







A Legacy of 50 Years

MAKWANA BROS & CO - Setting Standards

In the leadership of **Mr. Dayabhai Makwana** since the 1980s, the company established into contracting & later expanding into building and construction activities and have developed residential, retail, and commercial projects under the name and banner of M/S. MAKWANA BROS. & CO in Pune and PCMC. So far, they have developed over **24 projects** having a footprint of more than a **million square feet** and are extremely well known in the industry, to deliver quality projects in time.

The company has transversed a path of steady growth & expansion and has posted increasing turnover and profits year after year. M/s. Makwana Bros. & Co.'s core values of **Transparency, Quality Work** and **Ethical Business Practices** have been their rock steady pillars to help them expand. Strict adherence to statutory compliance has earned Makwana Bros. & Co admiration from all its **1,800+ delighted customers**.

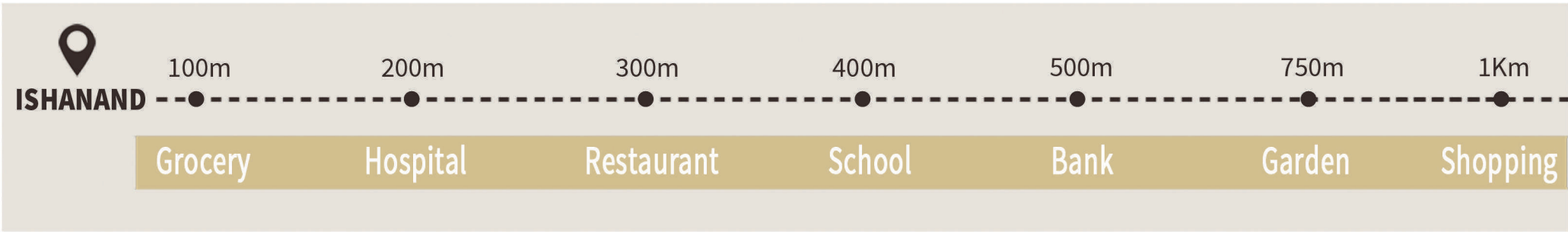
The Origin of Ishanand

Wanowrie, the land of opportunities!

Wanowrie, the land of opportunities has the advantage of being **strategically located**, It is in proximity to other prominent areas such as, MG Road, Camp & Sopan Baug. It is a cosmopolitan locality with **well-maintained** defence enclaves, **sprawling greenery** and **clean roads**.

Wanowrie is renowned for its youth hangouts, shopping malls and restaurants. Life here is further enhanced by the presence of all major banks, hospitals and reputed schools like St. Mary's & Bishop's. Wanowrie is textbook example of a **flourishing social infrastructure**.

A WALK AWAY FROM ALL YOU NEED !





The Planning of Ishanand

Vastu for a better living...

ORIENTATION | SITE PLANNING | PROPORTION | DIMENSION | AESTHETIC

At Makwana and Bros, we always believed to offer the best products to our customers, so when Ishanand was under planning, the emphasis was on **Vastu** and how it plays a crucial role in construction of a building and ensuring space arrangement, principles of design & utilizing geometric patterns, symmetry & directional alignments while ensuring adequate light & ventilation, without compromising luxury comfort by offering **king sized living**.

The planning of Ishanand was made sure to have ultra modern, aesthetically pleasing homes with **intelligent space planning** by renowned architects for maximum comfort. The location of the project is undoubtedly a cherry on the top with day to day human needs at a distance of hop, skip and jump!

LIVE THE GOOD LIFE AT ISHANAND !





ISHANAND

2 & 3 BHK EXQUISITE HOMES AT WANOWRIE

The Lifestyle at Ishanand

Ishanand, Live the good life !

Welcome to Ishanand, a residential community envisioned to offer the most in every living space and eliminating what is redundant.

When you're located in the heart of Wanowrie, why limit yourself to an enclave. Make the most of this flourishing social hub while enjoying the serene environs that add charm to your luxurious home. The 'twin towers' at Ishanand offer **2 & 3 BHK spacious residences** built with the best of specs and features so you have a amplified residential experience.

OCCASIONS MADE MEMORABLE FOREVER !









A PROJECT BY



**MAKWANA
BROS & CO**

www.makwanabros.com



Party Lawn at Ishanand

The Amenities at Ishanand

- **SPORTS & FITNESS**

Play Area

Jogging Track

Gymnasium

Aerobics Room

- **HEALTH**

Cardio Room

Yoga & Meditation Room

- **ENTERTAINMENT**

Urban Katta

Toddlers Play Area

Indoor games

Club House

Table Tennis Room

Cards & Chess Room

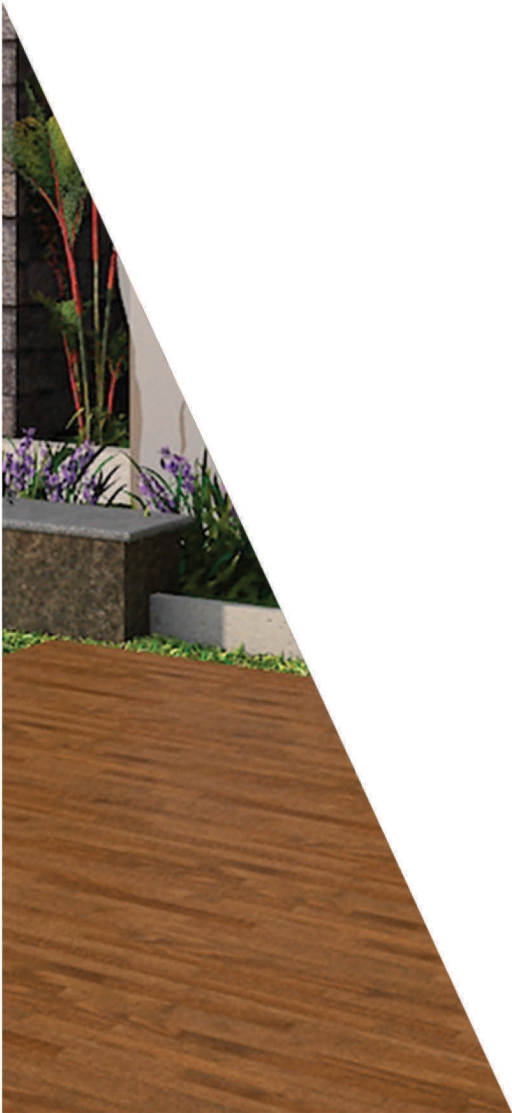
Campfire Area

Senior Citizen Seating

Party Lawn

Multi-Purpose Hall

Office/Conference Room





Indoor Games



Mult-Purpose Hall



Gymnasium

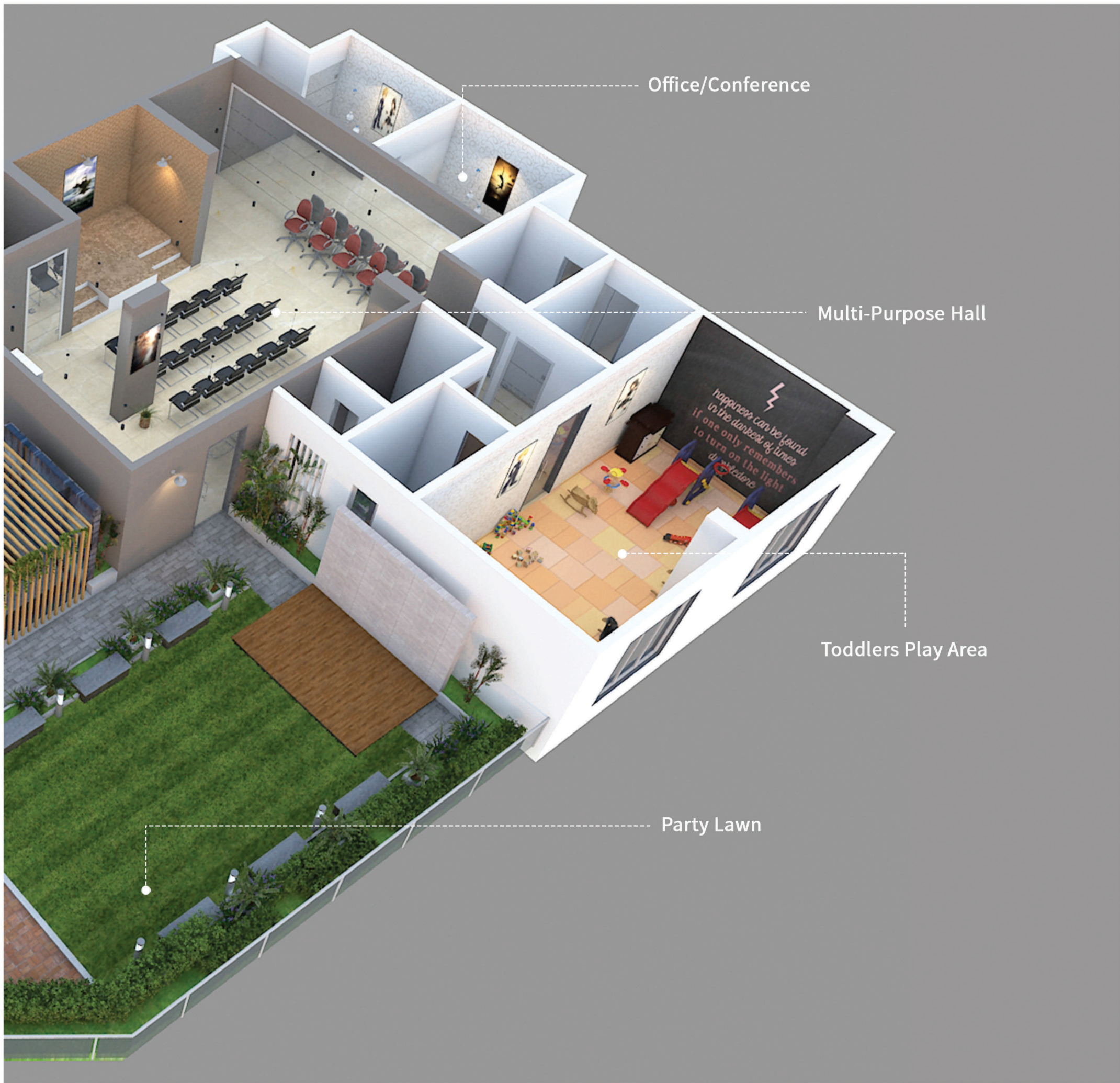


Toddlers Play Area



Senior Citizen Seating





Office/Conference

Multi-Purpose Hall

Toddlers Play Area

Party Lawn

The Specifications of Ishanand

STRUCTURE

- Earthquake resistant R. C. C. frame structure
- 5" Brick masonry for internal & external walls
- Sand faced cement plaster with acrylic paint for exterior
- Gypsum finished plaster with plastic paint for interior walls

APARTMENT

- 1200 mm x 800 mm , Designer vitrified tiles for flooring
- Laminate finished main entrance door with lock
- Laminated internal flush doors with designer laminates
- Granite door frame with laminated flush door for toilets
- Powder coated aluminum sliding windows with mosquito mesh and M.S. safety grill with granite window sill
- Parallel/ "L" shape granite top kitchen platform with Designer stainless steel sink and designer tiles up to lintel level
- 3 way biometric for main lock & Video Door Phone



COMFORT & DESIGN

- Kohler / equivalent C. P. fittings in all toilets
- Kohler / equivalent sanitary wares in all toilets
- Counter basin in master bedroom toilet and common toilet.
- Designer tiles up to lintel level for all toilets
- Concealed electrical wiring with Branded modular switches along with LED tube lights in all rooms.
- T.V points in all rooms and telephone point in all room
- Glass railing for all terraces.

CONVENIENCE

- 2 lifts and 2 staircases for each wing with generator backup
- Inverter Provision for each flat
- Concealed electrical wiring with Branded modular switches along with LED tube lights in all rooms
- 100 % Generator Backup
- CCTV Surveillance



ISOMETRIC VIEW

WING B

ISOMETRIC VIEW WING A





SALEABLE AREA STATEMENT - WING B

Flat Nos.	Type	Carpet Area	Enclosed Balcony	Open Balcony	Open Terrace	Total Area		Saleable Area	
		SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.FT	SQ.M	SQ.FT
501	2BHK	62.45	2.72	10.68	0.00	75.85	816.45	102.40	1102.21
502	2BHK	64.22	2.74	9.26	7.87	84.09	905.14	113.52	1221.95
503	2BHK	67.53	0	9.26	0.00	76.79	826.57	103.67	1115.87
504	2BHK	66.86	2.88	10.20	0.00	79.94	860.47	107.92	1161.64

SALEABLE AREA STATEMENT - WING A

Flat Nos.	Type	Carpet Area	Enclosed Balcony	Open Balcony	Covered Terrace	Open Terrace	Total Area		Saleable Area	
		SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.FT	SQ.M	SQ.FT
501	2BHK	66.08	2.73	9.15	0.00	7.87	85.83	923.87	115.87	1247.23
502	3BHK	93.00	3.20	13.22	0.00	0.00	109.42	1177.80	147.72	1590.03
503	3BHK	92.07	2.59	12.21	0.00	0.00	106.87	1150.35	144.27	1552.97
504	3BHK	102.25	2.61	7.44	7.21	5.66	125.08	1346.26	168.86	1817.59
505	3BHK	99.50	0.00	8.42	9.56	6.86	124.34	1338.40	167.86	1806.83
506	3BHK	95.30	0.00	13.95	0.00	0.00	109.25	1175.97	147.49	1587.56

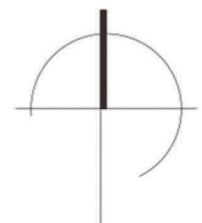
Unit Plan

Odd Floor

WING A



NORTH





SALEABLE AREA STATEMENT - WING B

Flat Nos.	Type	Carpet Area	Enclosed Balcony	Open Balcony	Total Area		Saleable Area	
		SQ.M	SQ.M	SQ.M	SQ.M	SQ.FT	SQ.M	SQ.FT
601	2BHK	62.45	2.72	10.68	75.85	816.45	102.40	1102.21
602	2BHK	63.74	2.72	9.26	75.72	815.05	102.22	1100.32
603	2BHK	67.53	0.00	9.26	76.79	826.57	103.67	1115.87
604	2BHK	66.86	2.88	10.20	79.94	860.47	107.92	1161.64

SALEABLE AREA STATEMENT - WING A

Flat Nos.	Type	Carpet Area	Enclosed Balcony	Open Balcony	Covered Terrace	Open Terrace	Total Area		Saleable Area	
		SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.M	SQ.FT	SQ.M	SQ.FT
601	2BHK	65.22	2.72	9.15	0.00	0.00	77.09	829.80	104.07	1120.23
602	3BHK	93.00	3.20	13.22	0.00	0.00	109.42	1177.80	147.72	1590.03
603	3BHK	92.07	2.59	12.21	0.00	0.00	106.87	1150.35	144.27	1552.97
604	3BHK	102.01	2.59	7.44	6.57	0.00	118.61	1276.72	160.12	1723.57
605	3BHK	99.25	0.00	8.42	8.89	0.00	116.56	1254.65	157.36	1693.78
606	3BHK	95.30	0.00	13.95	0.00	0.00	109.25	1175.97	147.49	1587.56

Unit Plan Even Floor

WING A



NORTH

A PROJECT BY



SCAN FOR MORE DETAILS

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