

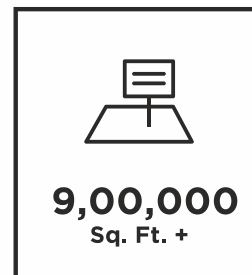


BUILDINGS & BEYOND

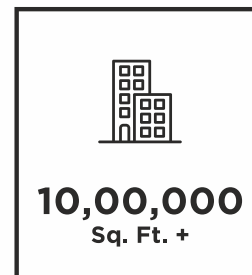




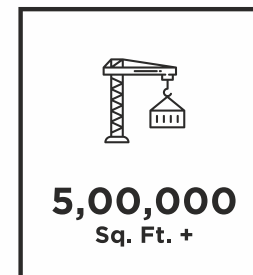
Happy Customers



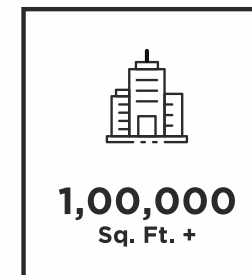
Residential  
Plotting Area



Space Created for  
Completed Projects



Ongoing Project  
Area



Commercial  
Construction Area

# WELCOME TO ARHAM LANDMARKS

**Incorporated in 2005, Arham Landmarks was established by passionate and competent professionals backed by nearly 50 years' collective experience in the civil construction industry. Our Directors are inspired by the vision to build best-in-class residential, commercial and retail ventures that symbolize the right blend of style and substance. We pride on our cherished tradition of delivering residential and commercial landmarks with focus on customer commitment and total transparency.**

For us, construction is not just about putting up walls and roofs but realizing dreams and desires! We revel in creations par excellence and take delight in being a trustworthy brand. Our residential projects such as Tejovalay, Arista, Celistra, Madhupushpa, Paritosh, Meghsparsh, Spandan, Rutugandh and commercial projects like Bonita, Spandan Commercial, Business Plus, Time Square and Metropolis stand testimony to our core business philosophy.

With maximum number of projects being developed in the western part of Pune and more than 1,000 families already bestowing their trust in the Group, Arham Landmarks is setting new benchmarks in Pune's evolving and competitive realty market.

Our business entity, formerly known as Sharada Alliance, today commands the credibility and confidence of property buyers by the name of Arham Landmarks.



A black and white photograph of a hand holding a pen, pointing it at a target with concentric circles. The target is in the foreground, and the hand is in the middle ground. The background is blurred. The image is split diagonally by a white triangle on the left side.

**BELIEVE IN THE VISION,  
TRUST THE PROCESS**

## **OUR VISION**

To be sought after as a reliable real estate company where quality is never compromised and commitments are always honoured.



## **OUR MISSION**

To deliver thoughtfully designed residential and commercial spaces that epitomize the best blend of comfort, style and value for money.

# LEADERSHIP TEAM

## MR. RAHUL BALASAHEB KARADGE

Rahul Balasaheb Karadge is a qualified Civil Engineer endowed with a strong entrepreneurial spirit. After completing his B. E. (Civil) from KIT College of Engineering & Management, Kolhapur, he applied his dynamism and business acumen and has made his mark in the realty market as a quality-focused Developer. He brings to the table 18 years of insightful experience in the industry and a vision to break through the clutter.

Rahul leads the real estate division of Arham Landmarks, efficiently managing all aspects of business. His multidisciplinary and cross-functional responsibilities include Land Purchase, Legal, Marketing, Finance, Public Relations and execution of all real estate projects. A motivating team leader and enthusiastic learner, Rahul seeks out new avenues in business and looks to imbibe new skills.

Rahul believes that diversification is the key to sustain and succeed in today's challenging business environment in the real estate industry. He has thus branched out into new ventures like Commercial Premises Leasing, Residential Plotting in Tier-3 and Tier-4 Cities, IT and Hospitality domains. It is indeed a visionary step of expansion that is helping drive growth and performance for Arham Landmarks.





## **MR. RAJENDRA SHANKARRAO KUTTE**

Rajendra Shankarrao Kutte heads the Infrastructure Division at Arham Landmarks. Holding a B. E. (Civil) from Gogate Institute of Technology, Belgaum, Rajendra is backed by over 35 years of experience in the industry.

Finance is Rajendra's forte; he manages the Finance Department of Arham with passion and proficiency. He has in-depth knowledge of PR and has handled PR activities for all the leading financial institutes. Capitalizing on his rich expertise, Rajendra also oversees assorted construction activities under Arham Landmarks.



## VERTICALS

Enjoying a growing multi-industry presence, Arham Landmarks caters to diverse industry sectors, including Infrastructure, Agriculture, Information Technology and Hospitality.





# AGRICULTURE

- 25 years of rich experience in the Agricultural domain
- Own agricultural land bank of 70+ acres near Kolhapur city within a radius of 10 Km
- All our farms are 100% organic; no chemicals or artificial fertilizers are used
- We grow fruits like Mango (Hapus, Kesar, Payri, Sonpari), Chikoo, Coconut, Papaya, Pomegranate & Dragon Fruit)
- We rear Desi Cows & Buffaloes for milk and organic fertilizers
- Complete drip irrigation to avoid wastage of water
- We have built small dams in our farms to utilize rainwater and to increase the water table by percolation
- Our Agriculture Division has generated employment for about 20 local families



# INFRASTRUCTURE

Arham Landmarks has been serving the infrastructure industry under two different companies viz Noble Construction Company & B.A. Karadge Contractors. Both the firms have a cumulative experience of more than 50 years in delivering complex mega Infra projects.

## ONGOING PROJECTS

- STP and Drainage network under Amrut Yojna for extended Kolhapur City, Kolhapur
- Construction of double tracking of railway lines on Pune - Miraj Route for Central Railway
- Construction of Residential buildings for NCRA, Pune (Government of India Undertaking)

## COMPLETED PROJECTS

- MIT College Campus at Ujjain, Madhya Pradesh
- Canara Bank Zonal Office at Pune
- STP at Tal. Daund, Dist. Pune
- Multi-level Parking, Subway with Bus Terminals at Pune Station, Pune
- Bridges and Tunnel works at Ratnagiri for Konkan Railway
- Olympic-size swimming pool for Pune Municipal Corporation at Hadapsar
- National Highway Projects on NH-17 from Kharepatan to Kankavli, Dist. Sindhudurg
- Construction of Achara-Kankawali Road, Dist. Sindhudurg
- Construction of Padel Wahotan Tarala Road, Dist. Sindhudurg



# HOSPITALITY

Inspired by the idea of providing quality accommodation at an affordable price, we have created a footprint in the Hospitality business.

Professionally managed by Arham Hospitality, our properties offer our patron a cozy, relaxed stay backed by courteous service. Right from the moment they check-in to the time they check-out, our guests enjoy an experience that is anchored in care, comfort and convenience.

We have made our mark in Kolhapur by offering hotel rooms to customers within their budget. And we have ambitious plans to replicate this success in other cities as well.



## SALIENT FEATURES

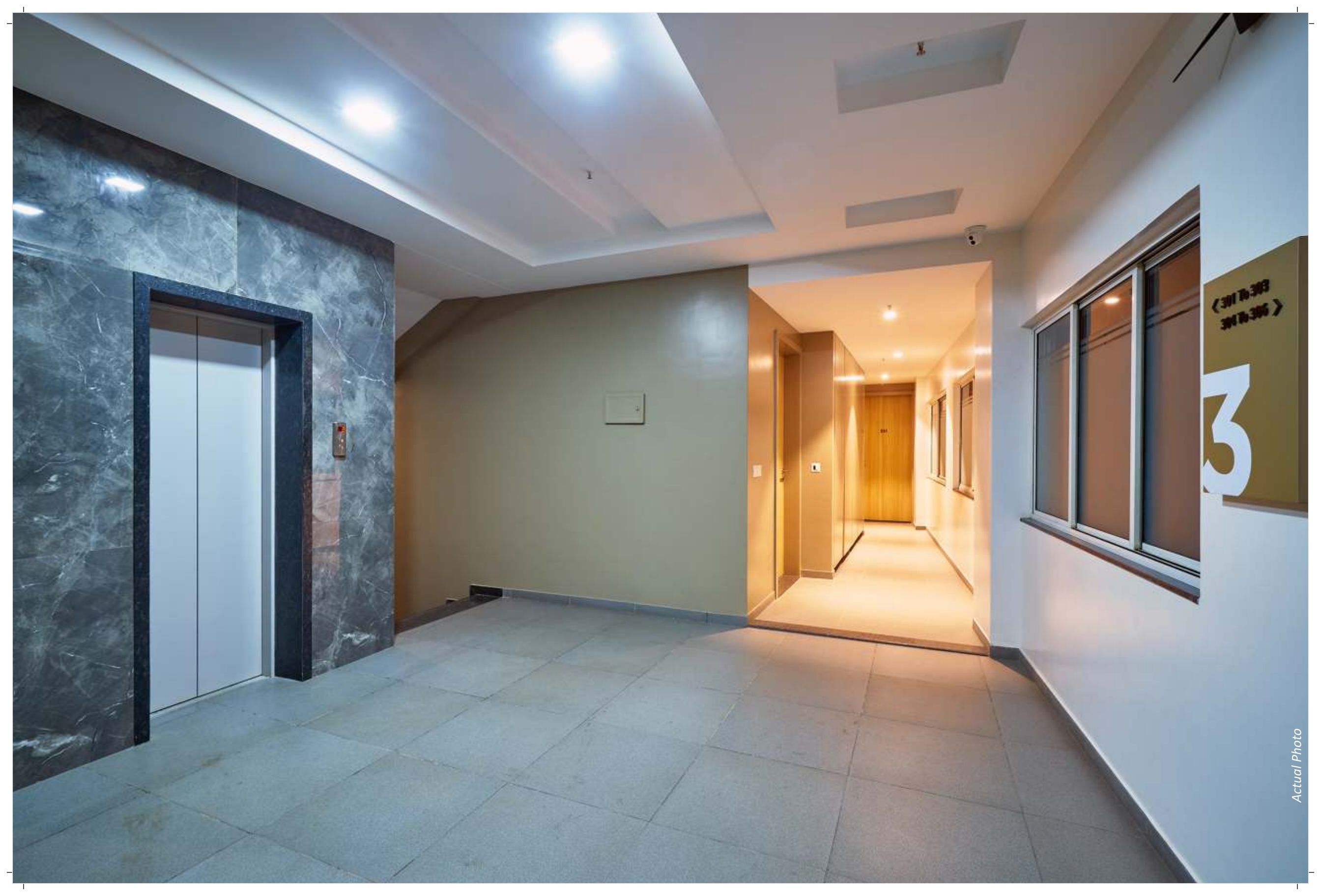
- Budget hotel situated opposite Kolhapur Railway Station, Kolhapur
- Central and convenient location
- 17 well-appointed and spacious rooms
- Two-star category rooms at surprisingly affordable prices
- Food-on-demand service
- 24-hour Help Desk
- Valet parking, Wi-Fi and Guided Tour facility available



**Elite Inn**

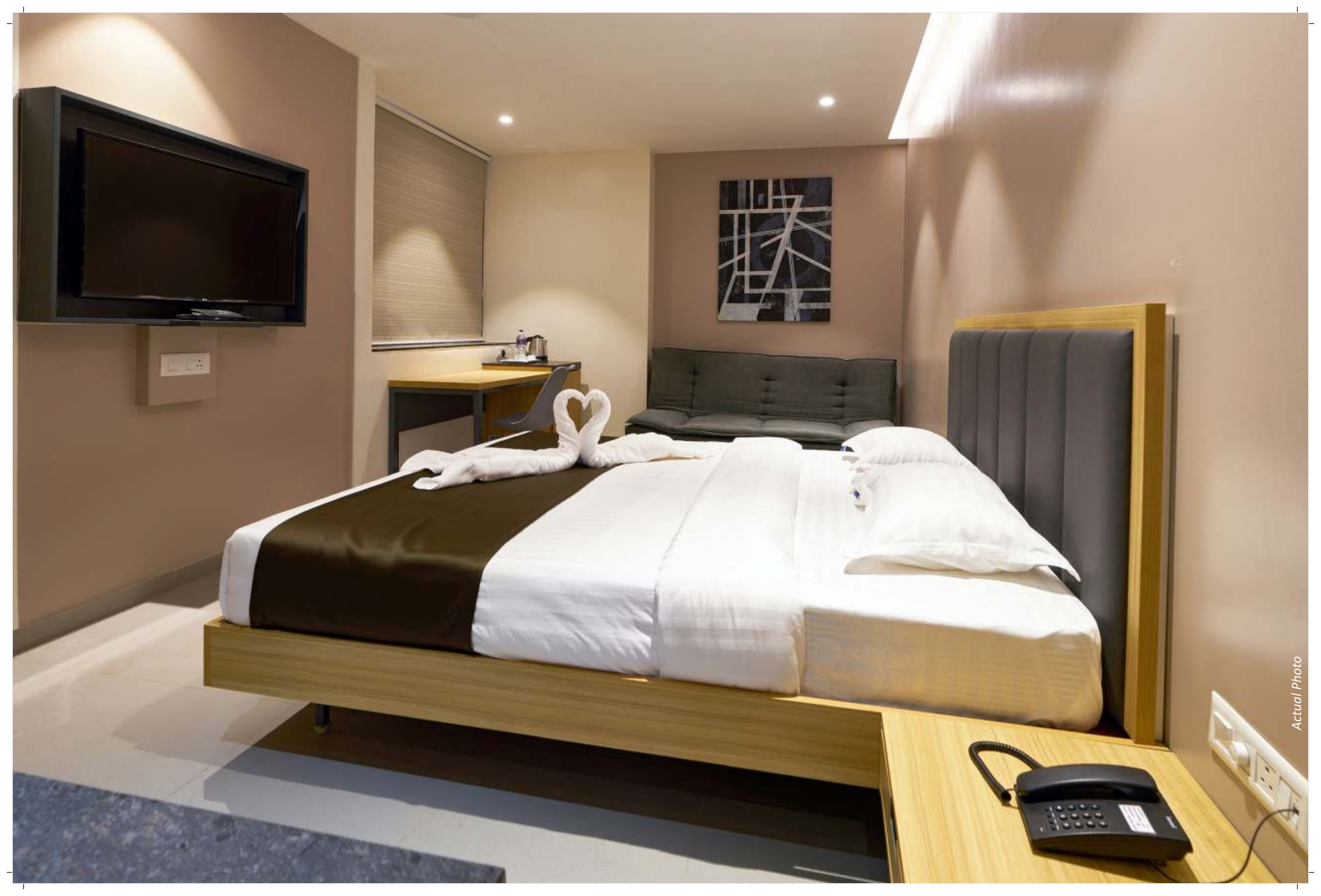
**Face Mask  
REQUIRED**  
For the safety of our  
customers and our  
house members.





< 301 to 303  
304 to 306 >

3













# INFORMATION TECHNOLOGY

Working as a trusted partner with technology businesses, Arham Landmarks has created innovative architecture for the IT industry. We foster growth of the industry by offering a perfect ambiance for learning, technology development, consulting and business solutioning.

We have served brands like TCS Ion (TCS Group Company) that proves our potential for fulfilling the needs and demands of the IT industry.

- Infrastructure setup of Examination Center for TCS Ion
- The project is spread across 6,500 sq. ft. space in Tarabai Park, Kolhapur
- It holds the capacity of conducting online or offline examination for around 250 students in one sitting
- Today, considered as the most efficient center amongst TCS ION centers in Maharashtra



# REAL ESTATE

## AN ICON OF RELIABILITY

With increasing urbanization and evolving lifestyles, the quest for premium quality homes/offices is growing. At Arham Landmarks, we help discerning property buyers fulfil their dreams and make safe, secure investments.

Arham Landmarks is a customer-focused company built on a solid foundation of excellence. We have a splendid portfolio of residential & commercial properties as well as residential plotting schemes in Pune and Kolhapur.

Our projects are crafted by a passion to build superior spaces that vibrate with contemporary architecture, superior craftsmanship and best-in-class amenities.

In a market where credibility is hard to come by, Arham Landmarks has built strong bonds of trust over the last 20 years. It is a brand that indeed epitomizes trust, integrity and value for money.



**Retail, Smart Office & Restaurant Spaces**

S. No. 23, Near Balewadi High Street,  
Balewadi Pune - 411 045



## A NEW-AGE MASTERPIECE MAKING A LASTING IMPRESSION

Standing tall near Balewadi High-Street, Altus commands a positively prime location. It is situated in a cosmopolitan business hub that prides on its wide, leafy boulevards, heartwarming tranquility and superb connectivity.





Artist's Impression

Artist's Impression

**IDEAL SPACES**



**DESIGNER FACADE**



**24 x 7 SECURITY WITH CCTV & GUARDS**



**VASTU COMPLIANT SPACES**



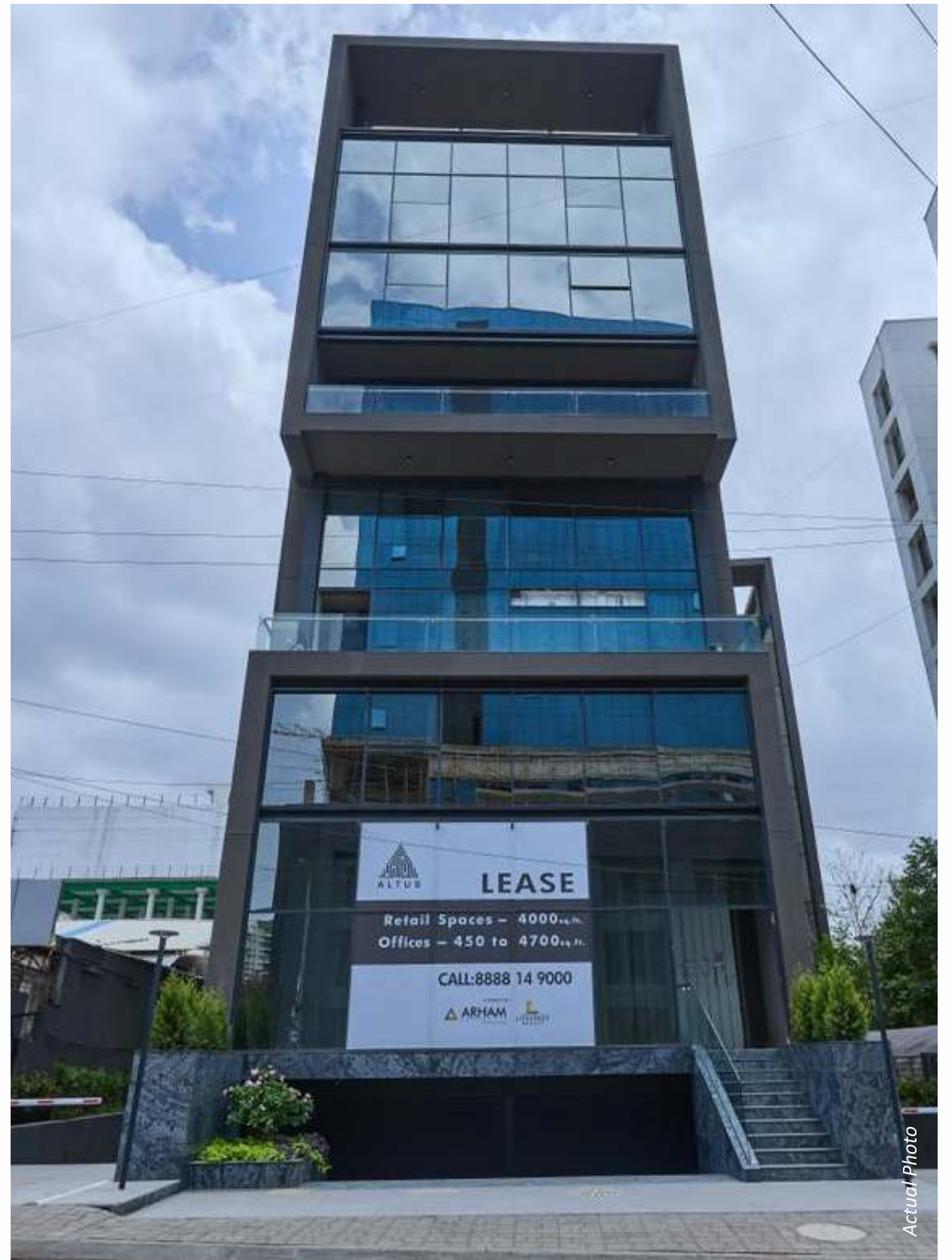
**RETAIL SPACES**  
(3,500 Sq.ft. onwards)



**SMART OFFICE SPACES**  
(500 Sq.ft. onwards)

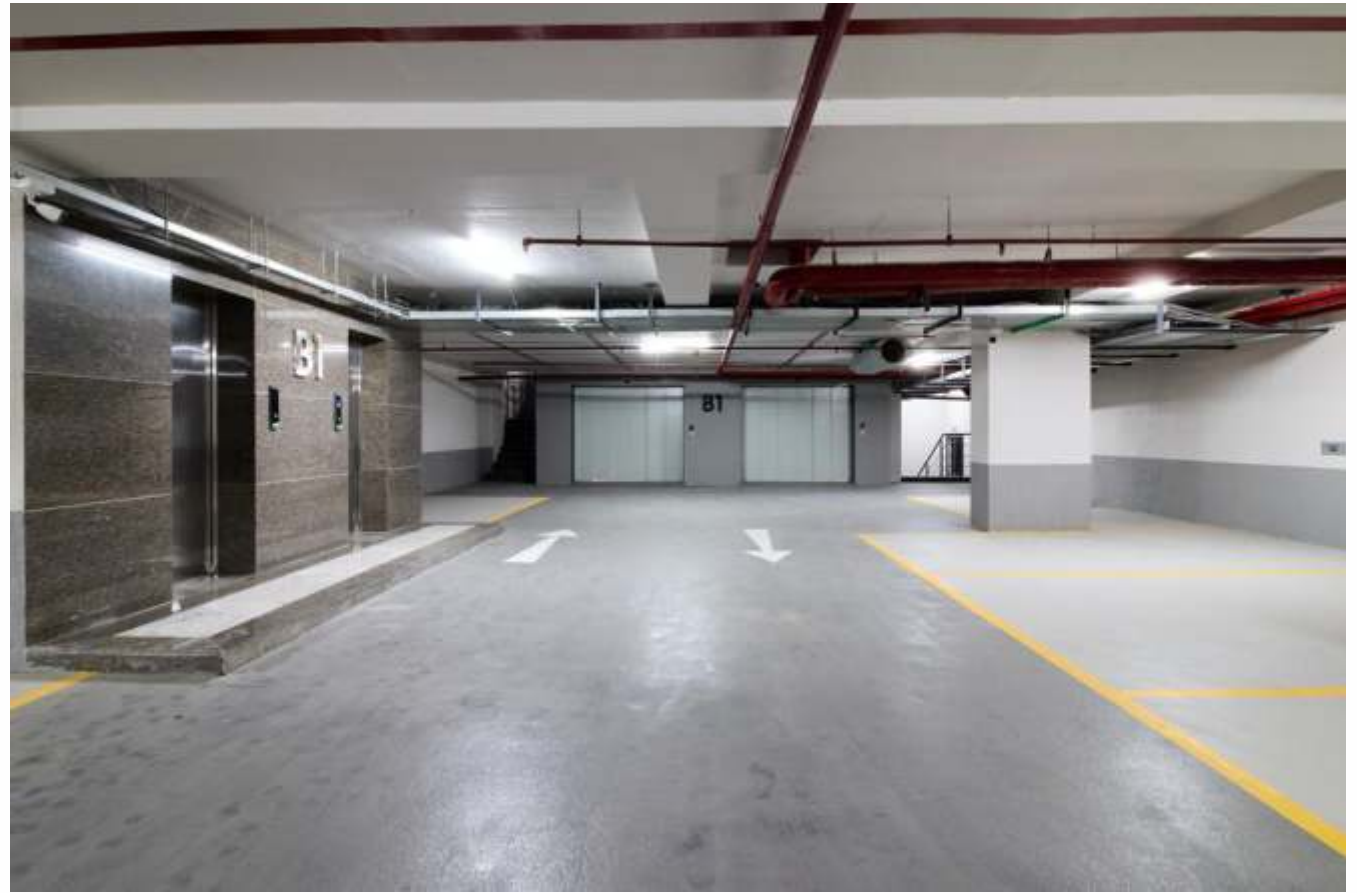


**SPACE FOR RESTAURANT**  
(3,700 Sq.ft. onwards)









*Life* The most beautiful collage of emotions & experiences



**NOBLE**  
~ NIWAS ~

**2, 3 & 3.5 BHK Luxurious Apartments**

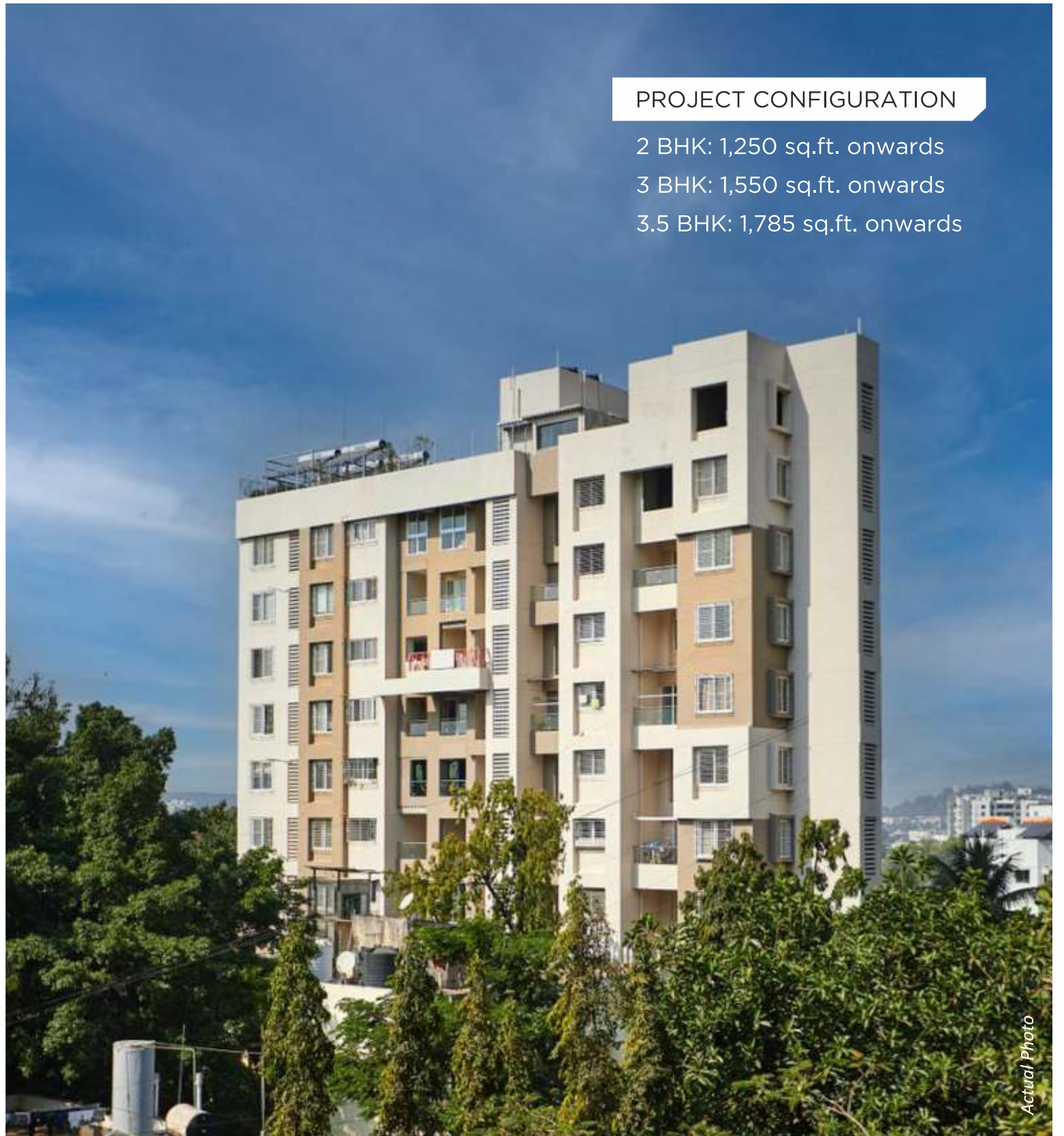
CTS No. 97 A-I/39, S. No. 557 A, Plot No. 25B,  
Final Plot No. 473, Gultekadi, Pune - 411037.



## THE HOME WHERE LOVE IS REDISCOVERED

Premium 2, 3 & 3.5 BHK Residences  
at Gultekdi, Market Yard-  
Pune's Prime Commercial Hub.

Experience a Divine Atmosphere!  
Noble Niwas - Sensible, Smart Planning and  
Graceful Architecture Delivers signature spaces  
that resonate with style, refinement and  
living pleasure.



**PROJECT CONFIGURATION**

- 2 BHK: 1,250 sq.ft. onwards
- 3 BHK: 1,550 sq.ft. onwards
- 3.5 BHK: 1,785 sq.ft. onwards







Actual Photo











Actual Photo













Actual Photo



akashparv

RISE ABOVE THE

*Rest*

3 & 4 BHK Ultra Premium Residences  
S.No-15/2/2A, Chandani Chowk, Bavdhan, Pune.

SOARING LUXURY,  
TOWERING  
*Elegance*

This urban luxury property located in Kothrud Annexe, Chandani Chowk, Pune, brings you high-end terrace apartments that splendidly rise above the urban clutter. Contemporarily styled to live up to your high expectations, this 3-tower masterpiece sits on a sprawling 3-acre wide greenland. This splendid landmark, soaring up to 22 levels, is the tallest structure in the vicinity.



A NEW BENCHMARK IN  
*Opulence*

Akashparv bring you a choice of  
3 & 4 BHK Ultra Luxurious Apartments  
3 BHK Apartments 1990 sq.ft. onwards  
4 BHK Apartments 2990 sq.ft. onwards



















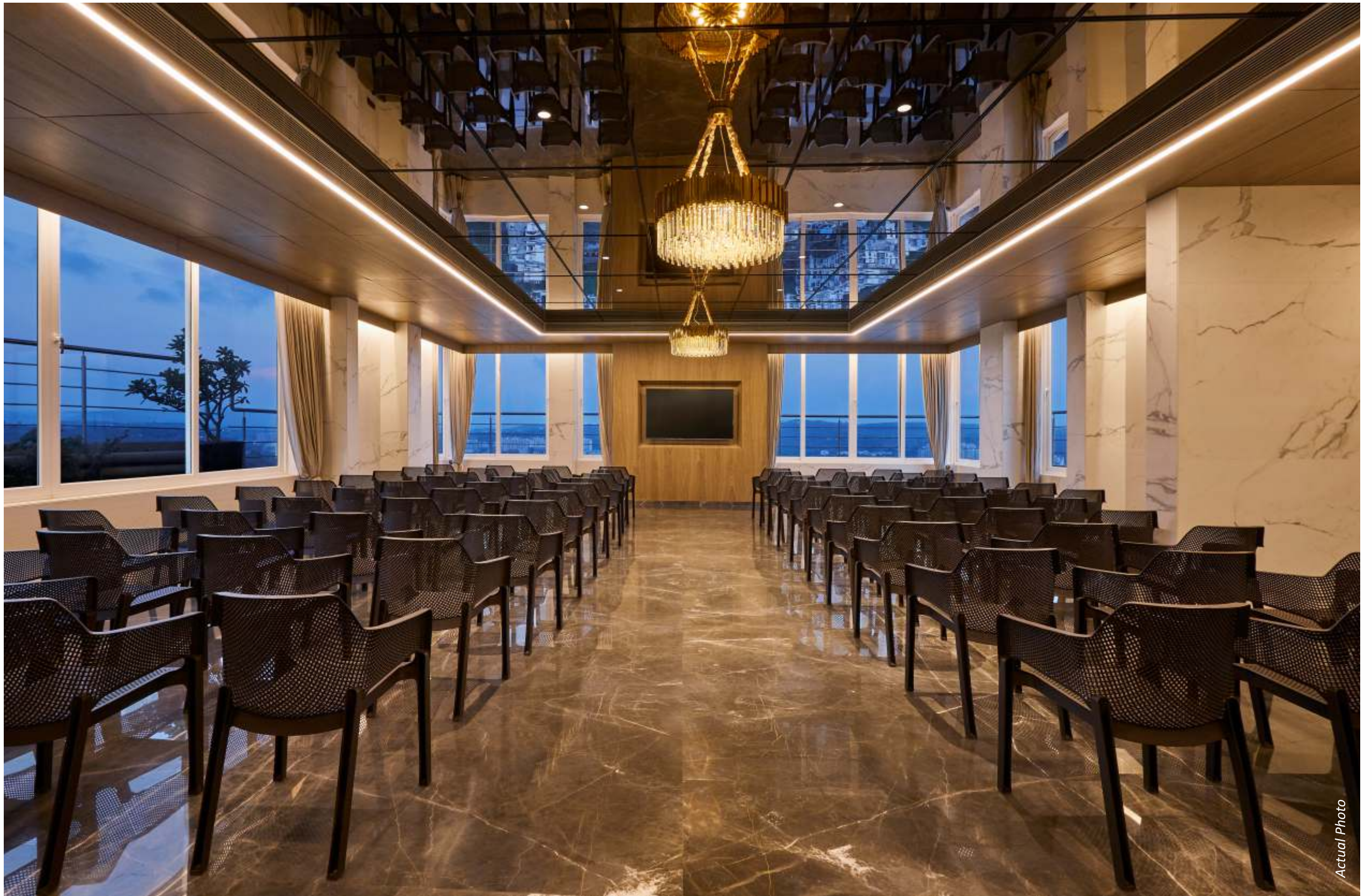








→ SWIMMING POOL  
→ INDOOR GYM ROOM  
→ CAFETERIA









## **2 & 3 BHK Luxurious Apartments**

Paritosh, Sr. No. 31/32,  
Behind MITCON, Balewadi, Pune



## PROJECT CONFIGURATION

- A Township project of 250 Premium Apartments
- 15 storied 4 towers
- 2 BHK Apartments Starting from 1,020 Sq.Ft.
- 3 BHK Apartments Starting from 1,500 Sq.Ft.





## Fully Developed NA Residential Plots

S.No-85/1 A, Near  
Mahavir College, Nagala Park, Kolhapur.

**ऋतुगंध**  
गंध स्वच्छंदी निसर्गाचा...  
मनस्वी समाधानाचा...

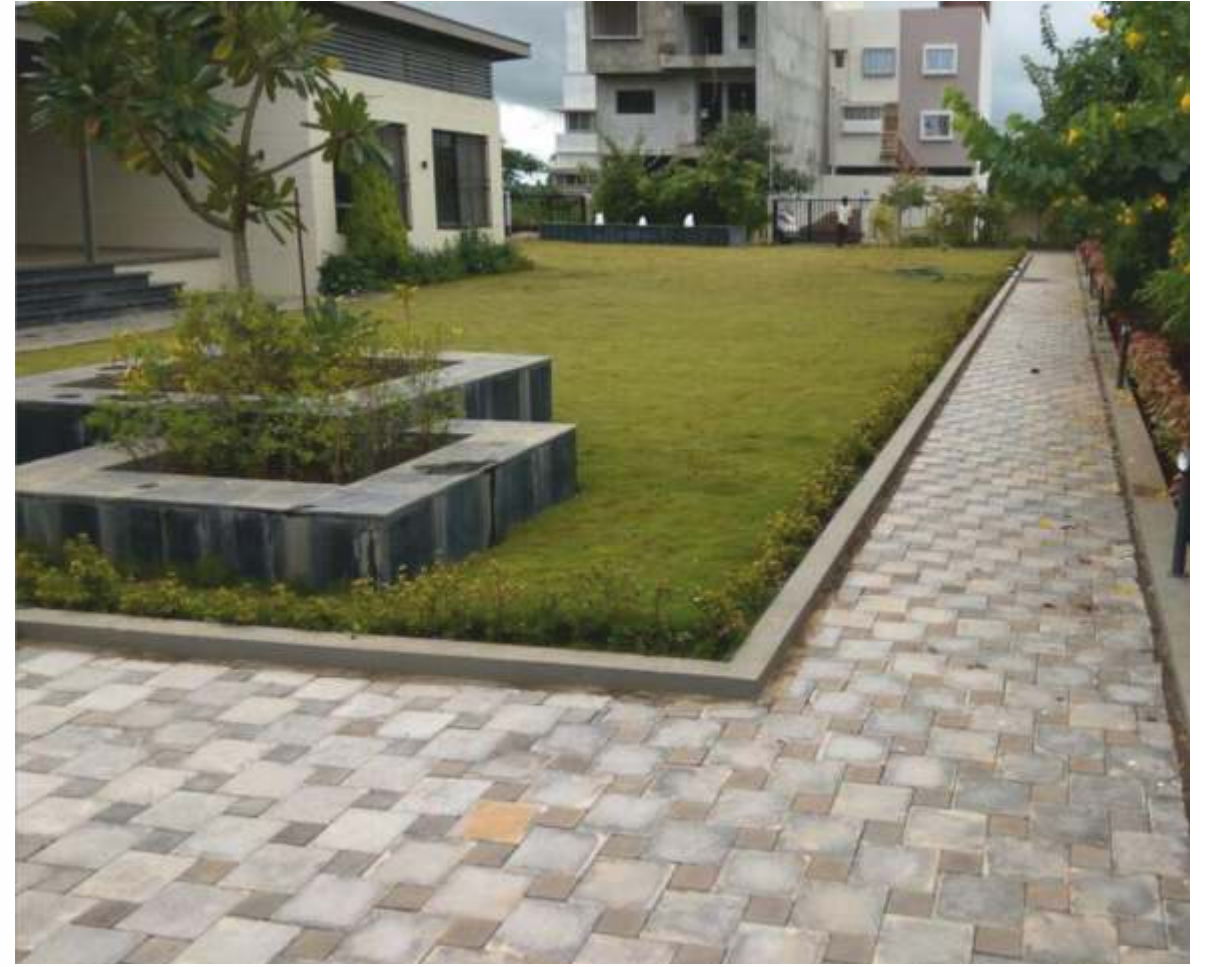


Artist's Impression

## A Pristine Place Amidst Nature that Keeps You Rejuvenated with Fresh Air and Fantastic Views!

Title Clear Fully Developed N.A. Bungalow Plots, available from 1500 Sq.Ft. to 10,000 Sq.Ft. at Nagala Park, Kolhapur.

The neighborhood of Nagala Park offers easy connectivity to District Court, Central Administrative Building, New palace & renowned schools and colleges that include Vivekanand College, Mahavir Mahavidyalaya, D.Y. Patil Schools & Colleges, St. Xaviers School, Chhatrapati Shahu Vidyalaya, among others.





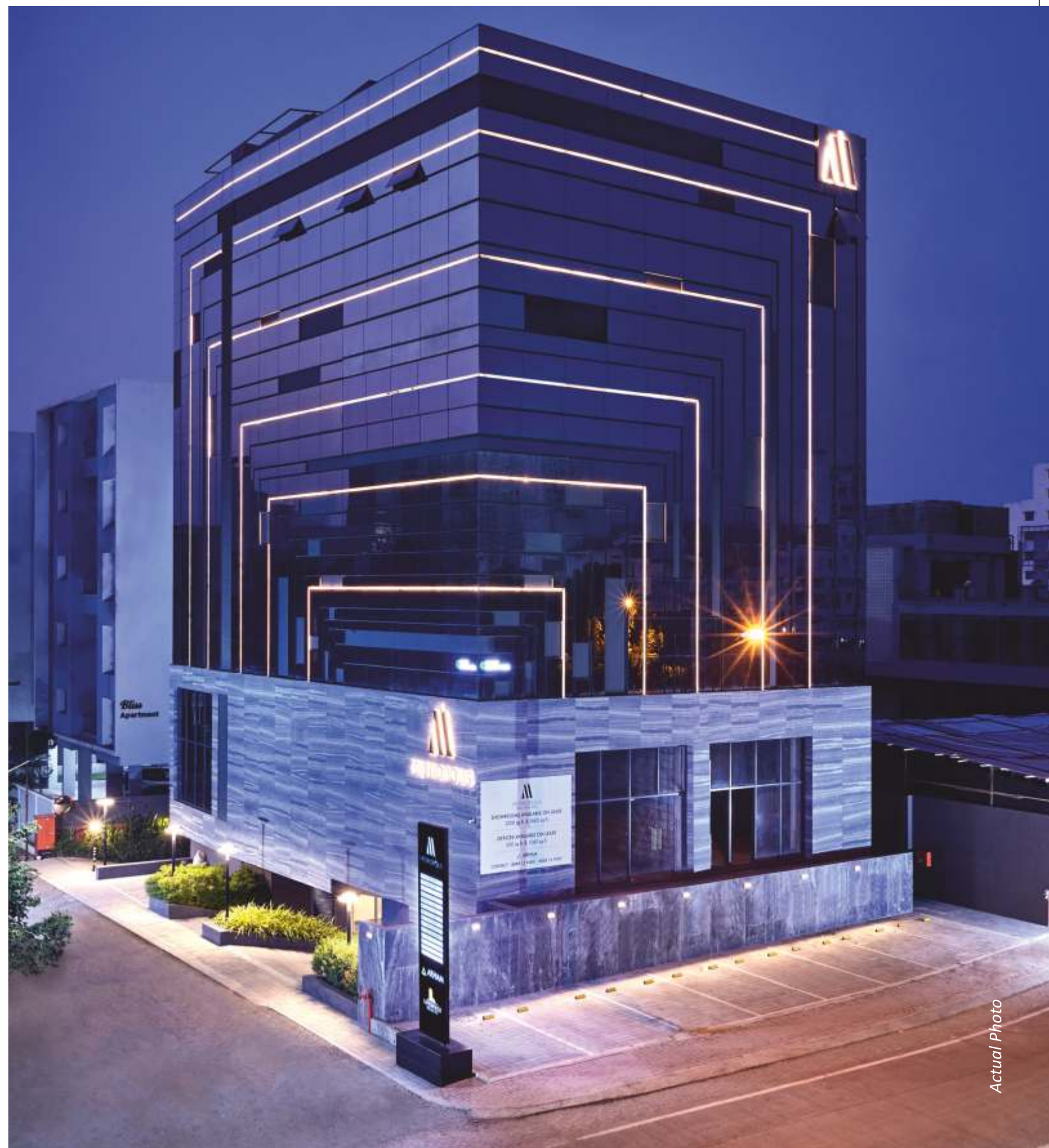
# METROPOLIS

SMART OFFICE SPACES

State-of-the-art commercial tower of 25,000 Sq.Ft. offering Prime Retail & Office Spaces.

Standing tall on Balewadi High - Street, Pune Metropolis commands a positively prime location.

It is situated in a cosmopolitan business hub that prides on its wide, leafy boulevards, heartwarming tranquility and superb connectivity.



Actual Photo





METROPOLIS  
SMART OFFICE SPACES



DAY VIEW

NIGHT VIEW

Actual Photo



Actual Photo



Actual Photo

Actual Photo





**METROPOLIS**

2	201 Available On Lease - 9885140000	4	401 Trident Interiors Pvt. Ltd.
	202 Dr. Rajesh Nair		402 Dynamic Health Studio
	203 Cytek Industries India Pvt. Ltd.		403 Available On Lease - 9763711788
	204 Royal Wings Academy		404 T. eegari Landmark Pvt. Ltd.
3	301 Q75 Technology Pvt. Ltd.	5	501 to 504 Spinco Biotech Pvt. Ltd.
	302 Available On Lease - 9885140000	6	601 to 604 Maestro Technologies
	303 Chirped Contact		
	304 Apollo Health System - Proprietary Office		





# Glories Architecture & Graceful Living

A Project of 2 & 3 Luxuries Apartments  
at Ambegaon Kh., Opposite Swami Narayan Temple, Pune  
Total Project Area 2,25,000 Sq.Ft.

*Megh sparsh*



Actual Photo

**Spandan**  
Feel the pulse of contemporary living...

2 & 2.5 BHK Luxurious Apartments, Showrooms & Offices  
at Pune Mumbai Bypass, Warje, Pune.  
Total Project Area 1,75,000 Sq.Ft.



Actual Photo





सुहृत्सौख्यमा वसतः।

1 & 2 BHK Budget Apartments,  
at Ambegaon (Kh.), Pune.  
Total Project Area 65,000 Sq.Ft.



Artist's Impression



## STEP ONE

- Retail & Office Spaces at Paud Road, Erandwane, Pune.
- Total Project area 10,500 sq. ft.

## CELISTA

- Project of 75 Spacious Apartments at Balewadi, Pune
- Total Project area 1,00,000 Sq. ft.





## TEJOVALAY

- High end Luxurious 3 & 4 BHK apartments, off. Ghole Road, Shivaji Nagar, Pune.
- Total Project area 21,600 sq. ft.



## BONITA

- Retail Spaces and Offices, Off. Ghole Road, Shivaji Nagar, Pune.
- Total Project area 20,000 sq. ft.



## TIMES SQAURE

- Grand Commercial Showroom Spaces pre-leased to Tanishq from the last 10 years, located opp. Pune Central Mall, Bund Garden Road, Pune.
- Total Project area 18,200 sq. ft.

# BUSINESS<sup>+</sup><sub>+</sub>

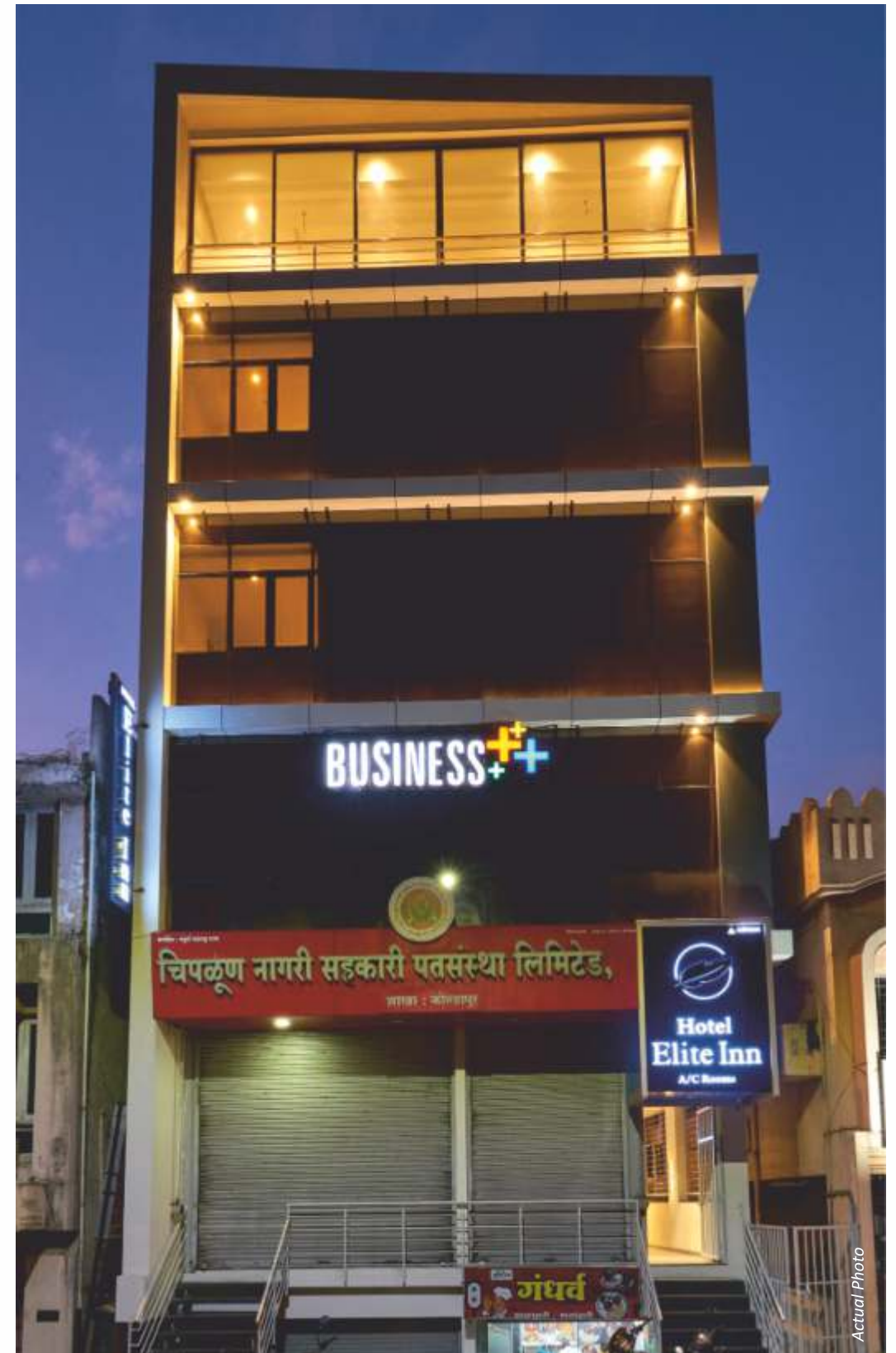
## DESIGNED TO DRIVE BUSINESS GROWTH

### Commercial Spaces & Hotel

It's an address that's perfect for your business!

A centrally located road-touch property, Business+ offers prime commercial spaces on the first two levels. Integrating modern technology and new-age conveniences, these units are ideally suited for company offices, showrooms, brand stores and various outlets.

Occupying the higher floors in the building is Hotel Elite Inn, which represents our entry into the Hospitality sector. It is a boutique hotel that provides cost-effective and quality accommodation to both leisure and business travelers visiting Kolhapur.



## ONGOING PROJECT

### Zenith

- Showroom, Office Spaces
- 3 & 4 BHK Premium Luxurious Apartment at Viman Nagar, Behind Phoenix Market City.



## UPCOMING PROJECTS

### Manas

- 2 & 3 BHK Luxurious Apartment
- Gujrat Colony, Kothrud, Pune



## UPCOMING PROJECTS



### Oceanus 21

- 2 & 3 BHK Premium Apartments
- 21st Road, Khar West, Mumbai

## UPCOMING PROJECTS



### Meghspars Phase 3

- Showrooms, 2 & 3 BHK Premium Apartments
- Ambegaon Khurd, Opposite Swami Narayan Temple





### **PUNE OFFICE**

Office No 301, Saumitra Apartment,  
Near Income Tax Office, Lane No.14, Prabhat Road, Erandwane, Pune 411004, MH, INDIA

☎ +918888 12 9000 | ✉ [info@arhamlandmarks.com](mailto:info@arhamlandmarks.com)

### **KOLHAPUR OFFICE**

CTS No. 243 KH/2B, Flat No. F-2, City Pride Apartment, Tarabai Park, Kolhapur 416003, MH, INDIA

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[www.arhamlandmarks.com](http://www.arhamlandmarks.com)