



DISCOVER THE DELIGHTS OF  
SPLENDID SPANISH LIVING!

Project By











Solapur's **First Real Estate Venture** Inspired by a Spanish Design Concept

**RERA-Registered** Project

Fully Developed, **Ready-to-use** Spanish Themed Amenity Area

Backed by **The Legacy** and **Goodwill** of

**Pramod Sathe Group**





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## SPLENDIDLY SPANISH

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Whether it is the exquisitely crafted Spanish Club House or the elegant Spanish landscaping, everything at **Venkatesh La-arka** resonates with the exotic touch of Spanish design. The best part is that you can also build unique Spanish-styled villas or bungalows, where our knowledgeable team will provide expert assistance and support at every phase of the project.





VENKATESH  
*La-arka*  
Spain in Solapur



I have personal relations with Pramod, beyond our association in CREDAI. **We have explored many countries together through CREDAI study tours.** I am happy to see that Pramod has adapted the Spanish theme at **Venkatesh La-Arka, a very innovative & ambitious project.** It is the manifestation of CREDAI's vision in the true sense. My best wishes for this ambitious, new-age project.

**- MR. SATISH MAGAR**

Chairman - Credai, India

Chairman and Managing Director -  
Magarpatta Township Development  
& Construction Co. Ltd.,  
Nanded City and Riverview City

Be it the ideation, design or execution of the project, no stone is left unturned to make it a larger-than-life, gated community. As a property owner at **Venkatesh La-arka**, you will own an invaluable asset in a prestigious neighbourhood. Immense in scale and scope, **Venkatesh La-arka** is spread over **a land parcel of 14 acres**, with **10% of this expansive space reserved exclusively for the amenity zone!**

The project design seeks to create a soothing '**green belt**' where you breathe fresh and clean air every single moment.









VENKATESH  
*La-arka*  
Spain in Solapur



Pramod Sathe's brainchild **Venkatesh La-Arka** is a true embodiment of sustainable project design. **The plan to plant around 10000 trees across the premises is a praiseworthy green practice.** Giving my voice to the walk-through of this project was a marvelous experience.

- MR. RAHUL SOLAPURKAR  
Famous Actor And Writer

LEXICALLY  
ICONIC

The term **Venkatesh La-arka** is derived from the rich lexical bases of the **Spanish** and **Sanskrit Languages**. It epitomizes graceful and grand living, embellished by the bounties of nature.





ACTUAL IMAGE OF SIDDHESHWAR VAN VIHAR



ACTUAL IMAGE OF SIDDHESHWAR VAN VIHAR







VENKATESH  
**La-arka**  
Spain in Solapur



Indeed it was a great pleasure to visit the project called '**Spain in Solapur**'. Pramod Sathe Group has brought a lot of new concepts to **Solapur, a growing city**. This new venture will get a lot of laurel to Solapur. Venkatesh La-Arka's location in front of '**Siddheshwar Van Vihar**' has brought lots of oxygen to the project. All the best Pramod, for your future '**Endeavors**'.

- **DR. VIJAY RAGHOJI**  
**Founder**, Raghoji Kidney Hospital  
& Research Center **Pvt. Ltd.**

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## AN OXYGEN-RICH ZONE

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**Venkatesh La-arka** commands a handpicked location. It is a secluded spot away from the buzz of the city, and offers quick and easy access to Siddheshwar Vanvihar, a well-maintained forest area preferred by nature lovers. As a proud villa owner, you will be privileged to enjoy the splendid views, cool breeze, and heartwarming tranquility at the project site.









VENKATESH  
*La-arka*  
Spain in Solapur



Venkatesh La-Arka is a unique project in the Solapur district. I admire seeing a project based on a Spanish theme take shape in Solapur. I thank and congratulate Pramod Sir for this grand venture.

**- MISS. RINKU RAJGURU**  
Famous Actress

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## RAISING THE BAR IN SOLAPUR'S REALTY LANDSCAPE

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Pushing the limits of Planning, Design, and Execution, La-Arka is all set to create a new benchmark in the city's real estate milieu.





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LET'S STROLL WITHOUT AN AGENDA, FROM MORNING TO NIGHT,  
WANDERING IN AND OUT. LET'S LIVE IN THE MOMENT.

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1. EXCUSIVE GARDEN ENTRANCE

2. JOGGING TRACK

3. GAZEBO

4 . FEATURE WALL

5. ATTRACTIVE WATER FOUNTAIN

6. ACUPRESSURE TRACK ( PANCHATATVA TRACK )

7. FRAGRANCE PARK

8. BUTTERFLY PARK

9. HERBAL PARK

10. ECOLOGICAL PARK

11. SEATING

12. SENIOR CITIZEN SIT - OUT

13. BICYCLE / TRICYCLE PARK

14. CHILDREN'S PLAY AREA

15. STAGE WITH FEATURE WALL

16. PARTY LAWN

17. HAMMOCK GARDEN

18. SKATING RING

19. BASKET - BALL COURT

20. PATHWAY

21. VIEWERS DECK

22. CLUB HOUSE & SITE OFFICE

23. ROSE GARDEN

24. READING AREA

25. OUT DOOR FITNESS

26. FIRE PLACE

27. LILLY POND

28. OUTDOOR FOOD COUNTER

29. PERGOLA

30. BUFFET AREA

31. YOGA -MEDITATION AREA WITH STAGE

32. OUTDOOR BOARD GAMES - CHESS , LUDO ,

SNAKE AND LADDER

33. MULTI - PURPOSE PLAY COURT

34. AMPHI - SEATING

35. PLAY MOUND

36. FLOWER GARDEN

37. HERBAL GARDEN

38. GROUND STORAGE RESERVOIR

39. ELEVATED STORAGE RESERVOIR WITH  
PRA-DIP'S SKY GALLERY AT 60 FT.

40. UNDER GROUND WATER TANK

41. SOUND SYSTEM

#### COMMON AREA AMENITIES

A. DP ROAD

B. INTERNAL ROAD WITH PATHWAYS

C. STREET LIGHT

D. DRAINAGE

E. WATER SUPPLY

F. ELEGANT MAIN ENTRANCE

G. SECURITY GUARD CABIN

H. DG ROOM

I. MAIN ROADS WITH DEVELOPED PLANTATION









'Spain in Solapur', the project tagline of Venkatesh La-Arka, sums it up nicely. From **cobbled sidewalks to colonnaded arches and vaulted ceilings to earthy tones, the overall design reflects elements of Spanish Architecture.** With the Spanish theme, Pramod Sathe is breaking new ground in the city's real estate canvas.

**- MR. BHAGWAN RAMPURE**  
Internationally Renowned  
Sculpture Artist

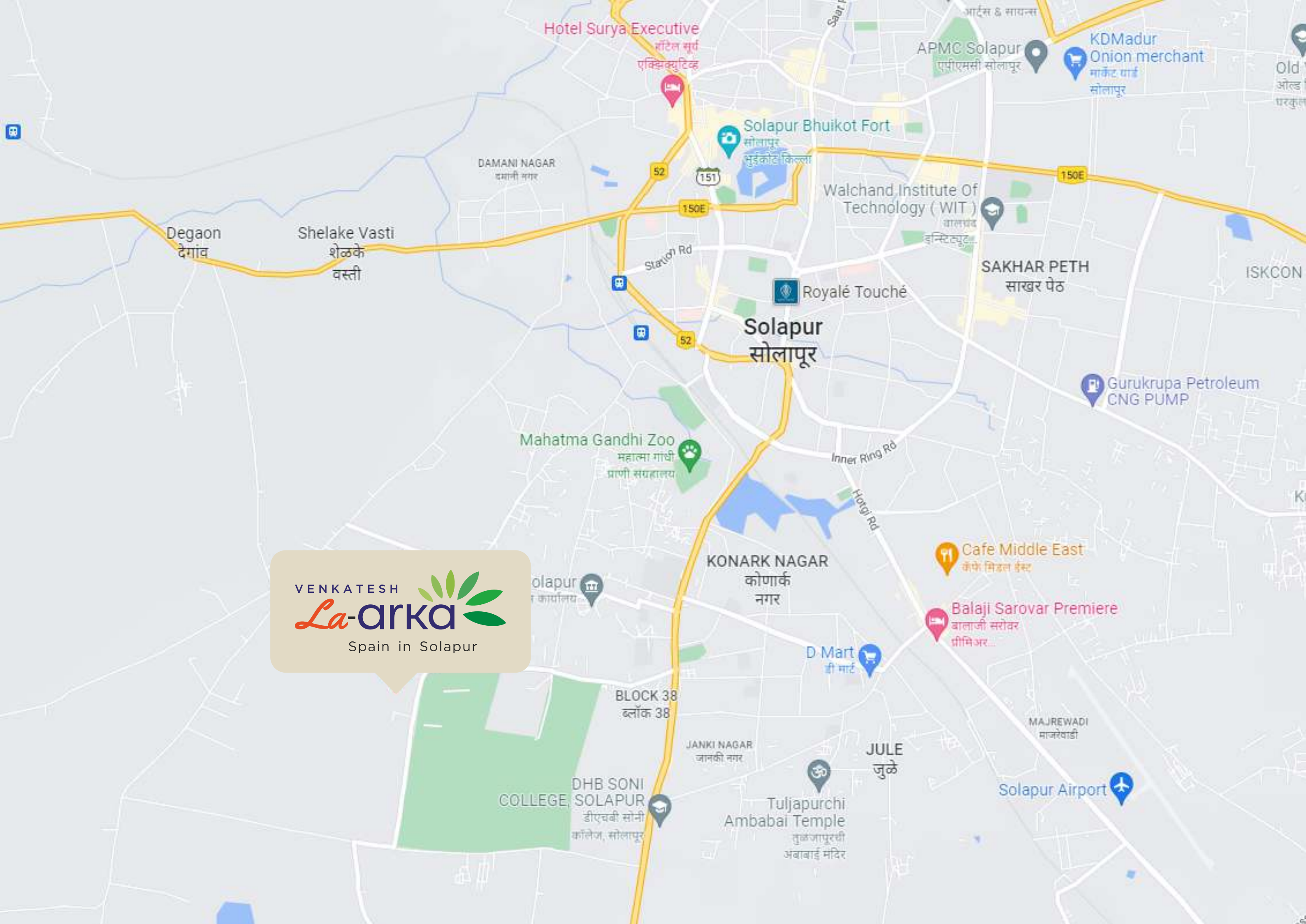
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## CREATIVELY CRAFTED LAYOUT

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It is a project where every square feet is **well planned and crafted beautifully with a craftsman's touch.** You can not only get Spanish structures but a Spanish feel in every aspect of living. It will create a true Indo-Spanish community at this location.







## KEY DISTANCES

PODAR INTERNATIONAL SCHOOL	1 Min	SANGMESHWAR COLLEGE	8 Min	BALAJI SAROVER PREMIERE	10 Min
RAJASWA NAGAR	2 Min	NEW COLLECTOR OFFICE	8 Min	RAILWAY STATION	10 Min
ST. THOMAS SCHOOL	2 Min	KAMBAR TALAV	8 Min	MUNCIPAL CORPORATION	10 Min
RTO	4 Min	SMRUTI VAN UDYAN	8 Min	RANG BGHAWAN	10 Min
MAYUR MANGAL KARYALAYA	4 Min	KLE SCHOOL	8 Min	ASHWINI HOSPITAL	10 Min
ARJUN TOWER	4 Min	INDIAN MODEL SCHOOL	8 Min	BHUIKOT FORT	12 Min
ITI	5 Min	DHB SONI COLLEGE	8 Min	SIDDESHWARA TEMPLE	12 Min
BHARATI VIDYAPEETH	6 Min	D-MART	8 Min	AIRPORT	12 Min
MAHATMA GANDHI ZOO	6 Min	AG PATIL INSTITUTE	8 Min	SOLAPUR BUS STAND	12 Min
VALSANGKAR HOSPITAL	6 Min	SUYASH GURUKUL	8 Min	VVP ENGINEERING COLLEGE	12 Min

## CREDENTIALS

### LEGAL ADVISOR

ADV. UNMESH DESHPANDE, PUNE

### MEP CONSULTANT

MR. NILESH RATHI,  
GREE MEP, PUNE

### LANDSCAPE DESIGNER

MR. MAHESH CHINCHALKAR, PUNE

### RCC CONSULTANT

MR. JITENDRA BAGALKOTI,  
SOLAPUR

### ARCHITECT

MR. RAHUL KHAMITKAR, SOLAPUR

### CHARTERED ACCOUNTANT

MR. SURAJ HUNDEKARI,  
SOLAPUR

### INTERIOR ARCHITECT

MR. SANDEEP KHAMITKAR  
MR. SRINIVAS KANCHI  
CONCEPTS STUDIO, SOLAPUR





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## A TRIBUTE TO THE LATE SHRI PRADIP SATHE

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**Pradip Sathe** was a pillar who made a great contribution to the journey of the Pramod Sathe Group. Pradip was a highly skilled and widely experienced gem in the field of execution. He showcased exemplary abilities while managing the skills and working teams. His energetic persona is a true inspiration for all our employees even today. He was a great manipulator for projects to get things done in the desired way. Although not present physically, the fragrance of his work and dedication keeps all of us delighted every moment.





**Mr. Pramod Sathe**  
CMD, Pramod Sathe Group

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## CREATING LANDMARKS, CRAFTING LIFESTYLES

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**The extraordinary begins where the ordinary ends**

**This inspiring philosophy has indeed been pivotal in transforming Mr Pramod Sathe from a civil engineer to an outstanding entrepreneur. Gifted with vision, business acumen, and leadership skills, he always aspired to break through the barrier.**

Pramod's early professional life is highlighted by landmarks he created in his native place Solapur; he then moved to Pune in them pursuit of bigger dreams. With his penchant to push the limits, he succeeded in creating a footprint in Pune's competitive real estate landscape. He established Pramod Sathe Group, a conglomerate having business interests in Infrastructure, Realty, and Hospitality. In a short span, the Group rose to eminence as a quality-focused

enterprise, enjoying the patronage of thousands of satisfied clients. Under his dynamic stewardship, Pramod Sathe Group has achieved stellar success and bagged several prestigious awards.

Sharing a deep connection with Solapur, Pramod nurtures a desire to place the city on the global map. It is this cherished dream that has set the stage for Venkatesh La-Arka, a premium plotting project inspired by Spanish design and styling. **Through this world class venture, Pramod aspires to put Solpaur in the league of India's tier-I cities and metros, where elite property owners will experience an enriched global lifestyle.**



COMPLETED  
PROJECTS



**SHRI VENKATESH NISARG**

Commercial Spaces & 1, 2, 3 BHK Apartments,  
Vadgaon BK, Pune



**SHRI VENKATESH VRINDAVAN**

1 & 2 BHK Homes, Vadgaon BK., Pune



**SHRI VENKATESH SERENITY**

Commercial Spaces & 2, 3 BHK Homes,  
Dhayari, Pune



**VENKATESH MAYUR PLAZA**

Mayur Classic AC Banquet Hall & Hotel Mayurvan  
Family Restaurant, Vijapur Road, Solapur



**ARJUN TOWER**

Commercial & Residential Spaces  
At Vijapur Road, Solapur



**MEGHSPARSH**

2 & 3 BHK Luxurious Apartments  
At Ambegaon, Pune



**PARIJAT**

1 & 2 BHK Luxurious Apartments,  
Ambegaon, Pune



## UPCOMING PROJECTS



### MEGHSPARSH PHASE - 3

Commercial Spaces & 2, 3 BHK Luxurious Apartments



### VENKATESH PEARL, GOA

Commercial & Residential Spaces  
Near Palolem Beach, Canacona, Goa



### NARHE CITY PHASE - 1

Commercial Spaces & Ultra-Luxe Apartments,  
At Narhe, Pune



VENKATESH  
*La*-arka  
Spain in Solapur

Project By



**Site Address:** Sr. No. 17/3 & 17/4, Near Rajaswa Nagar, Adjacent to Siddheshwar Van Vihar & Podar International School, Pratap Nagar Road, Solapur - 413004.

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MEMBER OF:

**CREDAI**  
SOLAPUR

