

WYCE
EXCLU *City*

THE LAND OF
HAPPINESS

FROM BLUEPRINT TO LEGACY

PARTH DEVELOPERS

- Parth Terrace, Aundh
- Parth Hightes, Aundh
- Parth Heritage, Model Colony
- Parth Villa, Erandavane
- Parth Sadan, Model Colony
- Parth Vihar, Model Colony
- Parth Jainam, Sus
- Shrushti Ph.-1 & Ph-2, Kothrud
- Jeev Amrut
- Sara, Baner
- Amar Serenity, Pashan
- Parth Utopia, Roadpali-kalamboli
- Parth Eurus, Kothrud
- Parth Bhagar Heritage
- Parth Kiona, Maan

SANIKET BUILDERS

- Timescapes, Erandawane
- Stylus, Balewadi
- Saniket House, Prabhat Road
- Sunwinds, Bavdhan
- Balark Arcadia, Sinhgad Road, Pune
- Kamleshwari Park, Parvati Paytha, Pune
- Rockshell, Trimbakeshwar, Nashik
- Waterways, Nashik
- Omkar Swarup, Pune Satara Highway

BALAJI GROUP

- Balaji Metrojazz, Baner
- Balaji Whitefield, Sus
- Balaji Business Center, Baner
- Balaji Infinity, Baner
- Balaji Amar Megaplex, Baner
- Balaji Generosia, Baner
- Balaji Sarjai, Kothrud
- Balaji Shubh Shree, Baner





MILESTONES THAT DEFINE OUR LEGACY

1996

Year of Inception

50+

Delivered Landmarks

6000+

Happy Families

7M+

Square Feet of
Developments

4M+

Square Feet in
the Pipeline

7

Ongoing
Projects

10+

Future
Developments

IN ASSOCIATION WITH



BRING EVERY POSSIBILITY CLOSER TO YOU



EDUCATION

- GG INTERNATIONAL SCHOOL
- SURYADATTA COLLEGE
- LITTLE MILLENIUM SCHOOL
- SANJAY GHODAWAT IIT AND MEDICAL COLLEGE
- RYAN INTERNATIONAL SCHOOL, BAVDHAN



HEALTHCARE

- APOLLO CLINIC
- CHELLARAM HOSPITAL
- ASIAN SPECIALITY HOSPITAL
- APPLE SPECIALITY HOSPITAL



CONNECTIVITY

- MUMBAI-BANGALORE HIGHWAY
- KOTHRUD
- BANER
- PUNE INTERNATIONAL AIRPORT
- PUNE STATION



ENTERTAINMENT

- PHOENIX MALL OF THE MILLENNIUM
- THE WESTEND MALL
- THE PAVILLION MALL
- XION MALL



THE LAND OF
ULTIMATE CONVENIENCE
PUNE'S MOST COVETED LOCATION.

CONNECTIVITY

- Pune - Bangalore Highway - 2km
- Baner - 7km
- Hinjawadi - 11km
- Shivajinagar - 12km
- Pune Station - 15km
- Pune Airport - 20km

RESTAURANTS

- Oasis- 4.5km
- Ambrosia - 3km
- D Palace - 500mtr
- Cafe Peter - 1.9km
- La Bali -750mtr

ENTERTAINMENT

- City Pride - 7.5km
- E Square - 9km
- Spot 18 - 15km

HEALTHCARE

- Chellaram - 1km
- Krishna - 5.5km
- Sahyadri - 8km
- Deenanath - 8.5km

EDUCATION

- MIT - 6km
- Savitribai Phule University - 9km
- Symbiosis - 9.5km

SHOPPING

- Ozone - 8.5km
- Westend Mall - 9.5km
- Centro Mall - 12km
- Phoenix Mall of Millenium - 12km

WORK PLACE

- ICC Tower - 11km
- IT Park Hinjawadi - 14km
- Bitwise - 5.5 km





ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

YOUR EXCLUSIVE CITY CRAFTED
WITH EXCEPTIONAL EXPERIENCES



DISCOVER THE FIVE REALMS OF HAPPINESS

Enveloped in a vast 11-acre expanse

THE LAND OF SOCIALIZING

Embrace community living and create cherished memories in a welcoming atmosphere, where every gathering fosters connection and joy.

3 SOCIAL & ENTERTAINMENT ZONE

2 SPORTS & ACTIVITY ZONE

4 HEALTH & WELLNESS ZONE

5 KID'S ART & PLAY ZONE

1 NATURE & TRANQUILITY ZONE

2 SPORTS & ACTIVITY ZONE

1 NATURE & TRANQUILITY ZONE

THE LAND OF ACTIVITY

Dive into a world of vibrant activities that inspire your passion and hobbies, where every day brings new opportunities for joy and adventure.

THE LAND OF WELLNESS

Embrace holistic living with spaces designed to uplift your fitness, creating harmony for mind, body and soul.

THE LAND OF ADVENTURE

Set out on thrilling journeys and discover new passions, with experiences that spark your curiosity and awaken your sense of wonder.

THE LAND OF TRANQUILITY

Escape to serene environments that invite reflection and calm, allowing you to unwind and reconnect with the beauty of nature.

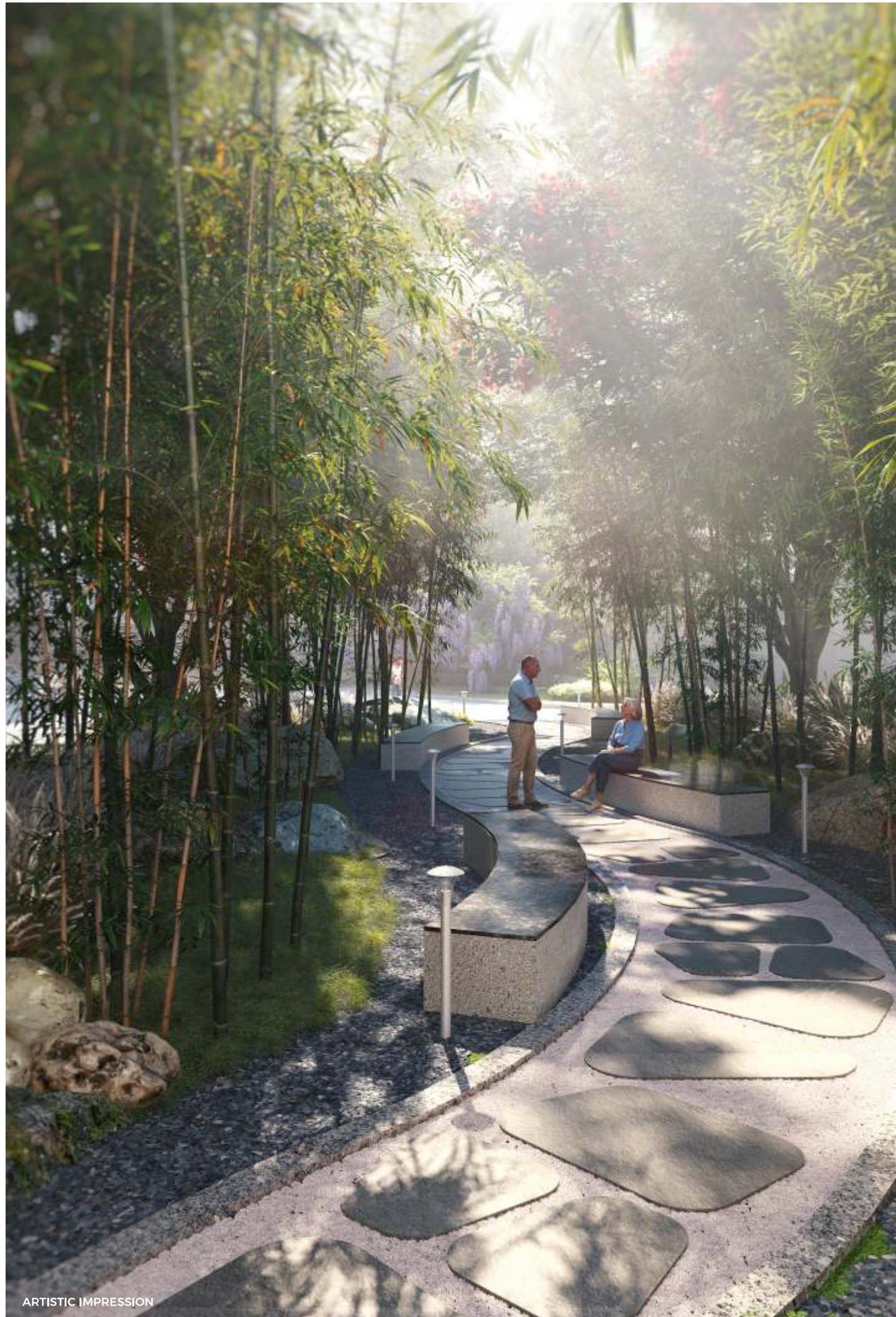


ARTISTIC IMPRESSION



1

NATURE & TRANQUILITY ZONE



ARTISTIC IMPRESSION

IMMERSE YOURSELF IN THE SERENE SYMPHONY OF NATURE'S WONDERS

- ◆ HERBAL GARDEN
- ◆ BUTTERFLY GARDEN
- ◆ LAWN AREA
- ◆ MIYAWAKI FOREST
- ◆ FOREST GARDEN
- ◆ PEBBLE PATHWAY





2

SPORTS & ACTIVITY ZONE

ARTISTIC IMPRESSION

IGNITE YOUR ENERGY AND EMBRACE THE THRILL OF ACTIVE WORLD

- ◆ NET-CRICKET
- ◆ ACTIVITY LAWN
- ◆ FLOOR GAMES
- ◆ OPEN GYM
- ◆ 2 COVERED BADMINTON COURTS
- ◆ SQUASH COURT
- ◆ BASKETBALL COURT





3

SOCIAL & ENTERTAINMENT ZONE

ARTISTIC IMPRESSION

A PERFECT HEAVEN FOR JOYFUL CONNECTIONS AND CELEBRATIONS

- ◆ PARTY LAWN
- ◆ AMPHITHEATRE/STAGE
- ◆ CHITCHAT CORNER
- ◆ CAMPFIRE SPACE
- ◆ PERGOLA SEATING
- ◆ AQUA GYM
- ◆ PET AREA





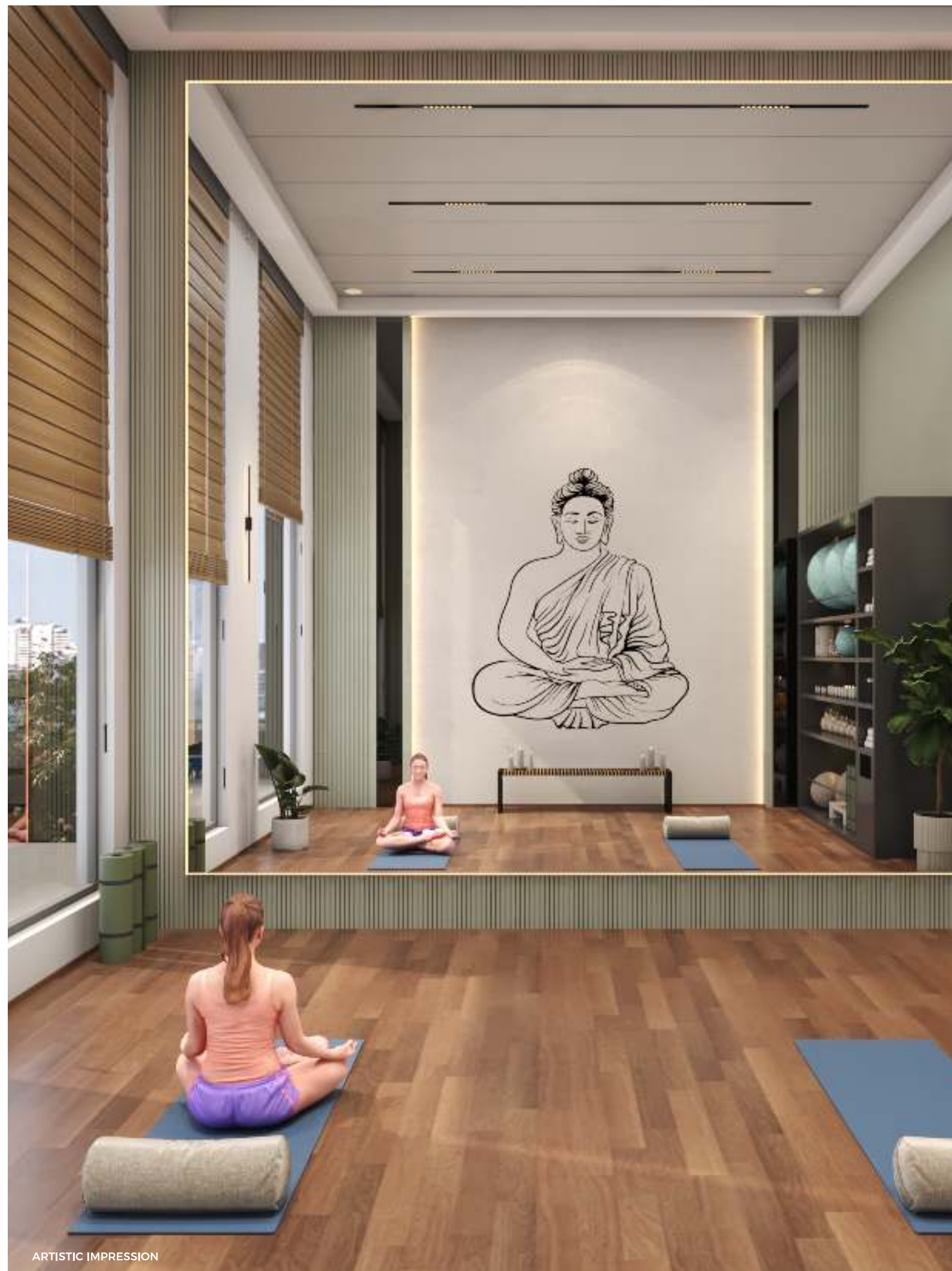
4

HEALTH & WELLNESS ZONE

A HOLISTIC SANCTUARY TO TRANSFORM YOUR FITNESS & STRENGTH

- ◆ GYMNASIUM
- ◆ YOGA & ZUMBA
- ◆ CYCLING TRACK
- ◆ SWIMMING POOL
- ◆ AQUA GYM
- ◆ KIDS POOL
- ◆ STEAM/ SAUNA









5

KID'S ART &
PLAY ZONE

EXPLORE A WORLD OF ENDLESS FUN AND UNFORGETTABLE ADVENTURES

- ◆ CHESS TABLE
- ◆ TABLE TENNIS
- ◆ POOL TABLE
- ◆ FOOSBALL
- ◆ DRAWING ROOM
- ◆ CARD ROOM
- ◆ MUSIC ROOM & DRUM STAND
- ◆ CRECHE



3 SOCIAL & ENTERTAINMENT ZONE

4 HEALTH & WELLNESS ZONE

1 NATURE & TRANQUILITY ZONE

2 SPORTS & ACTIVITY ZONE

5 KID'S ART & PLAY ZONE

2 SPORTS & ACTIVITY ZONE

1 NATURE & TRANQUILITY ZONE

MASTER LAYOUT

1 NATURE & TRANQUILITY ZONE

- HERBAL GARDEN
- BUTTERFLY GARDEN
- LAWN AREA
- MIYAWAKI FOREST
- FOREST GARDEN
- PEBBLE PATHWAY

2 SPORTS & ACTIVITY ZONE

- NET-CRICKET
- ACTIVITY LAWN
- FLOOR GAMES
- OPEN GYM
- 2 COVERED BADMINTON COURTS
- SQUASH COURT
- BASKETBALL COURT

3 SOCIAL & ENTERTAINMENT ZONE

- PARTY LAWN
- AMPHITHEATRE/STAGE
- CHITCHAT CORNER
- CAMPFIRE SPACE
- PERGOLA SEATING
- PET AREA

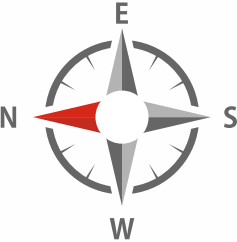
4 HEALTH & WELLNESS ZONE

- GYMNASIUM
- YOGA & ZUMBA
- CYCLING TRACK
- SWIMMING POOL
- AQUA GYM
- KIDS POOL
- STEAM/ SAUNA

5 KID'S ART & PLAY ZONE

- CHESS TABLE
- TABLE TENNIS
- POOL TABLE
- FOOSBALL
- DRAWING ROOM
- CARD ROOM
- MUSIC ROOM & DRUM STAND
- CRECHE

E - Building
Typical Floor Plan



FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/4	2 BHK	70.17	755	5.11	55	75.28	810

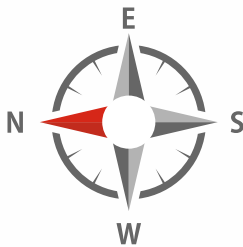
FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 2/3	3 BHK	97.78	1053	5.33	57	103.11	1110

E - Building

Refuge Floor Plan

4th, 9th, 14th, 23rd,

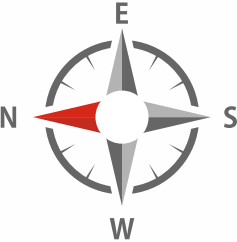
28th & 33rd Floor



FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/4	2 BHK	70.17	755	5.11	55	75.28	810
SERIES 2	3 BHK	97.78	1053	5.33	57	103.11	1110

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 3	2 BHK	77.48	834	0	0	77.48	834

F - Building
Typical Floor Plan



FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/4	4 BHK	161.42	1738	14.77	159	176.19	1898

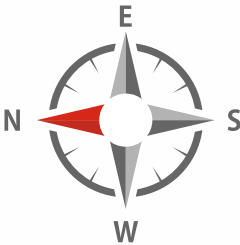
FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 2/3	3 BHK	110.57	1190	6.12	66	116.69	1256

F - Building

Refuge Floor Plan

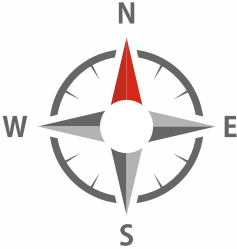
4th, 9th, 14th, 23rd,

28th & 33rd Floor



FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1	4 BHK	161.42	1738	14.77	159	176.19	1898
SERIES 2	3 BHK	110.57	1190	6.12	66	116.69	1256

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 3	2 BHK	88.08	948	6.12	66	94.2	1014
SERIES 4	3 BHK	141.6	1524	14.77	159	156.37	1684



I - BUILDING
Typical Floor Plan

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/ 2/ 3/ 4	3 BHK	87.14	938	5.07	55	92.21	993



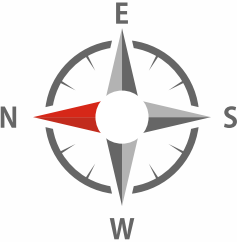
I - BUILDING
Refuge Floor Plan
4th, 9th, 14th, 23rd,
28th & 33rd Floor

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/ 2 / 4	3 BHK	87.14	938	5.07	55	92.21	993
SERIES 3	2 BHK	68.96	742	5.07	55	74.03	797



E - Building
2 BHK - TYPE 1
TYPICAL FLOOR UNIT PLAN

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
2BHK	70.17	755	5.11	55	75.28	810



2 BHK UNIT PLAN



1. Entrance

2. Living Room

3. Balcony

4. Dining Area

5. Kitchen

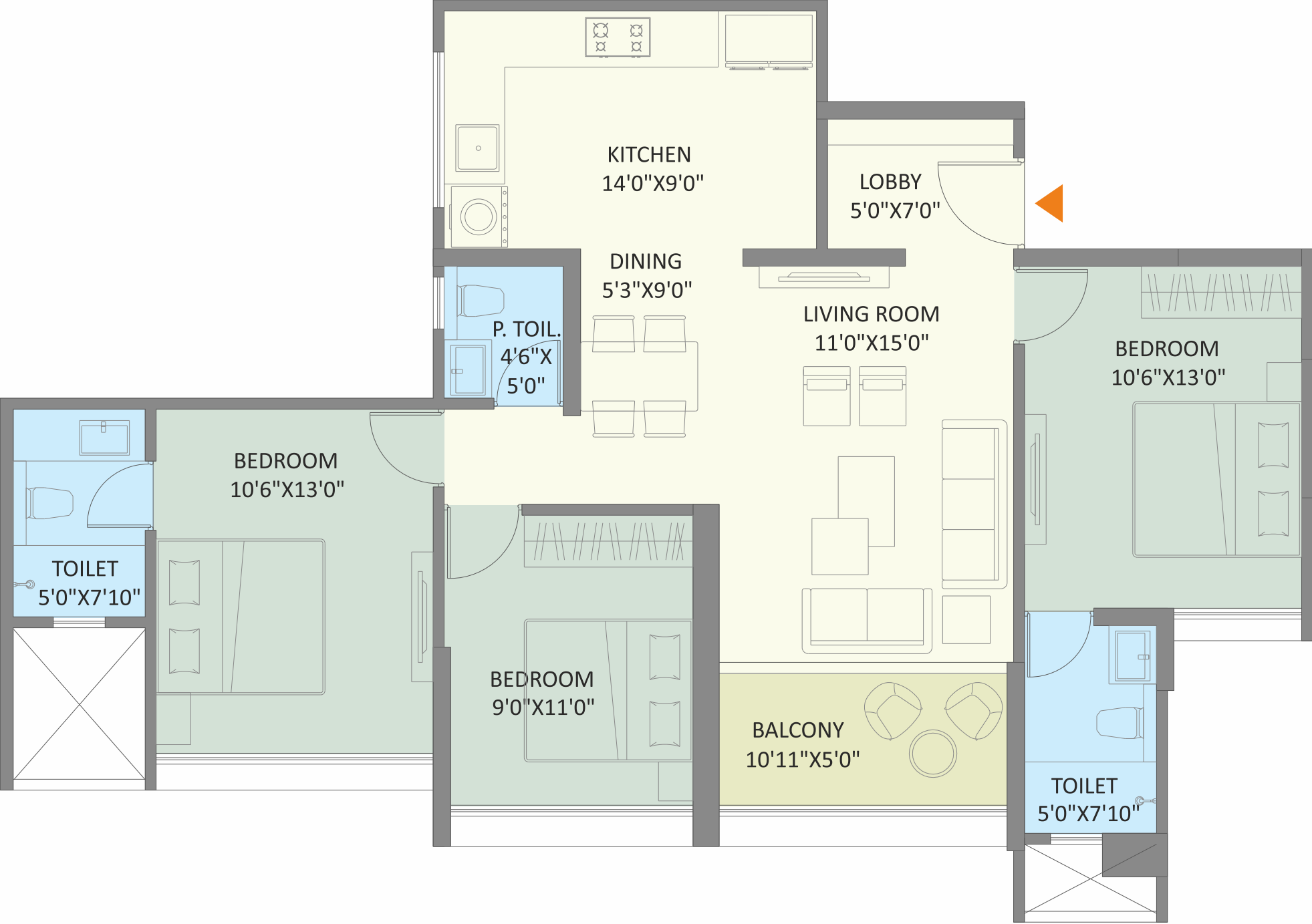
6. Common Washroom

7. Master Bedroom

8. Attached Washroom

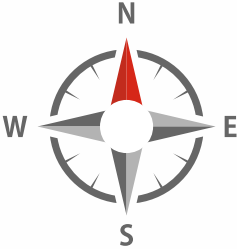
9. Bedroom 2

CARPET AREA - 810 SQ.FT.



I - Building
3 BHK
TYPICAL FLOOR UNIT PLAN

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
3 BHK	87.14	938	5.07	55	92.21	993



3 BHK UNIT PLAN



1. Entrance

2. Living Room

3. Balcony

4. Dining Area

5. Kitchen

6. Common Washroom

7. Master Bedroom

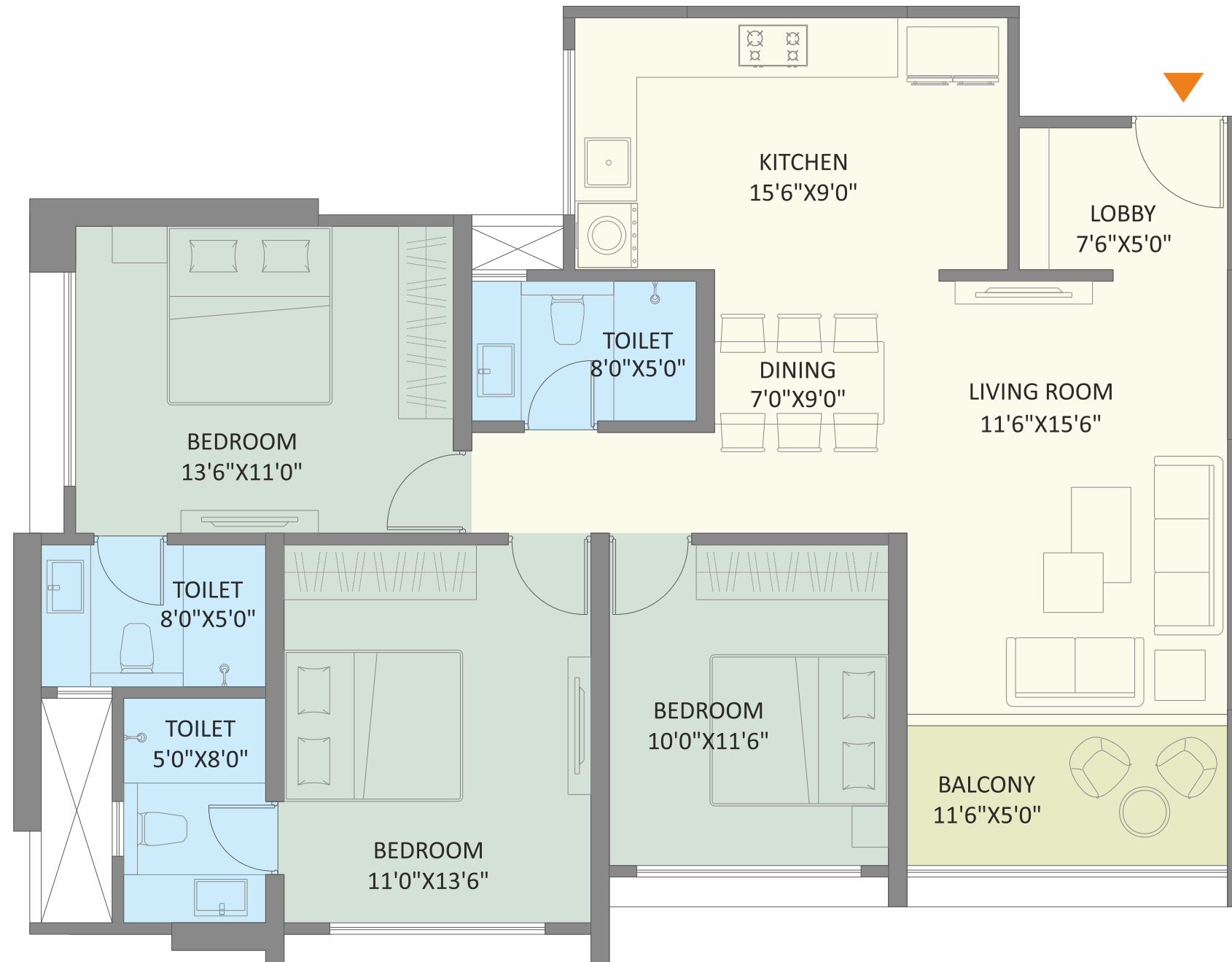
8. Attached Washroom

9. Bedroom 2

10. Bedroom 3

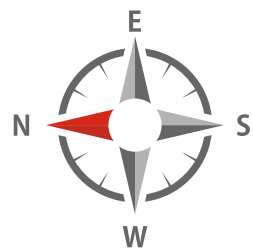
11. Attached Washroom

CARPET AREA - 993 SQ.FT.



E - Building
3 BHK - TYPE 2
TYPICAL FLOOR UNIT PLAN

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
3 BHK	97.78	1053	5.33	57	103.11	1110



3 BHK - TYPE 2 UNIT PLAN



1. Entrance

2. Living Room

3. Balcony

4. Dining Area

5. Kitchen

6. Common Washroom

7. Master Bedroom

8. Attached Washroom

9. Bedroom 2

10. Bedroom 3

11. Attached Washroom

CARPET AREA - 1110 SQ.FT.

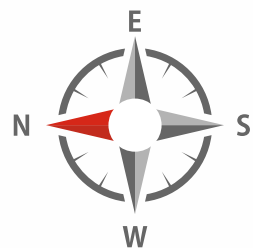


F - Building

3 BHK - TYPE 3

TYPICAL FLOOR UNIT PLAN

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
3 BHK	110.57	1190	6.12	66	116.69	1256



3 BHK - TYPE 3 UNIT PLAN



1. Entrance

2. Living Room

3. Balcony

4. Dining Area

5. Kitchen

6. Common Washroom

7. Master Bedroom

8. Attached Washroom

9. Bedroom 2

10. Attached Washroom

11. Bedroom 3

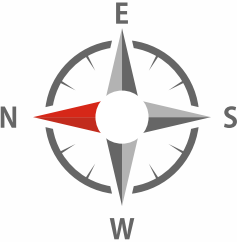
12. Attached Washroom

CARPET AREA - 1256 SQ.FT.



F - Building
4 BHK - TYPE 2
TYPICAL FLOOR UNIT PLAN

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
4 BHK	161.54	1739	14.77	159	176.31	1898



4 BHK - TYPE 2 UNIT PLAN



- | | | | |
|----------------|---------------------|-----------------------|-----------------------|
| 1. Entrance | 5. Kitchen | 9. Walk-in-Wardrobe | 13. Bedroom 3 |
| 2. Living Room | 6. Common Washroom | 10. Attached Washroom | 14. Attached Washroom |
| 3. Balcony | 7. Master Bedroom | 11. Bedroom 2 | 15. Bedroom 4 |
| 4. Dining Area | 8. Attached Balcony | 12. Attached Washroom | 16. Attached Washroom |

CARPET AREA - 1898 SQ.FT.



ARTISTIC IMPRESSION

PROJECT AT A GLANCE

PROJECT HIGHLIGHTS

- 11 towers of 35 storeys
- Spacious 2, 3 and 4-bed residences
- Homes with spectacular city views
- 50+ lifestyle indulgences
- Fully secured environment

A 6-ACRE OASIS FOR RECREATION

- Approx 11,000 Sq. Ft. Of grand entrance plaza
- Approx 8,000 Sq. Ft. Of forest garden
- Approx 70,000 Sq. Ft. Of lifestyle amenities
- Approx 1,50,000 Sq. Ft. Of podium recreation
- Approx 50-60 % of green open spaces
- Approx 14 acres of parking space
(Surface parking B + G + 3 podium level)

INTERNAL FEATURES

STRUCTURE & MASONRY

- RCC structure with Aluform (Hybrid) for strength and precision
- AAC block walls for better insulation and durability
- Sand-faced plaster for a refined finish
- Gypsum finish for smooth interior walls

FLOORING

- Designer vitrified flooring in all rooms for a stylish look
- Counter basin in all toilets for a modern touch

SILLS

- Full body vitrified tile for sill & half door frame jam in toilet

KITCHEN

- Full Body Vitrified Tile or Granite with 2ft Vitrified Dado above platform

DOORS

- Laminated flush doors with ply jam frames
- Yale or equivalent hardware for reliability
- Digital lock on the main door for enhanced security

WINDOWS & RAILING

- UPVC windows
- Openable louver bathroom windows with an exhaust fan provision for ventilation
- Balcony in SS with glass railing
- MS Railing in staircase

CP & SANITARYWARE

- Toto/ Jaquar or Equivalent for a premium finish

ELECTRICAL

- Concealed electric conducting work
- Internal copper wiring with distribution board, provision for inverter
- Switches & MCB in Schneider or Equivalent

PAINTING

- Ceiling - OBD & Wall in Emulsion or Equivalent
- External - Texture with Waterproof Painting

PLUMBING

- Combination of UPVC & CPVC

COMMON AREA

Electrical:

- **Solar PV** panels
- **LED** lighting
- **EV charging** provision in the parking area
- Lightning arrestor on the terrace for safety
- Dedicated **meter room**
- Automatic **high-speed lifts** with fire lift
- **Security:** VDP on the main door
- As per High Rise **Fire norms** & NOC
- **DG Backup** for the common area only
- **Solar water** heating in one toilet per flat for energy efficiency
- **Organic Waste Compounds** & Machinery
- Sewage management through **STP** for eco-friendly waste treatment
- **Water Treatment Plan**
- Driveway with **Trimix** or paver blocks
- Individual **Designer Entrance Lobby** with Directory
- Green building designed as per **IGBC Gold standards**
- All **Covered Parking** in the Basement & Podium



..... www.wycecorp.com

Site Address: WYCE Exclucity, Siddharth Nagar, Near D-Palace Hotel, Bavdhan, Pune 411 021

 **MahaRERA Registration No.: P52100077762, P52100077827** (<https://maharera.mahaonline.gov.in>)

