



**Raghunath**

2 & 3 BHK Premium Residences



## A neighbourhood that invests in you!

Your choice of location says a lot about you. It is one of the key determinants of your lifestyle. From community interactions to daily conveniences, a good location not only elevates the quality of your life but also enriches your personality. So, own a home at an address where every environmental aspect ensures ease and upgrade.



## Dahanukar Colony's Residential Best!

Welcome to Raghunath at Dahanukar Colony, Kothrud! A stellar project designed exclusively for tasteful minds seeking a peaceful respite within a prime locality. Situated at a strategic location, our comfortable 2 & 3 BHK homes provide both indoor and outdoor excellence. Thoughtfully crafted spaces combined with proximity to daily urban facilities, makes it a perfect destination for a fulfilled life.



RAGHUNATH

## Key Delights:

- 7-STOREY ELEVATION
- 2 & 3 SIDE OPEN APARTMENTS
- EV CHARGING STATION
- PUZZLE PARKING
- QUIET NEIGHBOURHOOD





## A piece of solitude!

Pune is growing into an urban metropolis. The once quiet roads are now streets bustling with traffic and noise. Amidst these changing times, some residential areas still maintain a peaceful ambience. Dahanukar Colony is an excellent example of this phenomenon, striking a good balance between liveliness and cosiness.

Inspired by these qualities, homes at



## Raghunath

have been designed to embrace dynamism yet preserve solitude. Calming residences that invite you to engage with the community and yet uphold privacy, reminding you of the traditional way of living in contemporary Pune.





## Key Distances:

## A share of connections!

### UNDER 2 KM

Education - SNTD College/Eurokids Preschool  
 Healthcare - Shashwat/Deoyani Hospital  
 Entertainment - Yashwantrao Chavan Natya Gruha  
 Companies - Cummins Technical Centre  
 Banks - HDFC Bank/State Bank of India

### UNDER 4 KM

Education - Symbiosis College/Bal Shikshan School  
 Healthclub - Solaris  
 Companies - Vanaz Engineers Limited  
 Metro Station - SNTD Station  
 Connectivity - Pune - Mumbai Expressway  
 Banks - Saraswat Bank/Axis Bank/ICICI Bank

### UNDER 6 KM

Education - COEP/Modern College  
 Healthcare - Sahyadri Hospital  
 Entertainment - Centro/Pavillion Mall/JW Marriot  
 Banks - Bank of Maharashtra/Bank of Baroda

Situated 2 minutes away from the Dahanukar Circle, the project connects you with Paud Road, Deccan and Kothrud on one hand, along with Highway, Bavdhan on the other. Surrounded by multiple grocery stores, banks, cafes & restaurants in the vicinity, it also allows you to access the common necessities with ease.



# Select amenities!

## SUSTAINABILITY

- Rainwater harvesting system for the building as required by PMC
- Solar water heater in the master bathroom
- Solar Photovoltaic (PV) System at the terrace level

## USE & CONVENIENCE

- Lift of KONE or equivalent make
- Generator/Battery backup to cover all points (except power points) in all flats
- Glass railing for sit-outs and the terrace

## SECURITY

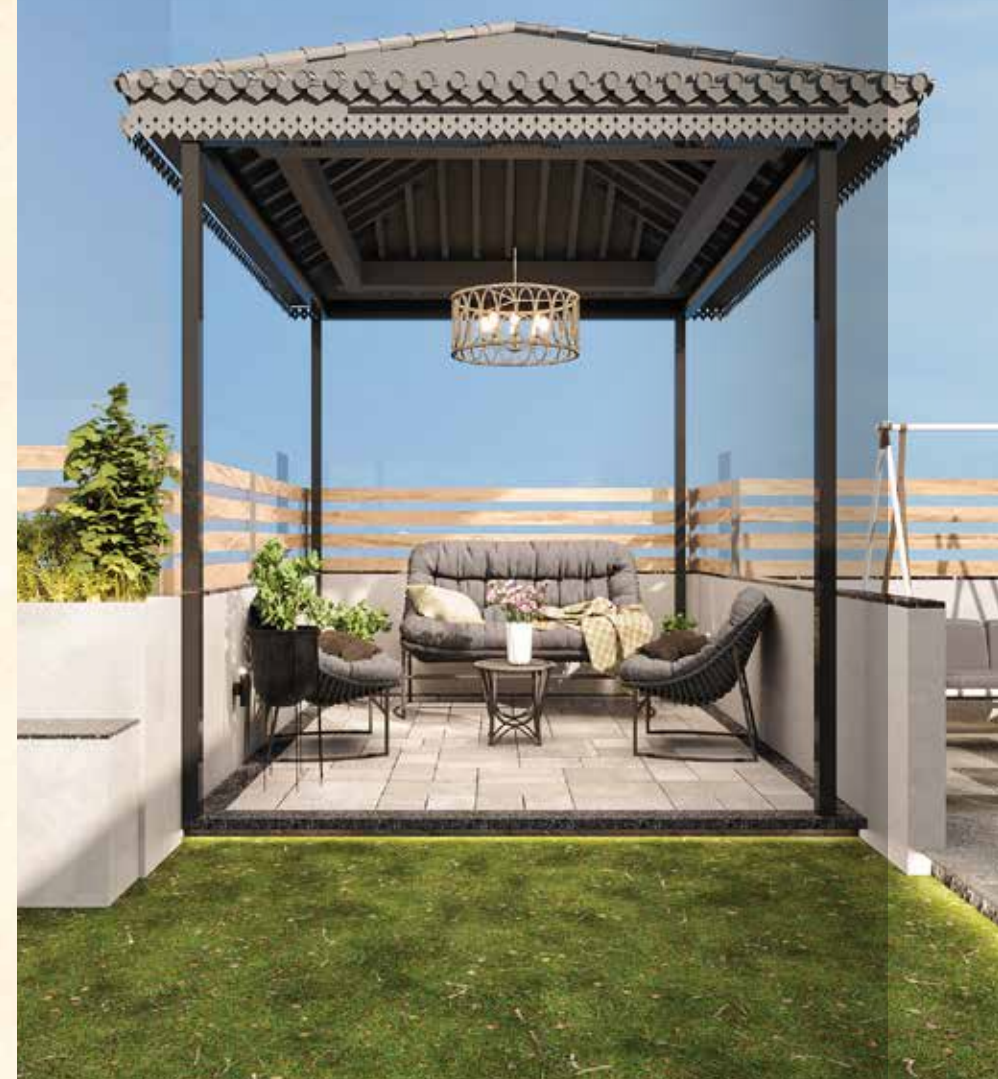
- CCTV provision at the parking level
- Digital lock with smart access door at the main entrance of the building
- Fire fighting system for the building according to the PMC rules and regulations

## VALUABLE FEATURES

- Vastu-compliant homes
- Individual letterboxes and name plates for each flat
- Attractive entrance lobby and passages with ample daylight and LED fittings



# Amenities that contribute to a healthy you!



## Nature's Corner

Dedicated Green Space

Sit in the shadows of this decorated gazebo and feel the natural ambience calm your body.



## Activity Area

Demarcated Area for Yoga & Exercise

Catch a quick workout before you head to work while roping in your share of Vitamin D.



## Scenic Zone

Designed for Sky Gazing

This viewing deck on the rooftop invites you to appreciate the beauty of your surroundings, leaving you spellbound with a new sight, every day.



## Chit-chat Bench

Ideal for Bonding

This is exclusively created to encourage social interactions. Sit with your cup of tea and have meaningful conversations or gossip sessions with your neighbours and dear ones.



## Party Lawn Area

Ideal for Celebrations

This party lawn area is perfect for hosting several types of events and celebrations, encouraging social interactions and helping residents connect with their neighbours.



## Green Plantation Space

Your Green Retreat

This acts as an easily accessible yet extremely peaceful retreat away from the hustle and bustle of the city, where residents can relax and calm down after an exhausting day.

### **STRUCTURE AND MASONRY**

- Earthquake resistant RCC frame structure
- External wall will be with 6" thick AAC Blocks
- Internal wall will be 4" thick AAC Blocks
- RCC frame structure will be 100% water proof

### **PLASTER AND PAINTING**

- POP finish internal plaster
- Sand faced double coat external plaster
- External weather-proof paint for the entire building
- Oil Bond Distemper for internal building
- Chemical waterproofing to the Sitout/Balcony.

### **FLOORING**

- 800 mm X 800 mm Vitrified tiles flooring for entire flat
- 3" Skirting will be provided
- Anti-skid flooring in all attached terraces and bathrooms
- Full height tiling in Bathroom/W.C's

### **STAIRCASE**

- Antiskid flooring for treads
- Matching antiskid tiles for landing

### **DOORS AND WINDOWS**

- Decorative entrance door with Digital Lock (Godrej/ Yale or Equivalent)
- Excellent quality (Waterproof) internal doors with standard fittings and fixtures
- 3 – Track UPVC sliding windows/3 – Track High gauge Aluminum Sliding Doors with mosquito nets
- Invisible safety grills for windows in living room, bedroom and kitchen
- UPVC Sliding Doors with mosquito mesh shutter for all balconies with quality fittings
- Granite door frames to toilet/bathroom
- Black granite (Telephonic black) frames for all window sills

### **KITCHEN & DRY BALCONY**

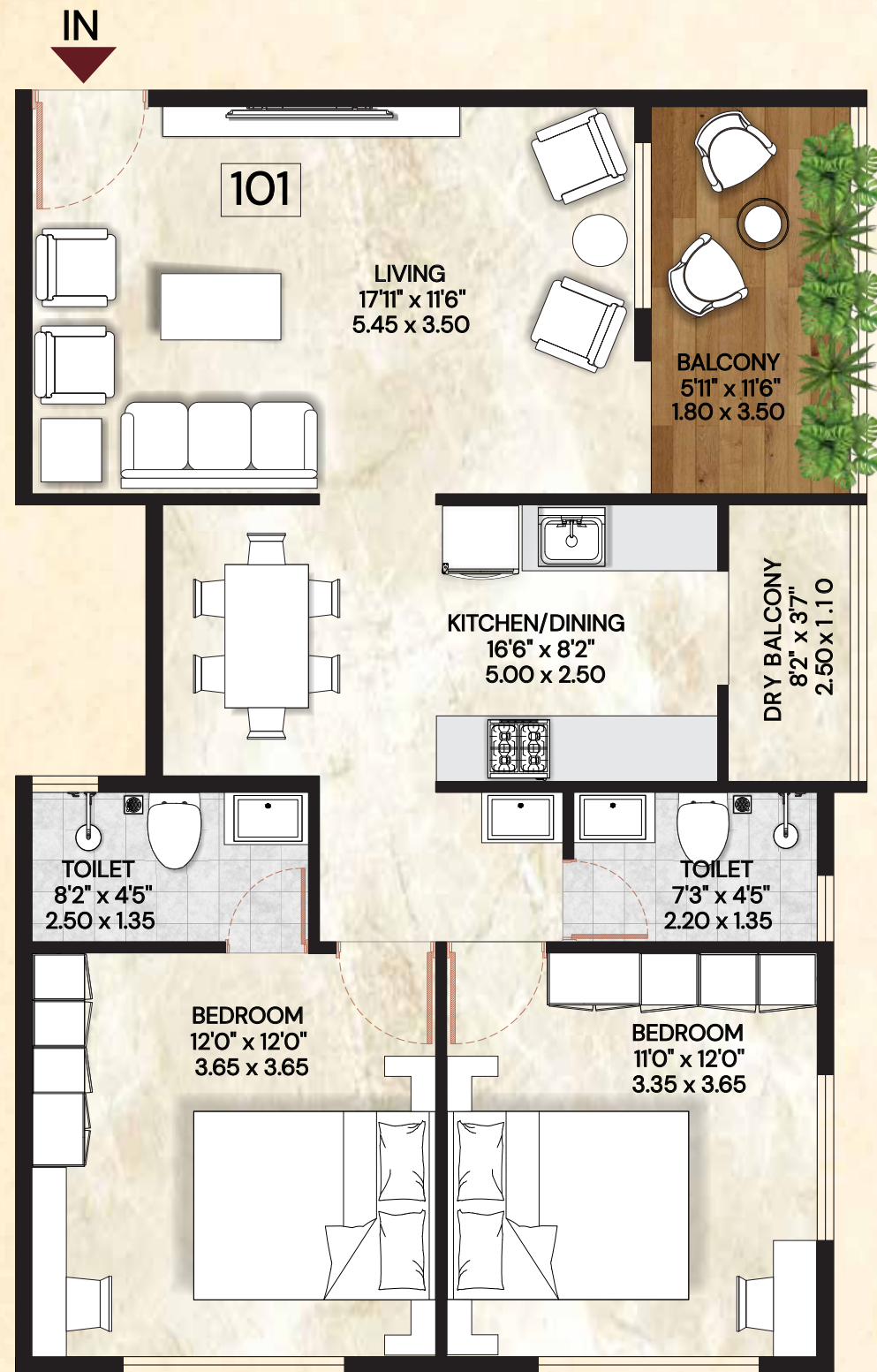
- Granite top platform having width of approx. 2'3" with stainless steel sink (Nirali/Franke or similar make)
- Glazed dado tiles upto lintel level in kitchen
- Water purifier point
- Chimney point
- Washing Machine point in Dry Balcony
- Dishwasher point in Dry Balcony
- Provision for exhaust fan

### **ELECTRIFICATION**

- Adequate concealed electrical points
- For common electrical consumption, (lift, pump, common lights) separate meter will be provided
- 2 Way light points in all bedrooms
- AC point will be provided in all bedrooms
- Cable/DTH point in living as well as in each bedroom
- Excellent quality modular switches (Schneider/Roma or equivalent make)
- WI-FI provision in each flat

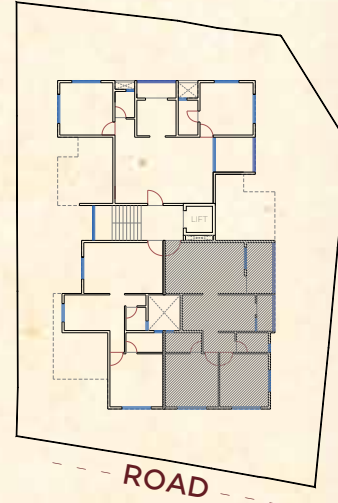
### **BATHROOM/W.C**

- Anti-skid ceramic flooring with dado tiles upto ceiling height
- Hot and cold single lever diverter for all shower areas (Jaquar or equivalent make)
- Exhaust fan will be provided in all bathrooms
- Provision for Boiler/Geysers will be made
- Wall mounted commodes (Toto/Jaquar or equivalent make)



## 2 BHK

LOCATION MAP



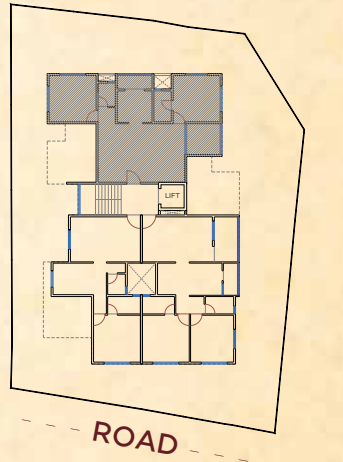
### RERA AREA STATEMENT

UNIT NO.	CARPET AREA (SQ.MT.)	OPEN BALC. (SQ.MT.)	TOTAL RERA AREA (SQ.MT.)
101	72.55	6.29	78.84



## 2 BHK

LOCATION MAP



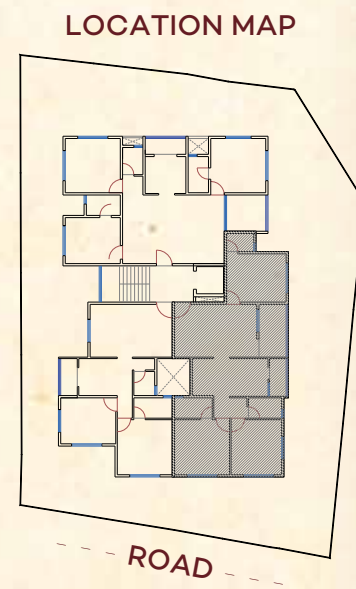
### RERA AREA STATEMENT

UNIT NO.	CARPET AREA (SQ.MT.)	OPEN BALC. (Sq.Mt.)	TOTAL RERA AREA (Sq.Mt.)
102	77.17	6.24	83.41





**3 BHK**

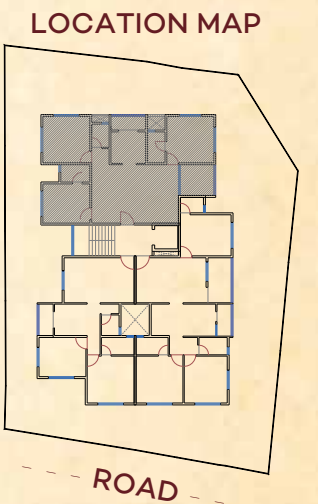


**RERA AREA STATEMENT**

UNIT NO.	CARPET AREA (Sq.Mt.)	OPEN BALC. (Sq.Mt.)	TOTAL RERA AREA (Sq.Mt.)
201-601	87.73	6.29	94.02



**3 BHK**



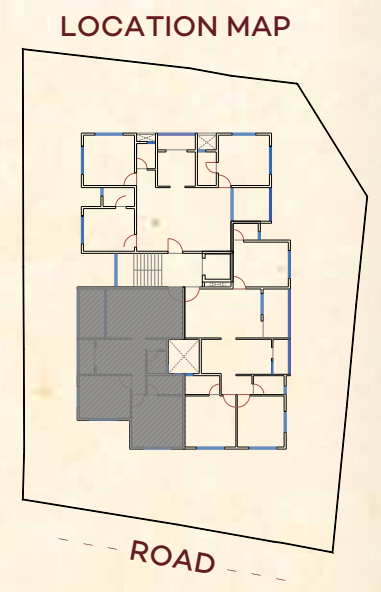
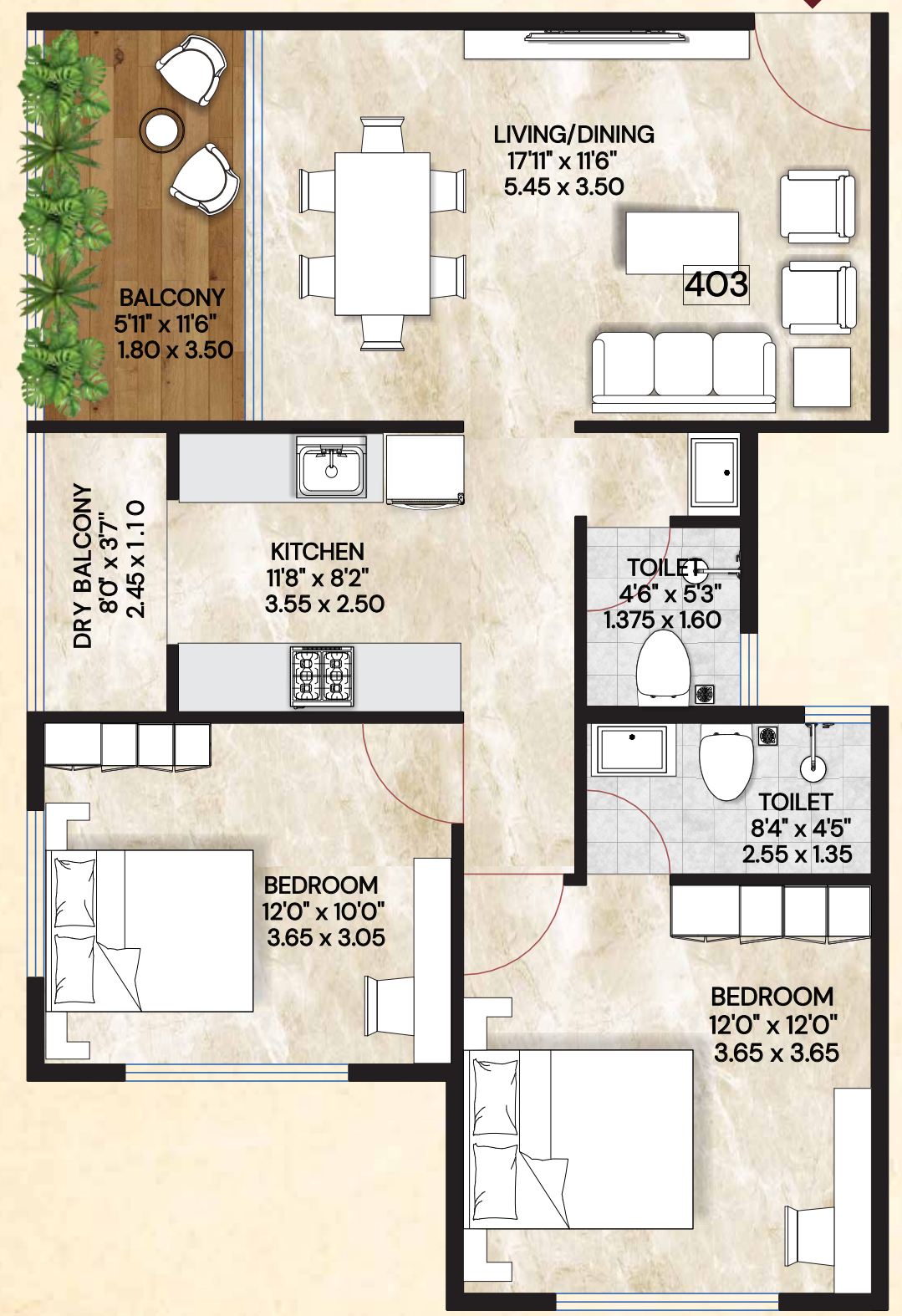
**RERA AREA STATEMENT**

UNIT NO.	CARPET AREA (Sq.Mt.)	OPEN BALC. (Sq.Mt.)	TOTAL RERA AREA (Sq.Mt.)
202 & 402	93.13	6.24	99.37



IN

# 2 BHK



### RERA AREA STATEMENT

UNIT NO.	CARPET AREA (Sq.Mt.)	OPEN BALC. (Sq.Mt.)	TOTAL RERA AREA (Sq.Mt.)
403	66.45	6.29	72.74

## Credits

- A DESIGN STUDIO**  
Architect
- VASTECH CONSULTANTS LLP**  
Structural Consultant
- PHOENIX CONSULTANTS**  
Plumbing & Electrical Consultant
- IRRISCOPE STUDIOS**  
3D Visualisation
- ADV. ANAND AKUT & ASSOCIATES**  
Legal Advisor
- SETU ADVERTISING**  
Brand Consultant

**SITE ADDRESS :**

Plot No. 143, Lane 3, Besides Cummins Hall, CTS No. 613,  
Dahanukar Colony, Kothrud, Pune - 411038.

**GMK GNN HOMES**

**OFFICE ADDRESS :**

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Behind Hotel Wadeshwar, Off Law College Road, Erandwane, Pune - 411004.  
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PROJECT  
BY



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