

SAARRTHI  
*Skybay*  
The Place To Be

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*The Place To Be*

Exquisitely located at Mhalunge, Saarrthi Skybay is perfect in every way possible. A place that others would like to emulate, a place that will always be in the mix of things, a place that will always attract attention; Saarrthi Skybay is **THE PLACE TO BE**.

Spread across 12 acres of sprawling space, Saarrthi Skybay has the privilege of being situated in one of the fastest growing extensions of Pune. Housing more than a thousand 1, 2 & 3 BHK apartments in these seven skyscrapers, Saarrthi Skybay has all the elements of a cosmopolitan lifestyle amalgamated with nature's finest troves. A place overlooking a beautiful water body and the niceties that come alongside, quite an ideal place to be... Saarrthi Skybay.

BUILDING - E



Artistic Impression

BUILDING - F



Artistic Impression

## AMENITIES "E WING"



Multipurpose Hall / Indoor Games



Seating Out area



Children's Play Area

## AMENITIES "F WING"



Jogging track & pathway



Seating Out area



Gymnasium



Multipurpose Hall / Indoor Games



Swimming Pool with Kids Pool  
Attached Changing room and Toilets



Party Lawn

## SPECIFICATIONS "E & F"



### Flooring

- 2 x 2 flooring for living, kitchen, dining area & other rooms
- Laminated wooden flooring in master bedroom
- Anti-skid tiles in terrace



### Bathroom

- Premium quality fittings
- Marble / Granite fascia for door opening
- Basin with Marble / Granite counter
- Provision for washing machine (inlet & outlet)



### Electricals Fittings

- Concealed fire resistant high quality copper wiring
- Ample light points with good quality modular switches
- TV point in living room & master bedroom
- AC points in all bedrooms
- Provision for exhaust fan in bathroom & kitchen
- Provision for inverter
- Video door phone
- Intercom connectivity
- CCTV in periphery area at ground floor



### Internal Finishing

- Internal oil bond distemper
- External texture paint



### Kitchen

- Ceramic/Dado tiles up to 2'
- Provision for water purifiers
- Stainless steel sink



### Doors / Windows

- Laminated doors for all other rooms
- Main door veneer finish
- Powder coated windows with mosquito mesh and safety grill
- Premium quality fixture & fittings



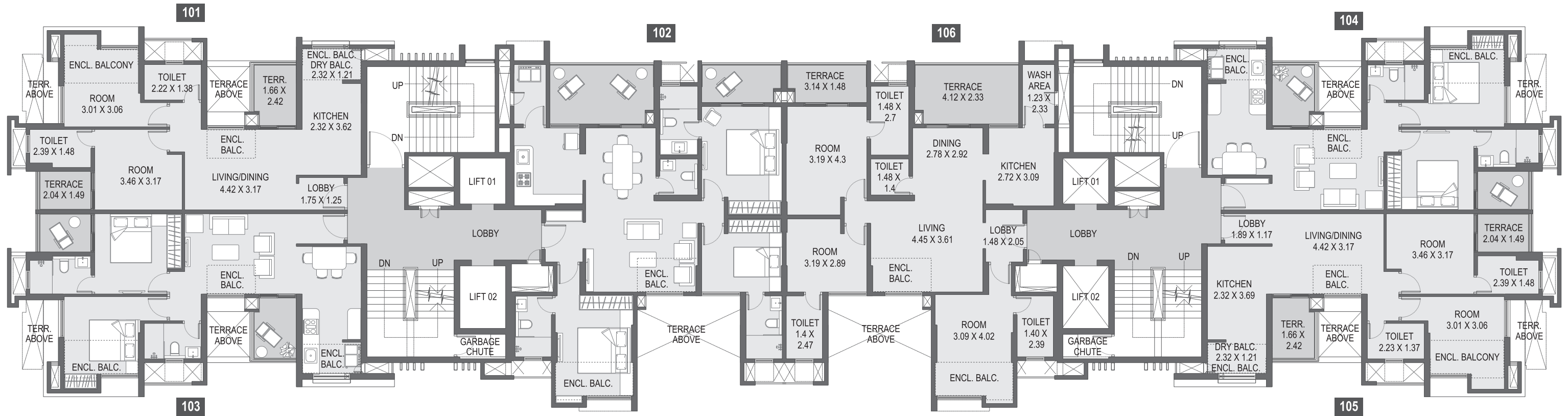
### General

- Earthquake resistant RCC frame structure
- Aesthetically designed grand entrance lobby with Marble / Granite fitting
- Elevators of reputed make
- Power back-up for lift & common area
- Solar water heating system in master bedrooms



### STP

- Rainwater harvesting
- Firefighting systems per the norms

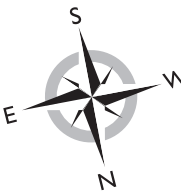


### BUILDING - E | 1ST FLOOR PLAN

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
101	52.28	9.48	0	0.55	7.03
102	85.11	7.7	3.3	0.14	14.18
103	52.4	9.29	0	0.55	7.03
104	52.28	9.48	0	0.55	7.03
105	52.4	9.29	0	0.55	7.03
106	85.11	7.7	3.3	0.14	14.18



NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment/fixture location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.



## BUILDING - E | EVEN FLOOR PLAN

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
201,401,601,1001,1201,1401,1601,2001,2201	52.4	9.48	0	0.55	6.88
202,402,602,1002,1202,1402,1602,2002,2202	85.28	7.58	2.89	0.14	10.13
203,403,603,1003,1203,1403,1603,2003,2203	52.53	9.29	0	0.55	6.85
204,404,604,1004,1204,1404,1604,2004,2204	52.4	9.48	0	0.55	6.88
205,405,605,1005,1205,1405,1605,2005,2205	52.53	9.29	0	0.55	6.85
206,406,606,1006,1206,1406,1606,2006,2206	85.28	7.58	2.89	0.14	10.13



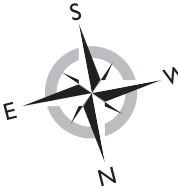
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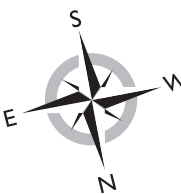
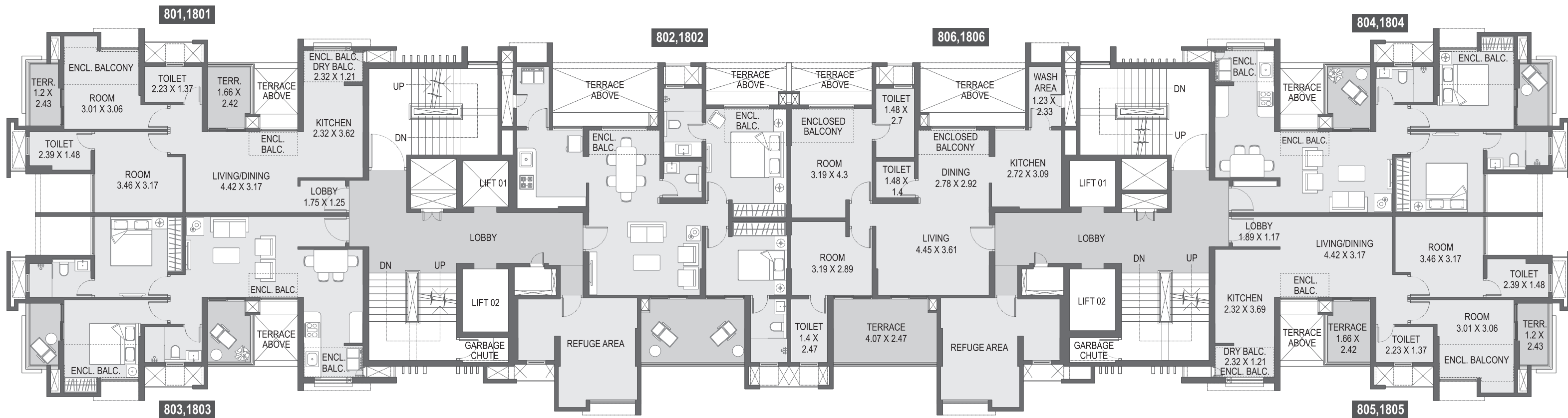
**BUILDING - E | ODD FLOOR PLAN**

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
301,501,701,901,1101,1501,1701,1901,2101	52.28	9.48	0	0.55	7.03
302,502,702,902,1102,1502,1702,1902,2102	85.11	7.7	3.3	0.14	14.18
303,503,703,903,1103,1503,1703,1903,2103	52.4	9.29	0	0.55	7.03
304,504,704,904,1104,1504,1704,1904,2104	52.28	9.48	0	0.55	7.03
305,505,705,905,1105,1505,1705,1905,2105	52.4	9.29	0	0.55	7.03
306,506,706,906,1106,1506,1706,1906,2106	85.11	7.7	3.3	0.14	14.18



NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment/fixture location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.





### BUILDING - E | 8TH & 18TH FLOOR PLAN

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
801,1801	52.90	8.99	0.00	0.55	6.88
802,1802	64.80	5.95	2.85	0.00	10.13
803,1803	53.04	8.80	0.00	0.55	6.85
804,1804	52.90	8.99	0.00	0.55	6.88
805,1805	53.04	8.80	0.00	0.55	6.85
806,1806	64.80	5.95	2.85	0.00	10.13



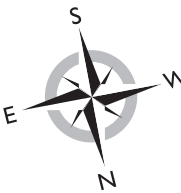
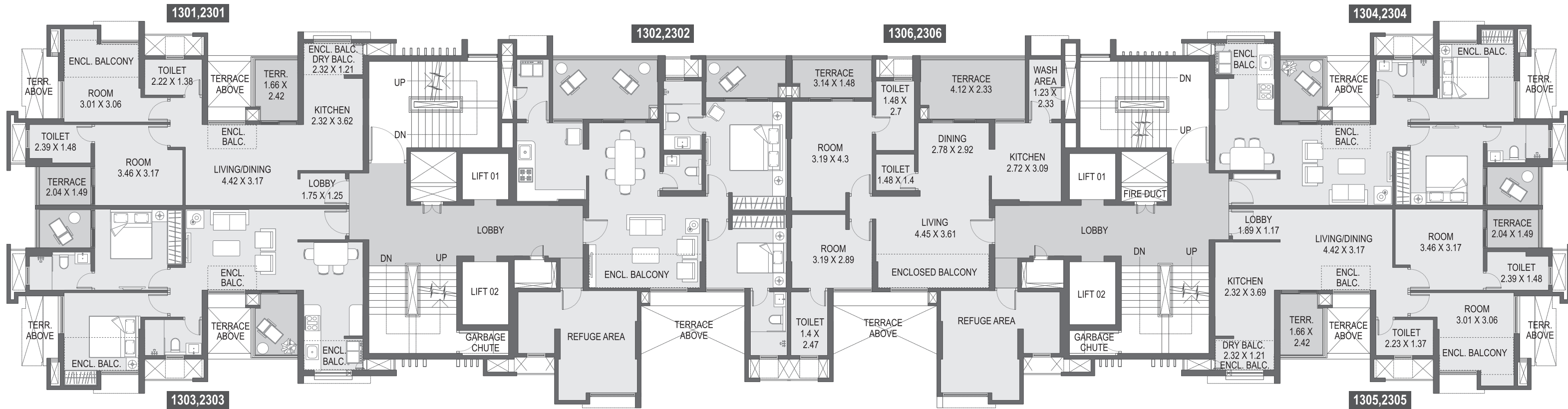
NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area.

4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment/fixture location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.



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### BUILDING - E | 13TH & 23RD FLOOR PLAN

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
1301,2301	52.74	9.02	0	0.55	7.03
1302,2302	64.99	6.15	3.3	0	14.18
1303,2303	52.87	8.82	0	0.55	7.03
1304,2304	52.74	9.02	0	0.55	7.03
1305,2305	52.87	8.82	0	0.55	7.03
1306,2306	64.99	6.15	3.3	0	14.18



NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area.

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## BUILDING - F | 1ST FLOOR PLAN

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
101	54.27	9.31	2.46	0.68	13.33
102	32.8	6	2.06	0.48	4.24
103	32.8	6	2.06	0.48	4.24
104	54.27	9.31	2.46	0.68	13.33

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
105	48.57	6.73	3.12	0.48	13.96
106	50.63	4.02	3.06	0.48	8.94
107	50.63	4.02	3.06	0.48	8.94
108	48.57	6.73	3.12	0.48	13.96

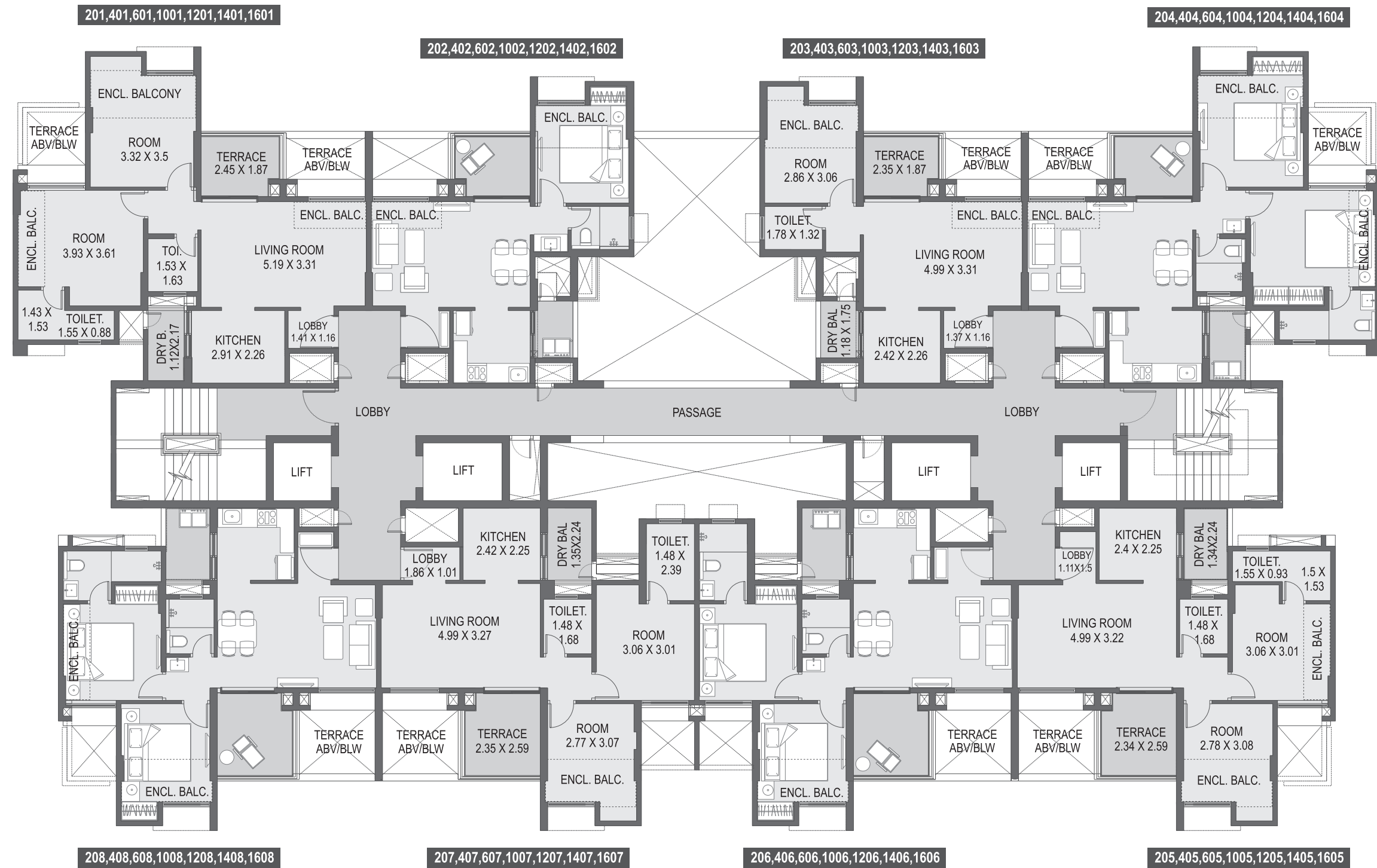


NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area.

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### BUILDING - F | TYPICAL EVEN FLOOR PLAN

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
201, 401, 601, 1001, 1201, 1401, 1601	53.97	9.07	2.43	0.68	4.48
202, 402, 602, 1002, 1202, 1402, 1602	33.2	6	2.06	0.48	4.29
203, 403, 603, 1003, 1203, 1403, 1603	33.2	6	2.06	0.48	4.29
204, 404, 604, 1004, 1204, 1404, 1604	53.97	9.07	2.43	0.68	4.48

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
205, 405, 605, 1005, 1205, 1405, 1605	48.43	6.59	3.08	0.48	5.99
206, 406, 606, 1006, 1206, 1406, 1606	50.45	4.08	3.06	0.48	6
207, 407, 607, 1007, 1207, 1407, 1607	50.45	4.08	3.06	0.48	6
208, 408, 608, 1008, 1208, 1408, 1608	48.43	6.59	3.08	0.48	5.99

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area. 4. Balconies, terraces and enclosed balconies areas are mentioned separately. 5. Furniture is for indicated purpose. Service shaft & Electrical equipment/fixture location may vary as per site condition. 6. Variation in the dimensions may be observed as Sanctioned drawings mentions unfinished dimensions.

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## BUILDING - F | ODD FLOOR PLAN

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
301, 501, 701, 901, 1101, 1501, 1701	54.27	9.31	2.43	0.68	8.45
302, 502, 702, 902, 1102, 1502, 1702	32.8	6	2.06	0.48	4.24
303, 503, 703, 903, 1103, 1503, 1703	32.8	6	2.06	0.48	4.24
304, 504, 704, 904, 1104, 1504, 1704	54.27	9.31	2.43	0.68	8.45

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
305, 505, 705, 905, 1105, 1505, 1705	48.57	6.73	3.08	0.48	8.89
306, 506, 706, 906, 1106, 1506, 1706	50.63	4.02	3.06	0.48	8.94
307, 507, 707, 907, 1107, 1507, 1707	50.63	4.02	3.06	0.48	8.94
308, 508, 708, 908, 1108, 1508, 1708	48.57	6.73	3.08	0.48	8.89

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area.

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### BUILDING - F | 8TH FLOOR PLAN

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
801	53.97	9.07	2.43	0.68	4.48
802	33.2	6	2.06	0.48	4.29
803	33.2	6	2.06	0.48	4.29
804	53.97	9.07	2.43	0.68	4.48

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
805	48.43	6.59	3.08	0.48	5.99
806	50.45	4.08	3.06	0.48	6
807	50.45	4.08	3.06	0.48	6
808	48.43	6.59	3.08	0.48	5.99

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area.

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### BUILDING - F | 13TH FLOOR PLAN

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
1301	54.27	9.31	2.43	0.68	8.45
1302	32.8	6	2.06	0.48	4.24
1303	32.8	6	2.06	0.48	4.24
1304	54.27	9.31	2.43	0.68	8.45

FLAT NO	CARPET AREA (SQ.MT)	ENCLOSED BALCONY (SQ.MT)	DRY/OPEN BALCONY (SQ.MT)	CUPBOARD AREA (SQ.MT)	TERRACES AREA (SQ.MT)
1305	48.57	6.73	3.08	0.48	8.89
1306	50.63	4.02	3.06	0.48	8.94
1307	50.63	4.02	3.06	0.48	8.94
1308	48.57	6.73	3.08	0.48	8.89

NOTES: 1. All areas are mentioned in metric system. 2. All areas are measured from wall finish to wall finish, considering 20 MM thick internal gypsum, 25 MM thick external plaster and 25 MM thick toilet tile finish. 3. Internal brick work and columns are included in carpet area.

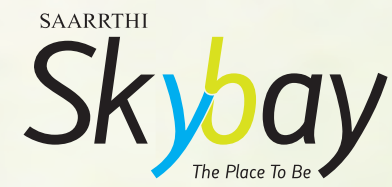
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# Project Layout



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## **Making Excellence a Habit**

Saarrthi Group is a dynamic real estate development company with a keen focus on integrity and vision. The Saarrthi projects, benchmarked by highest quality and credibility, get tremendous response and hold a special place in the hearts of the customers.

A diversified brand of repute, Saarrthi Group has developed over two million square feet of premium residential and commercial projects and office spaces. The Group has carved a niche in diverse fields such as Redevelopment & Entertainment and aims to diversify further.

Saarrthi's projects are spread across Pune city in prime areas such as Hinjewadi, Punawale, Kothrud, Aundh, Baner, Bavdhan, Pashan, Kharadi, Sinhagad Road, Warje, Paud Road and Talegaon-Kanhe.

The Group's ongoing projects like Swadesh, Skybay, Stanza, Success Square, Spectra and a few of successfully completed projects like Souvenir, Sovereign, Shimmer n' Shine, Stellar, Satin Hills have already made a mark among the rich credentials of Pune's real estate market.

## Location Map



### CREDITS

Architect : Abhikalpan Architect and Planners | Landscape Design : Design Terra Landscaping Consultant | RCC Consultant : G A Bhilare & Associates

Legal Advisor : Advocate Sunil Zunjarrao | Electrical : Siddhivinayak | Plumbing : Amit Infra Consultants



**Site:** S. No. 60/1 & S. No. 4 (Part), Near Hotel Holiday Inn, Behind Balewadi Stadium, Mhalunge, Pune.  
**Contact :** 020 2563 1161 / 9595 123 123 | **Email :** sales@saarrthigroup.com  
**Corporate Office :** Geetai Sankul, 2nd Floor, Paud Road, Near Reliance Fresh, Pune-411038, Maharashtra, India.



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