



# Umashankar Prasad

PREMIUM 2 & 3 BHK APARTMENTS  
OPP. DURGA CAFE, PAUD ROAD

*Euphoria  
Everyday*

# Setting the highest standards, serving the widest smiles



Ranjekar Realty is creating its impression on the skyline of Pune and the hearts of Pune-kars with its excellent delivery in redevelopment. Giving a new beginning to age-old structures at Pune's central locations, Ranjekar Realty is creating new lifestyle possibilities every day.



## Culture

Over the years, we have built a culture of delivering projects before time.



## Engineering

We are passionate about good design & engineering, and it shows in our structures.



## Commitment

We provide the highest degree of attention to the smallest of details.



## Transparency

Transparency is an effective tool that wins us the priceless trust of our customers.



## Quality

For us, quality always holds greater significance than quantity.



## People

For 3 decades, we have been building connections and delivering dreams.



# Umashankar Prasad

PREMIUM 2 & 3 BHK APARTMENTS  
OPP. DURGA CAFE, PAUD ROAD





*UNFOLDING  
THE NEXT ERA OF  
REDEVELOPMENT*



*Come,  
move into  
a state of  
euphoria*

## **Umashankar Prasad**

**PREMIUM 2 & 3 BHK APARTMENTS  
OPP. DURGA CAFE, PAUD ROAD**

Umashankar Prasad is a fantastic project featuring premium 2 and 3-BHK homes along with top-notch commercial spaces, strategically located in the central hub of Kothrud.

**13-Storeyed residential tower**

**Rooftop with recreational amenities**

**100+ Premium homes**

**4 High-speed elevators**

**Commercial spaces on the ground floor**

# *Bigger amenities for euphoric lifestyles*

At Umashankar Prasad, it's not just the premium spaces but also the big-sized and scalable amenities that are designed to enrich your lifestyle.





# A World of Delights Awaits You

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



## RECREATIONAL FLOOR

- Multipurpose hall
- Co-working space
- Library



## ROOFTOP

- Senior citizens zone
- Children's play area
- Walking/ jogging track
- Mandir
- Yoga/ meditation zone



## *Indoors that deliver the promise of paradise*

With thoughtful designs and outstanding specifications, spaces at Umashankar Prasad promise joy and jubilation in every corner.

**Amazing 360-degree views**

**Ultra-premium specifications**

**Exceptional natural light**

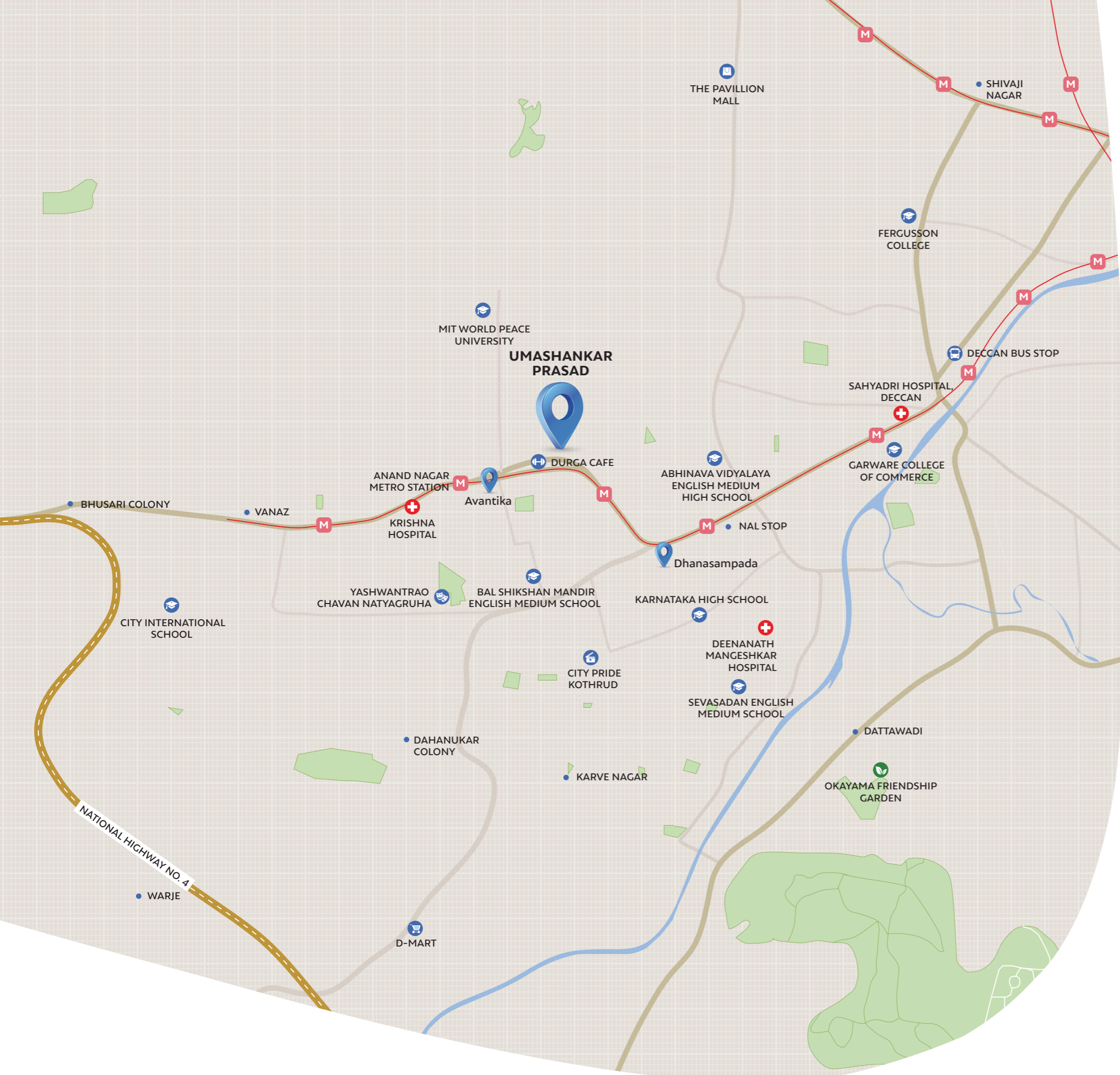
**Windy homes with great ventilation**



# *The bliss of comfort & convenience*

With a metro station just 5 mins. away, you enjoy the delights of accessibility to important city centers and easy commute.





# Less commute, more elation

At Umashankar Prasad, you live in the heart of Kothrud, being in touch with Pune's most prominent destinations as well as enjoying easy access to all urban necessities.

## SCHOOLS AND COLLEGES

- City International School- 3.0 km
- MIT College- 850 m
- P. Jog High School- 800 m
- Bal Shikshan- 950 m

## HEALTHCARE FACILITIES

- Sahyadri Hospital, Deccan- 2.9 km
- Krishna Hospital- 650 m
- Deenanath Mangeshkar Hospital- 2.9 km

## CONNECTIVITY

- Metro Station- 350 m
- Chandni Chowk- 4.2 km
- Hinjewadi IT Park- 16 km

## FITNESS

- Metrocity Health Club - 250 m
- Solaris- 800 m



# Specifications

## R. C. C. STRUCTURE

- Below plinth level - Anti termite treatment.
- Earthquake resistant RCC structure as per IS code specifications.
- Clear height will be 9'5" to 9'6".

## 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 - Waterproofing in brick bat type with PVC rainwater down take pipes.
- Bath, Toilets - Brick bat waterproofing.

## FLOORING, SKIRTING & DADO WORK

- Flooring - Vitrified tiles of 800mm X 800mm of RAK/equivalent.
- Toilets & Balconies - Anti-skid tiles of 300mm X 300mm or 300mm X 450mm of Kajaria/Johnson/Equivalent. (For balconies, we can give matching tiles to the tiles in the adjacent rooms)

## KITCHEN ROOM

- L - shaped or parallel kitchen platform (As per your requirement) with Telephone Black Granite.
- Granite of your choice with SS sink (Nirali or equivalent make).
- 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 40 mm thickness and veneer finish.
- Safety door - Wooden frame with 40 mm thickness and veneer finish.
- All other door frames - Plywood frame with 35 mm thickness and hot-press laminated flush door shutter.

- Toilets - Granite door frame with waterproof 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. (Sound Arresting)
- M. S. safety grill for Windows.
- Granite window sills with edge polishing.

## ELECTRICAL WORK

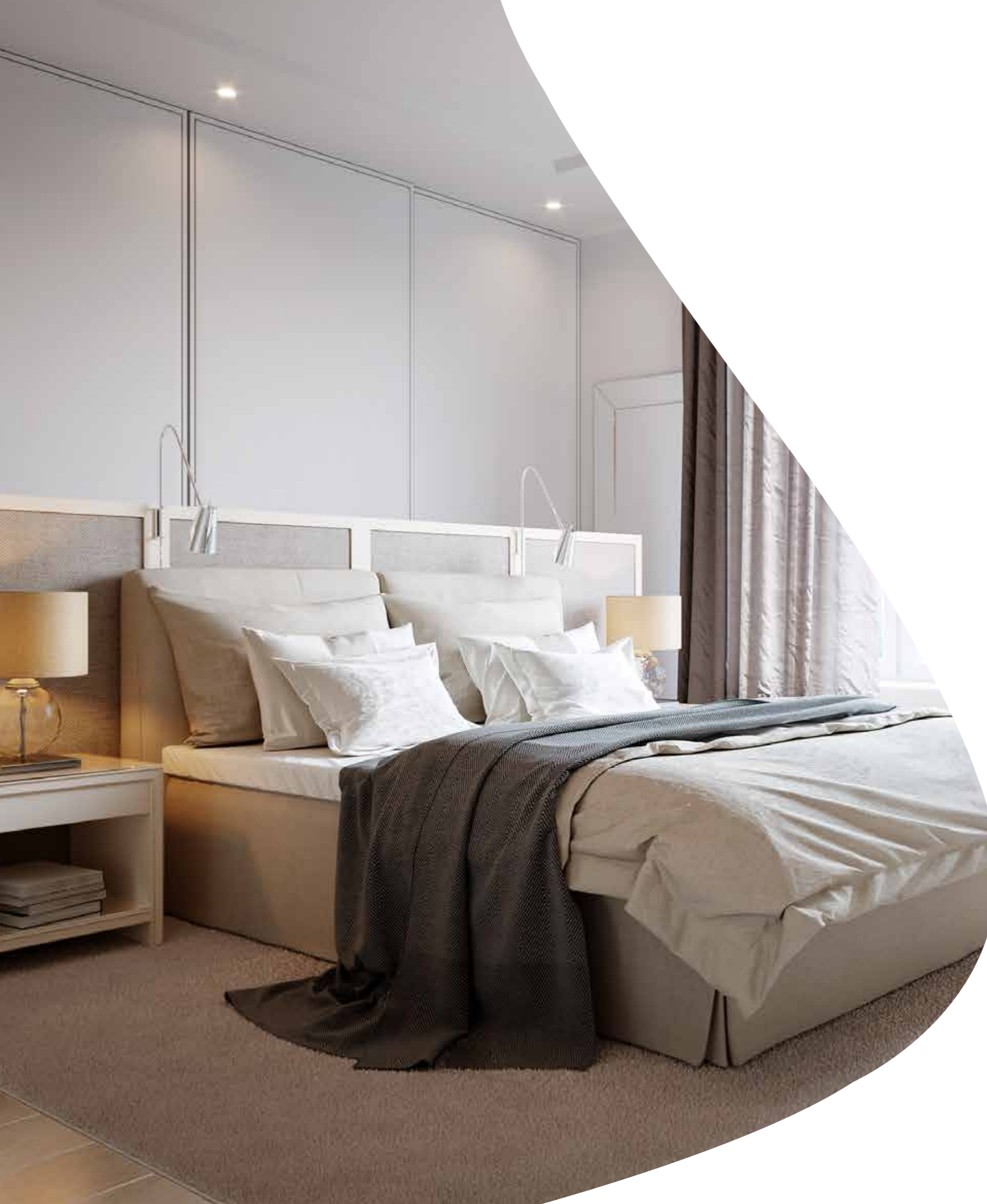
- Concealed wiring through PVC casing Diamond make/equivalent.
- Distribution box with MCB Legrand make/equivalent.
- Modular switches & sockets of Legrand or equivalent.
- Provision for AC and TV connection in Master Bedroom & Living room to each flat.
- Copper earthing for every flat connected to common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

## PLUMBING AND SANITARY WORK

- External plumbing-UPVC fitting & pipes.
- All internal plumbing -CPVC fitting & pipes.
- Toilet fixtures - All CP fixtures of Jaguar or equivalent make.
- Premium quality plumbing and sanitary fittings - Jaquar/Hindware or equivalent.
- Dry balcony - Plumbing provision for washing machine, Provision for dish washer.
- False Ceiling to the Toilets.

## PAINTING WORK

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





PROJECT:  
UMASHANKAR PRASAD

DRAWING TITLE:  
FLOOR LAYOUT





## 2BHK S FLOOR PLAN

FLOOR NO.	UNIT NO.	CARPET AREA (A)	BALCONY (B) (INCLUDED IN A)
TYPICAL FLOOR	3	746	49
	4	738	49



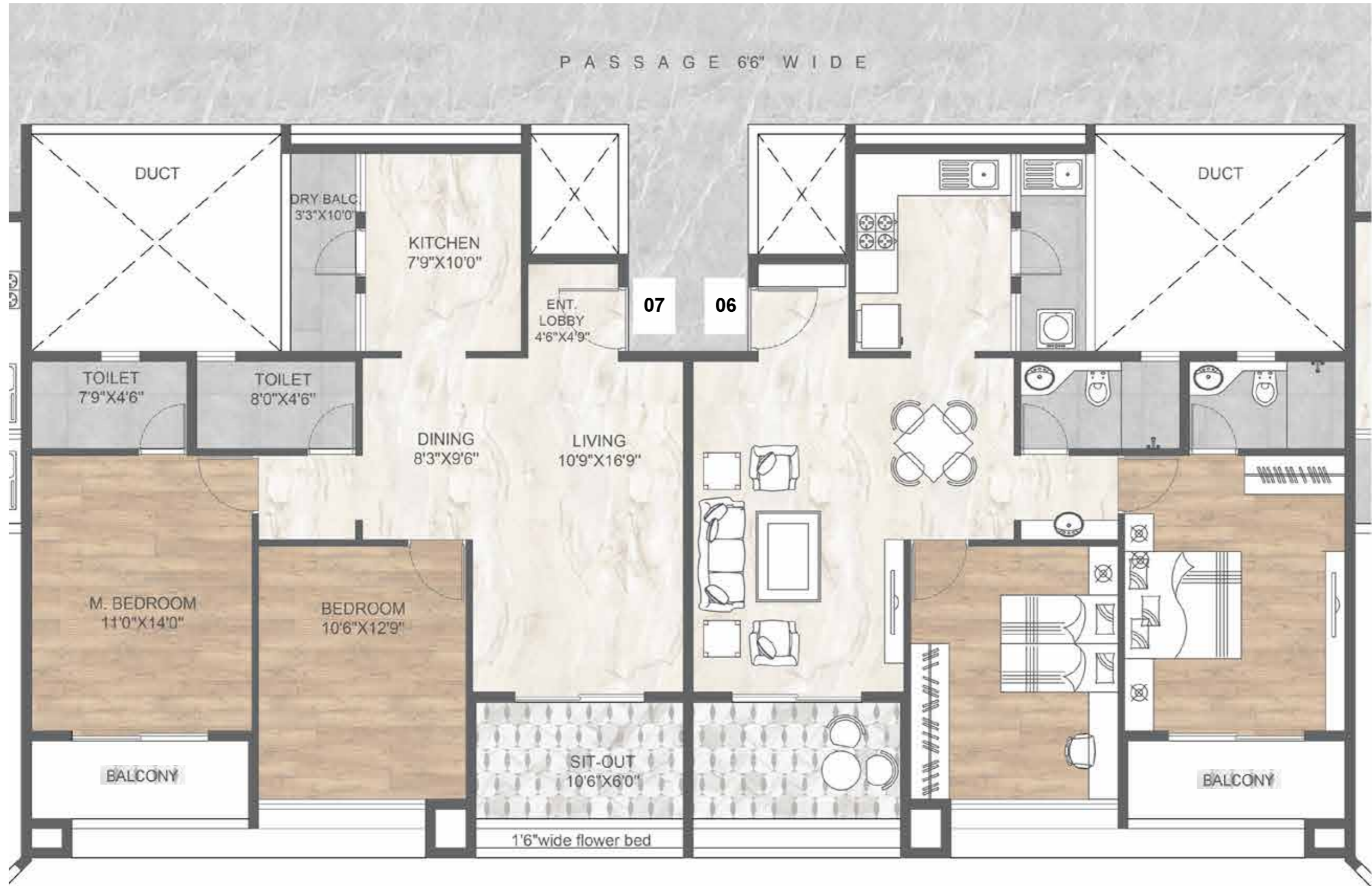
## 2BHK M FLOOR PLAN

FLOOR NO.	UNIT NO.	CARPET AREA (A)	BALCONY (B) (INCLUDED IN A)
TYPICAL FLOOR	1	833	62
	2	873	94



## 2BHK L FLOOR PLAN

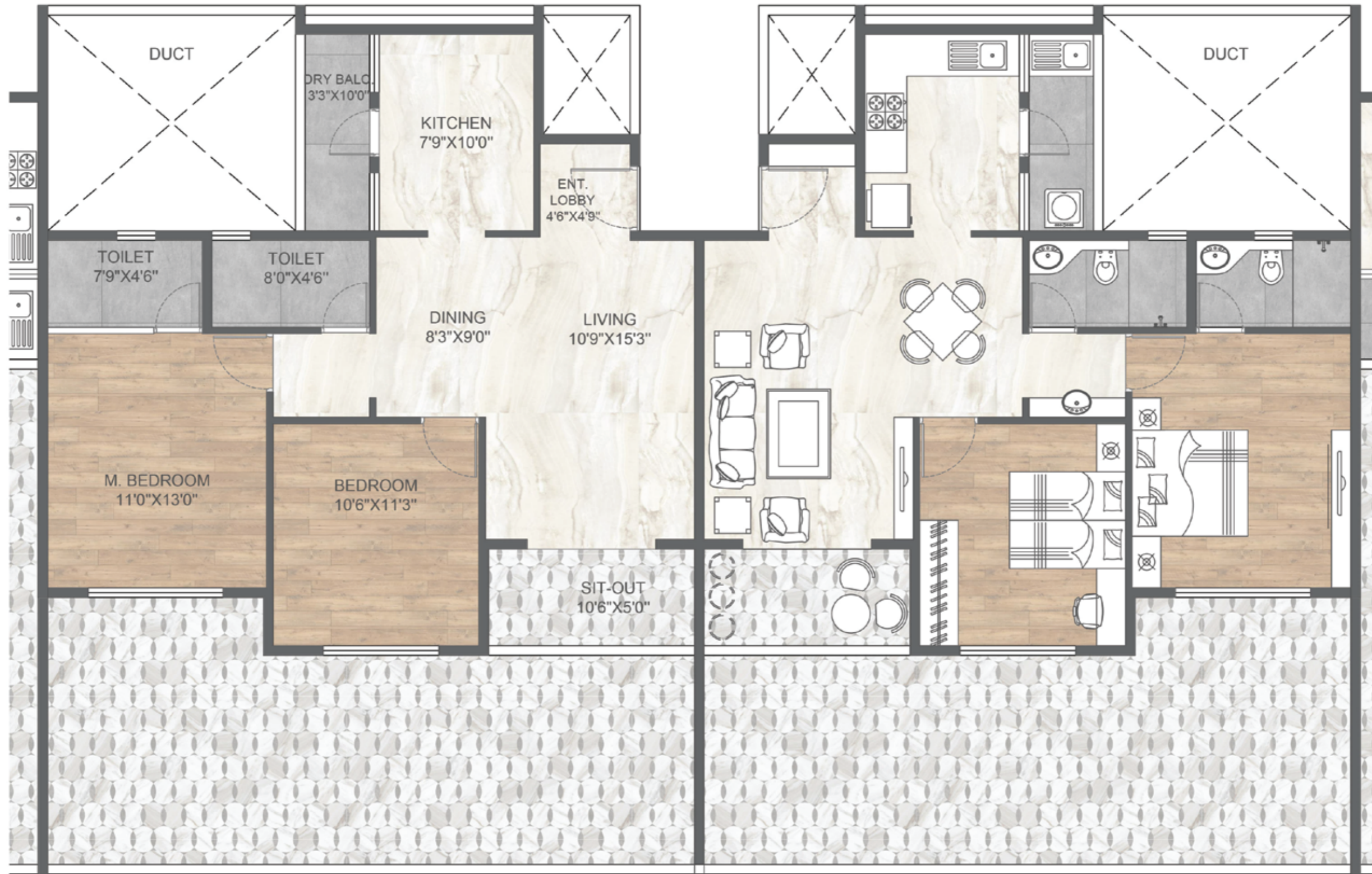
FLOOR NO.	UNIT NO.	CARPET AREA (A)	BALCONY (B) (INCLUDED IN A)
2, 3, 4, 5	6 & 7	797	52



## 2BHK XL FLOOR PLAN

FLOOR NO.	UNIT NO.	CARPET AREA (A)	BALCONY (B) (INCLUDED IN A)
6 <sup>TH</sup> & ABOVE	6	898	138
	7	898	138





## 2BHK 1ST FLOOR PLAN

FLOOR NO.	UNIT NO.	CARPET AREA (A)	BALCONY (B) (INCLUDED IN A)	TERRACE (C)	TOTAL (A+C)
1	6	797	52	384	1181
1	7	797	52	384	1181



# 3BHK L FLOOR PLAN

FLOOR NO.	UNIT NO.	CARPET AREA (A)	BALCONY (B) (INCLUDED IN A)
TYPICAL FLOOR	5	1064	61
	8	1064	61



## 3BHK XL FLOOR PLAN

FLOOR NO.	UNIT NO.	CARPET AREA (A)	BALCONY (B) (INCLUDED IN A)
4, 5, 8, 9, 10, 13	5 & 8	1271	61
6, 11	5 & 8	1249	61



3 BHK - R  
(Refuge Floor)



3 BHK - R  
(Refuge Floor)

----- PAUD ROAD -----

# 3BHK REFUGE FLOOR PLAN

FLOOR NO.	UNIT NO.	CARPET AREA (A)	BALCONY (B) (INCLUDED IN A)
7 & 12	7	1175	61
	8	1175	61



3 BHK with Terrace  
1st Floor



3 BHK with Terrace  
1st Floor

----- PAUD ROAD -----

# 3BHK 1ST FLOOR PLAN

FLOOR NO.	UNIT NO.	CARPET AREA (A)	BALCONY (B) (INCLUDED IN A)	TERRACE (C)	TOTAL (A+C)
1	5	1183	62	253	1136
1	8	1183	62	253	1136



# Discover Excellence: The Ranjekar Edge

With these exclusive suite of offerings, living at Ranjekar homes becomes an incredible experience, one that you love and cherish forever!



Landscaped terrace with a Ganpati mandir



Convenience of a borewell and water softener



Heat pump providing 24/7 hot water to your wash basins



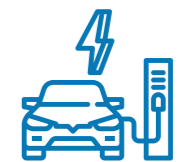
Sustainable living with solar power generation for common areas



Lobby with access control for added security and exclusivity



Safety doors and grills for each apartment



EV charging points, even in stacked parking systems



Wheelchair accessible toilet & lobby



Ambulance pathway upto the lobby



**SITE ADDRESS:** OPPOSITE DURGA CAFE, PAUD ROAD, KOTHRUD 411038

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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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