

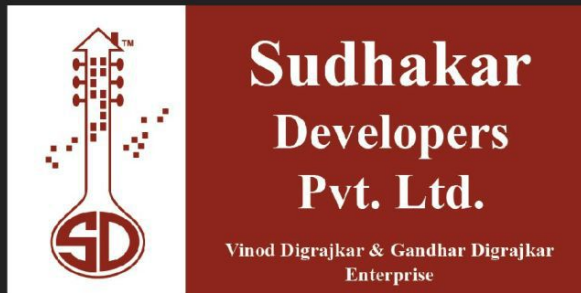


# RAGESHREE



Landmark for others.  
Pride for you.

Project By



CONSTRUCTION | INTERIOR DESIGNERS



Artistic Impression

AN ADDRESS  
THAT SERVES AS  
YOUR INTRODUCTION

Proudly presenting  
2BHK & 4 BHK premium luxurious homes  
for those who seek nothing but the finest



**RAGESHREE**  
2BHK & 4 BHK premium luxurious homes

This is the place where  
desires discover importance through style,  
statement and artfulness.

Situated right at the happening  
Hockey Stadium, IT Park area.  
This is where aspirations find meaning  
through style, statement and finesse.



Artistic Impression



# Opulence like nowhere. Comes right inside your home.



What else can define luxury better than the luxury of space?  
And that's exactly what you get at your home at **RAGESHREE**.  
Elegantly designed rooms, spacious kitchen, lavish living room and  
roof top terrace garden.  
It's truly palatial - inside out.  
The luxury everyone craves for.  
Now ready to be yours.

## A mark of excellence for the others A thing of routine for you



### Specifications



#### STRUCTURE

- Earthquake resistant RCC framed structure



#### FLOORING / DADO TILES

- Toilet dado up to lintel level
- Anti-skid tiles flooring for toilet
- 800 x 800 vitrified tiles flooring
- Anti-skid tiles for dry balcony



#### KITCHEN

- Kitchen platform in granite
- Stainless steel sink
- Ample electrical points in kitchen
- Dado up to 2 feet



#### TOILETS

- Designer dado
- Wall-hung WC & shower
- Wash basin with counters
- CP fittings of Jaguar / Parryware or equivalent
- Sanitary fixtures of Jaguar / Parryware or equivalent



#### ELECTRIFICATION

- Legrand or equivalent electrical switches
- Provision for inverter
- Multi-stranded cables (Polycab or R. R. Cabel equivalent)
- DB & MCB (Legrand or equivalent)



#### PLASTER & PAINT

- Internal finish - Gypsum finish
- Internal paint - Acrylic
- External finish -Texture
- External paint - Acrylic



#### DOORS & WINDOWS

- Laminated wooden door frame
- Laminated flush door
- SS finish fittings & fixtures
- Aluminium windows & sliding doors

# Amenities



## LIFT & PARKING

- Automatic Lift with battery backup
- (Basement to Terrace Floor) - 9 Floors
- Multi level Covered Parking



## LOBBY

- Waiting Area in Building Lobby
- Elegant Entrance Lobby
- Well Designed Lobbies on each floor



## ROOF TOP TERRACE GARDEN

- Beautifully Designed Gazibo
- Landscaped Party Lawn
- Senior Citizen Setting Area
- Open Yoga & Meditation Area
- Separate Utility on Terrace



## ECO-FRIENDLY AMENITIES

- Solar Lighting System for Common Areas
- Rain Water Harvesting
- LED Lights in Building Common Area



## SAFETY & SECURITY

- Video door phone
- CCTV in campus
- Security Cabin / Separate Watchmen's Cabin



## OTHER SPECIAL FEATURES

- DTH & Fiber Optic Connection
- 12000 Sq.Ft. Open Space for Recreational Activities
- Ambience Lighting to Building Elevation & in Primises
- Separate Service / Maintenance Area
- Common Toilet for Servents & Drivers.



Artistic Impression

## Roof Top Terrace Garden



# 2 BHK COMFORT - 3D View



950 Sq. ft.



# 2 BHK COMFORT PLUS - 3D View



1133 Sq. ft.





# 4 BHK COMFORT - 3D View



2083 Sq. ft.

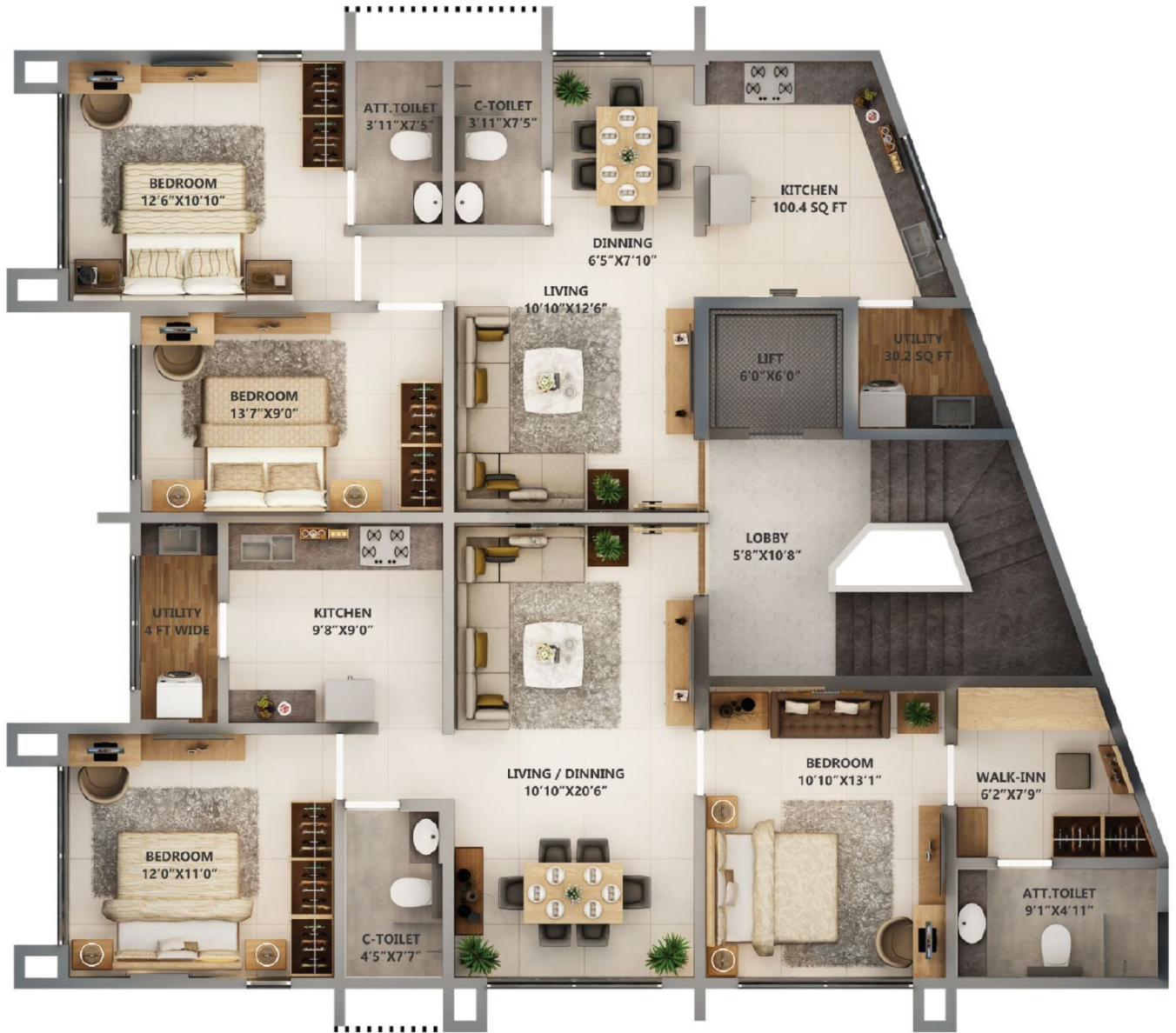


# 4 BHK COMFORT PLUS - 3D View



2083 Sq. ft.





Typical Floor Plan ( 1st to 6th Floor)

## 2 BHK - Floor Plan

### 2 BHK Comfort

950 sq. ft.	-	Total Saleable Area
814 sq. ft.	-	Useable Area
136 sq. ft.	-	Prop. Common Area

### 2 BHK Comfort Plus

1133 sq. ft.	-	Total Saleable Area
970 sq. ft.	-	Useable Area
163 sq. ft.	-	Prop. Common Area

Disclaimer :

- The window size/its location in rooms may change because of elevational feature.
- The overall layout may vary because of statutory reasons in case required.
- Currently no columns are show in the plan which will be incorporated as per structure.
- Layout shown is for illustration purposes.



## 4 BHK - Floor Plan



2083 sq. ft.	-	Total Saleable Area
1784 sq. ft.	-	Useable Area
299 sq. ft.	-	Prop. Common Area

- Disclaimer :
- The window size/its location in rooms may change because of elevational feature.
  - The overall layout may vary because of statutory reasons in case required.
  - Currently no columns are show in the plan which will be incorporated as per structure.
  - Layout shown is for illustration purposes.



**RAGESHREE**  
2BHK & 4 BHK premium luxurious homes



## Terrace Floor Plan



Beautifully Designed Gazibo  
Landscaped Party Lawn  
Senior Citizen Setting Area  
Open Yoga & Meditation Area  
Separate Utility on Terrace

Disclaimer :

- Currently no columns are show in the plan which will be incorporated as per structure.
- Layout shown is for illustration purposes.

# Our Completed Projects



## 1) SUDHAKAR CHEMBERS

Area : Gangavesh, Kolhapur

## 2) SUDHAKAR NAGAR

Area : Near YP Powar Nagar,  
Kolhapur

1. Shree Row Bungalows
2. Kamod
3. Bhoop
4. Kedar
5. Kalyan
6. Sarang
7. Bageshree
8. Durga
9. Durga Row Houses

## 3) SUDHAKAR HEIGHTS

Area : Shaniwar Peth, Kolhapur

## 4) SINDHU NAGARI

Area : IT Park Area, Near Hockey Stadium  
Behind Vishwa Pandhri Math, Kolhapur

1. Gharkul Yojana ( 32 Bungalows)
2. Chandrakans
3. Hindol Row Bungalows
4. Madhukans
5. Bibhas Row Bungalows
6. Malhar
7. Vihang

# Why Sudhakar Developers Pvt. Ltd. ?



- Celebrating 32th year of Creativity & Credibility.
- More than 350+ satisfied flat holders in "Sudhakar Developers Family".
- Back to back 8th Project in same area (Sindhu Nagari)
- We love our Image of **"Family Builder"**
- 100% Transparency.
- Booking to Property Card Service.
- We also provide "Interior Design Solutions"
- End to End Solutions under One Roof.

## \* Additional Project Benefits

- Less no. of flat holders so as to make easy to maintain apartment.
- As project is surrounded by lots of happenings activities so you have good renting opportunities as well as good re-sell value in future.
- Project is situated in rapidly developing & Centrally Located area.



A living room that makes neighbours envious, a kitchen to match my inner MasterChef and a wardrobe in size 'Shopaholic'.

Whatever your interior design dreams, we have the answer. Sudhakar Developers offers a complete range of 'Interior Solutions'.

After all, who knows the space better than us.

## INTERIOR DESIGN SOLUTIONS

by Sudhakar Developers Pvt. Ltd.

### \* The Advantages

- We are already familiar with the layout of your home, minimising the margin for error. We also know your home's potential and how to make the most of it.
- All manpower will be screened to guarantee a high standard of professionalism.
- The best materials will be used throughout your home to ensure a high quality standard.
- Maintaining the gold standard of quality is assured on every "Sudhakar Developers" project.
- We assure Quality, Time bound Delivery at an affordable price with transparency.
- We endorse concept of "Affordable Luxury" & we know what is "Value for Money".
- We aim to create interior that reflect client's personality & lifestyle.
- Leave your worries on us & move directly into your fully furnished home



Artistic Impression

## Living & Dinning



Artistic Impression

## Kitchen





## Master Bedroom



## Bedroom







Artistic Impression

## Walk in Wardrobe



Artistic Impression

## Bathroom





Artistic Impression

## Master Bedroom



Artistic Impression

## Bedroom





## Living Room



## Family Lounge





Artistic Impression

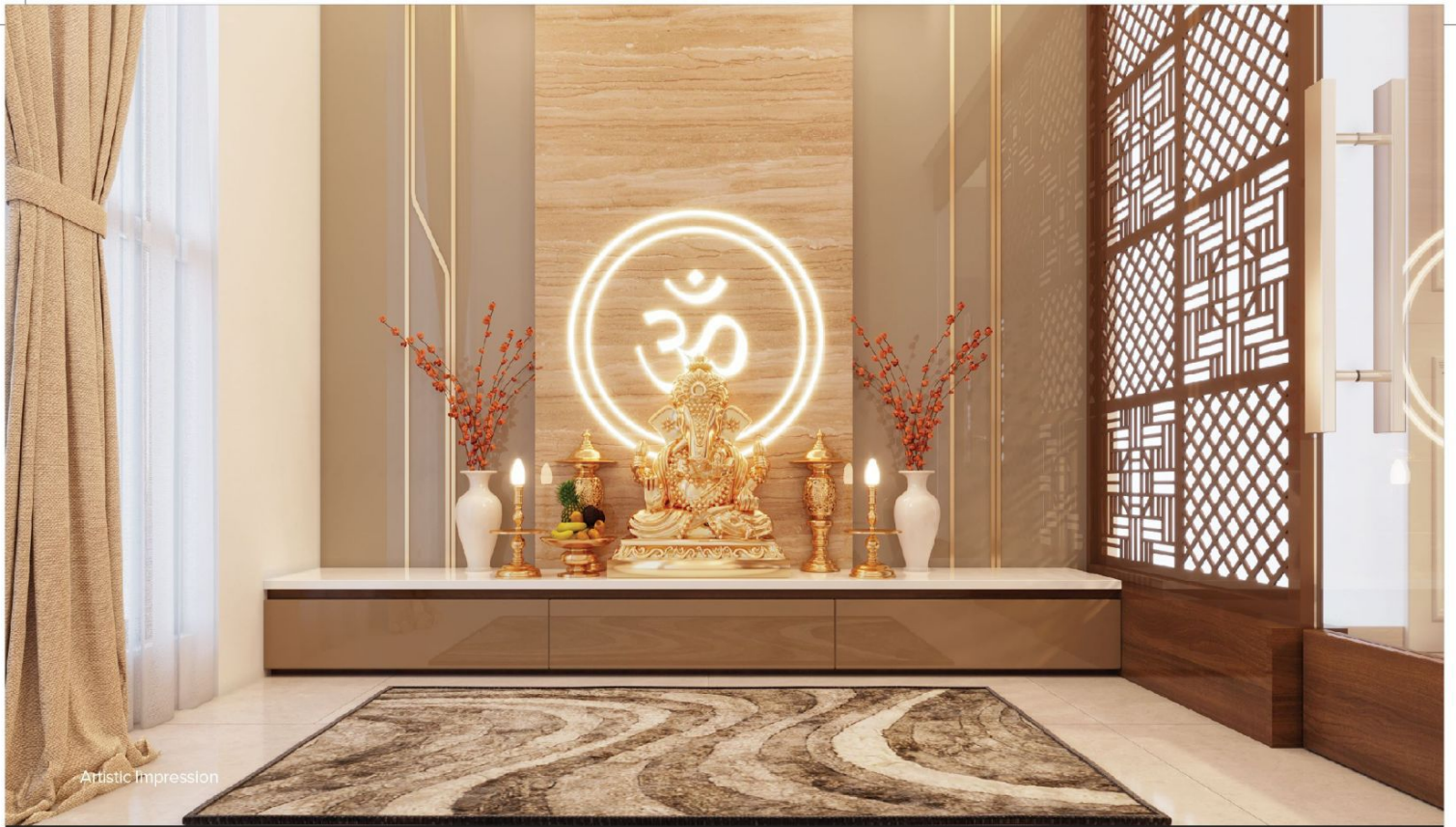
## Kitchen



Artistic Impression

## Dinning





## Pooja Room



## Entrance Lobby

