

iris
river side

skyi
songbirds



river side

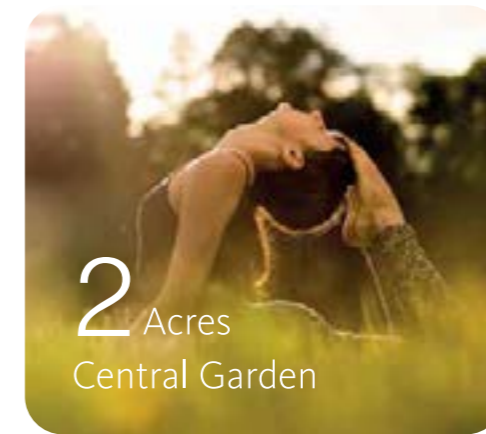




 THE POONA
WESTERN CLUB

iris
river side tower 12

skyi
songbirds



skyi
songbirds

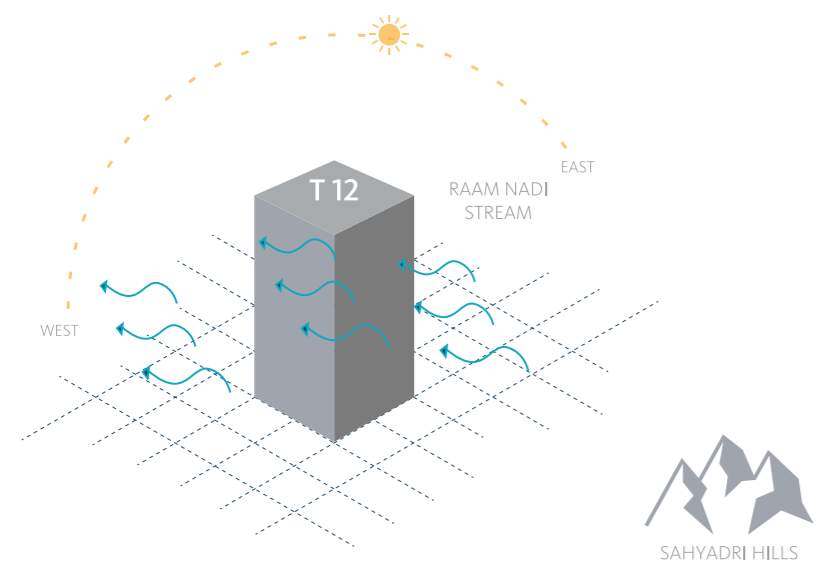


Homes in iris are unique.

Every home has a living and dining room that opens up to a covered balcony. It does two things amongst many very effectively; firstly, adds more weatherproof space to your home and secondly opens it up to panoramic views.

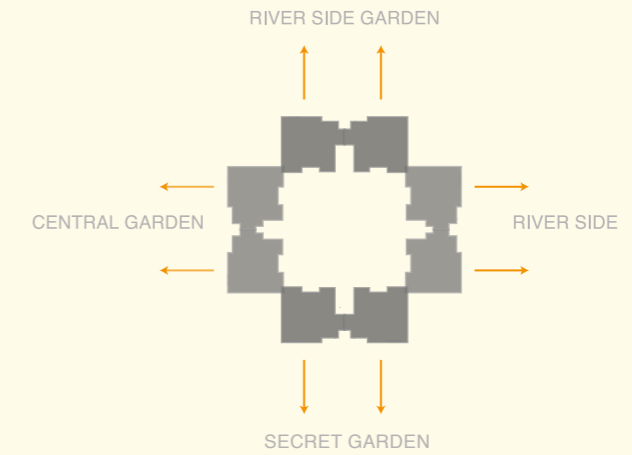
iris homes are spacious with big and efficient layouts. The bedroom sizes are one of the biggest in its category and all rooms have invisible column walls.

The homes are oriented in the east west direction giving them great natural light. The southwest winds ensure each of these homes have the best air ventilation.

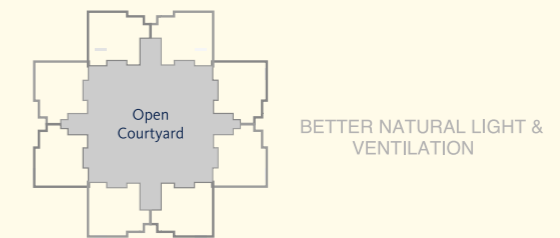


unique thoughtful design™

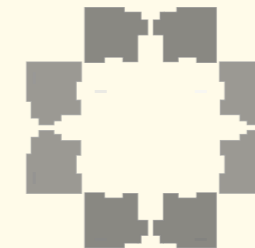
great views from every home



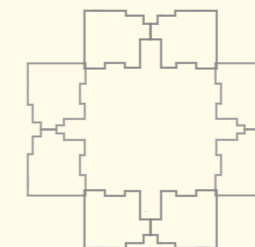
unique “open design” plan



independent all side open home



homes with grand entrance & 100% privacy



- . Homes are oriented as per the sun path, ensuring ample natural light and great ventilation
- . One of the best 3 bed home design in our portfolio
- . Enjoy east side sunlight in bedrooms & get great quality light till sunset in Living + Dining + Balcony space



air tech™

by SKYi®

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



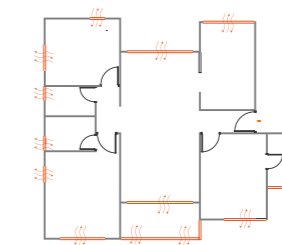
Well Ventilated Homes

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

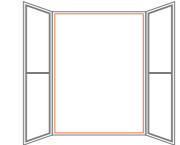
Wind Path Oriented Homes



More Air Changes per Hour (ACH)



Large Windows & Balconies



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

Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home at Iris Songbirds 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®

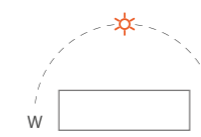
a proprietary technique of skyi.
max light by skyi is a registered trade mark.



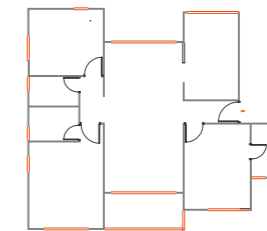
Brighter Homes

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

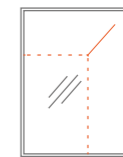
Sun Path Aligned Homes



Less Heat, More Natural Light



Larger Shaded Windows & Balconies



LUX is the measure of the intensity of light within a place, as perceived by the human eye. Homes at Iris Songbirds 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.



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

More Space, More Living

Space to learn something new and create memories with loved ones.

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

3 bhk
1508 xxi





**living +
dining +
private balcony**

We have well defined living and dining spaces in our homes that open up to covered balconies. The layout ensures you have two distinct areas to entertain guests and yet not compromise on personal spaces. The covered balconies are an extension of your living and dining area, thereby giving you more usable space.





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

kitchen

The kitchen is meticulously designed to ensure all your white and brown goods have a designated place and are easy to access and operate.

We have planned the kitchen layout to allow you the ease of movement and also meet your storage requirements. Our kitchens are well lit and well ventilated.

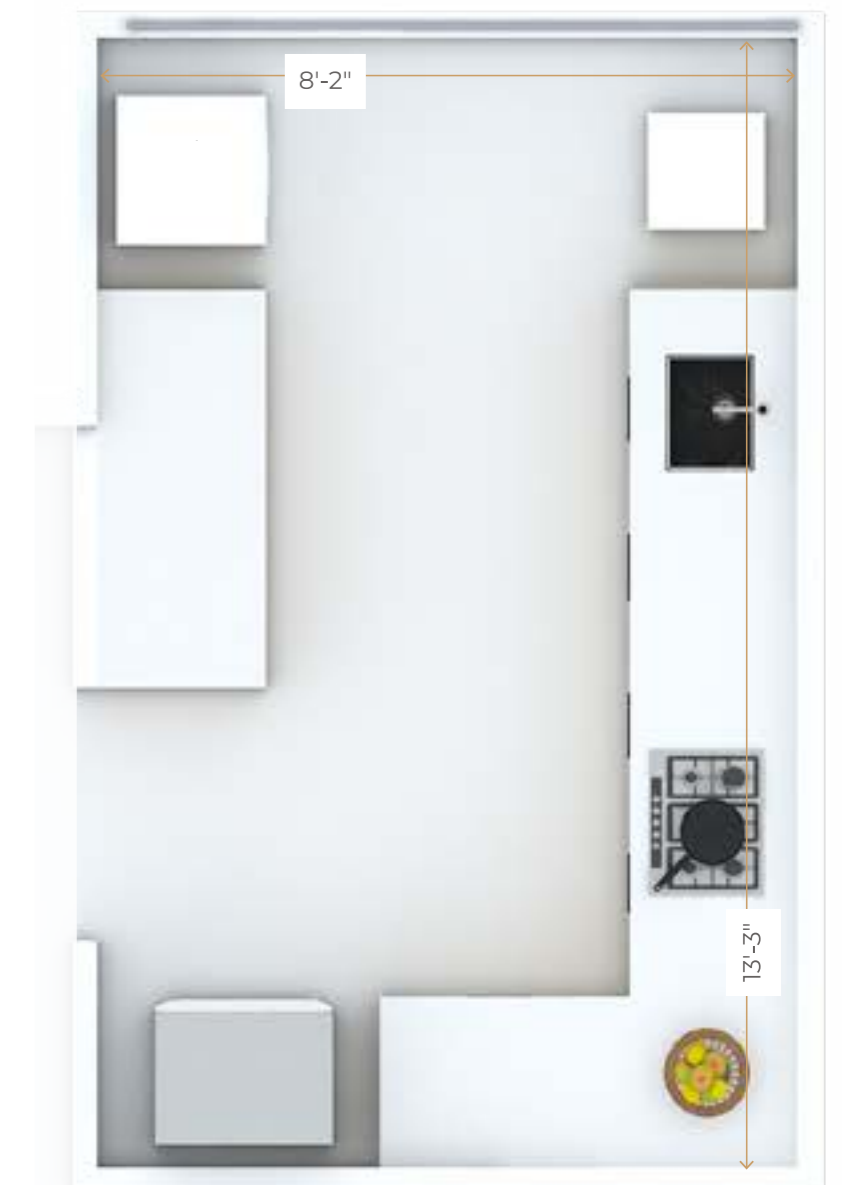
Standard Kitchen

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

Premium Kitchen*

- .Layout as per the plan
- .All standard kitchen offerings as mentioned above +
- .Kitchen platform with a granite otta
- .Pre-selected Dado tiles
- .Standard kitchen sink with CP fittings
- .Modular kitchen cabinets
- .Optional granite top and sink in the utility area.

* T & C Apply



bedrooms

Our bedrooms are one of the largest with a layout that meets all your needs. The bedrooms have large windows and are designed to allow maximum light and ventilation.

The bedrooms are spacious with ample space to accommodate not just your furniture and storage needs but also leave room for a full dressing mirror. The invisible column walls ensure maximum utilization of the floor areas.



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



Master Bedroom



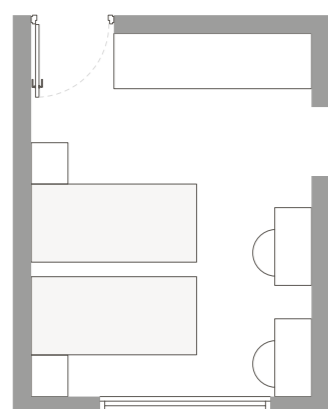
bedrooms

bedroom 2 / guest bedroom

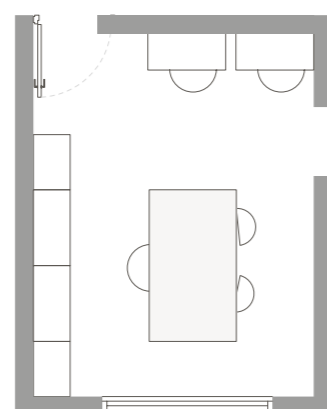
Second bedroom can be set-up depending on your lifestyle. You can set-it up like an entertainment room, a study or just an additional guest bedroom.



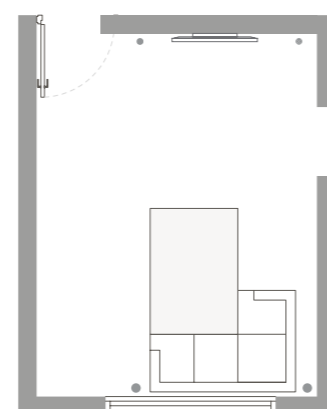
Standard Layout



Kids Bed
Configuration



Study / Office
Configuration



Entertainment + Bed
Configuration

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

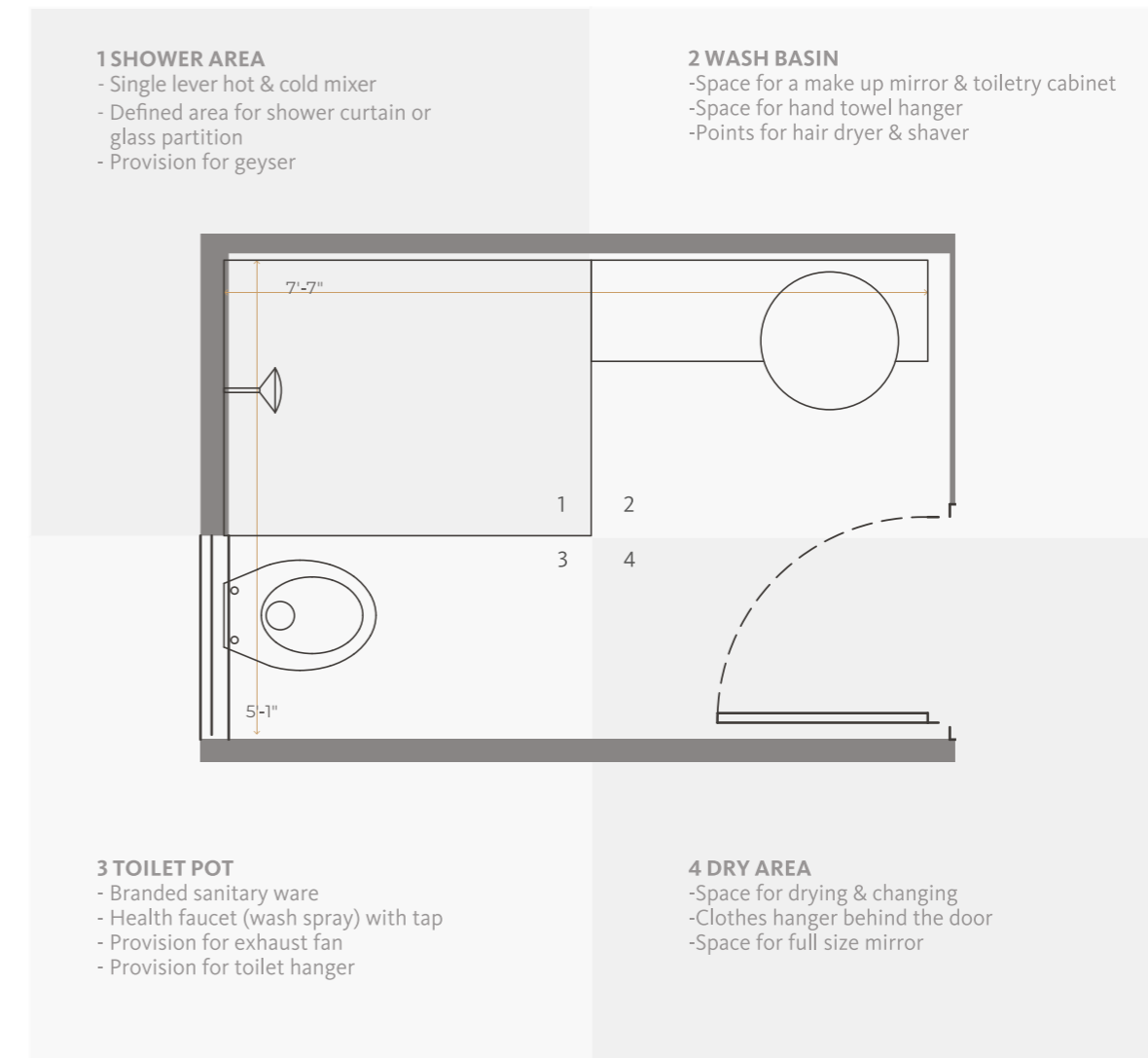




Computer generated image. Artist's impression. Image not to scale.

bathroom

Our 'Quad designed' bathrooms are multifunctional. They provide 4 distinct areas that are a mix of dry and wet spaces. Each bathroom has space for hanging clothes and has optimum storage space. We work with the best in class brands of sanitary ware.





iris

river side



typical floor plan

101, 201, 301, 401, 501, 601, 801,
901, 1001, 1101, 1301, 1401, 1501,
1601, 1801, 1901, 2001, 2101

01 1481xxl | 3 bhk

102, 202, 302, 402, 502, 602, 802,
902, 1002, 1102, 1302, 1402, 1502,
1602, 1802, 1902, 2002, 2102

02 1481xxl | 3 bhk

108, 208, 308, 408, 508, 608, 808,
908, 1008, 1108, 1308, 1408, 1508,
1608, 1808, 1908, 2008, 2108

08 1508xxl | 3 bhk

103, 203, 303, 403, 503, 603, 803,
903, 1003, 1103, 1303, 1403, 1503,
1603, 1803, 1903, 2003, 2103

03 1508xxl | 3 bhk

107, 207, 307, 407, 507, 607, 807,
907, 1007, 1107, 1307, 1407, 1507,
1607, 1807, 1907, 2007, 2107

07 1508xxl | 3 bhk

104, 204, 304, 404, 504, 604, 804,
904, 1004, 1104, 1304, 1404, 1504,
1604, 1804, 1904, 2004, 2104

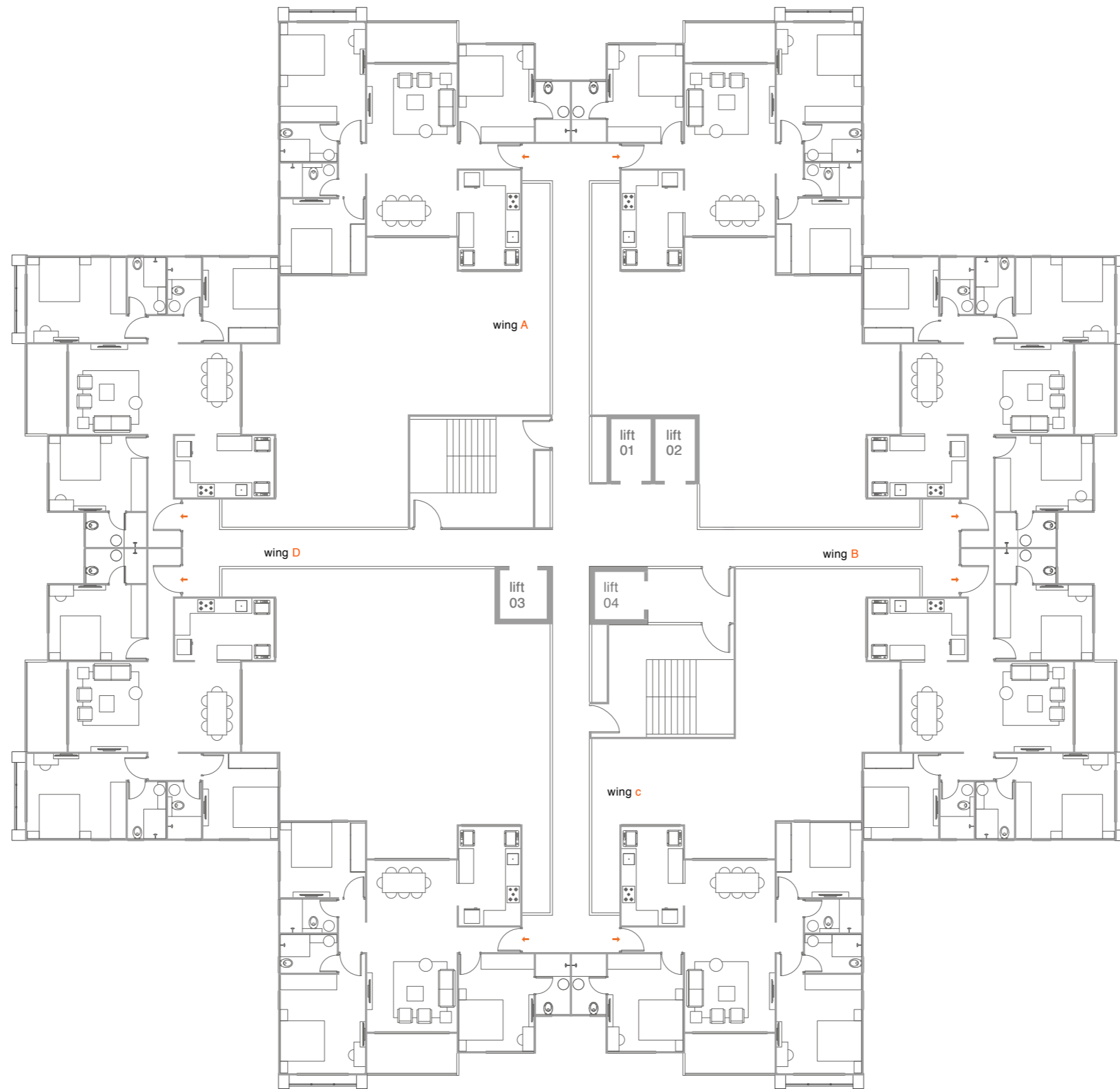
04 1508xxl | 3 bhk

106, 206, 306, 406, 506, 606, 806,
906, 1006, 1106, 1306, 1406, 1506,
1606, 1806, 1906, 2006, 2106

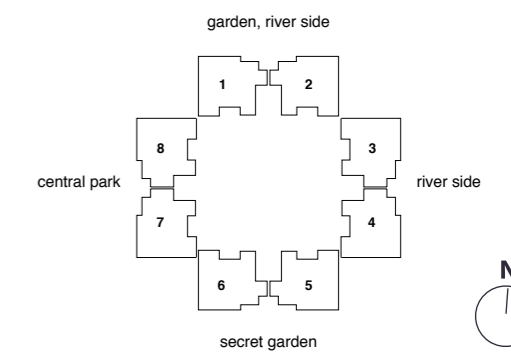
06 1481xxl | 3 bhk

105, 205, 305, 405, 505, 605, 805,
905, 1005, 1105, 1305, 1405, 1505,
1605, 1805, 1905, 2005, 2105

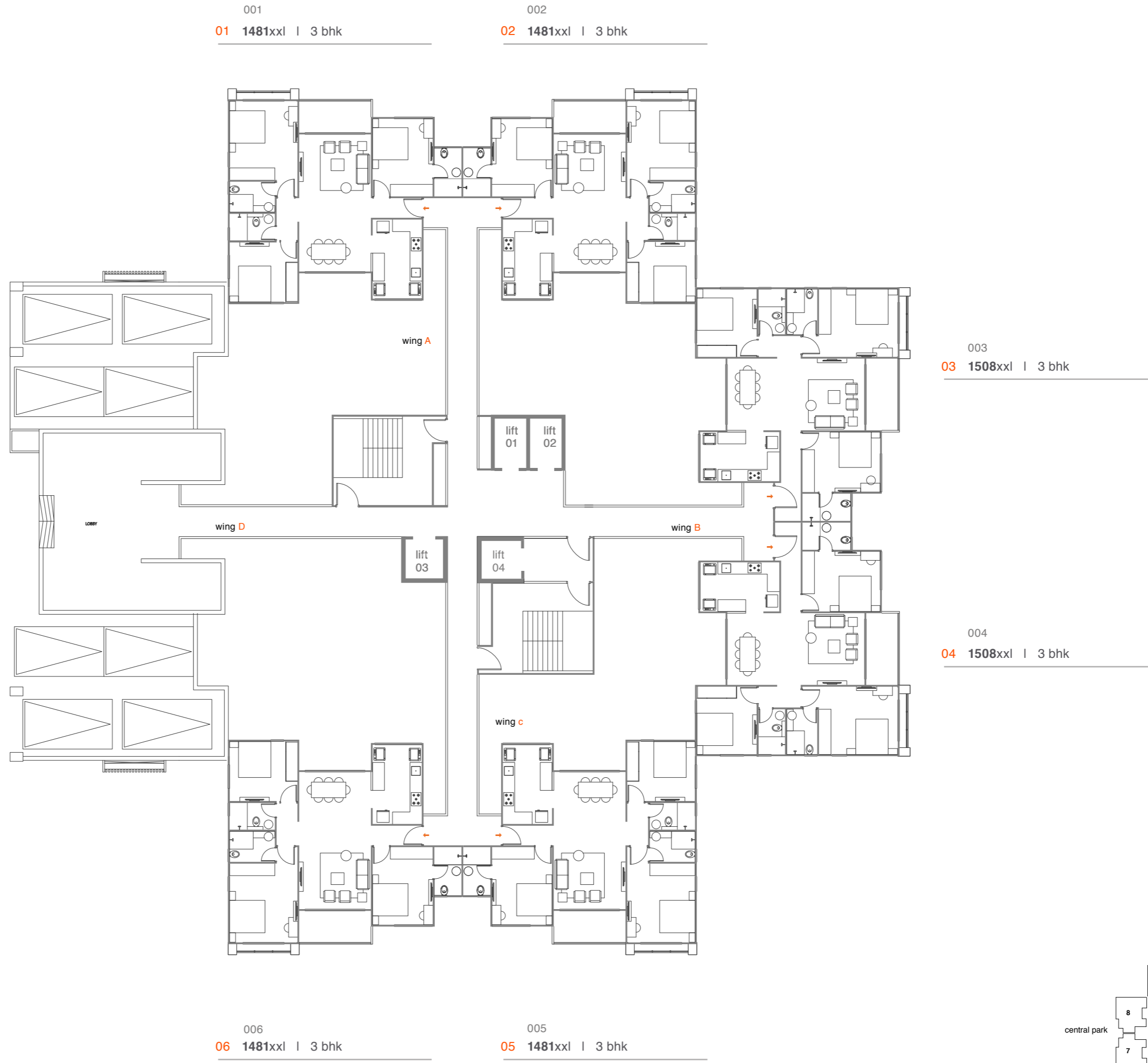
05 1481xxl | 3 bhk



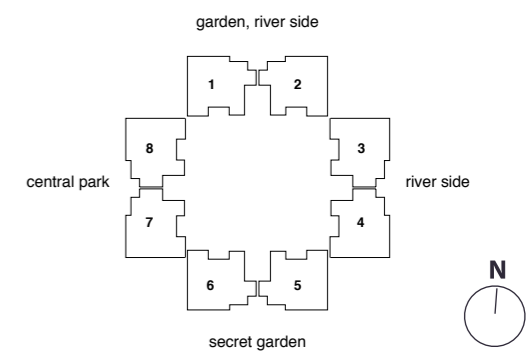
4 x wings 8 x apartments 4 x lifts 2 x staircases



podium floor plan



4 x wings 6 x apartments 4 x lifts 2 x staircases



refuge floor plan

701, 1201, 1701

702, 1202, 1702

01 1481xxl | 3 bhk

02 1481xxl | 3 bhk

708, 1208, 1708

08 1228 L | 2 bhk

703, 1203, 1703

03 1508xxl | 3 bhk

707, 1207, 1707

07 1228 L | 2 bhk

704, 1204, 1704

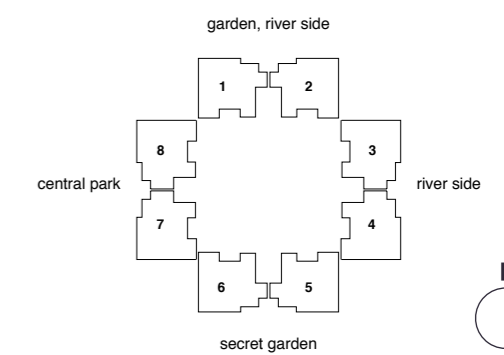
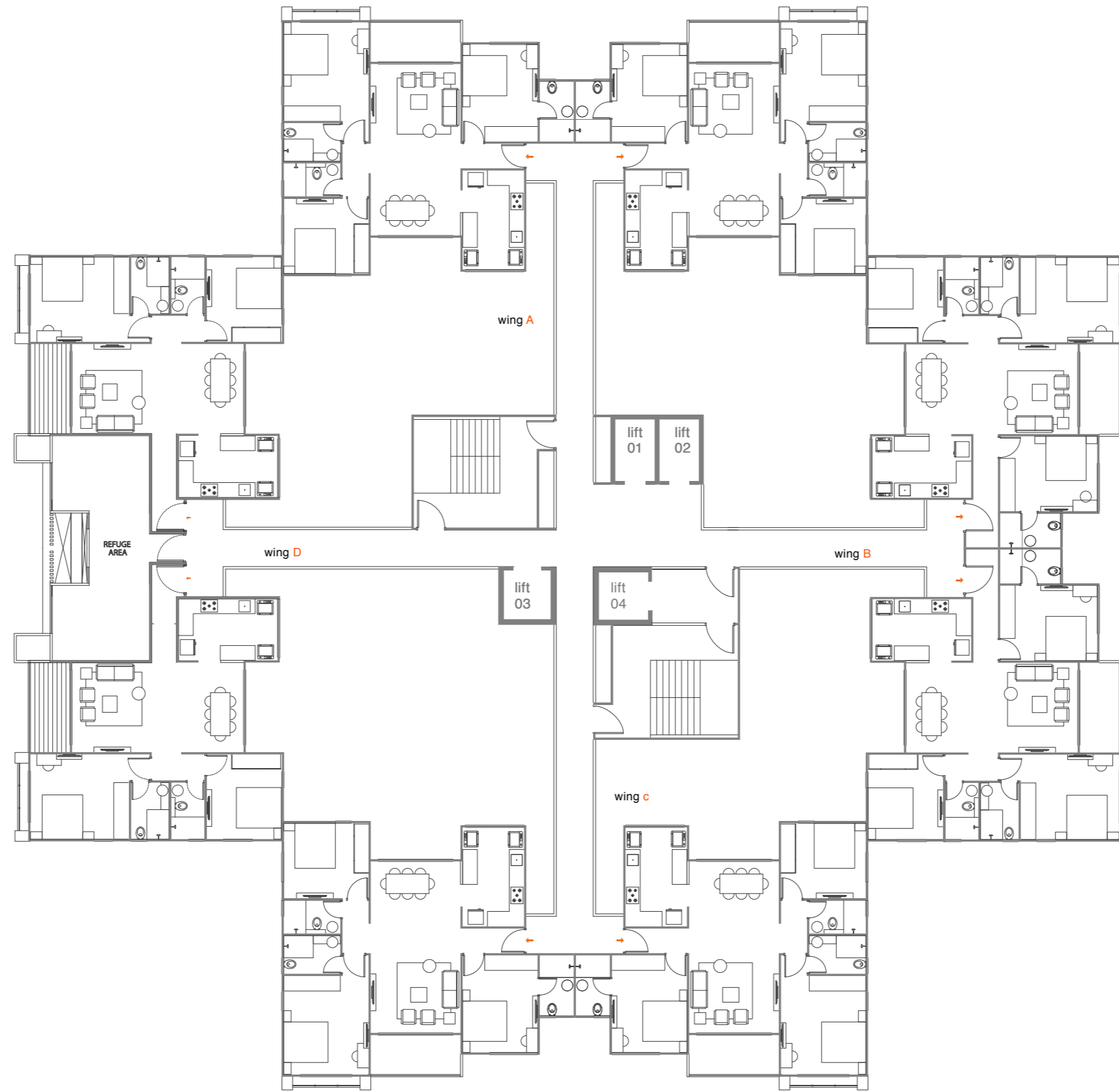
04 1508xxl | 3 bhk

706, 1206, 1706

705, 1205, 1705

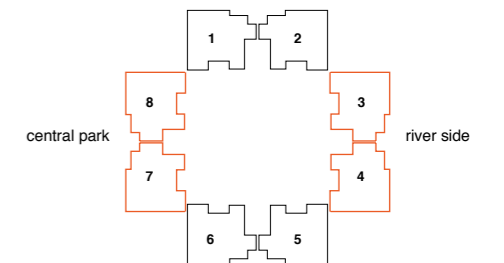
06 1481xxl | 3 bhk

05 1481xxl | 3 bhk

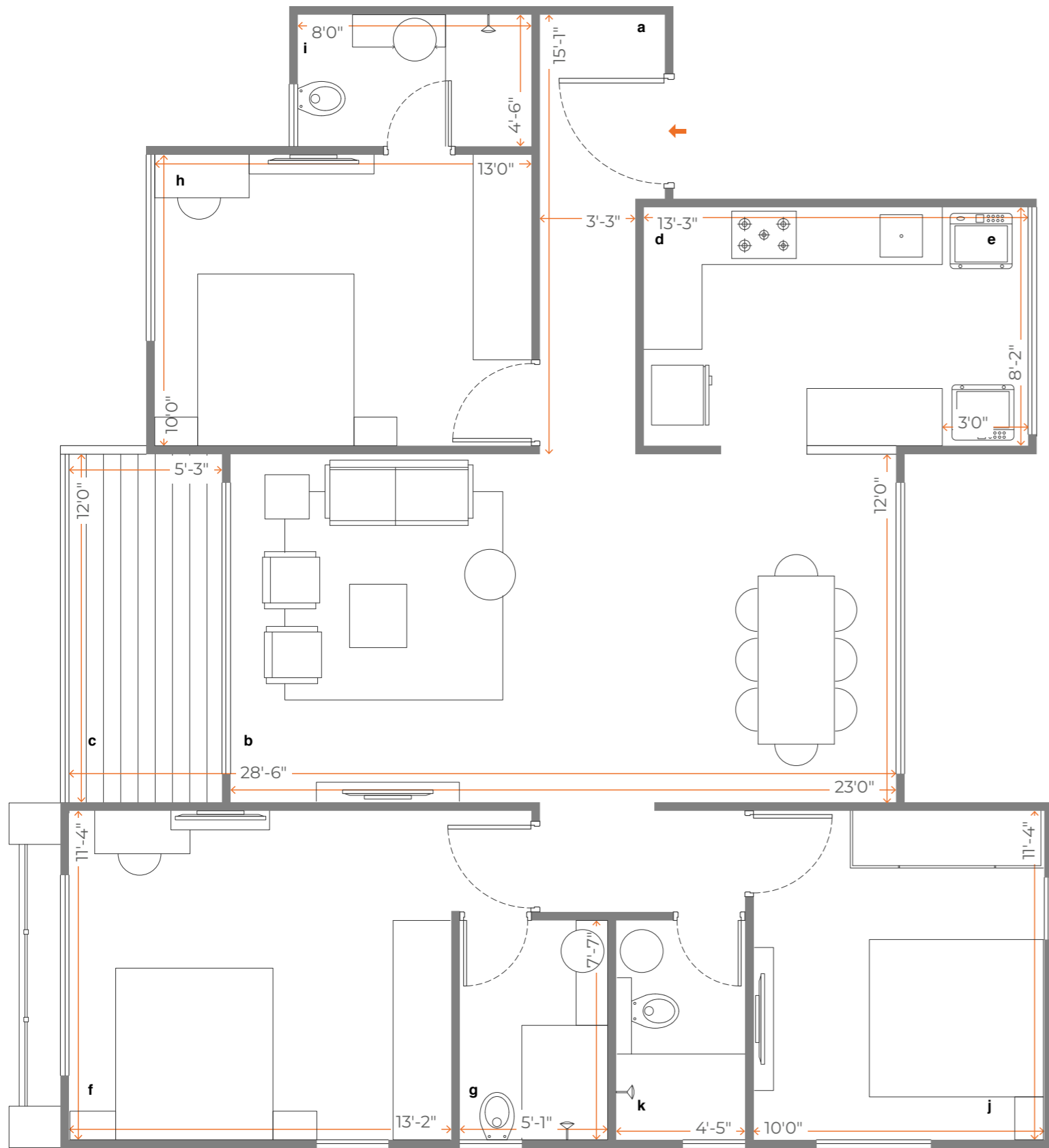


4 x wings 8 x apartments 4 x lifts 2 x staircases

3 bhk
1508 xxi



1508 xxi



3 bhk 1508 xxi

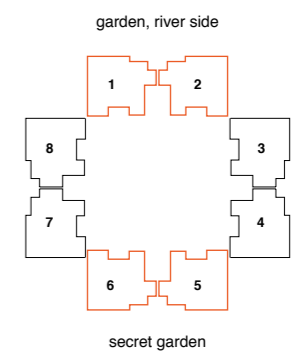
living space	in sq.ft.
a lobby	3'3" X 15'1"
b living + dining	23'0" X 12'0"
c all season's deck	5'-3" X 12'0"
kitchen space	
d master kitchen	10'3" X 8'2"
e utility area	3'0" X 8'-2"
bedrooms	
f master suite 1	13'-2" X 11'-4"
g master suite 1 toilet	5'-1" X 7'-7"
h master suite 2	13'0" X 10'0"
i master suite 2 toilet	8'0" X 4'-6"
j bedroom 3	10'0" X 11'-4"
k common toilet	4'-5" X 7'-7"
usable area	1061 sq.ft.
product code	1508 xxi

usable area = carpet area*+ open balcony
 1061 SQ.FT. (98.57 SQ.MT.)= 998 SQ.FT. (92.72 SQ.MT.) + 63 SQ.FT. (5.85 SQ.MT.)
 *includes carpet area as per rera & permissible enclosed balcony if any.
 • the floor space efficiency of homes is 70%

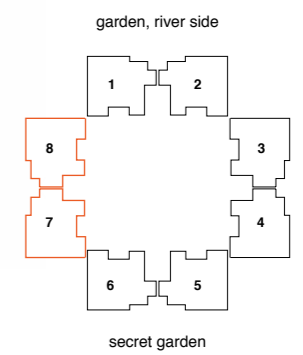
note : We believe in complete transparency.
 • the sale agreement will have the carpet areas mentioned along with the car parking. • the carpet area is calculated as per statutory guidelines laid out by the competent authority. • all dimensions shown are from unfinished wall to unfinished wall • furniture & 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.

Three
Bedroom
Premium homes

3 bhk
1481 xxi



2 bhk
1228 L



1228 L



2 bhk 1228 L

living space	in sq.ft.
a lobby	13'1" X 3'3"
b living + dining	12'0" X 23'0"
c all season's deck	12'0" X 5'3"
kitchen space	
d master kitchen	8'2" X 10'3"
e utility area	8'2" X 3'0"
bedrooms	
f master suite 1	11'4" X 13'2"
g master suite 1 toilet	7'7" X 5'1"
h bedroom 2	11'4" X 10'0"
i common toilet	7'7" X 4'5"
usable area	864 sq.ft.
product code	1228 L

usable area = carpet area + open balcony
 864 SQ.FT. (80.26 SQ.MT.) = 801 SQ.FT. (74.41 SQ.MT.) + 63 SQ.FT. (5.85 SQ.MT.)
 *includes carpet area as per rera & permissible enclosed balcony if any.
 • the floor space efficiency of homes is 70%

note : We believe 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.



—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 POONA —
WESTERN CLUB

Clock Tower

Futsal

The Badminton House

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

The Courtyard

Swimming Pool

Tennis Courts

Gymkhana

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

Maidan

Dugout

West Block

The Guest House

- Gymnasium
- The Chambers
- Ball Room
- Guest House

Club Shops

Reception

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



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?



.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
- .Wood Fired Pizza
- .The Earth BBQ



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 'Jammat-khana.' 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 you're 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



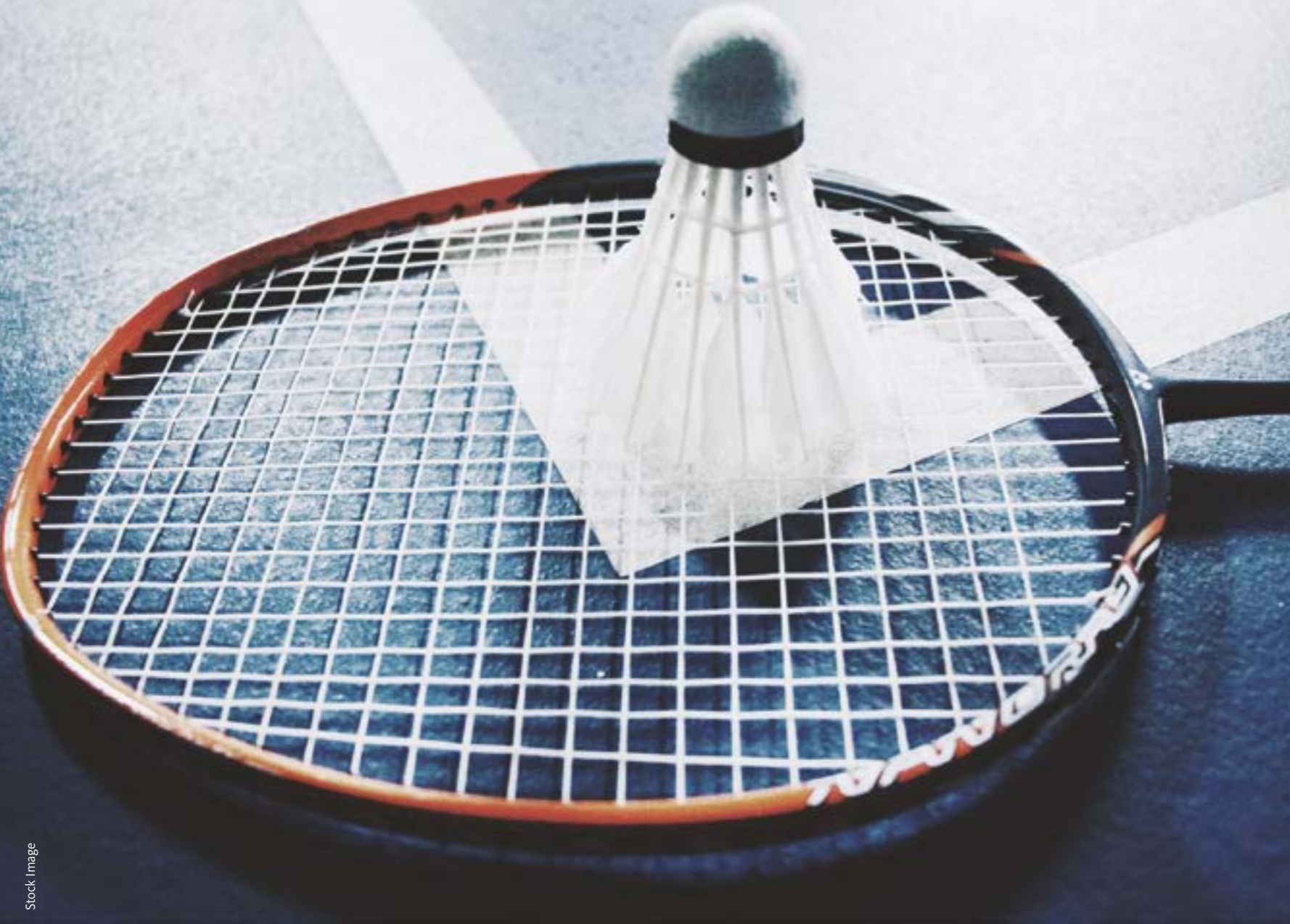
Tennis Academy

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



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



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



Football Academy

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 endeavor 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

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 chess.

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



Stock Image

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



Stock Image

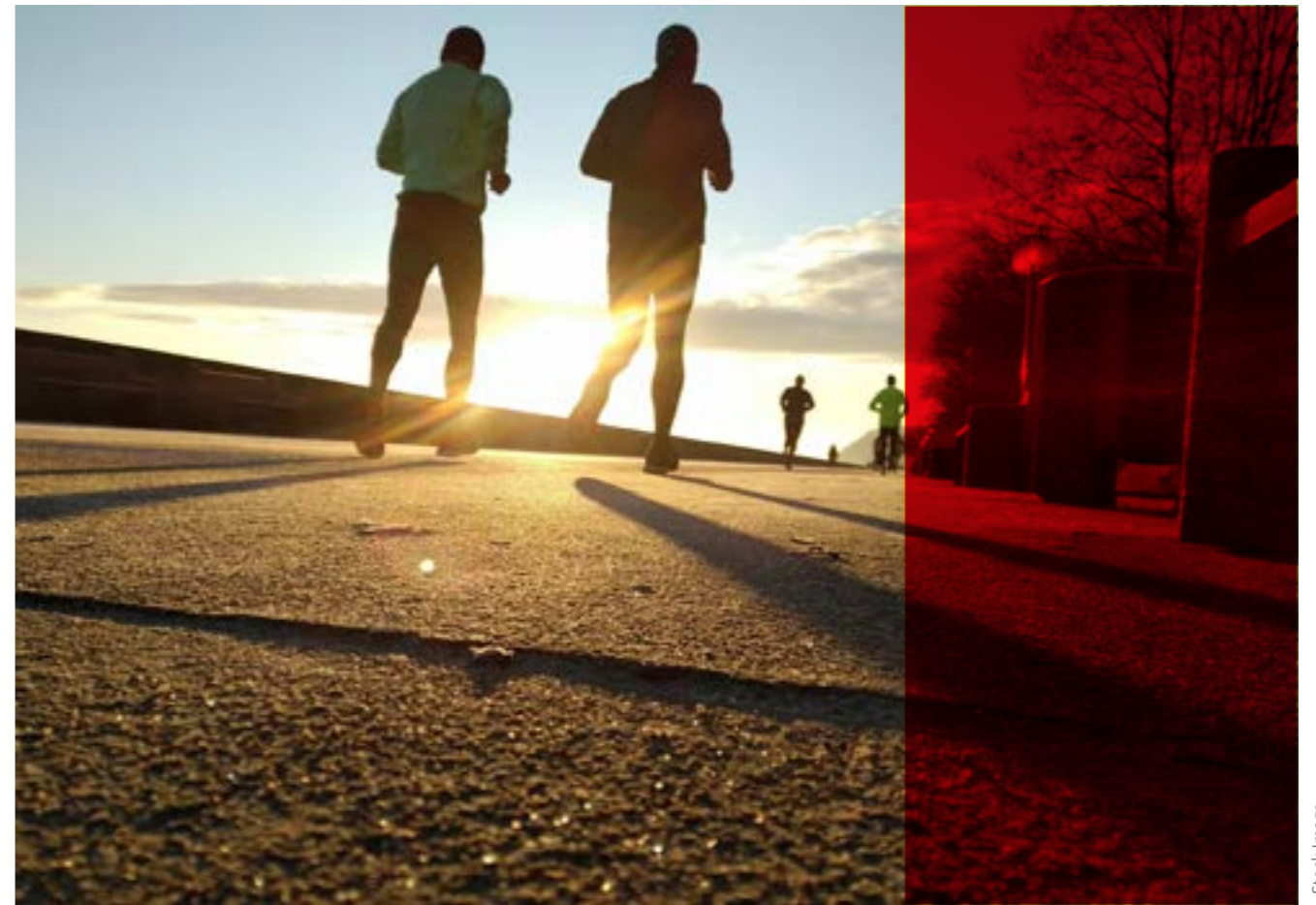


Swimming Pool

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



Artist's Impression



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



NORTH

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 Basketball Court
- 28 Changing Rooms
- 29 Swimming Pool
- 30 Kitchen
- 31 Shower Area
- 32 Ballroom
- 33 Gymnasium
- 34 Lobby
- 35 Service Entry Vehicular
- 36 Drop Off
- 37 Guest House
- 38 The Chambers
- 39 Parking



—THE POONA—
WESTERN CLUB

the world revolves around you here.

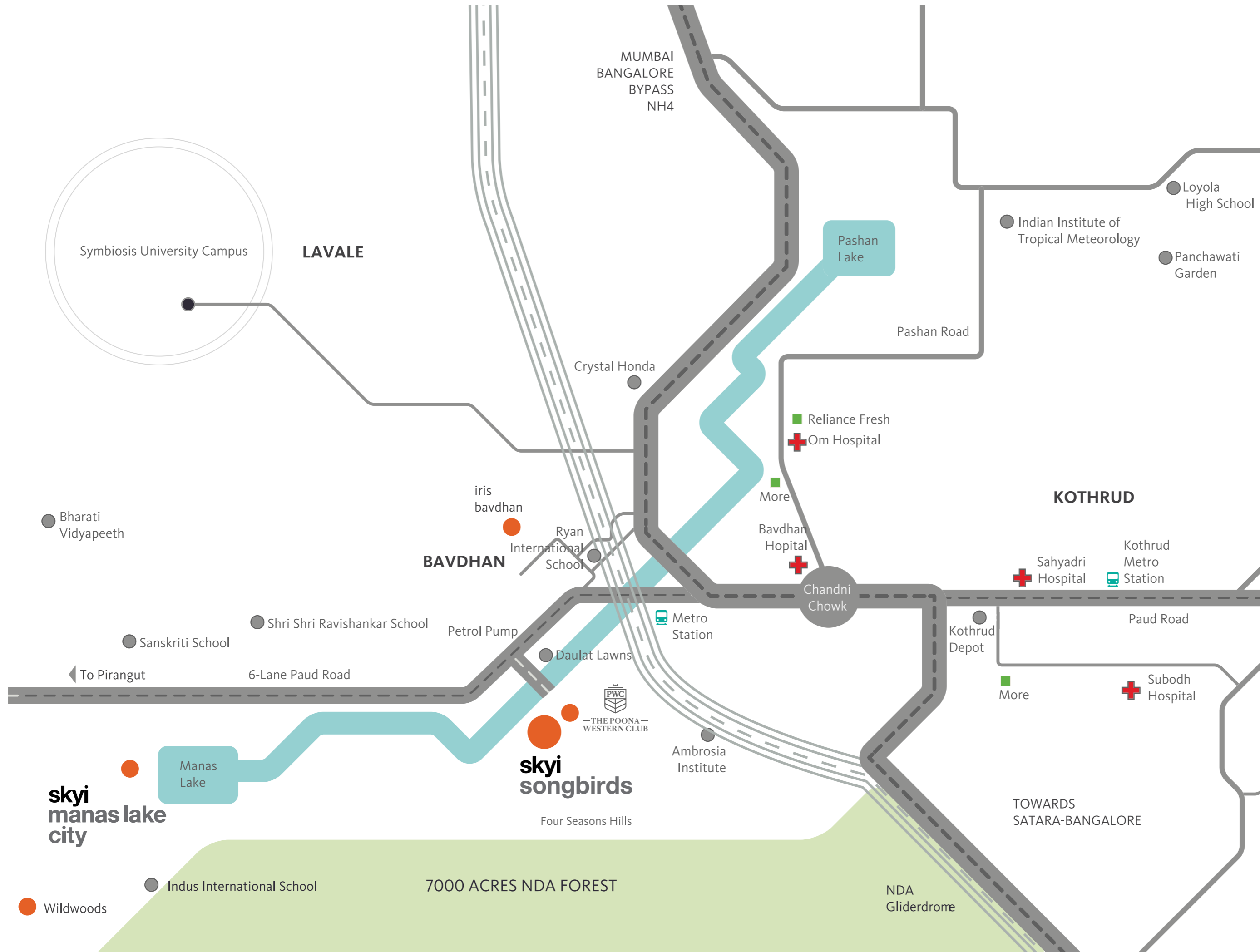
The SB Bazaar

There is a commercial complex lined up with a plethora of stores that will cater to all your needs. It's called The SB Bazaar! Fresh veggies, delectable fruits, home essentials, you name it and The SB Bazaar has it.

It's a marketplace built for a community that naturally expects everything to be within its bountiful bounds so they don't have to burn fuel for the smallest of needs. Everything you would ever need is just a walk away and at SKYi Songbirds we do everything to even make that walk, a pleasure.

- . Grocery
- . Vegetables
- . Dairy
- . Pharmacy
- . Laundry
- . Home Delivery





schools & institutes

- Ryan International School
- Vidya Valley School
- Indus International School
- Sanskriti School
- Bavdhan Primary School
- Ambrosia Institute
- Flame University
- Symbiosis International University

hospitals

- Sahyadri Hospital
- Bavdhan Hospital
- Om Hospital

retail

- Reliance Fresh
- More

restaurants

- Domino's
- Café Coffee Day
- Ambrosia
- Up South
- Cafe Peter Donut
- Naturals Ice Cream
- Viva Inn

bank & ATMs

- SBI Bank
- Canara Bank
- Union Bank
- Axis Bank
- ICICI Bank
- Union Bank
- Bank Of Maharashtra
- Cosmos Bank

sports & recreation

- The Poona Western Club
- Oxford Golf Course
- Shri Shiv Chhatrapati Sports City (CYG Site)
- Abs Gym

automobile

- Honda Crystal
- Nissan Oxford
- GM
- Mercedes Benz



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


National Highway NH 37
(Pune - Paud -
Maan Goan - Dighi)

2 Mins

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

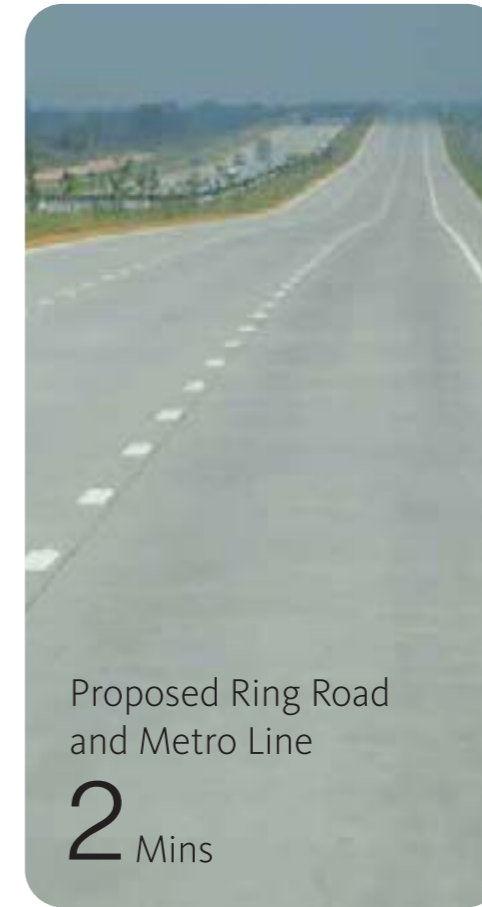


Developing
Infrastructure



Kothrud
Metro Station

10 Mins



Proposed Ring Road
and Metro Line

2 Mins

30 Mins

from Hinjawadi IT Park
Phase 1 & Phase 3




Connectivity through Kothrud, Bavdhan
and Chandani Chowk Junction **5** Mins

location




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



Recreational Hubs

Oxford Golf Club
City Pride Kothrud
Balewadi Highstreet
The Poona Western Club
Yashwantrao Chavan Natyagruha



Weekend Getaways

Manas Lake
Mulshi Dam
Tamhini Ghat
Khadakwasla Dam
Lavasa City

Specifications

Living

- . Flooring of 4' x 2' vitrified tiles with skirting
- . Internal walls with smooth POP finish & high quality semi acrylic paint
- . Antiskid tiles in balconies
- . TV points
- . Sufficient light points

Bedroom

- . Flooring of 4' x 2' vitrified tiles with skirting
- . TV point in all bedrooms

Kitchen

- . Flooring of 4' x 2' vitrified tiles with skirting
- . Additional electrical points for appliances
- . Washing Machine ready space

Bathroom

- . Glazed ceramic tiles upto 7 ft.
- . Premium fittings & sanitary ware
(Jaquar, Cera, Hindware or Equivalent)
- . Single lever hot & cold mixer with overhead shower
- . Provision for electrical point for exhaust fan
- . Provision of plumbing & electrical for geyser

Green Design

- . Water treatment plant
- . Organic Waste Converter
- . Drip & sprinkler irrigation system
- . Rain water harvesting
- . Optiflow Water Fittings
- . Water Recycling
- . Energy Saving Fittings for common areas
- . Rainwater harvesting along with recharge pits

Safety & Security

- . Firefighting equipment
- . Seismic resistant design
- . CCTV surveillance
- . Stretcher Lift
- . Fire staircase & Refuge area for emergency

Features/Utilities

- . Aluform construction technology
- . Power backup for all essential common facilities
- . Anti-termite treatment
- . Clean Water supply
- . Automatic speed elevators with power backup
- . Sufficient electrical points
- . Powder coated aluminium sliding windows
- . Mosquito mesh for windows and sliding doors



Residential & commercial developments

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

400+

Employees

150+

Engineers

130

lakh sq.ft

70 L
Delivered

20 L
Process

40 L
Planned

500+

Acres of
Land Parcel

7000+

Homes
Delivered

Member of

CREDAI

Pune

MBVA

Member

Rewards & recognition

The Best Residential Project
Awarded by CNBC AWAAZ

CRISIL Star
Rated Realty Project

Top 100 India's Project
by Realty Plus

Indian Green Building Council (IGBC)
Platinum Rated

Financial Partners

ICICI Ventures

Motilal Oswal

HDFC

Avenue Partners

TATA Capital

Piramal

Aditya Birla Housing
Finance

SKYi portfolio

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 Sinhagad and well-connected to Pune's ever-growing infrastructure, this well-planned community with 70% open spaces is close to both nature and the city.

PHASED COMPLETION

**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



Connect With Us

The Developer

Energia SKYi Developers

Corporate Office

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

Site Office

SKYi Songbirds
Four Seasons, Paud Road,
Behind Daulat Lawns,
Bhugaon, Pune - 412 115

MahaRERA Registration No.

Skyi Iris, Songbirds
P52100019348



skyi.com

Terms & Conditions

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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 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.

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.

None of the objects/representations mentioned herein constitute a legally binding agreement or representation. Energria SKYi Developers does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and Energia SKYi Developers shall absolutely be governed by the agreement for Sale and other ancillary deeds and documents, as may be executed, between them and/or any third parties. The Purchaser is requested to appraise himself about the 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 Energria SKYi Developers does not include the costs of furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and/or otherwise. The brands and make of the material used in the 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.

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Piped gas provision is built, managed, and maintained by MNGL. All applicable deposits, charges, T & C apply.

The Poona Western Club (PWC) is a separate entity and is not part of the Songbirds layout. The applicant must apply independently for membership and pay joining fees, AMC, etc. as per the Club rules. T&C of the Club apply. The PWC is being developed in a phased manner.

DISCLAIMER

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Stock Image

Stock image for indicative purpose only.

Maps

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

Artist Impression (3D Render)

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

Drawings

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

skyi
songbirds

river side

skyi



— PWC —
TOWERS
HILLSIDE

— PWC —
TOWERS
HILLSIDE
PAUD ROAD, PUNE

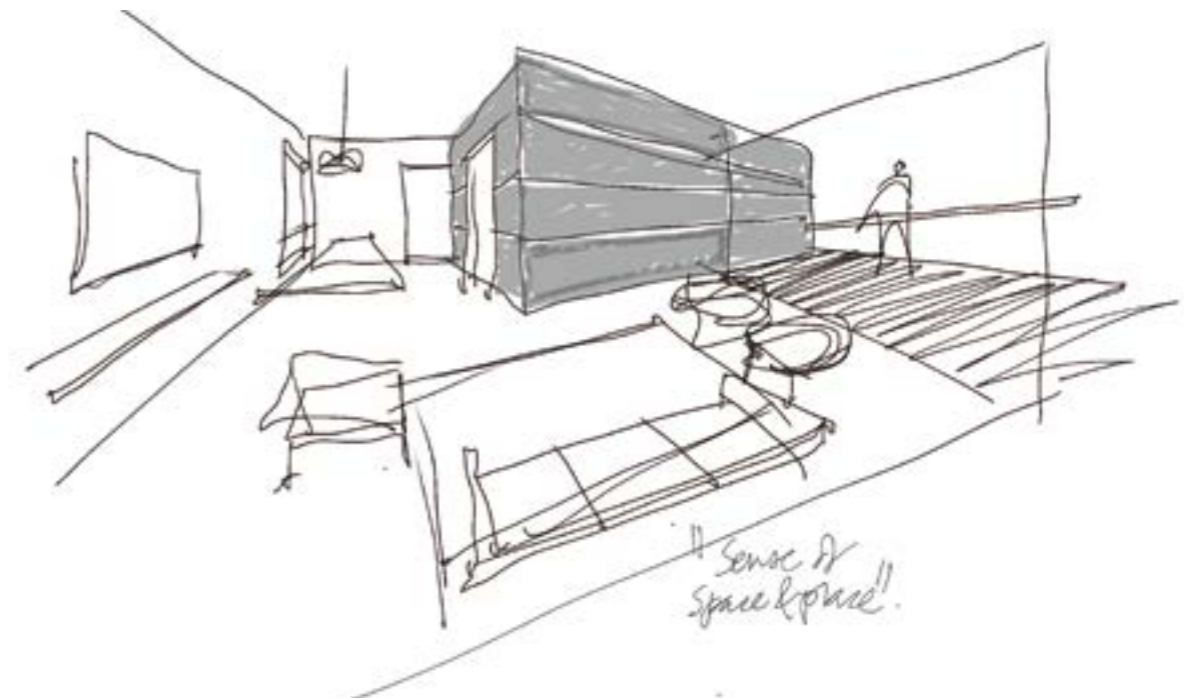


AMIT GHATE
Architect

"The PWC Towers Hillside 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.






— PWC —
TOWERS
HILLSIDE

 THE POONA
WESTERN CLUB

**skyi
songbirds**



RAMNADI

PAUD ROAD

SONGBIRDS BAZAAR

THE NEST (2 ACRE GARDEN)

ENTRANCE

FARMLAND

BRIDGE



PWC TOWERS HILLSIDE

MAIN ENTRANCE

FOUR SEASONS - FOREST HOMES

SALES OFFICE

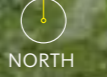
After all, all that we want is to belong; belong somewhere, belong to someone and belong to the best out there. The PWC Towers Hillside, neighbouring Songbirds, is a lively community where you belong.

SONGBIRDS ENTRANCE

THE POONA WESTERN CLUB

skyi songbirds

FOUR SEASONS - FOREST HOMES ON 250 ACRES



7000 ACRES NDA FOREST

THE PWC TOWERS HILL SIDE - PROJECT BOUNDARY FD - FUTURE DEVELOPMENT

FOUR SEASONS - FOREST HOMES

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 Hillside is about, the magic of more.”



More
Life.

More
Lifestyle.





More
Serene.



thoughtfully designed™
township
by SKYi



Grand Entrance

Exclusivity demands more. The entrance to The PWC Towers Hillside 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 Hill side.

thoughtfully designed™
township
by SKYi



Central Garden

Sprawled out in front of The PWC Towers Hillside, 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.



Image for representation



Image for representation

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

Homes at The PWC Towers Hillside 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®

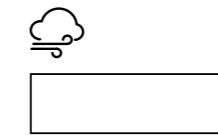
a proprietary technique of SKYi.
air tech by SKYi is a registered trade mark.



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.

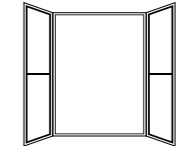
Wind Path
Oriented Homes



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®

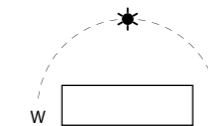
a proprietary technique of SKYi.
max light by SKYi is a registered trade mark.



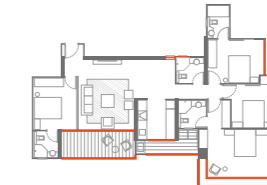
Brighter Homes

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.

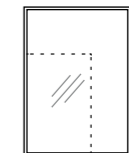
Sun Path
Aligned Homes



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.

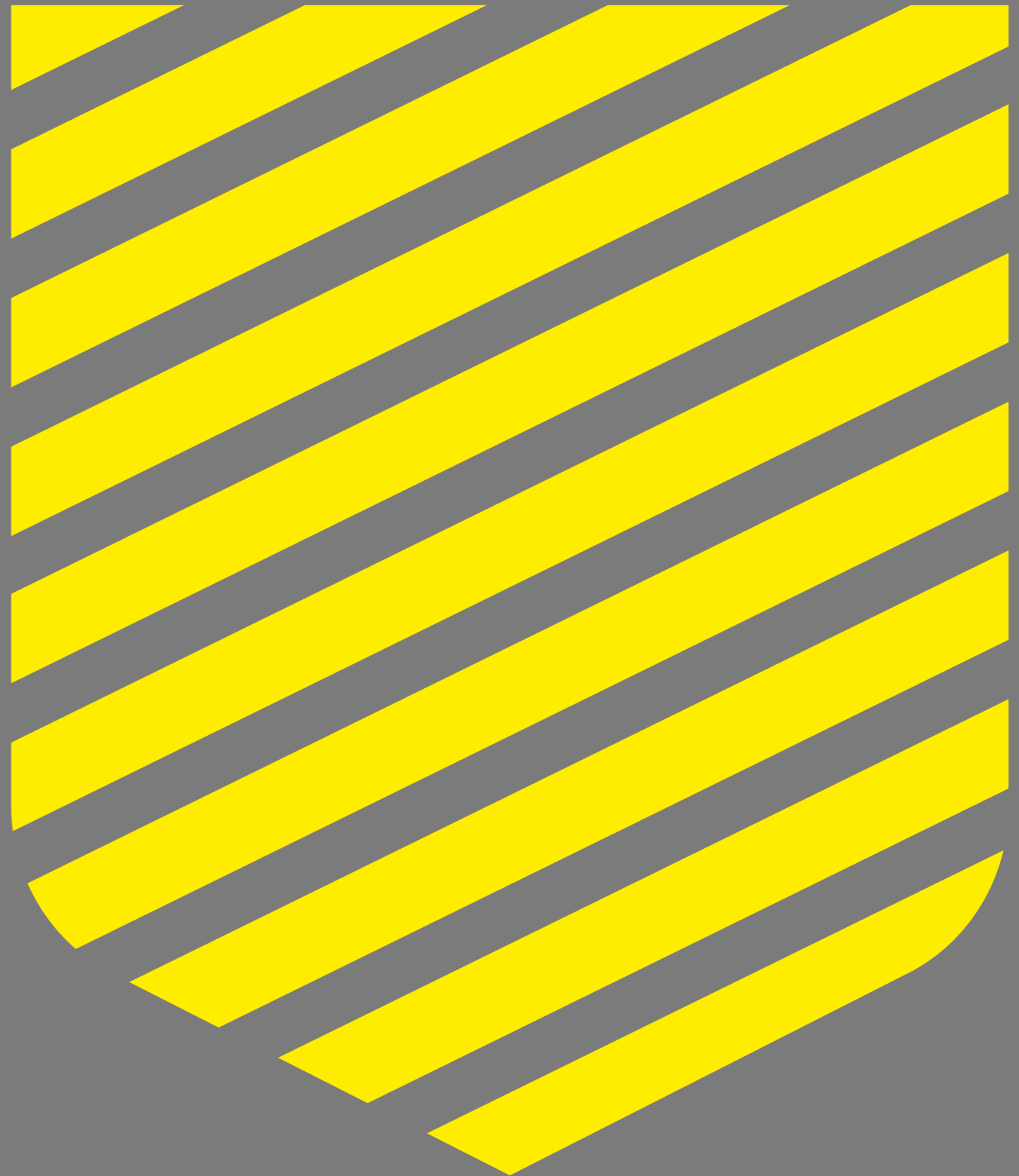
Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare-free light throughout the day.



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
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

Image for representation





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



Image for representation



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.





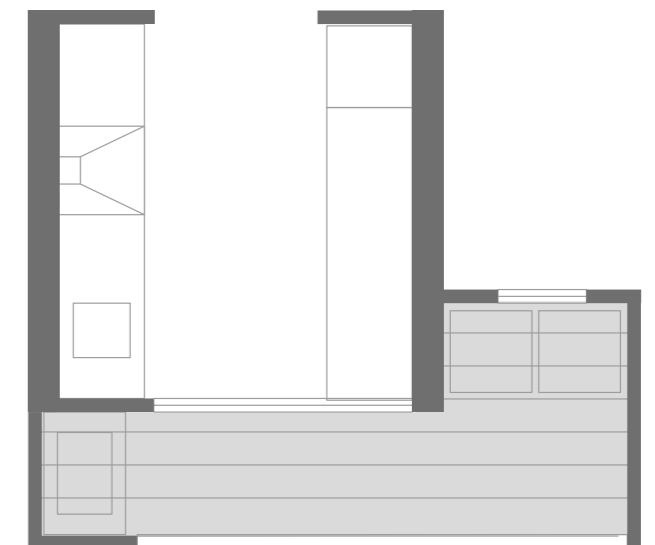
Utility / Service Area

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

Image for representation





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

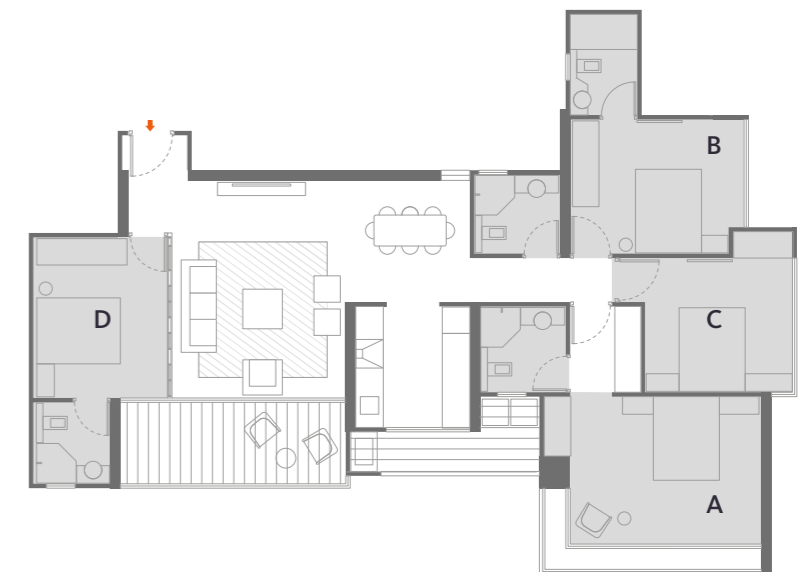
- .Large master suite
- .Ample space to accommodate queen size bed
- .Designated space for wardrobe with overhead storage
- .Attached 3 piece bathroom

C. Bedroom + Common Bath

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

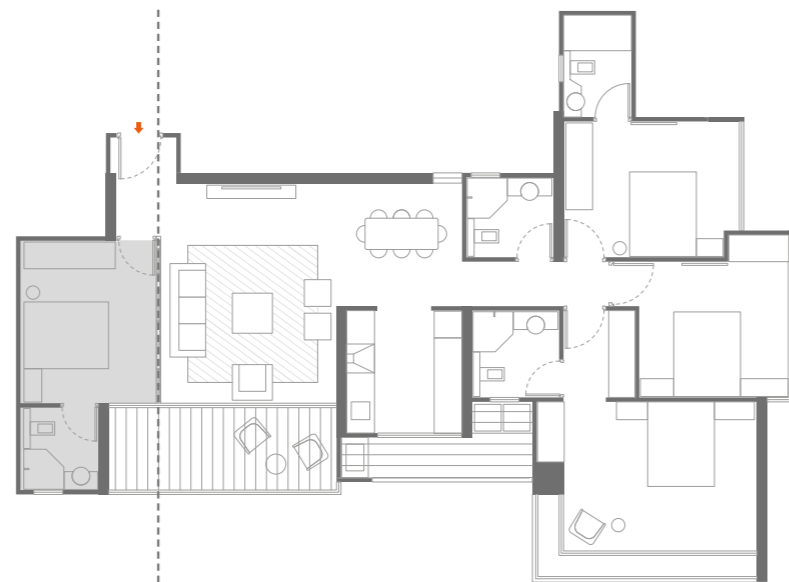
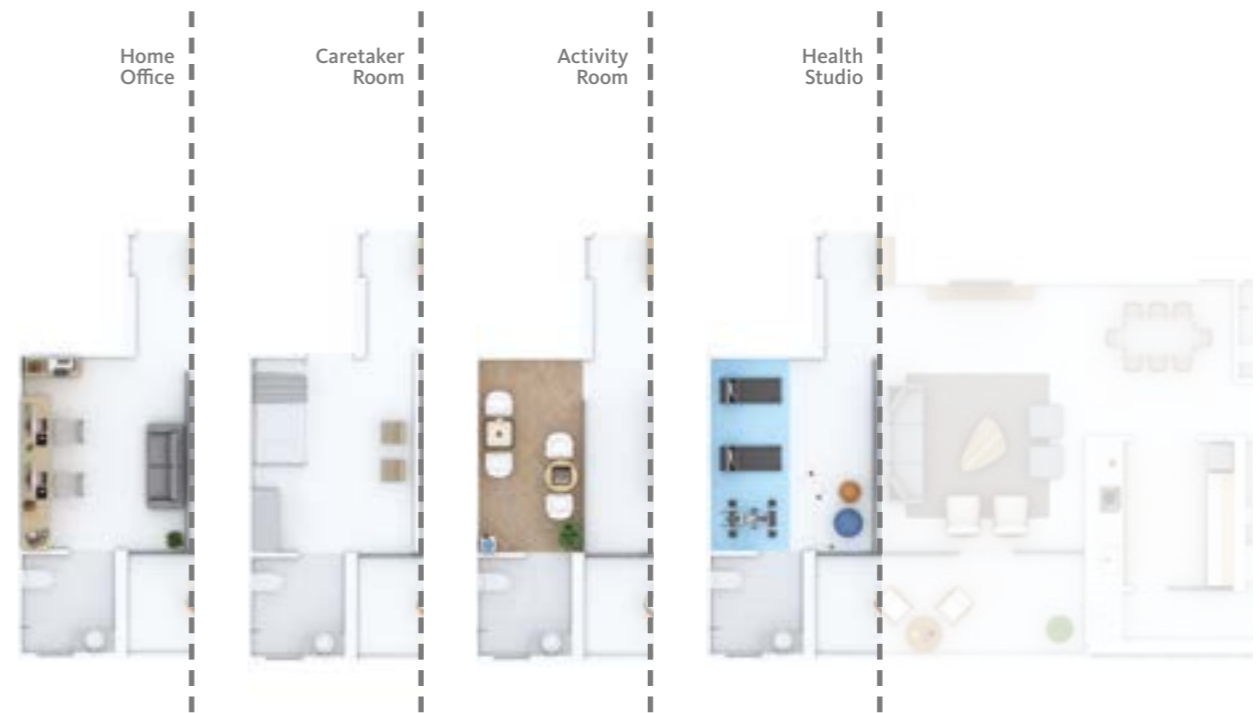
D. Entertainment / Study / Guest Suite + Bath + Balcony

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





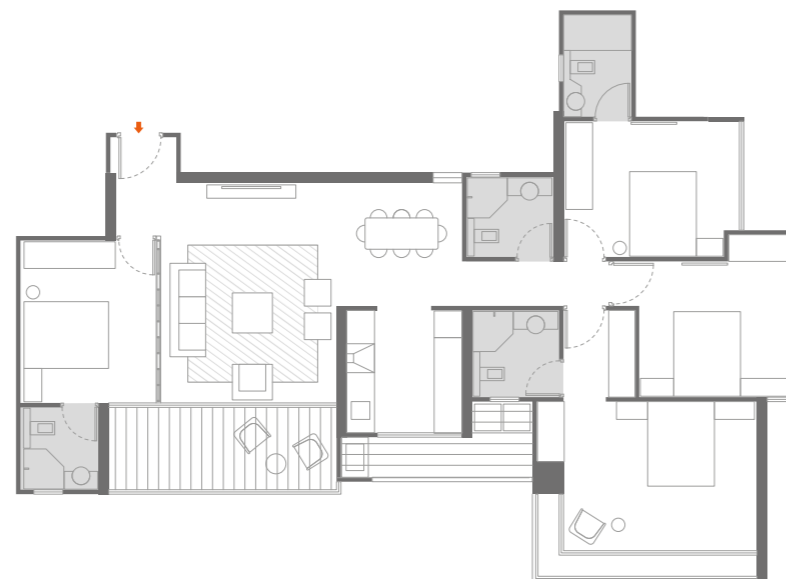
Study/ Guest Bed/ Entertainment



*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.*



Image for representation



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



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



Four Bedroom



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

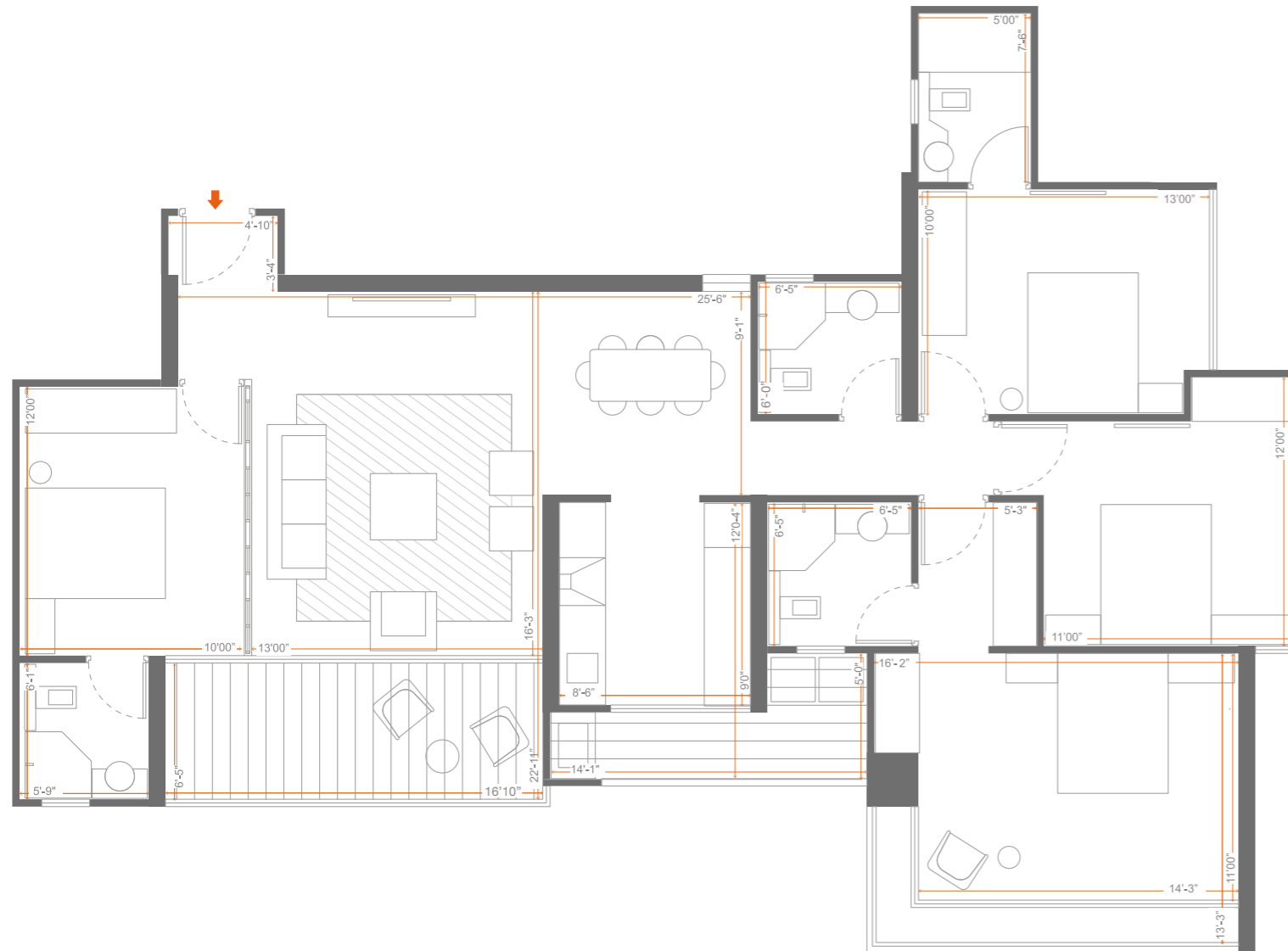
- KITCHEN SPACE**
- Bespoke Kitchen
 - Service Area
 - Utilities
 - Storage Space

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

2003 XXL



4 Four Bedroom 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	16'10" X 6'5"

KITCHEN SPACE **W X L in Sq.Ft.**

Master Kitchen	8'6" X 9'0"
Utility Area	14'1" X 5'0"

BEDROOMS **W X L in Sq.Ft.**

Master Suite 1	16'2" 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 6'0"
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**

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.

Usable Area = Carpet Area* + Open Balcony + Wash Area + Juliet Balcony
 1403 sq. ft. (130.3 sq.mt.) = 1215 sq.ft. (112.90 sq.mt.) + 102 sq.ft. (9.47 sq.mt.)
 +53 sq.ft. (4.95 sq.mt.) + 32 sq.ft. (2.98 sq.mt.)
 *Includes Carpet Area as per RERA & permissible enclosed balcony if any.
 • The floor space efficiency of homes at The PWC Towers is 70%.

Typical Floor Plan

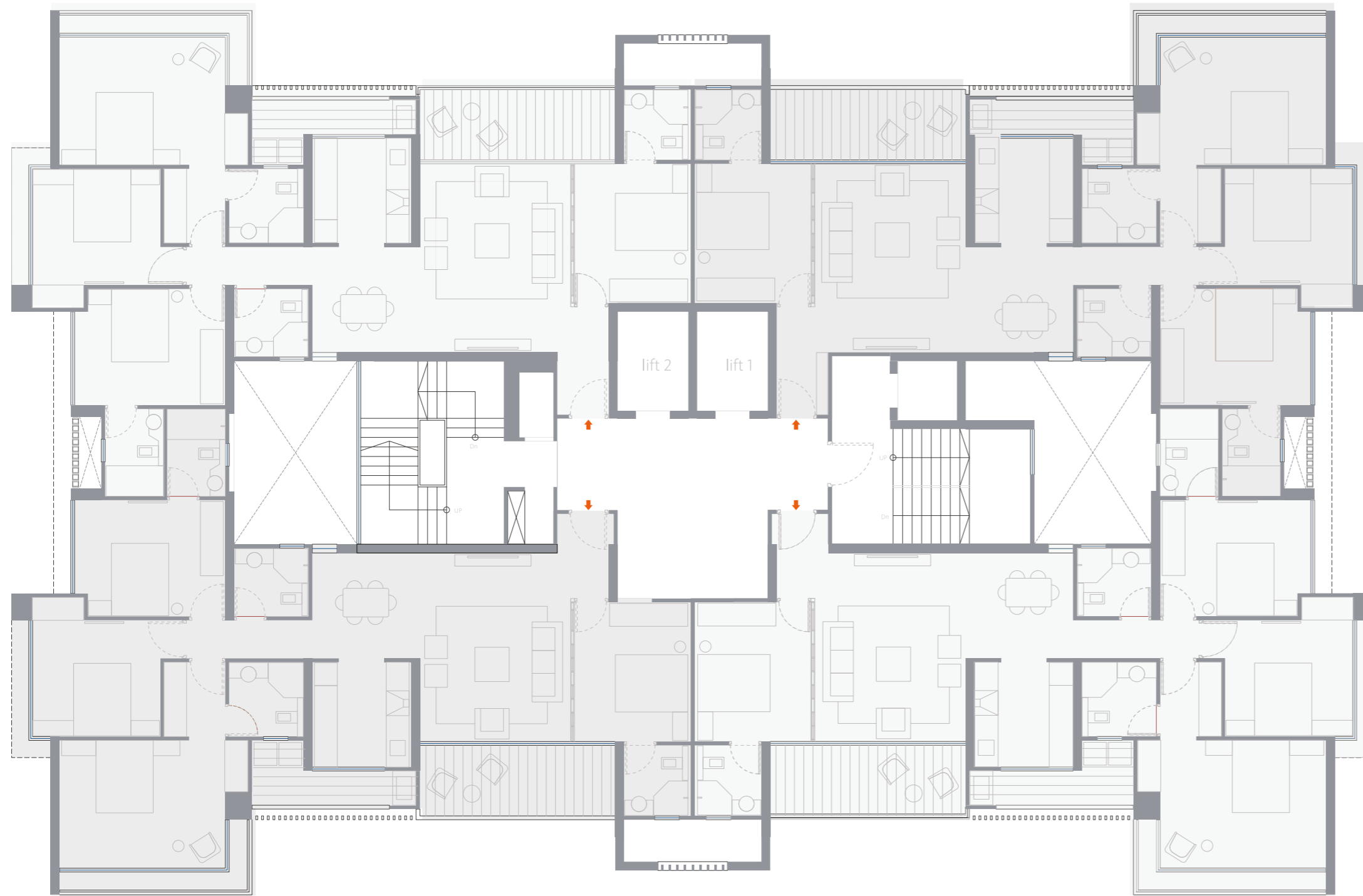


Four Bedroom

204, 304, 404, 504, 604, 704, 904, 1004,
1104, 1204, 1404, 1504, 1604, 1704, 1904

4 SEASONS HILLS

201, 301, 401, 501, 601, 701, 901, 1001,
1101, 1201, 1401, 1501, 1601, 1701, 1901



203, 303, 403, 503, 603, 703, 903, 1003,
1103, 1203, 1403, 1503, 1603, 1703, 1903

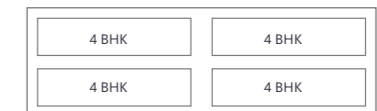
202, 302, 402, 502, 602, 702, 902, 1002,
1102, 1202, 1402, 1502, 1602, 1702, 1902



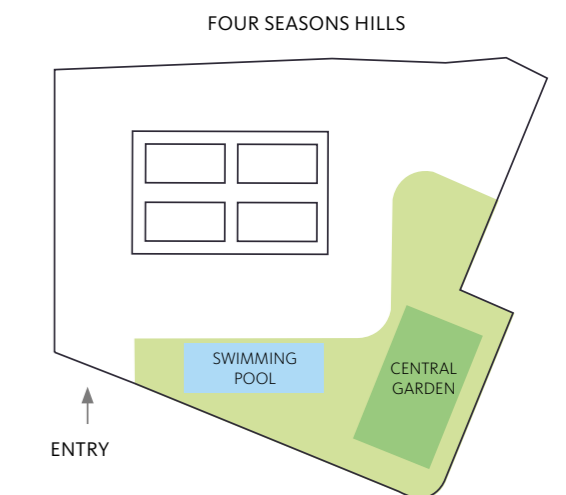
PRODUCT CODE
2003 XXL

	19
REFUGE FLOOR	18
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REFUGE FLOOR	13
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REFUGE FLOOR	8
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	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."



Gymkhana

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

Clock Tower

Futsal

Maidan

Dugout

West Block

The Badminton House

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

The Courtyard

Swimming Pool

Tennis Courts

The Guest House

- Gymnasium
- The Chambers
- Ball Room
- Guest House

Club Shops

Reception

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



Image for representation

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



Image for representation



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 you're 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.



Image for representation



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

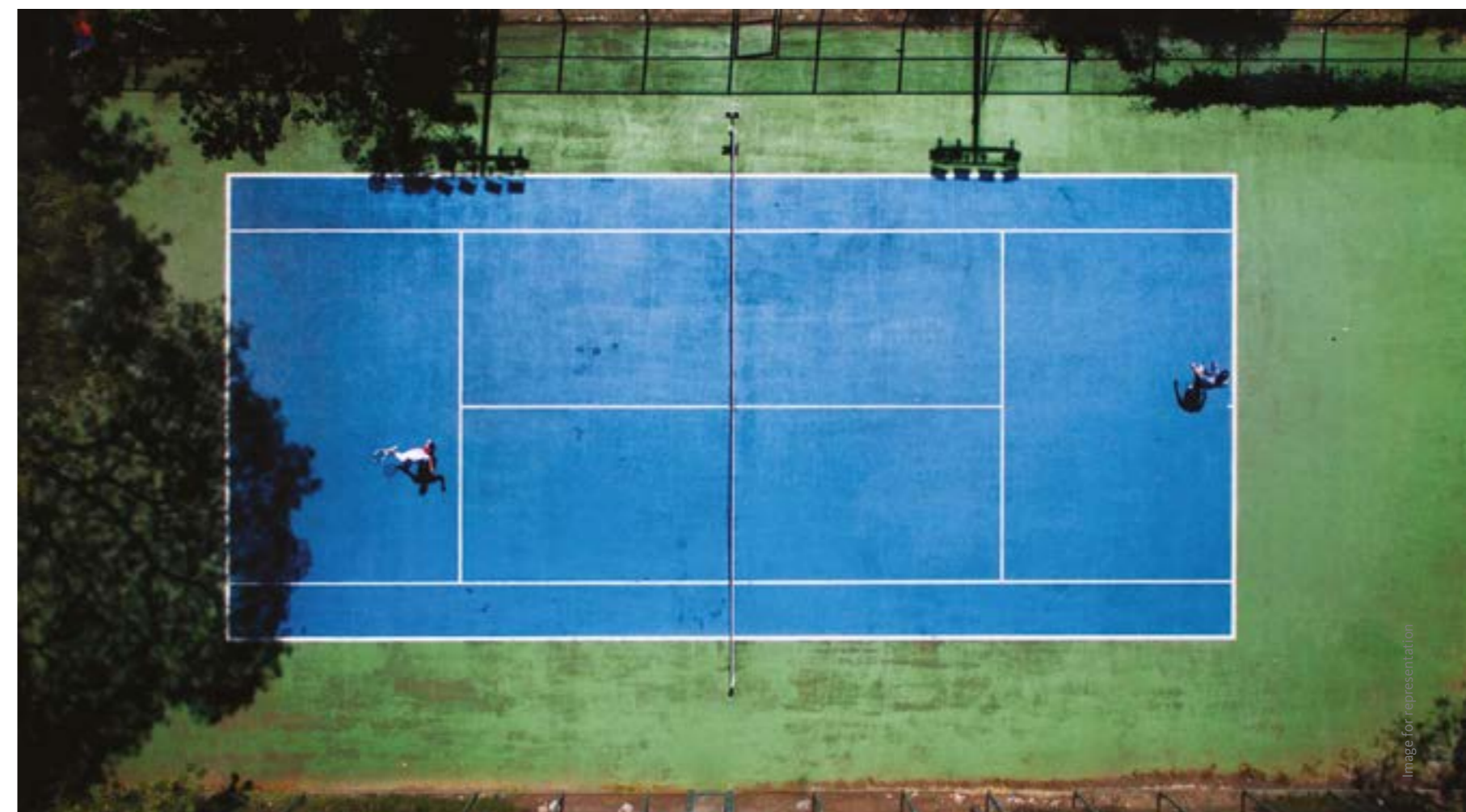


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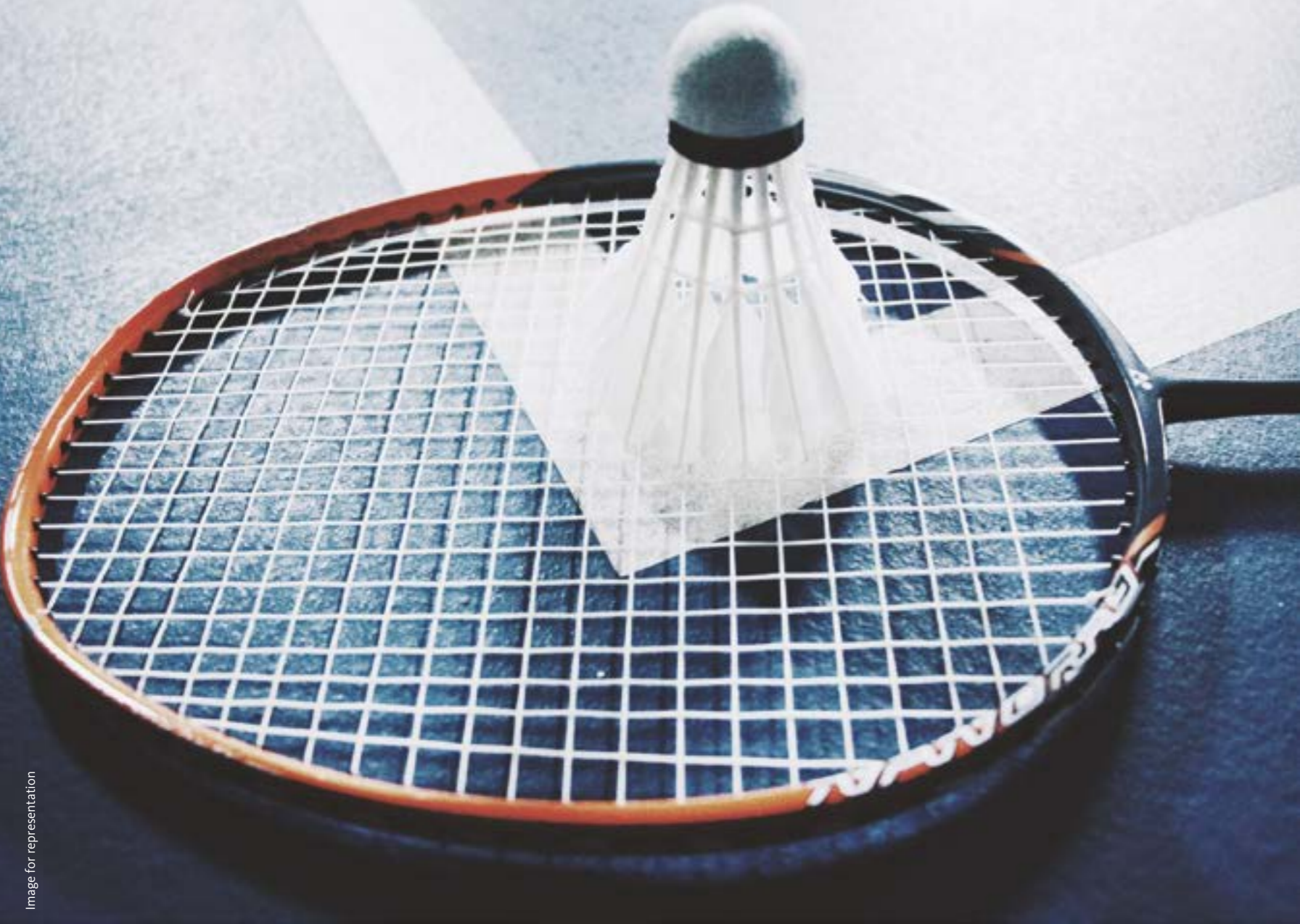


Image for representation



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



Image for representation



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.



Image for representation



Image for representation



Football Academy

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 endeavor 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



Image for representation



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



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 chess.

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

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



Image for representation



Swimming Pool

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



Artist's Impression



Image for representation



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



Image for representation

thoughtfully designed™
township
by SKYi



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



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 Basketball Court
- 28 Changing Rooms
- 29 Swimming Pool
- 30 Kitchen
- 31 Shower Area
- 32 Ballroom
- 33 Gymnasium
- 34 Lobby
- 35 Service Entry Vehicular
- 36 Drop Off
- 37 Guest House
- 38 The Chambers
- 39 Parking



—THE POONA—
WESTERN CLUB




- ▲ 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 NH 48
(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



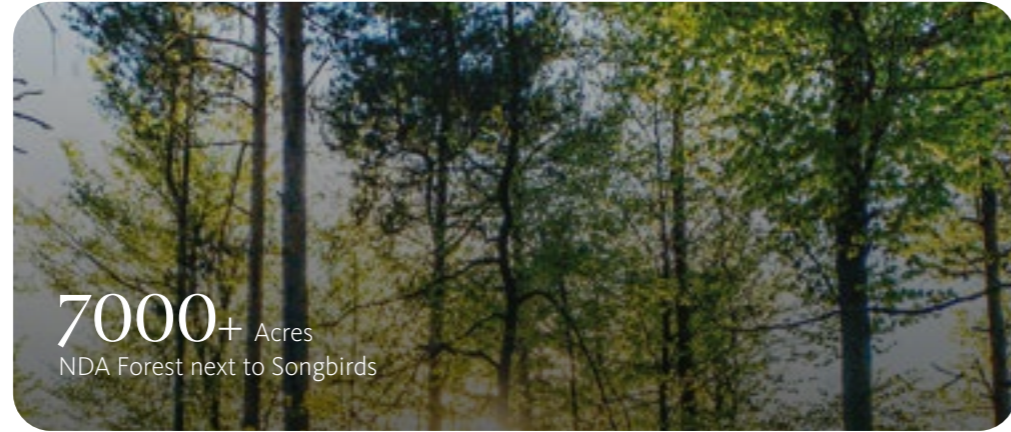
Quick connectivity to
Balewadi High Street,
Baner, Hinjawadi IT Park
and Sinhad Road



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



7000+ Acres
NDA Forest next to Songbirds



4500+
Native Trees



Sustainable
Architectural Design



No. 1
The Best
Residential Project
CNBC Awaaz &
Lias Foras



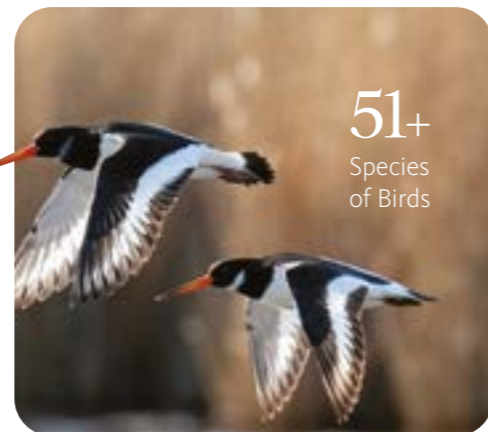
45+ Acres
18 Towers Delivered



70% Open Spaces



2 Acres
Central Garden



51+
Species
of Birds



5+ Acres
The Poona Western Club

skyi
songbirds

neighbourhood



2000+
Happy Families



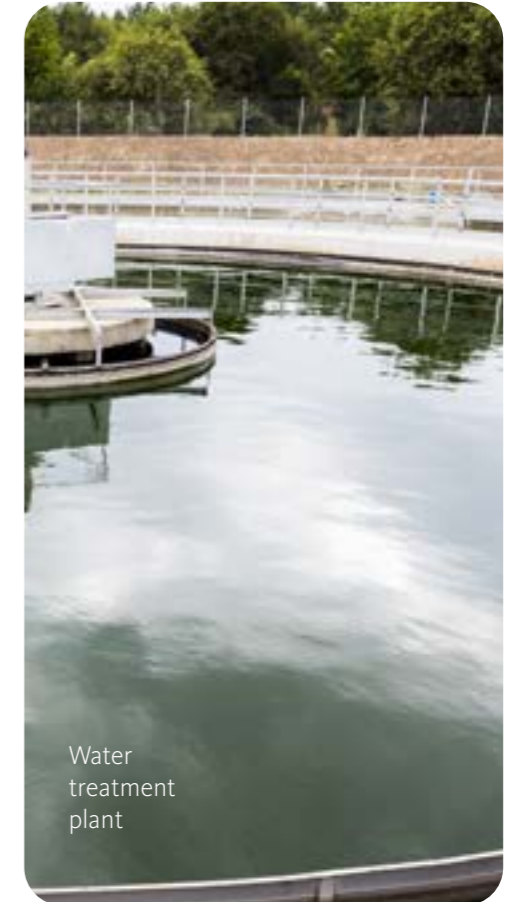
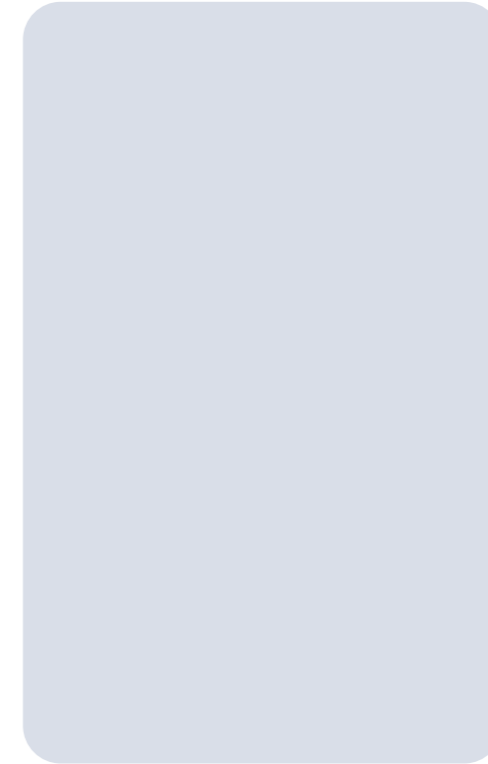
Automatic speed elevators with power backup



CCTV surveillance

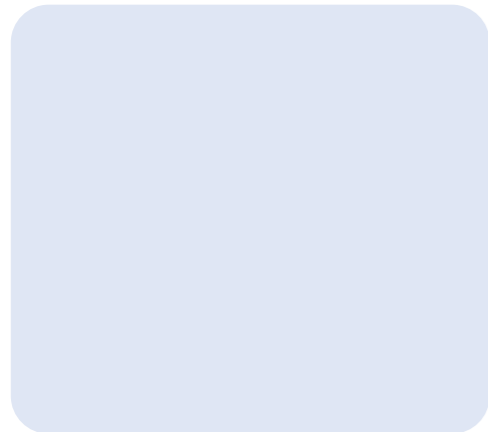


Fire fighting equipment in building lobby

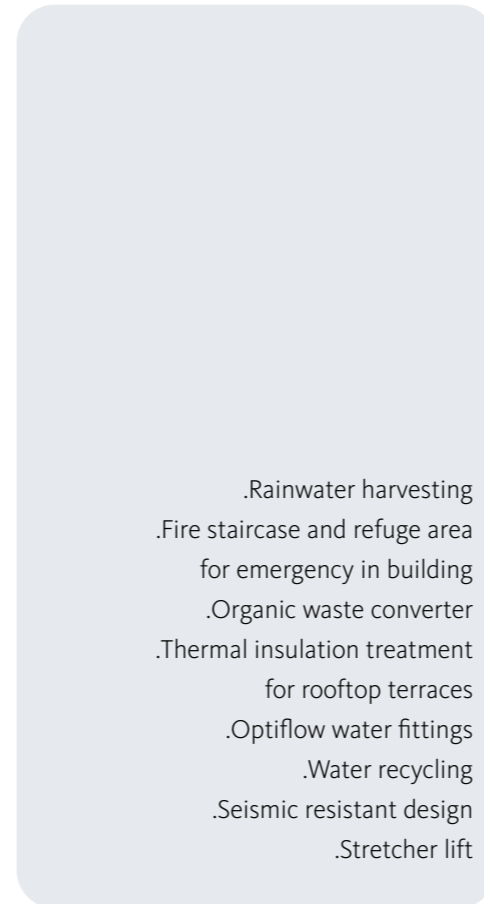


Water treatment plant

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



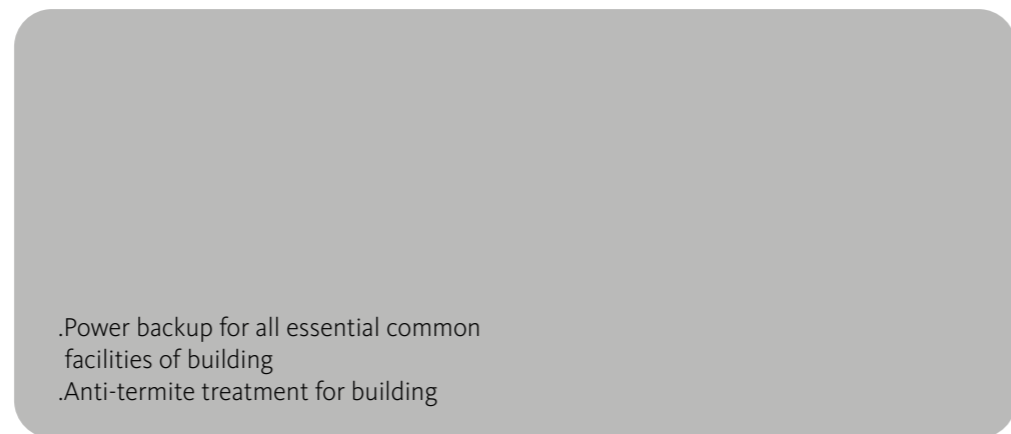
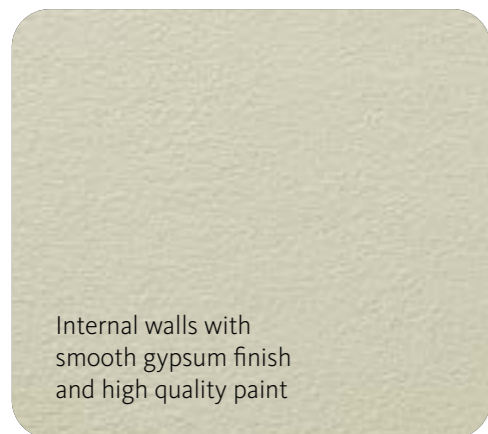
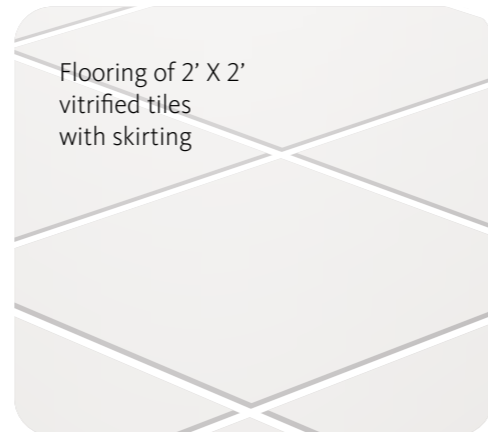
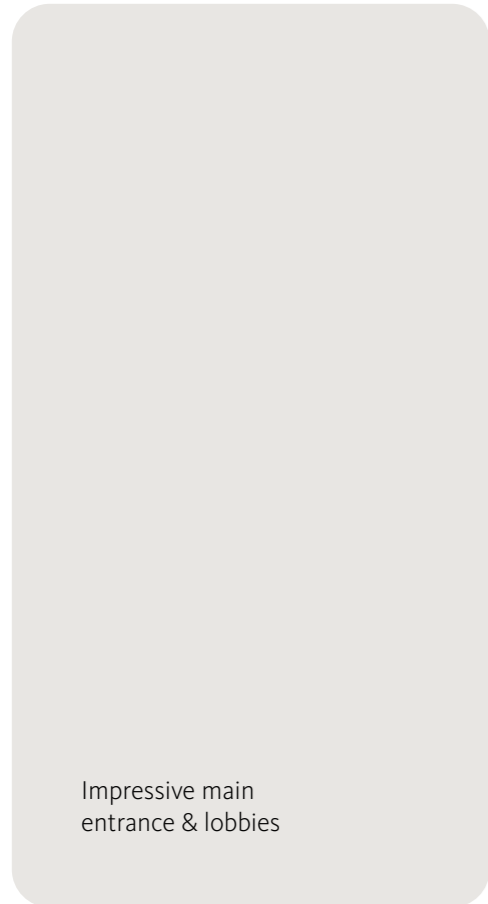
Drip and sprinkler irrigation system



Security personnel at key entry and exit points



24X7 Clean water supply

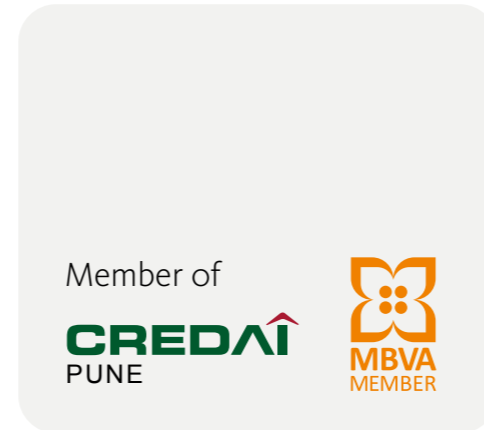




350+ Employees

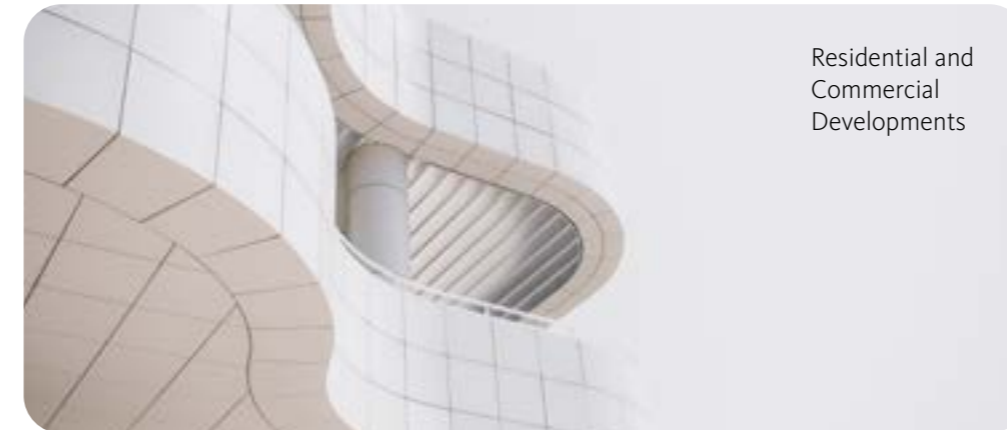


150+ Engineers



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



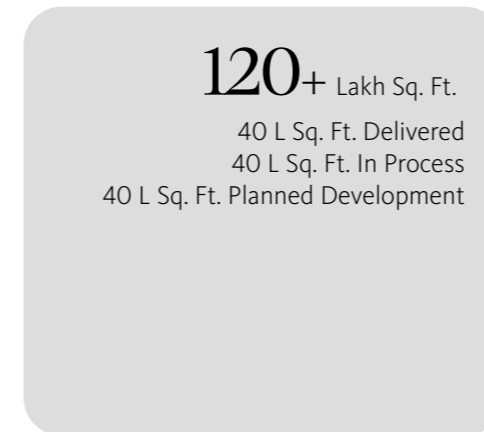
Indian Green
Building Council
(IGBC) Platinum
Rated



Financial Partners



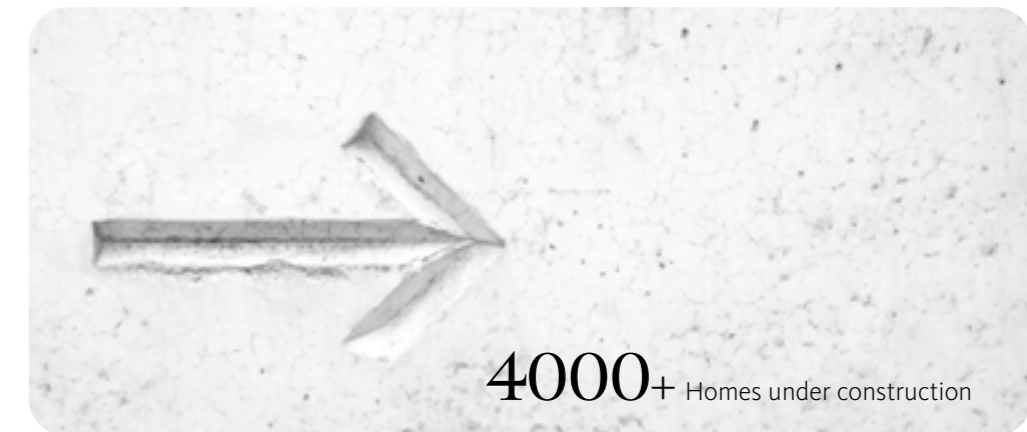
Over
500+
Acres Of Land Parcel



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

SKYi portfolio

<p>2003</p>  <p>NILAY Aundh</p> <p>Nilay at Aundh is an award-winning project spread over 5 acres. Residences built with the philosophy of "no common walls".</p> <p>COMPLETED</p>	<p>2008</p>  <p>AQUILA Baner</p> <p>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.</p> <p>COMPLETED</p>	<p>2010</p>  <p>IRIS Baner</p> <p>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.</p> <p>COMPLETED</p>	<p>2011</p>  <p>SEHER TOWERS Baner</p> <p>Seher Towers at Baner offers luxurious extra large 4 bedroom residences. Each bespoke home is spread over 4200 sq. ft.</p> <p>COMPLETED</p>	<p>2012</p>  <p>FIVE Baner</p> <p>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.</p> <p>COMPLETED</p>	<p>2014</p>  <p>IRIS Bavdhan</p> <p>Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres.</p> <p>COMPLETED</p>
<p>2016</p>  <p>SONGBIRDS Paud Road</p> <p>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.</p> <p>PHASED COMPLETION</p>	<p>2017</p>  <p>STAR TOWERS Paud Road</p> <p>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.</p> <p>COMPLETED</p>	<p>2018</p>  <p>MANAS LAKE Paud Road</p> <p>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.</p> <p>PHASED COMPLETION</p> <p>STAR TOWN Paud Road</p> <p>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.</p> <p>COMPLETED</p>	<p>2021</p>  <p>LIGHTHOUSE Karve Road</p> <p>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.</p> <p>COMPLETED</p>	<p>2022</p>  <p>THE PWC TOWERS Paud Road</p> <p>Three exclusive towers of spacious 4 Bedroom Club Residences overlooking the Poona Western Club, at SKYi Songbirds</p> <p>ONGOING</p> <p>STAR CITY Dhayari</p> <p>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.</p> <p>PHASED COMPLETION</p>	<p>2023</p>  <p>5 MAIDAN BY SKYI Baner</p> <p>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</p> <p>ONGOING</p> <p>5 RACECOURSE Sopan Baug</p> <p>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.</p> <p>ONGOING</p>

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.

Developer

Energia SKYi Developers

Site Office

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



skyi.com

The PWC Towers Hillside Terms and Conditions

This Brochure is purely conceptual and not a legal offering. Energia SKYi Developers 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. Allottee 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. Energia SKYi Developers does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and 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 Energia SKYi Developers does not include the costs of furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and / or otherwise. The brands and make of the material used in the 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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