



Company Name: KIRAN CREATORS & DEVELOPERS (P) LTD

Site Address: Survey No. 210/1, 210/2, Sus, Mulshi, Pune - 411021

Corporate Address: Amar Business Zone, A Wing, 10th Floor, Office No. 1001 & 1002, Baner, Pune - 411045

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Disclaimer: This brochure is purely conceptual and tentative that gives a fair and general view of the project. It is not a legal offering, nor will it be deemed to be part of any agreement. Photographs and visuals shown are only for presentation purposes. All the units are unfurnished and the furniture's shown is for illustrative purpose only. The builder reserves the rights to revise no. of buildings, areas of the units, specifications of the units, amenities, open space etc. as per companies discretion without prior notice and obligation. 'Future Development' may consist of high-rise buildings etc.



MahaRera:
P52100047619



MahaRera:
PC1261012400016



LANDMARK

LIFESTYLE IN THE LAP OF NATURE

2 & 3 BED ELITE RESIDENCES, BANER NXT

LUXURY AMID
LUSH GREENS







AS BREATHTAKING

AS THE NATURE EMBRACING IT



In a quaint pocket of Pune where the hills rise like gentle guardians, a story of life unfolds. Where every dawn and every dusk, brings a new calm. The staggering tall towers, a reflection of the hills that surround it, house some of the most elite homes of the vicinity. Conveniently located, expertly designed, masterfully planned, just for you!



Image for representation purpose only

FOREVER HOMES



Image for representation purpose only

WITH FOREVER VIEWS

AS GRAND

AS THE HILLS SURROUNDING IT



Wake up to a view where the peaks at your eye level. Experience true grandeur that leaves you in awe of the superlative landscapes every single day. A landmark reshaping the hill-scape of Baner NXT.

25 & 27 STORIED TOWERS

TALLEST TOWERS IN THE VICINITY

INTEGRATED COMMERCIAL DEVELOPMENT

MAXIMUM LIVEABLE AREA





AS ACCESSIBLE

AS IT IS CONVENIENT



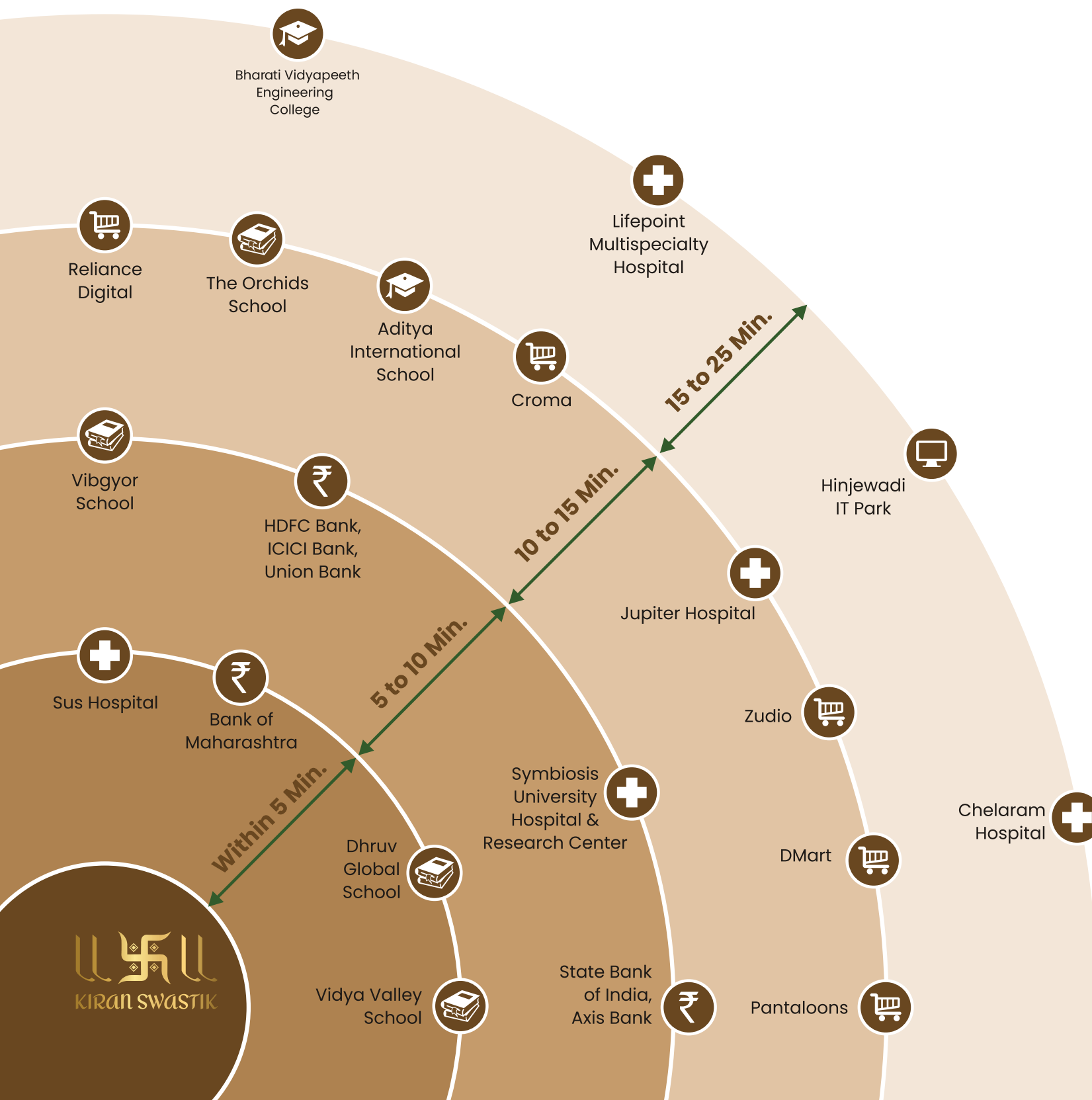
A location so incredible, it speaks for itself. Striking a near perfect balance of natural exclusivity and urban accessibility. Everything you need is within arm's reach.

1 MIN FROM SUNNY'S WORLD

5 MINS FROM BITWISE TERRA TOWER

10 MINS FROM BALEWADI HIGHSTREET

12 MINS FROM HINJEWADI IT PARK



KEY DISTANCES



LOCATION MAP





Image for representation purpose only



LIVE CALM



LIVE COZY

AS LIVELY

AS THE COMMUNITY WITHIN



Lifestyle that balances luxury with tranquility. From a vibrant Children's Play Area to a peaceful Senior Citizens' Zone, every generation finds its space. Stay active in the Gym, relax at the Clubhouse, or unwind by the sparkling Swimming Pool.





Artistic Impression

NATURE'S ZONE



Artistic Impression

GYMNASIUM





Artistic Impression



CRÈCHE



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CLUBHOUSE



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SENIOR CITIZENS' AREA

SECURITY & CONVENIENCE

Video Door
Phone,
CCTV
Cameras



Fire-Fighting
System



Solar Water
Heating in
Master
Bathroom



Power
Backup for
common
areas



Rainwater
Harvesting
System

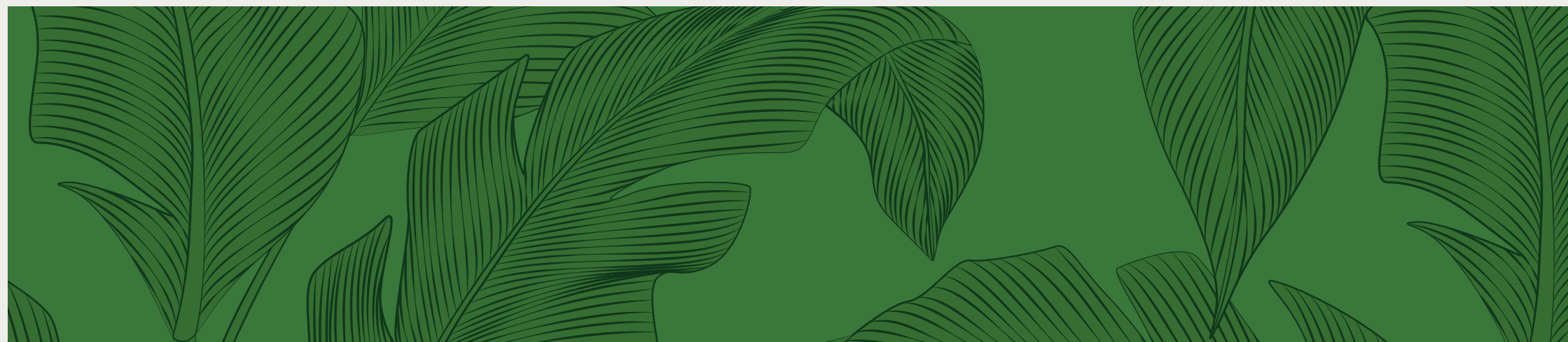


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WATER & ENVIRONMENTAL FEATURES

AS SPACIOUS

AS IT IS PRIVATE



Crafted for the utmost comfort and luxury. Every day you're greeted with bright light, fresh air and panoramic views. Meticulously planned layouts that offer enhanced privacy for every home. A blend of modern aesthetics with sustainable features, offering a perfect retreat in the heart of nature. Welcome to a space where luxury and well-being coexist effortlessly.

SPACIOUS LAYOUTS

VAASTU COMPLIANT

ENHANCED PRIVACY





Artistic Impression

LEGENDS

- | | |
|------------------|-------------------------|
| 1. Entry | 6. Swimming Pool |
| 2. Amenity Space | 7. Building 'A' 4P+25 |
| 3. Open Space | 8. Building 'B' P+3C+27 |
| 4. Parking | 9. Exit |
| 5. Driveway | 10. Proposed DP Road |

A WING

TYPICAL FLOOR PLAN
14TH TO 23RD FLOOR



14TH, 15TH, 17TH, 18TH, 19TH, 20TH, 21ST & 23RD FLOOR

FLAT NO	TYPE	CARPET AREA
1401, 1501, 1701, 1801, 1901, 2001, 2101, 2301, 2401	3 BHK	942
1402, 1502, 1702, 1802, 1902, 2002, 2102, 2302, 2402	2 BHK	725
1403, 1503, 1703, 1803, 1903, 2003, 2103, 2303, 2403	2 BHK	718
1404, 1504, 1704, 1804, 1904, 2004, 2104, 2304, 2404	2 BHK	720
1405, 1505, 1705, 1805, 1905, 2005, 2105, 2305, 2405	3 BHK	942

FLAT NO	TYPE	CARPET AREA
1406, 1506, 1706, 1806, 1906, 2006, 2106, 2306, 2406	3 BHK	942
1407, 1507, 1707, 1807, 1907, 2007, 2107, 2307, 2407	2 BHK	716
1408, 1508, 1708, 1808, 1908, 2008, 2108, 2308, 2408	2 BHK	712
1409, 1509, 1709, 1809, 1909, 2009, 2109, 2309, 2409	2 BHK	721
1410, 1510, 1710, 1810, 1910, 2010, 2110, 2310, 2410	3 BHK	952



A WING

REFUGE FLOOR PLAN
16TH & 22ND FLOOR



16TH & 22ND FLOOR

FLAT NO	TYPE	CARPET AREA
1601, 2201	3 BHK	942
1602, 2202	2 BHK	725
1603, 2203	2 BHK	718
1604, 2204	2 BHK	720
1605, 2205	3 BHK	942

FLAT NO	TYPE	CARPET AREA
1606, 2206	3 BHK	942
1607, 2207	2 BHK	716
1608, 2208	2 BHK	712
1609, 2209	2 BHK	721
1610, 2210	3 BHK	952



B WING | TYPICAL FLOOR PLAN

2ND TO 24TH FLOOR



2ND, 3RD, 4TH, 6TH, 7TH, 8TH, 9TH, 11TH, 12TH, 13TH, 14TH, 16TH, 17TH, 18TH, 19TH, 21ST, 22ND, 23RD & 24TH FLOOR

FLAT NO.	TYPE	CARPET AREA
201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401, 1601, 1701, 1801, 1901, 2101, 2201, 2301, 2401	3 BHK	1000
202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402, 1602, 1702, 1802, 1902, 2102, 2202, 2302, 2402	2 BHK	733
203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403, 1603, 1703, 1803, 1903, 2103, 2203, 2303, 2403	2 BHK	734
204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404	2 BHK	737
205, 305, 405, 605, 705, 805, 905, 1105, 1205, 1305, 1405, 1605, 1705, 1805, 1905, 2105, 2205, 2305, 2405	3 BHK	942
206, 306, 406, 606, 706, 806, 906, 1106, 1206, 1306, 1406, 1606, 1706, 1806, 1906, 2106, 2206, 2306, 2406	3 BHK	1000

FLAT NO.	TYPE	CARPET AREA
207, 307, 407, 607, 707, 807, 907, 1107, 1207, 1307, 1407, 1607, 1707, 1807, 1907, 2107, 2207, 2307, 2407	2 BHK	728
208, 308, 408, 608, 708, 808, 908, 1108, 1208, 1308, 1408, 1608, 1708, 1808, 1908, 2108, 2208, 2308, 2408	2 BHK	727
209, 309, 409, 609, 709, 809, 909, 1109, 1209, 1309, 1409, 1609, 1709, 1809, 1909, 2109, 2209, 2309, 2409	2 BHK	730
210, 310, 410, 610, 710, 810, 910, 1110, 1210, 1310, 1410, 1610, 1710, 1810, 1910, 2110, 2210, 2310, 2410	2 BHK	729
211, 311, 411, 611, 711, 811, 911, 1111, 1211, 1311, 1411, 1611, 1711, 1811, 1911, 2111, 2211, 2311, 2411	3 BHK	1002



B WING

REFUGE FLOOR PLAN

5TH, 10TH, 15TH, 20TH & 25TH FLOOR



5TH, 10TH, 15TH, 20TH & 25TH FLOOR

FLAT NO.	TYPE	CARPET AREA
501, 1001, 1501, 2001, 2501	3 BHK	1000
502, 1002, 1502, 2002, 2502	2 BHK	733
503, 1003, 1503, 2003, 2503	2 BHK	734
504, 1004, 1504, 2004, 2504	2 BHK	737
505, 1005, 1505, 2005, 2505	3 BHK	942
506, 1006, 1506, 2006, 2506	3 BHK	1000

FLAT NO.	TYPE	CARPET AREA
507, 1007, 1507, 2007, 2507	3 BHK	728
508, 1008, 1508, 2008, 2508	2 BHK	727
509, 1009, 1509, 2009, 2509	2 BHK	730
510, 1010, 1510, 2010, 2510	2 BHK	729
511, 1011, 1511, 2011, 2511	3 BHK	1002

A WING – 3 BHK





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SPECIFICATIONS



STRUCTURE

- Earthquake resistant RCC frame structure
- External Concrete wall



FLOORING & TILING

- Vitrified tiles of 800mm X 800mm width matching skirting in all rooms
- Anti-Skid tile flooring in terrace, toilets, wash room and dry balcony
- Designer tiles Dado up to lintel level in bathroom
- Designer tiles up to Beam Bottom in Kitchen
- Designer tiles up to sill level in dry balcony / terrace



WINDOWS

- Powder coated Aluminium sliding windows with Mosquito mesh
- MS. safety grill with Marble / Granite window seal



DOORS

- Laminated main entrance door, all bedrooms, terrace doors with both side laminations
- Provision for Water purifier, Refrigerator & Microwave



KITCHEN

- I- Shape/Parallel Granite platform with stainless steel sink
- External Concrete wall



TOILETS

- Solar water heating system in Master Bathroom only
- Designer anti-skid ceramic flooring and dado up to lintel level
- Concealed Corrosion resisting internal plumbing
- Premium quality Wall hung WC in toilets
- Powder coated aluminium louvered windows
- Hot and Cold-water mixer with Provision of Geyser



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SPECIFICATIONS



PLUMBING

- Internal concealed plumbing with good quality (Jaquar / Hindware) or equivalent CP fitting



ELECTRIFICATION

- High Quality Modular electrical switches with Concealed copper wirings
- ISI Multi-Strand Wires with MCB
- Provision for Exhaust fan in bathroom and kitchen
- Provision for Inverter back-up



PAINTING

- External: Acrylic Paint (Asian/Berger/Dulex)
- Internal: Acrylic Emulsion Paint (Asian/Berger/Dulex)



OTHERS

- Elevations: Elegant and impressive elevation for aesthetic beauty
- Back up: Generator back up for common lift, common passage, parking, staircase and pumps
- Underground and Overhead tank for water storage
- Fire-fighting system
- Conservation: Rainwater harvest system for water conservation as per PMC guidelines
- Name plate of respective members on the main door
- Letter Box



AUTOMATION

- Video Door Phone
- CCTV cameras in Garden Area

18+ COMPLETED PROJECTS IN
WEST PUNE

16 COMPLETED PROJETS IN BANER &
BANER NXT



(NOT TO SCALE)





AS TRUSTWORTHY

AS OUR PROJECTS

Since our inception in 2010, we've strived to stand true on our promises of high-quality construction, timely delivery, and an exceptional lifestyle experience. A name trusted by thousands, and one you can rely on too.

18+

TOTAL
COMPLETED
PROJECTS

1K+

HAPPY
CUSTOMERS

14+

YEARS OF
EXPERIENCE

9L+

SQ. FT.
DELIVERED

7L+

SQ.FT. UNDER
DEVELOPMENT

15L+

SQ.FT. PROPOSED
DEVELOPMENT