



G U A R D I A N

cityscapes

OPP. P. L. DESHPANDE GARDEN
NEAR RAJARAM BRIDGE

- 2 AND 3 BHK HOMES -



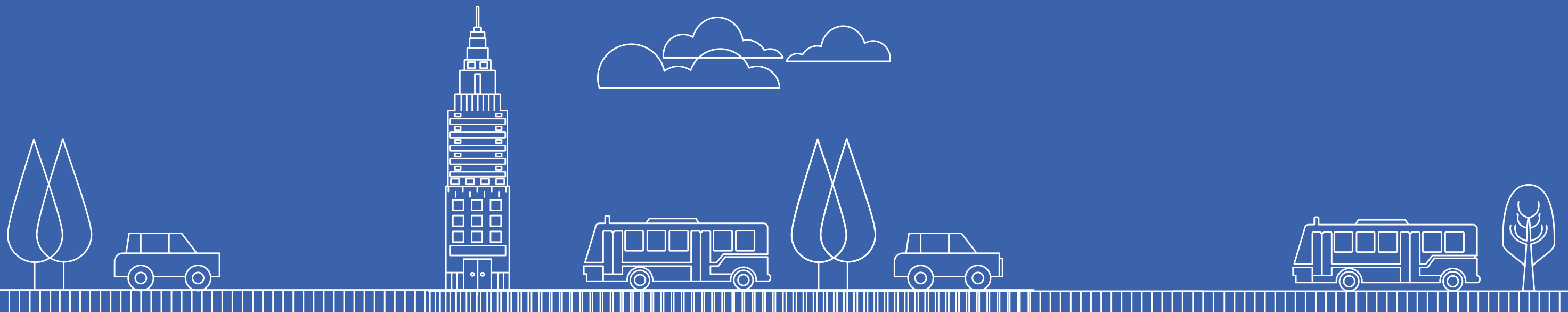


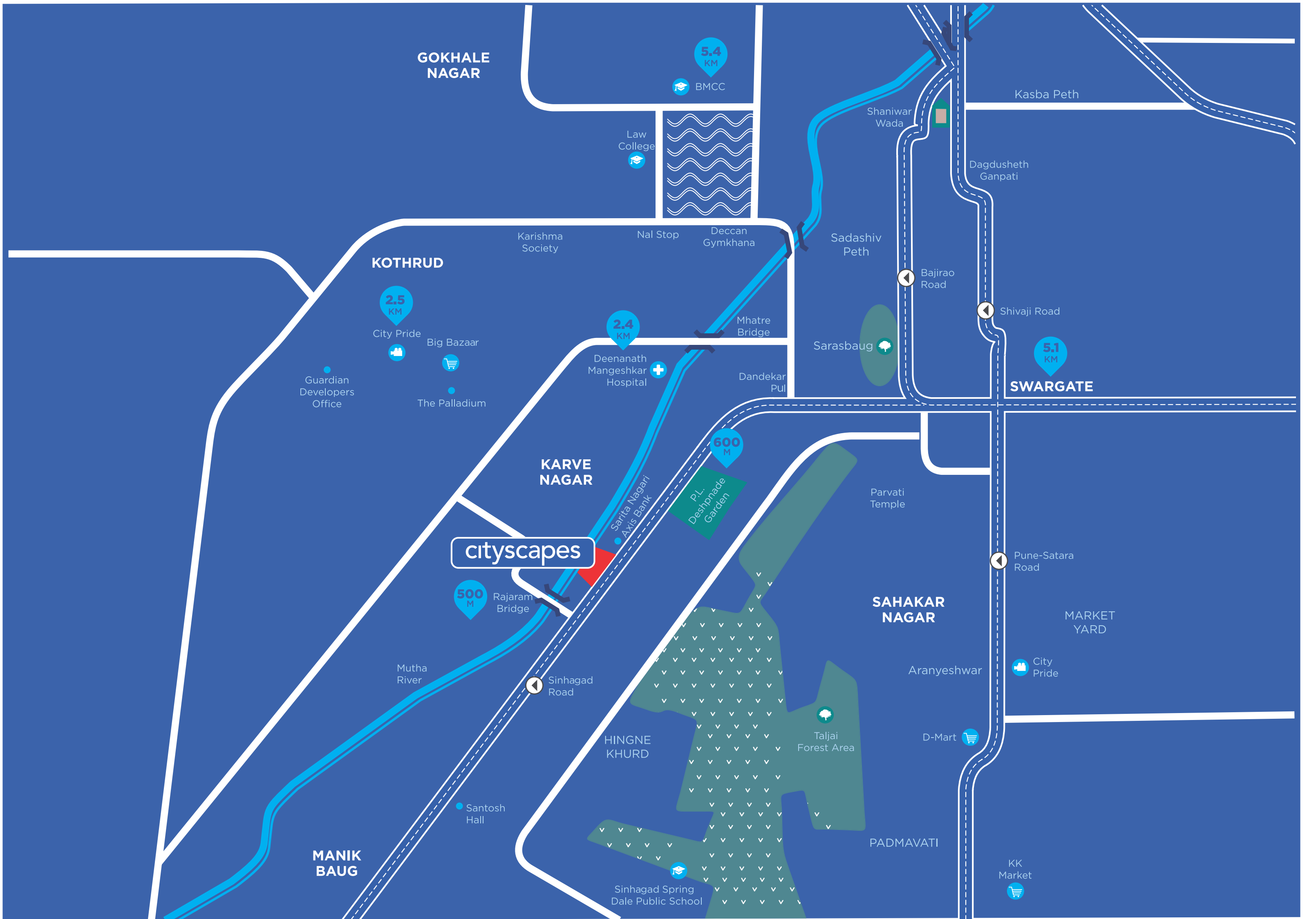
LOCATION HIGHLIGHTS

A well connected home is a complete home. Cityscapes is situated right where you will find everything you wished for nearby and yet has a cozy and serene ambience to it. From schooling to healthcare and entertainment to shopping, Cityscapes brings you closer to various aspects of living.

KEY DISTANCES

Karve Nagar	2.0 Kms
Deenanath Mangeshkar Hospital	2.4 Kms
City Pride Kothrud	2.5 Kms
Global Hospital	2.6 Kms
Mumbai-Bengaluru Highway	3.5 Kms
Sir Parashurambhau College	3.9 Kms
Nal Stop	4.1 Kms
Sinhagad College	4.2 Kms
Abhiruchi Mall	4.5 Kms
Swargate	5.1 Kms
MIT	5.5 Kms
Shivaji Nagar Bus Stand	6.8 Kms





GOKHALE NAGAR

5.4 KM
BMCC

Law College

Kasba Peth

Shaniwar Wada

Dagdusheth Ganpati

KOTHRUD

Karishma Society

Nal Stop

Deccan Gymkhana

Sadashiv Peth

2.5 KM

City Pride

Big Bazaar

Guardian Developers Office

The Palladium

2.4 KM

Deenanath Mangeshkar Hospital

Dandekar PUL

Mhatre Bridge

Sarasbaug

5.1 KM

SWARGATE

KARVE NAGAR

600 M

P.L. Deshpande Garden

cityscapes

Sarita Nagari
Axis Bank

SAHAKAR NAGAR

Parvati Temple

Pune-Satara Road

MARKET YARD

500 M

Rajaram Bridge

Mutha River

City Pride

Sinhagad Road

Aranyeshwar

D-Mart

HINGNE KHURD

Taljai Forest Area

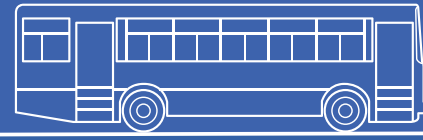
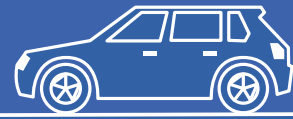
PADMAVATI

MANIK BAUG

Santosh Hall

Sinhagad Spring
Dale Public School

KK Market

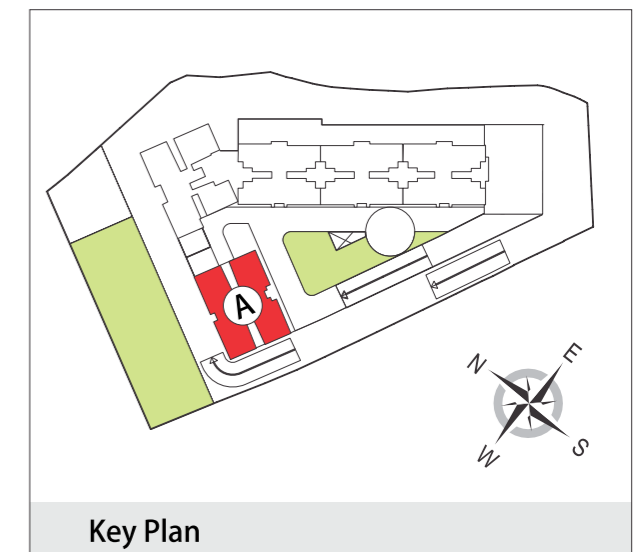
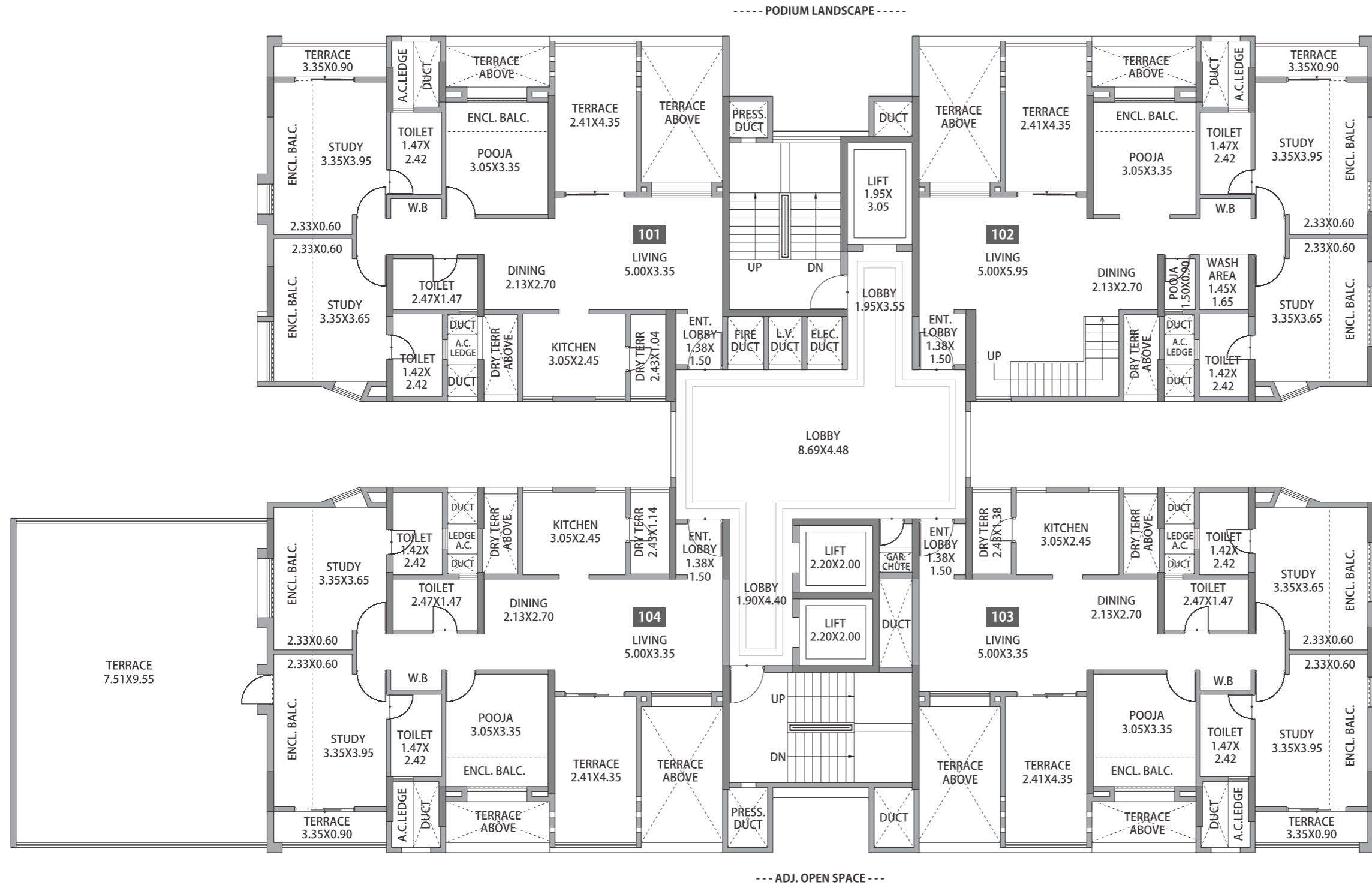


SPECIFICATIONS

- Structure Plumbing
RCC : Earthquake-resistant structure
Type : Plumbing in CPVC/UPVC pipeline
- Masonary
External Wall : 8"/6" thick AAC concrete blockwork
Internal Wall : 8"/5"/4" thick brick/blockwork
- Plaster
External Wall : Sand-faced plaster
Internal Wall : Gypsum-finished
- Flooring and Tiling
Internal Flooring : Vitrified ceramic tiles
Toilets : Flooring - Ceramic tiles and Dado - Ceramic tiles upto lintel level
Terrace : Ceramic Tiles
Staircase : Natural Stone / Tiles
Parking : Paving Blocks/ Trimix / Paving Blocks
Windows Sills : Granite
- Doors
Main Door : Both side laminate finish with required fittings
Bedroom Doors : Both side laminate finish with required fittings
Terrace : Powder-coated aluminum sliding with mosquito mesh
Toilet Doors : Granite door frames with laminated flush doors/PVC door
- Windows
Type : Powder-coated aluminum sliding windows with mosquito mesh
Safety : MS safety grill
- Kitchen
L-type granite platform
Kitchen trolleys below kitchen platform
Dado : Glazed tiles upto 2 ft. above the platform
Provision for water purifier
- Painting
Interior : Acrylic emulsion or equivalent
Exterior : Apex or Equivalent
- Toilet
Sanitary : White sanitary fittings
CP fittings : Standard
Solar water heater : Limited hot water supply by solar heater system in one toilet
Provision for water boiler
- Electrification
Wiring : Concealed with required main circuit breakers
TV Point : In living room and master bedroom
Telephone point in living room
Switches : ISI approved standard quality
Backup : Limited DG backup
Exhaust Fan : Provision in kitchen and toilets
- Power points for
Kitchen- Fridge and oven
All bedrooms - AC point
Dry terrace - Washing machine
All toilets - Boiler
- Lifts Automatic Lifts including one service lift per building
- Key features
Video door phone with intercom facility
Dish Antenna : Provision for common dish antenna facility Name plates for each flat
Letterbox for each flat at a common location

BUILDING - A

1st Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
101,103	79.29	14.13	3.00	12.24
102	166.08	29.89	-	24.48
104	79.29	85.57	3.00	12.24

*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

BUILDING - A

2nd Floor Plan

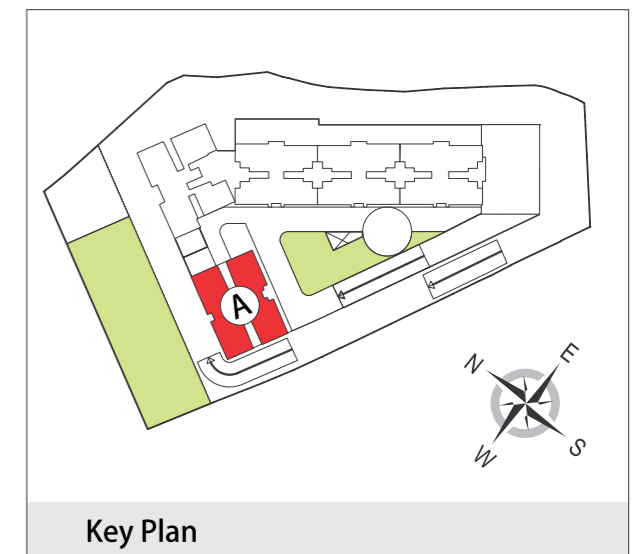
----- PODIUM LANDSCAPE -----



--- ADJ. OPEN SPACE ---

AREA STATEMENT IN SQ.M.

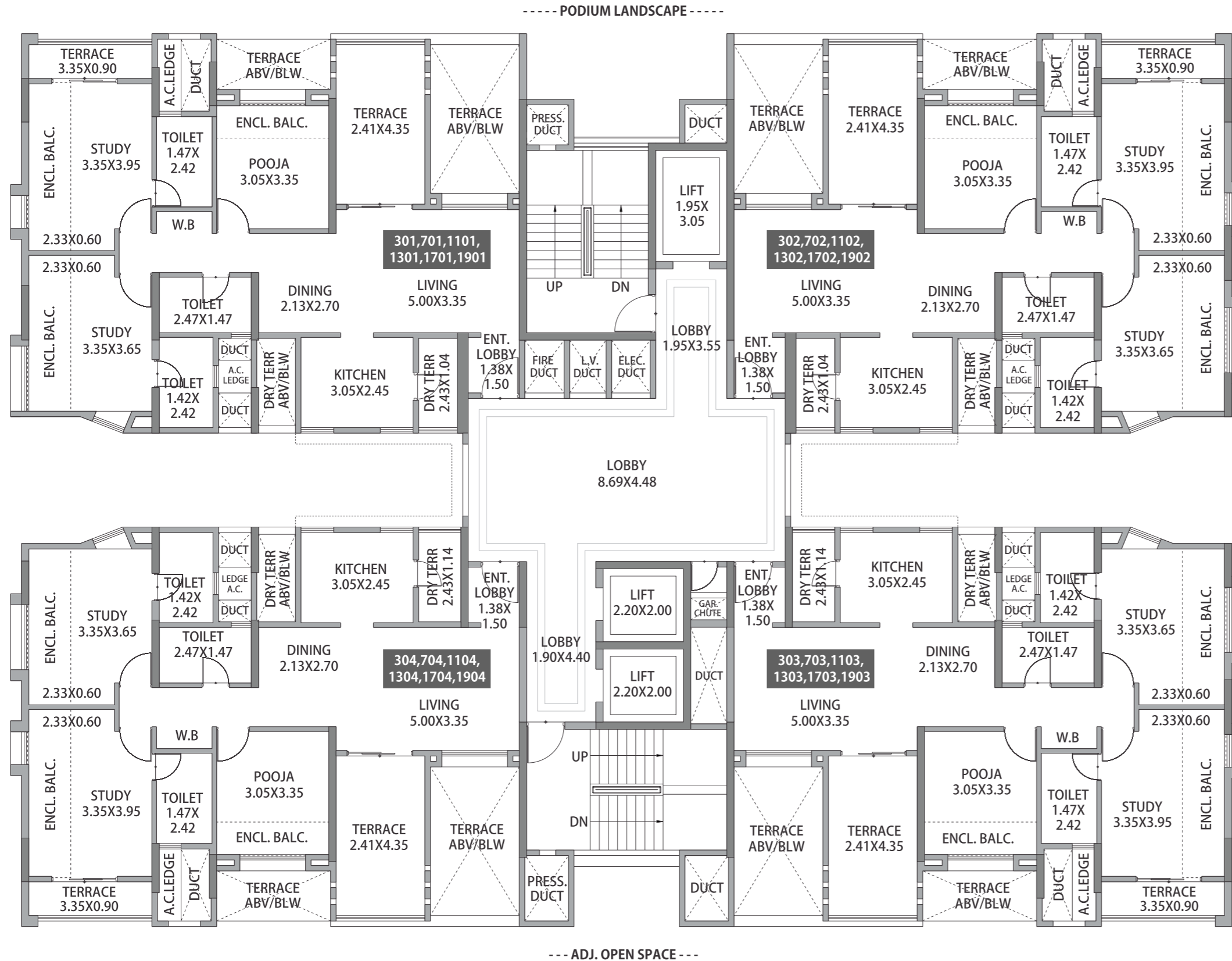
FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
201,203,204	79.29	15.76	2.64	12.24



*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

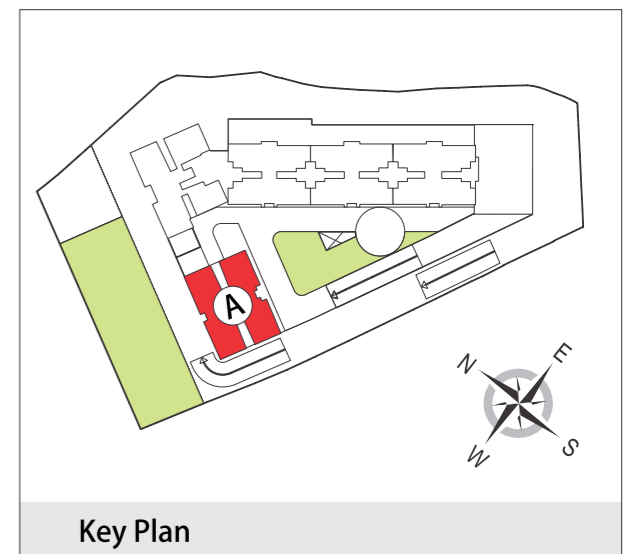
BUILDING - A

Typical 3rd, 7th, 11th, 13th, 17th & 19th Floor Plan



AREA STATEMENT IN SQ.M.

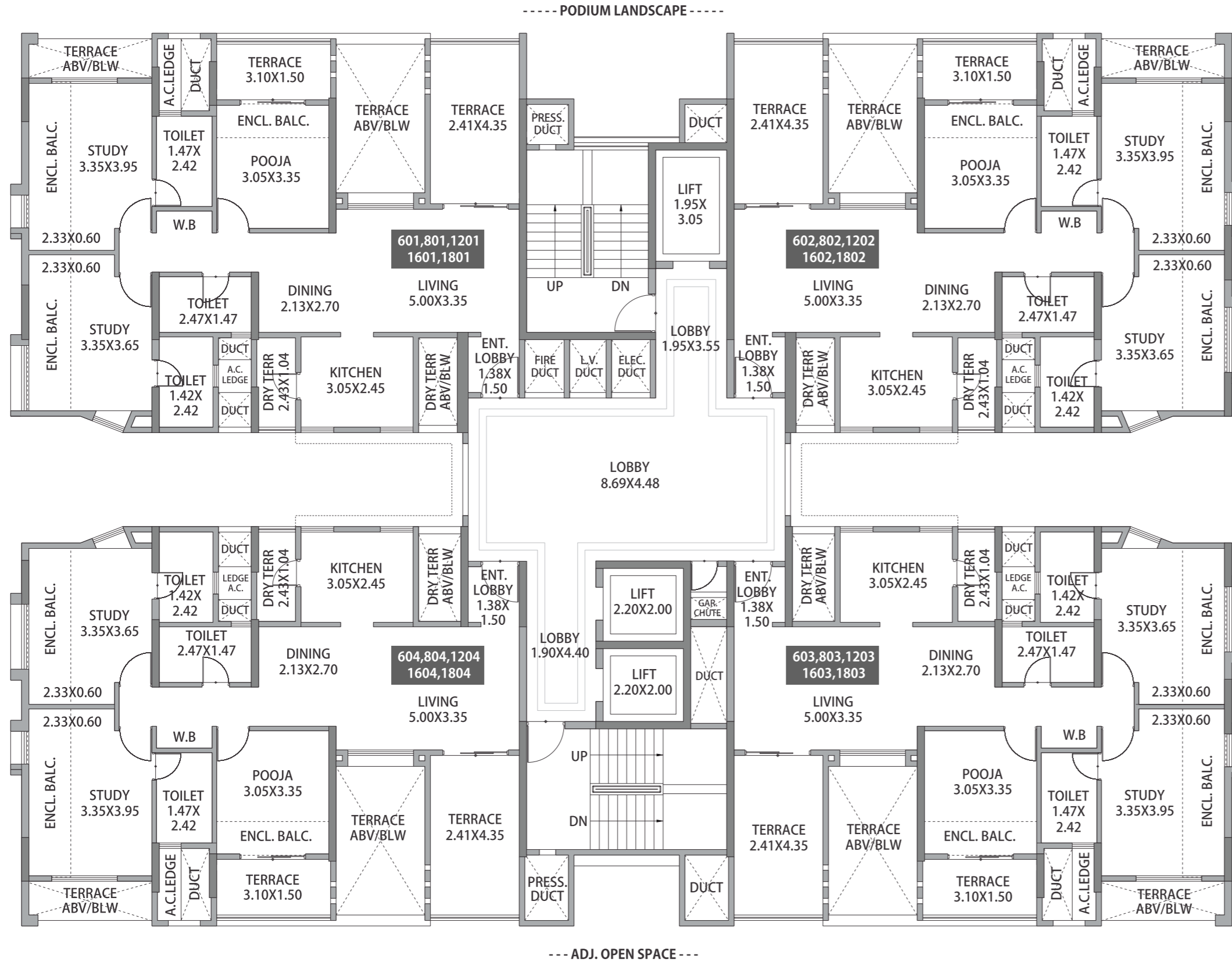
FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
301, 302, 303, 304, 701, 702, 703, 704, 1101, 1102, 1103, 1104, 1301, 1302, 1303, 1304, 1701, 1702, 1703, 1704, 1901, 1902, 1903, 1904	79.29	14.13	3.00	12.24



*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

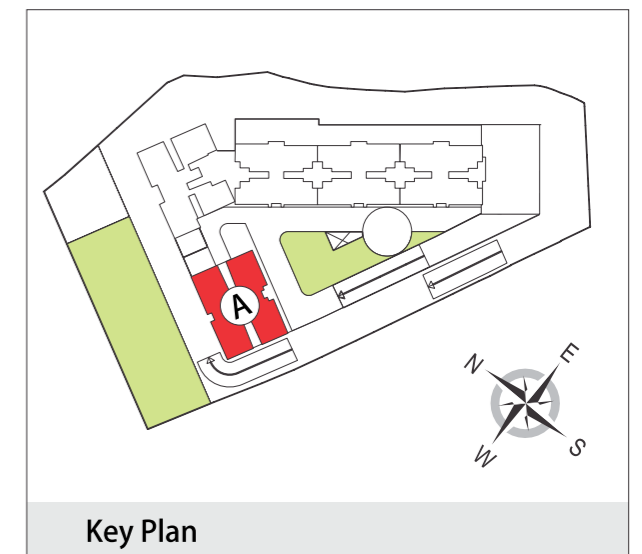
BUILDING - A

Typical 6th, 8th, 12th, 16th & 18th Floor Plan



AREA STATEMENT IN SQ.M.

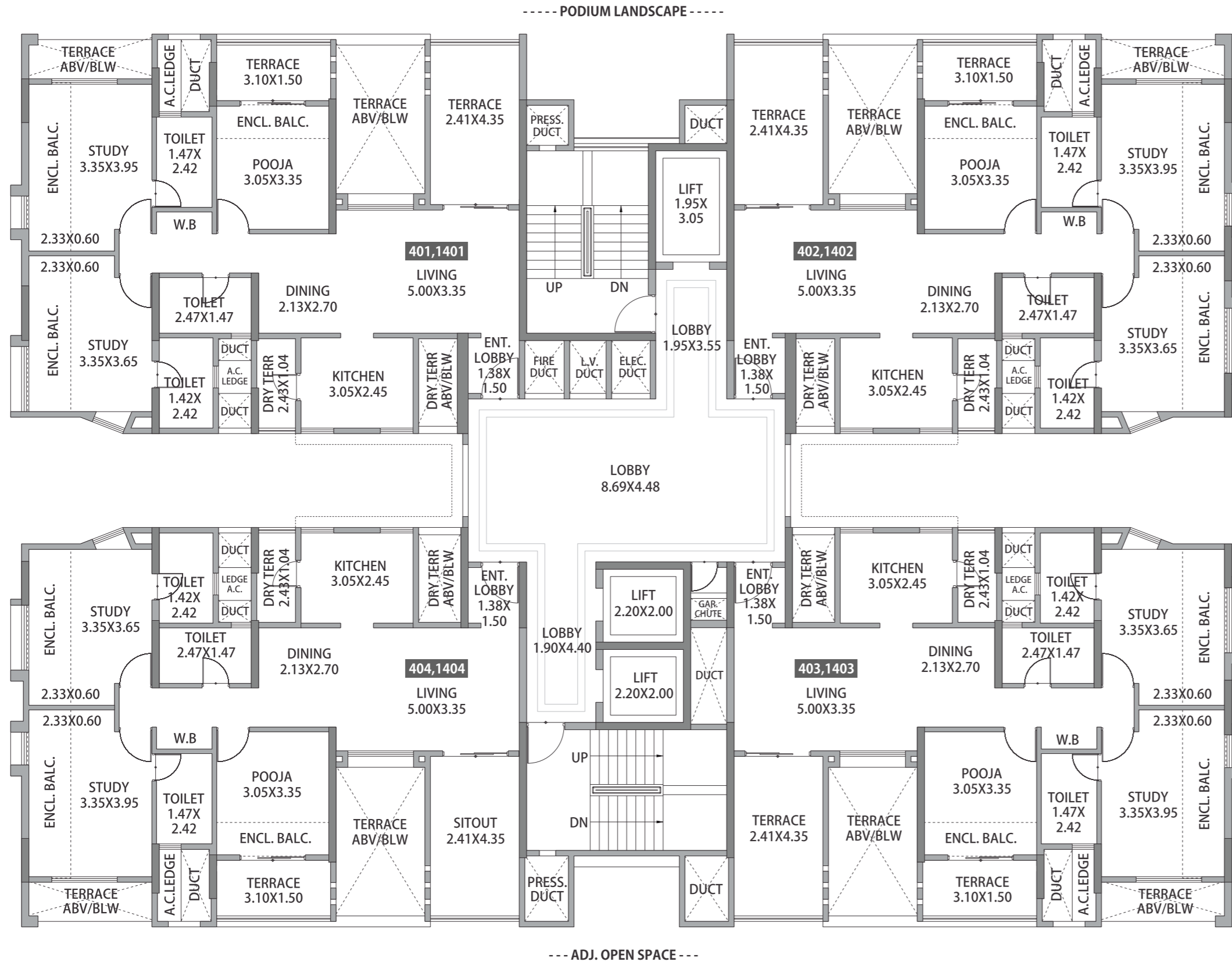
FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
601, 602, 603, 604, 801, 802, 803, 804, 1201, 1202, 1203, 1204, 1601, 1602, 1603, 1604, 1801, 1802, 1803, 1804	79.29	15.76	2.64	12.24



*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

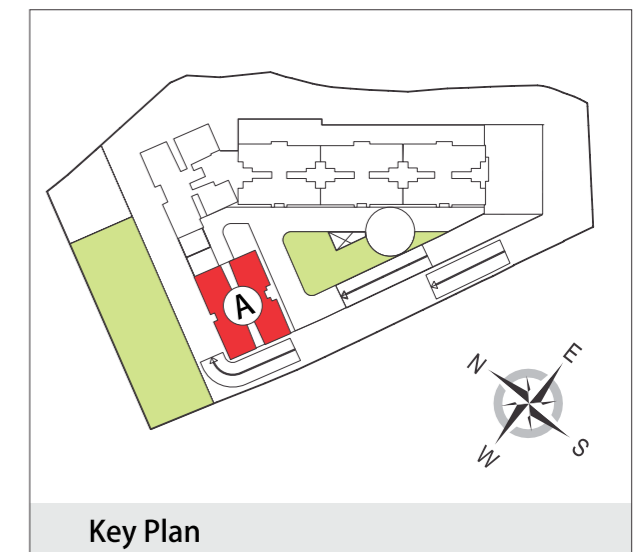
BUILDING - A

Typical 4th & 14th Floor Plan



AREA STATEMENT IN SQ.M.

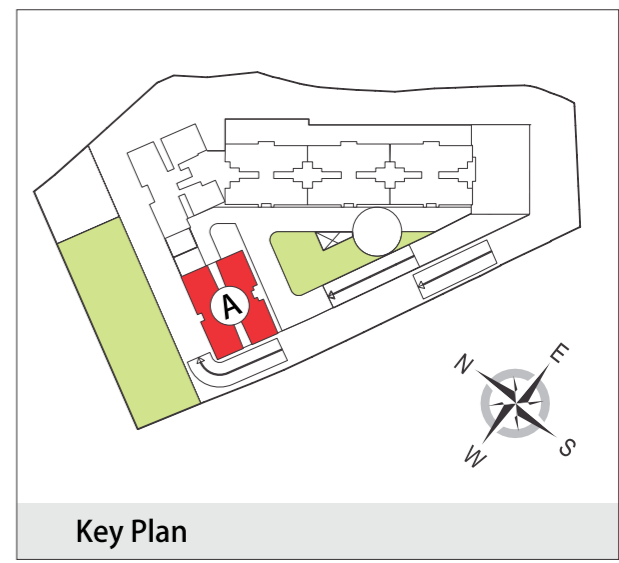
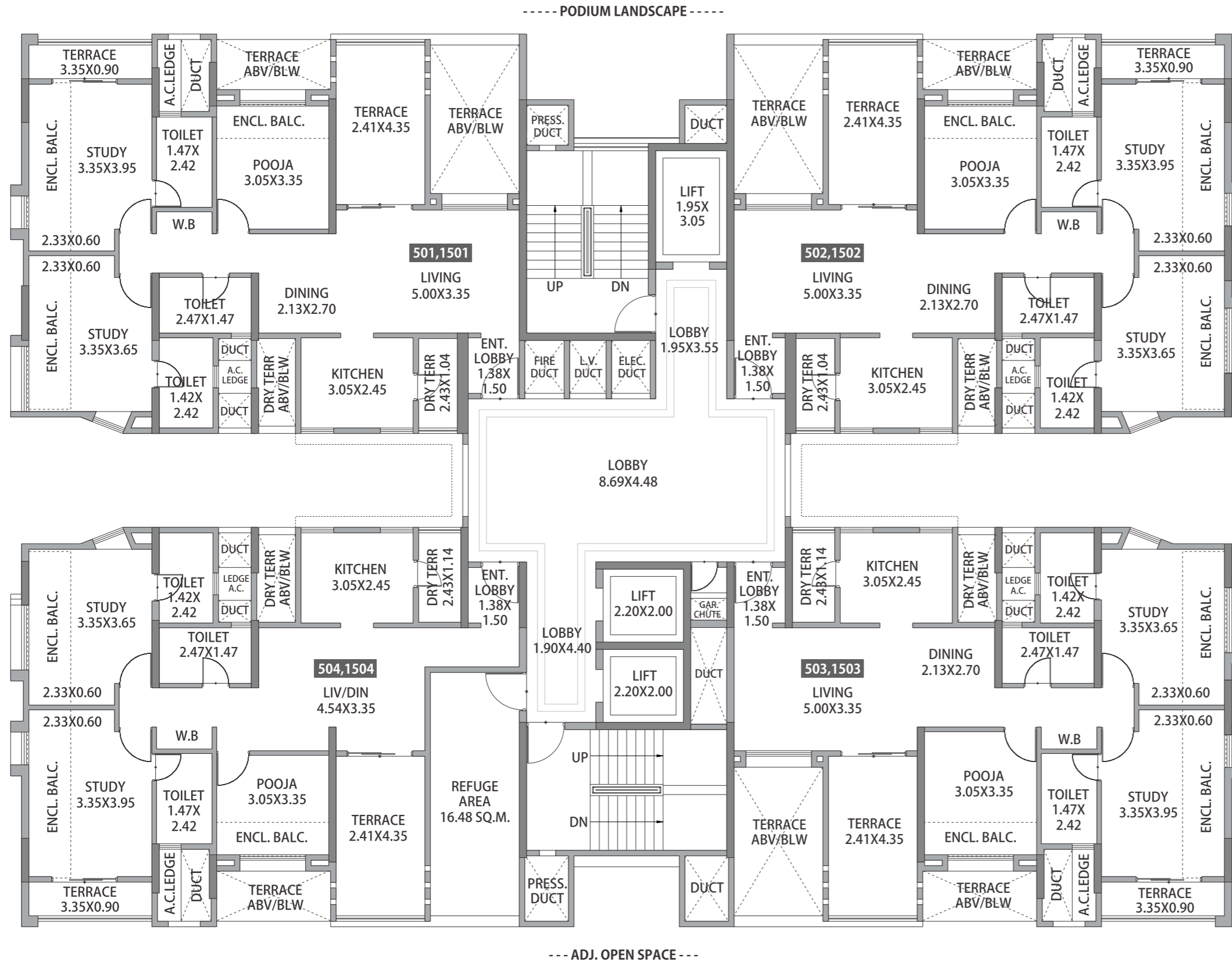
FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
401, 402, 403, 401, 1402, 1403	79.29	15.76	2.64	12.24
404, 1404	90.20	4.96	2.64	12.24



*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

BUILDING - A

Typical 5th & 15th Floor Plan



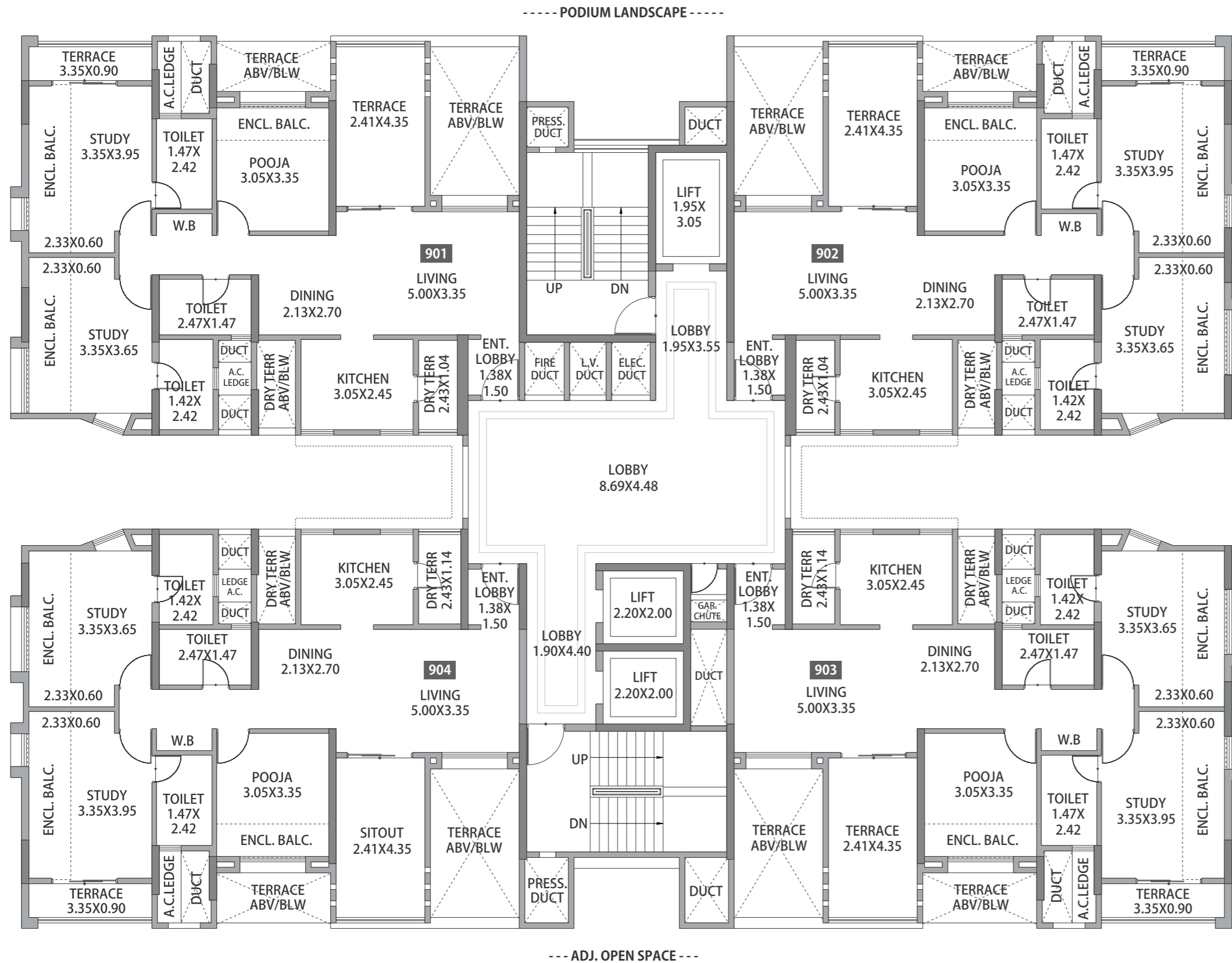
AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
501, 502, 503, 1501, 1502, 1503	79.29	14.13	3.00	12.24
504, 1504	73.34	14.13	3.00	12.24

*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

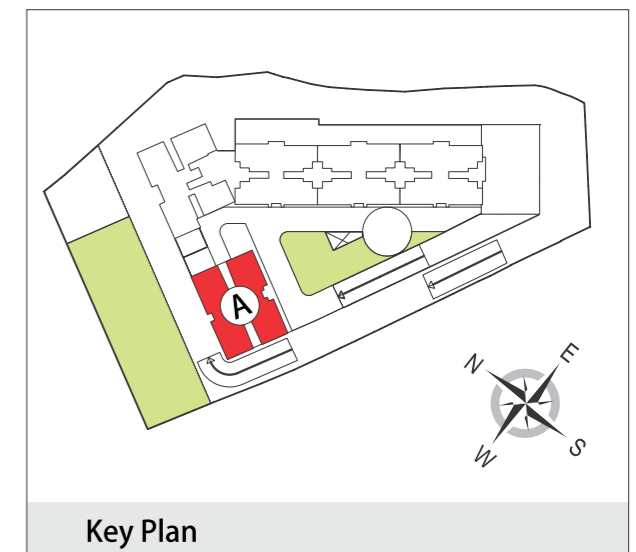
BUILDING - A

9th Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
901, 902, 903	79.29	14.13	3.00	12.24
904	90.84	3.32	3.00	12.24



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BUILDING - A

10th Floor Plan

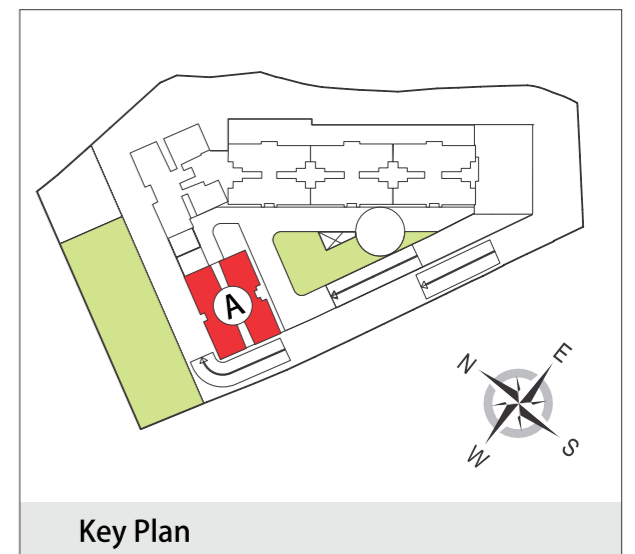
----- PODIUM LANDSCAPE -----



--- ADJ. OPEN SPACE ---

AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
1001, 1002, 1003	79.29	15.76	2.64	12.24
1004	84.89	4.96	2.64	12.24



Key Plan

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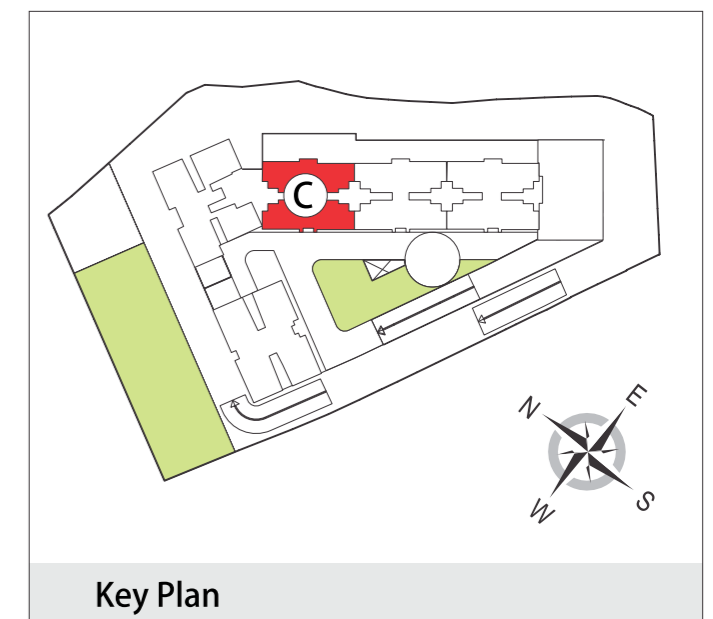
BUILDING - C

1st, 3rd, 7th, 11th, 13th, 17th & 19th Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
101, 102, 103, 104, 301, 302, 303, 304, 701, 702, 703, 704, 1101, 1102, 1103, 1301, 1302, 1303, 1304, 1701, 1702, 1703, 1704, 1901, 1902, 1903, 1904	58.26	13.27	2.92	8.74



Key Plan

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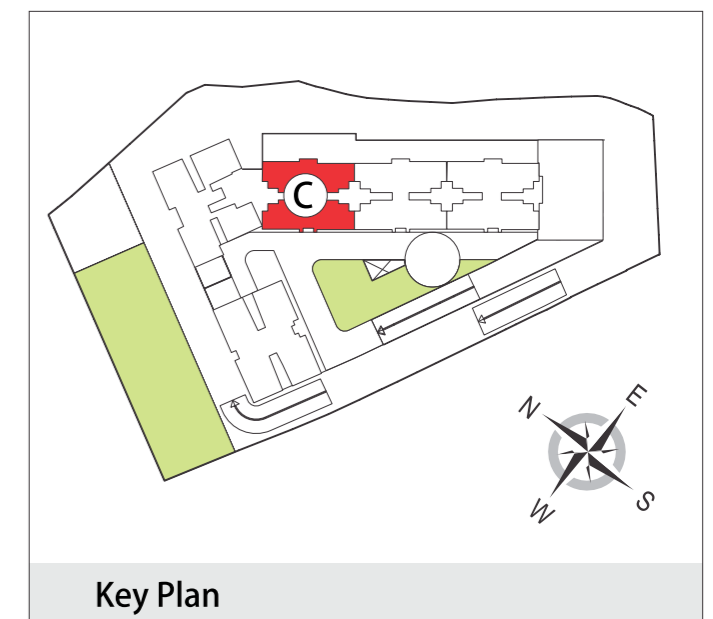
BUILDING - C

2nd, 6th, 8th, 12th, 16th & 18th Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
201, 202, 203, 204, 601, 602, 603, 604, 801, 802, 803, 804, 1201, 1202, 1203, 1204, 1601, 1602, 1603, 1604, 1801, 1802, 1803, 1804	58.26	8.56	2.92	8.74



Key Plan

*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

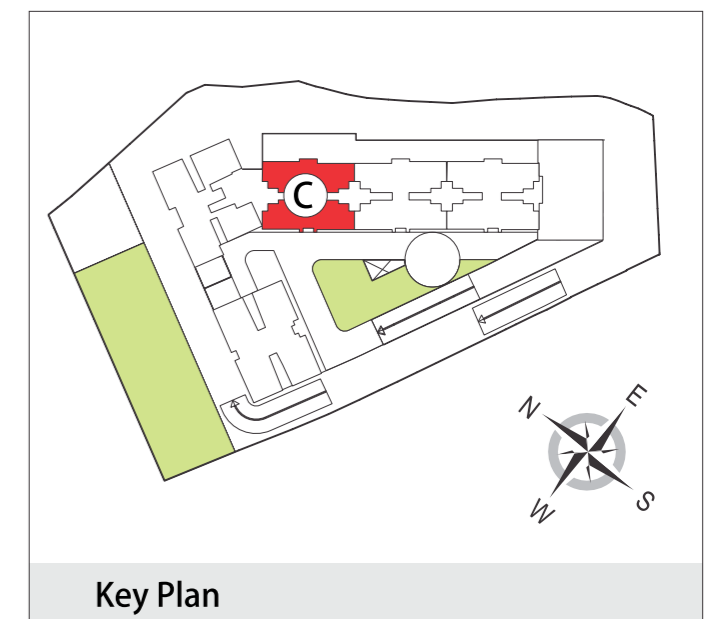
BUILDING - C

4th & 14th Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
401, 1401	66.93	-	2.92	8.74
402, 403, 404, 1402, 1403, 1404	58.26	8.56	2.92	8.74



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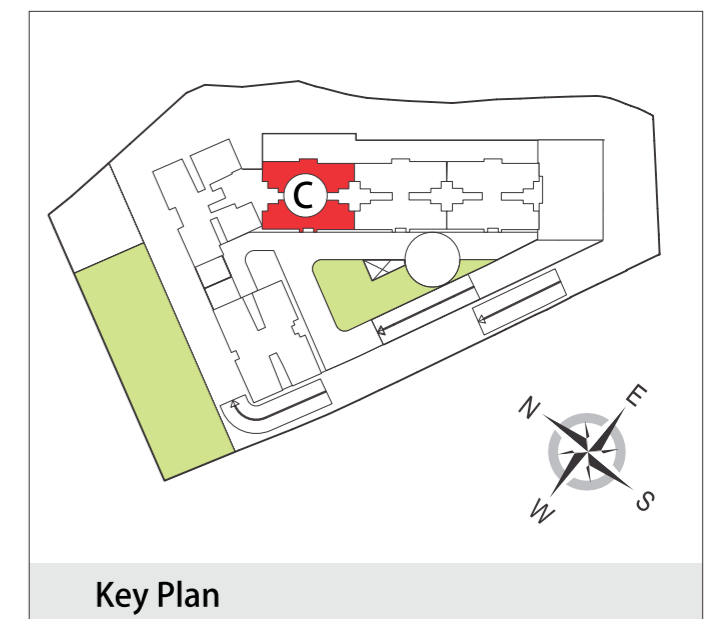
BUILDING - C

5th & 15th Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
501, 1501	54.63	13.27	2.92	8.74
502, 503, 504, 1502, 1503, 1504	58.26	13.27	2.92	8.74



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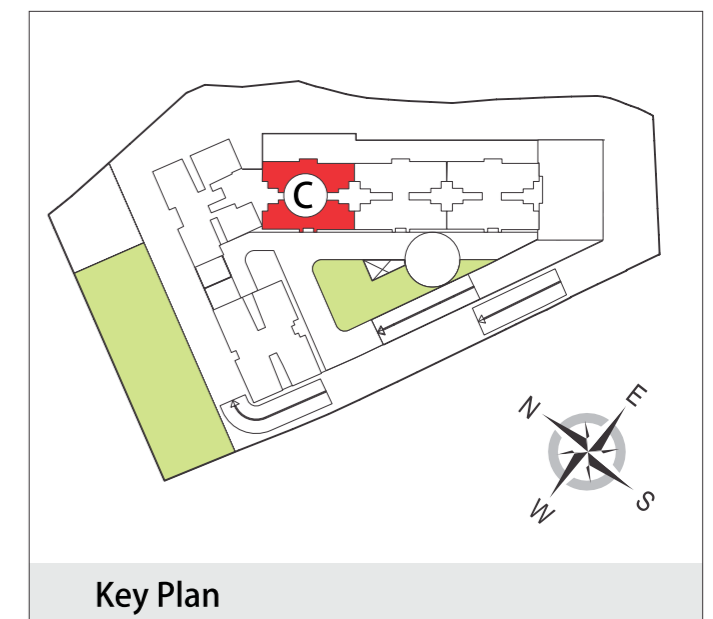
BUILDING - C

9th Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
901	67.67	4.71	2.92	8.74
902, 903, 904	58.26	13.27	2.92	8.74



Key Plan

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BUILDING - C

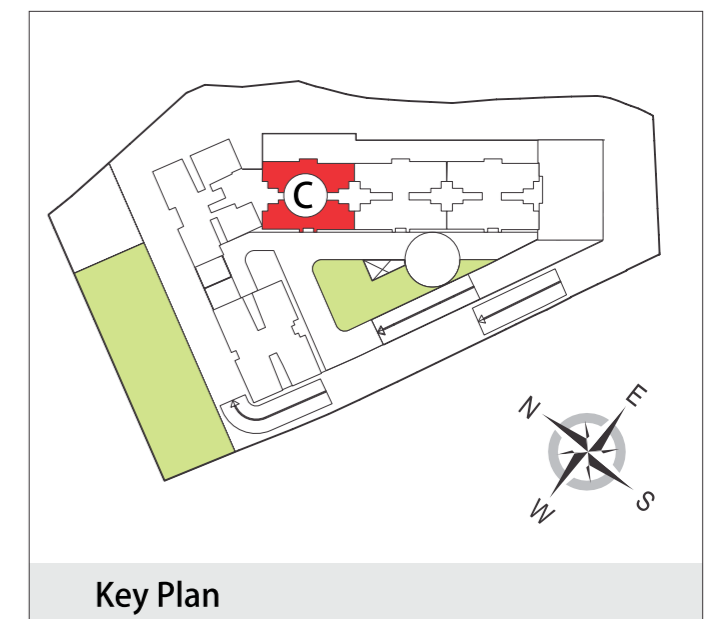
10th Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
1001	64.04	-	2.92	8.74
1002, 1003, 1004	58.26	8.56	2.92	8.74

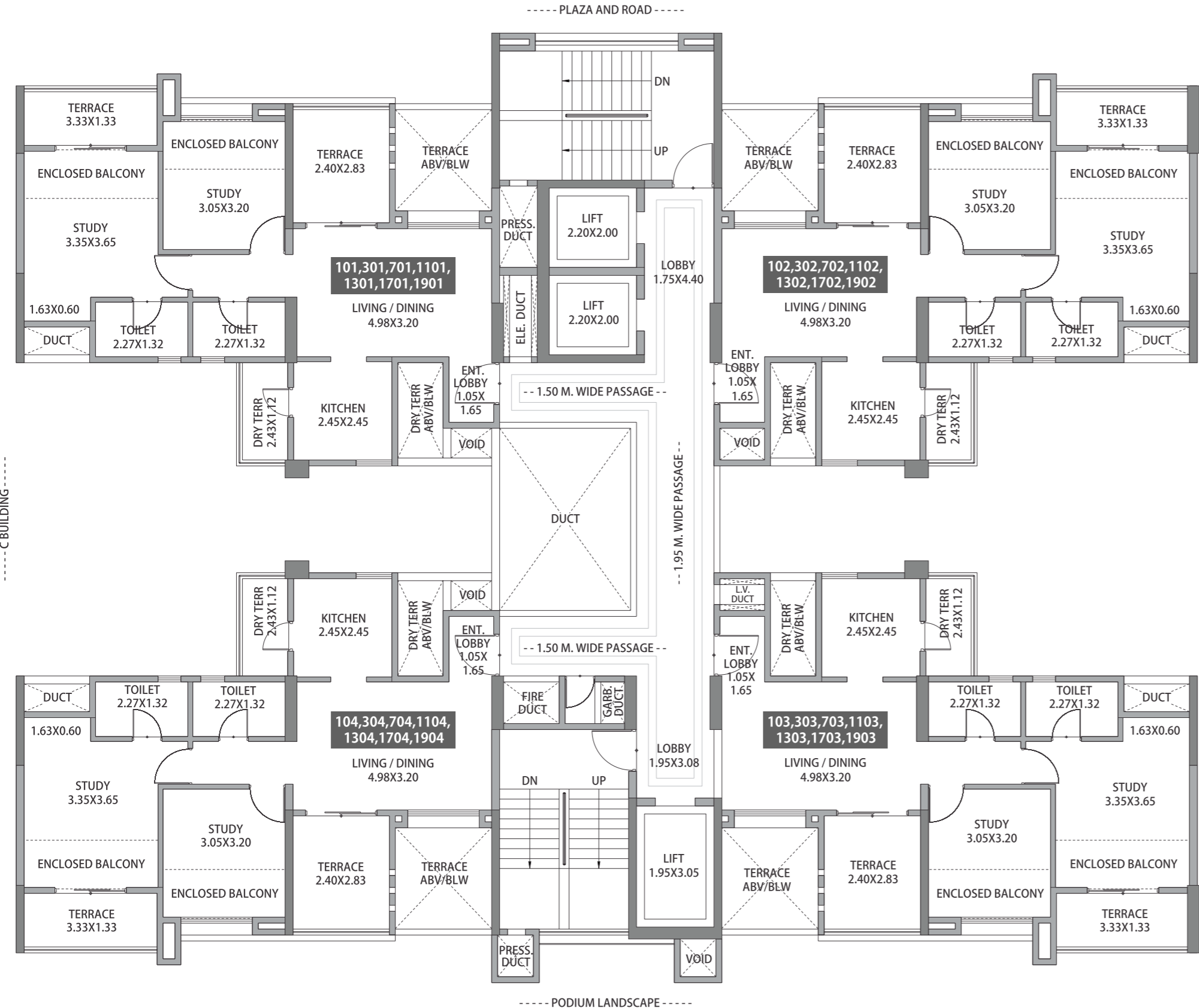
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Key Plan

BUILDING - D

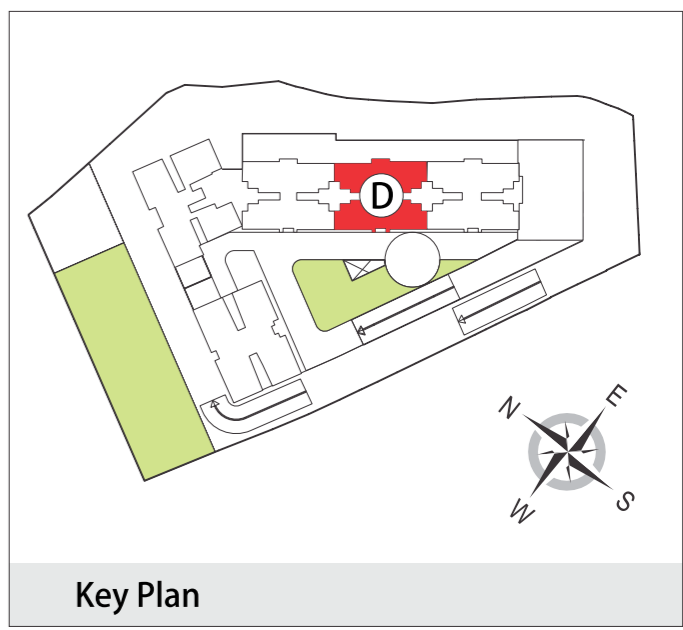
1st, 3rd, 7th, 11th, 13th, 17th & 19th Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
101, 102, 103, 104, 301, 302, 303, 304, 701, 702, 703, 704, 1101, 1102, 1103, 1104, 1301, 1302, 1303, 1304, 1701, 1702, 1703, 1704, 1901, 1902, 1903, 1904	52.03	11.81	2.83	7.27

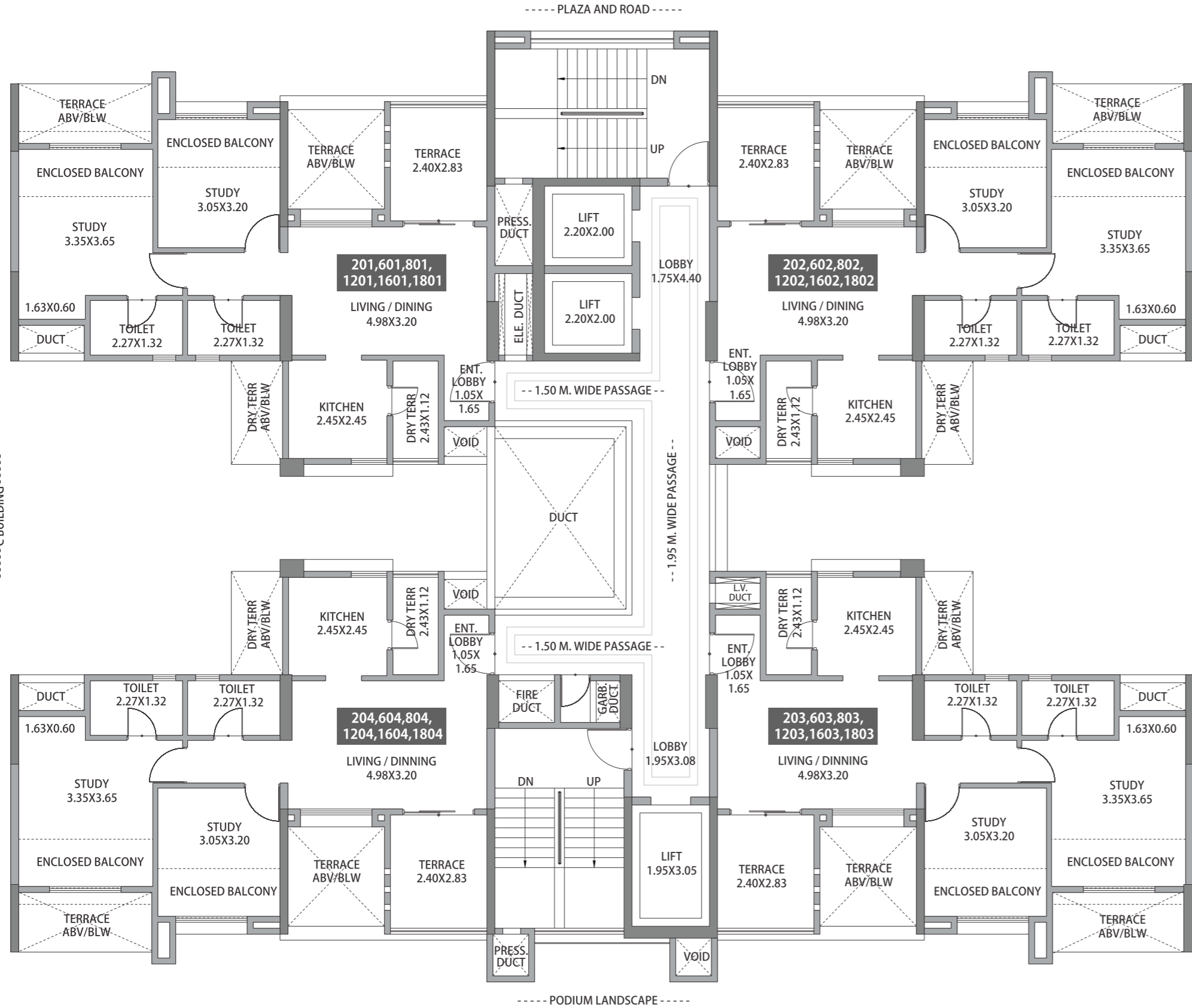
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Key Plan

BUILDING - D

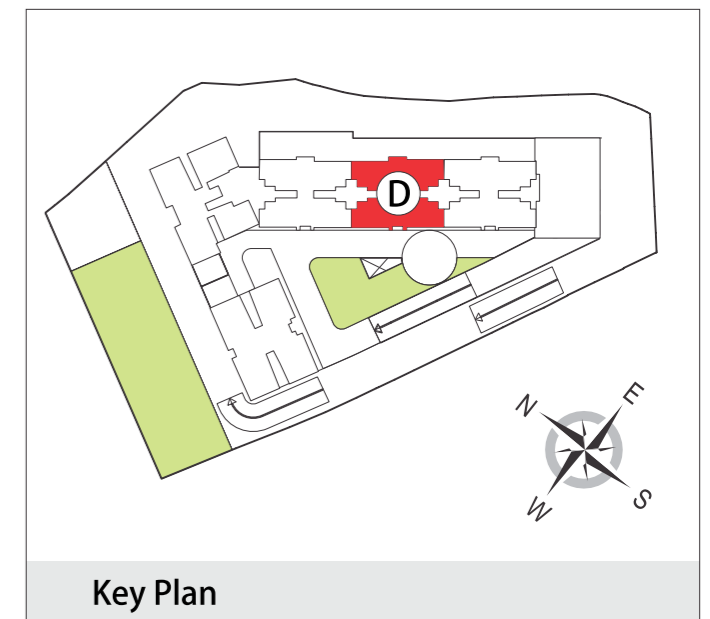
2nd, 6th, 8th, 12th, 16th & 18th Floor Plan



AREA STATEMENT IN SQ.M.

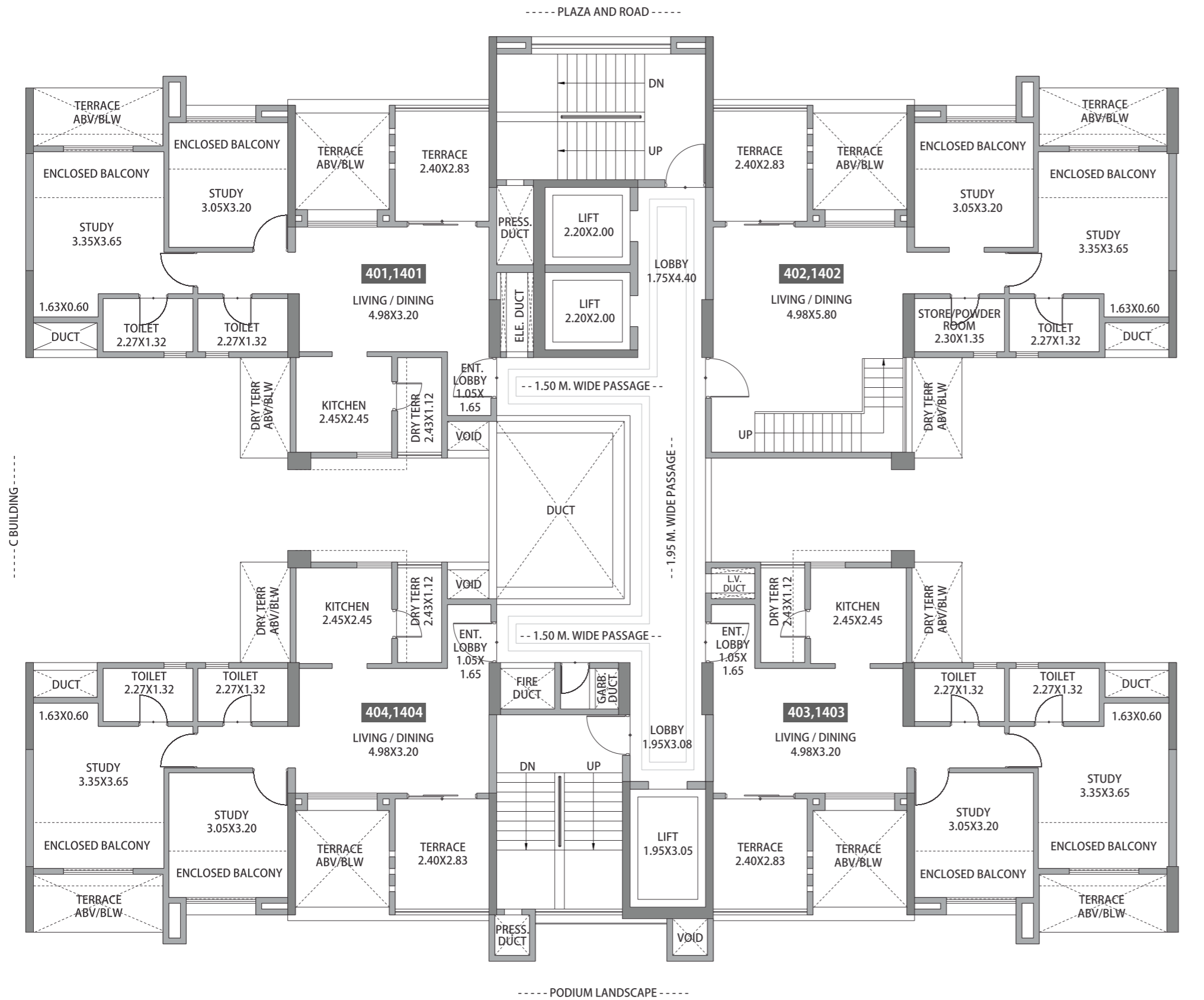
FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
201, 202, 203, 204, 601, 602, 603, 604, 801, 802, 803, 804, 1201, 1202, 1203, 1204, 1601, 1602, 1603, 1604, 1801, 1802, 1803, 1804	52.03	7.09	2.83	7.27

*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



BUILDING - D

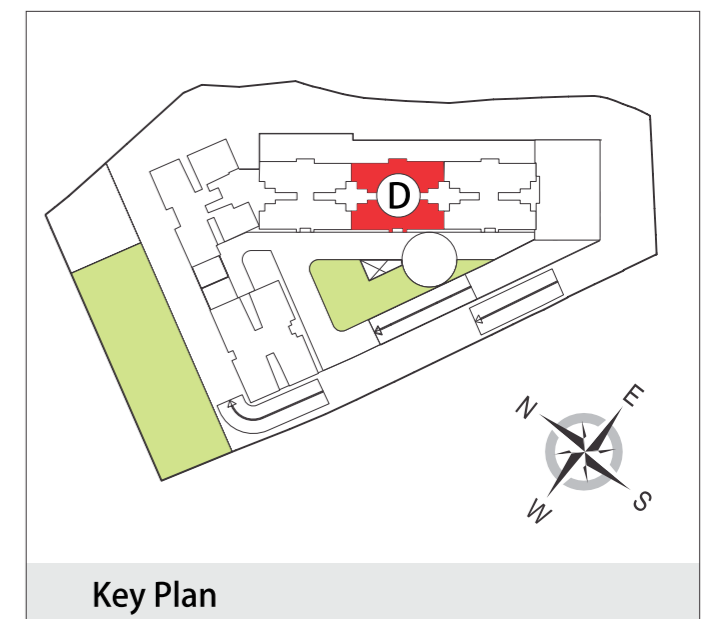
4th & 14th Floor Plan



AREA STATEMENT IN SQ.M.

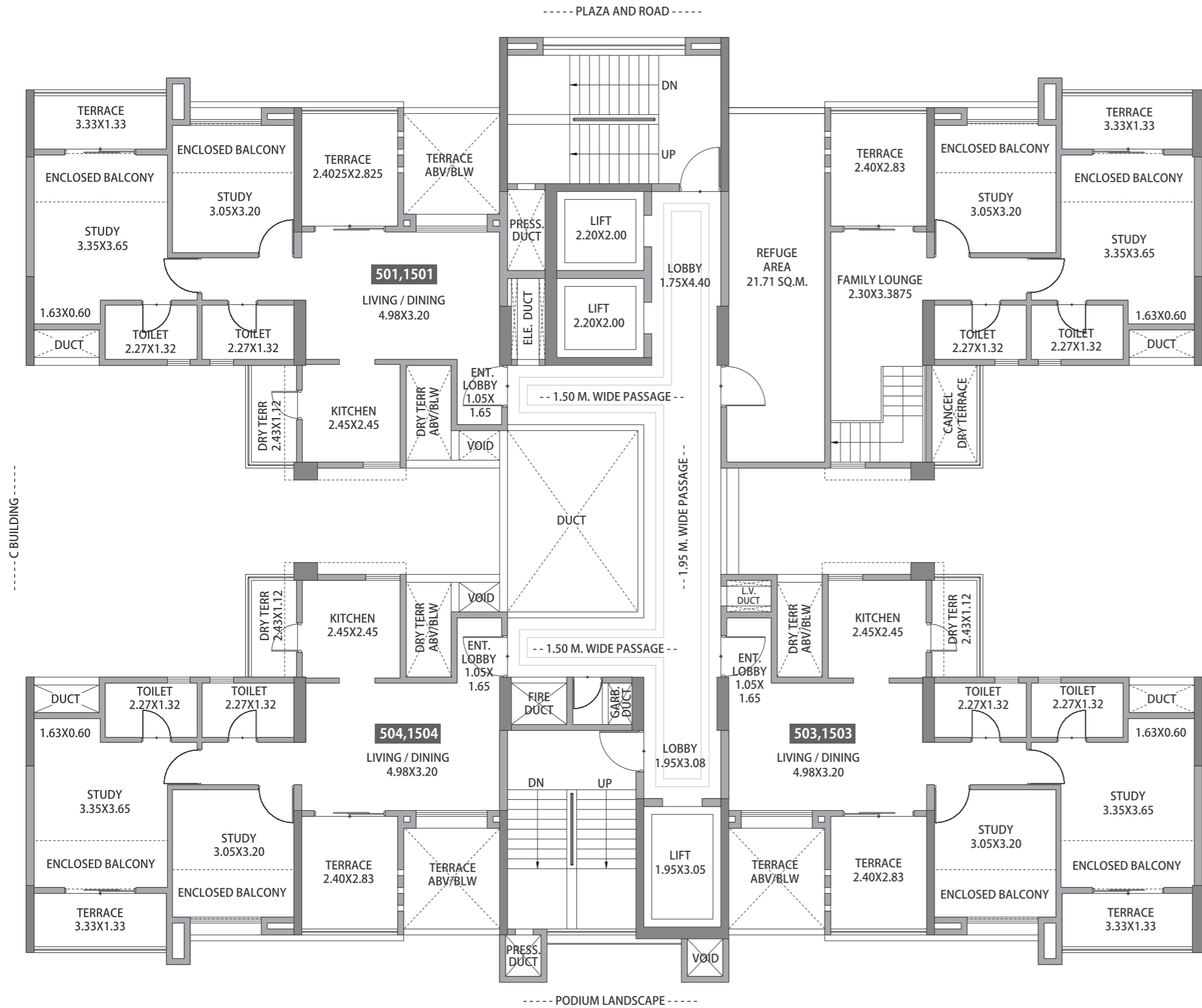
FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
401, 403, 404, 1401, 1403, 1404	52.03	7.09	2.83	7.27
402, 1402	105.78	11.81	-	14.54

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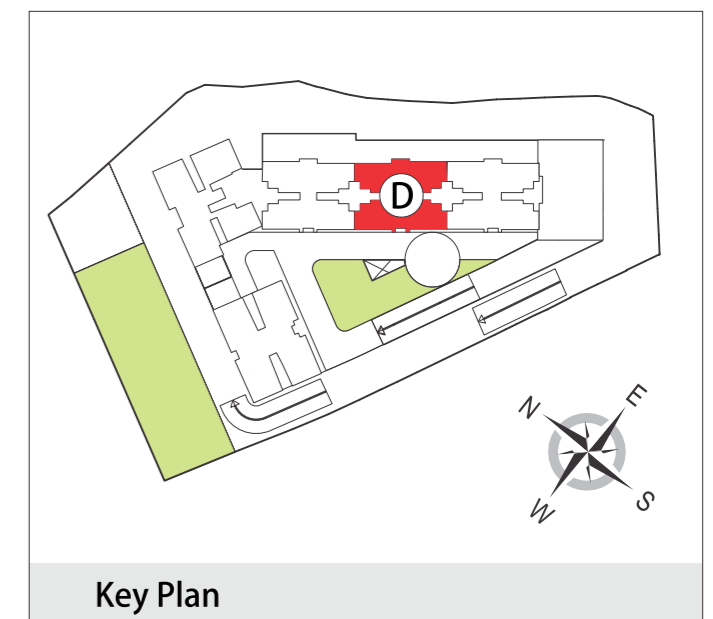
BUILDING - D

5th & 15th Floor Plan



AREA STATEMENT IN SQ.M.

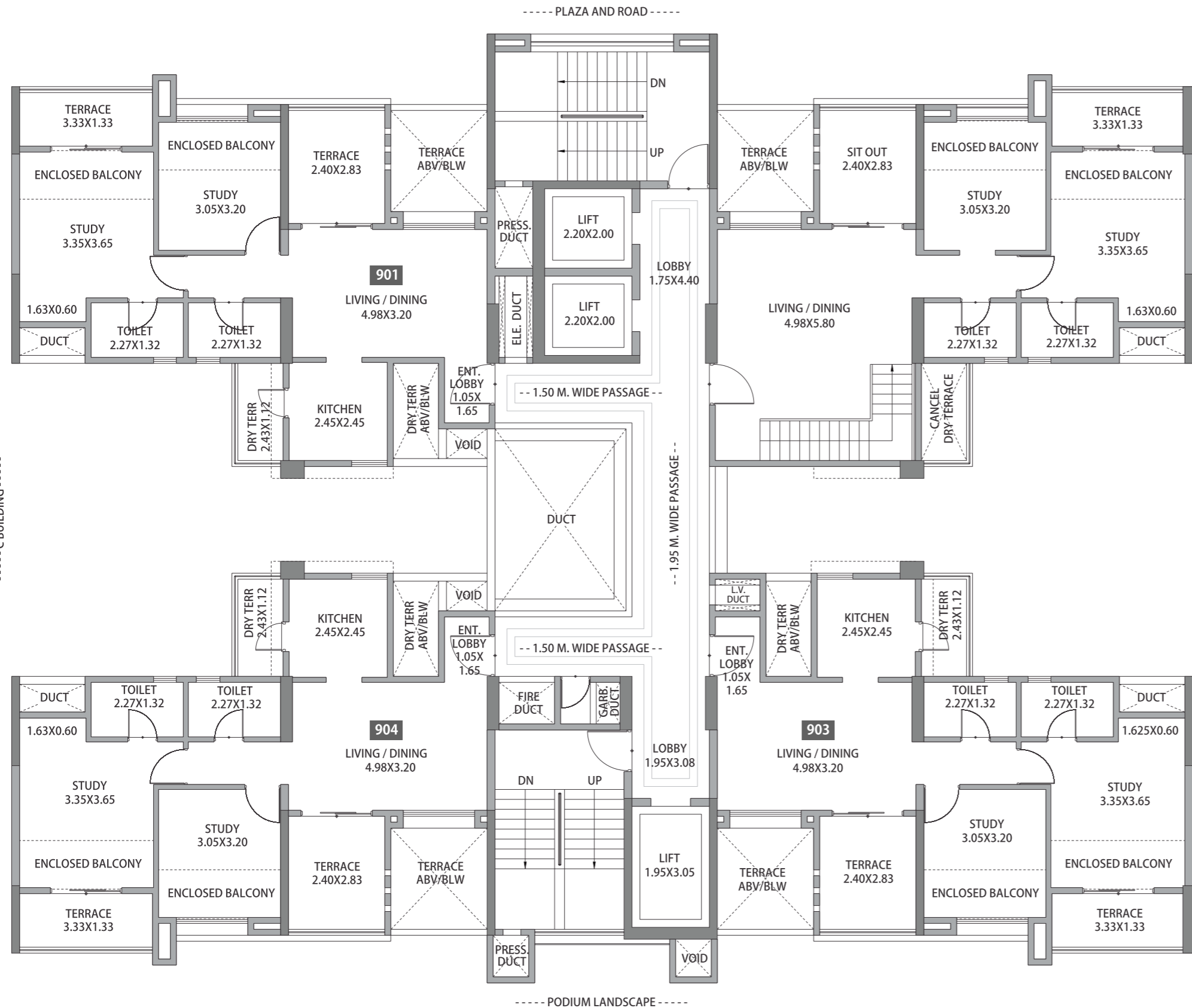
FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
501, 503, 504, 1501, 1503, 1504	52.03	11.81	2.83	7.27



*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.

BUILDING - D

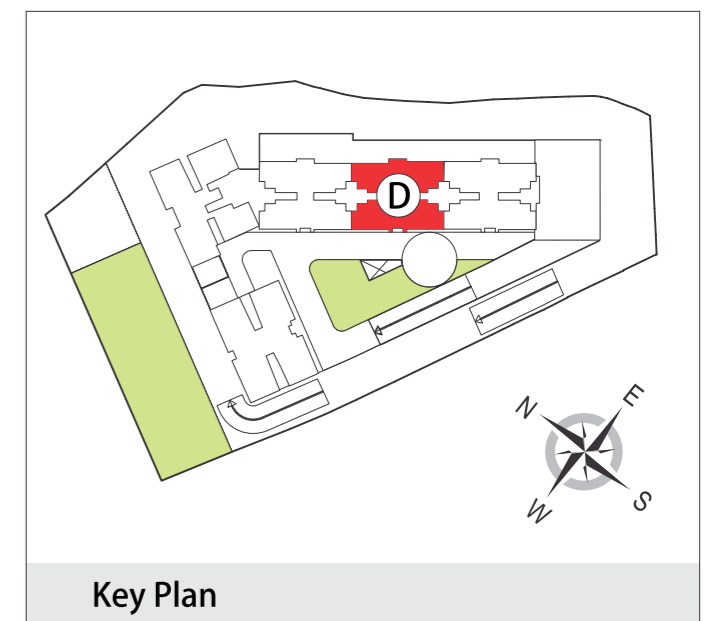
9th Floor Plan



AREA STATEMENT IN SQ.M.

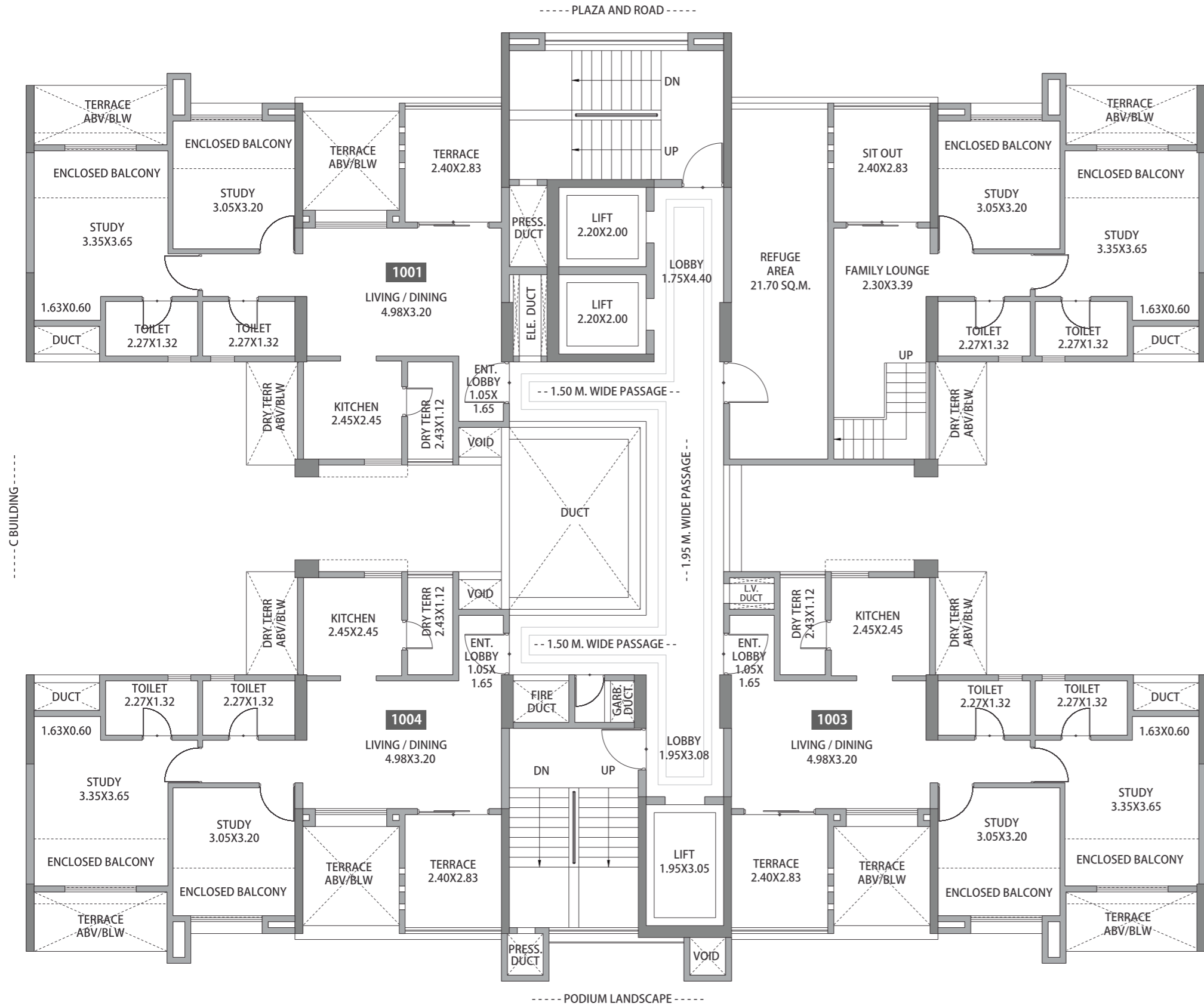
FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
901, 903, 904	52.03	11.81	2.83	7.27
902	114.23	4.71	-	14.54

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BUILDING - D

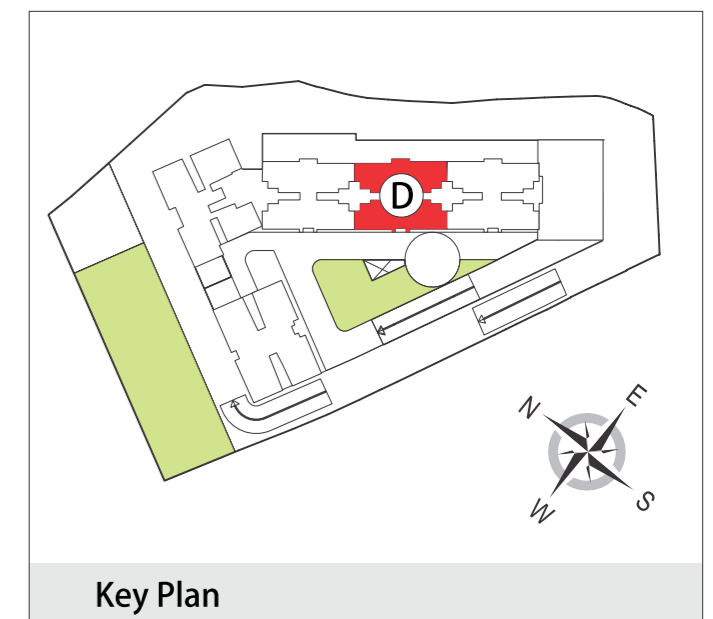
10th Floor Plan



AREA STATEMENT IN SQ.M.

FLAT NO.	CARPET AREA	TERRACE AREA	DRY TERRACE AREA	ENCL. BALCONY AREA
1001, 1003, 1004	52.03	7.09	2.83	7.27

*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.





The
Happiness[™]
Network
A PARANJAPE SCHEMES INITIATIVE



When you are a part of any Paranjape project, you are welcomed into a vibrant and a lively community that truly reflects the sense of oneness. The Happiness Network, as we call it, is synonymous with the spirit of New India where diverse people come together to form one harmonious community. The core idea of the network is to spread the feeling of belongingness to all our families. Neighbors becoming friends or even family is a reality at Paranjape. Added to the spirit of oneness, is the pride of owning the Happiness Network Card. All the residents get to enjoy several benefits, privileges, discounts and offers across retail outlets, restaurants etc. In addition to all this, Paranjape Schemes also conducts several community events that include Paranjape Schemes Premier League, Ganarang, Anandghan and much more. These are only few examples to illustrate how all roads at Paranjape lead to a vibrant, happy life. Come experience the rest!



Inspired by YOU

Over three decades' track record of customer care and trust has seen Paranjape Schemes Construction Limited evolve into a multi-dimensional, multi-locational real estate company that stays in tune with the changing customers' needs and aspirations.

Over 190 completed projects are home to more than 10000 happy families that form 'The Happiness Network', a happy, vibrant community where neighbors become friends and friends become family!

28 ongoing projects across 8 cities encompass a wide range of offerings including 1 to 5 bedroom apartments, bungalows, row houses, penthouses, shops, offices, malls, multiplex, hotel, schools, senior citizen homes... products that touch every aspect of human life.

Every single activity at Paranjape Schemes is guided by our core values that form an integral part of our DNA -

- Transparent • Dependable • Rooted • Progressive
- Excellence • Caring • Inclusive





Every home is a Guardian

Guardian Developers is the well known Real Estate segment of Guardian Corporation in Pune, which is into diverse ventures that include Real Estate, Sports, Leisure, Tourism, Retail and Entertainment. Guardian Developers, in more than 2 decades has built 50+ residential and commercial projects, with over 2000 satisfied customers to its credit. With many projects ongoing in some of the best parts of the city, there is a wide range of well-constructed projects to choose from. We believe that every home is a guardian. Since 1991, we continue to develop and deliver homes that stand firmly on the foundation of this belief.

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BUILDING HOMES

3 MILLION SQ. FT.
COMPLETED

3000
HAPPY FAMILIES

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ANALYTICS COMPANY
GUARDIAN ESTERN MEADOWS (PHASE I)



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A PROJECT BY :
GUARDIAN DEVELOPERS
Site Address : Jaydev Nagar, Near P. L. Deshpande Garden,
Dattawadi, Narveer Tanaji Malusare road, Pune - 411030



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Corporate Office: 'PSC House', Dr. Ketkar Road,
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