thoughtfully designed™
township

by SKYi



Star City

skyi

skyi



Star City in Dhayari, Pune is a township where life truly blossoms.

Connectivity

5 Mins. from **Sinhgad Road**

Adjacent to Proposed
14 Lane Ring Road

10 Mins. from **Nh 48**
Mumbai - Bengaluru Highway

25 Mins. from **Pune Metro**
Lane 2 - Kothrud to Ramwadi

10 Mins. from **Multi-Speciality Hospital** Silver Birch

KIRKATWADI	1.5 kms
NANDED CITY	4.8 kms
DHAYARI PHATA	2 kms
MUMBAI - BENGALURU HIGHWAY	5.8 kms
NARHE	4 kms
KOTHRUD	12 kms

TAP TO VIEW THE MAP

Education

Dhayari is a major educational hub with the presence of leading educational institutions, schools and colleges.

School ----------

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

College ----------

- **Zeal College of Engineering and Research**
- **Sinhagad College of Engineering**
- **Sinhagad College of Architecture**
- **Sinhagad Law College**
- **Sinhagad Medical College**
- **Sinhagad College of Management**
- **Kashibai Navale College**
- **Asian College of Science and Commerce**

Kashibai Navale College
5 + *Acres*

Sinhagad Institute
250 + *Acres*





Healthcare

Dhayari is close to a well-established and best in class healthcare infrastructure providing primary secondary and tertiary healthcare services.

on 10 min. ----------

- **Shreeyash Multi-Speciality Hospital**
- **Silver Birch Multi- Speciality Hospital**
- **Nanded Multi-Speciality Hospital**

on 15 min. ----------

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

Navale Hospital

500+ *Beds*

Mai Mangeshkar Hospital

60+ *Beds*

IT Hubs

A robust public and private transport network connects Dhayari to the different IT Parks in Hinjawadi, Yerawada, Magarpatta and Kharadi.

60 min.

MAGARPATTA AND KHARADI

50 min.

YERAWDA

30 min.

HINJAWADI

10 min.

SYMPHONY IT PARK

Star City





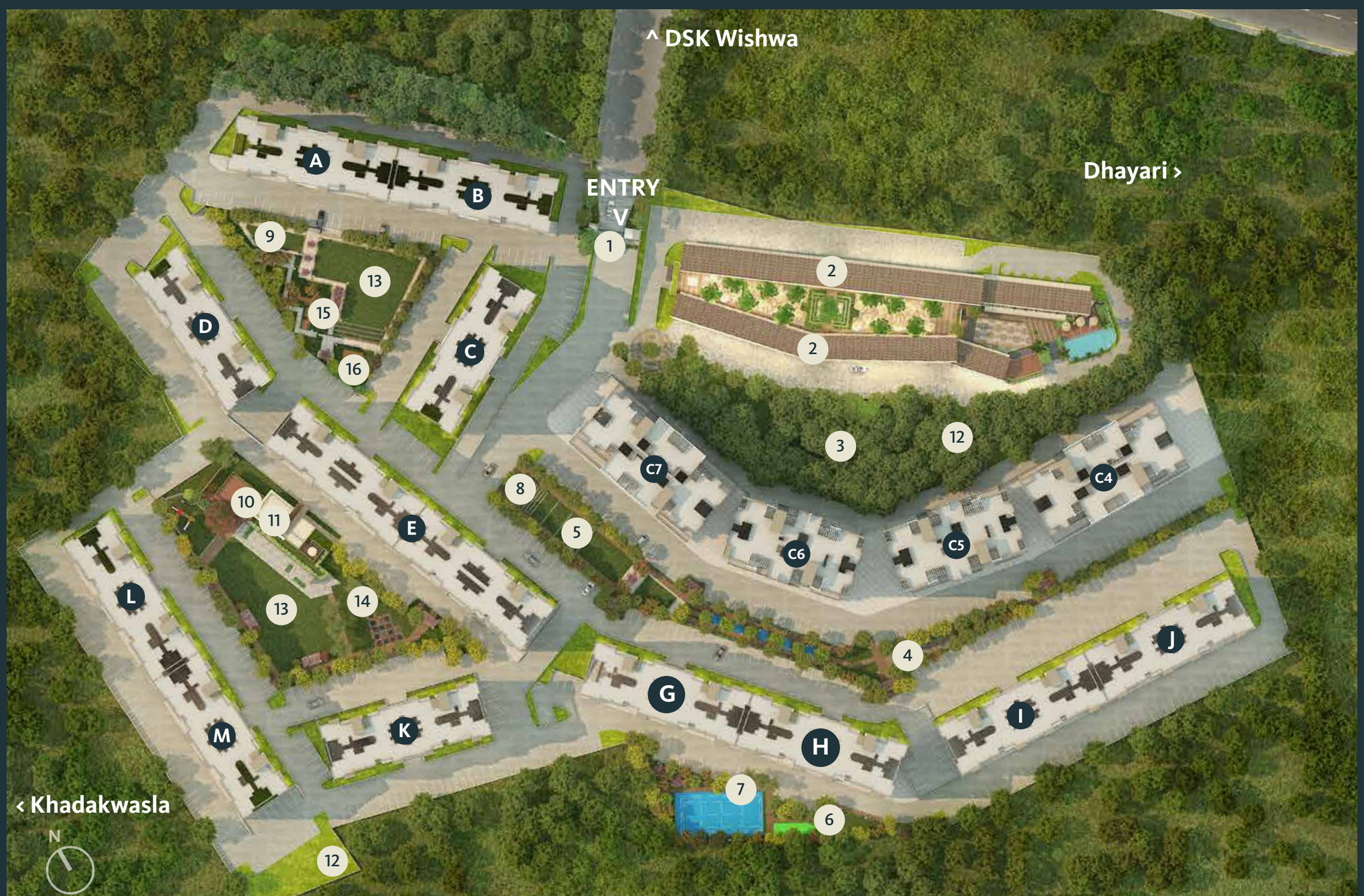
Lifestyle

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

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

- Abhiruchi City Pride
- Fun Time Multiplex
- D Mart

- STAR Sports Cricket Academy
- Akshay Shahane's Tennis Academy
- Vision Sports Academy



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

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



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

A Well Planned Community

70%
Open Spaces

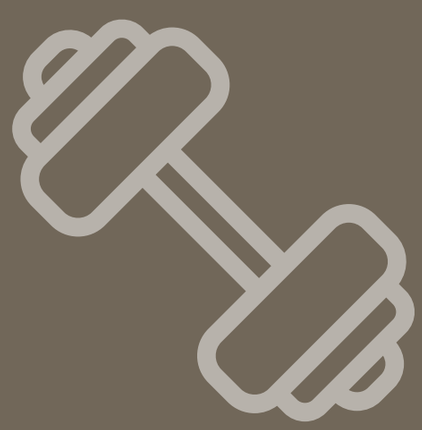
STAR CITY is a well planned community with 70% open spaces. It is spread over acres with well-planned gardens, green landscapes, children's play areas, indoor and outdoor sports areas, retail shops and more.



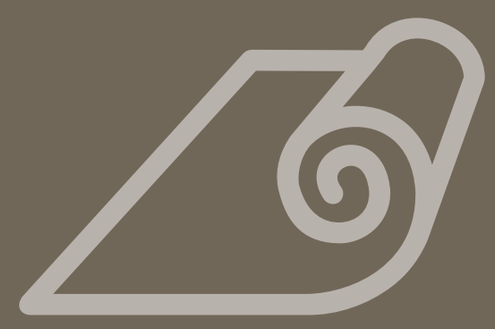
Computer generated image. Artist's impression, Image not to scale.

Club House

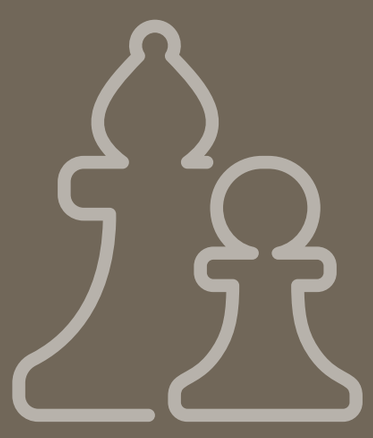
In today's busy life, with long hours at work and tiring commutes, it is becoming critical to lead an active and healthy lifestyle. You can now unwind and spend time with family and friends in the serene and stress-free environment of the club house.



GYMNASIUM



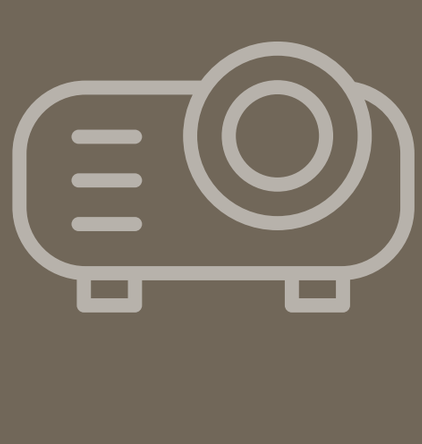
YOGA



INDOOR GAMES



BASKET BALL RING



INDOOR MOVIE



COMMUNITY SPACES



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.















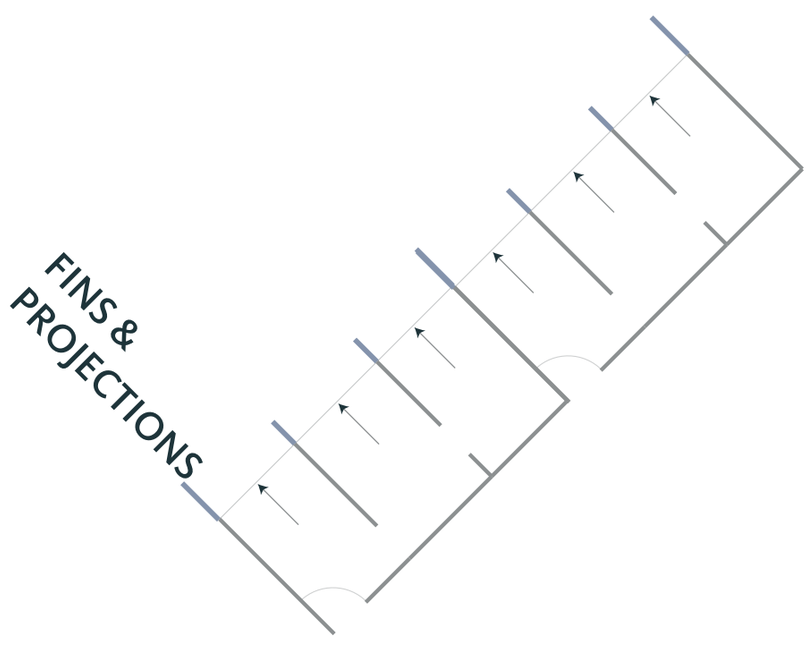
Computer generated image. Artist's impression, Image not to scale.

Introducing

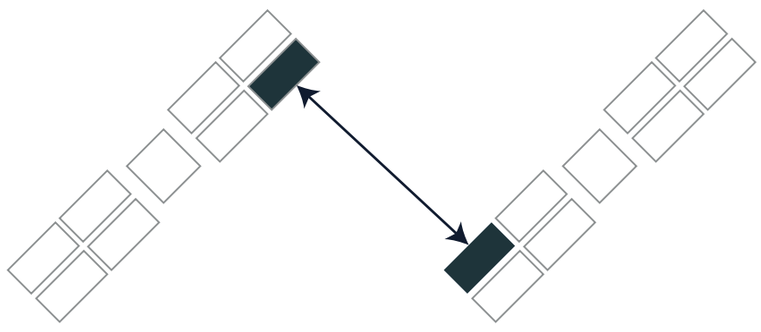
Zero Wastage Homes

thoughtfully designed homes™

Homes with 100% Privacy



Fins Ensure Privacy From Neighbours



Minimum 100ft Distance Between Homes

0%

Zero Wastage

Thoughtful Design™



No Passages

↓

Optimum use
of every inch
of your home



No odd shaped,
Tiny or Half Openable
Terraces

↓

Sun & Rain proof
"Balcony"



No dead spaces,
No wastage of
internal space

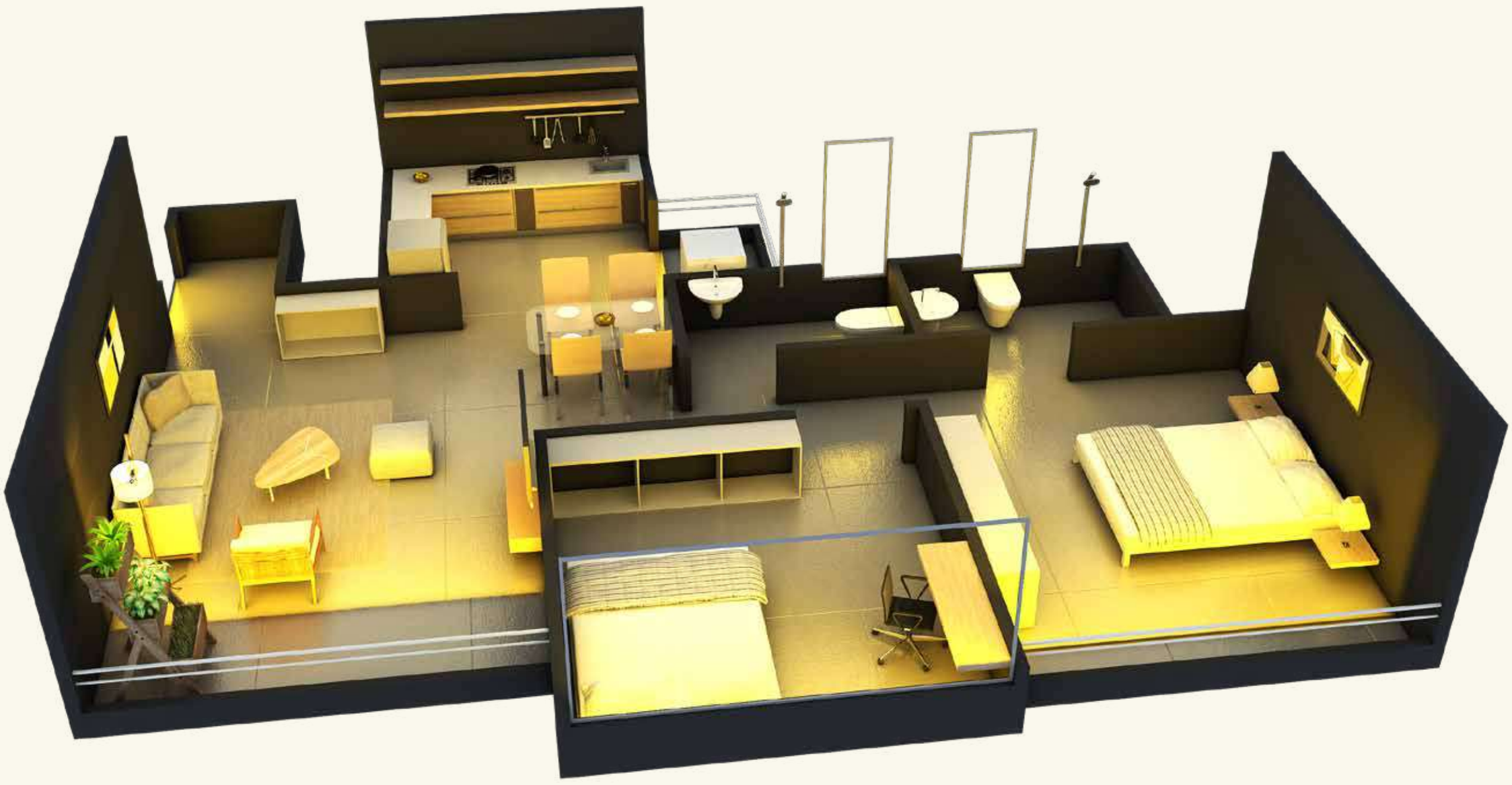
↓

Perfect layout
takes care of all
Functional, Furniture
& Storage needs

Our Homes Make The Most Of Natural Sunlight.

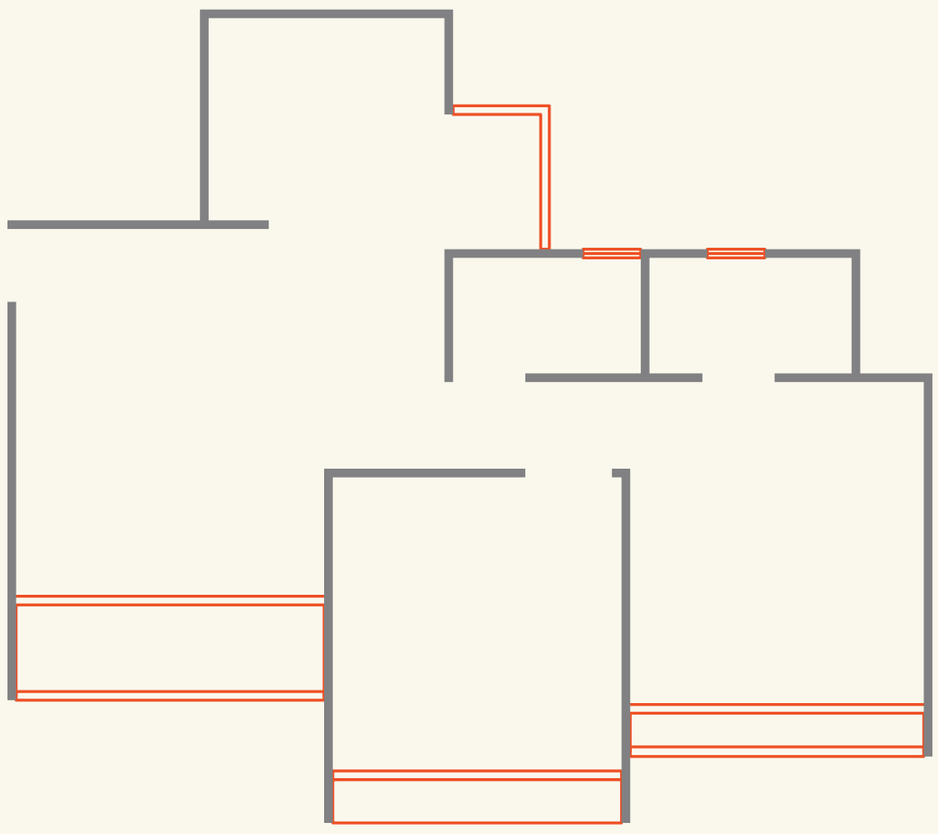
SKYi™

MAX LIGHT

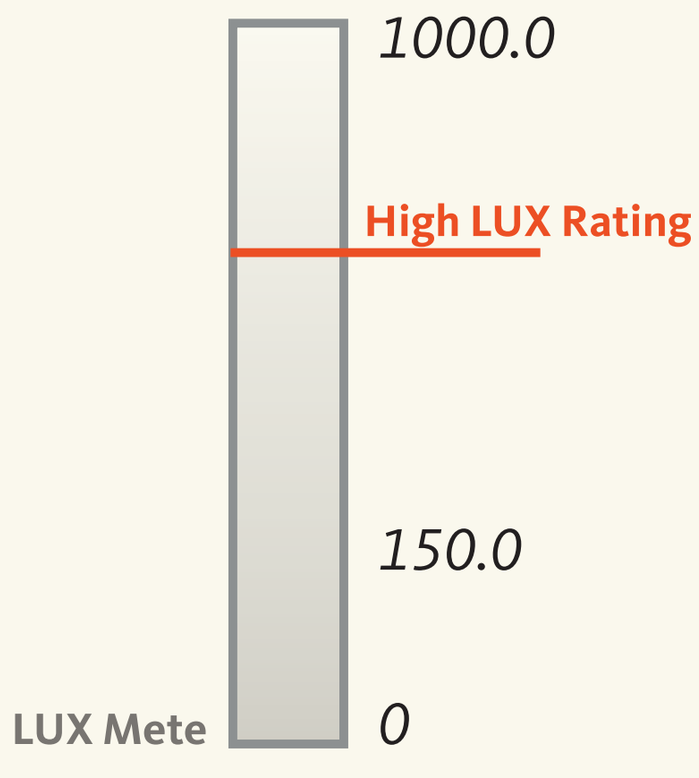


BRIGHTER HOMES

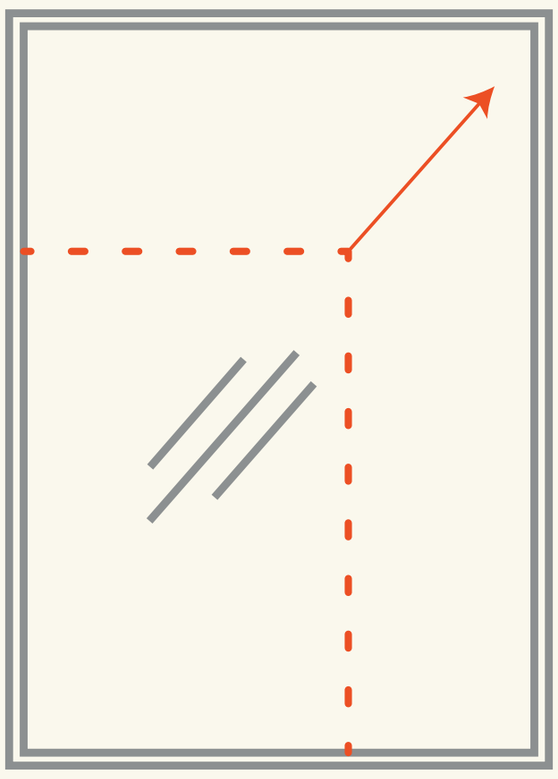
Well Lit



Less Heat, More Natural Light



Brighter Homes

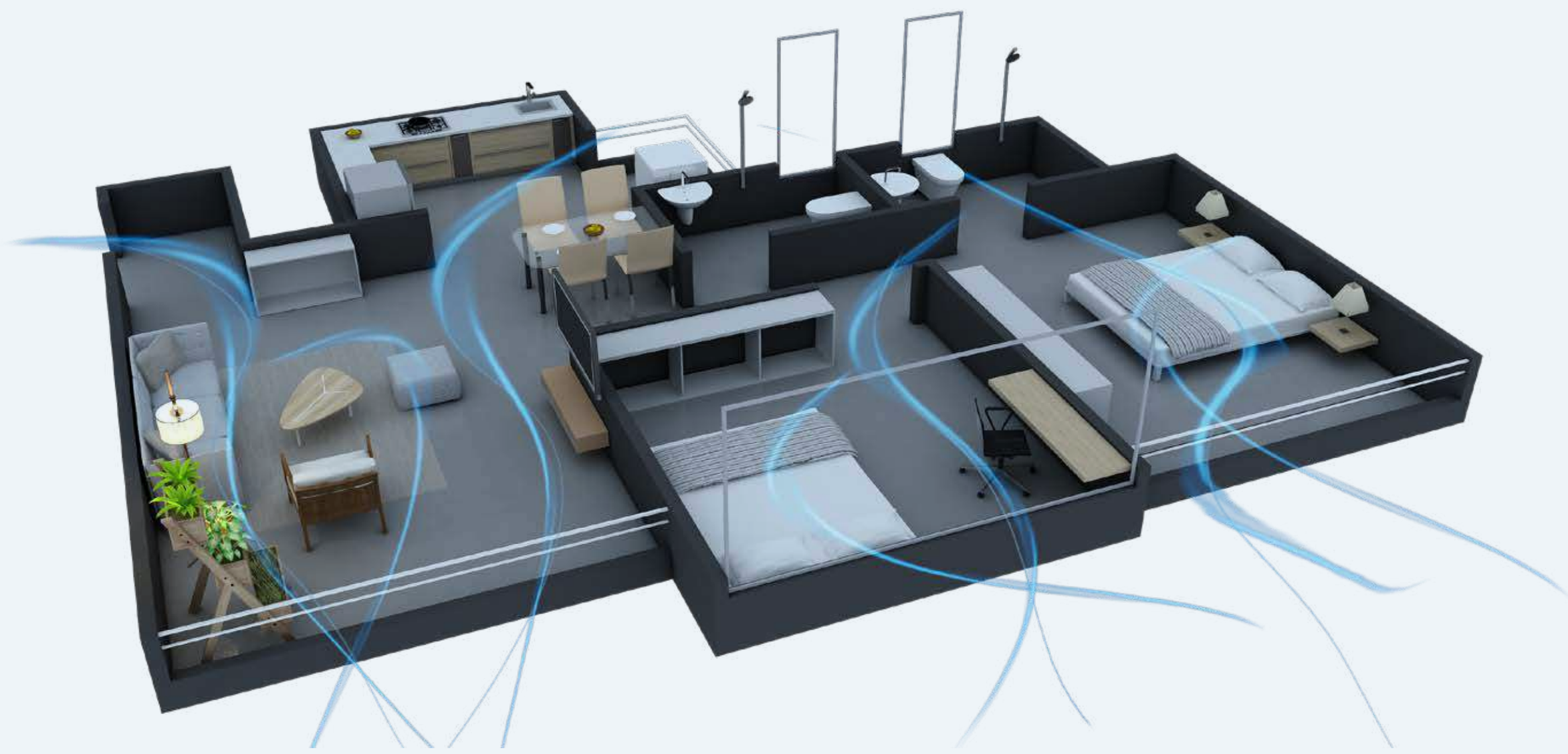


Larger Shaded Windows & Balconies

Designed To Ensure Optimal Cross - Ventilation.

SKYi™

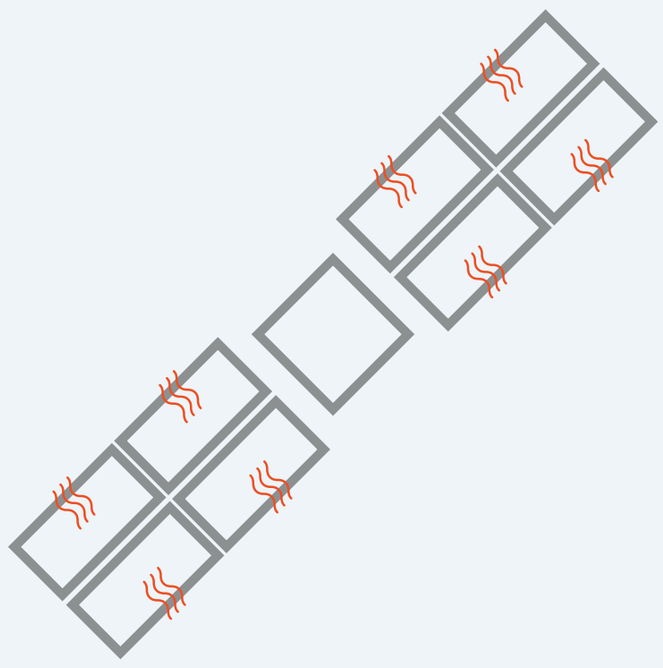
AIR TECH



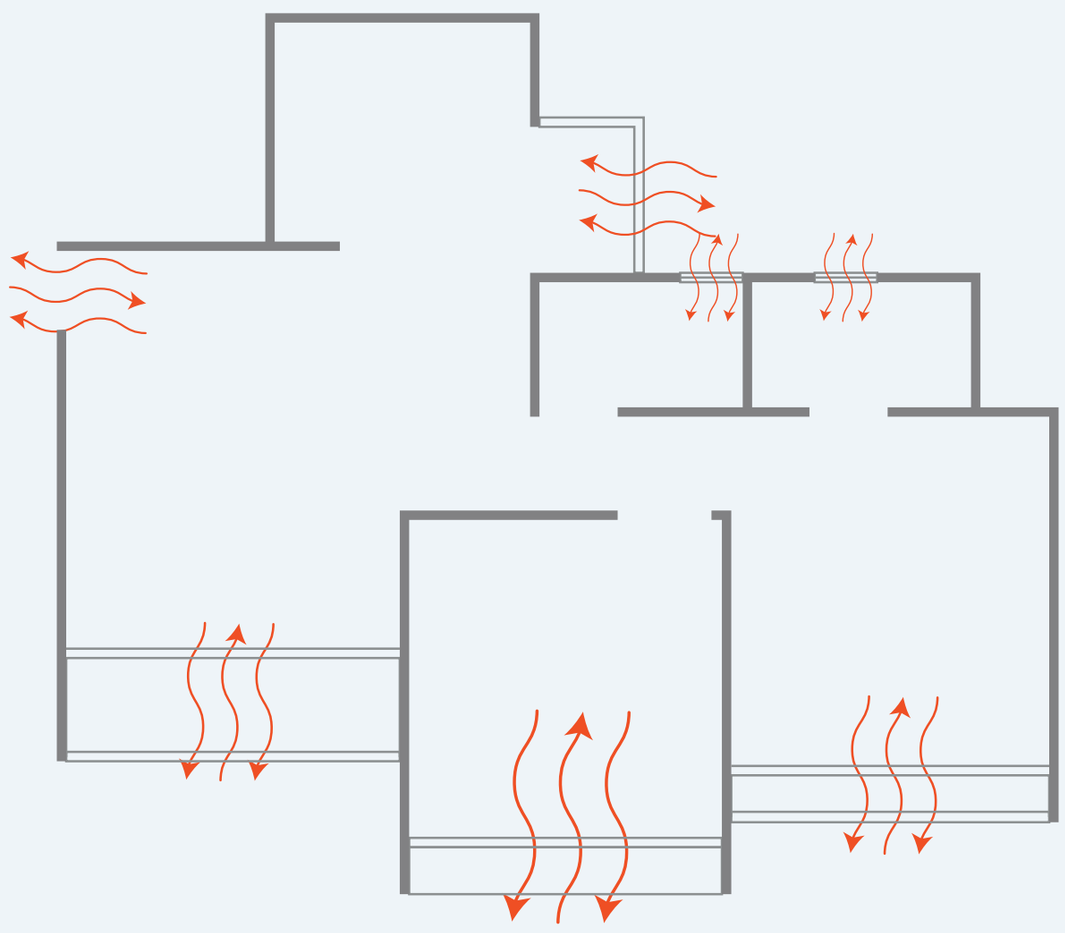
HIGH AIR CHANGES

Well Ventilated

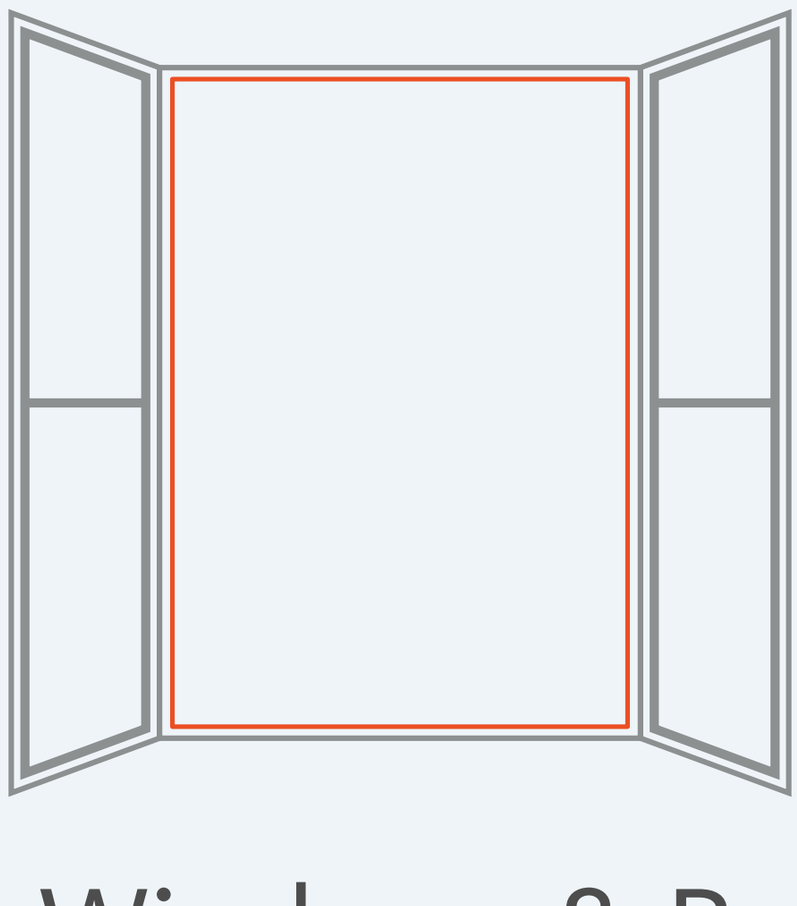




Wind Path Oriented Homes



Wind Path Oriented Homes



Large Windows & Balconies

STAR 3 BEDROOM



1067 L

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

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

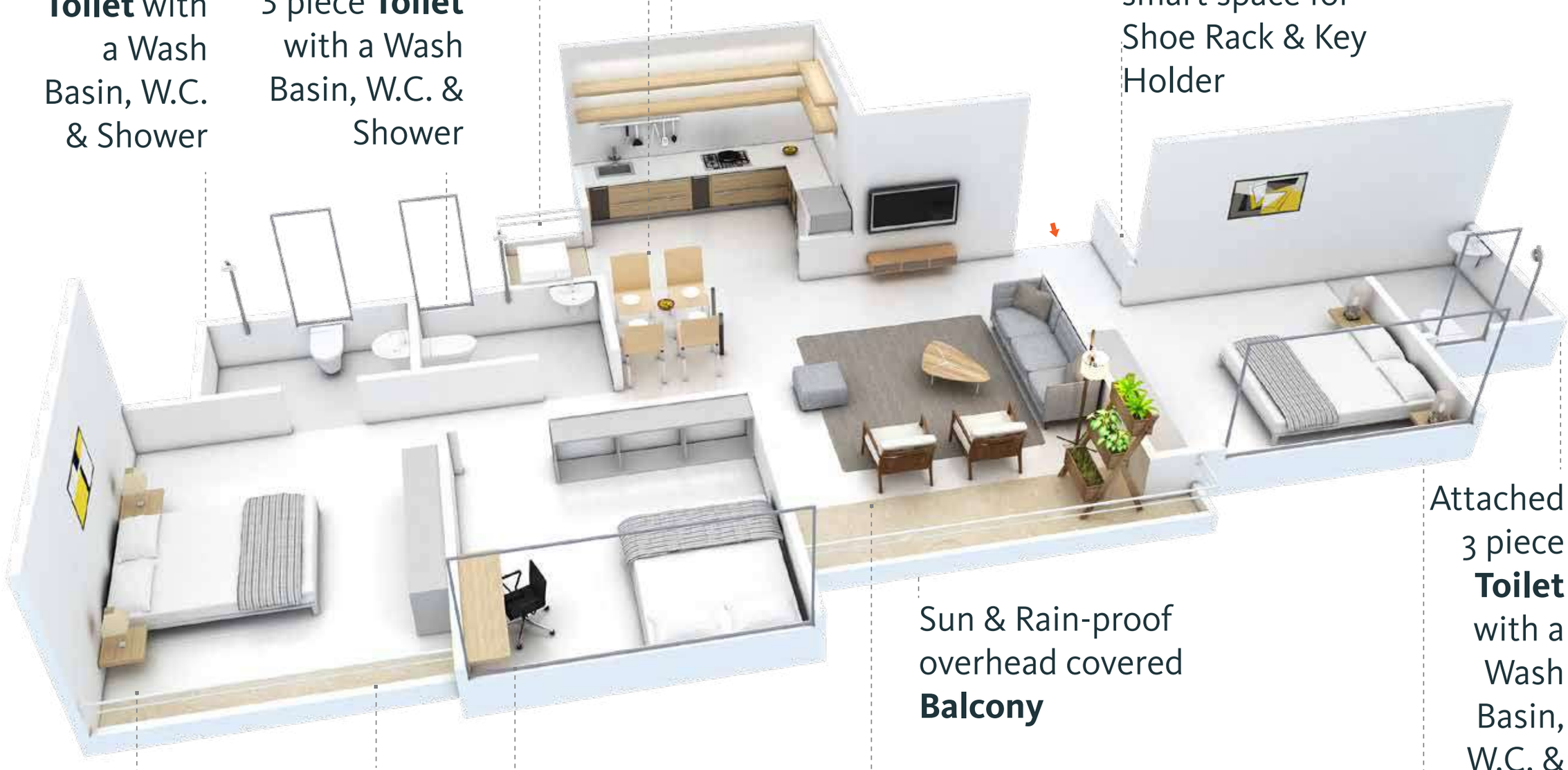
Dining to seat 4

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

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

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



Sun & Rain-proof overhead covered **Balcony**

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

Juliet Balcony

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

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

Third Bedroom with provision for a Queen bed & spacious wardrobe space with overhead storage

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

1067 L

Building

G, H & I

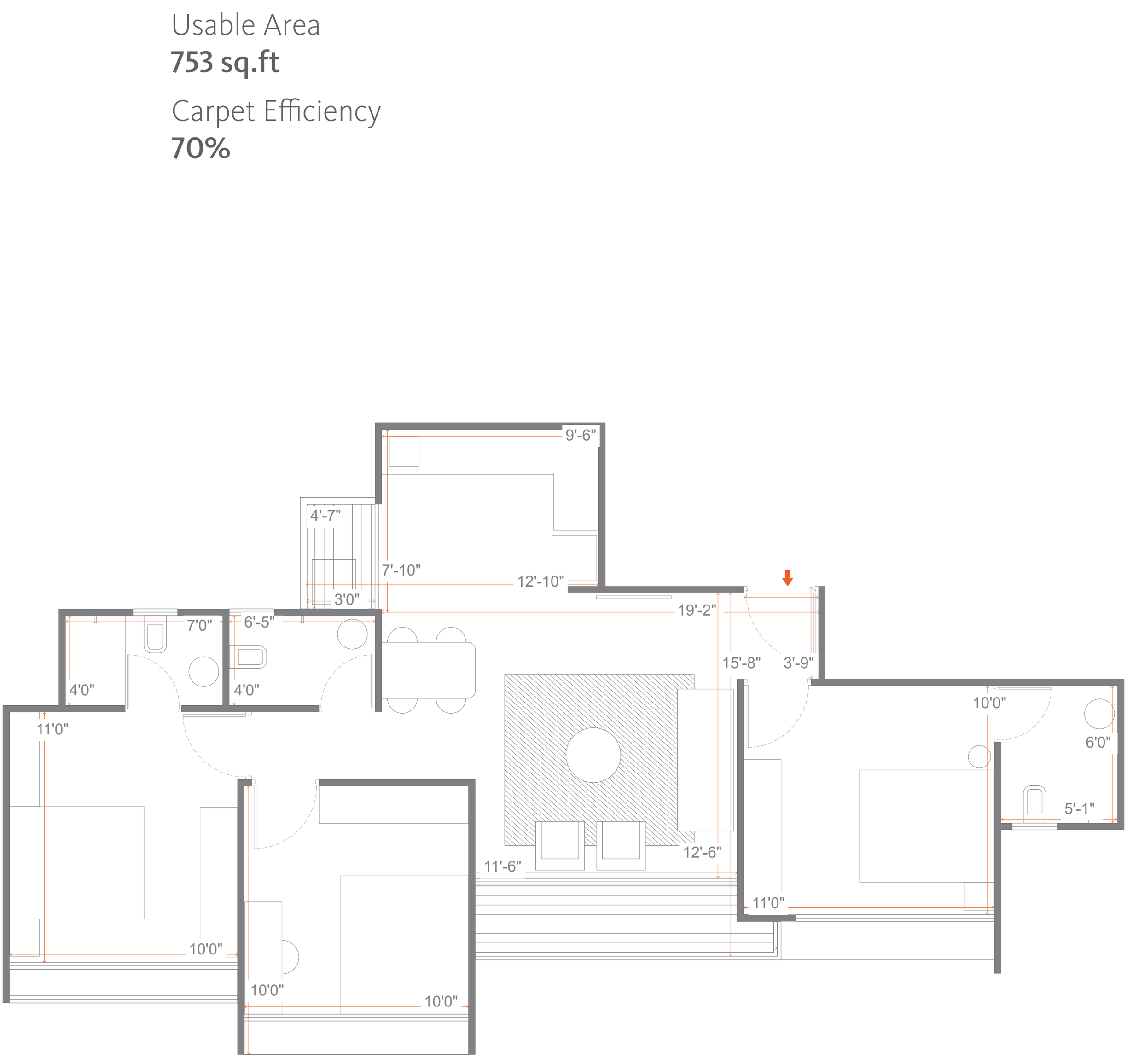
3 BEDROOM

Usable Area

753 sq.ft

Carpet Efficiency

70%



Note :

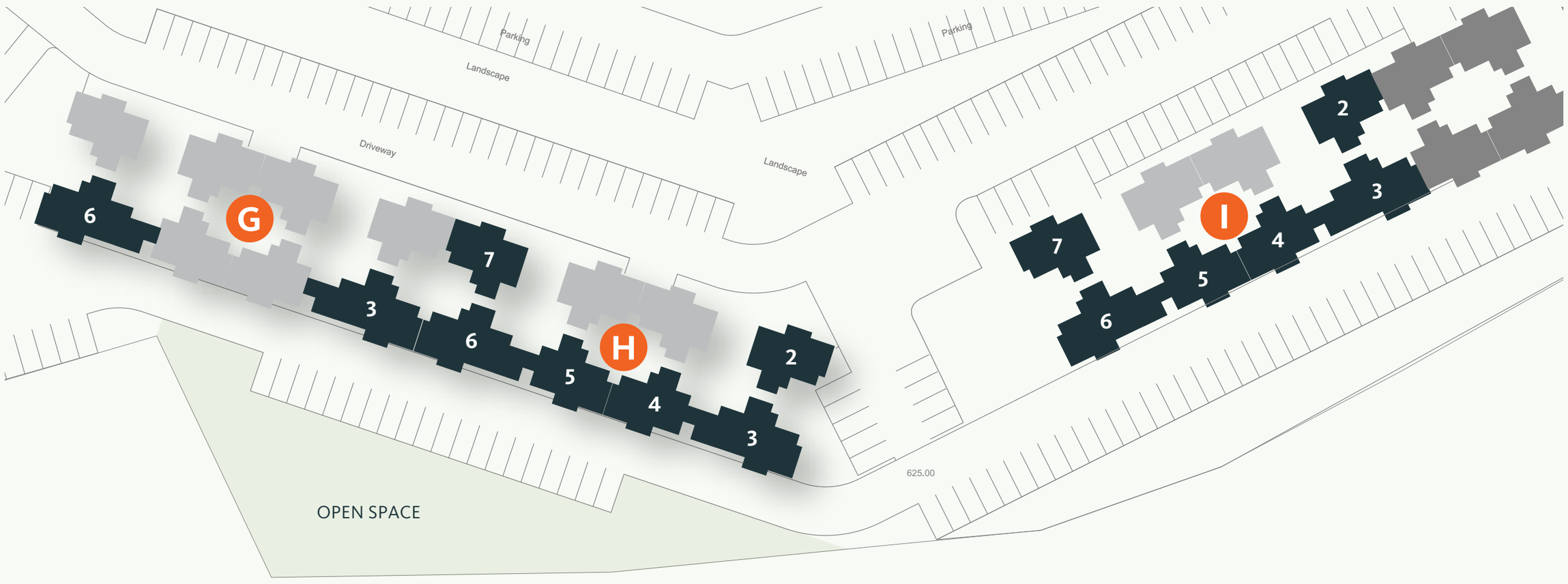
SKYi™ believes in complete transparency

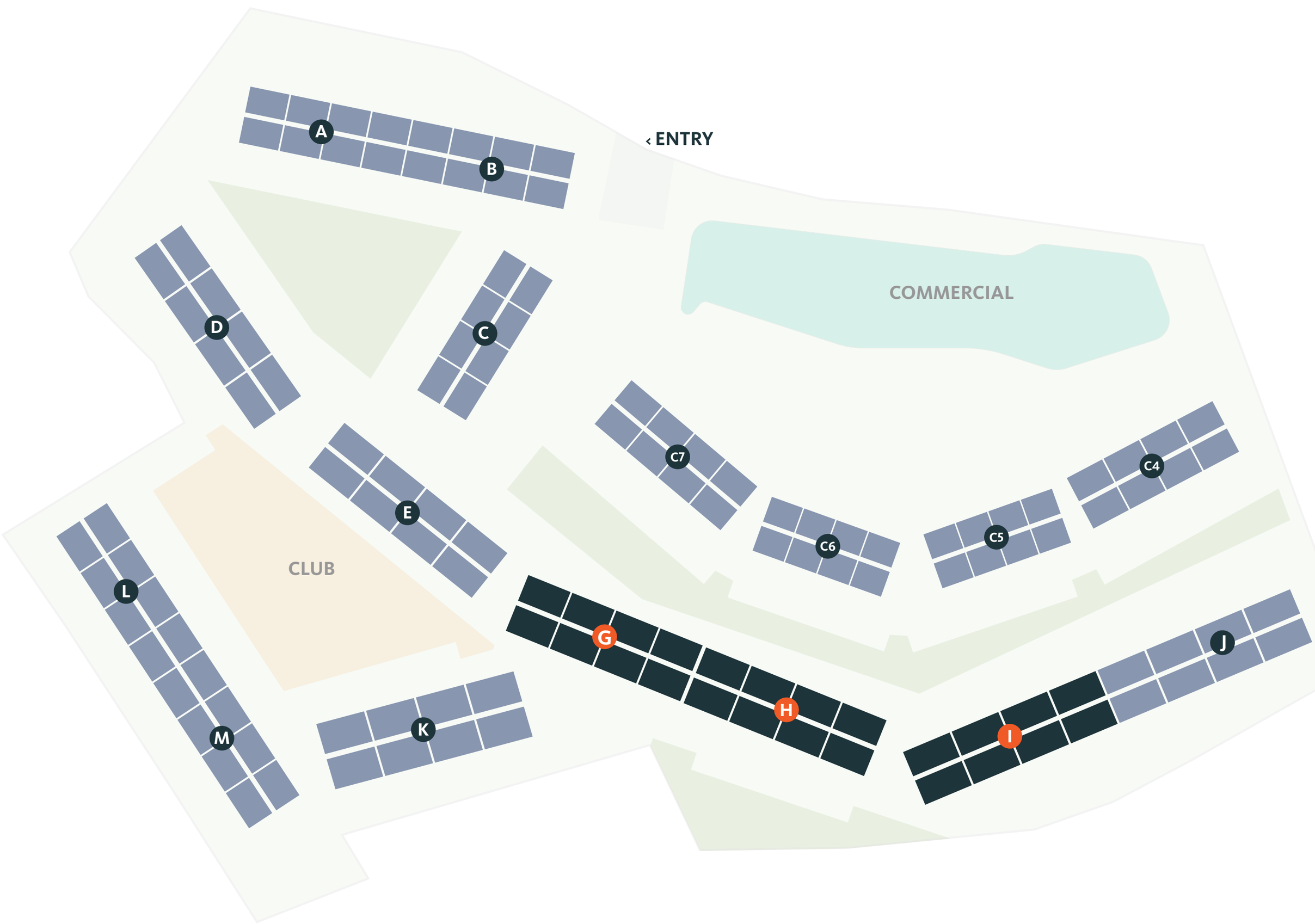
· The Sale Agreement will have the carpet areas mentioned along with the car parking.
· The carpet area is calculated as per statutory guidelines laid out by the competent authority.
· All dimensions shown are from unfinished wall to unfinished wall
· Furniture & fittings in plans are indicative & are 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.

Product Code STAR 3 **1067 L** :
Usable area **753 sq.ft.**
Usable Area = Carpet Area* + Open Balcony + Wash Area
753 sq.ft. (69.95 sq.mt.) = 703 sq.ft. (65.31 sq.mt.) + 36 sq.ft. (3.35 sq.mt.) + 14 sq.ft. (1.27 sq.mt.)

*Includes Carpet Area as per RERA & permissible enclosed balcony if any.
· The efficiency of STAR 3 Homes is 70% i.e. 70% area is carpet of total area & 30% is the proportionate common area

STAR 3 BEDROOM





STAR 2 BEDROOM



851 L

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

Dining
to seat 4

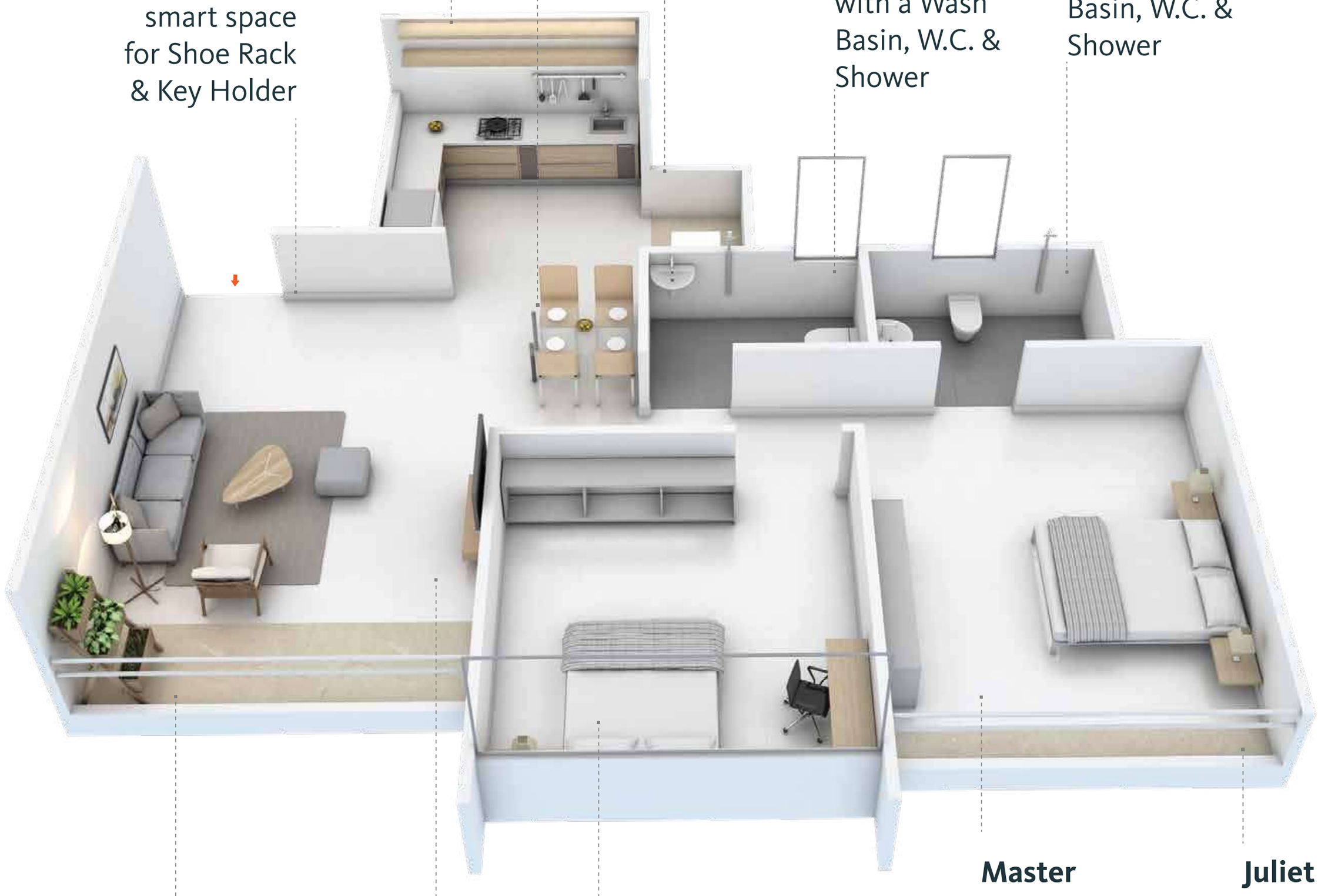
Utility Space
with an inlet/outlet for Washing Machine or Dishwasher

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

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

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



Sun & Rain-proof overhead covered **Balcony**

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

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

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

Juliet Balcony

851 L

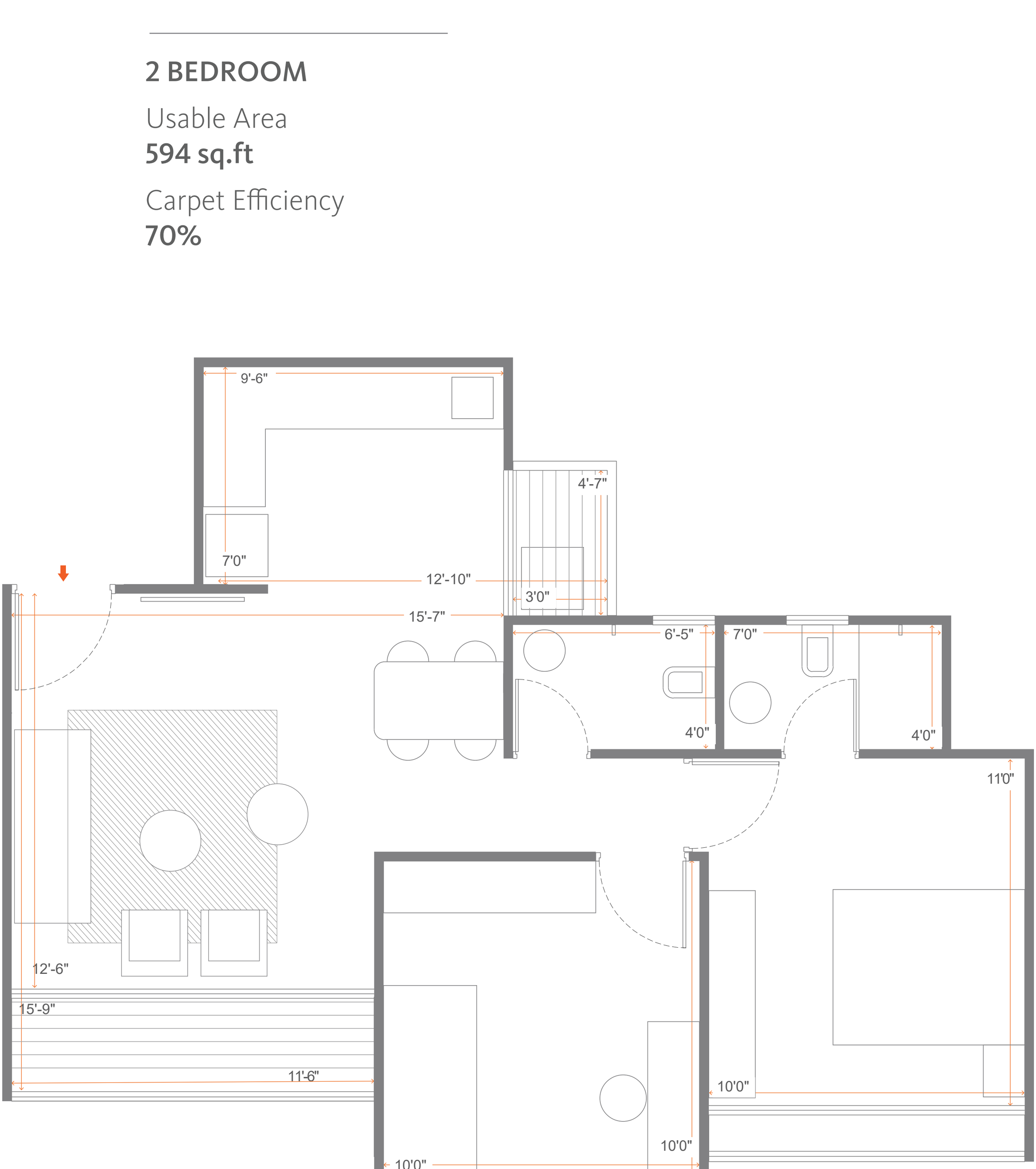
Building

G, H & I

2 BEDROOM

Usable Area
594 sq.ft

Carpet Efficiency
70%



Note :

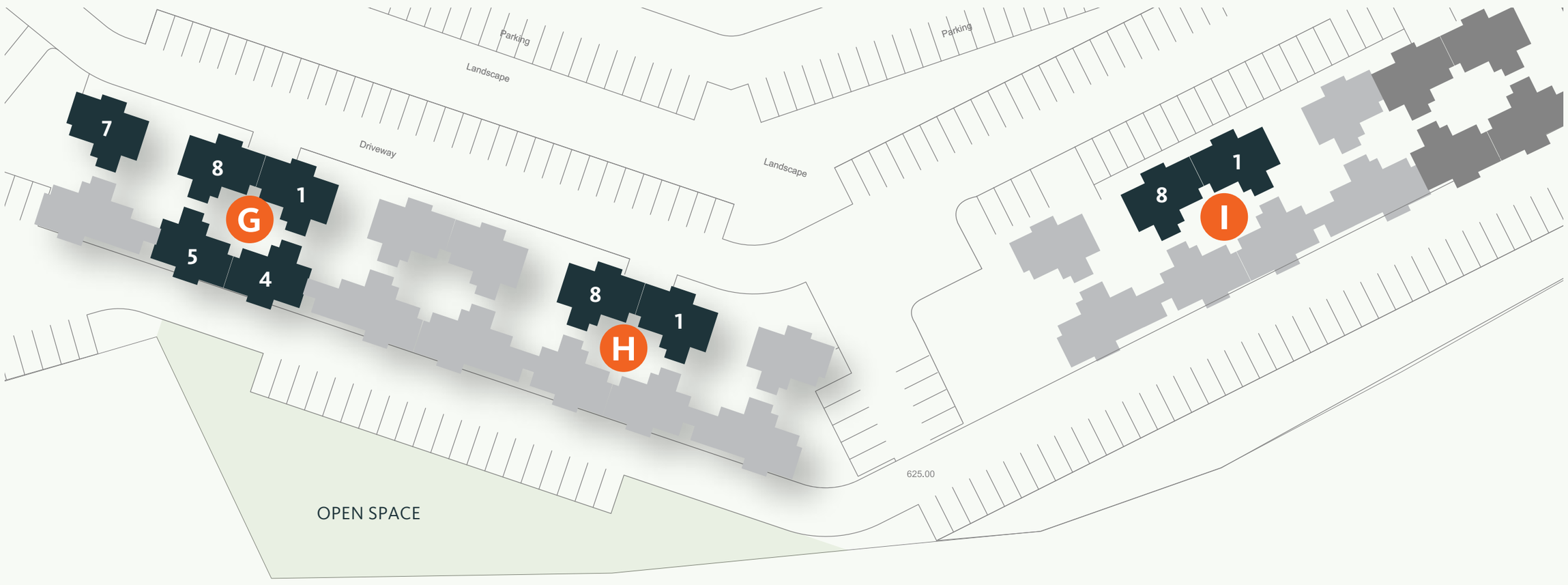
SKYi™ believes in complete transparency

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· 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.

Product Code STAR 2 **851 L** :
Usable area **594 sq.ft.**
Usable Area = Carpet Area* + Open Balcony + Wash Area
594 sq.ft. (55.14 sq.mt.) = 546 sq.ft. (50.72 sq.mt.) + 34 sq.ft. (3.15 sq.mt.) + 14 sq.ft. (1.27 sq.mt.)

*Includes Carpet Area as per RERA & 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

STAR 2 BEDROOM





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 reinforaces our commitment to you.

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



LEGALLY SPEAKING

Ask our team on site to take you through

"Legally Speaking" Brochure & latest updates

Ask our team for a print brochure

About SKYi

We are a real estate company based in Pune. We are driven by our core philosophy of thoughtfulness which is visible in all aspects of our work, be it the design, the preservation of our ecosystem, usage of building materials or just delivering customers a unique experience and a best in class quality home. Our third party credentials are testimony to our claim towards being thoughtful in everything we do.

We are the proud recipients of CRISIL 5 Star Ratings, Indian Green Building Councils Gold and Platinum Certifications. We have been awarded as Pune's Best Residential Project in 2016 by CNBC Awaaz and been recognised amongst India's Top 100 projects. We are funded by the Piramal Group, HDFC, TATA Capital, Motilal Oswal, Avenue Venture Partners and have successfully delivered over a million square feet of thoughtfully designed homes so far in Pune. We are currently in the process of delivering another two million square feet over the next three years.

Our ongoing projects are all located in western Pune and are in very close proximity to the Mumbai Bangalore Highway, the proposed Pune Ring Road and the Pune Metro. We have a wide portfolio of products ranging from apartments to villas to forest homes and have something to offer to everyone.

Award & Membership

For our various projects

PUNE'S
BEST RESIDENTIAL
PROJECT

The Best Residential Project
awarded by CNBC AWAAZ

RATED AMONGST
TOP100
INDIA'S PROJECTS

Listed by
Reality Plus

CREDAI

Member of CREDAI

MBVA

Member of MBVA

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MAHA RERA
महा-रेरा

SKYi STAR CITY MahaRERA Registration No.
SKYi Star City Phase I (Building G) - P52100026727
Building C4, C5, C6, C7 - P52100002203
https://maharera.mahaonline.gov.in

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

SAFETY AND SECURITY

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

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

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

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

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 Geyser
- 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.

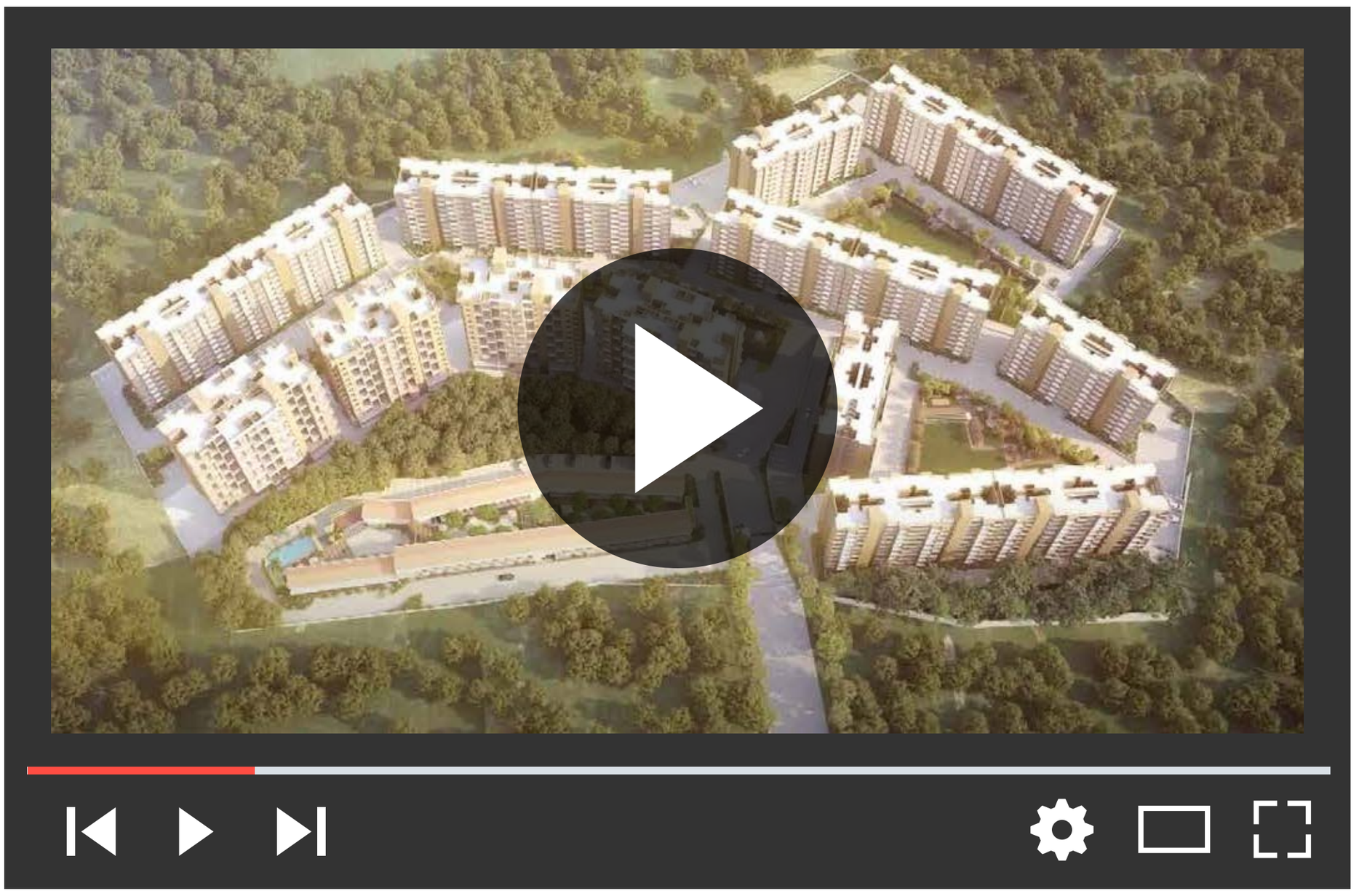
The Purchaser is requested to note that (i) location maps of SKYi STAR CITY Dhayari Project, its neighbouring areas, and Pune City are not to scale and are for reference purpose only, (ii) neighbourhood offerings located outside of SKYi STAR CITY Project, are for depiction purposes only and are not part of the Project, and (iii) the actual elevation of the flats/units and/or building may vary form 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 ttings, 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.

It is the responsibility of the Purchaser to evaluate the accuracy, completeness and usefulness of any data, opinions, advice, services or other information provided herein or by the distributor(s) hereof. All information contained herein is distributed with the understanding that the authors, publishers, and distributors, assume no liability whatsoever in connection with its use. We request the Purchasers to consult independent legal and/or tax advisor or real estate expert with respect to their investment / purchase of the flats/units.

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 clari ed 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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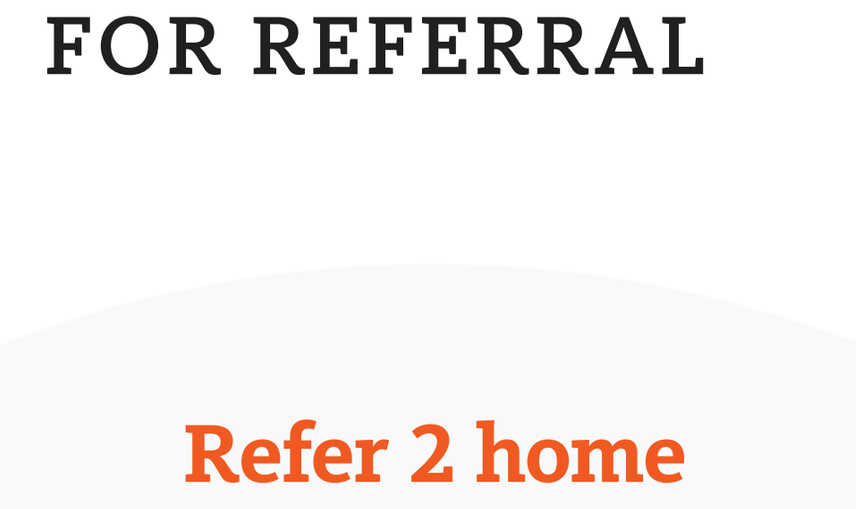
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