

Rooted in culture, Steeped in luxury!



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Pure Delight

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OVER 25000 SATISFIED FAMILIES | PUNE | MUMBAI | NAGPUR | BENGALURU



GANGA BHAGYODAY

— PHASE II —

3 BHK REGAL HOMES, SINHAGAD ROAD, PUNE



Capturing the essence of Pune's very best!

Pune is a city quite unlike any other. It boasts of a proud history and a rich

cultural heritage. It always strives to protect and perpetuate traditions and

yet is at the forefront of social change and economic progress and

prosperity. At Bhagyoday Phase II it has been our effort to capture this

unique blend that is Pune and make it resplendent with a touch of luxury.

To give you homes that say a lot about you, your values, your stature!

**The Culture of Kothrud.
The Convenience of Sinhagad Road.**

This unique culture of Pune that evolved in the Peth areas, shifted its centre to Kothrud in the later parts of the 20th century. In the 21st century, this epicentre has now moved to Sinhagad Road!

Making a modest beginning as a low key location, Sinhagad Road has over the years, emerged as a premium, sought after destination in its own right.

Ganga Bhagyoday, the first premium project on Sinhagad Road recognised this development and accelerated it too!

The best location on Sinhagad Road...

- Bang on the 240' Sinhagad Road • Very close to the city centre and just 10 mins. from Kothrud • Surrounded by all conveniences of modern life like schools, colleges, hospitals, gardens, malls, multiplexes, shopping, entertainment, eat outs, etc. • 2 mins. away from Mumbai-Bengaluru highway





Artistic view of Walk-in Wardrobe

At Ganga Bhagyoday Phase II, we have taken this premium feel a few notches higher with a touch of grandeur and luxury that makes these homes ideal for an achiever like you.

A grand entrance lobby with splendid chandeliers gives you an instant experience of having entered a special building meant only for special people.

Your 3 bedroom apartments here are majestic and spacious, ranging from 1650 to 2295 sq. ft.

Artistic view of Living Room



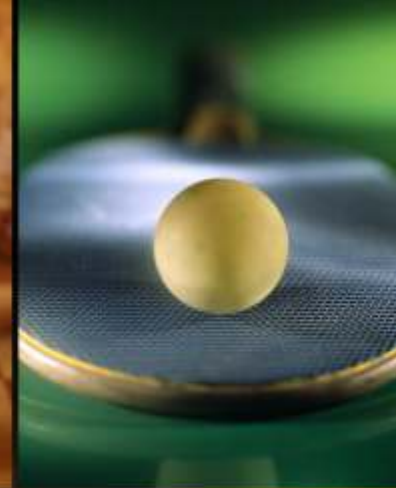
Artistic view of Lobby



- Bigger toilets 12ft. 9inch x 10ft. that include separate shower area, WC area and walk-in wardrobe
- Special entrance lobby for selected flats with waiting area for visitors
- Provision for lighting for future interior needs, so that extra conduiting for mood lighting not required
- Double height mechanical parking for selected flats
- Individual toilet blocks for all bedrooms and a powder room for common use
- Acrylic false ceiling in toilets
- Home automation
- Engineered hardwood flooring in master bedroom
- Centralised hot water system with heat pump
- Access control at building entrance
- CCTV/ Broadband /DTH and Data Cable ready



Artistic view of Master Bedroom



Live Vibrant

If we have created homes that salute your stature, we have planned many features that allow you and your family to lead a happy, healthy, joyful and fulfilling life, taking care of every single aspect of your multifaceted lifestyle.





Health, sports, leisure, safety, convenience, environment... at Ganga Bhagyoday-Phase II, we have striven to add value to every aspect of your lifestyle.



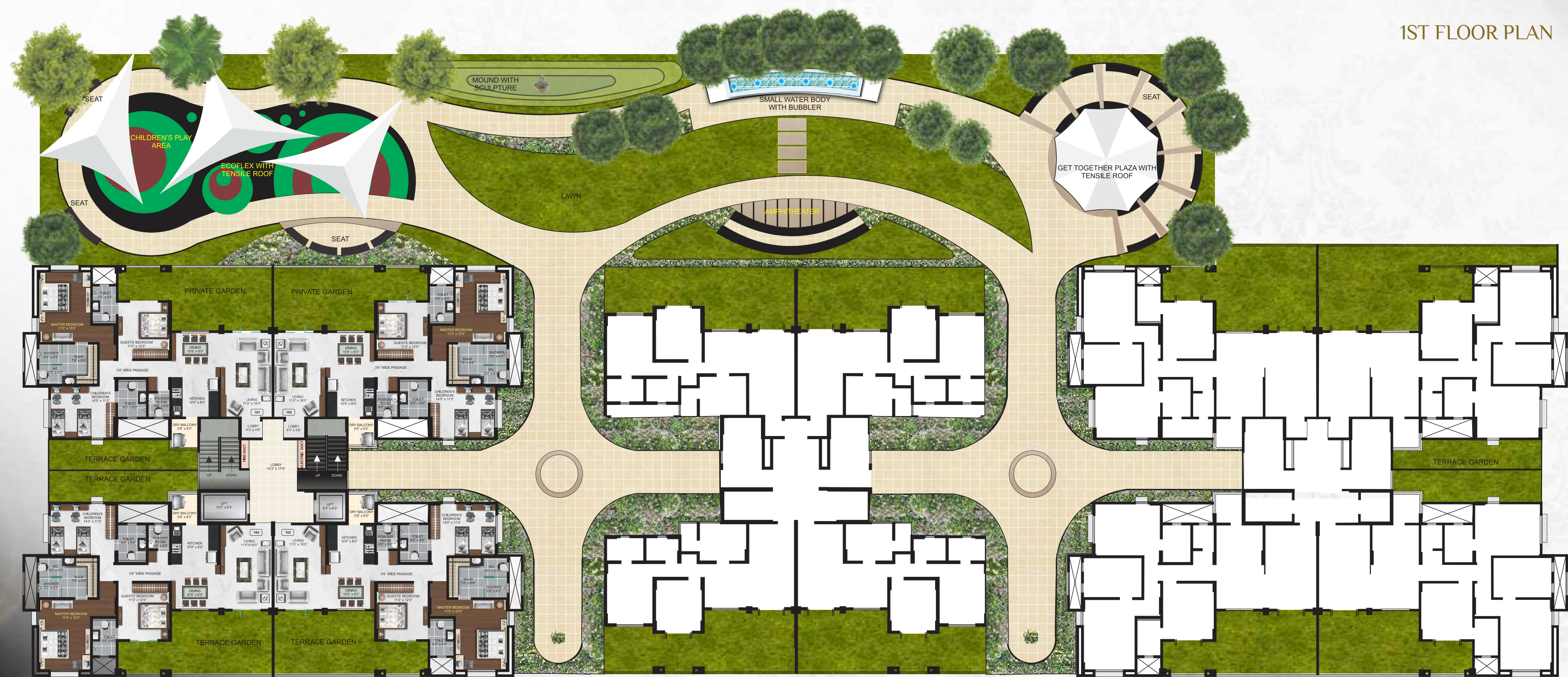
Odd Floor
3 BHK



Even Floor
3 BHK



1ST FLOOR PLAN



D1 - BUILDING

E1 - BUILDING

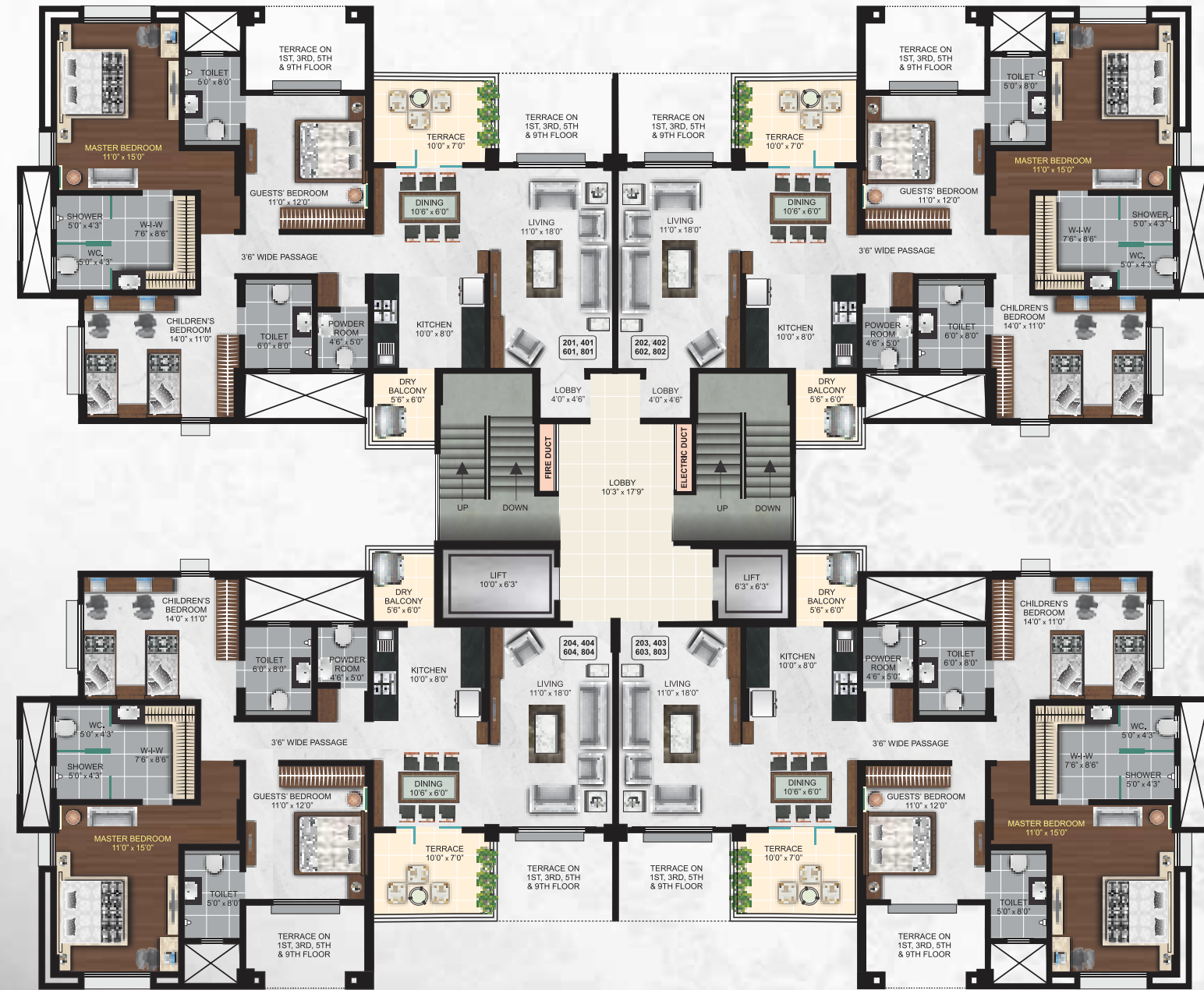
F1 - BUILDING



CHARGEABLE AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	CHARGEABLE AREA
101	1765	2295
102	1575	2047
103	1556	2023
104	1746	2270

2ND, 4TH, 6TH, 8TH & 10TH FLOOR PLAN

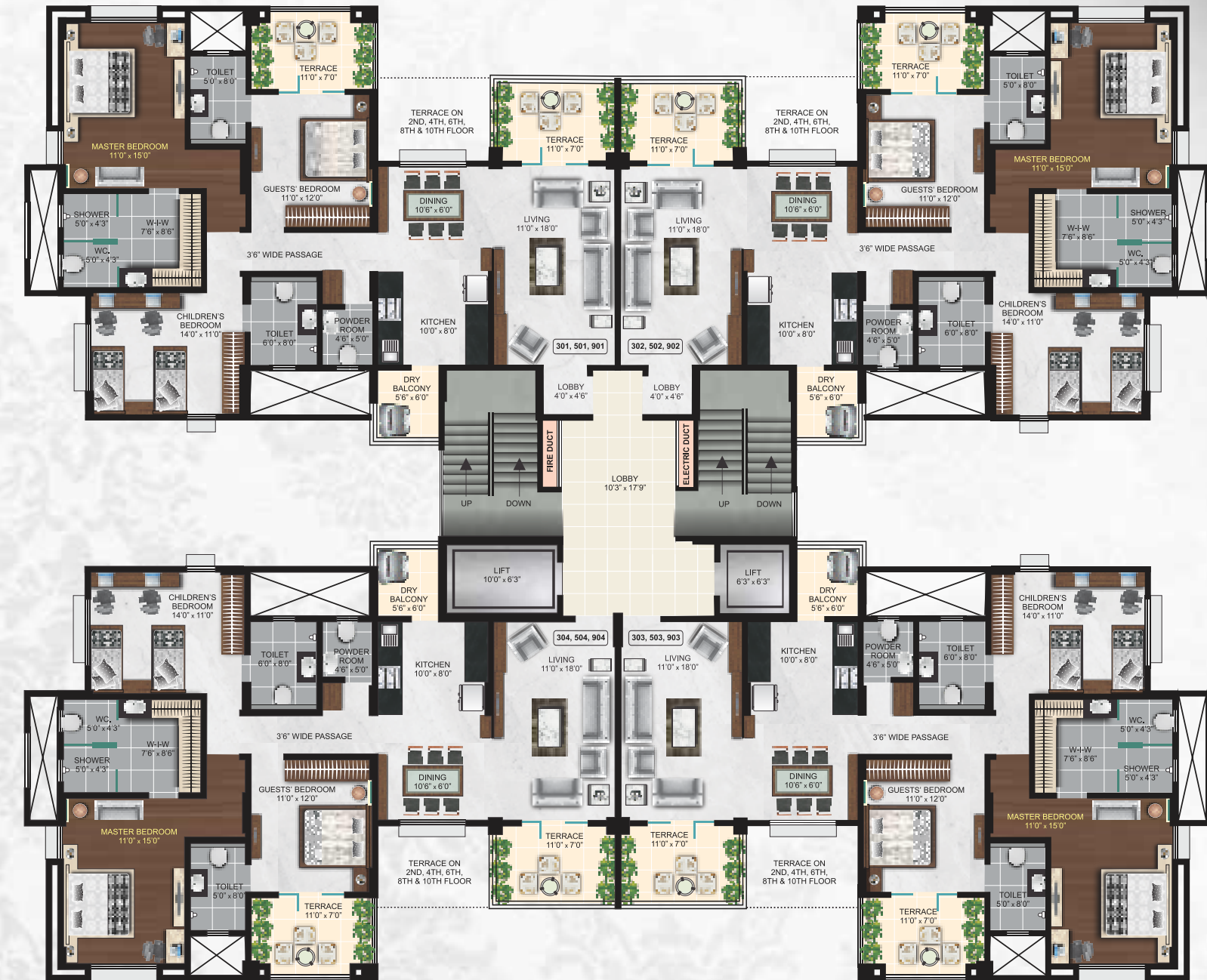


CHARGEABLE AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	CHARGEABLE AREA
201, 401, 601, 801, 1001	1285.00	1670.00
202, 402, 602, 802, 1002	1270.00	1650.00
203, 403, 603, 803, 1003		
204, 404, 604, 804, 1004		



3RD, 5TH & 9TH FLOOR PLAN

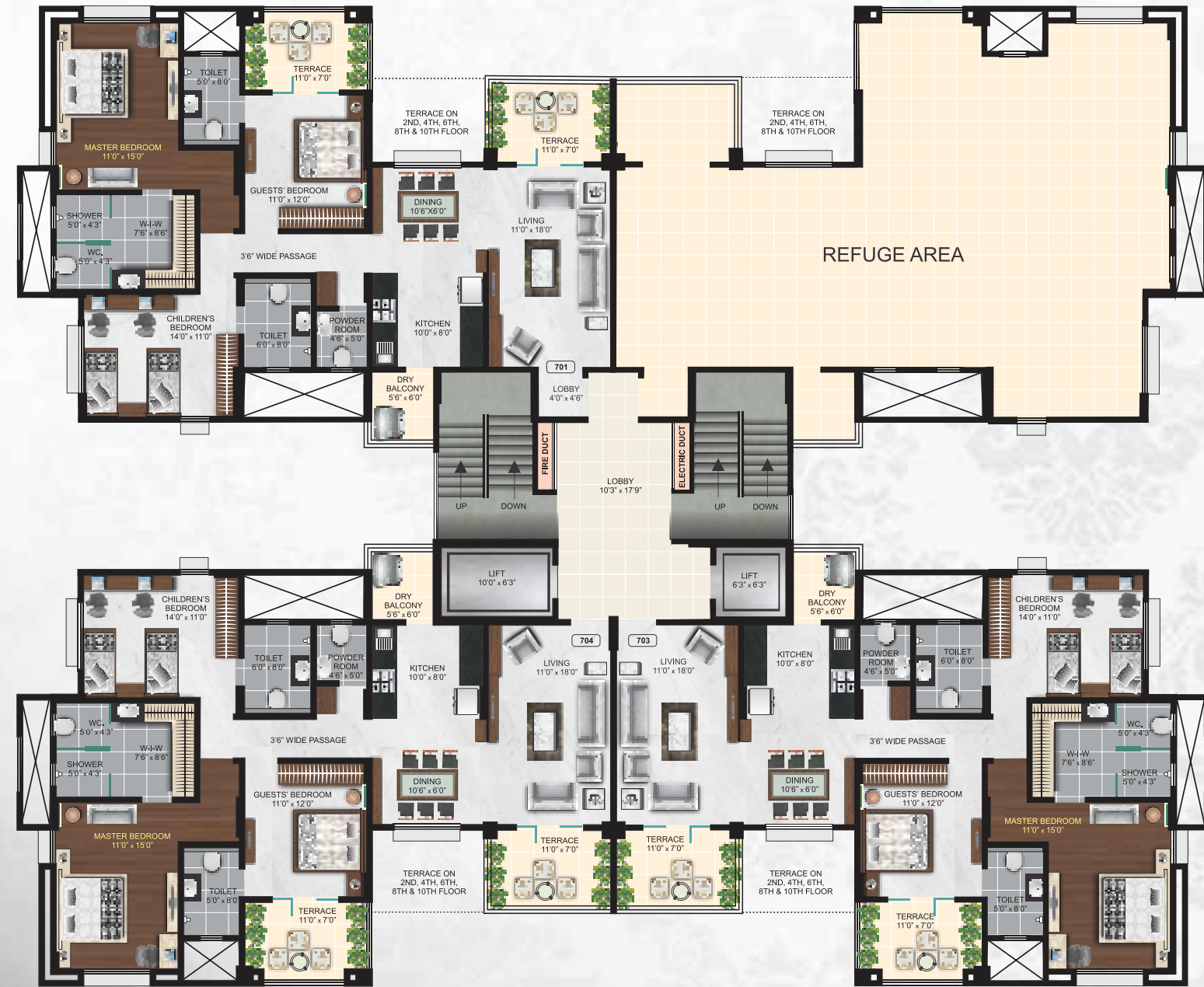


CHARGEABLE AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	CHARGEABLE AREA
301, 501, 901	1375.00	1785.00
302, 502, 902	1359.00	1765.00
303, 503, 903		
304, 504, 904		



7TH FLOOR PLAN



CHARGEABLE AREA STATEMENT

FLAT NO.	TOTAL CARPET AREA	CHARGEABLE AREA
701	1375.00	1785.00
702	REFUGE AREA	
703, 704	1359.00	1765.00



It's tangible, it's solid, it's beautiful...
you'll be proud to call it home!

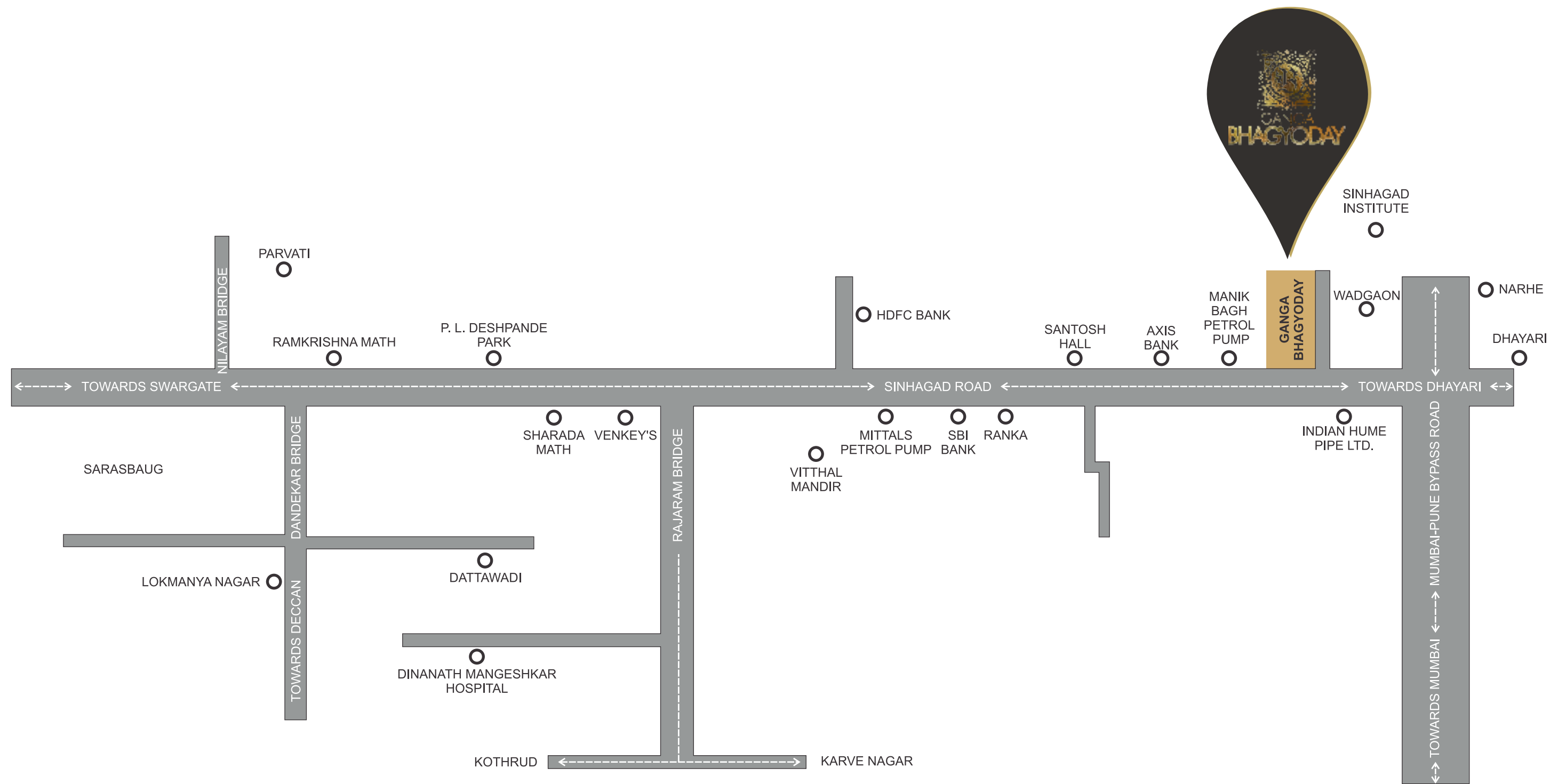


MASTER LAYOUT



- | | |
|---|---|
| 1. FLOWER GARDEN | 17. CARD TABLE |
| 2. AYURVED GARDEN | 18. CHESS TABLE |
| 3. GAZEBO | 19. CAR PARKING WITH TENSILE ROOF |
| 4. FRUIT GARDEN | 20. STAGE COMMON |
| 5. PARTY LAWN COMMON | 21. SENIOR CITIZEN PLAZA |
| 6. CHILDRENS PLAY PARK WITH PLAY EQUIPMENTS | 22. LADIES AND GENT'S TOILET |
| 7. TODDLES PARK | 23. LONG JUMP PIT |
| 8. JOGGING TRACK - COMMON | 24. CRICKET PITCH WITHOUT TRIMIX |
| 9. COMMUNITY HALL | 26.+ 27. TAR/ TRIMIX / PAVED ROAD WITH STREET LIGHT |
| 10. EXERCUSE PLAZA | 28. ATTRACTIVE ENTERANCE GATE WITH 24 HOUR SECURITY STAFF |
| 11. SWIMMING POOL WITH DECK | 29. DESIGNER COMPOUND WALL |
| 12. KID'S POOL | 30. VERMICULTURE - COMMON |
| 13. HEALTH CLUB | 31. AMPHITHEATRE |
| 14. CHANGING ROOM | 32. SMALL WATER BODY WITH BUBBLER |
| 15. TABLE TENNIS | 33. GET TOGETHER PLAZA WITH TENSILE ROOF |
| 16. CARROM TABLE | |





MAP NOT TO SCALE

Project on the 'Pune side' of Sinhadgad Road!

Most of the new projects coming up on the Sinhadgad Road seem to be closer to Sinhadgad than to Pune!

Ganga Bhagyoday is your chance to combine the culture of Kothrud, the convenience of Sinhadgad Road and the luxury that is created only for you!

Do we need to say anything more to a wise Puneekar like you!

The Goel Ganga Group

At Goel Ganga Group, we believe in continuously raising the bar for enhanced living experiences so you savour Pure Delight.

A leading real estate company with pan India presence, we have fulfilled housing needs of over 25,000 delighted customers in the last 29 years. Along with ISO 9001:2008, ISO 14001:2004 and BS OHSAS 18001:2007 certifications, we are also a 5 Star rated company for environment-friendly construction.

The Goel Ganga Group is known for its quality, aesthetics, presence and service, all the elements that go into making homes that give you Pure Delight.



Awarded the Eco-Housing Certification



Awarded the Eco-Housing Certification



Certificate for ISO 9001 Quality Management Systems



Certificate for ISO 14001 Environment Management Systems



Certificate for ISO 18001 Health & Safety Management Systems



The most reputed and internationally known European Certification Agency.