elegant modular switches from Schneider/Legrand



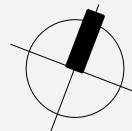
BATH/TOILET

- Designer ceramic full height dado
- Movable aluminium louvers
- Concealed plumbing with Jaquar or equivalent brand fittings
- Black granite door frames
- Vitreous China white sanitaryware from brand such as Jaquar/Cera/Parryware/Hindware

WING A - 4TH FLOOR PLAN



North



KEY PLAN



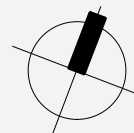
WING A - CARPET AREA STATEMENT - SALE FLAT A 401

SR. NO.	FLAT NO.	BHK	RERA CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	SITOUT/OPEN BALCONY AREA (SQ.FT.)	DRY BALCONY (SQ.FT.)	TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
1.	A401	3.5BHK	945.19	249.62	0.00	50.38	77.93	1323

WING A - 5TH FLOOR PLAN



North



KEY PLAN



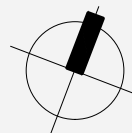
WING A - CARPET AREA STATEMENT SALE FLAT A 502

SR. NO.	FLAT NO.	BHK	RERA CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	SITOUT/OPEN BALCONY AREA (SQ.FT.)	DRY BALCONY (SQ.FT.)	TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
1.	A502	3BHK	780.28	203.98	71.69	50.38	0.00	1106

WING A - 6TH FLOOR PLAN



North



KEY PLAN



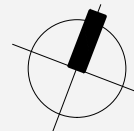
WING A - CARPET AREA STATEMENT SALE FLAT A 603

S.R. NO.	FLAT NO.	BHK	RERA CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	SITOUT/OPEN BALCONY AREA (SQ.FT.)	DRY BALCONY (SQ.FT.)	TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
1.	A603	2BHK	646.49	117.54	0.00	51.88	401.60	1218

WING B - 1ST FLOOR PLAN



North



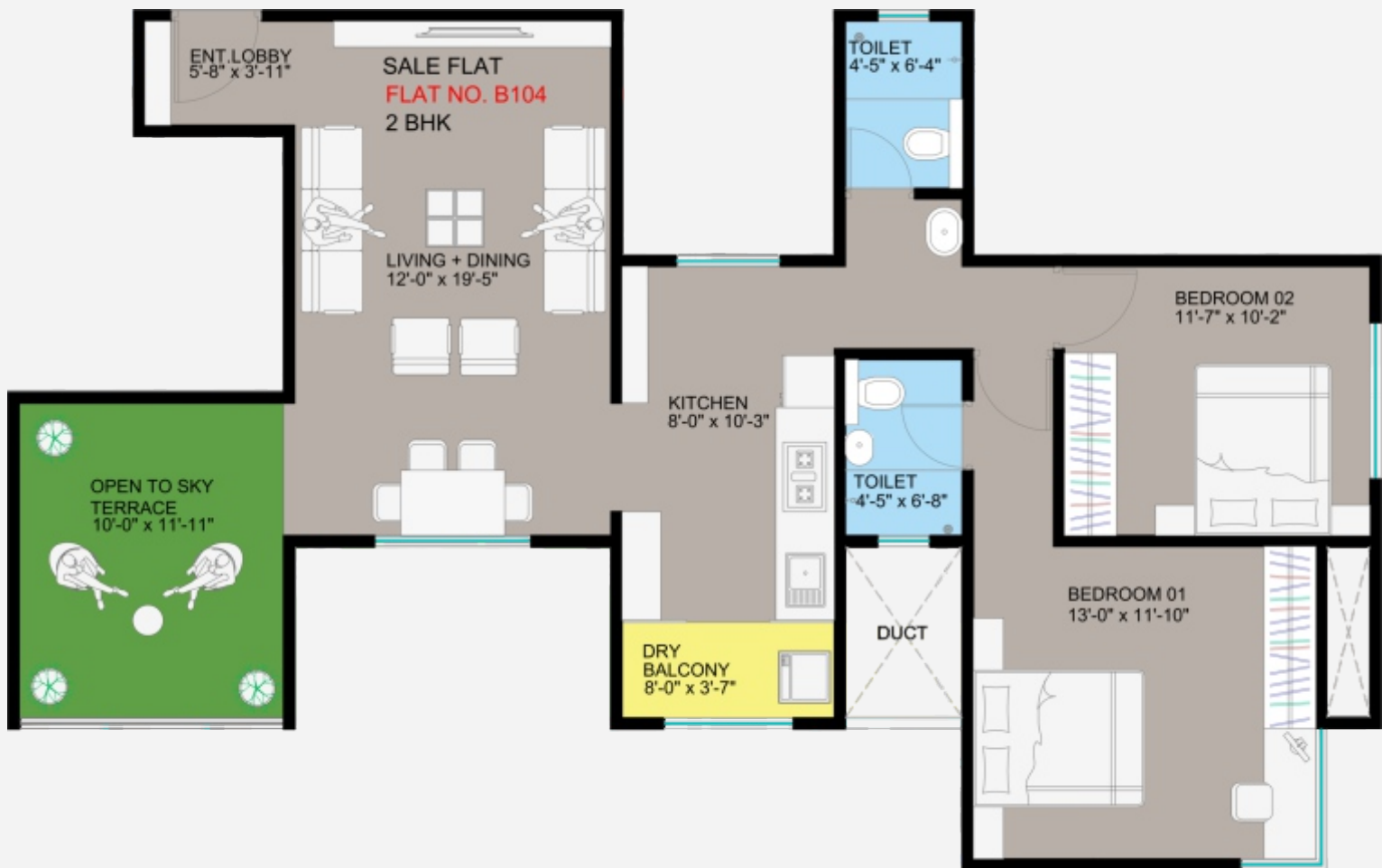
KEY PLAN



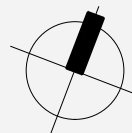
WING B - CARPET AREA STATEMENT SALE FLAT B 101

SR. NO.	FLAT NO.	BHK	RERA CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	SITOUT/OPEN BALCONY AREA (SQ.FT.)	DRY BALCONY (SQ.FT.)	TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
1.	B101	2BHK	649.82	126.80	68.67	50.48	0.00	896

WING B - 1ST FLOOR PLAN



North



KEY PLAN



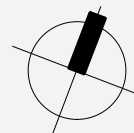
WING B - CARPET AREA STATEMENT SALE FLAT B 104

S.R. NO.	FLAT NO.	BHK	RERA CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	SITOUT/OPEN BALCONY AREA (SQ.FT.)	DRY BALCONY (SQ.FT.)	TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
1.	B104	2BHK	646.49	109.58	0.00	49.08	118.94	924

WING B - 3RD FLOOR PLAN



North



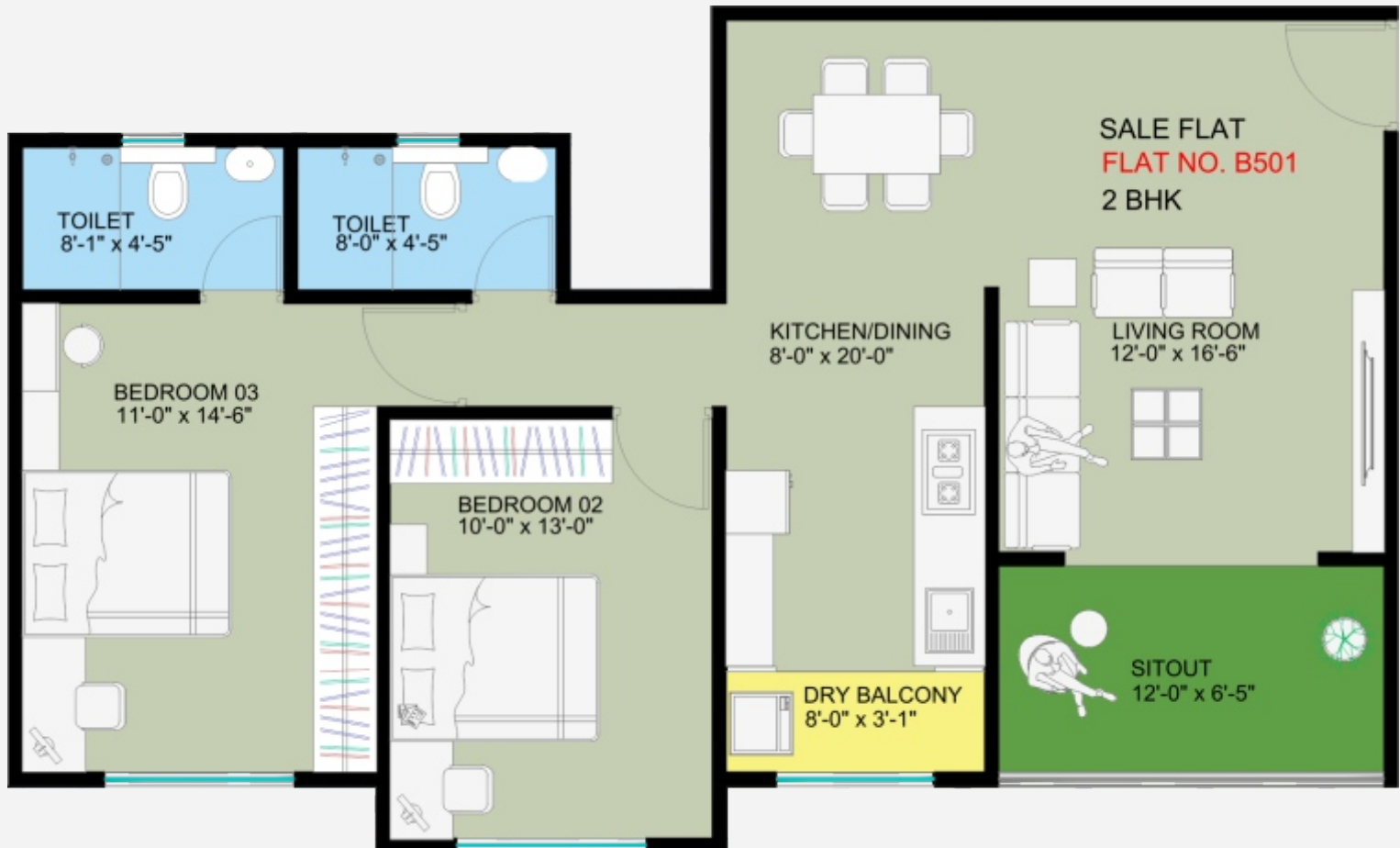
KEY PLAN



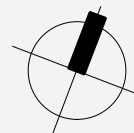
WING B - CARPET AREA STATEMENT SALE FLAT B 301

SR. NO.	FLAT NO.	BHK	RERA CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	SITOUT/OPEN BALCONY AREA (SQ.FT.)	DRY BALCONY (SQ.FT.)	TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
1.	B301	3BHK	819.79	133.26	0.00	54.47	241.22	1249

WING B - 5TH FLOOR PLAN



North



KEY PLAN



WING B - CARPET AREA STATEMENT SALE FLAT B 501

SR. NO.	FLAT NO.	BHK	RERA CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	SITOUT/OPEN BALCONY AREA (SQ.FT.)	DRY BALCONY (SQ.FT.)	TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
1.	B501	2BHK	636.36	125.07	76.53	51.88	0.00	890

WING B - 5TH FLOOR PLAN



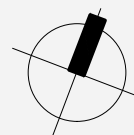
WING B - CARPET AREA STATEMENT _ SALE FLAT _ B 504

SR. NO.	FLAT NO.	BHK	RERA CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	SITOUT/OPEN BALCONY AREA (SQ.FT.)	DRY BALCONY (SQ.FT.)	TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
1.	B504	1RK	321.09	0.00	0.00	0.00	575.55	897

WING B - 6TH FLOOR PLAN



North



KEY PLAN



WING B - CARPET AREA STATEMENT SALE FLAT B 602

SR. NO.	FLAT NO.	BHK	RERA CARPET AREA (SQ.FT.)	ENCLOSED BALCONY AREA (SQ.FT.)	SITOUT/OPEN BALCONY AREA (SQ.FT.)	DRY BALCONY (SQ.FT.)	TERRACE (SQ.FT.)	TOTAL CARPET (SQ.FT.)
1.	B602	3BHK	707.19	201.93	0.00	49.08	445.95	1404

THE CREATORS OF PRACTICAL HOMES



Hands build a house whereas Hearts build a home

Yes, we are passionate about creating spaces which will be enjoyed by each family member equally. Smaller nuances like putting the switch panel at a convenient place, using colours that commonly appeal, providing railings at climbs and stairs for seniors and many such thoughtful provisions.



More value per square feet We emphasize on basics of comfortable living in a modern city such as access control, quick access to elevators, privacy for each flat, finest quality fittings and fixtures.



Brightness brings happiness

We design spaces where natural light can easily come through and make the house look bright, warm and cheerful.



Measured, Meticulous & Practical A construction legacy of 125 years

The passion for creating architectural marvels is in the DNA!

Well over a century ago, when India was lacking infrastructure but very few had expertise in construction, Vishnu. R. Ranade broke the conventional professional barriers by stepping into infrastructure development. Thus, Ranade brand was flagged in the construction sector.

Showing great visionary approach, he built important structures including bridges, dams, roads, railway lines, etc. across India and abroad. Among the reputed projects which got shaped at the hands of V. R. Ranade & Sons is the classic building of the original **Pune Railway Station**.

Eventually, next generation of the Ranades, headed by Shashank Ranade, began Residential and commercial property development in Pune. Soon the brand became close to the heart of thousands of people who currently reside or work out of space created by Ranades.

Passion for well-managed projects, perfectly planned quality creation, with an eye-for-detail and customer satisfaction runs in the DNA of Ranade family. Currently, Kedar Ranade is responsibly carrying forward the tradition while bringing in his international work experience. He is ably driving the idea of Practical Homes and expanding horizons for the group.





Site Address:



Plot No. 2, 3 and 4 - H.A Colony,
Behind Yatri Hotel & Kirti Hardware,
Off Karve Road, Erandwane, Pune 411038

www.ranaderealtors.com

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