



SHRUTI  
VIHAR

Prabhat Road  
Lane Number 8



## A New Tradition in Indulgence

The leafy lanes of Prabhat Road have long been a sought-after address for Pune's cognoscenti—and with just reason. Its enclaves, dotted with venerable bungalows on tree-lined avenues are a nostalgic reminder of the city's tranquil past.

Prabhat Road's list of residents—past and present—reads like a who's who roster of the city's luminaries. Here, thespians and captains of industry rub genial shoulders with bureaucrats and regular Joes. Into this rarefied atmosphere now comes a project that imbues the area's tranquility with a level of urban indulgence rarely seen before. And it invites you to make the experience yours.



Artistic Impression

## Central Locale

Prabhat Road. A location that never fails to conjure up visions of quiet shady lanes, clear blue skies, relieved only by the occasional fluffy white cloud. Serene neighbourhoods that hark back to the days when Pune was uncomplicated and hassle-free. The bountiful flora provides a rare green lung in the now bustling metropolis, irresistibly drawing residents out on leisurely strolls through the community. Come, slow down a bit and experience the bliss of a quieter, richer life.



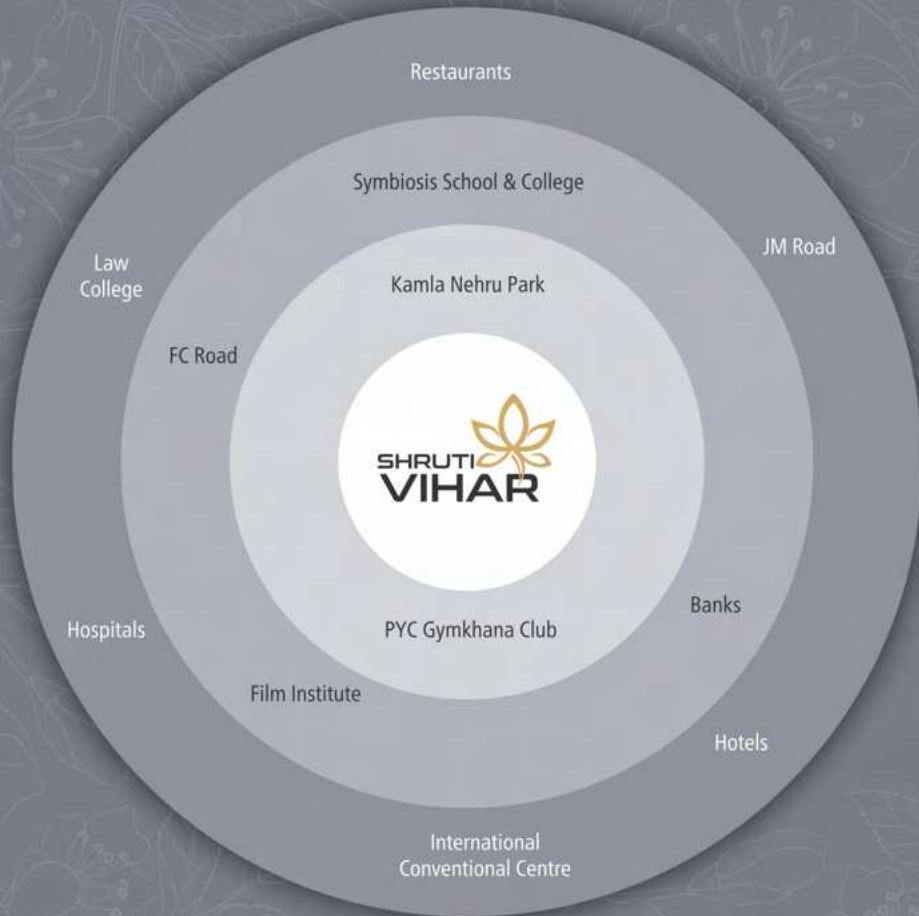
Artistic Impression

# Old World Elegance Meets New Age Ease

Enjoy the best of both worlds in home that combines the tranquil settings of a bygone age with new-age comfort. City central convenience, lush greenery, quiet environs, state-of-the-art security and the latest in building technology, all meet in glorious union to create this one-of-a-kind residential address.



Artistic Impression



## Peace & Comfort



Slap bang in the centre of Pune's historic epicentre. Shruti Vihar's ambience is at delightful odds with its urban location. Rubbing shoulders with the bustling business districts of Shivaji Nagar and Deccan Gymkhana, its blanket of green insulates it from the noise and pollution of the city. Nothing short of an urban oasis, Shruti Vihar is your escape to a serene lifestyle with easy access to every modern facet of 21st century living, be it shopping, education or healthcare.

## Make a Grand Entrance

From the moment you step inside the gates, you're drawn into a world of quiet elegance. From the entrance lobby that's not just a route to the elevators but a statement of style to the rich fittings that grace the lobby, you're drawn into a space that exudes exclusivity.



Artistic Impression



## The Home Beautiful

The neo-modern design lines of Shruti Vihar's architecture's that draw the eye outside continue inside, in layouts that create living spaces flooded with sunlight and an abundance of fresh air. Generous in size, optimized by design, and crafted with pride, every square foot exemplifies thoughtfulness. Living rooms made for entertaining friends, a kitchen that calls to the chef in you, bedrooms that promise nights of refreshing slumber; every minute you spend here will be a moment to treasure.

## SPECIFICATION

### STRUCTURE

- Earthquake resistant R.C.C. frame structure
- Anti termite treated structure

### WALL FINISH

- External brickwork with 6" thick clay bricks
- Internal brickwork with 4" thick clay
- External sand faced plaster
- Internal gypsum finish walls

### DOORS AND WINDOWS

- Decorative main door with premium quality fittings and quality door for bedroom
- Water proof doors for toilets / bathrooms
- Sliding doors for terraces
- High quality branded UPVC sliding windows
- M.S. grills for windows and main doors with design
- Granite window sill for all windows and frames as required
- Floor height 10ft clear can be constructed

### PAINTING

- Good quality apex paint for external walls.
- Royal Asian paint for entire flat
- Vanier for all the doors

### FLOORING

- Bottochino Italian marble flooring in all rooms
- Anti-skid branded ceramic tiles for attached terraces
- Anti skid branded ceramic tiles (Kajaria/ Johnson/ Nitco) for all toilets & bathroom flooring

### ELECTRICAL

- Concealed fire resistant high-quality copper wiring (Polycab/ Finolex)
- Premium modular switches-Schneider brand
- TV point in living room & bedrooms
- Telephone points in living room and bed rooms
- Earth leakage circuit breaker
- AC point in all bedrooms and hall



## Details that Delight

At Shruti Vihar, we've ensured that from floor to ceiling and finishes to fittings, every aspect within your home is subjected to the most meticulous scrutiny necessary to meet the highest standards of approbation—yours!

### KITCHEN

- Kitchen platform with required quality granite top as per member along with parallel platform
- Fascia for platform
- Stainless steel kitchen sink
- Glazed / Ceramics tile dado up to ceiling
- Provision for water purifier, water heater, exhaust fan, etc.
- Provision for points for freeze, dish washer, oven, mixer etc.

### BATHROOM / TOILET

- Granite door frame for toilets
- Toilets with ceramic tile dado full height
- Adjustable louvered windows
- Premium sanitary ware (Jaguar/ Grove/ Kohler)
- High-quality CP fitting (Jaguar/ Grove/ Kohler)
- 2 Way mixer for all the rooms
- Concealed plumbing and wiring
- Provision for exhaust fan
- Provision for geyser







## 'Upper' Class Redefined

Standing above and away from the bustling throng of the city centre, Shruti Vihar lifts you above the surroundings, literally and figuratively. Presenting stunning panoramas of the city below as well as a new benchmark in high living, with its futuristic façade, life-enriching features and expansive living spaces.

Come, get a fresh perspective on life in lavish 3 bedroom residences set so high it puts the horizon on eye level and your lifestyle aspirations within reach



### Top Terrace Amenities

- Terrace Garden With Party Area
- Mini Gym
- Gazebo
- Sit Out Area
- Acupressure Track

### Project Amenities

- AC Entrance Lobby
- Video Door Phone
- Rain Water Harvesting
- Intelligent Security System
- Advance Fire Fitting System
- Stretcher Lift With Back-up (KONE/OTIS/SCHINDLER)
- Solar Electricity Generation System
- Green Space With Water Body
- Underground And Overhead Water Tank With Separate Drinking Water
- CCTV Cameras In Common Areas

## Life Unlimited

Whether it's the sporty life that gets your pulse racing, wellness-enhancing walks along picturesque lanes, or moments spent in quiet contemplation in the manicured terrace garden, your home offers a wealth of plush amenities to transform your life into an unending tryst with





A Satish Kokate Venture

**Founder Director**  
Mr. Satish S. Kokate

**Incepted Year**  
2009

**Our Mission:**

The mission of Fortune Group, Company is to provide an outstanding level of service, excellence, and expertise in the real estate market. To act in the best interest of our clients at all times, by offering unquestionable ethics on all transactions and to develop long-lasting relationships with our customers by offering exceptional service and utmost customer satisfaction.

**Our Vision:**

The satisfaction of our customers is the main priority of the Fortune Group. To make the Real Estate buying and selling as cost-effective as possible while maintaining the highest level of quality and service. Along with providing accurate and up-to-date information, extremely high quality construction standards, timely delivery, transparency in all spheres of business conduct and to continually explore new ideas and technology, to make the selling and buying of real estate faster, less costly, and easier.

## OTHER PROJECTS

**Fortune Perfect**

Kondhwa Budruk, Pune

A Township of 500 Units (Commercial & Residential)

**Fortune Empress**

Handewadi, Pune

A Township of 415 Units (Commercial & Residential)

**Fortune Shubhan**

Yewlewadi, Pune

A Township of 310 Homes (Residential)

**Fortune Srushti**

Yewlewadi, Pune

A Township of 150 Homes (Residential)

**Fortune Siddhipriya**

Handewadi, Pune

A Township of 100 Homes (Residential)

**Fortune Pride**

Yewlewadi, Pune

A Township of 400 Homes (Residential & Commercial)



# 3 BHK Terrace Apartments



A) Living & Dining  
B) Terrace  
C) Kitchen  
D) Dry Balcony

E) Common Washroom  
F) Master Bedroom  
G) Master Bedroom Washroom  
H) Master Bedroom Terrace

I) Kids Bedroom  
J) Kids Bedroom Washroom  
K) Guest Bedroom

## Hands Behind Shruti Vihar

Planning  
Architech Adesign Studio

RCC Consultant  
SSPA

Legal Advisor  
Advocate Mrs. Mrudula Chitale



A Satish Kokate Venture

Site Address:

Shruti Vihar, Sr. No. 35/18, Erandwane, Lane No. 8,  
Prabhat Road, Pune-411 004

Call: +91-8956 96 1157

Website: [www.fortunedeveloper.in](http://www.fortunedeveloper.in)



NOTE: this brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. photographs are not necessarily comprehensive or current. nothing contained in this brochure will take precedence in the final agreement, areas, flats/units, amenities, specifications, floor, roads, open space etc. may be revised.