



YASHODHAN

**PREMIUM 2 & 3 BED HOMES
ERANDWANE**



BELVALKAR
— FUTURE • CULTURE —

CRAFTED FOR GENERATIONS.

Built on the vision of creating communities embedded with values and culture, Belvalkar Group is a steadfast pillar of quality and trust. Founded in 1969 in the heart of Pune, our legacy now spans five decades, three generations, and successful delivery of over 50 lac Sq. Ft. of construction. From Kothrud to Baner, from PCMC to Wagholi, we have delivered on our promise in over 50 projects across Pune. Now, with the same “Puneekar” charm blended with the optimism and audacity of the new generation, we are currently developing 15+ projects and 10+ upcoming projects in the most revered neighborhoods of the city.



OUR LEGACY



Conceptual Image

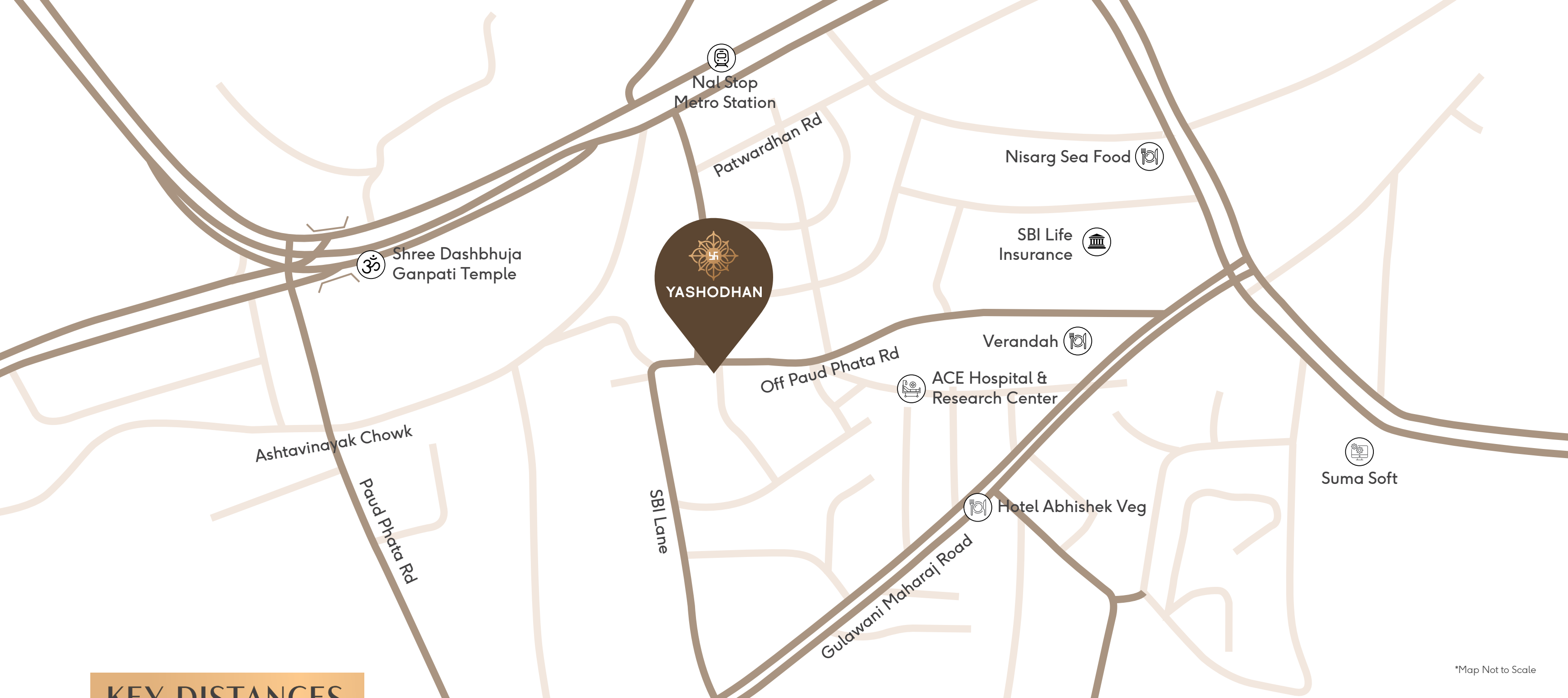
3 | GENERATIONS

15 | ONGOING
PROJECTS

11 | UPCOMING
PROJECTS



IN THE
QUIET GRACE OF
ERANDWANE



*Map Not to Scale

KEY DISTANCES

SCHOOLS

• Karnataka High School	300 m
• Abhinav School	850 m
• Symbiosis School	1.8 km
• Bal Shikshan Mandir	1.5 km

COLLEGES

• SNTD College	900 m
• Abasaheb Garware College	1.4 km
• SP College	3.1 km
• MIT College	2.8 km

HOSPITALS

• Deenanath Mangeshkar Hospital	700 m
• Sanjeevan Hospital	1.2 km
• Sahyadri Hospital	1.8 km
• MMF Joshi Hospital	2.1 km

GARDENS

• Patwardhan Baug	600 m
• Shyamaprasad Mukherjee Garden	700 m
• Tathawade Garden	1.9 km
• Sarasbaug	2.9 km

MALLS & MULTIPLEX

• Reliance Centro Mall	550 m
• City Pride Kothrud	1.5 km
• Alka Talkies	2.3 km
• The Pavillion Mall	4.1 km
• Rahul Theatre	4.3 km

LANDMARKS

• Nal Stop	500 m
• Mhatre Bridge	750 m
• Shivaji Putala, Kothrud	2.4 km

TRANSPORTATION HUBS

• SNTD Metro Station	400 m
• Deccan Bus Stop	2.7 km
• Shivajinagar Bus Stop	4.8 km
• Pune Railway Station	6.5 km
• Airport, Lohegaon	14.1 km

A TREASURE LIKE NO OTHER...

Introducing a boutique residential landmark in the coveted locale of Erandwane, a neighbourhood known for its heritage, connectivity, and quiet charm. Located moments from SNDT metro station, **Yashodhan** places you at the centre of convenience while preserving the calm of an established residential setting.

Rising gracefully across 7 floors, **Yashodhan** offers thoughtfully planned 2 & 3 BHK residences with just two flats per floor, ensuring enhanced privacy and exclusivity. Terrace amenities create elevated spaces for relaxation and community, while intelligent layouts maximise comfort and natural light. Designed for those who value refined simplicity and premium living, **Yashodhan** is where location, lifestyle, and legacy come together effortlessly.



PROJECT EXCLUSIVES



Prime location in central Erandwane with seamless city connectivity



Just 3 mins from SNTD Metro Station



Low-density living with only 2 flats per floor



Spacious homes with wide 180° balconies



Ultra-modern specifications for premium living



Smartly planned homes blending luxury & comfort



Located in one of Pune's most premium neighbourhoods



Artistic Impression

WHERE VALUE FIND ITS PLACE



Erandwane carries a sense of ease that doesn't need explanation. It is connected, established, and quietly dependable, with everything close at hand yet nothing feeling rushed or crowded. Over the years, it has grown without losing its character, making it a place that feels both familiar and relevant. Living here is not just about convenience, but about being part of something that holds its value over time.



ROOFTOP PLAN



LEGEND

- 1. Children's Play Area
- 2. Senior Citizens' Seating
- 3. Gazebo
- 4. Yoga Deck
- 5. Lawn Sit-out Area

AMENITIES



Children's Play Area



Gazebo



Senior Citizens' Seating



Yoga Deck

SPECIFICATIONS

STRUCTURE

- » Earthquake Resistant RCC Frame Structure

BLOCKWORK

- » 125mm AAC Blocks

PLASTER

- » External Walls: Double Coat Plaster with Chemical Waterproofing
- » Internal Walls: Gypsum Plaster

BALCONY CEILING

- » WPC False Ceiling

FLOORING

(Motto/Asian/Kajaria or equivalent make)

- » Living/Dining, Kitchen, Bedrooms: 600mmx1200mm Vitrified Tiles
- » Bathrooms, Dry Balcony, Balcony: 600mmx1200mm Anti-slippery Vitrified Tiles

DADO

(Motto/Asian/Kajaria or equivalent make)

- » Kitchen: 600mmx1200mm Vitrified Tiles upto Beam Bottom above Main Platform & upto 2' above Service Platform
- » Bathrooms: 600mmx1200mm Vitrified Tiles upto Beam Bottom

PAINT

- » External Walls: Acrylic Paint (Asian/Nerolac make)
- » Internal Walls: Emulsion Paint (Asian/Nerolac make)

DOORS

- » Main Door: Both-Side Laminated Door with SS Fittings, Night Latch & Magnetic Catcher/Door Stopper with Digital Door Lock/Safety Door
- » Bedroom Doors: Both-side Laminated Door with Mortise Lock (Europa or equivalent make) and Stopper/Buffer
- » Bathroom Doors: Laminated Doors with WPC on Backside, with Cylindrical Locks

WINDOWS

- » UPVC Sliding Windows
- » UPVC Sliding Door for Living Room

KITCHEN OTTA

- » Vitrified Kitchen Platform with S.S. Sink (Nirali/Anupam make)

CP FITTINGS

- » Quarter-Turn CP Fittings with Bubble Flow (Jaquar make)

SANITARYWARE

- » Wall-Hung EWC (Parryware/Simpolo/Jaquar make)

SWITCHES

- » Modular Switches (Legrand/Roma/Anchor make)

INVERTER BACKUP POINT

- » 1 Light Point & 1 Fan Point in all Rooms, and 1 Light Point in Each Toilet

EV CHARGING POINTS

- » 1 Common Point for 4-Wheelers & 1 Common Point for 2-Wheelers

WINDOWS

- » Invisible Grill

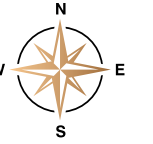
BALCONY

- » Toughened Glass with S.S. Railing

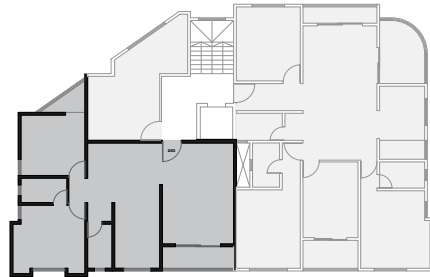
COMMON SPECIFICATIONS & AMENITIES

- » Passenger Lift (Kone/Otis/Johnson make)
with Granite Frame for Lift Door
- » Common Solar PV Panles for Net Metering
- » Decorative Furnished Common Entrance Lobby with Cladding
& Lighting, and Smart Card Access Control System
- » Common Amenities & Landscaping on Top Terrace
- » Watchman Cabin/Security Booth at Entrance Gate
- » CCTV Cameras in Driveways, Parking,
Entrance Lobby & Top Terrace
- » Rainwater Harvesting & Vermiculture Bins as per PMC Norms





2 BHK



2ND FLOOR PLAN

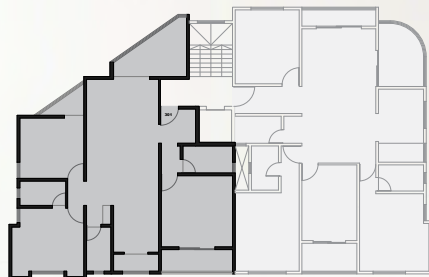
CARPET AREA STATEMENT					
FLAT TYPE	FLAT CARPET + DRY BALCONY	OPEN BALCONY	TERRACE	TOTAL	SALEABLE
203	910	75	0	985	1330



3 BHK



KEY PLAN



3RD FLOOR PLAN



CARPET AREA STATEMENT

FLAT TYPE	FLAT CARPET + DRY BALCONY	OPEN BALCONY	TERRACE	TOTAL	SALEABLE
301	1120	169	0	1289	1740



MahaRERA No.:
PR1260002600508
<https://maharera.maharashtra.gov.in>



Site Address:

CTS No. 2A, Plot No. 1/1, Erandwane, Pune - 411 004.

 **+91 8956 739 573**

www.belvalkar.com

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