



m a t o s h r i
s u l b h a



the ease of living
WITH SERENE LOCALITY



m a t o s h r i
s u l b h a

Elegant homes that bring comfort and ease.

Home is not a space that we design, Home is a life that we define! A life that finds ease in the hustling world, a life that embraces its natural form filled with moments of solace, a life that is contemporary yet simple. In the truest sense, Matoshree Sulbha is crafted to enrich your life. With specifications that exuberate opulence, the homes are well-equipped for a contemporary lifestyle. Adding the luxury of space, Matoshree Sulbha brings you lavish 2.5 & 4 BHK apartments studded with amenities and specifications that ease your life. Breezing in the serenity while being connected to the city, this place is strategically located in Pune to bring you the best of both worlds.

Exuding the elegance of modern lifestyle, this is a place where life is Sulabh; **Easy, Natural, and Simple!**



Building Innovative Structures, Creating Pleasant Experience!

Driven by commitment and elevated by innovation, Pandit Javdekar is a name that resonates with excellence. With customers at the center of their vision, creating a positive experience while delivering new, exciting, and uncharted designs forms their primary goal. From redeveloping and transforming ordinary structures to developing extraordinary structures, Pandit Javdekar has been redefining the skyline of Pune City with high-quality, intelligent building designs. Known for their adaptability to ever-evolving trends and crafting extravagant projects that exude elegance and panache, Pandit Javdekar is a value-driven brand trusted by people since 2003.



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WITH MODERN DESIGNS

Specifications

WALLS

- POP/Gypsum finish for internal walls and ceiling.
- Masonry will be done in AAC Blocks. External walls in 150 mm thick blocks & internal walls in 125 or 100 mm thick blocks.

PAINTING

- Internal Walls: Plastic Emulsion
- External Walls: Acrylic Paint
- Brand: Asian Paints/Nerolac.

WINDOWS

- Powder Coated/Anodised Aluminium windows with Mosquito Nets and MS Grills.

DOORS

- Laminated Flush door shutters with Plywood door frames fitted with Mortise Lock. (All Internal Doors 32mm Thick)
- Main Door and Safety Door with Veneer, SS fittings & Night Latch. (Main Door 35mm Thick)
- Granite Door Frames for toilets.

TILING

- Wooden Flooring in Master Bedroom.
- 800 x 800 mm Vitrified Tiles in all other rooms. (Brand: Kajaria/Asian)
- Anti-Skid Tiles for Terrace, Sit-Out, and Dry Balcony.

TOILETS

- Anti-Skid Flooring and 600 x 600 mm dado tiles up to Ceiling height in all toilets. (Brand: Kajaria/Simpolo/Asian)
- Single-lever bath fittings in all toilets. (Brand: Jaquar or equivalent)
- Sanitary ware of Hindware/Cera Make. Wall hung EWC in all toilets.
- Concealed Piping in all Toilets.

ELECTRIFICATION

- 4 Light Points, 1 Fan Point, 2 Plug Points of 5 Amp, in each room.
- 15 Amp Refrigerator Point in Kitchen.
- One extra 15 Amp point in the kitchen.
- 15 Amp Boiler/Geyser Point in Toilet.
- 15 Amp Washing Machine Point in Dry Balcony.
- 15 Amp AC point in all bedrooms.
- Concealed Copper Wiring.
- TV & Telephone Point in all rooms.
- Brand: Cable/Wiring – Polycab/Finolex
- Switches – Anchor/Legrand
- Exhaust Fan Provision in Kitchen & Toilets.

POWER BACKUP

- Power backup (Invertor Backup) in all flats which will cover 1 light point & 1 fan point in all rooms plus 1 Light Point in Toilet.

KITCHEN

- Granite kitchen platform with SS Sink.

Amenities



Decorative Entrance Lobby with Ramp Access



Marble/Kota for treads, risers, and landings with decorative MS railing



Electronic security system with Video Door Phone



Solar Water heater system



One 8 passenger auto-door elevator of reputed make (Make: Kone/Omega)



One 6 passenger auto-door elevator of reputed make (Make: Kone/Omega)



Genset backup for lift, common lighting, and water pump (Make: Kirloskar/Kohler/Cooper)



Landscaped areas/courtyards



Intercom facility



Toilet for Watchman/Drivers/Servants at Parking Level



the ease of living
WITH LUXURY OF SPACE



ROAD



ROAD

First Floor Plan

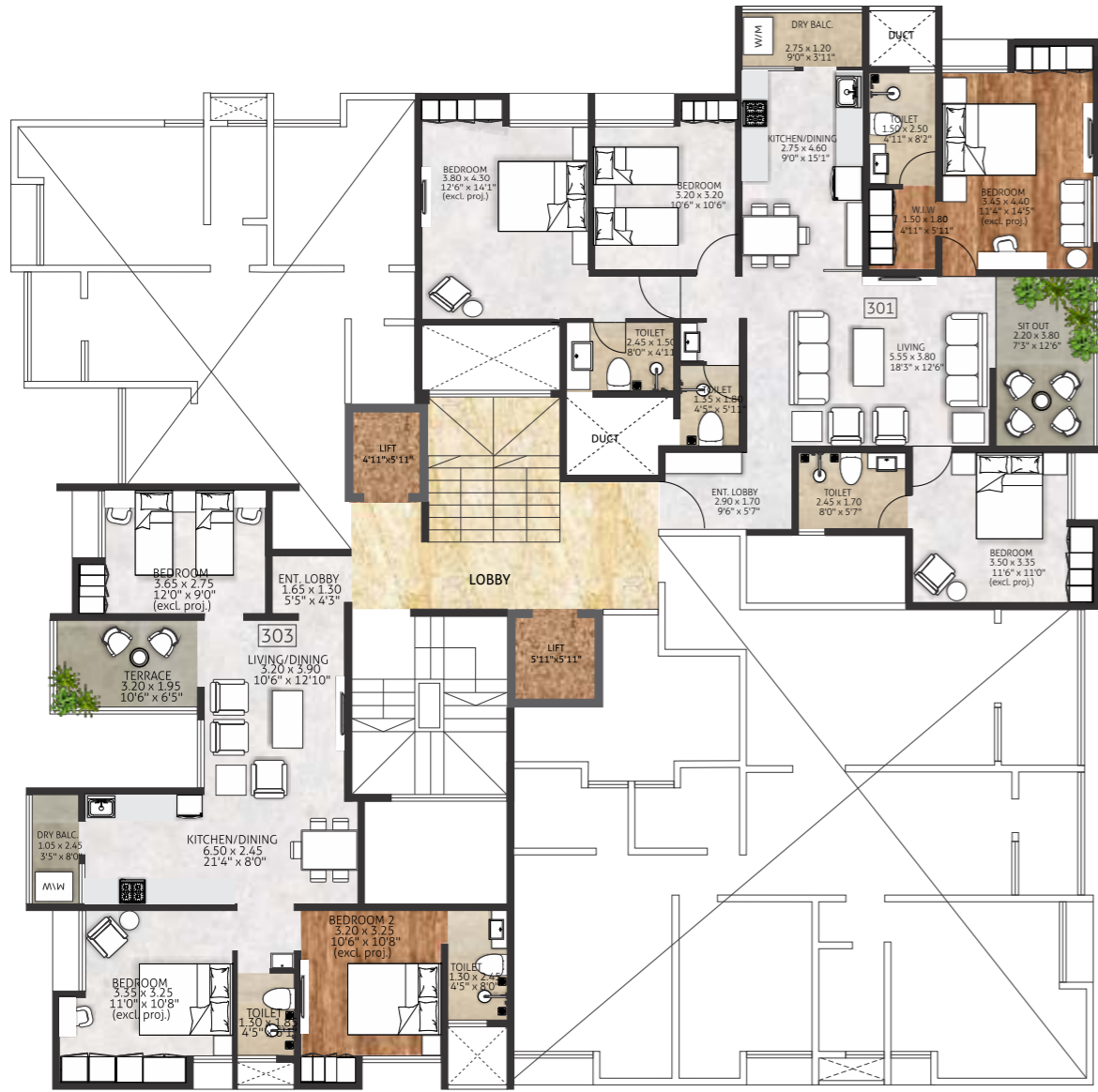
Flat No.	Carpet Area (Sq.M.)	Balcony Area (Sq.M.)	Terrace Area (Sq.M.)
101	116.38	11.66	0



Second Floor Plan

Flat No.	Carpet Area (Sq.M.)	Balcony Area (Sq.M.)	Terrace Area (Sq.M.)
201	124.33	11.66	0

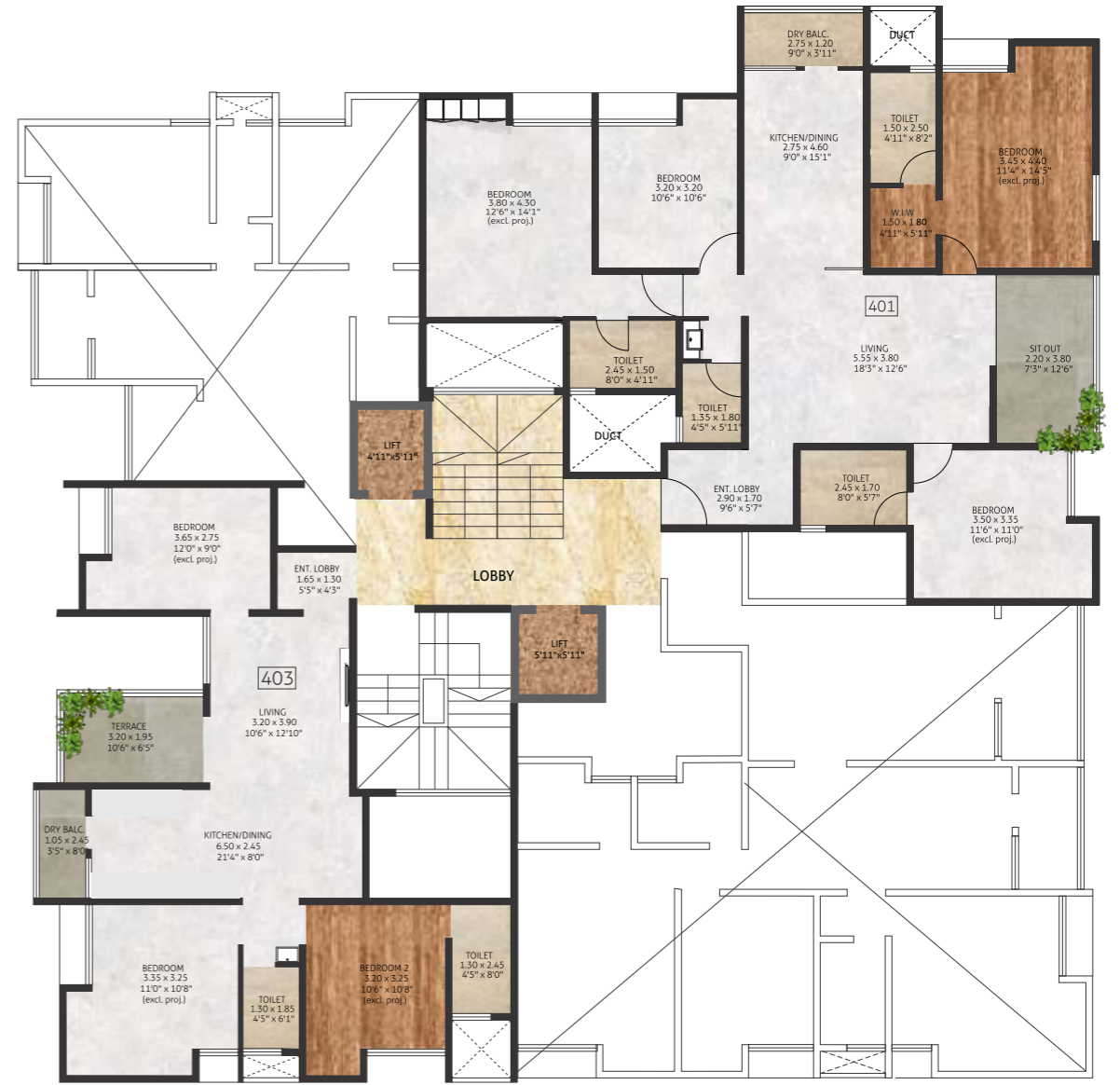




ROAD

Third Floor Plan

Flat No.	Carpet Area (Sq.M.)	Balcony Area (Sq.M.)	Terrace Area (Sq.M.)
301	124.33	11.66	0
303	75.84	2.57	6.24

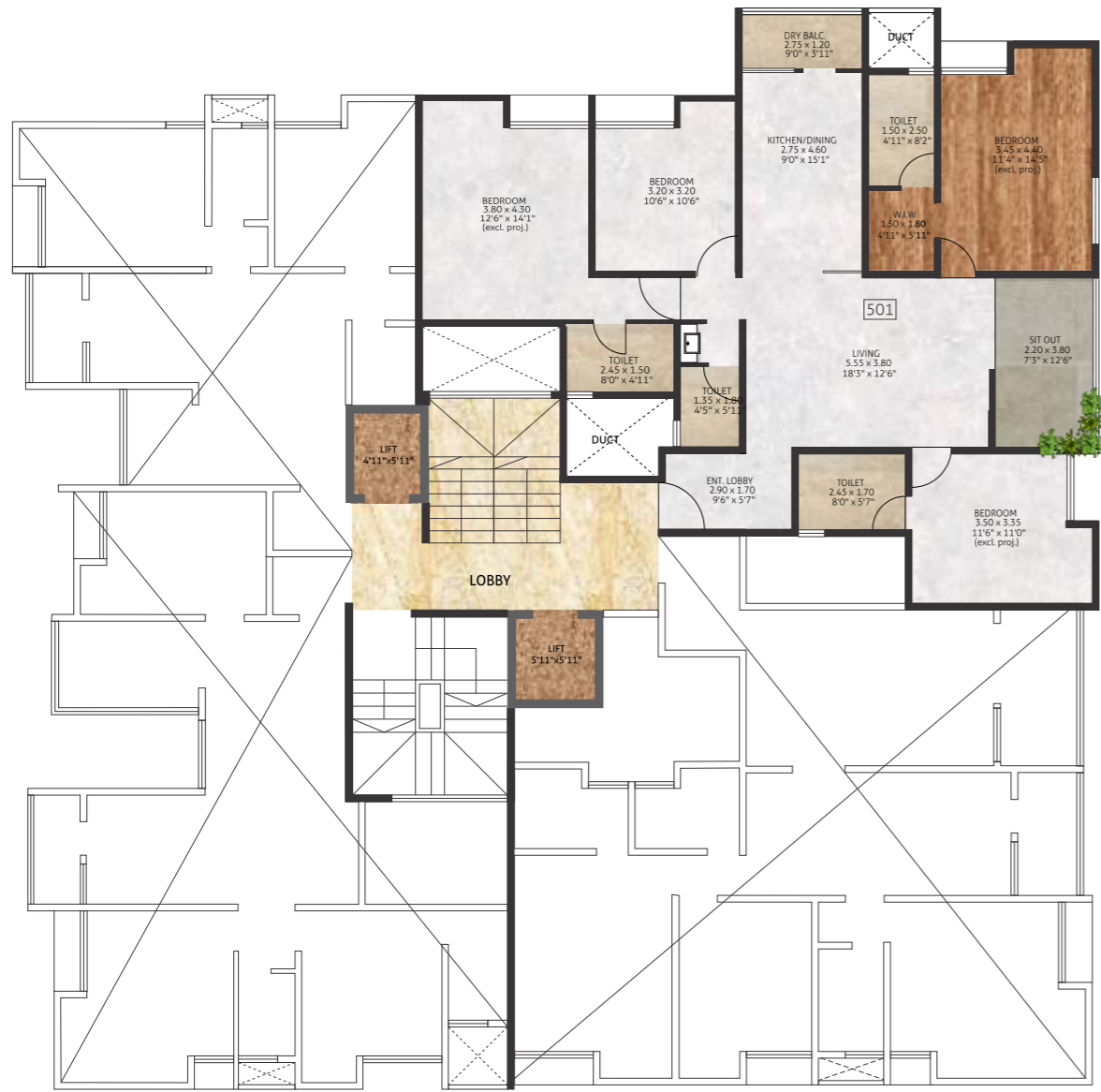


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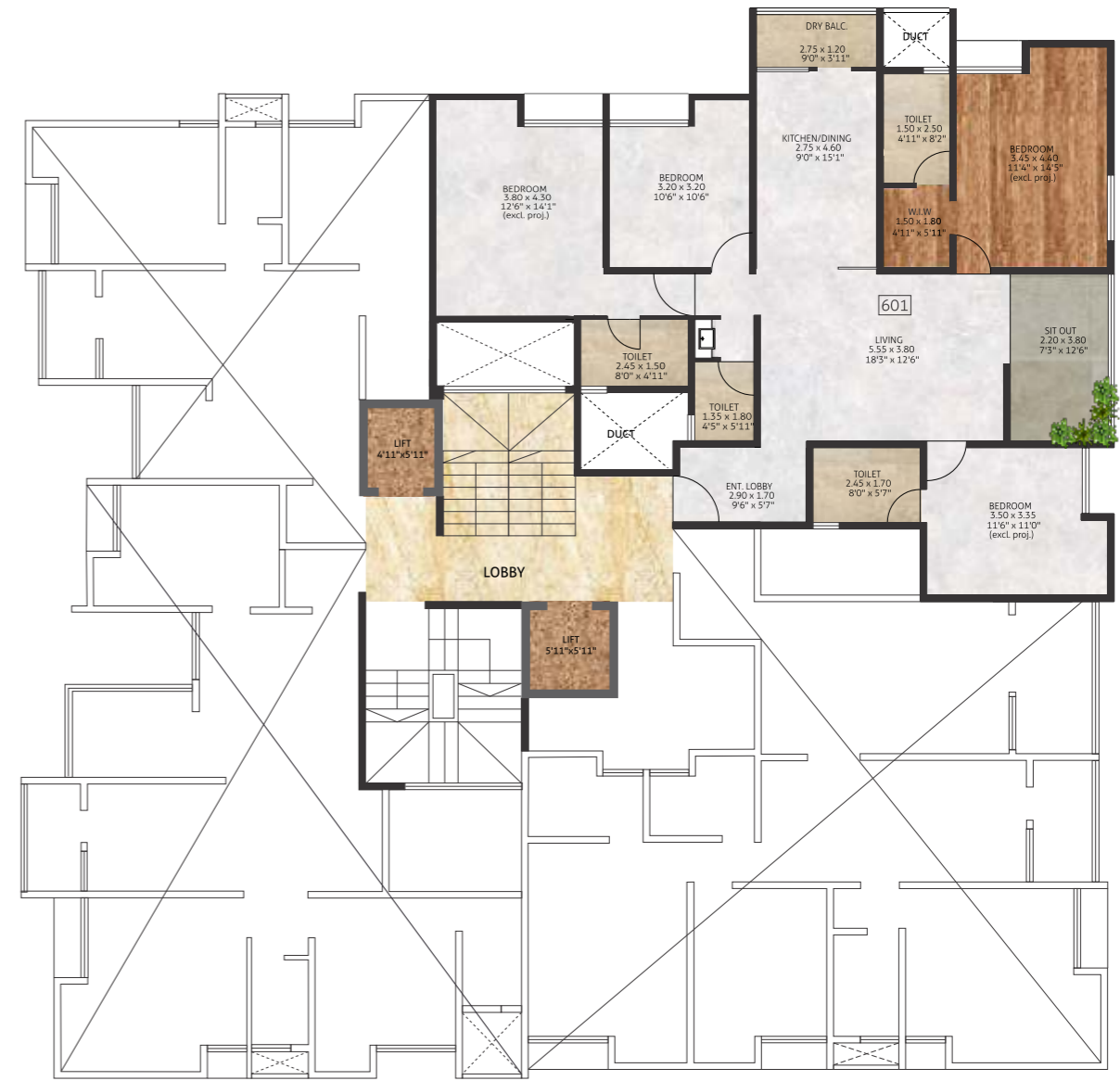
Fourth Floor Plan

Flat No.	Carpet Area (Sq.M.)	Balcony Area (Sq.M.)	Terrace Area (Sq.M.)
401	124.33	11.66	0
403	75.84	2.57	6.24





--- ROAD ---



--- ROAD ---

Fifth Floor Plan

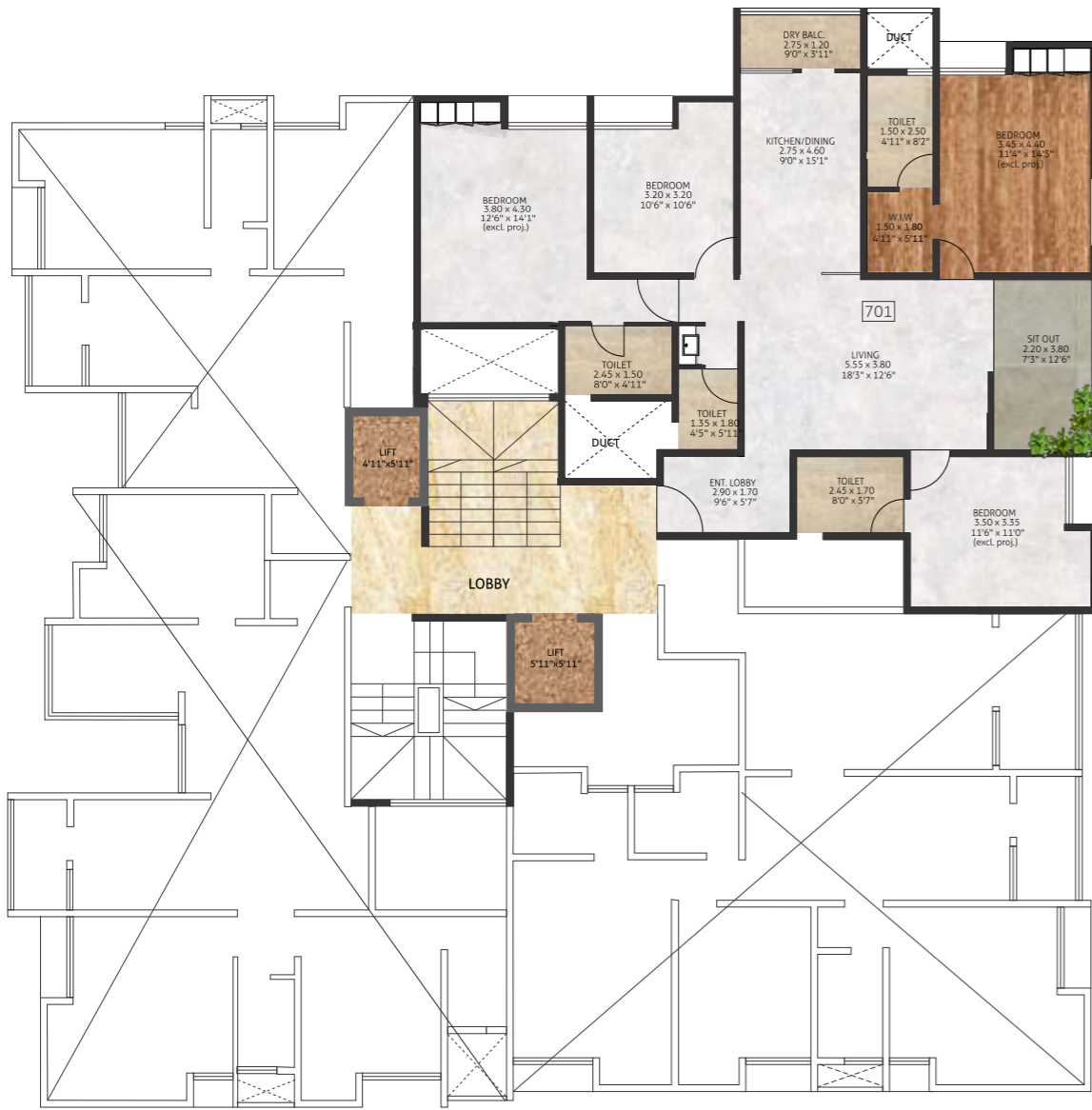
Flat No.	Carpet Area (Sq.M.)	Balcony Area (Sq.M.)	Terrace Area (Sq.M.)
501	124.33	11.66	0



Sixth Floor Plan

Flat No.	Carpet Area (Sq.M.)	Balcony Area (Sq.M.)	Terrace Area (Sq.M.)
601	124.33	11.66	0

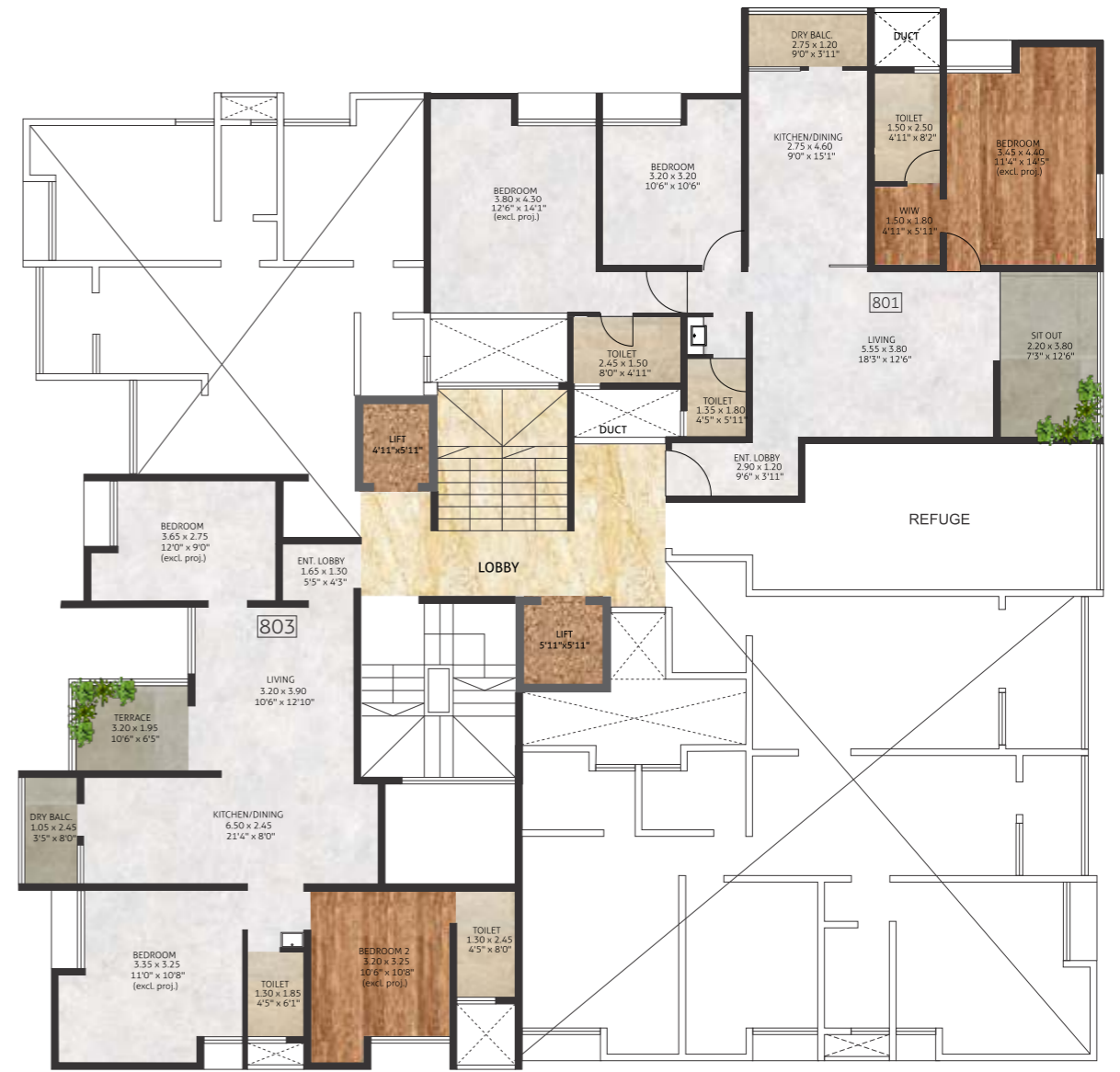




ROAD

Seventh Floor Plan

Flat No.	Carpet Area (Sq.M.)	Balcony Area (Sq.M.)	Terrace Area (Sq.M.)
701	124.33	11.66	0



ROAD

Eighth Floor Plan

Flat No.	Carpet Area (Sq.M.)	Balcony Area (Sq.M.)	Terrace Area (Sq.M.)
801	104.79	11.66	0
803	80.97	5.72	0





ROAD

Ninth Floor Plan

Flat No.	Carpet Area (Sq.M.)	Balcony Area (Sq.M.)	Terrace Area (Sq.M.)
901	124.33	11.66	0
902	104.55	9.84	0
903	80.97	2.94	5.08
904	58.62	6.04	0





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WITH BETTER CONNECTIVITY



4 BHK - TOP VIEW



4 BHK - ISOMETRIC VIEW



2.5 BHK - TOP VIEW



2.5 BHK - ISOMETRIC VIEW

Location Map





SITE ADDRESS

S.No. 129, CTS No.775, Plot No.28 Matoshri-Sulbha Co-operative Housing Society Ltd,
Kotharud, Pune 411038

OFFICE ADDRESS

Vijaydurg 101 & 201, Final Plot No. 43 C, CTS No.- 115C, Prabhat Road, Pune 411004

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