

— PWC —
TOWERS

— PWC —
TOWERS
PAUD ROAD, PUNE

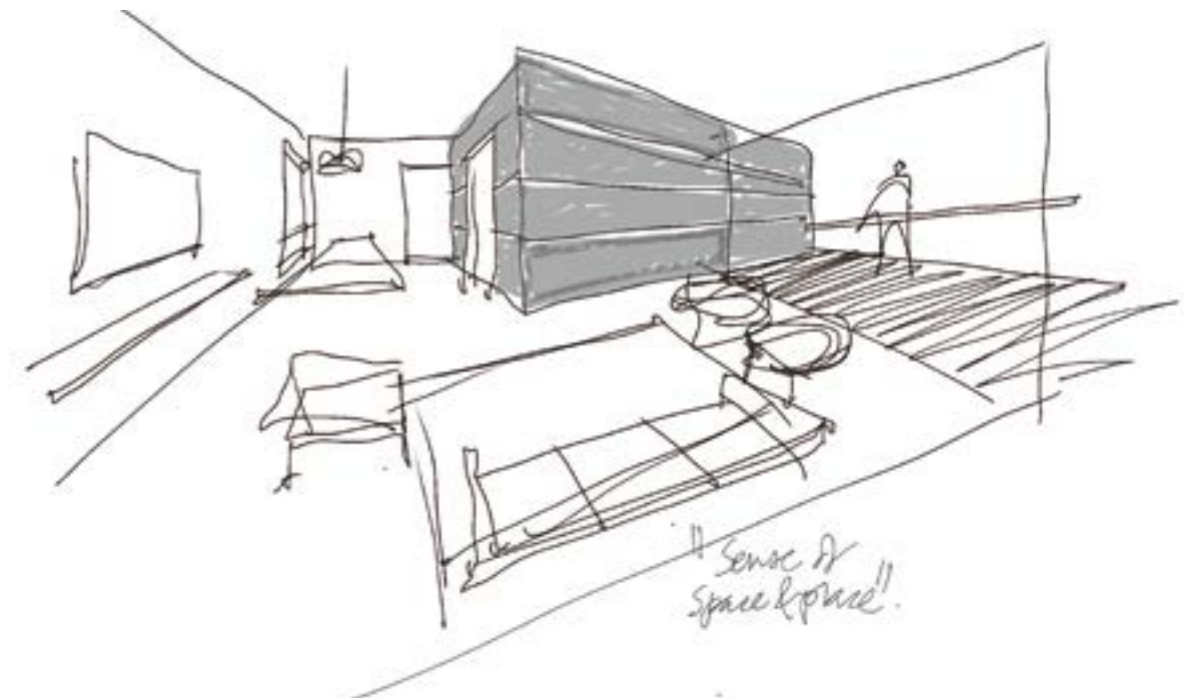


AMIT GHATE
Architect

"The PWC Towers is a result of conscious & careful planning to create positive spaces for different individuals to interact."

A handwritten signature in cursive script that reads 'Amit Ghate'.

We believe that meaningful human interactions with architecture and nature, enrich an individual's quality of life. The spaces we inhabit influence how we act and how we feel.





skyi songbirds

RAMNADI

PAUD ROAD

SONGBIRDS BAZAAR

THE NEST (2 ACRE GARDEN)

FARMLAND

BRIDGE

MAIN ENTRANCE

SALES OFFICE

SONGBIRDS ENTRANCE

THE POONA WESTERN CLUB

ENTRANCE

ENTRANCE



ROAD TO FOUR SEASONS

FOUR SEASONS - FOREST HOMES

FOUR SEASONS - FOREST HOMES ON 250 ACRES

THE PWC TOWERS - PROJECT BOUNDARY FD - FUTURE DEVELOPMENT

After all, all that we want is to belong; belong somewhere, belong to someone and belong to the best out there. The PWC Towers, neighbouring Songbirds, is a lively community where you belong.

skyi songbirds

FOUR SEASONS - FOREST HOMES

7000 ACRES NDA FOREST

Artist's Impression #





“More. It has so many connotations. Extra. Additional. Unexpected delight. Everything you asked for... And then some! That’s exactly what The PWC Towers is about, the magic of more.”



More
Life.

More Lifestyle.





More
Serene.



thoughtfully designed™
township
by SKYi

Experience More Life Every Day

*3 Exclusive Towers
4 Bedroom Club Residences
Next to The Poona Western Club*

More thoughtfulness, more liveliness.





Grand Entrance

Exclusivity demands more. The entrance to The PWC Towers is an announcement in itself. A warm and welcoming entry with an elegant signage, amidst an exotic foliage, set the tone for The PWC Towers.

thoughtfully designed™
township
by SKYi

Artist's Impression



Central Garden

Sprawled out in front of The PWC Towers, Central Garden comprises of well-manicured lawns with trimmed hedges, flowering trees and stone art. You can take a leisurely stroll or sit and enjoy the fresh air.



Artist's impression

Play Area

In the new world, life is all about 'work-play balance'. At The PWC Towers, we have tried to tilt the balance. So that everything in life can revolve around play. The multiple play areas welcome every child, even the one within you.



Stock Image



Stock Image

*Experience abundance in every corner
of your home at The PWC Towers*

Homes at The PWC Towers are designed to offer more space, more privacy, more choices, more light, more ventilation and more value.

**Homes
that offer
everything,
& much
more to life.**

air tech™

by SKYi®

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



Well-Ventilated Homes

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

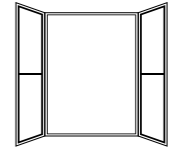
Wind Path
Oriented Homes



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 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®

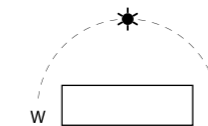
a proprietary technique of SKYi.
max light by SKYi is a registered trade mark.



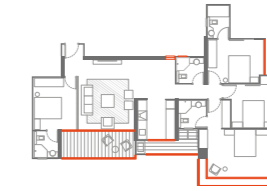
Brighter Homes

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

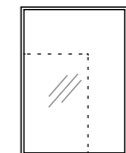
Sun Path
Aligned Homes



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 The PWC Towers exceed the pre-requisite standards of illumination as prescribed by the National Building Code.

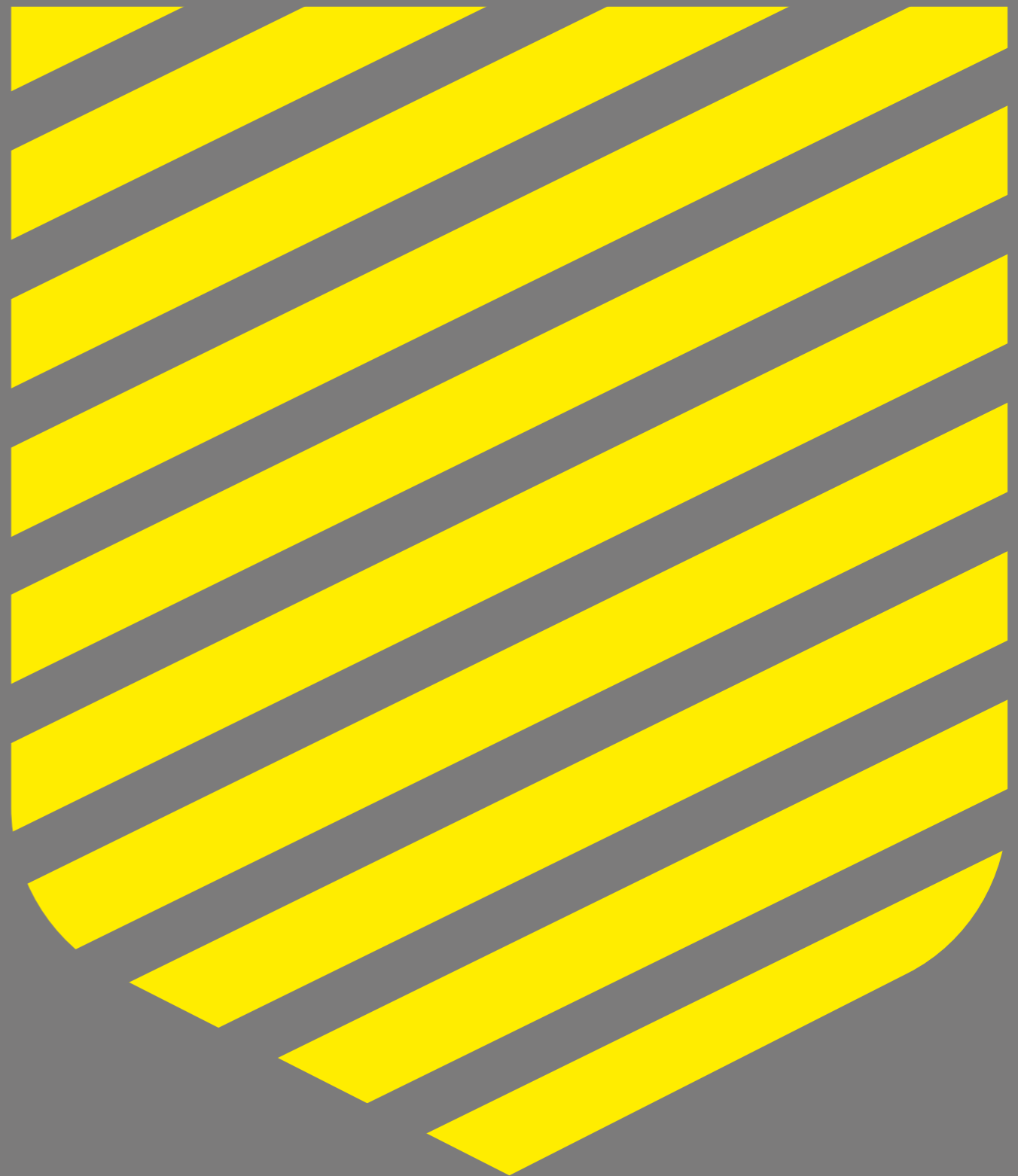
Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare-free light throughout the day.



More Space, More Living

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

In today's busy world, here you 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 enough yet cozy for the entire family to get together and experience the joy of togetherness as well!





4
BEDROOM
CLUB
RESIDENCES



Living & Dining Area

A seamless space for friends and family to get together.

- .Private Lobby
- .Living Area
- .Provision for Large LED TV
- .Dining Table for 6
- .Powder Room for Guests
- .All Season's Deck
- .Outdoor Barbeque + Lounge Area





All Season's Deck

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





Stock Image

Standard Kitchen

- .Standard layout as per the plan
- .Walls with gypsum finish and premium paint
- .2 x 2 Vitrified flooring in kitchen and utility area
- .Plumbing, inlet and outlet points for - sink, water purifier, washing machine/dryer, dishwasher and additional sink in the utility area
- .Power/electrical points with switches for- refrigerator, water purifier, microwave/oven, mixer grinder, chimney, exhaust fan, washing machine/dryer, dishwasher

Premium Kitchen

- .Standard 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 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



Bespoke Kitchen

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



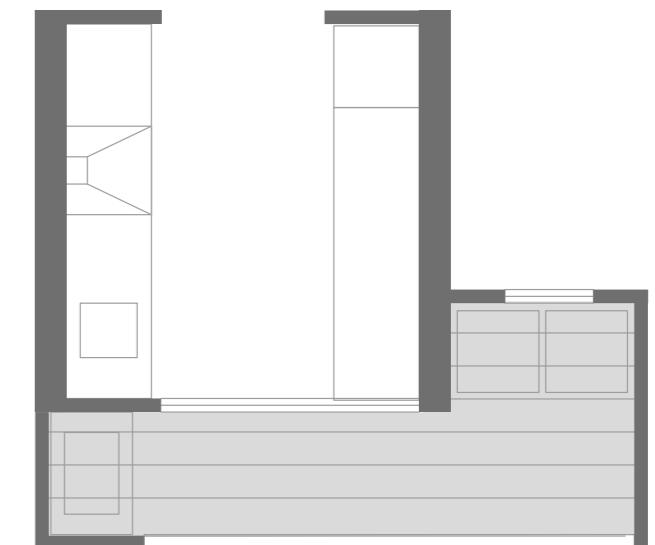


Utility / Service Area

An extension of your kitchen that offers you well-planned spaces for your white goods and storage.

- Provision for -
- .Washing machine / dryer
 - .Linen and laundry cabinets
 - .Clothes lines
 - .Dishwasher
 - .Everyday storage
 - .Wash basin / platform / sink in the utility area

Stock image





Bedrooms

*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

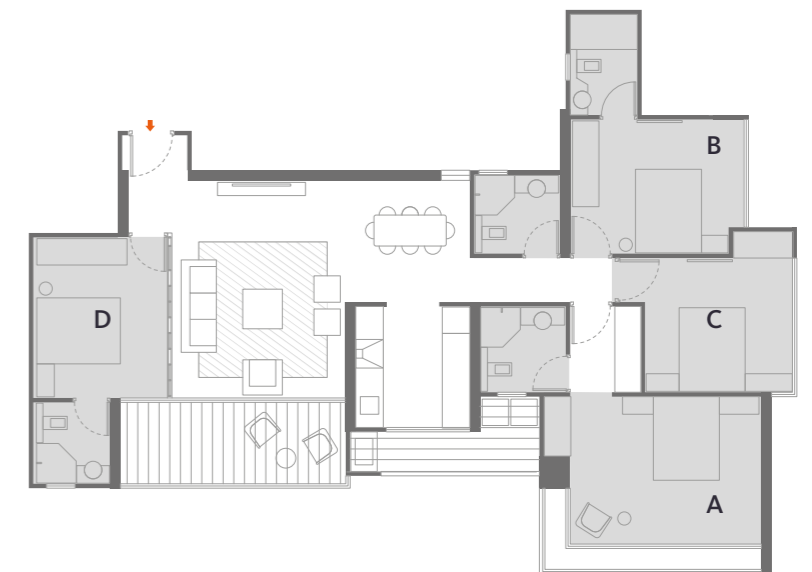
- .Large master suite
- .Ample space to accommodate queen size bed
- .Designated space for wardrobe with overhead storage
- .Attached 3 piece bathroom

C. Bedroom + Common Bath

- .Ample space to accommodate queen size bed
- .Designated space for wardrobe with overhead storage

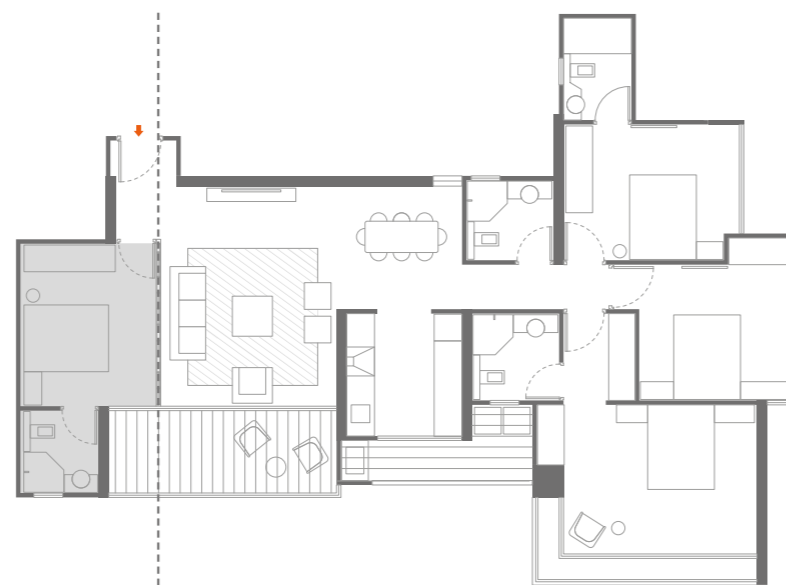
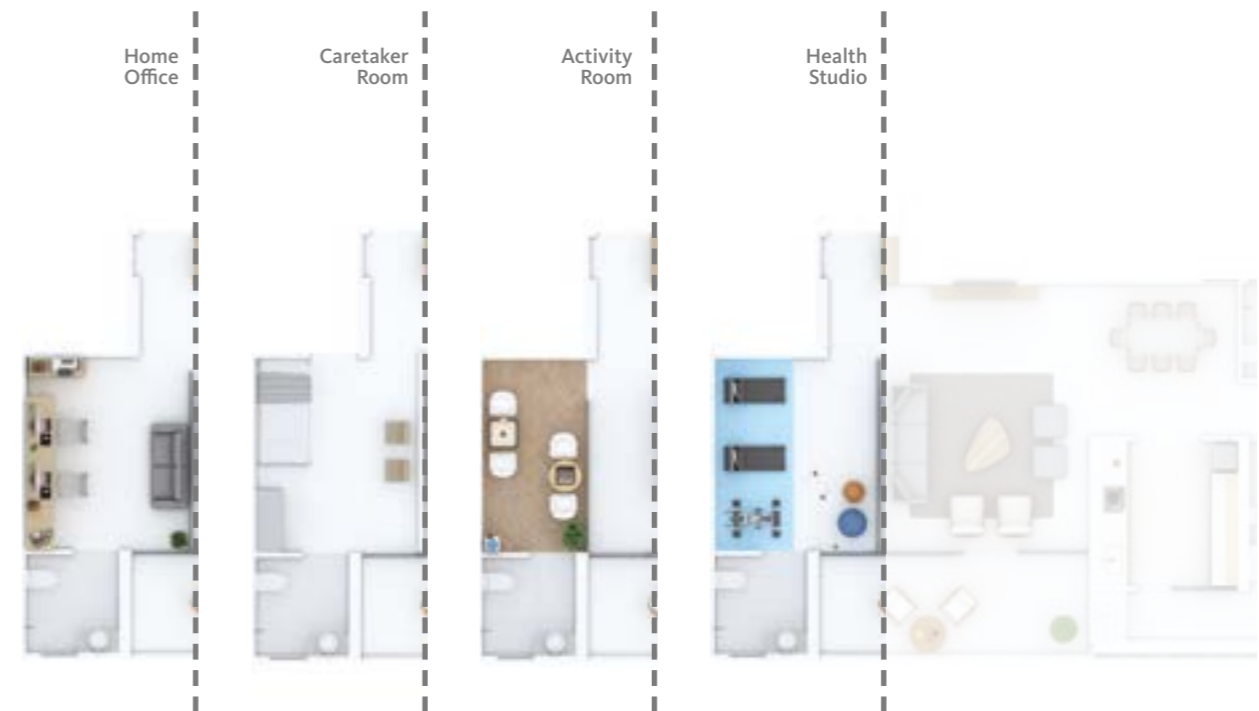
D. Entertainment / Study / Guest Suite + Bath + Balcony

- .Ample space to accommodate queen size bed
- .Designated space for wardrobe
- .Attached 3 piece bathroom

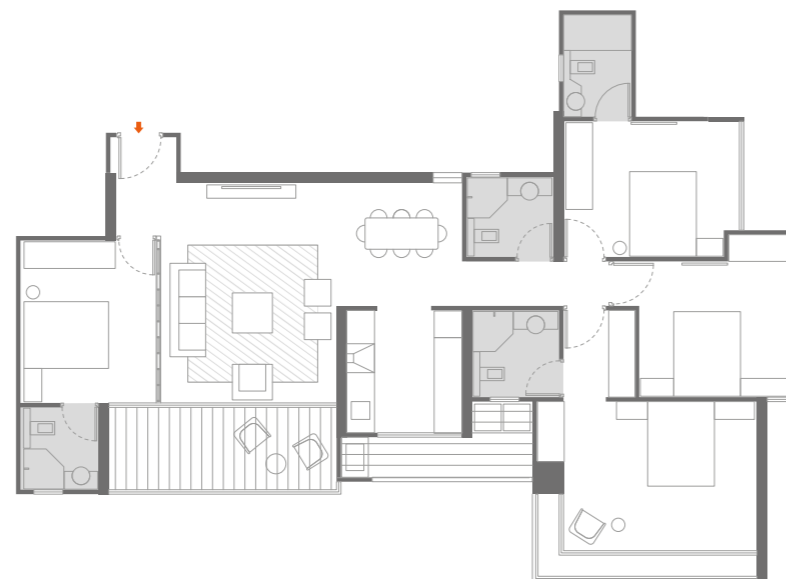




Study/ Guest Bed/ Entertainment



*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.*



Bathrooms

Offer well-designed functional spaces

4 Bathrooms with well-planned layouts

.3 piece bathrooms

.Premium quality CP fittings from reputed brands

.High quality sanitary ware from reputed brands



LIVING SPACE

Private Lobby
Living & Dining
Powder Room
All Season's Deck
Lounge Area

KITCHEN SPACE

Bespoke Kitchen
Service Area
Utilities
Storage Space

BEDROOMS

Master Suite with Balcony + Master Bath
Master Suite 2 + Bath
Bedroom + Common Bath
Guest Bedroom with Balcony + Bath

2003 XXL



Club Residences

Four Bedroom



LIVING SPACE

- Private Lobby
- Living & Dining
- Powder Room
- All Season's Deck
- Lounge Area

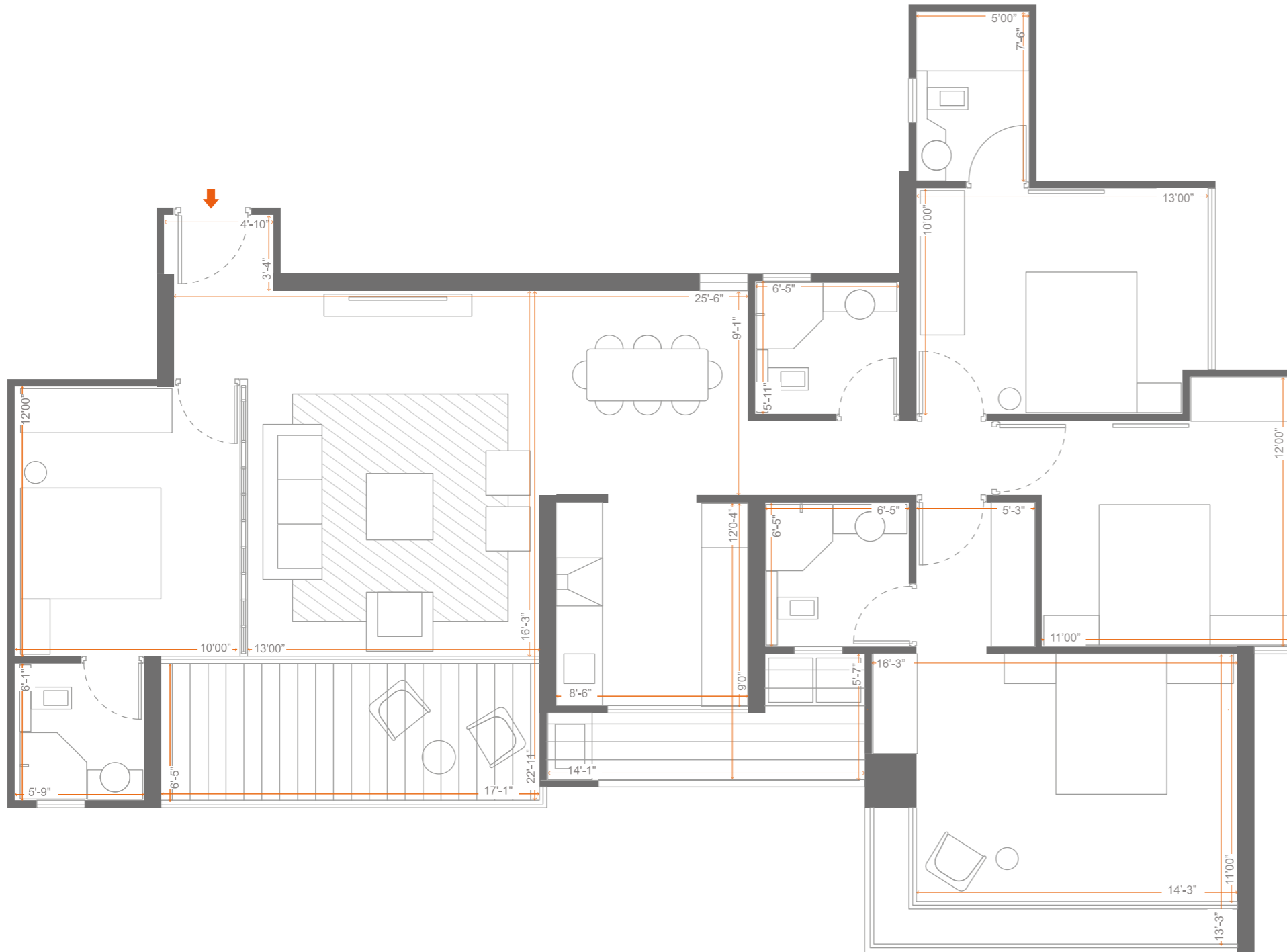
KITCHEN SPACE

- Bespoke Kitchen
- Service Area
- Utilities
- Storage Space

BEDROOMS

- Master Suite with Balcony + Master Bath
- Master Suite 2 + Bath
- Bedroom + Common Bath
- Guest Bedroom with Balcony+ Bath

2003 XXL



LIVING SPACE	W X L in Sq.Ft.
Lobby	4'10" X 3'4"
Living	13'0" X 16'3"
Dining	9'3" X 9'1"
Guest Bedroom	10'0" X 12'0"
All Season's Deck	17'1" X 6'5"

KITCHEN SPACE	W X L in Sq.Ft.
Master Kitchen	8'6" X 9'0"
Utility Area	14'1" X 5'7"

BEDROOMS	W X L in Sq.Ft.
Master Suite 1	16'3" X 11'0"
Dressing Area	5'3" X 6'5"
Juliet Balcony	16'3" X 2'0" + 4'6" X 2'0"
Master Toilet 1	6'5" X 6'5"
Master Suite 2	13'0" X 10'0"
Master Toilet 2	5'0" X 7'6"
Bedroom 3	11'0" X 12'0"
Common Toilet	6'5" X 5'11"
4th Guest Bedroom	10'0" X 12'0"
4th Bedroom Toilet	5'9" X 6'1"

USABLE AREA	1403 SQ. FT.
PRODUCT CODE	2003 XXL

2003 XXL

Typical Floor Plan

4 Club Residences
Four Bedroom

204, 304, 404, 504, 604, 704, 904, 1004,
1104, 1204, 1404, 1504, 1604, 1704, 1904,
2004, 2104, 2204, 2404, 2504

CLUB

201, 301, 401, 501, 601, 701, 901, 1001,
1101, 1201, 1401, 1501, 1601, 1701, 1901,
2001, 2101, 2201, 2401, 2501



203, 303, 403, 503, 603, 703, 903, 1003,
1103, 1203, 1403, 1503, 1603, 1703, 1903, 2003,
2103, 2203, 2403, 2503

FARMS

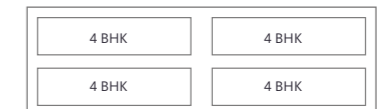
202, 302, 402, 502, 602, 702, 902, 1002,
1102, 1202, 1402, 1502, 1602, 1702, 1902,
2002, 2102, 2202, 2402, 2502



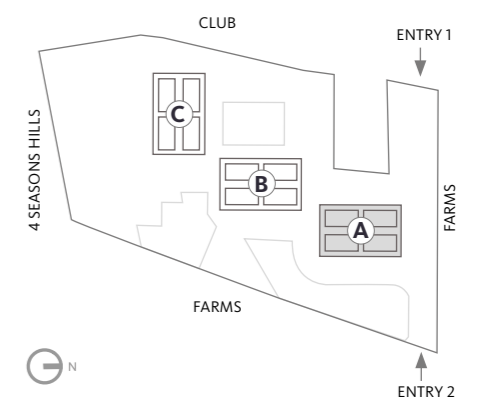
PRODUCT CODE
2003 XXL

	25
	24
REFUGE FLOOR	23
	22
	21
	20
	19
REFUGE FLOOR	18
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	16
	15
	14
REFUGE FLOOR	13
	12
	11
	10
	9
REFUGE FLOOR	8
	7
	6
	5
	4
	3
	2
	1
G	Parking

TOP VIEW



KEY PLAN



Key plan, top view & section are conceptual plans. For actual to scale plan, refer to PMRDA sanctioned plans.



—THE POONA—
WESTERN CLUB

"A place for the connoisseurs of art, for the most ambitious of minds and for the lovers of sport, The Poona Western Club is a rich confluence of cultures and skills and all this ably mounted on world-class comforts."



The Courtyard

Swimming Pool

Tennis Courts

The Guest House

- Gymnasium
- The Chambers
- Ball Room
- Guest House

The Badminton House

- Badminton Courts
- Pool Tables
- TT Courts
- Indoor Games

Club Shops

Reception

Clock Tower

Futsal

Maidan

Dugout

West Block

Gymkhana

- Tea House
- Lounge
- Library
- Dining Hall
- The Club Bar
- Private Garden
- Kids' Play Area

Art, Culture & Music



Creating Meaningful Experiences

Our experiences and the spaces we frequent should make us pause for a bit. They should start a flow of thoughts that just wouldn't stop. They should bring wonder to our eyes, and purpose to our minds. They should fire up a new passion or leave us with a heart-warming experience. That's the power of experiencing Art in its full glory.

Here at the PWC, you can find your space and pause to reflect. We believe that art, language and music deeply impact each individual in different ways. Exposure to a variety of cultural elements enriches our thinking and makes us happier individuals. We wish to foster a creative culture that benefits children and adults alike.

- .Live music and dance performances
- .Film festivals and cinematic indulgences
- .Artist meet-and-greet sessions
- .Pottery and painting workshops
- .Language and craft activities
- .Skill development workshops
- .Art exhibitions
- .Book launches



Stock Image #

Courtyard

*“Respond to every call that
excites your spirit”*

Rumi

As you amble through the Courtyard, you will see the well-structured Amphitheatre, the looming Clock Tower, and the beautiful Veranda. At the Courtyard, you will experience the power of art. The music that chimes with the heart. A talk perhaps that ignites the fire within, like wildfire through the bones and the skin. As the towering clock ticks above the Art Gallery, you will find yourself going back in time, admiring the work of artists, the strokes on each painting and the story that it holds within. And when you want to bring people together, what better place than hosting an evening under the stars with great food, drink and your friends for company?



Actual Image #

- .Amphitheatre
- .Veranda
- .The Clock Tower
- .Art Gallery

Restaurant and Bar

Whether you're hosting family and friends at our Fine Dining Restaurant, enjoying a late night at our Lounge Bar or simply grabbing a healthy snack with friends at our Café, members have access to the perfect venue for every occasion coupled with some delicious soul food. Choose from a cuisine of your choice.

- .Indian Cuisine
- .Pan-Asian Cuisine
- .European Cuisine



Stock Image #

As you walk in, our waiters will greet you with your favourite drink and some great menu suggestions. It is our endeavour to know our members and their preferences.

Sports & Well-being

Building Strong Individuals

We believe sport empowers human beings irrespective of age, gender or ability. Sport also has a crucial role to play in character building and has a very strong roll-on effect in one's personal and professional life.

Exercise of any form releases endorphins, which help improve our mood and sleep. Our aim at the Club is to help our members become physically and mentally stronger.



A massive multi-utility ground flanks the Poona Western Club, abundant with well-maintained grass turf and state-of-the-art sporting facilities. The Club has dedicated Sports Academies led by Certified Coaches and supported by qualified fitness and nutrition experts, who will help you stay healthy with scientifically designed personalised fitness plans. We have adopted technology in every facet of the club. Our frequent monitoring and review of your progress with coaches and trainers using technology will also elevate your overall experience.





Gymkhana

The Gymkhana flanks the Maidan along its curvature. Whether you're in the Banquet, the Outdoor Deck, the Tea House, or the Lounge, you get a glorious view of the Maidan. At the Gymkhana, find what baffles you or excites you or inspires you and make it your own. A world of your own in a world on its own. The exclusivity of the Gymkhana is sure to take you away from the city and closer to your loved ones.

'Gymkhana' is an Anglo-Indian expression, which is derived from the Persian word 'Jamāt-khāna.' More specifically, Gymkhana refers to a social and sporting club in the Indian subcontinent.

Maidan

The Maidan is all yours to explore.

As your feet touch the dewy grass, the Maidan gives you a sense of belonging. Whether you're doing the Surya Namaskar in a Yoga class or lacing up your running shoes, the green field gives a warm welcome. The Maidan can be a peaceful place where you are simply 'being present' or it can be a high energy space when there are live music concerts to enliven the soul.



Kids' Play Area

The Kids' Play Area is a place for your kids to enjoy and make friends.

Sip a coffee as you watch your little ones make friends at the Kids' Play Zone. As they climb up and down the slides or rise high up over the trampoline, the high energy tiny tots are sure to have a safe and happy place to experiment and experience new things.



Stock Image #



Cricket Academy

The Cricket Maidan at the PWC is the ideal venue to play out competitive rivalries or simply a few friendly matches between teams.

- .Excellently maintained pitch with lush green outfield
- .Cricket Nets
- .Designated dugouts & Changing rooms
- .Guidance from qualified fitness & nutrition experts



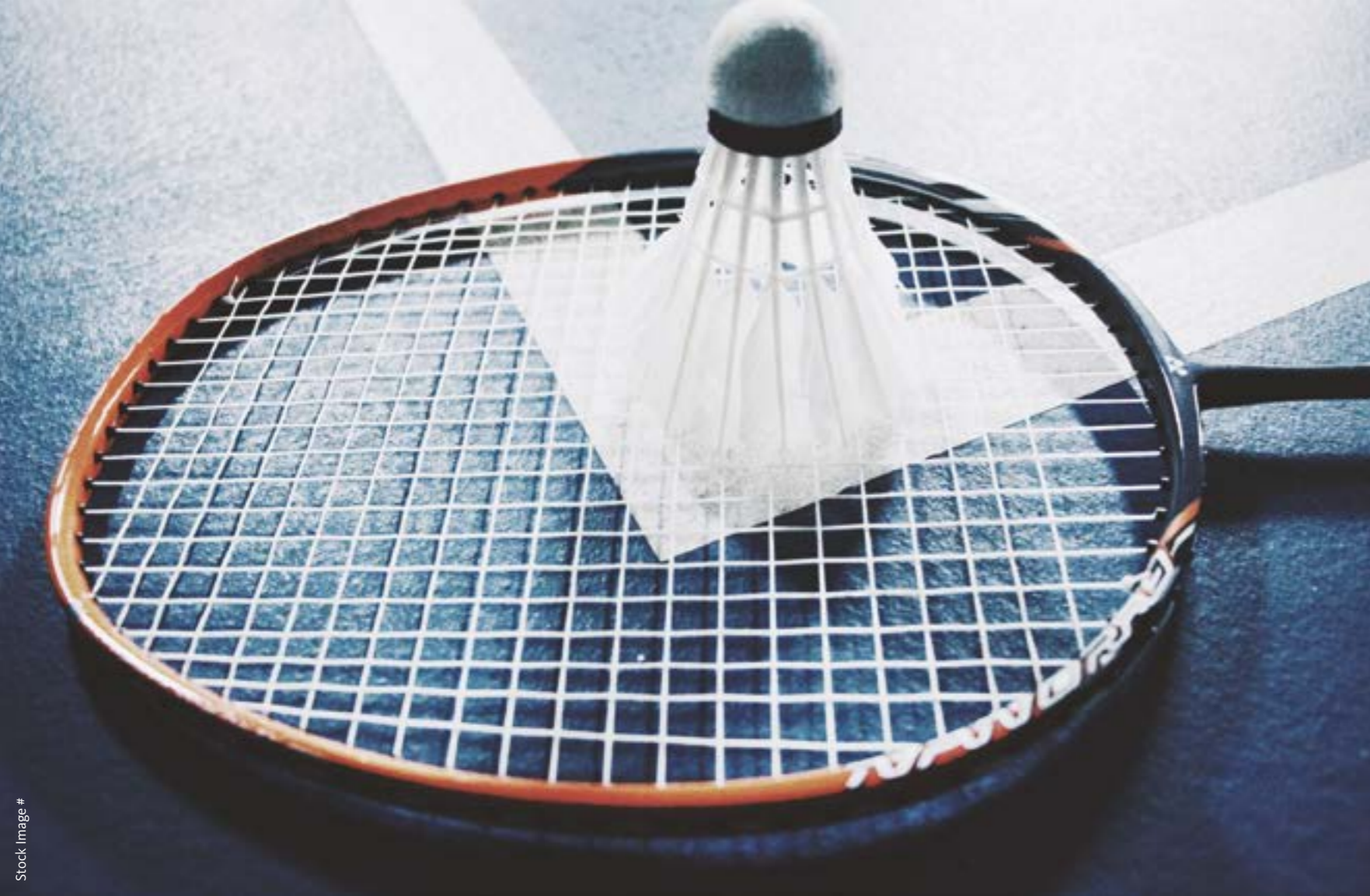
Tennis Academy

Start learning this magnificent sport or perfect that backhand. Train with certified coaches and improve your strength and stamina.

- .Synthetic Tennis Courts as per international standards
- .Ample space next to sidelines and behind the base line
- .Online court booking facilities
- .National level players and certified coaches



Stock Image #



Stock Image #



Badminton Academy

If your little ones dream of becoming the next P V Sindhu, then the Badminton Academy at PWC is the best place for them. Superior coaching facilities, techniques and personalized attention distinguishes our Badminton Academy from others in Pune.

- .Wooden courts as per international specifications
- .Ample space behind baselines and sides
- .Online court booking facilities
- .Certified coaches



Stock Image #



Table Tennis

Try your hand at table tennis at the professional table tennis tables that are ITTF approved.

Play a friendly game with your pals or learn how to perfect your serve. TT is an intense game that boosts heart rate, mental acumen and concentration.



Stock Image #





Stock Image #



Football Academy

For those who enjoy playing and those who enjoy watching it, the PWC recognizes this passion among football lovers and ensures state-of-the-art football facilities.

- .Dedicated Futsal court
- .Online court booking facilities
- .Certified coaches



Gymnasium

It is our endeavour to give you truly functional training that positively impacts your daily life.

- .Biomechanically advanced equipment
- .Olympic standard barbells, squat rack & weight plates
- .International standard cardio equipment, spinning and Airdyne bikes



Stock Image #





Yoga

It's time to roll out the yoga mat and mingle with fellow yogis in a holistic yoga session. Whether young or old, fit or getting there, yoga is for everyone. Build strength, increase flexibility, improve blood flow and calm your mind with yoga sessions at the PWC.

- .Certified Yoga instructors
- .Guided flexibility training
- .Indoor and outdoor Yoga



Stock Image #



Stock Image #

Indoor Games

Sometimes you might wish to be indoors and we have planned for that too. Choose from the Carrom Board or the Pool Table. Perhaps explore a bit of revelry with Foosball or fortify your brain with a game of Chess.

- .Pool / Snooker
- .Chess
- .Carrom
- .Cards
- .Board Games
- .Foosball



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Swimming is a great way to build endurance and overall cardiovascular fitness.

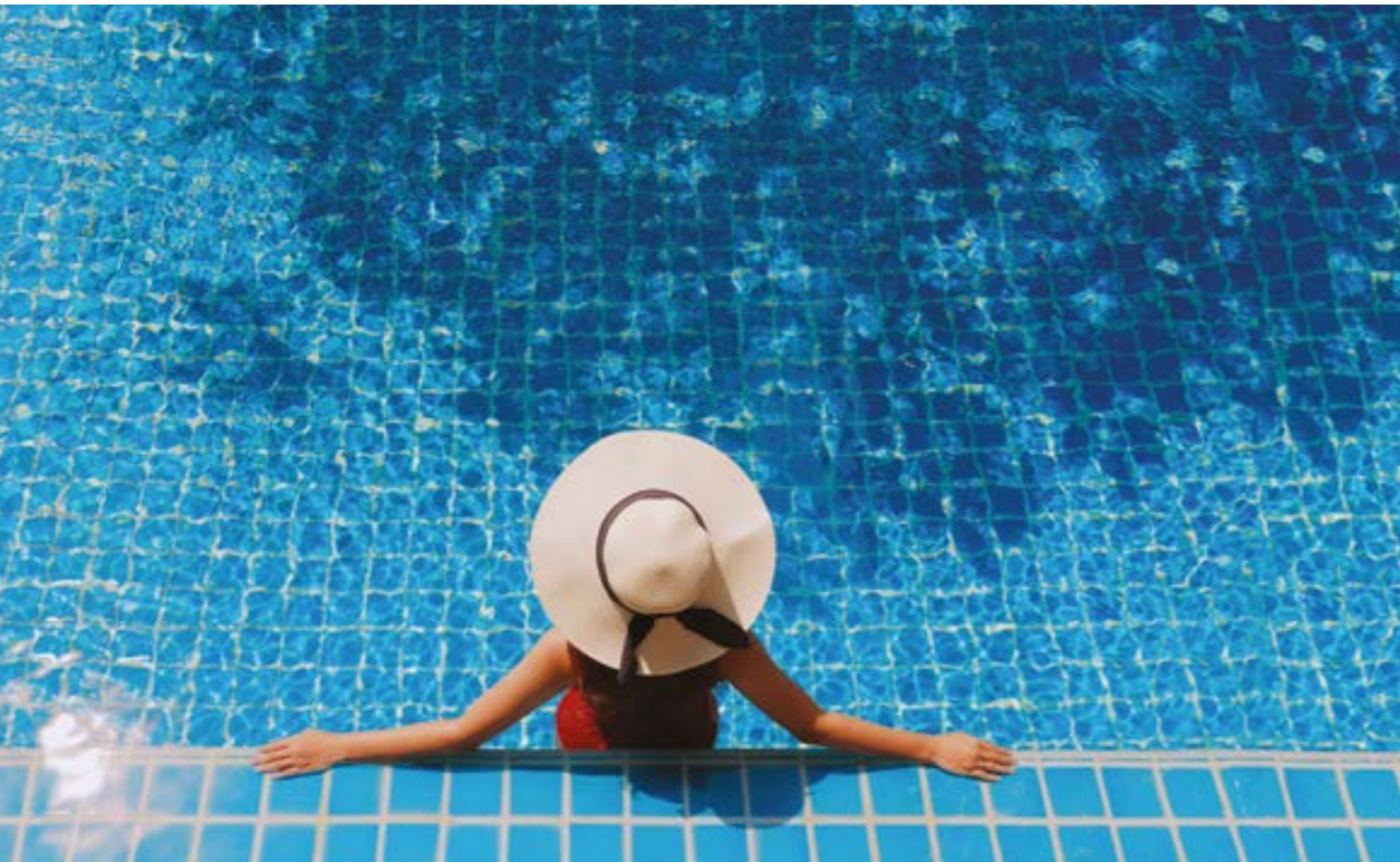


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Swimming Pool

- .Half Olympic-sized swimming pool
- .Designed for aqua fitness
- .Changing and shower rooms



Stock Image #



Stock Image #



Running

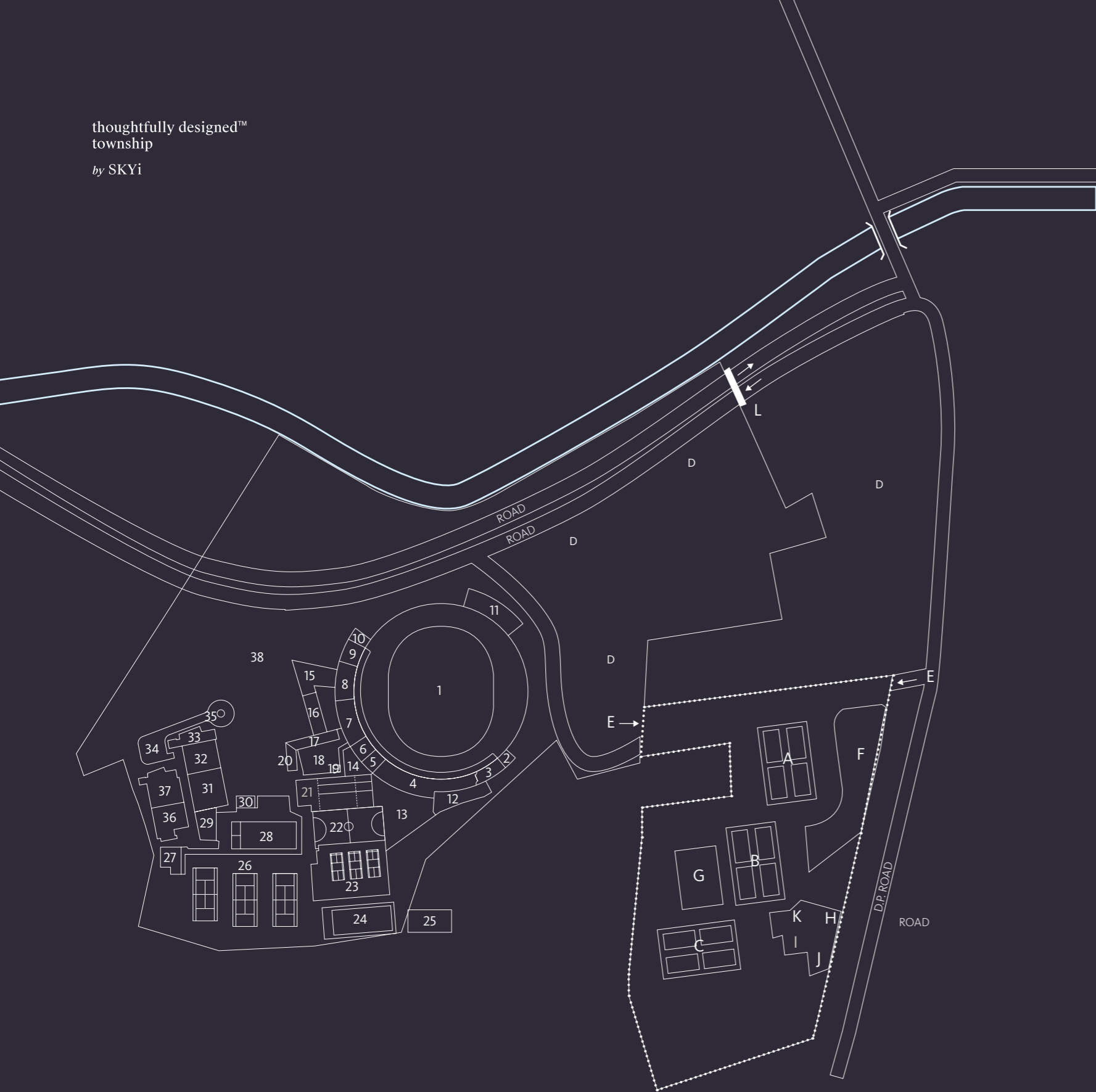
The 'Runner's high' is a well-known fact. That feeling of setting a goal and achieving it without giving up, running is a limitless sport.

- .Basics of running
- .Running techniques
- .Systematic goal-based plan
- .Race day preparations



Stock Image #

thoughtfully designed™
township
by SKYi



The PWC Towers

- A Tower A
- B Tower B
- C Tower C
- D Future Development
- E Entrance
- F Amenity Space
 - . Stage
 - . Senior Citizen Seating
 - . Benches
 - . Pathways
- H Amphitheatre
 - . Stage
 - . Seating
- I Kids' Play Area
- J Pavilion
 - . Step Garden
 - . Benches
- K Yoga Lawns
- L Main Security Gate

The PWC

- 1 Maidan
- 2 Outdoor Deck
- 3 Bar
- 4 Dining Hall
- 5 Library
- 6 Cloak Room
- 7 Lounge Area
- 8 Tea House
- 9 Banquet
- 10 Outdoor Deck
- 11 Players' Box
- 12 Central Kitchen
- 13 Private Garden
- 14 Kids' Play Area
- 15 Reception Lounge
- 16 Club Shops
- 17 Veranda
- 18 Courtyard
- 19 Clock Tower
- 20 Art Gallery
- 21 Cricket Nets
- 22 Futsal Court
- 23 Badminton House
- 24 Lawns
- 25 Student Canteen
- 26 Tennis Courts
- 27 Changing Rooms
- 28 Swimming Pool
- 29 Kitchen
- 30 Shower Area
- 31 Ballroom
- 32 Gymnasium
- 33 Lobby
- 34 Service Entry Vehicular
- 35 Drop Off
- 36 Guest House
- 37 The Chambers
- 38 Parking

..... The PWC Towers Layout

The map is not to scale. The map shows existing and all the future developments which will be done in phases. The developer reserves the right to change / alter or delete any future developments without prior notice.

NORTH



At the PWC Towers, you have the opportunity to experience a myriad of amenities within your individual building and then some more! You are eligible to utilize all the services and the plethora of lifestyle amenities at The Poona Western Club. Explore the many options available at PWC and experience a more enriched lifestyle!




- ▲ 2 Mins. from National Highway
- 🚗 10 Mins. from Kothrud Metro Station
- 🏠 5 Mins. from proposed Pune Ring Road
- ⊕ 20 Mins. from Sahyadri Hospital
- ⊕ 10 Mins. from Chandani Chowk & 10 Mins. National Highway

thoughtfully designed™
township
by SKYi




National Highway NH4
(Mumbai - Bengaluru) **2** Mins.

2 Mins.
National Highway NH 37
(Pune - Paud - Maangaon - Dighi)

5 Mins. 

Renowned Schools
Sanskriti (CBSE)
Indus International (IB)
Sri Sri Ravi Shankar Vidya Mandir
Ryan International (ICSE)
New India School (SSC)

15 Mins. 

Hospitals
Sahyadri Hospital
Bavdhan Hospital
Om Hospital
Chellaram hospital



Developing
Infrastructure



10 Mins.
Kothrud Metro Station



2 Mins.
Proposed Ring Road
and Metro Line

30 Mins.
from Hinjawadi IT Park
Phase 1 & Phase 3




Connectivity through Kothrud,
Bavdhan and Chandani Chowk Junction **10** Mins.


location



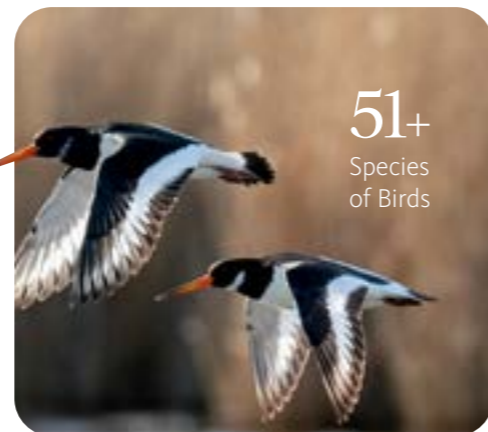
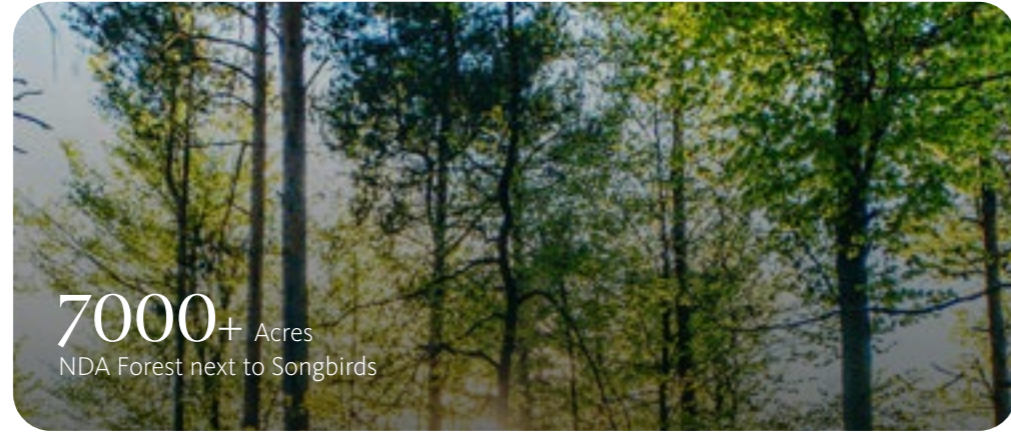
Quick connectivity to
Balewadi High Street,
Baner, Hinjawadi IT Park
and Sinhad Road



Recreational Hubs
Oxford Golf Club
City Pride Kothrud
Balewadi Highstreet
The Poona Western Club
Yashwantrao Chavan Natyagraha



Weekend Getaways
Manas Lake
Mulshi Dam
Tamhini Ghat
Khadakwasla Dam
Lavasa City



skyi
songbirds

neighbourhood





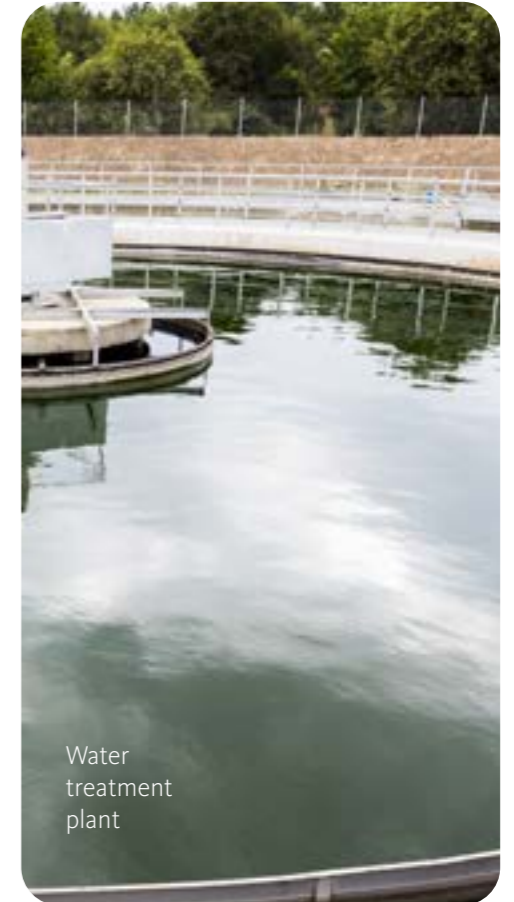
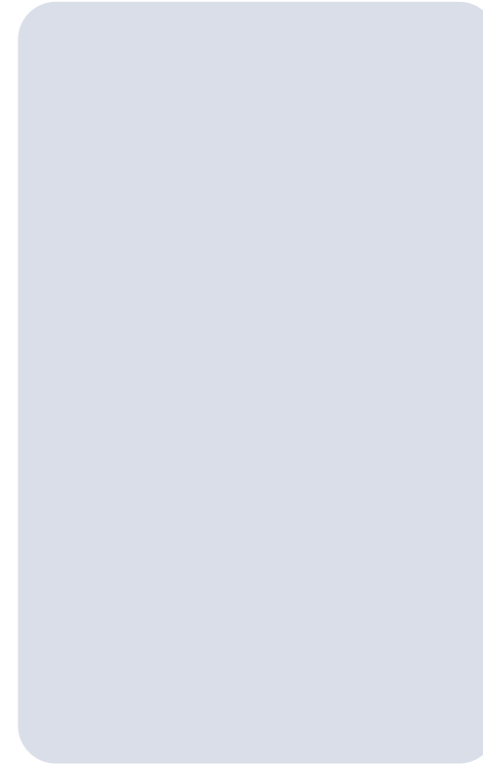
Automatic speed elevators with power backup



CCTV surveillance

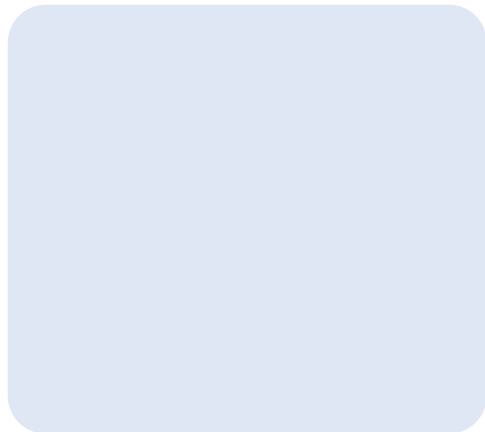


Fire fighting equipment in building lobby

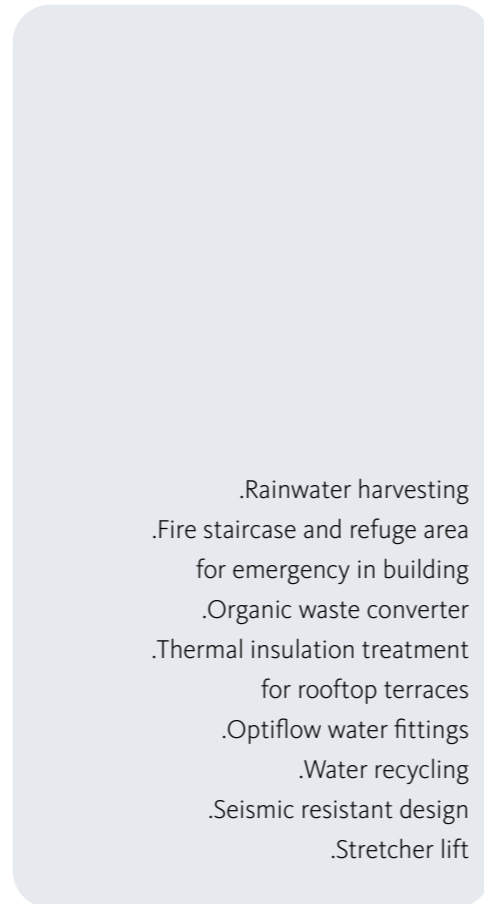


Water treatment plant

specifications



Energy saving fittings for common areas



- .Rainwater harvesting
- .Fire staircase and refuge area for emergency in building
- .Organic waste converter
- .Thermal insulation treatment for rooftop terraces
- .Optiflow water fittings
- .Water recycling
- .Seismic resistant design
- .Stretcher lift



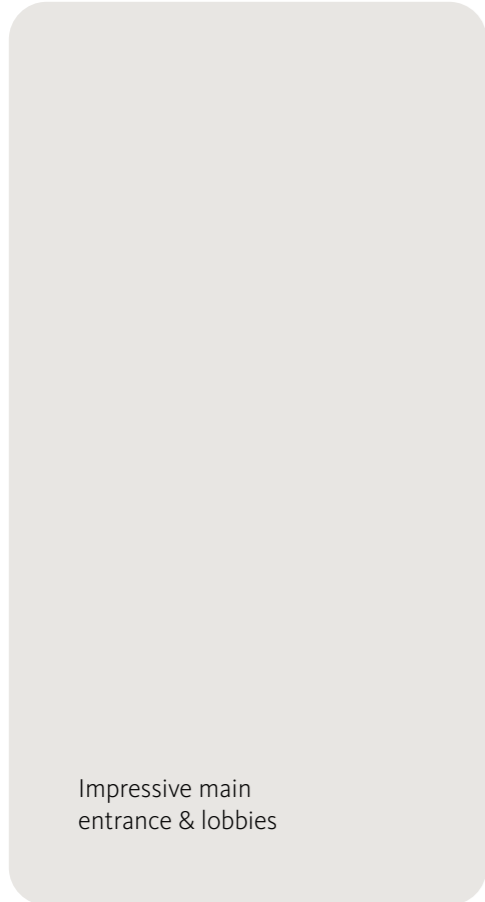
Drip and sprinkler irrigation system



Security personnel at key entry and exit points



24X7 Clean water supply



Impressive main entrance & lobbies



Provision for exhaust fan & geyser



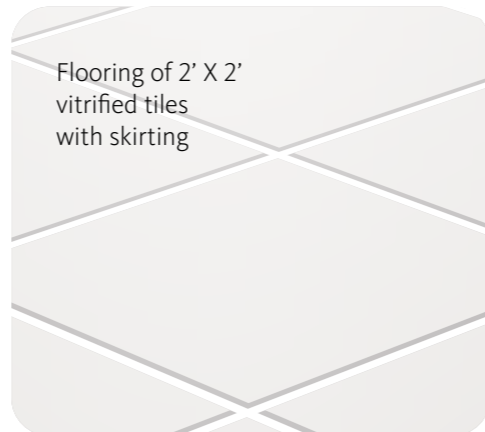
Mosquito mesh for windows and sliding doors



Efficient designs for best space utilisation



Video door phone



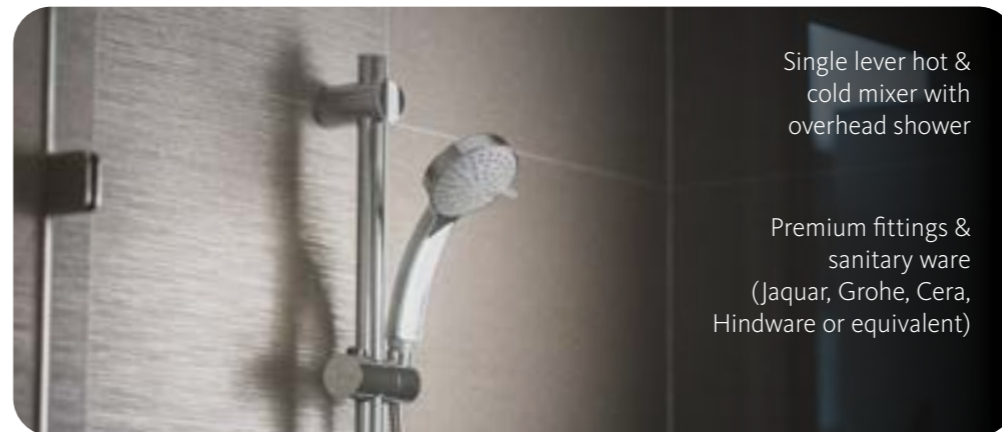
Flooring of 2' X 2' vitrified tiles with skirting



TV and telephone points and sufficient electrical points

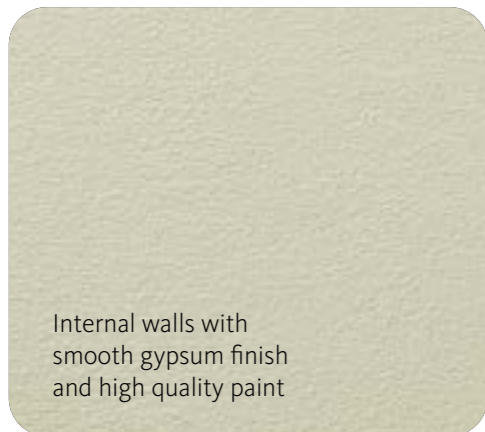


Powder coated aluminium sliding windows

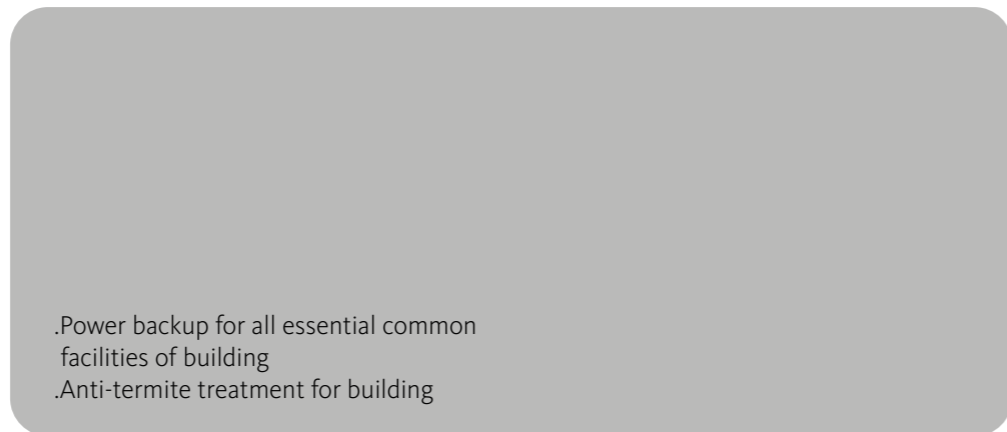


Single lever hot & cold mixer with overhead shower

Premium fittings & sanitary ware (Jaquar, Grohe, Cera, Hindware or equivalent)



Internal walls with smooth gypsum finish and high quality paint



.Power backup for all essential common facilities of building
.Anti-termite treatment for building



Solar panels



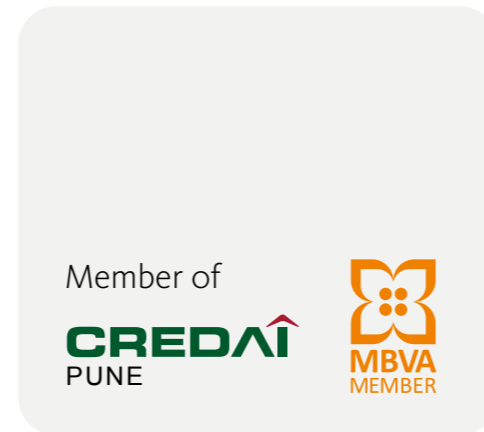
Concealed copper wiring with branded modular electrical fittings



350+ Employees



150+ Engineers



Member of
CREDAI
PUNE

MBVA
MEMBER



Residential and
Commercial
Developments



the
developer

Rewards and Recognition



The Best
Residential Project
Awarded by
CNBC AWAAZ



CRISIL Star
Rated Realty
Project



Listed by
Realty Plus



Indian Green
Building Council
(IGBC) Platinum
Rated



Financial Partners

ICICI Venture

HDFC

TATA CAPITAL

AVENUE VENTURE PARTNERS

Piramal
knowledge action care

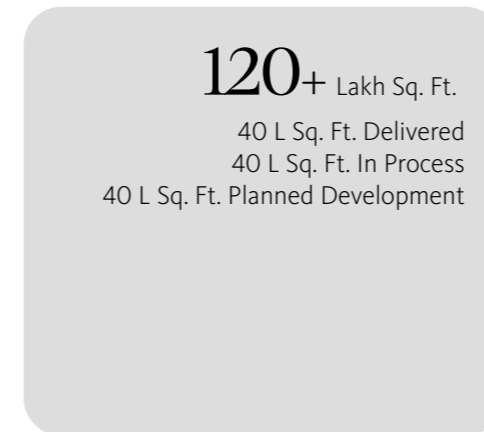
MOTILAL OSWAL
Investment Services
Solid Wealth. Solid Advice.

SHRIRAM
CAPITAL

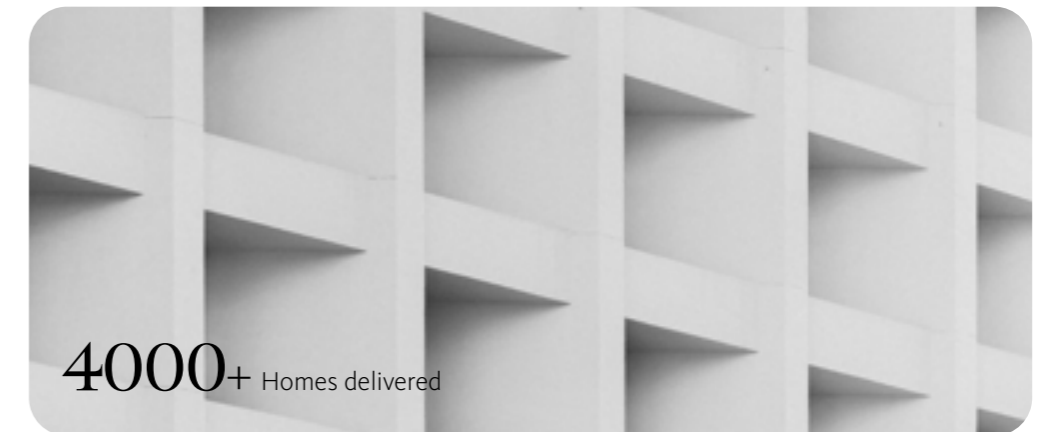
SHRIRAM
Capital
INCLUSIVE GROWTH SINCE 1974



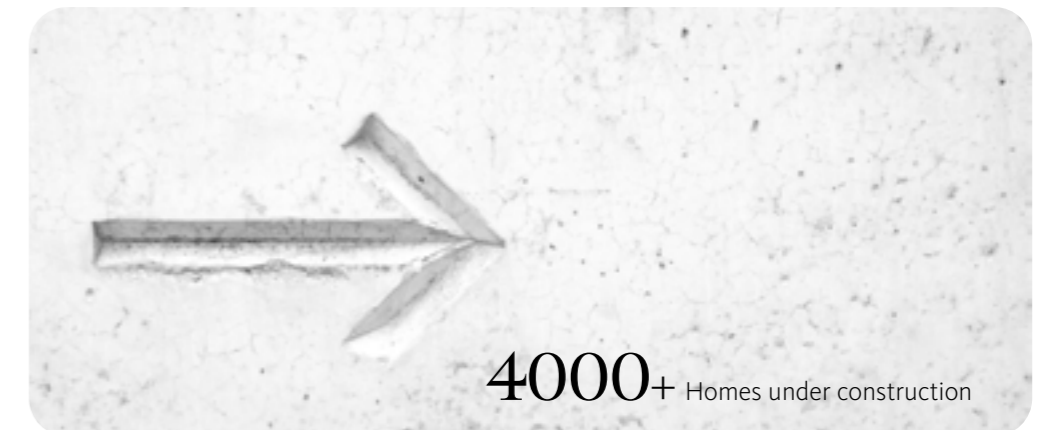
Over
500+
Acres Of Land Parcel



120+ Lakh Sq. Ft.
40 L Sq. Ft. Delivered
40 L Sq. Ft. In Process
40 L Sq. Ft. Planned Development



4000+ Homes delivered



4000+ Homes under construction

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'.



Completed

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.



Completed

Seher Towers Baner

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



Completed

5 Baner

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, Bose 5.1 Surround System and more.



Completed

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.



Completed

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 Mula river on the other. Home to over 2000+ happy families, it includes premium 4, 3, 2 and 1 BHK apartments.



In Process

2003

2010

2011

2012

2014

2018

SKYi Portfolio

2018

2019

2019

2021

2021

2022

In Process



Manas Lake Paud Road

Manas Lake is a thoughtfully designed township of more than 1500 apartments on Paud Road, just 15 minutes from Kothrud, offering premium 2, 3 & 4 Bedroom. It is a CRISIL 5 Star Rated and Indian Green Building Council Platinum Certified project.

Completed



Star Towers Paud Road

Homes at Star Towers are built for everyday comfort. Spacious 2 & 1 BHK with unique zero wastage & thoughtful design™ concept, you get additional space compared to an ordinary home.

Completed



SKYi First Paud Road

Located inside SKYi Manas Lake City, SKYi First has an unique L-shaped design where no home faces another, 100% privacy and unrestricted views of the beautiful natural surroundings. Spacious 2 & 1 BHK garden homes.

Completed



Star Town Paud Road

Star Town is built with a unique design principle of greenhouse. Nature + house = greenhouse. Each home is equipped with green balconies for a personal garden. Zero wastage 3, 2, & 1 BHK homes for everyday comfort.

Completed



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.

In Process



Star City Dhayari

Spread across 20 acres, Star City provides modern living amenities to its residents with spacious 2 and 3 BHK homes. Strategically located, overlooking Sinhad 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.

The Poona Western Club Terms and Conditions

The Poona Western Club will herein be referred to as the Club.

The applicant has seen and inspected the Club premises and facilities and is aware of the present status of the Club.

The Club facilities will be completed in a phased manner. Phase 1 of the Club is completed. Phase 2 includes swimming pool, restaurant, and bar. Phase 3 includes guest rooms and business facilities which will be completed later.

Images of the Club premises and facilities as shown in the Brochure and / or on the website or any marketing document are artist's impressions and / or stock images.

The applicant must go through an application and screening process to become a member of the Club.

An applicant will be signing and submitting the Club Application form on his / her own will and no solicitation will be made from the Club or its Owner.

The Club and its 'Screening Committee' has the sole right and discretion to accept or reject an application made by an applicant seeking membership to the Club. In the event of rejection of the application, the applicant has no remedy against the Club and / or shall not receive any compensation.

The details of the Club fees / charges are as mentioned in the application form.

The Club reserves the rights to change or modify the fees / rates at any time without prior notice.

The Terms & Conditions of the Club signed by the Club and by the applicant on becoming a member of the club are legally binding on both the parties.

The Club's rules & regulations are also legally binding on the applicant on becoming a 'Member'.

Sexual harassment or abusive behaviour shall lead to serious consequences including termination of membership.

Members shall use the Club facilities or participate in the Club activities at their own risk. The Club shall not be responsible for any accidents or injuries to the Member or loss to his/her belongings.

The Club is fully permitted to be engaged in commercial activities on its premises.

The Owner has the right to engage any operator he / she wishes to appoint, to run the Club.

The Operator has the right to engage any company / LLP / agency to operate and manage the various Club activities.

The member understands that the Club facilities will be stopped in case the Owner suffers financial losses.

The Owner has the sole right to decide utilization of revenue generated from the Club operations.

The Owner shall not be responsible and shall not take any responsibility for the behaviour of the other members or employees of the Owner or third-party service providers.

The Food & Beverage operator shall decide the prices and the menu of the Club restaurant, café, and bar. Prices and menu of the food and beverages can be changed without prior notice.

Owner & Developer

Badamkar Realities Private Limited

Development Manager

Ennergia SKYi Ventures

Site Office

The Poona Western Club

SKYi Songbirds

Four Seasons, Paud Road,

Behind Daulat Lawns,

Bhugaon, Pune - 412 115.

+91 020-68683838



MahaRERA No.:
THE PWC TOWERS PHASE I - P52100047992
www.maharera.mahaonline.gov.in

BADAMIKAR



thepwctowers.com

The PWC Towers Terms and Conditions

This Brochure is purely conceptual and not a legal offering. Badamkar Realities Private Limited 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 instalments, 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. Badamkar Realities Private Limited 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 Badamkar Realities Private Limited 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 Badamkar Realities Private Limited 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 unit(s) 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.

Limited changes in the 4th bedroom also presented as a study / guest / entertainment bedroom in the brochure, will be accommodated / accepted / rejected only till the plinth of the tower is completed.

Parking will be allocated at the discretion of the developer and would be within 100 meters (approximately) of the purchaser's tower. 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. The PWC Towers 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 PWC Towers is an independent project and legal entity and the project boundary is depicted in the master plan by a dotted line separating it from Songbirds and the neighbourhood. The facilities shown on pages with '#' are a part of The Poona Western Club and not a part of The PWC Towers project. The Poona Western Club LLP is an independent entity. The purchaser shall sign a separate agreement /membership form with The PWC LLP in order to apply and avail all the facilities as a member of the club. All terms and conditions of The Poona Western Club LLP shall be binding on the purchaser / member of the club at all times. The joining fees and the annual maintenance fees are to be paid as applicable.

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Scan for
Location Video



Scan for
Project Walkthrough



Scan for
Sample Apartment Video



THE BADMINTON COURT

— PWC —
TOWERS
PAUD ROAD, PUNE

skyi

skyi.com