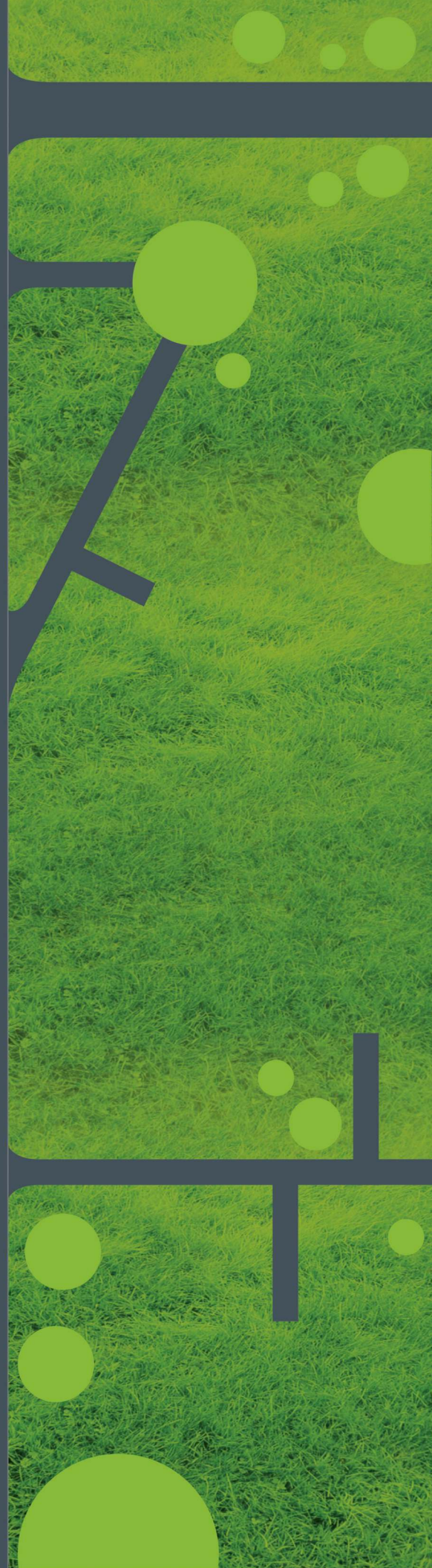


GOLD  
IS  
ALWAYS  
GOLD



*Prestigious Location...  
Right Decision...*



Kolhapur's expansion is at an all-time high.

Marvel at the astonishing culture, the grandeur that Kolhapur holds, we are advancing into modernity pretty quickly! Kolhapur is changing its appearance because of an innovative concept in the construction industry, well-planned art in architecture!

**Circuit House** was Kolhapur's former noble and royal family neighbourhood.

The well-planned suburb, with lovely wide roads, vegetation and an expansive area known as **Sarlashkar Heights**, at a prominent site close to Himmat Bahaddar, opp. to the Circuit House.

The location cannot be more prominent than this, an area of great prestige, with peaceful, contemporary, and exquisite bungalows.

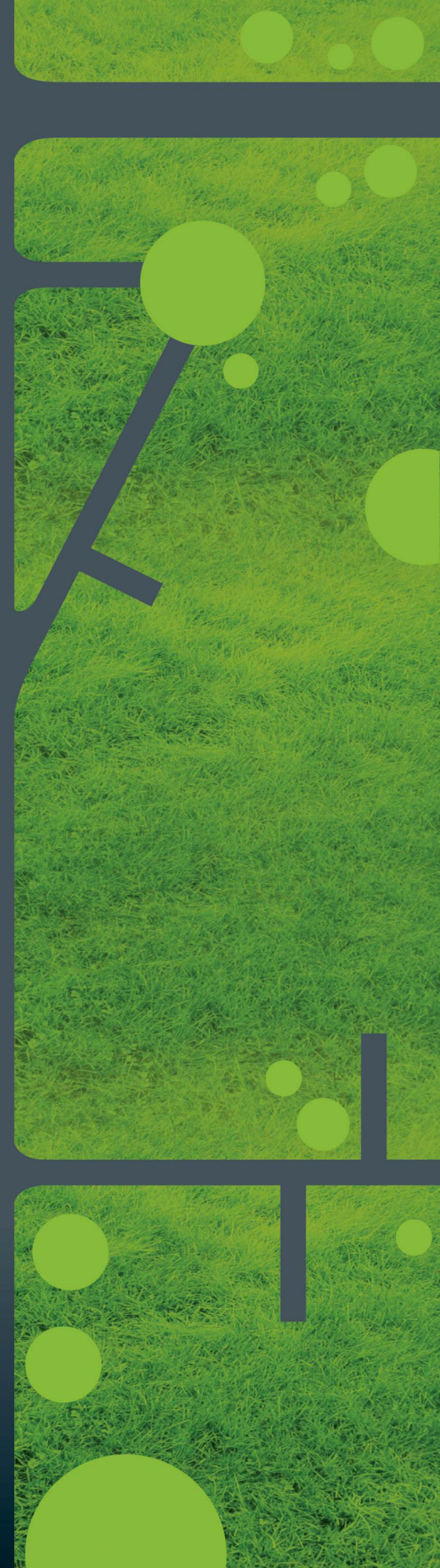
Staying here is a blessing of living with respect, tranquillity and modernism!



**SAR LASHKAR**  
H E I G H T S

*Prestigious Location... Right Decision...*

**OPP. CIRCUIT HOUSE, KOLHAPUR**



### Three pillars of the protect

These three entrepreneurs with their hardwork, skill set & dedication have build an origination that strives for quality, customer satisfaction with their passion and trust since last decade. They have successfully delivered their previous projects & promise to do so for future projects.

- **Tanaji Shankar Pingale (B.E. Civil)**

With his untiring efforts he has earned himself a name & fame in quality department for property development. He never compromises on quality construction & thatswhy wins over customer trust & sets new benchmark in quality with continuous improvement.

- **Vinod Prakash Koli (B.E. Civil)**

He brings with himself profound knowledge & experience in field of construction. With his great insight & planning ahead of time, helps company build reputation of timely delivery fulfilling all the technical requirements.

- **Santosh Laxmanrao Jagtap (D. Arch)**

With his architectural knowledge he provides another important dimension to the company & makes organisation complete in itself. With his creative & unique designs, he brings all the aesthetics required for building & catches the customer delight. That's why he has created a niche in the field of real estate development.



**VST**  
UNITY DEVELOPERS  
PVT. LTD.

**PILLARS  
OF  
THE  
PROJECT**



**SARLASHKAR**  
HEIGHTS

**2 & 3 BHK  
LUXURIOUS FLATS**

Site

C.S.No. 27/K/36/K/A & B,  
Sarlashkar Park ,  
Opp. Circuit House,  
Tarabai Park, Kolhapur





**2 BHK Flats**





3 BHK Flats



# A M E N I T I E S



Lift with Auto Door  
& Battery Back Up



Descent Waiting Lounge  
for Visitors



Descent  
Functional Hall



Exclusive 2 & 4 Wheeler Parking  
with Charging Point



Well equipped  
Gymnasium



Yoga Deck with  
Decorative Pergolas



CCTV Cameras  
for Entire Premises



Well developed  
Terrace Garden.



Spacious & Decorative  
Entrance Lobbies



Telephone intercom  
Watchman Cabin to individual Flat



Ganesh Temple



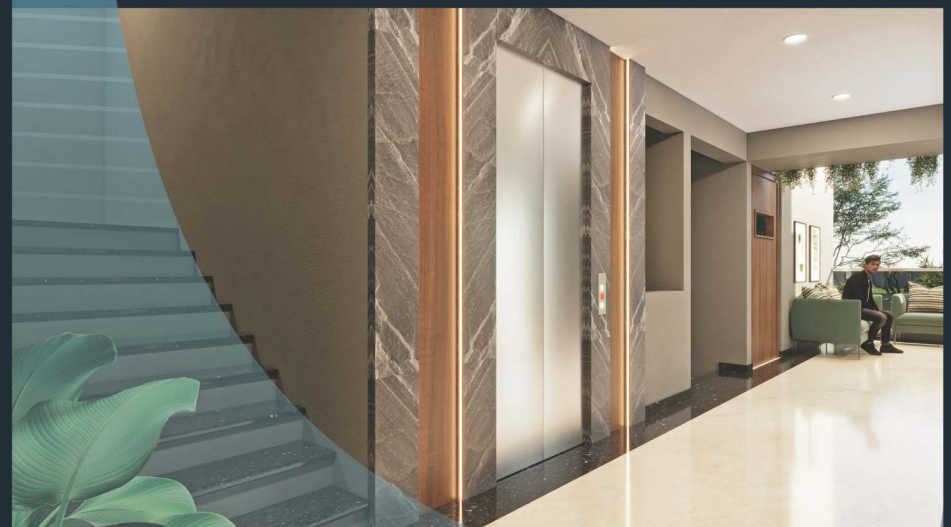
Security Cabin



Where  
Experience  
Counts

  
**SAR LASHKAR**  
HEIGHTS

Where  
Prestige  
Sounds



*Everything that is supreme  
has to be created.*

*For that,  
our aspiration is desire,  
confidence, experience,  
study, skill,  
management, sensitivity  
and transparency !*

# SPECIFICATIONS

## RCC Structure

M20 to M30 Grade as per RCC Design

## Antitermite Treatment

For All Building And Premises

## External Walls

6" Thk. In AAC Block

## Internal Walls

6" Thk. In AAC Block

## External Plaster

20 mm Thk Double Coat Sand Faced Plaster

## Internal Plaster

12 mm Thk Single Coat Sand Faced Plaster with Gypsum Finish

## Doors

Main Door - Waterproof Ply with Teak Veneer  
Other Doors - Flush Door With Both Side Laminate

## Bathroom Doors

Frame - Granite  
Door - Flush Door With Externally Teak Wood Finish Laminate and PVC Laminate Internally

## Windows

UPVC Sliding Windows

## Tiles

Flooring 48"X24" GVT Flooring

## Bathrooms Tiles

Wall Tiles - 24" X 24" Sobar GVT Tiles  
With Decent Highlighters Flooring Tiles - 24" X 24" Max Finish GVT Tiles

## Granite for Window Sill

## Kitchen Platform

Granite Top with ISI Mark SS Sink

## Parking Tiles

Paved Parking

## Plumbing Work

Piping - APVC & CPVC Pipes of ISI Mark  
Fittings - Jaguar Florentine Series

## Painting Work

External - Texture With Apex Ultima  
Internal - Tractor Emulsion Shine

## Elevation

As Per Architectural View

## Water Supply

Bore well & KMC

## Under Ground

Water Tank of 20,000 Lit.

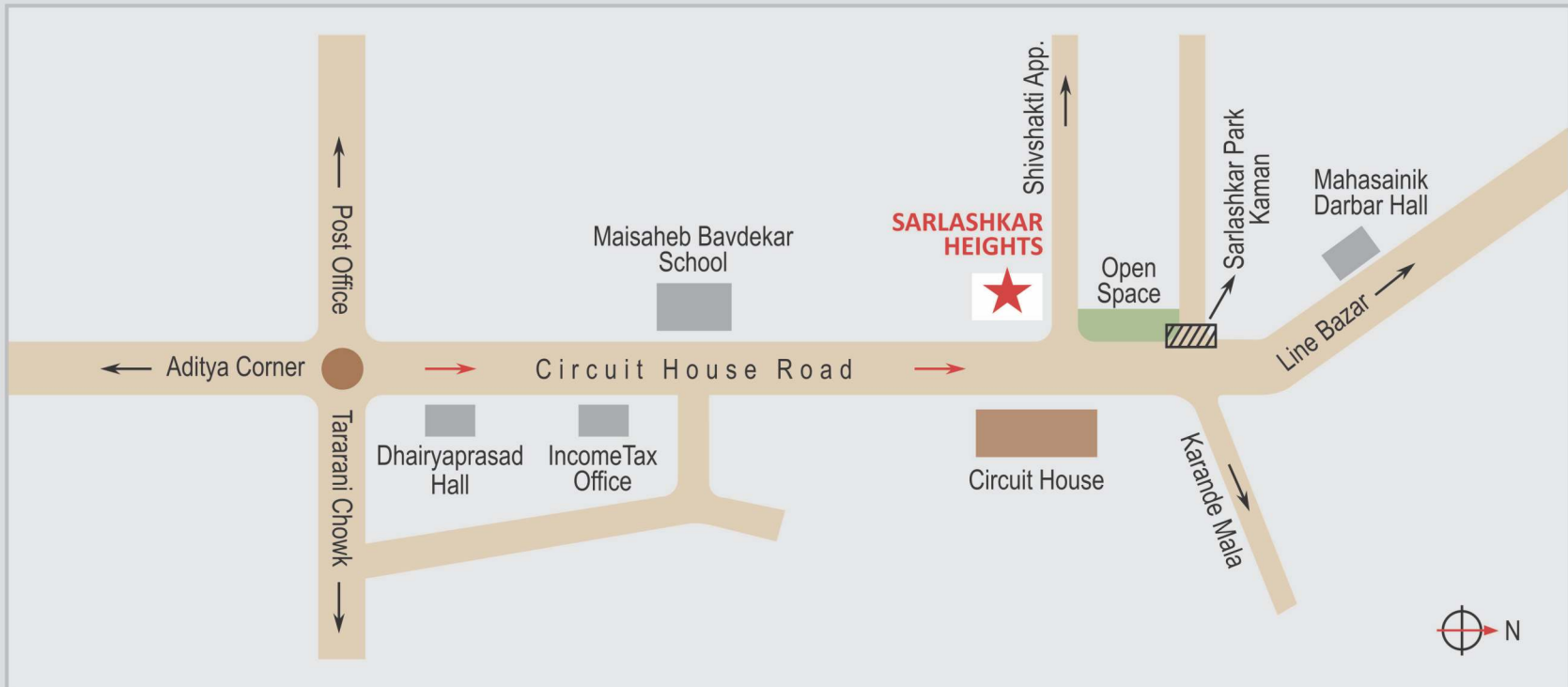
## Over Head

Water Tank of 20,000 Lit.



  
**SAR LASHKAR**  
HEIGHTS





Maha Rera R. No.:  
**P53000048650**

Available at website :  
<http://maharera.mahaonline.gov.in>



Architect

- **Ar. Prashant Kapdi**  
Vision Associates, Kolhapur

RCC Consultant

- **Dr. A. B. Kulkarni & Associates,**  
Sangli.

Legal Advisor

- **Adv. Shivprasad Vandure Patil**  
Kolhapur

Tax Consultant

- **Mr. Shankar Patil (C. A.)**  
Kolhapur

- Quality Control

**Mr. Sachin Jathar**  
Calibre Concrete Solutions, Kolhapur

MEMBER :



Scan the QR Code  
for more information

**SAR LASHKAR**  
HEIGHTS

C.S.No. 27/K/36/K/A & B, Opp.  
Circuit House, Tarabai Park, Kolhapur

Booking Contact

**93562 89644**  
**95272 31414**  
**98237 27475**

Project By



**VST**  
**UNITY DEVELOPERS PVT. LTD.**

Office Address :

C.S.No. 27/K/36/K/A & B, Opp.  
Circuit House, Tarabai Park, Kolhapur

🌐 [www.unitydevelopers.in](http://www.unitydevelopers.in)