



**Samruddhi
Group**

Tushar Nagarkar Venture



आपकी समृद्धि
हमारी संकल्पना



*Lake
Tower*

2, 2.5 and 3 BHK Luxurious Flats

at Wagholi

RERA Registration Number: P52100002281



“We conceptualise for your prosperity”

We understand that owning a home is a cornerstone of prosperity. We, at Samruddhi Group, are at the forefront of making it possible by considering every aspect of modern-day convenience and comfort. Building homes is our passion, which has enabled us to evolve and emerge as a trusted brand in this landscape.

A third-generation civil engineer, Mr Tushar Pramod Nagarkar has been working in the construction industry with a vision to provide the finest housing ideas backed by contemporary amenities and facilities to support comfortable living. Founded in 1997, the Samruddhi Group aims to continue the ethical tradition of transparency and quality set by our ancestors and let our projects be the testimonials of our commitment to excellence in architecture and aesthetics.

Samruddhi Group has grown from strength to strength to become a trustworthy entity that understands the global housing phenomena and adopts the same in local context to provide the finest modern homes with class and quality. Today, we have a diverse work area spread across the affluent suburbs and downtowns of the city and we aim for our projects to be concrete landmarks across Pune city.



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Venture Partner

We are happy to join hands with Mr. Vijaysingh Jaysingh Jadhavrao, who is the owner of the property and now our joint venture partner in the Lake Tower project. Mr. Jadhavrao himself has launched several successful joint venture projects through his firm Sahyadri Infraspaces Pvt. Ltd. Some of the premium projects are – Emerald Isles, Ozone Villas and Splendour Country, all in Wagholi.

Mr. Jadhavrao is also an established name in the fields of warehousing, logistics, quarrying, stone crushing and construction.

Consultants

Architects



Ace Consultants

R.C.C



Spectrum Consultants

Zopate Electrical Consultancy

Legal Advisor

Adv. Vinayak Abhyankar



Lake Tower

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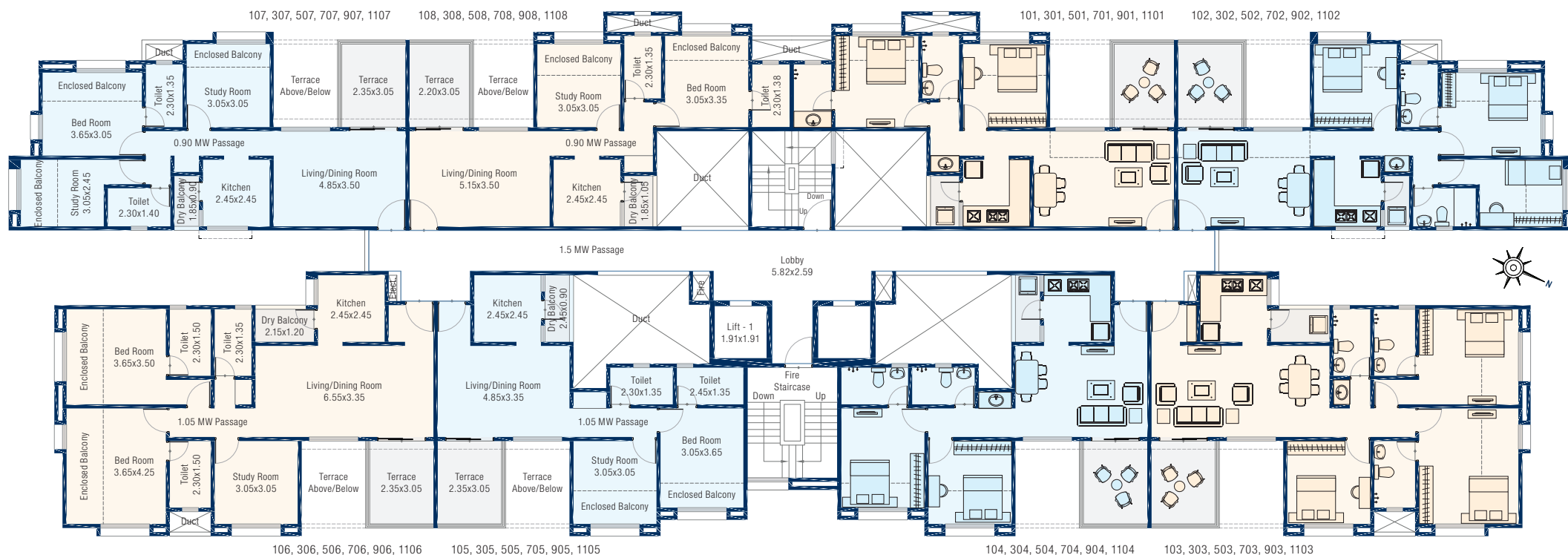
Lake Tower - Parking + 11 Floors, 87 Flats

We have meticulously designed every aspect of this lakeside project for your comfort and prosperity. We offer you a spacious home, with well-laid plan, superior craftsmanship and premium quality fittings, making it a valuable investment for a long time. The flats entrance is east/west facing - as per vastu shastra, and you can enjoy a magnificent view from every apartment. Connect with your visitors through the video door-phone facility or meet them in the designer lobby.

As a home it's a class apart, with modern amenities that you would adore every day. From a well-equipped club house, room for yoga and meditation, senior citizen's sit out area and party lawn to solar heating system and rainwater harvesting, we have thought of it all!

Located near the ancient and auspicious Wageshwar Temple, right next to the Pune Nagar Highway, Lake Tower offers ease of access to the city and a breathtaking view of the Wageshwar Lake. Lake Tower is perfect project for those in search of a location close to the city but wanting to live amidst the nature.



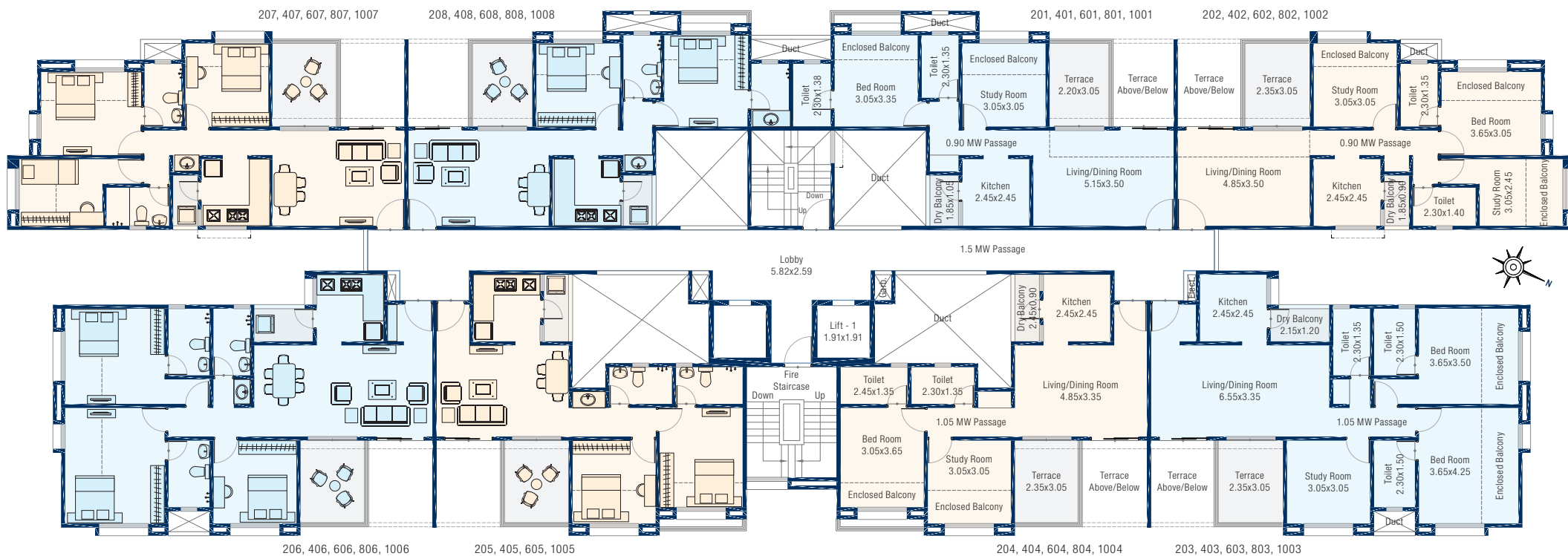


Typical 1st, 3rd, 5th, 7th, 9th & 11th Floor Plan

Note: Enclosed balcony shown in the plan are as per sanctioned municipal drawings, All room dimensions shown are clear unfinished dimension before plastering,

All DADO tiling in toilets are 25mm thick including plaster and tile thickness.

Flat Type	Flat No.	Carpet Area (sq. m)	Terrace Area (sq. m)	Dry Bal. Area (sq. m)	Enclosed Bal. Area (sq. m)	Total Area (sq. m)	Saleable Area (sq. m)	Saleable Area (sq. ft)
2 BHK	101, 301, 501, 701, 901, 1101	47.58	6.71	2.05	10.94	67.28	90.83	978
2.5 BHK	102, 302, 502, 702, 902, 1102	56.01	7.17	-	14.71	77.89	105.15	1132
3 BHK	103, 106, 303, 306, 503, 506, 703, 706, 903, 906, 1103, 1106	82.39	7.44	-	10.66	100.49	135.66	1460
2 BHK	104, 105, 304, 305, 504, 505, 704, 705, 904, 905, 1104, 1105	51.29	7.44	2.32	6.56	67.61	91.27	982
2 BHK	108, 308, 508, 708, 908, 1108	51.99	6.98	2.05	6.25	67.27	90.81	978
2.5 BHK	107, 307, 507, 707, 907, 1107	60.71	7.44	-	9.73	77.88	105.14	1132



Typical 2nd, 4th, 6th 8th & 10th Floor Plan

Note: Enclosed balcony shown in the plan are as per sanctioned municipal drawings, All room dimensions shown are clear unfinished dimension before plastering,

All DADO tiling in toilets are 25mm thick including plaster and tile thickness.

Flat Type	Flat No.	Carpet Area (sq. m)	Terrace Area (sq. m)	Dry Bal. Area (sq. m)	Enclosed Bal. Area (sq. m)	Total Area (sq. m)	Saleable Area (sq. m)	Saleable Area (sq. ft)
2 BHK	204, 205, 404, 405, 604, 605, 804, 1004, 1005	51.29	7.44	2.32	6.56	67.61	91.27	982
2.5 BHK	207, 407, 607, 807, 1007	60.71	7.44	-	9.73	77.88	105.14	1132
3 BHK	203, 206, 403, 406, 603, 606, 803, 806, 1003, 1006	82.39	7.44	-	10.66	100.49	135.66	1460
2 BHK	208, 408, 608, 808, 1008	51.99	6.98	2.05	6.25	67.27	90.81	978
2 BHK	201, 401, 601, 801, 1001	47.58	6.71	2.05	10.94	67.28	90.83	978
2.5 BHK	802	56.59	7.18	-	14.12	77.89	105.15	1132
2.5 BHK	202, 402, 602, 1002	56.07	7.17	-	14.17	77.89	105.15	1132



Specifications

R.C.C. Structure

- *Parking + 11 Floors - R.C.C. Earthquake Resistant Framed Structure*

Masonry & Plastering

- *Internal & External Walls in Eco Friendly Blocks / Flyash Bricks*
- *Neeru / Gypsum finished internal Walls & Ceiling*
- *Double Coat Sand Faced Plaster for External Walls*

Tiling

- *600x600 Vitrified Tiles with Skirting in Living / Kitchen / Dining / Bedrooms*
- *300x300 Antiskid Tiles in Toilets/ Attached Terraces*
- *300x450 Designer Dado Tiles Up to Lintel Levels in Kitchen & Toilets*
- *Granite Kitchen Platform with S.S. Sink*
- *Natural Stone Doorframe for Toilets*

Doors & Windows

- *3 Track Aluminium Powder Coated Windows with Mosquito Mesh*
- *Laminated Flush Door*

Fabrication

- *Glass Railing for attached Terrace*
- *Oil painted M.S. Safety Grills*

Painting

- *Oil bound Distemper to Ceiling*
- *External Paint – Apex / Semi Acrylic Paint*

Plumbing

- *Chrome Plated Bath / Toilet Fittings of Jaquar / Cera / Johnson / Equivalent Make*
- *Concealed UPVC / CPVC Plumbing*
- *Premium Sanitary Ware Fittings*

Waterproofing

- *Brickbat Coba Waterproofing / Chemical Waterproofing*

Electrical

- *Concealed Wiring Electrical Layout*
- *Branded Modular Switches*
- *Provision for A.C. Point in Master Bedroom Provision for T.V.*
- *Telephone Point In Living Room & Master Bedroom*

Fire Fighting System

- *Fire Door - Fire Resistant 2 Hour Fire Rating Doors for Fire Staircase*
- *D.G. Backup for Fire Fighting System Lift*
- *Automatic Lifts of reputed make with Generator Backup*



Proposed Amenities

Senior Citizen Sit Out



Party Lawn



Modern Club House



Video Door Phone



Yoga & Meditation Room



Rain Water
Harvesting System



Designer
Landscape Garden



Solar Water
Heating System



Designer
Entrance Lobby



Nameplate
& Letter Box

Key Distances

Note: Following is the approximate time for the nearest destinations.

✈ Airport - 15 Mins

🏥 Hospital - 10 Mins

★ Temple - 2 Mins

🚌 Bus Stand - 5 Mins

🏫 School / Collage - 15 Mins

★ Petrol Pump - 1 Mins

🚆 Railway Station - 20 Mins

🛍 Mall / Shopping Market - 10 Mins

★ EON Free Zone / World Trade Centre - 15 Mins



Samruddhi Group

Tushar Nagarkar Venture

Flat No. 1, Karnik Apartments, C. S. No. 30/2/2
Mehendale Garage Road, Erandawane, Pune - 411 004

Landline No.: (020) 2544 5650

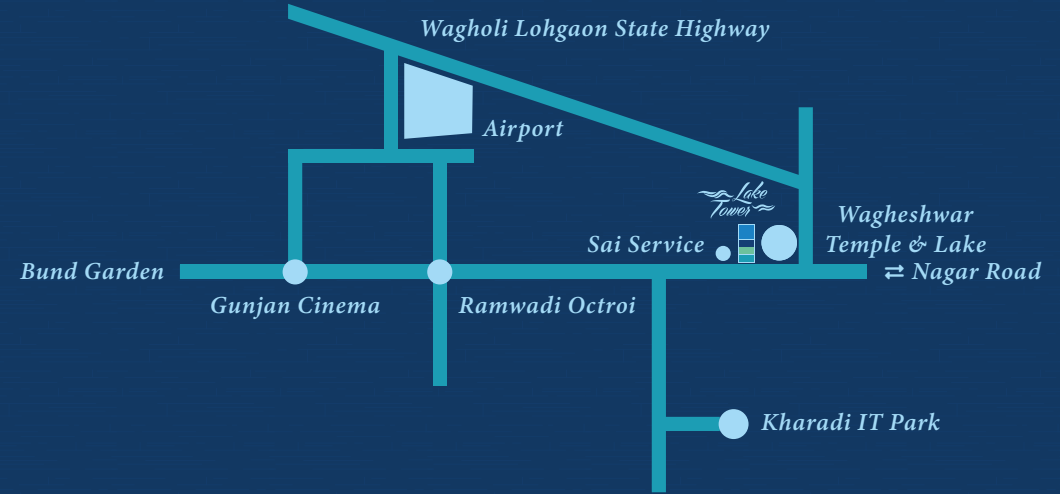
Email: contact@samruddhigroup.net

Website: www.samruddhigroup.net

Social: www.fb.com/samruddhigrp

In Association with V.J. (Baba), Jadhavrao (HUF)

SISPL



Lake Tower

Site Address:

Plot No. 217, Gat No. 1420, Next to Sai Service,
Near Wagheshwar Temple, Nagar Road, Wagholi, Pune - 412207

Sales Mobile No.: +91 88888 09121