



MAHARera No
P53000025014

सुबह
सुषा

Here is a Blissful abode
— Ornamented by —
Nature Unlimited!



We believe in complete transparency in this "Journey of Happiness".



• The Basics

Know your Developer

About Subal Srushti North Pole

Subal Srushti South Pole - A Special Project

• आनंदयात्रा

WHs of आनंदयात्रा

Expertise and Specialties

• Everything Else

Picture Perfect Stay

Life unwinded at South Pole



Know why your home is perfectly located.



KNOW YOUR DEVELOPER



The company has delivered best class projects with focus on quality of construction and immaculate planning.

SETTING TRENDS IN REAL ESTATE SINCE 1993

Being one of the first few pioneering Real Estate firms in the city we always have strong architectural and engineering expertise with us. This helps us deliver many breakthrough projects which lead to happy and satisfied customers.

VISION -

Create and deliver timely completed, planned, strong, durable and meaningful built environments having aesthetic values and serving the multifarious activities and needs of all allottees.

MISSION -

- Identifying potential land parcel/s for futuristic developments & disclosure of clean land title/s.
- Ensuring all statutory approvals.
- Working with best project management techniques to construct & develop quality project.
- Implement latest construction techniques with the help of team of architects, engineers, supervisors & achieve quality control.
- Establishing effective and experienced sales team offering tailored solutions for all client requirements.



27

YEARS OF
REAL ESTATE

13

AND MORE
BEAUTIFUL PROJECTS

250

AND MORE
FAMILIES LIVE HAPPILY

96

NEW HOMES
COMING ON FLOOR



THE NORTH POLE OF OUR FAMILY

PROJECT

PEOPLE

UNITY

45+ happy families have experienced this journey of happiness with us in the
North pole of Subal Shrushti.

Functional Spaces and Ample Ventilation makes daily life easy.

High quality construction material and best engineering practices is what makes us proud about this project

We strive to value your trust and give you an unforgettable experience

ABOUT **57,000** SQFT OF HAPPINESS

Amenities that define life in different perspectives

A project which has a unique place in the real estate scenario in and around Kolhapur.
See what residents talk about it.



THE LIVELY TESTIMONIALS

SEE WHAT PEOPLE LIVE AND FEEL HERE



Being a part of Subal family is the bit advantage of being a resident here. Everyone right from the homes to the office, spends time with each other to make the day beautiful.

Mr. and Mrs.
Vaidya

FLAT NO
N 501



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*We purchased a flat in Subal srushti North pole in June 2015.
We are happily staying here for five years now,*

Mr. and Mrs.
Musale

FLAT NO
N 303



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*We are residing in Subal Srushti North Pole since last 6 years. Very nice project Pollution free and pleasant area surrounded with Tapowan ground. Ventilation and natural light is very nice .
Good quality plumbing material used for this apartment . overall project is very good. excellent for residence.*



MORE THAN A SOCIETY, WE ARE A FAMILY

When we celebrate together we connect and feel part of something bigger than us,
Subal Shrushti North pole is indeed one big happy family.

GANESH CHATURTHY CELEBRATION | DIWALI CELEBRATION | FEASTS AND PARTIES TOGETHER



THE JOURNEY & DESTINATION HOME



The Memorable journey we make rely on the route we choose.
This route will define the desire of your destination


“ There is no greater journey than the one we take to reach
your new dream home. ”

THUS WE BRING..





HERE EVERYTHING LEADS TO HAPPINESS



Let's go on this journey together. It's from your enquiry call till your first day
in your sweet home.



WE WELCOME YOU TO THE MOST FASCINATING PROJECT OF ALL TIMES
SURF THROUGH OUR PICTURE PERFECT HOMES



Subal
REALTY



WE ARE PROUDLY PRESENTING THE SOUTH POLE OF THE BEAUTIFUL SRUSHTI.

Existing North Pole Building of our





WHAT'S SPECIAL ABOUT **आनंदयात्रा**

वास्तुपूर्ती एक आनंदयात्रा - is our belief about delivering home and not just a mere financial transaction we feel it's a journey of emotions and love towards one's new home.

A JOURNEY FROM YOUR DREAM HOME TO THE HOME OF YOUR DREAM

We offer not just a good quality home but the best class experience to step in your new home. Each step of this journey is special to both of us. It's from your first enquiry call till you get your final possession, we will make sure we deliver the best. Each and every mile stone is special moment to cherish and remember let's make this journey to your NEW Home **आनंदयात्रा**

Everyone promises about a beautiful home and comfortable stay but we are the only one taking you with us on making this journey beautiful.



Dreaming of a beautiful home

Visiting the Project

Getting Information and Connecting Subal

Assistance and feeling Loved

Priorities for Home

The Festive Handover

1

STARTS WHEN

YOU DESIRED ABOUT YOUR HOME

Our parents, children and our family are the one's who make us complete. We share moments of love, happiness with each other. We cherish all these magical moments at our home where they take place

To find such abode is what we always want to do.

2

आनंदयात्रा BEGINS

THE DAY YOU VISIT SUBAL SRUSHTI SOUTH POLE, YOUR DREAM STARTS TAKING SHAPE.

We try to make each step of this journey to your new home an **आनंदयात्रा**

SUBAL SRUSHTI SOUTH POLE

733/8 (Part). A-Ward, Tapowan,
Kolhapur, Maharashtra, India.



3

KNOWING SUBAL AND CONNECTING OUR FAMILY

BECAUSE SUBAL IS NOT JUST A BUSINESS IT'S MORE THAN THAT. IT IS MAKING HOMES FOR LIFE'S JOURNEY.

Every small transaction is important.

Every small detail matters.

KNOWING VALUES THAT BUILD US

- QUALITY
- PLANNING
- AUTHENTICITY
- TRANSPARENCY
- SERVICE
- DELIVERY
- CUSTOMER RELATION
- ENVIRONMENT

4

YOU'RE NOT A CUSTOMER. BUT A NEW MEMBER OF OUR FAMILY

We together will make each step of this journey to your NEW HOME amazing

HOME ASSISTANCE

Our sales team is at your service for giving perfect information and guide you from booking to possession of your **वास्तु** to complete the exciting journey.

FINANCIAL ASSISTANCE

Our team of financial professionals will assure for getting loan and assist you for smooth and trouble free process.

TECHNICAL ASSISTANCE

On request, our Engineers and supervisors will help you understand the construction details.



THE FESTIVE HANDOVER

“NOW IT’S YOUR HOME”





KNOW YOUR HOME AND OPTIONS

1BHK

2BHK

The most comfortable and well oriented 1 BHK you will ever find, with
high quality specifications

For your growing family you will fall in love with the plan and will be amazed to
find such comfortable 2 BHK

HOMES RANGING FROM **22 LAKHS***
ENDEAVORING YOUR DREAMS



THE BEAUTIFUL NIGHT VIEW OF THE SOUTH POLE OF OUR BEAUTIFUL..

Subal
REALTY



TYPICAL FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH FLOOR PLAN

S 101 | S 201 | S 301 | S 401
S 501 | S 601 | S 701

S 102 | S 202 | S 302 | S 402
S 502 | S 602 | S 702

S 103 | S 203 | S 303 | S 403
S 503 | S 603 | S 703

S 107 | S 207 | S 307 | S 407
S 507 | S 607 | S 707

S 108 | S 208 | S 308 | S 408
S 508 | S 608 | S 708

S 109 | S 209 | S 309 | S 409
S 509 | S 609 | S 709



S 106 | S 206 | S 306 | S 406
S 506 | S 606 | S 706

S 105 | S 205 | S 305 | S 405
S 505 | S 605 | S 705

S 104 | S 204 | S 304 | S 404
S 504 | S 604 | S 704

S 112 | S 212 | S 312 | S 412
S 512 | S 612 | S 712

S 111 | S 211 | S 311 | S 411
S 511 | S 611 | S 711

S 110 | S 210 | S 310 | S 410
S 510 | S 610 | S 710



GROUND FLOOR PLAN (PARKING FLOOR)



Existing North Pole Building of our





BASEMENT FLOOR PLAN (PARKING FLOOR)



2BHK

Unfold the capacious joy

FAMILY UNIT NUMBERS

S-101	S-201	S-301	S-401	S-501	S-601	S-701
S-109	S-209	S-309	S-409	S-509	S-609	S-709
S-106	S-206	S-306	S-406	S-506	S-606	S-706



TOP VIEW

AREA DETAILS OF THE UNIT

Built up area of the Unit

61.35 Sq.mtrs.

Super Built area of the Unit

21.00 Sq.mtrs.

Total Sellable Area

82.35 (in square meters)

886.06 (in square feet)



ISOMETRIC VIEW



2BHK

Unfold the capacious joy



FAMILY UNIT NUMBERS

S-110

S-210

S-310

S-410

S-510

S-610

S-710

AREA DETAILS OF THE UNIT

Built up area of the Unit

56.84 Sq.mtrs.

Super Built area of the Unit

19.23 Sq.mtrs.

Total Sellable Area

76.07(in square meters)

818.51 (in square feet)



TOP VIEW



ISOMETRIC VIEW

2BHK

Unfold the capacious joy

FAMILY UNIT NUMBERS

S-103	S-203	S-303	S-403	S-503	S-603	S-703
S-107	S-207	S-307	S-407	S-507	S-607	S-707



AREA DETAILS OF THE UNIT

Built up area of the Unit	53.04 Sq.mtrs.
Super Built area of the Unit	17.99 Sq.mtrs.
Total Sellable Area	71.03 (in square meters)
	764.28 (in square feet)



TOP VIEW



ISOMETRIC VIEW

2BHK

Unfold the capacious joy

FAMILY UNIT NUMBERS

S-104	S-204	S-304	S-404	S-504	S-604	S-704
S-112	S-212	S-312	S-412	S-512	S-612	S-712



TOP VIEW

AREA DETAILS OF THE UNIT

Built up area of the Unit	51.14 Sq.mtrs.
Super Built area of the Unit	17.91 Sq.mtrs.
Total Sellable Area	69.05 (in square meters)
	742.96 (in square feet)



ISOMETRIC VIEW



1BHK

Unfold the compact joy

FAMILY UNIT NUMBERS

S-102	S-202	S-302	S-402	S-502	S-602	S-702
S-108	S-208	S-308	S-408	S-508	S-608	S-708



TOP VIEW



AREA DETAILS OF THE UNIT

Built up area of the Unit	38.15 Sq.mtrs.
Super Built area of the Unit	12.14 Sq.mtrs.
Total Sellable Area	50.29 (in square meters)
	541.07 (in square feet)



ISOMETRIC VIEW

1BHK

Unfold the compact joy

FAMILY UNIT NUMBERS

S-105	S-205	S-305	S-405	S-505	S-605	S-705
S-111	S-211	S-311	S-411	S-511	S-611	S-711



TOP VIEW



AREA DETAILS OF THE UNIT

Built up area of the Unit	39.63 Sq.mtrs.
Super Built area of the Unit	12.21 Sq.mtrs.
Total Sellable Area	51.84 (in square meters)
	557.80(in square feet)



ISOMETRIC VIEW

HOW SRUSHTI BEAUTIFIES YOUR LIFE

AMENITIES FOR YOUR BLISSFUL LIFE, BECAUSE
WE KNOW IT IS MORE THAN A HOME



GARDEN

3D RENDER AND TOP VIEW

HOW SRUSHTI

BEAUTIFIES YOUR LIFE

THE AMENITIES

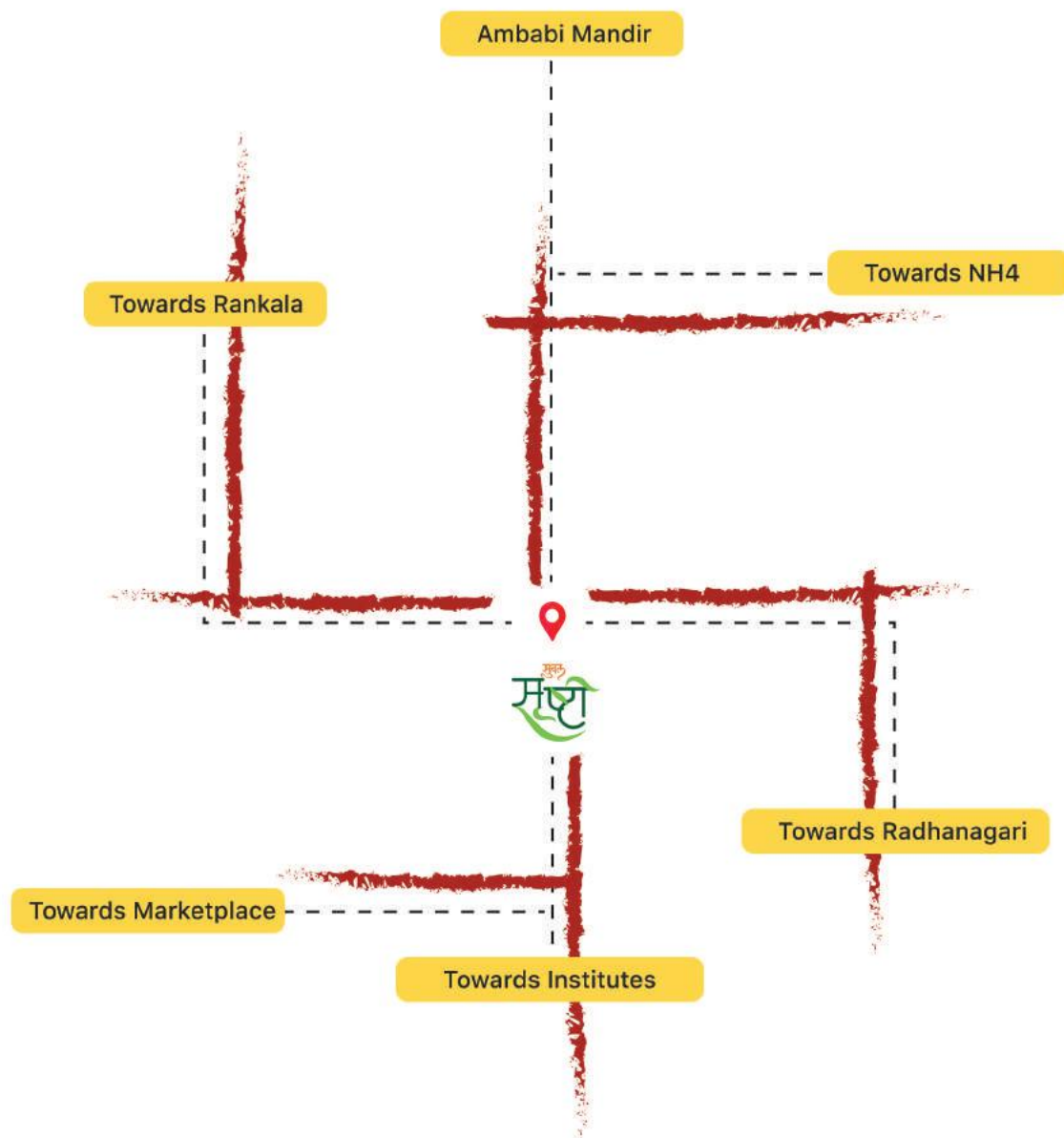
- Gated Entry with Security Cabins
- Fire Fighting System
- Lift with Battery Backup
- CCTV for Common areas and Parking
- Battery Backup for Staircase and Common Passage
- Society office on the ground floor
- Modern Equipped Health Centre
- All Purpose Community Hall

SPECIFICATIONS

- Earthquake resistant RCC framed structure.
- 15 cms and 10 cms thick walls externally and internally respectively.
- High quality vitrified tiles of same design with matching skirting
- 2.5 mtrs granite platform with steel sink in the kitchen.
- Acrylic paints for external walls.
- M.S. railing with oil paint installed.
- Concealed copper wiring with ELCB/MCB.
- TV, Telephone points in living room and 16 Amp power plugs provided.
- High quality lighting and electric fitting in the flats.
- RCC door frame and flush door shutters with SS fittings.
- Gypsum/Sand Faced Plaster with neroo finish to inner walls and ceilings of all rooms.



LOGICALLY STUDIED, GEOGRAPHICALLY PERFECT EAST, WEST AND EVERY SIDE BLISSFUL LIKE A SWASTIK



Subal Srushti is planned and located such a way that you will not fall short for your daily needs and daily routine things.

Right from the local marketplaces to the malls, local transit systems to the national connectivity, schools to the colleges, we have planned it to make it perfect in all the ways possible.

Here is the list of "What's where"

MARKETPLACES

- Sambhaji Nagar Market
- Nale Colony Market
- Kalamba Market
- Mangalwar Peth Market

EDUCATIONAL

- DYP College of Engg.
- Government ITI
- Kalaniketan College
- Deshmukh Highschool
- Various Private Coachings

TRANSPORT

- Sambhaji Nagar Bus Station
- Nale Colony Rickshaw Stop
- Kalamba Bus Station
- Mangalwar Peth Transition

RECREATIONAL

- Kalamaba Lake
- Yoga Centres
- Society Garden
- Rankala Lake
- Chh. Shivaji University

MEDICAL

- Government Hospital
- Veterinary Hospital
- Private Clinics





NEAR TO CITY NEEDS, FAR AWAY FROM THE NOISE



SCAN TO GET DIRECTIONS



All the roads and directions are for the purpose of indication. Refer to actual road directions for accurate results



Scan to Call



PROJECT CONSULTANTS

ARCHITECTS ENGINEERS

MAHAJAN CONSULTANTS

CONSULTING ARCHITECTS

GAP ASSOCIATES

ASSO. STRUCTURAL ENGINEER

I S PATIL

TAX CONSULTANTS

SAMIR BHAGWAT

GST CONSULTANTS

ARUN BAHETI

MARKETING ADVISORS

ADVIT DIXIT

Subal
REALTY

REGISTERED OFFICE ADDRESS

Subal, 2104/13 E - ward, Rukmini Nagar
Kolhapur, Maharashtra

REGISTERED OFFICE ADDRESS

Subal Srushti, 733/8 (Part), A ward,
Tapowan, Kolhapur, Maharashtra

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