



\_this brochure shall act as a dictionary of terms and phrases, the understanding of which shall assist you appreciate Aquila and SKYi and to finalize your dream home.

**[www.Zricks.com](http://www.Zricks.com)**

# aquila



HOMES

a. A small northern constellation, said to represent the Eagle that carried Ganymede to Olympus. It contains the bright star Altair and some rich star fields of the Milkyway.

b. A constellation of homes that have descended from the SKYi and found their place on earth in the scenic locale of the Baner Hills.



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### 19 Town Homes

SKYi is developing a constellation of 19 town homes in Pune, all set in a row within Survey No. 39 of Baner, also known as Yogi Park.



**ZRICKS** Real Estate

# peace of mind



a. a disposition free from stress due to the immense confidence in the team that worked towards building your Aquila home.

b. a state of tranquility and quiet; a perennial state of mental calmness that one is in due to living in an Aquila home.

ZRICKS<sup>PHILIP</sup>



Come meet a set of individuals who believe that transparency in one's dealings with the customer is one of the primary reasons for customer delight. A team that believes commitment to quality should be a given and that clearly understands the importance and significance of a home-purchase decision in an individual's life. It is with these principles that SKYi brings to you, Aquila.

Come deal with an organization that brings to the table more than 10 years of experience, properties in excess of 100 crore and over half a million square feet of residential and commercial space. An organization that has seen its projects bring joy to over 500 customers. An organization that is keen to see the smiles on the faces of 19 more, at Aquila.

## how we stole your worries and made them ours.

Aquila has brought together some of the best minds who know what it takes to make your dream home. Whether it means the feeling of security you need to get from the strength of your construction, or the aesthetic beauty you need to appreciate on the inside, this team hopes to give you that feeling of tranquility and the confidence of knowing that you are getting just the home that you wanted.

Like every other Skyi project, Aquila too is not just a project but a concept. Driving its design are the two core philosophies that we at Skyi have pioneered - the **ihome** concept and the **green** concept.

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ARCHITECT

**TADPL (TELESIS ARCHITECTS & DESIGNERS)**

RCC CONSULTANTS

**Y.S. SANE**

EXTERIOR DESIGN CONSULTANTS

**PARALLAX DESIGN STUDIOS**

INTERIOR DECORATION CONSULTANTS

**TADPL (TELESIS ARCHITECTS & DESIGNERS)**

PLUMBING CONSULTANTS

**MILIND CHAPHEKAR**

LANDSCAPE ARTISTS AND CONSULTANTS

**SHOBHA BHOPATKAR**

DIGITAL SECURITY PROVIDER

**AFTEK DIGI HOMES**

LEGAL CONSULTANT

**SHRIKANT SENGONKAR**



HOMES + WORKSPACES



Your home should give you a feeling of space. The doors and windows should create a path for the wind to travel and for the sun and moon to light up your home. The walls and security measures should give you a feeling of safety and comfort. When you know that you are living in a home that gives you all this, rest assured that it's an i-home. Like the one you have at Aquila.

greenconcept

Water should be used smartly and so should energy. By harvesting rainwater and providing solar panels for your home, Aquila is giving you a home that is friends with the environment. So you can proudly say your home at Aquila is a green home.

how we stole your worries  
**and made them ours.**



A community of 90 three-bedroom split-level townhouses spread over a green landscape not far from Aquila. Homes built with a similar philosophy that drives the team behind Aquila. One of the many projects that the capable team at SKYi has managed and marketed.

**SEHER**

A PROJECT BY SKYi & ROHAN BUILDERS





A complex of apartments built in a scenic setting at Aundh with the philosophy of "no common walls". Unique floor plans and detailed layouts delivering the occupant of the home a plethora of benefits. Plans put in place by the same team behind your dream at Aquila.

**NILAY**  
A PROJECT BY SKYi & ROHAN BUILDERS



A built-to-suit facility for corporates at the heart of Deccan. An ideal location to set up a flourishing enterprise. A facility that offers the best that any businesshouse would dream of.

**SKYi WORKSPACE**  
A SKYi PROJECT



# elevation

**a.** the state or feeling of being above ground level, sometimes caused by an extreme feeling of joy due to the act of living in an Aquila home

**b.** a drawing or design that represents an object or structure as being projected geometrically on a vertical plane parallel to one of its sides; as applied to Aquila, a depiction of sheer elegance and beauty.

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ZRICKS®

It is the people around you who make you happy. But it is the homes around you that shall add the spark to every smile and the resonance to the peals of laughter within the four walls.

At Aquila, you shall step out of your home smiling, you shall spend your day at work, play or wherever you are smiling and you shall spend the drive back home smiling. Elevating your mood is just one of the few things that your Aquila home does that's not part of the specification list. Stay elevated. At Aquila.



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### Central Courtyard

Step into the spotlight. Literally. Inside your home at Aquila. The courtyard in your home shall come into focus. Or should you choose to make it centre-stage for a bright performance then the stage shall be yours for the taking. One skylight makes all the difference.



AQUILA ELEVATION  
**3 OF 19 ROW HOUSES**

[www.Zricks.com](http://www.Zricks.com)





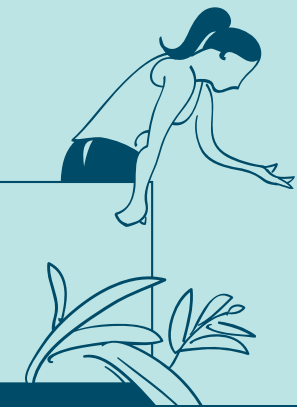
# a stone's throw

**a.** a short distance; very near; used to describe the proximity to all things important when you live an Aquila home.

**b.** the act of hurling a missile, like a stone or any other object, often with the intention to hurt. Acts committed against people living in an Aquila home by others, out of sheer jealousy.

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We've shrunk the distances between points **A to B**  
We've shrunk them all down to **A stone's throw**

Your Aquila home takes into consideration the first thing that would cross your mind when you choose your perfect abode – the location. Nestled in the fast-developing area of Baner, the location of your home strikes the perfect balance between the convenience you seek in your day-to-day life and the all-so-elusive peace and quiet that you desire.

The Baner Hills behind your Aquila home have been designated a Bio-Diversity Park (BDP). This scenic cover that your home shall provide helps you stay connected to nature. While everything you need and want in terms of your daily routine is definitely a stone's throw away, greenery, peace and quiet too can be found in your backyard. Literally.

Your Aquila home ensures that your kids do not face the problem of traveling too far to their place of learning. In close vicinity of your home are situated more than 20 institutes of repute for schooling, undergraduate education and postgraduate education. Landmark institutes like the National Insurance Academy and other reputed institutes like Bharati Vidyapeeth for Schooling, among many others are close to Aquila. Hinjewadi houses one of the largest IT Parks in India. Not too far from it, is expected a Biotech Park as well, thus bringing your workplace near home.

Development in Baner is progressing at a breathtaking pace. 2008 shall witness the Commonwealth Games being held in the Balewadi Sports Complex and the next 5 years shall also see the proposed SEZ nearby take shape. The developments here shall bring in their wake a plethora of outlets for fun, sport and recreation including a scenic Golf Course, Malls, Parks, Business Hotels, etc., thus ensuring that an entertainment hub for your relaxed weekend is well within reach. Also on the anvil is a proposed luxury resort near the existing Pancard Club. Areas for both work and play will be just around the corner.

0.2 km

5.0 km

7.0 km

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Mula River



Commonwealth Sports Complex



Baner Hills



Educational Hub



Pancard Club



SKYi Aquila

- 1 NIA
- 2 Moze MBA and Engineering
- 3 NICMAR
- 4 MITCON
- 5 Sadanand Hotel
- 6 Amar IT Park
- 7 General Motors & IT Park
- 8 Food Bazaar
- 9 Symantec
- 10 Calsoft

- A Rohan Seher
- B SKYi Iris



**ZRICKS** BY E&E



LOCATION MAP  
**BANER-BALEWADI**

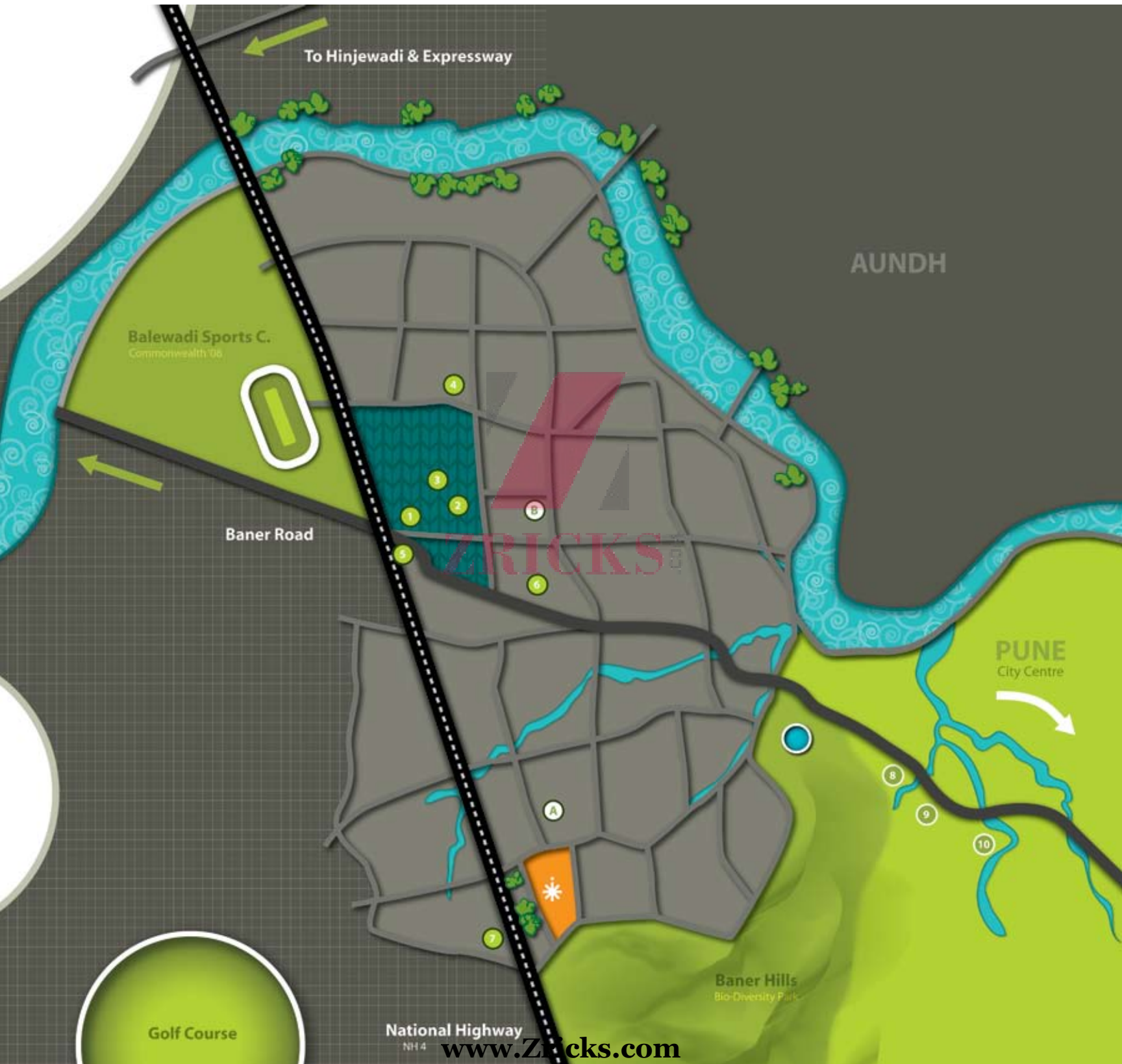
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**IT Hub**

Hinjewadi IT/BT Park

**IT SEZ**

Special Economic Zone

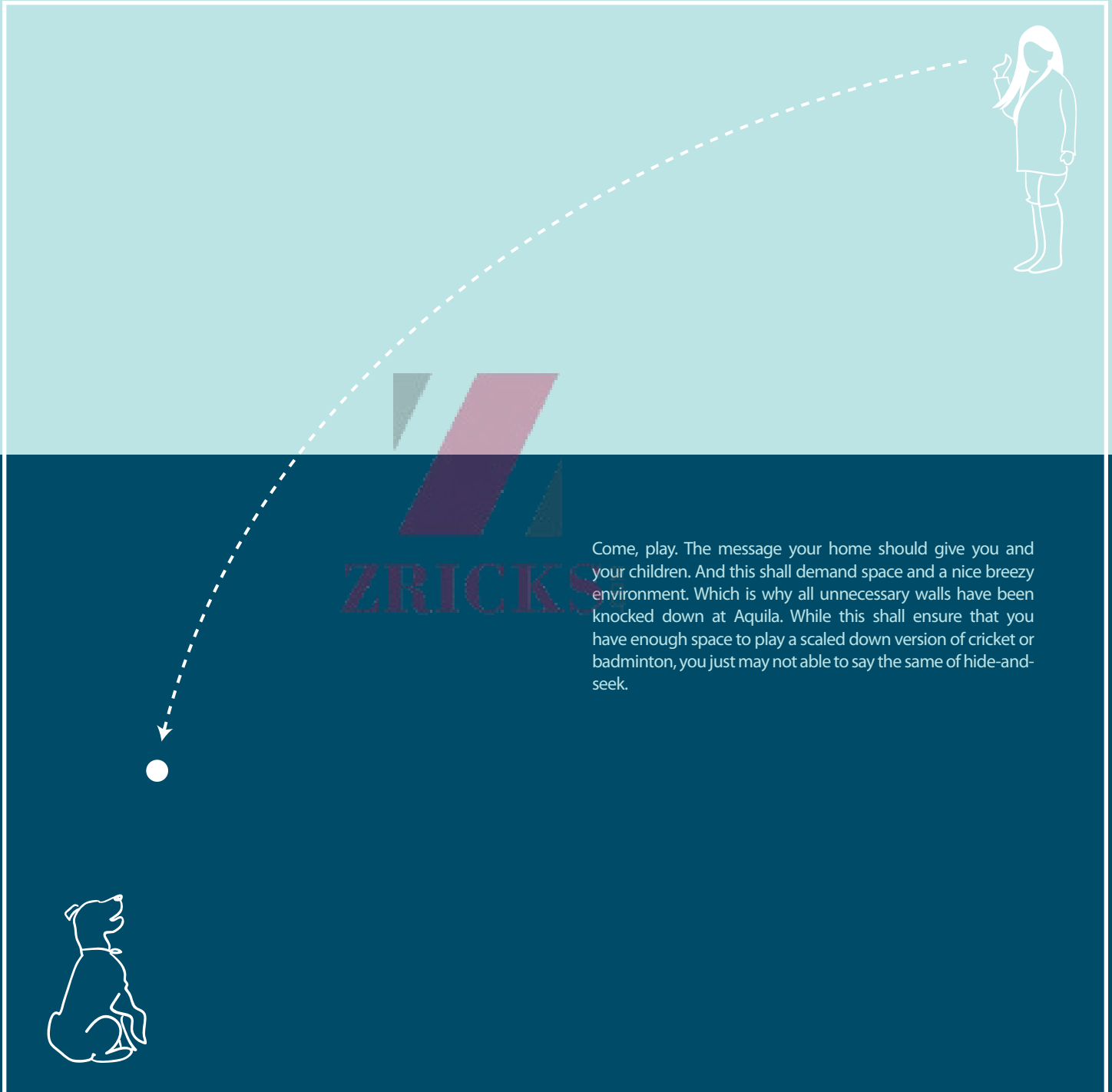


# hide 'n' seek

**a.** a game where one player gives all others a chance to hide and then attempts to find them. A game you can't play in an Aquila home.

**b.** the act of your neighbours hiding in the vicinity of your Aquila home trying to peek into its beautiful interiors, while you smugly relax and try spotting them.

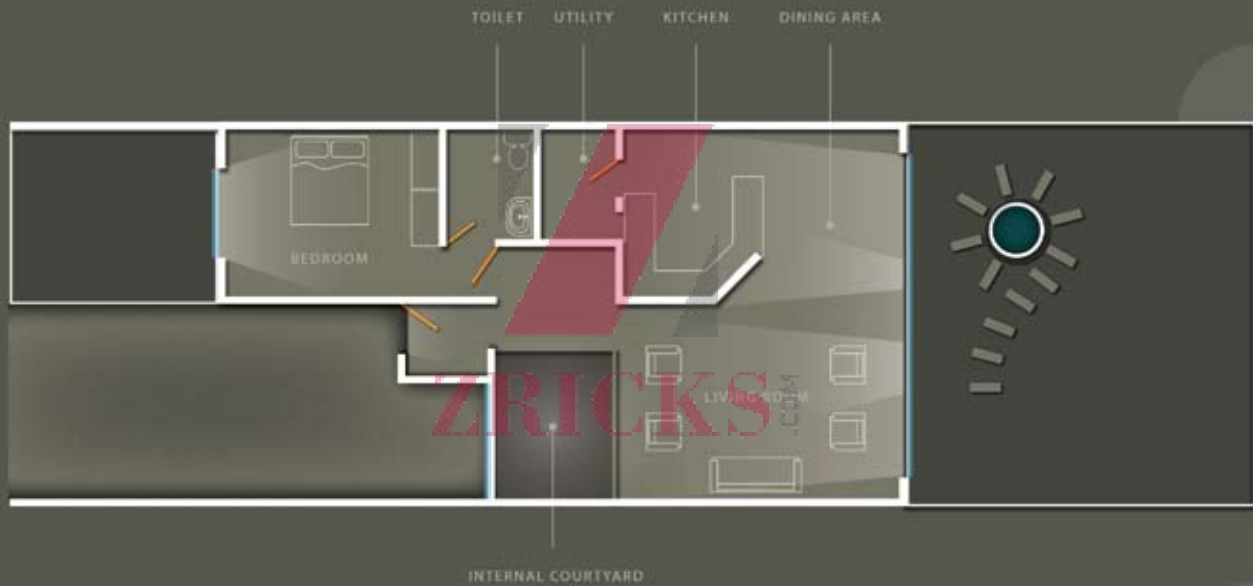
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Come, play. The message your home should give you and your children. And this shall demand space and a nice breezy environment. Which is why all unnecessary walls have been knocked down at Aquila. While this shall ensure that you have enough space to play a scaled down version of cricket or badminton, you just may not be able to say the same of hide-and-seek.

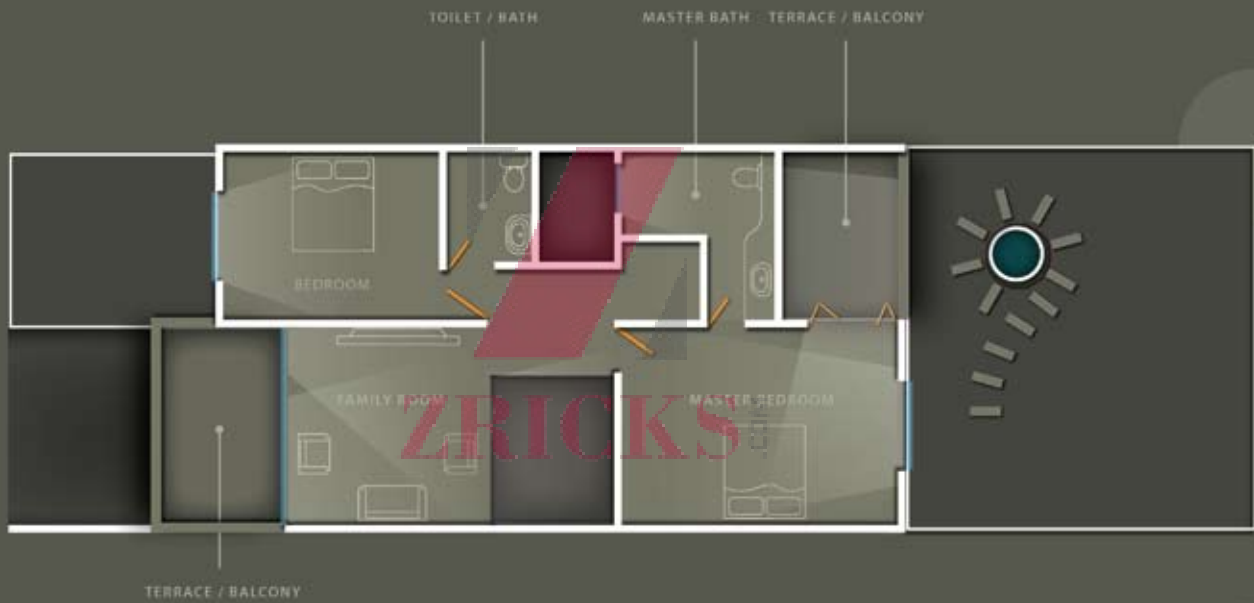


FLOOR PLAN **GROUND FLOOR + YARDS**





FLOOR PLAN **FIRST FLOOR + MIDLEVEL**





FLOOR PLAN TERRACE + DRYSCAPES







**ZRICKS** BY DESIGN

**BEDROOMS**  
**3 BEDROOMS WITH ATTACHED BATHS**  
**1 HELPERS' ACCOMODATION WITH ATTACHED BATH**

**UTILITY AREAS**  
**1 LIVING AREA**  
**1 DINING AREA**  
**1 KITCHEN WITH ATTACHED UTILITY AREA**  
**1 FAMILY ROOM**

**GREENSCAPES**  
**1 INTERNAL CENTRAL COURTYARD**  
**FRONTYARD AND BACKYARD GREENS**  
**TERRACE GREENS**  
**DRYSCAPES AND EXTERNAL AREAS**  
**LOUNGE ON TERRACE PATIO**  
**TRELLIS AND BARBEQUEE PIT ON TERRACE**  
**2 PARKING SPACES**

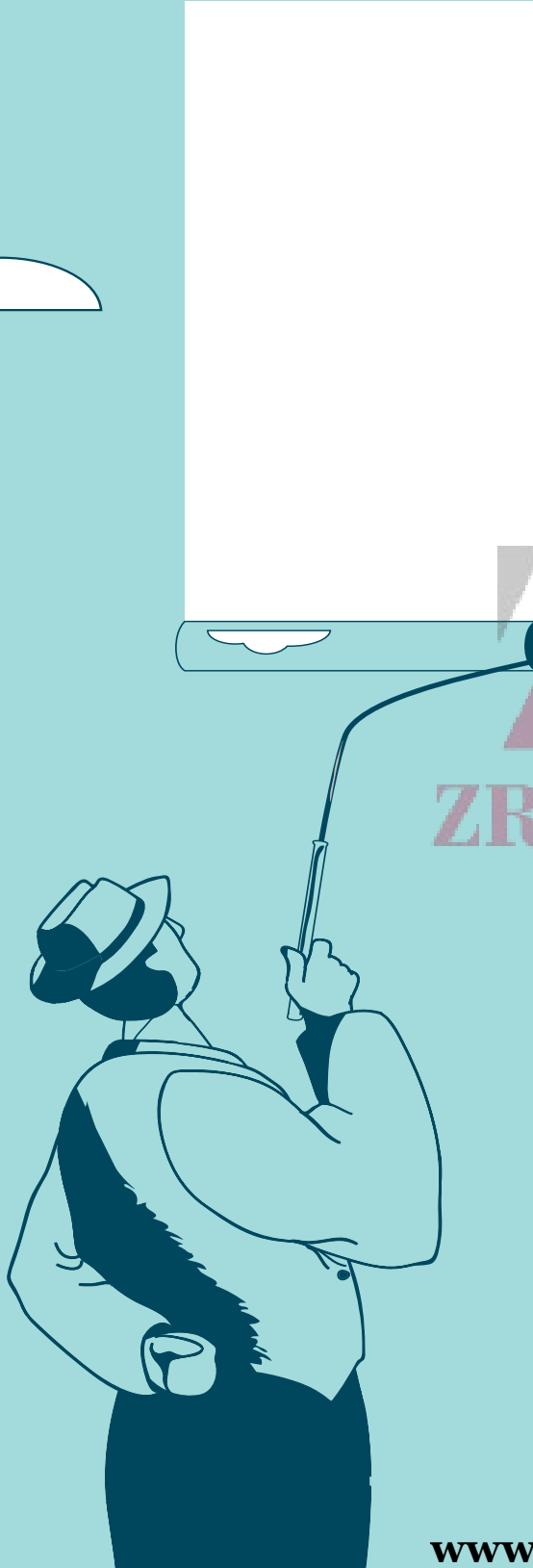
# being **picky**!

**a.** have the quality to be exacting, especially about details; a trait that you are expected to have while building your Aquila home.

**b.** the act of having to pick up the bouquets and cards and other objects of admiration that are left behind by anonymous admirers of an Aquila home.

**ZRICKS** PART 1





ZRICKS

At Aquila you can choose what goes into your home. SKYi lets you pick your fittings, lets you choose the colours, lets you customise your flooring, all because of one simple reason – its your home. And all this is done ground-up, so that your home is built exactly as you want it, with no need for you to reinvent the wheel later!

customise the space around you.  
**all 360° of it.**



**PLUMBING & FITTINGS**

An exclusive selection of showers and faucets from Jaquar and other leading brands.

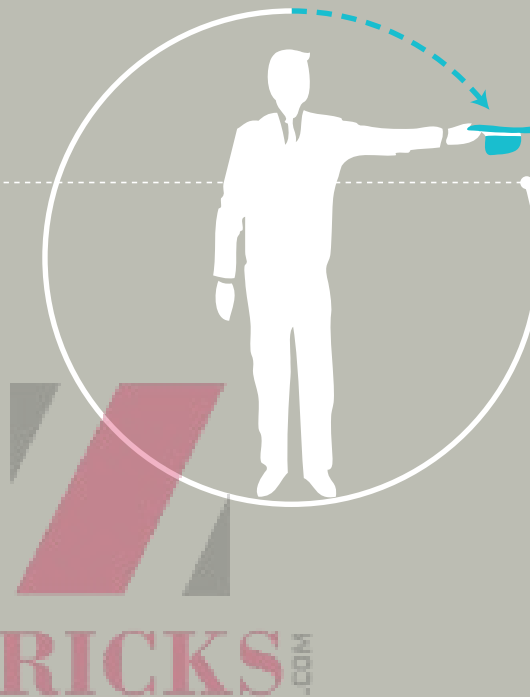


**ELECTRICAL FITTINGS**

Anchor or anything else. Take your pick and we'll switch them on in your home.

### Interior Design Consultation

SKYi shall offer the owners of an Aquila home Interior Design Consulting on request. Customize the complete space around you as effortlessly as pulling a bunny out of a hat. An exercise that shall ensure you are involved in doing up your home well before you move in. Thus, once you've moved in there's no planning required on how you want to change something about how your home looks, but you'll be busy planning the parties that you'll need to throw to show off your home.



*Complete Aquila feature list overleaf*



### FLOORING

Choose different patterns and colours from a range of leading manufacturers of tiles and wooden laminates.



### PAINTS & FINISHES

Colours just like you want them to be, plastic or lustre finishes, pastel or vibrant, whites or off whites - you decide.

## aquila homes features



### Bathrooms & Toilets

- Designer tile dado up to 7 ft height
- Marble / Stone fascia for door openings
- Basin with marble / granite counter for master bedrooms
- Pastel coloured sanitary ware
- Jaquar make or equivalent quality CP fittings
- Single lever hot and cold water mixer in attached toilets
- Overhead shower in attached toilets
- Concealed plumbing
- Cockroach preventive trap



### Kitchen

- Kitchen platform with granite top
- Stainless steel kitchen sink with a drain board
- Glazed / ceramic tile dado up to 2 ft height
- Provision for fixing a water purifier
- Provision for fitting an exhaust system



### Utility Area

- Glazed / ceramic tile dado up to 3 ft height
- Anti-skid flooring
- Washing arrangement with a water line and drain



### Flooring & Tiles

- Marble flooring with skirting in Living and Dining area
- Laminated wooden flooring in ground floor bedroom & family room
- Vitrified tile flooring in kitchen
- Ceramic tiles for terraces



### Electrical Fittings

- Sufficient points with Roma/equivalent make modular switches
- Concealed, fire-resistant high quality copper wiring
- TV and telephone points in living room and master bedrooms
- Earth leakage circuit breaker
- Provision for exhaust fan in toilets



*Customisable Features*



### Doors & Windows



Elegant main door with polished veneer on both sides  
Internal doors with polished veneer on both sides  
Marble / granite window sill  
Glass Panel doors with wooden frames for toilets  
External glazed aluminium windows



### Paints & Finishes



Internal walls with smooth finish  
Acrylic oil-bond distemper on walls



### ihomeconcept Safety & Security Features

Video visitor Tracking system  
Door sensors, Internal motion sensors & External motion sensors  
Door pin pad  
Emergency buttons  
Smoke, Gas leak and Heat detectors



### greenconcept Features

Rainwater harvesting system  
Solar water heating system  
Water recycling unit  
Drip irrigation for landscaping  
Fly ash used for construction  
Minimum light pollution in outdoor lighting



### Other Features

Seismic-resistant design  
1 kw power backup for each home  
Pressurised water supply system



Customisable Features



### common Features

Club House  
Swimming Pool  
Fitness Station  
Poolside Wooden Deck



AQUILA SITE ADDRESS  
**SURVEY 39,**  
**BEHIND PERIWINKLE**  
**OPP. GENERAL MOTORS**  
**(PASHANKAR AUTO SHOWROOM)**  
**BANER**  
DEVELOPERS **ZRICKS**.COM  
**SKYi HOMES + WORKSPACES**  
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A special word of thanks to Mr Suhan Lunkad, CMD, Rohan Builders IPL, a visionary who taught us to “think differently” and inspired us to innovate constantly. We are also grateful to Bharat Desadla, Deepak Bhatwara, Milind Lunkad, Sanjay Lunkad and the entire ROHAN TEAM for their constant support and encouragement.

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