



SAUKHYAM

GENEROUSLY SIZED 3 & 4 BHK HOMES



RANJEKAR SAHASRABUDHE VENTURE

THE SEARCH FOR
SUPERIORITY IS CLUTTERED.
ONLY THE CHOSEN FEW
FIND IT, AND EVEN FEWER
GET TO LIVE IT.



FIND YOUR EXCLUSIVE.

Those who seek the finer choices in life are often faced with never-ending options, that only claim to meet their standards, but never do.

But now, find what really matches your taste, what elevates your status, what is meant for you; a home that is built just for you.

Meeting every expectation, exceeding many more.
Raising every standard, reaching many more.
Elevating every lifestyle, creating many more.

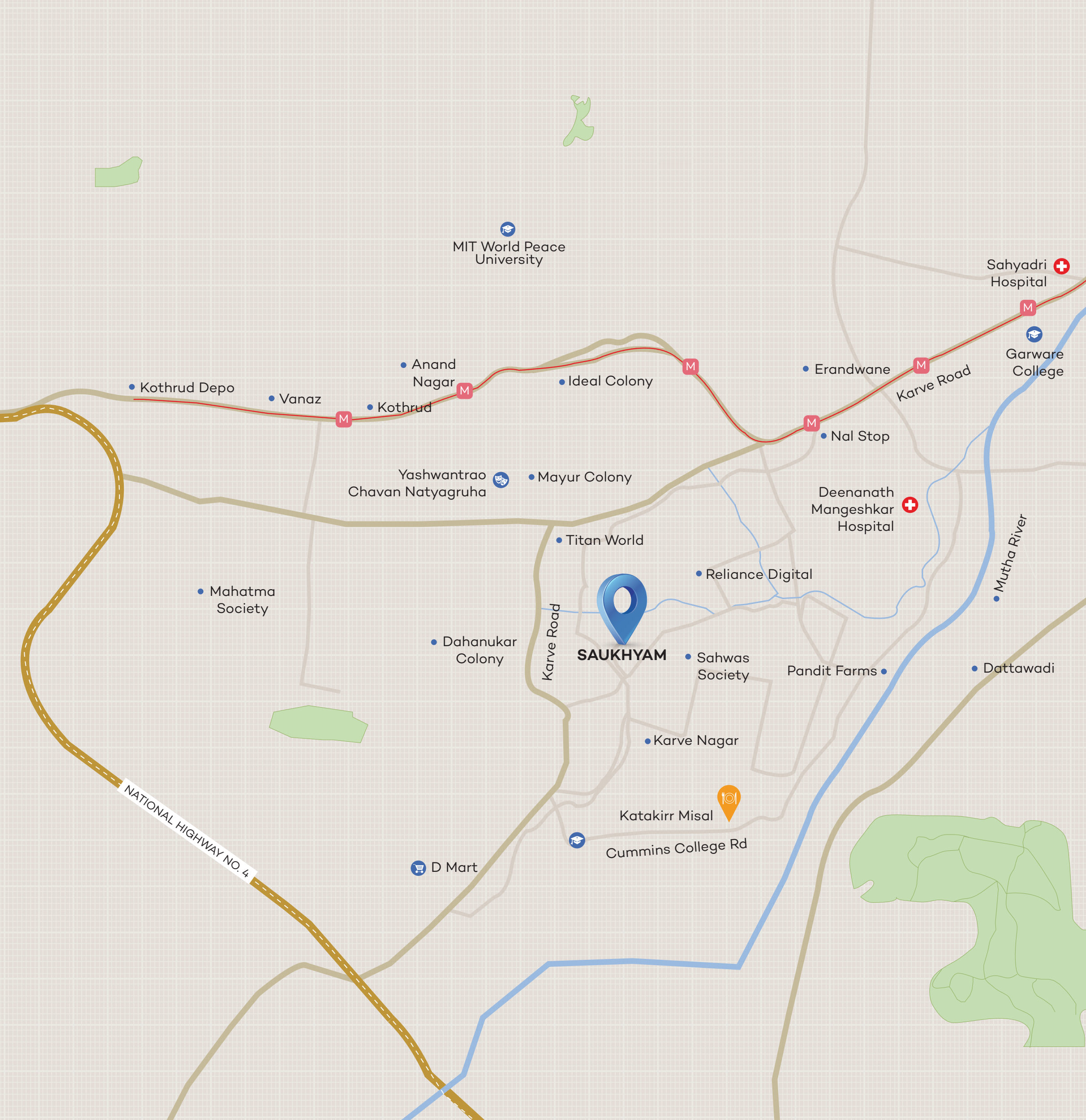
FIND YOUR HOME.

Welcome to Soukhyam, a residential project by Ranjekar Realty & Sahasrabudhe Developers in Kothrud, which is a poised destination for all things luxurious, handpicked for you.



SAUKHYAM
GENEROUSLY SIZED 3 & 4 BHK HOMES

- Spacious 3 BHK, 4 BHK and Duplex Apartments
- 5-Storey landmark with an eye-catching facade
- Exclusive amenities for duplex apartments
- Premium indoor specifications from reputed brands
- Easy all-round access with a location close to Karve Statue, Kothrud



FIND YOUR CONVENIENCE.

We all seek indoor comfort, coupled with a neighbourhood full of conveniences. A home is a connection with the outside world, and hence its location is of utmost importance, in more ways than one.

Located in Kothrud, close to Karve Statue, Saukhyam holds an edge over most addresses in the neighbourhood.

Schools & Colleges

Bal Shikshan - 1.3 km
P Jog School - 1.4 km
Millenium National School - 2.1 km
MIT College - 3.2 km

Healthcare facilities

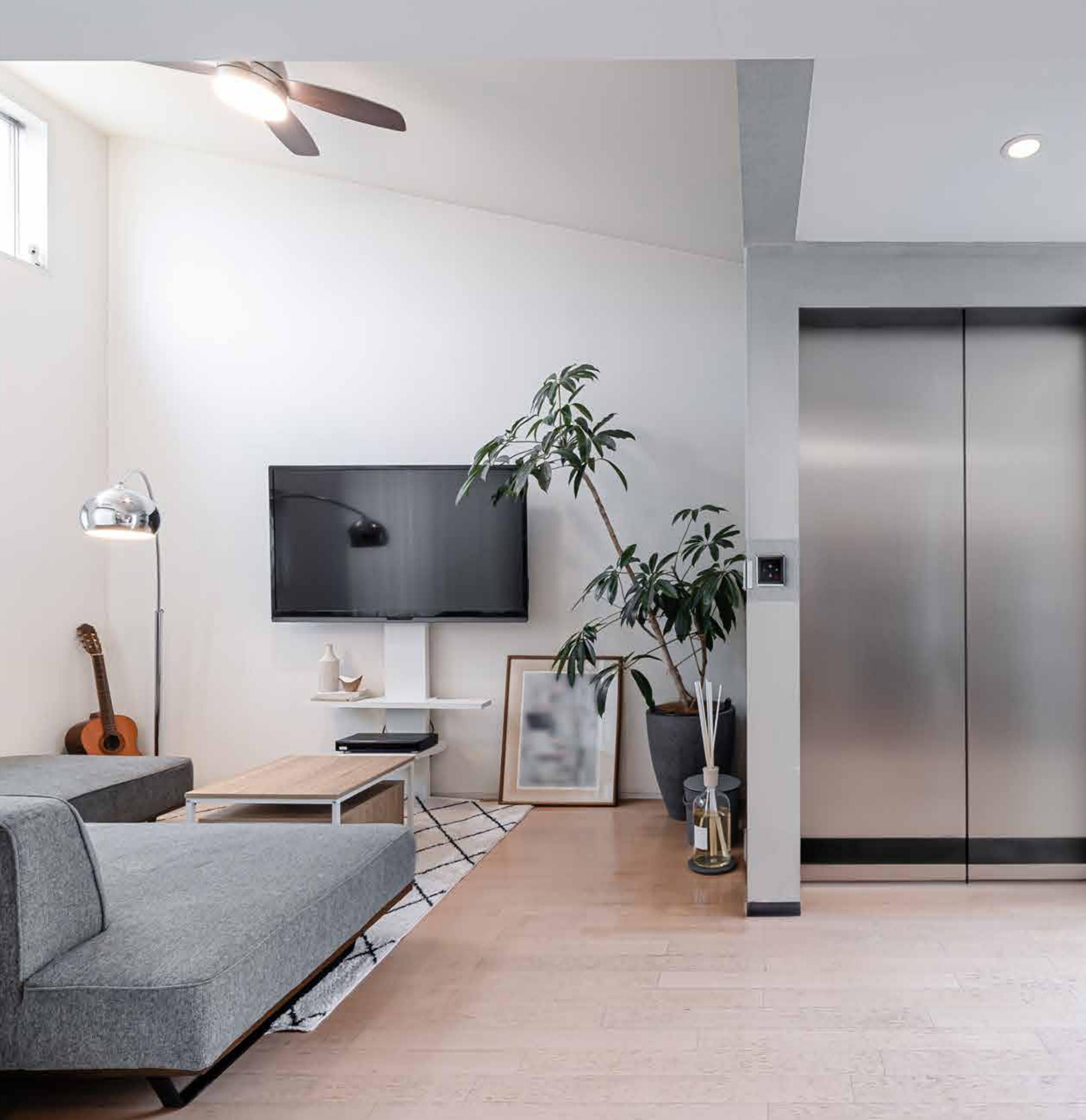
Sahyadri Hospital, Deccan - 1.3 km
Krishna Hospital - 2.6 km
Deenanath Mangeshkar Hospital - 3.1 km

Connectivity

Metro Station - 2.7 km
Chandani Chowk - 7.5 km
Hinjawadi IT Park - 20 km

Fitness

Solaris Club - 1.7 km



FIND YOUR CLASS.

Exclusivity pushes limits, and at Saukhyam, the limits fall beyond to reach an exquisite range of duplex apartments, where a seamless blend of quality and comfort, welcomes you. Each duplex is designed with utmost thought and proficiency, promising you a lifestyle full of convenience, luxury, and elegance.

Bigger indoor space for more luxury

Elegantly designed interiors

Dedicated internal lift to maximise convenience

Access to a private terrace garden with ample space



FIND YOUR EDGE.

A home isn't limited to a house. It is a lifestyle that is complemented by the many perks it has to offer. A home at Saukhyam comes with a fulfilling range of amenities that elevate living and make it an experience. Each feature is thoughtfully curated, ensuring something for everyone and all age groups in the family.

Terrace Amenities

- Senior citizens zone
- Children's play area
- Walking/ jogging track

Internal Amenities

- Internal lift in duplex
- Terrace garden in duplex



FIND YOUR PREMIUM.

RCC STRUCTURE

- Anti-termite treatment to the structure
- Earthquake-resistant RCC structure as per IS code specifications

MASONRY WORK

- External & internal brick/ block wall 6" & 4" thick
- Internal cement plaster with Gypsum finish
- External double coat sand faced plaster

WATERPROOFING WORK

- Terrace - Brick bat coba waterproofing
- Bath, Toilets - Brick bat waterproofing with chemical coating

FLOORING, SKIRTING & DADO WORK

- Flooring - Vitrified tiles of 800mm X 800mm of kajaria/equivalent
- Toilets & Balconies - Anti-skid tiles of 300mm X 300mm or 300mm X 450mm of Kajaria/Johnson/equivalent

KITCHEN ROOM

- L-shaped or parallel kitchen platform (As per your requirement) with SS sink with black granite
- Full height dado 200mm X 300mm or 300mm X 450mm of Kajaria/Johnson/ equivalent make
- Provision for water purifier, refrigerator, chimney or exhaust fan, and other electrical gadgets
- Provision for dishwasher and washing machine in dry balcony

DOOR

- Main door - Wooden frame with veneer finish
- Safety door
- All other door frames - Plywood frame with 35 mm thickness and hot-press laminated flush door shutter

- Toilets - Granite door frame with hot pressed laminated shutter
- Attached terrace - Sliding door with glass or with powder coated MS openable door with glass
- SS Railing with toughened glass in attached balconies and terrace

Windows

- UPVC windows with mosquito net
- MS safety grill for Windows
- Granite window sills with edge polishing

Electrical work

- Concealed wiring through PVC conduit diamond make/equivalent
- Distribution box with MCB Legrand make/equivalent
- Modular switches & sockets of Legrand or equivalent
- Provision for AC and TV connection in master bedroom & living room to each flat
- Copper earthing for every flat connected to common earth pit at ground
- Electrical provision for inverter

Plumbing and sanitary work

- External plumbing - UPVC pipes
- All internal plumbing - CPVC pipes
- Toilet fixtures - All CP fixtures of Jaquar or equivalent make
- Premium quality plumbing & sanitary fittings Jaquar or equivalent
- False ceiling to the toilets & balcony

Painting work

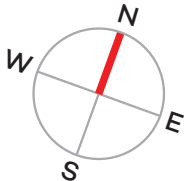
- Internal Painting - Oil Bound Distemper
- External painting (Elastomeric/weather shield) including compound wall will be finished in Apex Paint - Asian Paints/ Nerolac or equivalent

FLOOR PLAN

1st Floor Layout



SR. NO.	RERA CARPET AREA (A) SQ. FT.	BALCONY AREA (B) SQ. FT.	TERRACE AREA (C) SQ. FT.	FLOWER BED AREA (D) SQ. FT.	TOTAL AREA (E) SQ. FT.
101	1642	81	581	80	2384
102	1016	37	567	-	1620
103	1016	37	567	-	1620

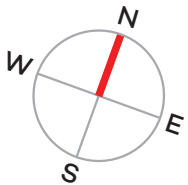


FLOOR PLAN

2nd Floor Layout

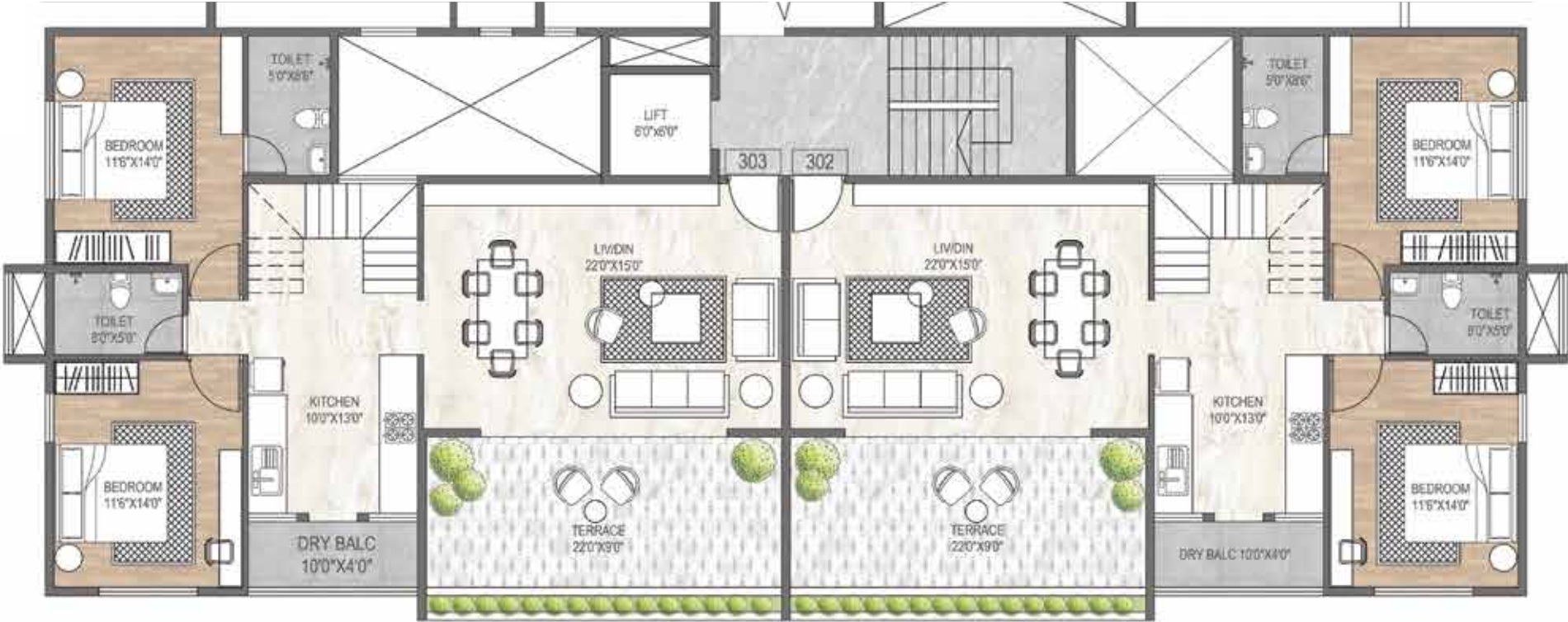


SR. NO.	RERA CARPET AREA (A) SQ. FT.	BALCONY AREA (B) SQ. FT.	TERRACE AREA (C) SQ. FT.	FLOWER BED AREA (D) SQ. FT.	TOTAL AREA (D) SQ. FT.
201, 301	1642	117	0.0	80	1839
202	1016	99	0.0	17	1132
203	1016	99	0.0	17	1132

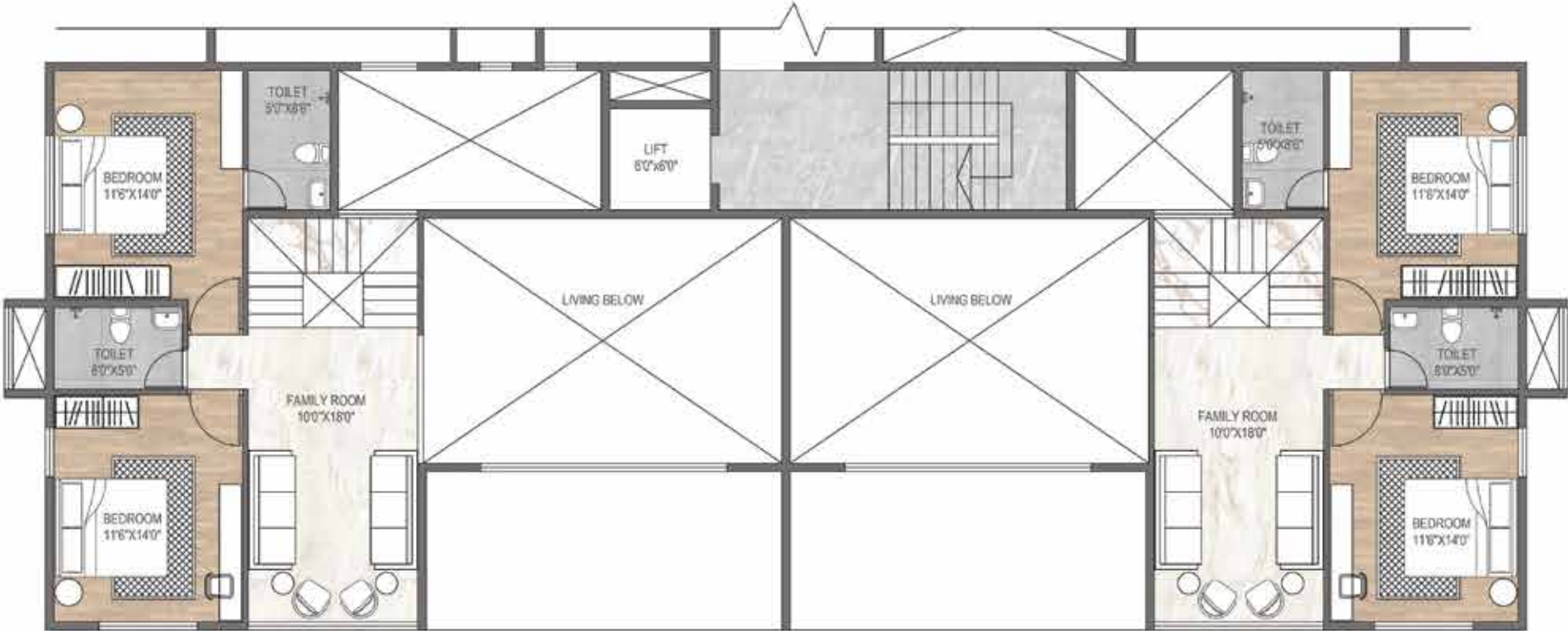


FLOOR PLAN

3rd & 4th Floor Layout



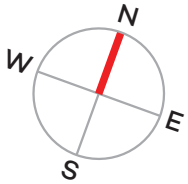
3RD FLOOR DUPLEX



4TH FLOOR DUPLEX

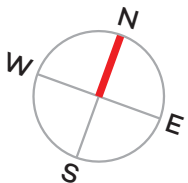
7.5 M WIDE ROAD

SR. NO.	RERA CARPET AREA (A) SQ. FT.	BALCONY AREA (B) SQ. FT.	TERRACE AREA (C) SQ. FT.	FLOWER BED AREA (D) SQ. FT.	TOTAL AREA (D) SQ. FT.
302, 402	1630	40	193+800	31	2693
303, 403	1630	40	193+675	31	2569



FLOOR PLAN

5th Floor Layout





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