



HERE, EVERYDAY ROUTINES
GET A REFRESHINGLY NEW TWIST.

SKYi
STAR TOWN

IT'S HERE THAT
YOUR NEW FRIENDS
ALSO COME IN
THE GREEN, LEAFY VARIETY.





AND WHERE YOUR FAVOURITE
PASTIME PROBABLY WON'T INVOLVE
SCREENS OF ANY KIND.



A PLACE WHERE
YOU WILL HAVE A TOUGH TIME
CHOOSING JUST ONE SPECIAL
CORNER FOR YOURSELF.



Star Town on Paud Road is a township where life truly blossoms. Well connected to Pune's infrastructure, all the facilities and amenities from everyday convenience stores to the best schools and hospitals are in close proximity. Surrounded by a larger and vibrant SKYi Manas Lake community, Star Town is a wonderful project that will allow you the rare opportunity to be close to both nature and the city at the same time.

WELCOME TO

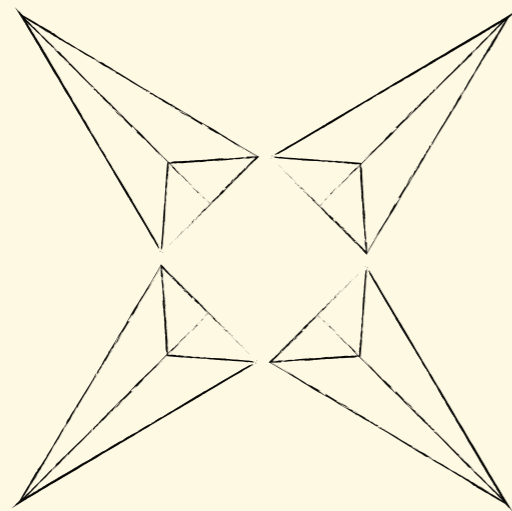
growhouse

AT

SKYi
STAR TOWN



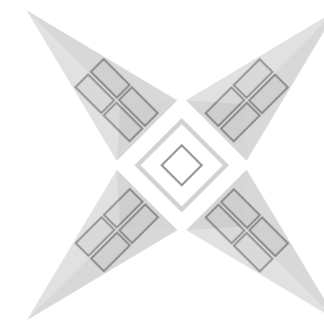
UNIQUE ARCHITECTURAL DESIGN



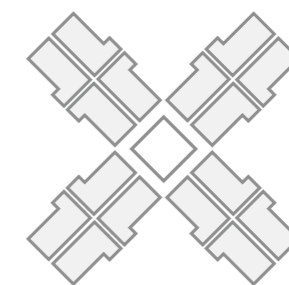
EVOLUTION OF STAR TOWN



Inspiration



Concept



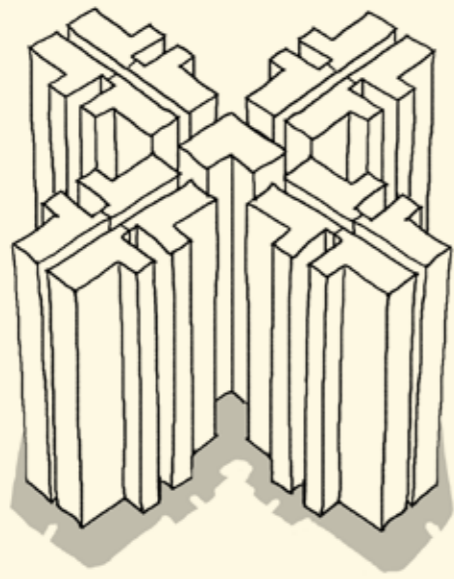
Creation



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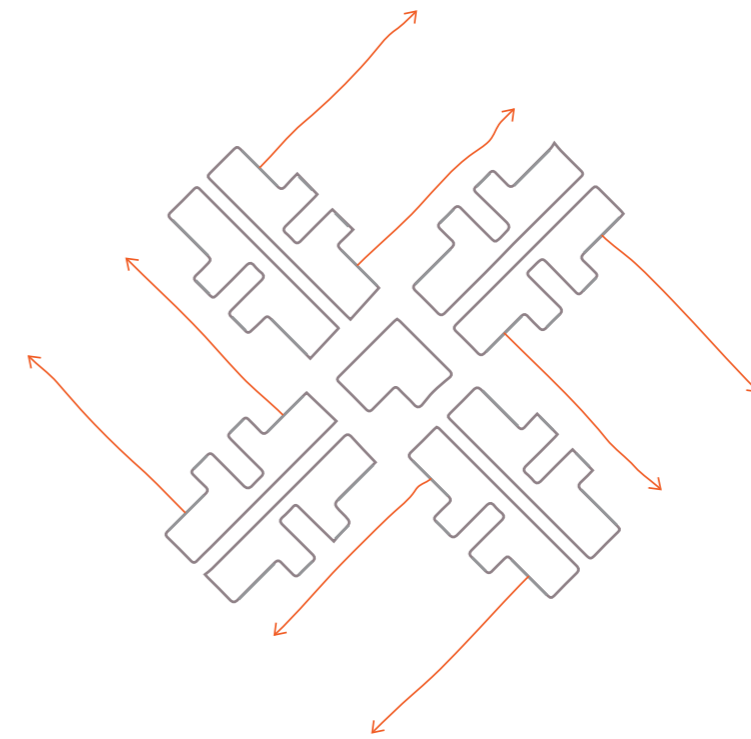
SKYi
STAR TOWN

HOMES WITH 100% PRIVACY



4 Independent Wings
Only 4 Homes Per Wing

BEST VIEWS FROM EVERY HOME



Minimum 90° Angle Between Wings
Ensures Complete Privacy

40 + BIRDS SPECIES.

400+ LOCAL TREES TO BE PLANTED.



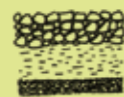
Based on ecological study of Manas Lake micro climate conducted by oikos, Pune

LOCAL FLORA TO BE USED

Nesting



More ground water
reserving capacity



Minimal
water consumption



Favours
pollination



Soil-friendly



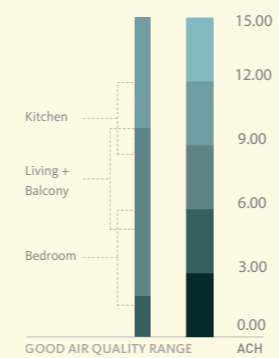
SKYi™ AIR TECH

Technical study,
Computer Aided Design &
Simulation done by
dbHMS / Chicago, USA

HIGH AIR CHANGES



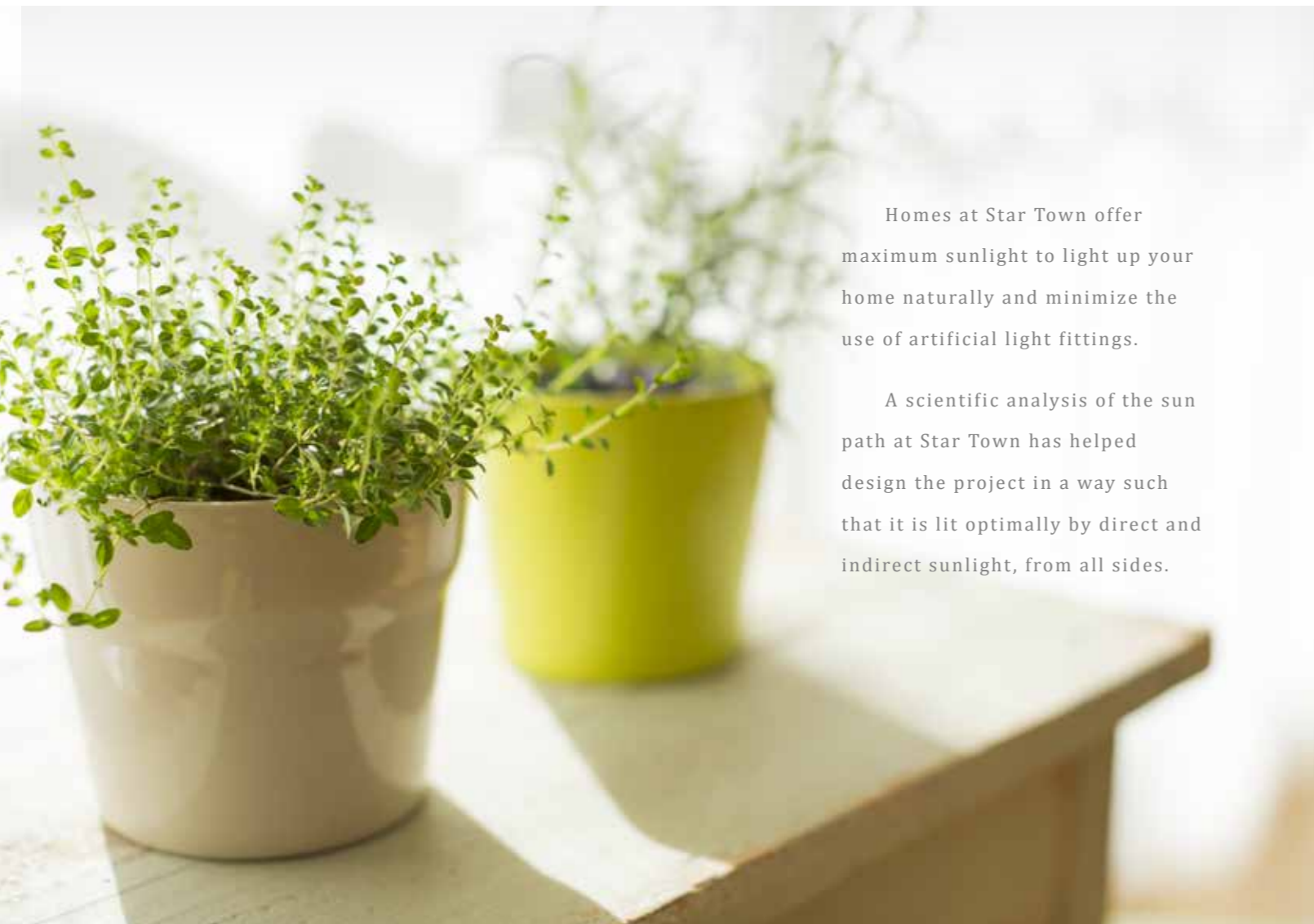
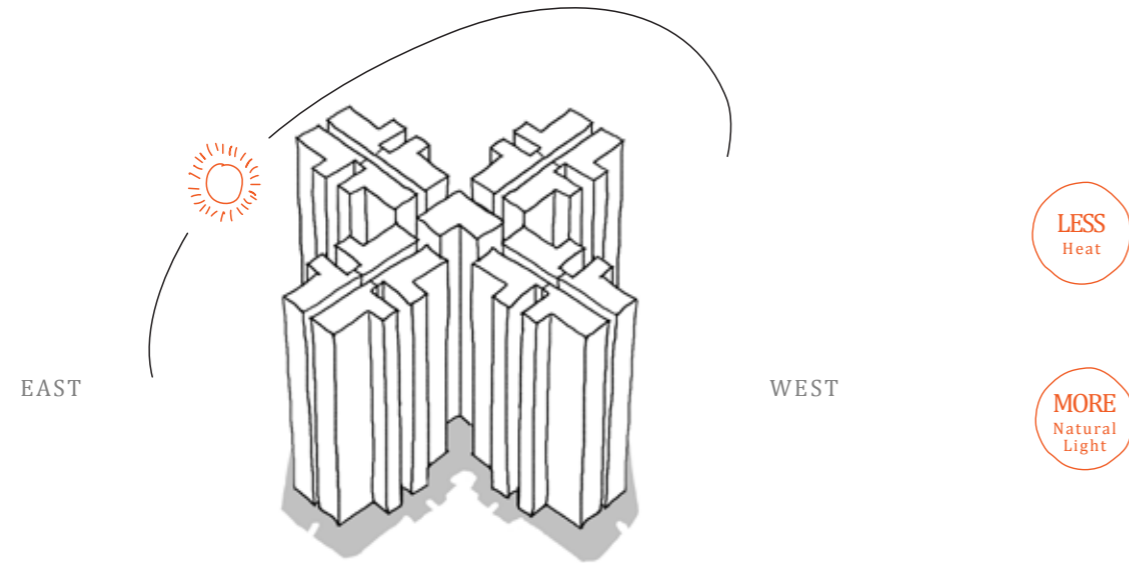
AIR CHANGES PER HOUR (ACH)



Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home by allowing more Air Changes per Hour (ACH). Adequate measures have been taken, from the right window size to the spacious living room, to keep the temperature within your home pleasant all day long.

Air Changes per Hour (ACH) is a measure of the number of times the air within a defined space (a room or the house) is replaced by ventilation.

BRIGHTER HOMES



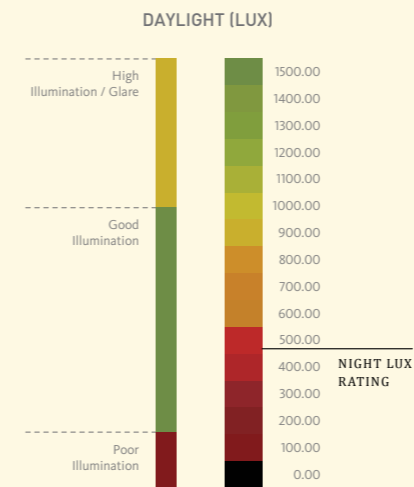
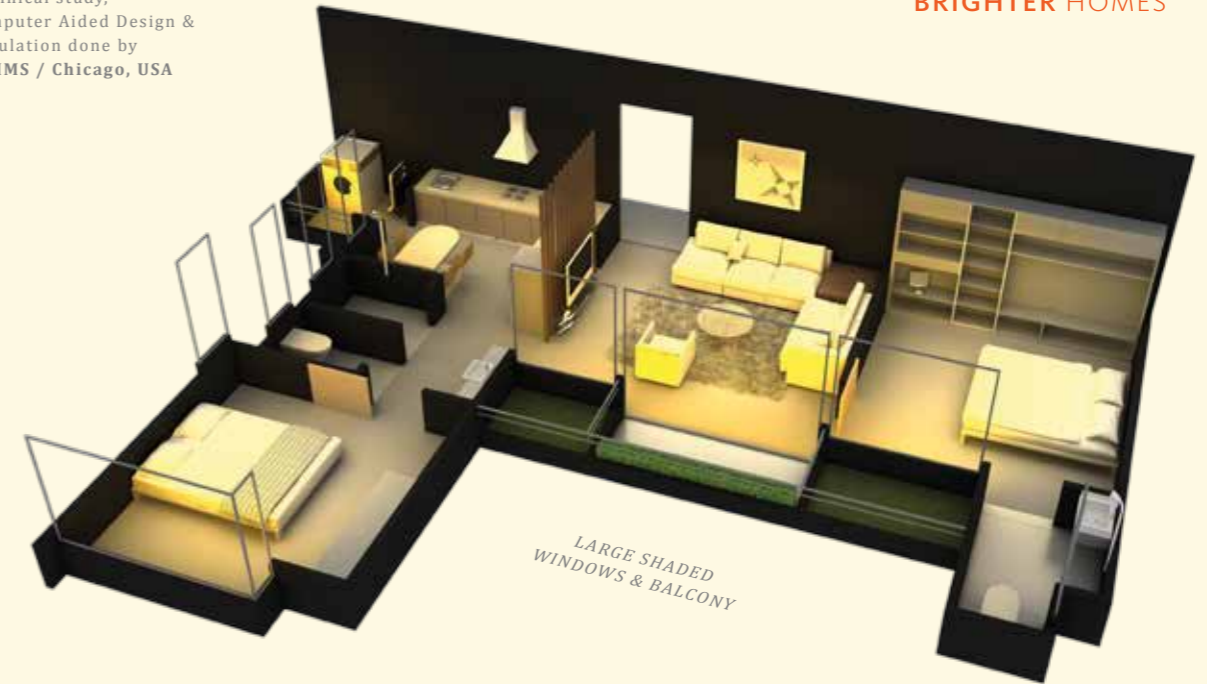
Homes at Star Town offer maximum sunlight to light up your home naturally and minimize the use of artificial light fittings.

A scientific analysis of the sun path at Star Town has helped design the project in a way such that it is lit optimally by direct and indirect sunlight, from all sides.

SKYi™ MAX LIGHT

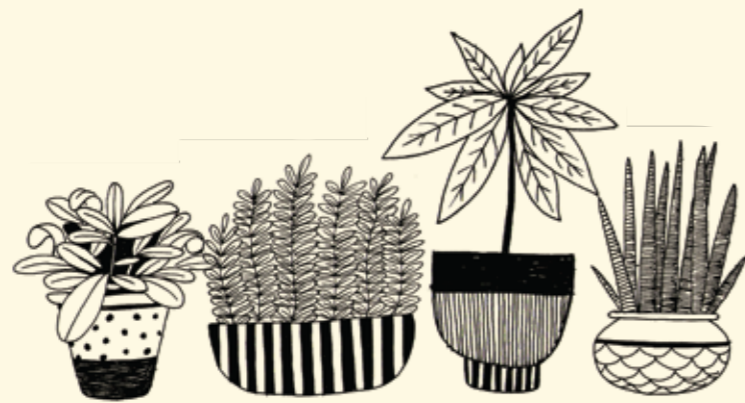
Technical study,
Computer Aided Design &
Simulation done by
dbHMS / Chicago, USA

BRIGHTER HOMES



Lux is the measure of the intensity of light within a place, as perceived by the human eye. Homes at Star Town exceed the pre-requisite standards of illumination as prescribed by the National Building Code.

Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare free light throughout the day.



SEE YOUR LIFE
TRULY BLOSSOM INSIDE A
growhouse





growhouse

A HOUSE THAT ALL THE OTHER HOUSES
SHOULD LOOK UP TO.



A "dream" home is something that you fall in love with immediately. It becomes your most favourite place in the entire world. But usually not everything inside is lovable, right? Gradually, you find things that could've been built better; small spaces that make no sense to anyone; and you realise that your dream home had the potential to be so much more.

At SKYi, we believe that you should be proud of every small part of that home of yours. A sweet home where you grow as a family with each passing day.



With **growhouse** at Star Town, our focus is to keep your real needs and desires in mind, and create spaces that would truly delight you time and again. That includes a space like your balcony too, which could actually be the doorway to Mother Nature and a fuller life for your entire family.

It's a home that will grow on you. Promise.



nature + house = **growhouse**









CREATE AN ENVIRONMENT WHICH
WELCOMES NATURAL AROMAS AS WELL AS
FLUTTERING BUTTERFLIES.

CREATE AN ATMOSPHERE
THAT WAKES UP THE GARDENER WITHIN
EACH MEMBER OF YOUR FAMILY.



Bringing a slice of nature inside one's home works wonders. There is a noticeable improvement in air quality as the plants release more oxygen while reducing the toxins from the immediate environment at the same time.

Plants such as echinacea, chamomile, peppermint, aloe vera among others go a step further and help you with various health conditions.

Your mini farm so to speak can be a fine blend of all such plants and then some.

The possibilities are endless.

And we will help you make it exactly the way you want.





growwall



growtrellis



growgrid



OUR thoughtfully designed™
growhouse PRODUCTS MAKE
NATURE & YOUR HOME INSEPARABLE



GROW KITS WILL MAKE YOUR HOUSE
COME ALIVE IN MORE WAYS THAN ONE.





growhouse

WITH IT'S UNIQUE
zero wastage & thoughtful design™ CONCEPT
YOU GET ADDITIONAL SPACE COMPARED
TO AN ORDINARY HOME.



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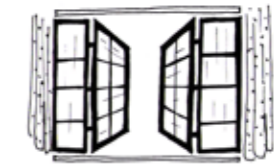


Computer generated image. Artist's impression, Image not to scale.

thoughtful design™



Optimum use of every inch
of your home



Sun & Rain proof overhead
covered "Balcony"
with fully openable doors.

zero wastage homes

No passages

No odd shaped or half
Openable balcony

No wastage of
Internal space



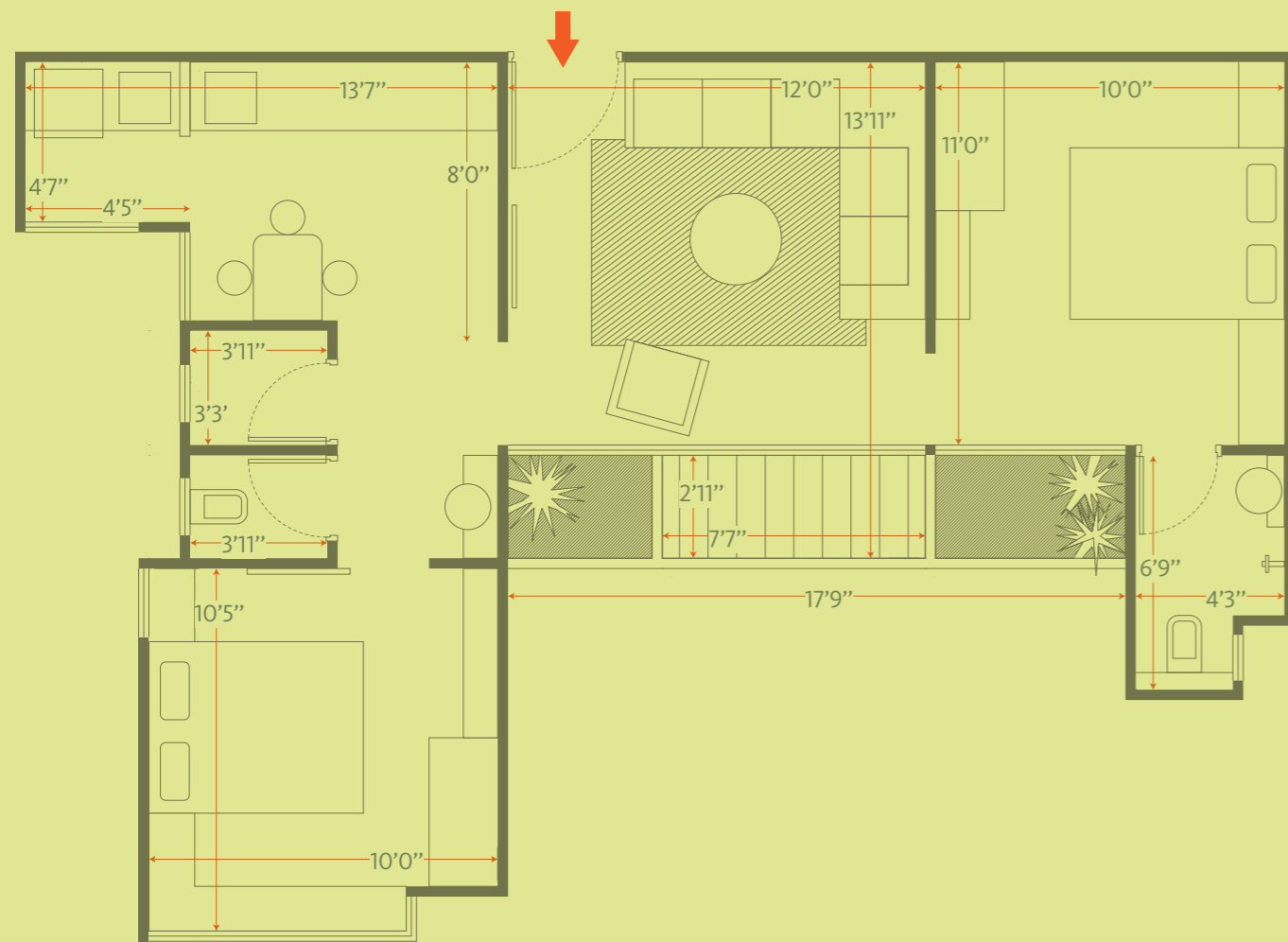
Perfect layout takes care
of all functional,
furniture & storage needs



Only homes with multi-functional
bath suite & utility space

STAR 2



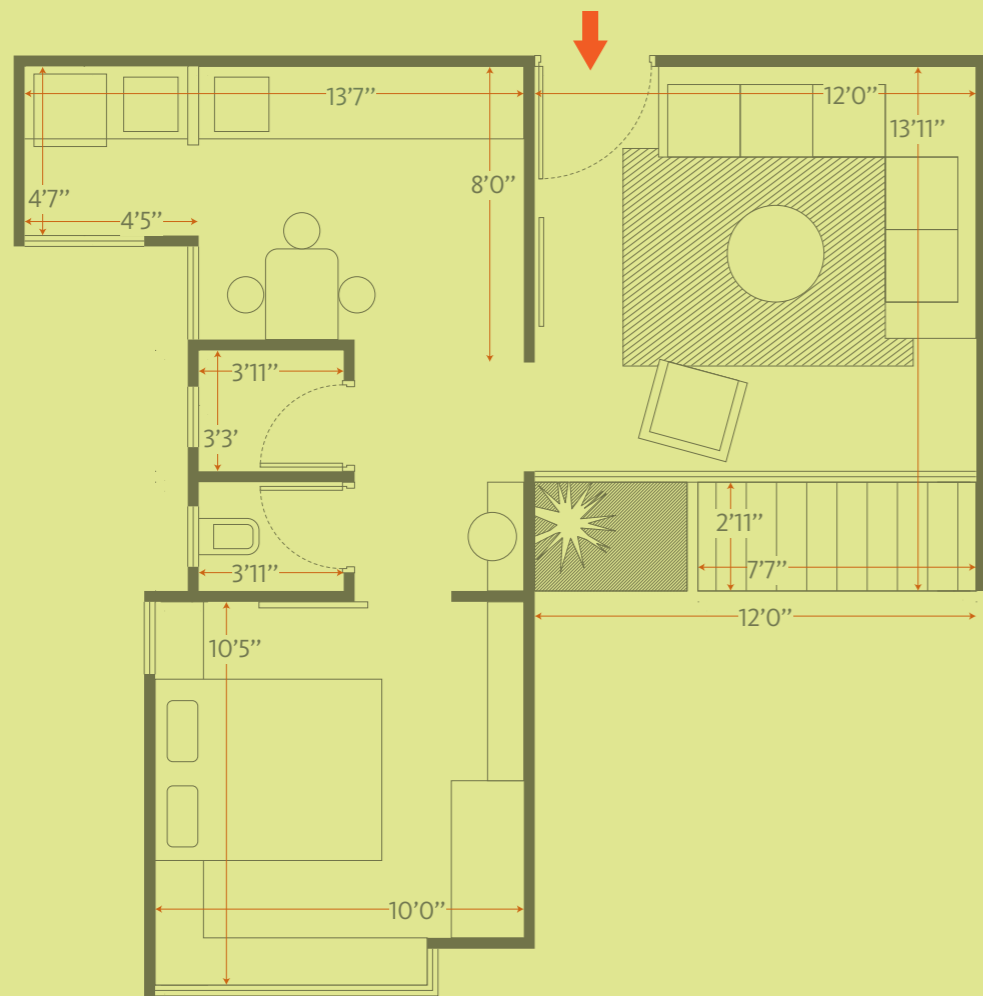


2 BEDROOM



STAR 1





1 BEDROOM





WELCOME TO
THE CLUB





THE CLUB

With SKYi Club, you and your family can experience the SKYi way of living life through our first-class amenities. Be it a state-of-the-art gymnasium, games room, indoor movies or party lawns among other things, you have more than enough space to enjoy with family or revel in your solitude.



GYMNASIUM



YOGA TERRACE



INDOOR GAMES



BASKET BALL RING



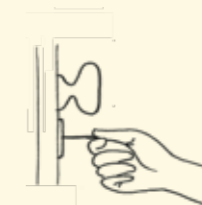
INDOOR MOVIE PROJECTOR



COMMUNITY HALL



PARTY LAWN



GUEST ROOMS



THE CLUB

FEEL THE BREEZE

PLAY YOUR FAVOURITE SPORT



THE CLUB



MEET FOR A COFFEE WITH YOUR BUDDIES



CELEBRATE BIRTHDAYS, TRADITIONS & FESTIVALS



CONVENIENCE SHOPS & STORES

Spaces for a cafe, restaurant, ATM, salon, medical store, departmental store etc.



THE TOWN CENTER



- ◀ Pirangut Industrial Estate
- Lavasa
- 6 Lane Highway (Mahad)

SKYi STAR TOWN

Bhukum

Manas Lake Resort

Manas Lake

National Highway - Paud Road (Proposed 6 Lane)

National Highway - Paud Road (Proposed 6 Lane)

4 Lane Road

4 Lane Road

^ Forest Trails

MASTER PLAN

SKYi is developing premium residential and commercial landmarks in the immediate vicinity of Manas Lake. The mixed development is **thoughtfully designed™** to ensure an integrated and seamless lifestyle experience to all the residents. Located on the main national highway on Paud Road and just 10 minutes from Kothrud, it is supported by excellent infrastructure and connectivity.

1. thoughtfully designed homes™

**SKYi
MANAS LAKE**

2. Your private green estate

**SKYi
FIRST**

3. Zero wastage homes

**SKYi
STAR TOWERS**

4. Best in class retail experience

**SKYi
TOWN CENTER**

- On the main National Highway (Paud Road)
- 3 access roads
- Extensive retail infrastructure
- State of the art infrastructure
- Close to leading educational institutes
- Best in class lifestyle club

SKYi STAR TOWN

THE RESIDENCES

T1

STAR 1 Tower
PHASE I

T2

STAR 2 Tower
PHASE I

T3 T4 T5

STAR 3,4 & 5 Tower
PHASE II

Under Planning
PHASE III & IV

THE LANDSCAPE

A. Entrance Gate

B. Avenue

C. Kid's Play Area

D. Senior Citizen's Sitout

E. Toddler's Play Area

F. Play Ground

G. Island Gardens

H. Urban Farm

I. Convenience Shops & Stores

J. SKYi Club - Community Hall

Games Room

Gymnasium

Guest Rooms

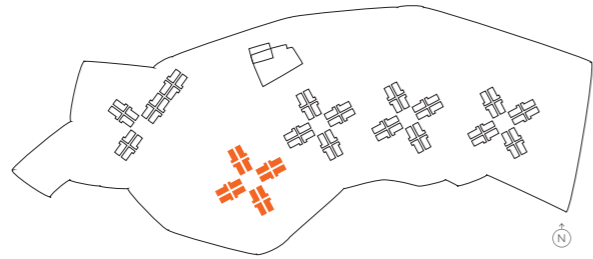
K. Manas Lake Project

L. Utilities Plants

LAYOUT



TOWER 2



WING A

01	02	03	04
101, 201, 301, 401, 501, 601, 701, 801, 901, 1001	102, 202, 302, 402, 502, 602, 702, 802, 902, 1002	103, 203, 303, 403, 503, 603, 703, 803, 903, 1003	104, 204, 304, 404, 504, 604, 704, 804, 904, 1004

WING B

05	06	07	08
105, 205, 305, 405, 505, 605, 705, 805, 905, 1005	106, 206, 306, 406, 506, 606, 706, 806, 906, 1006	107, 207, 307, 407, 507, 607, 707, 807, 907, 1007	108, 208, 308, 408, 508, 608, 708, 908, 1008

WING C

09	10	11	12
109, 209, 309, 409, 509, 609, 709, 909, 1009	110, 210, 310, 410, 510, 610, 710, 810, 910, 1010	111, 211, 311, 411, 511, 611, 711, 811, 911, 1011	112, 212, 312, 412, 512, 612, 712, 812, 912, 1012

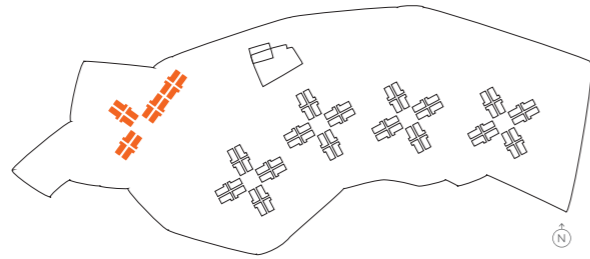
WING D

13	14	15	16
113, 213, 313, 413, 513, 613, 713, 813, 913, 1013	114, 214, 314, 414, 514, 614, 714, 814, 914, 1014	115, 215, 315, 415, 515, 615, 715, 815, 915, 1015	116, 216, 316, 416, 516, 616, 716, 816, 916, 1016



Computer generated image. Artist's impression, Image not to scale.

TOWER 1



WING A

01

101, 201, 301, 401, 501,
601, 701, 801, 901, 1001

02

102, 202, 302, 402, 502,
602, 702, 902, 1002

03

103, 203, 303, 403, 503,
603, 703, 903, 1003

04

104, 204, 304, 404, 504,
604, 704, 804, 904, 1004

05

105, 205, 305, 405, 505,
605, 705, 805, 905, 1005

06

106, 206, 306, 406, 506,
606, 706, 806, 906, 1006

07

107, 207, 307, 407, 507,
607, 707, 807, 907, 1007

08

108, 208, 308, 408, 508,
608, 708, 808, 908, 1008

WING B

09

109, 209, 309, 409, 509,
609, 709, 809, 909, 1009

10

110, 210, 310, 410, 510,
610, 710, 810, 910, 1010

11

111, 211, 311, 411, 511,
611, 711, 811, 911, 1011

12

112, 212, 312, 412, 512,
612, 712, 812, 912, 1012

WING C

13

113, 213, 313, 413, 513,
613, 713, 813, 913, 1013

14

114, 214, 314, 414, 514,
614, 714, 814, 914, 1014

15

115, 215, 315, 415, 515,
615, 715, 815, 915, 1015

16

116, 216, 316, 416, 516,
616, 716, 816, 916, 1016

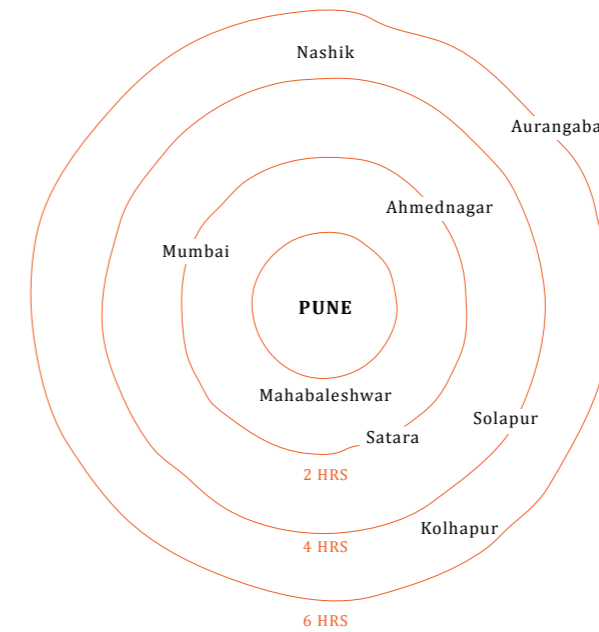


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WHY PUNE?

In the years gone by, Pune's potential as an investment destination has grown by leaps and bounds, which very few cities in India can match up to. The cultural capital of Maharashtra has lovely weather all year round and is a very safe city. It boasts of the country's finest educational institutions as well as being a major IT, engineering, manufacturing and automotive hub. Add to that huge infrastructure projects like Ring Road, Pune Metro and a second international airport, it is no surprise that Pune is the first choice of both end users and investors alike.

CONNECTIVITY



ROAD

Pune has excellent road connectivity to various cities and states in the country, with good national and state highways. National Highway 4 (NH 4) connects to Mumbai, Kolhapur and Bangalore. NH 9 connects to Hyderabad and NH 50 connects to the grape-city Nashik. The state highways connect Pune to Aurangabad, Ahmednagar, Raigad and Solapur.

AIR

Pune Airport opens up key destinations across the country and the world for you to explore. It is amongst the top 10 busiest airports in India, with a proposal of another International Airport already underway.



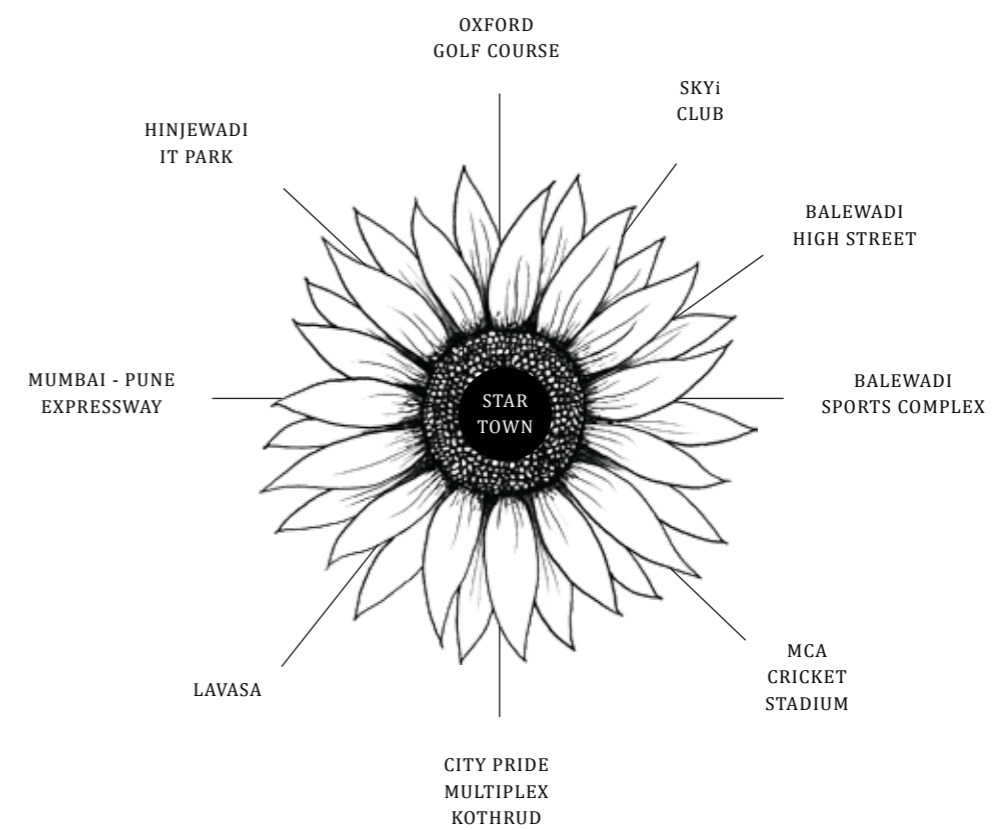
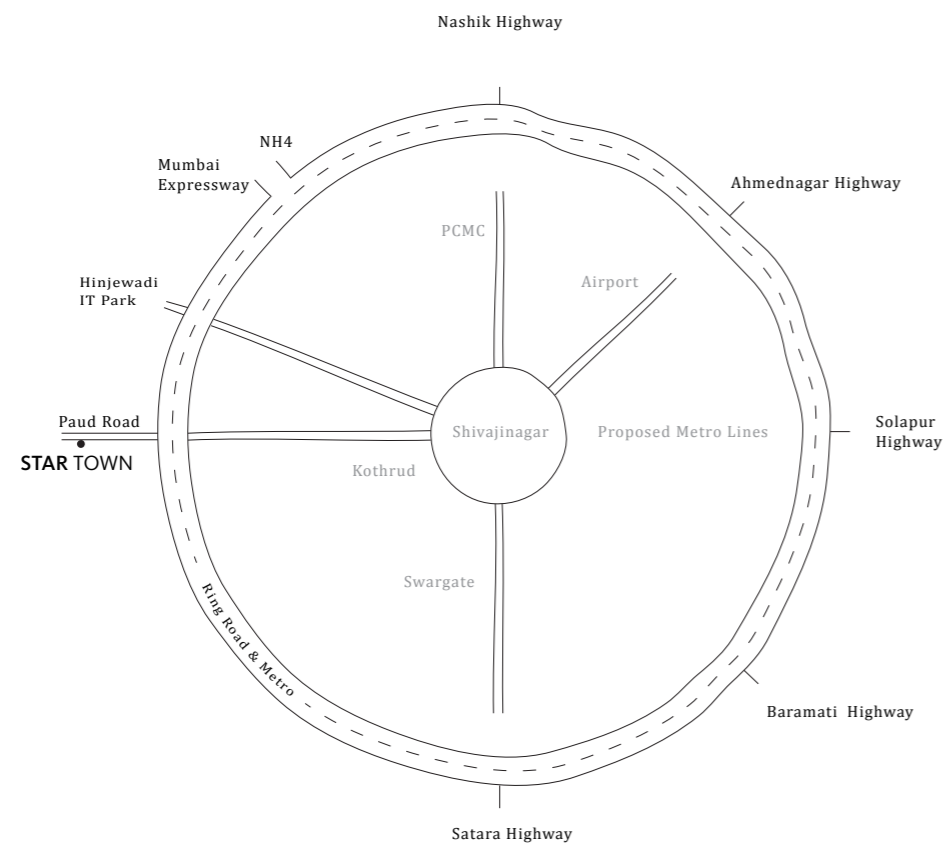
RING ROAD AND METRO CONNECTIVITY

The 14 lane wide Proposed Ring Road with the Metro at its center is adjacent to Star Town and will connect you seamlessly to the Hinjewadi IT Park, Mumbai Expressway, the Pune Airport and every major State and National Highway.

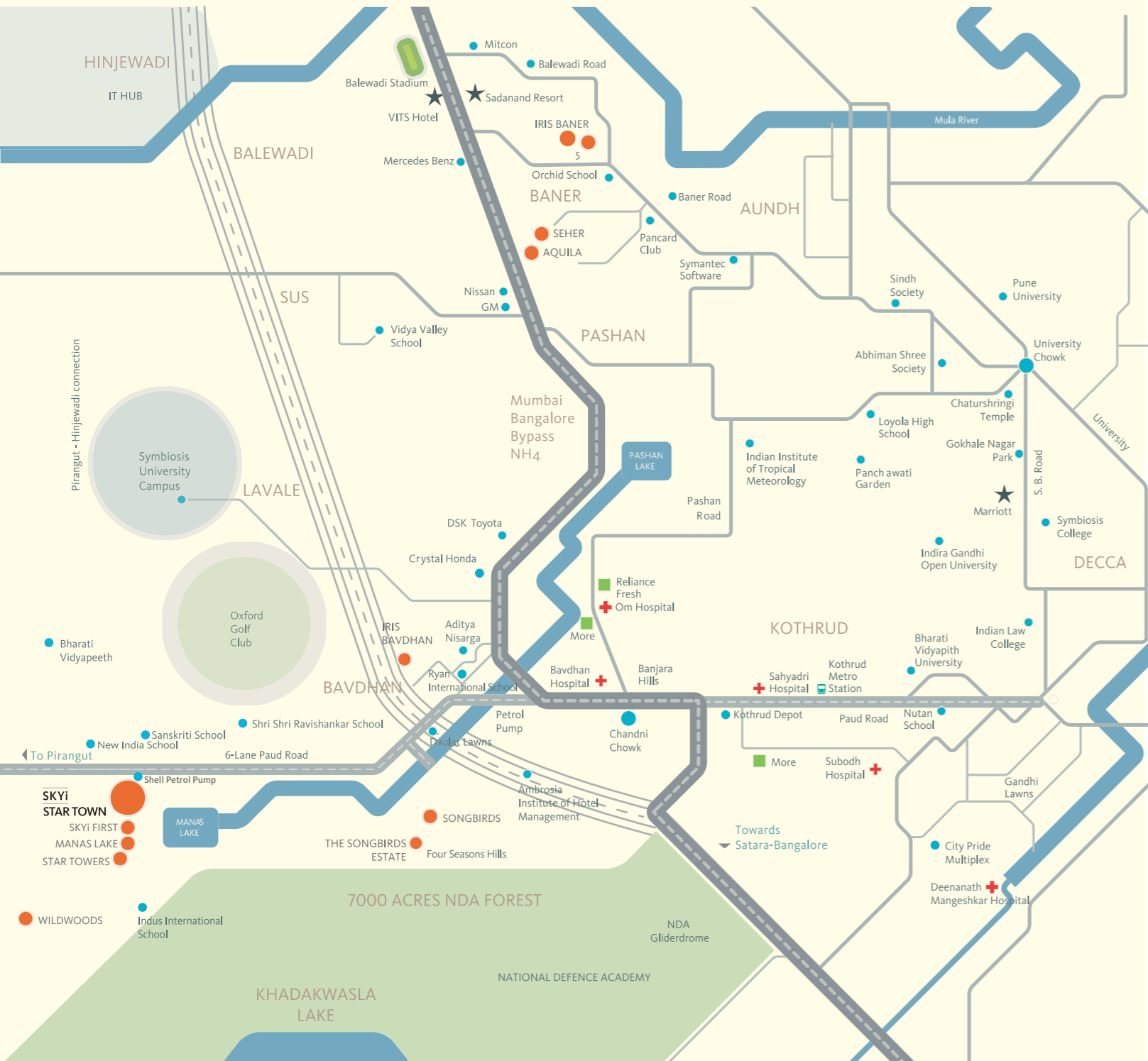


LIFESTYLE CONNECTIVITY

Star Town is a short drive from the Hinjewadi IT Park, leading entertainment, sports and hospitality hotspots in the city, thereby offering a best in class lifestyle.



STAR TOWN
A WELL CONNECTED TOWNSHIP



-  2 Min. from National Highway
-  20 Min. from Kothrud Metro Station
-  5 Min. from proposed Pune Ring Road with Metro at it's center
-  20 Min. from Sahyadri Hospital
-  15 Min. from Chandani Chowk & 10 Lane National Highway
-  Shuttle Bus service upto Kothrud available

 **KOTHRUD NEXT, PUNE**

Strategically located near, Kothrud Next is on its way to be one of the most sought-after residential areas in Pune due to its proximity to everyday amenities, national and state highways along with major infrastructural developments like the Ring Road and Pune Metro.

SCHOOL & UNIVERSITY

- New India School – 1 mins
- Sanskriti School – 5 mins
- Sri Sri Ravishankar School – 5 mins
- Indsearch Institute – 10 mins
- PVPIT College of Engineering – 10 mins
- Ryan International School – 15 mins
- MIT College – 20 mins
- Symbiosis University – 20 mins
- Flame University – 20 mins

CONNECTIVITY

- On the Main Paud National Highway
- Proposed Ring road – 5 mins
- Chandani Chowk & NH 4 – 10 mins
- Proposed Metro Phase I – 15 mins

HOSPITALS

- Varad Hospital – 5 mins
- Sahyadri Hospital – 15 mins
- Krishna Hospital – 20 mins
- Mangeshkar Hospital – 25 mins

ENTERTAINMENT & CONVENIENCE

- Oxford Golf Club – 15 mins
- Big Bazaar – 20 mins
- City Pride Theatre – 20 mins
- Lavasa – 35 mins

IT HUBS & INDUSTRIAL ZONE

- Pirangut Industrial Zone – 10 mins
- Oracle Software Ltd. – 10 mins
- Hinjewadi Phase III – 20 mins
- Hinjewadi Phase I – 25 mins

QUALITY STANDARDS

Quality, at SKYi, isn't a destination, it's a starting point. Which is why we don't look to merely conform to exacting standards; we're out to exceed them. When you walk past the door of a home here and say to yourself, "Ah! That's nice", that right there isn't just an expression of how you feel, but a validation of all that we've done to make you feel that way.

The look of the floor you walk upon. The faucet you turn sideways every morning. The walls. The paint on those walls. Even something as little as a floor drain that doesn't hurt you when you walk over it. It should all make our stance on thoughtful design ring resoundingly true.

PARTNERS



HEALTH

We are proud to partner with Sahyadri Hospitals, one of the largest chain of hospitals in Maharashtra, with 10 hospitals, 1200 clinicians, 2300 support staff and over 50+ lakh lives touched. Sahyadri Hospitals provides the much-required reassurance of access to quality healthcare to the residents of SKYi through our healthcare program.



EDUCATION

We are equally proud to partner with Sanskriti School, a public service oriented, non-profit organization. The mission of the school is to provide the right inputs to help the children grow up into caring and sharing individuals, equipped to make the right choices in life & grow up to be responsible citizens of the country & the world.

LEGALLY SPEAKING

Status & project approvals

SKYi believes in complete transparency and credits trust and honest practices with its decade long legacy. Real estate being a high investment sector requires a lot of care and research before investment. Quite often real estate projects land in statutory trouble. This raises one too many questions, in the customer's mind regarding the legitimacy of the project and the integrity of the developers.

At SKYi we understand this concern and have addressed all qualms in the form of this legal docket. This docket collates and presents all legal documents related to this project and expounds on its importance and legal ramifications. Thus sealing our relationship with you, 'the customer' in a reinforced bond of mutual trust and adulation.

We will be happy to organise a meeting with our legal team & take you through all our documents, permissions & approvals.

Our team will give you a detailed information about the following :

- Bank Association
- Title Certificate
- PMRDA Sanction Plan
- Commencement Certificate
- NA Order
- Environmental Clearance
- Forest NOC
- Fire NOC
- Mutation Entry/ Ferfar
- 7/12 Extract
- Sale Deed
- Public Notice
- Land Demarcation
- Dev. Agreement & Power of Attorney
- Occupation Certificate



SKYi STAR TOWN MahaRERA Reg Nos. : Phase 1 - P52100012998

STAR FACT FILE

STAR TOWN

Green Design

- Rain Water Harvesting along with Recharge Pits
- Water Treatment Plant
- Sun Path Analysis for higher LUX
- Wind Pattern Analysis for better ventilation
- Over 200 Indigenous Trees
- Top Soil Retention
- CFL/ LED in common areas

Safety and Security

- Gated Community
- Seismic Resistant Design
- CCTV Cameras
- Safe 'No Climb' grill design for balcony outside Master Bedroom and Living Room
- Safety Grills for seating Window in children's room

STAR HOMES

Living

- Elegant Main Door
- Flooring 2' X 2' Soluble Salt Vitrified Tiles
- Internal Walls With Smooth Finish
- Tv And Telephone Points
- Sufficient Light Points
- Fully Openable Doors For Balcony
- Attached Covered Balcony

Bedroom

- 2' X 2' Soluble Salt Vitrified Tiles In All Bedrooms
- AC Point
- Aluminium Windows With Mosquito Mesh
- Safety Grills For Windows
- Internal Walls With Smooth Finish
- Wall-to-wall Wardrobe Space

Features

- Impressive Main Entrance and Lobbies
- Sufficient lighting for parking, lobbies and passages
- Power back-up for essential common facilities
- Provisions for Inverter
- Provisions for Internet
- Provisions for DTH Sat. Cable
- Branded Elevators with power back-up for one
- Sufficient Electrical Points

Amenities

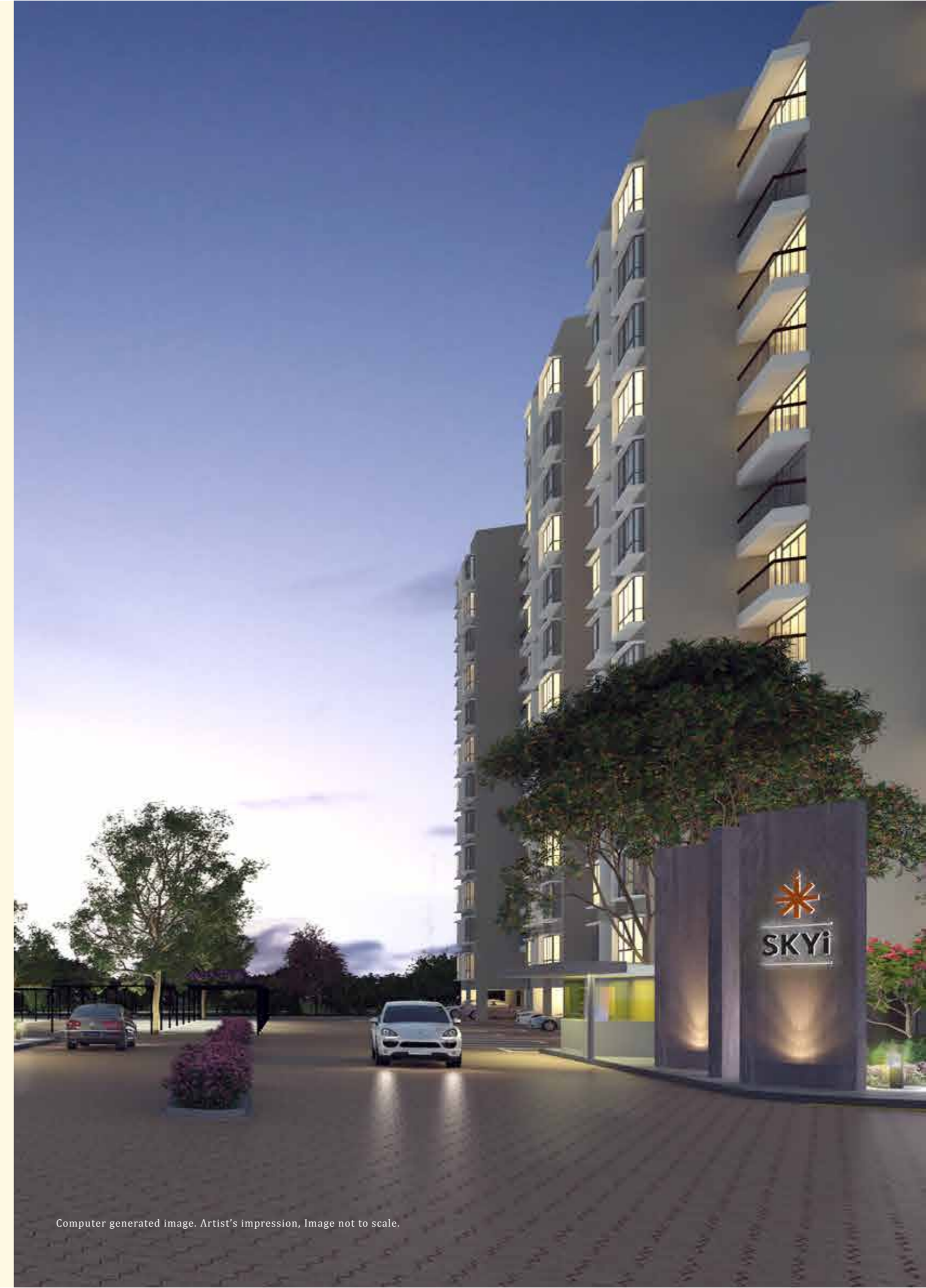
- Club House
- Community Hall
- Games Room
- Amphitheatre
- Party Lawn
- Guest Rooms
- Gymnasium
- Walking Track
- Yoga Terrace
- Children's Play Area
- Senior Citizen Sitout
- Retail & Convenience Stores

Kitchen

- Black Granite Kitchen Platform 8'10" Ft. wide with Stainless Steel Sink
- 2' X 2' Soluble Salt Vitrified Tiles
- Ceramic Kitchen Dado Up To 2 Ft. Height Above The Platform
- Power Points For Refrigerator, Water Purifier
- Kitchen Cabinets Below Platform On Request / Optional

Bathroom and Utilities

- Design For Multi-functional Use
- Dado Tiles Upto 7ft.
- Jaquar (Or Equivalent) CP And Sanitary Fittings
- Hot And Cold Mixer With Overhead Shower
- Pest Prevention Trap
- Provision For Exhaust Fan And Geyser
- Dedicated Utility Space For Washing Machine, Clothes Drying Line Etc.
- Power Point For Washing Machine



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Computer generated image. Artist's impression, Image not to scale.

TERMS AND CONDITIONS

This Brochure is purely conceptual and not a legal offering. SKYi Pate Ventures Pvt. Ltd. reserve the right to add, delete or alter any details and/or specifications in its endeavour to make improvements as and when required. The images, layouts and maps presented in the brochure are indicative purposes only and same are not to the scale.

The floor plan shown here is indicative, measurements are prior to application of finishes & same are subject to minor variation. The Actual floor plan of a particular unit could be mirror image of floor plan shown here which may have different orientation, openings & the same is subject to offsets created by structural elements such as elevational/facade features, columns & beams etc. Allottee must check the actual floor plan of the unit he/she is intending to buy and the same is available at project sales office.

The furniture/Kitchen/Bathroom layout & accessories shown in the plan are only for the purposes of illustrating/indicating a possible furniture layout & the same is not a part of standard offering. Design, planning, further developments in surroundings areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions and final approval of the respective authorities.

None of the objects/representations mentioned herein constitute a legally binding agreement or representation. SKYi Pate Ventures Pvt. Ltd. does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and SKYi Pate Ventures Pvt. Ltd. shall absolutely be governed by the agreement for Sale and other ancillary deeds and documents, as may be executed, between them and/or any third parties. The Purchaser is requested to appraise himself about the detailed description about the project, the unit purchaser is intending to

purchase, terms and conditions contained therein with the help of an independent legal and tax advisor before making a purchase decision.

It may further be noted that the pricing of the flats/units quoted by SKYi Pate Ventures Pvt. Ltd. does not include the costs of furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and/or otherwise. The brands and make of the material used in the flats/ units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time.

Purchaser is required to verify all the details, including but not limited to area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team and from the contents of agreement to sale prior to concluding any decision for buying any unit(s) in any of the said projects. It is the responsibility of the Purchaser to evaluate the accuracy, completeness and usefulness of any data, opinions, advice, services or other information provided herein or by the distributor(s) hereof. All information contained herein is distributed with the understanding that the authors, publishers, and distributors, assume no liability whatsoever in connection with its use.

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thoughtfully designed homes™

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