

LUXURY HOMES FOR THE
BRIGHTEST MINDS IN PUNE!

SAHADEO
POLARIS

— BANER - PASHAN LINK ROAD —

2, 2.5, 3 & 3.5 BHK HOMES

#AddressOfBrightestStars

A PROJECT BY

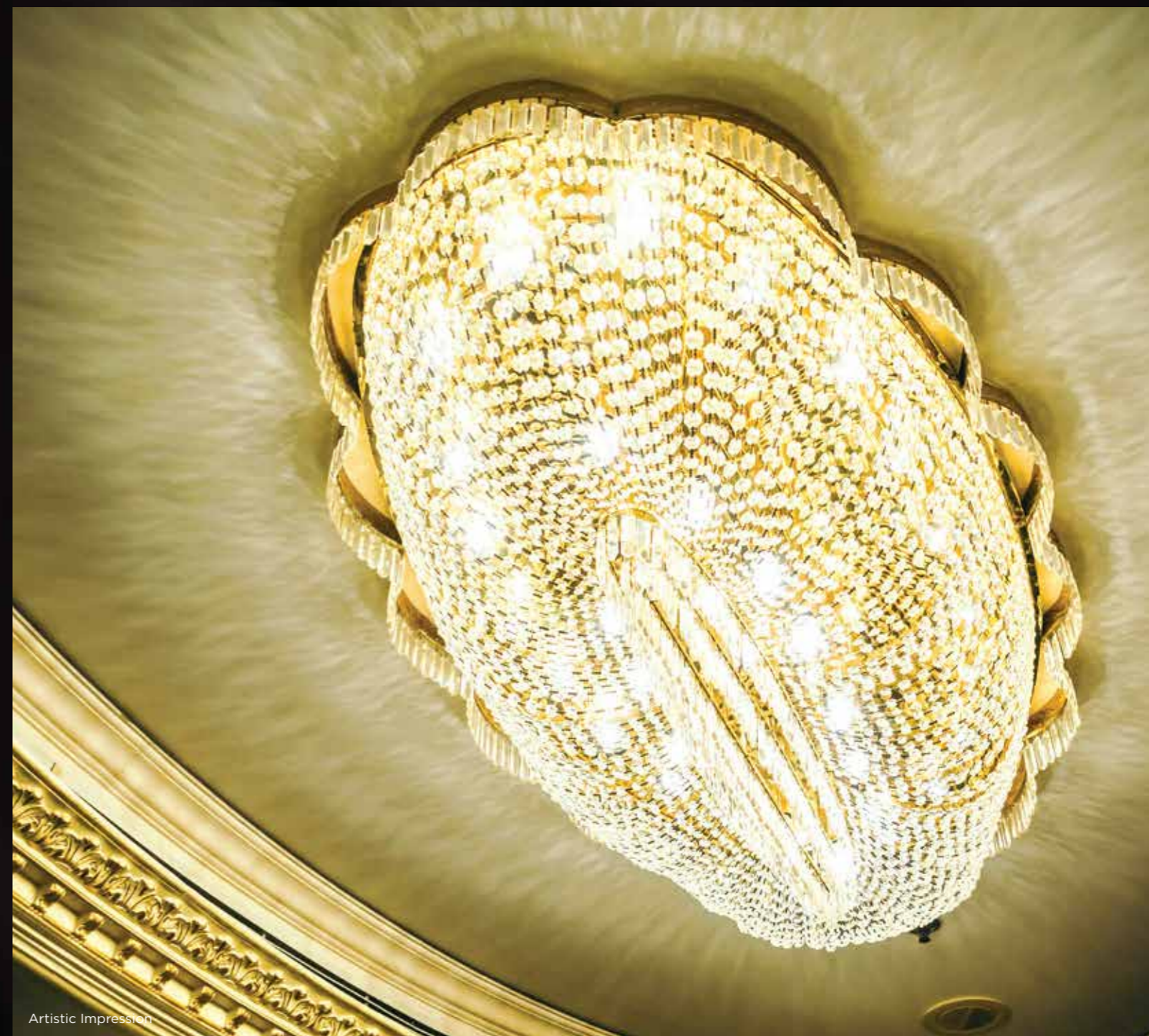
JK GROUP
New Perspective New Dimensions

#AddressOfBrightestStars

Polaris, the North Star, has always been one of the brightest stars in the sky.

Sahadeo Polaris promises the most radiant lifestyles crafted for the brightest stars in Pune, Baner-Pashan Link Road, where you will find spacious and well designed luxury homes with zero space wastage, situated in one of Pune's most vibrant & cosmopolitan localities, amazing rooftop amenities and spectacular views of Baner around you.

Choose the #AddressOfBrightestStars. Choose Sahadeo Polaris



Artistic Impression



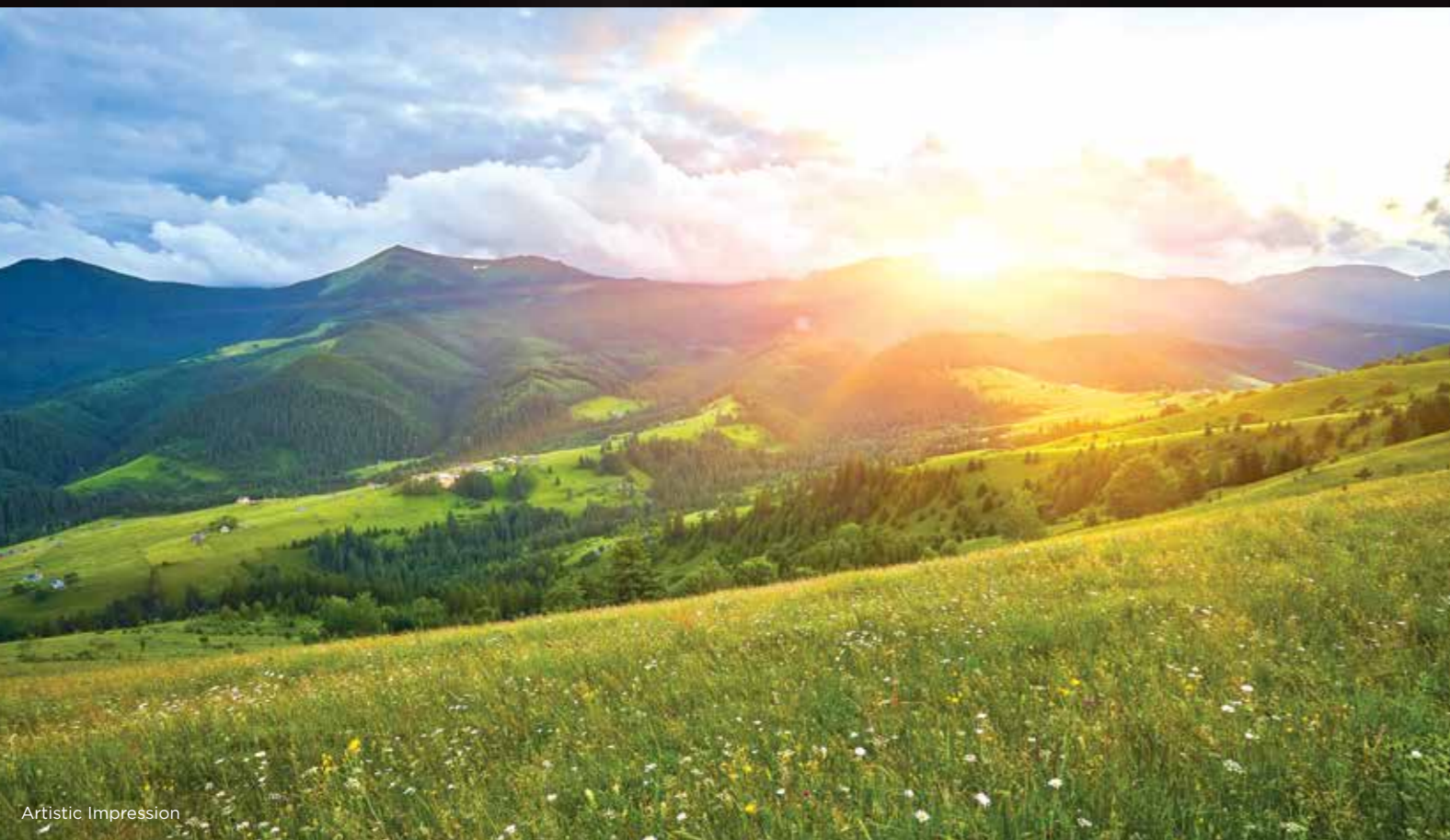
Artistic Impression



Artistic Impression

PASHAN. BLESSED BY NATURE WITH A LAKE, HILLS, BIRDS & PLEASANT WEATHER. COVETED BY THE BRIGHTEST MINDS!

Gifted by nature, Pashan experiences more rainfall than any other part of the city, thanks to the 12632 acres of Vetal Hills, a prominent green, hilly area in Pune. It also has a salubrious and moderate climate throughout the year due to the breeze coming from the 120-acre Pashan Lake built in the British era. The lake and its surrounding area with an exclusive bird-watching zone attract over 150 species of birds and the dense cover of lush green trees gives you cleaner, fresher air to breathe, live one-to-one with nature when you choose Sahadeo Polaris as your abode, every day.



Artistic Impression



Artistic Impression



BECAUSE THE BRIGHTEST MINDS ARE ENTITLED TO MINIMAL TRAVEL TIME.

Strike the perfect balance between work, personal and social life, with restaurants, malls, schools, educational institutes and workspaces just minutes away. Enjoy more family time at Sahadeo Polaris.

KEY DISTANCES

Hotels & Restaurants

Mahabaleshwar Hotel	1.3 Kms
Green Park Hotel	1.8 Kms
Balewadi High Street	4.3 Kms
Bhairavee Restaurant	1.8 Kms
Sarjaa Restaurant	2.4 Kms
The Orchid Hotel	5.3 Kms
JW Marriott	5.5 Kms
Ramada Plaza	7.2 Kms

Schools

The Orchid School	5.4 Kms
DAV Public School	6.2 Kms
St. Joseph High School	4.1 Kms
Loyala School	4.9 Kms
Savitribai Phule Pune University	6.1 Kms
Symbiosis College SB Road	9.0 Kms
Symbiosis College Lavale	10.2 Kms
Vidya Valley High School	7.4 Kms

Shopping & Entertainment

Star Bazaar	1.1 Kms
Tanishq Aundh	2.4 Kms
Ranka Jewellers	2.1 Kms
Westend Mall	3.2 Kms
The Pavillion Mall	5.2 Kms
DMart	3.7 Kms
Regent Plaza	1.3 Kms

Hospitals

Jupiter Hospital	3.1 Kms
Medipoint Hospital	3.0 Kms
Saishree Hospital	2.9 Kms
Chelaram Hospital	5.1 Kms
Surya Hospital	8.5 Kms
Ruby Hall Clinic	12.1 Kms
Hinjewadi	

Wellness

Sanjay Sports Academy	0.9 Kms
Gold's Gym	2.6 Kms
Abs Baner	3.6 Kms
Urbounce Balewadi	4.7 Kms
Balewadi Stadium	6.0 Kms

Key Distances

Baner Metro Station (Upcoming)	1.3 Kms
Pune Railway Station	9.4 Kms
Pune Airport	15.6 Kms
Hinjewadi	10.4 Kms



SAHADEO POLARIS, THE ADDRESS OF THE BRIGHTEST MINDS.

Welcome to Sahadeo Polaris. The brightest shining star for Pashan's brightest minds with thoughtfully planned 2, 2.5, 3, and 3.5 BHK apartments.

Pashan is conveniently located off the Mumbai - Bengaluru national highway. Nestled in the midst of a beautiful lake, hills, and nature, it is centrally situated with Baner in the north, Sus village in the west, Bavdhan in the south, and Pune University in the east.

The best of Pune's social, educational, healthcare and lifestyle amenities come with close proximity to Baner, Balewadi, and the upcoming Baner - Pashan Link Road, promising a luminous lifestyle to its populace.

Come choose Sahadeo Polaris, Pashan as your new abode!



Artistic Impression

A MOST LUXURIOUS LIFESTYLE. CRAFTED FOR THE BRIGHTEST MINDS.

At Sahadeo Polaris, one of the most luxurious lifestyles awaits you with the perfect location, beautifully landscaped spaces, superbly designed 2, 2.5, 3 & 3.5 BHK homes with zero space wastage and a plethora of luxury rooftop amenities. In addition, the elegant hill views of Baner and living a few minutes away from everything ensures that you enjoy one of Pune's most spectacular lifestyles at Sahadeo Polaris.

SAHADEO
POLARIS
— BANER - PASHAN LINK ROAD —



Artistic Impression



Artistic Impression

SUPERBLY DESIGNED, ECO-FRIENDLY & SUSTAINABLE HOMES AMIDST NATURE. WHAT THE BRIGHTEST MINDS DESERVE.

We believe the brightest minds deserve sustainable homes that don't harm the ecosystem. Which is why **Sahadeo Polaris is an IGBC Pre-certified Net Zero Energy Residential Development** - where all homes use renewable energy, making their energy consumption NET ZERO.



Artistic Impression

ROOFTOP SWIMMING POOL WITH DECK



Artistic Impression

CHILDREN'S PLAY AREA



Artistic Impression

MULTIPURPOSE ROOFTOP SPACE FOR EVENTS



Artistic Impression

A LIFESTYLE THE BRIGHTEST MINDS WILL FIND FOREVER SPECTACULAR!

At Sahadeo Polaris, we have planned the ultimate in relaxation and recreation for you with multiple luxury amenities on ground as well as on the rooftop. With a plethora of luxurious indulgences, enjoy one of the most impressive lifestyles ever.

OUTDOOR SCREENING AREA



Artistic Impression



Artistic Impression

LUXURY AMENITIES, ONLY FOR THE BRIGHTEST MINDS.




EXCLUSIVE ROOFTOP AMENITIES

-  Dedicated Games Area On Terrace
-  Outdoor Screening Area
-  Barbeque / Social Dining Space On Terrace
-  Rooftop Swimming Pool With Deck
-  Gazebo With Seating
-  Multipurpose Rooftop Space For Events








ENSURING YOUR ENTERTAINMENT

-  Children's Play Area With Eva Mat
-  Sit-Outs For Senior Citizens

CREATED FOR YOUR GOOD HEALTH

-  Outdoor Rooftop Fitness Station
-  Dedicated Yoga / Aerobics / Zumba Studio On Terrace
-  Dedicated Workout Space



MAXIMIZING YOUR CONVENIENCE

-  Solar Water Heater
-  Generator Backup For Lifts And Common Area
-  Rain Water Harvesting System
-  Ample Street Lights
-  Trimix / Paving Blocks For Driveways / Internal Road
-  Society Office
-  Common Toilet Area On The Ground Floor

TOP PRIORITY FOR YOUR SECURITY

-  Digital Locks
-  Entrance Gate With Security Cabin
-  Intercom Connectivity
-  24 Hour Security
-  CCTV For Entrance Gate And Lobby

SHOWCASING THE ELEGANCE

-  Building Directory
-  Designer Entrance Lobby

ONLY BEST-IN-CLASS SPECIFICATIONS WILL DO FOR THE BRIGHTEST MINDS.



STRUCTURE

- RCC Structure Designed With Earthquake Resistant Frame With Best Material Component



MASONRY

- Fly Ash Bricks / AAC Blocks Masonry Work For Internal And External Walls



WALL FINISH

- Internal Walls In Gypsum / POP Finish With OBD Paint
- External Walls In Sand Faced Plaster With Branded Paint / Apex Paint Or Equivalent



ELECTRICAL

- Concealed Internal Electrical Wiring With Adequate Points - Finolex / Polycab / Havells Equivalent
- Modular Switches With Sufficient Switches - Schneider Or Equivalent
- Switch Gears - Legrand / ABB Or Equivalent Make
- Geyser Points In All Toilets
- Provision For AC Points In All Master Bedrooms In 2 BHK & 2 Bedrooms In 3 BHK
- Provision For TV & Telephone Points In Living & All Bedrooms



KITCHEN

- Black Polished Granite Kitchen Platform With SS Sink
- Power Points For Refrigerator / Microwave & Other Gadgets In Kitchen
- Designer Glazed Tiles Dado Above Kitchen Otta Up To Lintel Bottom
- Provision For Exhaust Fan
- Dry Terrace With Provision For Washing Machine In Dry Balcony (Inlet And Outlet)



FLOORING

- Vitrified Tiles Across The Apartment Unit
- Designer Anti-Skid Ceramic Tiles For Bathroom
- Special Anti-Skid Ceramic Flooring In Terraces
- Wooden Flooring In Master Bedroom



BATHROOMS

- Concealed Plumbing
- Premium ISI Mark C.P. Fittings - Jaquar / Grohe Or Equivalent Make
- Premium Sanitary Fittings - Floor / Wall Mounted - Jaquar Or Equivalent Make
- Designer Glazed Tiles Dado Up To Lintel Level
- Provision For Electric Geyser And Exhaust Fan Point In Each Toilet
- Glass Partition In Master Bathroom



DOORS & WINDOWS

- Main Door: Modular Laminated Wooden Door Frames And Wooden Shutter With Godrej / Europa Or Equivalent Safety Locks
- Internal Room Doors: Flush Doors With Laminate And Wooden Frames
- Bathroom Doors: Flush Doors With Laminate And Granite Frames
- 3 Track Powder Coated Aluminum Sliding Windows With Mosquito Mesh
- Natural Stone Window Sill
- Door Handles & Hardware - Standard Hardware



UTILITIES

- Sewage Treatment Plant
- Rainwater Harvesting
- Underground And Overhead Tanks For Water Storage



SECURITY

- CCTV Cameras For Security
- Access Controlled Lobby
- Digital Door Lock
- Security Cabins



BALCONY RAILINGS

- Aluminium Section With Toughend Glass Railing As Per The Elevation Façade Requirement



ELEVATORS

- 6 Passenger Lifts - OTIS Or Equivalent
- Stretcher Lift - OTIS Or Equivalent



NEW PERSPECTIVE NEW DIMENSIONS

JK Group is one of the leading professional real estate firms in Pune developing commercial, residential and industrial projects. Established in 1996 and carrying forward a legacy of over a decade, its bold and contemporary designs, highest attention to detail, excellent engineering standards, and uncompromised focus on ethics have enabled the Group to earn the distinction of being an innovative and reliable real estate development firm. JK Group has been a major player in the field of industrial leasing in Pune. JK Group is committed to excellence in the design, development, construction and selling of residential, industrial and commercial spaces for the urban Indian citizen, bringing to life its vision of New Perspective New Dimensions.

6

**DELIVERED
PROJECTS**
IN PUNE & PCMC

200

**APARTMENTS
DELIVERED**
IN PUNE & PCMC

1,38,000

SQ. FT.
UNDER
CONSTRUCTION

2,70,000

SQ. FT.
INDUSTRIAL
LEASING

26

YEARS
OF REALTY
EXCELLENCE

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A PROJECT BY



EXCELLENCE PARTNER



For more information, please call 020 7118 0050

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SAHADEO POLARIS -
MAHA RERA No.: P52100045392
<https://maharera.mahaonline.gov.in/>

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