



ARHAM
HAIKU
MINIMAL. CLASSIC. FOREVER.

Verses of
Elegance,
Crafted for *Life*





ARTISTIC IMPRESSIONS

P R E S E N T I N G

An Ode to Distinct Living



A towering **11-storey** marvel redefining modern living in **Dahanukar Colony**. With its striking elevation and thoughtfully designed spaces, it stands as a symbol of elegance and sophistication.

Crafted to perfection, **Hailku** is poised to become a landmark, offering a contemporary and timeless lifestyle. Each detail reflects a commitment to quality, ensuring a home that blends comfort with style. Strategically located in a prime neighborhood, it provides seamless access to conveniences. Here, life is elevated to a whole new level of excellence.



ARTISTIC IMPRESSIONS



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A symphony that
Echoes
Serenity



Writing Excellence

in your story



Kaleidoscope of
*Views &
Leisure*

Designed to offer the perfect blend of relaxation and recreation, the terrace amenities cater to all ages and interests. With thoughtfully crafted areas, it's a place where you can unwind, socialize, and find moments of joy. Whether it's **enjoying the fresh air** or **spending time with loved ones**, the terrace offers a serene escape that complements your lifestyle. Here, every corner is an invitation to experience comfort, freedom, and a sense of well-being, all while being surrounded by the beauty of the open sky.



Terrace Amenities



Gymnasium



Reading & Music Room



Open Sky Garden



Children's Play Area



Gazebo



Recreational Area



STOCK IMAGE

Landmark
crafted
in the rhythm of
the city

Nestled in the heart of **Kothrud, Dahanukar Colony** offers the perfect blend of urban convenience and peaceful surroundings. It is known for its idyllic ambiance and green surroundings. The area is a serene escape from the bustle of the city, yet remains close to everything you need. The colony is home to a warm, welcoming community that you'd want to be a part of. With tree-lined streets, parks, and local markets, Dahanukar Colony is not just a place to live but a place to belong.



SCAN FOR LOCATION



Site Address: Haiku, CTS No. 1762, Lane No. 9, Dahanukar Colony, Kothrud, Pune 411038



Unmatched
*Connectivity
& Convenience*

This well-established locality is known for its proximity to essential **amenities, schools, and commercial hubs**, ensuring that everything you need is just a stone's throw away. The area boasts **excellent connectivity to key roads, making commuting effortless** while providing a serene environment to call home. With **lush greenery, open spaces, and a community** that exudes warmth, Dahanukar Colony offers a lifestyle that offers comfort and convenience.

PARKS & RECREATION

Thakare Udyaan	02 mins
Hill Walking Trail	05 mins
Arai Tekdi	07 mins
Pandit Bhimsen Joshi Udyan	08 mins

ENTERTAINMENT

Yashwantrao Natyagruha	05 mins
City Pride Kothrud	08 mins
Pavillion Mall	14 mins

HEALTHCARE

Shashwat Hospital	02 mins
Sahyadri Hospital	05 mins
Kothrud Hospital	04 mins
Vitalife Hospital	11 mins
Deenanath Hospital	12 mins
Jehangir Hospital	25 mins

SHOPPING CENTRES

Pantaloons	07 mins
D Mart	09 mins
Reliance Mart	11 mins
Pavilion Mall	14 mins

CONNECTIVITY

Vanaz Metro Station	05 mins
Chandani Chowk	07 mins
Deccan	11 mins
Hinjewadi IT Park	35 mins

EDUCATION HUB

MIT College	06 mins
New India School	07 mins
City International School	08 mins



Where Every Detail *Rhymes* with *Quality*



Wall Finish

- Smooth gypsum finish walls and ceiling



Flooring & Dado

- 600 mm x 1200 mm Vitrified Tile Flooring for the entire flat (Simpolo, Simero, or Equivalent)
- Antiskid Designer 600 mm x 600 mm Ceramic Tile Flooring for toilets & 600 mm x 1200 mm Ceramic Dado tiles for toilets and balconies (Simpolo, Simero, or Equivalent)



Windows

- UPVC sliding windows and FD's for better sound insulation with mosquito mesh shutter
- All windows will be provided with the MS safety grills
- Natural/Artificial Stone window sill to all windows



Kitchen with Dry Balcony

- One Granite Top otta of 8 ft. length with stainless steel sink
- One 6 ft. long service otta with Granite Top
- Ceramic tile dado up to lintel level
- Dry Balcony area will include provisions for Washing machine and Dishwasher



Doors

- All doors with Laminate finish on both sides & laminated ply frame
- Natural / Artificial stone door frames for toilets and dry terrace
- Branded hardware fittings & accessories to all doors



Video Door Phone

- All flats will be provided with Video door phones with min 7-inch screen



Plumbing & Sanitary Work

- Premium Sanitaryware for bathrooms (Jaquar or equivalent make)
- Premium chrome plated C.P. Fittings (Jaquar or equivalent make)



Electrification

- Concealed electrification with ISI-marked wiring in entire building with necessary circuit breakers
- Modular switches of reputed brand (Legrand or equivalent) with 5 years replacement warranty



Painting

- High-quality Semi Plastic paint to all internal walls
- Acrylic paint to all exterior walls with 5 years warranty

Common Amenities

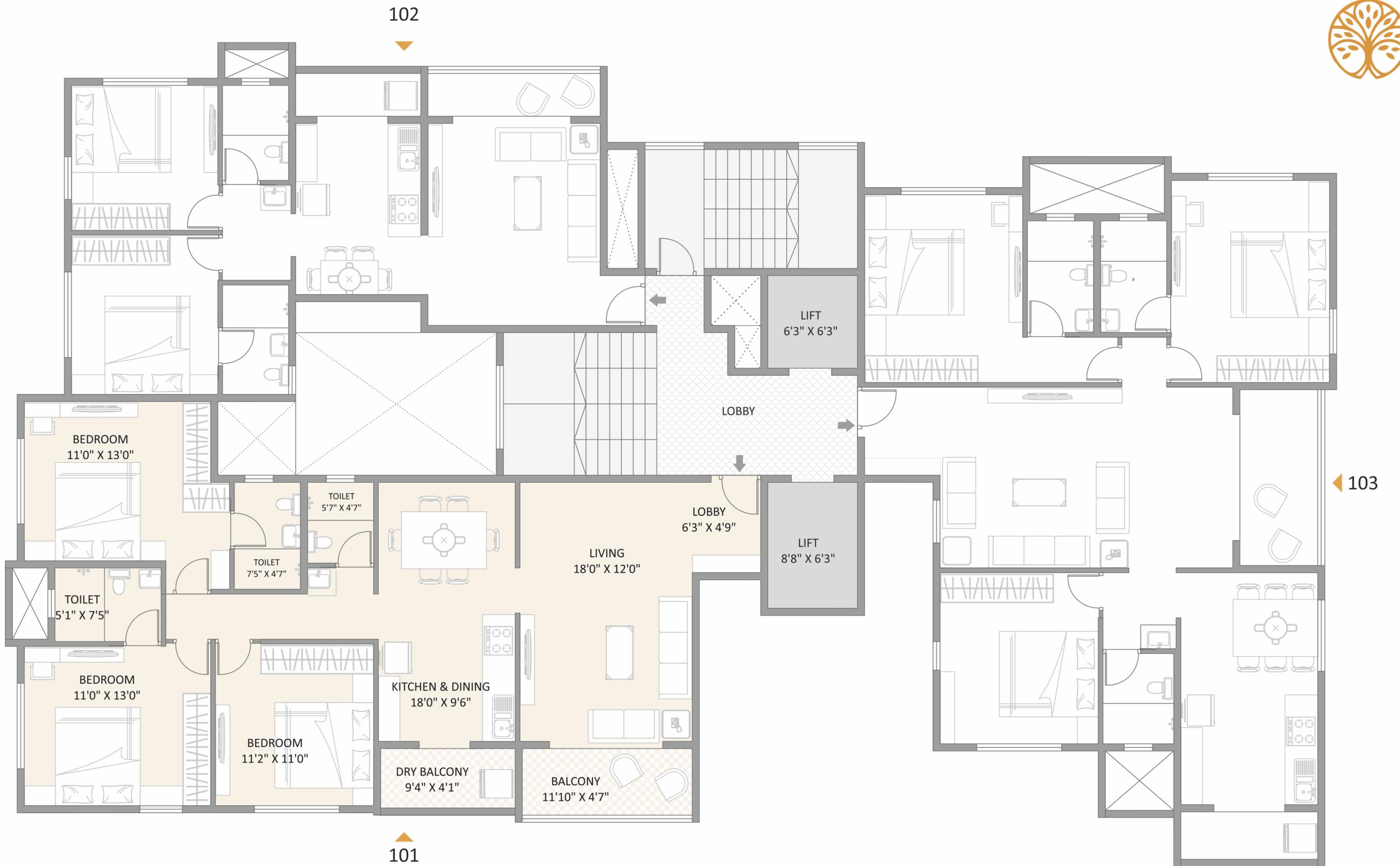
- Entrance gate with security cabin
- Two premium lifts (Kone or Otis make) with Genset backup facility
- Trimix flooring for pathways
- CCTV surveillance for security of the residents
- Designer entrance lobby
- 100% Genset Backup for common areas, lifts and water pumps
- Firefighting systems
- Piped gas connection
- Common dish TV connection



12.0 M. wide road

GROUND FLOOR PLAN

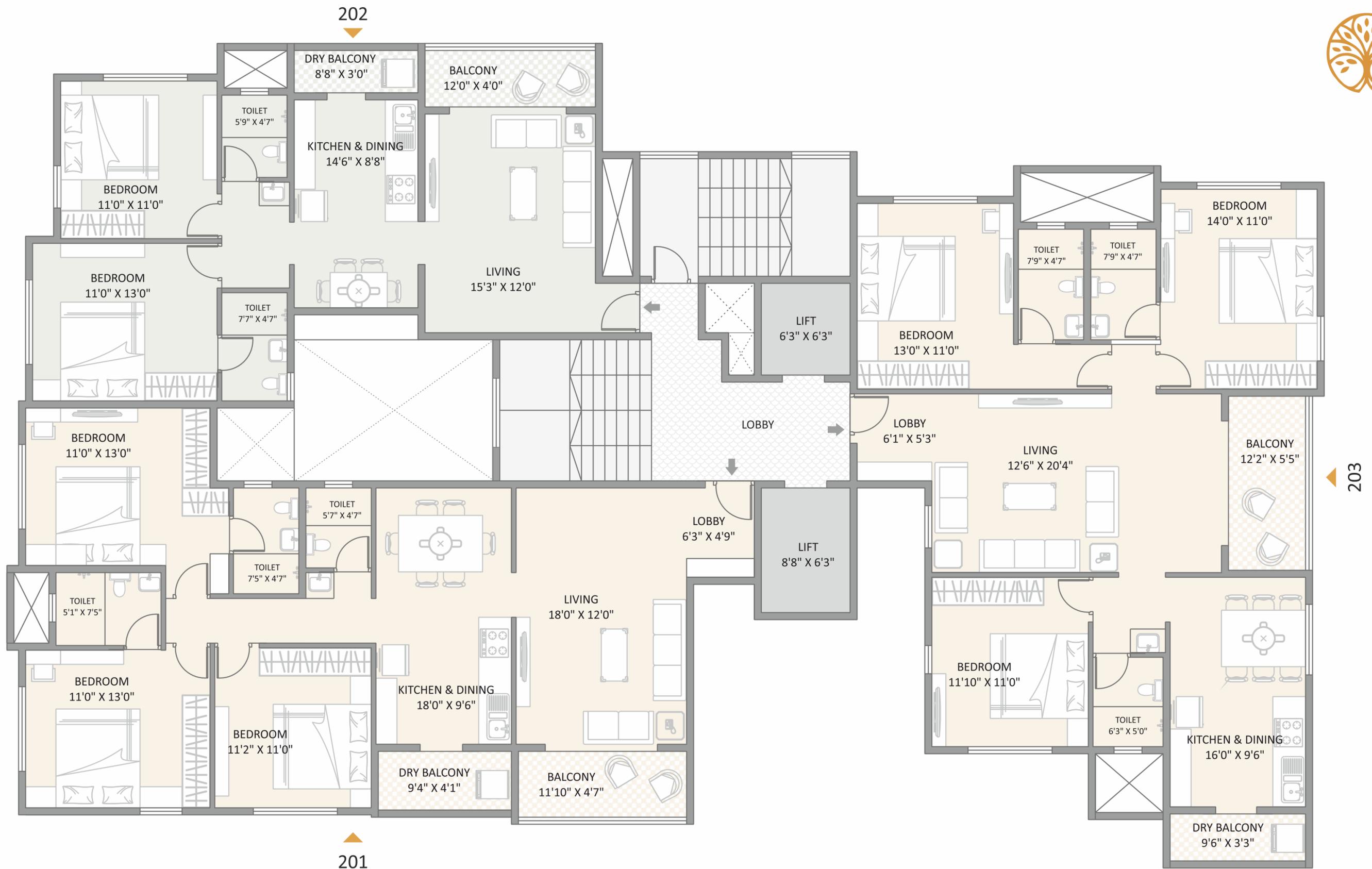




1st FLOOR PLAN

Flat Nos.	Flat Type	Product Code	Carpet Area		Balcony		Total Carpet Area	
			sq.mt	sq ft	sq.mt	sq ft	sq.mt	sq ft
101	3 BHK	1534	96.76	1042	8.79	95	105.55	1136
103	3 BHK	1588	100.30	1080	9.01	97	109.31	1177





2nd FLOOR PLAN

Flat Nos.	Flat Type	Product Code	Carpet Area		Balcony		Total Carpet Area	
			sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
201	3 BHK	1534	96.76	1042	8.79	95	105.55	1136
202	2 BHK	1074	67.00	721	6.90	74	73.90	795
203	3 BHK	1588	100.30	1080	9.01	97	109.31	1177

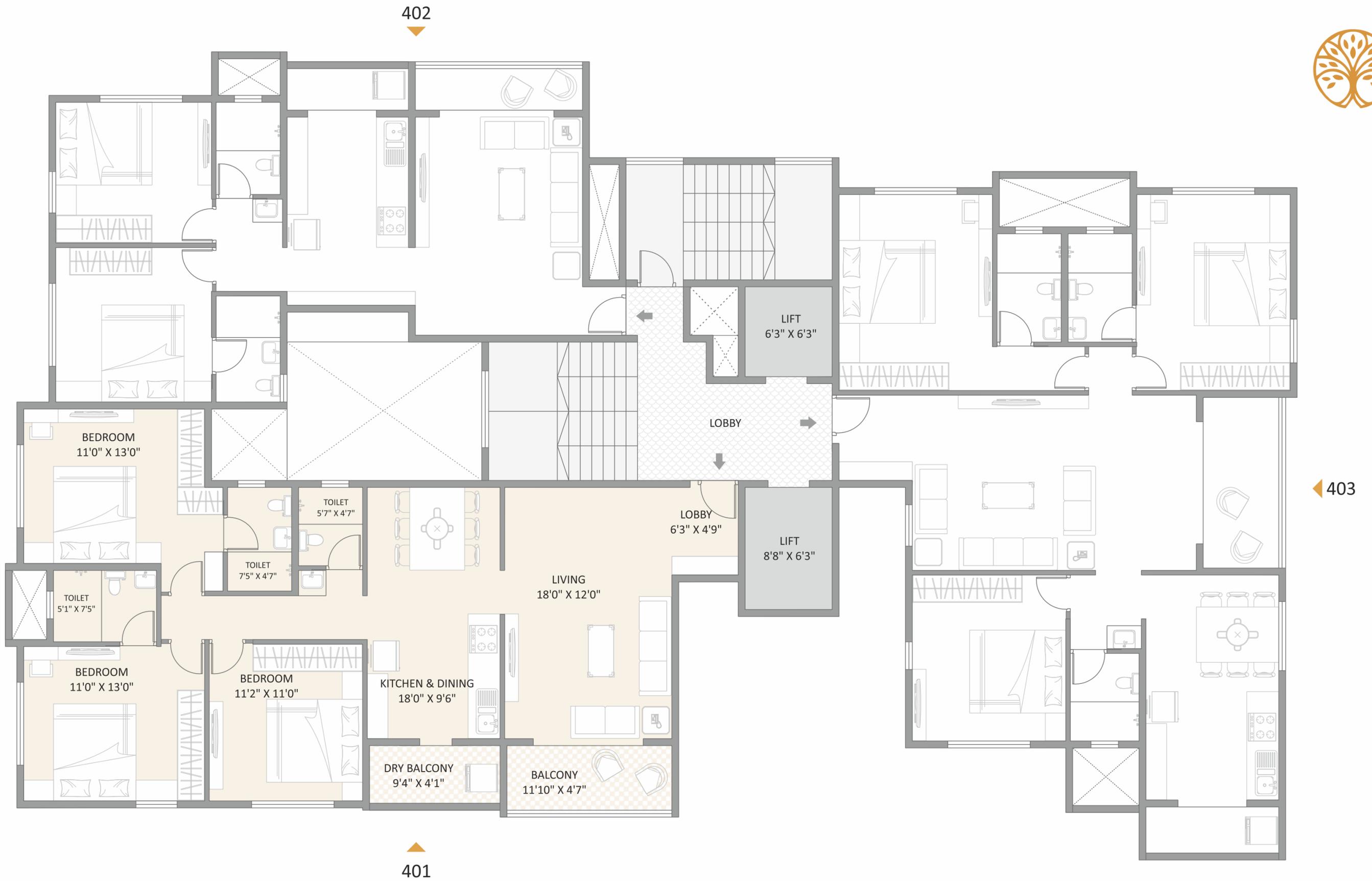




3rd FLOOR PLAN

Flat No.	Flat Type	Product Code	Carpet Area		Balcony		Total Carpet Area	
			sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
301	3 BHK	1534	96.76	1042	8.79	95	105.55	1136





4th FLOOR PLAN

Flat No	Flat Type	Product Code	Carpet Area		Balcony		Total Carpet Area	
			sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
401	3 BHK	1534	96.76	1042	8.79	95	105.55	1136





10th FLOOR PLAN

Flat No	Flat Type	Product Code	Carpet Area		Balcony		Total Carpet Area	
			sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft
1001	3 BHK	1534	96.76	1042	8.79	95	105.55	1136
1002	2 BHK	1074	67.00	721	6.90	74	73.90	795
1003	4 BHK	2014	129.58	1395	9.01	97	138.59	1492





11th FLOOR PLAN

Flat No	Flat Type	Product Code	Carpet Area		Terrace		Big Terrace		Total Carpet Area	
			sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq.ft	sq.mt	sq ft
1101	4 BHK	2544	128.87	1387	9.59	103	61.04	657	199.50	2147
1102	2.5 BHK	1610	86.51	931	7.74	83	27.50	296	121.75	1311





50 YEARS OF EXPERIENCE

Incorporated in **2005**, **Arham Landmarks** brings nearly **50 years** of collective expertise in civil construction, driven by a vision to craft best-in-class residential, commercial, and retail spaces. Our projects blend style with substance, reflecting our core values of customer commitment and total transparency. From iconic residential ventures like **Meghsparsh**, **Spandan**, and **Akashparv** to commercial landmarks like **Times Square**, **Metropolis**, and **Altus**, our work is a testament to our dedication. With over **1,000** satisfied families and numerous developments across Pune and Kolhapur, **Arham Landmarks** continues to set new benchmarks in the real estate market.

Buildings & Beyond

15+

Projects Completed

4L+

Sq. Ft. Developing

10L+

Sq. Ft. Delivered

1K+

Happy Families

Completed *Projects*



Retail, Smart Office &
Restaurant Spaces
At Balewadi



3 & 4 BHK
Ultra Premium Residences
At Bavdhan



2, 3 & 3.5 BHK
Luxurious Apartments
At Gultekadi



2 & 2.5 BHK Luxurious
Apartments, Showroom
& Office Spaces
At Warje



Premium
Smart Office Spaces
At Balewadi



2 & 3 BHK
Luxurious Apartments
At Ambegaon



2 & 3 BHK
Luxurious Apartments
At Balewadi



1 & 2 BHK
Budget Apartments
At Ambegaon (Kh.)



Commercial
Showroom Spaces
At Bund Garden, Road



MahaRERA Registration No.:
P52100078226
<https://maharera.mahaonline.gov.in>



A PROJECT BY



CREDITS

Architects

Shinde Joshi & Associates
Arch. Aniruddha Shinde

Structural Consultant

Mr. Pranav Kulkarni

Legal Advisor

Adv. Sangeeta Khot

Contact: 8888 12 9000 / 8087 06 8900

Office Address: Arham Landmarks, Office No. 301, Saumitra Apartment, Prabhat Road, Lane No. 14,
Near Income Tax Office, Erandwane, Pune, Maharashtra 411004

Email: sales@arhamlandmarks.com | **Website:** www.arhamlandmarks.com

MEMBER OF

CREDAI



Project is Financed by and Mortgaged to
Aditya Birla Housing Finance Ltd.