



Shrirang

RESIDENCY

Jyotinagar, New Usmanpura

2 & 3 BHK
PREMIUM RESIDENCES



A BRAND NEW BEGINNING

In heart of Chh. Sambhajinagar



Welcome to Srirang Residency

Discover your dream home in the heart of Chh. Sambhajinagar at Srirang Residency. Nestled in the esteemed Jyotinagar area, this project offers the perfect blend of modern living and cultural richness. Jyotinagar is renowned for its charm and vibrant community, making it one of the most desirable and liveable locations in Chh. Sambhajinagar.

Join us at Srirang Residency, where tradition meets contemporary elegance, and experience the best of urban living in a place you'll be proud to call home.



UNVEILING THE
NEW FACE OF
JYOTI NAGAR


Shrirang
RESIDENCY



The SAME OLD PEACE OF MIND

Now in Jyotinagar



Discover the epitome of serene living at Srirang Residency, an elegant 6-storey standalone building nestled in the lush green, tranquil surroundings of Jyotinagar. This prime location offers a harmonious blend of nature and modern infrastructure, ensuring a peaceful yet connected lifestyle.

- Adjacent to the renowned Jyoti Mandir
- Beside the picturesque Kavetichi Baug public garden

Srirang Residency is more than just a residence; it's a sanctuary where you can enjoy the best of both worlds. Live amidst nature's splendor while staying close to all essential amenities. Embrace a lifestyle of comfort, convenience, and cultural richness at Srirang Residency. Welcome home!



OUR NEIGHBORHOOD



LIST OF KEY DISTANCES



Bank

SBI Dashmesh nagar - 500 m
HDFC Kalda Croner - 1 km



Transport

Railway Station- 3 km
Central Bus Stand- 5 km
Airport - 8 km



Hospitals

United Cigma Hospital- 1 km
Kamalnayan Bajaj Hospital- 3 km
Oriion City Care- 1 km



Sports & Entertainment

Krida Sankul- 2 km
Raka's Lifestyle Club- 500 m
Inox Multiplex- 2.5 km
Prozone Mall- 6 km



Shopping

D Mart- 1 km
Reliance Mall- 2.5 km
Best Price- 5 km
Farm Foods- 1.5 km



Education

Deogiri College- 2 km
Govt Polytechnic- 2km
Govt College of Engineering- 3 km
MIT Engineering College- 3 km

The SAME OLD GLORY

IN HEART OF CHH. SAMBHAJINAGAR

We are excited to bring a blend of timeless elegance and modern innovation to Jyotinagar. Our redevelopment project is transforming this cherished old building into a contemporary masterpiece, featuring cutting-edge construction and amenities while preserving the heart and culture of its long-standing residents. Our dedication to honoring the old living feeling of Jyotinagar ensures that while the building evolves, the essence of community and heritage remains intact.

We are committed to creating a space where the past meets the future, offering residents a perfect harmony of nostalgia and modern comfort. Stay tuned as we bring this vision to life, and welcome to a home where history and contemporary elegance coexist beautifully.



NOW
WITH
MODERN
FEATURES
& FINISHES



EXPERIENCE THE EXCLUSIVE AMENITIES



Kitchen
Trolley



Battery Power back to
Lift & Common Area



Video
Door Phone



Safety Grill
for Main Door



CCTV Camera
for Common Area



Common Solar
Water Heater



False ceiling in
Balcony



Double Height Parking
as Per Specifications



Rain Water
Harvesting



SPECIFICATIONS



STRUCTURE



- Earthquake resistant RCC frame structure as per zone.
- Termite proof treatment to foundation.
- External (6") & Internal (4") walls of burnt bricks.

EXTERNAL FINISH



- Double coat Sand plaster with good quality acrylic paint.

FLOORING



- 2 ft X 4 ft Vitrified Tiles to all rooms.
- 12" X 12" Ceramic Tiles in balcony & terrace.

BATHROOM & TOILET



- Full height dado of standard quality with anti skid flooring tiles to toilet & bathroom.
- Table top wash basin 16" X 22".

KITCHEN



- Black granite kitchen top of 29" width & L shape 15" inch with SS sink 18" X 16"

ELECTRICAL



- Concealed wiring Polycab & modular switches.
- AC Point in all Bedrooms.
- Provision for Internet / Cable TV & Socket in Living Room.
- Two way & sensor light in staircase.

LIFT



- Branded Lift with power backup

DOORS



- Laminated Main door with additional safety grill door.
- Laminated plywood frames with Laminated Flush doors (Pine wood core) for all other internal doors.
- Still grey granite door frames with fiber doors for toilets.
- MS French door for Living room Balcony

WINDOWS



- 3 track powder coated aluminum windows with granite sill.
- Toilet ventilation with provision of exhaust fan.

WATER



- 1 fresh bore well, one underground water tank with overhead water tank. Separate tank for drinking water. (Total capacity of all tanks - 15000 Litter)
- 2 existing AMC water connections. Additional 2 new water connection of suitable diameter, will be Taken from AMC as per permission.

PLUMBING



- Concealed plumbing with Jaguar or Parryware C.P. fitting.
- Parry ware brand Sanitary ware in bathrooms & toilets.
- Waterproof washing place in dry balcony with provision for washing machine.

PARKING



- One car parking to each flat owner under this agreement i.e (2.5 X 5.0 mtrs)
- Parking Tiles in Parking Area
One car parking to each flat owner (Which may be on GF or on Stack Parking) (Choice First Cum First Serre basis)

THE PRIDE
OF JYOTINAGAR



TYPICAL 1ST TO 6TH FLOOR PLAN



CUT SECTION 2 & 3 BHK RESIDENCES



● 3 BHK FLAT

- | | |
|---------------------|--------------|
| A. Living Room | F. Bedroom 2 |
| B. Kitchen / Dining | G. Bedroom 3 |
| C. Master Bed | H. Utility |
| D. Att. Toilet | I. Balcony |
| E. Com. Toilet | |

● 2 BHK FLAT

- | | |
|----------------|---------------|
| A. Living Hall | F. Balcony |
| B. Balcony | G. Kitchen |
| C. Att. Toilet | H. Com Toilet |
| D. Master Bed | I. Bedroom 2 |
| E. Dining | |





For over three decades, Marathwada Constructions has been a beacon of excellence in the real estate industry. Since our inception in 1991, we have meticulously crafted numerous projects, each a testament to our unwavering commitment to quality, service, and affordability. From luxurious residential developments to innovative commercial spaces, from transformative redevelopment projects to meticulously planned plotting ventures, we have left an indelible mark on the landscape of Chhatrapati Sambhajnagar.

33+	55+	10+	2000+
Year of Legacy	Project across Chh. Sambhajnagar & Pune	Lakhs of Sq.ft. space Built	Happy Families

WHY CHOOSE MARATHWADA CONSTRUCTIONS

Decades of Expertise : With a rich legacy spanning more than three decades, we bring unmatched expertise and knowledge to every project we undertake.

Timely Possession : We value your time and dreams. Our unwavering commitment to timely delivery ensures you move into your new home as promised, without delays.

Vastu Compliant Homes : We understand the importance of harmony and positive energy in your living space. Our homes are meticulously designed to be Vastu compliant, promoting well-being and prosperity.

Uncompromising Quality : Quality is the cornerstone of our construction process. From the foundation to the finishing touches, we use only the finest materials and adhere to the highest standards.

Exceptional Support & Service : Our relationship with you doesn't end at possession. We offer comprehensive support and service to ensure your complete satisfaction and peace of mind.

Proven Redevelopment Expertise : With numerous successful redevelopment projects under our belt, we have the experience and expertise to revitalize your community with excellence.

Choose Marathwada Constructions for a home that's built on a foundation of trust, quality, and excellence. Welcome to a legacy of perfection.



OUR LEGACY



Pramod Khairnar (Patil)

Chairman & Managing Director

Pramod Khairnar, the visionary Chairman and Managing Director of Marathwada Constructions, holds a BE in Civil Engineering and brings a wealth of construction experience to the table. As the President of CREDAI Maharashtra for 2023-2025, he leads with dedication and integrity. Since founding Marathwada Constructions in 1991, Pramod has guided the company to numerous successful projects, always emphasizing that "it's all about building relationships, not just structures." His commitment to quality and customer satisfaction has been the cornerstone of the company's enduring success.

Pratik Khairnar (Patil)

Managing Director

Pratik Khairnar, the dynamic Managing Director of Marathwada Constructions, holds a BE in Civil Engineering and a Master's in Building Construction from the USA. Since joining the company in 2015, he has infused new-age thinking and international exposure into the firm's operations. A marketing expert with a keen eye for innovation, Pratik has been instrumental in delivering high-quality projects in Chhatrapati Sambhajnagar and Pune. His leadership continues to drive the company towards greater heights, ensuring excellence in every endeavor.



Vistaar Realities, a new brand established by Pratik and Pramod Khairnar, carries forward the rich legacy of Marathwada Constructions. As the name suggests, Vistaar means "expansion," and the brand has successfully expanded its footprint into Pune, one of Maharashtra's most vibrant cities. Vistaar Realities is synonymous with innovation, excellent work quality, and outstanding service. With three successful projects already delivered in Pune, the brand continues to excel in residential and plotting projects in and around Pune, setting new standards in the real estate industry.



Site Address : Plot No. 208, Near Vitthal Mandir Jyoti Nagar,
New Usmanpura, Chh. Sambhajinagar - 431005

C R E D I T S

Architect
Samiksha Patel
73 91 90 09 00

RCC Designer
Pradeep Mote & Associates
94 22 21 30 27

Publicity & Media
MicroGrafix
72 62 80 20 30

Project by



Marathwada Constructions Pvt. Ltd.

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NOTE : THIS BROCHURE IS PURELY CONCEPTUAL AND NOT A LEGAL OFFERING. THE COMPANY RESERVES THE RIGHT TO ADD, DELETE OR ALTER ANY
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