THE SONGBIRDS ESTATE

Bespoke Garden Villas in Western Pune

SKYi

Artist's Impression, image not to scale.

YOUR VISION OF PARADISE BEGINS HERE.

SKYi is pleased to introduce Songbirds Estate, a luxurious villa project with bespoke gardens. Inspired by the very surroundings it resides in, homes here are designed in synergy with the topography and the natural environment.

Songbirds Estate is a secure gated community with state of the art amenities. Every home here blends in seamlessly with the landscaped and green gardens and open up to abundant natural sunlight and wind.

Songbirds Estate is conveniently located on Paud Road, the spine road that connects key suburbs in western Pune to the Mumbai Bangalore Highway and Lavasa. By virtue of its proximity to Kothrud, the suburb with the most developed and expensive real estate in west Pune, Songbirds Estate enjoys access to excellent infrastructure.

SKYi is proud to be an integral part of this development with its successful project, Songbirds, spread over 43 acres.

After months of research and endless study, a tranquil haven of nature in the form of The Songbirds Estate has finally become a reality, which SKYi is proud to share with you.

TABLE OF CONTENT

THE GEOGRAPHY

Connectivity • Best Residential Neighbourhoods

• Location

THE INSPIRATION

Layout • Privacy • A Green Future

THE VILLA

Design • Lifestyle • Private Garden

TABLE OF CONTENT

THE PRIVATE CLUB

Pool • Lounge • Fine Dine • Fitness Center • Play Areas

• Landscaped Garden’s

THE PLANS

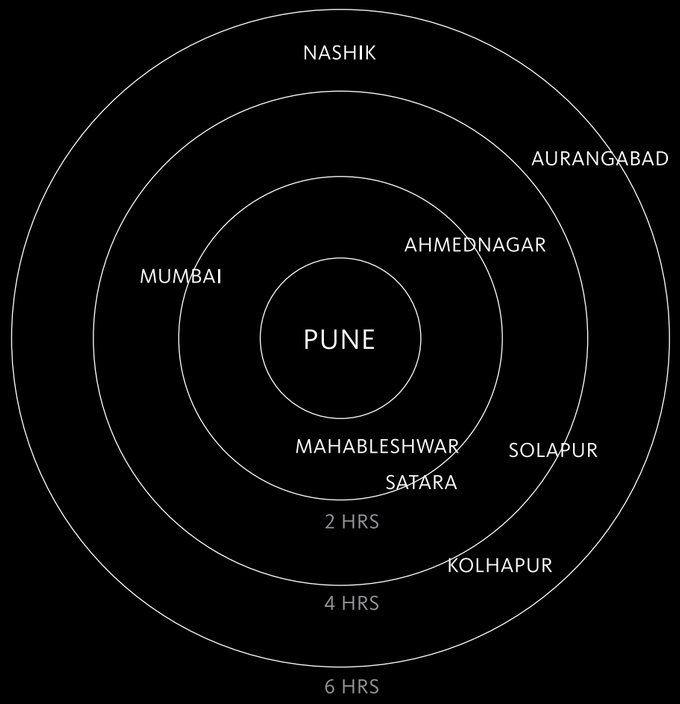
Villa Plans • Project Gallery • Specifications

THE TEAM

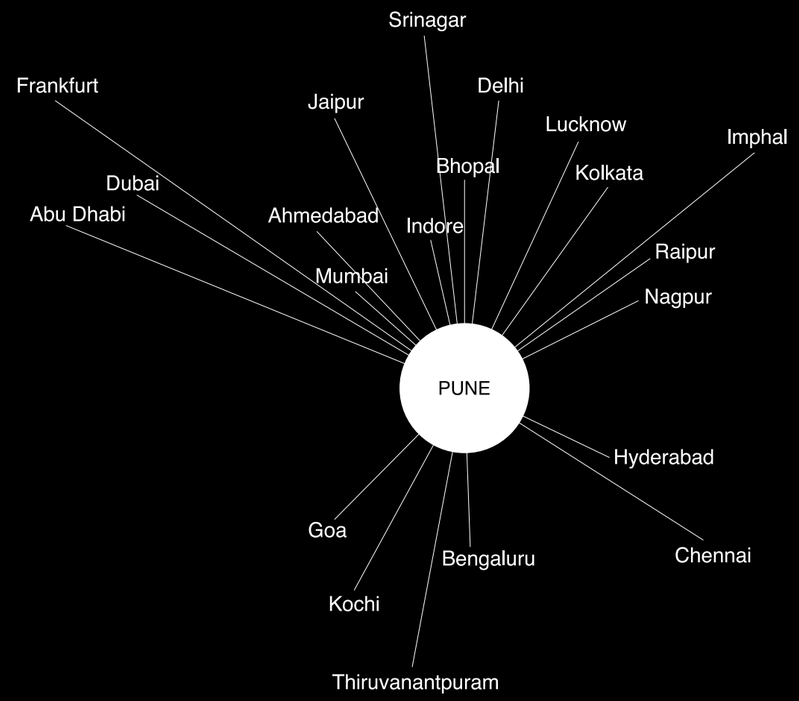
Enerrgia SKYi • Projects

THE GEOGRAPHY

In the years gone by, Pune's potential as an investment destination has grown by leaps and bounds and can be matched by very few cities in India. The cultural capital of Maharashtra with it's pleasant weather, safe and secure environs and excellent infrastructure makes it an investor's delight. Pune with it's cosmopolitan fabric offers opportunities to enjoy life to it's fullest without compromising on their privacy. It boasts of the country's finest educational institutions as well as being a major IT, engineering, manufacturing and automotive hub. With huge infrastructural projects like the Ring Road, Pune Metro and a second International Airport planned, it is no surprise that Pune is the first choice of those who are looking for private and truly plush spaces with world-class amenities.



GO PLACES

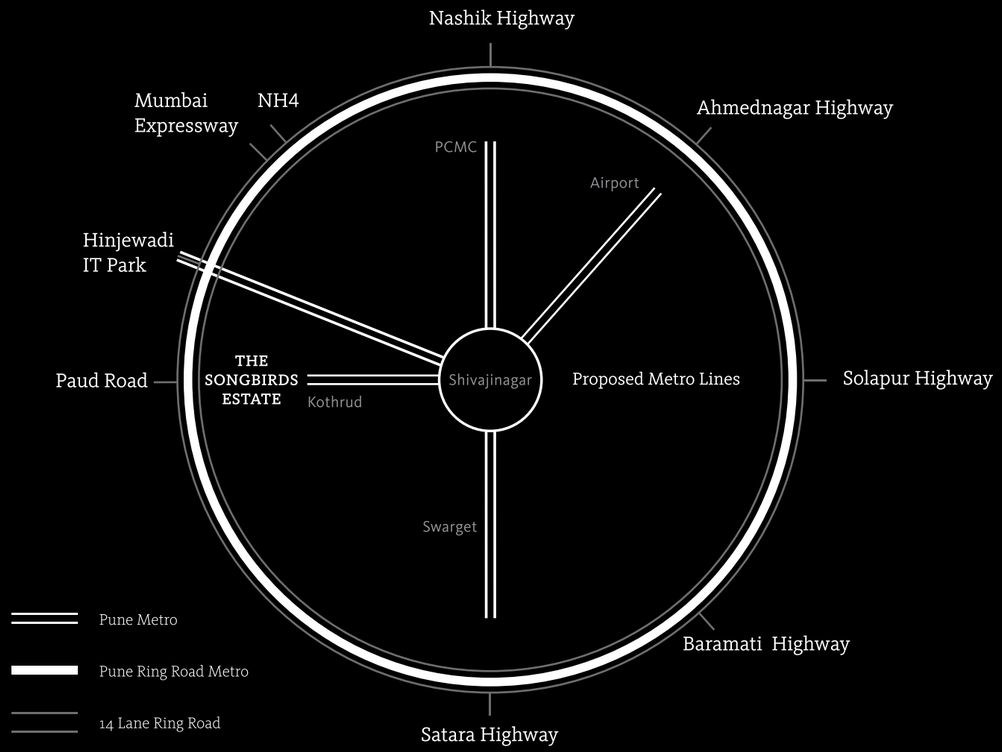


ROAD CONNECTIVITY

Pune has excellent road connectivity to various cities and states in the country, with good national and state highways. National Highway 4 (NH 4) connects to Mumbai, Kolhapur and Bangalore. NH 9 connects to Hyderabad and NH 50 connects to the grape-city Nashik. The state highways connect Pune to Aurangabad, Ahmednagar, Raigad and Solapur.

DIRECT ACCESS TO THE WORLD

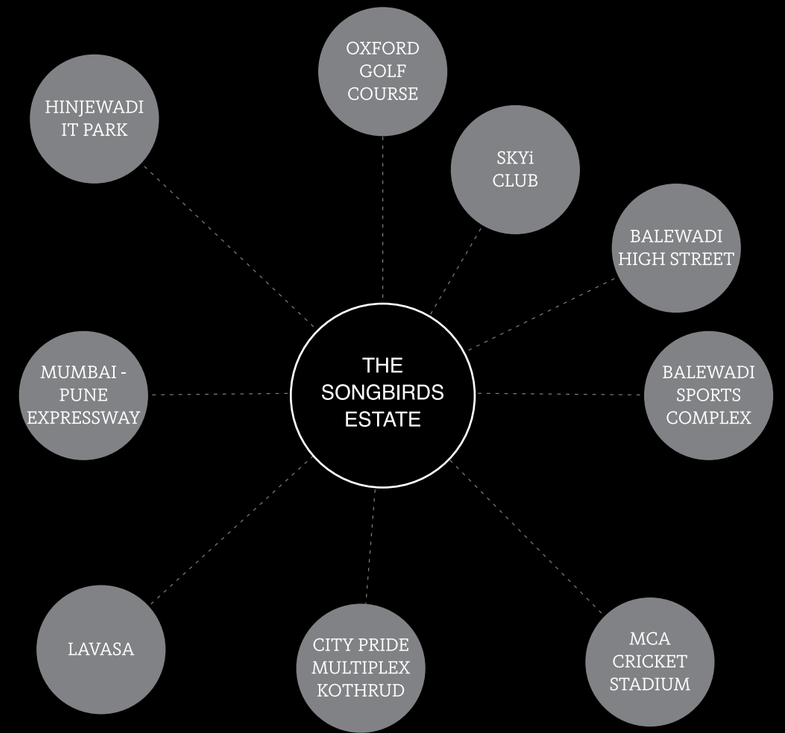
Pune Airport opens up key destinations across the country and the world for you to explore. It is amongst the top 10 busiest airports in India, with a proposal of another International Airport already underway.



RING ROAD AND METRO CONNECTIVITY

The 14 lane wide Proposed Ring Road with the Metro at its center is adjacent to The Songbirds Estate and will connect you seamlessly to the Hinjewadi IT Park, Mumbai Expressway, the Pune Airport and every major State and National Highway.

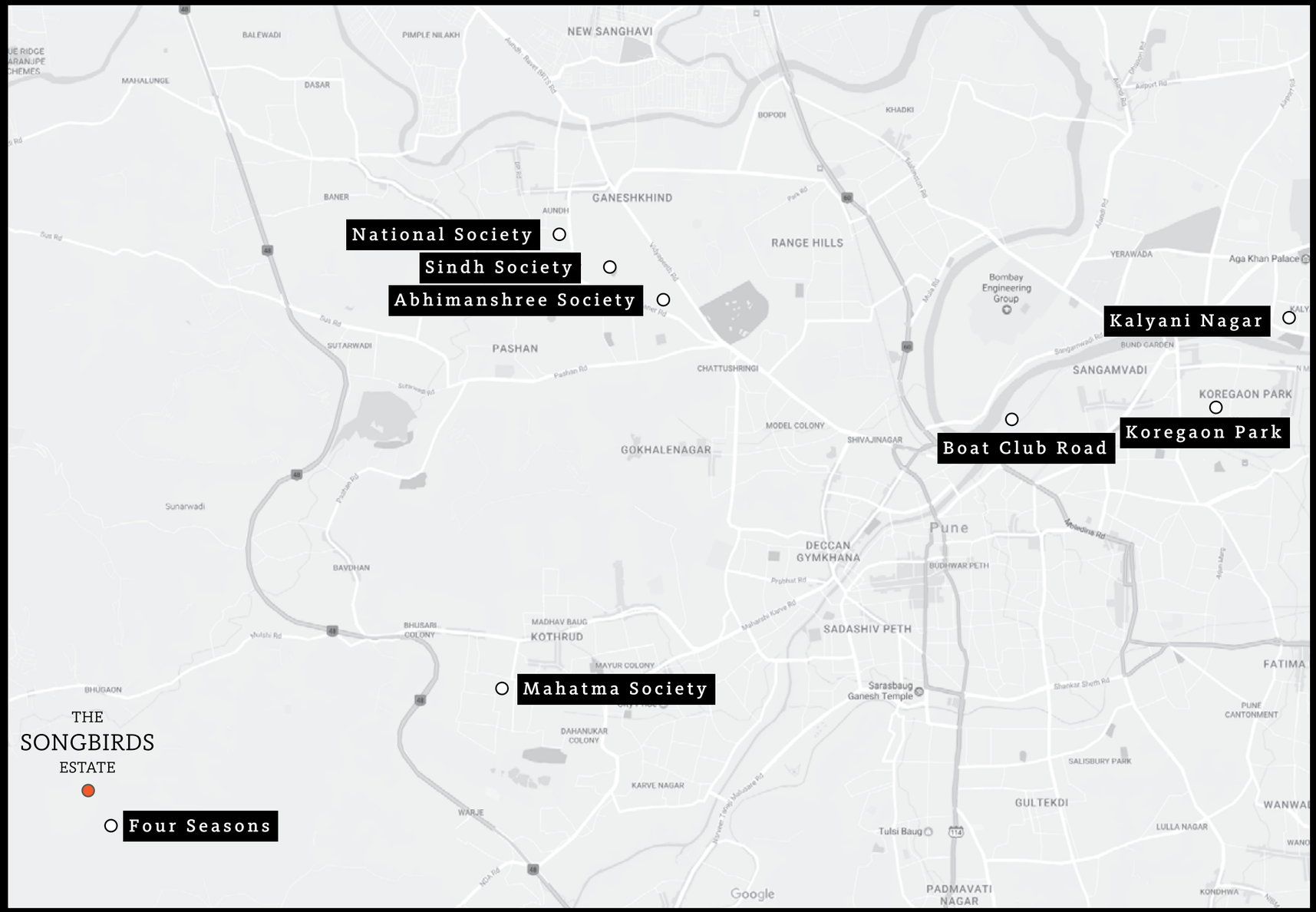
AT THE CENTRE OF ALL THE ACTION



LIFESTYLE CONNECTIVITY

The Songbirds Estate is a short drive from the Hinjewadi IT Park, leading entertainment, sports and hospitality hotspots in the city, thereby offering a best in class lifestyle.

PUNE’S BEST RESIDENTIAL NEIGHBOURHOODS



NATIONAL.
SINDH SOCIETY.
ABHIMANSHREE.
FOUR SEASONS.
MAHATMA.

Pune was synonymous with green open spaces, a thick tree cover and big spacious bunglows. The flagbearers of that era and lifestyle were premium bunglow societies like Boat Club, Kalyani Nagar, National, Sindh, Abhimanshree, Mahatma and Four Seasons.

Bhugaon, aptly titled Kothrud Next, in Western Pune is home to Four Seasons, a gated community of forest homes spread over approximately 300 acres. Four Seasons is surrounded by the 7000 acres NDA forest and over looks the backwaters of the Khadakwasla reservoir. Its an elite gated community of leading personalities from Pune seeking fine living in the lap of nature.

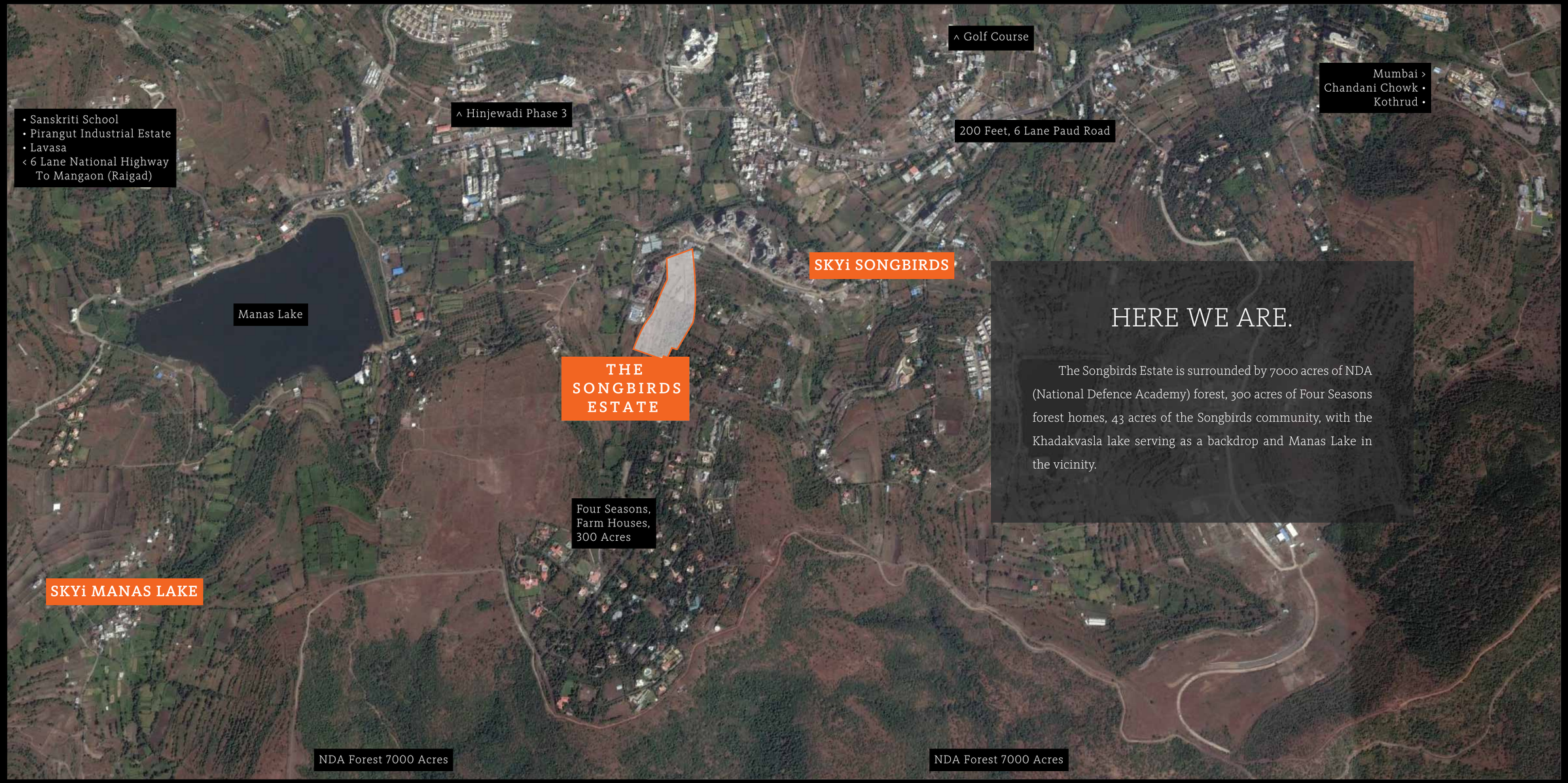
SO WHAT’S NEXT?

The Songbirds Estate is the newest member of this elite league. It is a secure gated villa community surrounded by lush green hills and is near Manas Lake.

The Songbirds Estate, is a part of the larger Songbirds community spread over 43 acres and neighbours Four Seasons and the 7000 acres of the National Defence Academy (NDA) forest.

With the launch of The Songbirds Estate, the conversation is headed to a completely different level.

SATELLITE MAP



HERE WE ARE.

The Songbirds Estate is surrounded by 7000 acres of NDA (National Defence Academy) forest, 300 acres of Four Seasons forest homes, 43 acres of the Songbirds community, with the Khadakvasla lake serving as a backdrop and Manas Lake in the vicinity.

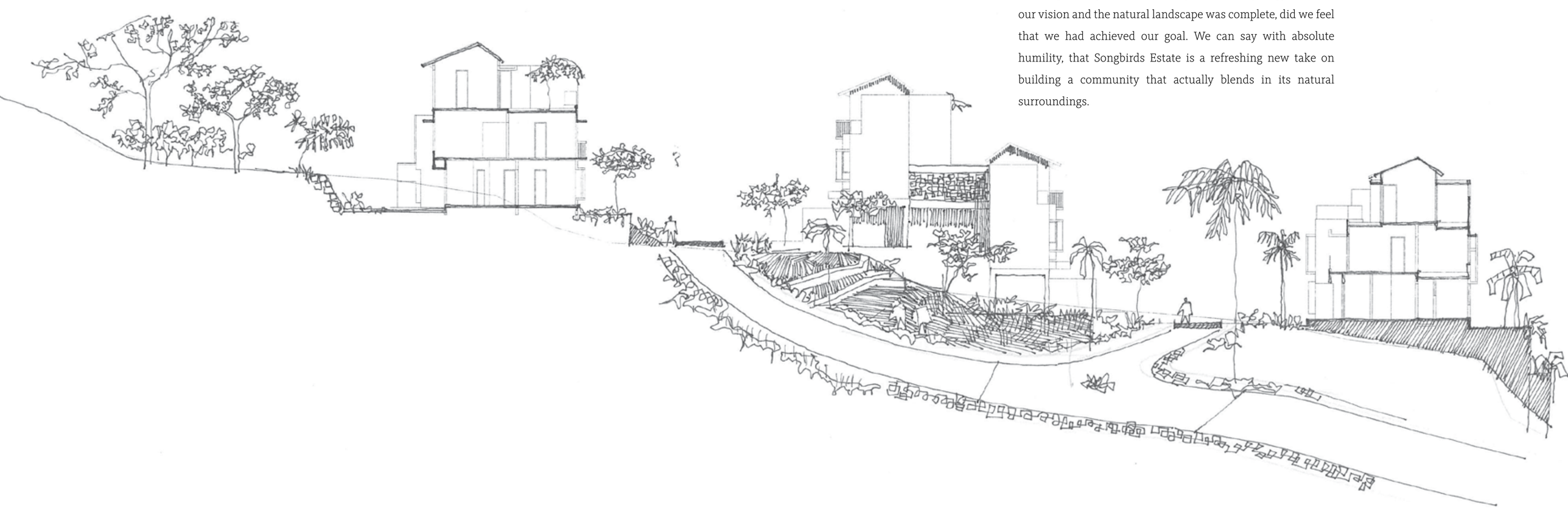
THE INSPIRATION

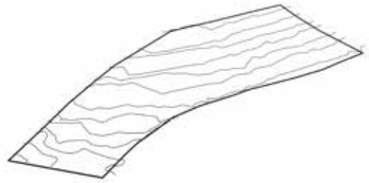
The natural landscape at Songbirds Estate has evolved over the ages. To have our homes built on it amidst neatly manicured swathes of green would have been completely unnatural. The design approach was to go with the flow of the ground. We took inspiration from the paddy fields of Bali and created a beautiful layered structure that became a part of the natural topography rather than it standing out. So you get these wonderful homes perched one above the other, with breathtaking views you will never get tired of."

- Amit Ghate, Architect, The Songbirds Estate

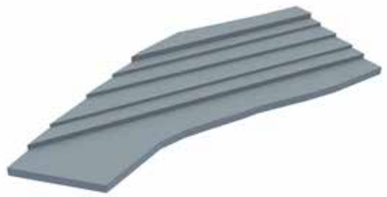
BLEND,
RATHER THAN BUILD.

Songbirds Estate has been blessed with a unique natural surrounding. A hill, a valley, a forest and lakes with a rich tree and green cover, make it a designers dream. We decided to keep the natural surroundings untouched and blend in with Mother Nature. Designing was demanding in every respect. We questioned every minute aspect until the most exceptional expression of our idea emerged in front of us. Exceptional because we felt it had to elevate the beauty of this stunning landscape many times over. Only when the synergy between our vision and the natural landscape was complete, did we feel that we had achieved our goal. We can say with absolute humility, that Songbirds Estate is a refreshing new take on building a community that actually blends in its natural surroundings.

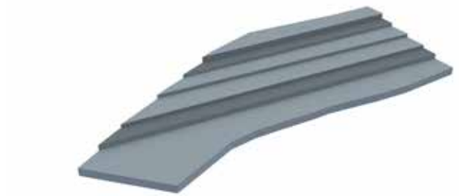




The Estate is spread across 4 acres and surrounded by Four Season afforestation homes, NDA and our very own Songbirds.



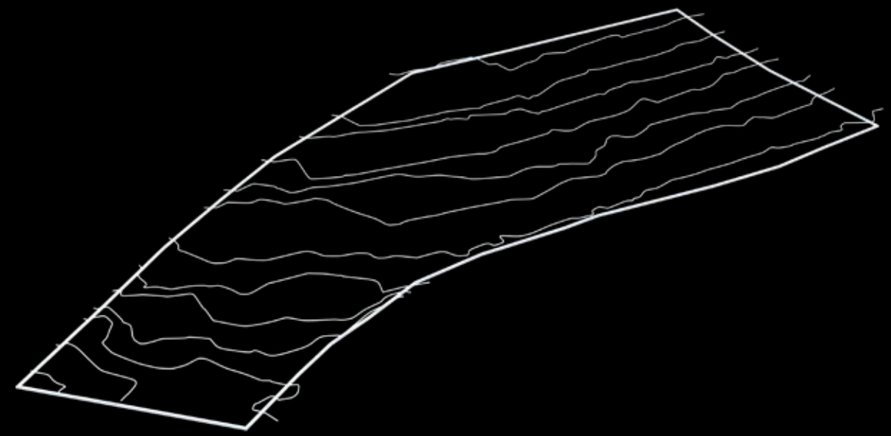
The site has a beautiful contour made of natural steps, which became the core element on which we built our concept of The Songbirds Estate.



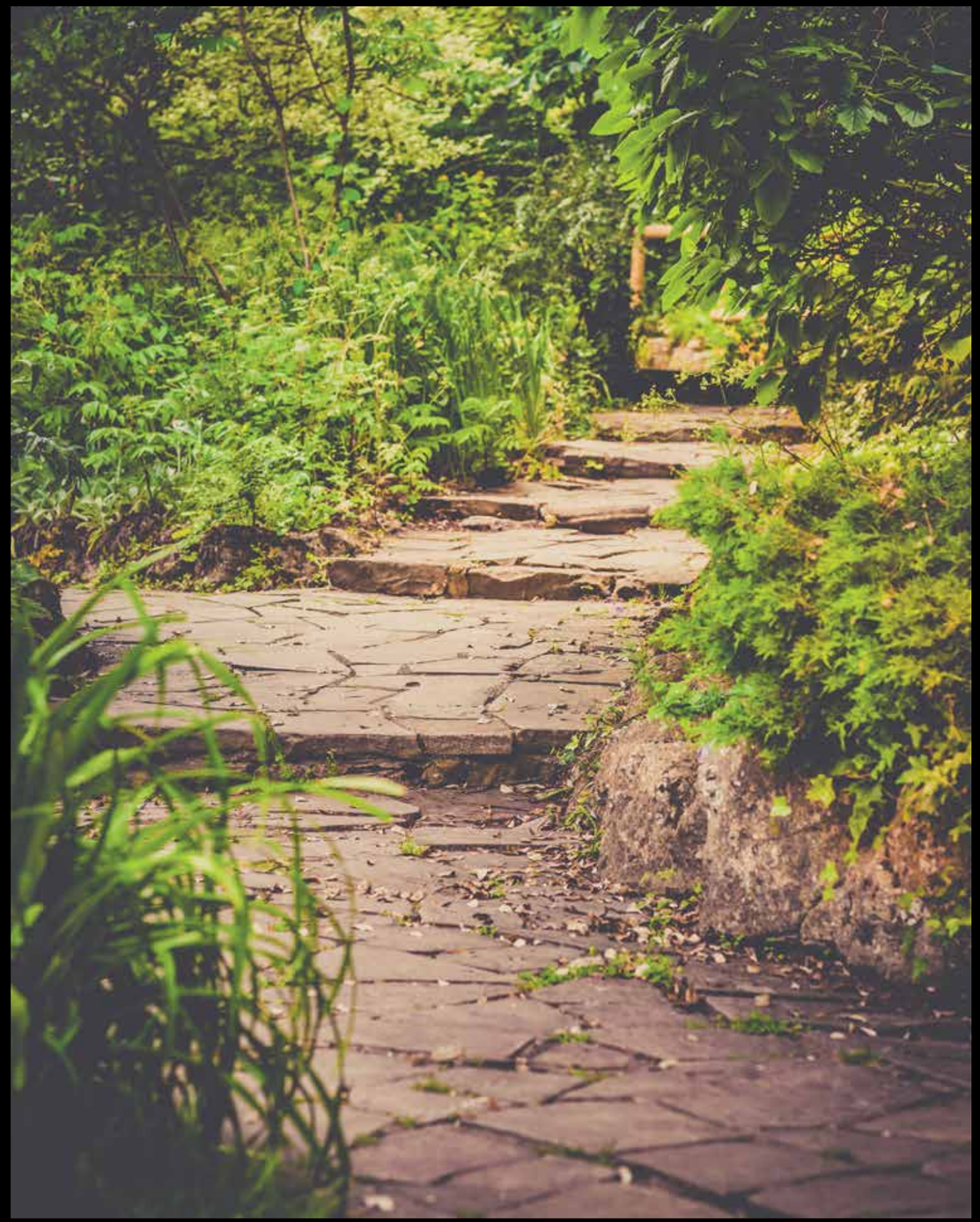
Even the charming streets were conceived around this very contour while granting easy access to every villa at the same time.

The end result is a consciously and thoughtfully designed villa community set amidst the natural landscape, with villas placed on different levels which ensure complete privacy.

LAYING IT OUT.

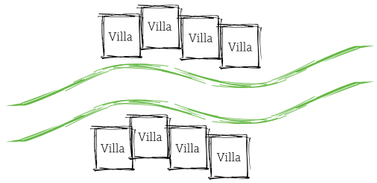


The architectural philosophy was inspired by the natural topography. Plans were built around the landscape to ensure minimum cutting or filling. The resulting design is a work of art, blending nature, architecture and modern luxury. A rare combination!



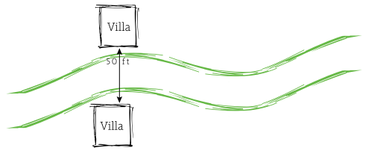
PRIVACY MATTERS.

Using the flow of the ground, we placed the villas on different levels along with meandering roads that make a staggered pattern, resulting in complete privacy. This creates a truly private haven in the midst of nature!



Meandering Sreets

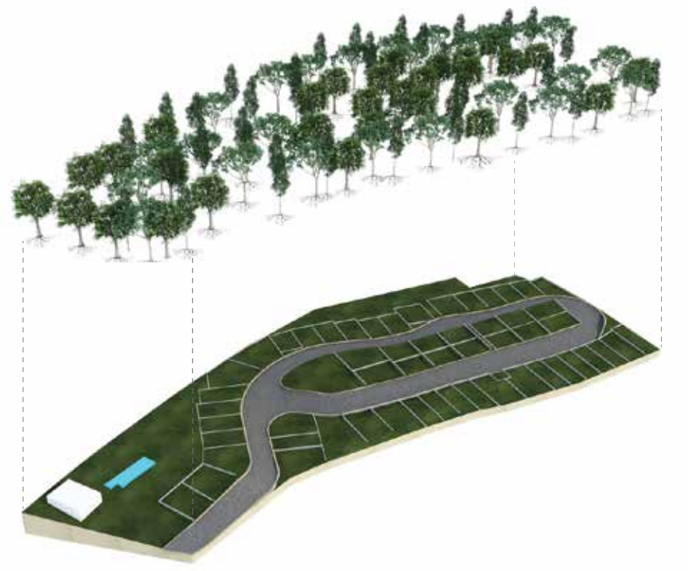
These charmingly designed meandering streets place the villas in a staggered pattern and on different levels ensuring complete privacy.



Distance Between Villas

Lush greenscapes and a one way street ensure maximum distance between villas.

THE FUTURE IS GREENER.



The future development plan involves plantation of 500 native plants species.

The dense plantation will be a natural habitat for a variety of bird species and ensure complete privacy amidst nature.

A BIRD'S EYE VIEW.

THE VILLA

thoughtfully designed homes ™

THE DESIGN

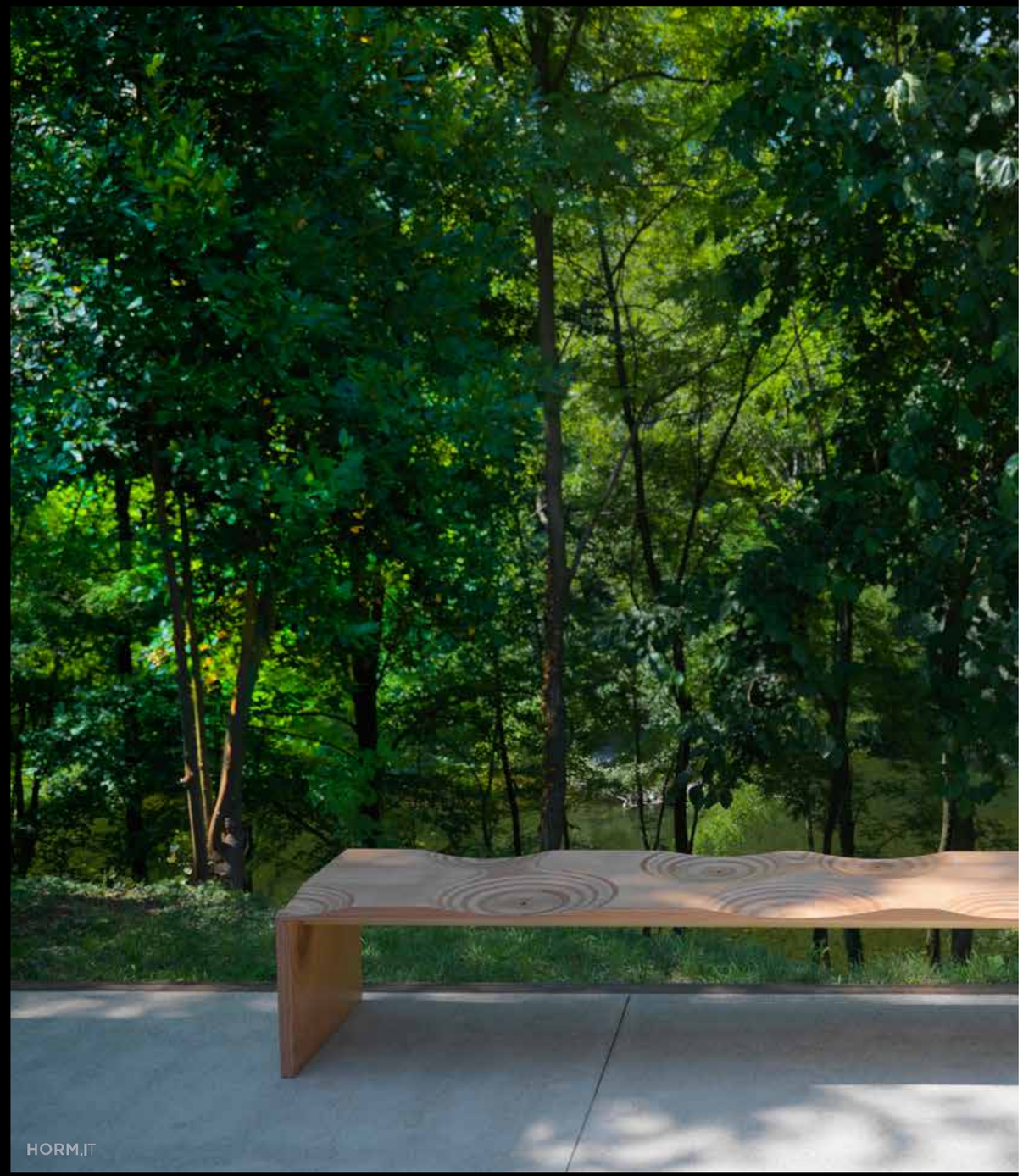
These thoughtfully designed villas ensure that you get a view of your garden, flower bed or dense greenery no matter which corner of your home you find yourself in.

BED ROOMS

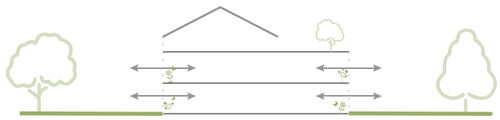
LIVING ROOM →

← FAMILY ROOM

GREEN VIEWS
FROM EVERY ROOM



The typical villa design has separate inside and outside areas



The fluid Songbirds Estate villa design ensures that every room has a seamless connection with Nature.

YOU WON'T REALIZE WHEN THE VILLA BEGINS AND GARDEN ENDS.

ARRIVE IN STYLE.

The cobbled pathway leading to the well lit entrance foyer of your home exudes warmth, grandeur and style.

Rimadesio

GRAND LIVING ROOM

Rimadesio

DINING AREA

Rimadesio

FAMILY ROOM

Rimadesio

BESPOKE PRIVATE SPACES

A set of spaces can easily be customized to become your private den, a study, a library, a home entertainment centre or whatever you fancy. There's also a sit out area overlooking the garden for some quality family time over tea and snacks.

Rimadesio

BED SUITES WITH EN-SUITES

Rimadesio

Rimadesio

Rimadesio

MASTER BEDROOM WITH WALK-IN WARDROBE

A tastefully-designed spacious master bedroom with a walk in wardrobe and a 4-piece bathroom ensure you do nothing but revel in your private space.

YOUR PRIVATE GARDEN

"And forget not that the earth delights to feel your bare feet and the winds long to play with your hair." — Khalil Gibran

A defining character of The Songbirds Estate villas is your own private garden in the midst of dense greenery. Nurture your garden at will with a carefully curated list of native aromatic, medicinal, flower and fruit plants with the help of experts in this domain.

Please refer to our "The Private Garden" brochure for further details.

THE PRIVATE CLUB.

With our Private Club unlock access to exclusive first-class facilities. Be it a private dining area, an iconic pool, a play area for children or a state-of-the-art fitness center, you have more than enough space to enjoy with family or revel in your solitude. We also have a range of glamorous spaces where guests may be entertained, business ideas exchanged and new collaborations dreamed up. Wrapped in lush greenery and aesthetically manicured landscapes, these amenities take inspiration from The Songbirds Estate's pioneering spirit of nature, architecture and comfortable luxury.

PRIVATE CLUB AMENITIES

1. Main Boulevard
2. Drop off Area
3. Children's Play Area
4. Fitness Centre
5. Indoor Games Room
6. Changing Rooms
7. Pantry
8. Exclusive Dining Area
9. Lounge
10. Outdoor Dining and BBQ Area
11. Pool Side Deck Area and Lounge
12. Pool
13. Landscaped Gardens

FLOAT. SWIM. BE.

A lavish sanctuary for swimmers amidst a sublime natural landscape. The swimming pool is accompanied with a relaxation deck. An outdoor spillover party area by the pool can accommodate around 100 people.

Rimadesio

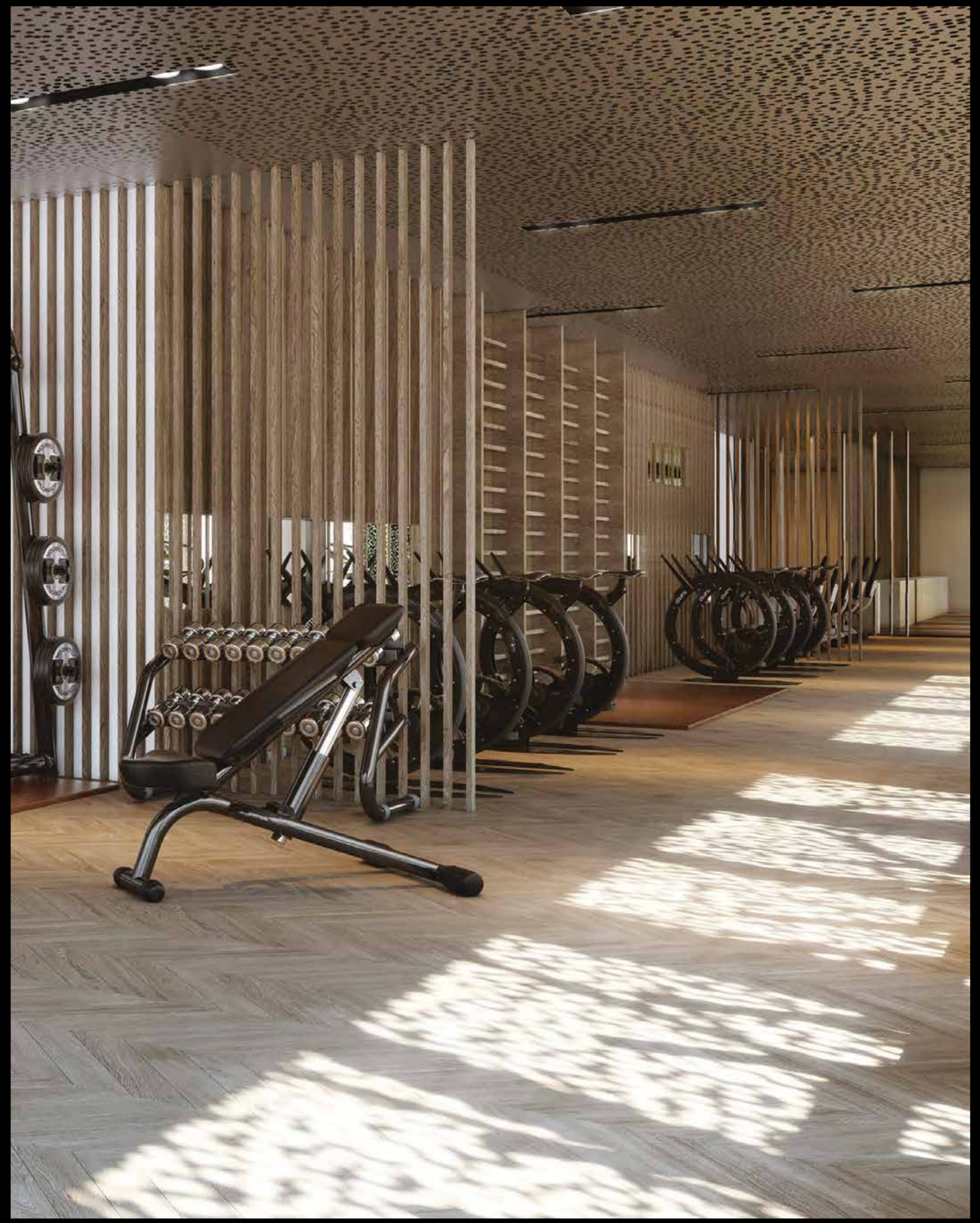
LOUNGE. RELAX.

Browse magazines, read a book, enjoy your favourite music with a cup of coffee or just catch up with friends as you get ready for the evening ahead.

Rimadesio

VERY FINE DINING.

Host private parties, arrange large family gatherings or have a quiet candle-light dinner within the Estate itself. With exclusive hospitality tie-ups available to residents here, it is the ultimate kind of good times you can have in green environs.



WORK OUT, YOUR WAY.

An exclusive fitness centre takes care of the needs of all fitness enthusiasts at The Songbirds Estate. Workouts can be fun and tailored for your specific needs in consultation with personal trainers in the space where you can train at your convenience. Enjoy Yoga, Mixed Martial Arts, Kick Boxing or any other form of fitness you prefer.

PLAY. BOND.

Indoor Games

Play area for children

Landscaped and Hardscaped Areas

TAKE YOUR PICK.

Choose from 6 masterful types of villas at The Songbirds Estate. Each type comes with its own unique set of characteristics.

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VALLEY VIEW VILLAS

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HILL VIEW VILLAS

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HILL VIEW (L) VILLAS

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COURTYARD VILLAS

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CENTRAL GARDEN VILLAS

.

KING VILLA

.

THE VILLA PLANS

G
GROUND
LEVEL

M
MIDDLE
LEVEL

U
UPPER
LEVEL

VALLEY VIEW VILLAS

RANGING FROM 3759 SQFT TO 4868 SQFT

These sophisticated & luxurious villas reflect a magical merging of nature, inspiration & architecture. Enjoy the luxury of having your own private garden in these valley view villas placed in the lap of lush greenery.

Key Features

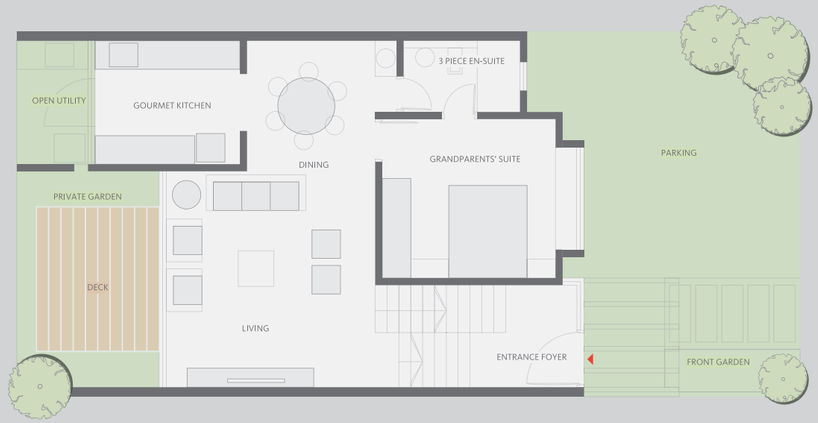
- · 4 Bed suites with En-Suites
- · Family Lounge
- · Study
- · Private Garden
- · Moonlit Terrace
- · Light Well
- · Walk-in Wardrobe
- · Powder Room
- · Store Room
- · Linen Room /Attendant's accomodation
- · 2 Car Parks

Bespoke Options

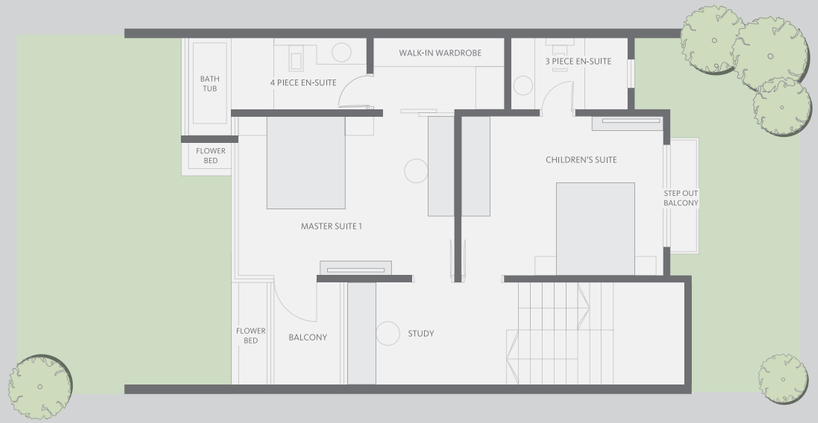
- · Outdoor Dining with Barbeque
- · Splash Pool
- · Entertainment Lounge with a Pool Table
- · AV Room
- · Library
- · Home Office
- · Home Gymnasium
- · Yoga Room
- · Provision for Lift

Note : For layout, detailed floor plans, dimensions & area statements please refer to specific unit plans 1 sq.mt. = 10.764 sq.ft.

G
GROUND
LEVEL



M
MIDDLE
LEVEL



U
UPPER
LEVEL

HILL VIEW VILLAS

RANGING FROM 3195 SQFT TO 3642 SQFT

These seven luxurious villas are a masterpiece of design & craftsmanship featuring sprawling private gardens amidst nature.

Key Features

- · 4 Bed suites with En-Suites
- · Study
- · Private Garden
- · Moonlit Terrace
- · Walk-in Wardrobe
- · Linen Room / Attendant's accomodation
- · 2 Car Parks

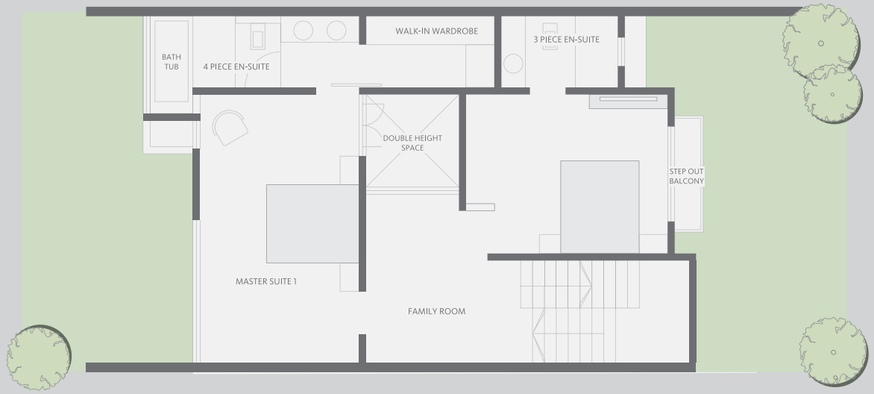
Bespoke Options

- · Outdoor Dining with Barbeque
- · Splash Pool
- · Entertainment Lounge with a Pool Table
- · AV Room
- · Library
- · Study
- · Home Gymnasium
- · Yoga Room

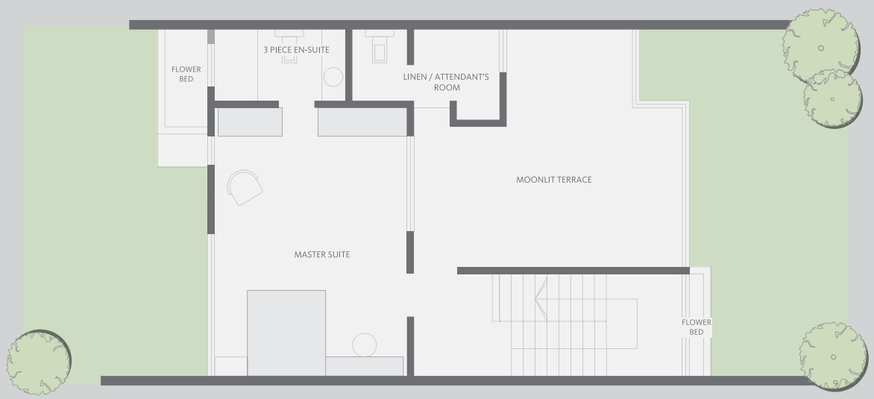
Note : For layout, detailed floor plans, dimensions & area statements please refer to specific unit plans 1 sq.mt. = 10.764 sq.ft.

G
GROUND
LEVEL

M
MIDDLE
LEVEL



U
UPPER
LEVEL



HILL VIEW (L) VILLAS

RANGING FROM 3376 SQFT TO 3775 SQFT

Masterful design & modern luxury are uniquely embodied in these luxurious 4 Bed Suite garden villas. Living is easy in these impressive, generously spacious residences which invite comfort & exude modern elegance.

Key Features

- 4 Bed suites with En-Suites
- Double Height Ceiling
- Private Garden
- Family Room
- Moonlit Terrace
- Walk-in Wardrobe
- Powder Room
- Linen Room / Attendant's accomodation
- 2 Car Parks

Bespoke Options

- Outdoor Dining with Barbeque
- Splash Pool
- Entertainment Lounge with a Pool Table
- AV Room
- Library
- Study
- Home Gymnasium
- Kitchenette on Moonlit terrace

Note : For layout, detailed floor plans, dimensions & area statements please refer to specific unit plans 1 sq.mt. = 10.764 sq.ft.

G
GROUND
LEVEL

COURTYARD VILLAS

RANGING FROM 3626 SQFT TO 3925 SQFT

These one of a kind courtyard villas offer a beautiful melange of nature & architecture. You'll enjoy a perfect setting for relaxing & entertaining in these truly unparalleled luxury villas that blend in beautifully with the surrounding lush greenery and nature.

Key Features

- 4 Bed suites with En-Suites
- Flower Beds
- Private Garden
- Moonlit Terrace
- Light Well
- Walk-in Wardrobe in both Master Bedrooms
- Family Room with courtyard deck
- Private Lounge
- Linen Room / Attendant's accomodation
- 2 Car Parks

Bespoke Options

- Outdoor Dining with Barbeque
- Splash Pool
- Entertainment Lounge with a Pool Table
- AV Room
- Library
- Study
- Home Gymnasium
- Rooftop kitchenette & Dining

Note : For layout, detailed floor plans, dimensions & area statements please refer to specific unit plans 1 sq.mt. = 10.764 sq.ft.

COURTYARD VILLAS

RANGING FROM
3626 SQFT TO 3925 SQFT

M
MIDDLE
LEVEL

U
UPPER
LEVEL

Note : For layout, detailed floor plans, dimensions & area statements please refer to specific unit plans 1 sq.mt. = 10.764 sq.ft.

Artist's impression, image not to scale.

With consciously designed meandering pathways, a bit more of the estate will reveal itself to you at every turn, making it a thoroughly enjoyable experience, whether you are inside or outside.

A well-manicured, landscaped front yard greets you as you step in and a nice cobbled pathway leads you all the way to the entrance.

Artist's Impression, image not to scale.

Each villa has terraces opening out to greenscapes at every level. Step out, stretch or just sit and enjoy the grand views.

FACT FILE

LIVING & DINING

Marble Flooring

Elegant Main Door with polished veneer on both sides

POP rendered walls and high quality paint

Sliding Doors and Windows

Schneider or equivalent branded modular Electric Fittings

Provision for Air Conditioner

TV Points

SUITE

Laminated Wooden Flooring in the Master Suite

Designer vitrified tiles in other Suites

Smooth finished walls with premium paint finish

Provision for Air Conditioner

BATH SUITE

Neat Bath Suite design for best space utilization

Premium quality Grohe or Jaquar equivalent CP Fittings

Duravit or Kohler equivalent Sanitary Ware

Single Lever Hot & Cold Mixer with overhead Shower

Bathtub in the Master Bath Suite

All Bath Suites will be finished with Designer Tile Combinations

Provision for Exhaust Fan and Geyser

Pest prevention trap

FACT FILE

GOURMET KITCHEN

Modular Kitchen below Kitchen Platform*

Granite Kitchen Platform with Stainless Steel Sink

Hob and Chimney*

Utility Space will have provision for

Washing Machine / Dishwasher

SECURITY

3 Tier Security Systems

Single Entry and Exit with 24/7 Security Personnel

CCTV

Video Door Phone for every Villa

OTHER FEATURES

Power back-up of 2 kVA for each Villa

Power back-up for essential common facilities

Provision for Internet Connectivity

Solar Water Heater for Villas

Designated Linen Room

Aesthetically Designed Landscaped Garden

* T & C Apply

THE TEAM

SKYi

SKYi was established in 2004 with the endeavour to redefine the essence of fine living. Right from the outset, we identifed localities that had potential for signifcant growth based on well-researched indicators. Coupled with our process-driven concept, where ecological sustainability goes hand in hand with premium design and amenities, our thoughtfully designed™ residences are engineered to give you a good return on your investment.

We are proud to present to you our canvas of work of more than 10 years in Western Pune. Our thoughtfully designed projects are home to over 1000 happy families and we are getting ready to welcome another 2000 familes in the coming years. Our projects are the proud recipients of CRISIL 5 Star ratings, Indian Green Buiding Council [IGBC] Gold and Platinum Certificates, an award for being one of the Top 100 projects in India and most importantly the trust of our customers.

We invite you to be a part of the SKYi family.

SEHER TOWERS BANER

Seher Towers at Baner offers luxurious extra large 4 Bedroom Apartments. Each bespoke apartment is spread over 4200 sq. ft.

5 BANER

5 at Baner is a residential tower of 9 exclusive ultra-luxurious, fully-automated 4 BHK apartments. Each apartment with an area of 3300 sq.ft. is centrally air-conditioned, comes with a spa pool, best-in-class kitchen appliances, a Bose 5.1 Surround System and much more.

IRIS BAVDHAN

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres. The tower complex consist of 4 wings of 2- BHK & 3- BHK apartments.

NILAY AUNDH

Nilay at Aundh is an award-winning project spread over 5 acres having 370 apartments covering 4,00,000 sq.ft. of area at Aundh. A complex of apartments built in a scenic setting at Aundh with the philosophy of “no common walls”.

AQUILA BANER

Aquila at Baner is a complex of 18 townhouses covering 60,000 sq.ft. of developed land. Each Aquila home is a 3 bedroom split-level townhouse with a beautiful central courtyard inside the home.

MANAS LAKE

Manas Lake is a thoughtfully designed township on Paud Road, just 10 minutes from Kothrud offering premium 2,3 and 4 Bedroom Apartments. It is a CRISIL 5 Star Rated and Indian Green Building Council Platinum Certified project.

SONGBIRDS

Songbirds is a thoughtfullly designed township spread over 43 acres on Paud Road and is surrounded by 7000 acres of NDA forest. Songbirds is a sectorial development of premium 4,3, 2 and 1 Bedroom Apartments along with Penthouses.

IRIS BANER

Iris at Baner is a residential complex of two towers with 132 apartments, covering 1,30,000 sq.ft. of developed area. Every Iris home is spacious, well ventilated and extremely well lit.

SKYi FIRST

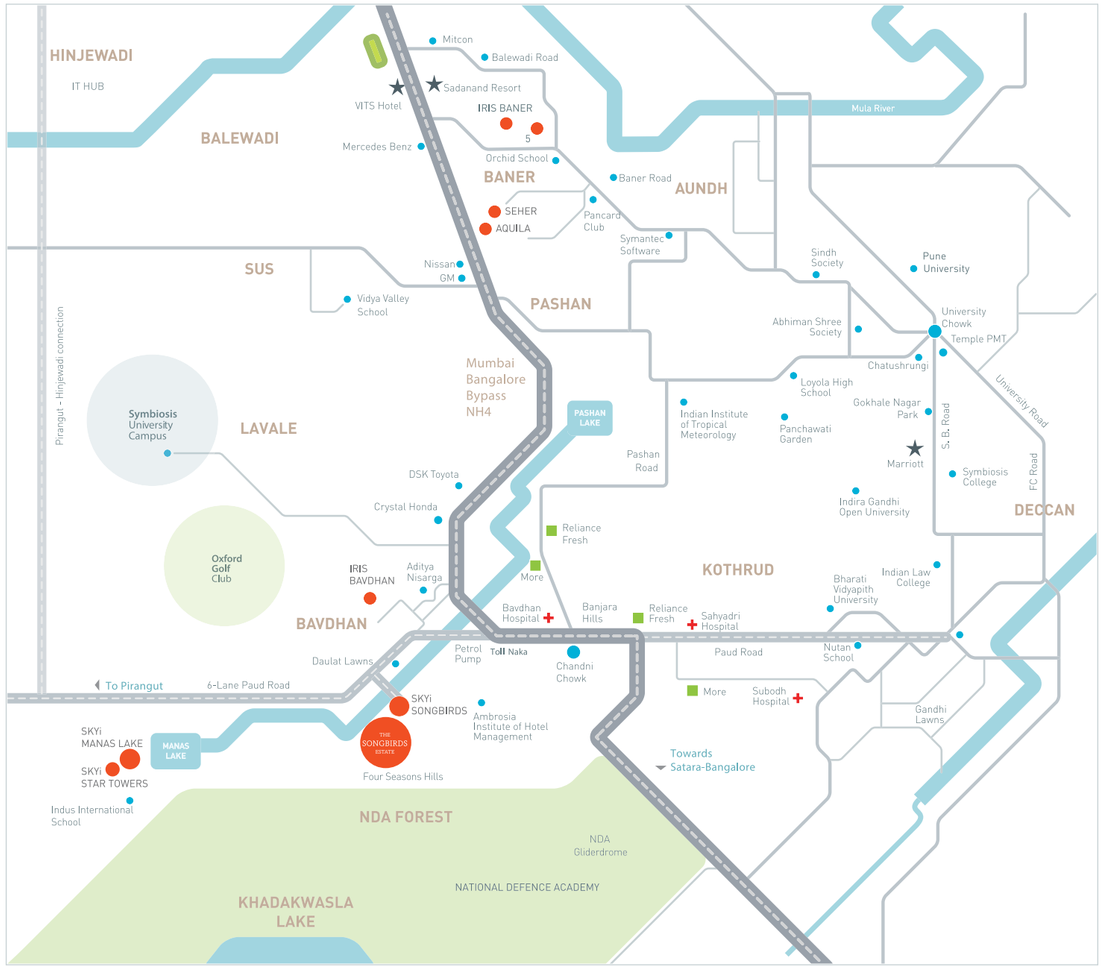
A home at SKYi First on Paud Road is that much awaited shortcut to living your life the way you have always wanted. Location, the size of the apartment, imaginative amenities and most importantly, a sensitive use of space whilst delivering premium 2 and 1 Bedroom Apartments

SEHER BANER

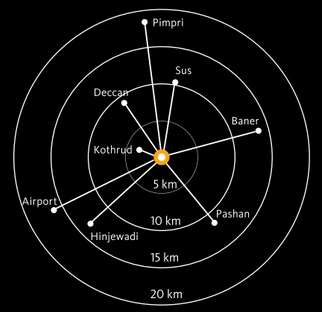
Seher at Baner is a community of 90 three bedroom split level open homes spread over 2,65,000 sq.ft. Each Seher home admeasures 2500 sq.ft. of creatively utilized space. Seher boasts of private gardens on the ground foor and landscaped terrace gardens too.

STAR TOWERS

STAR Towers at Kothrud Next, just 10 mins from Kothrud, is a residential project of 2 and 1 Bedroom Apartments. STAR Homes are built on the cornerstone of Zero Wastage Design that guarantees you the intelligent use of every square foot of space in your home.



SKYi Projects
Important Landmarks
Hospital
Retail
Star Hotels
10 Lane Highway NH4



THE LOCATION

Western Pune is fast becoming an attractive residential destination within the city. With areas such as Kothrud, Hinjewadi, Baner, Pashan, Bavdhan witnessing rapid growth in IT, pharma and other business sectors, these areas are seeing a huge demand in quality residential housing. Robust infrastructure, excellent connectivity, abundant greenery and exciting entertainment options have made Western Pune a preferred destination of choice for those wanting to make this city their home.

SCHOOLS/ INSTITUTES

Vidya Valley School
Indus International School
Sanskriti School
Ryan International School
Ambrosia Institute of Hotel Management
Flame University
Symbiosis International University
Sri Sri Ravishankar School

HOSPITALS

Sahyadri Hospital
IMS Hospital
Bavdhan Hospital
Deenanath Mangeshkar Hospital

RETAIL

Reliance Fresh
More
Petrol Pump

ATMS

SBI
Canara Bank
Union Bank
Axis
ICICI
HDFC

BANKS

Union Bank
Bank Of Maharashtra
SBI
Cosmos Co-Operative Bank
ICICI

RESTAURANTS

Domino's
Smokin' Joes
McDonalds
Subway
Café Coffee Day
Ambrosia
Trikaya
Banjara Hills
Up & Above
Club Oasis
Garden Court
Manas Resort
Apache Club

SPORTS & RECREATION

Oxford Golf Course & Country Club
SKYi Club
Shri Shiv Chhatrapati Sports City
Solaris Club
Abs Gym
Manas Boating Club

DISCLAIMER

This brochure and its contents are purely conceptual and merely to assist the reader to navigate into images, artist's impression, architectural drawings (not to scale), area, price & other information only, which may vary at the sole discretion of Enerrgia Skyi Developers, in accordance with the applicable laws. All information contained herein is provided for guidance purposes and does not constitute any invitation to offer/offer for the Purchaser. None of the objects/representations mentioned herein constitute a legally binding agreement or representation. Enerrgia Skyi Developers does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and Enerrgia Skyi Developers shall absolutely be governed by the Agreement for Sale and other ancillary deeds and documents, as may be executed, between them and/ or any third parties. The Purchaser is requested to appraise himself about the terms and conditions contained therein with the help of an independent legal and tax advisor.

The present brochure pertains to the entire project ("The Songbirds Estate") development envisaged by Enerrgia Skyi Developers for the project development spread over 10 Acres (approximately) which shall be planned and developed in various phases, subject to the requisite permissions/approvals from appropriate competent authorities. However, the Purchaser is requested to note that, as on date, the layout only for Phase I, has been sanctioned/approved and the construction/ development plan for the remaining land parcels is pending approval. Enerrgia Skyi Developers is in the process of preparing the development plan for the remaining phases and reserves its right to prepare, add, delete, alter, modify or in any manner change the plans, specifications, images, architectural drawings, prices, data & other information in its endeavor to make improvements as and when required. Enerrgia Skyi Developers reserves its right to undertake the aforesaid activities without prior intimation and/or notice to the Purchaser.

The Purchaser is requested to note that

(i) location maps of ("The Songbirds Estate") Project, its neighboring areas, and Pune City are not to scale and are for reference purpose only, (ii) neighborhood offerings located outside of ("The Songbirds Estate") Project, are for depiction purposes only and are not part of the ("The Songbirds Estate") Project, and

(iii) the actual elevation of the Villas/ flats/ units and/or building may vary from the Artist's impressions as depicted herein. (iv)the units/villas in the project are bespoke/customisable and the specifications and amenities will be mutually decided by the buyer and Enerrgia Skyi developers and the total consideration and the agreed specifications and amenities will be developed as per the "agreement to sell". All the offerings, brands ,specifications shown in this brochure are options and additional charges may apply for all bespoke /customisable features/furniture/specifications/amenities etc.

It may further be noted that the pricing of the Villas/ flats/units quoted by Enerrgia Skyi Developers does not include the costs of furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and/or otherwise. The brands and make of the material used in the Villas/ flats/units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time. It is the responsibility of the Purchaser to evaluate the accuracy, completeness and usefulness of any data, opinions, advice, services or other information provided herein or by the distributor(s) hereof. All information contained herein is distributed with the understanding that the authors, publishers, and distributors, assume no liability whatsoever in connection with its use. We request the Purchasers to consult independent legal and/or tax advisor or real estate expert with respect to their investment / purchase of the Villa/flats/units.

Enerrgia Skyi Developers at its sole discretion intends to develop various amenities and facilities in the ("The Songbirds Estate") Project inter alia including hospitality facilities viz. the Club etc., educational facilities, entertainment facilities, healthcare facilities and commercial spaces etc., which shall be exclusively and absolutely owned by Enerrgia Skyi Developers and/or its representatives. The aforesaid amenities and facilities will be managed and maintained exclusively by Enerrgia Skyi Developers and/or its representatives. It is further clarified that the above mentioned amenities and facilities in "The Songbirds Estate" project shall be offered to the residents of ("The Songbirds Estate") project and also to the outsiders, subject to the terms and conditions to be laid down by Enerrgia Skyi Developers and also subject to the payment of the fees/ charges etc., as may be prescribed.

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PAOLA LENTI

Exclusive Italian Furniture Represented by
Mr. Manish Khemka.

Vivono Designs Pvt Ltd

First Floor, Ginger House, Raghuvanshi Estate, Senapati Bapat Marg, Lower Parel,
Mumbai - 400 016 India. Contact No.- +91 98201 42979

THE SONGBIRDS ESTATE

Bespoke Garden Villas in Western Pune

Site Office :

SKYi Songbirds

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