

PROJECT BY



**JOSHI
BUILDCON**
LANDMARKS



CHARUHAS

2 & 3 BHK PREMIUM HOMES





ENTERING

40TH

Year of Excellence



**JOSHI
BUILDCON**
LANDMARKS

It's not just about building structures or spaces, it's about the journey that cements a bond with our customers, for a lifetime! We, at **Joshi Buildcon Landmarks**, persistently endeavour to offer you with not just spaces or homes, but building landmarks that create a journey of memories and experiences to cherish for!

We, at **Joshi Buildcon Landmarks**, always keep 'quality' at paramount elevation, providing industry leading architectural expertise and top-notch structural execution, to present our customers with value-adding spaces and best-in-class features.

RE FRESH E INVENT DEVELOP

Good things always evolve for the greater good

Change is the only 'constant'!

With these changing times and lifestyles, people are inclined towards homes that live up to the transformation. We, at **Joshi Buildcon Landmarks**, ascertain these modern day essentials and provide redevelopment solutions with the needed expertise and guidance for specific demands. We have crowned various such redevelopment projects in some of the oldest and most popular locations of Pune. With an initiated redevelopment of some of the oldest addresses at Pune's most popular locations.

We have an **In-House Architectural & Project Management Division** to our credit that provides a holistic approach to the business requirements and expertises in redevelopment designs. The owners of the firm have core competency in technical and architectural design, providing an edge for the execution of projects and cultivating enhanced utilisation of spaces!



Trust • Integrity • Legacy
Transparency • Aesthetics
Timely Completion
Passion • Credibility • Excellence
Competency • Reputation



OVERVIEW

Located in the most sought-after neighbourhood of **Kothrud**, with convenient accessibility to the dominant & bustling streets of the city and very near to one of the premier educational institutions in town - **MIT WPU**, '**CHARUHAS**' is a Quintessential landmark in every sense. An energetic ambience of the locality combined with a modern architectural design sense makes this a premium living experience.

The project emulates our fundamental focus towards quality, offering a strong engineering expertise and state-of-the-art amenities to go for! With finest quality specifications and elegantly designed details, it is an address for the elite.

The **2 & 3 BHK Homes** at '**CHARUHAS**' are built meticulously to render the comfort of space, privacy and peace. Nestled amidst green landscapes surrounding the locale, it brings you close to nature, yet promoting an effervescent lifestyle.

Designed to cultivate love and happiness in a community that is exclusive and blissful, presenting you with a very balanced





COMMUNITY LIVING OUR MODERN “ANGAN”

With today's ever changing design needs and modern-day advancements that we bring to our projects, we possess a strong inclination towards nurturing our traditional living culture of 'Angan' - a front-yard attached to our homes, used to witness all the cultural and community values being cherished and shared, always keeping us connected!

Taking this forward, we intend to focus on bringing people together to celebrate and connect via means of specially designed amenities and activity zones, round the year and share values that immensely benefit our lives! An experience, solely developed, to cultivate love and happiness in a community that is exclusive and blissful, presenting you with a very balanced livelihood!



Children Are Future Innovators
And Playing Is The Best Canvas



Kids Zone



Don't Leave Home Without Your
Sword - Your Intellect



Intellect Zone



You Have To Learn The Rules Of The
Game & Then You Have To Play Better
Than Anyone Else



Indoor Games



AMENITIES

Focus On Being Productive
Instead Of Busy



WFH Space



An Early Morning Walk Is A
Blessing For The Whole Day



Walking Track



Don't Regret Being Older



Senior Citizen
Zone



AMENITIES

Get Up Every Morning & Tell Yourself " I Can Do This "!



Fitness Zone



We Are All In This Together



Multipurpose Hall



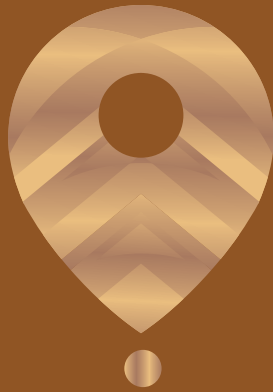
It's Hard To Fight When You Are In A Gazebo



Gazebo



AMENITIES



IT'S ALL ABOUT THE LOCATION

EVERYTHING WITHIN 5 MINS



SHOPS / MARKET



HOSPITALS



METRO
STATION



EDUCATIONAL
INSTITUTES



RESTAURANTS



ENTERTAINMENT





IGBC GREEN BUILDING PROJECT

Green homes are more than a fashion statement and homes at Aishwaryapuri are Pre certified IGBC Green Homes. Sustainable design, is the practice of increasing the efficiency with which buildings and their sites use energy, water, and materials, and of reducing impacts on human health and the environment for the entire lifecycle of a building. Green-building concepts extend beyond the walls of buildings and include site planning, community and land-use planning.



REDUCED
ENERGY BILLS



COOLER
HOMES COMPARED
TO CONVENTIONAL HOMES



ENHANCED
FRESH AIR VENTILATION
AND DAYLIGHT



ENERGY EFFICIENT
LIGHT FIXTURES



OCCUPANT HEALTH
LOW VOC PAINTS &
FINISHES ENHANCE
INDOOR AIR QUALITY



25%-35% WATER SAVING
USING LOW FLOW WATER
FIXTURES FOR RAIN
WATER HARVESTING



100%
SOLAR WATER
HEATING SYSTEM



EFFICIENT
DRY AND WET WASTE
MANAGEMENT SYSTEMS



EASY ACCESSIBILITY
RAMPS & EASY ACCESS TO
THE BUILDING FOR ALL AGES

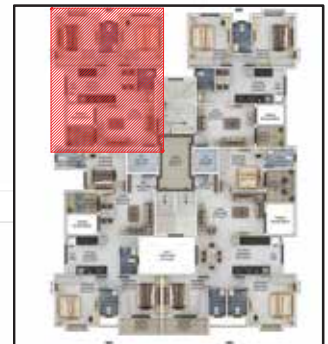


GREEN LANDSCAPED
COMMON AREA



CHARUHAS

2 & 3 BHK PREMIUM HOMES



AREA STATEMENT

TYPE	PLANNED CARPET (SQ.FT.)
2 BHK (A)	764
2 BHK (B)	780



CHARUHAS
2 & 3 BHK PREMIUM HOMES



AREA STATEMENT

TYPE	PLANNED CARPET (SQ.FT.)
3 BHK (A)	910
3 BHK (B)	1039



CHARUHAS
2 & 3 BHK PREMIUM HOMES



AREA STATEMENT

TYPE	PLANNED CARPET (SQ.FT.)
3 BHK (C)	910
3 BHK (D)	988



CHARUHAS

2 & 3 BHK PREMIUM HOMES



AREA STATEMENT

TYPE	PLANNED CARPET (SQ.FT.)
3 BHK (E)	1091
3 BHK (F)	1152



SPECIFICATIONS

- Earthquake resistant RCC frame structure
- Anti-Termite treatment at foundation level
- All the walls of Godrej AAC Tuff-blocks
- Gypsum (POP) finish for all walls & ceilings done after single-coat plaster
- Internal and external painting with Asian/Nerolac Paints
- Branded 600×600 double-charged nano finish Vitrified tiles (Kajaria/ Asian/ Nitco or equivalent)
- Designer dodos in kitchen and toilets
- Bathroom fittings by Jaguar; Sanitary fittings by Hindware/ Parryware
- Granite kitchen platform with Nirali Sink
- Water proofing guarantee for 5 years
- Laminate finish attractive main door with Godrej/ Europa locking system
- All bedrooms provided with lofts of adequate size
- M.S. safety entrance door & Video Door Phone (Honeywell or equivalent)
- S.S finish elevator with auto rescue device (Schindler/ Kone/ Johnson or equivalent)
- Powder coated sliding glass windows of Jindal make with S.S mosquito-mesh panel
- Concealed copper wiring (Finolex/ Polycab) with branded-switches like- Legrand/ Anchor/ Crabtree or equivalent
- Copper conduit network for pipped gas connection as per MNGL norms



"Design is thinking
made visual"

SAUL BASS



Get Glowing

Home is not
a place it's a
feeling





CHARUHAS

2 & 3 BHK PREMIUM HOMES

Plot No. 65, CTS No. 850, Rambaug Colony,
Off MIT College Road, Kothrud, Pune



**JOSHI
BUILDCON**
LANDMARKS

4 & 5, Parvati Darshan Apts, 759/44, Near Chitale
Bandhu, Opp. Deccan Gymkhana, Pune - 411004

+91 70660 42620 / 21

info@jblandmarks.com / www.jblandmarks.com

Disclaimer : This brochure depicts an imaginary concept. The information contained in the brochure and related inserts are indicative. The developer reserve right to modify or cancel any plan or amenity without any notice.