

A lifestyle that
lets you enjoy it all.



NYATI
Equinox
Green at Heart



Delivering value in a dynamic world.

Mihir Group has positioned itself as a niche market player, delivering premium projects at prime locations in Pune and adjoining areas. Backed by state-of-the-art construction technology and resources, we have the ability to take up mega residential and Completed Projects.

Over the last 22+ years, we have delivered 21+ landmark creations aggregating 10Lac + Sq.ft. of built space. Our growing portfolio of high-end residential and commercial properties symbolizes the mounting confidence of customers in our brand.

In a marketplace where credibility is not easily gained, MIHIR GROUP is today an established construction house known for its tag of reliability.

22+ years
of legacy

21+ landmark
projects
delivered

10 millions +
sq.ft. of space built



Building a legacy of excellence.

With over 25 years of excellence in real estate and engineering, Nyati Group has been bringing together integrity and transparency, design and aesthetics, and globally benchmarked construction technology to deliver the finest residential, commercial, retail, hospitality, corporate and industrial spaces for a pan-India and overseas clientele.

At Nyati Group, the customer is the central focus of all its efforts, a testimony of which lies in the Group having successfully delivered over 100 million sq.ft. across Real Estate, EPC and Hospitality and homes to over 11,000 happy families.

Real Estate | Engineering | Infrastructure | Hospitality | Healthcare | Nyati Foundation

40 million+ sq.Ft.
developed

67+ delivered
projects

11000+
happy families

The cultural hotspots of Kothrud meet the bright future of Baner and Balewadi.

A life blessed with the golden confluence of convenience, connectivity and serenity - Bavdhan. The nature rich location is rapidly becoming an aspiration for new-age homebuyers, as it is perfectly connected to both Kothrud and Baner-Balewadi.

Be it Vanaz or Karishma Society of good old Kothrud or Balewadi High Street, Bavdhan places you just about 10 minutes away from all important locations.

Undoubtedly, Bavdhan has always been a location of utmost serenity and peace, making it one of the most desired localities for perfect modern living. Having access to the modern lifestyle indulgences and cultural ethos, a location like this is hard to find.

A future-ready location for the perfect lifestyle upgrade.

-  Local hangouts like Café Durga & Karishma society
-  Auditoriums like Yashwantrao Chavan Natyagruha
-  Sports complexes like Kedar Jadhav Cricket Academy & Solaris
-  Multi-cuisine restaurants and a lot more
-  Renowned institutions like MIT & Bharati Vidyapeeth
-  900 acres of natural bounty with hills and greenery



CULTURE

NATURE

FUTURE

Kothrud’s **culture** | Bavdhan’s **nature** |
Baner Balewadi’s **future**



60%
open spaces



40+ world-class
indulgences



World-class
construction
quality



900 acres of
unparalleled
forest views



Skysrise living
amidst 5 acres



An evergreen,
healthy
environment



2 & 3 BHK
futuristic
residences



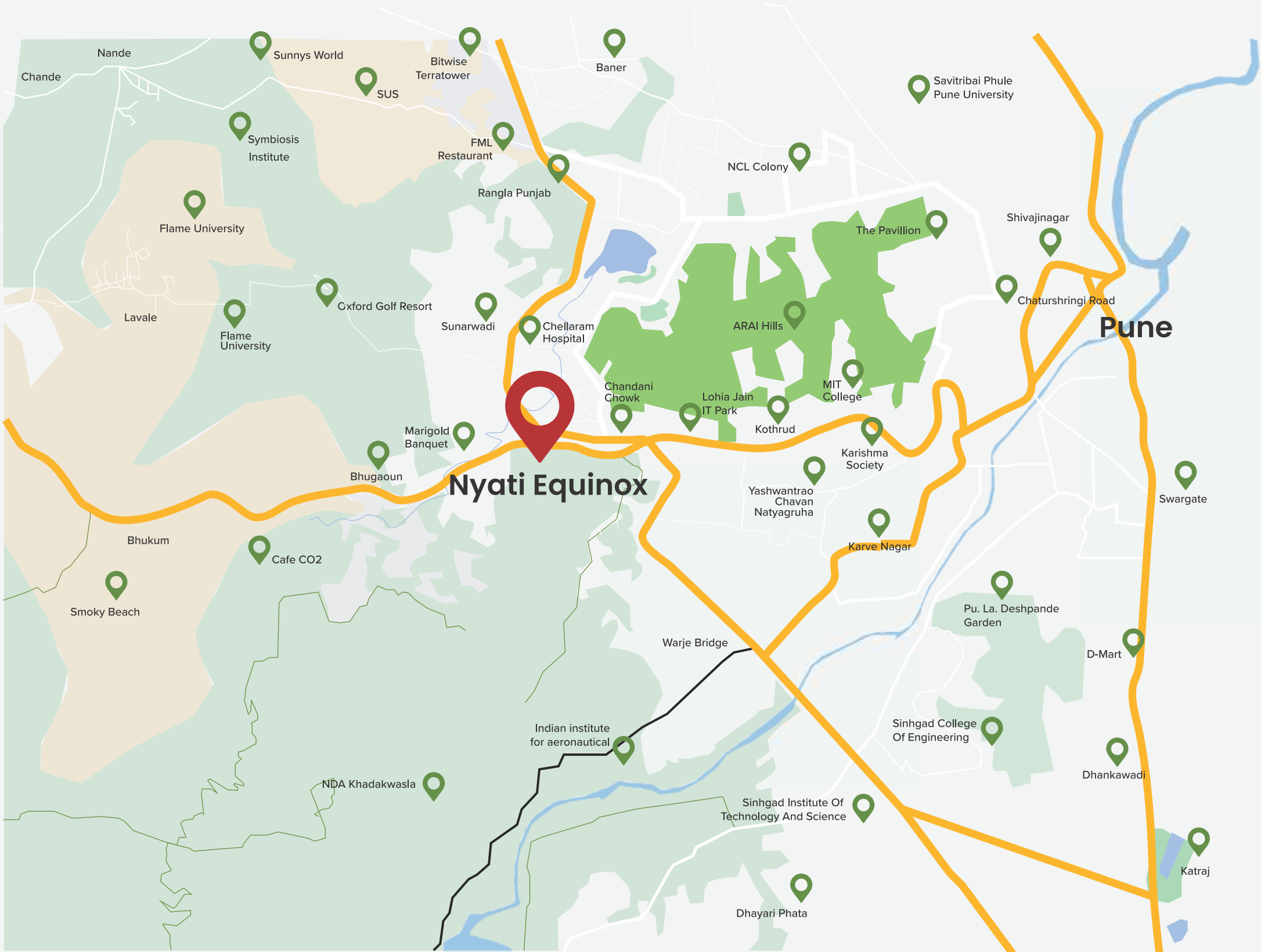
14 acres of
development

P R E S E N T I N G

NYATI
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The pride of Bavdhan

Rise above the surroundings, with engrossing views of a biodiversity park on one side and the city on the other. Nyati Equinox presents a vision of integrated urban living, which combines the splendour of nature and the vibrance of the city. Here’s a chance for residents to soak in the many facets of a fulfilling life, aided by a catalogue of 40+ great lifestyle amenities that add to the charm of this property, sculpted by an awareness of culture, nature and the future.



Lifestyle within reach



CONNECTIVITY

- Chandni Chowk – 1.1KM
- Kothrud – 1.3KM
- Vanaz Metro Station – 4.5KM
- Shivaji Nagar Station – 13KM
- Pune International Airport – 23KM



IT/EMPLOYMENT HUBS

- Sharda Center – 8KM
- ICC Trade Towers – 10KM
- Nanospace IT Park – 9KM
- Hinjewadi IT Park – 18.5KM



MALLS/SHOPPING

- D-Mart, Karve Nagar – 8KM
- MSM Mall , Karve Road – 8.5KM
- The Pavillion, SB Road – 10KM



HOSPITALS

- Bavdhan Medicare Centre – 3KM
- Chellaram Hospital – 4KM
- Opel Hospital – 4KM
- City Hospital – 4KM
- Sahyadri Hospital, Kothrud – 5KM
- Deoyani Multi Speciality Hospital – 7KM



SCHOOLS/COLLEGES

- JSPM College Of Engineering, Bavdhan – 1KM
- Oxford International Public School – 1KM
- Ambrosia Institute of Hotel Management – 2KM
- Arihant Institute of Business Management – 4KM
- Ryan International School – 3KM
- Little Millenium – 3KM
- EuroKids PreSchool & Daycare – 3KM
- Little Elly Preschool – 3KM
- Periwinkle English Medium School – 4KM
- Suryadatta Institute of Management & Mass Communication (SIMMC) – 4KM
- MIT-WPU – 6KM



MIT College



Balewadi
High Street



Decathlon
Wakad



Yashwantrao Chavan
Natyagruha



Hinjewadi
IT Park



Upcoming Phoenix
Marketcity, Wakad

All your fitness goals,
in one place.



Swimming
pool



Cricket
pitch



Multipurpose
court



Football
court



Outdoor
gym



Jogging
track



Tennis
court



Skating rink



Where fun and adventure
never ends.



Kids pool



Life-sized
board games



Children's
play area



Hopscotch



Kids game
zone



Toddlers
play area



Art & crafts
room



Day care
center

Life. With a dash of style.



Cycling
track



Skating
rink



Carrom
room



Music room



Playstation
room



Coaching &
Study room



Billiards
room



Computer Lab



A lifestyle you will cherish.



Senior citizen plaza



Walkway



Senior citizen lounge



Accupressure pathway



Meditation Zones



Yoga Room



Herbal Garden



Open reading zone

A grand lifestyle starts here.



Multipurpose
hall



Party lawn



Tree garden



Service Kitchen
Setup



Barbecue
Zone



Work undisturbed and
maximize your productivity.



Meeting
room



Work
cubicles



Co-working
spaces



Library

 Swimming pool



 Multipurpose court



 Multipurpose hall





 Master bedroom







Master layout



Outdoor:

- 1 Swimming pool
- 2 Kids' pool
- 3 Gazebo
- 4 Multipurpose hall
- 5 Party lawn
- 6 Jogging track
- 7 Campfire, Petzone
- 8 Barbeque centre
- 9 Tree garden
- 10 Amphitheatre
- 11 Meditation area
- 12 Food plaza
- 13 Herbal garden
- 14 Acupressure pathway
- 15 Senior citizens' plaza/walkway
- 16 Toddlers' play area
- 17 Cricket pitch
- 18 Multipurpose court
- 19 Football/tennis court
- 20 Outdoor gym
- 21 Open reading zone
- 22 Cycling track
- 23 Skating rink
- 24 Ludo
- 25 Hopscotch
- 26 Puzzle game
- 27 Children's play area
- 28 Chess
- 29 Snakes and ladders

Indoor:

- 30 Co-working space
- 31 Steam, sauna & salon
- 32 Meeting room
- 33 Art room
- 34 Music room
- 35 Kids' game zone
- 36 Day care centre
- 37 Tutorial/coaching room
- 38 Computer lab
- 39 Zumba
- 40 Yoga room
- 41 Meditation room
- 42 Playstation
- 43 Carrom room
- 44 Table tennis room
- 45 Billiards room
- 46 Senior citizens' lounge
- 47 Library
- 48 Ironing/dry area
- 49 Flag Mast
- 50 Water Feature

* Disclaimer: The purpose of this brochure/advertisement is to indicate to the customers, the range of the amenities and the facilities that may come up in the project, as per the approvals from competent authorities. Few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project.

Technical Specifications

STRUCTURE, MASONARY WALLS & PLASTER/PAINTS

- RCC shear wall structure
- External wall with textured and acrylic paint
- Internal walls & ceiling – gypsum finished walls & putty finished ceiling

FLOORING TILES

- Living/passage, kitchen, bed rooms – vitrified tiles
- flooring with skirting – as per IS code 15622
- Toilets and terraces – matt finish ceramic flooring - as per IS code 15622

DADO TILES

- Toilet – ceramic tile dado up to louvered window top level – as per IS code 15622
- Kitchen – ceramic glazed tile dado up to 0.6 m above kitchen platform – as per IS code 15622

KITCHEN AREA

- CPVC concealed plumbing lines.
- Granite top kitchen platform, with S.S. Sink.
- Piped gas outlet.

DOORS

- Main door frame – plywood -laminated
- Main door shutter – both side laminated main door shutter with accessories.
- Bedroom frame & doors – laminated door shutters with ply laminated door frame.
- Toilet doors – laminated door shutters with granite door frame.
- UPVC or aluminium profile sliding doors with mosquito net

TOILETS

- Concealed plumbing with hot and cold arrangement inside master toilet for wall mixer & wash basin
- Concealed plumbing inside common/bedroom toilet for wash basin & with hot & cold arrangements for wall mixer only
- C P fittings
- Sanitary wares
- Solar water heating system to master bedroom toilet only (time, temperature and quantum of hot water subject to climate conditions)

ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches in all flats
- Provision of telephone point in hall
- TV point in hall and master bed room
- Electrical points for AC in all rooms
- Electrical points for washing machine, water purifier and fridge
- Generator back-up for entire flat EXCLUDING 15 amp electrical points

WINDOWS

- UPVC or aluminum profile sliding windows with mosquito net
- Al frames with PVC louvered windows for all toilets

PAINTING

- Internal walls & ceiling – oil bound distemper
- External walls – acrylic paint
- Inside toilet & ceiling – oil paint above tile dado

COMMON AREAS, AMENITIES & FACILITIES

- Main entrance gate with security cabin & compound wall
- Landscaped garden with lawns and flower beds
- Generator backup for passenger elevators, pumps and common lights and club house
- Club house with swimming pool & gymnasium
- Children’s play area with play equipment
- Led fixtures for common areas
- Internal tremix concrete driveway with paver blocks
- WTP as per statutory requirements
- STP as per statutory requirements. STP recycled water for gardening and flushing
- Wet garbage disposal through organic waste converter
- Rain water harvesting
- Fire fighting as per statutory requirements
- Stack car parking’s
- Garbage chute as per plan
- Lifts



Isometric 2 BHK

Apartment Type	RERA Carpet Area (in Sq.m)	Balcony (in Sq.m)	Utility (in Sq.m)	Total Carpet Area (in Sq.m)
2 Bedroom	69.12	8.7	2.55	77.85



Isometric 3 BHK

Apartment Type	RERA Carpet Area (in Sq.m)	Balcony (in Sq.m)	Utility (in Sq.m)	Total Carpet Area (in Sq.m)
3 Bedroom	101.63	11.04	2.55	112.7



An era of accolades

Nyati Group's ambitious and magnanimous approach to real estate development has pushed the boundaries of design and construction, while also serving specific needs of different classes of customers. And for this, the company has received numerous awards and recognitions from industry peers and institutions.



Nyati Unitree
Asia pacific property awards
Best building in commercial
Projects in india
2018 - 2019





Nyati Group
The estate agents
Association of pune
Appreciation award





Nitin Nyati
Lokmat icons of pune





Nitin Nyati & Piyush Nyati
Feature - real estate
Icons of pune times
Of india 2019





Piyush Nyati
Insights success magazine
Feature - the 30 young and
Dynamic entrepreneurs
To watch in 2019





Nyati Elysia
10th realty plus
Excellence awards
Residential project
Of the year 2019





Nyati Evolve
Best residential project
Of the year
12th realty + conclave &
excellence awards - west
2020





Nyati Group
Excellence in delivery
11th realty plus awards
2020





Nitin Nyati
Achievers of maharashtra
(real estate)
sakal – 2020





Nyati Unitree
Most environment-friendly
Commercial/office spaces
11th realty + awards.
2020





Nyati Group
Best developer of the year
times realty icons
2021











SITE ADDRESS:

Nyati Equinox, S. No 35/1, Near PVPIT College, Mulshi Road, Bavdhan Khurd, Pune-411021

CORPORATE ADDRESS, PUNE

6th Floor, Nyati Unitree, Nagar Road, Yerawada, Pune - 411006, India.

| www.nyatigroup.com

SALES & MARKETING, MUMBAI

804, Landmark Platinum, Junction of SV Road and 34th Road, Khar (W), Mumbai - 400050, India.

SALES & MARKETING - OVERSEAS OFFICE, DUBAI

Nyati Overseas Real Estate, 102, Burlington Tower, Opp. Oberoi Hotel, Business Bay, Dubai, UAE.

**#NYATI
#APPRECIATES**



MahaRERA Reg. No.: Nyati Equinox - P52100047984 available on the website <https://maharera.mahaonline.gov.in> under registered projects | *T&C apply.

Disclaimer: This brochure is not a legal offering. The developers reserve the rights to alter the brochure at their discretion. The rendered images displayed are for representational purposes only. | Note: The dimension of the unit as mentioned are from "Bare Wall" to "Bare Wall".