

### CREDITS

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**LANDSCAPE DESIGN**  
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### DEVELOPER

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This project has been registered via MahaRERA registration number P52100022486 (Building-A, B, C & Shops) and available on the website : <https://maharera.mahaonline.gov.in> under registered projects.

The Properties have been mortgaged in favour of Piramal Trusteeship Services Pvt. Ltd. (beneficiary : Piramal Capital & Housing Finance Ltd.) and the buyer will be required to obtain a no-objection certificate prior to entering into any agreement for the sale of any unit in the project.



## Homes that live up to **THE MOST EXACTING STANDARDS**

Whether you are the proverbial Mr. Perfectionist, or Mr. Hard-to-please, you will find a Pratham home living up to your high expectations, and beyond. The reasons aren't far to see. Pratham stands proud as one of the finest residential projects in Moshi. Be it the quality of construction, the excellent connectivity or the proximity to work, leisure and shopping, a Pratham home means you don't need to compromise on anything.



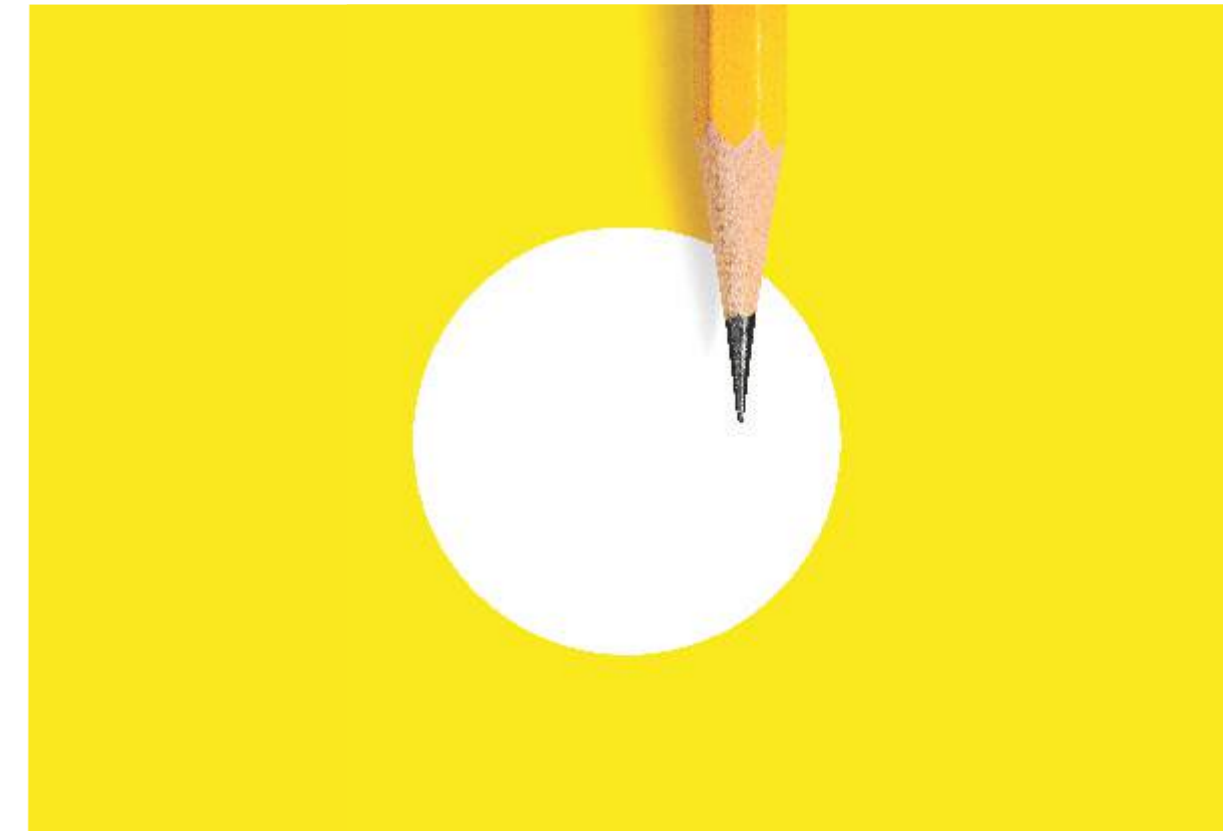
Pratham. Because it is  
**Second to none in WORK-LIFE BALANCE**

Pratham offers you the finest luxury of all – more time with your loved ones. With the proximity of top commercial and Industrial hubs, you can be in office in minutes. No back breaking and time consuming commutes. For your shopping, you have a splendid array of choices, with malls and shopping arcades dotting the vicinity. Easy access to upcoming Metro station and International Exhibition Center. Again, maximum leisure time with family. In-house sports, fitness and entertainment facilities further add to your well-being.



Pratham. Because it is  
**Second to none in QUALITY AND DESIGN**

A Pratham home is as much a joy to behold as it is a delight to live in. The interiors are designed so as to be awash with abundant natural light and the wide open spaces add to its resplendent aura. In fact, these are the biggest apartments in the vicinity and stake their claim to be one of Moshi's most sought abodes. Subtle elegance and design elements that exude a distinct welcoming charm are unique to its persona.





Pratham. Because it is  
**Second to none in LIFESTYLE AMENITIES**

Whether you are a sports buff, a health fan, or a social butterfly, you will find the amenities at Pratham don't disappoint at all. You have a well maintained swimming pool to make a splash in, a Clubhouse to catch up with friends and peers in, an Indoor game area to practice that table tennis forehand, a lovely garden to take a stroll with family and friends, and so much more. Suffice to say that Pratham is a leisure and entertainment arena by itself.

- Multipurpose Hall
- Open Party Lawn
- Gymnasium & Yoga room
- Outdoor Deck
- Swimming Pool with changing Room & Pool Deck
- Outdoor Children Play Area
- Indoor Game / Activity Room





A

B

C

D

E

G

F

(MHADA) & Shops  
at ground floor

Where imaginations comes alive



Artistic impression of master Bedroom

Artistic impression of Entrance Lobby

Artistic impression of master Kitchen

Artistic impression of Guest Bedroom

Artistic impression of Kids room

Pratham. Because it is  
**Second to none in ATTENTION TO DETAIL.**



## SPECIFICATIONS

### CONSTRUCTION

- A - class, earthquake resistance construction.

### FLOORING

- Vitrified tiles in living and kitchen and bedroom
- Vitrified tiles flooring in toilets
- Anti skid tiles for Balconies

### WALL AND CEILING

- Gypsum punning on walls
- Superior OBD Paint for walls and ceilings

### WINDOWS

- UPVC/Aluminium Sliding Windows
- MS Grill only for Bathrooms

### RAILINGS FOR ATTACHED BALCONIES

- Glass railing with aluminum handrail for attach balconies

### DOORS

- Vinyl skin pre-moulded flush door with SS fittings for entrance door. Video door phone for main door
- HDF Skin moulded flush door with SS fittings for bedrooms and toilets.

### KITCHEN

- Artificial/Vitrified stone slab for kitchen counter
- Stainless steel sink.
- Glazed tile dado up to 600 mm height
- Plumbing & Power plug point for water purifier and electrical power point Exhaust fan.

At Pratham, there are no corners cut in maintaining quality standards that you can be proud of, as a home owner. Whether it is the earthquake resistant construction, or the designer entrance lobby, the anti-skid tiles, fittings or the plumbing, there is no stone unturned to ensure you get quality material that stands the test of time for years, and yet is strong on aesthetics.

### PLUMBING BATHROOM AND TOILETS

- Concealed plumbing
- Wall hung commode with flush valve
- white coloured ceramic sanitary ware of reputed brand
- Single lever diverter in shower areas along with single Lever basin mixer for master toilets
- 7' feet height toilet dado with glazed vitrified tiles
- Plumbing point for Boilers and electrical point for Exhaust fans in all toilets.

### ELECTRICAL

- Concealed copper wiring in the entire flat with ELCB and MCB
- Modular electrical switch and sockets
- Electric Supply by way of 1 phase
- Adequate points for lights fan and TV
- Telephone points in the living room and bedrooms
- Power plug point for cable TV
- Power plug point for split ac in living room and master bedroom

### ENTRANCE LOBBY

- Designer finish entrance lobby

### LIFTS

- Modern automatic lift of reputed make

### EXTERNAL FINISH

- Entire building painted with exterior grade acrylic paint

### SAFETY

- Intercom facility
- Main entrance lobby at ground floor with CCTV camera

## LOCATION



Excellent connectivity to prime localities such as PCMC, Chakan, Bhosari, Talegoan, and very close to Mumbai-Pune expressway and Pune Nasik road.

## KEY DISTANCES

(Approx. by road)

• Pune-Nashik Highway	: 2.0 km
• Bhosari	: 5.0 km
• Chikhali	: 6.0 km
• Talawade IT Park	: 6.8 km
• Pimpri Proposed Metro Station	: 6.8 km
• Sant Tukaram Nagar Proposed Metro Station	: 7.5 km
• Pimpri-Chinchwad	: 9.5 km
• Nashik Phata Proposed Metro Station	: 10 km
• Chakan	: 13 km
• Pune Station	: 21 km



Site Address: Plot Bearing/CTS/Survey/ Final Plot No. GAT No. 97 Part at Pimpri-Chinchwad (M.Corp.), Haveli, Pune - 412105.



# PROJECT LAYOUT



Artistic impression

## BUILDING-C 2 BHK Apartment



## BUILDING-C 3 BHK Apartment



**BUILDING-D 2 BHK Apartment**



**BUILDING-E/G 2 BHK Apartment**



**BUILDING-D 3 BHK Apartment**



Mr. Perfectionist visited Kumar Pratham.  
**And he came away thoroughly pleased!**

- Because it is **second to none in Work-life balance**
- Because it is **second to none in Space Utilisation**
- Because it is **second to none in Connectivity**

**Come visit us and discover  
 what won the heart of Mr. Perfectionist.**

