



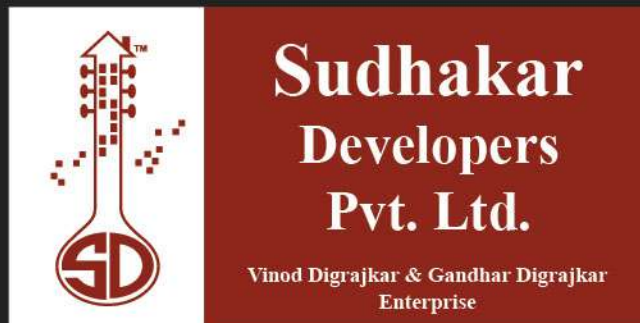
RAGESHREE



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
- (Basment to Terrace Floor) - 9 Floors
- Multi level Covered Parking



ECO-FRIENDLY AMENITIES

- Solar Lighting System for Common Areas
- Rain Water Harvesting
- LED Lights in Building Common Area
- Charging Point for Electric Car to each Parking



ROOF TOP TERRACE GARDEN

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



LOBBY

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



SAFETY & SECURITY

- Video Door Phone for each flat
- CCTV in Campus
- Security Cabin / Separate Watchmen's Cabin
- Access Control Security Door at Entrance Lobby



OTHER SPECIAL FEATURES

- Pipline Gas Connection for each flat
- DTH & Fiber Optic Connection
- 12000 Sq.Ft. Open Space for Recreational Activities
- Ambience Lighting to Building Elevation & in Primises
- Separate Service / Maintainance 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.

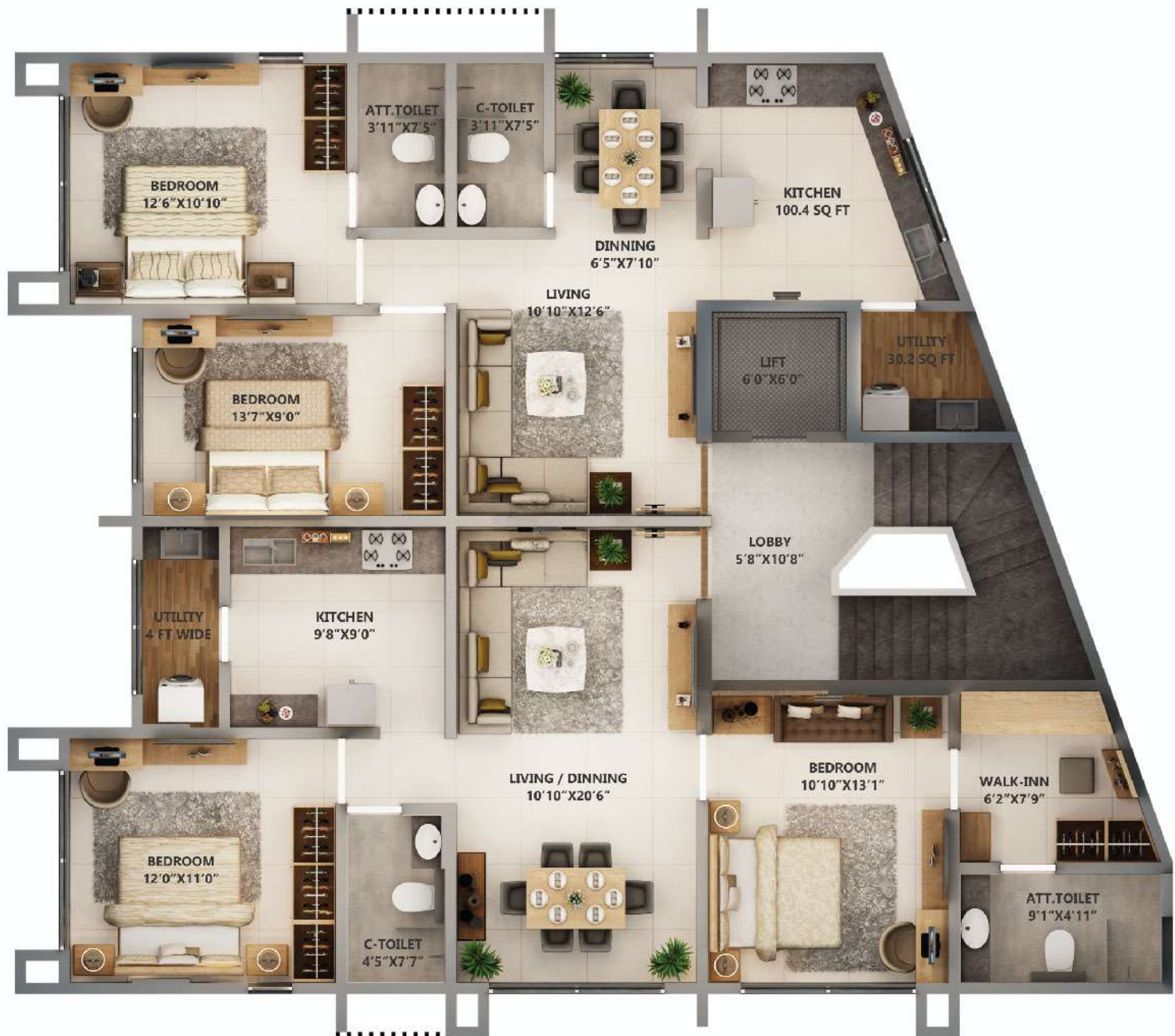


4 BHK COMFORT PLUS - 3D View



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 shown 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 :

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- The overall layout may vary because of statutory reasons in case required.
- Currently no columns are shown in the plan which will be incorporated as per structure.
- Layout shown is for illustration purposes.



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

3) SUDHAKAR HEIGHTS

Area : Shaniwar Peth, 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

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





Master Bedroom



Bedroom





Artistic Impression

Living Room



Artistic Impression

Family Lounge





Artistic Impression

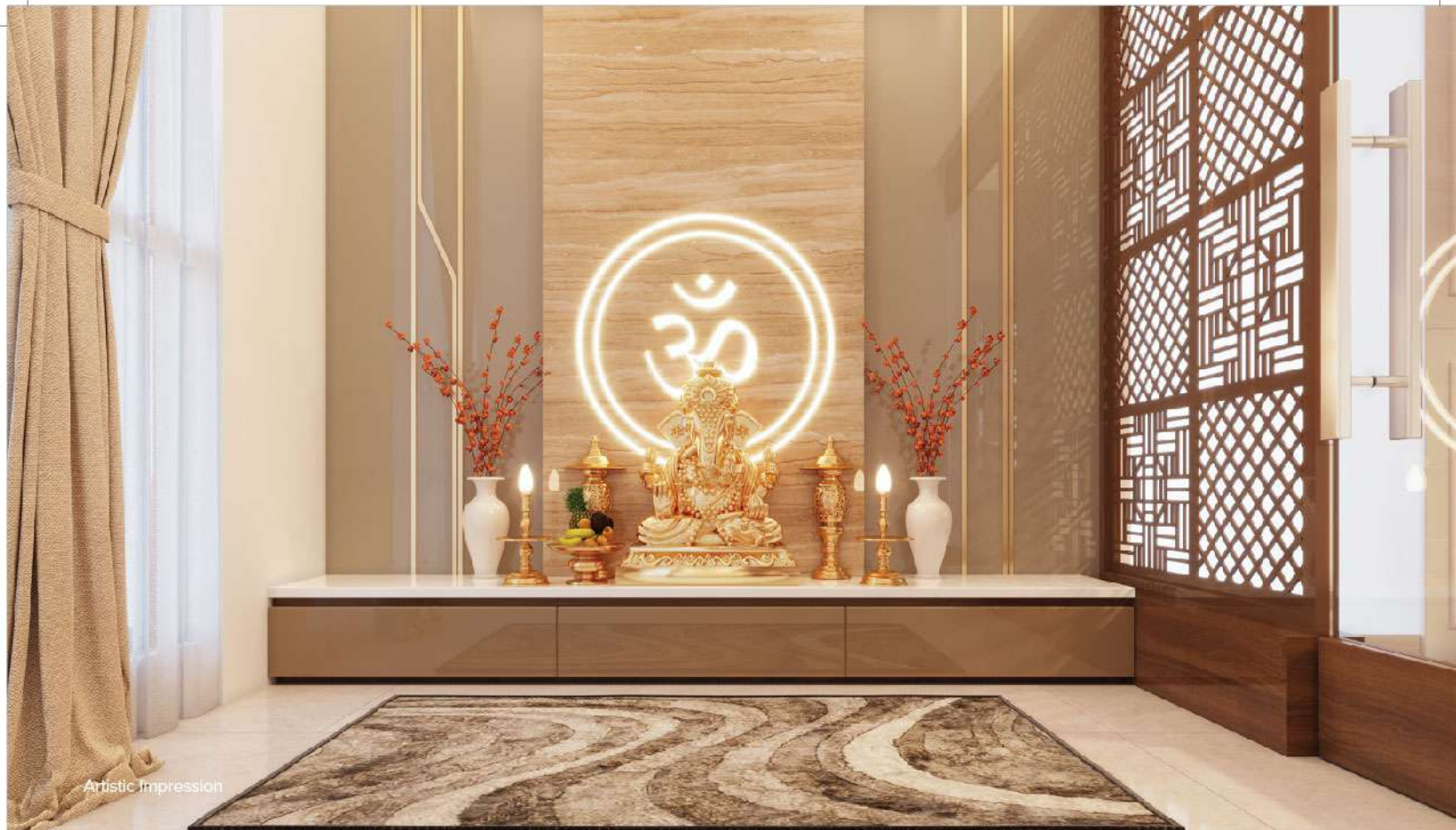
Kitchen



Artistic Impression

Dinning





Artistic Impression

Pooja Room

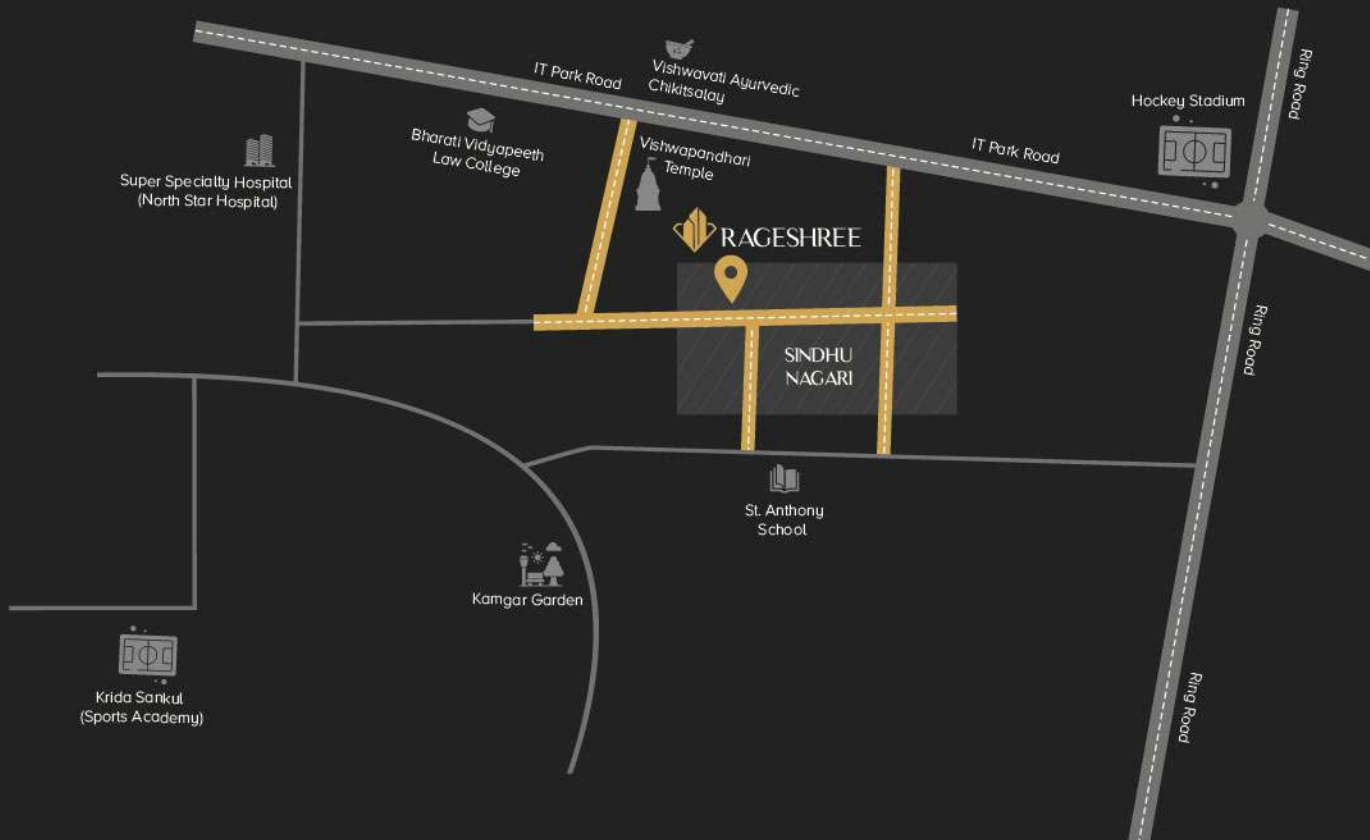


Artistic Impression

Entrence Lobby



A sought-after escape for others.
A simple homecoming for you.



Site Address:

274/15, "RAGESHREE", Sindhu Nagari, IT Park Area,
Behind Vishwa Pandhari, Near Hockey Stadium,
Kolhapur. 416 012

Contact Details:

9673020602 / 9420778161

Key Distances

Mahalaxmi Temple	- 2.3 Km
English Medium School	- 650 m
Railway Station	- 3.5 Km
Central Bus Stand	- 4.5 Km
Airport	- 9.4 Km
IT Park Cluster	- 550 m
Ring Road Connectivity	- 750 m
Super Speciality Hospital	- 450 m
Sports Academy	- 600 m



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