



2 & 3 BHK EXCLUSIVE HOMES AT WANOWRIE

Ishanand, Sr. No. 42, Opp. Dayanand Garden, Wanowrie, Pune - 40 | 020-48617700, +91-7786927927

A Legacy of 50 Years

MAKWANA BROS & CO - Setting Standards

In the leadership of **Mr. Dayabhai Makwana** since the 1980s, the company established into contracting & later expanding into building and construction activities and have developed residential, retail, and commercial projects under the name and banner of M/S. MAKWANA BROS. & CO in Pune and PCMC. So far, they have developed over **24 projects** having a footprint of more than a **million square feet** and are extremely well known in the industry, to deliver quality projects in time.

The company has transversed a path of steady growth & expansion and has posted increasing turnover and profits year after year. M/s. Makwana Bros. & Co.'s core values of **Transparency, Quality Work** and **Ethical Business Practices** have been their rock steady pillars to help them expand. Strict adherence to statutory compliance has earned Makwana Bros. & Co admiration from all its **1,800+ delighted customers**.



The Origin of Ishanand

Wanowrie, the land of opportunities!

Wanowrie, the land of opportunities has the advantage of being strategically located, It is in proximity to other prominent areas such as, MG Road, NIBM Road and Fatima Nagar. It is a cosmopolitan locality with well-maintained defence enclaves, sprawling greenery and clean roads. Wanowrie is renowned for its youth hangouts, shopping malls and restaurants. Life here is further enhanced by the presence of all major banks, hospitals and reputed schools like St. Mary's & Bishop's. Wanowrie is textbook example of a flourishing social infrastructure.

A WALK AWAY FROM ALL YOU NEED !



Ishanand





The Planning of Ishanand

Vastu for a better living...

ORIENTATION | SITE PLANNING | PROPORTION | DIMENSION | AESTHETIC

At Makwana and Bros, we always believed to offer the best products to our customers, so when Ishanand was under planning, the emphasis was on **Vastu** and how it plays a crucial role in construction of a building and ensuring space arrangement, principles of design & utilizing geometric patterns, symmetry & directional alignments while ensuring adequate light & ventilation, without compromising luxury comfort by offering **king sized living**.

The planning of Ishanand was made sure to have ultra modern, aesthetically pleasing homes with **intelligent space planning** by renowned architects for maximum comfort. The location of the project is undoubtedly a cherry on the top with day to day human needs at a distance of hop, skip and jump!

LIVE THE GOOD LIFE AT ISHANAND !



2 & 3 BHK EXCLUSIVE HOMES AT WANOWRIE

The Lifestyle at Ishanand

Ishanand, Live the good life !

Welcome to Ishanand, a residential community envisioned to offer the most in every living space and eliminating what is redundant.

When you're located in the heart of Wanowrie, why limit yourself to an enclave. Make the most of this flourishing social hub while enjoying the serene environs that add charm to your luxurious home. The 'twin towers' at Ishanand offer 2 & 3 BHK spacious residences built with the best of specs and features so you have a amplified residential experience.

OCCASIONS MADE MEMORABLE FOREVER !





Stress-Free Lifestyle

The planning of Ishanand is made sure to have ultra modern, aesthetically pleasing homes with intelligent space planning by renowned architects for maximum comfort.



Convenience

When you're located in the heart of Wanowrie, you have the advantage of being in proximity to other prominent areas & get the day to day human needs at a distance of hop, skip and jump!



Well Maintained

Wanowrie is a cosmopolitan locality with well maintained defence enclaves, sprawling greenery and clean roads. It is renowned for its youth hangouts, shopping malls and restaurants.





The Amenities at Ishanand

- **SPORTS & FITNESS**

- Play Area
- Jogging Track
- Gymnasium
- Aerobics Room

- **HEALTH**

- Cardio Room
- Yoga & Meditation Room

- **ENTERTAINMENT**

- Urban Katta
- Toddlers Play Area
- Indoor games
- Club House
- Table Tennis Room
- Cards & Chess Room
- Campfire Area
- Senior Citizen Seating
- Party Lawn
- Multi-Purpose Hall
- Office/Conference Room

Party Lawn at Ishanand



Indoor Games



Gymnasium



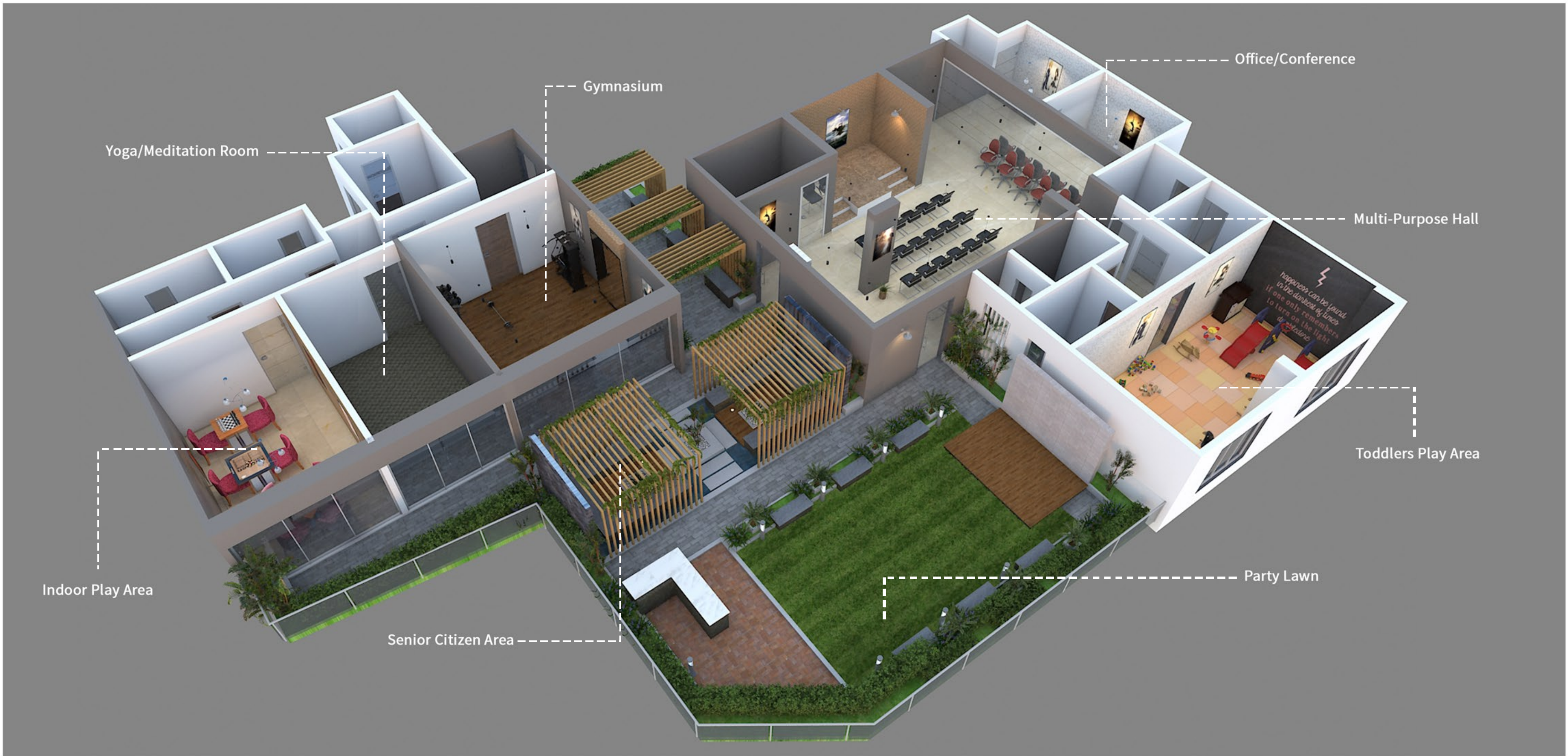
Toddlers Play Area



Mult-Purpose Hall



Senior Citizen Seating



Yoga/Meditation Room

Gymnasium

Office/Conference

Multi-Purpose Hall

Toddlers Play Area

Indoor Play Area

Senior Citizen Area

Party Lawn

The Specifications of Ishanand

STRUCTURE

- Earthquake resistant R. C. C. frame structure
- 5” Brick masonry for internal & external walls
- Sand faced cement plaster with acrylic paint for exterior
- Gypsum finished plaster with plastic paint for interior walls

APARTMENT

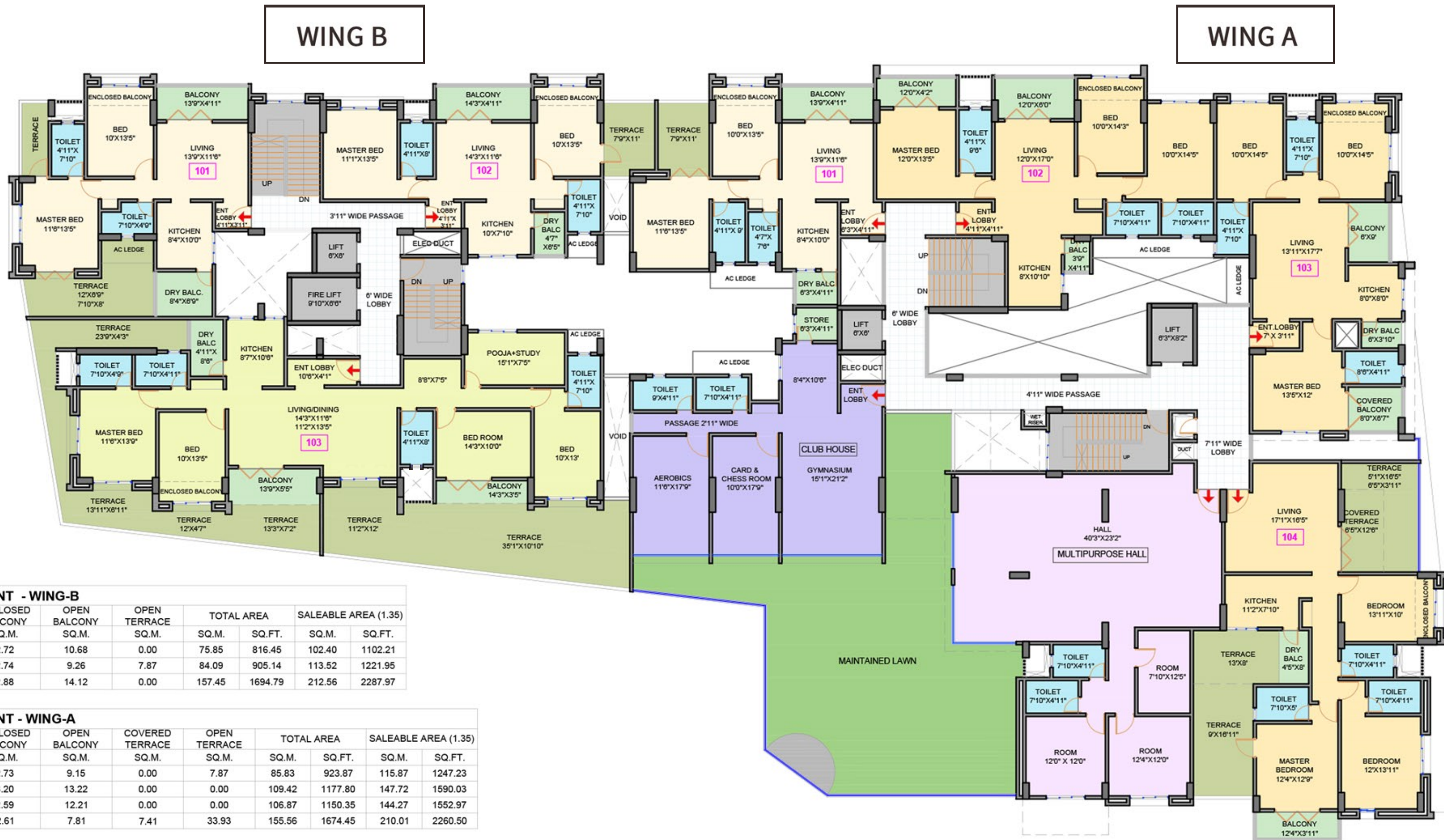
- 1200 mm x 800 mm , Designer vitrified tiles for flooring
- Laminate finished main entrance door with lock
- Laminated internal flush doors with designer laminates
- Granite door frame with laminated flush door for toilets
- Powder coated aluminum sliding windows with mosquito mesh and M.S. safety grill with granite window sill
- Parallel/ “L” shape granite top kitchen platform with Designer stainless steel sink and designer tiles up to lintel level
- 3 way biometric for main lock & Video Door Phone

COMFORT & DESIGN

- Jaguar/ equivalent C. P. fittings in all toilets
- Jaguar/ equivalent sanitary wares in all toilets
- Counter basin in master bedroom toilet and common toilet.
- Designer tiles up to lintel level for all toilets
- Concealed electrical wiring with Branded modular switches along with LED tube lights in all rooms.
- T.V points in all rooms and telephone point in all room
- Glass railing for all terraces.

CONVENIENCE

- 2 lifts and 2 staircases for each wing with generator backup
- Inverter Provision for each flat
- Concealed electrical wiring with Branded modular switches along with LED tube lights in all rooms
- 100 % Generator Backup
- CCTV Surveillance



SALEABLE AREA STATEMENT - WING-B

FLAT NOS.	TYPE	CARPET AREA	ENCLOSED BALCONY	OPEN BALCONY	OPEN TERRACE	TOTAL AREA		SALEABLE AREA (1.35)	
		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	2BHK	62.45	2.72	10.68	0.00	75.85	816.45	102.40	1102.21
102	2BHK	64.22	2.74	9.26	7.87	84.09	905.14	113.52	1221.95
103	5BHK	140.45	2.88	14.12	0.00	157.45	1694.79	212.56	2287.97

SALEABLE AREA STATEMENT - WING-A

FLAT NOS.	TYPE	CARPET AREA	ENCLOSED BALCONY	OPEN BALCONY	COVERED TERRACE	OPEN TERRACE	TOTAL AREA		SALEABLE AREA (1.35)	
		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	2BHK	66.08	2.73	9.15	0.00	7.87	85.83	923.87	115.87	1247.23
102	3BHK	93.00	3.20	13.22	0.00	0.00	109.42	1177.80	147.72	1590.03
103	3BHK	92.07	2.59	12.21	0.00	0.00	106.87	1150.35	144.27	1552.97
104	3BHK	103.80	2.61	7.81	7.41	33.93	155.56	1674.45	210.01	2260.50

NORTH





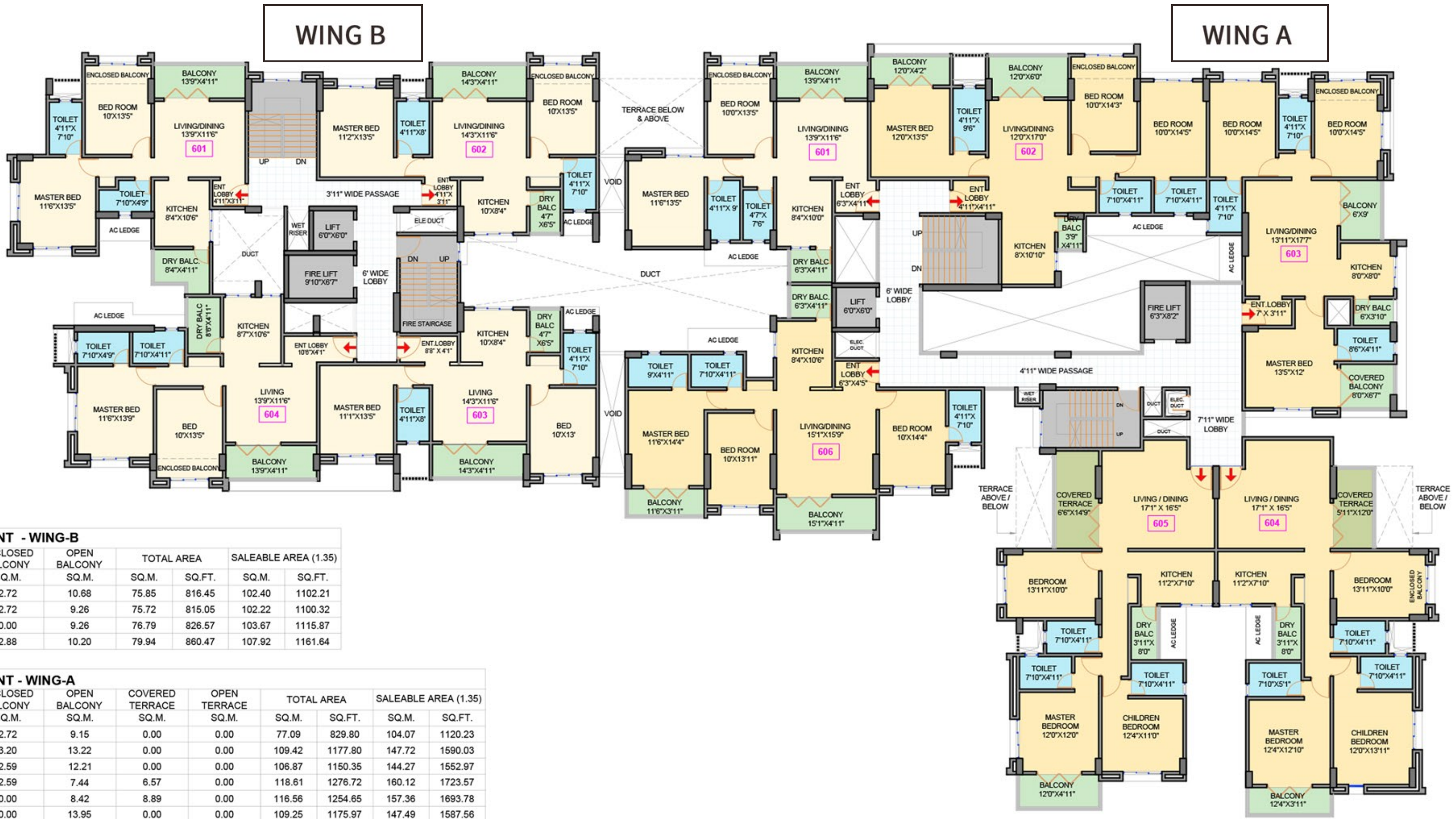
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		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
501	2BHK	62.45	2.72	10.68	0.00	75.85	816.45	102.40	1102.21
502	2BHK	64.22	2.74	9.26	7.87	84.09	905.14	113.52	1221.95
503	2BHK	67.53	0.00	9.26	0.00	76.79	826.57	103.67	1115.87
504	2BHK	66.86	2.88	10.20	0.00	79.94	860.47	107.92	1161.64

SALEABLE AREA STATEMENT - WING-A

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		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
501	2BHK	66.08	2.73	9.15	0.00	7.87	85.83	923.87	115.87	1247.23
502	3BHK	93.00	3.20	13.22	0.00	0.00	109.42	1177.80	147.72	1590.03
503	3BHK	92.07	2.59	12.21	0.00	0.00	106.87	1150.35	144.27	1552.97
504	3BHK	102.25	2.61	7.44	7.12	5.66	125.08	1346.36	168.86	1817.59
505	3BHK	99.50	0.00	8.42	9.56	6.86	124.34	1338.40	167.86	1806.83
506	3BHK	95.30	0.00	13.95	0.00	0.00	109.25	1175.97	147.49	1587.56





SALEABLE AREA STATEMENT - WING-B

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		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
601	2BHK	62.45	2.72	10.68	75.85	816.45	102.40	1102.21
602	2BHK	63.74	2.72	9.26	75.72	815.05	102.22	1100.32
603	2BHK	67.53	0.00	9.26	76.79	826.57	103.67	1115.87
604	2BHK	66.86	2.88	10.20	79.94	860.47	107.92	1161.64

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		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
601	2BHK	65.22	2.72	9.15	0.00	0.00	77.09	829.80	104.07	1120.23
602	3BHK	93.00	3.20	13.22	0.00	0.00	109.42	1177.80	147.72	1590.03
603	3BHK	92.07	2.59	12.21	0.00	0.00	106.87	1150.35	144.27	1552.97
604	3BHK	102.01	2.59	7.44	6.57	0.00	118.61	1276.72	160.12	1723.57
605	3BHK	99.25	0.00	8.42	8.89	0.00	116.56	1254.65	157.36	1693.78
606	3BHK	95.30	0.00	13.95	0.00	0.00	109.25	1175.97	147.49	1587.56





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