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The image is a full-page advertisement for 'Project Hallmarks'. On the left side, there is a large, artistic rendering of a modern residential complex. It features seven tall, slender towers with a dark facade and numerous windows, some of which are illuminated from within. The towers are arranged in a row, with a central section that is slightly taller. At the base of the towers is a long, low-rise podium with a facade of vertical wooden slats. The ground floor of the podium appears to be a commercial or retail space with large glass windows. In the background, other city buildings and greenery are visible under a clear blue sky. On the right side of the image, the text 'PROJECT HALLMARKS' is written in a large, bold, orange sans-serif font. Below this, there are six text blocks arranged in two columns, each preceded by a short horizontal line. The text is in a clean, white sans-serif font. The overall aesthetic is modern and sophisticated.

PROJECT HALLMARKS

10.5 ACRE GATED
ESTATE FEATURING 7
MAJESTIC TOWERS.

4-STAR DOUBLE-HEIGHT
ENTRANCE LOBBY FOR
STATELY ARRIVALS.

NESTLED IN PUNE'S
MOST COVETED
CORRIDOR OF
HADAPSAR.

55+ CURATED
EXPERIENCES AT THE
GROUND AND PODIUM
LEVEL.

2, 3 & 4 BED
VASTU-FRIENDLY,
WELL-LIT AND
VENTILATED HOMES.

A VIBRANT
NEIGHBOURHOOD WITH
WORLD-CLASS
SCHOOLS, MALLS AND
HOSPITALS.

EXPANSIVE
RESIDENCES WITH
STUNNING VIEWS.

AVINEA

THE NEXT INSPIRED LUXURY

HADAPSAR

VYOM-SIGMA
— BUILDZONE —

ALTAIR T7
(2 & 3 BHKs)
FUTURE
DEVELOPMENT

AVANA T6
(3 BHKs)
FUTURE
DEVELOPMENT

ARIANA T5
(3 BHKs)
FUTURE
DEVELOPMENT

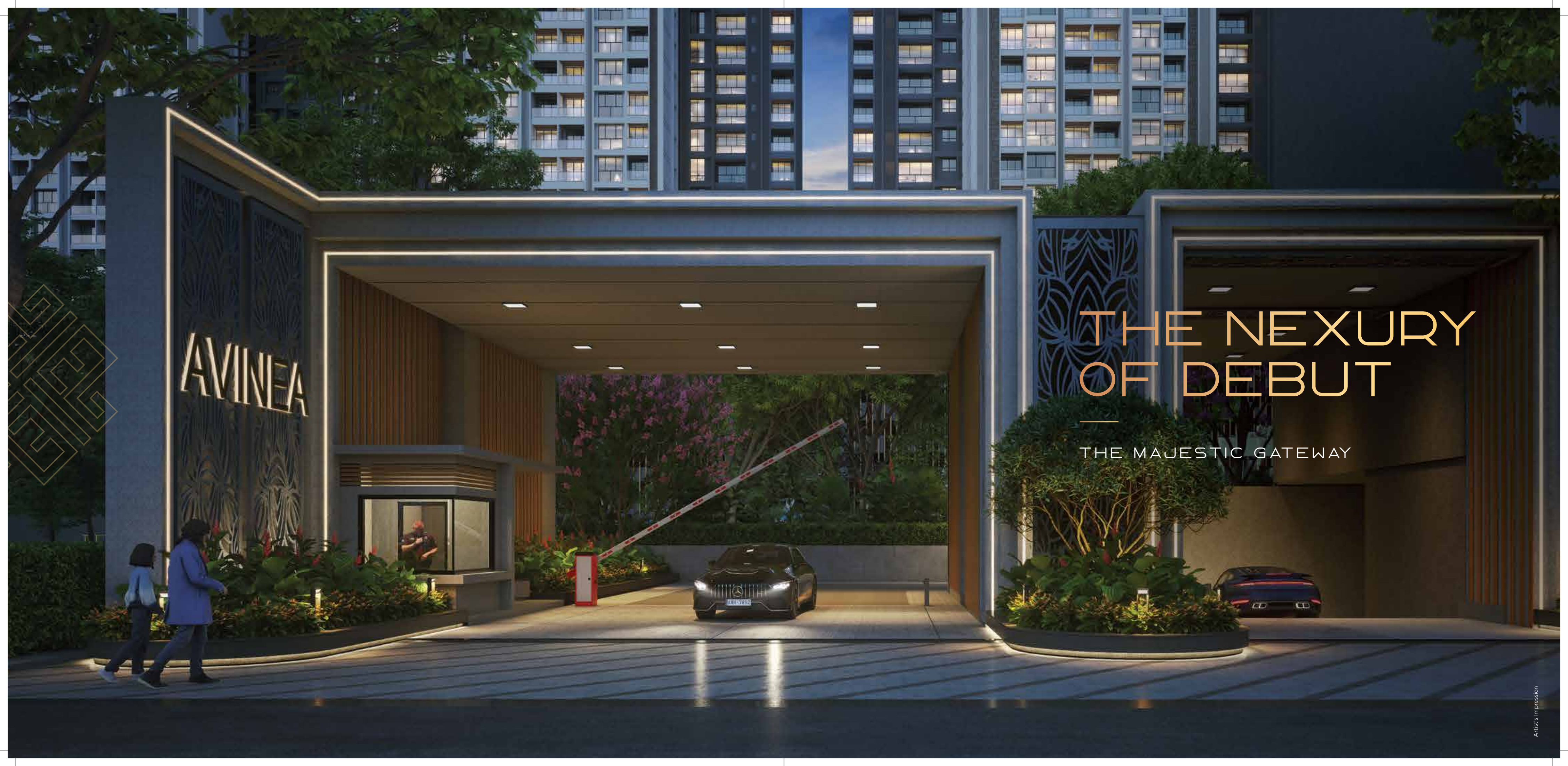
AMORE T4
(2 & 3 BHKs)
PHASE 1

ALTUS T3
(3 BHKs)
PHASE 1

AVANTE T2
(3 & 4 BHKs)
FUTURE
DEVELOPMENT

AVALON T1
(3 & 4 BHKs)
FUTURE
DEVELOPMENT

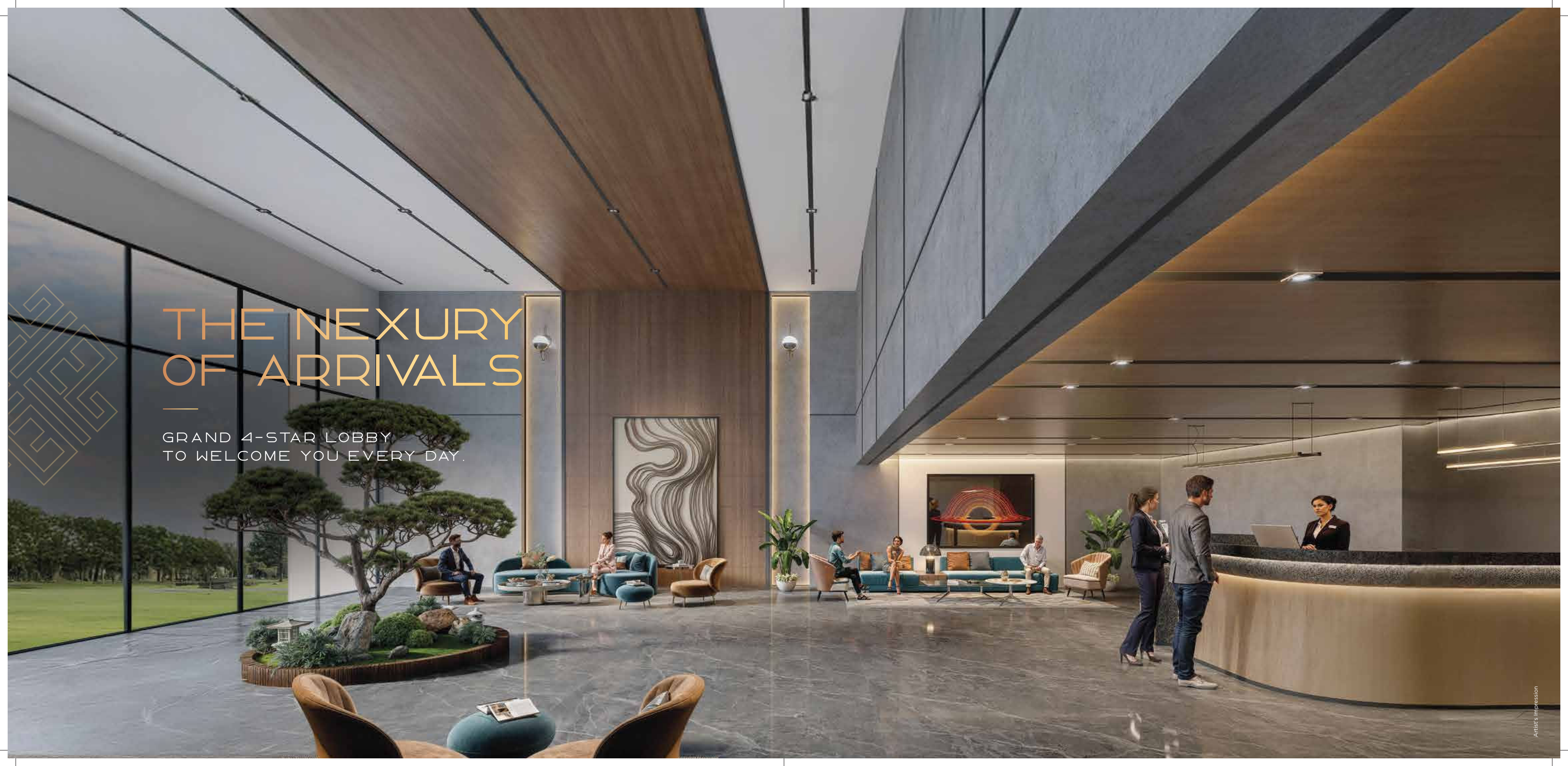
Artist's Impression



AVINEA

THE NEXURY OF DEBUT

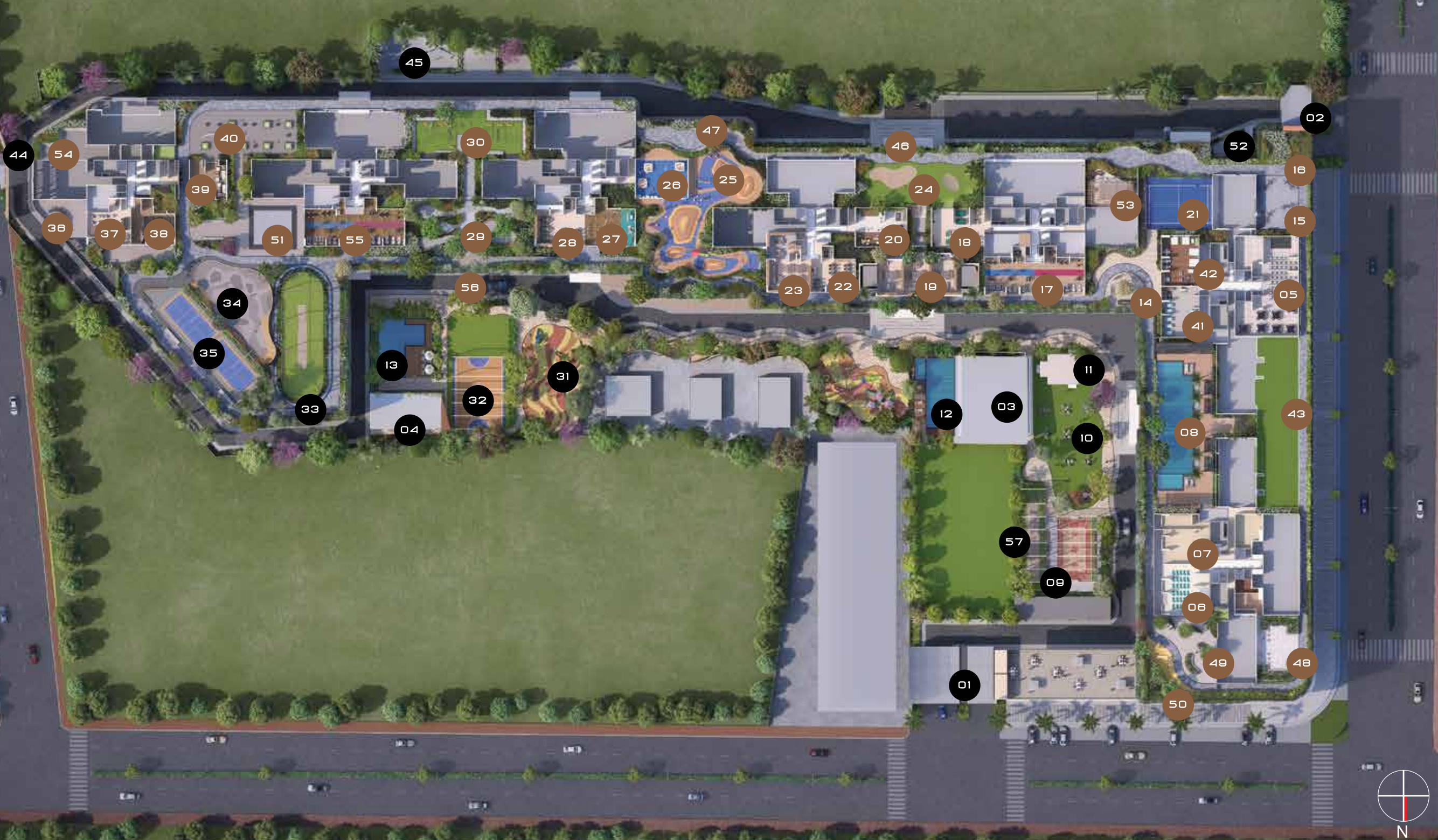
THE MAJESTIC GATEWAY



THE NEXURY OF ARRIVALS

—
GRAND 4-STAR LOBBY
TO WELCOME YOU EVERY DAY.

MASTER LAYOUT



Artist's Impression

THE NEXURY OF 2 LEVEL EXPERIENCES

- | | |
|---|---------------------------|
| 1. ENTRY PLAZA-NORTH | 29. OXYGEN PARK |
| 2. ENTRY PALZA-WEST | 30. CROSS FIT TRAINING |
| 3. CLUBHOUSE-CASTLE | 31. ADVENTURE PLAY PARK |
| 4. CLUBHOUSE-CITADEL | 32. JUNIOR FOOTBALL |
| 5. BANQUET-MANOR | 33. BOX CRICKET |
| 6. YOGA HALL | 34. SKATING RINK |
| 7. ZUMBA HALL | 35. BADMINTON COURTS |
| 8. SWIMMING POOL WITH JACUZZI (25 X 9M) | 36. BARBECUE DECK |
| 9. MULTI-PURPOSE COURT | 37. DINE & CAFE |
| 10. PARTY LAWN WITH STAGE | 38. MOVIE THEATRE |
| 11. COMMUNITY CENTRE | 39. SENIOR CITIZEN LOUNGE |
| 12. SWIMMING POOL | 40. COURT OF LANTERN |
| 13. HEATED SWIMMING POOL | 41. SPA |
| 14. SWING COURT | 42. GUEST SUITES |
| 15. HAMMOCK PARK | 43. PARTY LAWN |
| 16. STAR GAZING DECK | 44. EAST GATE |
| 17. GYM I | 45. PET PARK |
| 18. INDOOR GAMES ROOM | 46. JOGGING TRACK |
| 19. READING COURT | 47. SEATING ALCOVES |
| 20. MUSIC ROOM | 48. CHIT CHAT CORNER |
| 21. PADDLE BALL COURT | 49. OXYGEN PARK |
| 22. LIBRARY | 50. EXERCISE STATION |
| 23. CO-WORKING SPACE | 51. PLAY FOUNTEN |
| 24. MINI GOLF | 52. VISITOR'S CAR PARK |
| 25. KID'S PLAY PARK | 53. TEENAGER'S CORNER |
| 26. CRECHE | 54. OUTDOOR SEATING |
| 27. DANCE STUDIO | 55. GYM 2 |
| 28. CO-WORKING SPACE | 56. VIEWING DECK |
| | 57. CRICKET PITCH |

● GROUND LEVEL ● PODIUM LEVEL



BADMINTON COURTS, BOX CRICKET & SKATING RINK



JOGGING TRACK

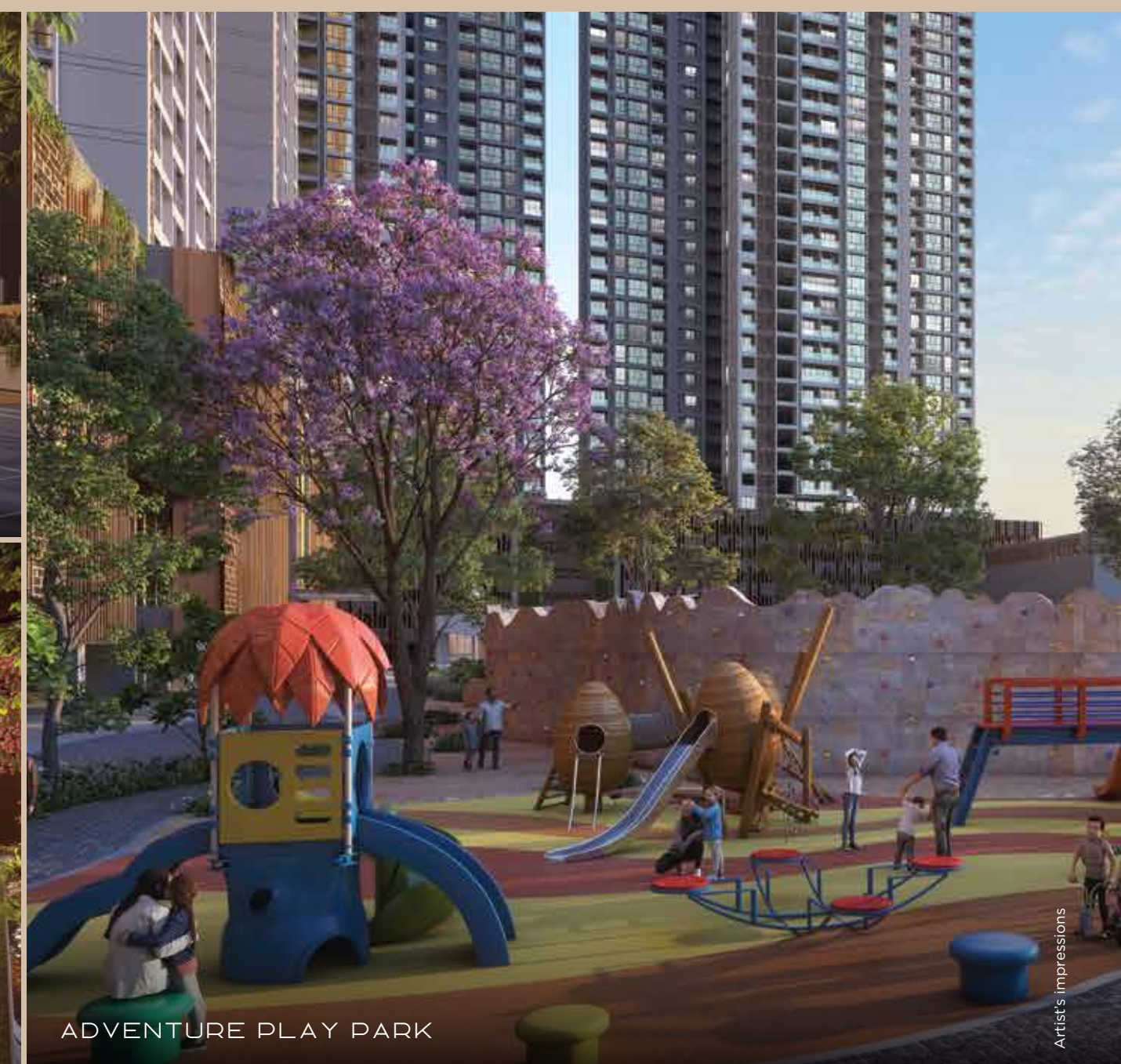


COURT OF LANTERNS



CLUB CITADEL





SPECIFICATION

INTERNAL FINISH

600 × 1200MM VITRIFIED TILES FOR FLOORING- AGL/EQUIVALENT)
ANTI-SKID FLOOR TILES FOR BALCONIES/TERRACES
GYPSUM FINISH FOR WALLS AND CEILING
OBD PAINT FINISH FOR WALL [ASIAN/NEROLAC/OR EQUIVALENT
BUILDING INTERNAL FLOOR LOBBY WALLS - TEXTURE PAINT

KITCHEN

AGLOR EQUIVALENT FULL BODY SLAB FOR KITCHEN PLATFORM WITH S.S. SINK
TILES FOR KITCHEN DADO UPTO 2 FEET
PROVISION FOR WASHING MACHINE IN DRY TERRACE
GAS LEAK DETECTOR [FOR MNGL]
GAS PIPELINE [MNGL]

DOORS / WINDOWS

BOTH SIDE LAMINATED FLUSH DOOR
POWDER COATED ALUMINUM SLIDING WINDOWS/SLIDING DOOR WITH MOSQUITO NET.
MARBLE / GRANITE/ FULL BODY TILE SILL.
VIDEO DOOR PHONE.
BIOMETRIC LOCK

ELECTRICAL

LEGRAND OR EQUIVALENT SWITCHBOARDS.
AC PROVISION IN ALL ROOMS WITH OUTDOOR LEDGE
PROVISION FOR AUTOMATION [LIMITED POINTS]
POLYCAB OR EQUIVALENT CABLES FOR ELECTRICAL WIRING
INVERTER PROVISION INTERNET PROVISION

BATHROOM

600X 1200MM DADO TILES AND 600 X 600 FLOORING[AGL/EQUIVALENT]
KOHLER/OR EQUIVALENT BATHROOM FITTINGS
SOLAR WATER SUPPLY ONLY MASTER BEDROOM

COMMON AREA

4 TIER SECURITY- MAIN GATE, LOBBY GATE, CCTV IN COMMON AREAS, BIOMETRIC LOCKS.
FIREFIGHTING WATER SPRINKLERS, SMOKE DETECTORS AND FIRE ALARM SYSTEMS IN FLAT
AND COMMON AREAS AS PER NORMS.
DESIGNATED SOCIETY OFFICE
SEWAGE TREATMENT PLANT
GARBAGE CHUTE
COMMON PARKING FOR GUEST
DG BACKUP FOR COMMON AREAS .
ELEGANT FINISH LOBBY WITH RECEPTION
4 ELEVATORS PER TOWER

2 BHK



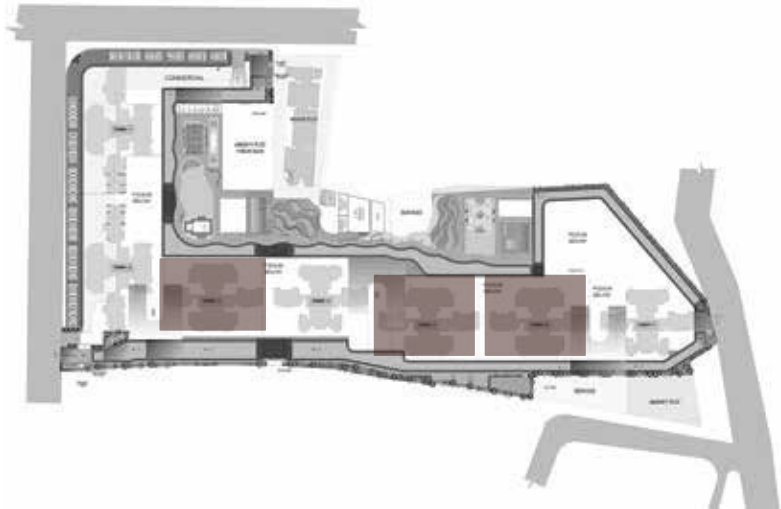
3 BHK



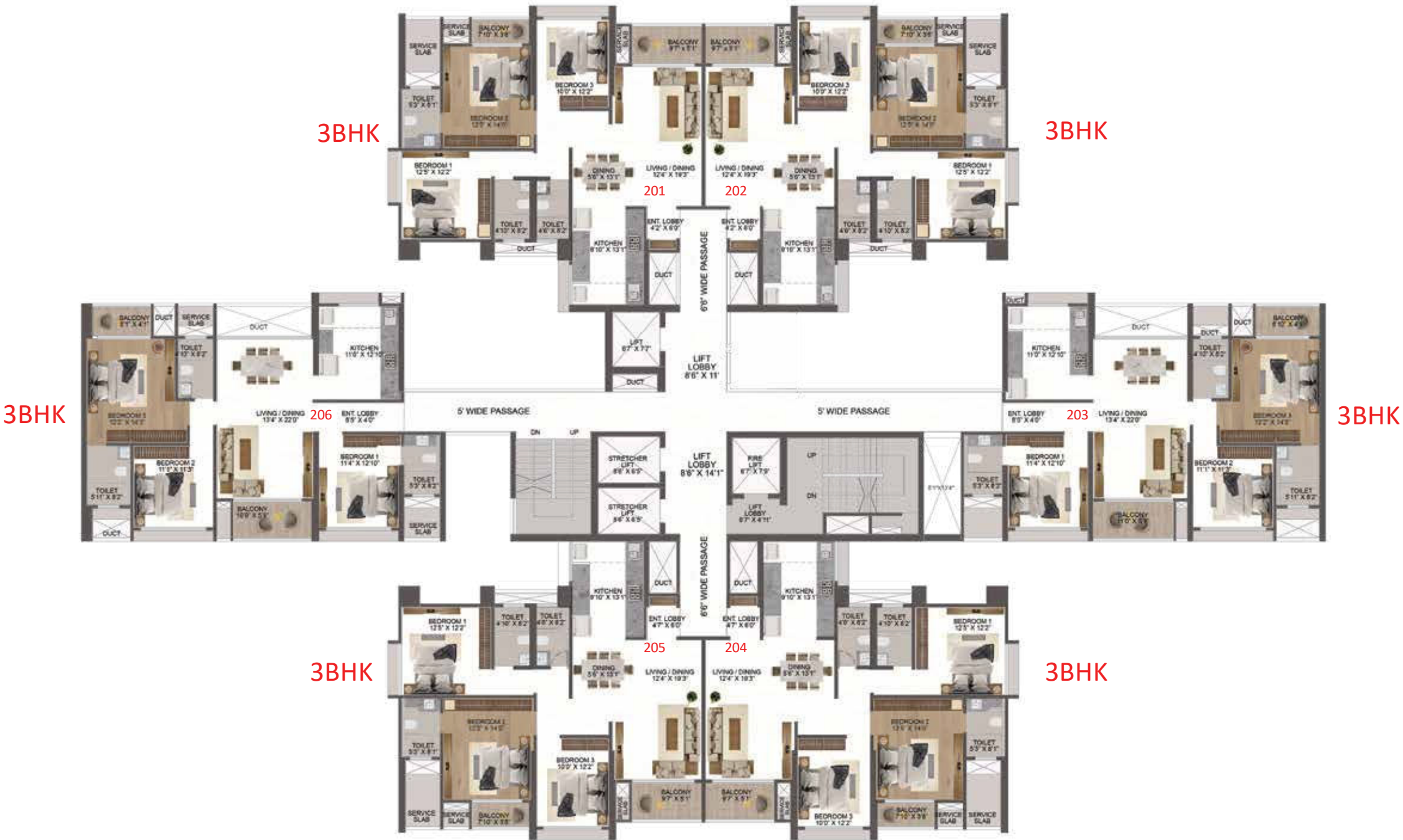
3 BHK



TOWER 3, 5 & 6
TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3, 5 & 6							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
202	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
203	3BHK	106.54	1146.80	8.54	91.92	115.08	1238.72
204	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
205	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
206	3BHK	106.27	1143.89	8.15	87.73	114.42	1231.62
TOTAL SALEABLE AREA						10328.99	



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 201

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 202

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
202	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 204

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
204	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 205

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
205	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 203

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3							
FLAT NO. 203	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
	3BHK	106.54	1146.80	8.54	91.92	115.08	1238.72

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 206

TYPICAL FLOOR PLAN
3 BHK LAYOUT



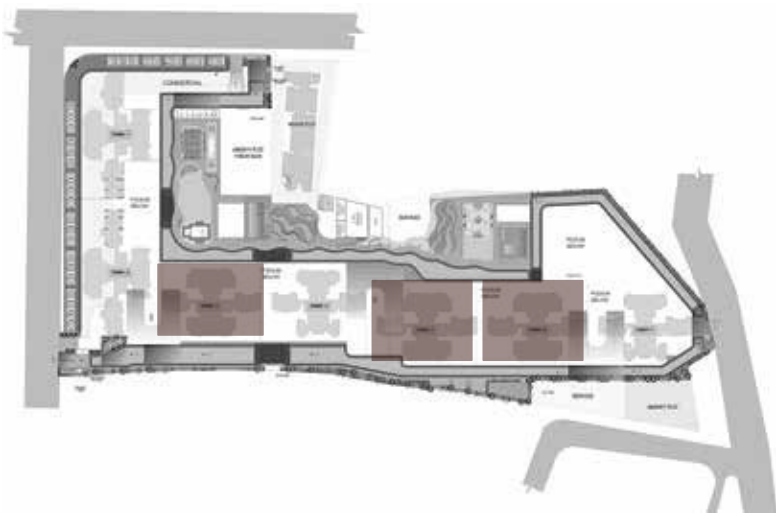
SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 3							
FLAT NO. 206	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
	3BHK	106.27	1143.89	8.15	87.73	114.42	1231.62

There can be a variance of +/-3% in the carpet area due to design and construction variances.



TOWER 3, 5 & 6

REFUGE FLOOR PLAN



SALEABLE AREA STATEMENT REGUGE FLOOR FOR TOWER - 3, 5 & 6							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
102	3BHK	107.07	1152.50	6.91	74.38	113.98	1226.88
103	3BHK	106.54	1146.80	8.54	91.92	115.08	1238.72
105	4BHK	153.78	1655.29	11.63	125.19	165.41	1780.47
106	3BHK	106.27	1143.89	8.15	87.73	114.42	1231.62
TOTAL SALEABLE AREA						9386.39	



UNIT 105

REFUGE FLOOR PLAN
4 BHK LAYOUT



SALEABLE AREA STATEMENT REFUGE FLOOR FOR TOWER - 3							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
105	4BHK	153.78	1655.29	11.63	125.19	165.41	1780.47

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 01

COUPLET FLOOR PLAN

6.5 BHK LAYOUT



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 3, 5 & 6							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
01	5BHK	214.70	2311.03	14.02	150.91	228.72	2461.94

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 03

COUPLET FLOOR PLAN
6.5 BHK LAYOUT

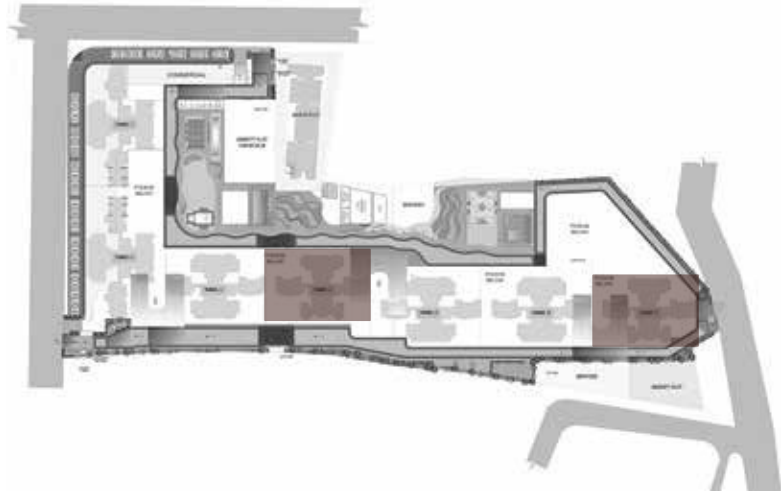


SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 3, 5 & 6							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
03	5BHK	218.78	2354.95	14.02	150.91	232.80	2505.86

There can be a variance of +/-3% in the carpet area due to design and construction variances.



TOWER 4 & 7
TYPICAL FLOOR PLAN



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	2BHK	81.23	874.36	6.62	71.26	87.85	945.62
202	2BHK	81.23	874.36	6.62	71.26	87.85	945.62
203	3BHK	109.04	1173.71	8.16	87.83	117.23	1261.54
204	2BHK	82.57	888.78	6.61	71.15	89.18	959.93
205	2BHK	82.57	888.78	6.61	71.15	89.18	959.93
206	3BHK	104.66	1126.56	8.05	86.65	112.71	1213.21
						6286.17	
TOTAL SALEABLE AREA						8800.64	



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 201

TYPICAL FLOOR PLAN
2 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO. 201	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
	2BHK	81.23	874.36	6.62	71.26	87.85	945.62

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 202

TYPICAL FLOOR PLAN
2 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO. 202	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
	2BHK	81.23	874.36	6.62	71.26	87.85	945.62

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 204

TYPICAL FLOOR PLAN
2 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
204	2BHK	82.57	888.78	6.61	71.15	71.15	89.18

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 205

TYPICAL FLOOR PLAN
2 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
205	2BHK	82.57	888.78	6.61	71.15	89.18	959.93

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 203

TYPICAL FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4 & 7							
FLAT NO. 203	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
	3BHK	109.07	1174.03	8.16	87.83	117.23	1261.86

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 206

TYPICAL FLOOR PLAN
3 BHK LAYOUT



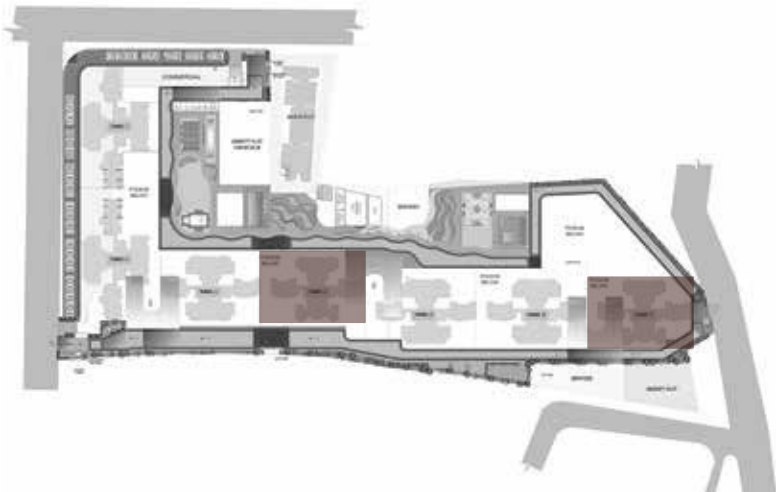
SALEABLE AREA STATEMENT TYPICAL FLOOR FOR TOWER - 4							
FLAT NO. 206	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
	3BHK	104.66	1126.56	8.05	86.65	112.71	1213.21

There can be a variance of +/-3% in the carpet area due to design and construction variances.

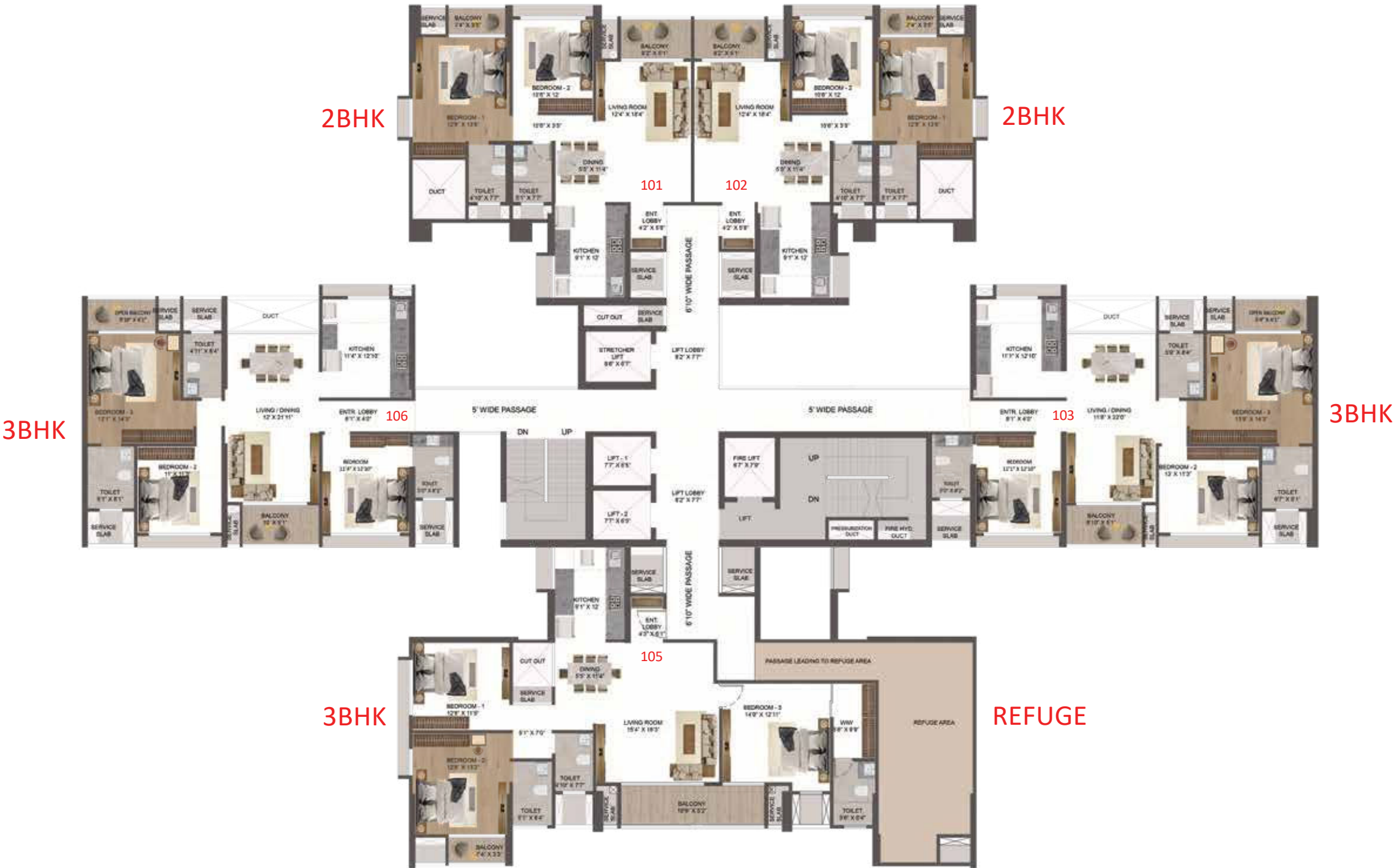


TOWER 4 & 7

REFUGE FLOOR PLAN



SALEABLE AREA STATEMENT REFUGE FLOOR FOR TOWER - 4							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	2BHK	81.23	874.36	6.62	71.26	87.85	945.62
102	2BHK	81.23	874.36	6.62	71.26	87.85	945.62
103	3BHK	109.07	1174.03	8.16	87.83	117.23	1261.86
105	3BHK	116.61	1255.19	11.17	120.23	127.78	135.42
106	3BHK	104.66	1126.56	8.05	86.65	112.71	1213.21
						533.42	5741.73
TOTAL SALEABLE AREA						8038.41	



UNIT 105

REFUGE FLOOR PLAN
3 BHK LAYOUT



SALEABLE AREA STATEMENT REFUGE FLOOR FOR TOWER - 4							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
105	3BHK	116.61	1255.19	11.17	120.23	127.78	135.42

There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 101

COUPLET FLOOR PLAN

4.5 BHK LAYOUT



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 4 & 7							
FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
01	4BHK	164.84	1774.34	13.41	144.35	178.25	1918.68



There can be a variance of +/-3% in the carpet area due to design and construction variances.



UNIT 103

COUPLET FLOOR PLAN
4.5 BHK LAYOUT



SALEABLE AREA STATEMENT COUPLET FLOOR FOR TOWER - 4 & 7

FLAT NO.	TYPE	CARPET		OPEN BAL		TOTAL CARPET	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
03	4BHK	170.03	1830.20	13.41	144.35	183.44	1974.55

There can be a variance of +/-3% in the carpet area due to design and construction variances.





AN ADDRESS OF NEXURIOUS EXCLUSIVE STREETSCAPE

THE ULTIMATE BLEND OF FASHION,
CONVENIENCE, AND ICONIC RETAIL &
OFFICE SPACES

FALCON STREET



THE NEXT INSPIRED LUXURY

HADAPSAR

THE NEXURY OF SUPERIOR CONNECTIVITY

CENTRALLY LOCATED IN THE EASTERN
CORRIDOR WITH EXCELLENT COMMUTING CHOICES.

SCHOOL

WISDOM WORLD SCHOOL - 1 MIN
BILLABONG SCHOOL - 1 MIN
NARAYANA TECHNO SCHOOL - 1 MIN
PAWAR PUBLIC SCHOOL - 2 MIN
AMANORA SCHOOL - 4 MIN
HDFC SCHOOL - 4 MIN
CHATURBHUJ NARSEE SCHOOL - 5 MIN

SHOPPING

FALCON STREET - 0 MIN
AMANORA MALL - 4 MIN
SEASONS MALL - 5 MIN
93 AVENUE MALL - 12 MIN
NYATI PALAZA, KHARADI - 15 MIN
PHOENIX MALL, VIMAN NAGAR - 30 MIN

WORK

MAGARPATTA IT PARK - 5 MIN
SP INFO-CITY - 15 MIN
KOREGAON PARK - 16 MIN
EON IT PARK - 20 MIN
KALYANI NAGAR - 20 MIN
WTC, PUNE - 25 MIN
VIMAAN NAGAR - 30 MIN

HOSPITALS

UMANG HOSPITAL - 1 MIN
YASH HOSPITAL - 2 MIN
SAHYADRI HOSPITAL - 4 MINS
NOBLE HOSPITAL - 7 MIN
COLUMBIAASIA HOSPITAL - 17 MINS

PUBLIC INFRA

HADAPSAR BUS DEPOT - 3 MIN
HADAPSAR RAILWAY STATION - 7 MIN
PUNE RAILWAY STATION - 30 MIN
PUNE INTERNATIONAL AIRPORT - 35 MIN



LOCATION MAP

THE NEXURY OF VISION

BUILDING TOMORROW'S SKYLINE, TODAY.



AR. VIVEK BHOLE

EXEMPLIFYING DESIGN
THAT THINKS FORWARD

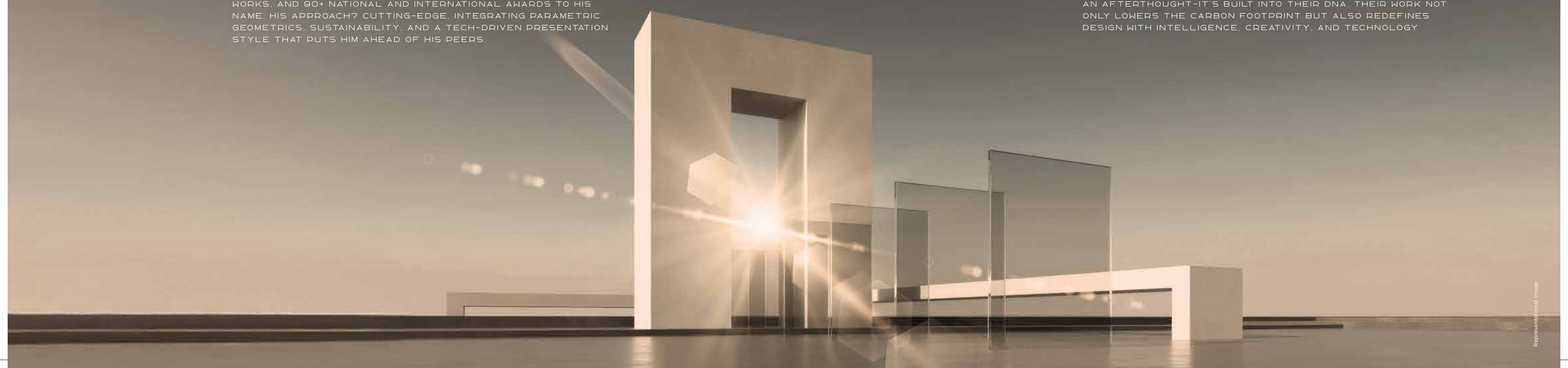
SOME ARCHITECTS DESIGN BUILDINGS. AR. VIVEK BHOLE DESIGNS LEGACIES. WITH A POWERHOUSE TEAM OF OVER 200 PROFESSIONALS AND A PRESENCE IN SIX MAJOR CITIES, HE'S BEEN REDEFINING SKYLINES FOR NEARLY THREE DECADES. HIS NUMBERS? STAGGERING-OVER 800 COMPLETED PROJECTS, 500 MORE IN THE WORKS, AND 90+ NATIONAL AND INTERNATIONAL AWARDS TO HIS NAME. HIS APPROACH? CUTTING-EDGE, INTEGRATING PARAMETRIC GEOMETRICS, SUSTAINABILITY, AND A TECH-DRIVEN PRESENTATION STYLE THAT PUTS HIM AHEAD OF HIS PEERS.



AR. SWAPNIL KSHIRSAGAR

THE MASTERMIND BEHIND
MONUMENTAL CREATIONS

INNOVATION ISN'T JUST A BUZZWORD FOR AR. SWAPNIL KSHIRSAGAR- IT'S A WAY OF LIFE. AS THE FOUNDER OF DESIGN 11, HE LEADS A TEAM OF VISIONARY DESIGNERS WHO HAVE TRANSFORMED OVER 400 PROJECTS AND ARE CURRENTLY SHAPING 110+ MORE ACROSS THE GLOBE. SUSTAINABILITY ISN'T AN AFTERTHOUGHT-IT'S BUILT INTO THEIR DNA. THEIR WORK NOT ONLY LOWERS THE CARBON FOOTPRINT BUT ALSO REDEFINES DESIGN WITH INTELLIGENCE, CREATIVITY, AND TECHNOLOGY



THE NEXURY OF PARTNERSHIP

WHEN GREAT MINDS COME TOGETHER

STRUCTURAL RCC



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