BLUEGRASS
RESIDENCES

A TIMELESS LEGACY
KALYANI NAGAR

West Avenue, Kalyani Nagar, Pune

Developer
SAGITARIUS ECOSPACES LLP

Realty Partner
ananta

Bluegrass Residences Tower 1, Tower 2 and Tower 3 of Phase 1 are registered with MahaRERA under Registration Nos- P52100018091, P52100024441, P52100050248 respectively. Tower 3 has been planned to comprise 25 habitable floors of which currently, Pune Municipal Corporation has sanctioned construction up to the 8th habitable floor. Complete details of the projects are available on the MahaRERA website https://maharera.mahaonline.gov.in All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment type and brands mentioned are indicative of the kind of development proposed in this project. The pictures/images and perspective views of the premises/building/layout are an artist's impression of the development and for representational purposes only and are not part of the actual deliverables. Furniture, soft furnishings, gadgets, etc. are not part of the offering. The details, pictures and images contained in the leaflets, brochures or any other printed material do not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser. All transactions in respect to this project shall be subject to terms and conditions of the Application Letter, Allotment Letter and Agreement for Sale to be entered in between the Promoter/Developer and the Purchaser.

P52100018091
P52100024441
P52100050248

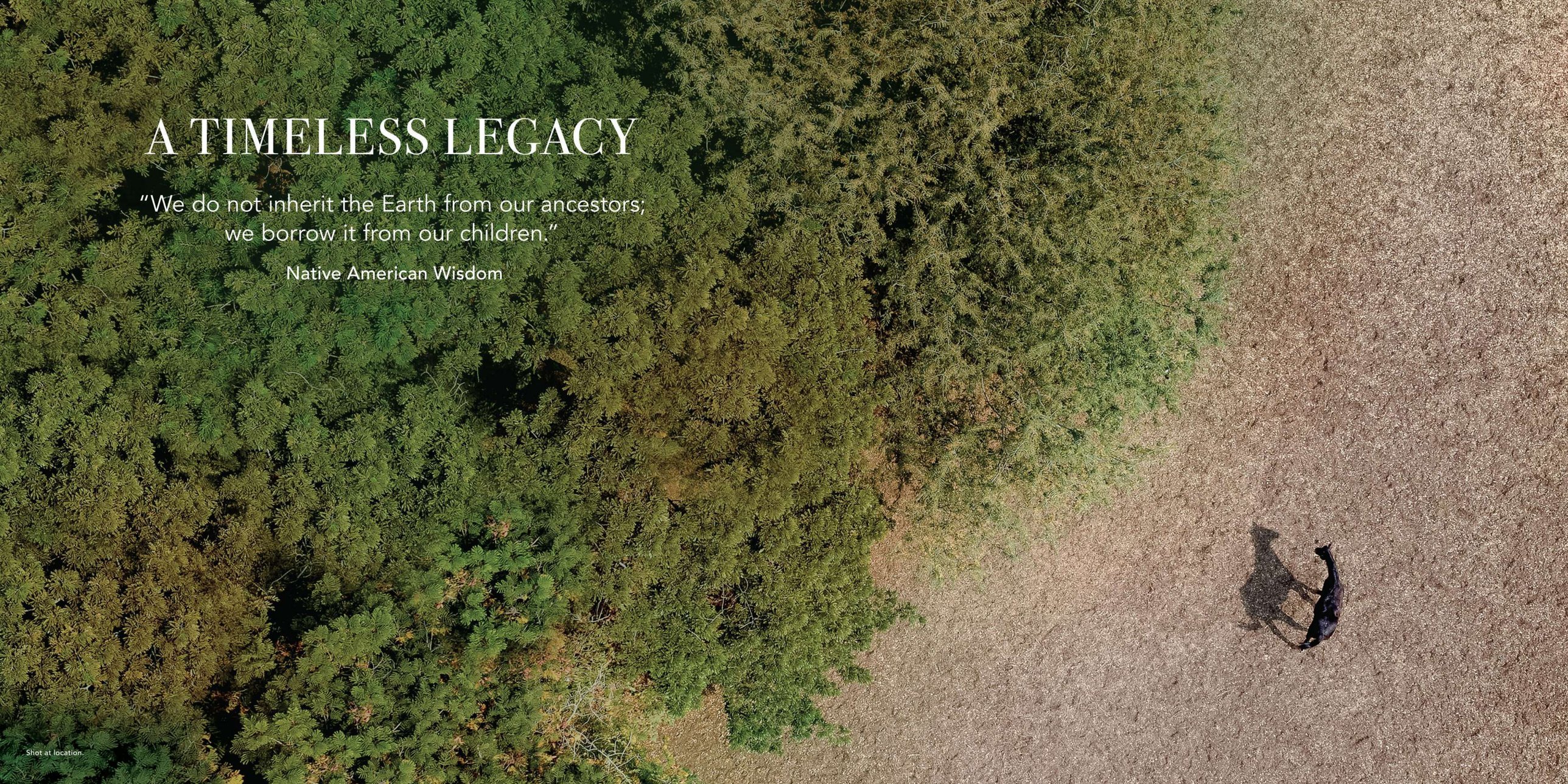
Artists impression for representational purpose only.

BLUEGRASS
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A TIMELESS LEGACY

A TIMELESS LEGACY

"We do not inherit the Earth from our ancestors;
we borrow it from our children."

Native American Wisdom



Shot at location.

BLUEGRASS RESIDENCES

WEST AVENUE, KALYANI NAGAR



Nestled in the heart of Pune's Kalyani Nagar, Bluegrass Residences aims to carry forward the legacy of an 80-year-old stud farm.

The residences have been created with the same love and sensitivity with which the stud farm has been nurtured through the years.

Enjoy majestic views of the stud farm* indulge in a plethora of world-class offerings at the spacious clubhouse or step out into the quaint bylanes of Pune's prime residential area. The choice is yours.

Leave the hectic city life behind to experience a peaceful coexistence with nature amidst tranquility. Choose a timeless lifestyle in the heart of Pune.

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The current sanction for Tower B is upto parking floors.
The external views shown here may not be permanent. *Views of the stud farm only from select apartments.



Shot at location.

For the last 80 years, the stud farm has produced a number of champion thoroughbreds. Many of them have won accolades on both, the Indian and international turf.

"As a family, we have a vision to create a community committed to sustainable living and to carry the thoroughbred legacy forward."

Dr. Farrokh F. Wadia

To make this vision a reality the developer has appointed Ananta as Realty Partner for the project.

Developer

SAGITARIUS
ECOSPACES LLP



Headed by Milind Korde and his team of seasoned real estate professionals, Ananta offers integrated services which are dynamic to the nature and design of each development.

"As Realty Partners for Bluegrass Residences, we at Ananta share the same ethos and vision as Sagitarius Ecospaces LLP.

We translate the vision of the developer into reality, based on our strong value system of transparency, integrity and genuineness."

Milind Korde
Founder & Managing Director

Realty Partner

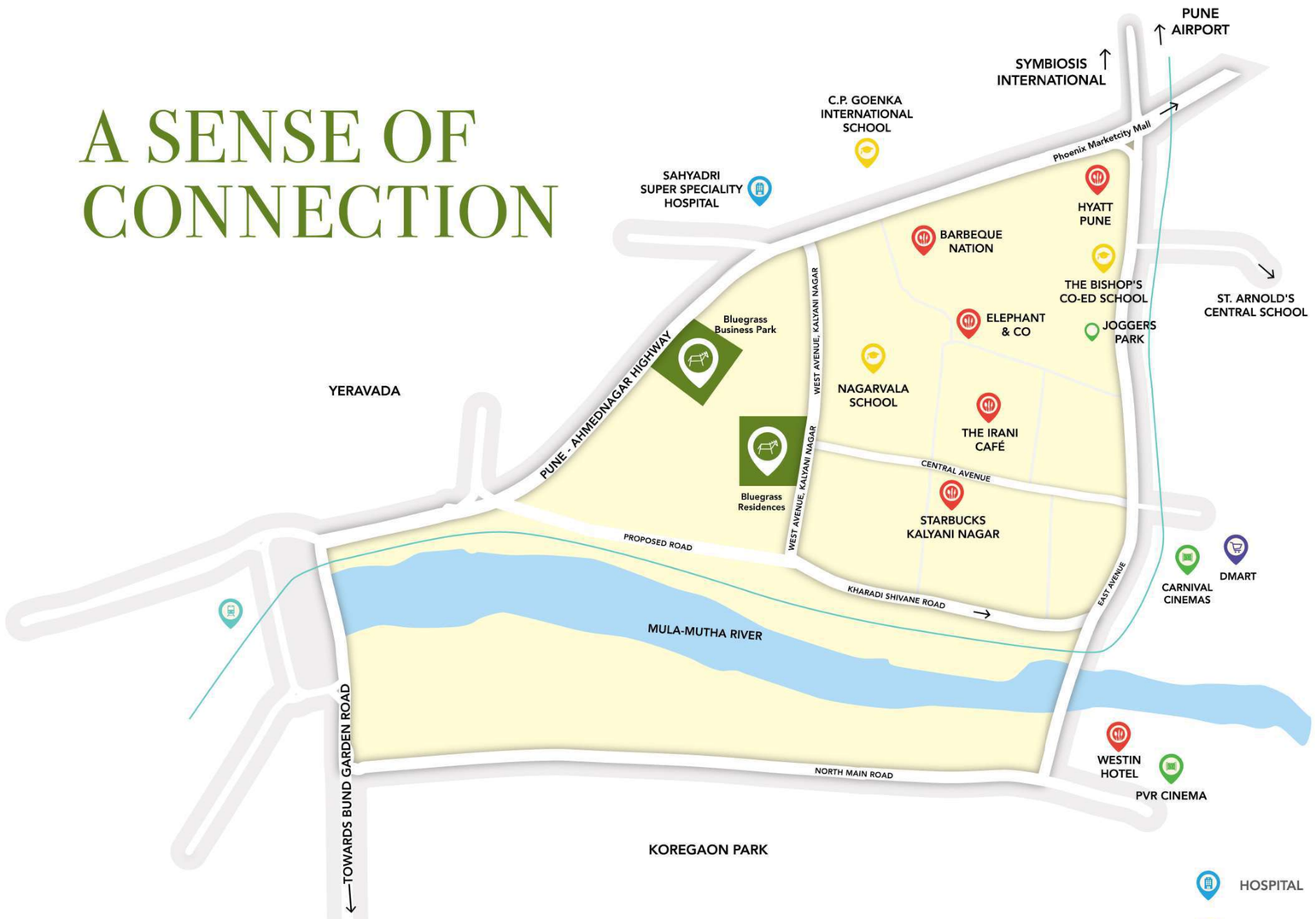
ananta

Bluegrass Residences Tower 1, Tower 2 and Tower 3 of are part of a larger development registered with MahaRERA under Registration Nos- P52100018091, P52100024441, P52100050248 respectively. Tower 3 has been planned to comprise 25 habitable floors of which currently, Pune Municipal Corporation has sanctioned construction up to the 8th habitable floor. Complete details of the projects are available on the MahaRERA website https://maharera.mahaonline.gov.in
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EXPERIENCE ONENESS WITH NATURE



A SENSE OF CONNECTION



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Map not to scale

Spread across a tranquil natural landscape, a rarity in West Avenue, Kalyani Nagar, Bluegrass Residences offers a unique opportunity.

Depending on the location of your apartment experience majestic views of the Mula-Mutha river, the city skyline, gorgeous sunsets and the occasional prancing of a stallion if you're lucky. Bluegrass Residences is strategically located to offer easy connectivity to pretty much everything that you may desire.

Stepping into the vibrant bylanes of Kalyani Nagar, is an equally pleasurable experience. Indulge in some impulsive shopping at the colourful boutiques, meet your BFFs for some gossip over coffee at some of the best cafes like Starbucks, or just walk over to Irani Café to chill over some chai and Netflix.

AN OASIS IN THE HEART OF PUNE



MASTER PLAN

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PRISTINE VIEWS* OF THE RIVER



Tower 1, 2 & 3 of Phase 1 are designed to integrate architecture and classic-meets-contemporary design. Using best-in-class practices, the development is being built with sustainability and environmental consciousness at heart.

SUSTAINABLE FEATURES INCLUDE:

- Rainwater harvesting
- Waste segregation and composting
- Electric car-charging stations
- Solar energy

Artist's impression for representational purpose only. The view shown is available only from select apartments. The views shown may not be permanent.
*Views are from select apartments only.

SPECTACULAR SIGHTS FROM THE DECK*

Artist's impression for representational purpose only.
*View depends on the location of the apartment.



DOUBLE-HEIGHT GRAND LOBBY

Artist's impression for representational purpose only.
Furnitures, fixtures and decorative items are not in the Developer's scope.

AIRY APARTMENTS



Carefully thought through, the designs and textures reflect the high-quality finish of each apartment.

Depending on the location of the apartment, these meticulously designed select apartments offer views of the central greens, stud farm, Pune city and the Mula-Mutha river. Enjoy perfectly framed vistas right from your home's deck.

Wake up to nature, enjoy ample natural sunlight and unobstructed cross ventilation.

Marble flooring in living & passage areas | Main door- wooden frame with teak wood veneer | Acrylic lustre paint for walls & ceilings | Video Door Phone

Artist's impression for representational purpose only. All furniture, decorative items, furnishings, and wall & ceiling finishes displayed in the apartments are for representation purposes only and are not part of the flat to be sold to the customer. All facilities/ specifications of the flat shall be as per the Agreement for sale between the developer and the customer.

AMPLE NATURAL LIGHT



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Marble flooring in the dining area | DG power backup

SPACIOUS KITCHENS



Branded modular kitchen | Attendant's room with washroom (in select apartments)
Vitrified tiles in the kitchen & dry balcony

Artist's impression for representational purpose only. Kitchen cabinets above the platform, appliances, equipment, furniture, decorative items, furnishings, accessories and wall & ceiling finishes displayed in the apartments are for representation purposes only and are not part of the flat to be sold to the customer.

PANORAMIC VISTAS



Engineered wooden flooring in master bedroom | Marble finish vitrified flooring in all other bedrooms | Walk-in wardrobe space in select apartments
Room doors- teak wood frame with laminated door panels

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Views will depend on the apartment location.

TYPICAL FLOOR PLAN- TOWER 3

Type 03	Unit	Carpet	Balconies	Totel Carpet
3 BHK Grand - Central Greens	sq.ft.	1461	228	1689
	sqm	135.70	21.16	156.86

Type 04	Unit	Carpet	Balconies	Totel Carpet
3 BHK Smart - Estate View	sq.ft.	1253	71	1324
	sqm	116.40	6.57	123.53



Type 02	Unit	Carpet	Balconies	Totel Carpet
4 BHK Grand - Riverside	sq.ft.	1912	323	2235
	sqm	177.63	30.02	207.65

Type 01	Unit	Carpet	Balconies	Totel Carpet
3 BHK Smart - West Avenue	sq.ft.	1093	73	1166
	sqm	101.54	6.79	108.33

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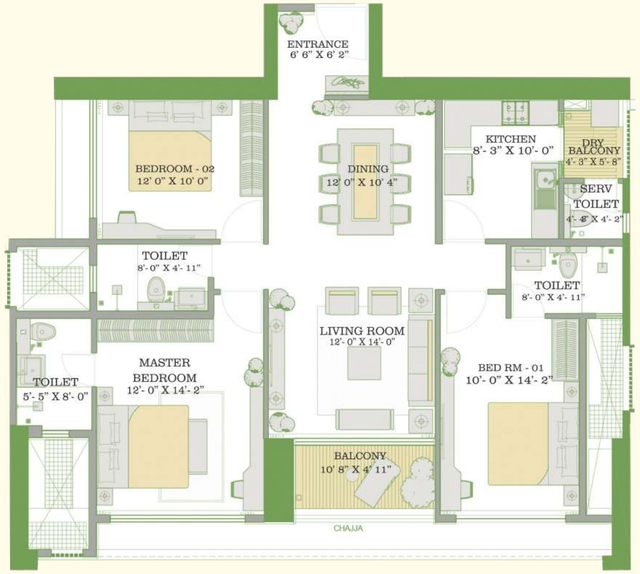
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Variance of (+/-) 3% in area may occur on account of site conditions / columns / variations.
Dimensions are of unfinished area. The toilet carpet area is inclusive of ledge walls. Unit / floor plan is for space planning purpose only.

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3 BHK SMART - WEST AVENUE



Type 01	Unit	Carpet	Balconies	Totel Carpet
3 BHK Smart - West Avenue	sq.ft.	1093	73	1166
	sqm	101.54	6.79	108.33



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3 BHK SMART - WEST AVENUE

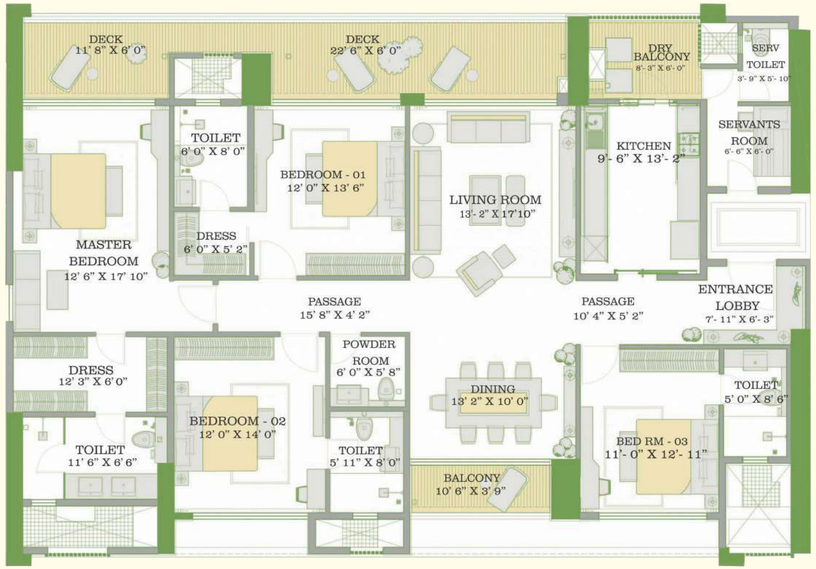


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4 BHK GRAND - RIVERSIDE



Type 02	Unit	Carpet	Balconies	Totel Carpet
4 BHK Grand - Riverside	sq.ft.	1912	332	2235
	sqm	177.63	30.02	207.65



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4 BHK GRAND - RIVERSIDE

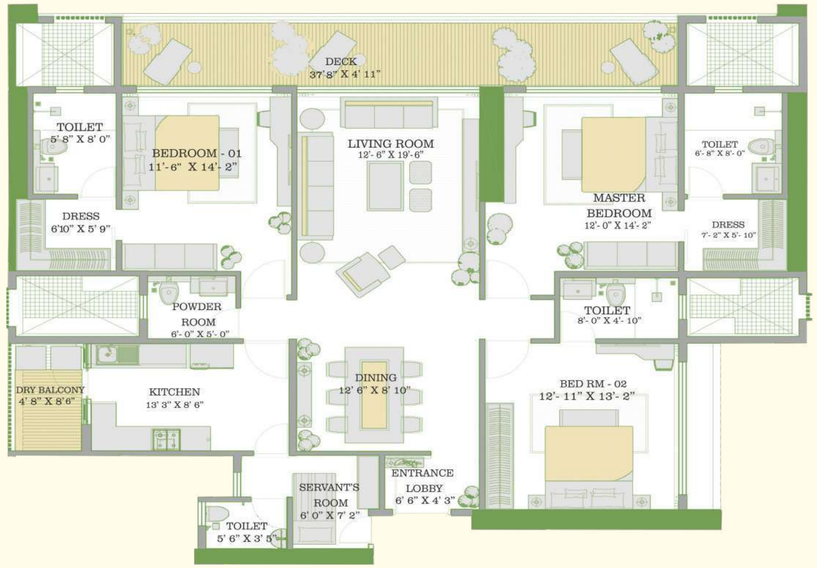


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3 BHK GRAND - CENTRAL GREENS



Type 03	Unit	Carpet	Balconies	Totel Carpet
3 BHK Grand - Central Greens	1461	1461	228	1689
	sqm	135.70	21.16	156.86



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3 BHK GRAND - CENTRAL GREENS

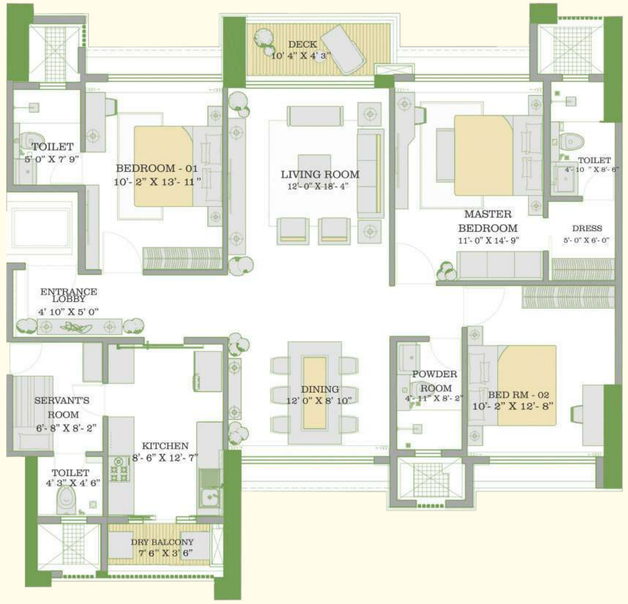


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3 BHK SMART - ESTATE VIEW



Type 04	Unit	Carpet	Balconies	Totel Carpet
3 BHK Smart - Estate View	sq.ft.	1253	71	1324
	sqm	116.40	6.57	123



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THE ICONIC CLUBHOUSE



We build legacies that are timeless. The Iconic Clubhouse designed by Spanish architect Alfredo Munoz of ABIBOO Studio, offers unmatched world-class amenities.

"Treating the project as an organism, the thought behind the clubhouse design has been inspired by the green surroundings on site or in the bylanes of West Avenue.

Comfortable, serene and offering a respectful sense of privacy amongst the greens, the indoor and outdoor spaces have been supplemented with acoustic and aromatic perceptions created by the organic elements of the surroundings.

With the richness and abundance of natural light, the warmth of the surrounding and the tactile materials on the site's interior and exterior come to life.

On a collective synergy, the design elevates the experience to a unique paradigm offering a host of privileges."

Alfredo Munoz
ABIBOO Studio

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INSPIRED BY NATURE



Indoor games room

Artist's impression for representational purpose only.

Enjoy a plethora of leisure options in the clubhouse and on the podium. Choose from a dedicated spa with treatment rooms to rejuvenate your senses, a pool for your daily retreat overlooking the greens, an invigorating workout at the gym and a host of other amenities.

Privileges are what make living at Bluegrass Residences simply timeless.

1. INFINITY POOL
2. KIDS' POOL
3. ZEN GARDEN
4. JACUZZI
5. OUTDOOR YOGA
6. KIDS' PLAY AREA
7. AMPHITHEATRE
8. SENIOR CITIZENS' AREA
9. PET GARDEN



AMENITY PLAN

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AN EXCLUSIVE LOUNGE



Indoor games room* | Badminton court* | Squash courts* | Gymnasium*
Multipurpose hall* | Mini theatre* | Library* | Kids' play area
Net cricket practice pitch* | Basketball court* | Tennis court* | Spa*
Yoga*/Meditation room* | Café/Juice bar*

Artist's impression for representational purpose only.
*Forms part of non-exclusive Clubhouse.

MULTIPURPOSE HALL



Artist's impression for representational purpose only.

STATE-OF-THE-ART GYMNASIUM



Artist's impression for representational purpose only.

A QUAINT CAFE



Artist's impression for representational purpose only.

MINI THEATRE FOR LEISURE TIME



Artist's impression for representational purpose only.

AN INDULGENT RETREAT



With a plethora of indoor and outdoor amenities designed around you, choose from a rejuvenating session at the spa or an invigorating workout at the gym, or perhaps a quick dip at the infinity pool.

Infinity pool with water bodies on podium level overlooking the central greens

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A BREATHTAKING INFINITY POOL WITH WATER BODIES



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A COZY SENIOR CITIZENS' AREA



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AN ENCHANTING POOLSIDE AREA

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PAVED WALKWAYS

Amphitheatre | Senior citizens' area | Picnic/Barbeque area
One hole golf putting* | Zen garden | Jogging & walking area | Landscaped garden
Pet garden | Infinity pool | Kids' pool | Jacuzzi | Kids' play area

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COLLABORATIONS & PARTNERSHIPS



To ensure the vision of the Developer translates to a landmark development, Ananta brings on board and works only with industry experts and best-in-class partners.

Partners, who are passionate, share the same vision and are aligned to the ultimate aim of creating a world-class development.

Image used for representational purpose only. Residents do not have access to the stud farm.



Bluegrass
Business Park

Along with being the Reality Partner for Bluegrass Residences, Ananta has been instrumental in getting on - board Brookfield Properties to invest in a built-to-suit commercial IT development. Brookfield is one of the world's largest real estate investment funds.

This commercial development is situated on a 6 acre land parcel which is a part of an integrated development by Nephronia Ecospaces whose proprietors are the same as those of Sagitarius Ecospaces LLP. With this office space being developed in near proximity of the residential development, "Walk To Work," which is a dream for many will finally be a reality for a few.

Developer
NEPHRONIA ECOSPACES

Realty Partner
ananta

Project to be managed by
Brookfield Properties

Artist's impression for representational purpose only.

P52100021008
P52100025080

BLUEGRASS BUSINESS PARK TOWER A and Tower B are Registered under Maharashtra Real Estate Regulatory (MahaRERA) under Registration No. P52100021008 & P52100025080.
Complete details of the projects are available on https://maharera.mahaonline.gov.in under registered projects. The current sanction for Tower B is upto parking floors.

HDFC

WITH YOU, RIGHT THROUGH

HDFC is a leading provider of Housing Finance in India. With customised solutions, HDFC has fulfilled over 9 million dreams of owning a house since inception. HDFC has an extensive distribution network of 651 interconnected offices (including 206 offices of HDFC Sales) and outreach programs in several towns and cities all over India. HDFC has 3 representative offices in Dubai, London and Singapore and service associates in Kuwait, Oman, Qatar, Abu Dhabi (UAE) and Saudi Arabia to assist Non-Resident Indians and Persons of Indian Origin. HDFC's presence is enhanced by its distribution channel which includes HDFC Sales, HDFC Bank and third-party Direct Selling Associates.

HDFC's success in the mortgage industry and its reach across the financial services industry has made it a financial conglomerate with presence in banking, life insurance, non-life insurance, asset management, real estate fund, real estate, education finance and education. HDFC and its Group Companies consistently maintain leadership positions in their respective sectors.

Project to be managed by

Brookfield
Properties

Brookfield is a globally renowned alternative asset management group with over 120 years of experience. Brookfield manages assets worth more than US$ 750 billion in 30 countries with more than 100 offices, 1,50,000+ operating employees and 1,000+ investment professionals. The key focus areas are real estate, infrastructure, renewable power and private equity. Brookfield Properties, the real estate business of Brookfield owns, develops and manages 318 office properties, totaling approximately 167 million square feet in key gateway cities in the US, Canada, Australia, Brazil, India and South Korea.

This global scale, operating expertise and unmatched network across various dimensions gives it the flexibility and confidence to create assets that promise the most attractive returns and value to its partners and associates. Besides, the global presence of the company makes it the preferred partner of choice for many multinational occupiers who aspire to be associated with the world's best infrastructure and facilities in India.











Shapoorji Pallonji ENGINEERING & CONSTRUCTION

Shapoorji Pallonji Engineering & Construction (SP E&C) specializes in comprehensive end-to-end solutions in the engineering & construction segment in India, Middle East, North Africa & South East Asia. SP E&C offers Design-Build and General Contracting Services for IT Parks & SDCs, Industrial & Manufacturing Plants, R&D Centres, Pharma Facilities, Power Plants & Oil Refineries, Airport Terminals, Residential Condominiums, Townships, Smart Cities, Water & Wastewater Treatment Plants, Public Buildings, Banks, Hospitals, Hotels, Sports Infrastructure and Institutional Campuses. The company is headquartered in Mumbai.

Established over 155 years ago, SP E&C carries an excellent reputation for construction safety, quality and timely delivery and has won many awards for excellence in construction. The company has executed numerous fast track, large magnitude and multi-disciplinary construction projects for its esteemed clientele that includes many Multinationals, Corporates, PSUs, Government Organisations and Charitable Trusts. Blessed with a rich legacy and heritage, SP E&C has evolved into a leading Indian construction company with modern project management skills, state-of-the–art technology and the ideals of innovation and customer satisfaction.

PGP ARCHITECTS

Principal Architects

With an extensive portfolio that ranges from luxury hotels, corporate and IT complexes to upscale residential townships, PG Patki Associates are the Principal Architects of Bluegrass Residences.

The firm has consistently built landmark projects with a reputation for excellence for over 45 years.

With a legacy of distinction carried forward by Shekhar Patki, the project is envisioned to be the green lungs between a busy city.

Keeping the plus-shaped plan of the towers in mind, they have conceptualized spacious East-West facing apartments for easy cross ventilation.

This beautifully breaks the straight-line formation and creates niches between the towers. These niches form the entrance porch to the towers proving to be inviting and visually pleasing.



ABIBOO

Design of Iconic Clubhouse and Sales Gallery

With more than 20 years of global experience, the international design studio is known for creating innovation in architecture, urbanism, interior spaces and consumer products.

Present in Spain, the USA and India, the international firm consists of a multidisciplinary team that excels in projects specializing in residential, commercial, hospitality, retail, cultural, educational, integrated townships and consumer goods.

Focusing on architectural design and urban innovation, ABIBOO oversees the design of the Iconic Clubhouse and Sales Gallery at Bluegrass Residences.



AO LANDSCAPE ARCHITECTURE

Committed to creating vibrant spaces that enhance the quality of a development and respect the local ecosystem, AO, with their landscape design, strive to uncover the special sense of a place.

Entrusted with many culturally significant projects, the landscape architects aim to follow the flowing lines of the architectural form drawing inspiration from nature. The intent is to create largish trees on the podium and thus create shade and privacy, along with greener view shafts for residents.

The pool is designed to be a functional as well as a reflection pool, casting the reflections of the stud farm trees.



ARDASHIR DUBASH

Financial Adviser

Noted senior investment banker and investment adviser, Ardashir Dubash has served as a Director at Credit Suisse in London and a lawyer in New York.

He is the financial adviser to the developers and the projects.

PERKINS EASTMAN

Master Planning - Perkins Eastman

A global architecture firm, Perkins Eastman designs resilient and sustainable futures. With headquarters in New York City, the United States, the international project management firm has designed world-renowned projects across the globe.



KPM ENGINEERING

Structural and MEP Consultants

KPM Engineering is present across Mumbai, Dubai and London and provides solutions to the global built environment. Fronted by a team of specialists from many disciplines, they apply best practices and innovation to turn ideas into workable solutions in order to help clients make transformative improvements to the world.

TADC
THE ARCHITECTURAL DESIGN CONSORTIUM

Architecture and Design Consultants

Formed by Khushroo Sethna and Hutoxi Sethna after the merger of their independent practices, TADC-The Architectural Design Consortium was established in 2004.

Spearheaded by visionaries who value the transformative role of ideas and the capacity for architecture to inspire, TADC has been extensively working on the execution of the Iconic Clubhouse and Sales Gallery for Bluegrass Residences.

CBRE

Project Management Consultants

From concept to completion, CBRE employs cost-efficient, industry-leading processes to optimize projects, minimize risks and create value. A service portfolio so diverse, they excel in delivering projects covering almost every aspect of the real estate segment-including commercial buildings, corporate campuses, built-to-suit facilities, residential developments, retail developments, research and more.

DSK Legal
True Value,True Values

Legal Consultants

DSK Legal was founded in 2001 and has since established an excellent reputation for its integrity and value-based proactive, pragmatic and innovative legal advice. The firm's ability to help clients effectively traverse complicated legal matter and formidable expertise in various areas of corporate and commercial law has won them recognition and awards from several professional bodies.



Shot at location.