



PRATHAMYASH  
VRINDAVAN  
Assurance of Customer Satisfaction

*“Home is our happy place”*

1 & 2 BHK HOMES | SHOPS & OFFICES



# घर असावे घरासारखे

घर असावे घरासारखे  
नकोत नुसत्या भिंती  
तिथे असावा प्रेम जिव्हाळा  
नकोत नुसती नाती  
त्या शब्दांना अर्थ असावा  
नकोत नुसती वाणी  
सुर जुळावे परस्परांचे  
नकोत नुसती गाणी  
त्या अर्थाला अर्थ असावा  
नकोत नुसती नाणी  
अश्रुतुनही प्रीत झरावी  
नकोत नुसती पाणी  
या घरट्यांतुन पिलु उडावे  
दिव्य घेऊनी शक्ती  
आकांक्षांचे पंख असावे  
उंबरठ्यावर भक्ती

“HOME” means to feel secure, to feel loved and accepted. Home is where family laughs and celebrates, and shares all the happiness and sorrows. It’s a place of respect and responsibility, standing for each other in good and bad times. Home is definitely not the walls that are built with bricks, it’s the hard work put in. It’s a dream of every individual to have a place to go back to, to the place they belong, place where their heart is, a shelter for a family. *Pratham Yash Builders* bring the same secure shelter for your family with a strong belief “Family is the heart of our home”. A home specially designed for all your needs keeping in mind all that a family requires.

या अशा सुंदर विचारांवर ‘प्रथम यश वृंदावन’  
घेऊन येत आहे, एक उत्कृष्ट गृहप्रकल्प जिथे आहे आपल्या माणसांचा जिव्हाळा.



Night View



Front View



Day View



Club House



Entrance Gate



These homes are mixture of traditional value and modern amenities. We are a trusted name in constructions for bringing new technology and new concepts. When you look for home for your family your search ends here, we believe in building relationship. We offer 1 & 2 BHK homes for your daily comfort livings. These homes are designed as per your whole family comfort and convenience. There is play area for kids, club houses for youngsters, jogging track, solar water heating system, rain water harvesting and many more services. We understand the effort that is involved in investing for a home, finding a right place which fits into your budget and takes care of your daily needs, including your family security. We assure you complete satisfaction and value for money. These homes are worth every penny you invest. It's a complete package of internal and external amenities with some extra attractions around. We at **"Pratham Yash Builders"** give uplift to your lifestyle and your life. You will always be at peace and pride. This home brings all the good tidings to your life. We welcome you with all our best wishes and lot of support to make this place your new home. Hoping to share all the happiness.

Bird Eye View



Proposed  
Row house

- Based on Vastu Prism, east-west entry without any additional cost.
- Located in Pune-Alandi 200ft Airport road
- Retail outlets for all your daily needs.
- Well planned layout for community living with all amenities.

Layout Top View





## Special Attraction - External



Well designed Club House



Well Equipped Yoga Area Multipurpose Hall



Indoor Games



Decorative Project Entrance



Double Security Gate



Decorative Entrance Lobby



Lush Green Party Lawn



Children Play Area



Solar Water Heating System



24 Hrs Gen-set back up for Lift and common area



Concrete Internal Drive Ways



CCTV Cameras in Common Areas



Jogging Track



Rain Water Harvesting



Vermiculture Plant



Fire Fighting System



## Special Attraction- Internal Amenities



POP Ceiling in Living Room



Provision For Inverter



Modular Kitchen trolley



Provision for water purifier in Kitchen



Fan, Tube, CFL, & exhaust fan in Kitchen /WC



TV & Internet Cable Connection



Intercom Facility



Video door Phone



Flooring- 2 x 2 Double Charged Tiles



Kitchen- Black Granite kitchen Platform



Doors- Main door, bedroom, Bath , WC decorative Flush door with Laminate



Provision For Ac Point In 2nd Bedroom of 2BHK Unit



## Specification for the Apartment

- **RCC:** Earthquake Resistant RCC Framed Structure. External & Internal – 6" thick. Brick work/block work.
- **PLASTER:** External Sand Faced Plaster. Internal Plaster with Sanla Finish P.O.P. Plain Ceiling in All rooms.
- **FLOORING:** 2x2 Vitrified Double charged Tiles with Skirting in All rooms. Anti-skid tiles in bathrooms & W.C with digital wall tiles, Anti-skid tiles in terraces.
- **KITCHEN:** Black Granite kitchen platform with stainless steel Sink. Terrace, Dry balcony, bathroom & WC designer Glaze dado tiles up to full heights WC. Bath and Kitchen.
- **WINDOW:** 3 Track Powder Coated Aluminum Sliding Window With Mosquito Net. M.S.Grill for safety & Security. Granite Window Sill.
- **TOILETS:** Concealed External Branded Company Plumbing Fitting. Internal Fitting. C.P.Branded Fitting Kitchen, W.C., Bath. Concealed plumbing. Hot & Cold Mixer Unit., Branded Sanitary Fitting.
- **DOORS:** Decorative Main Door with Quality Fitting. Bedroom Doors will be flush door with laminate & Cylindrical lock. All toilet doors will be Flush Doors. Terrace doors will be M.S.Powder Coated Folding Doors.

- **DOOR FRAMES:** Waterproof ply covering with laminate and molding Patti for main door, Bedroom Door. Granite Frame in all toilet & bathrooms.
- **ELECTRICAL:** Modular Electrical Switches with concealed poly cab Copper wiring. T.V. & Telephone point in living and master Bedroom. Adequate electrical point in every room.
- **PAINTING:** Internal Tractor Emulsion Paint. External Apex.

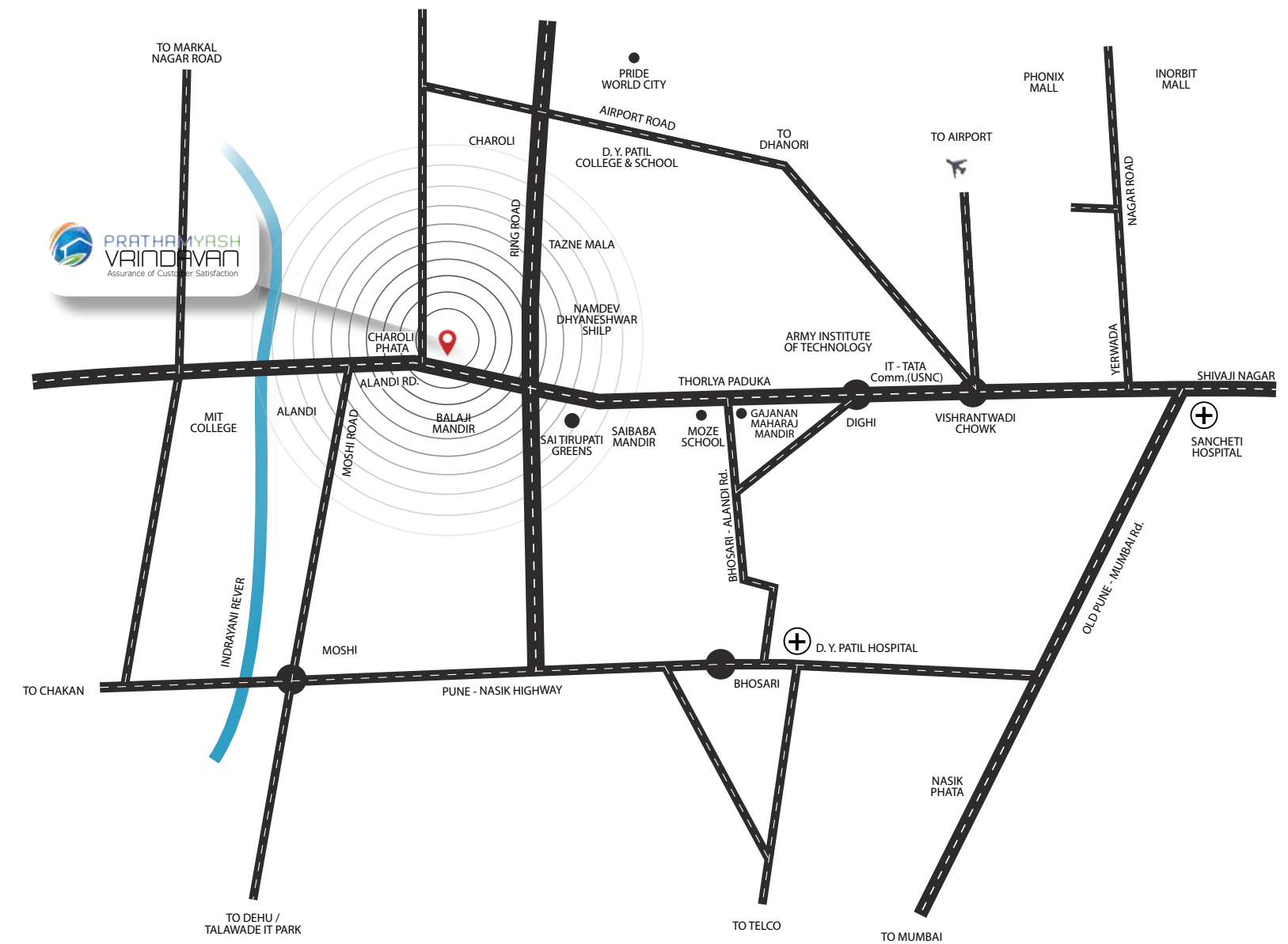


## Key Distance

<b>Connectivity</b>		<b>Education Center</b>	
National Airport	- 07 KM	MIT Collage	- 1.5 KM
Proposed International Airport	- 12 KM	D.Y. Patil Collage & School	- 04 KM
Railway Station	-15 KM	Sharad Pawar International School	- 05 KM
Shivaji Nagar	- 14 KM	AIT College	- 05 KM
Viman Nagar	- 08 KM	All CBSE & ISCC School	- 02 KM
Vishrantwadi	-08 KM		
Nashik Phata	- 06 KM	<b>MIDC Area</b>	
Pimpri Chinchwad	- 08 KM	Market MIDC Cluser	- 03 KM
Alandi	- 02 KM	Bhosari MIDC	- 04 KM
Nashik Highway	- 03 KM	Chakan MIDC	- 10 KM
Nagar Road	- 06 KM	International Convention Center,	
Mumbai Pune Express Way	- 15 KM	Moshi (ICC)	- 04 KM
<b>IT Hubs</b>			
Yerwada	- 09 KM		
EON IT Park, Kharadi	- 12 KM		
Kalyani Nagar	-12 KM		
Hinjewadi IT Park	- 23 KM		
Talwade IT Park	- 16 KM		
Magarpatta IT Park	- 21 KM		



## LOCATION





Maha Rera Reg.  
No. P52100003941



**PRATHAMYASH**  
BUILDERS

**Architect**  
M/s Dream Space

**R.C.C.**  
M/s R.K.Randhave Consultant

**Legal Advisor**  
Adv. Jeevan Bhosale

**Creative**  
[www.thirdconceptdesigns.co.in](http://www.thirdconceptdesigns.co.in)

#### Site Address

Sr.No.14/1,14/2,16/1 Near Charholi Phata, Pune-Alandi Road, Chovisawadi, Pune - 412105

#### More Info.

9145004400 | 9823513500

Disclaimer: This brochure is a conceptual representation and need not be to scale. All plans are subject to accommodate the changes as per sanctioning authorities. All amenities and specifications are as per availability and discretion of the developers. Nature and location of all amenities are proposed development shown in proposed master plan and can be added, omitted or shifted as per the developer's discretion. All furniture item/accessories are indicative. all the price information sheets are merely invitation to the offer. The advertising agency does not endorse or take responsibility for the claims made in the contents of the brochure. Terms and conditions as applicable.