



मनोरथ

1 BHK VALUE HOMES

S H I K R A P U R , P U N E



Suryavanshi Realty Pvt. Ltd is a trusted name in the real estate sector today. Its expertise in construction and its innovative ways of creating value has built a strong base of happy customers both in commercial and residential projects. 'Transparency' in conducting business is its main motto.

The company stands tall and strong today in the ever growing real estate sector with the help of the following principles which shapes them and in which they firmly believe.

- Value Creation
- Quality Projects
- Trust and Commitment
- Transparency
- Customer Satisfaction

## OUR PREVIOUS PROJECTS



### S K Viola

Luxurious 1BHK homes at Nagar road, Wagholi, Pune.



### S K Indraprastha

Premium Residential apartments, Located in Katraj, Pune comprising 1BHK flats.



### S K Shubhankur

Premium residential project, Near Kamala Nehru Hospital, Pune. Comprising 2 & 1 BHK Luxurious apartments.



## SHIKRAPUR LOCATION ADVANTAGE

Amidst ample greens and tranquil surroundings, what makes Shikrapur stand apart as an ideal residential locale is its close proximity to industrial hubs like Sanaswadi MIDC and the 5 star Ranjangaon MIDC.

It is just a 20 minutes drive to the IT hub of Pune, Kharadi. Located strategically on the Pune-Nagar highway, Shikrapur is also very well connected to the city's various commercial, social and cultural hotspots. From schools, hospitals to everyday markets, Shikrapur offers you all that you need to make your home a wholesome paradise.

## ABOUT THE PROJECT

Manorath brings you the pleasure of simple living. In the hustle and bustle of today's cacophonous world, Manorath gives you the perfect harmony of living a simple, serene life where you enjoy everything that life has to offer. A simple clutter-free 1 BHK homes surrounded by lush greenery is all that you need to breathe in peace and listen to your heart. Embrace the simplicity in things and open your hearts to the joy of Manorath.

Manorath brings you the dual advantage of impeccable construction quality with a perfect location. A project that assures a great value proposition coupled with the best returns for your investments.

## AMENITIES

- Attractive entrance gate
- Security cabin at entrance
- Society office / Multipurpose room in parking area
- Adequate landscaped areas
- Automatic lift for the building
- Power back-up for lift and common area lighting
- Covered / Open car parking for each flat

- Adequate visitor parking
- Spacious and designer lobbies / passage areas
- Optimum use of cross ventilation in all areas
- Optimum use of natural light in all areas
- Rain water harvesting
- Adequate water supply
- All entrances as per Vastushastra

## SPECIFICATIONS

### Structure

- RCC framed structure designed to earthquake norms

### Masonry

- 6" thick external wall and 4.5" thick internal walls
- Nerru finish plaster / Gypsum finish plaster for inside walls and sand faced plaster for outer walls

### Kitchen

- Granite kitchen platform with stainless steel sink
- Glazed tile dado upto 2' above the kitchen platform
- Provision for Aquaguard

### Door and Windows

- Main door with laminate finish on both sides with superior quality fittings
- All other internal doors will be flush doors, oil painted on both sides with superior quality fittings
- Green marble door frames for bathroom and WC
- Two track aluminium sliding windows
- Marble window sills

### Flooring

- Good quality 2' X 2' vitrified tiles in living, kitchen and bedroom
- Anti-skid ceramic tiles of 1' X 1' in bathroom, WC and on terraces

### Toilets

- Designer glazed tile dado upto 7' in bathroom
- Designer glazed tile dado upto 4' in WC
- Premium quality mixer units / fittings in bathroom and WC

### Electrification

- Concealed copper wiring with circuit breakers
- Premium quality modular switches
- Telephone point in living and bedroom
- Adequate electrical points in all rooms / Provision for inverter

### Plumbing

- Concealed plumbing with premium quality fittings
- Mixer unit with shower in bathrooms
- Adequate plumbing points in all rooms

### Painting

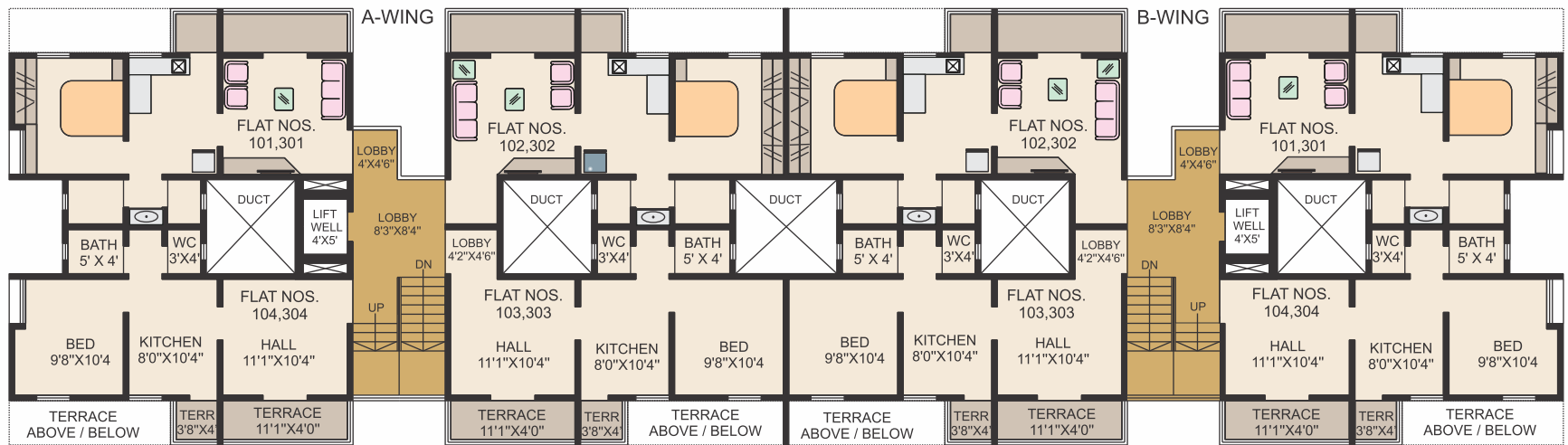
- External paint finish in good quality cement paint
- Internal paint finish in oil bound distemper



LAYOUT PLAN



# FLOOR PLAN



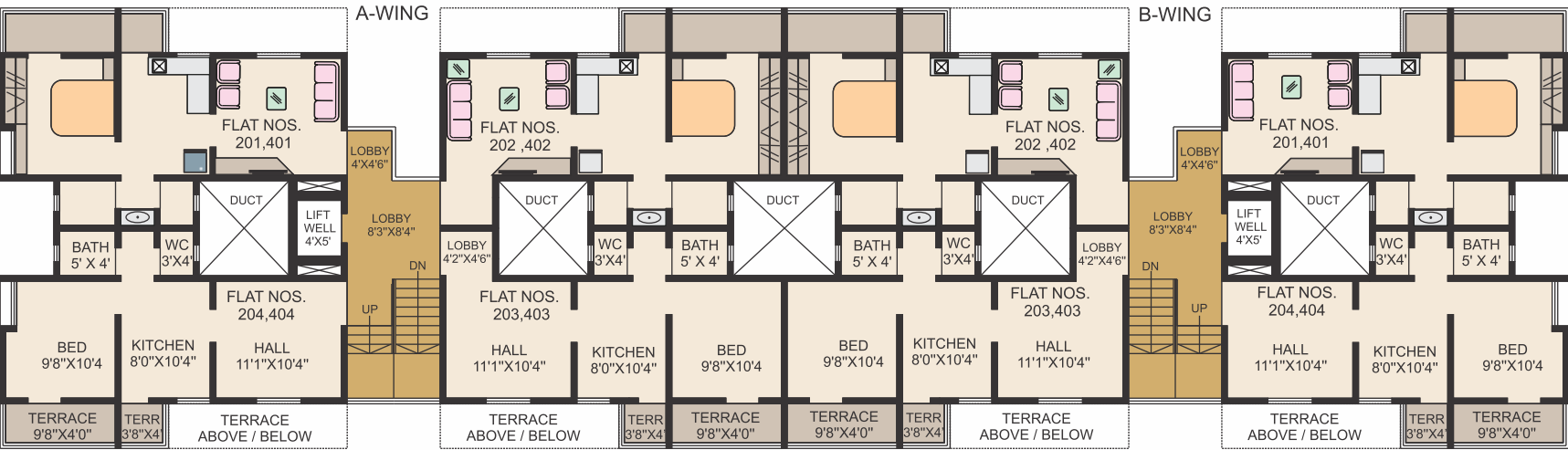
FIRST & THIRD FLOOR PLAN

## ODD FLOOR

FLAT NOS.	A-WING	B-WING
101,104,301,304	526.00 SQFT	526.00 SQFT
102,103,302,303	557.00 SQFT	557.00 SQFT



# FLOOR PLAN



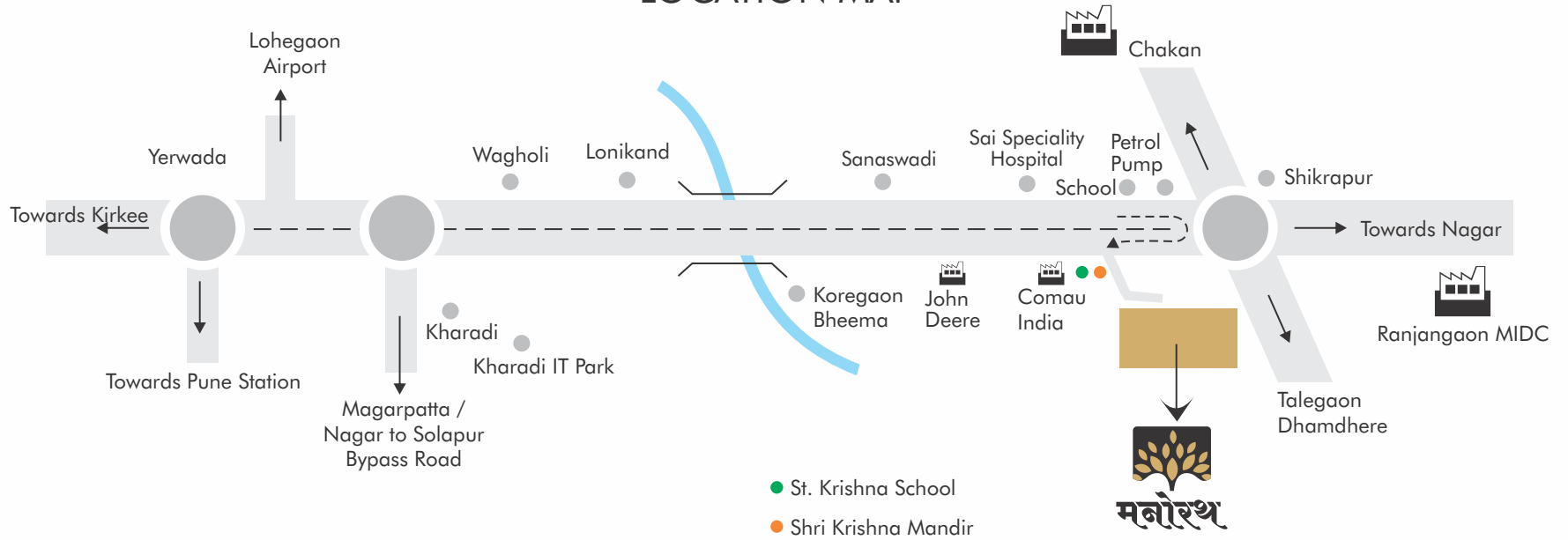
SECOND & FOURTH FLOOR PLAN

## EVEN FLOOR

FLAT NOS.	A-WING	B-WING
201,204,401,404	520.00 SQFT	520.00 SQFT
202,203,402,403	551.00 SQFT	551.00 SQFT



## LOCATION MAP



- Comau India Pvt. Ltd. - 5 mins. • John Deer - 10 mins. • Wagholi - 20 mins. • Kharadi - 25 mins. • Pune Airport - 40 mins.
- Phoenix Mall - 35 mins. • Sanaswadi MIDC - 5 mins. • Ranjangaon MIDC - 15 mins • Chakan - 40 mins. • Ahmednagar - 1.5 hrs.

### - SITE ADDRESS -

Manorath, Part of New Gat No.1377,  
Near Comau India Pvt. Ltd., Bajarangwadi,  
Off Pune-Ahmednagar Road, Shikrapur, Pune - 412208

**For Enquiry Call : +91 77099 46666**



PROJECT BY

**SURYAVANSHI**  
REALTY

### - REGISTERED OFFICE -

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### - CREDITS -

#### ARCHITECTS

Subha Architects, Ar. Milind Saraf

#### STRUCTURAL DESIGNERS

Dhananjay Hirwe

#### SALES & MARKETING

AllMedia