



RAJHANS

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**JOSHI  
BUILDCON**  
LANDMARKS



CELEBRATING

40<sup>TH</sup>

Year of Excellence

**RE** FRESH  
INVENT  
DEVELOP

Good things always evolve for the greater good



## Overview

### Experience the Essence of Modern Living at Rajhans !

Nestled in the bustling neighborhood of Paramhansnagar, Kothrud, this distinguished residential project presents luxurious 2 & 3 BHK homes designed with an emphasis on elegance and functionality. Residents will enjoy a life of convenience and sophistication with easy access to Pune's key amenities and major transport links.

Each home in Rajhans blends modern architecture with premium amenities, including state-of-the-art fitness facilities, lush landscaped gardens, and vibrant community spaces, ensuring a living experience that's as enriching as it is luxurious. Whether you're seeking a dynamic urban lifestyle or a serene family environment, Rajhans offers a perfect blend of both in one of Pune's most desirable locales.





9 M. ROAD

**3 BHK : TOTAL CARPET : 1033 SQ.FT.**





9 M. ROAD

3 BHK : TOTAL CARPET : 1058 SQ.FT.





9 M. ROAD

3 BHK : TOTAL CARPET : 1029 SQ.FT.





9 M. ROAD

2 BHK : TOTAL CARPET : 865 SQ.FT.







9 M. ROAD

TYPICAL FLOOR PLAN



# SPECIFICATIONS

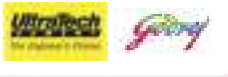
## Framed Structure:

- RCC framed earthquake resistant structure
- Floor-to-floor height of 3 meters.

## Walls:

- Quality AAC blocks for all walls

Esteemed brands associated with us.



## Plaster/Finish:

- Sadaf brand POP finish for ceilings & walls after plaster to all walls internally
- **External walls:** Double-coat, sand-faced textured plaster.

## Painting:

- Internal: Water-based Luster Paint
- External: Apex cement paint with 4-coat aquatech system.

Esteemed brands associated with us.



## Flooring & Dado Work:

- All the rooms will be provided with branded 800 X 800 mm or 1200x600mm sized Premium Vitrified tiles
- The bathrooms will have Designer Glazed Tile Dado upto ceiling level and flooring will be of 12"x12" anti skid ceramic tiles

Esteemed brands associated with us.



## Bathrooms:

- Equipped with hot and cold water mixing arrangement, shower, and Grade "A" concealed plumbing.
- Each bathroom includes an exhaust fan.
- Fittings from premium brands like Jaguar / Cera, with push-valve and health faucet.
- Sanitary ware by Cera / Jaguar / Hindware.

Esteemed brands associated with us.



## Kitchen:

- Black Granite countertop (10-12 feet long) with a Stainless Steel sink by Nirali or Franke (20 gauge).
- Glazed tile dado up to lintel level above the counter as well as below the counter
- Features a separate dry area and an exhaust fan by Usha or Havells.

Esteemed brands associated with us.



## Solar Water Connection:

- Solar water connection in every bathroom.
- Electric PV Solar Panels for common area lighting.

## Water Proofing:

- Brick bat coba waterproofing for toilets and terraces.
- Includes a 5-year guarantee for leak-proof performance.

## Door Locks & Security:

- Doors equipped with Godrej or Europa night latch, lock system
- Comprehensive CCTV security system across the project.
- Smart Access Control System at parking level
- Each flat features a safety entrance door and a Video Door Phone by Godrej / Hikvision / Zicom.

Esteemed brands associated with us.



**Windows:**

- Type: Aluminum powder-coated sliding windows of Jindal brand
- Glass: Saint Gobain or Asahi.
- Features: Safety grills, stone jambs (marble, granite, Jaisalmer stone), and SS mosquito mesh track.

Esteemed brands associated with us.

**Water Supply:**

- Tanks: Syntex for potable water; underground RCC for utility.
- Pumps: Dual pump system for efficient water transfer.
- Automation: Automatic water level controllers.
- Borewell: Minimum one per project with dedicated pump.

**Lift :**

Lift of SS finish with generator / battery back up.

Esteemed brands associated with us.



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**Other Common Amenities:**

Elegant Entrance Lobby | Attractive Compound | Fire Fighting System  
Rain Water Harvesting | Rooftop Garden | Society Office

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# RAJHANS

2 & 3 BHK PREMIUM HOMES

**Address :** 91 / 2, C.T.S. No. 1077/3  
Krishna Colony, Kothrud, Pune - 411038



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