

A PROJECT BY



Every home is a Guardian

GUARDIAN HOMES PVT. LTD.

MANAGED & MARKETED BY



PARANJAPE

The Spirit Of New India

PARANJAPE PREMISES PVT. LTD.

Call: +91 9021 378 678

A PROJECT BY : GUARDIAN HOMES PVT. LTD. Site Address : S. No. 115/3/1, 115/3/2 Plot No 542 E, Near Rajaram Bridge, Sinhagad Road, Close to P. L. Deshpande Garden, Pune - 411030

MANAGED & MARKETED BY: PARANJAPE PREMISES, A Paranjape Schemes Venture Corporate Office: 'PSC House', Dr. Ketkar Road, Off Prabhat Road, Erandawane, Pune - 411004

PHASE I - MahaRERA REG. NO. P52100003214 PHASE II - MahaRERA REG. NO. P52100003427 Maharera no. A51900017310 www.maharera.mahaonline.gov.in

"This perspective image may not be to the scale or may not represent actual facade / elevation. The details of windows, paints, elevation features, landscaping, ground development, trees etc. in this perspective is an artist's impression and would be different to actual construction of building and development. The viewers affirm that he/ she has not taken his/ her decision of purchase/booking by viewing this perspective. The company is not responsible for the action of the viewer's booking / purchasing a unit relying on this perspective." Disclaimer: Cityscapes is developed by Guardian Developers. The Paranjape logo is used by Paranjape Premises Pvt. Ltd. as a part of license agreement.



GUARDIAN

cityscapes

CLOSE TO P. L. DESHPANDE GARDEN NEAR RAJARAM BRIDGE

2 & 3 BHK Premium Apartments



For the ones who have changed  
their life with their ambitions

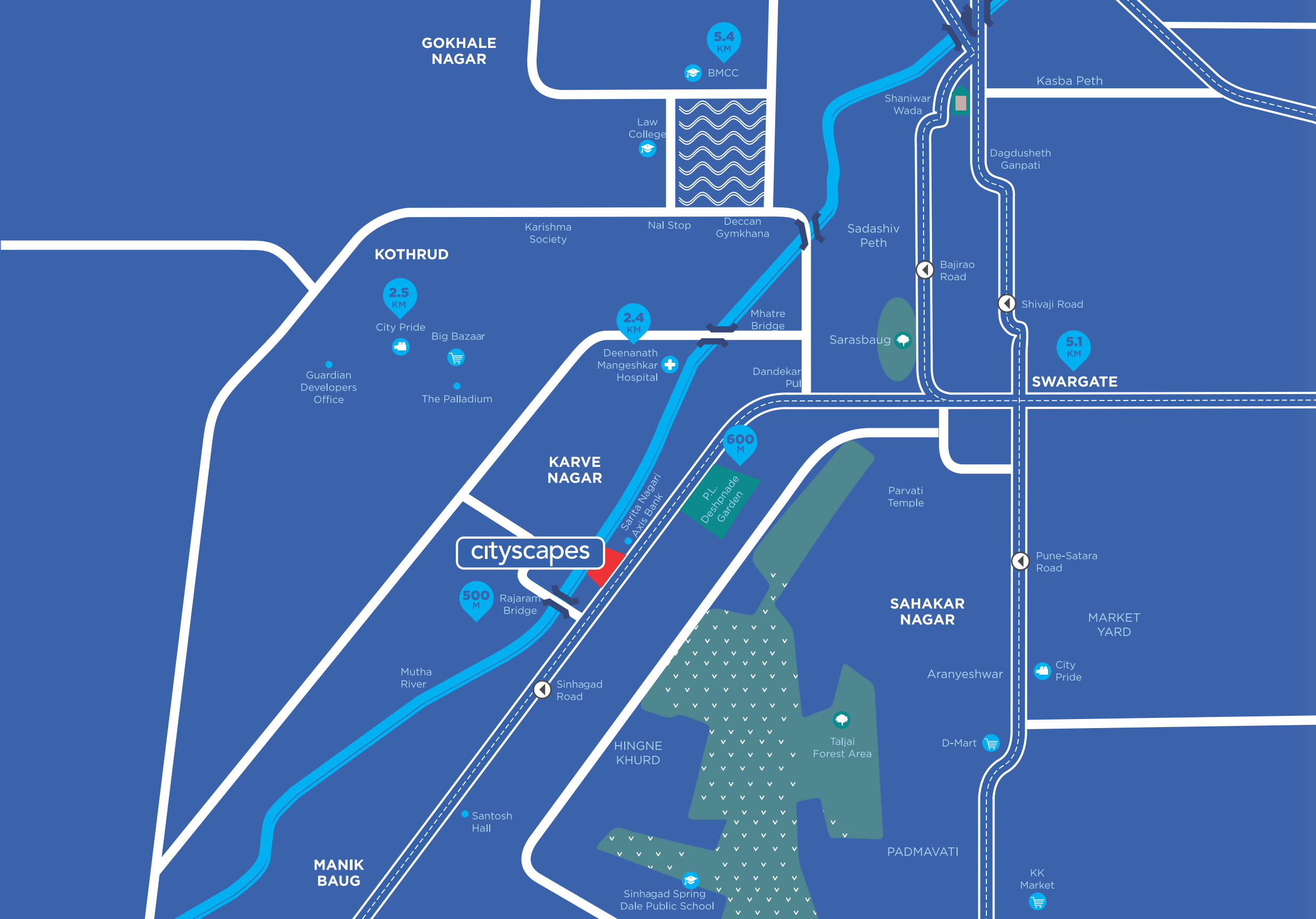
Presenting  
GUARDIAN  
cityscapes

the  
game changer  
in true sense!

Situated at the premium location of P. L. Deshpande Garden and Rajaram Bridge, Cityscapes changes the view of your life - truly. Blessed with an amazing view of the city due to its high rise structure, it is the home that makes you dream big and achieve more. A layout open from three sides and the state-of-the-art amenities give you the space you command. All this, standing tall on the trust of Paranjape Schemes that delivers, always.

Change your vision for the new horizon.  
Choose a game changer home in Cityscapes.





# Being connected to the heart of the city is true change

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

#### Schools & Universities

Sinhagad College Campus	4.2 Kms
MIT Campus	5.5 Kms
Bharati Vidyapeeth Campus	6.5 Kms
Seva Sadan School	2.3 Kms
Sir Parashurambhau College	3.9 Kms

#### Entertainment & Convenience

City Pride Kothrud	2.5 Kms
Big Bazaar Mall	2.5 Kms
Abhiruchi Mall	4.5 Kms
Fun Time Cinema	3.5 Kms

#### Hospitals

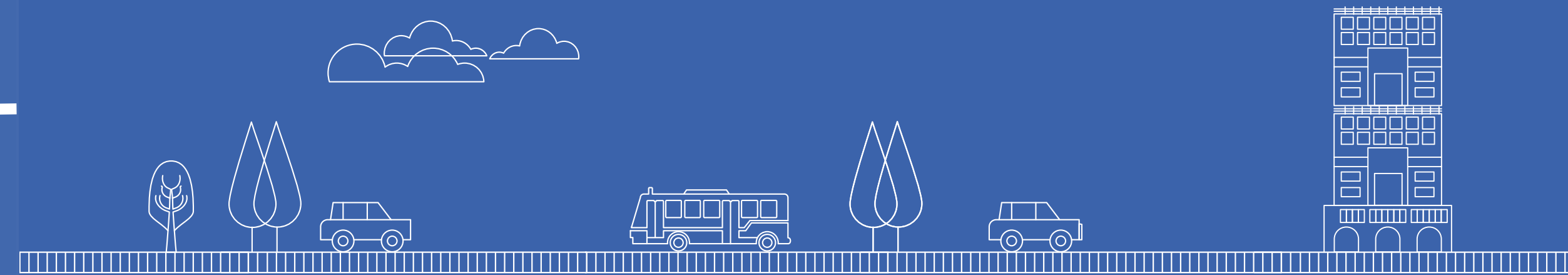
Deenanath Mangeshkar Hospital	2.4 Kms
Global Hospital	2.6 Kms

#### Landmark Areas

Karve Nagar	2.0 Kms
Nal Stop	4.1 Kms

#### Connectivity

Swargate	5.1 Kms
Shivaji Nagar Bus Stand	6.8 Kms
Mumbai-Bengaluru Highway	3.5 Kms





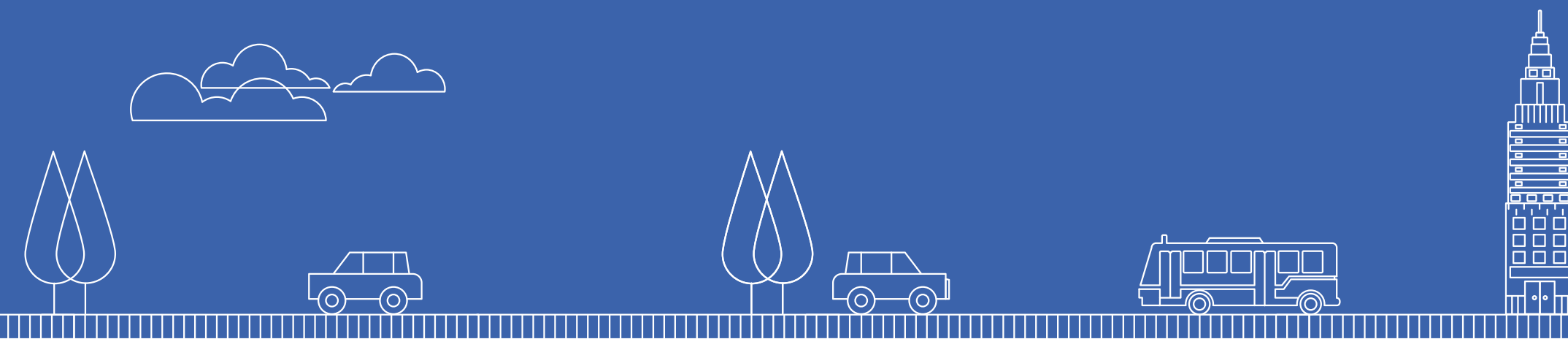
# Being in the neighbourhood of natural beauty is true change

## **P. L. Deshpande Garden**

Standing like an emerald oasis in the heart of the city, P. L. Deshpande Garden is the jewel of Sinhgad Road. Formally named Pune-Okayama Friendship Garden, it draws inspiration from Okayama, Japan's 300-year-old Kōraku-en Garden.

Babbling brooks, miniature bridges, pleasant gazebos and little benches adorn the garden, which is a breathtaking expanse of greenery. Such is its elegance, that a single stroll across is sure to calm and enchant your senses. Cultivated by Japanese technique, it is sure to win hearts of people from world over! What's more, its adjacent 'Phase 2' is developed as a magnificent replica of the Mughal garden in Rashtrapati Bhavan, New Delhi!

Cityscapes offers you to be the neighbour of this wonderful creation. Be where the heart finds solace and eyes, relief. Be at your home next to these gardens, at Cityscapes!





Amenities  
that enhance  
life are  
true change





SWIMMING POOL



CLUB HOUSE



B

C

D

E

F

A

Club House

Landscape Garden

Swimming Pool





Features that  
heighten  
the **ambience**  
are **true change**

- Multipurpose Hall and Gym
- Garden, Children play area
- Power backup for lifts and common area lighting
- Rainwater harvesting, firefighting system
- Internal paving area with tree plantation
- Name board and entrance lobby



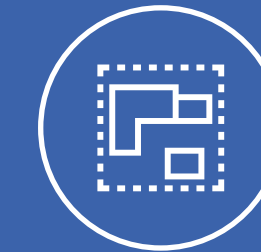


# infrastructure

highlights



**Spacious 4 Level**  
Car Parking



**4.5+ Acres**  
Plot Area



**19 storeyed**  
With Amazing City View



**9000 Sq. ft.**  
Vehicular Free Podium Area



**25000 Sq. ft.**  
Amenities Area





# sustainability

highlights



**1.48 lakh ltr. Recycled Water**  
Per day



**Tree**  
Plantation



**Rain Water**  
Harvesting



**Recipient of**  
Environmental Certification



**Earthquake Resistant**  
Structure





Living life  
your size,  
without compromise  
is true change





C-TYPE 2-BHK

2 BHK SMART

PLAZA AND RAOD



PODIUM LANDSCAPE

C-TYPE-2BHK



D-TYPE 2-BHK

2 BHK COMFORT



PLAZA AND RAOD

PODIUM LANDSCAPE

D-TYPE-2BHK



A-TYPE 3-BHK

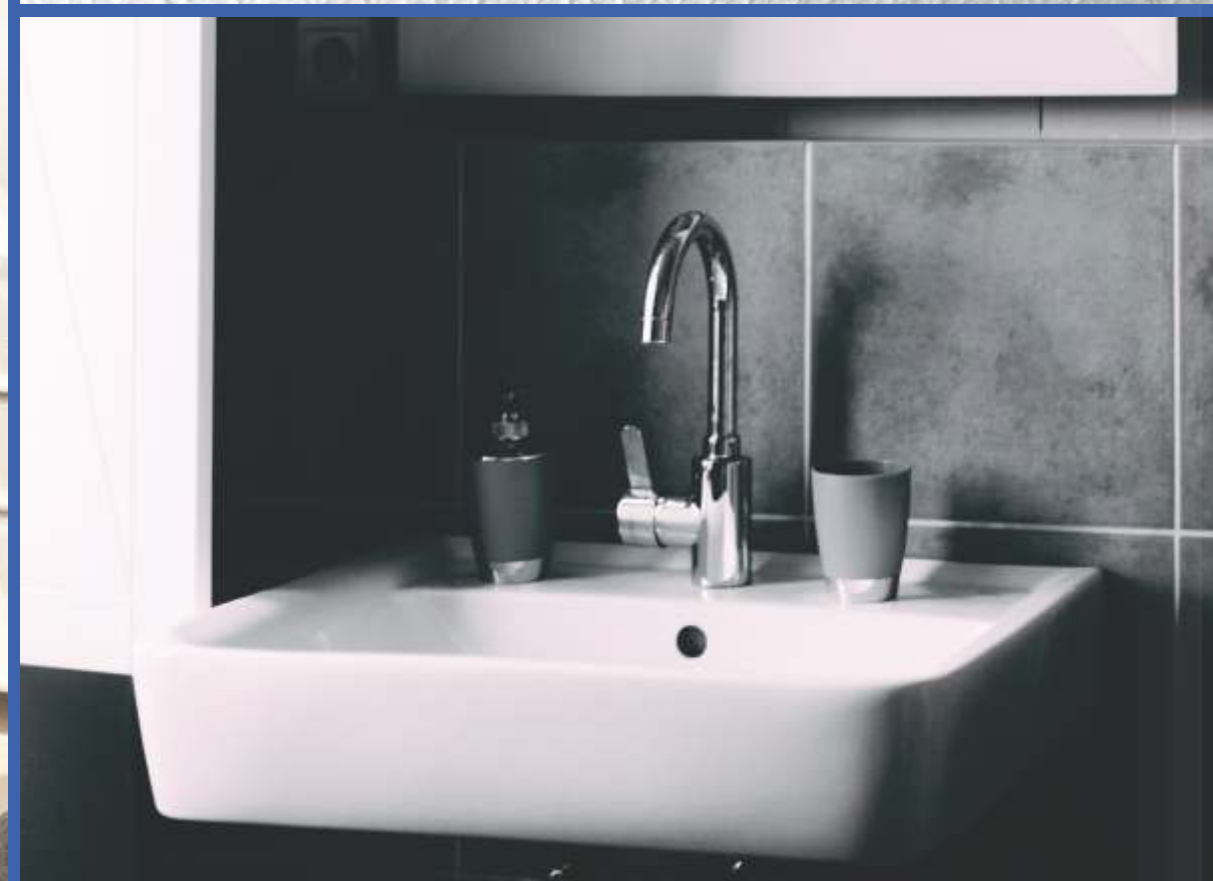
3 BHK ELEGANCE

PODIUM LANDSCAPE



ADJ. OPEN SPACE

A-TYPE -3 BHK



## SPECIFICATIONS

### FLOORING AND DADO WORK

- Vitrified tiles for living, dining, kitchen and bedrooms
- Ceramic Floor tiles for toilets
- Dado tiles up to lintel level in all toilets
- Dado tiles above cooking platform up to 2 ft.

### KITCHEN

- Granite kitchen platform with stainless steel sink
- Kitchen Trolleys below kitchen platform

### DOORS

- Main door will be flush door with laminate on both sides with required fittings
- All internal door shutters will be flush door with laminate on both sides and required fittings
- Powder coated aluminum sliding shutters with glass with mosquito mesh for terrace doors

### WINDOWS

- Powder coated aluminum sliding window with mosquito mesh with M.S. safety window grills

### PAINTING AND FINISHES

- Gypsum punning and Acrylic emulsion paint for all internal walls (except terrace/toilet/utility area)
- External - Exterior Apex or Equivalent

### ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Concealed plumbing with C.P plumbing fixtures
- Electrical and plumbing provisions for water heater and electrical provision for exhaust fan in all toilets
- Electrical & plumbing provisions for water purification and electrical provision for exhaust fan in kitchen
- TV Point :- in living room and master bedroom
- Telephone Point in living room
- AC electrical point in all bedrooms

### OTHERS FEATURES

- Video Door Phone with Intercom Facility
- Dish antenna : Provision for Common Dish antenna Facility
- Name Plates : Name Plates for each Flat
- Letterbox : For each flat at a Common Location

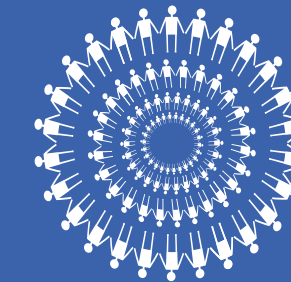
### PROJECT AMENITIES

- Multipurpose Hall and Gym
- Swimming Pool
- Garden, Childrens play area
- Power backup for lifts and common area lighting
- Rainwater harvesting, firefighting system
- Internal paving area with tree plantation
- Name board and entrance lobby





A community  
that makes you feel  
at home is  
true change.



The  
Happiness<sup>™</sup>  
Network  
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.

25 YEARS OF BUILDING HOMES

3 MILLION SQ. FT. COMPLETED

3000 HAPPY FAMILIES



AT PMAY AWARDS NEW DELHI



FROM NAVBHARAT GROUP



@TIMES REALTY ICONS



FOR SKYONE @ TIMES REALTY ICONS



FOR BLUR RIDGE IN GLOBAL REAL ESTATE BRAND AWARDS



FOR ATHASHRI BENGALURU IN NDTV PROPERTY AWARDS



FOREST TRAILS @ THE PRESTIGIOUS AESA AWARDS



IN THE INNOVATION CATEGORY FROM CONSTRUCTION WORLD ARCHITECT AND BUILDER AWARDS



INTERNATIONALLY AWARDED BY GOLDEN BRICK AWARDS FOR GUARDIAN DEVELOPERS



RECOGNISED BY TIMES REALTY ICONS FOR GUARDIAN DEVELOPERS



INTERNATIONALLY AWARDED BY GOLDEN BRICK AWARDS FOR GUARDIAN EASTERN MEADOWS



NATIONALLY AWARDED BY ABP NEWS REAL ESTATE AWARDS FOR GUARDIAN EASTERN MEADOWS



AWARDED BY REALTY PLUS EXCELLENCE AWARDS FOR GUARDIAN EASTERN MEADOWS



CNBC AWAAZ AWARD FOR THE PALLADIUM



REALTY PLUS AWARDS FOR GUARDIAN DEVELOPERS SUPPORTING OLYMPIC GOLD QUEST



TIMES REALTY ICON FOR CITYSCAPES

MR. VIKAS ACHALKAR &  
MR. MANOJ TATOOSKAR  
A & T CONSULTANTS  
ARCHITECT

STRUCTURAL CONSULTANT  
JW CONSULTANTS LLP

MR. MAHESH NAMPURKAR  
SUMANSHILP CONSULTANTS  
LANDSCAPE DESIGNER

ZOPATE ELECTRICAL CONSULTANT  
ELECTRICAL

MR. NILESH GANDHI  
ACE CONSULTANT  
PLUMBING

REFRISYNTH ENGINEERS  
HVAC

MR. ROHIT LIMAYE  
MADHAV LIMAYE GROUP LLP  
PMC

ENVIRO RESOURCES  
EC

# minds behind the creation

When you want to break the mould, choose the ones who blaze their own trail.

We have followed the same philosophy while designing the game changing homes at Cityscapes.

The warmth of a comfort home and the height of excellence have been brought together with thoughtful design. A careful construct of space and amenities, which lends the layout with pleasant openness, makes living here a unique experience.