





A COMBO LIFE!

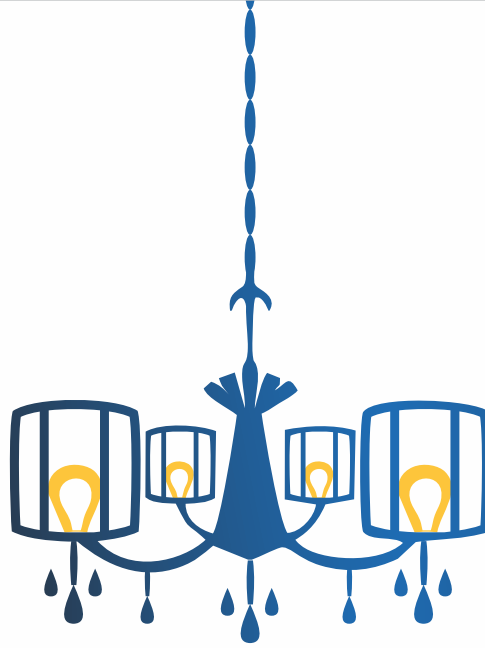
At the edge of Ghorpadi and Koregaon Park, two of Pune's oldest regions, **MAYANK** offers a world of comfort, delight and convenience to your family. Ghorpadi, at one side, has the peculiar cantonment barracks, hamlets in old alleys, open grounds and lush greenery; iconic railway crossing which so much has become part of the people living around. On the other side is Koregaon Park the place where Pune's elite reside, party and celebrate. It also has its own green charm, people full of life and one place where you can feast on dining.

1 & 2 BHK PRACTICAL HOMES

Ranade Realtors are known for creating practical homes for years now. They know the pulse of a home buyer who looks for real substance sans the frills. Good ventilation, intelligent space planning, high quality fittings and workmanship, well-appointed units and pleasant environs are what the developer ensures and customers around Pune trust him for.

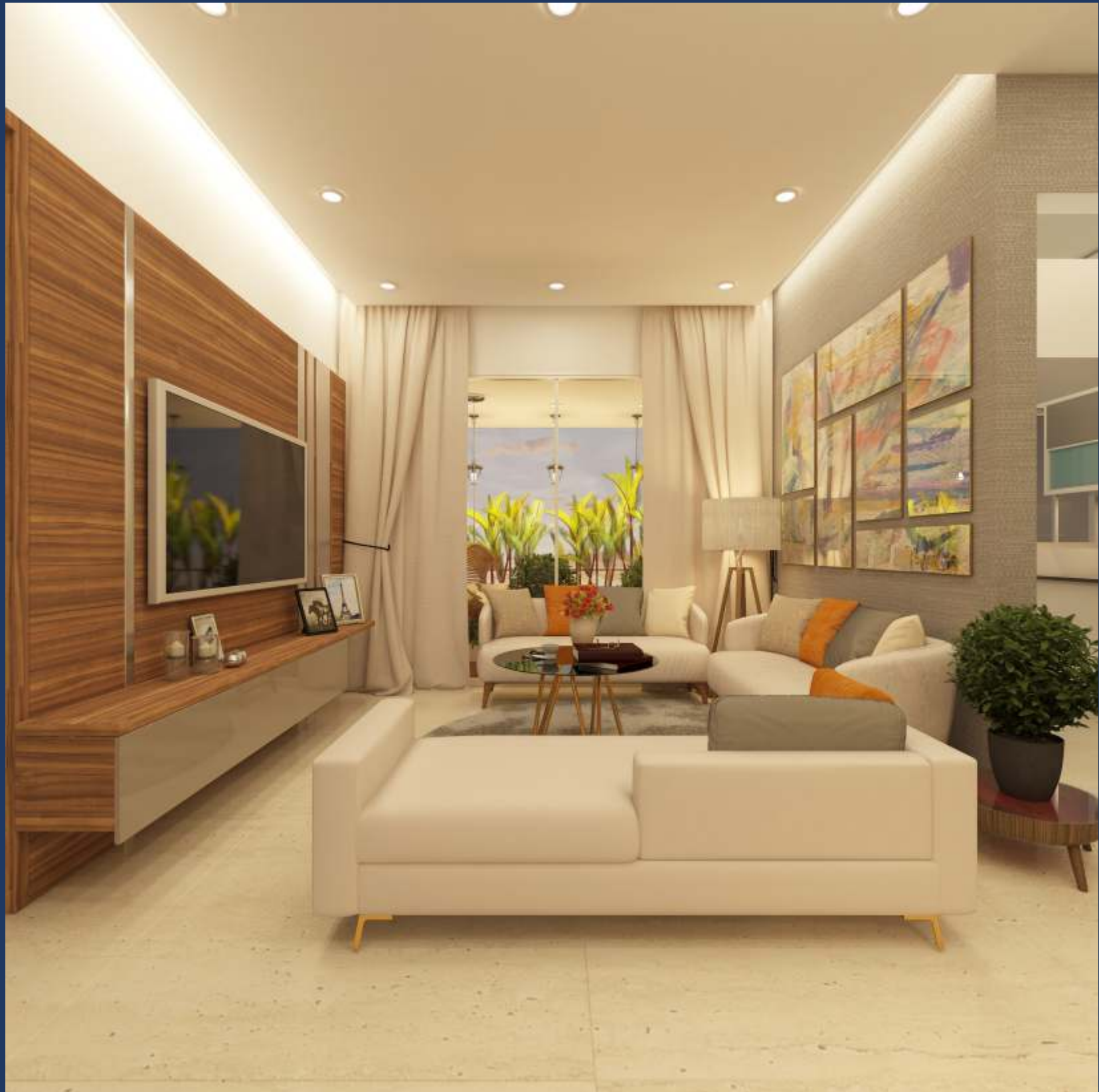
MAYANK means moon and that brings the concept of building homes which are going to be pleasant and peaceful while offering a calming effect to the residents.

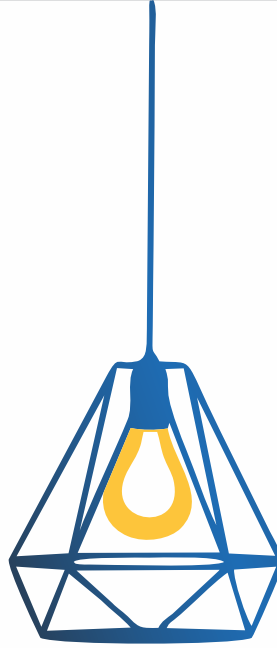




LIVING ROOM

Ideal planning for long conversations with lots of tea! Sitting in the living room, the setup makes good interface with the kitchen/dining area and offers a nice view from the balcony where you can make a pretty garden.





MASTER BED ROOM

Make the most of this abode with your private space. It comes with a nice open view that is invigorating. You can add a small study or just adorn the space with your collectibles.





**EXPECT THE FINEST IN RESIDENTIAL
DESIGNING AND CONSTRUCTION**



1ST & 2ND FLOOR PLAN



All Areas are in Sq.mt.



FLAT NO.	CARPET	OPEN BALCONY
101, 201	68.33	14.26
102, 202	68.34	14.26
103, 203	60.41	11.70
104, 204	37.95	9.85

3RD FLOOR PLAN



All Areas are in Sq.mt.

FLAT NO.	CARPET	OPEN BALCONY
301	68.33	14.26
302	68.34	14.26
303	65.66	17.23
304	37.95	11.07



4TH FLOOR PLAN



All Areas are in Sq.mt.



FLAT NO.	CARPET	OPEN BALCONY
401	71.75	14.26
402	68.34	14.26
403	65.66	17.23
404	37.95	11.07

5TH FLOOR PLAN



All Areas are in Sq.mt.

FLAT NO.	CARPET	OPEN BALCONY	TERRACE
501	68.33	14.26	0
502	68.34	14.26	0
503	61.01	11.70	9.34
504	37.95	9.85	0



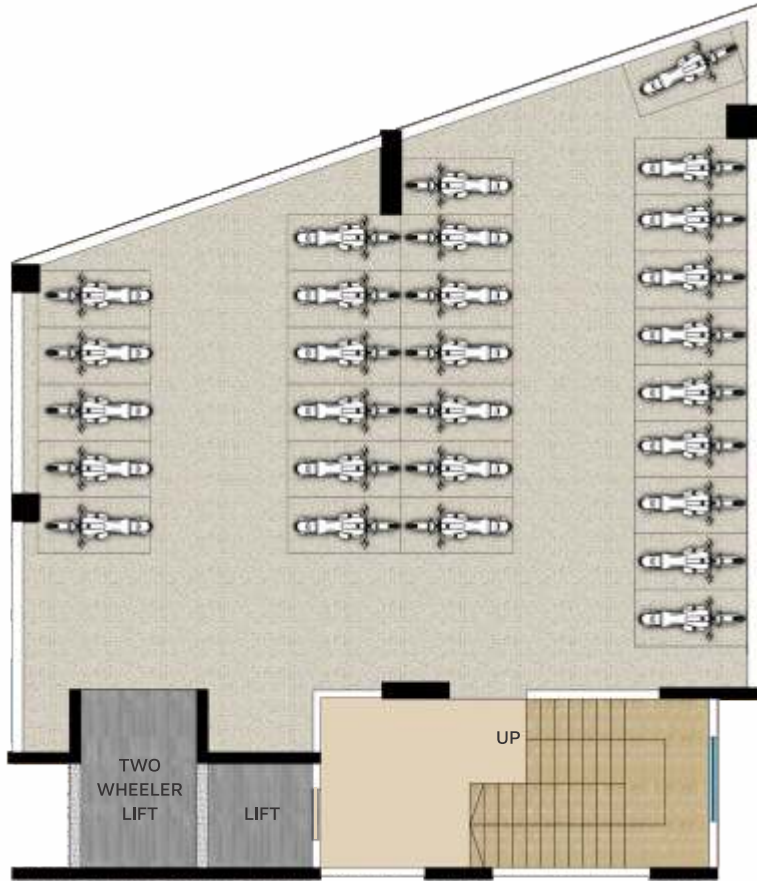
6TH FLOOR PLAN



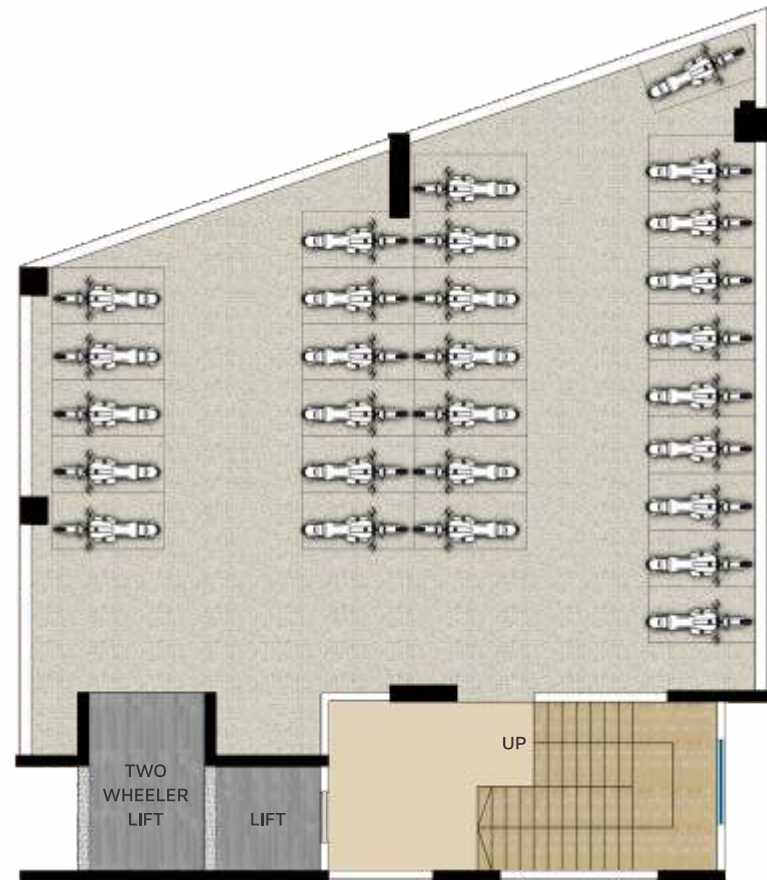
All Areas are in Sq.mt.



FLAT NO.	CARPET	OPEN BALCONY
601	68.18	14.26
602	68.34	14.26
603	60.41	11.70
604	37.96	9.85



UPPER BASEMENT 2-WHEELER PARKING



LOWER BASEMENT 2-WHEELER PARKING

GROUND FLOOR PLAN



SPECIFICATIONS



Structure

Earthquake resistant Reinforced Cement Concrete (RCC) framed structure.



Doors

Flush doors. Decorative main entrance door.



Windows

Powder coated sliding aluminum windows with mosquito nets and safety grills. Granite window sills.



Floorings

Vitrified tiles in rooms. Anti-skid tiles in bathrooms.



Kitchen

Granite kitchen platform upto 10' with stainless steel sink. Tile dado up to lintel level.



Electrical

Concealed electrical work with modular switches.



Wall Finishes

Smooth POP gypsum for all interior wall surfaces in flats and sand faced cement plaster for building exterior.



Bathrooms & Toilets

Ceramic Flooring with dado upto 7'. Moveable aluminum louvers in all bathrooms. Vitreous china white sanitaryware.



Painting

Oil bound distemper on wall and ceiling.

AMENITIES

(Residential Part)

- Lift with power backup
- Decorative entrance lobby
- Aesthetically pleasing building elevation
- Well-lit common and parking areas
- Letter box and name plate for each flat
- Underground and overhead water storage tanks of sufficient capacity
- Fire fighting systems as per PMC norms
- Video door phone
- Solar water heating system



ADVANTAGE LOCATION

Ghorpadi – Mundhwa Road has turned out to be one path: many destinations for this eastern pocket of Pune city.

PROXIMITY



Super markets



Traditional retail



Entertainment



Dining / Partying



Parks



Gymsnasiums

CONNECTIVITY



Ghorpadi – KP



RECENTLY COMPLETED PROJECTS

RUCHA
— PUNAWALE —



मधुमीता
— KOTHRUD —



नव भाशिष
— SAHAKAR NAGAR —



ABHISHEK
— BANER —



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, making balconies safe for children to use, 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.



Where there is no light there is no beauty

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.





Project Credits:

Architect
Shinde Joshi & Associates

RCC Consultant
JW Consultants LLP

Legal Advisor
Adv. Anil Sardesai



Call: 9623430000, 9623426589

SITE ADDRESS: CTS No. 312, Near Passport Office, Koregaon Park Annexe, Ghorpadi, Pune 411001

Maha RERA no. P52100022751

www.maharera.mahaonline.gov.in

DISCLAIMER : This Brochure is conceptual in nature & is by no means a legal offering. The promoters reserve the right to change, delete or add any specification or plan mentioned here in.