



PRATIBHA SADAN

Crafting a Better Tomorrow

A Project By:



PRATIBHA
SADAN



Bringing together convenience and stylish homes for a great experience



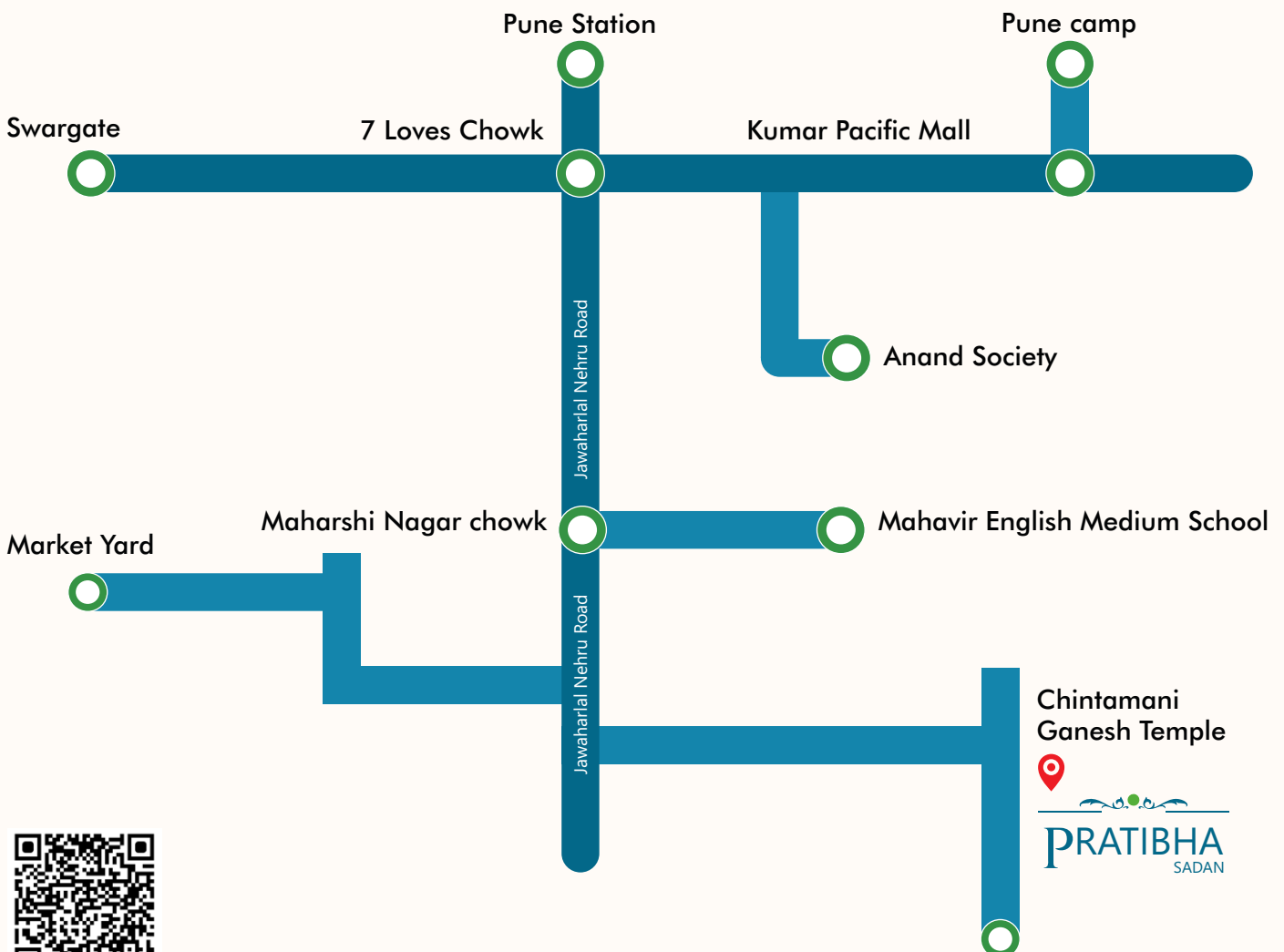
Welcome to Pratibha Sadan, where modern living meets unparalleled convenience. Our latest residential project seamlessly blends sophistication, elegance, and functionality, designed to accommodate a variety of lifestyle needs. Pratibha Sadan offers a range of thoughtfully crafted 2, 2.5, and 4.5 BHK residences, each offering the perfect balance of comfort and luxury. Every home is designed with contemporary finishes, smart home features, and spacious layouts to provide a living experience that meets the highest standards.

At Pratibha Sadan, we understand that a home is not just a place to live but a reflection of your aspirations. That's why our residences are carefully crafted to ensure both style and practicality, with attention to every detail. Whether you're starting a family, upgrading to a larger space, or seeking a peaceful home, Pratibha Sadan offers the ideal environment to create lasting memories. Come experience the exceptional living spaces that await you at Pratibha Sadan, where convenience, elegance, and comfort come together in perfect harmony.



An Exceptional Location

Pratibha Sadan is perfectly located in Pune, offering residents easy access to essential services and amenities. Ranka Hospital is just a short distance away, ensuring quick access to healthcare facilities. Families will appreciate the proximity to Mahavir English School, providing quality education nearby. For commuting, Swargate Bus Station and Swargate Metro Station are conveniently located, making daily travel seamless and connecting you to key areas of the city. Additionally, the area is surrounded by parks and shopping centers, creating a well-rounded living experience in a vibrant neighborhood.



Scan for Instant Information

This map is a conceptual representation and not drawn to scale.

Exploring the Surroundings

Pratibha Sadan offers unmatched convenience, with schools, hospitals, and transport hubs just minutes away, making everyday life hassle-free. Its prime location ensures that whether it's education, healthcare, or connectivity, everything is easily accessible for residents.



Education

Mahavir EM School: 850 m
Bishop's School: 3.5 km

HealthCare

Pune Adventist
Hospital: 600 m
Ranka Hospital: 2 km



Garden & Park

Garden: 10 m

Commuting

Swargate Bus & Metro Station: 3 km
Pune Train Station: 5.5 km
Airport: 13.5 km



Shopping

Kumar Pacific Mall:
2.5 km

Cultural Heritage

Jain Temple : 100 m
Ganapati Temple : premises

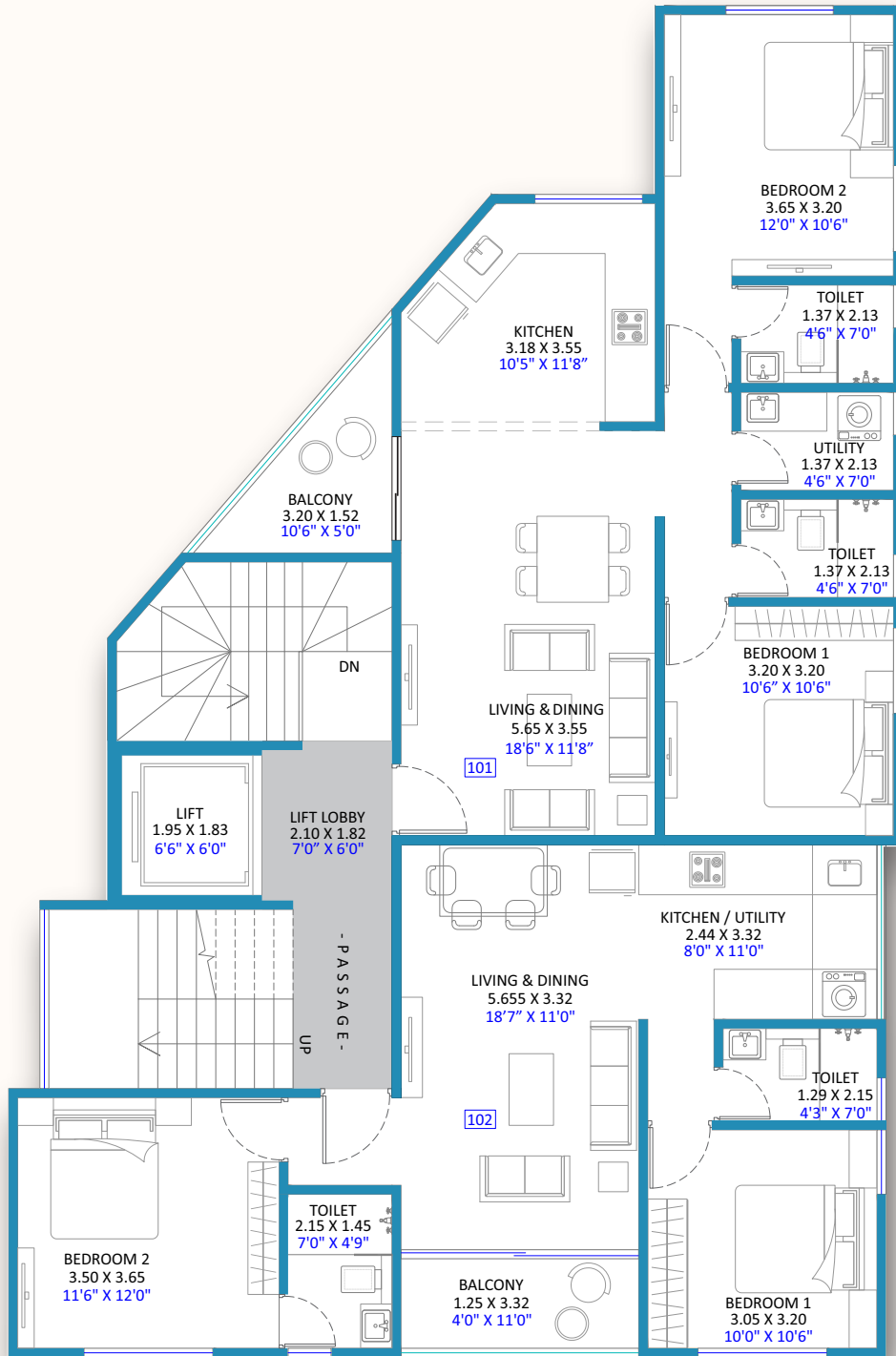


A house becomes a home when it's a reflection of those who live in it, blending comfort with practicality.

This thoughtfully designed floor plan consists of two flats, each blending comfort with practicality. Each flat features two spacious bedrooms positioned for privacy, with nearby separate bathrooms for convenience. The open-concept living and dining areas serve as a central hub for gathering, while the well-designed kitchen provides a sleek and efficient workspace. Both flats include a small balcony, offering a peaceful outdoor escape. This design perfectly caters to modern living while reflecting the lifestyle of its residents.

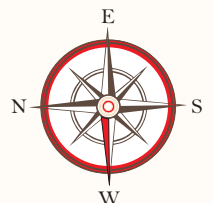


2 BHK Floor Plan



AREA STATEMENT - 1ST FLOOR PLAN

FLAT TYPE	2 BHK	2 BHK
FLAT NO.	101	102
CARPET (SQ.M.)	65.74	59.17
BALCONY (SQ.M.)	4.39	4.15
DRY BALCONY (SQ.M.)	2.92	2.23
TOTAL CARPET (SQ.M.)	73.05	65.54
TOTAL CARPET (SQ.FT.)	786	706



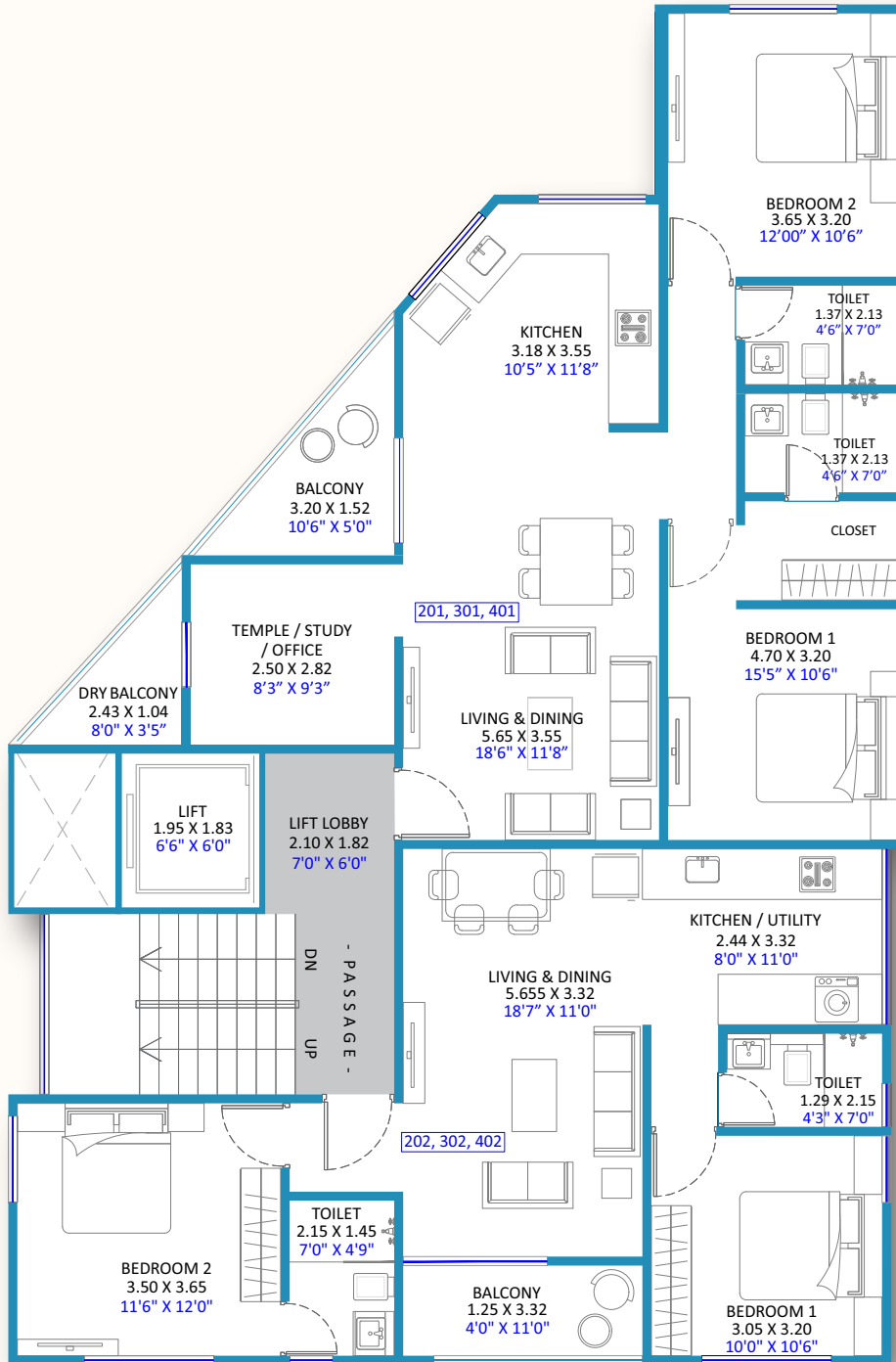
2nd, 3rd, & 4th Floor Layout

A Reflection of You, Where Comfort and Practicality Meet.

A house becomes a home when it reflects the lifestyle and needs of those who live in it. This thoughtfully designed floor plan blends comfort with practicality, offering spacious living areas, serene private spaces, and a seamless flow that supports both relaxation and everyday living. Every detail is crafted to make the space not just functional, but a true reflection of its residents.

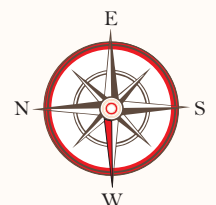


2 & 2.5 BHK Floor Plan



AREA STATEMENT - TYPICAL 2ND, 3RD & 4TH FLOOR PLAN

FLAT TYPE	2.5 BHK	2 BHK
FLAT NO.	201, 301, 401	202, 302, 402
CARPET (SQ.M.)	76.61	59.17
BALCONY (SQ.M.)	4.39	4.15
DRY BALCONY (SQ.M.)	2.51	2.23
TOTAL CARPET (SQ.M.)	83.51	65.54
TOTAL CARPET (SQ.FT.)	899	706

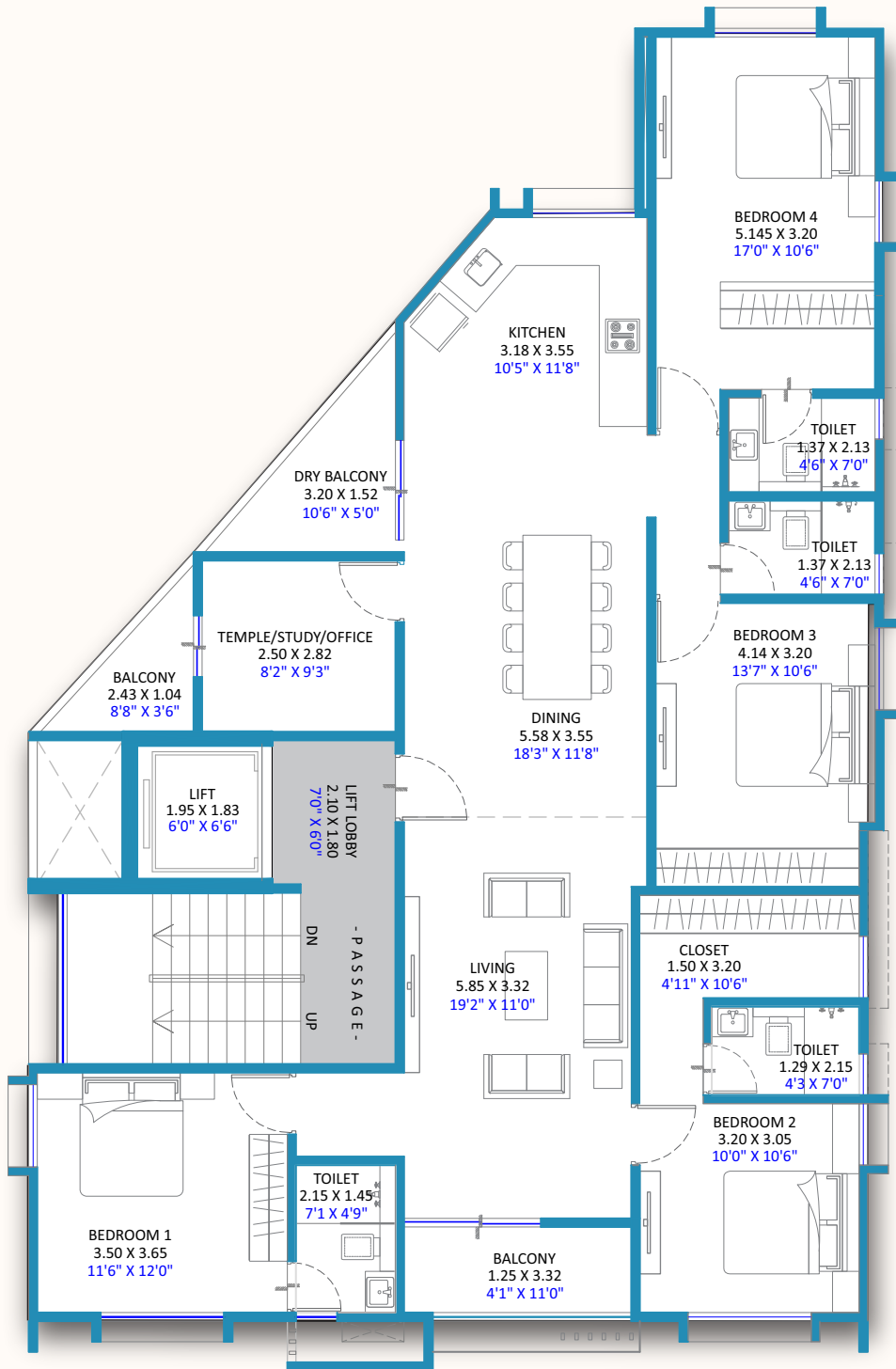


Elegance Redefined, A Spacious 4.5 BHK Designed for Modern Family Living.

This thoughtfully designed 4.5 BHK floor plan offers ample space and versatility for modern family living. With expansive bedrooms, sleek bathrooms, and open living and dining areas, it provides the perfect balance between privacy and communal interaction. The layout ensures that every corner of the home serves both functional and aesthetic needs, making it a comfortable and practical reflection of its residents. Natural light, spacious interiors, and elegant finishes make this the ideal setting for a family seeking a balance of luxury and comfort.

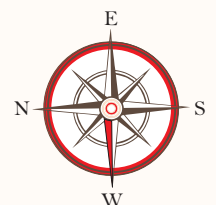


4.5 BHK Floor Plan



AREA STATEMENT - 4.5 BHK FLOOR PLAN

FLAT TYPE	4.5 BHK
FLAT NO.	Optional
CARPET (SQ.M.)	138.79
BALCONY (SQ.M.)	6.88
DRY BALCONY (SQ.M.)	4.45
TOTAL CARPET (SQ.M.)	150.12
TOTAL CARPET (SQ.FT.)	1616



Amenities

Designed for
Peace of Mind

Attractive Entrance Lobby

Ample Parking Space

EV Charging Point in Parking

Automatic Lift of premium make

Power Backup for Lift, Water Pump
and Common Areas

Solar PV Panels for all common areas.

CCTV cameras for common areas

Provision for Phone, Broadband and Dish TV

Rain Water Harvesting

Letter Box and attractive Name Plate
for each Flat

All amenities on the rooftop (Children's
Play Area, Yoga, Meditation,
Cafeteria and Lounge Area)


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Specifications Built for Premium Living



STRUCTURE

- Earthquake Resistant RCC Frame Structure



PLASTERING

- External - Sand faced double coat cement plaster
- Internal – Scratch Plaster and Gypsum finished walls finished walls



DOORS & WINDOWS

- Safety Door in Addition to the main door
- Digital Lock for the main door and Video Door Phone
- Granite Door Frames for toilets with waterproof Flush Door
- Decorative Laminate finished Flush Doors with quality hardware
- Three-track Aluminum Windows with Safety Grill and Mosquito Nets



TILING

- Vitrified quality Flooring Tiles.
- Ceramic wall tiles below granite platform
- Granite bottom window sill for all windows
- Toilet, Balcony & Utility Flooring - Anti-skid Ceramic Tiles
- Parking - Paving Blocks or Tremix Concrete as per architectural design
- Premium Quality wall tiles in kitchen and toilets



PAINTING

- Premium quality paint for Internal Walls
- Weather-shield paint for External Walls



BALCONY

- SS Railing with Toughened Glass



MASONRY

- Internal walls - 4" / 6" thick AAC Block masonry
- External walls - 6" thick AAC Block masonry



PLUMBING

- Separate water tank for Residential and Offices.
- CP and Sanitary Fittings of Jaquar or equivalent make
- Concealed Internal plumbing PVC & CPVC, External plumbing PVC & UPVC of premium make



ELECTRICAL WORKS

- Provision for Geyser point
- Provision for UPS connection for each unit
- Concealed Electrical Wiring with Premium Switches
- AC point in all bedrooms and living rooms





A Complete Property Solution
From Visionary Design To Seamless Construction

At Momsha, we provide top-tier integrated architecture, construction, and property remodeling solutions. With expertise across both residential and commercial sectors, we offer end-to-end services that cover every aspect of building and redevelopment. From innovative architectural design and detailed 3D modeling to efficient construction management and seamless property maintenance, we provide turnkey projects tailored to meet the unique needs of each client.

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सदन

Projected By
Momshe Pratibha Sadan LLP

प्रतिभा सदन

A Project By:



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Legal Advisor
Adv. Mr. Sumit M. Kataria

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