

Raga's



TOP TOWERSTM

It's Gracious. Its' Raga



Welcome to Raga's
TOP TOWERS[®]

a community co-created
by architects, behaviorists,
environmentalists,
interior designers,
engineers, artists,
landscape designers
and many more experts.



An array of homes that is a perfect host
to all your moments with your *loved ones!*

Presenting
TOP TOWERSTM

**Our flagship project,
remarkable in every detail,
style and sense.**

A project that elevates your lifestyle by providing a true value luxury strategically located at Wakad, the Capital of the western Pune Hub, very close to the Metro station nestled in between the Iconic Hotel Sayaji and the upcoming Iconic Phoenix Millennium Mall.



TOP TOWERS

OWN THE TOP ADDRESS

An address to treasure, an address to flaunt and an address to cherish for a lifetime.

TOP TOWERS[™] is all geared up to be the most thoughtful edifice in the neighborhood that puts planned to present exquisite spaces for its residences.

The unmatched brilliance of TOP TOWER[™] shall definitely make you feel on **Top of the World** away.

The Raga Elements Of **TOP TOWERS**TM

2 High Rise Residential Towers

20 Habitable Floors

THE TOP CLUB

Clubhouse with outdoor amenities on ground level

THE TOP ZONE

Portion of the first floor with indoor and outdoor amenities.

CONFIGURATION

2 & 3 bedroom homes blessed with happiness

HIGHLIGHTS

SEPARATE ENTRANCE LOBBY FOR EACH TOWER

3 LIFTS PER TOWER

WARDROBE NICHE

SMARTLY DESIGNED LAYOUT

CHARGING POINTS FOR ELECTRICAL VEHICLES

GENERATOR BACKUP FOR COMMON AREAS

RAIN WATER HARVESTING

FIRE FIGHTING SYSTEM

VIBRANT, STRATEGIC LOCATION

LEISURE AMENITIES

THE TOP CLUB

A Positive Energy Power House

SWIMMING POOL

BABY POOL

POOL DECK

CHANGING ROOM

MULTIPURPOSE PARTY HALL WITH SPILL OUT TERRACE

-- The Celebration Avenue

PARTY LAWN WITH PART STAGE AND PARTY DECK / BUFFET AREA

CHILDREN PLAY AREA

BONE FIRE PIT

SCULPTURE

CLIMBING WALL FOR KIDS

SENIOR CITIZEN PAVILION

An architectural rendering of a modern, two-story building named 'The Top Club'. The building features a light blue facade and large glass windows that reveal an interior with a gym and lounge area. A dark blue pergola structure with a slatted roof extends over a green lawn in the foreground. Several people are depicted in the scene, including a group of four people standing near the entrance, a person walking towards the door, and others sitting at outdoor tables. The sky is a vibrant mix of orange, pink, and blue, suggesting a sunset or sunrise. Large palm fronds are visible in the upper left corner.

THE TOP CLUB

A Positive Energy Power House

TOP Club

SWIMMING POOL

Jump In and lose yourself.





PARTY LAWN & STAGE

The Party lawn of the TOP Club could be a fertile ground for friendships, a business centre or drinks with new friends



MULTIPURPOSE PARTY HALL

The Celebration Avenue



BABY POOL

Escape in the Pool



Artist's Impression

CHILDREN PLAY AREA

#All I want to see in this whole wide world is for you to grow up
happy and healthy



CLIMBING WALL FOR KIDS

#The best climber in the world is the one having the most fun!



BONE FIRE PIT



SENIOR CITIZEN PAVILION

The only love in this universe that is truly unconditional,
selfless and forgiving is parental love

LEISURE AMENITIES

THE TOP ZONE

Make each day your masterpiece

MULTIFUNCTIONAL GAMES ROOM

INDOOR GYMNASIUM

CRÈCHE

YOGA AND MEDITATION PAVILION

STEAM ROOM

SPA

OUTDOOR GYMNASIUM

We exercise to live young.

ACUPRESSURE TRACK

WI-FI ENABLED CO WORKING SPACES

GUEST ROOMS

SOCIETY OFFICE CUM FIRST AID ROOM

GAZEBO



TOP Zone

INDOOR GYMNASIUM

I still look at myself and want to improve

- David Beckham



TOP
Gym



Chess is
the gymnasium
of the mind



MULTIFUNCTIONAL GAMES ROOM

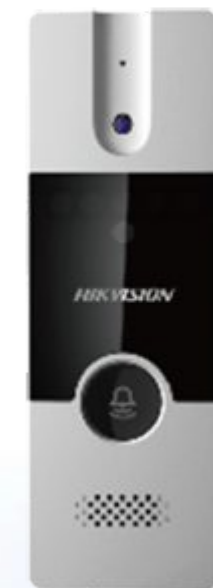
CRÈCHE

Good quality affordable childcare is vital
– Nicola sturgeon





WI-FI ENABLED CO WORKING SPACES



SECURITY SYSTEM

CCTV Surveillances, Fire Sprinklers & Video door phone facility

APARTMENT SPECIFICATIONS

STRUCTURE:

- Earthquake Resistant RCC framed structure
- confirming to the ISO standards

FLOORING:

- 800 x 800 mm vitrified tiles in all rooms.
- Anti skid tiles for bathrooms and balconies

WALL FINISH:

- Smooth finish plaster with gypsum coat for internal walls
- Double coat sand faced plaster for external walls.

PAINT:

- Acrylic Paint for exterior
- OBD Paint for interior Walls

BATHROOMS:

- Vitrified dado tiles upto lintel level

FALSE CEILING :

- Solar water supply in one bathroom
- High quality CP fittings and sanitary
- fittings with wall hung commode
- Provision of exhaust fan

KITCHEN :

- Granite Kitchen Platform with Stainless steel Sink
- Glazed Dado tiles unto lintel level
- Electrical point for Refrigerator, Water Purifier,
- Microwave, & chimney Provision of exhaust fan



DOORS :

- Both Sides Laminated doors with classy fittings
- Granite Frame for Bathroom laminated doors

WINDOWS:

In Living and Bedrooms -

- Granite frame on all sides of Window
- Powder coated 3 track aluminum sliding windows with mosquito net
- M S grills for safety

ELECTRIFICATION:

- Provision of A C points in Living and both the rooms
- Provision for Inverter Backup
- Concealed electrical points with high quality copper wiring
- Adequate light points with standard make modular switches
- Electrical point for WiFi router

WINDOWS:

- Toughened Glass with S S Railing

SECURITY SYSTEM:

- Video door phone facility with intercom
- CCTV Surveillances for crèche, children play area and the other common areas
- Provisions of fire sprinklers in all rooms as per regulation





THE PARTNERING EXCELLENCE

V K A ARCHITECTS

Principal Architect

MAHESH CHINCALKAR

Landscape Architect

HIMANSHU PALAN

Interior Architect

GREEN STEPS ENVIRO SOLUTIONS

Environmental Consultant

THE STRUCTURE PLANNERS

GENSYS TECHNOLOGIES PVT LTD

RCC Consultants

ZOPATE ELECTRICAL CONSULTANTS PVT LTD

Electrical Consultant

SWAMI PLUMBING SERVICES

Fire And Plumbing Consultant

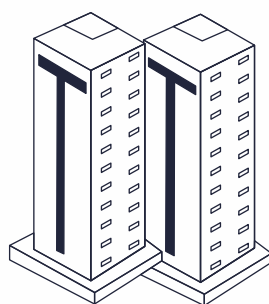
THE ENGINEERING IMPLEMENTER

MR. JAGDISH CHETWANI

LEGAL ADVISOR

ADV. PUSHPA BAKSHANI

ADV. AMIT KURSIJA



TOP TOWERSTM

Isn't about buying a home.

It is about discovering life.

A life where neighbors are more than just a door number.

Family time isn't reserved for weekends.

Children grow up with more friends, then they can count.

Where School is close enough to walk to in the morning
and run back from in the evening.



ABOUT THE DEVELOPER

From a decade, the co-founders of Raga Developers- Mr. Kimat Keswani and Mr. Mukesh Keswani, being well qualified Engineers aim at shaping life in the city with one simple philosophy- create for better, happier world .

Good relations keep us healthier and happier.

Our Team, at Raga, passionately crafts the spaces that warm the heart, colour the mind and fulfill the lifestyle aspirations of our valued customers. Every offering from the house of Raga bears a signature touch of luxury, planning and micro detailing. A hallmark of timeless quality and impeccable finishes, every Raga home is contemporary, aesthetically pleasing, brilliant and an epitome of modern urban living.

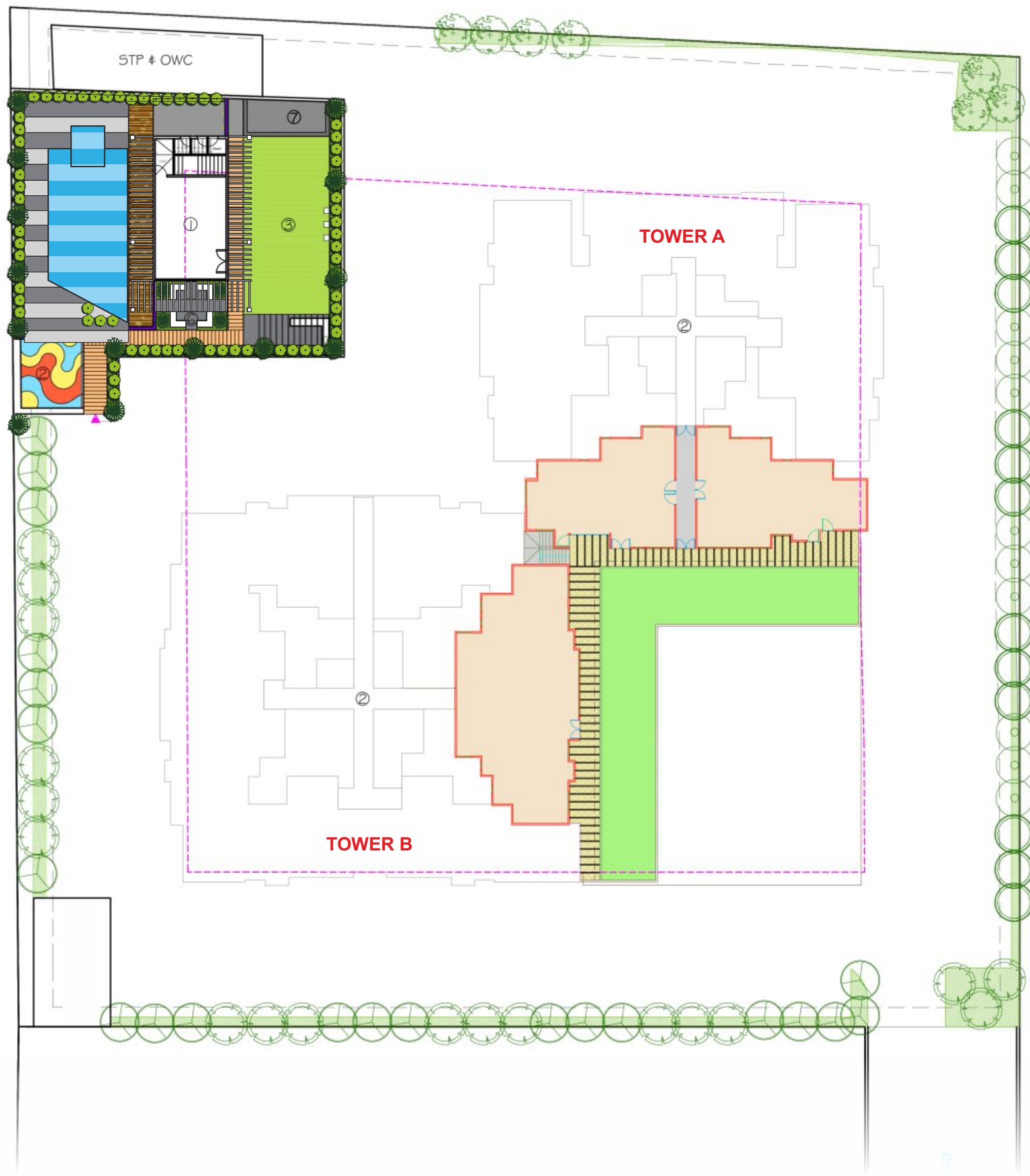
Built in our drawings are ideas for wellness living. Crafted in the buildings are the new age technologies, engineering practices and sustainable designs. Buildings are crafted only after thoroughly studying new lifestyles trends, Vaastu compliance, understanding the customer's aspirations, ensuring contemporary architectural designs and optimum space planning

Business ethics, Great passion for work and commitments towards the Customers are the core values thoroughly imbibed in our work culture.

The Harder you work, the luckier you get.

An array of homes that is a perfect host to all your moments with your loved ones!

TOP TOWERS[®]
Wakad ,Pune



THE CONCEPT PLAN

KEYS -

1. ENTRANCE GATE WITH SECURITY CABIN

2. TOWERS - A & B.

TOP CLUB



1. CLUB HOUSE

2. PLAY AREA

3. PARTY LAWN

4. SWIMMING POOL

5. BABY POOL

6. BONE FIRE PIT

7. STAGE

TOP ZONE -



AMENITIES ON FIRST FLOOR :

CRECHE

INDOOR GYM

YOGA MEDITATION ROOM

SOCIETY OFFICE CUM FIRST AID ROOM

CO-WORKING SPACE

INDOOR GAMES

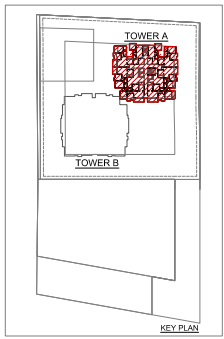
GUEST ROOMS

SENIOR CITIZEN SITOUT

OPEN AIR GYM

NO.	FLAT NO.	TYPE	CARPET AREA		ENCLOSED BALCONY AREA	BALCONY AREA (EXCLUSIVE)		DRY BALCONY AREA (EXCLUSIVE)	TOTAL CARPET AREA	
			Sq.m	Sq.ft		Sq.m	Sq.ft		Sq.m	Sq.ft
01	201,301,401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701,1901,2001	2BHK-E1	54.99	591.91	6.49	5.03	54.14	2.89	69.40	747
02	202,302,402,502,602,702,902,1002,1102,1202,1402,1502,1602,1702,1902,2002	2BHK-E	55.33	595.57	6.71	5.03	54.14	2.89	69.96	753
03	203,303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903,2003	3BHK-D	59.15	636.69	9.36	14.43	155.32	2.57	85.51	920
04	204,304,404,504,604,704,904,1004,1104,1204,1404,1504,1604,1704,1904,2004	3BHK-C	58.91	634.11	9.19	8.78	94.51	2.57	79.45	855
05	205,305,405,505,605,705,905,1005,1105,1205,1405,1505,1605,1705,1905,2005	2BHK-D	56.45	607.63	7.23	6.03	64.91	2.89	72.60	781
06	206,306,406,506,606,706,906,1006,1106,1206,1406,1506,1606,1706,1906,2006	2BHK-D1	56.55	608.70	7.23	6.03	64.91	2.89	72.70	783
07	2007	1BHK A	35.30	379.97	2.72	2.70	29.06	0.00	40.72	438
08	1908,2008	1BHK B	35.15	378.35	2.72	2.70	29.06	0.00	40.57	437

TOWER - TYPICAL FLOOR PLAN



THE NEIGHBOURHOOD

HOTELS

SAYAJI

50m --- 1min

GINGER

1.3km --- 4min

SHOPPING MALLS

Phoenix Milleniun Mall

50m --- 1min

SCHOOLS & COLLEGES

Indira College

2.2Km --- 10min

Podar International School Wakad

1.9Km --- 5min

Akshara International School

2.3Km --- 7min

HEALTH CARE

Lifepoint Multispecialty Hospital

210m --- 1Min

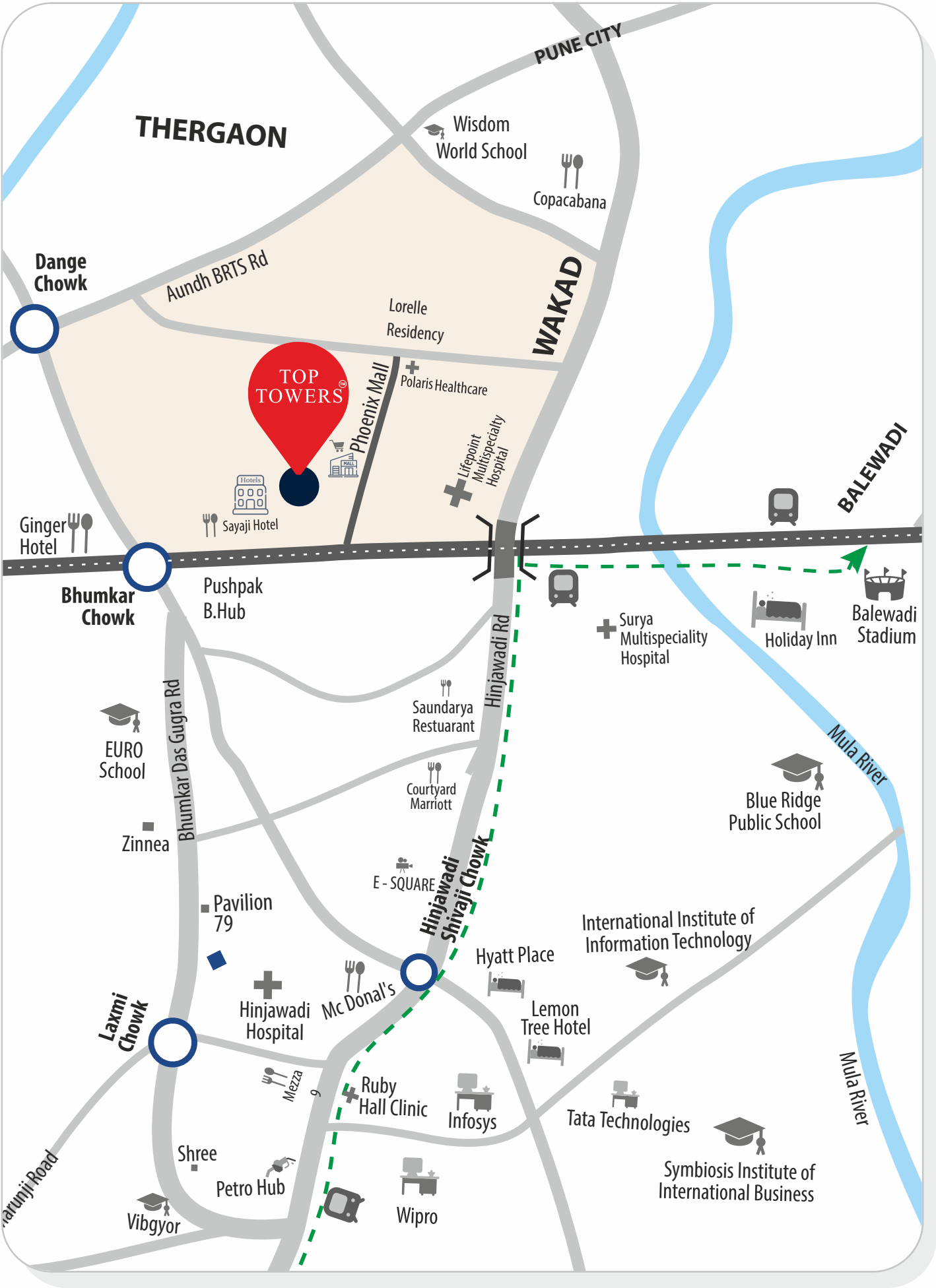
Polaris Healthcare

1.2Km --- 4min

Aditya Birla Hospital

5Km --- 10min

LOCATION





TOP TOWERSTM

Website : www.ragadevelopers.in

Email : sales@ragadevelopers.in

Site Address : S.No. 134/1, Wakad, Pune - 411057.

DISCLAIMER: This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the brochure have been compiled with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the brochure. While enough care is taken by the developer to ensure that the information on the brochure is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.