



सूर्योदय

PUNE'S ICONIC RESIDENCE  
WHERE YOU BELONG

# A NEW LANDMARK IN DECCAN



Discover super-exclusive, ultra-luxe residences in the heart of Pune! Suryoday is a sports lover's dream come true! Located just outside PYC and Deccan Gymkhana Club, your Suryoday home will overlook an iconic neighbourhood, and be within walking distance of the historic sports clubs.

Living in Deccan has its own advantages. Every possible need and want is literally at your doorstep. Entertainment, eateries, colleges, parks, shopping — the locality spells convenience like nowhere else!

Our stunning, plush residences come complete with elegant features, top-notch specifications and thoughtful amenities. Each home speaks the language of opulence and opens your eyes to a whole new way of living. Impressive large windows, spacious balconies, indulgently large rooms, ample parking and rooftop recreation.

## DISCOVER A SPACE THAT SETS YOU FREE





# CRAFTING QUIET LUXURY IN PUNE

Since 2003, Pandit Javdekar has been crafting elegant living and work spaces that spell quiet luxury. Aesthetically designed, thoughtfully planned and impeccably executed, every project is delivered on time to the delight of its discerning buyers.

Pandit Javdekar has completed 80+ projects in 8+ prime locations of Pune. The company has received the prestigious 'Quality Construction' award from AESA Pune, in recognition of the company's unwavering commitment to construction excellence.

Pandit Javdekar has also received the Indian Green Building Council (IGBC) certification for its projects, 'Anjali' (IGBC Platinum), 'Vihang' (IGBC Gold) and 'Sankhya Darshan' (IGBC Platinum) for their sustainable and eco-friendly features.



# FINESSE IN EVERY FEATURE

## WALLS

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- AAC Blocks Masonry with POP/Gypsum finishes for Internal Walls and Ceiling.
- External walls - 125 mm with Acrylic Paint (Asian Paints/ Nerolac).
- Internal walls - 125 or 100 mm with Plastic Emulsion Paint (Asian Paints/ Nerolac).
- Plastic emulsion for all internal walls.

## CEILING

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- RCC Slab with POP/Gypsum finishes for Ceiling with Plastic Emulsion Paint (Asian Paints/ Nerolac).

## FLOORING

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- Marble in Living, Dining & Kitchen & all other rooms.
- Wooden Flooring in Master Bedroom.

## ELECTRIFICATION & POWER BACK-UP

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- Concealed Electrical Piping.
- 4 light points, 1 fan point, 2 – 5 Amp plug points in Each Room.
- AC Points in Living and Dining area.
- Cable/Wiring – (Polycab/Finolex)
- Switches – (Anchor/Legrand)

## POWER BACK-UP

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- Inverter Power backup covering 1 light point & 1 fan point in all rooms and One Light Point in Toilet.

## WINDOWS

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- Aluminium windows with mosquito mesh and with Marble framing (Tostem or equivalent).



## KITCHEN & DRY BALCONY

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- Granite Kitchen platform with 2'0" Height Dado and SS Sink.
- Combination of Anti-Skid / Vitrified tiles and granite in Dry Balcony.
- 15 Amp Point for Refrigerator & Mixer/ Microwave in Kitchen, Washing Machine in Dry Balcony.
- Provision for Exhaust.

## BEDROOMS

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- Television and Telephone Point Provision.
- 15 Amp Point for Air Conditioner.

## DOORS

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- Plywood Door Frames, Veneer Finish Door Shutters with Melamine polish (All internal doors 32mm Thick).
- Main door and Safety door to be Veneer Brass fittings & Night Latch. (Main Door 35mm Thick).
- Sliding Doors to Sit-Out.
- Black Granite/Marble Door frames for toilets

## TOILETS

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- Concealed Piping in all Toilets.
- Provision for Hot water through Common Solar Heating System in all Toilets.
- Anti-skid flooring tiles and 600 x 600 mm dado tiles in all Toilets. (Kajaria/Simpolo/Asian).
- Single lever bath fittings in toilets. (Brand— Jaquar or equivalent).

# ADDING VALUE TO EVERYDAY LIFE

## COMMON AMENITIES



4ft wide Staircase with Marble/Granite for Treads, Risers and Landings. Decorative Steel railing.



Secured Decorative Entrance Lobby with Ramp Access.



Video door phone access and Intercom Facility.



Solar Water Heater System.



One 8 passengers Auto-Door Elevator of reputed make (Kone/Schindler).



Power Backup for Lift, Common Lighting and Water Pump (Kirloskar/Kohler/Cooper).



Drivers Toilet in parking.



CCTV cameras in common areas.



Barrier free accessible common areas for elderly people with provision of wheelchair.





Postal address: Suryoday, Final Plot No. 243/4, CTS No. 768/4, Near PYC,  
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