

THE
Autograph
COLLECTION



NOW IN BAVDHAN

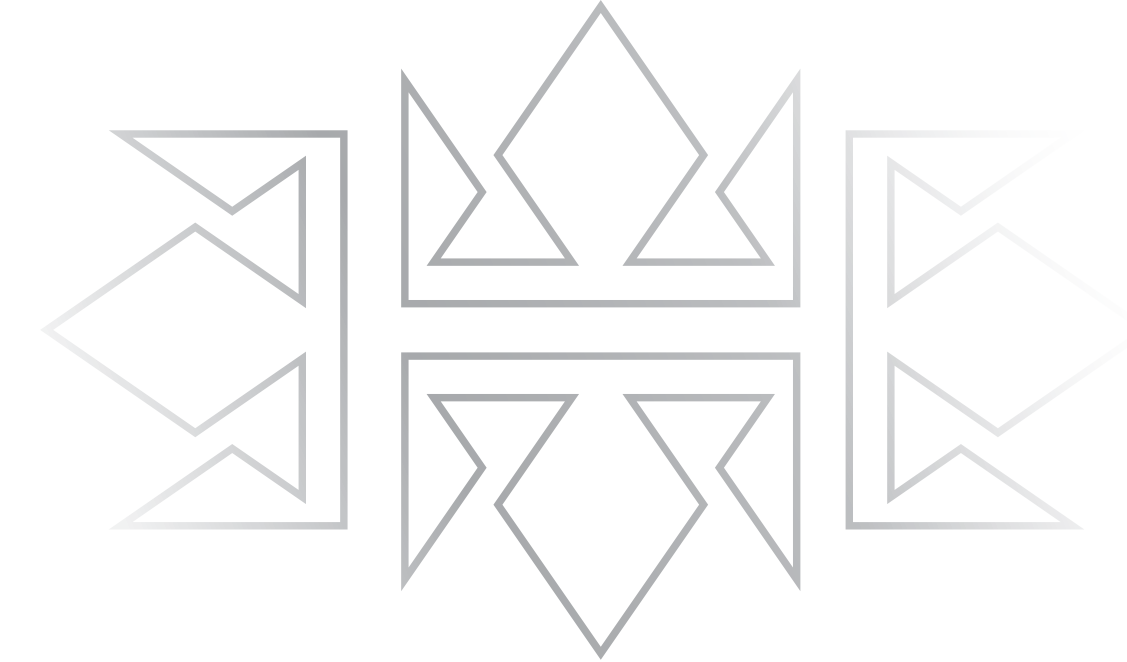


PRESENTING



PRIMARC

**3 BHK
GRAND SUITES**



EXPERIENCE THE EXCELLENCE

40+

Lac
sq.ft. of
Area
Transformed

19+

Successful
Projects

9+

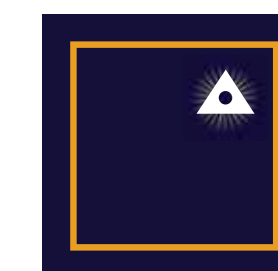
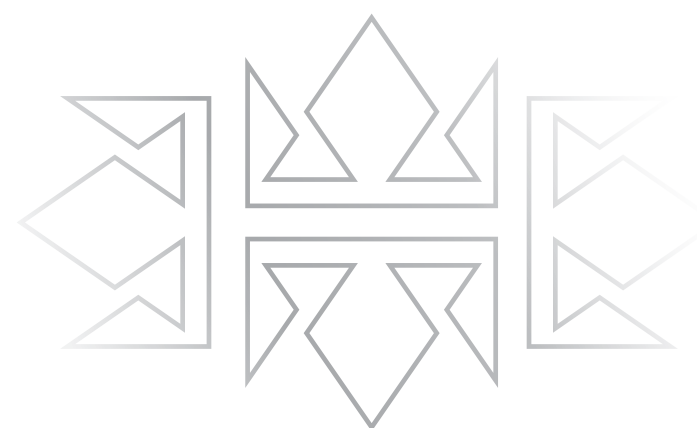
Prestigious
Awards

4,000+

Families
Delighted

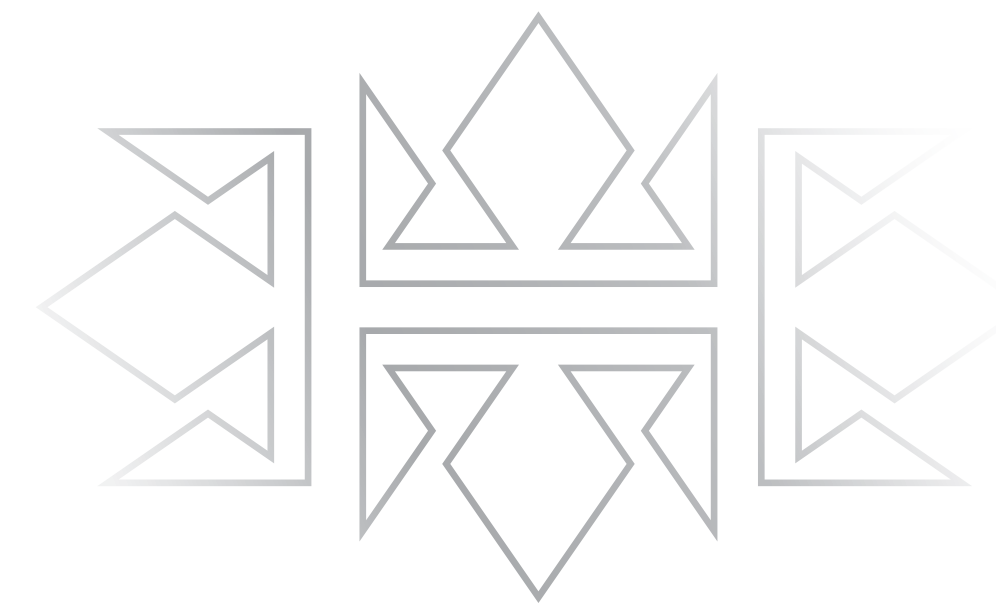
32+

Years of
Legacy



EXCELLAA
BUILDING WITH ETHOS

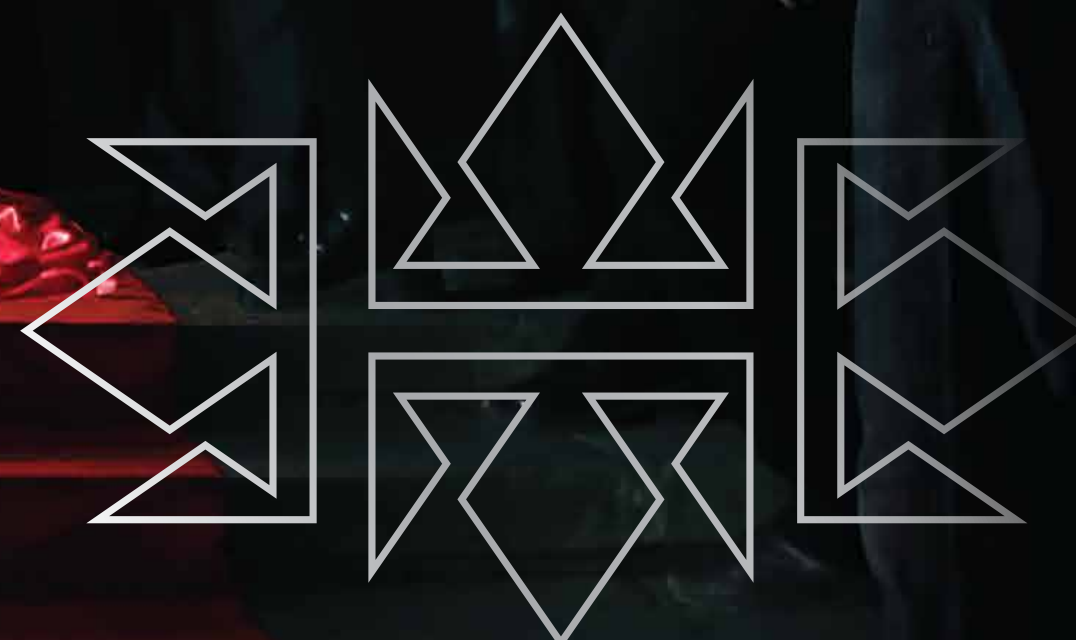
A LIFESTYLE
FOR THE
SELECT FEW...



THE
Autograph
COLLECTION

Thoughtfully designed spaces, mindfully crafted interiors, handpicked offerings, and a stunning selection of amenities that leaves nothing further to be desired; is just the very beginning of what The Autograph Collection brings to you.

Think bespoke fixtures that are a class apart, graced by elegant details that leave you utterly mesmerized. The Autograph Collection has it all, and then some more. All past, present and future residences that are a part of this inimitable collection will come equipped with an assured selection of preset, ultra-premium features and amenities. Painstakingly fashioned to offer you a truly luxe lifestyle, the collection is a breathtaking celebration of extraordinary living, in a way that is incomparably exclusive beyond your very wildest imagining.

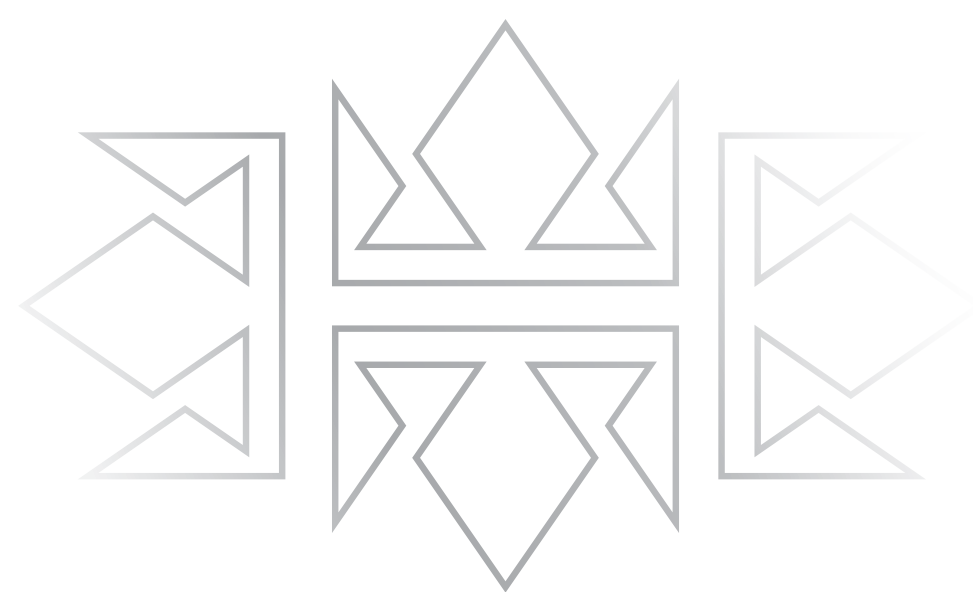




Artistic Impression

INTRODUCING
PRIMARC FROM *THE Autograph*
COLLECTION

Evergreen surroundings, scenic views as far as your eyes can see, and the absolutely unparalleled and coveted location that is Bavdhan. These are just some of the things that make residential suites at PRIMARC an absolute joy to behold. This is a realm in which every single window opens to a breathtaking view of the Sahyadris, as whispering winds serenade and swirl through your very abode no less. Surrounded by an ocean of greens and girdled by endless vistas of flora and fauna, PRIMARC is not only meant to be your home, but of mother nature as well.





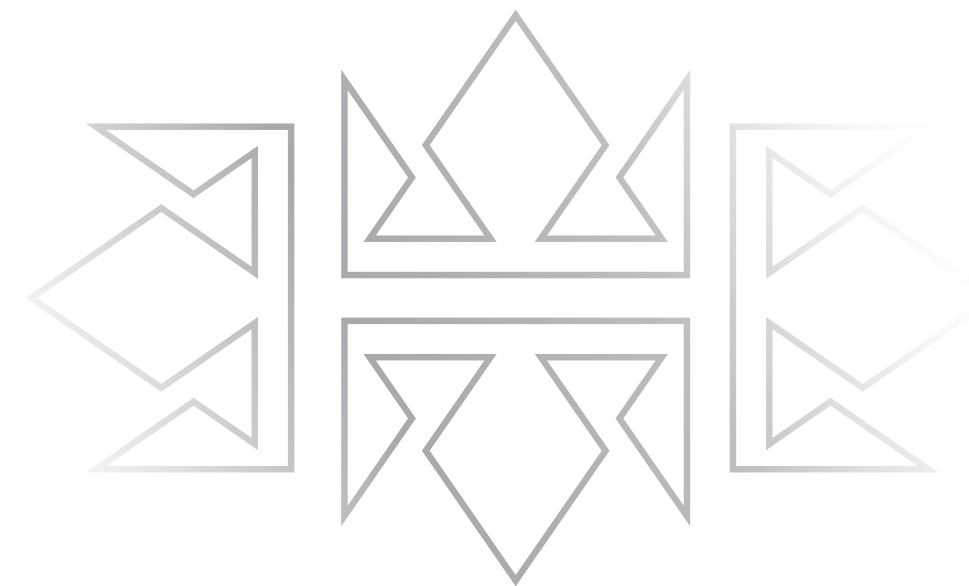
The height of the building is subject to the sanctions given by local authorities.

Artistic Impression



NOT JUST A SIGNATURE, BUT AN AUTOGRAPH.

Infused with the spirit of embracing transformation, the architectural magnificence of PRIMARC draws a striking parallel to magnificent butterfly.





EXPERIENCE TRULY PHENOMENAL LIVING

Here's a world that lets you live life large, literally. Think full-height **2.5 mtrs.** windows that let you see endlessly past broad horizons and never-ending landscapes. Think ceilings that stand tall and mighty at a whopping **3.3 mtrs.** in their slab-to-slab height. Think pristine Imported Marble Flooring that lets your very walk become the talk-of-the-town. Think world-class imported fixtures in every restroom that let you freshen up and rejuvenate, the lavish way. All that and more, is just a tiny little part of your everyday life at **PRIMARC.**

CHANGING BAVDHAN'S SKYLINE

Set in the lush lap of nature, Bavidhan is the city's most promising eco-destination. Surrounded by an evergreen landscape and mesmerizing vistas, the place is miles away from the hustle and bustle of the city, minus the lifestyle compromises. With the revamped environs of Chandani Chowk to bring you seamless connectivity to all places that truly matter, this is the serene, peaceful, and breathtakingly beautiful lifestyle that you'd always wanted.



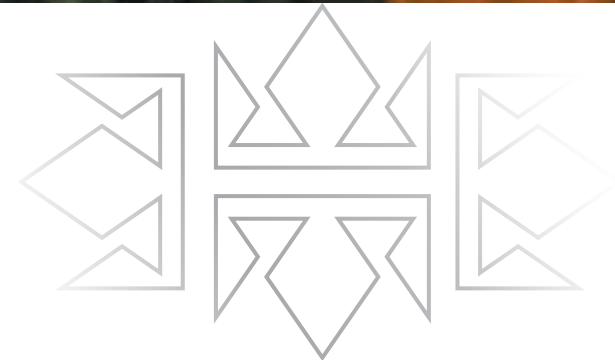
SCAN HERE TO
EXPERIENCE THE
ACTUAL SHOT!



Artistic Impression



EMBRACE BLISS IN A CLIMATISED INFINITY POOL

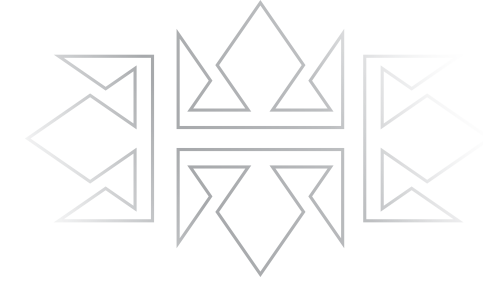


Finally, a pool in which the temperature is always “just right.” For the Climatised Infinity Pool at PRIMARC is more than just another place for relaxation, rejuvenation and reinvigoration; it’s a realm that effortlessly tailors itself to match your utmost comfort and convenience, every single time that you step into it.

So feel free to drop by this truly spectacular looking pool and dive right in; the temperature just perfect. *Always.*

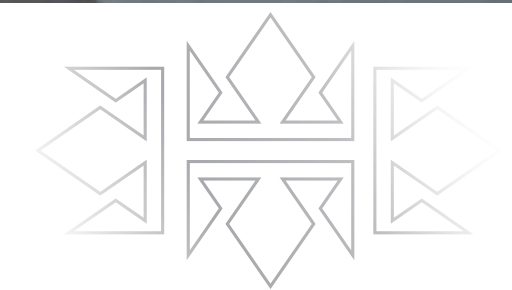
WELCOME TO THE GOLF TERRACE

Get used to seeing glorious views every time you visit those Golfing Greens. For the Golf Terrace at PRIMARC is home to spectacular views of the surrounding greens. Views, that you can endlessly enjoy to your heart's content, right as you surf the lush green grasses at the very peak of existence yourselves. Get used to seeing your Eagles and your Birdies share skies with the Eagles and the Birdies. *Pun intended.*



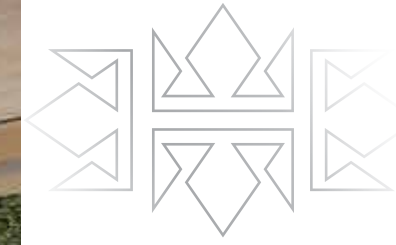


Artistic Impression



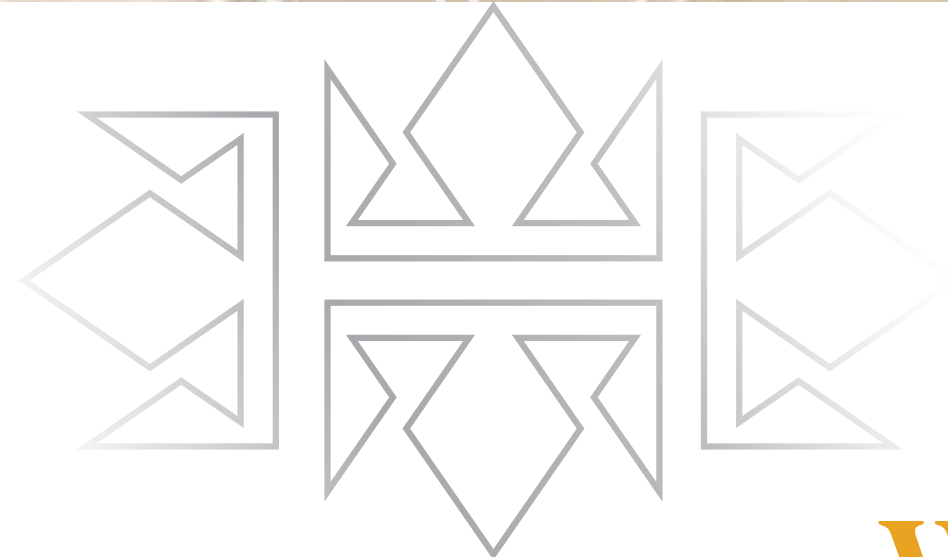
MAKE AN ENTRANCE AT THE EXCLUSIVE ARRIVAL PORT

Why drive into your abode, when you can well make an entrance instead? At PRIMARC, deboarding the old way is passé. Instead, we have an Exclusive Arrival Port reserved only and only for you; so that you can truly *arrive*, in many, many more ways than one. Some things are best enjoyed in *exclusivity*, after all.



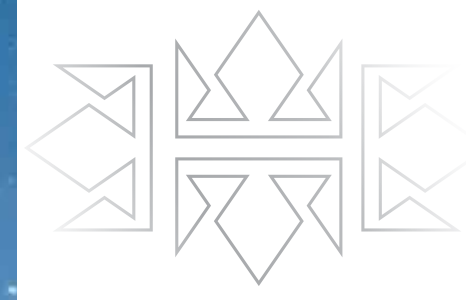
A GRANDIOSE LOBBY THAT WELCOMES SOPHISTICATION

CAFÉ SOCIAL | ELEVATOR FOYER
PRIVATE BANQUET | PRIVATE LOUNGE
BUSINESS CENTRE



WELCOME TO THE SKY FOYER

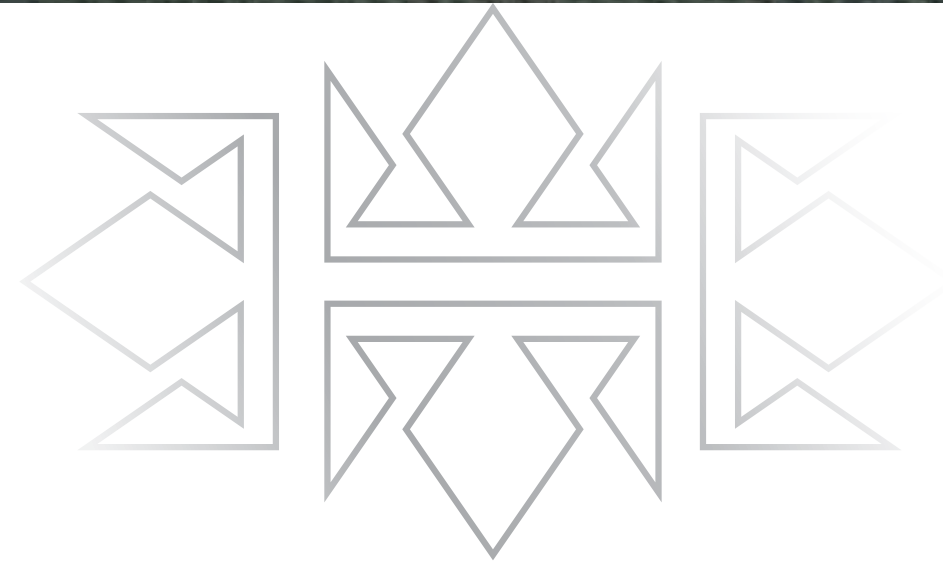




RECREATION BEYOND REFINEMENT AT THE ELITE CLUB



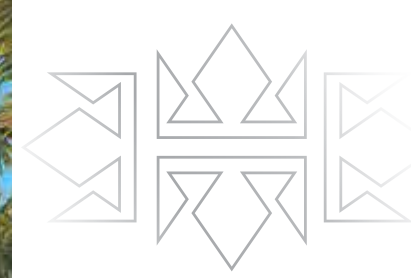
Artistic Impression



YOUR MAJESTIC GATEWAY TO PERFECTION

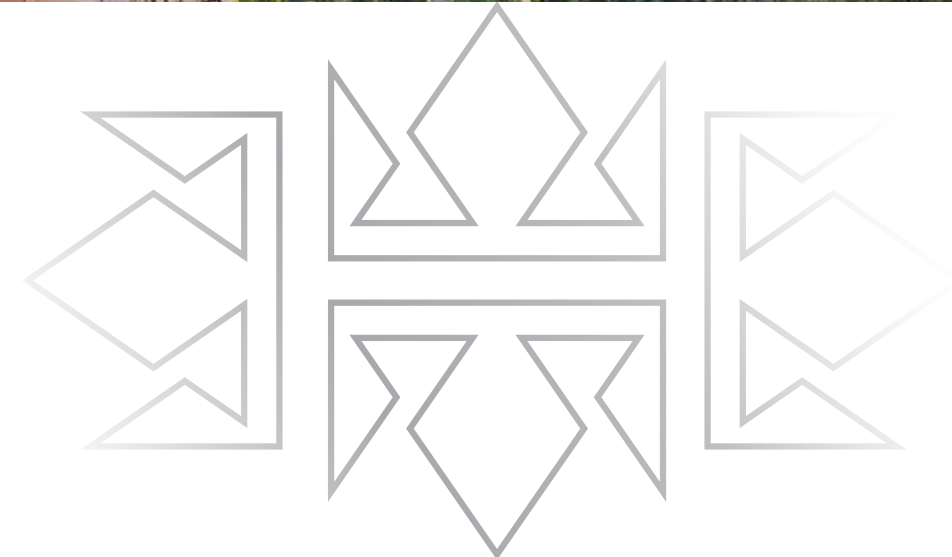


Artistic Impression



CAPTIVATING PANORAMAS BY THE VIEWING DECK

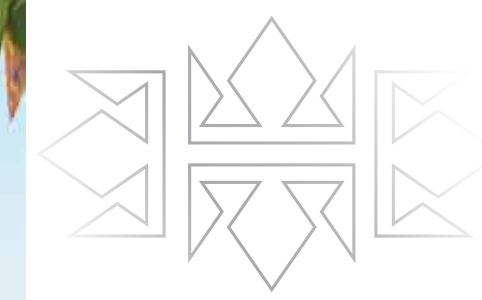
Artistic Impression



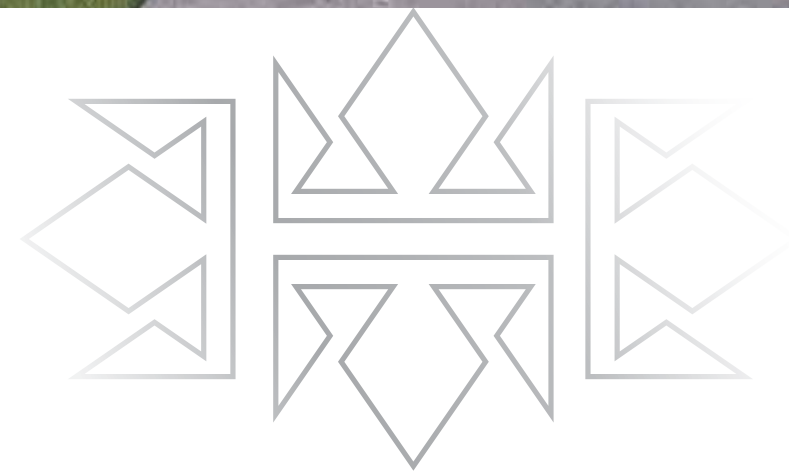
A STAR-GAZING DECK THAT LETS YOU DISCOVER UNBOUNDED SKIES



Artistic Impression



**ENJOY
A PLETHORA
OF
ACTIVITIES
AT THE SKY
TURF**



**HAVE A
HEART-TO-HEART
BY THE
BONFIRE LOUNGE**



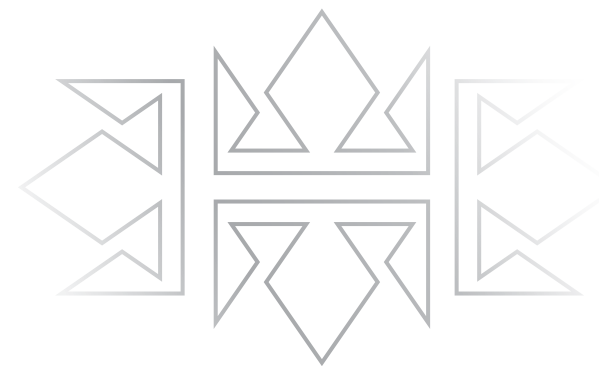
Artistic Impression

40 EXCLUSIVE LIFESTYLE ENHANCERS



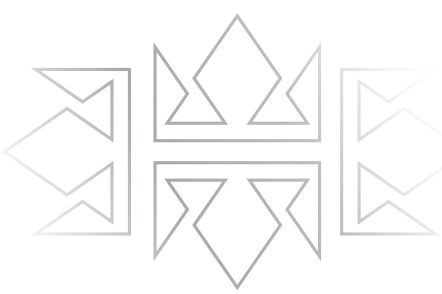
SKY DECK PRIVILEGES

- | | | |
|--------------------------|----------------------------|---------------------|
| 1. Sky Foyer | 9. Kitty Party Area | 17. Golf Terrace |
| 2. Butterfly Garden | 10. Herbal Garden | 18. Bonfire Lounge |
| 3. Aromatic Garden | 11. Hydroponic Garden | 19. The Planetarium |
| 4. Multipurpose Sky lawn | 12. Working Pod | 20. Panoramic Deck |
| 5. Skyplex | 13. Study Centre | |
| 6. Skywalk | 14. Musical Garden | |
| 7. Barbecue Area | 15. Ladies & Gents Toilets | |
| 8. Buffet Area | 16. Sky Turf | |



GROUND LEVEL INDULGENCES

- | | | |
|---------------------------|--------------------------|------------------------------|
| 1. Majestic Entrance | 12. Temple | 21. Sunken Bar |
| 2. Retail Space | 13. Celebration Zone | 22. Junior Splash Pool |
| 3. Shallow Water Body | 14. School Bus Zone | 23. Climatised Infinity Pool |
| 4. Exclusive Arrival Port | 15. Round the Wicket | 24. Junior Play Park |
| 5. Grandiose Lobby | 16. Indoor Gym Foyer | 25. Senior Citizens' Sitout |
| 6. Café Social | 17. Health Bar | 26. Amenity Space |
| 7. Private Lounge | 18. Gents Changing Room | 27. DG Area |
| 8. Business Centre | 19. Ladies Changing Room | 28. Transformer |
| 9. Private Banquet | 20. Pool Deck | 29. STP |
| 10. Indoor Games | | 30. OWC |
| 11. Party Lawn | | |



SLAB-TO-SLAB HEIGHT- 3.3 MTRS



FULL-HEIGHT WINDOWS- 2.5 MTRS



SMART APARTMENT MANAGEMENT SYSTEMS



BIOMETRIC DIGITAL LOCK

EXCLUSIVE FEATURES OF

THE *Autograph* COLLECTION



CEILING WITH SPOT LIGHTS IN BALCONY AND TOILETS



MODULAR KITCHEN WITH HOB AND CHIMNEY



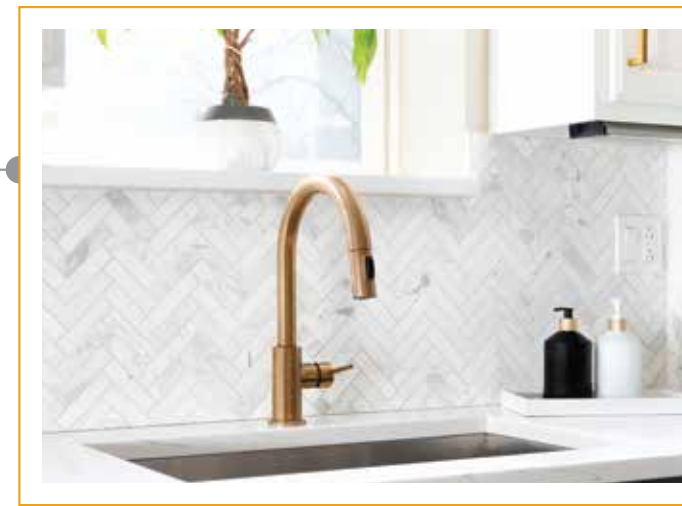
SERVICE DECK



SYSTEM WINDOWS



IMPORTED MARBLE FLOORING



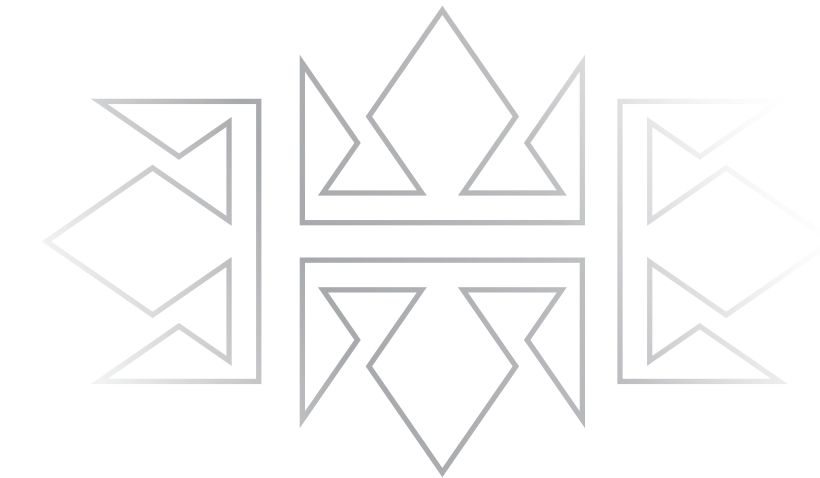
IMPORTED SANITARY FIXTURES



VENEER MAIN DOOR WITH 8 FT. HEIGHT



EV CHARGING FACILITY FOR EACH FLAT



SPECIFICATIONS

PRIMARC PROPRIETARY

STRUCTURE

RCC Framed Structure with 5"/6" AAC Block Wall

WALL FINISHES & PAINTS

External Wall - Eco friendly Bricks
AAC Blocks with Sand-faced
RMP Plaster with Cement Paint
Acrylic Paint of Berger / Asian / Nippon Brand
Internal Plaster - Gypsum / P.O.P Smooth Finish
Neeru Sanla Plaster with Oil Bound Distemper
Paint with Roller Finish of Berger / Asian /
Nippon Brand

ELECTRICAL & WIRING FIXTURES

Concealed Copper Wiring with Premium Quality Modular
Switches of Schneider / Legrand / L&T Brand
Miniature-leakage Circuit Breaker (MCB) and
Earth-leakage Circuit Breaker (ECB)
Adequate Light Points for Staircase Common Lobbies /
Common Passage
Parking & Basement With DG Backup

RAILINGS

S.S. / Aluminium Toughened Glass Railings for Balconies

BATHROOM FIXTURES

Designer Bathroom with Anti-skid Ceramic Flooring
Premium Quality CP Fitting and Sanitaryware of Jaquar / Kohler /
Hansgrohe or equivalent Brand
Wall-tiles up to 7' height & False Ceiling
Powder-coated Aluminium Louvres with Frosted / Pinhead Glass
with Exhaust Fan Provision
Concealed Plumbing with Single Lever Diverter Arrangement
and Provision for Boiler
Marble / Granite - 4 Side Windowsills for all Windows in Bathrooms

DOORS & WINDOWS

All Doors & Door Frames with Good Quality Hardware Fittings
Veneer-finished Main Door with Digital Lock
Bedroom Doors with Both Side Laminate with Cylindrical Locks
Sliding Doors in Aluminium Tracks with Toughened Glass for Balconies
Bathroom Doors with Laminate Door Frames
of Granite / Marble with Cylindrical Locks
Powder coated Aluminium Windows with Toughened Glass

CONVENIENCE & COMFORT

Adequate Electrical Points
TV Points in Living Room & All Bedrooms Telephone Points in Living Room
AC Points in Living and Master Bedroom
Inverter Provision for each Flat
Centrally-treated RO Water Inlet in Kitchen for Cooking / Drinking
Vox PVC Ceiling Panels with Spot Lights in Balconies
VDP / Multi-Apartment System / Card Access Control Systems

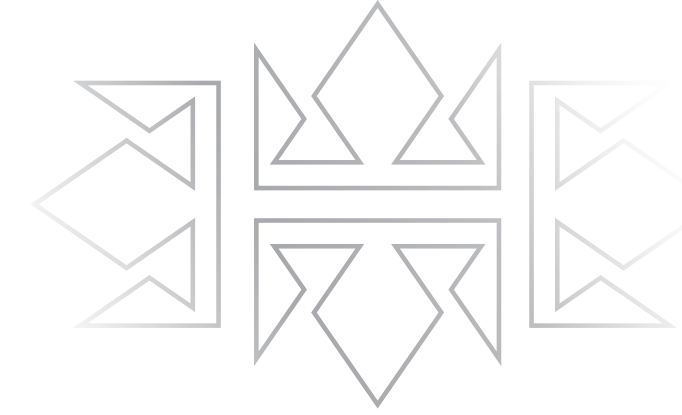
KITCHEN

Marble / Granite / Full-body Vitrified Slab Kitchen Platforms with
Stainless Steel Sink and Glazed Tiles Dado up to 2' height above Platform
Kitchen Trolleys with Modular Cabinet, Wall Unit with Hob & Chimney
Light Points for Microwave, Mixer, Grinder, Fridge & Chimney
Light Point for Washing Machine in Dry Balcony
Provision for Aquaguard (Water Purifier) with Light Point
Powder-coated Aluminium Sliding Door (2 Tracks) w/o Net

FLOORING

Anti-skid tiles for Balconies / Dry Balcony and Bathroom
Imported Marble Flooring in Living Room
Vitrified / PGVT 800mm X 1600mm Finished Tiles for all Bedrooms

LIVE EVERGREEN WITHIN IGBC PRE-CERTIFIED PLATINUM RESIDENCES



Premium living just got more
GREEN & ECO-FRIENDLY!

Our Bavdhan Project is now
Pre-Certified under the Platinum Category

The Indian Green Building Council (IGBC), part of the Confederation of Indian Industry (CII) was formed in the year 2001. The vision of the council is, "To enable a sustainable built environment for all and facilitate India to be one of the global leaders in the sustainable built environment by 2025".

The council offers a wide array of services which include developing new green building rating programmes, certification services and green building training programmes. The council also organises Green Building Congress, its annual flagship event on green buildings.

GREEN FEATURE

Rinwater Harvesting	Solar PV Panel Installation	Solar Hot Water Panel	Electric Charging Facility For Vehicles
Native Species of Trees And Shrubs For Landscape	Provision of Organic Waste Converter	Sewage Treatment Plant	Drip Irrigation Facility
Sprinklers For Lawn	Adequate Daylight For All Regularly Occupied Spaces	Adequate Ventilation For All Regularly Occupied Spaces	Effective Segregation and Management of Waste
Use of Locally Available and Ecofriendly Materials	Energy Efficient Appliances and Equipment	Use of Led Lighting Fixtures	Use of Water Efficient Plumbing Fixtures

Against this background, the Indian Green Building Council (IGBC) has launched the 'IGBC Green Homes Rating System' to address national priorities. By applying IGBC Green Homes criterion, homes that are sustainable over the life cycle of the building can be constructed. This ratings program is a tool which enables the designer to apply green concepts and criteria, so as to reduce environmental impacts in ways that are measurable.

The program incorporates methodologies in ways that work for diverse climatic zones and changing lifestyles. IGBC Green Homes is the first green ratings program developed entirely in India and exclusively for the residential sector. It is based on accepted energy and environmental principles and strikes a balance between established practices and emerging concepts. This system is designed to be comprehensive in its scope, yet simple in its operations.

IGBC has set up the Green Homes Core Committee to develop this ratings program. This committee is comprised of key real estate stakeholders including Architects, Builders, Consultants, Developers, Home Owners, Academicians, Institutions and Manufacturers, as well as Industry Representatives. The committee with its diverse background and knowledge has enriched this ratings system both in its content as well as its processes.

AN EXQUISITE LIFESTYLE CRAFTED BY RENOWNED MAESTROS



AR. KEDAR KULKARNI



AR. ASHOK PATEL

Design & Landscape
AbhiKalpan Architects & Planners

26 Years of Experience, 780 Acres of Master Planning, 101 Million sq.ft. of Architectural Design Services, 332 Acres of Landscape Design Services, 1 Million sq.ft. of Interior Design Services



AR. DEEPESH BHURAT
Liasioning Architect

Landmark Planners
100+ Projects in & out of Pune,
Awarded with Multiple Prestigious Awards



SUNIL MUTALIK
Structural Consultant

Sunil Mutalik & Associates
2000+ Residential Projects completed, 500+ Industrial & Institutional Projects completed, 20+ Prestigious Awards won



SACHIN GURBHETI
MEP Design

Aquatech Designers
Technical knowledge and practical experience of Public Health Engineering and Fire-protection, along with an ample understanding of Project Management



VIKAS PODDAR
3D & Branding Consultant

Square One
4000+ Residential & Commercial Spaces
100+ Award-winning Projects Rendered

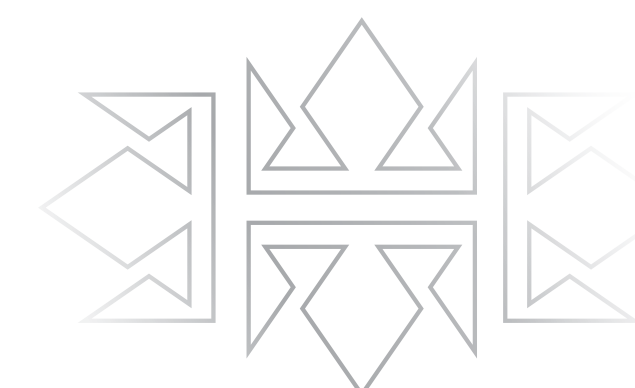


GURUJI SUNIL GOSAVI
Vastu Consultant

Pyramid Yantra
300+ Completed Projects, 50+ in progress,
Vastu Visharad,
KP Astrologer, Reiki and Fire Expert with 35+ Years of Experience

CERTIFICATION LEVEL	POINT	RECOGNITION
CERTIFIED	50-59	BEST PRACTICES
SILVER	60-69	OUTSTANDING PERFORMANCE
GOLD	70-79	NATIONAL EXCELLENCE
PLATINUM	80-100	GLOBAL LEADERSHIP

Disclaimer: We endeavour to meet all green parameters to their fullest extent in order to achieve the IGBC Platinum Certification. Our commitment towards securing a greener today and tomorrow for you is unwavering and relentless. However, the Platinum Certification for PRIMARC is subject to IGBC approval, and Excellaa will not be responsible for the same.



ONGOING PROJECTS

2015



2016



2019



2021



EXCELLAA COMING SOON TO

**BAVDHAN | PIMPLE NILAKH
MUNDHWA | VADGAON KHURD**



Artistic Impression

COMPLETED PROJECTS

SHEETAL APARTMENTS

Vapi, Gujarat
1992

IRIS

Tingre Nagar, Pune
2007

ORCHID

Dhanori, Pune
2008

SOLITAIRE

Dhanori, Pune
2009

SAI PARADISE

Vishrantwadi, Pune
2010

SHEETAL HEIGHTS

Mumbai
2011

FORTUNE MIRADOR

Baner, Pune
2012

FORTUNE 108

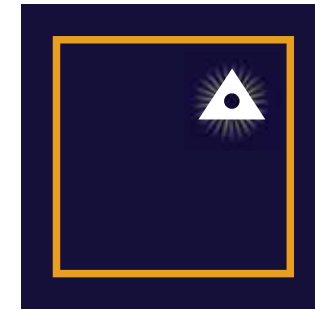
Wakad, Pune
2013

FORTUNE EKANTIKA

Lonavala
2014

KALASH

Pirangut
2015



EXCELLAA
BUILDING WITH ETHOS



SCAN HERE FOR THE PROJECT VIDEO & GOOGLE LOCATION



Branch Office
2-F & 2-EB, 2nd Floor, B Wing,
Gulmohar Apartments, East Street,
Camp, Pune - 01

📞 020 2635 9798



Corporate Office
3AA Edena, 3rd Floor,
97, Maharshi Karve Road, Marine Lines,
Mumbai - 20

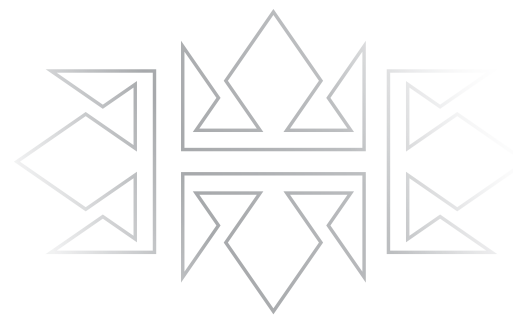
📞 022 2205 5448



Site Address

Opp. 24K Stargaze & SNBP Techno School, Near Marigold Banquet, Bavdhan, Pune - 21

📞 08956 77 22 77



MahaRERA NO.: P52100047444
maharera.maharashtra.gov.in



Disclaimer: All contents including designs, layouts, amenities, facilities, images displayed/provided, are solely for informational purposes and are not intended to constitute a solicitation. It is an artistic impression/schematic representation of the project shown, and is indicative of the project that can be built. This material does not constitute a contract of any type between the developer/promoter/owner and the recipient. Nothing should be construed to be final. Since the project is under evolution, there is a possibility that there may be certain changes made to the project as represented within promotional materials. Every interested buyer is required to verify all details independently prior to concluding any decision of buying any unit. The developers are not responsible for the consequences of any actions taken by the viewer relying on such information/material. Terms and conditions apply.

The land under the project has been recently included within the limits of the Pune Municipal Corporation. However, the power to sanction the plan is presently with the PMRDA. Considering the potential under the UDCPR of PMC, we have planned the project, building elevation, structural design, common facilities/services and amenities accordingly.