



BE WHERE THE

Blessed

FEW RESIDE.

we are family.



At Paras Parshwanagar - II, we began with a question: what makes a home truly complete? To answer it, we looked inward at the fundamental needs that shape our lives, our choices and our wellbeing. Maslow's Hierarchy of Needs, a framework rooted in human psychology, became the foundation for our design philosophy. Each level of the pyramid that is physiological needs, safety, belonging, esteem and self-actualisation has found its place within this community.

What we've built is not just a residential project but a layered experience. From well-planned interiors that support your everyday living to spaces that nurture reflection, connection and aspiration, Paras Parshwanagar - II is a thoughtful response to what truly matters. This is where homes go beyond walls and square footage. This is where they begin to understand you.

P A R A S
PARSHWANAGAR-II
2 & 3 BHK HOMES

SHELTER
आवास



A HOME
THAT OFFERS
EVERYTHING
YOU NEED.



The first need is the most tangible that is comfort in your everyday environment. At Paras Parshwanagar - II, the design of each 2 and 3 BHK home is rooted in functionality without compromise on elegance.

Every square foot is carefully considered. The floor plans follow a logic that supports flow, privacy and efficient use of space. Windows are positioned to invite natural light and ventilation. Storage is integrated where it should be. Kitchens open into well-proportioned living spaces and bedrooms are tucked away with just the right degree of separation. Fixtures, materials and finishes have been selected to provide ease of maintenance and long-term durability, yet with a refined visual language. The result is a space that feels intuitive to live in day after day. These homes are not overdesigned. They are balanced. And in that balance lies true comfort.



FAMILY
कुटुंब



A HOME SURROUNDED BY SAFETY & SECURITY



Security is not an amenity. It is a prerequisite. At Paras Parshwanagar - II, protection and peace of mind have been addressed at every level. The community is gated, with a singular access point that is monitored round the clock. Surveillance systems and strategically placed CCTV cameras ensure coverage without intrusion. Entry and exit points are well-managed and security staff are trained not just for vigilance but for courtesy. Beyond infrastructure, there is a sense of care embedded in the design. Open spaces are overlooked by homes, so children can play within sight. Pathways are well-lit, corridors remain active and each home has been designed with thoughtful provisions for senior citizens as well.

Whether you're leaving for work, walking with your parents or watching your children play, you carry the quiet confidence of knowing you are in a place where safety is not a claim.

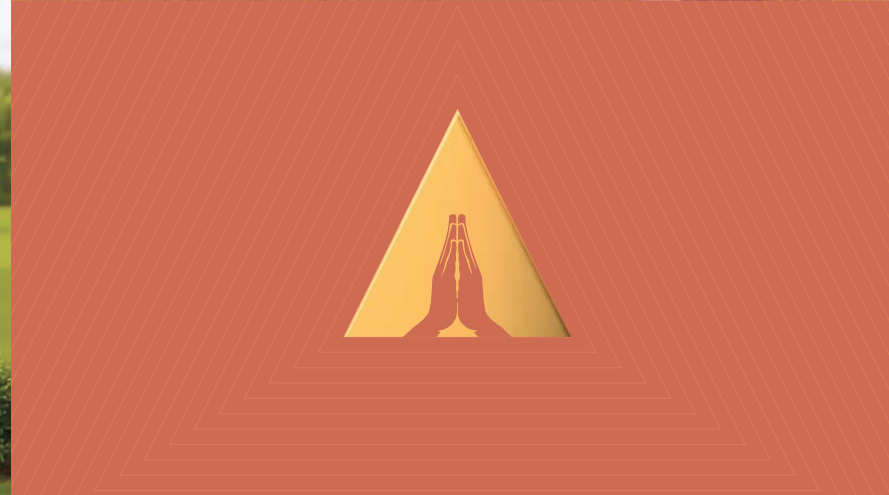
It is a standard.



COMMUNITY
स्नेह बन्ध



A HOME PLACED AMONG YOUR OWN



A home is not complete without a sense of belonging. At Paras Parshwanagar - II, the community is shaped by shared values, familiar rhythms and a natural warmth that makes settling in feel effortless. Over 150 families have already made this their home. This is not just a number but a testament to the resonance the project has with a particular kind of homeowner - someone who values simplicity, stability and sincerity in daily living.

Spaces have been created for interaction: walking trails, seating zones, landscaped gardens and festive corners. These are places where conversations begin naturally. Children form friendships quickly. Adults find a sense of comfort in familiar customs and celebrations.

There's an unspoken understanding here. You feel it not because it is loud but because it is present in how people greet each other, care for shared spaces and take pride in being part of a like-minded neighbourhood.



PRIDE
स्वाभिमान



Conceptual image

A HOME THAT MIRRORS YOUR VALUES



Conceptual image



As life progresses, so do your expectations. At a certain point, your home becomes more than a necessity. It becomes a reflection of your journey. Paras Parshwanagar - II understands this shift. The project offers a lifestyle that aligns with rising aspirations, not by chasing trends but by providing quality that stands the test of time.

The layout, detailing and overall experience of these homes reflect a step up from the ordinary. Community spaces are designed with grace. The architectural language is modern yet restrained. Finishes are understated, not flashy, elevating the space without shouting for attention. For the self-made, the grounded and the thoughtful, this is a setting that quietly complements the life you've built. It does not need to announce itself. It simply fits.



Conceptual image

NIRVANA
निर्वाणा



Conceptual image

A HOME THAT INSTILLS A DEEPER PURPOSE



Conceptual image



Once the practical layers of life are met, something deeper begins to emerge – the need for quiet, for perspective, for a space to return to yourself. Within the premises of Paras Parshwanagar – II stands a mandir, designed not merely as a structure but as an anchor. It invites moments of stillness. A morning prayer, an evening reflection, a quiet walk, these become part of your routine not out of obligation but because the environment gently allows it.

The space is about being able to sit, breathe and recalibrate in a world that rarely pauses. Here, beyond the functions of shelter and status, lies the essence of home. A place where you feel connected to something within.



Conceptual image

A HOME
THAT STANDS
FOR WHAT YOU
BELIEVE IN



Benchmark

BEING DESIGNED NOW.

P A R A S

PARSHWANAGAR-II



P A R A S
PARSHWANAGAR-II
2 & 3 BHK HOMES

The elevation of Paras Parshwanagar - II is designed with quiet confidence. It is modern, balanced and rooted in purpose. It reflects not just how you live but what you value. Every line, proportion and material is thoughtfully chosen to stand the test of time. It holds its presence with dignity. The architecture is understated, allowing the sense of community and calm to take centre stage. What you see is more than just a structure. It is a reflection of the life you have built and the peace you seek. A home that fits into your world with ease, grace and meaning.

P A R A S
PARSHWANAGAR-II
2 & 3 BHK HOMES



Artistic impression

P A R A S
PARSHWANAGAR-II
2 & 3 BHK HOMES



Artistic impression

INDOOR GAMES ZONE



GYMNASIUM





YOGA / ZUMBA ROOM

Conceptual image

PS5 GAMING ROOM WITH
STATE-OF-THE-ART
SOUND & DISPLAY
SYSTEM





LIFE'S DIFFERENT LAYERS, PLACED WITH CARE

1. Indoor Games Hall | 2. PS5 Gaming Room | 3. Tuition / Conference Room for Group Studies

4. Banquet / Community Hall | 5. Pantry for Banquet Hall | 6. Yoga / Zumba Room

7. State of the Art Gymnasium | 8. Children's Play Zone

At Paras Parshwanagar II, an entire floor has been thoughtfully planned to house amenities that add quiet value to everyday life. These spaces offer room for children to play, for families to gather and for individuals to pause and recharge. Each corner serves a purpose, shaped to encourage moments of ease, connection and balance. The rooftop amenity floor, with its generous 14-foot ceiling height, feels open and airy. Rather than being an external addition, it has been seamlessly woven into the fabric of the project, supporting a lifestyle that is complete, considered and calmly enriching.



MULTIPURPOSE
PLAY COURT WITH
FLOOD LIGHTS

ROOFTOP
PARTY LAWN



BANQUET HALL / IPL / MOVIES SCREENING HALL WITH SEPARATE PANTRY



P A R A S
PARSHWANAGAR-II
2 & 3 BHK HOMES

Artistic impression



2BHK



2 BHK		TOTAL AREA	
CARPET AREA (SQ.M)	BALCONY (SQ.M)	(SQ.M)	(SQ.FT)
71.62	7.65	79.27	853

3BHK



3 BHK		TOTAL AREA	
CARPET AREA (SQ.M)	BALCONY (SQ.M)	(SQ.M)	(SQ.FT)
104.05	7.83	111.88	1204

SPECIFICATIONS

STRUCTURE

- Earthquake Resistant Design, RCC Framed Structure with Masonry Infills
- Internal and External Walls – AAC Blockwork

WALL FINISHES

- Internal Walls – Gypsum Plaster Finish with Backing coat of Cement Plaster
- Internal Painting – Premium Emulsion (Asian Paints or Equivalent)
- External Painting- Apex External Paint (Asian Paints or Equivalent Make)

KITCHEN

- Granite Slab for Kitchen Platform with SS Sink
- Kitchen Dado Wall Tiles – Up to Lintel Level – Kajaria or Equivalent
- Electrical & Plumbing Provision for Washing Machine in Utility Area
- Granite Platform with SS Sink in Utility Area/ Dry Balcony
- Provision of Exhaust Fan
- Ceramic tiles up to lintel level

BATHROOMS

- Concealed Plumbing in CPVC Pipes
- Bath Fittings – Jaquar or Equivalent Make
- Sanitaryware – Jaquar or Equivalent Make
- Washbasin in Passage Area Outside
- Common Washroom – Jaquar or Equivalent Make
- Wall Dado Tiles – Up to Lintel Level – Kajaria or Equivalent
- Electrical & Plumbing Provision for Electric Geyser
- Exhaust Fan Points in all Washrooms
- Wash Basins in Washrooms

FLOORING & TILING

- **For All Rooms Flooring** – Double Charged Vitrified Tiles – Kajaria or Equivalent
- **Washrooms Floors** – Ceramic/ Vitrified Tiles – Kajaria or Equivalent
- **Utility Area Floor** – Ceramic or Vitrified Tiles – Kajaria or Equivalent
- **Utility Area Dado Wall Tiles** – Ceramic Tiles – Up to Parapet Wall Height – Kajaria or Equivalent
- Granite Coping for Parapet Wall in Utility Area

ELECTRIFICATION

- Concealed Internal Electrical Wiring – Finolex / Polycab or Equivalent Make
- Modular Switches – Legrand or Equivalent Make
- Power Point for Refrigerator /Microwave / Chimney in Kitchen
- Power Point For Washing Machine in Utility Area
- Geyser Points in all Washrooms
- Exhaust Fan Points in all Washrooms and Kitchen
- Provision for AC Point in all Bedrooms
- Provision for TV Points in the Living Room & Bedrooms

EXTERNAL

- Back-up System – 100% Generator Backup for Common Lights, Pumps
- Lifts / Elevators – 4 High-speed Elevators
- Water Pumping Arrangement – Hydropneumatic System for Overhead Tank Filling only

SECURITY

- CCTV Coverage for Common Areas
- Fire Fighting System
- Boom Barrier for Controlled Access

DOORS

- **Living Area and Bedrooms** – Plywood with Premium Laminated Finish
- **Washrooms** – Granite and Plywood with Premium Laminated Finish
- **Attached Balcony** – UPVC Track and Sections with Glass Shutters & Mosquito Mesh
- **All Door Shutters** – Flush Door Shutters with Premium Laminated Finish
- **Door Hardware** – SS Hinges with SS Screws and Locks of Europa/ Yale or Equivalent Make

WINDOWS

- **Windows Sills And Jambs** – Black Granite for Full Width of Jambs & Sills
- **Bedroom Windows** – UPVC Track and Sections with Three Tracks, 2 Glass Shutters and 1 Mosquito Mesh Shutter with Bottom Fixed Panels
- **Terrace Railings** – SS 304 Grade Terrace Railings in Modular System for Glass Railing including Performance Glass

COMMON AMENITIES

- Sewage Treatment Plant
- Power Backup for Lift and Common Area
- Rainwater Harvesting
- Underground & Overhead Water Storage Tanks of Adequate Capacity
- Solar Water Heater for one Washroom Per Flat



BUSINESS

MTM MARKET	7 min
MARKET YARD	10 min
K K MARKET	10 min
TIMBER MARKET	12 min

SEAMLESS CONNECTIVITY

MUMBAI HIGHWAY	10 min
SATARA HIGHWAY	10 min
SWARGATE	15 min
PUNE RAILWAY STATION	15 min
SOLAPUR HIGHWAY	15 min
PUNE AIRPORT	45 min

RETAIL & ENTERTAINMENT

VIJAY SALES	5 min
D-MART	7 min
KUMAR PACIFIC	10 min
DORABJEE MALL	10 min

HEALTHCARE CENTRES

RANKA HOSPITAL	10 min
MOTHERHOOD HOSPITAL	10 min
SAHYADRI SUPER SPECIALITY HOSPITAL	10 min
BHARTI VIDYAPEETH & HOSPITAL	10 min
KEM HOSPITAL	15 min

EDUCATION CENTRES

PGKM SCHOOL	2 min
VIIT UNIVERSITY	2 min
MKNS SCHOOL	5 min
SANSKRUTI SCHOOL	10 min
BISHOPS UNDRI	10 min
VIBGYOR SCHOOL UNDRI	10 min

GROWING STRONG TOGETHER

GROUP STATISTICS

6000+
HOMES
DELIVERED

6 MILLION+
SQ.FT.
DEVELOPED

15+
PROJECTS
COMPLETED

30+
YEARS
OF EXPERIENCE

PROJECT TIMELINE :



“ I feel lucky to have purchased my first property with Kanchan. The good location and construction quality, along with the commitment of the builder, is the most distinct factor that makes them stand out from other builders in the market.

– Mr. Aman Gupta



“ We are amazed at the developer's initiative to remain connected throughout the build process and post-completion. Even today, we feel Kanchan is always there for us.

– Mr. Shubham Gupta



“ The developer personally addressed all our concerns. Their accessibility, attitude, and overall process impressed us beyond our expectations. They patiently helped us through the decision-making process. We felt emotionally connected and interacted with them, not just as buyers. We recommend them to all new homebuyers.

– Mr. & Mrs. Vishal



“ We liked the design of the project and are very excited to move in as soon as we can.

– Mr. & Mrs. Yadav



“ Kanchan is a trustworthy developer and the project quality is top-class. The layout and location are ideal. Even the surrounding development is promising. Everything about the project has been completely satisfactory and thus, we feel proud to be part of the Kanchan family.

– Mr. Nilesh Thiteul



“ The progress and quality of work is excellent. The location and design of the overall scheme have been executed perfectly. Overall, the team has been very professional and I am very satisfied with the development.

– Mr. Shrigirish Bhosale



“ Whatever I was looking for in terms of Vastu, I got in the project. The developer answered all our questions and made it easy to finalise the deal, which was the main factor for me to go ahead. All the communication was very warm and welcoming.

– Mr. & Mrs. Agate



“ The communication of the developer is transparent and clear. They have commitment and delivery built into their DNA. That is what makes them unique. Their overall service and hospitality truly make us feel like we are coming to a family.

– Mr. & Mrs. Rajpal



“ The developer's track record of delivering many projects on time and with consistent quality gave me the confidence to go ahead. Their approach is clear, sincere, and they're easy to communicate with. I am excited to be a part of their journey.

– Mr. Kunal Wadhwani



“ We got a very good response from the first day itself. Everything was smooth. The way they explained and showed every single thing was the most valuable. Even today, they are very connected, and I feel they are one step ahead.

– Ms. Heena Shah



we are family.

We combine innovation with experience and hard work to conceptualise and realise projects that anticipate the needs of the people who will live or work in the spaces that we build.

We are proud of our reputation within and outside the real estate industry as a reliable and respectable company, and we continue to live up to that reputation.

— — — — —

LIVE THE LUXURY OF A
STRESS-FREE
HOME BUYING
EXPERIENCE

— — — — —

Grab Your Copy Today.





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Available on the website <https://maharera.mahaonline.gov.in>

kanchan
we are family.

PARAS[®]
A Legacy of Trust and Quality

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Behind Shanti Nagar Soc. Kondhwa- Bk, Pune - 411048

Head Office: 3, Business Embassy, 1205/3/3, Off. J. M. Road, Behind Adidas Showroom,

kanchandevolvers.com

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