F I V E
M A I D A N

BANER

FIVE
MAIDAN

[4 BEDROOM HOMES]

BANER

Project by skyi

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FIVE MAIDAN
Baner

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Where vibrant Baner rises up

Known for its harmony with nature and distinctive connectivity features, Baner offers a modern lifestyle that is inclusive. The proximity to the beloved Baner Tekdi and all the serenity it offers is in itself a treasure to be cherished.

The emergence of high street culture and the endless lifestyle opportunities at an arm's distance just add to the magic and charisma of this suburb — and 5 Maidan in Baner, is an elegant embodiment of all that this suburb offers.

Did You Know

The foundation stone for Baner was laid in the 17th century with the Tukai Mata Temple

Smartworks,
M-Agile
Westport,
McDonald's
Sadanand
Resorts, DMart
FIVE
MAIDAN
Amar
Business Zone
Balewadi
High Street
Pune - Mumbai
Expressway >
National Highway 48
Pune Bangalore
Balewadi High Street
Baner Chowk
Baner Road
Pan Card
Club Road
Computer generated image. Artist's impression. Image not to scale.

Connectivity

Baner offers excellent connectivity to adjoining suburbs, the city and beyond through a robust road and metro infrastructure.

Metro 1 km away

A 23.3 kms elevated metro line connecting Baner to Hinjawadi IT Park and Civil Courts.

Airport 17 kms away

The Pune International Airport, connects Pune to key domestic and international locations.

Highway 1.1 kms away

Baner is one of the key entry points from the NH 4, connecting Pune to Bangalore and Mumbai.

Road 8 kms long

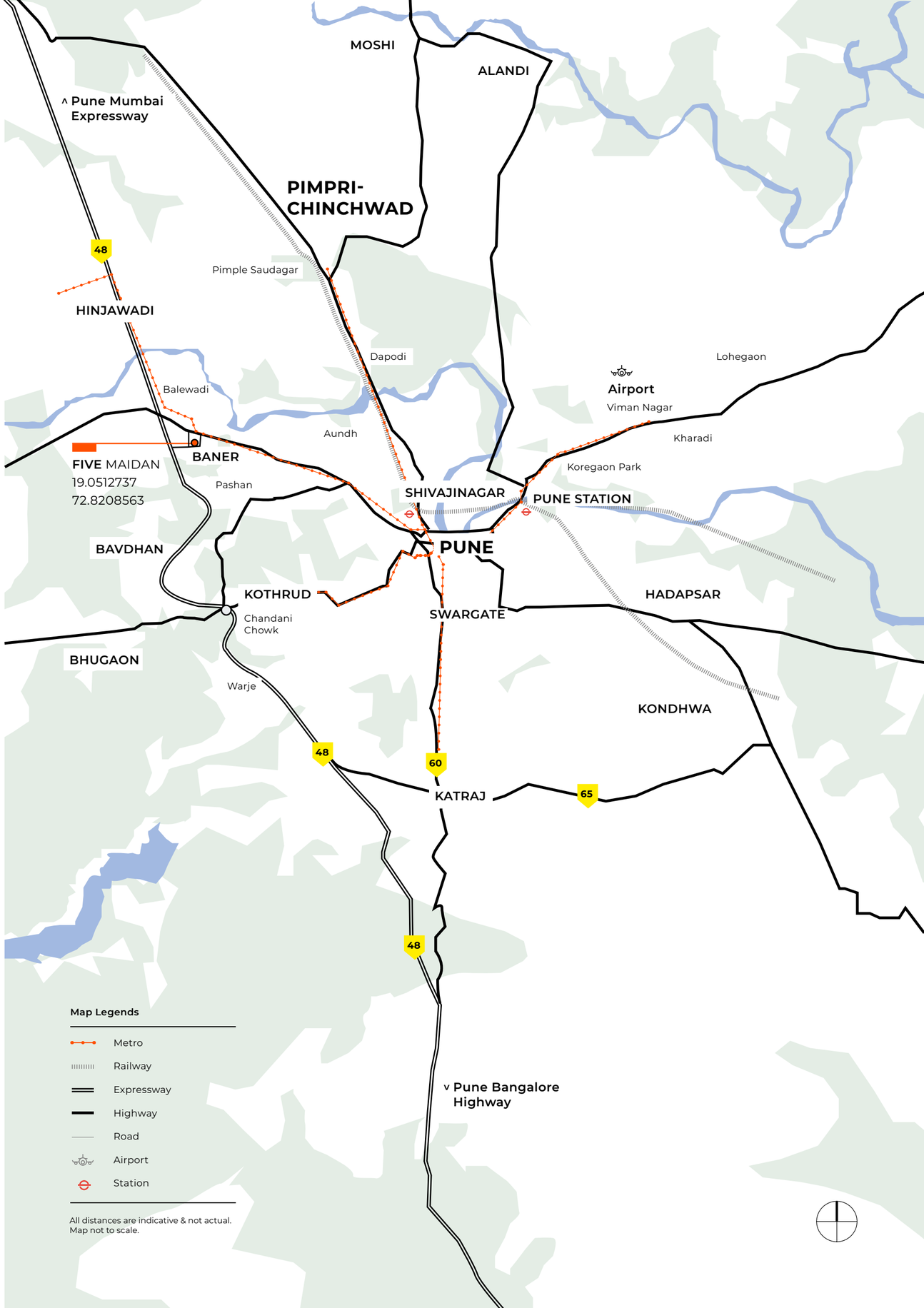
A strong network of wide internal roads connects Baner to the adjoining suburbs.

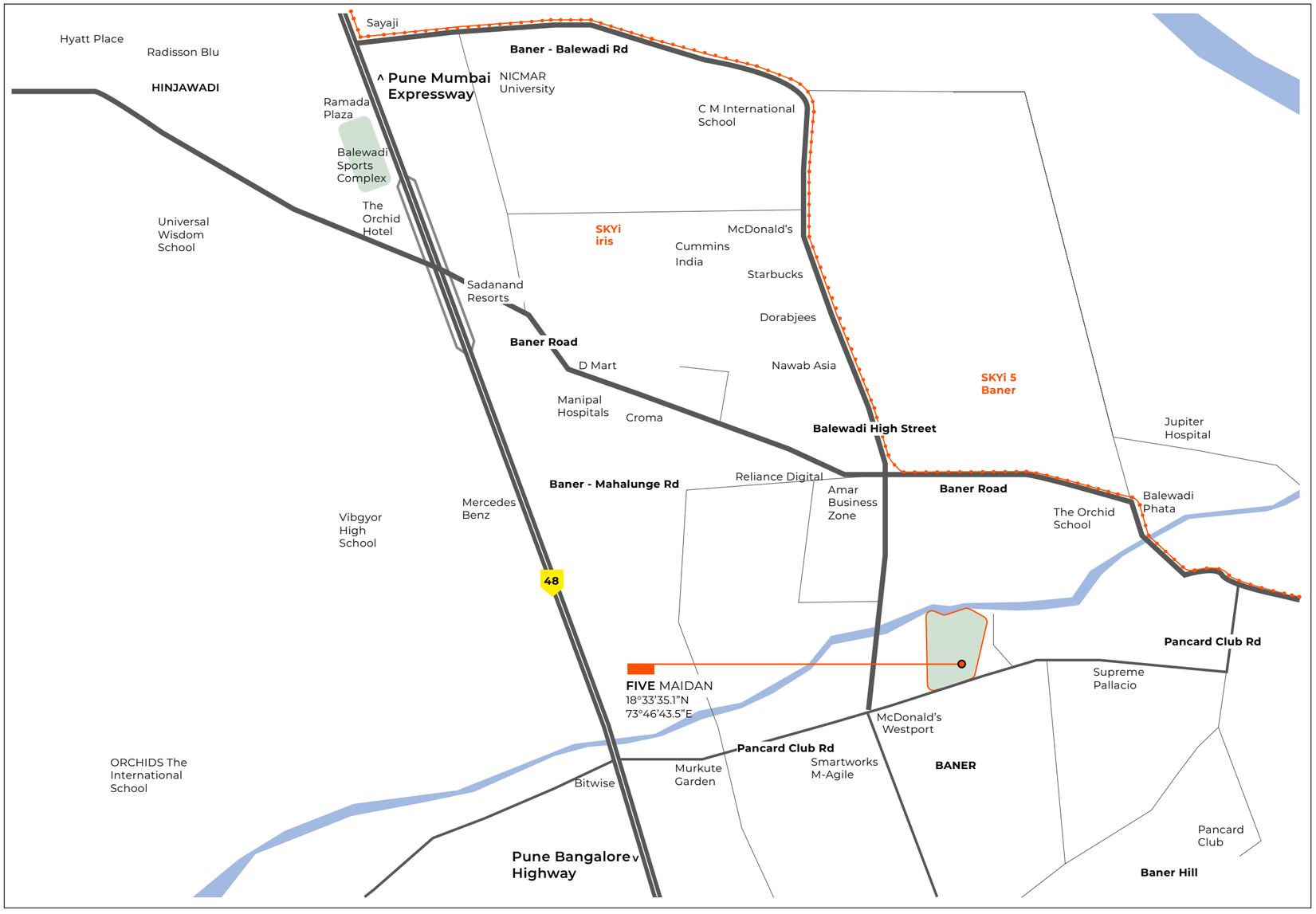
Railway

The railways connect Pune to all parts of India with the iconic Deccan Queen, enjoying a place of pride.

Shivajinagar 9 kms away

Pune Station 14 kms away





Excellent Pivotal Point

GEAR UP FOR CONNECTIONS

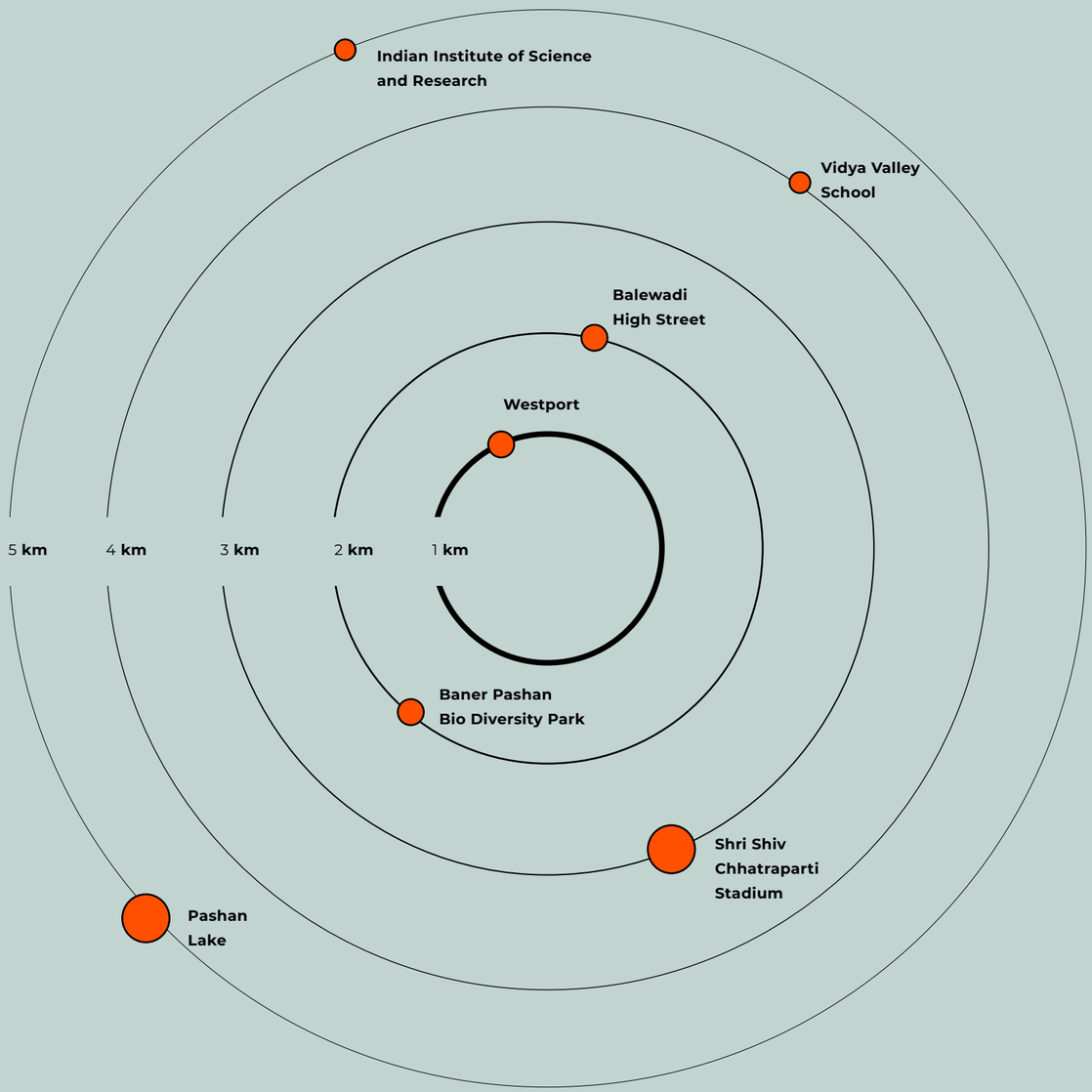
Hotels	**10+**
Schools & Colleges	**15+**
Hospitals & Clinics	**16+**
Leading Corporates	**30+**
Retail Brands	**50+**
Restaurants	**100+**

Information shown on these drawings/maps/charts is compiled from numerous sources and may not be complete or accurate.

Map Legends

- Metro
- Highway
- Road

All distances are indicative & not actual.
Map not to scale.



Every Need Within Reach

Living at 5 Maidan, you never have to travel far for anything. Baner and its neighbouring areas have some of Pune's best schools and colleges, hospitals, restaurants, grocery stores, shopping areas, its own business district and much more. The suburb often feels, to its residents, like a city within a city—with everything at your doorstep.

Infrastructure

RETAIL	MINUTES
ABZ Highstreet	3
Reliance Digital	3
Croma	5
Westside	7
Westend Mall	11

RESTAURANTS	MINUTES
McDonalds	1
Urbo	2
Nawab Asia	6
Gong	6
Urban Foundry	6

SPORTS	MINUTES
Pancard Club	7
Shri Shiv Chhatrapati Sports Complex	9
Oxford Golf Resort	21
The Poona Western Club	25

HOTELS	MINUTES
Sadanand Resorts	7
Ramada Plaza by Wyndham	8
Vivanta by Taj	15
Courtyard by Marriott	15
Holiday Inn Express	15

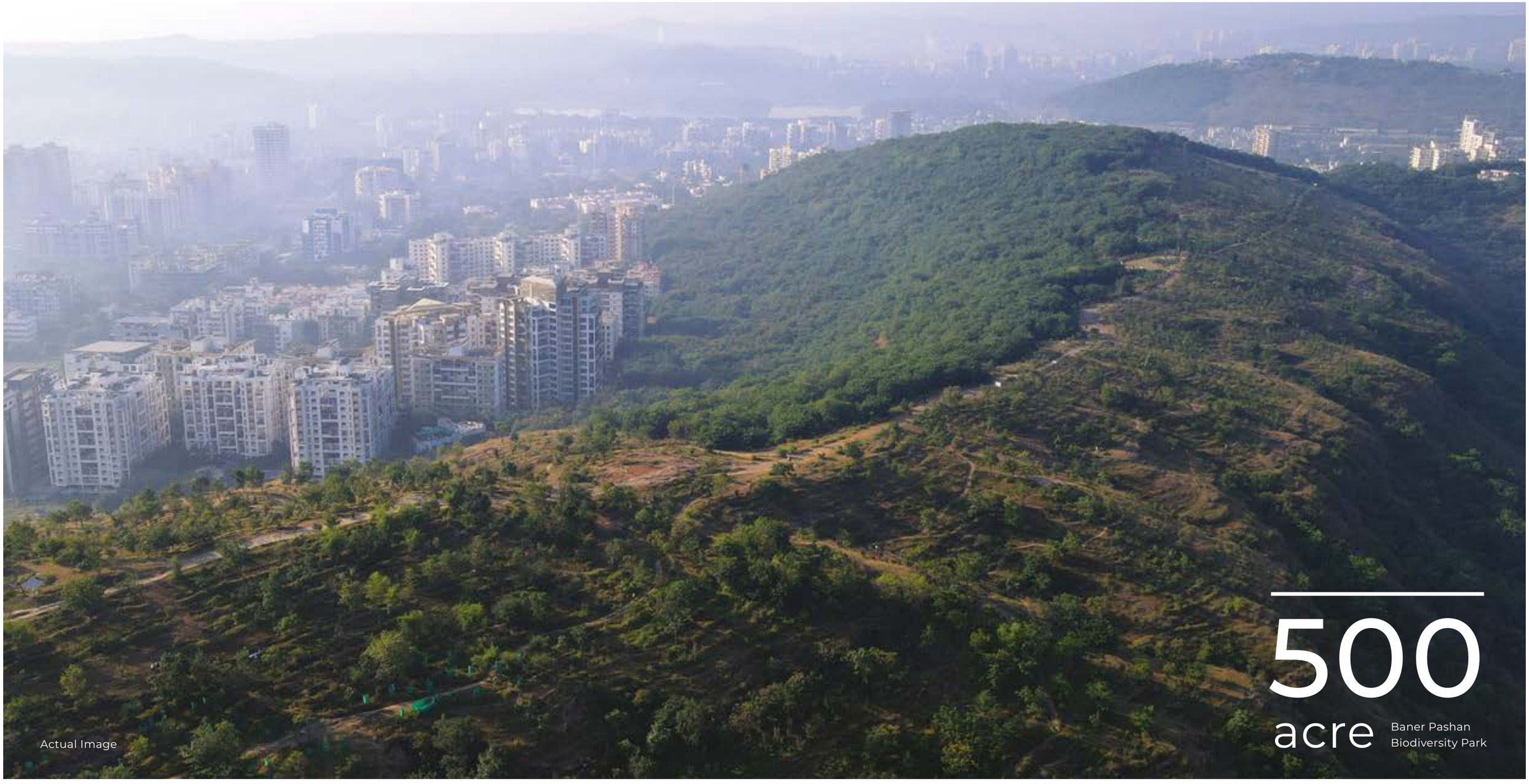
SCHOOLS & COLLEGES	MINUTES
Euro Kids School	1
Orchid School	5
Saplings School	5
Rabindranath Tagore School of Excellence	7
SP Pune University	16

HEALTHCARE	MINUTES
Manipal Hospital	5
Apollo Diagnostics	5
Jupiter Hospital	6
Benecare Mother & Child	6
Golwilkar Metropolis	8

GROCERY STORES & MARKETS	MINUTES
Farmers & Grocers	3
Dorabjee's	6
DMart	7
Star Bazaar	9

CORPORATE PARKS	MINUTES
Westport	1
M Agile	2
Amar Business Zone	3
Solitaire Business Hub	5
Panchshil Business Park	6

Information is indicative and may be subject to change as per existing traffic.



Actual Image

Baner Tekdi

The Baner Pashan Biodiversity Park is a 500+-acre protected green space located in the western suburbs of Pune, Maharashtra, India.
The park was established with the aim of preserving the natural ecosystems of the area and promoting biodiversity conservation.

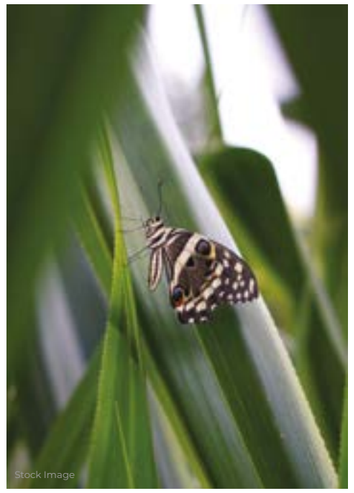
Visitors to the park can explore the park's extensive network of hiking trails, which wind through the various habitats and provide ample opportunities for bird watching and wildlife spotting. The park also offers a number of educational programs and workshops for visitors of all ages, aimed at raising awareness about the importance of biodiversity conservation.

One of the unique features of the Baner Pashan Biodiversity Park is its "citizen scientist" program, which allows visitors to participate in scientific research and data collection aimed at understanding and protecting the park's ecosystems.

Baner Pashan

Bio Diversity Park

The Baner Pashan Biodiversity Park is a valuable asset to the city of Pune, providing an important refuge for local wildlife and promoting environmental education and awareness.



Flora and Fauna

The park is home to a wide range of plant and animal species, including several rare and endangered species. The park features a variety of habitats, including grasslands, scrub forests, and wetlands, each of which supports a diverse array of wildlife.

FIVE by SKYi represents projects in the luxury portfolio of SKYi. Set in prime locations, they feature state-of-the-art amenities, luxurious material palettes, and spacious floor plans. They are a cut above the rest, and designed to elevate each of your five senses to create a delightful sensorial experience.

thoughtfully designed™
by SKYi®

FIVE by SKYi

Delivered		Proposed			
Baner Pune	**Paud Road** Pune	**Baner** Pune	**Sahakarnagar** Pune	**Racecourse** Pune	**Bandra** Mumbai

LIFE AT

FIVE

5

MAIDAN

An exclusive collection of premium and spacious 4 bedroom homes that offer a contemporary take to the overall surrounding. Set against the backdrop of swaying greens and verdant hills, 5 adds an enchanting charm and a distinct yet subtle grandeur while blending in with the larger landscape.

Computer generated image. Artist's impression, Image not to scale.

Maidan

The Maidan is the centrepeice around which 5 Maidan is created. Offering multiple play areas, fresh air, greenery, abundant space and lots more, the maidan will be where the community at 5 bonds with the neighbourhood.

Computer generated image. Artist's impression, Image not to scale.

5 acre MAIDAN

Green Open Spaces

5 Maidan rises next to a playground reservation that spreads across 5 acres. Designed and developed to strengthen a nature-man balance and provide a serene space to unwind and unfold after a long day's work, the park offers ample opportunities to escape from the routine and unite with nature and the community at large.

Stream

Proposed Plan

Maidan
Outdoor play areas
Seating areas
Landscaped greens

85%

open space

15%

built area

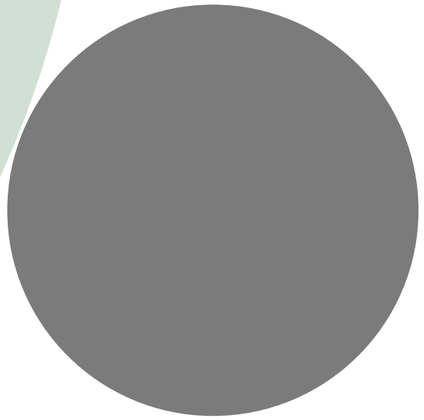
Main road

Ultra low density development

Key Benefits

- Panoramic views
- Low AQI
- Better Privacy
- High ACH & LUX

85%
open space



15%
built area

Maidan

Playground

The maidan offers a mix of well planned spaces that encourage an active lifestyle. Be it a game of tennis or just a walk in the park, there will be a range of options available for everyone.

Miyawaki forest

The benefits of a miyawaki forest include increased biodiversity, less air pollution, more soil water absorption and cooling of the surrounding areas.

Seating area

The maidan will have planned seating areas for senior citizens and designated places to relax after a hard fought game.

Walkways

The maidan will have walkways for you to enjoy a long walk in solitude or with a group of friends to renergise your day.

Infrastructure

A mix of play areas for children and adults, designed for outdoor sports and an active lifestyle. It will have play areas and seating.

The centre piece

5 Maidan derives it's essence from the 5 acres of green open spaces adjacent to it.

Concept

Architect
Design Philosophy
Key Features

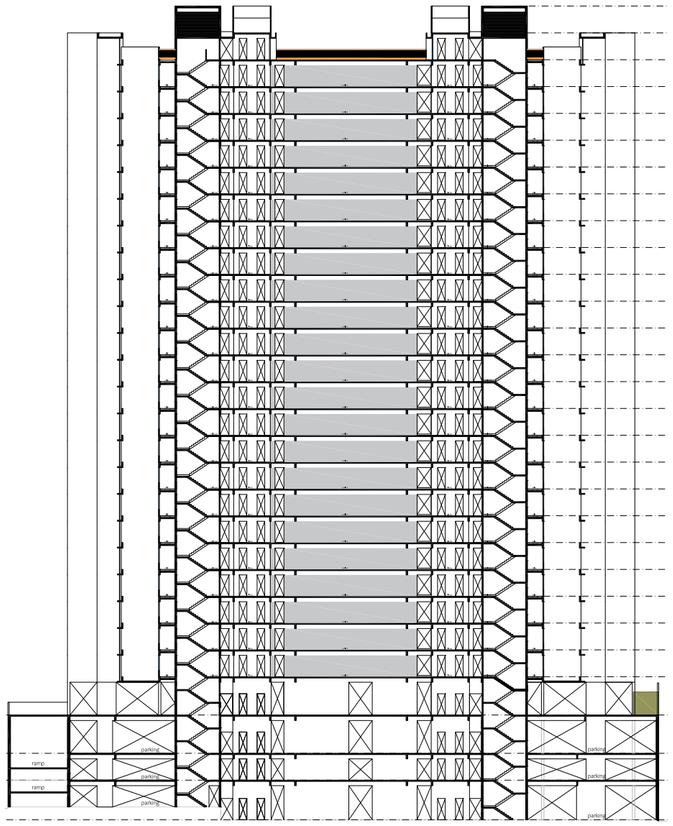
FIVE MAIDAN

skyi®

RISING UP TO CREATE ENCHANTING EXPERIENCES

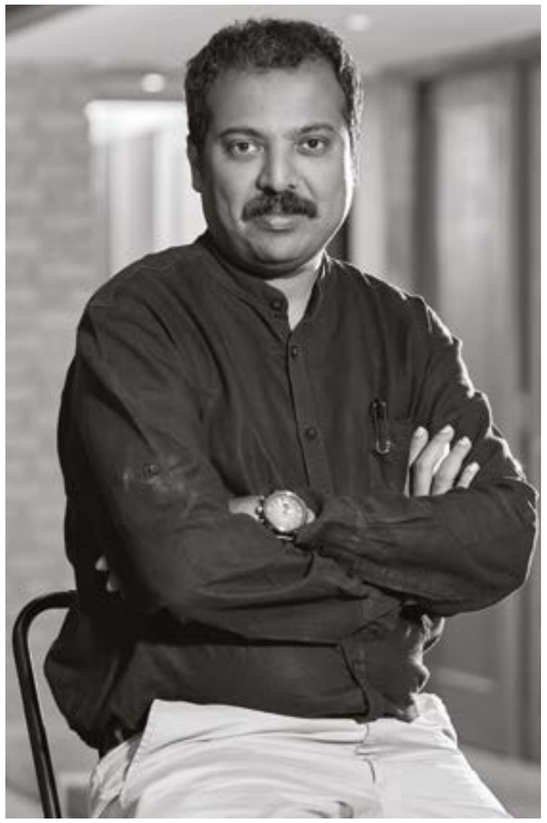
The project is a celebration of nature, intricate craftsmanship, meticulous planning and high-quality robust materials. The distinctive and uncomplicated facade that opens up to stunning views of the city and the park while allowing in ample sunlight throughout the day is like witnessing a dance of modern architecture on the tunes of natural elements – all synchronized into a harmonious piece of elegance, serendipity and sustainable luxury.

Computer generated image. Artist's impression. Image not to scale.



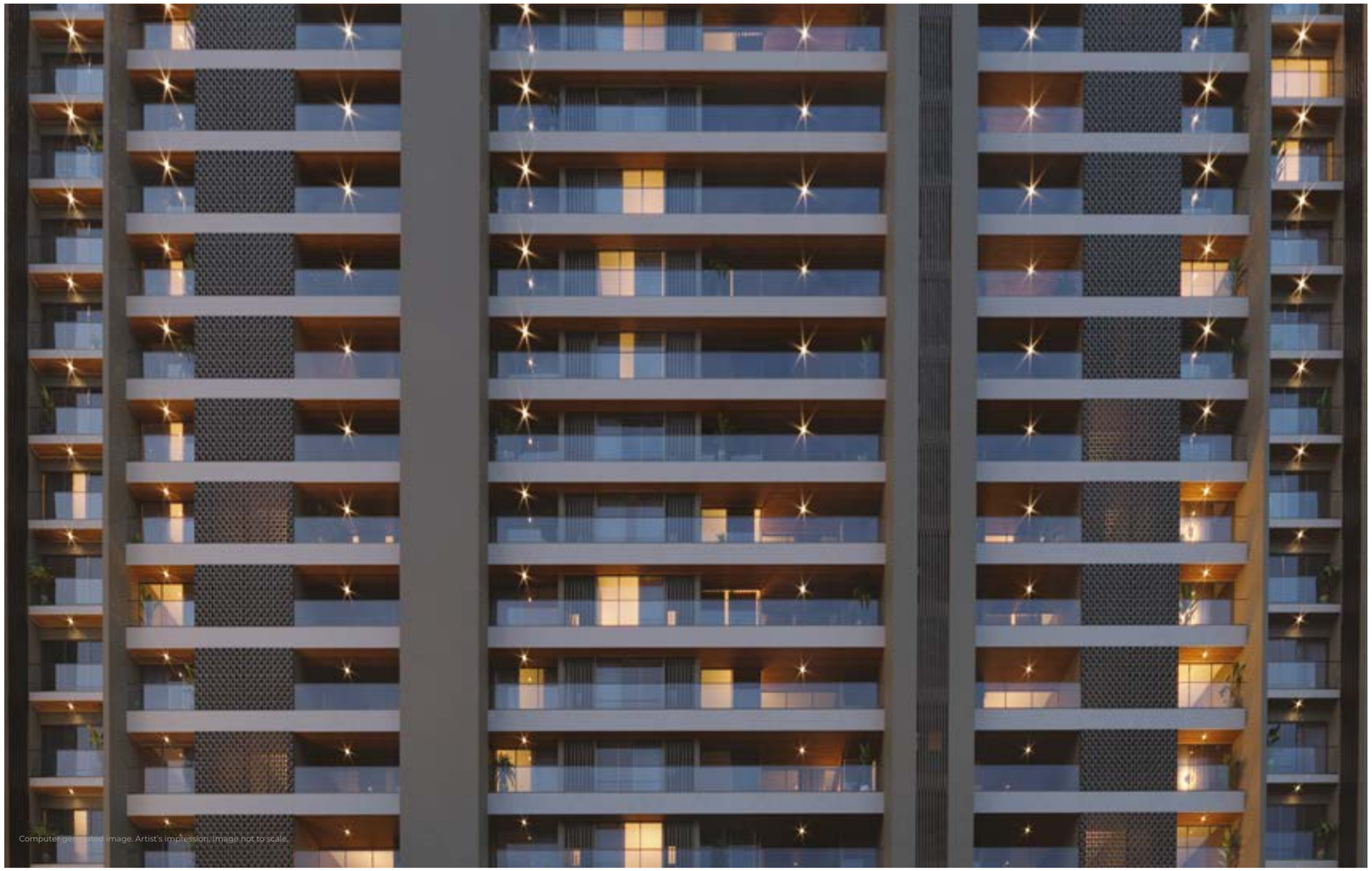
Design Philosophy

Externally, the building stands as an embellishment to the lush verdant garden glimmering in its full glory. And inside - it presents an air of abundance inspired by nature, comfort derived from intricate design, and luxury lured by intelligent craftsmanship.



5 Maidan was conceptualized as a living ode to the art of balance. We were inspired by nature and man alike. We wanted to capture the essence of both tranquillity and late night celebrations. And hence we designed homes that set you free and yet keep you rooted.

Amit Ghate
Architect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Computer generated image. Artist's impression. Image not to scale.

Design Highlights

Five Maidan is thoughtfully designed with a classic brew of intelligent design, intricate craftsmanship, sustainable luxury and modern facilities for an upwardly mobile family.

Intelligent Design
Intricate Craftsmanship
Sustainable Luxury
Modern Facilities

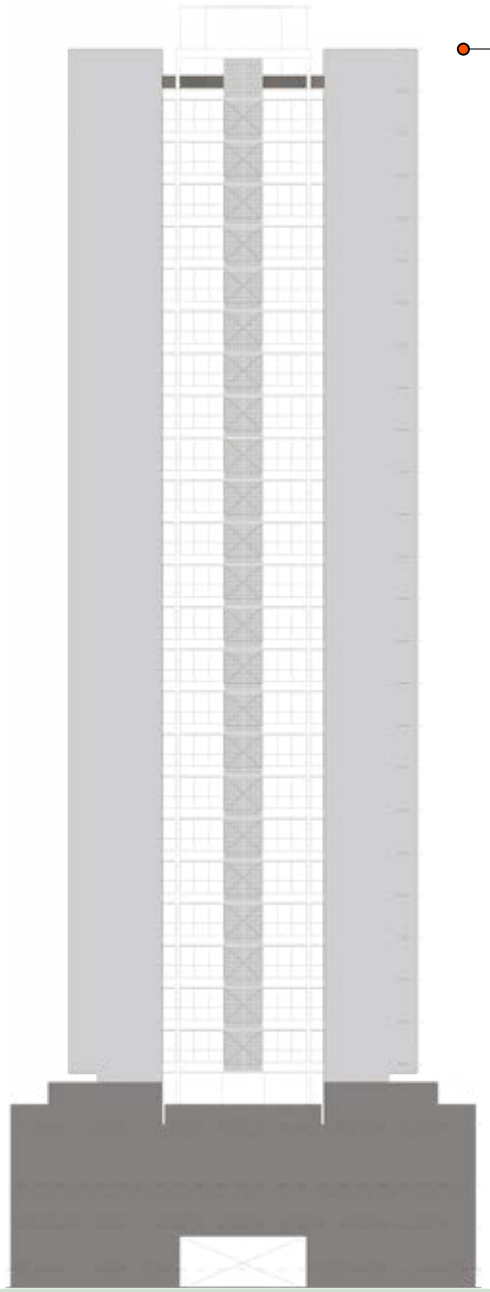
Computer generated image. Artist's impression. Image not to scale.

4

Exclusive

4 BHK

Tower



Key Features

Skyscraper

One of the
tallest Towers
350 ft.

32
LEVELS

60+
Premium
amenities

30,000 **sq.ft**
club pentagon
exclusive for residents

5 Levels Parking

500+ car parks

5 Acre

set amidst 5 acre **Maidan**

Grand Entrance

Entrance Lobby

Computer generated image. Artist's impression, image not to scale.

Computer generated image. Artist's impression, Image not to scale.

Computer generated image. Artist's impression, Image not to scale.

thoughtfully designed homes™

Highlights
Unit plans
Floor plans
Specifications

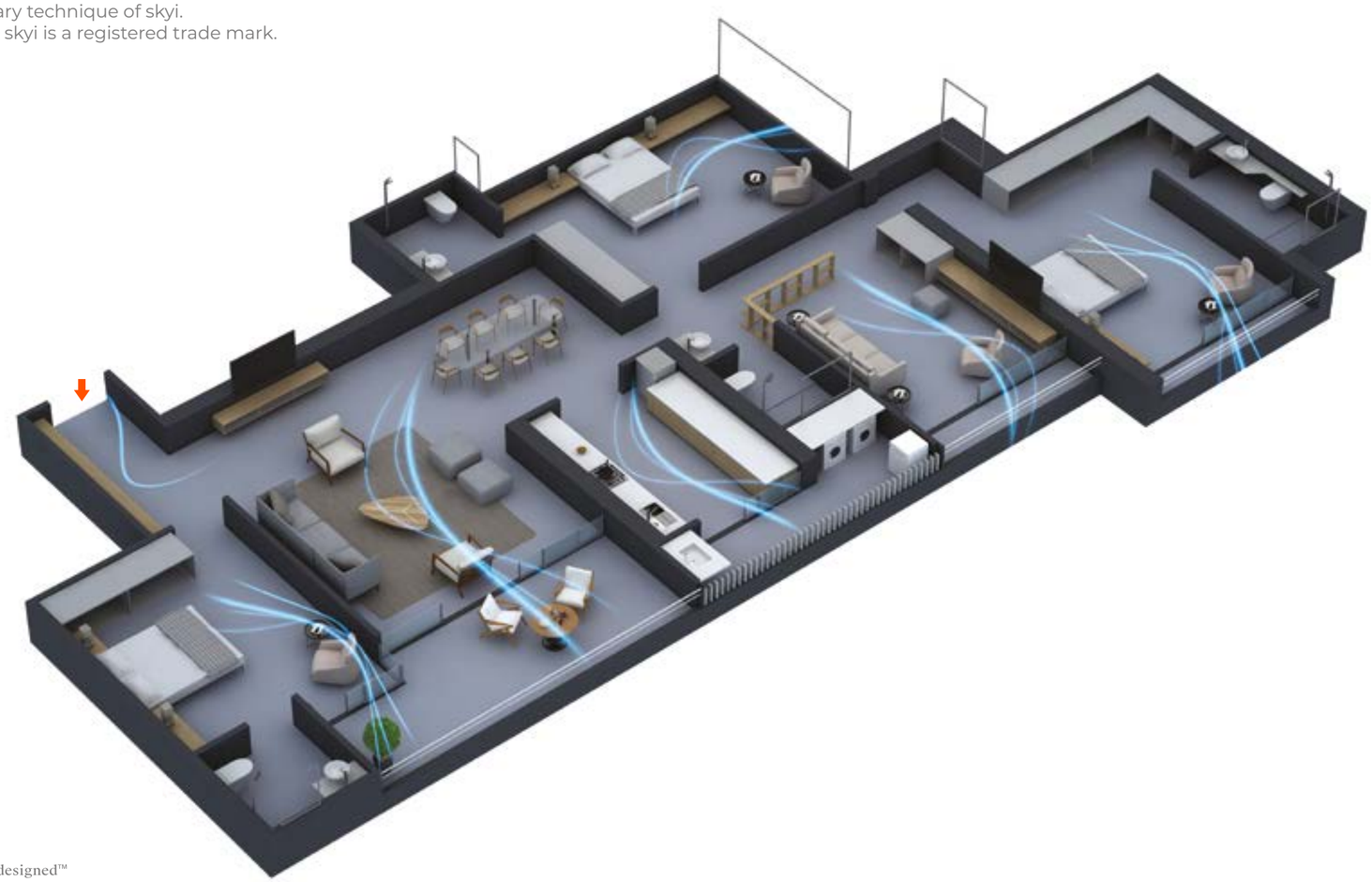
Residences

skyi®

air tech™

by SKYi®

a proprietary technique of skyi.
air tech by skyi is a registered trade mark.



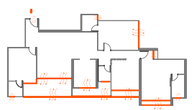
thoughtfully designed™
by SKYi®

Well Ventilated Homes

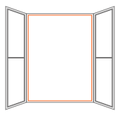
A well ventilated home ensures fresh air in abundance and reduces fatigue and accidents. Our large windows with covered and shaded balconies ensure our homes have HIGH ACH and are safe homes.

Wind Path
Oriented Homes

More Air Changes
per Hour (ACH)



Large Windows
& Balconies



Air Changes per Hour (ACH) is a measure of the number of times the air within a defined space (a room or the house) is replaced by ventilation.

Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home at 5 Maidan by allowing more Air Changes per Hour (ACH). Adequate measures have been taken, from the right window size to the spacious living room, to keep the temperature within your home pleasant all day long.

max light™

by SKYi®

a proprietary technique of skyi.
max light by skyi is a registered trade mark.

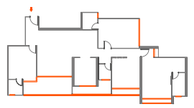
thoughtfully designed™
by SKYi®

Brighter Homes

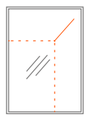
Poor lighting reduces visibility and causes accidents. Large windows in all our rooms ensure ample natural light is available through the day. Our homes have high LUX and are brighter and safer.

Sun Path
Aligned Homes

Less Heat,
More Natural Light



Larger Shaded
Windows & Balconies



LUX is the measure of the intensity of light within a place, as perceived by the human eye. Homes at 5 Maidan exceed the pre-requisite standards of illumination as prescribed by the National Building Code.

Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare free light throughout the day.

More Space, More Living

Space to learn something new, space to create memories with loved few.

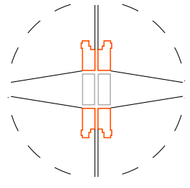
In today's busy world, you now have the space and the liberty to experience your life your way. Spacious homes that enable each one in the family to live life in their own unique way and pursue their interests. Homes that are big and cozy for the entire family to come together and experience the joy of togetherness.

4

Exclusive

4 BHK

Tower



2417XXL

Infinity **view**

. Unique Linear Design
. 58'-5'' ft. Long Panoramic Facade
. Zero Wastage Design

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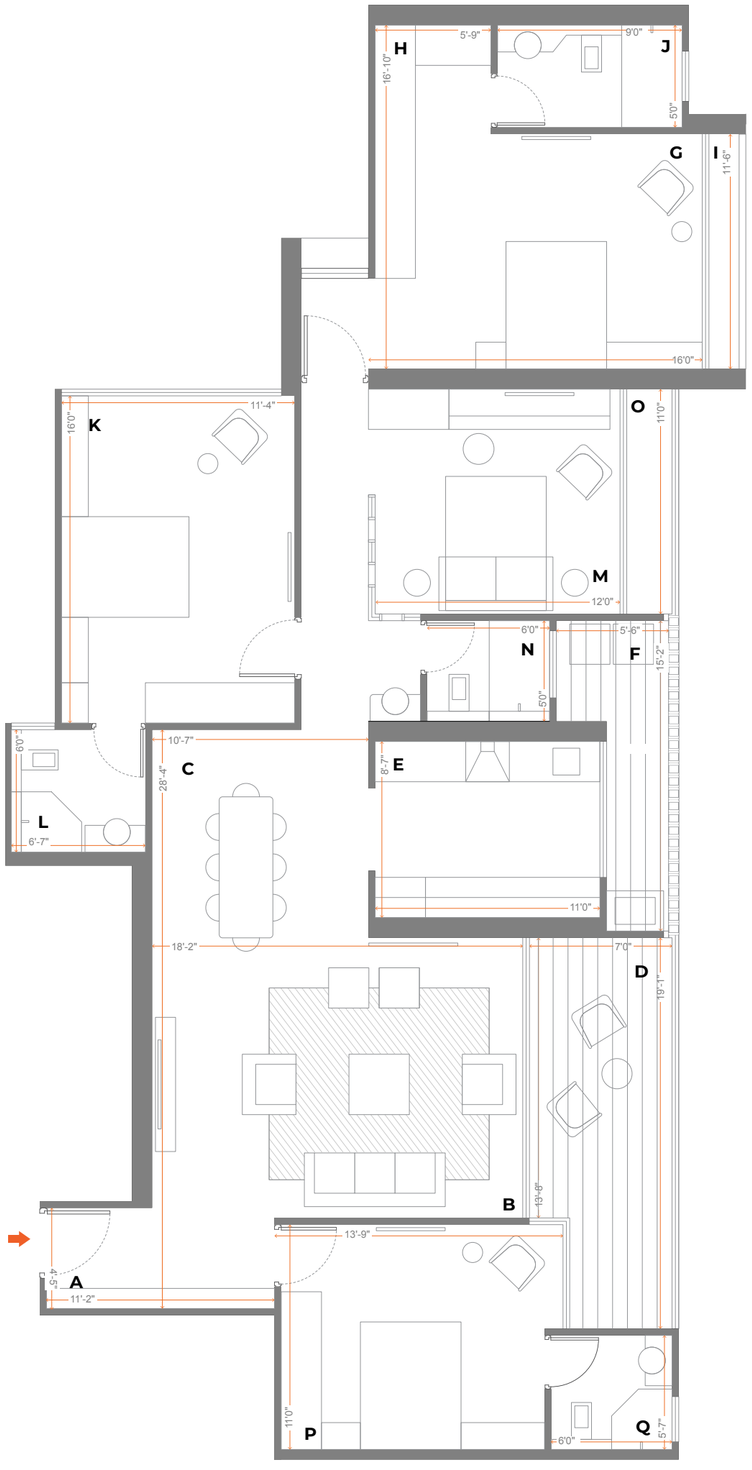
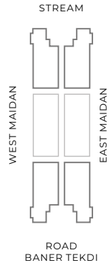


Note : SKYi™ believes in complete transparency.
• The Sale Agreement will have the carpet areas mentioned along with the car parking. • The carpet area is calculated as per statutory guidelines laid out by the competent authority.
• All dimensions shown are from unfinished wall to unfinished wall • Furniture & fittings in plans are indicative & are not part of the offer • This is a typical plan. The orientation & openings may vary. • There will be offsets on account of columns and beams in actual constructed home.



4

Exclusive
4 BHK
Tower

LIVING SPACE		W X L in Sq.Ft.
A	Lobby	4'-5" X 11'-2"
B	Living	28'-4" X 18'-2"
C	Dining	10'-2" X 10'-7"
D	All Season's Deck	19'-1" X 7'0"

KITCHEN SPACE		W X L in Sq.Ft.
E	Master Kitchen	8'-7" X 11'0"
F	Utility Area	15'-2" X 5'-6"

BEDROOMS		W X L in Sq.Ft.
G	Master Suite 1	16'-10" X 16'0"
H	Wardrobe	10'5" X 5'-9"
I	Juliet Balcony 1	11'-6" X 1'-6"
J	Master Suite 1 Toilet	5'0" X 9'0"
K	Master Suite 2	16'0" X 11'-4"
L	Master Suite 2 Toilet	6'0" X 6'-7"
M	Bedroom 3	11'0" X 12'0"
N	Common Toilet	5'0" X 6'0"
O	Juliet Balcony 2	11'0" X 2'-3"
P	Guest Bedroom	11'0" X 13'-9"
Q	Guest Bedroom Toilet	5'-7" X 6'0"

USABLE AREA	**1711 Sq.Ft.**
PRODUCT CODE	**2417 XXL**

2417XXL

Infinity **view**

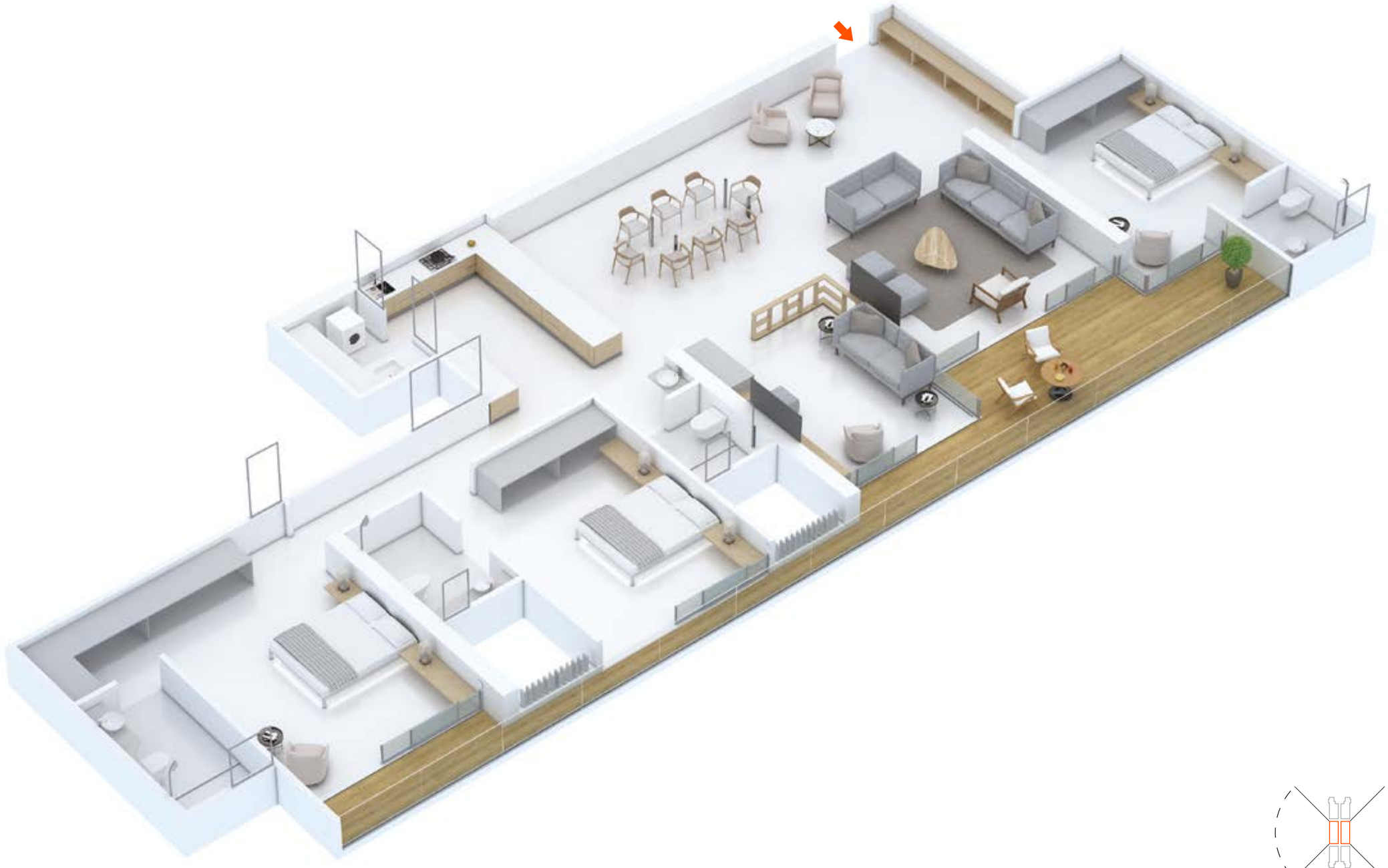
Usable Area = Carpet Area*+ Open Balcony + Wash Area + Juliet Balcony
1711 SQ.FT.(159 SQ.MT.)=1490 SQ.FT.(138.39 SQ.MT.)+122 SQ.FT.(11.38 SQ.MT.)
+58 SQ.FT.(5.40 SQ.MT.)+41 SQ.FT.(3.83 SQ.MT.)
*Includes Carpet Area as per RERA & permissible enclosed balcony if any.
• The floor space efficiency of homes at 5 Maidan is 70%

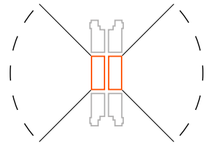
4

Exclusive

4 BHK

Tower





2543XXL

Panoramic **view**

. Unique Linear Design
. 64'-3'' ft. long Panoramic Facade
. Zero Wastage Design

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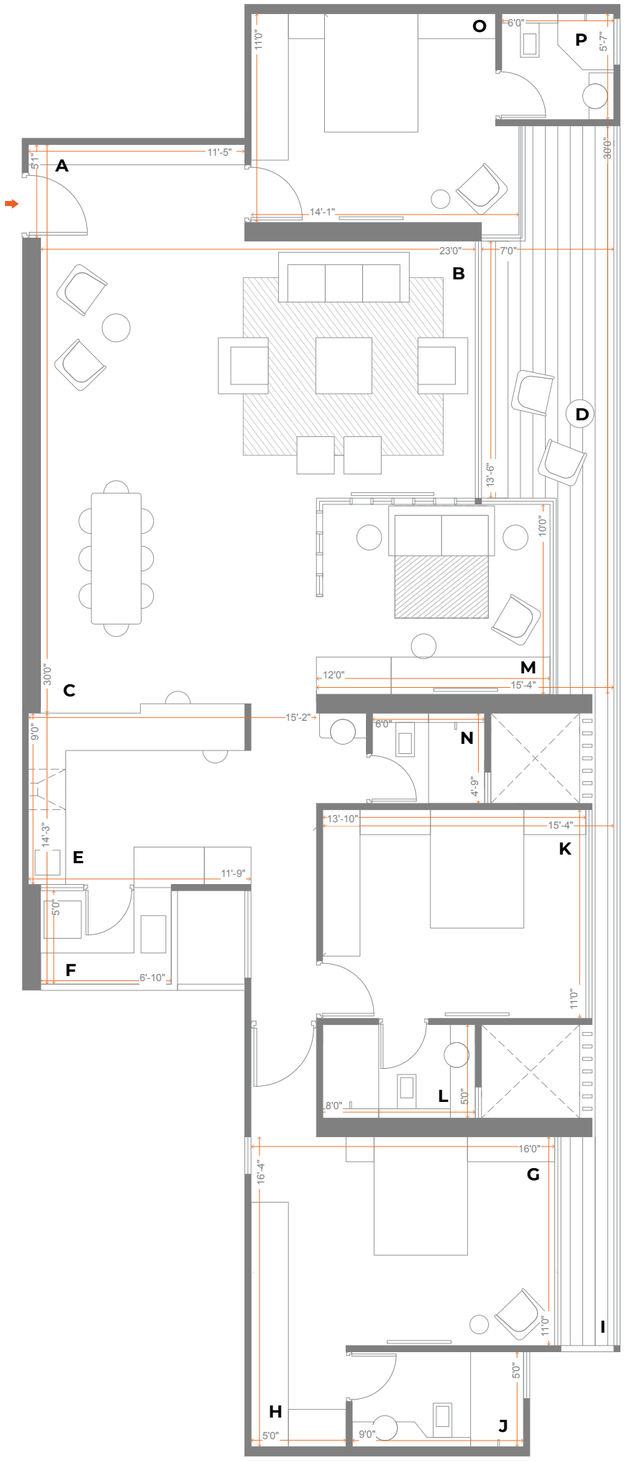
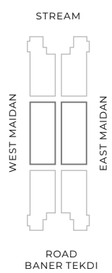
thoughtfully designed™
by SKYi®





4

Exclusive

4 BHK

Tower

LIVING SPACE		W X L in Sq.Ft.
A	Lobby	5'-1" X 11'-5"
B	Living	30'0" X 23'0"
C	Dining	11'-4" X 14'-6"
D	All Season's Deck	30'0" X 7'0"

KITCHEN SPACE		W X L in Sq.Ft.
E	Master Kitchen	9'0" X 11'-9"
F	Utility Area	5'0" X 6'-10" + 5'0" X 3'-7"

BEDROOMS		W X L in Sq.Ft.
G	Master Suite 1	16'-4" X 16'0"
H	Wardrobe	11'0" X 5'0"
I	Juliet Balcony	11'0" X 2'-9"
J	Master Suite 1 Toilet	5'0" X 9'0"
K	Master Suite 2	11'0" X 13'-10
L	Master Suite 2 Toilet	5'0" X 8'0"
M	Bedroom 3	10'0" X 12'0"
N	Common Toilet	4'-9" X 6'0"
O	Guest Bedroom	11'0" X 14'-1"
P	Guest Bedroom Toilet	5'-7" X 6'0"

USABLE AREA	**1802 Sq.Ft.**
PRODUCT CODE	**2543 XXL**

2543XXL

Panoramic **view**

Usable Area = Carpet Area*+ Open Balcony + Wash Area + Juliet Balcony
1802 SQ.FT.(167.40 SQ.MT.)=1571 SQ.FT.(145.93 SQ.MT.)+185 SQ.FT.(17.16 SQ.MT.)+
34 SQ.FT.(3.14 SQ.MT.)+13 SQ.FT.(1.17 SQ.MT.)
*Includes Carpet Area as per RERA & permissible enclosed balcony if any.
• The floor space efficiency of homes at 5 Maidan is 70%

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Computer generated image. Artist's impression, Image not to scale.

Living & Dining Area

The living and dining area is a seamless space for friends and family to get together.

.Private Lobby
.Living Area
.Provision for Large LED TV
.Dining Table for 8
.Powder Room for Guests
.All Season Deck

The Terraces

The all season's covered deck is an extension of your living room, offering additional space and lifestyle choices.

.Lounge Seating
.Coffee Table
.Outdoor Bar
.Reading Nook
.Urban Home Garden
.Outdoor Barbeque Area

Computer generated image. Artist's impression, image not to scale.

Kitchen

The tastes, the aromas, and recipes are all a reflection of the unique preferences of each home. Our homes come with a standard design plus bespoke choices that allow you the freedom that defines you.

Standard Kitchen
.Layout as per the plan
.Walls with gypsum finish and premium paint
.2 x 4 vitrified flooring in kitchen and utility area
.Plumbing, inlet and outlet points for- Sink, Water purifier, Washing machine/dryer, Dishwasher, Additional sink in the utility area
.Power/electrical points with switches for- Refrigerator,Water purifier, Microwave/oven, Mixer and grinder, Chimney, Exhaust fan, Washing machine/dryer, Dishwasher

Premium Kitchen*
.Layout as per the plan
.All standard kitchen offerings as mentioned above +
.Kitchen Platform with a granite Otta
.Pre-selected Dado tiles
.Standard kitchen sink with CP fittings
.Modular Kitchen Cabinets
.Optional Granite top and sink in Utility area.

Bespoke Kitchen*
.Standard Kitchen layout as per the plan
.All standard kitchen offerings +
.Bespoke Kitchen Platform with a choice of your materials
.Bespoke Dado tiles
.Bespoke kitchen sink with CP fittings of your choice
.Bespoke Modular Kitchen Cabinets
.Bespoke Granite top and sink in Utility area

* T & C Apply

Bedroom

The bedrooms are designed to offer great views, more space, natural light and cool winds.

A. Master Suite 1 + Bath + Juliet Balcony
·Ample space to accommodate king / queen size bed
·Designated space for his and her wardrobe
.Attached 3 piece bathroom
·Study table / lounge seating

B. Master Suite 2 + Bath
.Large master suite
·Ample space to accommodate queen size bed
·Designated space for wardrobe with overhead storage
.Attached 3 piece bathroom

C. Bedroom
·Ample space to accommodate queen size bed
·Designated space for wardrobe with overhead storage

D. Entertainment / Study / Guest Suite + Bath + Balcony
·Ample space to accommodate queen size bed
·Designated space for wardrobe
.Attached 3 piece bathroom

Bathroom

The bathrooms are spacious and elegantly crafted using premium materials and brands.

Grohe (CP fittings) and Duravit (Sanitary Ware) or equivalent brands.

Utility / Service Area

The utility and service area is an extension of your kitchen and offers you well-planned spaces for your white goods and storage.

Utility Area
.Provision for washing machine / dryer
.Provision for linen and laundry cabinets
.Provision for clothes lines
.Provision for dish washer
.Provision for everyday storage
.Provision for wash basin / platform / sink in the utility area

Study/
Guest Bed/
Entertainment

The fourth room can be designed to suit your lifestyle.
Design it as an entertainment studio, a study, a home office, a gym, a caretaker room or a guest bedroom.

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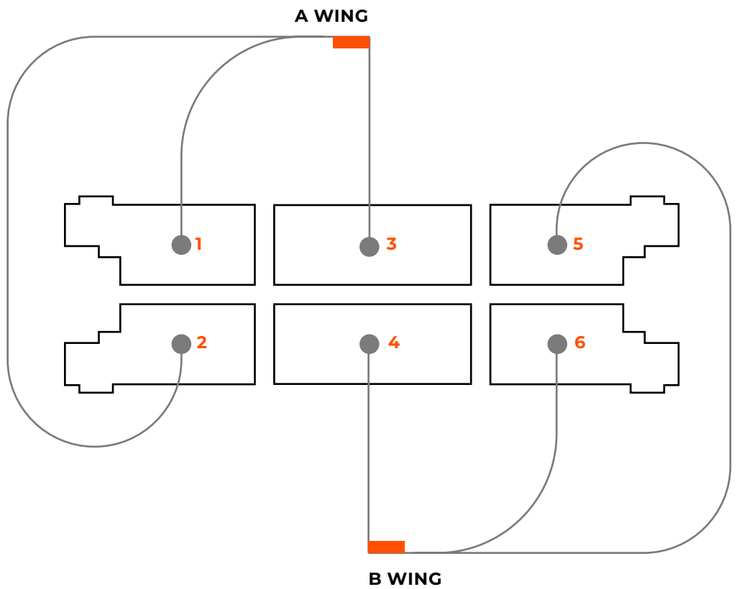


Floor plan

FIVE has 2 wings
Wing A & Wing B
Each wing has a landing area with
1 x staircase
3 x apartments
3 x lifts

Typical floor plan

A WING

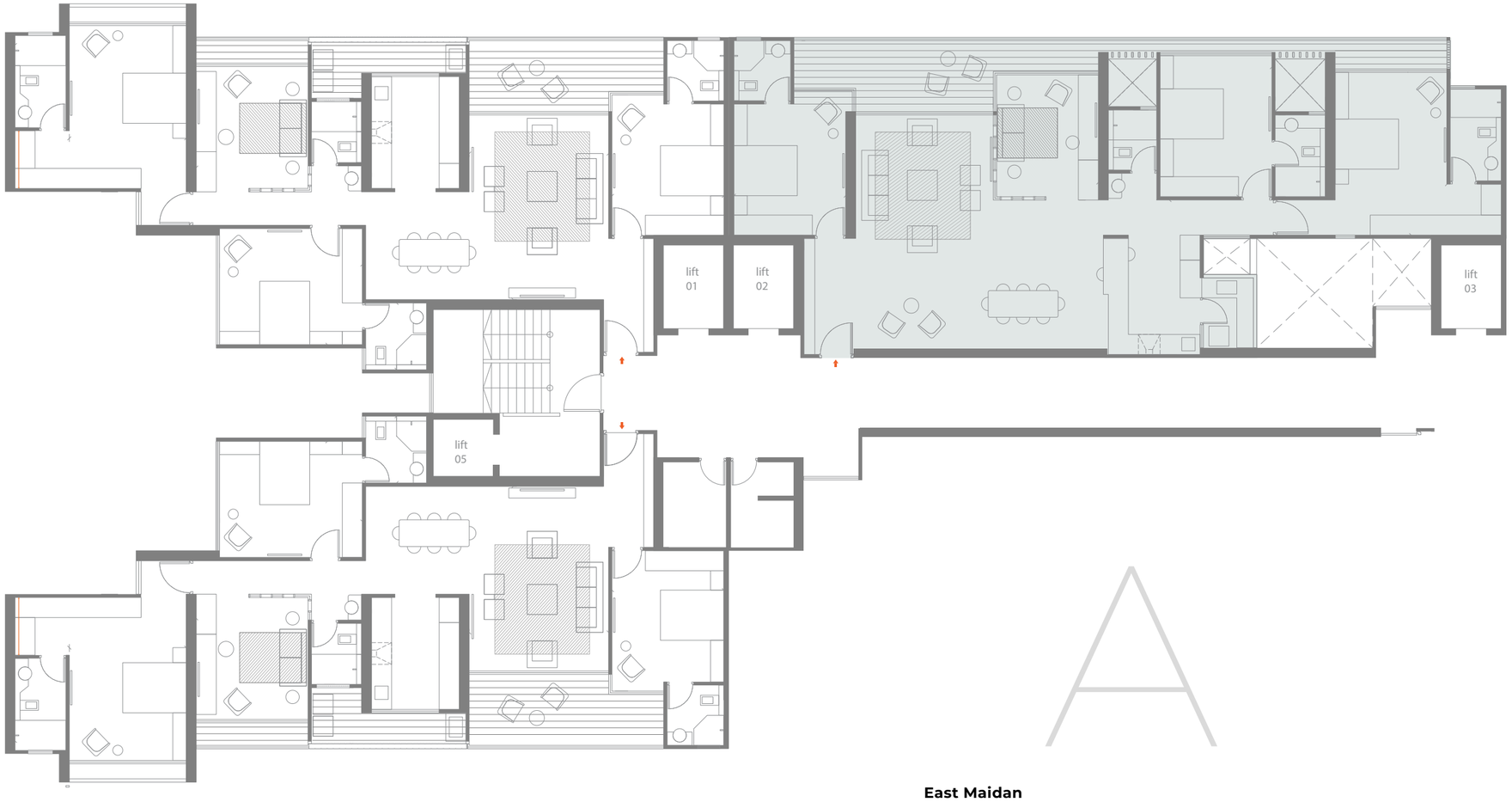
A 701, A 801, A 901, A 1001, A 1101, A 1201, A 1301, A 1401, A 1501,
A 1601, A 1701, A 1801, A 1901, A 2001, A 2101, A 2201, A 2301,
A 2401, A 2501, A 2601, A 2701, A 2801, A 2901, A 3001, A3101, A3201

01 **2417**XXL

A 803, A903, A 1003, A 1103, A 1303, A 1403, A 1503,
A 1603, A 1803, A 1903, A 2003, A 2103, A 2303,
A 2403, A 2503, A 2603, A 2803, A 2903, A 3003, A 3103

03 **2543**XXL

West Maidan



**Main Road /
Baner Hill**

Stream

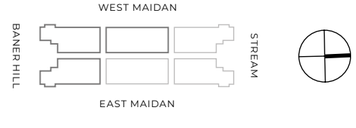
East Maidan

02 **2417**XXL

A 702, A 802, A 902, A 1002, A 1102, A 1202, A 1302, A 1402, A 1502,
A 1602, A 1702, A 1802, A 1902, A 2002, A 2102, A 2202, A 2302,
A 2402, A 2502, A 2602, A 2702, A 2802, A 2902, A 3002, A 3102

thoughtfully designed™
by SKYi®

1 x staircase 3 x apartments 3 x lifts



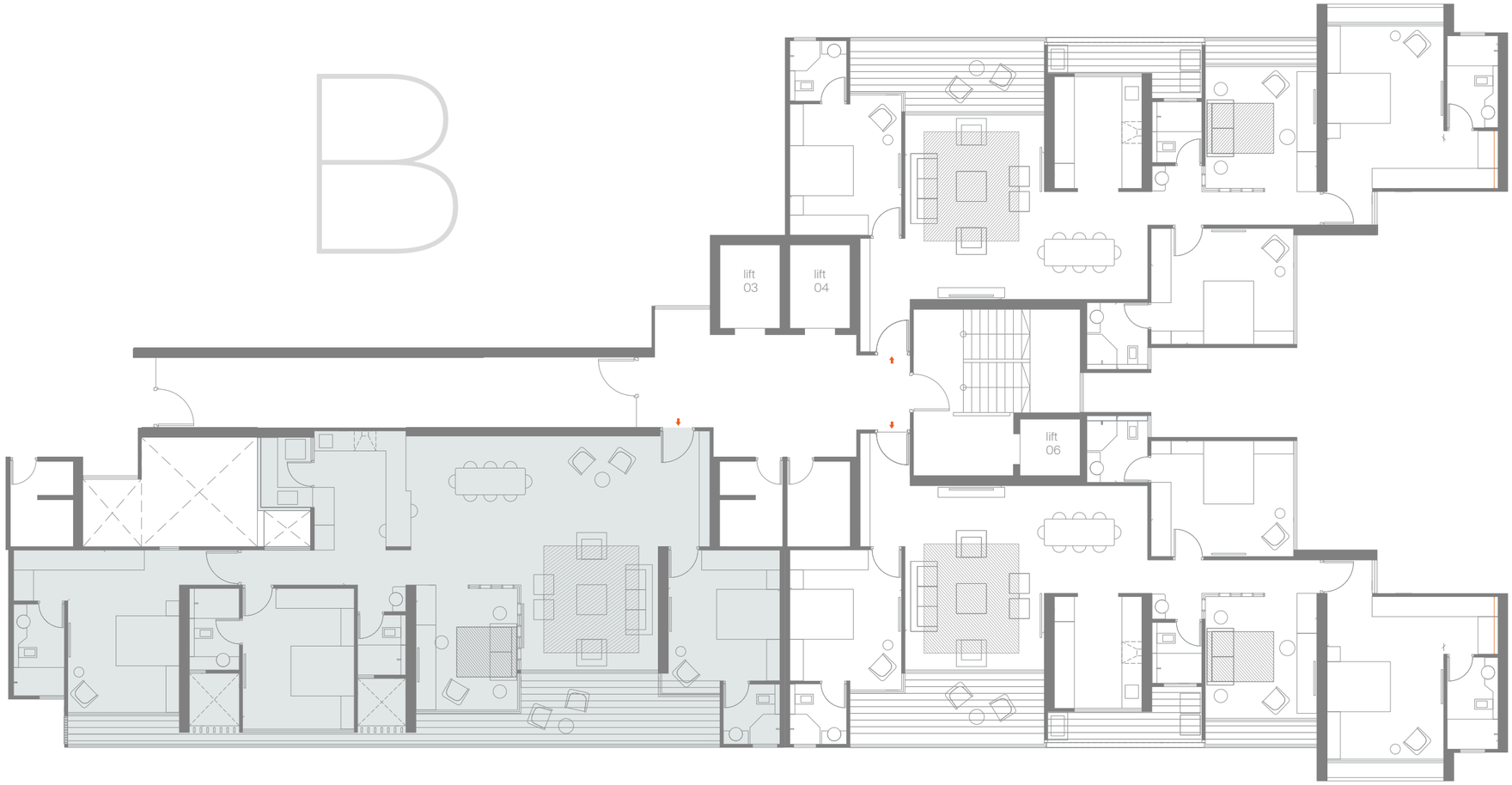
Typical floor plan

B WING

B 705, B 805, B 905, B 1005, B 1105, B 1205, B 1305, B 1405, B 1505,
B 1605, B 1705, B 1805, B 1905, B 2005, B 2105, B 2205, B 2305,
B 2405, B 2505, B 2605, B 2705, B 2805, B 2905, B 3005, B 3105, B 3205

05 **2417**XXL

West Maidan



**Main Road /
Baner Hill**

Stream

East Maidan

04 **2543**XXL

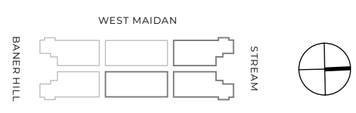
B 704, B 804, B 904, B 1004, B 1104, B 1204, B 1304, B 1404,
B 1504, B 1604, B 1704, B 1804, B 1904, B 2004, B 2104, B 2204, B 2304, B 2404,
B 2504, B 2604, B 2704, B 2804, B 2904, B 3004, B 3104

06 **2417**XXL

B 706, B 806, B 906, B 1006, B 1106, B 1206, B 1306, B 1406, B 1506,
B 1606, B 1706, B 1806, B 1906, B 2006, B 2106, B 2206, B 2306,
B 2406, B 2506, B 2606, B 2706, B 2806, B 2906, B 3006, B 3106, B 3206

thoughtfully designed™
by SKYi®

1 x staircase 3 x apartments 3 x lifts



The Pentagon Club

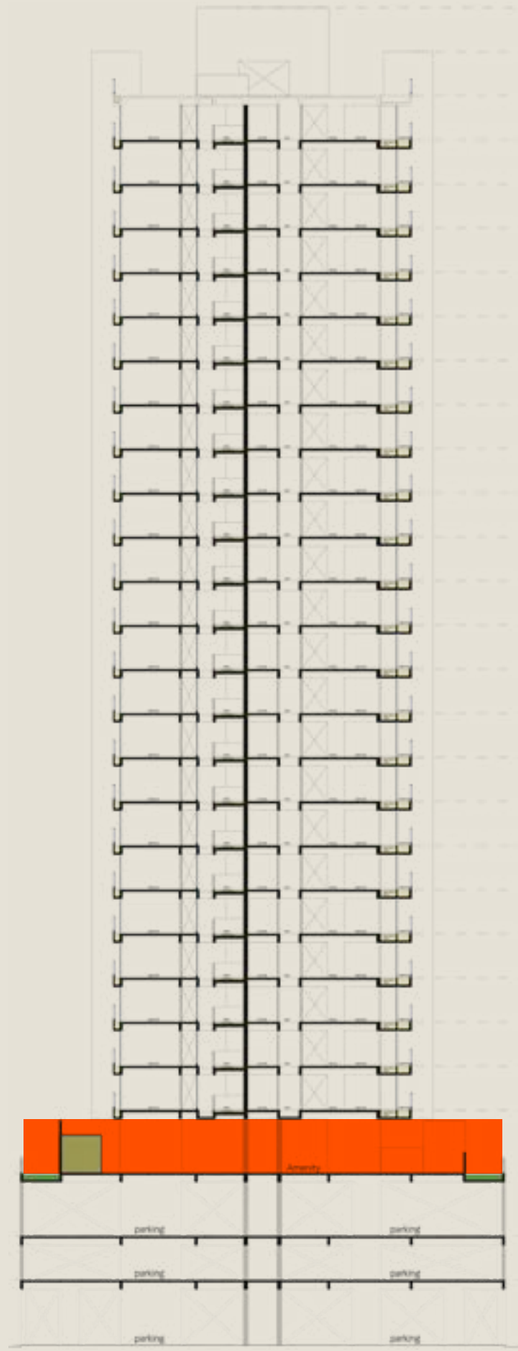
THE AMENITIES

The Pentagon Club is the community's beating heart, where everyone gathers. A sprawling recreation zone includes a children's play area, a swimming pool, a courtyard with various activity setups, and much more. This section will undoubtedly elicit laughter and giggles. With our specially curated facilities, snacks bar, and sun-decks, you can see your loved ones growing and glowing with happiness while learning and making new friends for life.

What we offer at 5 by SKYi are experiences and memories that will be cherished. And that, for us, is lifestyle redefined and living reimagined.

The Pentagon Club

The Pentagon Club is an exclusive members only club. It is spread over a sprawling 30,000 sqft and offers its members over 60 facilities. It is a premium club with best in class infrastructure and services. It is a place where you can truly unwind and live it up.

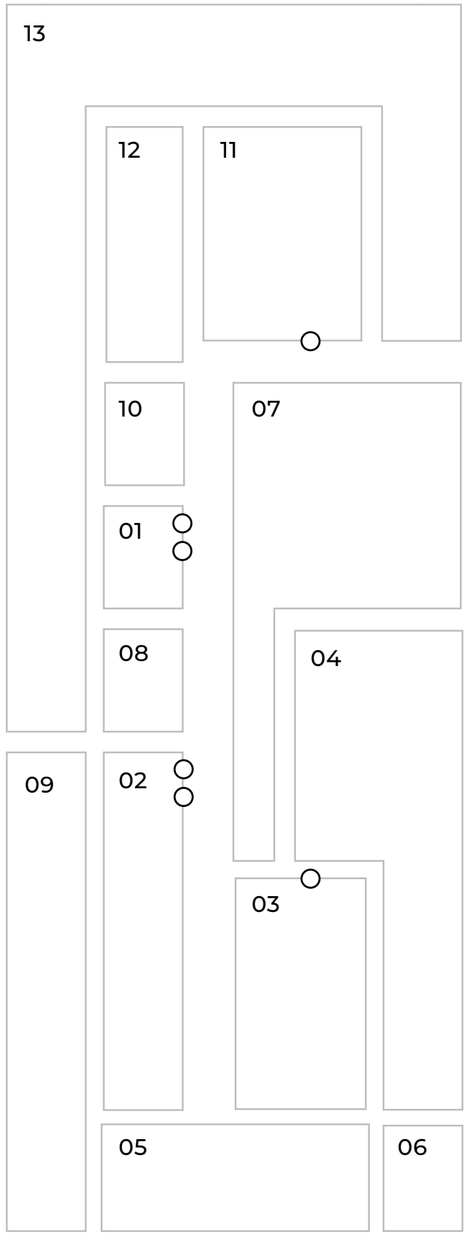


The Pentagon Club

30,000 sq.ft
60 amenities

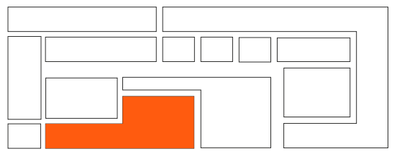
Club Pentagon Zones

01. Club Reception
02. Indoor Recreation
03. Health & Wellness
04. Aqua Deck
05. Children's Play Area
06. Cafeteria
07. Banquet
08. Movie Theatre
09. Zen Garden
10. Learning Center
11. Library+Work Stations
12. Business Lounge
13. Private Pods
○ Lift



Computer generated image. Artist's impression. Image not to scale.

Aqua Deck



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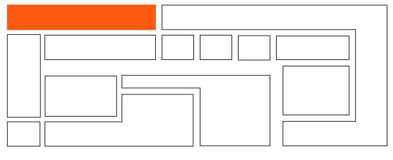
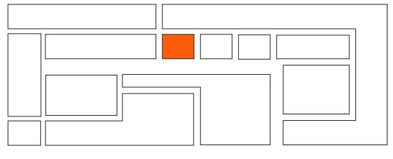
Zen Garden



Banquet

Movie Theatre

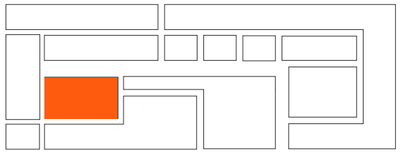
The theatre at 5 can be experienced by residents for private functions, screenings and gatherings and provides an elegant, relaxed setting with comfortable sofas and armchairs.



Computer generated image. Artist's impression, Image not to scale.

Health & Wellness —Gym + Yoga Club

A gym that's as versatile as your fitness needs. Equipped with best-in-class equipment and accessories in addition to qualified trainers, who will push you just a little more every day.



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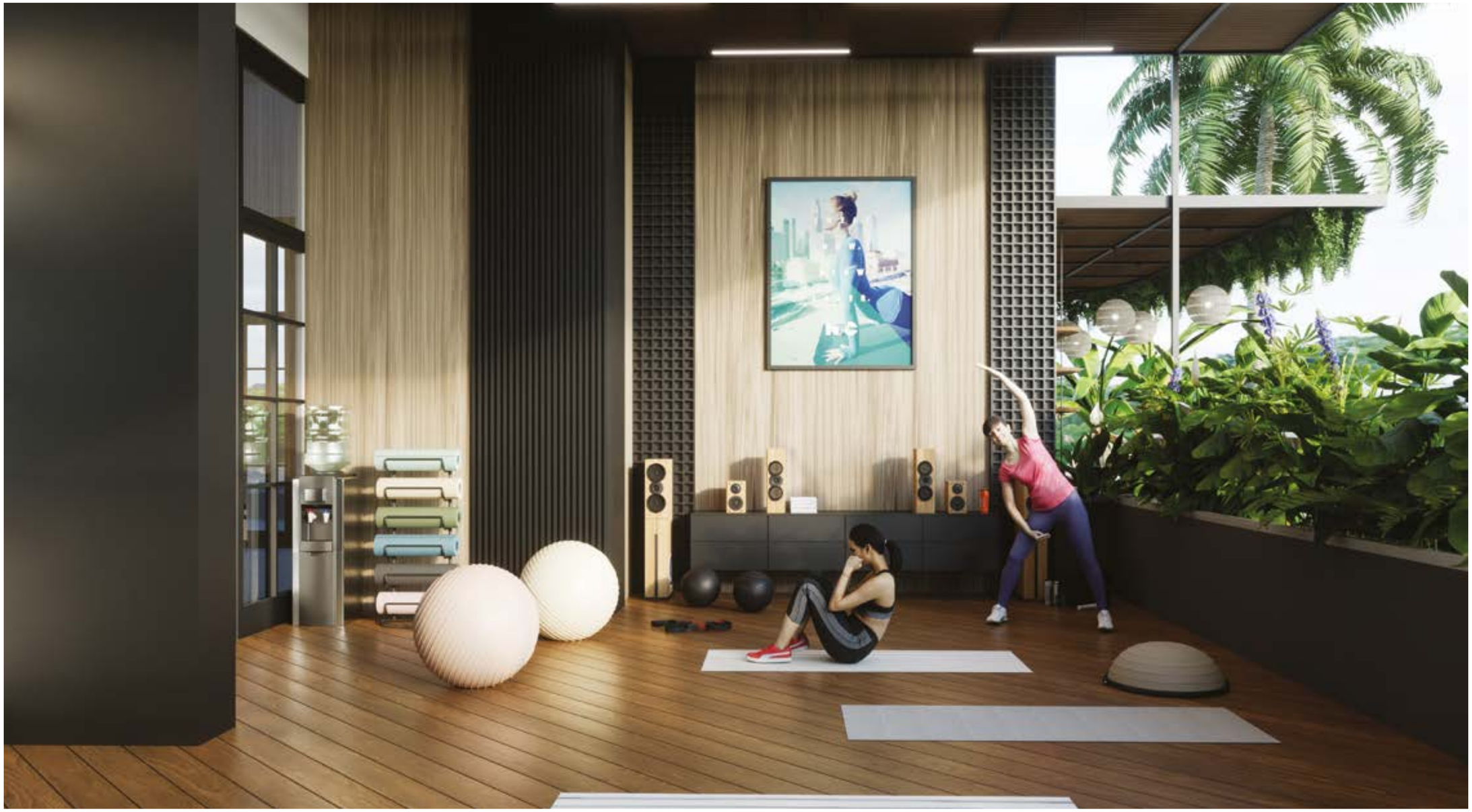
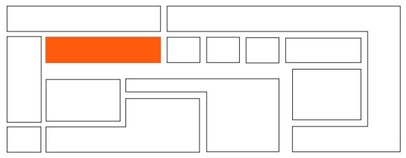


Outdoor Gym

The outdoor area presents an array of wellness and fitness facilities, including a yoga studio with calming sessions amidst natural sunlight and early morning warmth.

Indoor recreation

Enjoy an array of indoor games and activities with friends and family. With a choice of pool, table tennis, cards, carrom and board games, we have something for everyone.



Library

Computer generated images. Artist's impression, Images not to scale.

The Pentagon Club
Architect +
Interior Design by

ĀADĪ
DESIGN

amenities & features

Club Reception

1. Spacious member lounge
2. Concierge desk
3. Curated artworks

Indoor Recreation

4. Table tennis
5. Pool table
6. Board games
7. Carrom
8. Chess
9. Card Table
10. Reading lounge

Cafeteria

11. Cafeteria
12. Health bar
13. Members seating

Business Lounge

14. Two conference rooms
15. Televisions
16. Meeting lounge
17. Guest pantry
18. Guest toilets

Aqua Deck

19. Lap pool
20. Children's pool
21. Sun deck with recliners
22. Pool side lounge
23. Cabanas
24. Mens cloak room
    - showers, changing room & toilets
25. Womens cloak room
    - showers, changing room & toilets

Banquet

26. Banquet lobby with seating
27. Indoor banquet (AC)
28. Outdoor banquet
29. Service area with serving counters
30. Banquet kitchen
31. Back of house staff utilities

Learning Center

32. Dedicated center for learning & development

Health & Wellness

33. Indoor gymnasium
34. Outdoor activity area
35. Gymnasium with cardio section
36. Gymnasium with free weights
37. Yoga, Zumba & Meditation studio
38. Changing rooms
39. Storage racks

Movie Theatre

40. Comfortable lounge seats
41. Excellent accoustics
42. Airconditioned movie theatre
43. Big screen
44. HD projector
45. 5.1 theatre sound system

Private pods

46. Privately owned
47. Multiutility spaces for pods owner

Children's Play Area

48. Outdoor play area
49. Play pen
50. Swings
51. See-saw
52. Members seating
53. Green turf

Zen Garden

54. Landscaped garden
55. Senior citizen seating
56. Walkway

Library + Work Stations

57. Library
58. Reading lounge
59. Work stations

Greens

60. Landscaped gardens

The Pentagon Club

The Pentagon Club

The Pods

At The Pentagon Club

The pods are access controlled private spaces owned by the residents to pursue work, studies or hobbies. It can double up as your personal office, design studio, gaming den, art room and more. The pods are supported by best in class infrastructure that includes conference rooms, guest lounge, library and wash rooms.

pod

think
read
laugh
meet
create
sing
learn
play
compete
share
collaborate

Highlights

private

Pods are meticulously designed, spacious and premium spaces that offer you privacy and quiet. It's your personal retreat to pursue your interests, hobbies, work or just unwind.

fully serviced

The pods and their eco system are fully serviced by professionals, allowing you the freedom and flexibility to pursue your interests without worrying of the upkeep.

limitless design

Multiple design and layout choices to meet your specific needs. The customised and modular plans are designed to connect multiple pods to suit your requirements.

0%
zero wastage

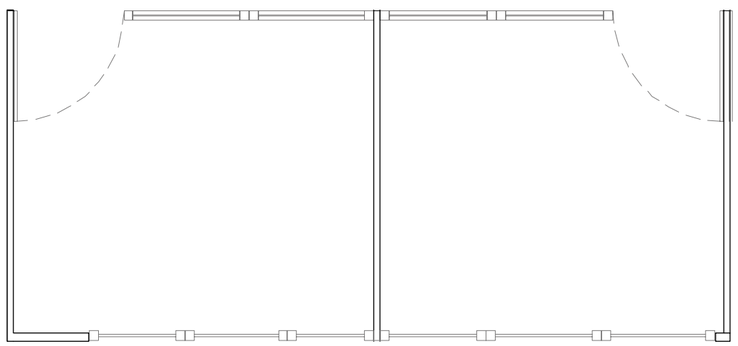
Scientifically planned on the zero wastage design philosophy where space is utilised to its maximum to deliver a premium experience

well lit

Pods are well lit with ample natural light to keep you fresh, active and alert.

Computer generated image. Artist's impression. Image not to scale.

A pod is planned to offer maximum space, privacy, safety, natural light and ventilation.



Computer generated image. Artist's impression. Image not to scale.

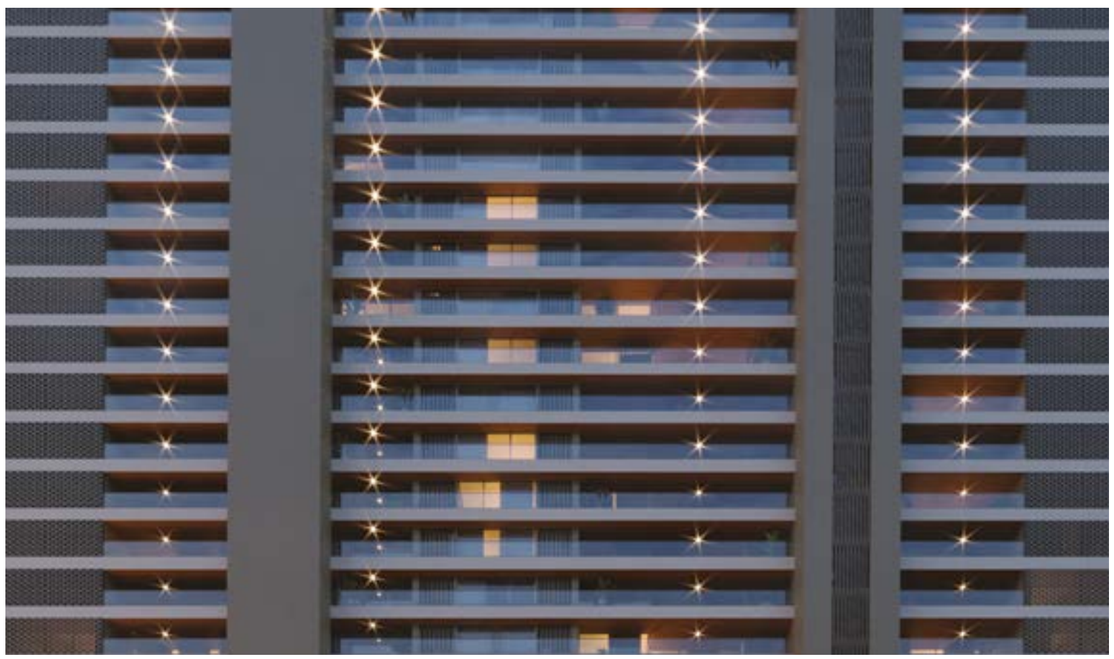
Common Features

- Aluform construction technology
- Provision for piped gas
- Impressive main entrance
- Curated entrance lobby with sculptures and paintings
- Guest seating and concierge desk in the entrance lobby
- Entrance lobby with holding facilities for perishable and non-perishable goods
- Energy saving fittings for common areas
- LED bulbs in all lobbies and common areas
- Fire staircase and refuge area for emergency in building
- Seismic resistant design
- Anti-termite treatment for building
- Landscaped green spaces
- Sanitation facility for drivers and servants

- Air conditioned banquet hall
- Air conditioned movie theatre
- Air conditioned gymnasium
- Air conditioned conference rooms
- Air conditioned indoor recreation room

Green Features

- EV charging points for each parking slot (sold separately)
- Solar water panels on rooftop
- Solar heated water connection in one bathroom
- Native plantations
- Rain water harvesting
- Sewage treatment plant
- Organic waste converter



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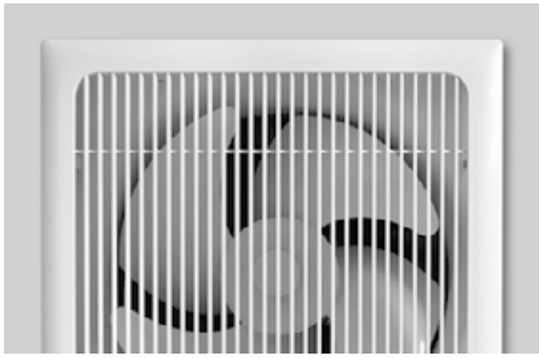

Computer generated images. Artist's impression, Images not to scale.

Flooring

- Italian finished vitrified flooring – 600 x 1200
- Laminated wooden flooring in one master bedroom
- Anti-Skid vitrified flooring for dry balcony
- Anti-Skid vitrified flooring for all balconies
- Anti-Skid vitrified flooring in all washrooms
- Dado tiles in washrooms up to 8 feet

Electrical

- LeGrand, Schneider, Wipro or equivalent electrical switches of premium quality
- Concealed Polycab or equivalent wiring
- Power back up for designated Lighting points
- Provision for television point in all bedrooms and living room
- AC points in living room and all bedrooms

Security System

- Secure gated community
- Security personnel at key entry and exit points
- Boom barrier with security cabin at project entrance
- Security Cabin with monitoring system
- CCTV cameras at key points in the project
- Fire hydrants around the building and on each floor
- Video door phone for each residence
- Access control for entrance lobby and Club Pentagon

Doors/Windows

- Premium laminated main door with digital lock (Yale or equivalent)
- Premium laminated door with mortise lock for all washrooms
- Three track Domal series aluminium window with mosquito mesh
- Powder coated aluminium windows
- Toughened glass railings for all balconies

Lifts

- 4 stretcher lifts from Schindler or equivalent brand
- 2 service lifts from Johnson or equivalent brand

Washrooms

- Premium laminated door with mortise lock
- Premium CP fittings from Grohe or equivalent brand
- Premium sanitary fittings from Duravit or equivalent brand
- Glass partitions in all washrooms
- Glass partitions with glass door in one master bedroom washroom
- Anti-Skid vitrified tiles in all washrooms
- Dado tiles in washrooms up to 8 feet
- Provision for exhaust fan and geyser
- Single lever hot and cold mixer with overhead shower – Grohe or equivalent

skyi®

Residential & commercial
developments

Founded in 2004 in Pune, SKYi is an award-winning developer with over seven million square feet of thoughtfully designed homes and commercial spaces delivered. The SKYi portfolio covers the gamut of spaces from premium residences, luxurious penthouses, showrooms and offices.

400+
Employees

150+
Engineers

130 lakh sq.ft

70 L
Delivered

20 L
Process

40 L
Planned

500+
Acres of
Land Parcel

6800
Homes
Delivered

Member of

CREDAI
Pune

MBVA
Member

Rewards & recognition

The Best Residential Project
Awarded by CNBC AWAAZ

CRISIL Star
Rated Realty Project

Top 100 India's Project
by Realty Plus

Indian Green Building Council (IGBC)
Platinium Rated

Financial Partners

ICICI Ventures
HDFC
TATA Capital
Motilal Oswal
Avenue Partners
Piramal

Project Funded by

Aditya Birla Housing Finance Limited

2003

NILAY
Aundh

Nilay at Aundh is an award-winning project spread over 5 acres. Residences built with the philosophy of "no common walls".

COMPLETED

2008

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.

COMPLETED

2010

IRIS
Baner

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

COMPLETED

2011

SEHER TOWERS
Baner

Seher Towers at Baner offers luxurious extra large 4 bedroom residences. Each bespoke home is spread over 4200 sq. ft.

COMPLETED

2012

FIVE
Baner

Residential tower of 9 exclusive ultra-luxurious, fully-automated 4 bedroom residences. Each home 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.

COMPLETED

2014

IRIS
Bavdhan

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres.

COMPLETED

2016

SONGBIRDS
Paud Road

A nature-loving community near Bhugaon. Spread over 45 acres, the community boasts of 70% open spaces, with 7000 acre NDA Forest on one side and Ram nadi on the other. Home to over 2000+ happy families, it includes premium and luxury residences.

PHASED COMPLETION

2017

STAR TOWERS
Paud Road

STAR Towers on Paud Road, is a resdiential project offering Zero Wastage Homes. The project is located just 10 mins from Bavdhan, on Paud Road.

COMPLETED

2018

MANAS LAKE
Paud Road

Manas Lake is a thoughtfully designed township spread over 90 acres on Paud Road. It is just 10 minutes from Bavdhan offering premium residences. It is a CRISIL 5 Star Rated and Indian GreenBuilding Council Platinum Certified project.

PHASED COMPLETION

2018

STAR TOWN
Paud Road

Star Town is built with a unique design principle of growhouse. Nature + house = growhouse. Each home is equipped with green balconies for a personal garden. Zero wastage homes for everyday comfort.

COMPLETED

2021

LIGHTHOUSE
Karve Road

Premium workspaces located on main DP Road, near Nal Stop, Pune. Lighthouse by SKYi offers a mixed portfolio of Office & Retail spaces with a strong service infrastructure.

COMPLETED

2022

STAR CITY
Dhayari

Spread across 20 acres, Star City provides modern living amenities to its residents with premium homes. Strategically located, overlooking Sinhagad and well-connected to Pune's ever-growing infrastructure, this well-planned community with 70% open spaces is close to both nature and the city.

PHASED COMPLETION

skyi®

Connect With Us

The Developer
Enerrgia SKYi Ventures

Corporate Office
The Poona Western Club
SKYi Songbirds
Four Seasons, Paud Road,
Behind Daulat Lawns,
Bhugaon, Pune - 412 115.

Site Office
Five Maidan by SKYi
Opp Westport (McDonalds)
Pancard Club Road
Baner, Pune 411045

Videos

Project

Location

MahaRERA Registration No.
5 Maidan by skyi.
P52100050885

5bysky i.com

DISCLAIMER

The general information provided in the brochure is taken from trusted sources and is subject to change without any notice and at the sole discretion of Enerrgia SKYi Ventures.
Enerrgia SKYi Ventures under no circumstances guarantee or warranty that this brochure reflects the latest changes/amendments pertaining to the information at all times and at any time. All plans, specifications, designs, features, facilities and services provided in the brochure indicate the kind of development proposed for respective projects for only representational purposes. No person can copy, use, modify, display or create derivative works or database, or transmit, exploit, sell or distribute the same. The viewer holds the responsibility of evaluating the accuracy and/or completeness of the information provided in the brochure.

Stock Image

Stock image for indicative purpose only.

Maps

All distances are indicative and not actual. Map not to scale.

Artist Impression (3D Render)

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.

Drawings

We are offering, for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions/column/finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space-planning purpose only.

Terms & Conditions

This Brochure is purely conceptual and not a legal offering. Enerrgia SKYi Ventures hereby also referred as the developer, is developing 5 Maidan, hereby also referred to as the project. The developer reserves the right to add, delete or alter any details and / or specifications in its endeavour to make improvements as and when required. The images, layouts and maps presented in the brochure are for indicative purposes only and the same are not to scale.

The floor plan shown here is indicative, measurements are prior to application of finishes & same are subject to minor variation. The actual floor plan of a particular unit could be a mirror image of floor plan shown here which may have different orientation, openings & the same is subject to offsets created by structural elements such as elevational / facade features, columns & beams etc. Allotee must check the actual floor plan of the unit he / she is intending to buy and the same is available at project sales office and the RERA website.

The temporary Mock-up / sample apartment dimensions, fixtures & provisions are for representation purposes only.

The actual sizes of the apartment may differ slightly.

The AC outdoor units shall be installed in pre-defined locations shown by the developer. The air conditioning services, pipes, and other allied services in every home are to be preserved as per safety rules and regulations. All installments, internal and external piping, ducting, covering and other costs are to be borne by the purchaser.

All the bathroom false ceilings and appropriate coverings to conceal the internal piping and air conditioning drainage structures are to be done by the purchaser.

The furniture / kitchen / bathroom layout & accessories shown in the plan are only for the purposes of illustrating / indicating a possible furniture layout & the same is not a part of standard offering, design, planning, further developments in surroundings areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions, and final approval of the respective authorities.

None of the objects / representations mentioned herein constitute a legally binding agreement or representation.

The developer 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 the developer 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 detailed description about the project, the unit purchaser is intending to purchase, terms and conditions contained therein with the help of an independent legal and tax advisor before making a purchase decision.

It may further be noted that the pricing of the flats / units quoted by the developer 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 flats / units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time.

Purchaser is required to verify all the details, including but not limited to area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team and from the contents of agreement to sale prior to concluding any decision for buying any units in any of the said projects. 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.

Distance & timeline are tentative and approximate, subject to traffic condition, road and infrastructure facilities to be provided by the appropriate authorities. Trees and green area shown are the representation purpose only. Layout is for reference purpose only.

The standard kitchen offering will not include a platform / otta, sink, CP fittings, dado tiles and modular kitchen cabinets and is not included in the price of the apartment. The purchaser will have to design and install them separately as per their choice and at an additional cost. The kitchen platform / otta, sink, CP fittings, dado tiles and modular kitchen cabinets etc. will have to be installed after the receipt of OC or possession whichever is later.

No changes will be accepted by the developer for any internal changes in the house. For any kind of changes post OC, the purchaser shall do the same at his own cost with the prior written permission of the developer and statutory authority.

Parking will be allocated at the discretion of the developer. Parking allotted could be across different levels in the said project. EV charger (AC) can be provided for select parking slots at an additional cost.

In the current layout, all towers are planned up to 25 habitable floors. The plan will be sanctioned in a phased manner by revising the layouts periodically from the statutory authorities. 5 Maidan is a high-rise development and hence each apartment may have a sprinkler system installed inside the apartment as per the existing rules. The sprinkler system will be exposed and could be in multiple rooms inside the apartment. The purchaser will be responsible for covering the sprinkler systems, air conditioning pipes, conduits and more, in the apartment at their own expense.

The Pentagon Club is a part of 5 Maidan and all the terms and conditions of The Pentagon Club shall be binding on the member of the club at all times. The annual maintenance fees are to be paid as applicable.

It is clearly stated by the developer that the playground reservation (PG-6) is outside the project and is not a part of the project. It is also stated by the developer that the area reserved as a playground will be developed and maintained by the respective authorities and not the developer. The developer is not responsible for the development or the maintenance of the area reserved as the playground. The developer also is not responsible for any change in the status of the reservation in the future. The image of the playground outside the project is strictly representational and not the actual image. The amenities and facilities shown in the playground are for representation only and are subject to change.

The area and land outside the building on pages 10, 11, 32, 38, 40, 54, 62 is not a part of the project. The developer does not have any right over the area or land outside the building premises and is not responsible for its development or maintenance.

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PODS terms & conditions

Pods are private units on the amenity floor for the personal usage of residents and any form of commercial activity is discouraged. The pods are access controlled thereby ensuring safety of the residents and are designed to avoid any inconvenience to the residents.

The pods can be purchased by only residents of 5 Maidan, Baner and can be re-sold only to residents of 5 Maidan, Baner. Residents can purchase one or more pods. The purchase and sale will happen through a separate agreement to sell from your apartment

In principle it is a unit purchased by the resident for private usage e.g., study, personal entertainment, home office, pursuing one's hobbies etc. If the owner is attending guests on the floor, the guests will need to register at the main security gate and will be issued access basis the appointment calendar. At no point of time will more that 3 guests of a pod owner be allowed in the building and/or guest lobby of the pod floor. There will be no display signages allowed in, on or outside the building for the pods. Not more than 40 guests will be allowed through the day within the working hours as defined below

The maintenance charges for the shared facilities in the pod section of the amenity floor will be paid by all residents and those exclusive for the pods will be paid for by the pod owners. Shared facilities for the pod section are the club reception, the library, the toilets, the shared pantry with the banquet, the business lounge/conference rooms. The exclusive facilities for the pod section are the individual pods and the guest lobby

Guests will be allowed only between 10 a.m. and 7 p.m. on weekdays. The pods and the allied services will be closed on Sundays, national and state holidays. Storage of materials that are inflammable, corrosive, perishable, emanating foul odour or have the potential to damage internal and external elements etc., retail business, any F&B business for personal or commercial purpose including but not limited to a cafe, restaurant, cloud kitchen, personal kitchen are not allowed. Any endeavour requiring the use of cylinders or inflammable materials is not allowed. Any endeavour, activity, workshop, studio etc. causing noise pollution, air pollution etc. is not allowed. The pods are for private use and the employment of any staff will not be permitted. The housekeeping and other support services will be provided by the Project Management Agency.

FIVE
MAIDAN

BANER

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