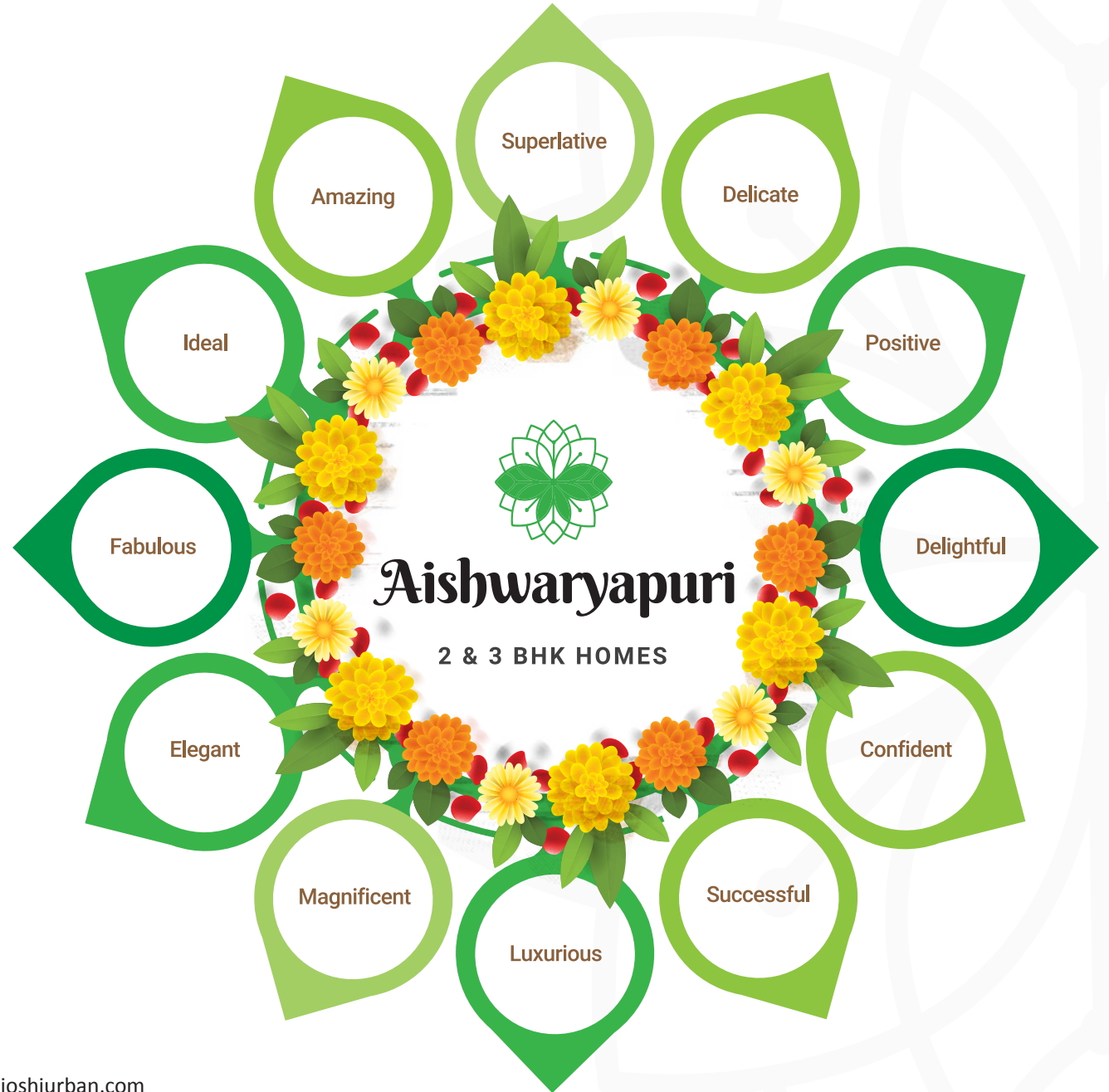




A CUT ABOVE THE REST

DAHANUKAR COLONY



MAHARERA: P52100026762 | For details, Visit www.joshiurban.com



UNABASHEDLY SUPERIOR.
UNCOMPROMISINGLY EXCELLENT.

**“We are what we repeatedly do.
Excellence then, is not an act, but a habit.”**

- Aristotle



A CUT ABOVE THE REST

We have been appreciated for crafting spaces for people to raise their standards of living and achieve their aspirations and dreams. Innovation in our offerings is combined with an emphasis on contemporary architecture. Quality construction, on-time possession and transparent dealings have helped us transform into a brand to reckon with.

Aishwaryapuri is not just another home. It elevates your lifestyle. Crafted with extreme attention to every facet of luxury and comfort.

Surely, A Cut Above The Rest!











ENVISAGING THE HOMES OF THE FUTURE

A WORLD WHERE LIFE IS BUILT AROUND YOU

A luxury home in close proximity to;

-  Schools
-  Shopping Mall
-  Colleges
-  Hotels
-  Hospitals
-  Cinema Theatre





WELCOME TO

AISHWARYAPURI

2 & 3 BHK HOMES

@ DAHANUKAR COLONY

A CUT ABOVE THE REST

A gracious world of comfort & luxury awaits you. This picture of elegance rises above the ordinary. Enjoy mornings as sunbeams dance in your living rooms, with thoughtfully planned spaces to welcome the sunset, in a home you will be proud to own.

Each home is designed to have plenty of natural light, ventilation and a sense of space. Your home is the perfect blend of your personality and lifestyle. Our design ensures that you can maximise the space available for you. Homes have been crafted to ensure that every family member gets their own space.

WE ARE TRULY A CUT ABOVE THE REST





AN ICON OF CURATED EXPERIENCES
MUCH MORE THAN A HOME

**“It's very easy to be different,
but very difficult to be better.”**

- Jonathan Ive



YOUR HOME COMES WITH COMFORT AND CLASS

Welcome to a place where everything is crafted to deliver comfort & luxury. It's an incredible project that offers meaningful amenities and majestic features for the mind to wander.

Exclusive amenities for the first time in Dahanukar Colony:

 **Kid's Zone**

 **Senior Citizen Zone**



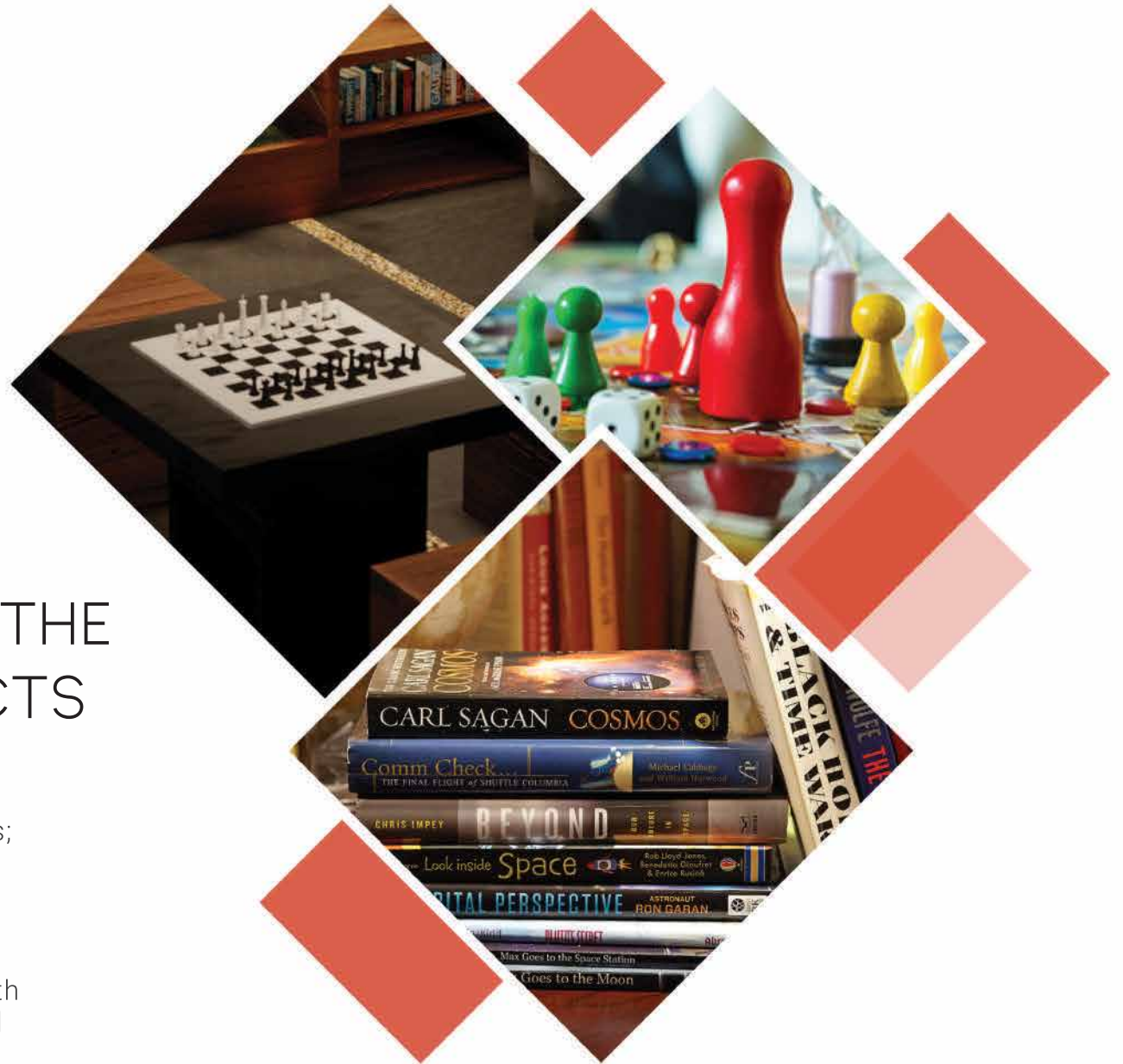


CHOICEST OF INDULGENCES FOR THE FINEST OF INTELLECTS

Exclusive space for nurturing hidden talents;
for the first time in Dahanukar Colony:

Intellect Zone

The intellect zone has a common library with
TOP 100 Best Sellers, WiFi connections and
a space for drawing, board games, chess,
and many other intelligent activities.





SKILLFULLY CRAFTED BY IN-HOUSE ARCHITECT TEAM

We endeavor to create spaces that inspire and reflect something more than routine life. Belief in creating the exceptional out of the ordinary, draws inspiration from time and thinks ahead of it. Our in-house Architect Team understand the buyer's desire and deliver a "perfect home."

We believe "MORE IN LESS" with tranquil designs and aesthetically functional spaces.





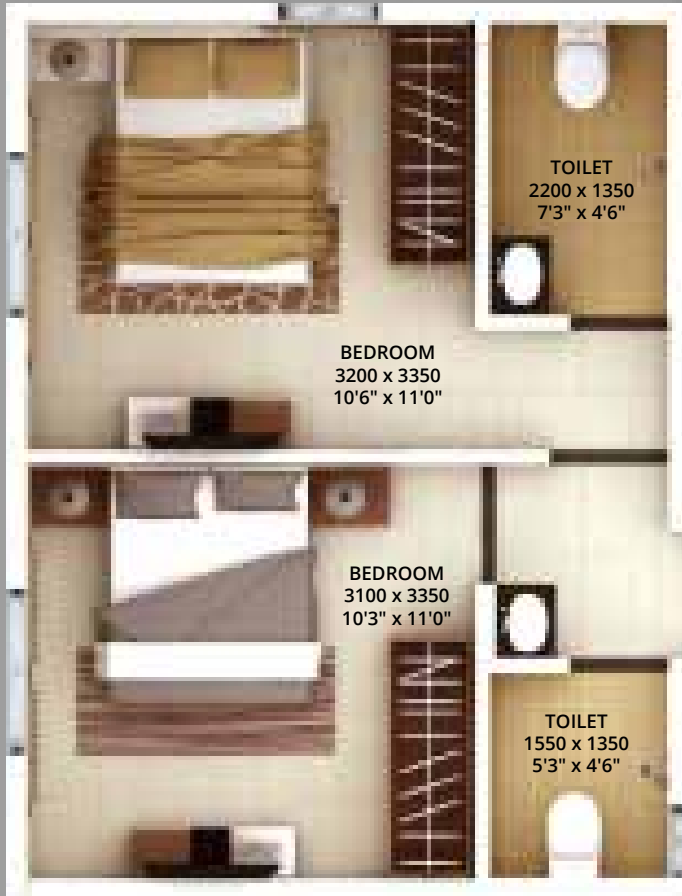
LANE NO. 7



2 BHK GROSS CARPET - 703 SQ.FT (65.5 SQ.M)

CARPET AREA - 605 SQ.FT (56.25 SQ.M)

ENCLOSED BALCONY AREA - 98 SQ.FT (9.1 SQ.M)





3 BHK COMFORT GROSS CARPET - 936 SQ.FT (65.5 SQ.M)

CARPET AREA - 851 SQ.FT (79.06 SQ.M)

ENCLOSED BALCONY AREA - 85 SQ.FT (7.89 SQ.M)





3 BHK PREMIUM GROSS CARPET - 1170 SQ.FT (108.70 SQ.M)

CARPET AREA - 1056 SQ.FT (98.10 SQ.M)

ENCLOSED BALCONY AREA - 72 SQ.FT (6.66 SQ.M)

TERRACE AREA - 42 SQ.FT (3.89 SQ.M)





GREEN INNOVATION TO STEP INTO TOMORROW.
MUCH MORE THAN AN UPDATE.

**“You Have To Hold Yourself Accountable For Your Actions,
And That’s How We’re Going To Protect The Earth.”**

- Julia Butterfly Hill



Indian Green Building Council

LIVE IN CERTIFIED GREEN HOMES.

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.

We got you covered with our Green Initiative.



REDUCED
ENERGY BILLS



COOLER
HOMES COMPARED TO
CONVENTIONAL HOMES



ENHANCED
FRESH AIR VENTILATION
AND DAYLIGHT



ENERGY EFFICIENT
LIGHT FIXTURES



OCCUPANT HEALTH
LOW VOC PAINTS AND
FINISHES ENHANCE INDOOR
AIR QUALITY



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



100%
SOLAR WATER
HEATING SYSTEM



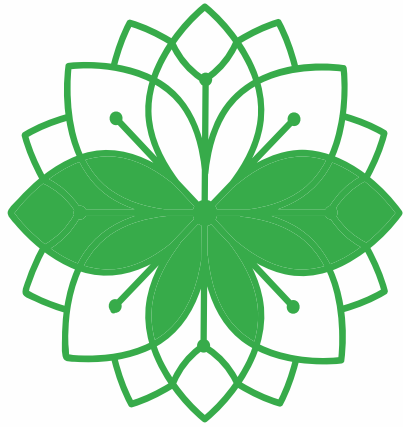
EFFICIENT
DRY AND WET WASTE
MANAGEMENT SYSTEMS



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



GREEN LANDSCAPED
COMMON AREA



PAMPERING YOUR BODY, MIND & SOUL, INSIDE OUT.

Your new home at Aishwaryapuri comes with a space which engulfs you with happiness. Soaking everyone's body, mind and soul with bliss, your home lets you keep your worry at bay.

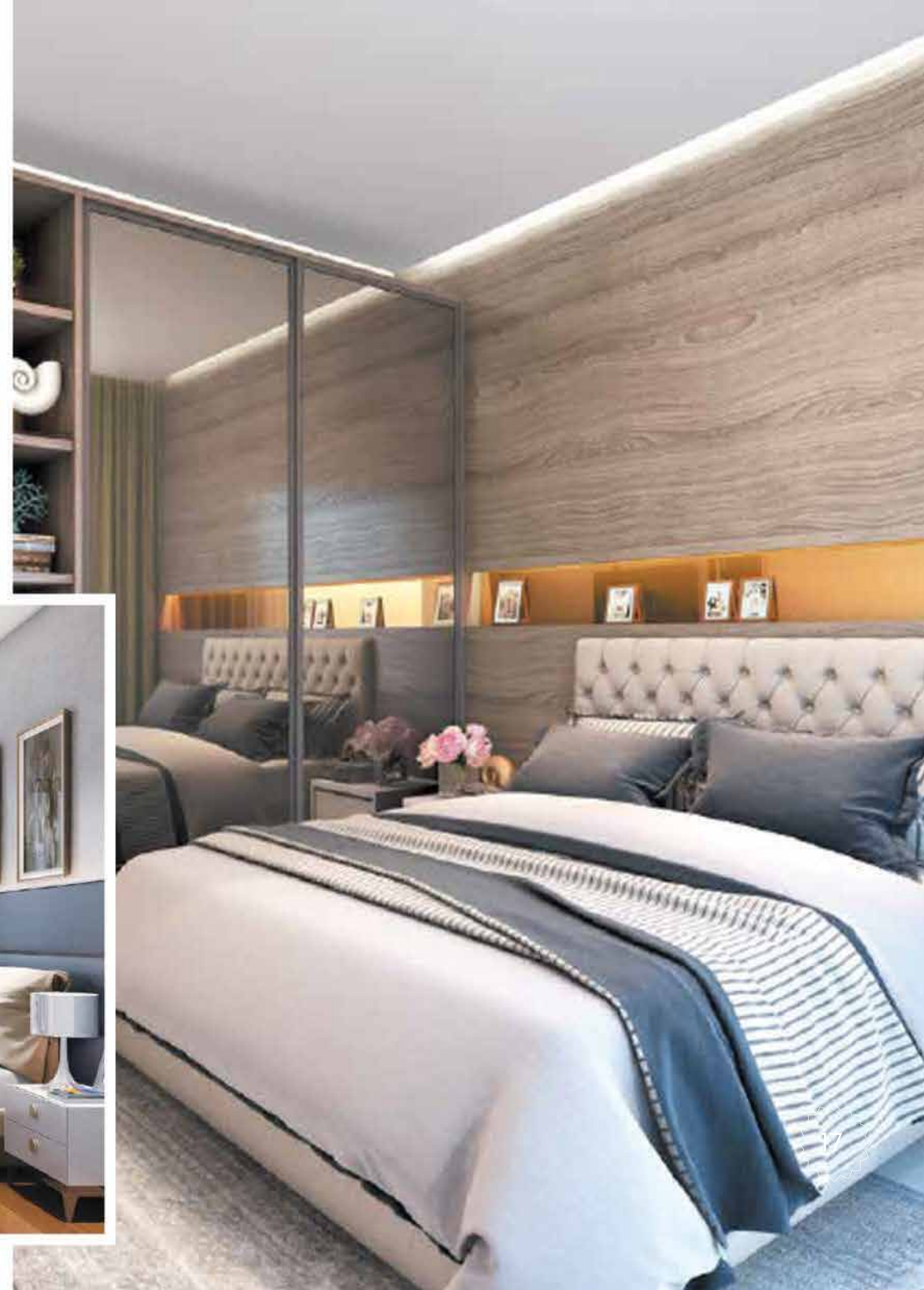
Every residence has a fine blend of bold lines and minimalistic outlook. Thoughtfully planned to use natural light & ventilation, sustainable practices here have reached a new epitome of excellence.



CONTEMPORARY ARCHITECTURE

Contemporary designs and plans that highlight the best of what modern architecture has to offer.

Experience a great combination of traditional Indian elements and western artistic brilliance. Truly a masterpiece of generations.



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 600x600 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 piped gas connection as per MNGL norms



THERE ARE THINGS WHICH WE LOVE DOING -

Over the past 38 years, we have crafted comfortable & luxurious spaces in the heart of Pune. Our spaces are not just multiplication of properties, we have taken special care in choosing each of our projects with foresight and insight. The legacy that we carry on, has helped us deliver customers, not just lifeless structures but living spaces which resonate with their unique taste, lifestyle and ambitions.

REACHING HEIGHTS AND CROSSING MILESTONES

We are a class apart because of our quality of construction and personal touch across multiple asset classes.

Our determination has led to crafting and delivering comfortable & luxury spaces. We are today trusted by institutional as well as individual investors alike because of the clarity of thought and vision for the future.

Founded In 1982 🌿

Over 60+ Projects 🌿

1000+ Happy Families 🌿





Aishwaryapuri

**Site Address : Plot No. 19, CTS : 501, Dahanukar Colony,
Lane No. 07, Kothrud, Pune - 411038**



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