



# AVENTIS

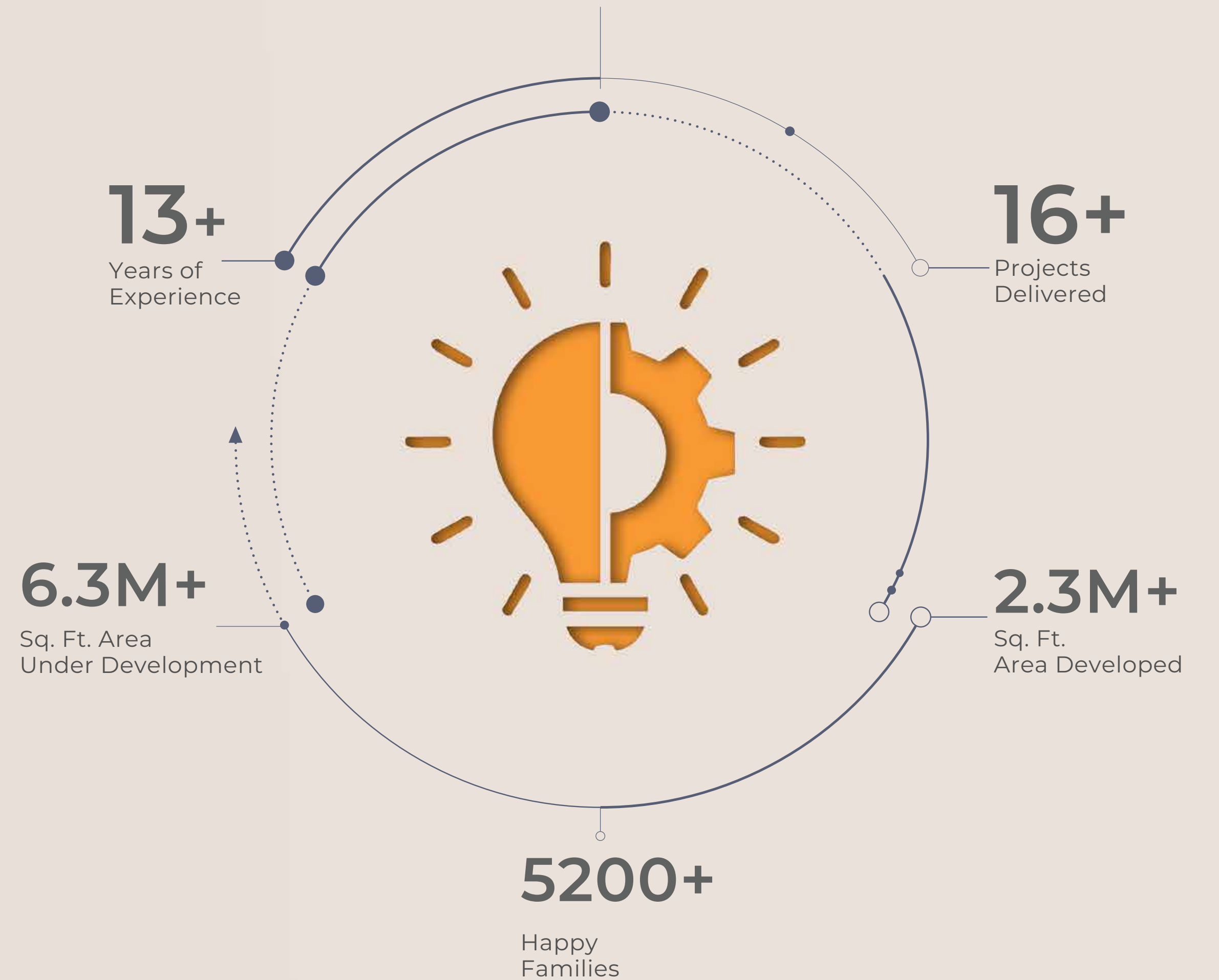
~ TATHAWADE ~



With over 13 years of expertise in crafting exceptional homes and pioneering construction solutions, Krisala Developers has built a strong reputation grounded in trust and excellence. Our unwavering focus on customer comfort and satisfaction ensures that every project we undertake reflects our commitment to quality.

Guided by transparency and a dedication to fulfilling our promises, Krisala has rapidly emerged as a trusted name in real estate development. With over 2.3 million sq. ft. of residential and commercial spaces developed, we continue to set new benchmarks in innovation and craftsmanship.

A PROFOUND LEGACY BUILT ON  
TRUST, INNOVATION AND EXCELLENCE



## PEOPLE FIRST OUR PROMISE

At Krisala Developers, our commitment goes beyond customers - it includes vendors, channel partners and all stakeholders. Guided by a strong customer-centric philosophy, our CHOs (Customer Happiness Officers) actively engage with customers, using their feedback to gain insights and address needs proactively.

We focus not just on transactions but on creating exceptional experiences across touchpoints, constantly redefining customer satisfaction. With a tech-driven and personalized approach, we use data to understand preferences and tailor our offerings accordingly.

True customer-centricity lies in understanding minds and emotions - anticipating needs, desires and communication styles. Our goal is to exceed expectations, build lasting relationships and deliver meaningful experiences for all involved.

Through collaboration and excellence, Krisala Developers is committed to becoming a driving force in delivering unmatched project success.

## OUR ACCOLADES



EMERGING DEVELOPER  
OF THE YEAR



FASTEST GROWING REALTY  
BRAND OF THE YEAR



MOST POPULAR PROJECT  
OF THE YEAR 15<sup>TH</sup> REALTY+  
CONCLAVE & EXCELLENCE  
AWARDS - 2024



TIMES REALTY ICONS 2020  
TOP MID SEGMENT HOMES



BY SAKAL MEDIA  
GROUP



GEMS OF  
MAHARASHTRA



MOST ADMIRED  
COMPANY IN HR



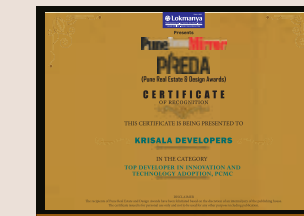
ET NOW REALTY CONVENTION  
& BEST REALTY BRAND 2024



LOKMAT VISHWAKARMA  
AWARD



TOP ICONIC PROJECT  
OF THE YEAR 2024



TOP DEVELOPER IN INNOVATION  
AND TECHNOLOGY ADOPTION

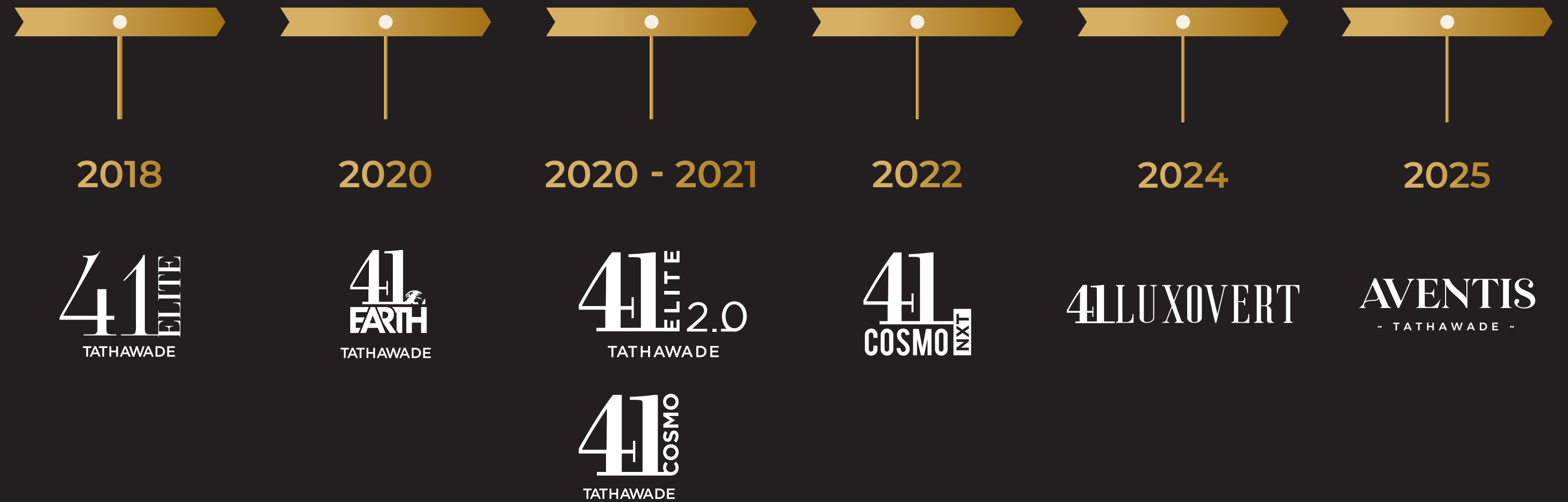


TO TRUSTED BRAND OF  
THE YEAR 2023



BEST COMMERCIAL PROJECT-  
STRATEGIC LOCATION (PUNE)

# LEADING TATHAWADE FORWARD



With a legacy of crafting exceptional residential communities, Krisala Developers proudly present a curated portfolio of landmark projects -

41 Cosmo, 41 Cosmo NXT, 41 Elite 2.0, 41 Elite, 41 Earth and 41 Luxovert. Set in the serene and well-connected suburb of Tathawade, these developments redefine aspirational living with a seamless blend of luxury, comfort and accessibility. Each project reflects our commitment to intelligent design and optimal space utilisation, offering residents a lifestyle that harmonises modern convenience with everyday tranquillity.

At Krisala Developers, we invite you to step into a world where contemporary architecture meets thoughtfully curated amenities - all crafted with you in mind.

\*Stock Image

## **HOMES WITH BIG HEARTS AND ABUNDANT SPACE**

Cocooned in privacy and spacious luxury, this masterpiece exudes finesse in every detail. With stunning architecture and expansive carpet space, it offers a perfect blend of lavishness and smart functionality. A home here welcomes big hearts and even bigger dreams.

Launching **2.25** and **3.25 BHK BIG HOMES**  
At **TATHAWADE**

LAUNCHING  
**AVENTIS**  
~ TATHAWADE ~



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

\*Artist's Impression

## PROJECT OVERVIEW

**TATHAWADE**

NEAR TO PUNE'S IT ADDRESS

**STUNNING**

CITY VIEWS

**4 ICONIC**

TOWERS

**3.15**

ACRES

**26 FLOORS**

HIGH RISE TOWER B

**32+**

LIFESTYLE AMENITIES

**ALUFORM**

TECHNOLOGY

**VASTU**

COMPLIANT HOMES

**NATURALLY**

VENTILATED HOMES

**EXPANSIVE**

OPEN AREAS

**FEATURES**

FOR GRAND LIVING

**TRUSTED**

FOR TIMELY EXECUTION

A LOCATION AS BIG AS  
**YOUR  
HEART**




NOT JUST AN ADDRESS, A STATEMENT OF SMART LIVING.


SAY YES TO  
TATHAWADE!


# KEY DISTANCES





# LOCATION HIGHLIGHTS


- 


10 mins Connectivity to **Mumbai - Pune Expressway**
- 


Fastest Growing **Suburb of West Pune**
- 


Densely Commercialised **All Basic Needs at your Fingertips**
- 


Superior Connectivity to **Wakad, Baner, Hinjawadi, Ravet & PCMC**
- 

Just 5 mins Away from **Pune - Bengaluru Highway**
- 

Well Established **Neighbourhood**
- 

Central Connectivity to **Nearby Schools, Colleges & IT Hubs**
- 

High **Rental Returns**
- 

10 min connectivity to **Nearest Upcoming Metro Station**
- 

07 min connectivity to **Upcoming IT Park - WTC**



## DEMOGRAPHIC ADVANTAGE

Home to a vibrant cosmopolitan community of Gen Z, Millennials and NRIs.



## HUB OF URBAN LIFESTYLE

An array of esteemed educational, healthcare, entertainment and recreational centres ensuring a high quality of life.

# TATHAWADE



## PROMINENT BUSINESS HUB

Surrounded by numerous thriving corporate hubs.



## GROWING REAL ESTATE MARKET

Increasing demand for commercial and residential real estate with 5% year-on-year rental growth.



MAP NOT TO SCALE



FUTURE DEVELOPMENT

\*Artist's Impression

# MASTER LAYOUT



The images shown are for reference, it may vary at actual.\*

**WHERE MULTI-LEVEL  
AMENITIES MEET**

**YOUR  
HEART**



# GROUND LEVEL AMENITIES



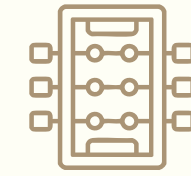
Entry Court



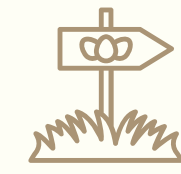
Focal Water Feature



Party Lawn



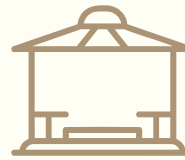
Club House



Garden Trail



Open Gym



Gazebo



Temple



Seating Plaza



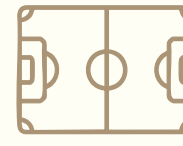
Toddlers Play Area



Jogging Track



Net Cricket



Futsal Court



Musical Trail



Swimming Pool on Club House Terrace



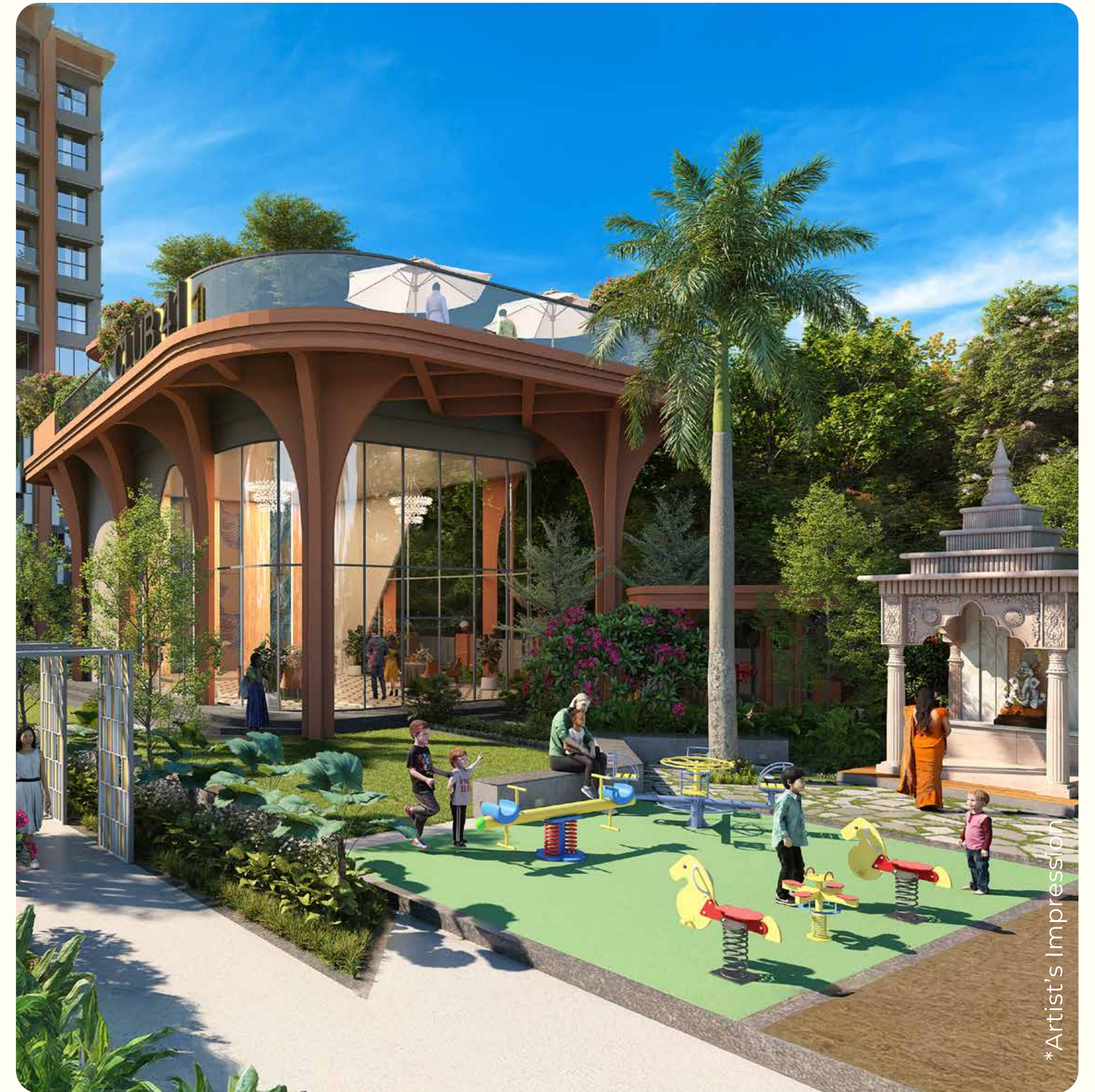
Multipurpose Hall



Spa



Pet Park



\*Artist's Impression



CLUB 41



KIDS PLAY AREA



BADMINTON COURT



NET CRICKET



MULTIPURPOSE PLAY COURT

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# PODIUM LEVEL AMENITIES



Central Sculpture



Kids Play Area



Skating Rink



Seating Area



Library



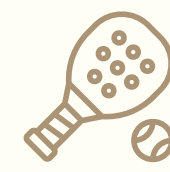
Badminton Court



Reflexology Walk



Outdoor Exercise Lawn



Pickleball Court



Guest Room



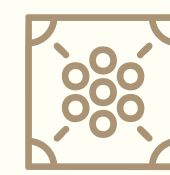
Indoor Gym



Zumba / Aerobics



Meditation Pods



Multiple Indoor Games



Drivers Room



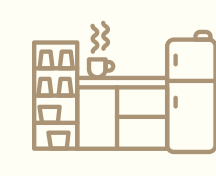
Society Office



Lounge Area

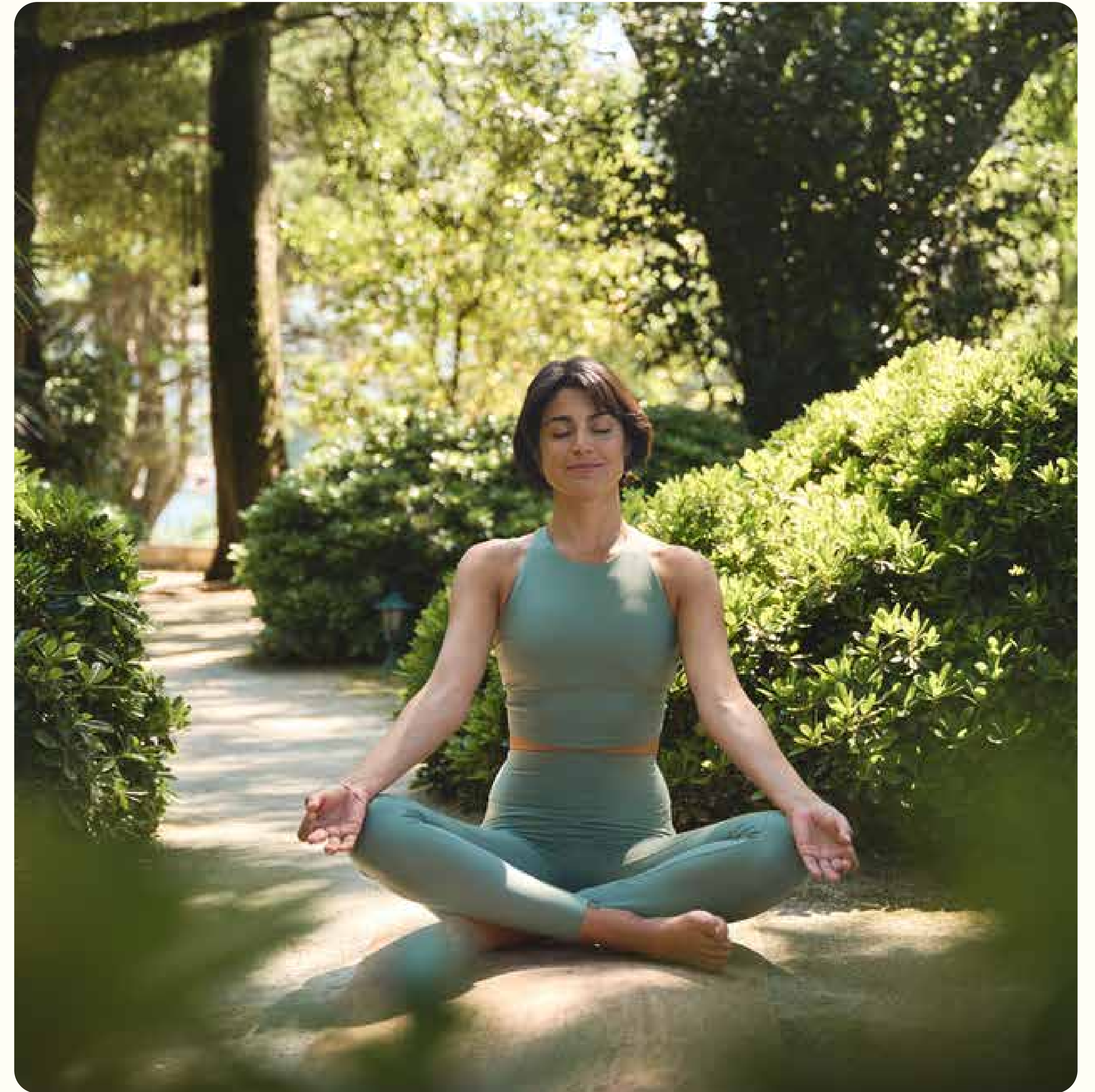


Creche



Pantry

And Many More...



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\*Artist's Impression



FUTURE DEVELOPMENT

Artist's Impression\*

# WHERE TYPOLOGY MEETS HEARTFELT CHOICES

Unit Typology	Total Usable Area (sq.ft.)
2.25 BHK	839
3.25 BHK	1109-1116



**BIG SPACES FOR  
BIG  
HEART**



# WING - B | Amenity Floor Plan - 1st Floor



## FLOOR PLANS

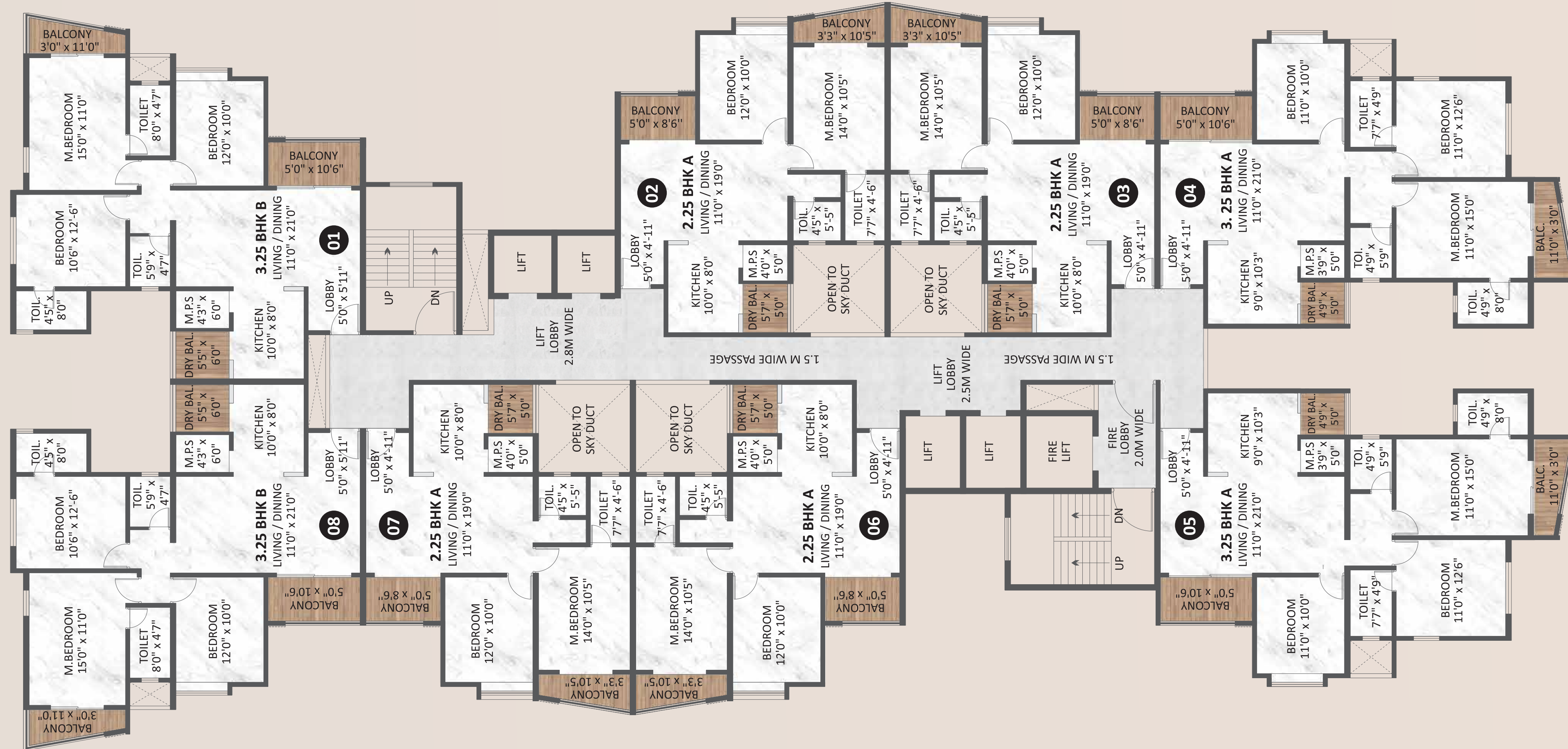


NO.	FLAT NO.	TYPE	CARPET		BALCONY		DRY BALCONY		TOTAL BALCONY		GARDEN AREA		TOTAL CARPET	
			Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.
05	105	3.25BHK A	92.63	997.07	8.23	88.59	2.21	23.79	10.44	112.38	76.79	826.51	179.86	1936
06	106	2.25 BHK A	68.24	734.54	7.10	76.42	2.63	28.31	9.73	104.73	52.42	564.26	130.39	1404
07	107	2.25 BHK A	68.24	734.54	7.10	76.42	2.63	28.31	9.73	104.73	28.20	303.59	106.17	1143
08	108	3.25 BHK B	92.58	996.53	8.06	86.76	3.05	32.83	11.11	119.59	15.34	165.13	119.03	1281

This document is for sales training purpose only. The plans are tentative and may be revised. Please refer to the final sanction plans and actual layout for details

# WING - B

Typical Floor Plan 2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th, 13th, 14th, 16th, 17th, 18th, 19th, 21st, 22nd, 23rd, 24th & 26th



Note : Flat Nos.- 1806 and 1906 are currently on hold

NO.	FLAT NO.	TYPE	CARPET		BALCONY		DRY BALCONY		TOTAL BALCONY		TOTAL CARPET	
			Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.
01, 08	201, 208, 301,308, 401, 408, 601, 608, 701, 708, 801, 808, 901, 908, 1101, 1108, 1201, 1208, 1301, 1308, 1401, 1408, 1601, 1608, 1701, 1708, 1801, 1808, 1901, 1908, 2101, 2108, 2201, 2208, 2301, 2308, 2401, 2408, 2601, 2608	3.25 BHK B	92.58	996.53	8.06	86.76	3.05	32.83	11.11	119.59	103.69	1116
02, 03, 06, 07	202, 203, 206, 207, 302, 303, 306, 307, 402, 403, 406, 407, 602, 603, 606, 607, 702, 703, 706, 707, 802, 803, 806, 807, 902, 903, 906, 907, 1102, 1103, 1106, 1107, 1202, 1203, 1206, 1207, 1302, 1303, 1306, 1307, 1402, 1403, 1406, 1407, 1602, 1603, 1606, 1607, 1702, 1703, 1706, 1707, 1802, 1803, 1807, 1902, 1903, 1907, 2102, 2103, 2106, 2107, 2202, 2203, 2206, 2207, 2302, 2303, 2306, 2307, 2402, 2403, 2406, 2407, 2602, 2603, 2606, 2607	2.25 BHK A	68.24	734.54	7.10	76.42	2.63	28.31	9.73	104.73	77.97	839
04, 05	204, 205, 304,305, 404, 405, 604, 605, 704, 705, 804, 805, 904, 905, 1104, 1105, 1204, 1205, 1304, 1305, 1404, 1405, 1604, 1605, 1704, 1705, 1804, 1805, 1904, 1905, 2104, 2105, 2204, 2205, 2304, 2305, 2404, 2405, 2604, 2605	3.25BHK A	92.63	997.07	8.23	88.59	2.21	23.79	10.44	112.38	103.07	1109

# WING - B

## Refuge Floor Plan 5th, 10th, 15th, 20th, 25th



NO.	FLAT NO.	TYPE	CARPET		BALCONY		DRY BALCONY		TOTAL BALCONY		TOTAL CARPET	
			Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.
01, 08	501, 508, 1001, 1008, 1501, 1508, 2001, 2008, 2501, 2508	3.25 BHK B	92.58	996.53	8.06	86.76	3.05	32.83	11.11	119.59	103.69	1116
02, 03, 07	502, 503, 507, 1002, 1003, 1007, 1502, 1503, 1507, 2002, 2003, 2007, 2502, 2503, 2507	2.25 BHK A	68.24	734.54	7.10	76.42	2.63	28.31	9.73	104.73	77.97	839
04, 05	504, 505, 1004, 1005, 1504, 1504, 2004, 2005, 2504, 2505	3.25 BHK A	92.63	997.07	8.23	88.59	2.21	23.79	10.44	112.38	103.07	1109



2.25 BHK PREMIUM TYPE A

Carpet Area : 839 Sq.ft.



3.25 BHK PREMIUM TYPE A

Carpet Area : 1109 Sq.ft.



3.25 BHK PREMIUM TYPE B

Carpet Area : 1116 Sq.ft.



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

\*Artist's Impression



**KRISALA**  
INNOVATING LIFESPACES

**KRISALA**  
INNOVATING LIFESPACES

**AVENTIS**

Artist's Impression\*



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