



# यशोधन

## PROSPEROUS HOMES

2 & 3 BHK Homes at  
**Mayur Colony**











Here's presenting homes that offer plenty of ventilation, liberal spaces and an intelligent layout. Yashodhan homes are designed to bring in a positive and inviting vibe to your daily life. Spaces at Yashodhan spell prosperity and are full of joy and exuberance.

### **The Mayur Colony Life**

Situated amid the Mayur Colony environs, Yashodhan offers convenience for residential living. It is well connected to both Karve Road and Paud Road thus offering easy access to various parts of the city. The locality offers sports and fitness avenues, parks, temples, cultural platforms, shops, cafes and so much more. No wonder this part of the city is considered as one of the best!

# SPECIFICATIONS & AMENITIES

## ✔ STRUCTURE

Earthquake resistant Reinforced Cement Concrete (RCC) Framed Structure

## ✔ DOORS

Good quality laminated flush doors. Good quality, durable fittings on all doors.

## ✔ WINDOWS

UPVC sliding windows with mosquito nets and M.S safety grills. Granite window sill.

## ✔ FLOORING

Elegant branded 800mm x 800mm Kajaria / Asian / Johnson or equal vitrified tiles in Living / Kitchen- Dining, Bedrooms, passages and anti-skid tiles in bathrooms and attached terraces.

## ✔ KITCHEN

Granite kitchen platform upto 15' in length with stainless steel sink and tile dado up to lintel level. Electrical provisions for kitchen hob and chimney, exhaust fan, aqua guard, microwave oven in the kitchen.

## ✔ WALL FINISHES

Smooth POP / Gypsum finish for all interior wall surfaces and sand faced cement plaster for building exterior.

## ✔ BATHROOMS & TOILETS

Designer ceramic dado upto 7'. Moveable aluminium louvers in all bathrooms. Concealed plumbing. 'Jaquar' or equal plumbing fittings. Black granite / stone door frames for all toilets. Vitreous china white sanitaryware of reputed make such as Jaquar / Cera / Hindware / Parryware.

## ✔ PAINTING

Luster for interior surfaces and apex paint for building exterior.

## ✔ ELECTRICAL

Concealed electrical work using Polycab / Finolex cables and elegant modular switches of Schnyder / Legrand. Electrical Points Schedule

- Living / Dining Room (3 Light Point, 2 Fan Point, 4 - 5A Points)
- Kitchen (2 Light Point, 1 Fan Point, 1 Microwave point - 15A, 1 Exhaust point, 1 Aqua guard point - 15A, 1 Fridge point - 15A, 1 Hob point- 5A, 1 Chimney point- 5A, 1 Plug point - 5A )
- Dry Balcony (1 Light Point, 1 Power Point)
- Master Bed Room (2 Light Point, 1 Fan Point, 2 Separate 5A Points, 1 TV point, 1 AC point)
- Toilet (1 Light Point, 1 Exhaust Point, 1 Boiler Point)
- Bed Room (2 Light Point, 1 Fan Point, 1 Separate Point, 1 AC point)
- Bell point
- Sit Out - 1 Light Point





DESIGNED FOR PEACE,  
HAPPINESS & PROSPERITY







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## PROJECT FEATURES

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- ✓ **Automatic / Manual Telescopic elevator of Kone / Schindler / Otis with backup for power**
- ✓ **Decorative entrance lobby**
- ✓ **Aesthetically pleasing building elevation**
- ✓ **Well-lit common and parking areas**
- ✓ **Letter boxes and name plates for each Unit**
- ✓ **Fire fighting systems as per P.M.C. norms**
- ✓ **Overhead and underground water tanks of ample capacity with auto level indicator and an extra standby pump for underground water tank.**
- ✓ **Provision for Vermiculture as per P.M.C. norms**
- ✓ **Video door phone MAVDP system for all Units.**
- ✓ **CCTV system**
- ✓ **Solar Water Heating System**
- ✓ **Rain water harvesting system**
- ✓ **Well-designed gates for free movement of cars**















LUXURIOUS LIFESTYLE



## THE CREATORS OF PRACTICAL HOMES



Hands build a house whereas Hearts build a home

Yes, we are passionate about creating spaces which will be enjoyed by each family member equally. Smaller nuances like putting the switch panel at a convenient place, using colours that commonly appeal, providing railings at climbs and stairs for seniors and many such thoughtful provisions.



More value per square feet

We emphasize on basics of comfortable living in a modern city such as access control, quick access to elevators, privacy for each flat, finest quality fittings and fixtures.



Brightness brings happiness

We design spaces where natural light can easily come through and make the house look bright, warm and cheerful.





### Measured, Meticulous & Practical A construction legacy of 125 years

The passion for creating architectural marvels is in the DNA!

Well over a century ago, when India was lacking infrastructure but very few had expertise in construction, Vishnu. R. Ranade broke the conventional professional barriers by stepping into infrastructure development. Thus, Ranade brand was flagged in the construction sector.

Showing great visionary approach, he built important structures including bridges, dams, roads, railway lines, etc. across India and abroad. Among the reputed projects which got shaped at the hands of V. R. Ranade & Sons is the classic building of the original **Pune Railway Station**.

Eventually, next generation of the Ranades, headed by Shashank Ranade, began Residential and commercial property development in Pune. Soon the brand became close to the heart of thousands of people who currently reside or work out of space created by Ranades.

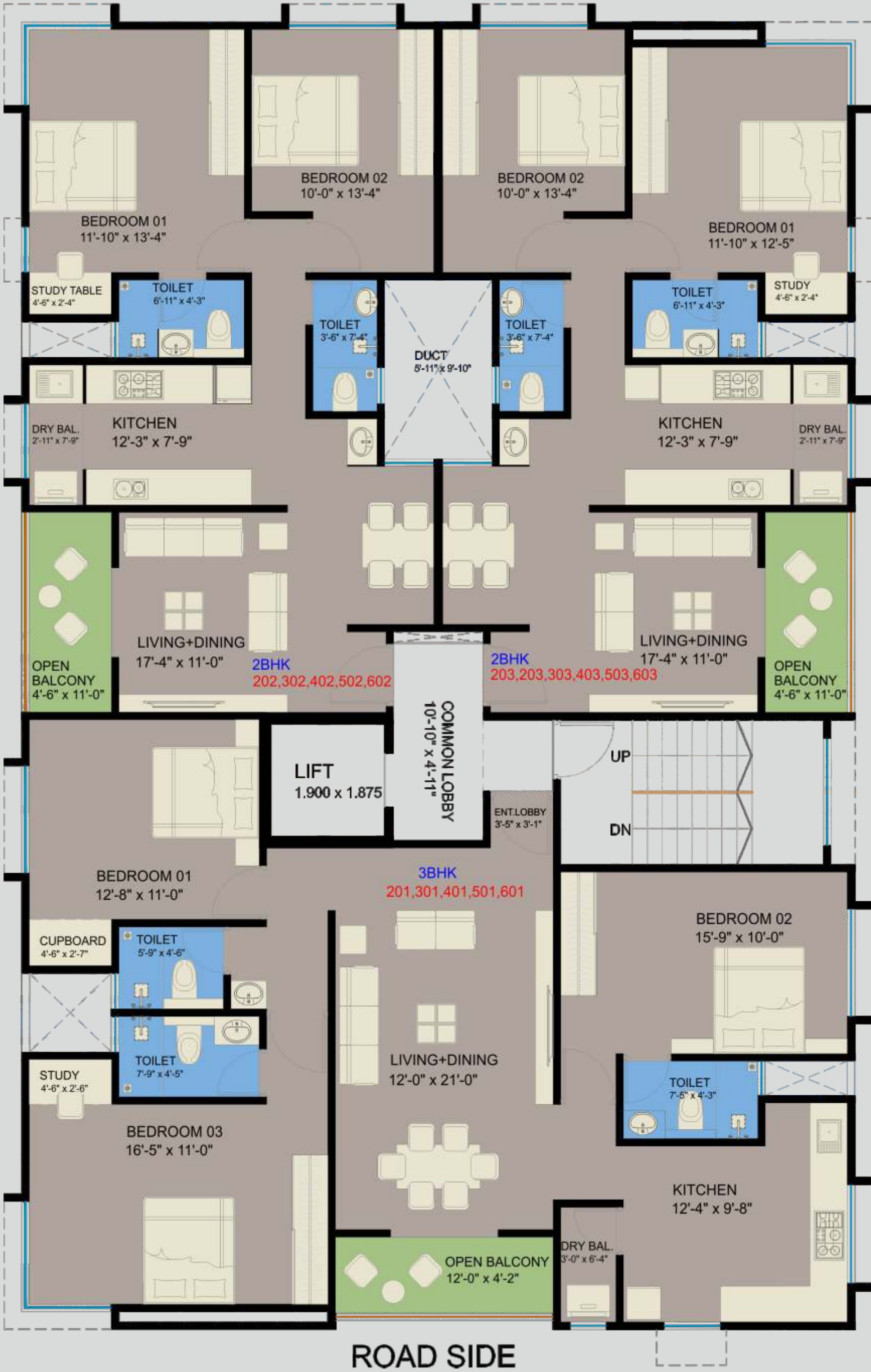
Passion for well-managed projects, perfectly planned quality creation, with an eye-for-detail and customer satisfaction runs in the DNA of Ranade family. Currently, Kedar Ranade is responsibly carrying forward the tradition while bringing in his international work experience. He is ably driving the idea of Practical Homes and expanding horizons for the group.



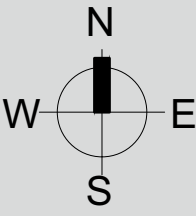


Floor Plan

BACK SIDE



FLAT TYPE	RERA CARPET (SQ.FT.)	ENCL. BALCONY + OPEN BALCONY+DRY BALOCNY (SQ.FT.)	TOTAL CARPET (SQ.FT.)	SELLABLE AREA (SQ.FT.)
3 BHK - 201,301,401,501,601	767	412	1179	1592
2 BHK - 202,302,402,502,602	547	225	772	1042
2 BHK - 203,303,403,503,603	546	213	759	1025







Call: 9623430000, 9623426589

#### SITE ADDRESS

Plot No 107, Opposite Central Bank Of India, Loknath Society, Mayur Colony, Kothrud, Pune, Maharashtra 411029

#### OFFICE ADDRESS

10 +, 32/A, Paud Rd, Rambaug Colony, Kothrud, Pune, Maharashtra 411038

Maha RERA no. P52100051695



[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)





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