

thoughtfully designed™
township

by SKYi®



Star City



unique
thoughtful
design™



Star City

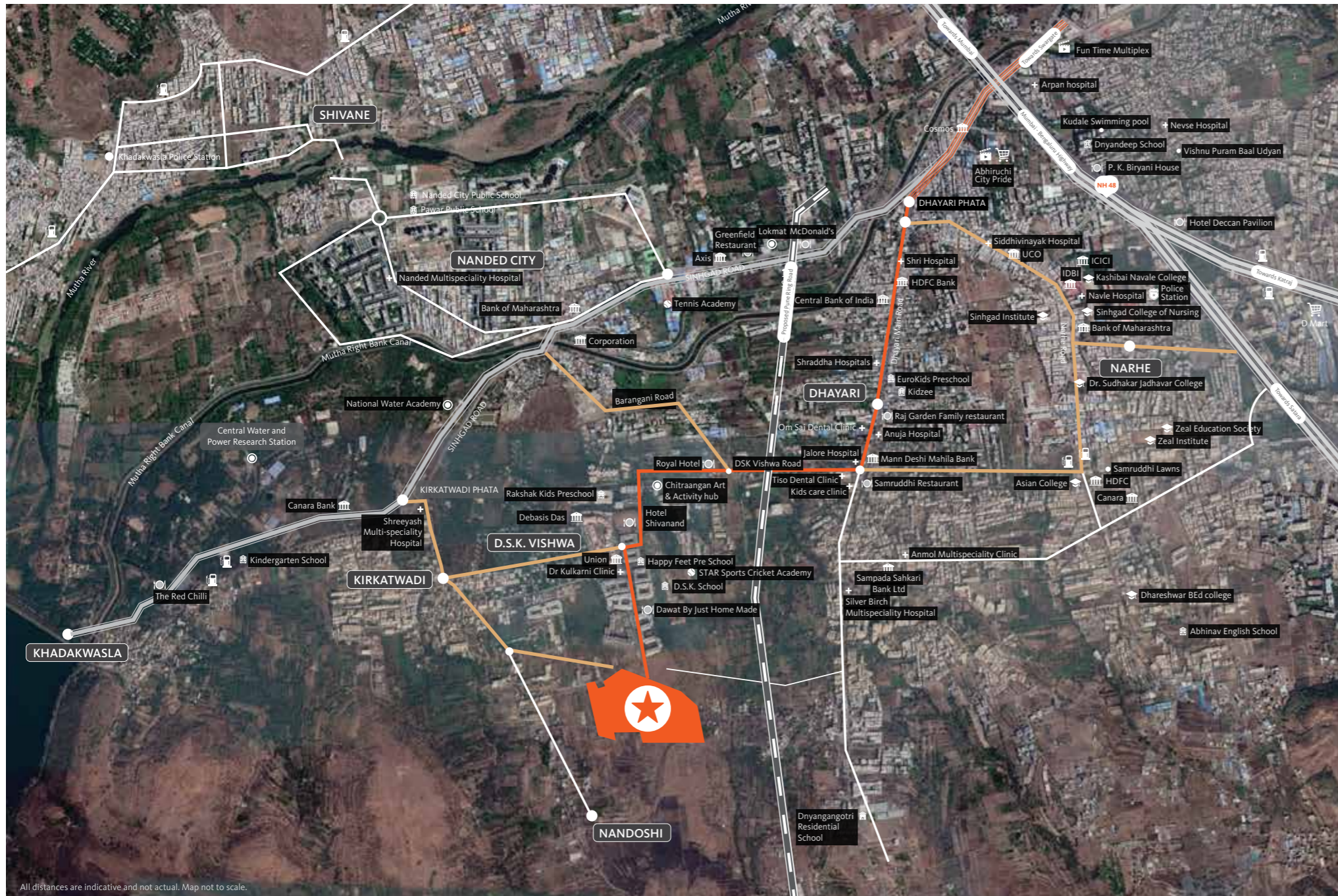


Computer generated image. Artist's impression, Image not to scale.

**star city in dhayari,
pune is a township
where life truly
blossoms.**











Well connected to Pune's infrastructure, all the facilities and amenities from everyday convenience stores to the best schools and hospitals are in close proximity. Star City is a well planned project that will allow you the rare opportunity to be close to both nature and the city at the same time.





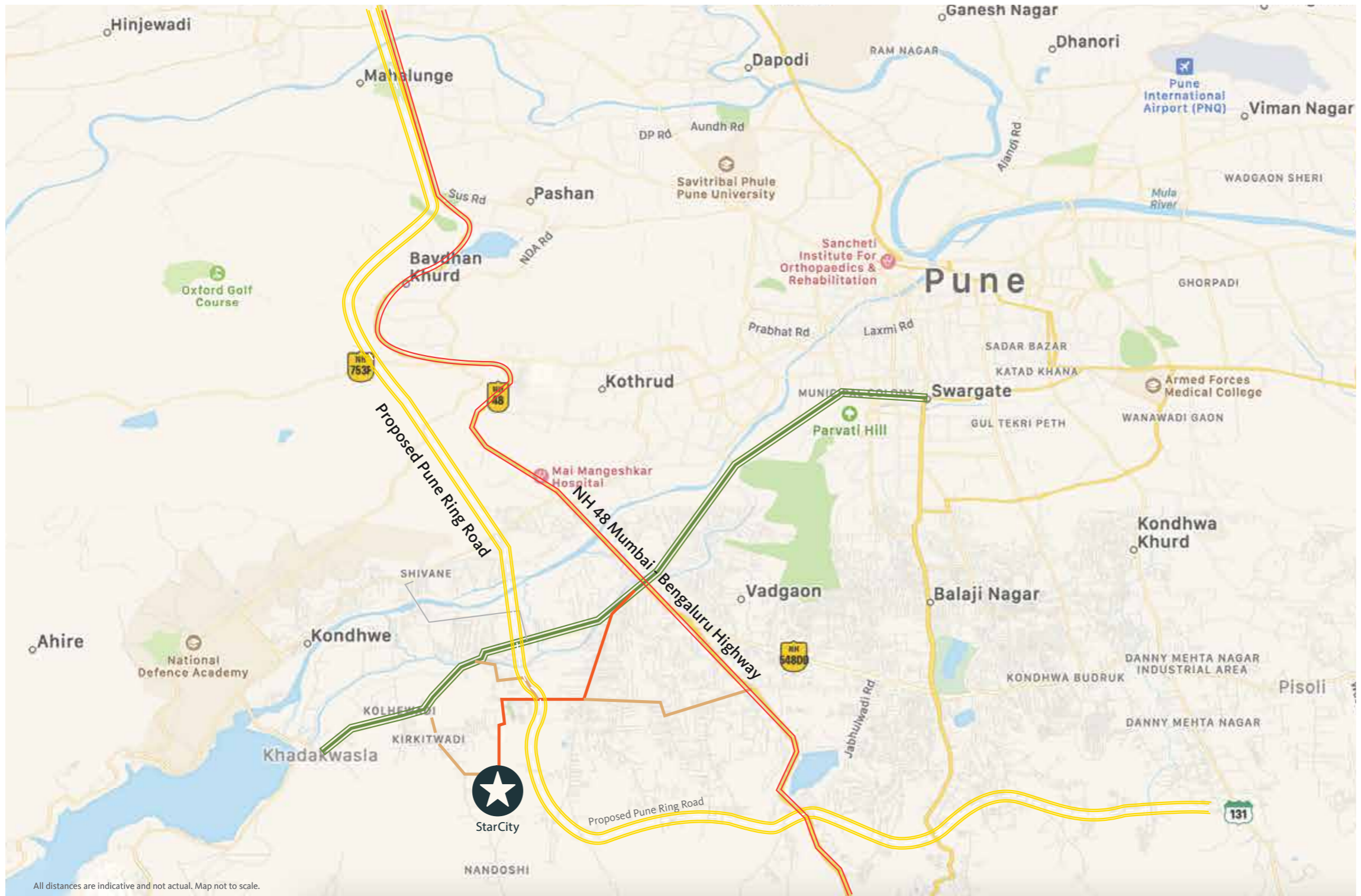
All distances are indicative and not actual. Map not to scale.

- DHAYARI PHATA 5 MIN.
- NANDED CITY 5 MIN.
- NATIONAL HIGHWAY (MUMBAI - BENGALURU) 10 MIN.
- NARHE 10 MIN.
- KOTHRUD 20 MIN.
- SWARGATE 20 MIN.

-  COLLEGE
-  SCHOOL
-  HOSPITAL
-  BANK
-  PETROL PUMP
-  CINEMA
-  SHOP
-  HOTEL
-  SPORTS ACADEMY
-  POLICE STATION

-  NH 48 - Highway Mumbai - Bengaluru
-  Proposed Pune Ring Road
-  Sinhgad Road
-  Primary Access Road
-  Secondary Access Road

location



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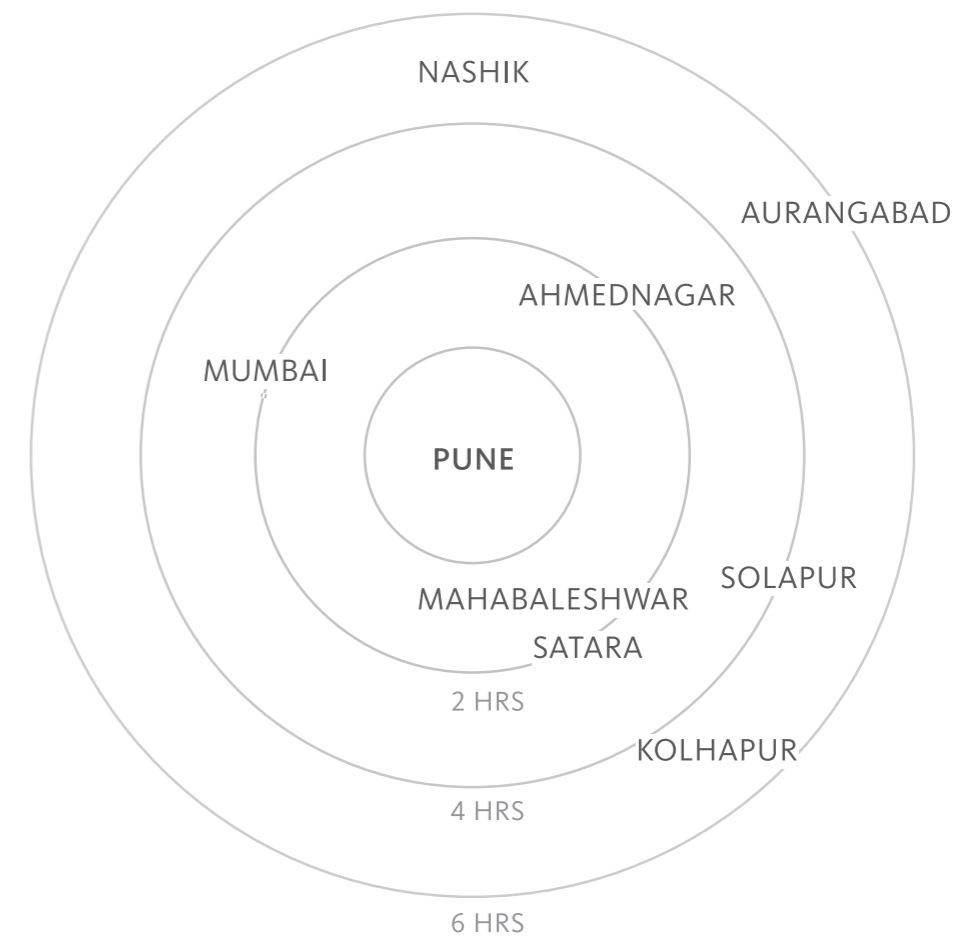
metro connectivity

STAR CITY is well connected to the Pune Metro. It is about 25 mins from Line 2 which connects Vanaz in Kothrud to Ramwadi. The interconnected metro lines will allow easy access to all parts of Pune including Kothrud, Swargate, Ramwadi and PCMC, thereby covering almost the entire city of Pune.



ring road connectivity

The 14-lane wide Proposed Pune Ring Road is adjacent to STAR CITY and will connect you seamlessly to the Hinjawadi IT Park, Mumbai Expressway, the Pune Airport and every major suburb in Pune





Dhayari is a major educational hub with the presence of leading educational institutions, schools and colleges. Dhayari is near prominent schools and colleges, ensuring your children don't have to travel far and wide for education. With schools and colleges offering world class education and best in class facilities you will be spoilt for choice.

- 🏠 . D.S.K. School
- . Sinhadgad School
- . Nanded City School
- . Pawar Public School
- . P. Jog High School
- . Abhinav School
- . Vision English School
- . Podar International School

- 🎓 . Zeal College of Engineering and Research
- . Sinhadgad College of Engineering
- . Sinhadgad College of Architecture
- . Sinhadgad Law College
- . Sinhadgad Medical College
- . Sinhadgad College of Management
- . Kashibai Navale College
- . Asian College of Science and Commerce

- . MEDICAL
- . NURSING
- . PHYSIOTHERAPY
- . ENGINEERING
- . ARCHITECTURE
- . MANAGEMENT
- . LAW
- . ARTS, COMMERCE AND SCIENCE

5+

5+ Acres Kashibai Navale College

250+

250+ Acres Sinhadgad Institute

education



Dhayari and its neighbouring suburbs have a robust healthcare infrastructure with clinics and hospitals. Dhayari is close to a well-established and best in class healthcare infrastructure providing primary secondary and tertiary healthcare services. Between them they cover almost all the medical specialties with modern equipment, services and technology.

- in*
10 min . Shreyash Multi-Speciality Hospital
- . Silver Birch Multi- Speciality Hospital
- . Nanded Multi-Speciality Hospital

- in*
15 min . Mai Mangeshkar Hospital
- . Smt. Kashibai Navale General Hospital
- . Cipla Cancer and Aids Foundation

- . DIABETES
- . CARDIOLOGY
- . SURGERY
- . PAEDIATRICS
- . GYNAECOLOGY
- . ORTHOPAEDICS
- . DENTISTRY
- . ENT
- . NEUROSURGERY
- . ICU

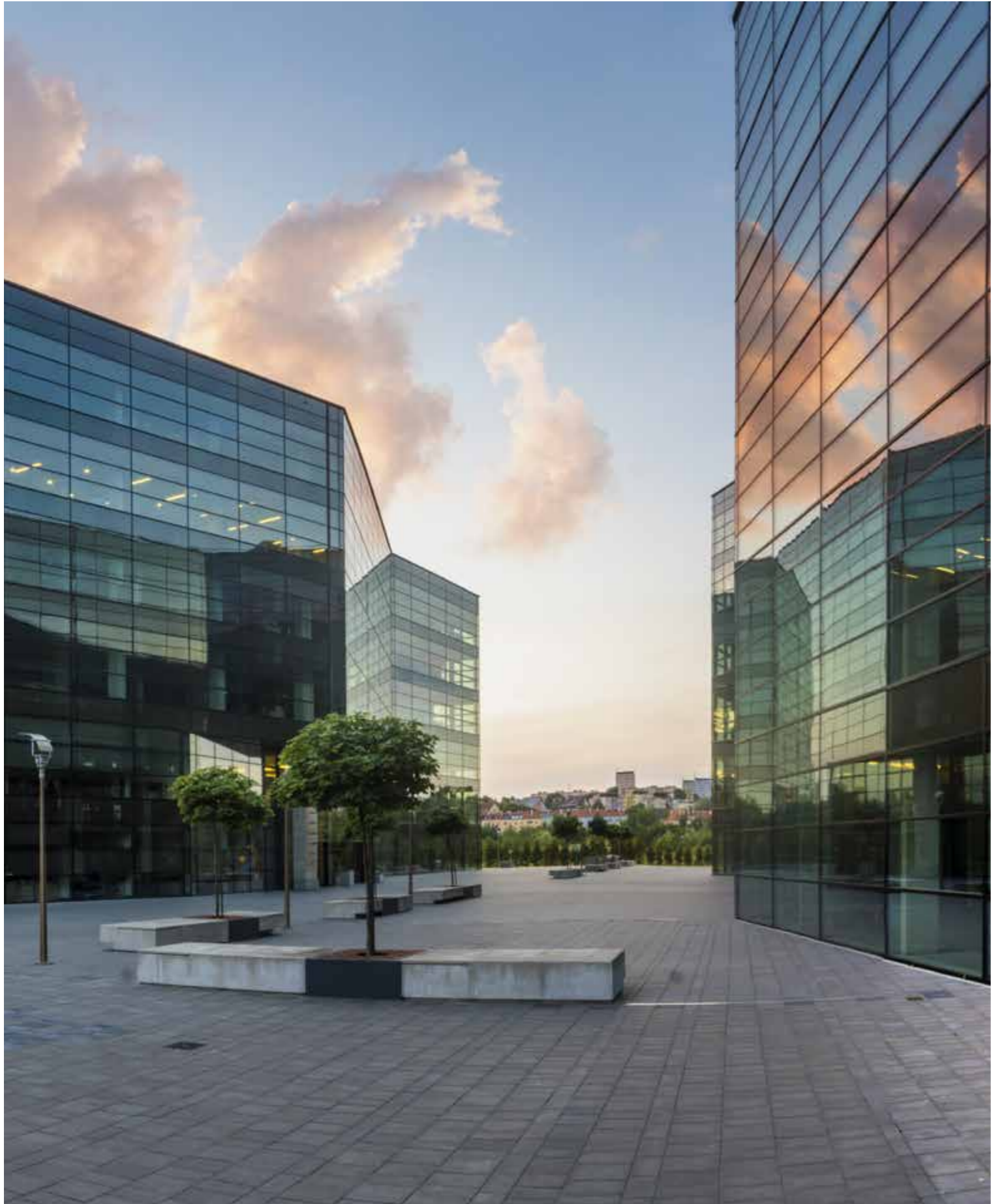
500+

500+ Beds
Navale Hospital

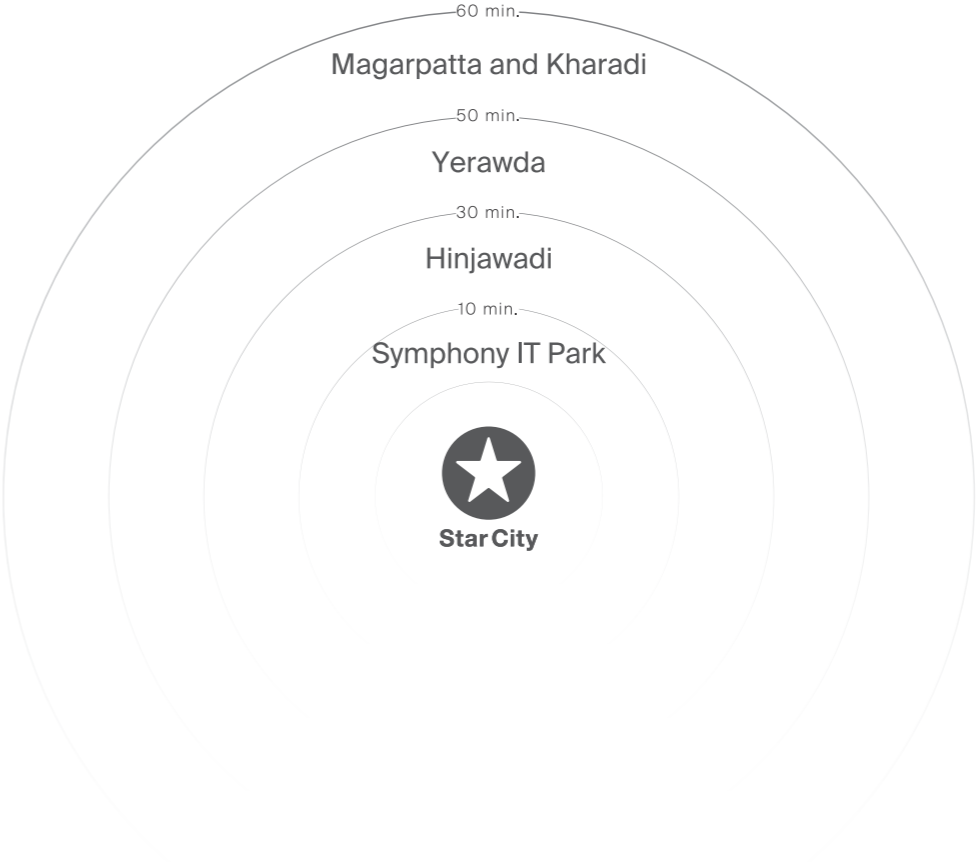
60+

60+ Beds Mai
Mangeshkar Hospital

healthcare



Dhayari is well connected to the IT hubs of Pune. A robust public and private transport network connects Dhayari to the different IT Parks in Hinjawadi, Yerawada, Magarpatta and Kharadi. Dhayari is just 10 minutes from the Symphony IT Park on Sinhagad Road.



*Minimum time to reach desired destination



IT Parks

IT hubs



Enjoy the high life with Hotels, Restaurants, Pubs, Malls, Multiplexes, Clubs, Highstreets and more within a short driving distances from STAR CITY.

- Restaurants
- McDonald's
 - Domino's Pizza
 - The Red Chilli
 - Hotel Shivanand
 - Royal Hotel
 - Green Field Restaurant

- Malls
- Abhiruchi City Pride
 - Fun Time Multiplex
 - D Mart

- Clubs & Recreation
- STAR Sports Cricket Academy
 - Akshay Shahane's Tennis Academy
 - Vision Sports Academy



Restaurants



Malls



Clubs & Recreation

lifestyle

welcome to a
modern lifestyle

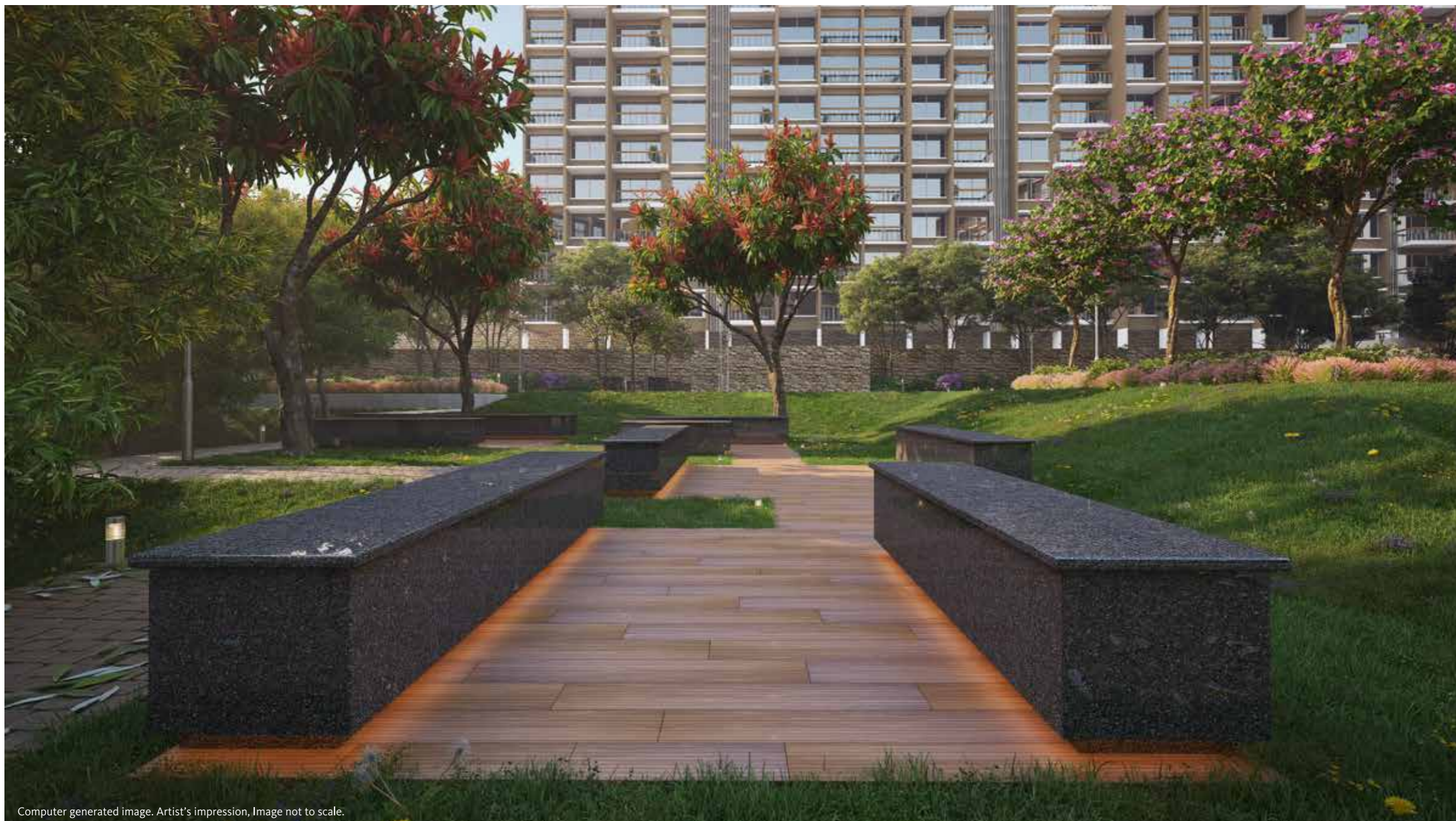




- 1 Main Entrance Gate
- 2 Retail & Convenience Stores
- 3 Garden Space
- 4 Jogging/ Walking Track
- 5 Recreation Lawn
- 6 Cricket Nets
- 7 Play Court
- 8 Temple
- 9 Children's Play Area
- 10 Community Hall
- 11 Gymnasium & Games Room
- 12 Utilities
- 13 Multipurpose Activity Lawn
- 14 Night Garden
- 15 Senior Citizen Area
- 16 Amphitheatre

a well planned gated community

STAR CITY enjoys a unique location advantage. It is a large residential community surrounded by the Sahyadri Hills and the Khadakwasla back waters on one side and the well- developed and densely populated suburbs of Dhayari, Sinhadag Road and Kothrud on the other. STAR CITY is a well planned community with **70% open spaces**. It is spread over acres with well-planned gardens, green landscapes, children's play areas, indoor and outdoor sports areas, retail shops and more.



70%
Open
Spaces



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

club house

In today's busy life, with long hours at work and tiring commutes, it is becoming critical to lead an active and healthy lifestyle. You can now unwind and spend time with family and friends in the serene and stress-free environment of the club house.



Gymnasium



Yoga



Indoor Games



Basket Ball Ring



Indoor Movie



Community Spaces



40+
amenities



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

retail & convenience stores

STAR CITY is a self-sufficient community with all the conveniences of everyday life inside and near the project. A well-planned retail set up with shops inside the community will provide for the everyday needs of the residents. The well-developed retail market of Dhayari provides convenient access to doctors, pharmacies, groceries, dairy, stationery shops etc.



Grocery



Vegetables



Dairy



Pharmacy



Laundry



Home Delivery

thoughtfully designed™
homes
by SKYi®



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

INTRODUCING
**zero
wastage
homes**

thoughtful design™



Optimum use of every inch of your home



Sun & Rain proof overhead covered "Balcony" with sliding doors.



Perfect layout takes care of all functional, furniture & storage needs



Optimum use of every inch of your home

With it's unique
**thoughtful design™ &
zero wastage** concept

you get additional space compared to an ordinary home.

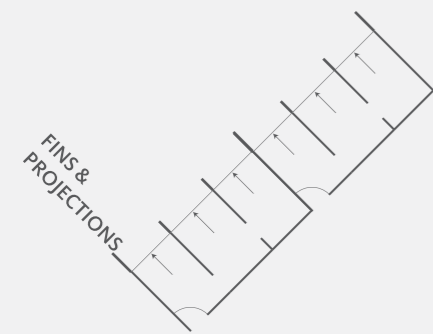


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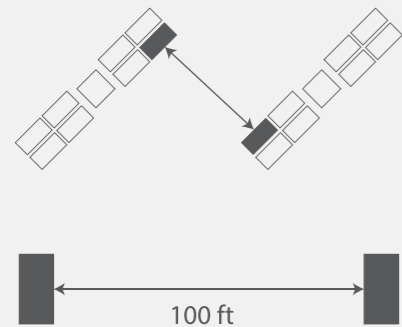
homes with **100% privacy**

zero wastage homes

- No passages
- No odd shaped or tiny balconies
- No wastage of internal space



**Fins Ensure Privacy
From Neighbours**



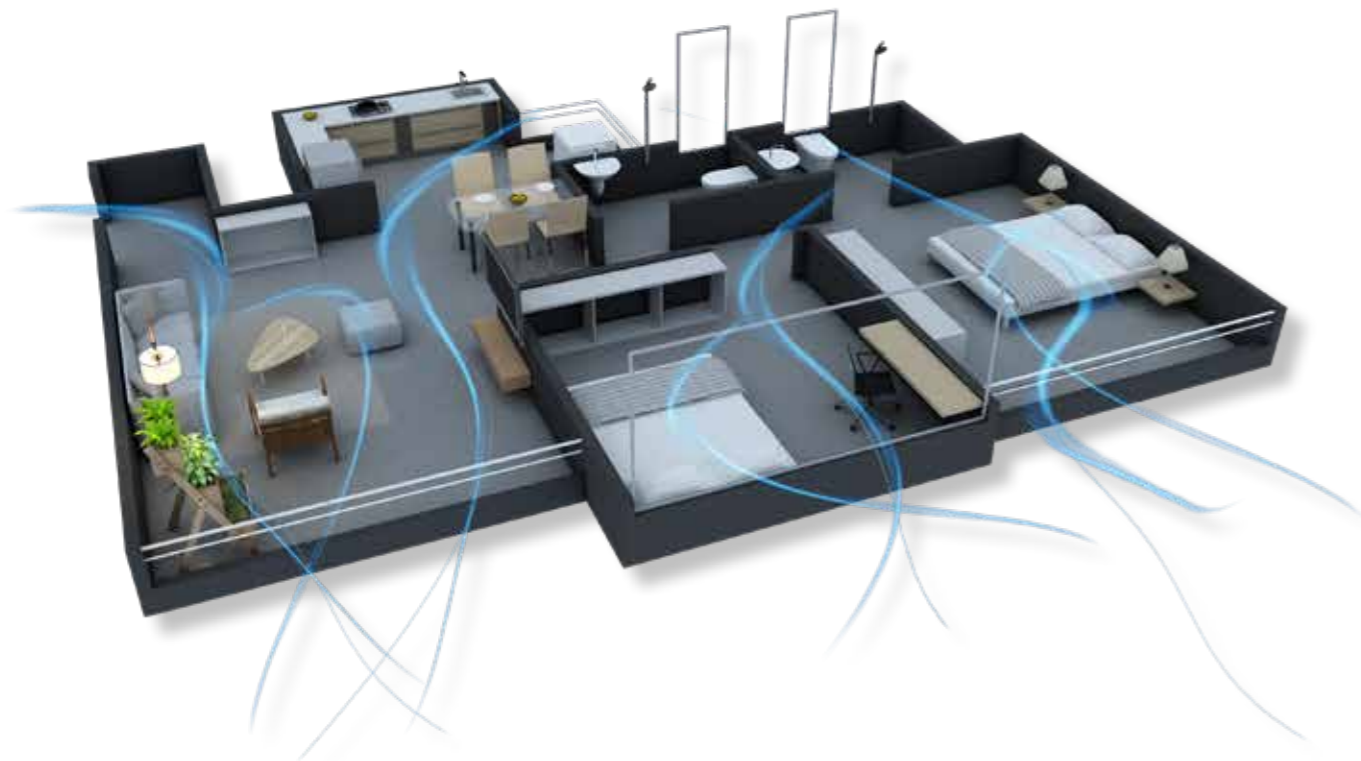
**Minimum
100ft Distance
Between Homes**



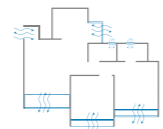
air tech™

by SKYi®

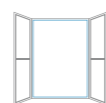
a proprietary technique of SKYi.
air tech by SKYi is a registered trade mark.



Wind Path
Oriented Homes



More Air Changes
Per Hour (ACH)



Large Windows
& Balconies

WELL VENTILATED HOMES

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.



Sun Path
Aligned Homes



Less Heat,
More Natural Light



Larger Shaded
Windows & Balconies

BRIGHTER HOMES

Lux is the measure of the intensity of light within a place, as perceived by the human eye. Homes at Star City 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.

building **K**



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

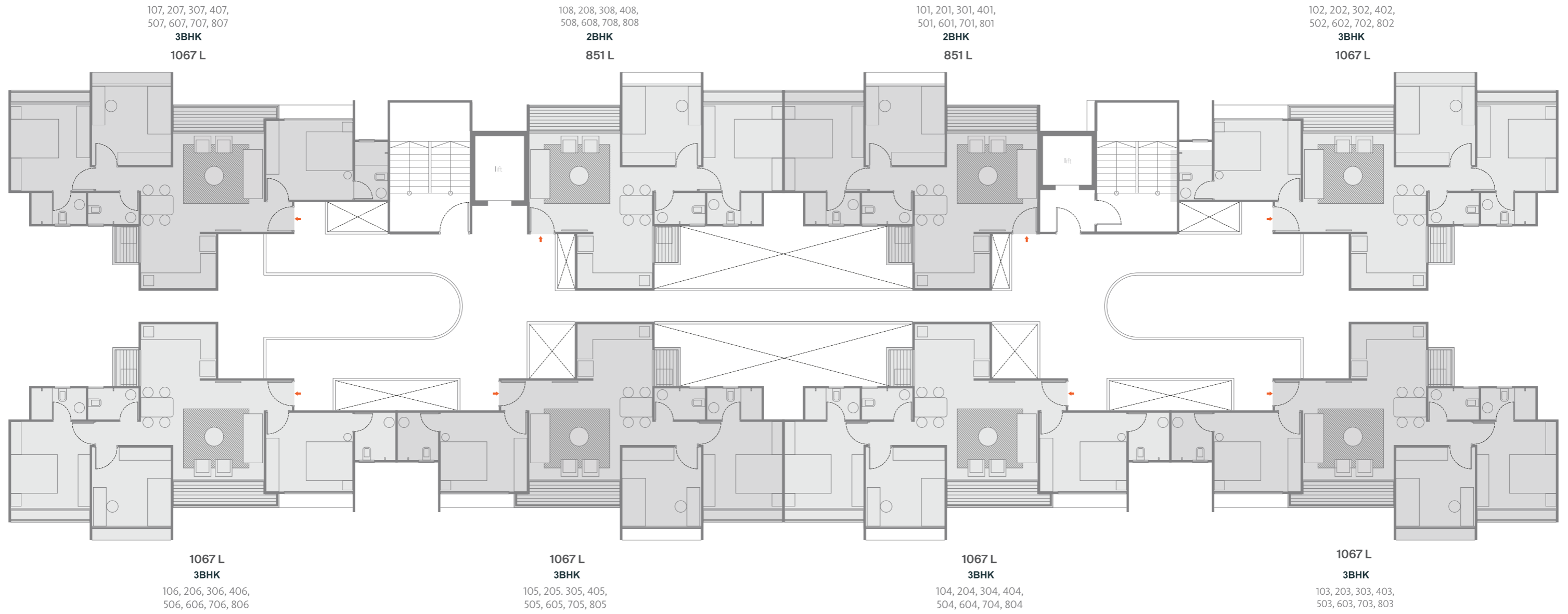


building K

1 to 8 typical floor plan



hill side



garden side



9 floors 2 x lifts 2 x staircase 100% private entrance

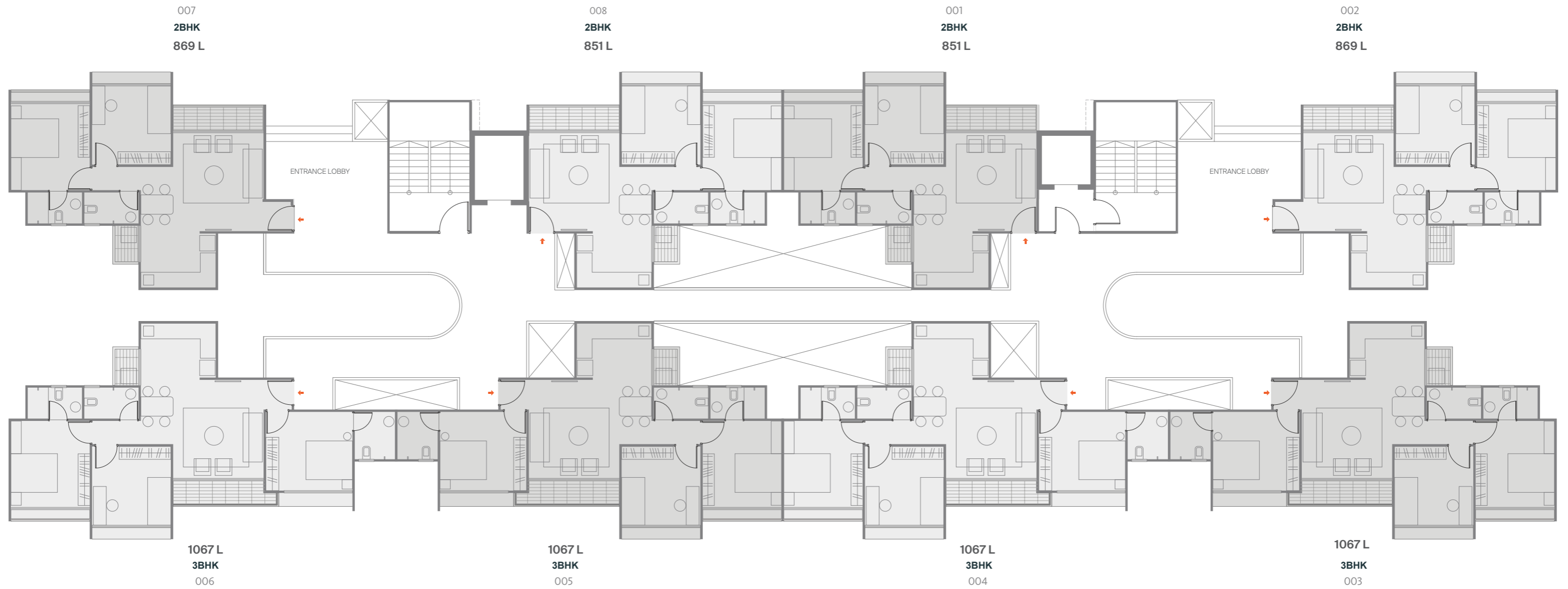


building K

ground floor



hill side



garden side



9 floors 2 x lifts 2 x staircase 100% private entrance



STAR 2

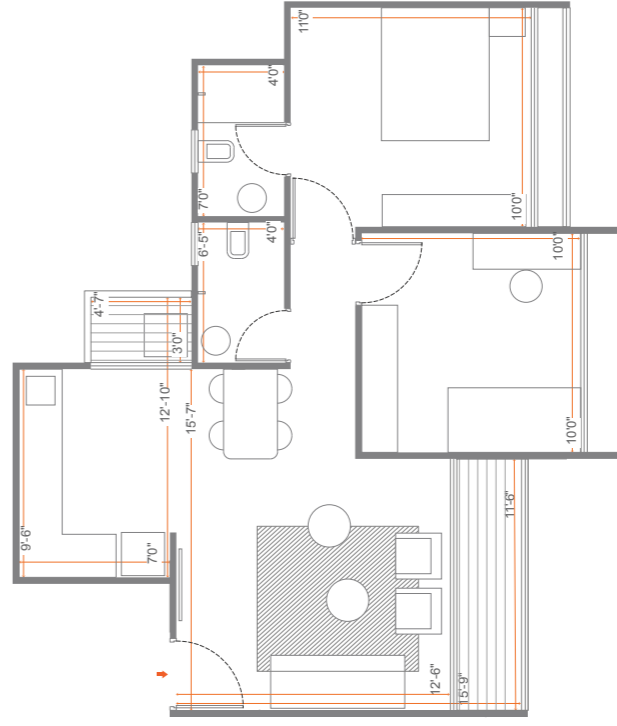
851 L



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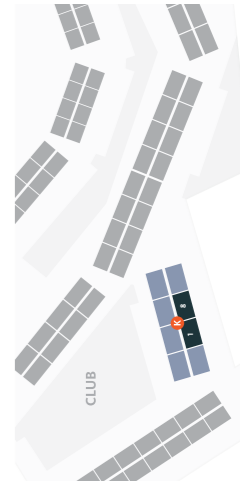
851 L

building
K



2 BEDROOM

Usable Area
594 sq.ft
Carpet Efficiency
70%



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

Dining
to seat 4

Provision for fully
equipped **Kitchen**
with hob, chimney &
modular kitchen
cabinets for storage

**Entrance
Lobby** for
privacy & a
smart space
for Shoe Rack
& Key Holder

Utility Space
with an
inlet/outlet for
Washing
Machine or
Dishwasher

Attached 3
piece **Toilet**
with a Wash
Basin, W.C. &
Shower

3 piece **Toilet**
with a Wash
Basin, W.C. &
Shower

Second Bedroom
with provision for a
Queen size bed &
spacious wardrobe
space with overhead
storage along with a
designated space for
a study table

Living Room
with provision
for comfortable
seating &
a designated
space for your
flat-screen TV

Sun &
Rain-proof
overhead
covered
Balcony

Master Bedroom
with provision for
a Queen bed,
TV & wardrobe
space with
overhead storage

**Juliet
Balcony**

Note :
SKY™ believes in complete transparency

The Sale Agreement will have the carpet areas mentioned along with the car parking
area. The carpet area is calculated as per statutory guidelines laid out by the competent authority.
At the time of purchase, the carpet area is 594 sq. ft. (54.9 sq. m) + 34 sq. ft. (3.1 sq. m) + 14 sq. ft. (1.27 sq. m)
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.

Product Code: STAR 2 851 L :
Usable Area : 594 sq. ft. (54.9 sq. m) + 34 sq. ft. (3.1 sq. m) + 14 sq. ft. (1.27 sq. m)
Includes Carpet Area as per REBA & permissible enclosed balcony (if any).
The efficiency of STAR 2 Homes is 70%. i.e. 70% area is carpet of total area &
30% is the proportionate common area

thoughtfully designed™
township

by SKYi®



Star City



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

quality standards

Quality, at SKYi, isn't a destination, it's a starting point. Which is why we don't look to merely conform to exacting standards; we're out to exceed them. When you walk past the door of a home here and say to yourself "Ah! That's nice", that right there isn't just an expression of how you feel, but a validation of all that we've done to make you feel that way.

The look of the floor you walk upon. The faucet you turn sideways every morning. The walls. The paint on those walls. Even something as little as a floor drain that doesn't hurt you when you walk over it. It should all make our stance on thoughtful design ring resoundingly true.

legal status & project approvals

SKYi believes in complete transparency and credits trust and honest practices with its decade long legacy. Real estate being a high investment sector requires a lot of care and research before investment. Quite often real estate projects land in statutory trouble. This raises one too many questions, in the customer's mind regarding the legitimacy of the project and the integrity of the developers.

At SKYi we understand this concern and have addressed all qualms in the form of this legal docket. This docket collates and presents all legal documents related to this project and expounds on its importance and legal ramifications. Legally speaking reinforces our commitment to you.

We will be happy to organise a meeting with our legal team & take you through all our documents, permissions & approvals.



300+
Employees



150+
Engineers



the developers



Rewards and Recognition



The Best Residential Project
Awarded by
CNBC AWAAZ



CRISIL Star
Rated Realty
Project



Listed by
Reality Plus



Indian Green
Building Council
(IGBC) Platinum
Rated

Member of
CREDAI
PUNE



Residential and
Commercial
Developments



Funding Partners



TATACAPITAL



Over
500
Acres Of Land Parcel

120 Lakh Sq.Ft.

40 L Delivered
40 L In Process
40 L Planned Development



4000 Homes Delivered



4000
Homes Built

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 residential project offering Zero Wastage Homes. The project is located just 10 mins from Bavdhan, on Paud Road.

COMPLETED

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

**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

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 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.

PHASED COMPLETION

**THE PWC TOWERS
Paud Road**

Three exclusive towers of spacious 4 Bedroom Club Residences overlooking the Poona Western Club, at SKYi Songbirds



ONGOING

2023



**5 RACECOURSE
Sopan Baug**

An exclusive community of luxurious 4-bedroom residences, homes at 5 Racecourse opposite Sopan Baug. Large living spaces, efficient layouts, multiple balconies, and ample light and ventilation are the cornerstones of each home.

ONGOING

**5 MAIDAN BY SKYi
Baner**

An exclusive tower of 4-bedroom premium residences in the heart of Baner on Pancard Club Road. With 85% Open Spaces, the project is a mix of well-planned spaces for an active lifestyle



ONGOING

fact file

STAR CITY

Green Design

- Rain Water Harvesting along with Recharge Pits
- Water Treatment Plant
- Sun Path Analysis for higher LUX
- Wind Pattern Analysis for better ventilation
- Top Soil Retention
- CFL/ LED in common areas

Features

- Impressive Main Entrance and Lobbies
- Sufficient lighting for parking, lobbies and passages
- Power back-up for essential common facilities
- Provisions for Inverter
- Provisions for Internet
- Provisions for DTH Sat. Cable
- Branded Elevators with power back-up for one
- Sufficient electrical points

STAR HOME

Living

- Elegant Main Door
- Flooring 2' X 2' Soluble Salt Vitrified Tiles
- Internal Walls With Smooth Finish
- TV And Telephone Points
- Sufficient Light Points
- Sliding Doors For Balcony (Not applicable for C4,C5,C6,C7)
- Attached Covered Balcony

Kitchen

- Black Granite Kitchen Platform With Stainless Steel Sink
- 2' X 2' Soluble Salt Vitrified Tiles
- Kitchen Dado Up To 2 Ft. Height Above The Platform
- Power Points For Refrigerator, Water Purifier

Safety and Security

- Gated Community
- Seismic Resistant Design
- CCTV Cameras
- Safe 'No Climb' railing design for balcony

Amenities

- Retail & Convenience shops
- Recreation lawn
- Cricket nets
- Play court
- Temple
- Children's play area
- Community hall
- Gymnasium
- Games room
- Garden space
- Multipurpose activity lawn
- Night garden
- Senior citizen area
- Amphitheater

Bedroom

- 2' X 2' Soluble Salt Vitrified Tiles In All Bedrooms
- AC Point
- Aluminium Windows With Mosquito Mesh
- Safety Grills For Windows
- Internal Walls With Smooth Finish

Bathroom and Utilities

- Design For Multi-functional Use
- Dado Tiles Upto 7 Ft.
- Jaquar (Or Equivalent) CP And Sanitary Fittings
- Hot And Cold Mixer With Overhead Shower
- Pest Prevention Trap
- Provision For Exhaust Fan And Geysers
- Dedicated Utility Space For Washing Machine, Clothes Drying Line etc.
- Power Point For Washing Machine

terms and conditions

This brochure and its contents are purely conceptual and merely to assist the reader to navigate into images, artist's impression, architectural drawings (not to scale), area, price & other information only, which may vary at the sole discretion of Pate Future Constructions LLP, in accordance with the applicable laws. All information contained herein is provided for guidance purposes and does not constitute any invitation to offer/offer for the Purchaser.

None of the objects/representations mentioned herein constitute a legally binding agreement or representation. Pate Future Constructions LLP 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 Pate Future Constructions LLP shall absolutely be governed by the Agreement for Sale and other ancillary deeds and documents, as may be executed, between them and/or any third parties. The Purchaser is requested to appraise himself about the terms and conditions contained therein with the help of an independent legal and tax advisor.

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

The Purchaser is requested to note that (i) location maps of SKYi STAR CITY Dhayari Project, its neighbouring areas, and Pune City are not to scale and are for reference purpose only, (ii) neighbourhood offerings located outside of SKYi STAR CITY Project, are for depiction purposes only and are not part of the Project, and (iii) the actual elevation of the flats/ units and/or building may vary from the Artist's impressions as depicted herein. It may further be noted that the pricing of the flats/units quoted by Pate Future Constructions LLP 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.

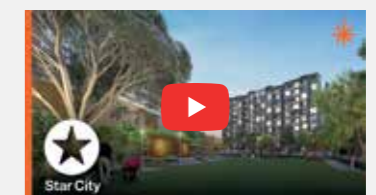
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Pate Future Constructions LLP at its sole discretion intends to develop various amenities and facilities in the SKYi STAR CITY Project including Clubhouse, Multi-purpose play area and Park, which shall be exclusively and absolutely owned by Pate Future Constructions LLP and/or its representatives. The aforesaid amenities and facilities will be managed and maintained exclusively by Pate Future Constructions LLP and/or its representatives. It is further clarified that the above mentioned amenities and facilities in the SKYi STAR CITY shall be offered to the residents of SKYi STAR CITY and also to the outsiders, subject to the terms and conditions to be laid down by Pate Future Constructions LLP and also subject to the payment of the fees/charges etc., as may be prescribed.

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SKYi STAR CITY MahaRERA Registration No.
SKYi STAR CITY PHASE I (Building G) - P52100026727
SKYi STAR CITY PHASE II (Building H) - P52100029481
SKYi STAR CITY PHASE III (Building I) - P52100029474
SKYi STAR CITY PHASE IV (Building J) - P52100034274
SKYi STAR CITY PHASE V (Building L) - P52100050099
SKYi STAR CITY PHASE V (Building M) - P52100053428
SKYi STAR CITY PHASE VII (Building K) - P52100053471
<https://maharera.mahaonline.gov.in>



Scan for Project Video



