



18° 33' 11.87" N 73° 46' 05.55" E elev 1928 ft

FALCON

A little story about an incredible bird

When the falcon soars among the clouds, it sees the world in all its glory. Flying at incredible speeds, often reaching 350 km per hour as it dives, the falcon is a marvel of nature. It lives in wind-swept spaces where enduring stories are born. The falcon is a metaphor for the divine design that Nature is. To find paradise, a bird's eye view of the world is of paramount importance. When you fly as high as the falcon, you realise your true potential.



Life is a green hill

Pashan Annexe, which lies on the idyllic fringes of Pune city, is in Mulshi taluka. Sus Road connects this green lung with the city. Surrounded by hills, this jewel of nature is close to 2,000 feet in elevation, giving it a feel of a hill station. Its nearest neighbours are a series of delightful hills – the Baner and Pashan Hills, Sutarwadi Hill and the Lavale Hills. If you wish to commune with nature, a drive to Pashan Annexe, especially during the rains, is sublime.

Those of you who love rain revelling, drive on a bit more to Mulshi dam or Tahmini Ghat. You will be embraced by acres and acres of greenery, breathtaking hills and charming waterfalls.







AMENITIES

A panoramic view of better life

Breathtaking views of the hills from your home will keep your mood elevated and mind at rest.

LIVE

A safer home is a sweeter home

At Falcon security is flawless. There is 24-hr CCTV surveillance, impressive guards at the gates and a biometric recognition system on the main door.

Making it easy to go green

The rainwater harvesting system at Falcon ensures that you live an eco-friendly and responsible life. Plus, the building is LED lit, making it energy efficient.

Party hard whenever you want

If you are in the mood to shake a leg and party, head to the Sky Lounge on the 20th floor.

Fitter you are, happier you feel

Tone up at the mini-gym, thrill yourself at the indoor games arena or hit a few balls at the multi-purpose courts.

Kids want to rock too!

Why should adults have all the fun? Safe play area for kids will ensure the joy never fades from the little ones' eyes.

Go anywhere at a moment's notice

Go shopping or go to work or head to Mumbai for business, Falcon is well connected by an array of communication arteries.

PLAY

Breathe in the crisp morning air

You could enjoy a morning walk on the nature trail here. If you want to burn a few calories as well, the jogging track is perfect.

Meet, greet and just chill out

The clubhouse is perfect to meet with friends and family and catch up on the conversations you missed.

2

BHK
Homes



3

BHK
Homes



FALCON

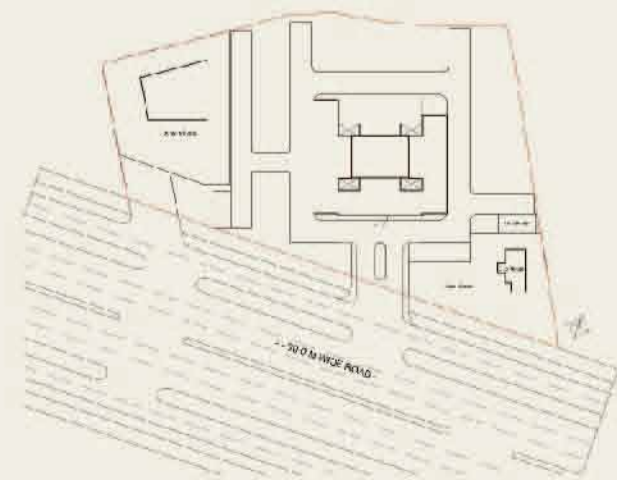
ODD FLOOR PLAN

2 & 3 BHK

1st, 3rd, 5th, 7th, 9th, 11th, 15th, 17th and 19th Floors



Key plan



Flat No	Type	Carpet	Dry Terrace	Terrace
1	3 BHK	873	31	128
2	3 BHK	873	31	128
3	2 BHK	689	31	64
4	2 BHK	689	31	64
5	2 BHK	689	31	64
6	3 BHK	873	31	128
7	2 BHK	689	31	64
8	2 BHK	689	31	64

FALCON

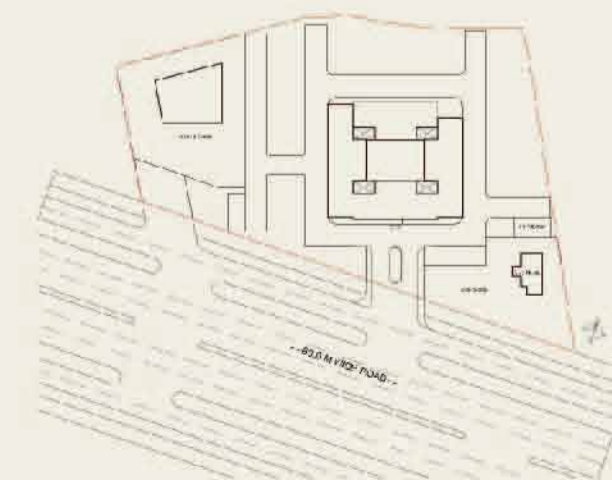
EVEN FLOOR PLAN

2 & 3 BHK

2nd, 4th, 6th, 10th, 12th, 14th and 16th Floors



Key plan



Flat No	Type	Carpet	Dry Terrace	Terrace
1	3 BHK	873	31	126
2	3 BHK	873	31	126
3	2 BHK	689	31	64
4	2 BHK	689	31	64
5	2 BHK	689	31	64
6	3 BHK	873	31	126
7	2 BHK	689	31	64
8	2 BHK	689	31	64

FALCON

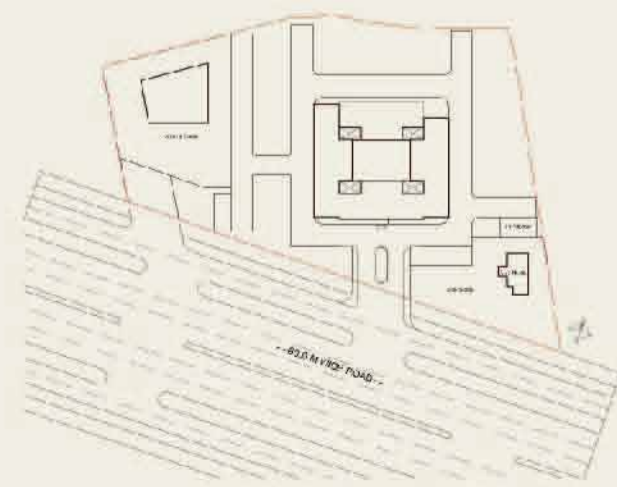
EVEN FLOOR PLAN

2 & 3 BHK

8th and 18th Floor



Key plan



Flat No	Type	Carpet	Dry Terrace	Terrace
1	3 BHK	873	31	126
2	3 BHK	873	31	126
3	2 BHK	689	31	64
4	2 BHK	689	31	64
5	2 BHK	689	31	64
6	3 BHK	873	31	126
7	Refuge Area	Refuge Area	Refuge Area	Refuge Area
8	2 BHK	689	31	64

FALCON

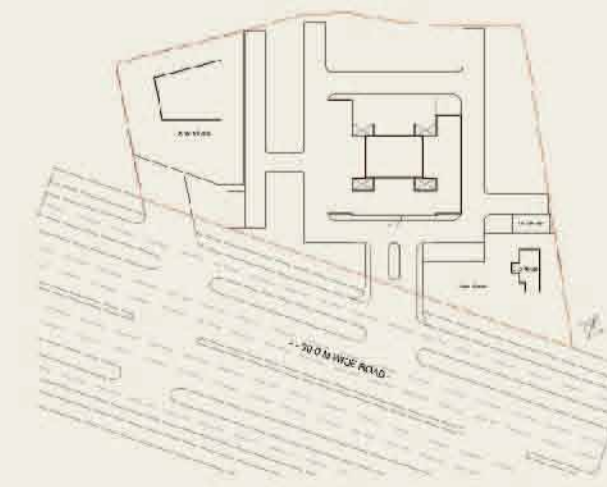
ODD FLOOR PLAN

2 & 3 BHK

13th Floor



Key plan



Flat No	Type	Carpet	Dry Terrace	Terrace
1	3 BHK	873	31	126
2	3 BHK	873	31	126
3	2 BHK	689	31	64
4	2 BHK	689	31	64
5	2 BHK	689	31	64
6	3 BHK	873	31	126
7	Refuge Area	Refuge Area	Refuge Area	Refuge Area
8	2 BHK	689	31	64



Key plan



Flat No	Type	Carpet	Dry Terrace	Terrace
1	3 BHK	873	31	126
2	3 BHK	873	31	126
3	Refuge Area	Refuge Area	Refuge Area	Refuge Area
4	Refuge Area	Refuge Area	Refuge Area	Refuge Area
5	2 BHK	689	31	64
6	3 BHK	873	31	126
7	2 BHK	689	31	64
8	2 BHK	689	31	64

SPECIFICATIONS

Structure

- Earthquake Resistant Structure
- Fire Fighting System for the 20 storey structure
- Rain Water Harvesting System
- Impressive Entry Gate with Security
- 3 high-speed Automatic Elevators
- Generator backup to all lifts and common areas

Home Safety & Electricals

- CCTV Surveillance – lobby and common areas
- Biometric system for main door
- Provision for inverter
- Air-conditioning connection provision

Doors and Windows

- Veneer Finish Main Entry door
- Powder coated, Aluminium Windows with Mosquito net
- Laminate finish panel flush doors

General

- Spacious Circulation Lobby
- Full glass & SS railings for all Terraces
- Internal Finish - Gypsum finish with acrylic premium emulsion paint for walls & ceilings
- External Finish – High Quality texture Paints
- Rainwater harvesting
- Security check post
- Separate toilets for drivers
- Common Directory
- Parking Nameboard
- Solid Waste Management
- Solar / LED street lights
- Designer Name Plates and Letter Box area
- High Quality Concrete Tremix Driveways
- Adequate Parking at one level

Living / Dining & Bedrooms

- 1m x 1m Grade A Vitrified Tiles for rooms
- DTH, Telephone and internet Connection provision

Kitchen

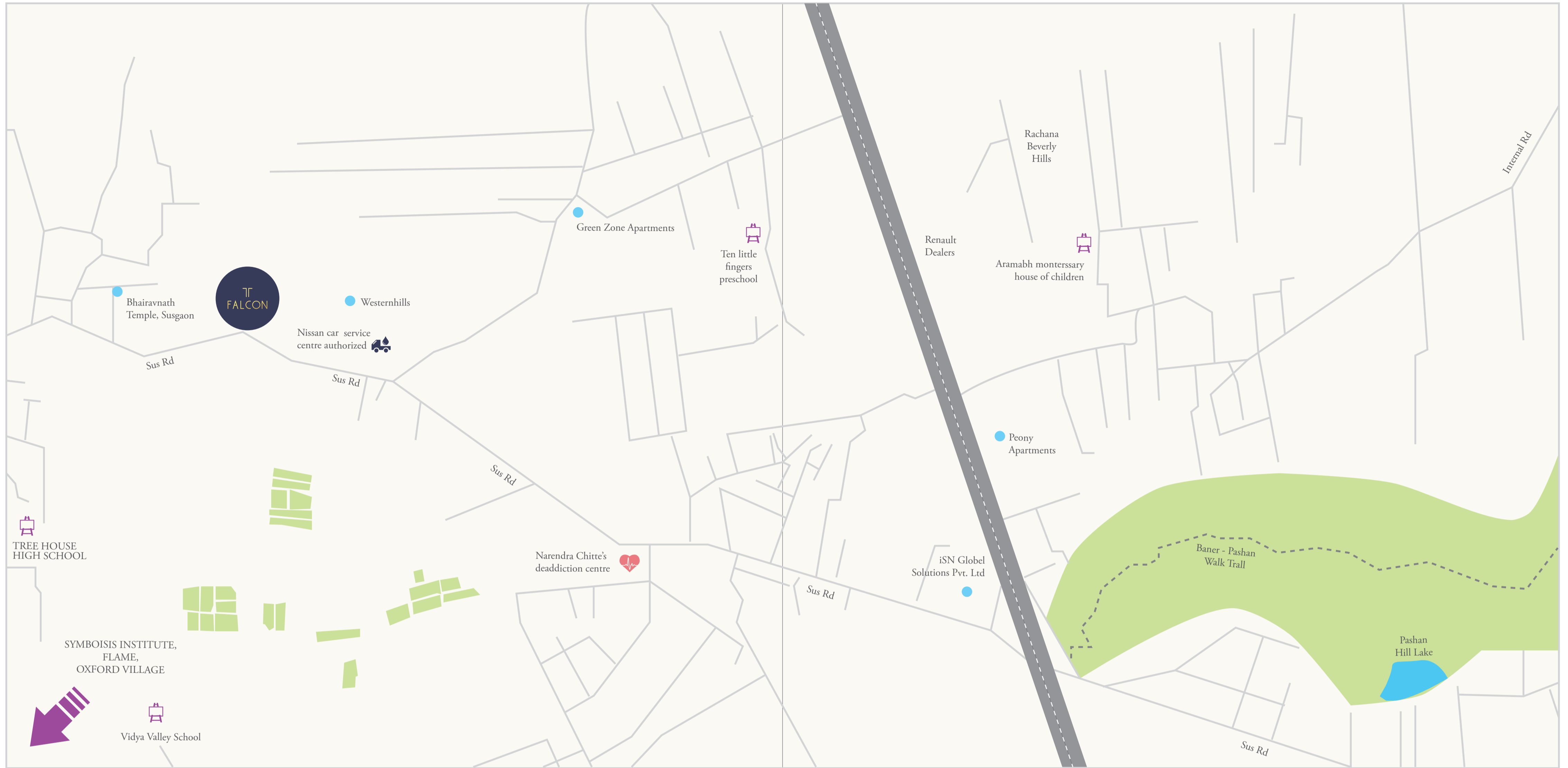
- SS Sink with Drainboard
- Granite Countertop
- Dry Balcony with Washing Machine provision
- 1' x 1' Anti-skid tiles
- Water Purifier provision

Bathroom

- Wash basin with counters
- Finest quality fittings and Sanitaryware
- False Ceiling
- Full Height Designer Dado

Project Amenities

- Sky Lounge (Party Area) on 20th floor
- Open Space with designer theme landscape
- Multi-Purpose Community Hall – Club House
- Fully-functional Mini-Gym & Indoor Games
- Multi-purpose Play Court
- Childrens' play area
- Landscaped Gardens
- Nature Walk / Jogging Track
- Party Lawn
- Designed Entry Lobby with Waiting lounge
- Well-Distributed Seating for Elderly



 Mumbai-Bangalore Expressway

 Fitness And Hospitality

 Education

 Important Landmarks



TF FALCON

PASHAN ANNEXE



KOHINOOR

A KRISHNAKUMAR GOYAL ENTERPRISE

CREDAI
PUNE METRO

S.No.47 (A+B), Sus-Pashan-Link Road, Sus, Pune-411021.

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