



**PRATHAM VIHAR**  
DHAYARI, PUNE.



Survey No. 132, Hissa No. 2, Situated at Mouje Dhayari, Taluka Haveli, Pune – 411041.  
**Office Address:** Goodluck Chowk, 893/6, Bhandarkar Rd, Deccan Gymkhana, Pune – 411004.  
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**LOHIA JAIN**  
PROMOTERS & BUILDERS



**PRATHAM VIHAR**  
DHAYARI, PUNE.

IN ASSOCIATION WITH



**RUNWAL**  
PROPERTIES



**SIDDH**  
-DEVELOPERS-

An investment in better living



# THE UNFORGETTABLE

st

Your first bicycle, pure happiness.

Your first prize had you jumping with joy. Your first day of college, the taste of freedom. Your first crush, still makes you smile.

Your first salary, a moment of pride.

That feeling of first lasts forever.

It's time for your next big first...

40+ YEARS  
OF MAKING  
THE PERFECT



Lohia Jain Group boasts a rich experience spanning over four decades. Our passion for construction extends beyond mere bricks and mortar. We create spaces where families thrive and communities connect. With a team of over 100+ skilled individuals, we are dedicated to exceptional craftsmanship, meticulous planning and designing homes built to withstand the test of time.

**st**  
HOME

# NOW, YOU RISE.

With keys in hand and hearts brimming with anticipation, we invite you to step into a world where every detail has been meticulously crafted to elevate your living experience. Welcome to Pratham Vihar.



# THIS IS THE ADDRESS YOU'VE BEEN WAITING FOR.

Pratham Vihar – a testament to joy, comfort and the fulfilment of dreams. More than just a residence, it is your dream home. Where every nook and corner holds the promise of a new beginning.



Located in the lively centre of Dhayari, Pratham Vihar is in a prime spot.

## ONLY MINUTES AWAY FROM

- 📍 **CONNECTIVITY**
  - Sinhgad Road: 5 Min.
  - Mumbai-Bangalore Expressway: 15 Min.
  - Proximity to Katraj: 20 Min.
  - Proximity to Kothrud: 25 Min.
  - Proximity to Baner: 35 Min.
- 📖 **EDUCATIONAL INSTITUTIONS**
  - Podar International School (Ambegaon): 10 Min.
  - Sinhgad Spring Dale Public School (Vadgaon): 15 Min.
  - Ryan International Academy (Nanded City): 15 Min.
  - Sinhgad Institute (Vadgaon Budruk): 20 Min.
- 🏥 **HOSPITALS**
  - Sinhgad Speciality Hospital (Vadgaon Budruk): 15 Min.
  - Satyanand Hospital (Dhankawadi): 15 Min.
  - Deenanath Mangeshkar Hospital (Erandwane): 30 Min.
- 🛒 **SHOPPING MALLS**
  - Abhiruchi Mall & Multiplex: 10 Min.



SCAN FOR LOCATION



Renders for representation purpose only

# Planning 1st

From the architectural vision to the smallest detail, everything is meticulously planned to cater to every member of your family. Experience the perfect blend of form and function in your first home. Efficient layouts, abundant natural light and dedicated spaces for relaxation, play and social gatherings.

# 1<sup>st</sup>

CLASS AMENITIES

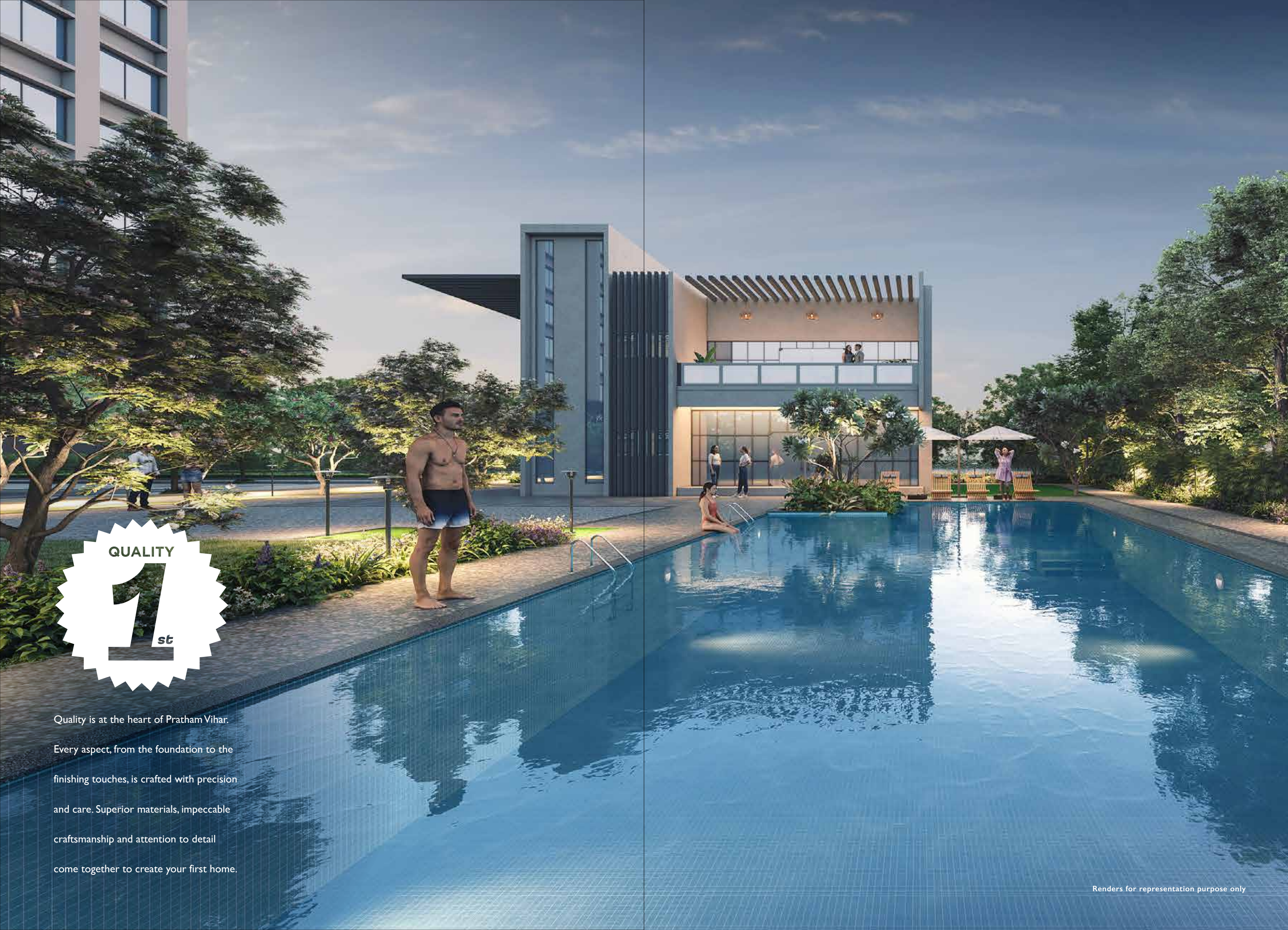
- |                           |   |
|---------------------------|---|
| 1. Jogging Track          | 8. Amphitheatre with Stage              |
| 2. Open Gym               | 9. Cricket Net                          |
| 3. Party Lawn             | 10. Multipurpose Hall<br>(Ground Floor) |
| 4. Senior Citizen Sit-Out | 11. Gym (First Floor)                   |
| 5. Basketball Court       | 12. Kids' Play Area                     |
| 6. Badminton Court        | 13. Yoga Area                           |

- Club House
- Pergola Seating
- Mother and Toddler
- Open Gym
- EV Charging (Bikes & Cars)
- CCTV Cameras in Common Areas
- Water Treatment Plan
- DG Back Up for Common Areas
- High Speed Elevators
- Solar PV
- Acupressure Track
- Intercom System
- And Many More!



**PHASE 1**  
Renders for representation purpose only





Quality is at the heart of Pratham Vihar.  
Every aspect, from the foundation to the finishing touches, is crafted with precision and care. Superior materials, impeccable craftsmanship and attention to detail come together to create your first home.





Design

st

Your first home is meticulously crafted to enhance your living experience. Every room is bathed in natural light, well-ventilated and well-planned to accommodate your furniture seamlessly, ensuring comfort and harmony in every corner.

# FLOOR PLANS

1 BHK  
480 SQ FT (APPROX)



TYPE	TYPE	CARPET	BALCONY	TOTAL CARPET	
				(Sq.m.)	(Sq.ft.)
TYPE A	1 BHK	40.73	3.95	44.68	480.94
TYPE B	1 BHK	40.81	3.98	44.79	482.12

DISCLAIMER: FLOOR PLANS ARE INTENDED TO GIVE A GENERAL INDICATION OF THE PROPOSED LAYOUT ONLY.

# FLOOR PLANS

**2 BHK**  
**OPTION A**  
 655 SQFT APPROX

**OPTION B**  
 666 SQFT APROX



TYPE	TYPE	CARPET	BALCONY	TOTAL CARPET	
				(Sq.m.)	(Sq.ft.)
TYPE A	2 BHK	57.00	3.86	60.86	655.10
TYPE B	2 BHK	58.04	3.80	61.84	665.65
TYPE C	2 BHK	58.04	3.86	61.86	666.29

## OUR TEAM

RCC Consultant – Sunil Mutalik and Associates

Architect – Ankur Associates

Legal Consultant – Adv. Satish Darekar

MEP Consultant – AES-Architectural Energy Solutions

Branding Consultant – The Leap

## OUR COMPLETED PROJECTS



CITY CENTRE,  
HADAPSAR COMMERCIAL

UNIKA, HADAPSAR  
RESIDENTIAL

ODELA, BAVDHAN  
RESIDENTIAL



LOHIA JAIN IT PARK,  
CHANDANI CHOWK, KOTHRUD

RA CASA, BAVDHAN  
RESIDENTIAL

VALLONIA, BAVDHAN  
RESIDENTIAL