

THE FOOTPRINTS
OF A LEGACY
TO CREATE ONE



MANORAMA



AN ELOQUENT LEGACY

►

And here lies one immortal legacy; that goes beyond time, beyond luxury, and beyond wonder. We present the symbol of eloquent pride, class, and ethereal magic - Manorama.

This enthralling space speaks of strength beyond words with a history and future as resolute as its architecture.

Constructed in 1953, Manorama hosts a rich legacy of values, sportsmanship, and entrepreneurship.

With blooming family success from Tatyasaheb Apte's clothing mill in the 1800s and Madhav Apte scoring 100 against the West Indies to national level Tennis and Squash champions, Pandit Javdekar will build on this legacy, creating a new-age future that enriches the past. Adding to the prestige of the formerly known Murti bungalow, Pandit Javdekar is set to be the new landmark in the making.





YOUR LEGACY IS AT ITS PEAK WITH THIS HIGH-RISE!



We invite you to be part of Manorama. We commemorate its story with the first-of-its-kind high-rise tower for generations that brings you closer to the clouds as your legacy soars. Experience the heights of extravagance with a sight of Deccan and the entirety of Prabhat Road from the top floors.

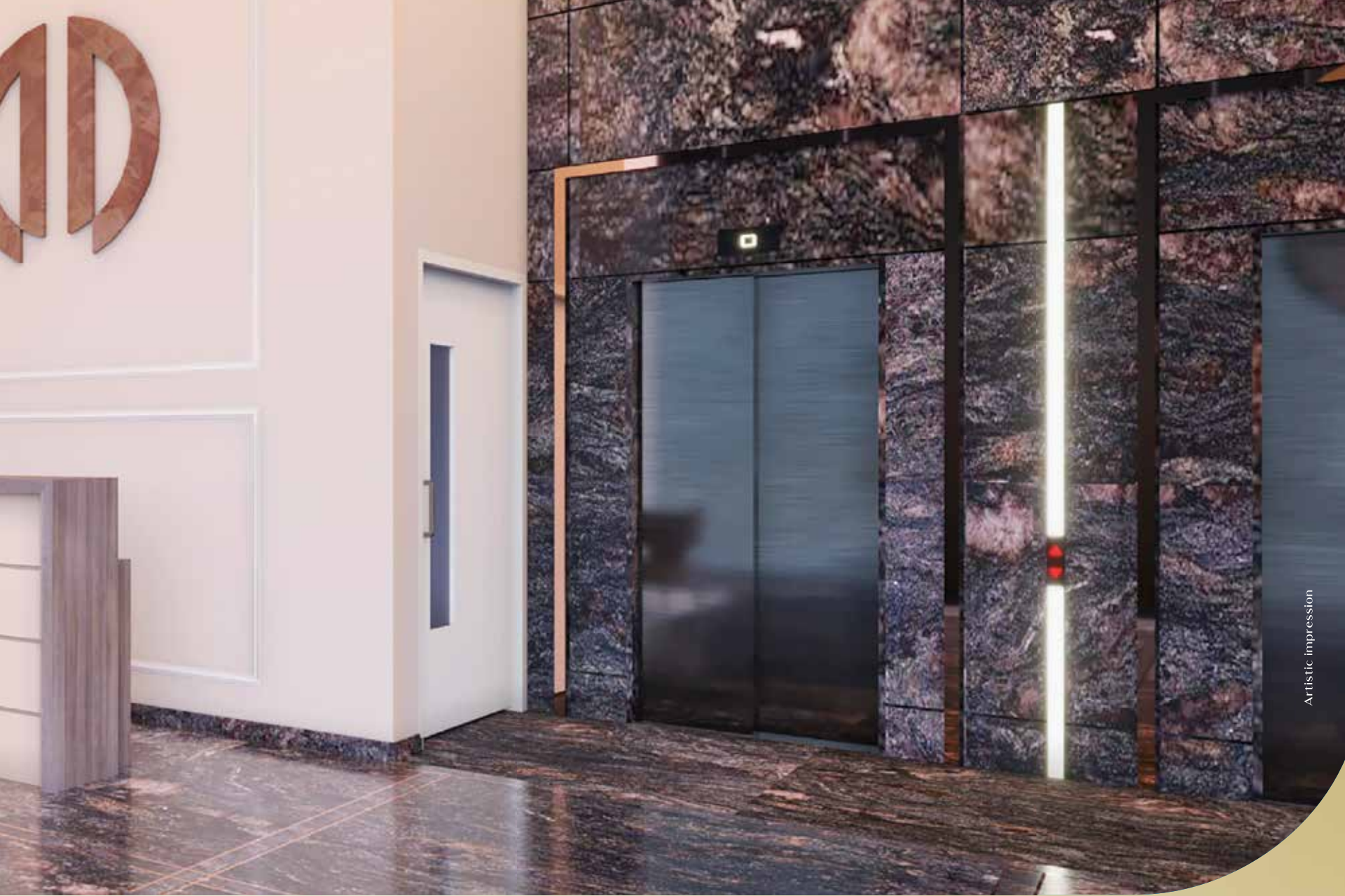
With unparalleled views and serenity, craft chapters beyond luxury. Cherish a 19-storey luxurious elevation with homes that are as bespoke as its legacy.

Exquisitely crafted, these homes will stand apart in a class of their own. With lavish apartments explore space beyond measure as stories with your children write themselves.



A WELCOME AS GRAND
AS YOUR STORY
IN THE MAKING





Artistic impression

We welcome you to the grandeur of Manorama, where you feel the 'M' stands for Masterfully Crafted. With sublime art across the lobby and mesmerizing comfort, enjoy the epitome of luxury with quaint beauty. Begin the pages of this new chapter feeling awe-inspired in our double-height lobby.



Indulgence for your senses

BEYOND CONCRETE, REDISCOVER YOUR SENSES!



To enhance a life you live just once but leave a legacy forever, we go to great depths, adding luxuries beyond concrete convenience and technology; we offer grandeur for the senses.

At Pandit Javdekar, we take pride in enhancing the nuances of life. One such endeavor is adding luxuries for your senses with specially curated facilities considering YOU in our every undertaking through the TRUE SENSE HOMES initiative.

Enjoy the soothing gush of water with a wall-mounted water body everytime you step onto the terrace. Let these magical features transport you to your happy place. After all, you deserve a holistic experience for your senses, no matter where you are.







ROOFTOP AMENITIES
TO GIVE YOUR STORY
NEW HEIGHTS!
















Artistic impression

- Enclosed areas
- Pool table
- Cafeteria - 3 tables x 4 chairs each
- Yoga deck - Exercise space for all fitness needs
- Spinning cycles
- Gym ball
- Conference room which can accommodate approximately 15 people
- Toilet block



CONVENIENCES BEFITTING



-  Secured & decorative Entrance Lobby with Reception desk & waiting area
-  One 8-passenger Auto-Door Elevator of a reputed make (Kone/Schindler)
-  One stretcher Lift 10-passenger Auto-Door Elevator of a reputed make (Kone/Schindler)
-  5ft-wide Staircases with Decorative railing
-  Video door phone access and Intercom Facility
-  Solar Water Heater System backed up with Heat pump
-  PV panels for reducing the load of Common area lighting (Net Metering method)
-  Genset Backup for Lift, Common Lighting, and Water Pump (Kirloskar/Kohler/Cooper)
-  Barrier-free Accessible Common Areas for Elderly People with Provision of Wheelchair
-  Pit puzzle car parking with valet
-  Drivers Toilet in Parking

PREMIUM SPECIFICATIONS KEEPING YOU IN MIND

WALLS

- 125mm AAC Blocks Masonry with POP/Gypsum finishes for Internal Walls.
- Lustre Finish Paint for all Internal walls.

CEILING

- RCC Slab with POP/Gypsum finishes for Ceiling with Lustre Finish Paint (AsianPaints/ Nerolac)

FLOORING

- Marble in Living, Dining, Kitchen, and Bedrooms
- Wooden flooring in the master bedroom (Engineered wood of a reputed brand)
- Marble flooring in the Sit-out area attached to the living room *
- Anti-skid flooring in all the other sit-outs and dry balcony

POWER BACKUP

- Inverter Power backup covering all points except all the 15 Amp power points

ELECTRIFICATION

- Concealed Copper Electrical Piping
- 4 light points, 1 fan point, 2-foot lamps, and 2 - 5 Amp plug points in Each Bedroom
- 8 light points, 2 fan points, 5 (3+2) - 5 Amp plug points in the Living room
- 2 - 5 Amp point in Sit-out attached to the Living room
- Television and Telephone Point Provision in each Bedroom and Living area
- Cable/Wiring - (Polycab/Finolex)
- Universal Switches - (Anchor/Legrand) *

AIRCONDITIONING PROVISIONS

- Compatible plans with load calculations for Split AC system and VRV System
- Pre-planned provision for core cuts feasible for both above-mentioned layouts
- 1 - 15 Amp AC point in each Bedroom and Dining Area
- 2 - 15 Amp AC point in the Living area

DOORS

- Veneer Finish Door Shutters, Plywood frames with Melamine polish
(All internal doors 32mm Thick)
- Main door and Safety door to be Veneer Brass fittings & Night Latch.
(Main Door 35mm Thick)
- Keyless entry - Electronic locks on both the safety door and main door *
- Folding Doors to the Sit-Out
- Granite/Marble Door frames for toilets
- Toilet doors with laminate on the inside and veneer on the outside

TOILETS

- Concealed Piping in all Toilets
- Frosted Acrylic False ceiling in all Toilets*
- Provision for Hot water through Common Solar Heating System in all Toilets
- 1200 x 800mm dado tiles in all Toilets.
(Kajaria/Simpolo/Asian)
- Designer Master toilet with Rain shower *
- Half Shower partition in all toilets *
- Single lever bath fittings in toilets.
(Brand- Jaquar or equivalent)
- 1- 15 Amp Point for Boiler/Geyser in the duct abutting the Toilet
- Exhaust fans of reputed make *

WINDOWS

- UPVC / Aluminium noise reduction windows with Marble framing (3- Track Windows wherever possible) with mosquito curtain

KITCHEN & DRY BALCONY

- Telephonic Black/Jet black Granite Kitchen platform with Dado up to 2ft and 18" SS Sink*
- 3 - 15 Amp Point for Refrigerator, Oven & Microwave in the Kitchen
- 2 - 15 Amp points for Washing Machine and Dishwasher in the Dry Balcony
- Modular Kitchen: Under platform cabinets of reputed make
- Exhaust fans of reputed make*
- Platform with SS sink with Drain Board in Dry Balcony *
- Provision for a crusher in the sink of the dry balcony
- Provision for Electric Geyser for hot water for the sink in the dry balcony
- Combination of Anti-skid tiles/ Vitrified tiles and granite in dry balcony



AN ETERNAL ADDRESS

Prabhat Road is beyond an aspirational posh address; it is home to Pune's timeless culture. From cinema, literature, and poetry to the classical fine arts, this locale stands on the rich timeless pillars of heritage





PUNE-4 AT THE PANDIT JAVDEKAR CORE

With the vision and commitment to building eloquent spaces, opulent abodes, and strong-sincere associations with clients, Pandit Javdekar is synonymous with extraordinary living. Since 2003, Pandit Javdekar has been crafting prominent structures and landmark redevelopments. Keeping the customer at the center of all their endeavors, for the last two decades, every single Pandit Javdekar creation is a testimony of the finest quality, craftsmanship, and artistry. The grandeur and prominence of Prabhat Road speak volumes for this developer, with 36 out of 80+ projects here and the others at elite addresses spread across Pune, such as Model Colony, Deccan Gymkhana, Law College Road, Kothrud, and many more. With Manorama, Pandit Javdekar is crafting a new landmark - a new legacy in the heart of Pune, ushering a new age in a historic locale.



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Disclaimer - This brochure is an imaginary concept and need not be to scale. All plans are subject to accommodate the changes as per the sanctioning authorities. All amenities and specifications are as per availability to the developer. Images shown are artistic impressions.

Terms and conditions applicable.*