

*Euphoria
Everyday!*



Artist's Impression


ranjekar

Umashankar Prasad

PREMIUM 2 & 3 BHK APARTMENTS
NEAR ANAND NAGAR METRO STATION,
PAUD ROAD



Specifications

R. C. C. STRUCTURE

- Anti termite treatment to the structure.
- Earthquake resistant RCC structure as per IS code specifications.

MASONRY WORK

- External & internal brick/ block wall 6" & 4" thick.
- Internal cement plaster with Gypsum finish.
- External double coat sand faced plaster.

WATERPROOFING WORK

- Terrace - Brick bat coba waterproofing.
- Bath, Toilets - Brick bat waterproofing with chemical coating.

FLOORING, SKIRTING & DADO WORK

- Flooring - Vitrified tiles of 800mm X 800mm of kajaria/equivalent.
- Toilets & Balconies - Anti-skid tiles of 300mm X 300mm or 300mm X 450mm of Kajaria/Johnson/Equivalent.

KITCHEN ROOM

- L - shaped or parallel kitchen platform (As per your requirement) with ss sink with Black Granite.
- Full height dado 200mm X 300mm or 300mm X 450mm of Kajaria/Johnson/Equivalent make.
- Provision for Water Purifier, Refrigerator, Chimney or Exhaust Fan, and other electrical gazettes.
- Provision for Dishwasher and Washing Machine in dry balcony.

DOOR

- Main door - Wooden frame with veneer finish.
- Safety door
- All other door frames - Plywood frame with 35 mm thickness and hot-press laminated flush door shutter.

- Toilets - Granite door frame with hot pressed laminated shutter.
- Attached terrace - Sliding door with glass or with powder coated M.S. openable door with glass.
- SS Railing with toughened glass in attached balconies and terrace.

WINDOWS

- UPVC windows with mosquito net.
- M. S. safety grill for Windows.
- Granite window sills with edge polishing.

ELECTRICAL WORK

- Concealed wiring through PVC Conduit Diamond make/equivalent.
- Distribution box with MCB Legrand make/equivalent.
- Modular switches & sockets of Legrand or equivalent.
- Provision for AC and TV connection in Master Bedroom & Living room to each flat.
- Copper earthing for every flat connected to common earth pit at ground.
- Electrical provision for Inverter.

PLUMBING AND SANITARY WORK

- External plumbing-UPVC pipes.
- All internal plumbing -CPVC pipes.
- Toilet fixtures - All CP fixtures of Jaguar or equivalent make.
- Premium quality plumbing & sanitary fittings Jaquar or equivalent.
- False Ceiling to the Toilets & Balcony.

PAINTING WORK

- Internal Painting - Oil Bound Distemper.
- External painting (Elastomeric/weather shield) including compound wall will be finished in Apex Paint - Asian Paints/ Nerolac or equivalent.

A World of Delights Awaits You

Umashankar Prasad offers amazing amenities across different floors to make sure you experience euphoria everyday.



RECREATIONAL FLOOR

- Co-working space
- Library

ROOFTOP

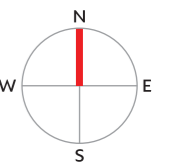
- Senior citizens zone
- Children's play area



ROOFTOP

- Walking/ jogging track
- Mandir
- Yoga/ meditation zone

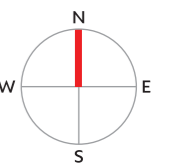
TYPICAL FLOOR PLAN



FLOOR PLAN



UNIT NO.	TYPE	CARPET AREA (SQ. FT.)	BALCONY AREA (SQ. FT.)	TOTAL CARPET (SQ. FT.)
1	2 BHK	771	62	833
2	2 BHK	779	94	873
3	2 BHK	697	49	746
4	2 BHK	687	49	736
5, 8	3 BHK	1210	61	1271
6, 7	2 BHK	760	138	898



40+

YEARS OF
REAL ESTATE
EXPERTISE

8

YEARS OF
REDEVELOPMENT
EXPERIENCE



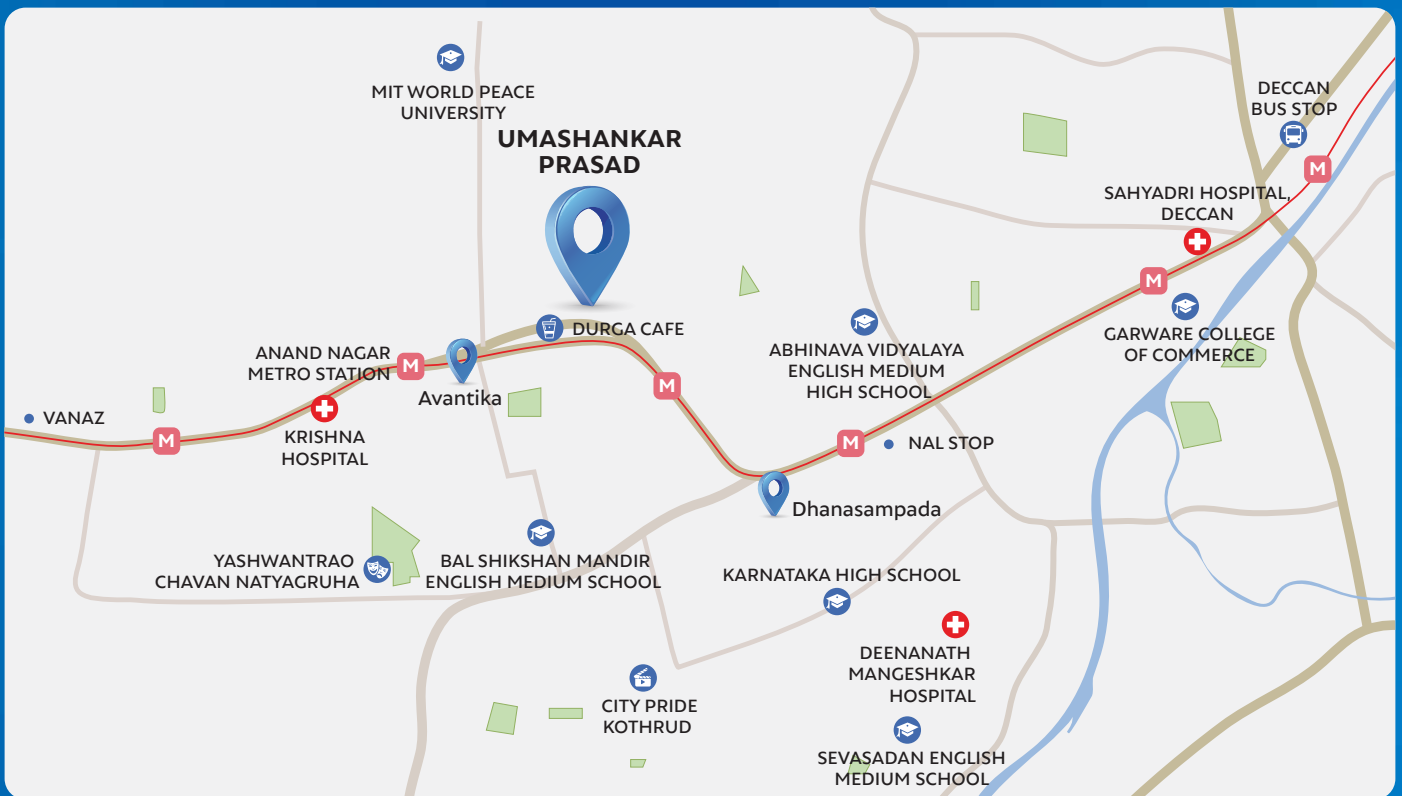
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1 MILLION+ SQ. FT.

CONSTRUCTION
AREA (ONGOING
& UPCOMING)

500+

HAPPY
AND SATISFIED
CUSTOMERS



SITE ADDRESS: NEAR ANAND NAGAR METRO STATION, PAUD ROAD, KOTHRUD 411038

CORPORATE OFFICE: YASH' K6/4 ERANDWANE HOUSING SOCIETY, ERANDWANE,
OPPOSITE SEVASADAN SCHOOL, NEAR DEENANATH MANGESHKAR HOSPITAL, PUNE 411004

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Project is mortgaged with and funded by Bajaj Housing Finance Ltd. and no objection certificate/ permission to mortgage from Bajaj Housing Finance Ltd. will be provided for sale of flats.

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