



DSK
अहमल

Prosperous life,
flourishing lifestyle!





नमस्कार मित्रहो !

मित्रहो, सध्याच्या जागतिकीकरणाच्या काळात जग इतकं जवळ आलं आहे की, दुबई, सिंगापूर, अमेरिका ह्या कधी काळी आकर्षण वाटणाऱ्या देशात आपण सहज जाऊन येतो. भारतातली दिल्ली, कलकत्ता, चेन्नईशी आपला संपर्क असतो. इतकेच नव्हे तर सांगलीत राहणारा माणूसही पुणे, नाशिक, मुंबईतही घर घेऊ लागला आहे... थोडक्यात सांगायचं झालं तर 'हे विश्वचि माझे घर'... असं जर आपण म्हटलं तर वावगं ठरणार नाही.

त्यामुळे तुमचं हेच विश्व अधिक आनंदी कसे असेल ह्याचा आम्ही नेहमी विचार करतो. पण त्यासाठी नेहमी भौतिक सुखांमध्ये आणि आधुनिक साधनांवर भर दिला पाहिजे या मताशी मी अजिबात सहमत नाही. आज आपण ए.सी. मध्ये बसतो. कारमध्ये फिरतो... हे साधनातलं सुख जरी गरजेचं असलं तरीही खरं सुख... निसर्गातच ! रम्य व हिरव्यागार वातावरणात नुसतं पाऊल जरी ठेवलं तरी मन प्रसन्नही आणि ताजेतवानं होऊन जातं.

पण आपल्याकडे 'हिल स्टेशन' म्हटलं की, लोणावळा-खंडाळा... त्यापलीकडे किंवा अलीकडे आपण पोचलेलोच नाही. म्हणूनच पुण्यालगतच्याच तळेगावमधलं एक 'एव्हरग्रीन' लोकेशन आम्ही तुमच्यासाठी शोधून काढलं आहे. वनराई, ताजी हवा, बेधुंद पाऊस... अशा सगळ्याच बाबतीत तळेगाव हे लोणावळा-खंडाळ्यापेक्षा तसूभरही कमी नाही.

अशा सुंदर तळेगावात प्रकल्प साकारण्याचं ठरवलं तेव्हां 'डीएसके सदाफुली' हे नावही आपसूकच डोळ्यासमोर आलं. इथं साकारणारी घरं आणि प्रकल्पही सर्व बाबतीत असाच 'टवटवीत'पणे उमललेला असणार आहे. इथे राहणाऱ्या प्रत्येकाला सुखांची दरवळ जाणवेल आणि इथे घर घेण्याचा निर्णय योग्य होता याचं समाधानही तुम्हांला मिळेल.

तेव्हां मित्रहो, या... हे घर आपल्यासाठीच आहे !

आपला,

डी. एस. कुलकर्णी





**1,2 BHK FLOURISHED HOMES
WARALE, TALEGAON, PUNE**

In the garden called life!

Life resembles a beautiful garden, which brings together different flowers having their unique appearance, fragrance and essence. Our home, the space around it, the life that flourishes in this space, the comfort provided by the people in it; all of this, makes our living an experience to cherish. It is a collection of unforgettable moments, which transforms every single day into a garden blooming with happiness.

Welcome to **DSK Sadaphuli**, 1, 2 BHK Flourished Homes, where life blossoms into a prosperous lifestyle treasured by one and all.





Flourishing Life

Located at Talegaon, **DSK Sadaphuli** combines the most amazing elements required to create life complete with prosperity. It is like a bouquet, which represents a perfect collection of handpicked flowers that not only looks beautiful, but also spreads its aroma all around, bringing happiness to everyone.

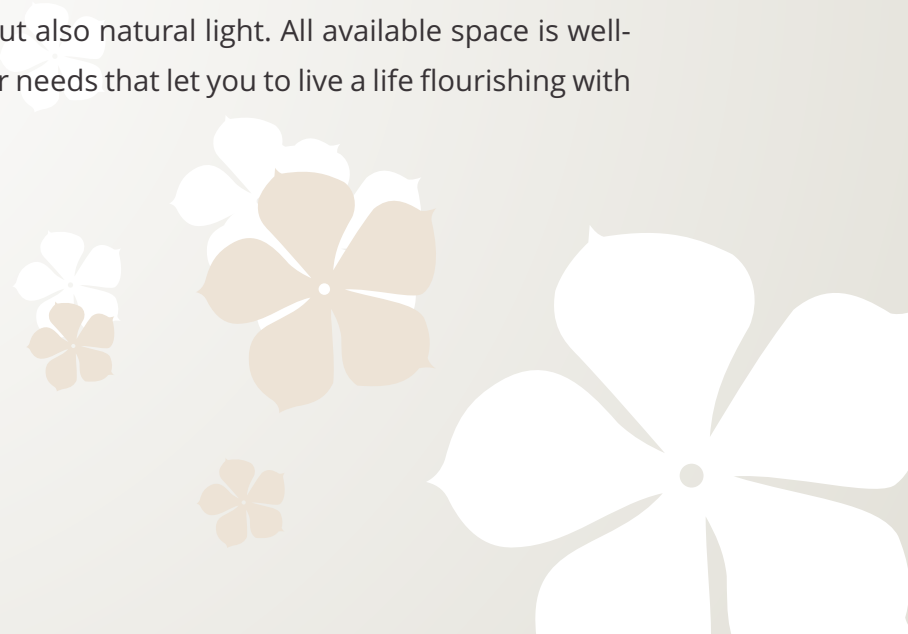
Set in the serene surroundings of blissful nature, **DSK Sadaphuli** gives you access to a life, which seems far away from the hectic and crowded limits of the city. At the same time, it allows you to enter city life at your convenience.

At **DSK Sadaphuli**, you and your family will enter a world of your own, where the beauty of life can not only be seen, but can also be experienced through its floral fragrance.

Flourishing Homes

Continuing with our rich tradition that shapes homes with ultra-modern architecture and the perfect blend of traditional living, your home at **DSK Sadaphuli** will give you the best of both worlds.

Homes always breathe fresh with windows built such that they allow not only fresh air, but also natural light. All available space is well-utilized to meet your needs that let you to live a life flourishing with happiness.







Flourishing Highlights

- Easy connectivity to Pune and Mumbai through Pune-Mumbai highway as well as Express way
- MNC Companies in Talegaon MIDC are located in near periphery
- World-class educational institutes in the vicinity
- Easy access to hospital, markets, banks, cinema, shopping malls etc.
- Ideal location for harmonious living and professional purpose
- A complete destination that offers great accessibility and better lifestyle.





Amenities

- Community hall
- Fully equipped gymnasium
- Library
- Party lawn
- Toddler's splash pool
- Children's play area
- Sandpit area
- Practice Volleyball court/ play area
- Practice Basket ball area
- Table tennis room
- Gazebo/ Meditation Area
- Well designed landscaping
- Well designed main entrance gate with security cabin
- Society office



Flourishing Lifestyle

In this eternal garden of life, it's not only your home that will add joy to your living. Your home at **DSK Sadaphuli** is surrounded by a wide range of life amenities. Every moment of your living in the company of these flowering companions, is dipped in the aroma of satisfaction.

A magnificent club house to let you celebrate with friends and family, a beautiful landscaped garden, where you can touch and feel the beauty of nature, a full-equipped gymnasium to celebrate a healthy lifestyle, a swimming pool to indulge in fun with your family, a children's play area for your kids, all these will make your life blossom with unmatched pleasure.





Flourishing Surroundings

Life achieves a sense of completeness when everything that you need is around you. And this fact goes beyond the amenities that we provide. From **DSK Sadaphuli**, everything that you need is just a stone's throw away.

- Easy access to prominent educational institutions
- Located nearby Pimpri- Chinchwad
- World-class hospital in the vicinity
- Markets and all other facilities in the surroundings

With so many day-to-day requirements available in the immediate neighborhood, you and your family experiences a comfortable and prosperous living.







BUILDING - A, B & A1 - 1st, 3rd, 5th, 9th & 11th Floor Plan



Area Statement

UNIT NO.	Type	Carpet Area								Total Area Including Common Proportionate Area Sq.Ft.
		Total Room + Encl. Balcony		Dry Balcony		Terrace		Total		
		Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	
101, 301, 501, 901, 1101 104, 304, 504, 904, 1104 105, 305, 505, 905, 1105 108, 308, 508, 908, 1108	1 BHK	37.34	401.93	3.12	33.58	4.73	50.91	45.19	486	656
102, 302, 502, 902, 1102 103, 303, 503, 903, 1103 106, 306, 506, 906, 1106 107, 307, 507, 907, 1107	2 BHK	59.64	641.96	3.12	33.58	6.04	65.01	68.80	740	999

- Dimensions shown in metre is only valid dimension & dimension shown in feet is for information only. Conversion table 1 mtr. = 3.28 ft., 1 Sq.mtr. = 10.764Sq.ft.
- Flats will be sold on basis of carpet area only.
- Room areas are inclusive of balconies.
- Area of all structural projections like RCC columns and RCC walls are included in the carpet area.
- All dimensions shown are from unfinished wall to unfinished wall.
- All furniture/accessories shown are indicative only.

1 BHK
2 BHK

BUILDING - A, B & A1 - 2nd, 4th, 6th, 8th, 10th Floor Plan



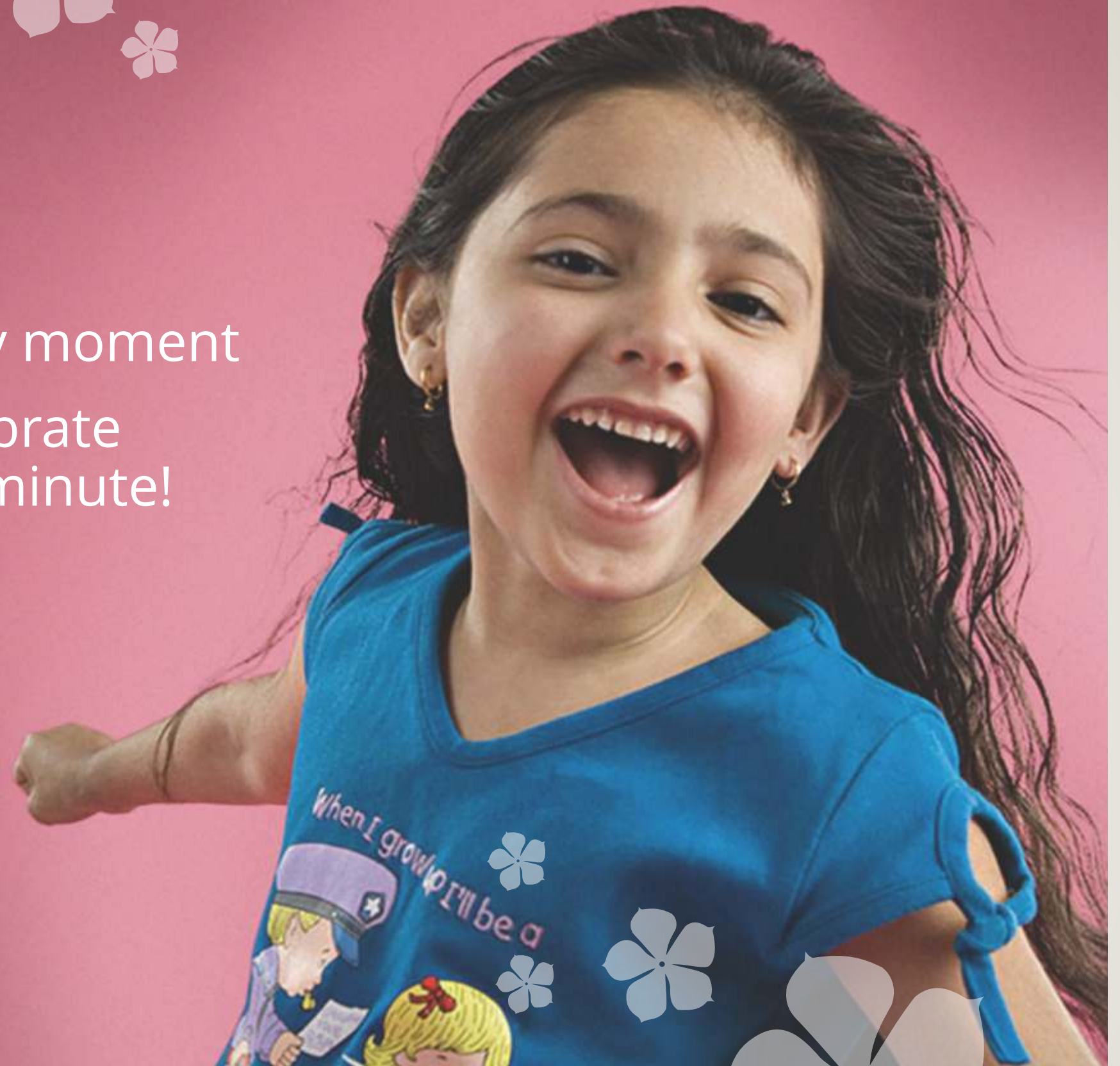
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		Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	
201, 401, 601, 801, 1001	1 BHK	37.20	400.42	3.12	33.58	4.57	49.19	44.89	483	652
204, 404, 604, 804, 1004										
208, 408, 608, 808, 1008										
202, 402, 602, 802, 1002	2 BHK	59.64	641.96	3.12	33.58	5.59	60.17	68.35	735	992
203, 403, 603, 803, 1003										
206, 406, 606, 806, 1006										
207, 407, 607, 807, 1007										
205, 405, 605, 805, 1005	1 BHK	37.20	400.42	3.12	33.58	6.45	69.43	46.77	503	679

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1 BHK
 2 BHK

Live every moment
Celebrate
every minute!



SPECIFICATIONS

Earthquake resistant structure confirming to IS 1893 - 2002 & IS 456-2000 with Pune city in Zone 3

Doors

- a) Main door - Decorative Main Door
- b) Other doors - decorative MDF door to bedroom and Water Resistant doors to Toilets & Dry Balconies and Terrace
- c) Brass Fittings for Doors
- d) Powder coated Aluminium Sliding doors with Mosquito Net / Water resistant Flush Doors for attached Terraces

Windows

- a) Powder coated Aluminium Sliding Windows with Mosquito net except Toilet, Bath, WC
- b) M.S. Grills for Windows of Living Rooms, Bedrooms & Kitchen from outside
- c) Powder coated Aluminium Windows with Exhaust Fan provision for WC, Bath, Toilets & Kitchen
- d) Green Marble Window Sills

Flooring

- a) Vitrified flooring 600mm x 600mm for entire flat except Terraces, Dry Balconies, WC, Bath & Toilet
- b) 300mm x 300mm Anti Skid ceramic flooring to Terraces, Dry Balconies and for WC, Bath & Toilets.

Kitchen

- a) Granite Kitchen platform with S.S. finish sink & outlets for Water Purifier
- b) Coloured glazed tile dado upto 2' ht above kitchen platform

Toilets

- a) Concealed plumbing with chromium plated fittings
- b) Hot & Cold Mixing units for shower
- c) Coloured glazed tile dado in Toilets / Bath up to lintel level & in W.C. up to 4' ht.

Electrification & Cabling

- a) Concealed copper wiring in entire flat
- b) Telephone & T.V. Points in Living room
- c) Generator back-up for lifts, staircase, lobbies
- d) Provision for inverter in each flat

Painting

- a) Roller finish oil-bond distemper paint to walls internally & cement paint externally

Water Supply

- a) Water supply through overhead water tank

Lifts

- a) Lifts with auto floor rescue device

Well designed entrance lobbies



Building - A, B & A1 - TYPICAL **1 BHK** FLOOR PLAN





Building - A, B & A1 - TYPICAL **2 BHK** FLOOR PLAN







Flourishing YOU

To begin with, we built homes for you at DSK Sadaphuli that adds the flavor of prosperity to your daily living. We then ensured that you get all the necessary amenities for comfortable lifestyle which flourishes in the company of these amazing amenities. Located in an extremely convenient location, we added the fragrance of fulfilling surroundings to your already beautiful world.

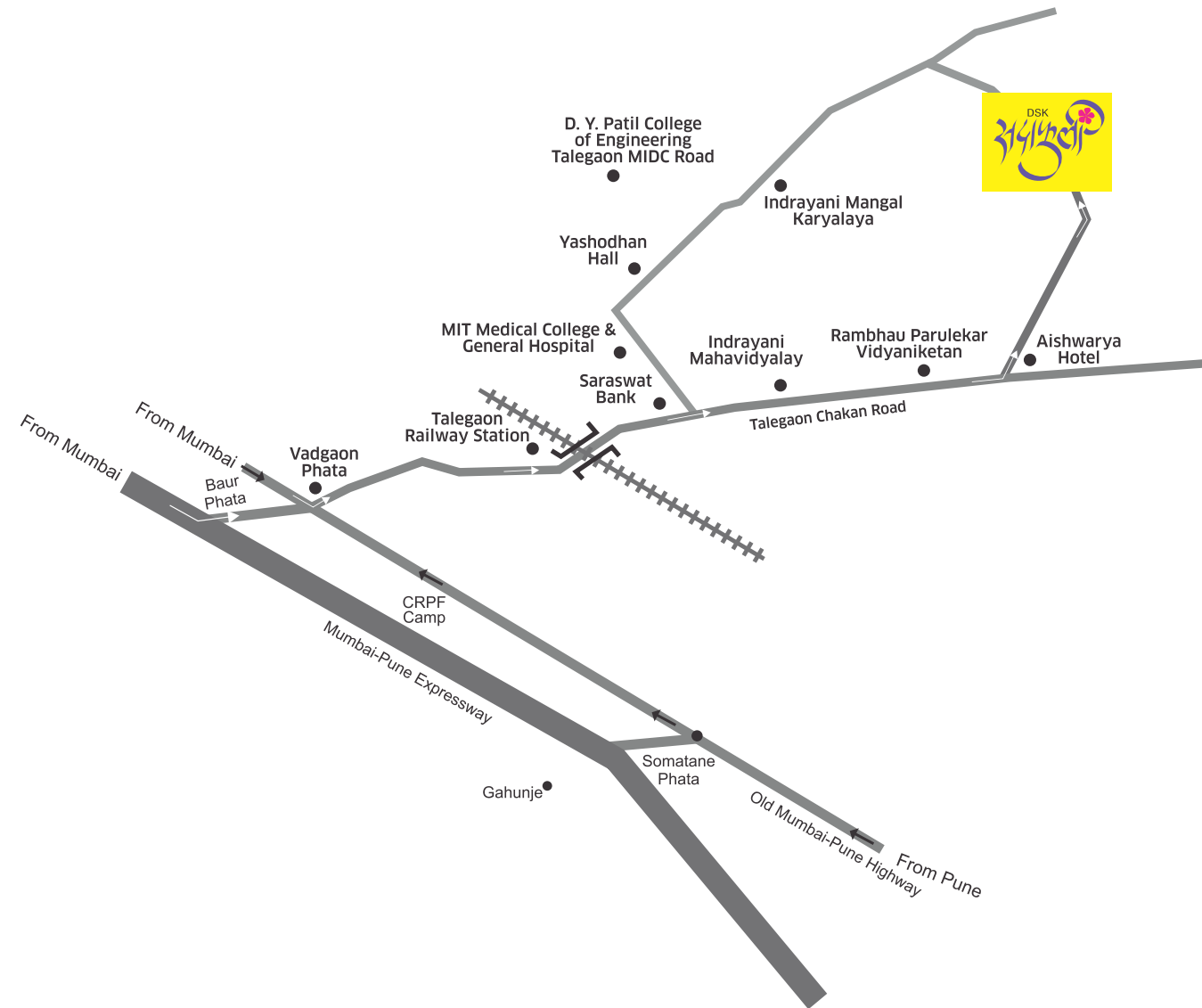
And with all this, we also took you out of the hectic city life to place you in the lap of nature, from where you could view the city life from a completely new perspective.

All of this, to make sure that you have access to a rewarding, flourishing life that leads your family to complete prosperity.

DSK Sadaphuli, adding a floral fragrance to your life for a memorable future!



Location Map



<p>Site Address : DSK Sadaphuli, S.No. 7, Hissa No. 1/2/2(P), Warale, Talegaon, Pune.</p>	<p>Credits : Architect : Avinash Nawathe Architects, Pune RCC Consultants : JW Consultants LLP, Pune</p>
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• The furniture and fixtures with images shown in the brochure do not form part of the actual unit. This brochure is only indicative of features & this is merely invitation to the offer. • Dimensions shown in metre is only valid dimension & dimension shown in feet is for information only. Conversion table 1 mtr. = 3.28 ft., 1 Sq.mtr. = 10.764Sq.ft. • This brochure is an imaginary concept and the plan shown need not be to scale. All plans are subject to accommodate the changes required as per the sanctioning authorities. • All amenities and specifications are as per availabilities and discretion of the developer. Nature and locations of all amenities and proposed development shown in the proposed master plan can be added, omitted or shifted as per the developer's discretion. • Flat shall be sold on Carpet area only.

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