

An unmatched experience of uber luxury

at the most demanding
location of West Pune





A well-established & proud real estate brand with
a footprint of 21+ landmark creations at the
most prime locations like Aundh, Baner, Kothrud,
and adjoining areas of Pune.

Over the last 22 years, the group has proudly
elevated more than 10 Lakhs Sq. Ft and a 50
Lakhs Sq.ft of ongoing development.

Our Values

Quality : Quality is the cornerstone of our enterprise. Commit, create and deliver only the best' is a mindset that cascades from the top and permeates powerfully throughout the company at every level.

Integrity : Our work is anchored in the highest business ethos, where we ensure honesty, transparency and fairness in all our actions, striving to do things first time right.

Trust and Reliability : The confidence of our customers, partners and employees is indeed our driving force. Their trust and solidarity gives us the strength to exceed expectations every time.

Pune

City of Culture, Class & Comfort

This is a city where culture is blended with class and infrastructure is combined with comfort. Unique features and facilities have honored **Pune as one of the Most Livable Cities in India.**



Projected 6th Largest city with
a GDP of \$76 billions



Highest number of premier
educational institutions



Second largest
IT hub in the country



Highest real estate
appreciation



One of the
safest cities



Largest number of
Primary Home Buyers

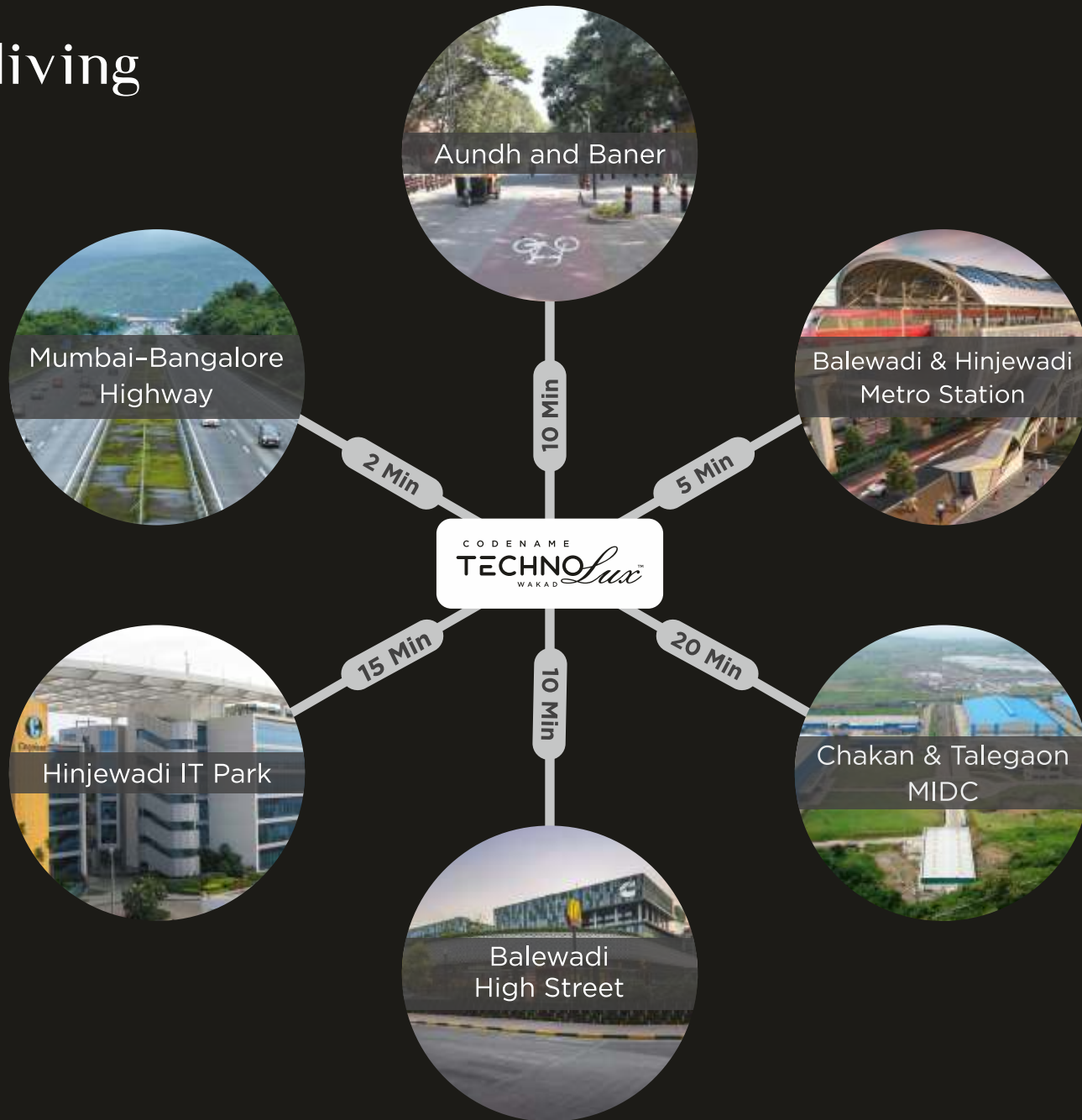
Wakad

The Western

Metropolitan Corridor of Pune

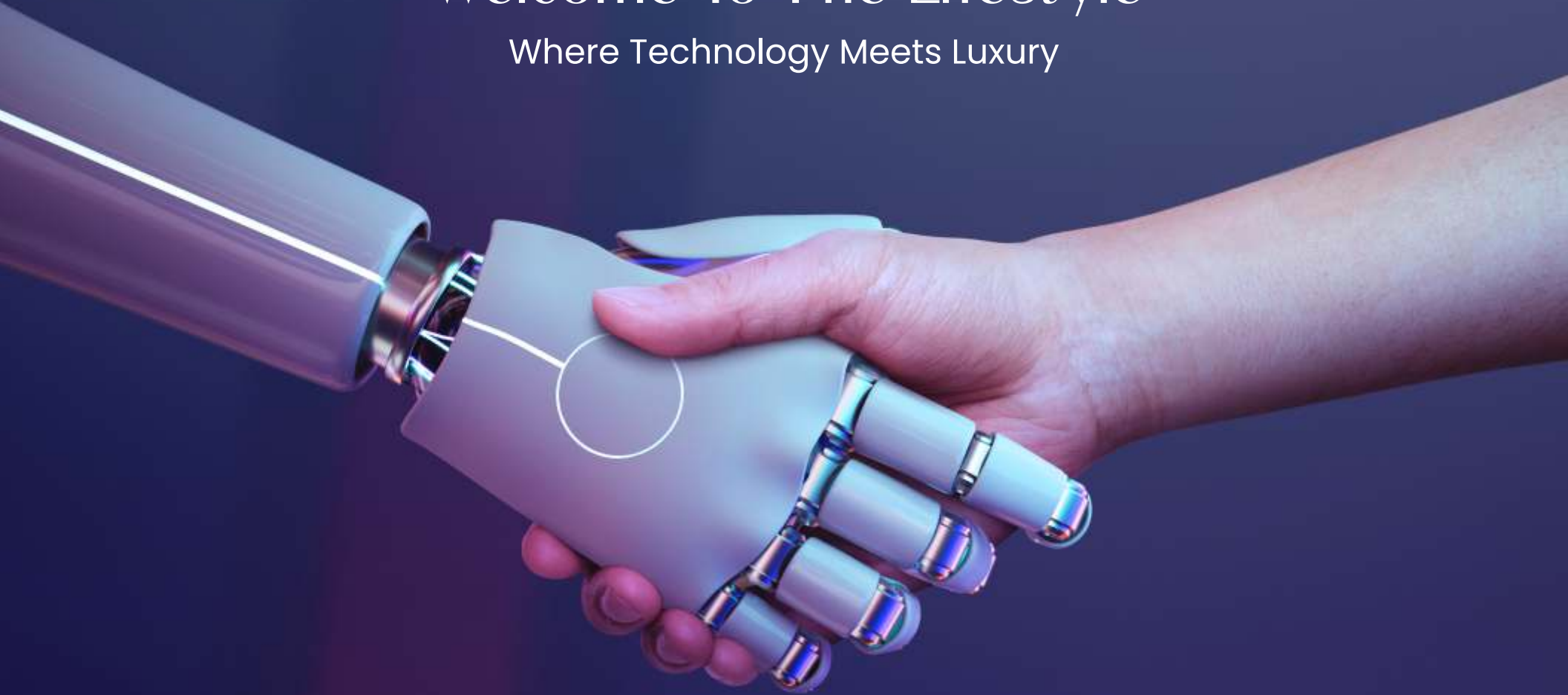
This corridor is located very close to the Mumbai-Bangalore Expressway, that is a rapidly growing area. Speedy growth in the fields of Real Estate, Infrastructure, IT, Education, and service industry is distinguished character of this area. This is the area that has highest growth rate in Pune city.

Ease of living



Welcome To The Lifestyle

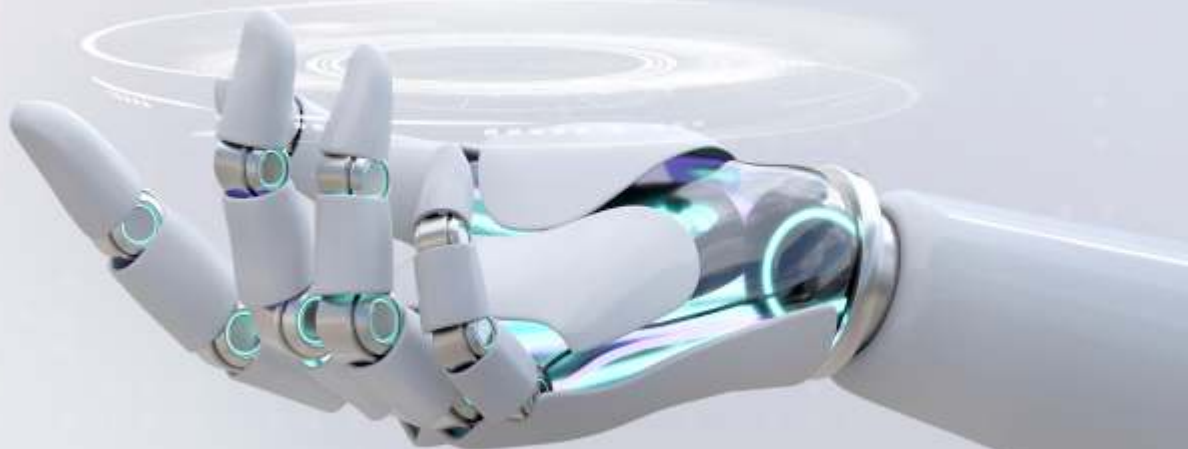
Where Technology Meets Luxury





MIHIR

C O D E N A M E
TECHNO *Lux*™
W A K A D





Technology

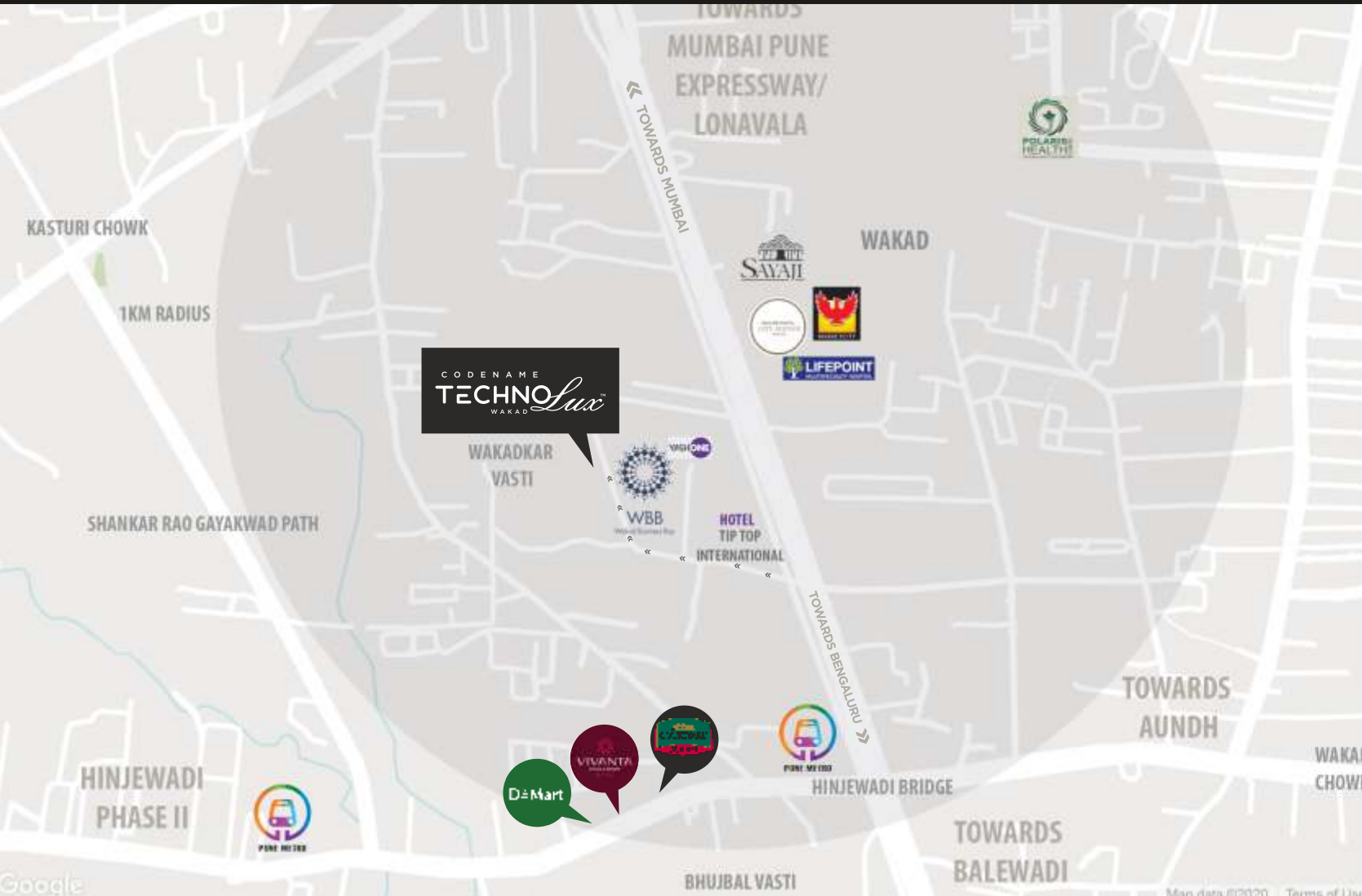
elite class

d before.

*For internal training purpose only (Not for sales)

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Location



- Pune International Airport – 25 km
- Pimpri Railway Station – 15 km
- Hospital – 1 km
- School – 1 km
- Balewadi High Street – 4.5 km
- Bhumkar Chowk – 0.6 km
- Hinjewadi Chowk – 0.7 km
- University Chowk – 10 km
- Hinjewadi Phase II – 1.5 km
- MITCON & NICMAR – 2.5 km
- Proposed Pune Metro Station – 0.7 km

C O D E N A M E
TECHNO*Lux*TM
WAKAD



Artistic impression

C O D E N A M E
TECHNO*Lux*TM
W A K A D



Artistic impression

C O D E N A M E
TECHNO*Lux*TM
WAKAD



Artistic impression

4* Acres of hand crafted development

3 Magnificent Skyscrapers

More than 60% open space

Three side open residences

50+ lifestyle amenities

IGBC Gold Pre-Certified Project

Highlights

We do not provide mere prime amenities we imbibe a new living style



Entrance Plaza



Water body/Spill pool



Magnificent Clubhouse



Pool deck



Swimming Pool



Kid's Pool



Amphitheater



Structure with colonnade



EV Charging points



Car washing area



Technology Enabled Home



Anti - mosquito machines
in common area



USB Charging Points
in Bedrooms



Access card/Biometric entry
to common areas



State-of-the-art
4 tier security



Hi speed Wi Fi
in common areas



Sewage treatment plant



Organic waste converter



Garbage Chute



Disinfectant UV light system
for sanitization in lobby



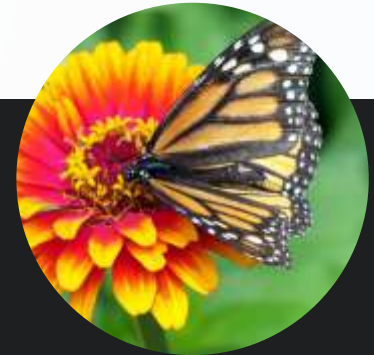
Single Click
Medical Emergency



CCTV Monitoring



Video Door Phone



Butterfly Garden



Rock climbing wall



Stepped water body



Sand pit (Kid's play area)



Half basketball court



Tennis court



Cricket practice net



Outdoor gym



Yoga court



Jumbo chess



Adventure play area



Lotus pond



Children's play park



Grand lobby



Banquet hall



Supermarket



Pharmacy



Gym



Indoor table tennis



Indoor pool table



Table foosball



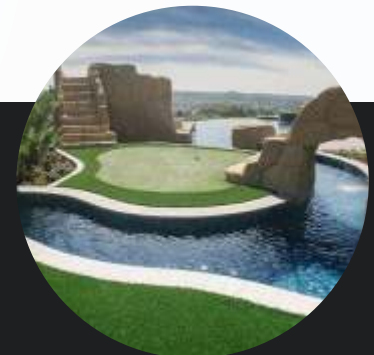
Children's video
game room



Aerobics



Motion sensor lighting for
lobby and passage



Lazy River



Outdoor Cinema



Sky Bar



Rooftop BBQ grill

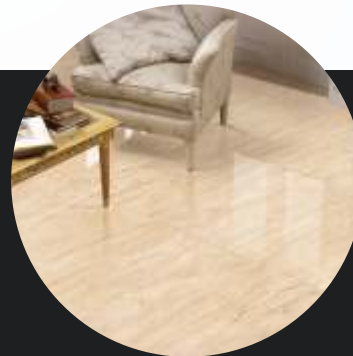
Rooftop Legends

Skywalk



Specifications

- ⑧ Branded Premium Tiles across the apartment
- ⑧ Premium Tiles in all Toilets
- ⑧ Branded Anti-skid Tiles in Terrace & Dry Balcony
- ⑧ Branded Electrical Switches in all rooms
- ⑧ Branded Bathroom Fittings in toilets
- ⑧ Shower enclosure
- ⑧ False Ceiling in Toilets
- ⑧ Veneer polished doors
- ⑧ Branded Door Fittings
- ⑧ Video Door Phone
- ⑧ Powder coated Aluminium Windows with Mosquito mesh
- ⑧ Premium Acrylic Paint for External Walls
- ⑧ Premium Jaguar/Kohler/TOTO/Americal Standard or equivalent Sanitary Ware & Bathroom Fittings



Proximity

Schools & Colleges

Vibgyor School, Wakad	10 min
Podar Jumbo Kids	5 min
EuroSchool Wakad	7 min
IBMR College	5 min
Indira College	7 min

Hospitals

Lifepoint Multispecialty Hospital	2 min
Shatayu Hospital	10 min
Ruby Hall Clinic Hinjewadi	7 min

IT Parks

Rajiv Gandhi Infotech Park	10 min
Wipro Technologies Ltd	12 min
Infosys	12 min
Panchshil Tech Park, Balewadi	12 min
Veritas	7 min
Cummins	7 min

Hotels & Restaurants

Hotel Tip Top International	1 min
Sayaji	5 min
Courtyard by Marriott	5 min
Hyatt Place	10 min
Vivanta	5 min

Mall & Shopping Complex

Phoenix Marketcity, Wakad	5min
Vision One	5min
Decathlon	5min
Dorabjee, Balewadi	7min
Xion Mall	5min
Dmart, Hinjewadi	5min
Dmart, Baner	5min

Opportunity



To become a part of this magnificent project before it gets over

Pre-launch benefits

First mover advantage

Preferred choice of inventory through Priority allotment

Easy Process

EOI (Expression of Interest)

GOLD

PLATINUM

GOLD

Benefit of the Launch Price

First Mover Advantage

PLATINUM

Benefit over & above
the launch price

Priority allotment benefit

Platinum Token amount of 51K will be deposited before the launch & will remain refundable up till the day of official launch. A cancellation & refund request via email to be initiated by the customer. Token amount will be refunded within 15 days from the Email request received. Normal booking window will open after the launch event at a revised pricing.



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STRATEGIC PARTNER



ACE PRIME
— I N F R A —
Arise with Assurance