



LOHIA JAIN  
PROMOTERS & BUILDERS



PRATHAM VIHAR  
DHAYARI, PUNE.

IN ASSOCIATION WITH



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.



Renders for representation purpose only



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.



SCAN FOR LOCATION



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.





# 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
2. Open Gym
3. Party Lawn
4. Senior Citizen Sit-Out
5. Basketball Court
6. Badminton Court
7. Swimming Pool with Kids' Pool

8. Amphitheatre with Stage
9. Cricket Net
10. Multipurpose Hall  
(Ground Floor)
11. Gym (First Floor)
12. Kids' Play Area
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!











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



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



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

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B WING (TYPICAL)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	B-201, 301, 801, 901, 1001, 1101, 1301 210, 310, 810, 910, 1010, 1110, 1310	2 BHK	57.00	3.86	60.86	655.10
TYPE B	B-202, 302, 802, 902, 1002, 1102, 1302, 209, 309, 809, 909, 1009, 1109, 1309	2 BHK	58.04	3.86	61.90	666.29
TYPE C	B-203, 303, 803, 903, 1003, 1103, 1303, 208 308, 808, 908, 1008, 1108, 1308	2 BHK	58.04	3.80	61.84	665.65

B WING (TYPICAL)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	B- 204, 304, 804, 904, 1004, 1104, 1304 207, 307, 807, 907, 1007, 1107, 1307	1 BHK	40.70	3.95	44.65	480.61
TYPE B	B- 205, 305, 805, 905, 1005, 1105, 1305 206, 306, 806, 906, 1006, 1106, 1306	1 BHK	40.81	3.98	44.79	482.12

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E WING (TYPICAL)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	E-201, 801, 901, 1001, 1101, 1301, 210, 810, 910, 1010, 1110, 1310	2 BHK	57.00	3.86	60.86	655.10
TYPE B	E-203, 803, 802, 903, 1003, 1103, 1303, 208, 808, 908, 1008, 1108, 1308	2 BHK	58.04	3.80	61.84	665.65
TYPE C	E-202, 802, 902, 1002, 1102, 209, 809, 909, 1009, 1109, 1309	2 BHK	58.04	3.86	61.90	666.29

E WING (TYPICAL)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	E- 204, 304, 804, 1004, 1104, 1304, 207, 307, 807, 907, 1007, 1107, 1307	1 BHK	40.73	3.95	44.68	480.94
TYPE B	E- 205, 305, 805, 905, 1005, 1105, 1305, 206, 306, 806, 906, 1006, 1106, 1306	1 BHK	40.81	3.98	44.79	482.12

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E WING (MHADA)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	401, 501, 601, 410, 510, 610	2 BHK	57.00	3.86	60.86	655.10
TYPE B	402, 502, 602, 409, 509, 609	2 BHK	58.04	3.86	61.90	666.29
TYPE C	403, 503, 603, 408, 508, 608	2 BHK	58.04	3.80	61.84	665.65

E WING (MHADA)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	404, 504, 604, 407, 507, 607 (MHADA)	1 BHK	00.00	00.00	00.00	00.00
TYPE B	405, 505, 605, 406, 506, 606 (MHADA)	1 BHK	00.00	00.00	00.00	00.00

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E WING (PODIUM/ 1ST FLOOR)								
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET		FORMED CARPET	
					(Sq.m.)	(Sq.ft.)	(Sq.m.)	(Sq.ft.)
TYPE A	E-101 , 110	2 BHK	57.00	4.21	61.21	658.86	3.45	37.14
TYPE B	E-102, 109	2 BHK	58.04	4.21	62.25	607.06	3.45	37.14
TYPE C	E-103, 108	2 BHK	58.04	4.14	62.18	669.31	16.16	173.95
TYPE D	E-104	2BHKXL	61.73	4.42	66.15	712.04	14.41	155.11

E WING (PODIUM/ 1ST FLOOR)								
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET		FORMED CARPET	
					(Sq.m.)	(Sq.ft.)	(Sq.m.)	(Sq.ft.)
TYPE A	F-106	1 BHK	40.74	4.42	45.16	486.10	10.70	115.17
TYPE B	F-107	1 BHK	40.81	4.45	45.26	487.18	10.74	115.61

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E WING (REFUGE)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	E-710, 1210	2 BHK	57.00	3.86	60.86	655.10
TYPE B	E-702, 1202, 709, 1209	2 BHK	58.04	3.86	61.90	666.29
TYPE C	E-703, 1203, 708, 1208	2 BHK	58.04	3.80	61.84	665.65

E WING (REFUGE)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	E- 704, 1204, 707, 1207	1 BHK	40.74	3.95	44.69	481.04
TYPE B	E- 705, 1205, 706, 1206	1 BHK	40.81	3.98	44.79	482.12

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F WING (TYPICAL)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	F-201, 801, 901, 1001, 1101, 1301, 210, 810, 910, 1010, 1110, 1310	2 BHK	57.00	3.86	60.86	655.10
TYPE B	F-203, 803, 802, 903, 1003, 1103, 1303, 208, 808, 908, 1008, 1108, 1308	2 BHK	58.04	3.80	61.84	665.65
TYPE C	F-202, 802, 902, 1002, 1102, 209, 809, 909, 1009, 1109, 1309	2 BHK	58.04	3.86	61.90	666.29

F WING (TYPICAL)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	E- 204, 804, 904, 1004, 1104, 1304, 207, 807, 907, 1007, 1107, 1307	1 BHK	40.73	3.95	44.68	480.94
TYPE B	E- 205, 805, 905, 1005, 1105, 1305, 206, 806, 906, 1006, 1106, 1306	1 BHK	40.81	3.98	44.79	482.12

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F WING (MHADA)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	F-301, 401, 501, 601, 310, 410, 510, 610	2 BHK	57.00	3.86	60.86	655.10
TYPE B	F-302, 402, 502, 602, 309, 409, 509, 609	2 BHK	58.04	3.86	61.90	666.29
TYPE C	F-303, 403, 503, 603, 308, 408, 508, 608	2 BHK	58.04	3.80	61.84	665.65

F WING (MHADA)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
					(Sq.m.)	(Sq.ft.)
TYPE A	E- 304, 404, 504, 604, 307, 407, 507, 607 (MHADA)	1 BHK	00.00	00.00	00.00	00.00
TYPE B	E- 305, 405, 505, 605, 306, 406, 506, 606 (MHADA)	1 BHK	00.00	00.00	00.00	00.00

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F WING (PODIUM/ 1ST FLOOR)								
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET		FORMED CARPET	
					(Sq.m.)	(Sq.ft.)	(Sq.m.)	(Sq.ft.)
TYPE A	F-101 , 110	2 BHK	57.00	4.21	61.21	658.86	3.45	37.14
TYPE B	F-102, 109	2 BHK	58.04	4.21	62.25	607.06	3.45	37.14
TYPE C	F-103, 108	2 BHK	58.04	4.14	62.18	669.31	16.16	173.95
TYPE D	F-104	2BHKXL	61.73	4.42	66.15	712.04	14.41	155.11

F WING (PODIUM/ 1ST FLOOR)								
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET		FORMED CARPET	
					(Sq.m.)	(Sq.ft.)	(Sq.m.)	(Sq.ft.)
TYPE A	F-106	1 BHK	40.74	4.42	45.16	486.10	10.70	115.17
TYPE B	F-107	1 BHK	40.81	4.45	45.26	487.18	10.74	115.61

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F WING (REFUGE)						
TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
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TYPE B	F-702, 1202, 709, 1209	2 BHK	58.04	3.86	61.90	666.29
TYPE C	F-703, 1203, 708, 1208	2 BHK	58.04	3.80	61.84	665.65

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TYPE	FLAT NO	BHK	CARPET	BALOLY	TOTAL CARPET	
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TYPE A	E- 704, 1204, 707, 1207	1 BHK	40.74	3.95	44.69	481.04
TYPE B	E- 705, 1205, 706, 1206	1 BHK	40.81	3.98	44.79	482.12

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## 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





# PRATHAM VIHAR

DHAYARI, PUNE.



MahaRera No.: P52100079882

[www.maharera.maharashtra.gov.in](http://www.maharera.maharashtra.gov.in)

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