



# SHIVANAND

PREMIUM 3BHK RESIDENCES



**JOSHI  
BUILDCON**  
LANDMARKS

CELEBRATING  
**43**  
YEARS OF EXCELLENCE

**RE** FRESH  
INVENT  
DEVELOP  
Good things always evolve for the greater good

## OVERVIEW

### RAMBAUG COLONY'S NEW BEAT OF LUXURY!

Nestled in the heart of Rambaug Colony, Kothrud, Shivanand presents thoughtfully designed 2 & 3 BHK premium residences where elegance, space, and comfort come together seamlessly.

Experience the charm of modern living with expansive layouts, branded specifications, and carefully curated amenities – all within a location that keeps you connected to the very best of Pune.

With transparent transactions and a legacy built on trust, Shivanand is not just about owning a home – it's about becoming part of a premium landmark that redefines living in Kothrud.

RSR





# **FLOOR PLANS**



**FLAT NO. 204**

**TOTAL CARPET : 785 SQ.FT.**



ROAD



**FLAT NO. 304**

**TOTAL CARPET : 1087 SQ.FT.**



ROAD



**FLAT NO. 401**

**TOTAL CARPET : 1047 SQ.FT.**



ROAD

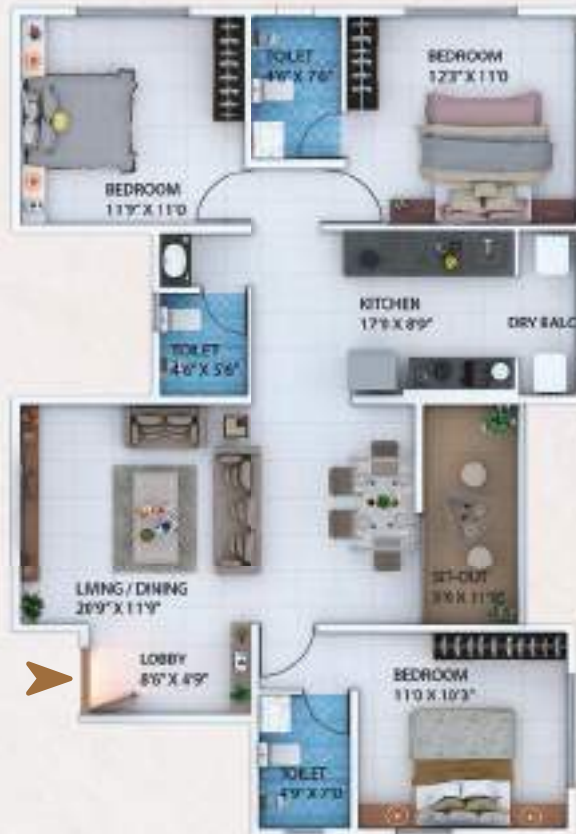


**FLAT NO. 402, 502, 602, 702, 802, 902, 1002**

**TOTAL CARPET : 1155 SQ.FT.**



ROAD



**FLAT NO. 404, 1004**

**TOTAL CARPET : 1047 SQ.FT.**



ROAD



ROAD

**FLAT NO. 703**

**TOTAL CARPET : 1030 SQ.FT.**





**FLAT NO. 903**

**TOTAL CARPET : 1095 SQ.FT.**



ROAD



**FLAT NO. 1003, 1103**

**TOTAL CARPET : 1053 SQ.FT.**



ROAD



**FLAT NO. 1104**

**TOTAL CARPET : 1335 SQ.FT.**



ROAD

## 4<sup>TH</sup> FLOOR PLAN

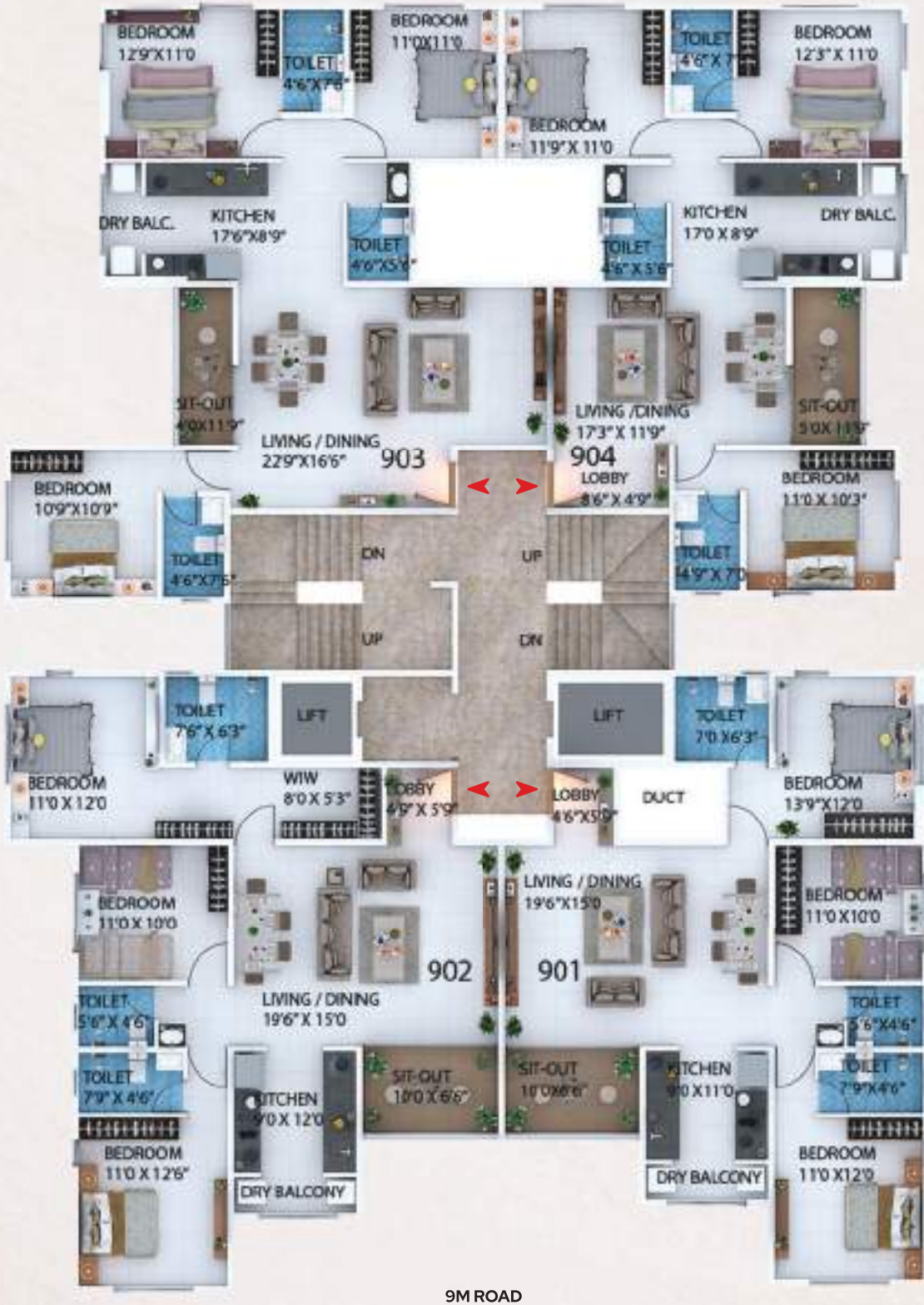


9M ROAD

CARPET AREA	
401	1047 SQ.FT.
402	1155 SQ.FT.
403	1030 SQ.FT.
404	1047 SQ.FT.



# 9TH FLOOR PLAN



CARPET AREA	
901	1047 SQ.FT.
902	1155 SQ.FT.
903	1095 SQ.FT.
904	1095 SQ.FT.



# 10<sup>TH</sup> FLOOR PLAN



CARPET AREA	
1001	1047 SQ.FT.
1002	1155 SQ.FT.
1003	1053 SQ.FT.
1004	1047 SQ.FT.



# 11<sup>TH</sup> FLOOR PLAN



9M ROAD

CARPET AREA	
1101+1102	1998 SQ.FT.
1103	1053 SQ.FT.
1104	1335 SQ.FT.







# ROOFTOP EXPERIENCE



# AMENITIES



KIDS PLAY AREA



YOGA AREA



WORK FROM HOME AREA



INDOOR GAMES



SEATING AREA



OPEN GYM

## SPECIFICATIONS

---

### • FRAMED STRUCTURE

Earthquake-resistant RCC framed structure with a floor-to-floor height of 10 feet.

---

### • WALLS

High-quality AAC block walls with 4" internal and 6" external thickness.

---

### • PLASTER

Single-coat internal plaster and double-coat sand-faced external plaster with POP finish for walls and ceilings.

---

### • PAINTING

Premium plastic emulsion for interiors and branded Apex cement paint for exteriors.

---

### • FLOORING & DADO WORK

Branded 800×800 mm vitrified tiles in all rooms, anti-skid ceramic flooring and full-height glazed dado in bathrooms, paving blocks for open areas, and chequered tiles for parking.

---

### • BATHROOMS

Concealed plumbing with hot & cold mixer, Jaquar fittings, branded sanitaryware, exhaust fans, and premium accessories.

---

### • KITCHEN

Jet Black granite platform with SS sink, full-height glazed tile dado, separate dry area, and exhaust fan.

### • SOLAR WATER CONNECTION

Central solar water heating system with individual bathroom connections for every flat.

---

### • WATERPROOFING

Brickbat koba waterproofing for toilets and terraces with 5-year written guarantee.

---

### • DOORS

Waterproof laminated flush doors with premium frames; solid-core main door with branded locking system; PVC/flush bathroom doors.

---

### • SECURITY SYSTEM

CCTV surveillance in common areas, video door phone, intercom, and safety doors for every flat.

---

### • LIFTS (ELEVATORS)

Two branded SS body elevators with battery backup for lifts and common services.

---

### • WINDOWS

Premium UPVC sliding windows with mosquito mesh, safety grills, and natural stone frames.

---

### • ELECTRIFICATION

Concealed copper wiring with branded switches, adequate power points, ELCB, AC point in master bedroom, and EV charging provision.



WHERE ELEGANCE  
FINDS ITS ADDRESS





# SHIVANAND

**Address :** Plot no 66, S.no 121+122, CTS 850,  
Rambaug Colony, Kothrud, Pune 411038



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

+91 70660 42620 / 21  
sales@jblandmarks.com / www.jblandmarks.com

## FOR REDEVELOPMENT

+91 70660 42618 | redevelopment@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.



**MAHA RERA NO.**  
**PR1260002501611**  
maharera.maharashtra.gov.in