

WYCE  
EXCLU *City*

THE LAND OF  
**HAPPINESS**

# FROM BLUEPRINT TO LEGACY

## PARTH DEVELOPERS

- Parth Terrace, Aundh
- Parth Hightes, Aundh
- Parth Heritage, Model Colony
- Parth Villa, Erandavane
- Parth Sadan, Model Colony
- Parth Vihar, Model Colony
- Parth Jainam, Sus
- Shrushti Ph.-1 & Ph-2, Kothrud
- Jeev Amrut
- Sara, Baner
- Amar Serenity, Pashan
- Parth Utopia, Roadpali-kalamboli
- Parth Eurus, Kothrud
- Parth Bhagar Heritage
- Parth Kiona, Maan



## SANIKET BUILDERS

- Timescapes, Erandawane
- Stylus, Balewadi
- Saniket House, Prabhat Road
- Sunwinds, Bavdhan
- Balark Arcadia, Sinhgad Road, Pune
- Kamleshwari Park, Parvati Paytha, Pune
- Rockshell, Trimbakeshwar, Nashik
- Waterways, Nashik
- Omkar Swarup, Pune Satara Highway



## BALAJI GROUP

- Balaji Metrojazz, Baner
- Balaji Whitefield, Sus
- Balaji Business Center, Baner
- Balaji Infinity, Baner
- Balaji Amar Megaplex, Baner
- Balaji Generosia, Baner
- Balaji Sarjai, Kothrud
- Balaji Shubh Shree, Baner



# WYCE

## MILESTONES THAT DEFINE OUR LEGACY

**1996**

Year of Inception

**50+**

Delivered Landmarks

**6000+**

Happy Families

**7M+**

Square Feet of  
Developments

**4M+**

Square Feet in  
the Pipeline

**7**

Ongoing  
Projects

**10+**

Future  
Developments

IN ASSOCIATION WITH



# BRING EVERY POSSIBILITY CLOSER TO YOU



## EDUCATION

- GG INTERNATIONAL SCHOOL
- SURYADATTA COLLEGE
- LITTLE MILLENIUM SCHOOL
- SANJAY GHODAWAT IIT AND MEDICAL COLLEGE
- RYAN INTERNATIONAL SCHOOL, BAVDHAN



## HEALTHCARE

- APOLLO CLINIC
- CHELLARAM HOSPITAL
- ASIAN SPECIALITY HOSPITAL
- APPLE SPECIALITY HOSPITAL



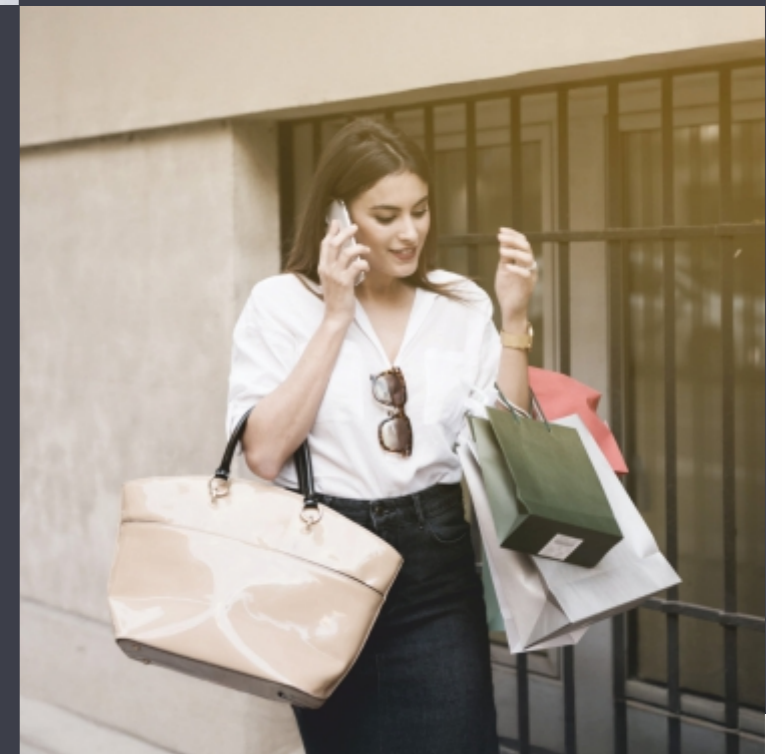
## CONNECTIVITY

- MUMBAI-BANGALORE HIGHWAY
- KOTHRUD
- BANER
- PUNE INTERNATIONAL AIRPORT
- PUNE STATION



## ENTERTAINMENT

- PHOENIX MALL OF THE MILLENNIUM
- THE WESTEND MALL
- THE PAVILLION MALL
- XION MALL



# THE LAND OF ULTIMATE CONVENIENCE

PUNE'S MOST COVETED LOCATION.

## CONNECTIVITY

- Pune - Bangalore Highway - 2km
- Baner - 7km
- Hinjawadi - 11km
- Shivajinagar - 12km
- Pune Station - 15km
- Pune Airport - 20km

## RESTAURANTS

- Oasis - 4.5km
- Ambrosia - 3km
- D Palace - 500mtr
- Cafe Peter - 1.9km
- La Bali - 750mtr

## ENTERTAINMENT

- City Pride - 7.5km
- E Square - 9km
- Spot 18 - 15km

## HEALTHCARE

- Chellaram - 1km
- Krishna - 5.5km
- Sahyadri - 8km
- Deenanath - 8.5km

## EDUCATION

- MIT - 6km
- Savitribai Phule University - 9km
- Symbiosis - 9.5km

## SHOPPING

- Ozone - 8.5km
- Westend Mall - 9.5km
- Centro Mall - 12km
- Phoenix Mall of Millenium - 12km

## WORK PLACE

- ICC Tower - 11km
- IT Park Hinjawadi - 14km
- Bitwise - 5.5 km





ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

# YOUR EXCLUSIVE CITY CRAFTED WITH EXCEPTIONAL EXPERIENCES

**11 HIGH RISE**  
TOWERS FEATURING 2, 3 & 4  
BEDROOM RESIDENCES



APPROX.  
**11,000** SQ. FT. OF  
GRAND ENTRANCE PLAZA



APPROX.  
**8,000** SQ. FT. OF  
FOREST GARDEN



APPROX.  
**70,000** SQ. FT. OF  
LIFESTYLE AMENITIES



APPROX.  
**1,50,000** SQ. FT.  
OF PODIUM RECREATION



APPROX.  
**50-60%** OF  
GREEN OPEN SPACES



APPROX.  
**14 ACRES** OF  
PARKING SPACE  
(Surface Parking B + G + 3 Podium Level)



**6 ACRES** OF  
DEDICATED  
RECREATIONAL ZONE



THE LAND OF  
**HAPPINESS**

# DISCOVER THE FIVE REALMS OF HAPPINESS

Enveloped in a vast 11-acre expanse

## THE LAND OF SOCIALIZING

Embrace community living and create cherished memories in a welcoming atmosphere, where every gathering fosters connection and joy.

3 SOCIAL & ENTERTAINMENT ZONE

2 SPORTS & ACTIVITY ZONE

## THE LAND OF ACTIVITY

Dive into a world of vibrant activities that inspire your passion and hobbies, where every day brings new opportunities for joy and adventure.

4 HEALTH & WELLNESS ZONE

2 SPORTS & ACTIVITY ZONE

5 KID'S ART & PLAY ZONE

1 NATURE & TRANQUILITY ZONE

1 NATURE & TRANQUILITY ZONE

## THE LAND OF WELLNESS

Embrace holistic living with spaces designed to uplift your fitness, creating harmony for mind, body and soul.

## THE LAND OF ADVENTURE

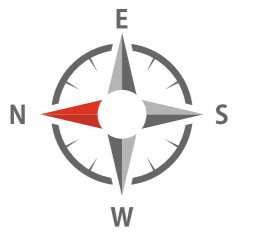
Set out on thrilling journeys and discover new passions, with experiences that spark your curiosity and awaken your sense of wonder.

## THE LAND OF TRANQUILITY

Escape to serene environments that invite reflection and calm, allowing you to unwind and reconnect with the beauty of nature.



ARTISTIC IMPRESSION





1

NATURE & TRANQUILITY ZONE



ARTISTIC IMPRESSION

## IMMERSE YOURSELF IN THE SERENE SYMPHONY OF NATURE'S WONDERS

- ◆ HERBAL GARDEN
- ◆ BUTTERFLY GARDEN
- ◆ LAWN AREA
- ◆ MIYAWAKI FOREST
- ◆ FOREST GARDEN
- ◆ PEBBLE PATHWAY





2

SPORTS & ACTIVITY ZONE

## IGNITE YOUR ENERGY AND EMBRACE THE THRILL OF ACTIVE WORLD

- ◆ NET-CRICKET
- ◆ ACTIVITY LAWN
- ◆ FLOOR GAMES
- ◆ OPEN GYM
- ◆ 2 COVERED BADMINTON COURTS
- ◆ SQUASH COURT
- ◆ BASKETBALL COURT





3

SOCIAL & ENTERTAINMENT ZONE

## A PERFECT HEAVEN FOR JOYFUL CONNECTIONS AND CELEBRATIONS

- ◆ PARTY LAWN
- ◆ AMPHITHEATRE/STAGE
- ◆ CHITCHAT CORNER
- ◆ CAMPFIRE SPACE
- ◆ PERGOLA SEATING
- ◆ AQUA GYM
- ◆ PET AREA





4

HEALTH & WELLNESS ZONE

## A HOLISTIC SANCTUARY TO TRANSFORM YOUR FITNESS & STRENGTH

- ◆ GYMNASIUM
- ◆ YOGA & ZUMBA
- ◆ CYCLING TRACK
- ◆ SWIMMING POOL
- ◆ AQUA GYM
- ◆ KIDS POOL
- ◆ STEAM/ SAUNA









**5** KID'S ART & PLAY ZONE

## EXPLORE A WORLD OF ENDLESS FUN AND UNFORGETTABLE ADVENTURES

- ◆ CHESS TABLE
- ◆ TABLE TENNIS
- ◆ POOL TABLE
- ◆ FOOSBALL
- ◆ DRAWING ROOM
- ◆ CARD ROOM
- ◆ MUSIC ROOM & DRUM STAND
- ◆ CRECHE





**3** SOCIAL & ENTERTAINMENT ZONE

**2** SPORTS & ACTIVITY ZONE

**4** HEALTH & WELLNESS ZONE

**1** NATURE & TRANQUILITY ZONE

WING F

**5** KID'S ART & PLAY ZONE

WING E

WING B

WING A

WING I

**2** SPORTS & ACTIVITY ZONE

WING D

**1** NATURE & TRANQUILITY ZONE

WING C

WING K

WING H

WING G

WING J

# MASTER LAYOUT

## 1 NATURE & TRANQUILITY ZONE

- HERBAL GARDEN
- BUTTERFLY GARDEN
- LAWN AREA
- MIYAWAKI FOREST
- FOREST GARDEN
- PEBBLE PATHWAY

## 2 SPORTS & ACTIVITY ZONE

- NET-CRICKET
- ACTIVITY LAWN
- FLOOR GAMES
- OPEN GYM
- 2 COVERED BADMINTON COURTS
- SQUASH COURT
- BASKETBALL COURT

## 3 SOCIAL & ENTERTAINMENT ZONE

- PARTY LAWN
- AMPHITHEATRE/STAGE
- CHITCHAT CORNER
- CAMPFIRE SPACE
- PERGOLA SEATING
- PET AREA

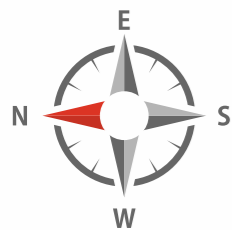
## 4 HEALTH & WELLNESS ZONE

- GYMNASIUM
- YOGA & ZUMBA
- CYCLING TRACK
- SWIMMING POOL
- AQUA GYM
- KIDS POOL
- STEAM/ SAUNA

## 5 KID'S ART & PLAY ZONE

- CHESS TABLE
- TABLE TENNIS
- POOL TABLE
- FOOSBALL
- DRAWING ROOM
- CARD ROOM
- MUSIC ROOM & DRUM STAND
- CRECHE

**E - Building**  
**Typical Floor Plan**

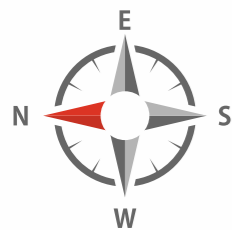


FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/4	2 BHK	70.17	755	5.11	55	75.28	810

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 2/3	3 BHK	97.78	1053	5.33	57	103.11	1110

# E - Building

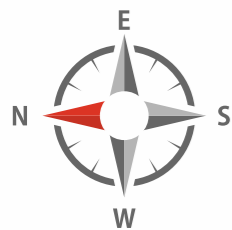
Refuge Floor Plan  
4th, 9th, 14th, 23rd,  
28th & 33rd Floor



FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/4	2 BHK	70.17	755	5.11	55	75.28	810
SERIES 2	3 BHK	97.78	1053	5.33	57	103.11	1110

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 3	2 BHK	77.48	834	0	0	77.48	834

**F - Building**  
**Typical Floor Plan**

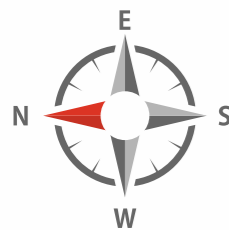


FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/4	4 BHK	161.42	1738	14.77	159	176.19	1898

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 2/3	3 BHK	110.57	1190	6.12	66	116.69	1256

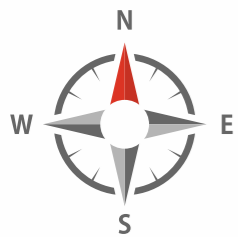
# F - Building

Refuge Floor Plan  
4th, 9th, 14th, 23rd,  
28th & 33rd Floor



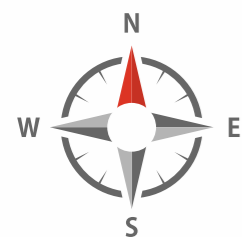
FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1	4 BHK	161.42	1738	14.77	159	176.19	1898
SERIES 2	3 BHK	110.57	1190	6.12	66	116.69	1256

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 3	2 BHK	88.08	948	6.12	66	94.2	1014
SERIES 4	3 BHK	141.6	1524	14.77	159	156.37	1684



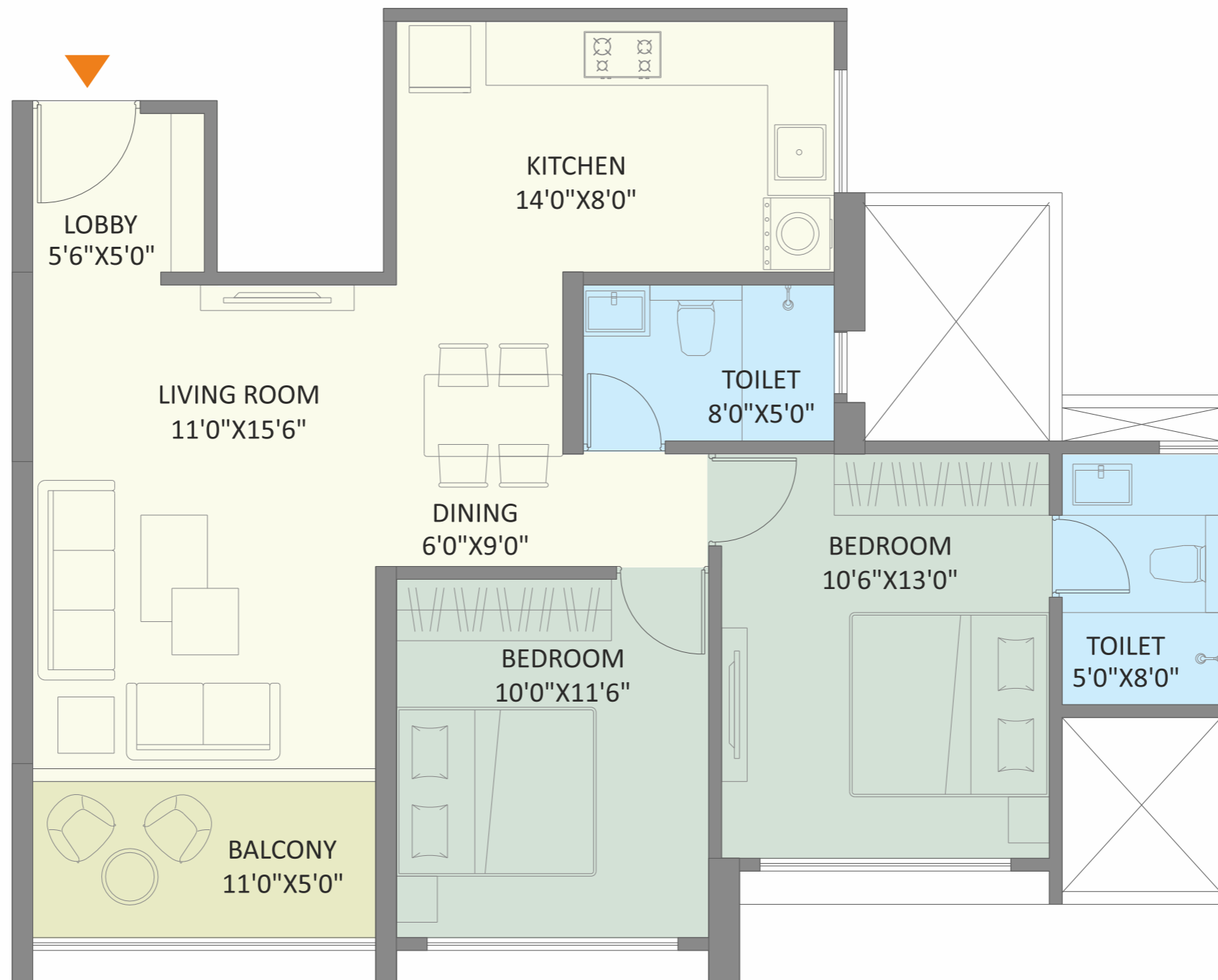
**I - BUILDING**  
**Typical Floor Plan**

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/ 2/ 3/ 4	3 BHK	87.14	938	5.07	55	92.21	993



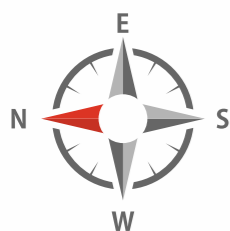
**I - BUILDING**  
**Refuge Floor Plan**  
**4th, 9th, 14th, 23rd,**  
**28th & 33rd Floor**

FLAT NO	FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
SERIES 1/ 2 / 4	3 BHK	87.14	938	5.07	55	92.21	993
SERIES 3	2 BHK	68.96	742	5.07	55	74.03	797



**E - Building**  
**2 BHK - TYPE 1**  
**TYPICAL FLOOR UNIT PLAN**

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
2BHK	70.17	755	5.11	55	75.28	810



# 2 BHK UNIT PLAN



1. Entrance

2. Living Room

3. Balcony

4. Dining Area

5. Kitchen

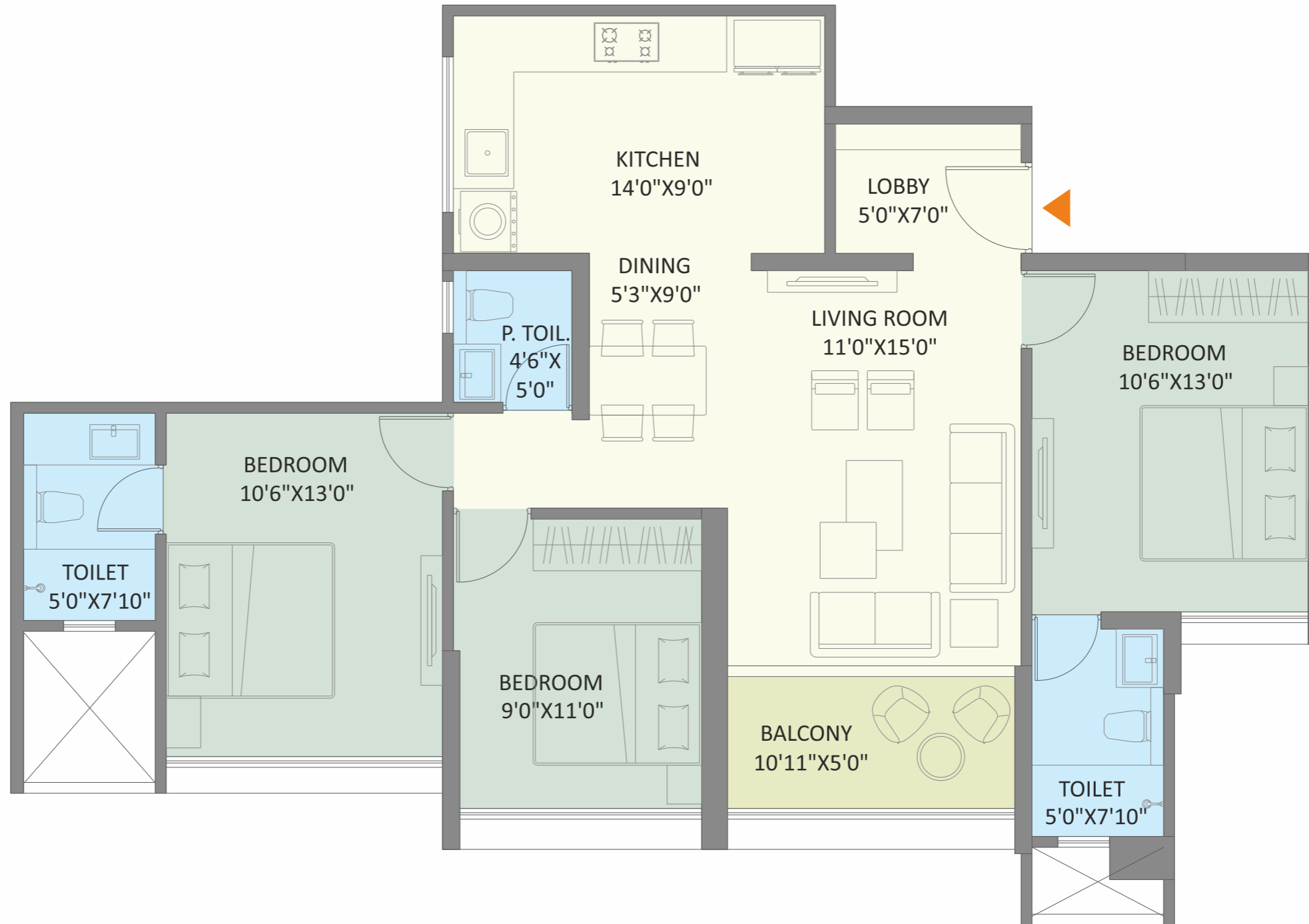
6. Common Washroom

7. Master Bedroom

8. Attached Washroom

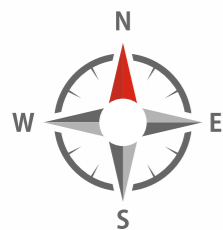
9. Bedroom 2

CARPET AREA - 810 SQ.FT.



**I - Building**  
**3 BHK**  
**TYPICAL FLOOR UNIT PLAN**

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
3 BHK	87.14	938	5.07	55	92.21	993

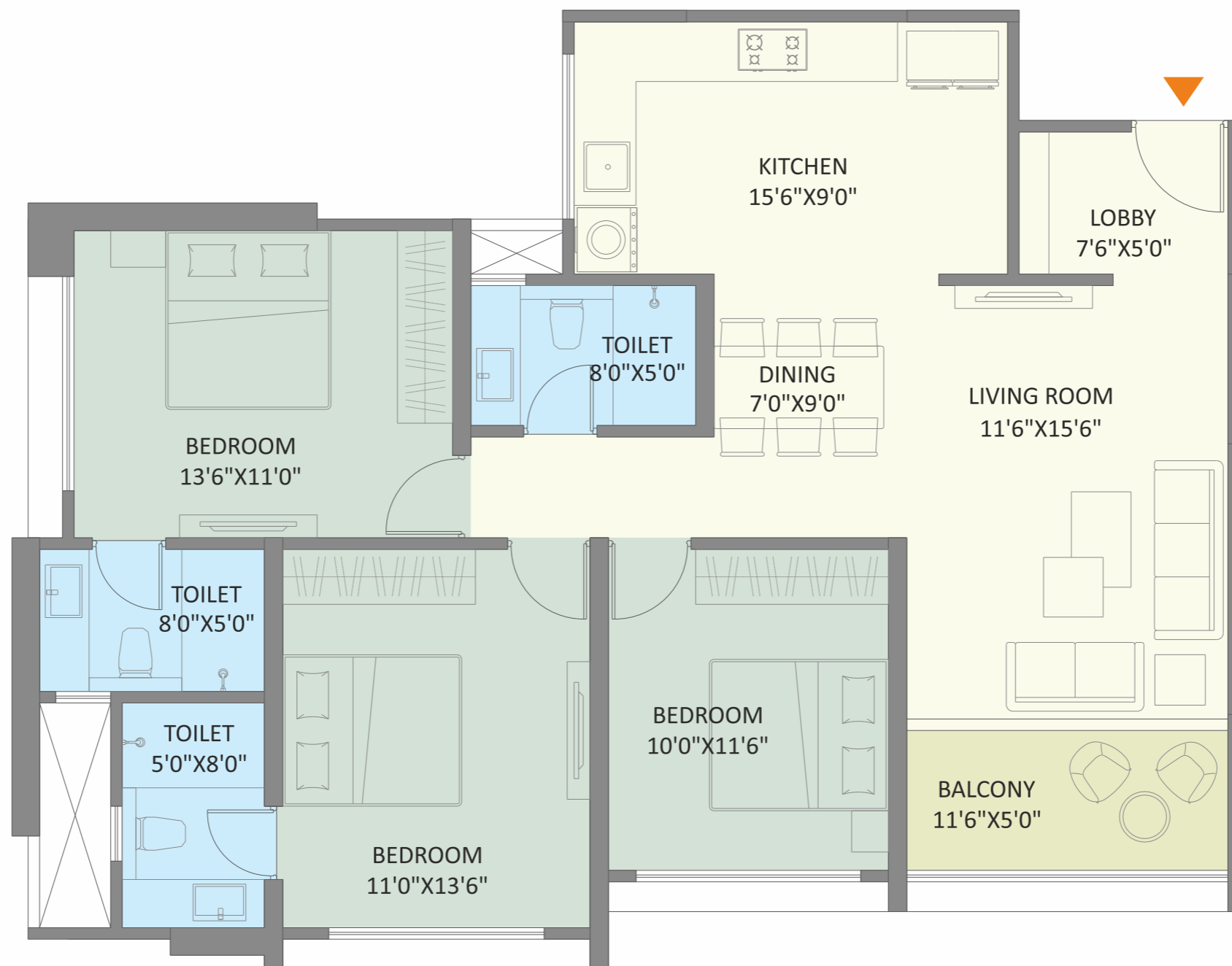


# 3 BHK UNIT PLAN



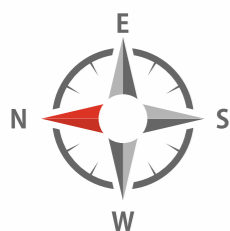
- 1. Entrance
- 2. Living Room
- 3. Balcony
- 4. Dining Area
- 5. Kitchen
- 6. Common Washroom
- 7. Master Bedroom
- 8. Attached Washroom
- 9. Bedroom 2
- 10. Bedroom 3
- 11. Attached Washroom

CARPET AREA - 993 SQ.FT.



**E - Building**  
**3 BHK - TYPE 2**  
**TYPICAL FLOOR UNIT PLAN**

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
3 BHK	97.78	1053	5.33	57	103.11	1110



# 3 BHK - TYPE 2 UNIT PLAN



1. Entrance

2. Living Room

3. Balcony

4. Dining Area

5. Kitchen

6. Common Washroom

7. Master Bedroom

8. Attached Washroom

9. Bedroom 2

10. Bedroom 3

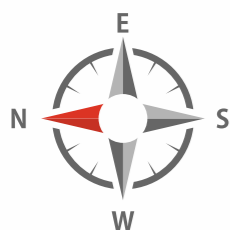
11. Attached Washroom

CARPET AREA - 1110 SQ.FT.



**F - Building**  
**3 BHK - TYPE 3**  
**TYPICAL FLOOR UNIT PLAN**

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
3 BHK	110.57	1190	6.12	66	116.69	1256



# 3 BHK - TYPE 3 UNIT PLAN



1. Entrance

2. Living Room

3. Balcony

4. Dining Area

5. Kitchen

6. Common Washroom

7. Master Bedroom

8. Attached Washroom

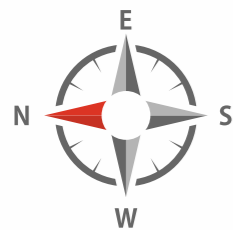
9. Bedroom 2

10. Attached Washroom

11. Bedroom 3

12. Attached Washroom

CARPET AREA - 1256 SQ.FT.



**F - Building**  
**4 BHK - TYPE 2**  
**TYPICAL FLOOR UNIT PLAN**

FLAT TYPE	CARPET AREA		OPEN BALCONY		TOTAL CARPET	
	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
4 BHK	161.54	1739	14.77	159	176.31	1898

# 4 BHK - TYPE 2 UNIT PLAN



1. Entrance

2. Living Room

3. Balcony

4. Dining Area

5. Kitchen

6. Common Washroom

7. Master Bedroom

8. Attached Balcony

9. Walk-in-Wardrobe

10. Attached Washroom

11. Bedroom 2

12. Attached Washroom

13. Bedroom 3

14. Attached Washroom

15. Bedroom 4

16. Attached Washroom

CARPET AREA - 1898 SQ.FT.



ARTISTIC IMPRESSION

# PROJECT AT A GLANCE

## PROJECT HIGHLIGHTS

- 11 towers of 35 storeys
- Spacious 2, 3 and 4-bed residences
- Homes with spectacular city views
- 50+ lifestyle indulgences
- Fully secured environment

## A 6-ACRE OASIS FOR RECREATION

- Approx 11,000 Sq. Ft. Of grand entrance plaza
- Approx 8,000 Sq. Ft. Of forest garden
- Approx 70,000 Sq. Ft. Of lifestyle amenities
- Approx 1,50,000 Sq. Ft. Of podium recreation
- Approx 50-60 % of green open spaces
- Approx 14 acres of parking space  
(Surface parking B + G + 3 podium level)

## INTERNAL FEATURES

### STRUCTURE & MASONRY

- RCC structure with Aluform (Hybrid) for strength and precision
- AAC block walls for better insulation and durability
- Sand-faced plaster for a refined finish
- Gypsum finish for smooth interior walls

### FLOORING

- Designer vitrified flooring in all rooms for a stylish look
- Counter basin in all toilets for a modern touch

### SILLS

- Full body vitrified tile for sill & half door frame jam in toilet

### KITCHEN

- Full Body Vitrified Tile or Granite with 2ft Vitrified Dado above platform

### DOORS

- Laminated flush doors with ply jam frames
- Yale or equivalent hardware for reliability
- Digital lock on the main door for enhanced security

### WINDOWS & RAILING

- UPVC windows
- Openable louver bathroom windows with an exhaust fan provision for ventilation
- Balcony in SS with glass railing
- MS Railing in staircase

### CP & SANITARYWARE

- Toto/ Jaquar or Equivalent for a premium finish

### ELECTRICAL

- Concealed electric conducting work
- Internal copper wiring with distribution board, provision for inverter
- Switches & MCB in Schneider or Equivalent

### PAINTING

- Ceiling - OBD & Wall in Emulsion or Equivalent
- External - Texture with Waterproof Painting

### PLUMBING

- Combination of UPVC & CPVC

## COMMON AREA

### Electrical:

- **Solar PV** panels
- **LED** lighting
- **EV charging** provision in the parking area
- Lightning arrestor on the terrace for safety
- Dedicated **meter room**
- Automatic **high-speed lifts** with fire lift
- **Security:** VDP on the main door
- As per High Rise **Fire norms** & NOC
- **DG Backup** for the common area only
- **Solar water** heating in one toilet per flat for energy efficiency
- **Organic Waste Compounds** & Machinery
- Sewage management through **STP** for eco-friendly waste treatment
- **Water Treatment Plan**
- Driveway with **Trimix** or paver blocks
- Individual **Designer Entrance Lobby** with Directory
- Green building designed as per **IGBC Gold standards**
- All **Covered Parking** in the Basement & Podium



----- [www.wycecorp.com](http://www.wycecorp.com) -----

Site Address: WYCE Exclucity, Siddharth Nagar, Near D-Palace Hotel, Bavdhan, Pune 411 021

 **MahaRERA Registration No.: P52100077762, P52100077827** (<https://maharera.mahaonline.gov.in>)



Note: Project is mortgaged with and funded by Bajaj Housing Finance Limited (BHFL)  
No objection certificate/permission to mortgage from Bajaj Housing Finance Limited (BHFL) will be provided for sale of flats.