





AN ETERNAL REALM: REVERED, ADMIRED, ASPIRED!

An abode of the gods, a limitless sanctuary where moments are savored like years, emotions flow freely, and desires shape reality.

Civilizations have signified it; people have revered it.

*The Sky -
Mystery Presented Beautifully.*

FUTURE EXPANSION





PRISSA PRATHAM

BY **AJWANI GROUP**

**2 & 3 BHK PREMIUM HOMES
AT WAKAD**

Rising in the vibrant locale of Wakad, Pune, **PRISSA PRATHAM** redefines luxury with a seamless blend of architecture, nature, and lifestyle. Developed by the trusted Ajwani Group, this ultra-luxury landmark proposes three iconic residential towers and one commercial tower, creating an integrated world of elegance and convenience. The project offers **2 & 3 BHK PREMIUM HOMES**, designed for those who seek timeless sophistication and thoughtful living.





Designed with Intelligence.

Framed in Beauty



27 Storey Tower



360° Connectivity



71% Open Spaces



5 High-Speed Elevators Per Tower



3-side Open Residences



Multi-Level Amenities



3 Towers In 3 Acres



Privacy-First Architecture



4 Level Car Parking



Distinctive Layout



11 Ft Floor to Floor Height



Luxurious Lifestyle

ARTISTIC IMPRESSION



Live at the **Pulse**

FOR THE CHOSEN FEW



Strategic,
well-connected
location



Near major
IT parks



Growing
education hub



Close to
international
hospitals



SANT
TUKARAM
MAHARAJ
BRIDGE

PUNAWALE

- PROPOSED EON IT PARK
- PROPOSED PANCHASHIL IT PARK



JSPM College

Vision
One Mall

Aditya
Birla Hospital

DANGE
CHOWK

MARUNJI

Akshara
Int. School

Marunji Road

BHUMKAR CHOWK

Phoenix Mall of
the Millennium

WIPRO
CIRCLE

Infosys

HINJEWADI
PHASE II

Hinjewadi-Kasarsai Road

Wipro
Phase II

Infosys
Phase II

TCS

Megapolis
Circle

HINJEWADI
PHASE I

Pawar
Public School

D-Mart

Hinjewadi

WAKAD CHOWK

Wakad

Balewadi
Stadium

BANER

LOCATION MAP

SCHOOLS & COLLEGES —

Euro School	700 M
SNBP School	6.4 Km
SB Patil School	7.4 Km
City Pride School	8.5 Km
Symbiosis Skills & Professional University	9.4 Km

HOSPITALS —

Aditya Birla Memorial Hospital	4.8 Km
Lifeline Multispecialty	5.6 Km
Ojas Hospital	5.8 Km
Ruby Hall Clinic	6 Km
Shree Multispeciality	16.3 Km

CONNECTIVITY —

Mumbai Bangalore Highway	800 M
Mukai Chowk	7.1 Km
MCA Stadium	11.6 Km
Dehu Railway Station	13.3 Km

SHOPPING CENTRES —

Decathlon	1.6 Km
Phoenix Mall of the Millennium	2.3 Km
Reliance Smart Superstore	3.9 Km
DMart	4.7 Km
Elpro City Square Mall	6.4 Km



MAP NOT TO SCALE

SCAN FOR
LOCATION





GROUND FLOOR LEGENDS

- | | |
|----------------------|----------------------------|
| 1. Security Cabin | 9. Event Lawn |
| 2. Commercial Plaza | 10. Lawn Mound |
| 3. Decorated Pathway | 11. Palm Court |
| 4. Driveway | 12. Tree House |
| 5. Drop-off | 13. Pet Park |
| 6. BBQ Deck | 14. Net Cricket |
| 7. Feature Wall | 15. Multipurpose Play Lawn |
| 8. Stage | |



MASTER LAYOUT

FUTURE DEVELOPEMENT

PODIUM FLOOR LEGEND'S

- | | | |
|--|--|--------------------------------|
| 16. Jogging Track/Cycling Track | 32. Kidzville | 48. Planter Seats |
| 17. Blue Lagoon Walkway | 33. Toddler's Wonderland | 49. Zumba |
| 18. Pool Side Cabanas | 34. Senior Social Square | 50. Aerobics |
| 19. Submerged Pool Lounger | 35. Healing Garden And
Reflexology Path | 51. Meditation Corner |
| 20. Leisure Pool | 36. Outdoor Gym | 52. Hammock Seating |
| 21. Infinity Edge | 37. Cross-fit Arena | 53. Kitty Party Area |
| 22. Kid's Pool | 38. Pickle Ball Court | 54. Indoor Games |
| 23. Kid's Splash Pool / Interactive
Water Feature | 39. Yoga & Meditation Lawn | 55. Study, Work, and Knowledge |
| 24. Sunbathing Deck | 40. Life Size Ludo | 56. Garden |
| 25. Screening Wall | 41. Basketball Ring | 57. Corporate Lounge |
| 26. Changing Rooms | 42. Climbing Wall | 58. Juice Counter / Café |
| 27. Amphitheatre | 43. Seating Corner With Graffiti Art | 59. Club House |
| 28. Fragrant Square | 44. Pergola Seating | 60. Gym |
| 29. Event Lawn | 45. Brew Bristo | 61. Steam & Sauna |
| 30. Stage | 46. Entry Court | 62. Squash |
| 31. Feature Wall | 47. Water Body | |



T1 TERRACE AMENITIES

- 63. Grand Lobby
- 64. Table Tennis
- 65. Viewing Deck
- 66. Cushion Cove
- 67. Thor's Hammer
- 68. Bike Racing Simulator
- 69. Planter Seats
- 70. Feature Structure/Trellis
- 71. Meditation Deck

- 72. Yoga Lawn
- 73. Floor Games
- 74. Viewing Deck
- 75. Hammock Seating
- 76. Senior Citizen Plaza
- 77. Event Lawn
- 78. Barbeque Counter
- 79. Juice Counter



MASTER LAYOUT

FUTURE DEVELOPEMENT

T2 & T3 TERRACE AMENITIES

- 80. Building Lobby
- 81. Viewing Deck
- 82. 8 Ball Pool
- 83. Seating Deck
- 84. Air Hockey
- 85. Carrom World
- 86. Planter Seats
- 87. Feature Structure / Trellis
- 88. City Skyline Deck
- 89. Kid's Play Area / Floor Games

- 90. Hammock Seating
- 91. Senior Citizen Plaza
- 92. Viewing Deck
- 93. Event Lawn / Yoga Lawn
- 94. Sky Walk
- 95. Seating Deck
- 96. Star Gazing
- 97. Chitchat Plaza
- 98. Creative Corner

HIDDEN INDOOR AMENITIES

- 99. Chess Arena
- 100. Carrom World
- 101. Foosball
- 102. Board Games Zone
- 103. Family Cove

TREEHOUSE
FULL OF *Wonders*



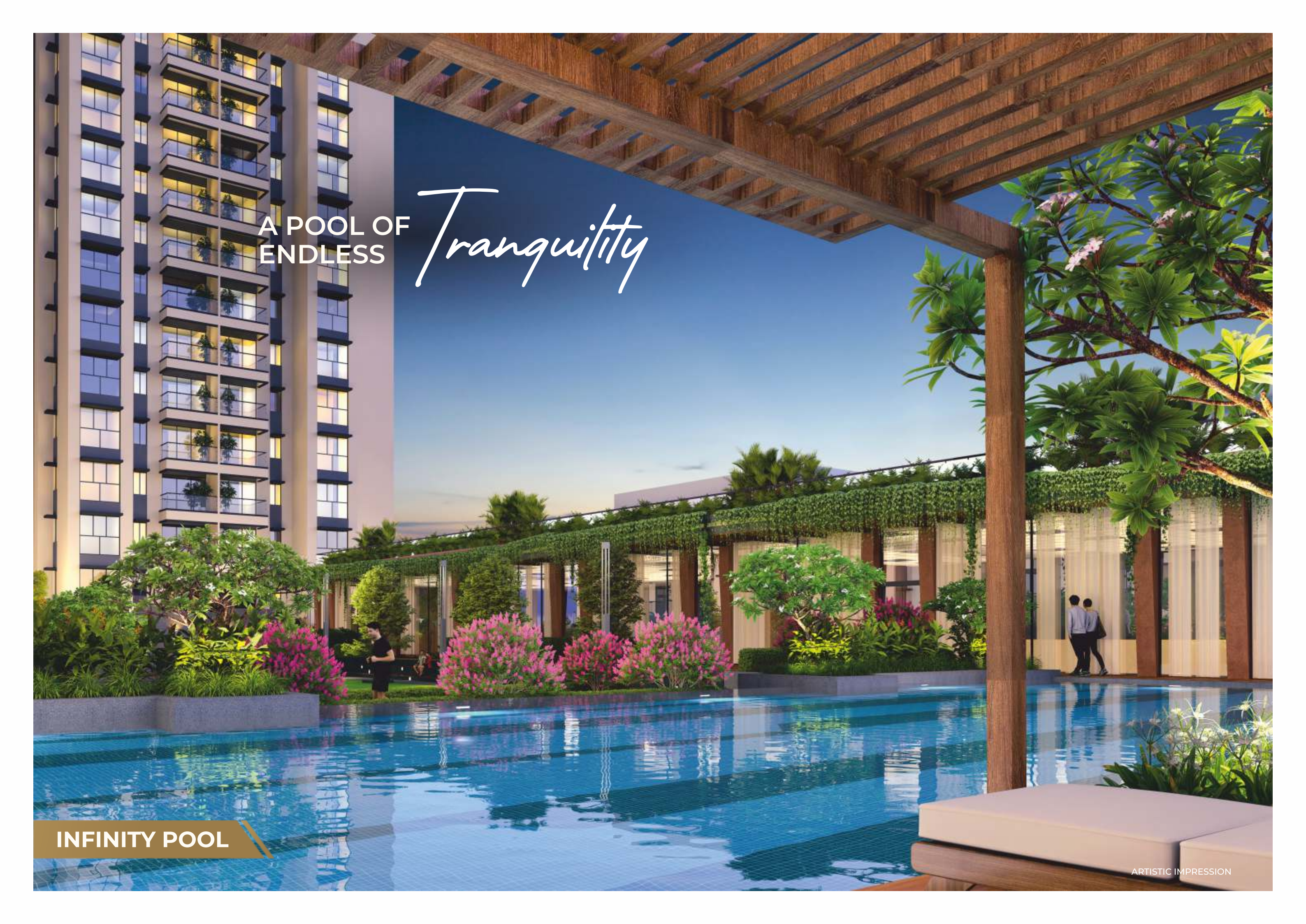
TREEHOUSE

ARTISTIC IMPRESSION

SHADE,
SERENITY, & *Palm Bliss*

PALM COURT

ARTISTIC IMPRESSION

An artistic rendering of a modern infinity pool at dusk. The pool is a large, rectangular body of water with a blue mosaic tile pattern, reflecting the sky and surrounding architecture. To the left, a tall, modern apartment building with glass balconies and warm interior lighting stands against the twilight sky. The pool is bordered by lush landscaping, including green trees, shrubs, and vibrant pink flowers. A wooden pergola with a slatted roof is positioned on the right side of the pool. In the background, a long, low building with a green wall and large windows is visible. Two people are walking near the building. In the foreground, a white lounge chair is partially visible. The overall atmosphere is serene and luxurious.

A POOL OF
ENDLESS

Tranquility

INFINITY POOL

ARTISTIC IMPRESSION



PLAY AREA

SAFE
SPACES FOR

Endless Play

ARTISTIC IMPRESSION

A SPACE
FOR EVERY



Conversation

This is an aerial artistic rendering of a modern residential courtyard. The space is divided into several functional zones. On the right side, there is a large, vibrant green playground with various equipment including slides, climbing structures, and a swing set. Several children are depicted playing in this area. To the left of the playground, there are four distinct sitting areas. Each sitting area consists of a low, dark grey concrete platform with a wooden slatted pergola structure above it, providing shade. People are shown sitting on these platforms, engaged in conversation. The courtyard is filled with lush landscaping, including numerous trees of different sizes, large bushes with pink and purple flowers, and green vines climbing the walls of the surrounding buildings. A paved walkway with a geometric pattern winds through the space, connecting the different zones. In the background, a blue tennis court is visible, and a building with a glass facade and a green roof is partially seen. The overall atmosphere is one of a well-maintained, communal outdoor space.

SITTING AREA

ARTISTIC IMPRESSION

WHERE FRIENDS
MEET, GAMES

Begin

FUTURE EXPANSION

PICKLEBALL COURT

ARTISTIC IMPRESSION



PERGOLA SEATING

WHERE COMFORT
MEETS

Nature

ARTISTIC IMPRESSION

BASK IN THE
BEAUTY OF *Nature*

STAR GAZING & CHIT-CHAT CORNER

ARTISTIC IMPRESSION



CREATIVE CORNER

A SPACE FOR
CREATIVE

Minds

ARTISTIC IMPRESSION

CELEBRATE
UNDER THE *Open Sky*

PARTY LAWN

ARTISTIC IMPRESSION

Specifications

STRUCTURE & MASONRY

- Earthquake-resistant RCC Frame structure
- Internal wall & ceiling in gypsum finish
- Sand-faced coated external plaster

KITCHEN

- Granite platform with stainless steel sink
- Glazed tiles up to 2 feet above kitchen platform
- Electrical points for microwave, refrigerator, induction cooker & exhaust fan
- Washing machine provision - plumbing and electrical points in dry balcony



ELECTRICAL FITTINGS

- Electrical Concealed copper wiring with modular switches and adequate points in all rooms
- Electrical provision for split A/C in master bedroom & living room
- TV cable point in living room
- Provision for inverter backup
- Copper wiring with ELCB

DOORS AND WINDOWS

- Decorative main door and internal flush doors
- Marble framing for toilet doors
- Sliding 3-track UPVC windows with provision for mosquito mesh

FLOORING

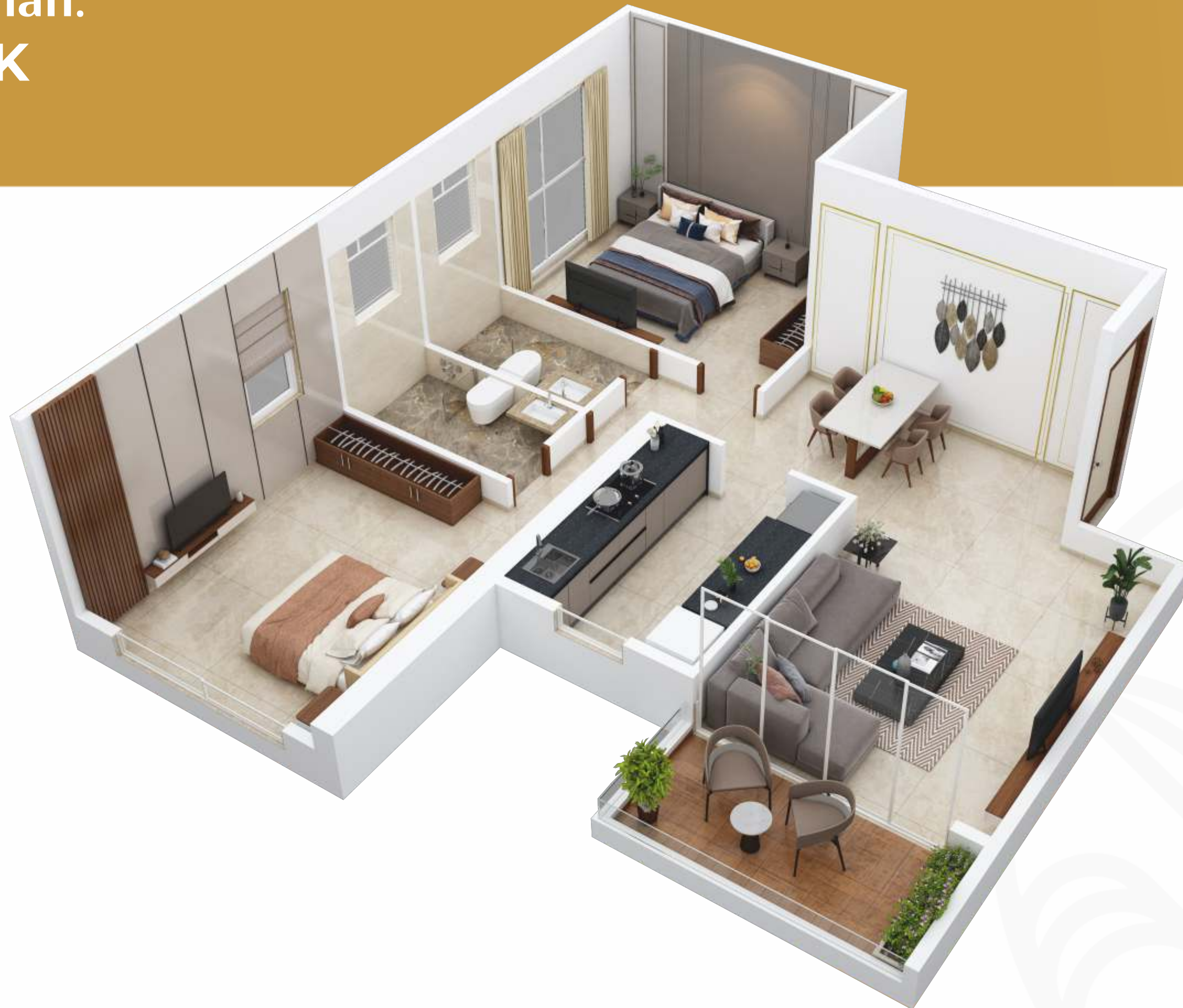
- Vitrified tile flooring in living room, dining, kitchen, bedroom, and passage
- Anti-skid ceramic flooring in balcony and toilets
- Wooden floor in a master bedroom



BATHROOMS

- Glazed tile dado up to lintel level in all bathrooms
- Anti-skid Ceramic flooring in all bathrooms
- CPVC concealed plumbing
- Jaquar / Kohler or equivalent bathroom CP fittings & Sanitary
- Glazed tile dado up to lintel level in WC
- Connection for hot water in the master bathroom.
- Exhaust fan and electrical boiler points

Unit Plan: 2 BHK



Unit Plan: 3 BHK



TOWER 1

TYPICAL 4th, 5th, 7th,
8th, 9th, 11th, 12th, 13th,
15th, 16th, 17th, 19th
& 20th FLOOR



TOWER 1



TOWER 1

TYPICAL 21st, 23rd,
24th, 25th, 27th FLOOR

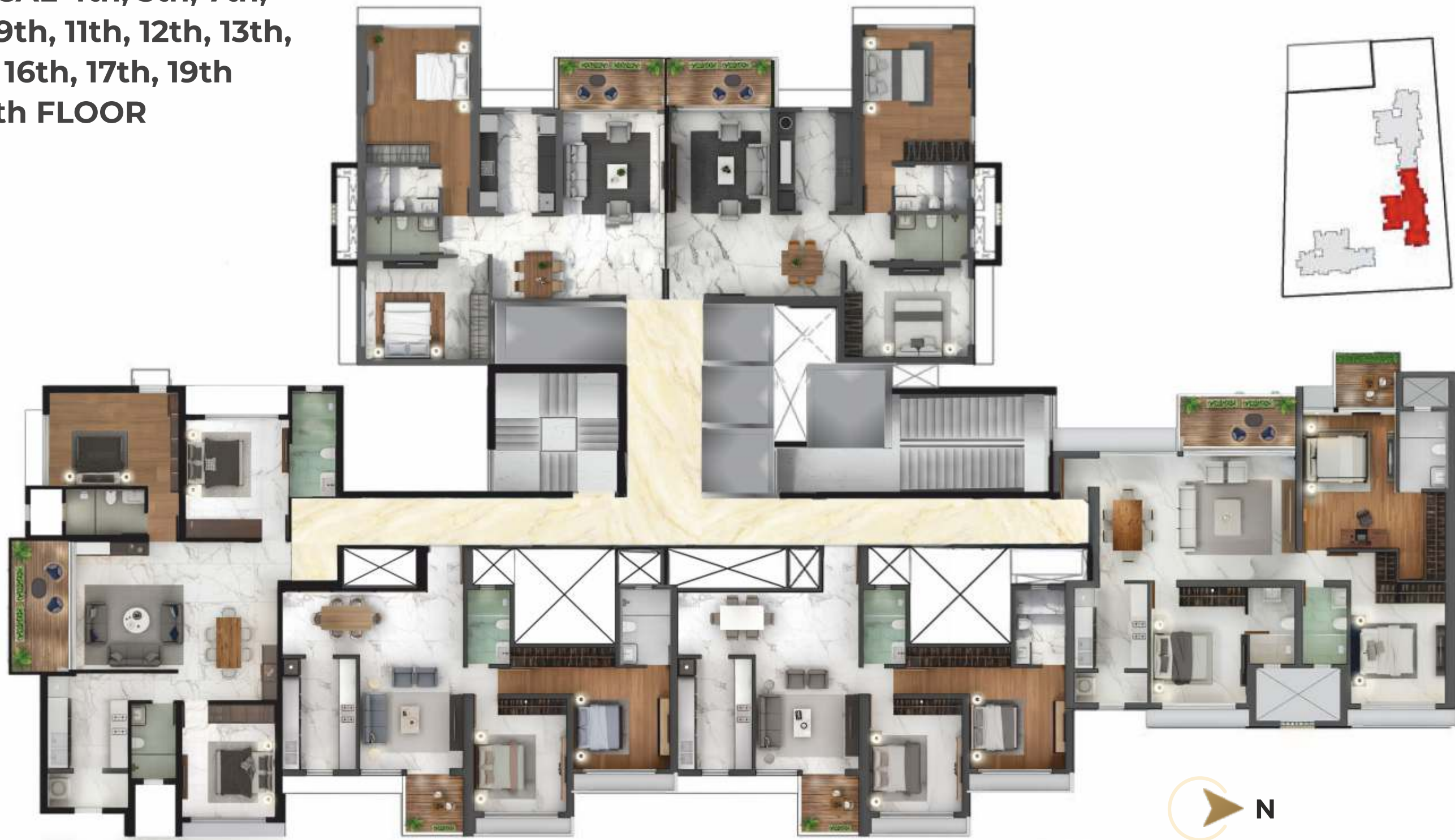


TOWER 1



TOWER 2

TYPICAL 4th, 5th, 7th,
8th, 9th, 11th, 12th, 13th,
15th, 16th, 17th, 19th
& 20th FLOOR



TOWER 2



TOWER 2

TYPICAL 21st, 23rd,
24th, 25th, 27th FLOOR



TOWER 2



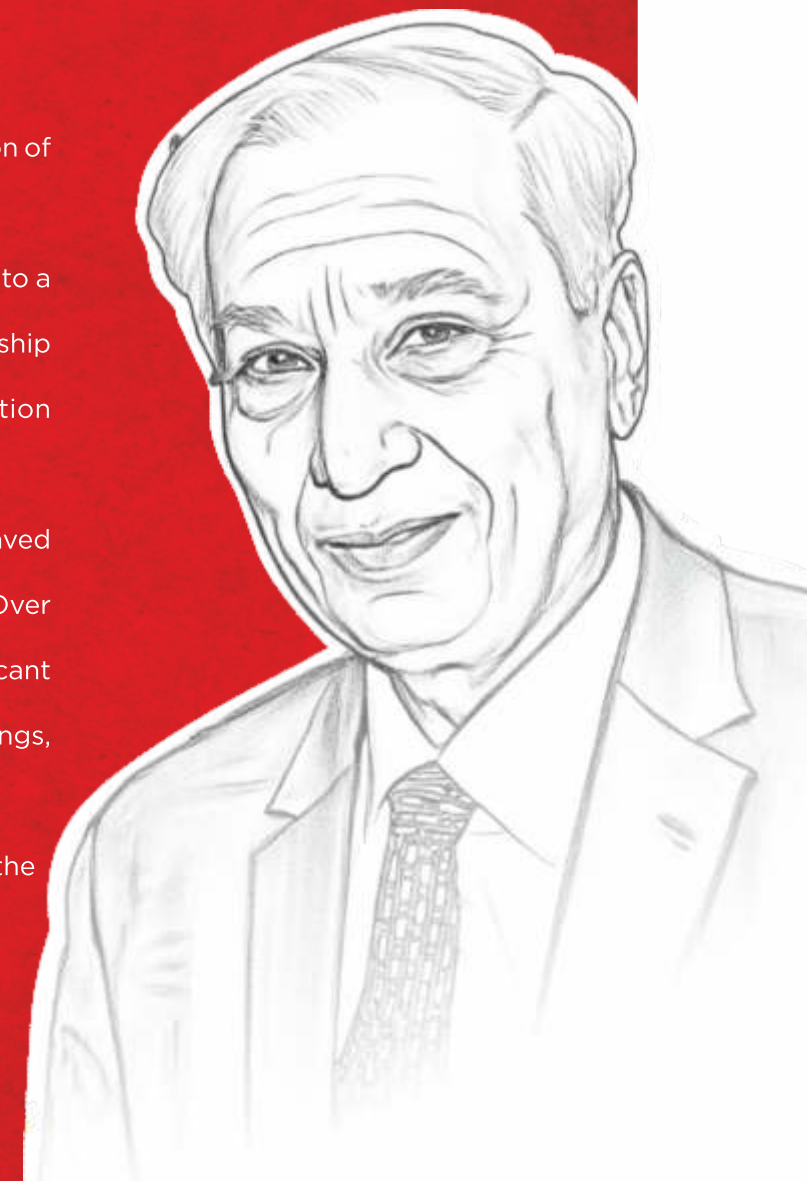
LEGACY BUILT ON
**HONESTY
& INTEGRITY**

The genesis of Ajwani Group is anchored in the exemplary vision of our Founder, the Late G.H. Ajwani.

Founded in 1975 as a proprietary firm, the company evolved into a private limited entity in 1986. His business acumen and leadership abilities have been instrumental in shaping an organization characterized by growth and goodwill.

G.H. Ajwani's foresight and strong techno-commercial skills paved the way for strategic business expansion and diversification. Over the decades, we have executed some of the most significant infrastructure projects in Roads and Highways, Tollways, Buildings, and Marine sectors.

With a pan-India footprint, today the Ajwani Group stands at the vanguard of development in the state.



FOUNDER, THE LATE

G.H. Ajwani.



With a legacy of over 40 years, Ajwani Group stands as a symbol of integrity, innovation, and excellence in India's infrastructure and real estate landscape. What began as a mission to transform India's core infrastructure, through roads, highways, marine works, and mass housing, has today evolved into a visionary real estate brand delivering ultra-luxury developments with an architectural soul. Driven by values, not trends, our every project reflects a rare blend of technical precision and human emotion. From engineering feats to elegant homes, we infuse our projects with enduring quality and timeless design thinking.

40+
Years
of Excellence in
delivering impactful
developments

1200+
Completed
Projects
across infrastructure
and real estate

06
Cities
where we are
shaping the future
of infrastructure



Maharera Registration No

PM1261012501933

<https://maharera.maharashtra.gov.in>



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