

AISHWARYA
SARASBAUG



LOHIA JAIN MALPANI
— PROPERTIES —

18°N

73°W



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Sarasbaug.

The comfort of
community, rich
history and a sense
of belonging.



The new icon
of Sarasbaug.
Where city pulse
meets cultural luxe.

Iconic Landmark

THE PROJECT

Introducing Aishwarya, an esteemed project nestled in the heart of Pune's lively Sarasbaug locale. Spanning 25,000 square feet of prime land, this 16-floor masterpiece embodies the pinnacle of luxury living. Experience a seamless fusion of elegance, convenience, and sophistication in every facet of this distinguished development.

HIGHLIGHTS

Located in the heart of Pune, Sarasbaug

25000 Sq. ft. area of land

16 floors tall building

3bhk and 4bhk configuration





Experience Iconic Design

THE ARCHITECTURE

HIGHLIGHTS

Earthquake resistant
RCC structure

3.2m height from RCC
slab top to slab top

Brickwork in AEC blocks

Designed for better
light & ventilation

Optimal usage of space

Designed to fit all
furniture properly

Stepping into the realm of Aishwarya's architecture feels like entering a dialogue between luxury and nature. Our vision isn't just about creating structures; it's about crafting spaces where residents feel truly at home, where every element serves to enhance their daily experience. From the careful placement of windows to invite the warmth of natural light, to the elegant facade that blends seamlessly with the surrounding landscape, every detail is a testament to our commitment to fostering harmony between urban living and nature's embrace. And as you ascend to the 17th floor, where the splendour of our amenities await, you're greeted not just by breathtaking views, but by a sense of belonging — a connection to Pune's timeless character and the promise of a life lived in harmony with it.

Iconic Welcome

THE ENTRANCE LOBBY

Prepare to be swept off your feet as you step into Aishwarya's grand entrance lobby — an opulent space where luxury reigns supreme. Soaring ceilings that reach for the sky, bathed in the soft glow of ambient lighting, welcoming you to a world of sophistication and grandeur. With dimensions stretching 15 by 35 feet and a majestic height of 13.5 feet, our designer lobby sets the stage for an entrance unlike any other. Complete with access control for security and Fujitec's high-speed elevators for seamless transport, every detail is meticulously designed to elevate your experience from the moment you arrive.

HIGHLIGHTS

Grand Entrance Lobby
with Access Control

High Speed Elevators
from Fujitec

1 Passenger Lift &
1 Stretcher Lift



Iconic Spaces

THE APARTMENT

HIGHLIGHTS

3BHK Smart

3BHK Lux

4BHK Smart

4BHK Lux

At Aishwarya, luxury living is a standard in our collection of apartments. Choose from our selection of spacious 3BHK Smart and Lux options or elevate your lifestyle with our indulgent 4BHK Smart and Lux residences. Indulge in breathtaking views and seamless indoor-outdoor living from your private balcony, complemented by premium finishes and elegant design touches throughout. Discover the perfect balance of comfort and sophistication at Aishwarya.

APARTMENT AMENITIES



WINDOWS & RAILINGS

Pre-engineered aluminium anodized window with noise reduction of Japanese make Tostem

Railing from outside or invisible grill from outside

Free Stand Aluminium Clove Railing with Toughened sandwich glass



KITCHEN & DRY TERRACE

Premium Quartz platform in kitchen

Granite stone platform with sink in dry balcony

MNGL gas pipeline up-to all kitchens

Provision for washing machine and dish washer in dry area



DOORS

Modular door frames & door

Mortise handles & cylindrical locks

Artificial marble in toilets from all four sides

Both side laminated flush door

Anodized sliding door in balcony with noise reduction of Japanese make Tostem



ELECTRICAL

Wire of Poly-cab or equivalent

Electrical fittings of Legrand or equivalent

A/C points with provision for outdoor unit

Multiple convenient points with well-planned telephone, broadband & DTH cables

Generator Backup to all electrical points except Power Switched



WASHROOM

Designer bathroom with a combination of artificial marble & tiles

Jaquar or equivalent fittings

Hindware or equivalent sanitary ware

Fixed glass partition in all washrooms

Countertop wash basin

Bathtub or jacuzzi in master bedrooms of 4 BHK Lux



FLOORING

Vitrified GVT tiles 1200 x 1800 mm

Wooden finish anti-skid tiles in balcony 200 x 1200 mm

Anti-skid vitrified tiles in toilets

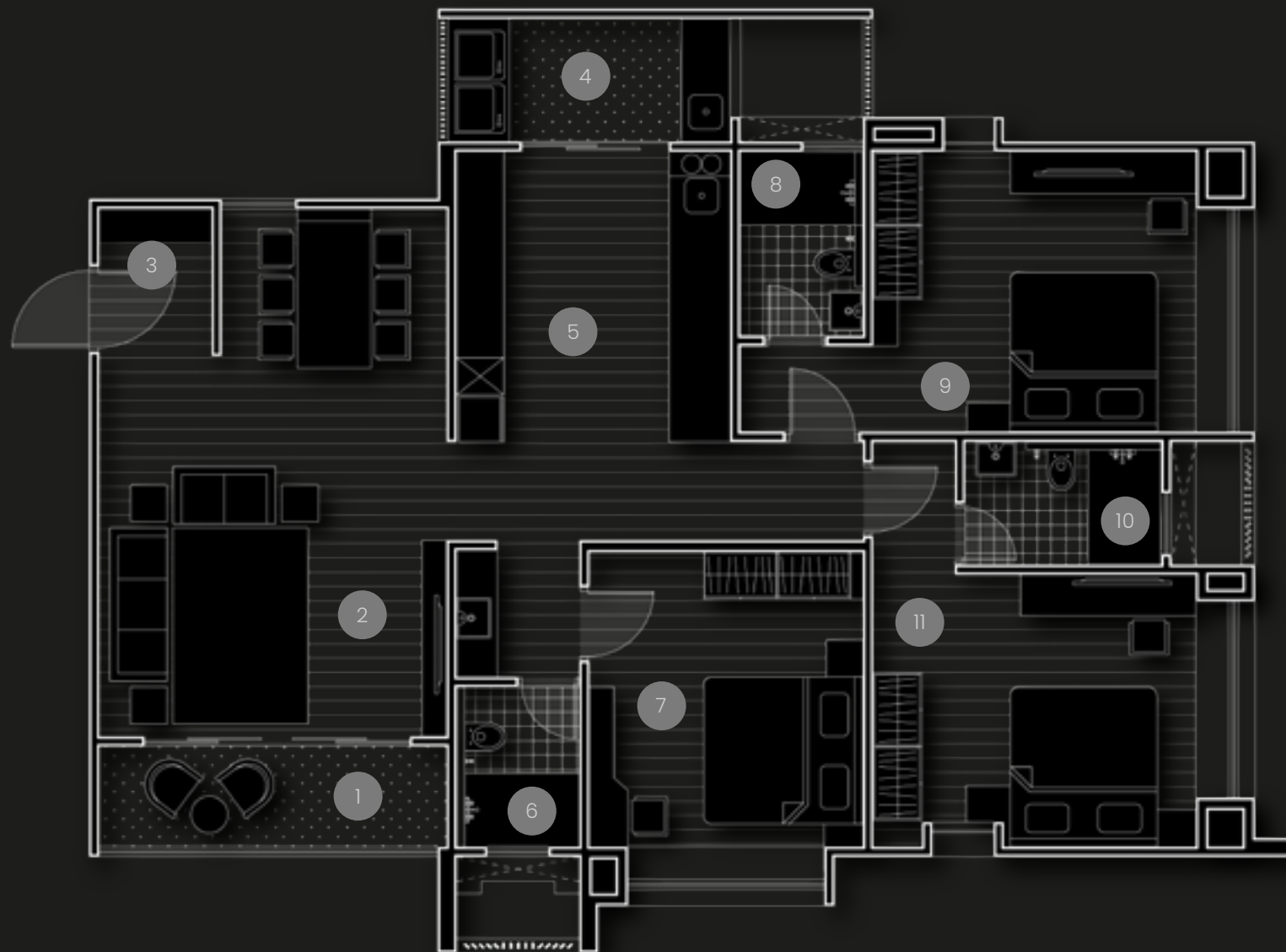


3BHK SMART

MEASUREMENTS

Carpet Area: 1242 Sq. ft.

- 1. Balcony: 4'0" x 14'0"
- 2. Living / Dining Room: 21'2" x 14'0"
- 3. Lobby: 6'0" x 4'6"
- 4. Dry Balcony: 5'0" x 11'1"
- 5. Kitchen: 15'7" x 11'0"
- 6. Toilet 1: 6'6" x 5'0"
- 7. Bedroom 1: 12'0" x 11'0"
- 8. Toilet 2: 7'6" x 5'0"
- 9. Bedroom 2: 11'3" x 13'0"
- 10. Toilet 3: 5'0" x 8'0"
- 11. Bedroom 3: 11'0" x 13'0"



3BHK LUX

MEASUREMENTS

Carpet Area: 1414 Sq. ft.

- 1. Balcony: 6'0" x 14'0"
- 2. Living / Dining Room: 23'0" x 14'0"
- 3. Lobby: 4'10" x 9'0"
- 4. Dry Balcony: 5'0" x 11'0"
- 5. Kitchen: 15'7" x 11'0"
- 6. Toilet 1: 7'6" x 5'0"
- 7. Bedroom 1: 13'0" x 11'0"
- 8. Toilet 2: 7'6" x 5'0"
- 9. Bedroom 2: 11'3" x 15'0"
- 10. Toilet 3: 5'0" x 8'0"
- 11. Bedroom 3: 12'0" x 15'0"



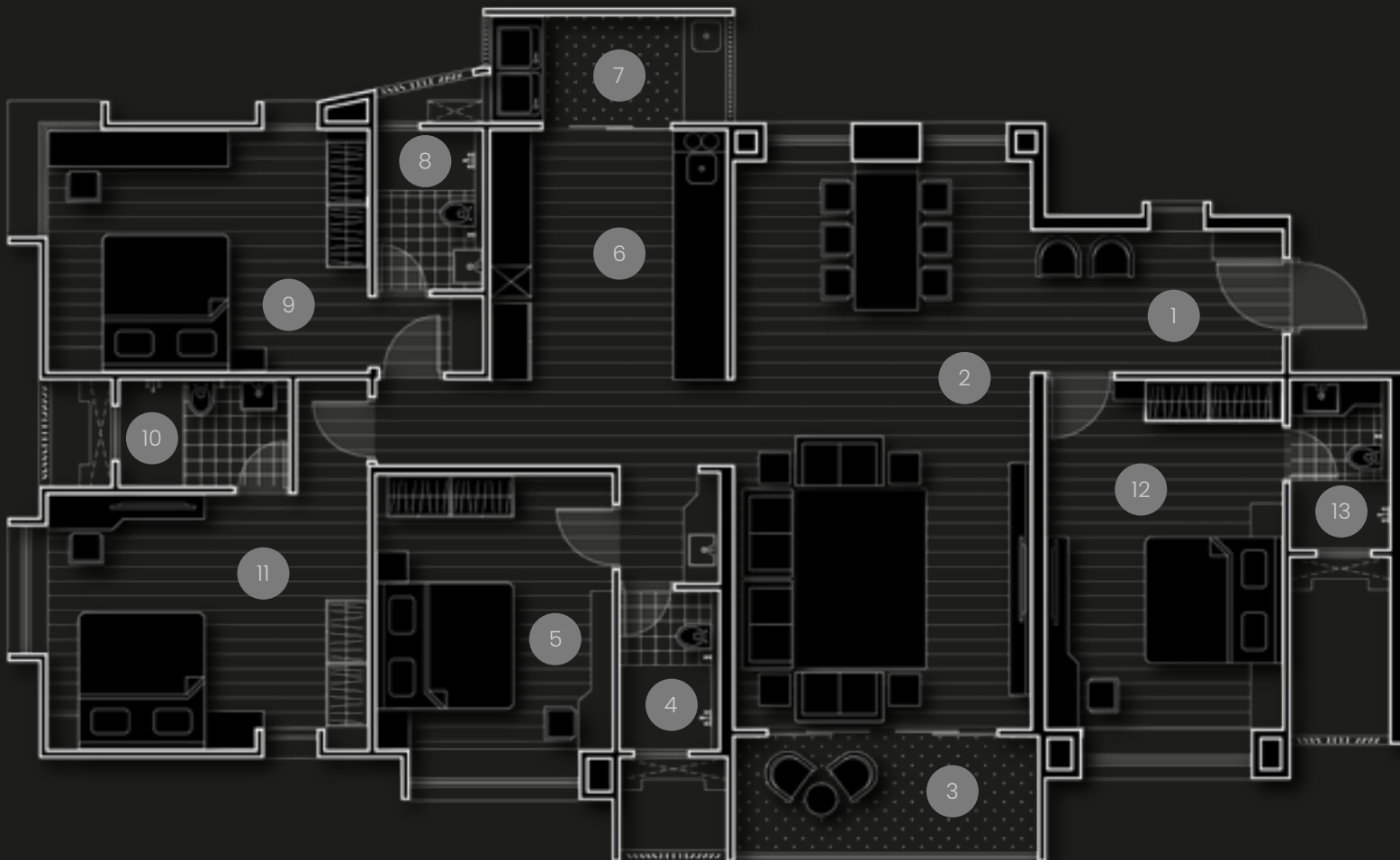


4BHK SMART

MEASUREMENTS

Carpet Area: 1723 Sq. ft.

- | | | |
|---------------------------------|------------------------------|------------------------------|
| 1. Lobby: 6'7" x 11'9" | 5. Bedroom 1: 13'0" x 11'0" | 10. Toilet 3: 5'0" x 8'0" |
| 2. Living/Dining: 26'5" x 14'2" | 6. Kitchen: 15'7" x 11'0" | 11. Bedroom 3: 12'0" x 15'0" |
| 3. Balcony: 5'6" x 14'2" | 7. Dry Balcony: 5'0" x 11'0" | 12. Bedroom 4: 16'0" x 11'0" |
| 4. Toilet 1: 7'5" x 4'7" | 8. Toilet 2: 7'6" x 5'0" | 13. Toilet 4: 7'8" x 4'5" |
| | 9. Bedroom 2: 11'3" x 15'0" | |

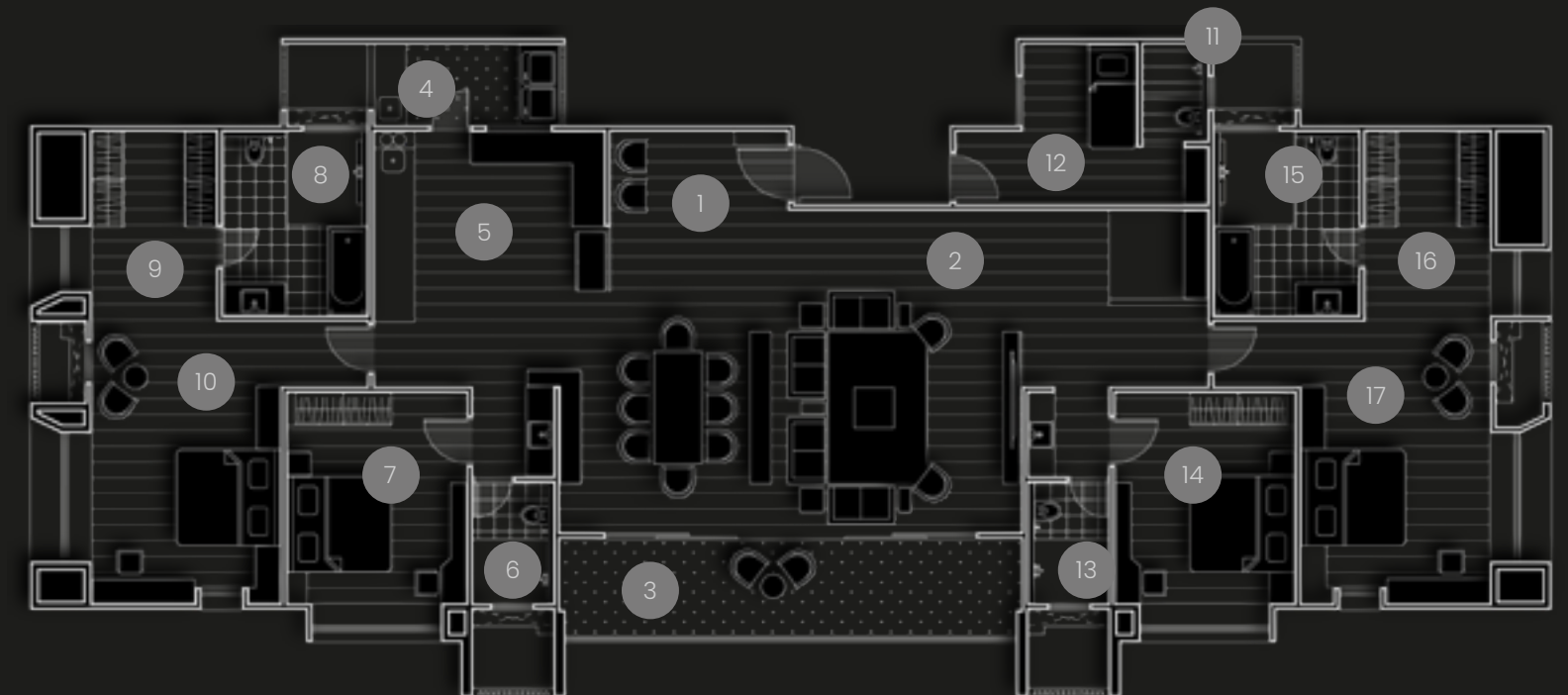


4BHK LUX

MEASUREMENTS

Carpet Area: 2590 Sq. ft.

- | | | |
|---------------------------------|----------------------------------|-----------------------------------|
| 1. Lobby: 4'10" x 10'10" | 7. Bedroom 1: 13'0" x 11'0" | 13. Toilet 4: 7'6" x 5'0" |
| 2. Living/Dining: 19'8" x 27'6" | 8. Toilet 2: 11'3" x 8'10" | 14. Bedroom 3: 13'0" x 11'0" |
| 3. Balcony: 6'0" x 28'4" | 9. Walkin wardrobe: 11'8" x 7'8" | 15. Toilet 5: 11'3" x 8'10" |
| 4. Dry Balcony: 5'0" x 11'0" | 10. Bedroom 2: 17'3" x 11'7" | 16. Walkin wardrobe: 11'8" x 7'8" |
| 5. Kitchen: 15'7" x 14'1" | 11. Toilet 3: 6'0" x 4'0" | 17. Bedroom 4: 17'3" x 11'7" |
| 6. Toilet 1: 7'6" x 5'0" | 12. Servant Room: 9'9" x 6'8" | |





Iconic Luxury

AMENITIES

Get ready to immerse yourself in amenities designed to inspire and delight. From the lively Children's Play Area and serene Yoga Zone to the cutting-edge Gymnasium and dynamic Party Space, there's something for everyone to enjoy. Take a refreshing plunge into our inviting Swimming Pool, discover inner peace at the tranquil Ganpati Temple, or savour moments of quiet contemplation in our serene Old-age Sit-out. And don't forget to explore the breathtaking vistas from our expansive Landscape Terrace. At Aishwarya, our amenities are more than just spaces — they're gateways to a life filled with joy, excitement, and unforgettable memories.



HIGHLIGHTS

Children's play area

Ganapati temple

Yoga area

Gymnasium

Party area

Swimming pool

Old-age sit-out

Landscape terrace





Environmental Initiatives

SUSTAINABILITY

HIGHLIGHTS

Sewage treatment plant

Rain water harvesting

Solar water in all bathrooms

Generator for common areas & apartments (Except for power switches)

Water treatment plant for bore-water

Garbage chute

EV charging points in common areas

We're paving the way for a greener tomorrow. With the prestigious ASSOCHAM Gem-5 certification in hand, we're proud to champion energy and resource conservation. Our commitment to sustainability is evident in every detail, from innovative construction technologies that minimize our environmental footprint to the seamless integration of eco-friendly practices throughout our building. Aishwarya isn't just a place to call home—it's a testament to our vision for a brighter, more sustainable future. Join us in redefining modern living, where luxury, comfort, and environmental responsibility go hand in hand.

PARKING

Mechanical-puzzle & stack parking of Klaus/Wohr or equivalent

One common washroom on parking floor

2 level parking

SECURITY

3 level security with access control at entrance, lobby & flat

Video door phone
Digital lock

Boom barrier at entrance gate

CCTV camera covering all common areas

Iconic Location

CONNECTIVITY

Nestled at the heart of urban living, Aishwarya offers unparalleled convenience and connectivity. With its prime location, residents enjoy easy access to nearby attractions, essential amenities, and bustling city life. Whether it's a stroll to nearby parks, a quick commute to work, or exploring the vibrant culture of the city, you are right in the heart of it all.

HIGHLIGHTS

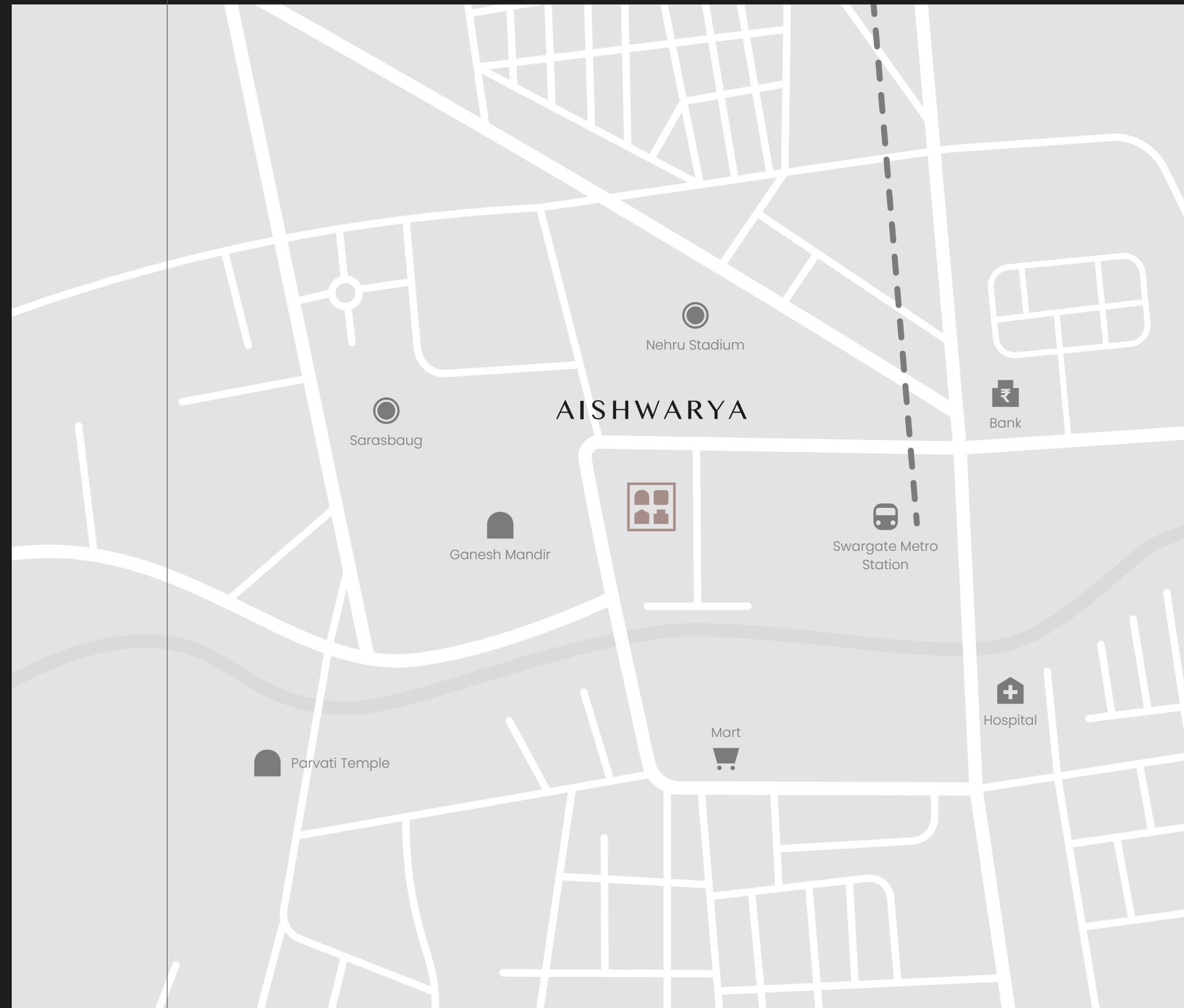
5 mins walk to Swargate Metro Station

7 mins walk to bus depo

15 mins drive to Pune–Mumbai highway

15 mins drive to Pune–Solapur road

5 mins drive to Pune–Satara road



Meet the Team

THE PEOPLE

ARCHITECTS

Group Phi Architect & Designers

Spiro Design

Lovekar Design Associates

RCC CONSULTANTS

Sunil Mutalik & Associates

MEP & HVAC CONSULTANT

Albus Engineering Consultant Pvt. Ltd.

LANDSCAPE CONSULTANT

SAMA Landscape

LEGAL CONSULTANT

Adv Pradeep Nanajkar

Adv Ajay Gadegaonkar

BRANDING CONSULTANT

Awchat & Olsen Design



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Note: The plans, specifications, images and other details herein are only indicative and the developer reserves the right to change any or all of these in the interest of the development.