

Upcoming Residential Project

Location: Baner

Upcoming Residential Project at Baner

Locality and Neighborhood

Situated in North-West Pune, Baner is a residential cum commercial locality placed alongside the Mumbai-Pune Highway. It is surrounded by Balewadi, Aundh, Pashan, Sus and Mahalunge, other close by employment hubs are Rajiv Gandhi Infotech Park in Hinjewadi & Wakad.

Physical Infrastructure

The locality has road connectivity via Baner Road, Mumbai-Pune Highway (NH-48) and Pashan-Sus Road. The buses run by Pune Mahanagar Parivahan Mahamandal Limited (PMPML) connects Baner with different areas in the city. Pune Junction Railway Station (12 km) and Pune International Airport (18 km) are also well connected and within the reach. Moreover, the 23.3 km planned metro Line 3 (Hinjewadi Phase III - Civil Court) would further improve the physical infrastructure of Baner and boost connectivity in the region. Baner is located close to the Mumbai Pune Express Highway making it an ideal investment destination.

Social & Retail Infra

Baner offers all necessary amenities to its residents. The locality and its near surroundings contain several prominent educational institutions, healthcare facilities, shopping complexes, malls, sports complex, banks and restaurants. Popular retail cum entertainment avenues includes Westend Mall, Reliance Mall, D Mart-Baner, Balewadi High Street and Xion Mall. There are several educational institutions in the vicinity including VIBGYOR High School, CM International School, National Institute of Construction Management and Research (NICMAR), GS Moze College of Engineering, etc. Medical infrastructure is well developed with reputed hospitals like Jupiter Hospital, Aundh Institute of Medical Sciences and Vitalife Medipoint Hospital, etc. The new Phoenix Mall at Wakad in the close vicinity has certainly enhanced the entertainment and shopping experience.

Major Corporates:

Cummins India | Mediaocean | Siemens | Xoriant Solutions | Talentica Software | Bitwise Solutions | Verinite Technologies | Syngeta and many More

Major Employment Hubs around Baner:

Hinjewadi | Wakad | Balewadi | Aundh | Pashan

Malls & Entertainment:

Westend Mall | Xion Mall | Balewadi High Street | Primrose The Mall | Star Bazaar | D Mart | Phoenix Mall - Wakad

Hospitals:

Columbia Asia Hospital | Jupiter Hospital | Lifeline Hospital | Elite Healthcare | Benecare Mother & Child Super specialty Hospital | Aditya Birla Memorial Hospital and many more

Educational Institutes:

CM International School | National Institute Of Construction Management And Research (Nicmar) | National Institute Of Construction Management And Research | Mitcon Institute Of Management | GS Moze College Of Engineering | The Orchid School | VIBGYOR High School | Podar Jumbo Kids and many more

Hotels:

The Orchid Hotel | Ramada Plaza | Sadanand Regency | Sayaji | Ginger and Many More.

Upcoming Developments:

- Upcoming 23.3 km planned metro line from Hinjewadi to Civil court will have a station at Baner
- Upcoming flyovers between Sus and Pashan-Sus link road which is around 10 min from Baner is in pipeline to streamline traffic
- Proposed 128 km ring road around Pune will connect Baner through Pashan Baner link road
- Under Smart City mission, overhaul of 54 regular bus stops with ICT solutions has been planned
- 100 electric busses to add to existing buses for Aundh-Baner-Balewadi-Hinjewadi connectivity

Investment Scenario in Baner:

- Pune is one of India's fastest developing cities with expected growth of 7 to 10 % in 5 years*
- Baner being one of the prime locales in western part of Pune, the infrastructure is already well developed.
- Upcoming metro line and metro stations in the vicinity.
- The New Phoenix Mall at Wakad is in Close Proximity.
- Proximity To IT / ITES Hub, located Close To Mumbai Pune Highway.
- Baner has shown an exponential growth of 13% in 1 year*
- In the last 3 years the ROI is more than 22% for the locale**
- High Rental Demand Due to IT / ITES Proximity, Commercial hubs & Educational institutes in the vicinity, etc.
- Rental value is up by 15% in one year***

(*Source: Magic Bricks – Apr to Jun 22 Vs Apr to Jun 23 - <https://www.magicbricks.com/Property-Rates-Trends/Multistorey-Apartment-rates-Baner-road-in-Pune>

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***Source: Housing.com – https://housing.com/price-trends/property-rates-for-buy-in-baner_pune-P3zgy19bgb2xjywqp

Project Overview

Plot Area: 3.13 Acres

Configurations: 3 & 4 BHK Premium Residences

Total Floor Residential: 3B +LG + G + 2P + 23 Floors

Location Advantages:

The project is nestled in the heart of Baner touching the Mumbai Pune Highway. This is a very prime location with great connectivity.

5 mins from Balewadi Highstreet

10 mins from Hinjawadi

10 mins from Wakad

15 Mins from Chandani Chowk

10 Mins from Aundh

20 Mins from Pune University / Shivaji Nagar

Project Details:

| Configuration | Carpet Area |
|---------------|----------------------|
| 2 BHK | 870 & 934 Sq. Ft |
| 3 BHK Smart | 1012 Sq. Ft. |
| 3 BHK Comfort | 1135 to 1158 Sq. Ft. |
| 4 BHK | 1456 Sq. Ft. |

Project USP's:

- 3 Highrise towers of 90+ Meters Height
- Exclusive Community of 3 & 4 BHK Residences
- 4 apartments per floor
- State of the art amenities spread across 5 levels
- Connected Roof top terrace with unmatched amenities
- Grand double height entrance foyer with waiting area for each Tower
- 180-degree view roof top Infinity Pool (3 side infinity pool)
- Full height glass for each room for optimum ventilation and natural light
- Spacious Apartments
- Large lobbies on each floor with feature wall
- Premium Specifications

Proposed Amenities:

Fun:

- Kids play area
- Pool Tables
- Carrom
- Card Table
- Air Hockey Table
- Fuss Ball Table
- Chess / Board Games
- Arcade Games
- Play Station Zone

Sports & Fitness:

- Cricket practice pitch
- Basketball court
- Full Height Indoor Badminton Court
- Squash court
- Table Tennis
- Health Park / Therapeutic Zone
- Yoga / Aerobics Deck
- Gymnasium / Fitness Center
- Rooftop Jogging track
- Acupressure Walk Way

Leisure:

- Roof top 180 Degree Infinity View swimming pool with decks
- Kids Pool
- Roof top Sunset Deck with loungers
- Mini theatre
- Reading Nook
- Rooftop Relaxation Zone
- Steam & Sauna Room
- Serviced Guest Suites
- Grand double height entrance lobbies with waiting loungers

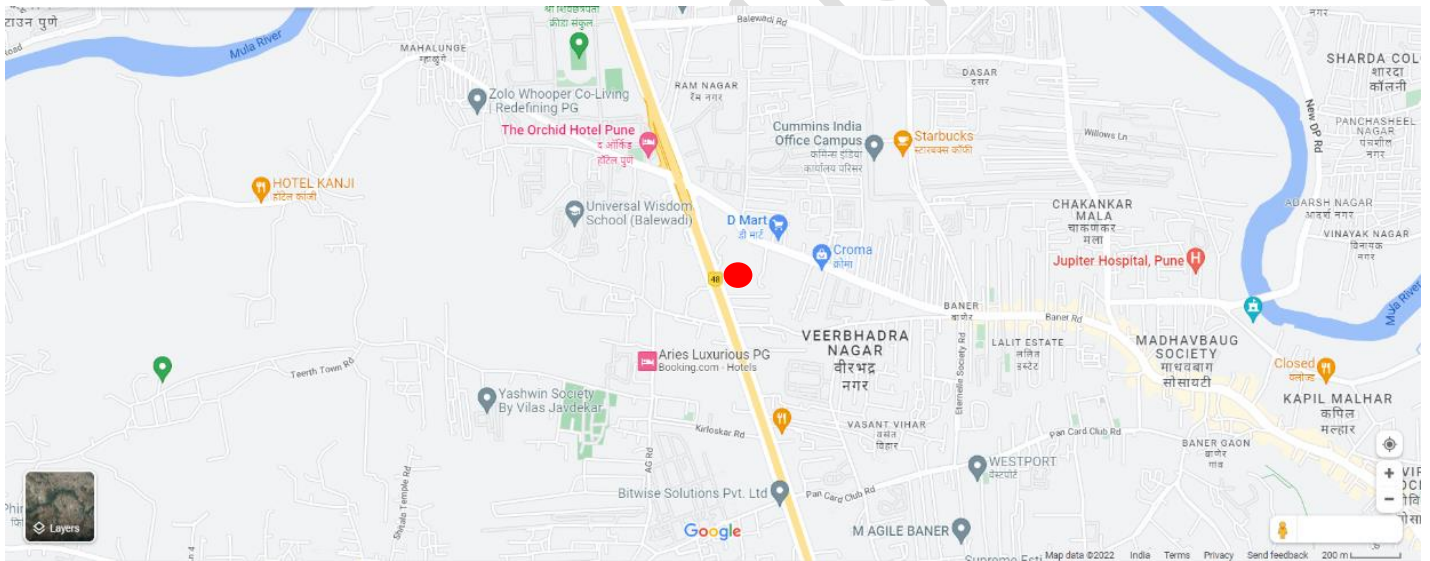
Social:

- Banquet hall
- Party Lawn
- Rooftop Party Area With BBQ Station
- Chit Chat Corners
- Cafeteria
- Senior Citizens Enclave

Convenience & Security:

- Co-working spaces
- Conference Room with VC facility
- Outdoor Work Pods
- Drivers Room
- Electric car & 2 wheelers charging stations
- Wifi in common areas
- Video Door Phone
- Smart touch Switches in all rooms
- Smart Lock for Main Door
- CCTV Camera
- First Air / Emergency Room
- DG Back up for entire apartment (Except 15 Amp Points)
- Rain Shower in Master Bedroom

Location Map: (<https://goo.gl/maps/fJm17XmxTCjKfH596>)

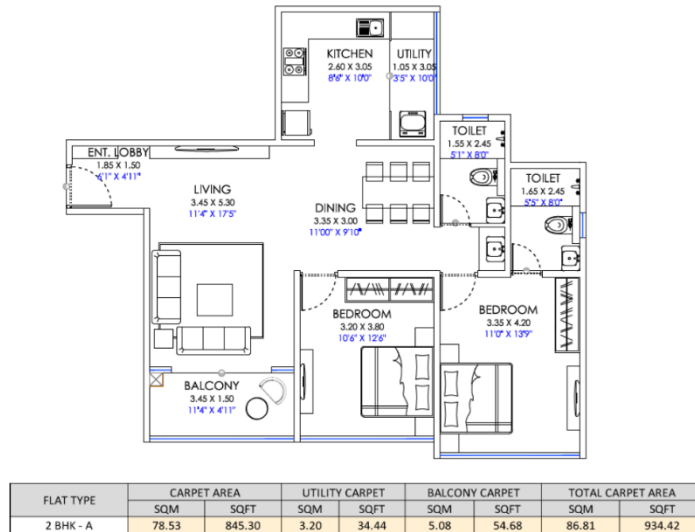


Tentative Master Layout:

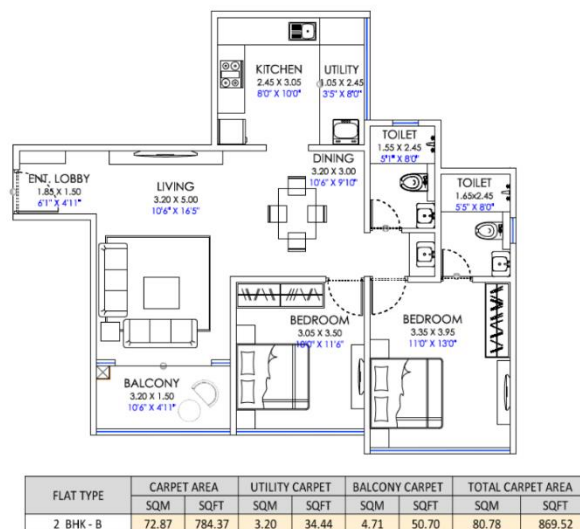


Proposed Tentative Unit Plans:

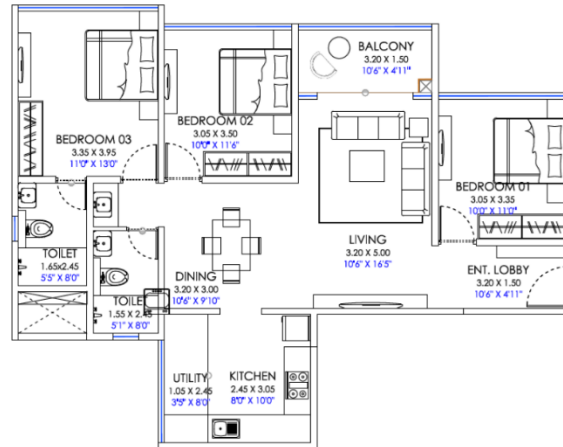
2 BHK A – 934.42 Sq. Ft. Carpet



2 BHK B – 869.52 Sq. Ft. Carpet

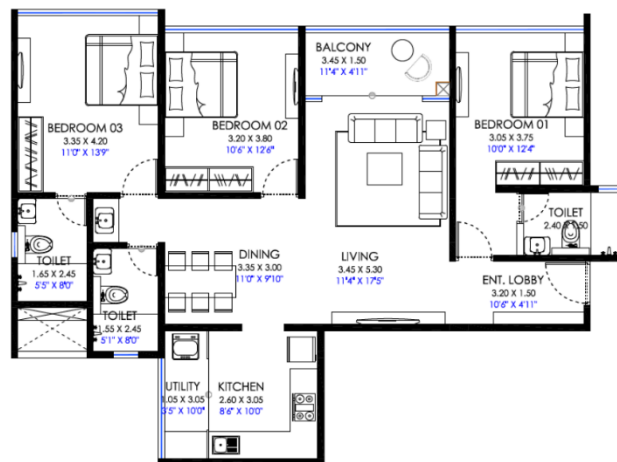


3 BHK Smart – 1011.92 Sq. Ft. Carpet



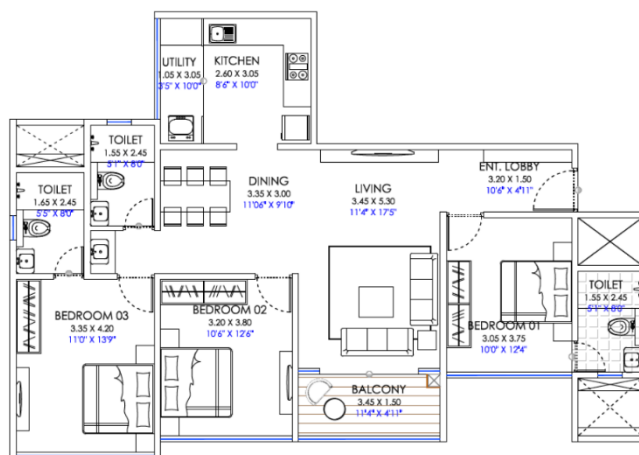
| FLAT TYPE | CARPET AREA | | UTILITY CARPET | | BALCONY CARPET | | TOTAL CARPET AREA | |
|-------------|-------------|--------|----------------|-------|----------------|-------|-------------------|---------|
| | SQM | SQFT | SQM | SQFT | SQM | SQFT | SQM | SQFT |
| 3 BHK SMART | 86.10 | 926.78 | 3.20 | 34.44 | 4.71 | 50.70 | 94.01 | 1011.92 |

3 BHK Comfort B – 1157.78 Sq. Ft. Carpet



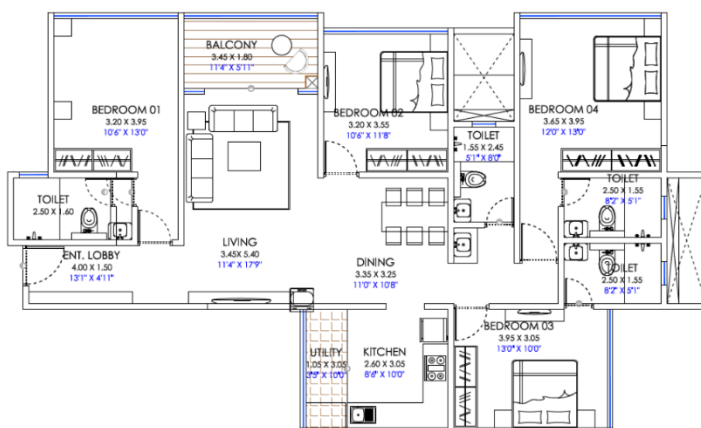
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|-----------------|-------------|---------|----------------|-------|----------------|-------|-------------------|---------|
| | SQM | SQFT | SQM | SQFT | SQM | SQFT | SQM | SQFT |
| 3 BHK COMFORT B | 99.28 | 1068.65 | 3.20 | 34.44 | 5.08 | 54.68 | 107.56 | 1157.78 |

3 BHK Comfort C – 1134.85 Sq. Ft. Carpet



| FLAT TYPE | CARPET AREA | | UTILITY CARPET | | BALCONY CARPET | | TOTAL CARPET AREA | |
|-----------------|-------------|---------|----------------|-------|----------------|-------|-------------------|---------|
| | SQM | SQFT | SQM | SQFT | SQM | SQFT | SQM | SQFT |
| 3 BHK COMFORT-C | 97.15 | 1045.72 | 3.20 | 34.44 | 5.08 | 54.68 | 105.43 | 1134.85 |

4 BHK – 1456.48 Sq. Ft. Carpet



| FLAT TYPE | CARPET AREA | | UTILITY CARPET | | BALCONY CARPET | | TOTAL CARPET AREA | |
|-----------|-------------|---------|----------------|-------|----------------|-------|-------------------|---------|
| | IN SQ.M | SQFT | IN SQ.M | SQFT | IN SQ.M | SQFT | SQM | SQFT |
| 4 BHK | 125.99 | 1356.16 | 3.20 | 34.44 | 6.12 | 65.88 | 135.31 | 1456.48 |

Proposed Elevation (Tentative):



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