ARCHITECT
F. T. Khareghat, Mumbai

LIAISON ARCHITECT
Jagdish P. Deshpande, Pune

STRUCTURAL DESIGN
Sunil Mutalik & Associates, Pune

LANDSCAPE DESIGN
Shobha Bhopatkar & Associates, Pune

DEVELOPER
Viraj Properties - Amogh Construction (JV)

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Construction & Biotechnology
BUILDING TRUST & RELIABILITY SINCE 1966

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The project has been registered via MahaRERA registration number : **P52100018775** and is available on the website : https://maharera.mahaonline.gov.in under registered projects.

www.numerouno-india.com

LIVING AT THE CREST

KUMAR
SIDDHACHAL



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representation purpose only.

KUMAR
SIDDHACHAL

A symbol of your success with grandeur and perseverance.

The homes are inspired by the greatness of your accomplishments. **Kumar Siddhachal** offers spacious 2 and 3 BHK luxurious apartments. They combine beauty and thoughtfulness with a design that reflects your status. **Kumar Siddhachal** will be your abode that combines peace and prosperity!

Kumar Siddhachal stands tall personifying your desire for a 'larger than life' standard of living. It takes pride in your success, and mere ownership amplifies your achievements. Combined with blend of modern design, beauty and an envying location, **Kumar Siddhachal** becomes a most desired property in that locality.



Actual photo of A2 & A3 Building

KUMAR
SIDDHACHAL

2 & 3 Bedroom Apartments | Market Yard

Set in the prominent business location, the grand project puts you in the center of the city.

PRIZED LOCATION

If you like being the center of attraction, the life of a party or being in the midst of the latest buzz, then **Kumar Siddhachal** will please your taste. Market Yard is the hub of economic activity, bang in the heart of the city. Connectivity to every part of Pune City, Camp, Satara Road, Solapur Road, Swargate, Lullanagar, Kondhwa and Sinhagad Road makes it a truly accessible location. Proximity to schools, colleges, business centers, hospitals and malls make your lifestyle convenient.

REGAL INTERIORS

Well-designed apartments is not an over-exaggeration when we speak of the homes at **Kumar Siddhachal**. Experience life with spacious 2 and 3 BHK apartments that have room for all your desires! But more than the space, it is the thoughtful design that makes the apartments uber-functional. The use of large terraces, well-lit rooms and fore-thought ventilation design magnify the beauty of your home.

GRAND OUTDOORS

Everything at **Kumar Siddhachal** offers quality and status. The impressive elevation is designed by one of India's leading architects, Mr. Farhad Khareghat. A combination of beauty and utility makes the grand project a delight for its residents. Landscaped podium garden, picturesque elevation and regal entrance add to the beauty. High class security, CCTV access control, ultra-modern elevators, intercom facility, digital door lock etc. bring high utility and convenience. The senior citizens' plaza, swimming pool, clubhouse and gym will indulge you in your hobbies for a fulfilled lifestyle.

KUMAR
SIDDHACHAL

Location

Site : 571/2, Market Yard, Next to Keli Bazaar, Bibvewadi, Pune - 411 037.



IN THE PROXIMITY

City Pride Multiplex	: 1.4 km
D-Mart	: 1.7 km
Kumar Pacific Mall	: 3.0 km
Swargate	: 3.5 km
M.G. Road	: 4.5 km
Crescent High School & Jr. College	: 1.0 km
Rosary School	: 1.0 km
VIT College	: 2.8 km
Vishwakarma Vidyalaya	: 3.0 km
Bharti Vidhyapeeth	: 3.7 km
Chandralok Hospital	: 500 mtr
Sahyadri Hospital	: 750 mtr
Ranka Hospital	: 2.5 km

(Approx. distances by Road)

Project Layout





A COVETED LIFESTYLE

Amenities

Large Landscaped Podium with Clubhouse, Jogging Track and Outdoor Lawn Area

Clubhouse to consist of air-conditioned Multipurpose Hall with Gymnasium

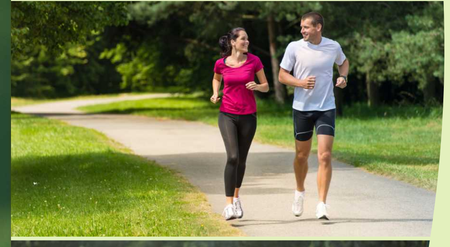
Top of Clubhouse will have Swimming Pool with pool deck and changing room

Podium Landscape Area to cover Children's Play Area and Senior Citizen Plaza

Two Levels of Covered Podium Car Parking Facility

Images used for representation purpose only.









KUMAR SIDDHACHAL

Specifications

CONSTRUCTION
- A-class, earthquake-resistant construction.

FLOORING
- Marble flooring in living, dining and passages.
- Vitrified tile flooring in kitchen and bedrooms.
- Ceramic tile flooring and dado in toilets.
- Anti-skid tiles for balconies/terraces.

WALLS AND CEILINGS
- Gypsum punning on walls.
- Premium grade acrylic distemper paint for walls.

WINDOWS
- Powder-coated aluminium sliding windows with fly mesh and MS grill.

RAILINGS FOR ATTACHED BALCONY
- Masonary parapet with MS pipe for balcony.

DOORS
- Vinyl SKIN full jamb width door frame with shutter for main door.
- Pre-moulded HDF SKIN door with SS fitting for bedrooms.
- Water-resistant FRP door shutter with SS fitting for toilets.

KITCHEN
- Granite kitchen counter with SS Sink.
- Vitrified tile dado up to window lintel height.
- Power plug point for water purifier.

PLUMBING, BATHROOMS AND TOILETS
- Concealed plumbing, suspended drainage system and false ceiling for toilets.
- Premium range ceramic sanitaryware of reputed brand.
- Exposed body single level diverter set for toilets.
- Wall-hung WC units with concealed flush tank.
- Mirror and exhaust fan in all toilets.

ELECTRICALS
- Concealed copper wiring in the entire flat with ELCB and MCB switches in the distribution board.
- Premium range modular switches and sockets.
- Adequate points for lights, fans and TV.
- Telephone point in living and bedrooms.
- Power plug point for Cable TV and broadband connectivity.

ENTRANCE LOBBY
- Designer-finish entrance lobby at ground floor.

LIFTS
- Modern, automatic lifts of reputed make.

EXTERNAL FINISH
- Entire building painted with acrylic paint of external grade.

SAFETY
- Video door phone.
- Digital lock for main door.
- Intercom facility.
- Entrance lobby located at ground floor has access-controlled entry with CCTV cameras.

KUMAR
SIDDHACHAL

Kumar Properties®
Construction & Biotechnology

The hallmark of Trust & Reliability

Over 30,000 happy families from diverse socio-economic and cultural backgrounds. Over 1,000 satisfied large, medium and small businesses. All enjoying the comfort and pleasures of living in environment-friendly, well designed, fully-equipped residential complexes, or working out of swanky commercial premises. That is the Kumar Properties' record of achievement in core service offerings. A record of not mere construction, but creation of complete living, working and business spaces, with the latest amenities and facilities, integrated in a holistic manner.

One of the largest players in Pune's real estate market, Kumar Properties is a symbol of trust and integrity, built through its superior quality work, timely project completion and personalised services. Over the past 52 years, Kumar Properties has executed over 25 million sq.ft. of construction that includes premium residences, business spaces, retail malls, IT parks and large townships. A professional organisation with impeccable credentials, Kumar Properties understands and appreciates what comfort, luxury and style mean to you.



Actual photo of
A2 & A3 Building

KUMAR
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