



INDRAYANI

3 & 4 BHK Lavish Homes
Prabhat Road, Erandwane



A leap towards prosperity!



A vertical photograph on the left side of the page shows a person sitting on a bench outdoors, looking towards the right. The background includes trees and a street lamp.

iNDRAYANI

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Prabhat Road, Erandwane

A welcoming space nested amidst natural beauty, Indrayani is decorated by a line of lush trees and a hilltop view around its realm.

Experience a spacious lifestyle that is so serene, yet one that keeps you at the forefront of everything happening around you comfortably in a secluded environment.

One of the prominent places embraced by Pune, Prabhat road holds some of the most recognizable landmarks in its shadow, and Indrayani stands tall among them all.

Welcome, The lavish world of Indrayani awaits you.











3 BHK

4 BHK







SPECIFICATIONS

WALLS

- AAC Blocks Masonry with POP/Gypsum finishes for Internal Walls and Ceiling.
- External walls - 150 mm with Acrylic Paint (Asian Paints/Nerolac).
- Internal walls - 125 or 100 mm with Plastic Emulsion Paint (Asian Paints/Nerolac).
- Plastic emulsion for all internal walls.

CEILING

- RCC Slab with POP/Gypsum finishes for Ceiling with Plastic Emulsion Paint (Asian Paints/Nerolac).

DOORS

- Wooden Door Frames, Veneer Finish Door Shutters with Melamine polish (All internal doors 32mm Thick).
- Main door and Safety door to be Veneer Brass fittings & Night Latch. (Main Door 35mm Thick).
- Sliding/Sliding Folding Doors to Sit-Out.
- Black Granite/Marble Door frames for toilets.



ELECTRIFICATION & POWER BACK-UP

- Concealed Electrical Piping.
- 4 light points, 1 fan point, 2 - 5 Amp plug points in Each Room.
- Invertor Power backup covering 1 light point & 1 fan point in all rooms and One Light Point in Toilet.
- Cable/Wiring - (Polycab/Finolex)
- Switches - (Anchor/Legrand)

TOILETS

- Concealed Piping in all Toilets.
- Provision for Hot water through Common Solar Heating System in all Toilets.
- 600 x 600mm dado tiles in all Toilets. (Kajaria/Simpolo/Ikon).
- Single lever bath fittings in toilets. (Brand- Jaquar or equivalent).
- 15 Amp Point for Boiler/Geyser.
- Provision for Exhaust.



SPECIFICATIONS

KITCHEN & DRY BALCONY

- Granite Kitchen platform with glaze tile Dado and SS Sink with drainboard.
- Combination of Anti-Skid/ Vitrified tiles and granite in Dry Balcony.
- 15 Amp Point for Refrigerator & Mixer/Microwave in Kitchen, Washing Machine in Dry Balcony.
- Provision for Exhaust.

BEDROOMS

- Television and Telephone Point Provision.
- 15 Amp Point for Air Conditioner.

WINDOWS

- UPVC sliding windows with Marble/Granite framing with sliding mosquito net (3- Track Windows wherever possible)

FLOORING

- Marble in Living, Kitchen & Dining.
- Laminated wooden Flooring in Master Bedroom.
- 600 x 1200 mm Vitrified Tiles in all other rooms. (Make: Kajaria/Ikon)



AMENITIES

COMMON AMENITIES

- Staircase with Marble/Granite for Treads, Risers and Landings.
Decorative Steel railing.
- Secured Decorative Entrance Lobby.
- Video door phone access and Intercom Facility.
- Solar Water Heater System.
- Two Auto-Door Elevators of reputed make (Kone/Omega).
 - One with 8 passenger capacity,
 - One with Stretcher facility.
- Power Backup for Lift, Common Lighting and Water Pump (Kirloskar/Cummins).
- Drivers Toilet in parking
- Designer landscaped common top terrace
- CCTV Surveillance for parking and common areas
- Central driveway for parking





*Map not to scale



Office Address:

Aditri, 501, Plot no. 4/22, Behind SBI SNTD branch,
Palande currier lane, Erandwane, Pune

Site Address:

Indryani B, Madhujeevan Hsg Soc, Lane No. 15,
Prabhat Road, Deccan Gymkhana, Pune - 411 001

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