



Begin Your **Life**
With a **Smile !**



THE CLIFF GARDEN

LOVE LIFE. LIVE LIFE.

HINJAWADI, PUNE

Smile.

**The shortest definition
of happiness.**

Let your home be your trusted partner for a smiling life. After the overwhelming response to The Crown Greens at Hinjawadi, Pune, TCG Real Estate is proud to present The Cliff Garden (Phase-1), a residential development designed to nurture a smiling community. It's a creation that will transform the way you live!



TCG Legacy

The Chatterjee Group (TCG) is a New York based global conglomerate and a strategic investment firm with interests in petrochemicals, pharmaceuticals, biotechnology, financial services, real estate and technology sectors in US, Europe and Asia.

TCG Group Companies -



One of the largest naphtha based integrated petrochemical plants in India.



A specialized Purified Terephthalic Acid manufacturing plant in India.



A real estate development company focussed on Commercial Offices, IT Parks, Biotechnology & Residential Assets across major urban centres in India.



A leading contract research services company focussed on integrated drug discovery and speciality chemicals.



One of the largest enterprise software vendors globally focussed on laboratory informatics management solutions.



A technology consulting and analytics company focussed on value driven business solutions by leveraging analytics, digital sourcing & cyber security.



A financial technology solutions and services company focussed on financial services providers in Wealth Management and Alternative Investments.



An investment & fund management company focussed on capital market related advisory services.



TCG Global



- TCG New York - Head Office
- TCG Group Companies - Global presence

- TCG Real Estate, Pune
 - International Biotech Park
 - The Crown Greens
 - The Cliff Garden



3.7 million sq.ft. developed

4.5 million sq.ft. ongoing

Bengaluru

First Technology Park



Actual photograph



Actual photograph

Mumbai

TCG Financial Center



Actual photograph



Actual photograph

NCR

First India Place



Actual photograph

World Trade Center



Proposed development

Kolkata

Bengal Intelligent Park



Actual photograph

Bengal Eco Intelligent Park



Actual photograph

Chennai

First Software Park



Actual photograph



Actual photograph

Pune

International Biotech Park



Actual photograph

The Crown Greens



Actual photograph

The Cliff Garden



Under construction

The TCG Landmarks in Pune

International Biotech Park, Hinjawadi

One of the largest Biotech Parks in India spread across 80 acres. The Park is dedicated to the advancements in Biotechnology and Life Sciences.



Actual photograph

The Crown Greens, Hinjawadi

TCG Real Estate's first residential landmark located in the heart of Hinjawadi, Pune. Spread over 10 acres, the project has studios, 2 and 3 bedroom spacious apartments with thoughtfully designed modern lifestyle features.

Home to 400 happy families!



Actual photograph



THE CLIFF GARDEN

LOVE LIFE. LIVE LIFE.

Crafted to Perfection

Standing firmly on the phenomenal success of Pan India developments, TCG Real Estate now presents **The Cliff Garden**, a residential project offering the joy of urban living.



Artist's impression



1 BHK & 2 BHK RE+RA⁺ HOMES

R - Rediscover living

E - Experience excellence

R - Reliability

A - Assurance of satisfaction

™
THE CLIFF GARDEN
LOVE LIFE. LIVE LIFE.

**The birthplace of smiles.
Right at the heart of Hinjawadi IT park.**

Away from the hustle-bustle, yet in the close proximity to the renowned IT giants and proposed Metro Station in Hinjawadi Phase 3 and well connected with the major city hubs, the location is absolutely ideal. Adjacent to hills, the place is embraced by the picturesque surrounding and it's all set to create smiles that last forever!



Stay tuned to surroundings. And to life.

Located just at the heart of Hinjawadi IT cluster, The Cliff Garden offers great connectivity to shopping centers, multiplexes, banks, schools and medical facilities.



Walking distance from
the proposed Metro Station.



CONNECTIVITY

- Metro Station (proposed) 0.7 km
- Bus Stop 0.8 km
- Mumbai-Bengaluru Highway 7.5 km
- Pune-Mumbai Expressway 16 km
- Shivajinagar Railway Station 19.5 km
- Pune Railway Station 23 km
- Pune Airport 30 km



SHOPPING & ENTERTAINMENT

- D Mart 6 km
- Xion Mall & Multiplex 6.5 km
- Vision One Mall 9 km
- GO Square 11 km



HOSPITALS

- Ruby Hall 5.5 km
- Mulshi Millennium 6 km
- Life Point 8.5 km

TCG
NEW YORK



SCHOOLS / INSTITUTES

- Pawar Public School 0.5 km
- Symbiosis 5 km
- I'IT 5.5 km
- Mercedes Benz International School 6 km
- Vibgyor High school 6 km
- Blue Ridge Public School 6.5 km
- Indira Institute 9 km



BANKS / ATMs

- ICICI Bank 2 km
- Axis Bank 2 km
- Canara Bank 5 km
- SBI 5.5 km
- Yes Bank 6 km
- HDFC Bank 6 km



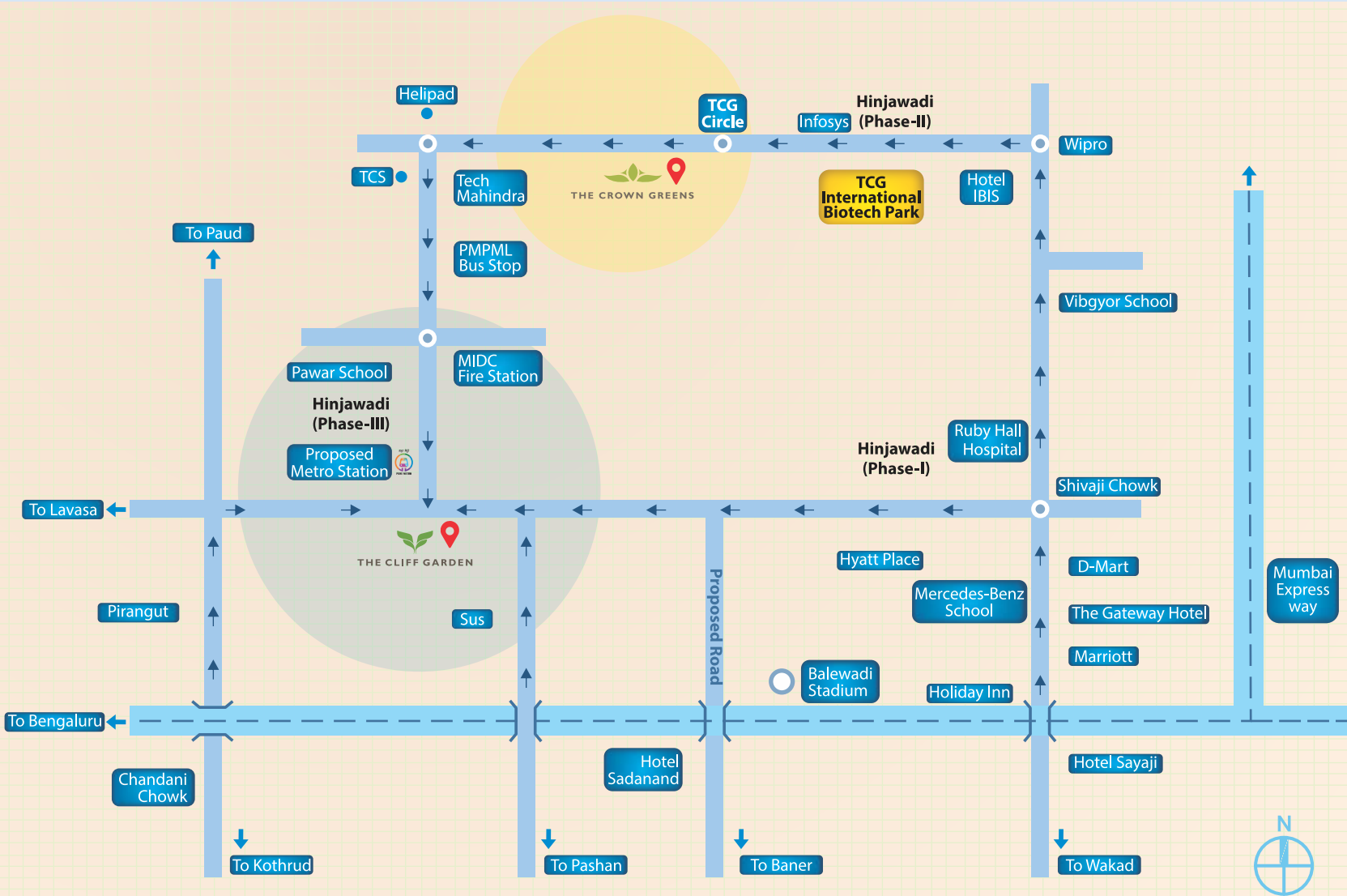
HOTELS

- Grand Tamanna 3.9 km
- Hyatt Place 5 km
- Ibis 5 km
- Lemon Tree 5.5 km
- Taj Gateway 6.5 km
- Courtyard by Marriott 6.5 km
- Sayaji 8 km
- Radisson Blu 8.5 km



FUEL STATIONS

- BP 5.5 km
- Shell 8 km
- HP 9 km
- IOC 9.8 km



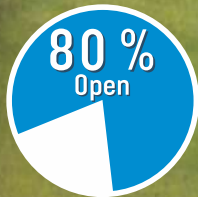
Map not to scale

The Smiling Scenario

The Cliff Garden leaves ample room for smiles to blossom



Note: Only the above six wings / buildings (Aster, Bluebell, Carnation, Daisy, Erica, Fern) are registered with MahaRERA.



1. Entrance Gate
2. Bus Shelter
3. Arrival Plaza
4. Cycling Track
5. Swimming Pool with Kids' Pool
6. Clubhouse - Flora
7. Party Lawn
8. Senior Citizen Corner
9. Open-air Amphitheater
10. Multipurpose Court
11. Kids' Play Park
12. Walking/jogging Track
13. Convenience Store

Elevating life to a new height !



The Smiling Lifestyle



Cooler



Quieter



Cleaner



Elevated



Better wind flow



Privacy &
extended views



Better sunlight



Better ventilation



Better construction
technology



Water conservation
& recycling



Electric vehicle
charging ports



Solar street lights



Solar water heating



Solid waste
management



TCG Care



TCG Connect



Experience The Cliff Garden Life. It is smiles all the way!



Cooler

Situated adjacent to the hills, the air flows into the project making it cooler.



Quieter

The noise levels are lower.



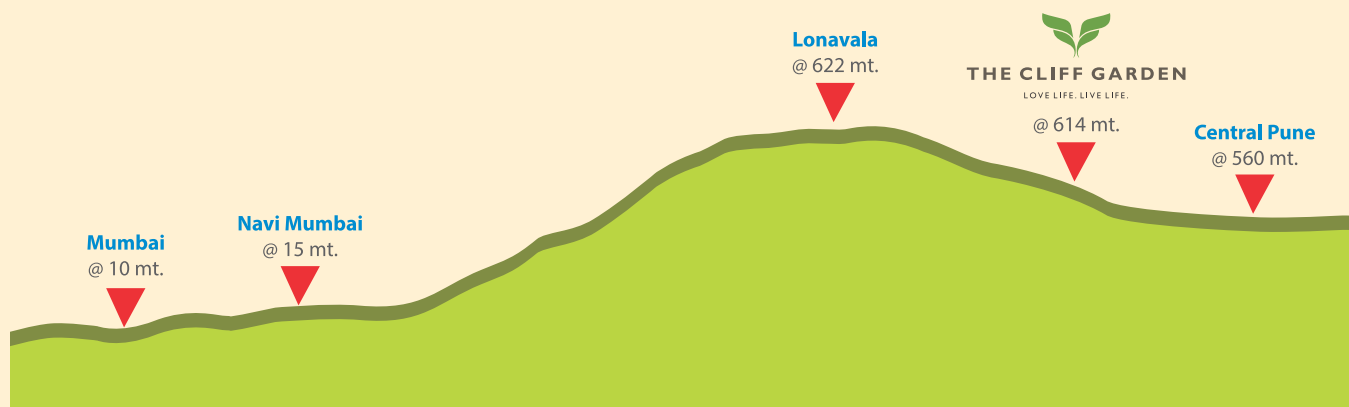
Cleaner

The air quality is better.



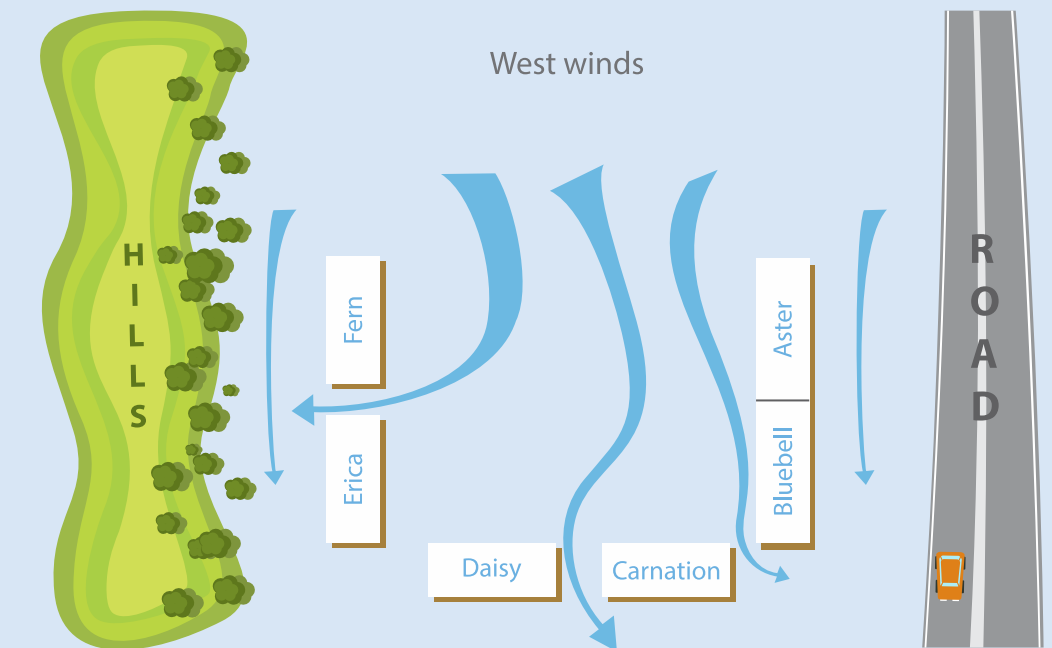
Elevated

The Cliff Garden is geographically located at a higher elevation enhancing its cool atmosphere.



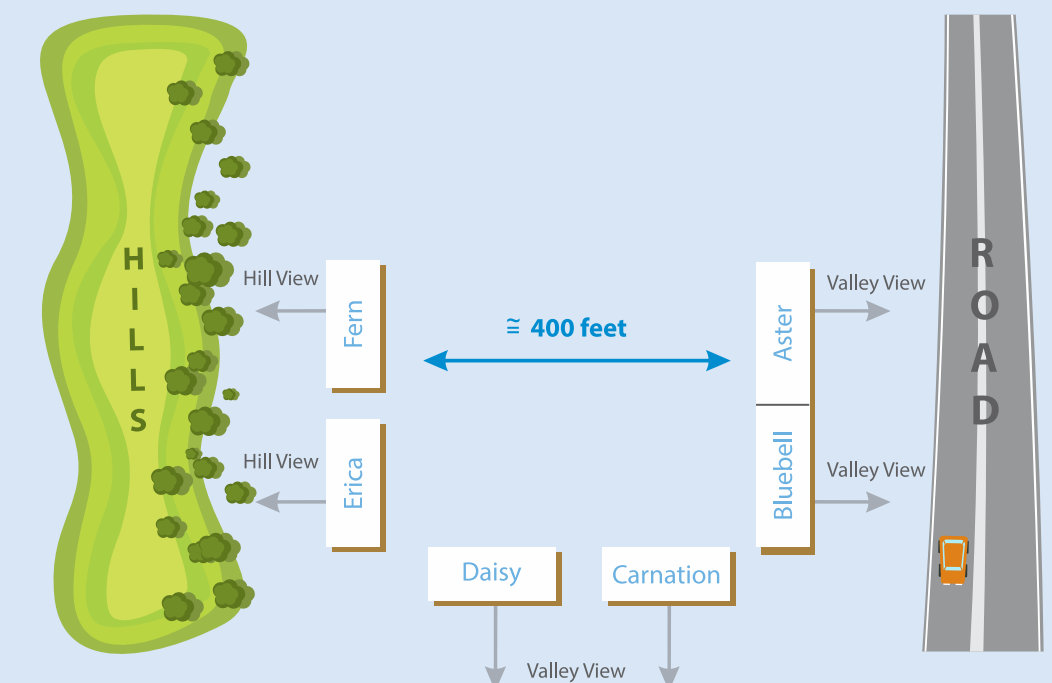
Better wind flow

The Cliff Garden is planned in such a way that all buildings have free access to winds from west and north-west. The wind stays unobstructed between the buildings. The wind also passes over the central garden, making the project cooler.



Privacy & extended views

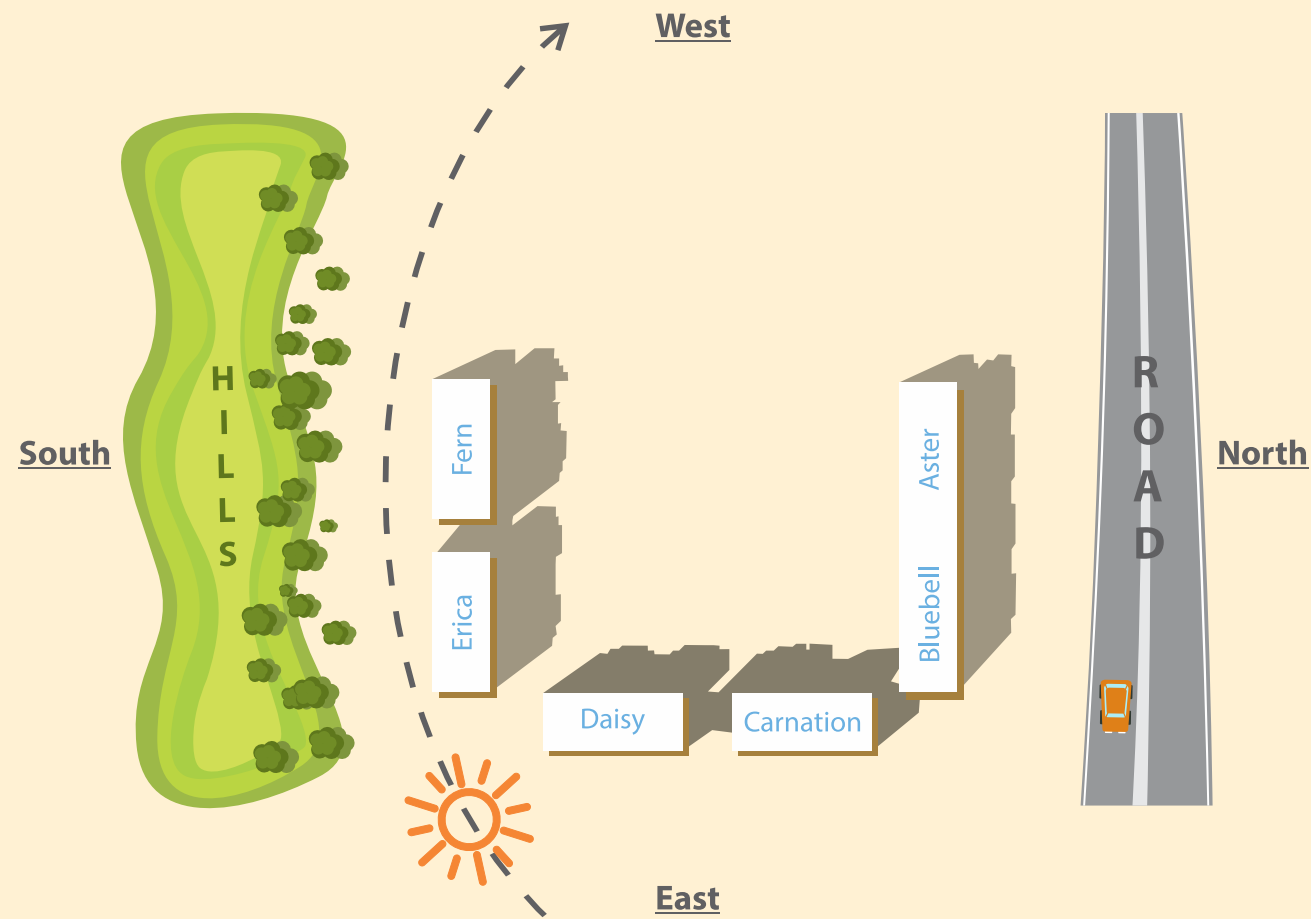
The planning offers utmost privacy to the residents. Distance between the buildings is about 400 feet. The homes offer extended views of the hills, central garden and valley view.





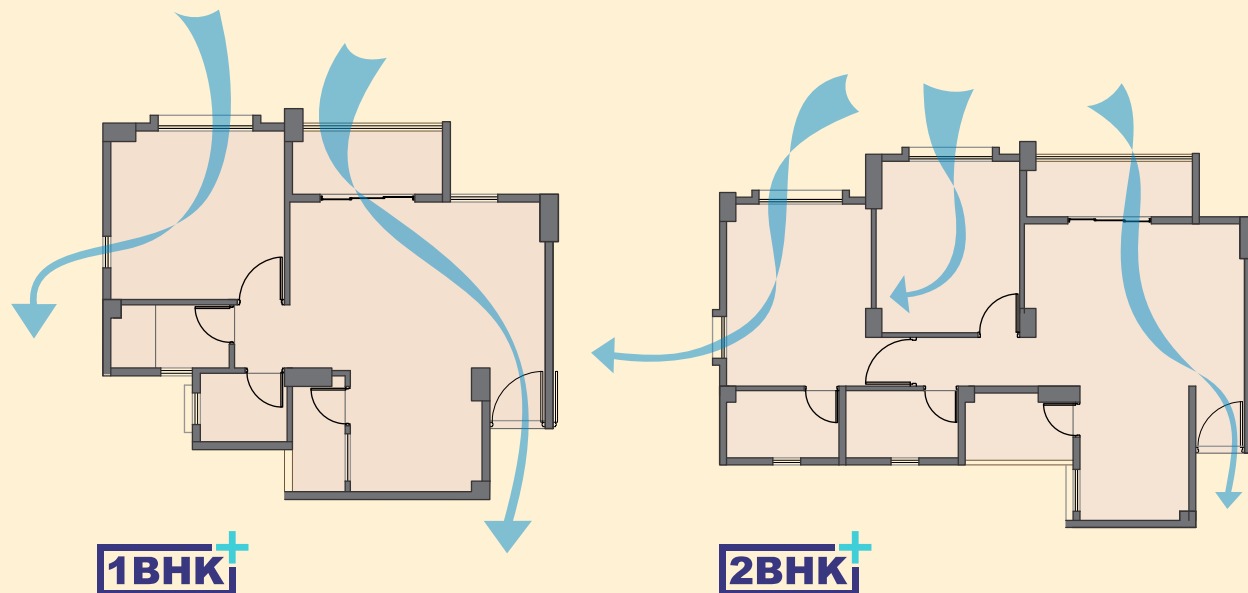
Better sunlight

The buildings are designed taking into consideration the sun's path ensuring maximum sunlight inside the home. All the rooms have sufficient amount of daylight.



Better ventilation

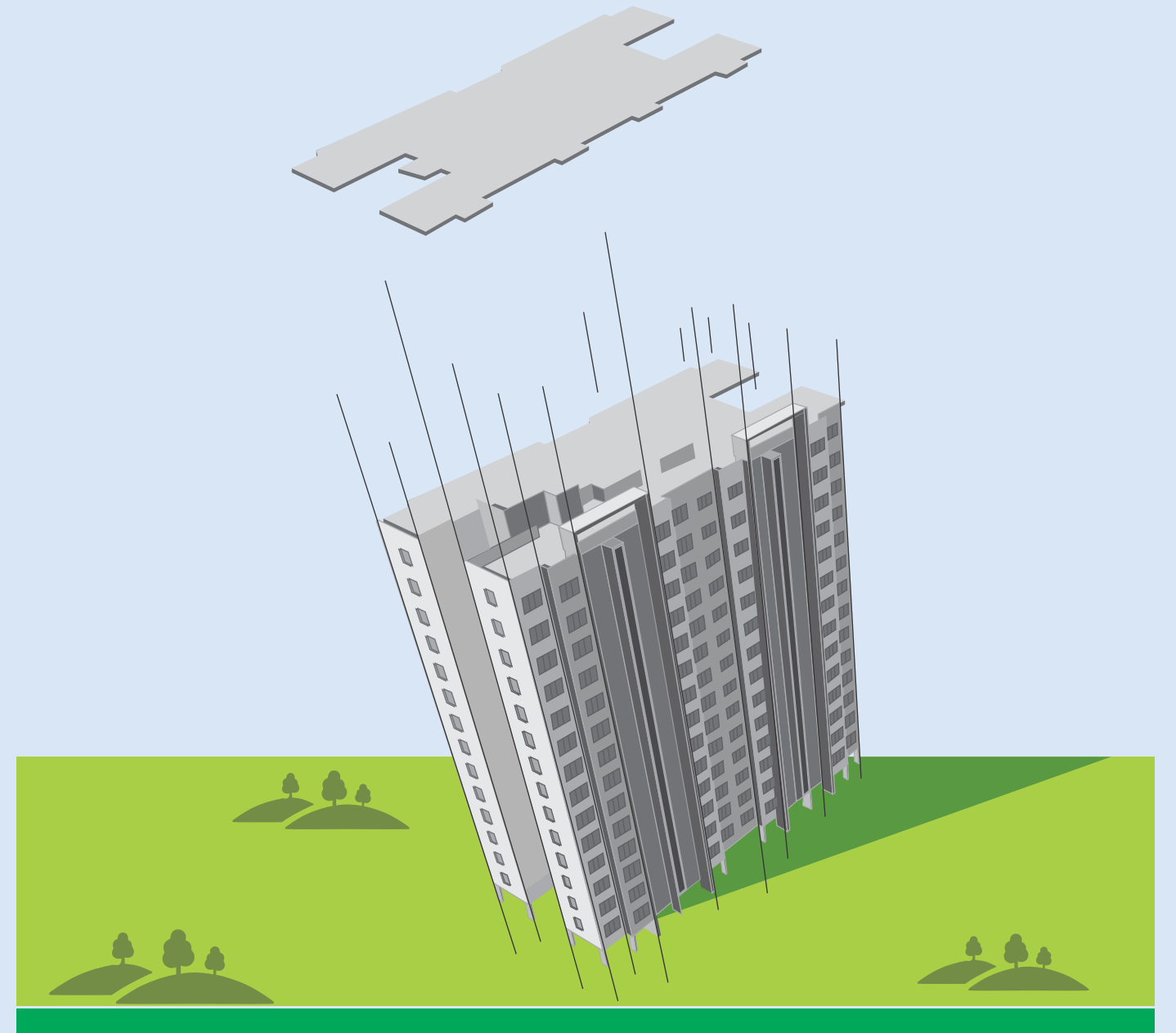
Windows are designed to harvest the wind into the home, bringing in adequate ventilation and fresh air.



Better construction technology

To ensure quality of construction, the latest precast construction technology has been adopted.

- The quality of beams, columns and slabs are of better quality as they are made in a controlled environment with quality raw material and better curing process.
- The beams, columns and slabs are manufactured in a factory and assembled on the site, speeding up the construction process.
- The precast construction process is beneficial in many ways like less labour, less material storage and less machinery at site. This helps to control wastage of resources and reducing noise and air pollution leading to minimum impact on environment.

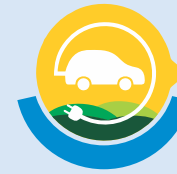
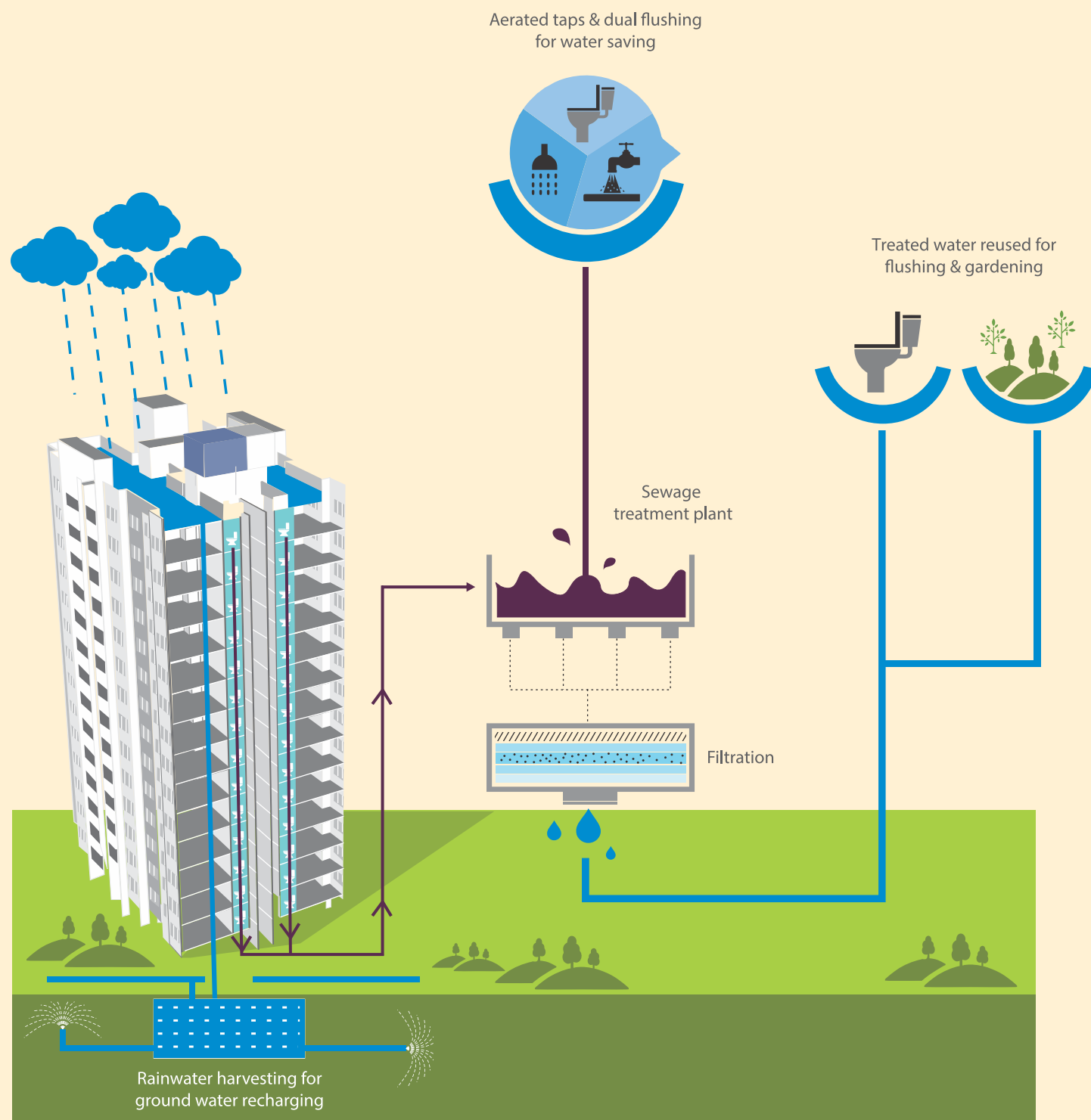


Smiling life. Eco-friendly life.



Water conservation & recycling

The Cliff Garden is equipped with a number of green features that ensure eco-friendly living. Usage of aerated taps helps in water conservation.



Electric vehicle charging ports

With a futuristic vision, The Cliff Garden provides electric car charging ports. A small yet effective effort to reduce air pollution.



Solar street lights

Solar street lights make the most of the green energy and reduce the operating cost.



Solar water heating

Solar energy is used for water heating.



Solid waste management

Segregated garbage will be treated in OWC (organic waste composter). Manure generated will be used for nourishing the garden.





TCG Care

Essentials for a smiling life.



24 x 7
Ambulance



Bus shelter



Convenience
store



Polyclinic



24x7
Security



Stretcher lifts



Wheelchair
friendly



Stroller friendly



TCG Connect

A digital platform for ease and convenience.



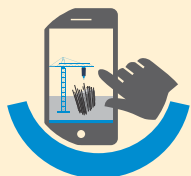
Online
booking



Making online
payments



View
payment details



View construction
progress



THE CLIFF GARDEN

LOVE LIFE. LIVE LIFE.

Love Life. Live Life.

Wake up to the sound of chirping birds and refreshing golden rays of the sun.
Be surrounded by hills and scenic breath-taking views.



The smiles are everywhere!



HOME

- Video door phone
- Provision for inverter in the apartment
- Centralized DTH
- Provision for internet
- Provision for washing machine
- Aluminium sliding windows
- Safety grill for windows
- Mosquito net for windows & balcony sliding doors
- Vitrified tiles for flooring
- Pre-laminated door and door frames
- Oil bound distemper paint for internal walls
- Granite window sills



ESSENTIAL ELEMENTS

- Grand entrance plaza
- Power back-up for common areas
- Stretcher lift
- Anti-termite treatment
- Directory at ground floor lobby
- Name plate on main door
- Letter boxes at ground floor lobby
- Washrooms for drivers and servants



LIVING & DINING

- TV point
- Telephone point
- One wall painted in darker shade



BEDROOMS

- Provision for split air conditioner in master bedroom
- TV point
- Telephone point



KITCHEN

- Granite kitchen platform with stainless steel sink
- Provision for exhaust fan
- Provision for water purifier
- Centralized LPG
- Gas leak detector



TOILETS

- Single lever hot & cold mixer with overhead shower
- Wall mounted commode
- Provision for geyser
- Provision for exhaust fan
- Pest prevention trap



Smiling Stories !



Deepak & Pallavi Patel

Before visiting The Crown Greens, we had seen some other projects too. But The Crown Greens won our hearts in terms of location, features and layout. Everything was just perfect. Besides this, the staff at TCG Real Estate was extremely helpful and they answered all our queries efficiently. We thank TCG Real Estate for making our dream come true.



Amitabha Ray

As a happy home owner at The Crown Greens, I appreciate the efforts taken by TCG Real Estate in delivering a perfect home. The entire project was completed successfully and to our satisfaction. Even after the apartments were handed over to us, TCG staff was extremely helpful and co-operative in addressing our concerns. I think TCG Real Estate is a true role model for other companies in this business.



Anil Varshney

We bought our home at The Crown Greens a few years back. The fact that we booked our second home in the same project tells a lot about our experience. What we found particularly impressive was the clarity of communication. We really admire TCG Real Estate for that. We were constantly being updated about the project progress and other related issues. Our association with TCG Real Estate has been quite rewarding and we wish them all the very best!



Our Smiling Achievement

TCG Real Estate was chosen as the ‘Best Commercial Developer’ by UBM India in 2011.

Disclaimer : The contents of this brochure are conceptual and the objective is to guide the readers towards the design and features of the project. The images shown are artist's impressions and are indicative in nature. This includes master plan, elevations, number of buildings, number of floors, number of apartments, specifications, amenities, floor plans, unit plans, areas, dimensions, color schemes, landscape, accessories, interiors, furniture, etc. and are subject to change without notice. All this may vary actually depending on the approvals and revised approvals from the respective authorities. All information issued through text matter is in good faith and is for guidance only. Visual and textual information does not constitute part of an offer or a contract and/or commitments of any nature. Actual finishes and finishing material/fixtures may vary as per the availability at the time of installations. The promoter, developer or the directors & employees of TCG Developments India Private Limited, TCG Urban Infrastructure Holdings Private Limited and Vornado Hinjewadi Township Private Limited, will not be liable for any loss, damage, errors, injury, whether direct, indirect, consequential or incidental, suffered by any person(s) due to any use of the above information.

Copyright : The contents in this brochure are the exclusive property of TCG Developments India Private Limited, TCG Urban Infrastructure Holdings Private Limited and Vornado Hinjewadi Township Private Limited and are protected by copyright and intellectual property laws. No person shall use, copy, reproduce, distribute, modify, display or sell the same in whole or in part or any part thereof in any form or by any means - electronic, mechanical, photocopy, recording or otherwise without written permission from TCG Developments India Private Limited, TCG Urban Infrastructure Holdings Private Limited and Vornado Hinjewadi Township Private Limited.



THE CLIFF GARDEN

LOVE LIFE. LIVE LIFE.

HINJAWADI, PUNE



Call for Assistance :- 7057315229 / 7887867412



The project has been registered via MahaRERA registration nos. P52100004906 (Wing B & C) & P52100015759 (Wing A,D,E & F) and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

TCG Real Estate, International Biotech Park Ltd., Plot No. 15, Ground Floor, Genesis Square, Rajiv Gandhi Infotech Biotech Park, MIDC Phase II, Hinjawadi, Pune - 411057.