

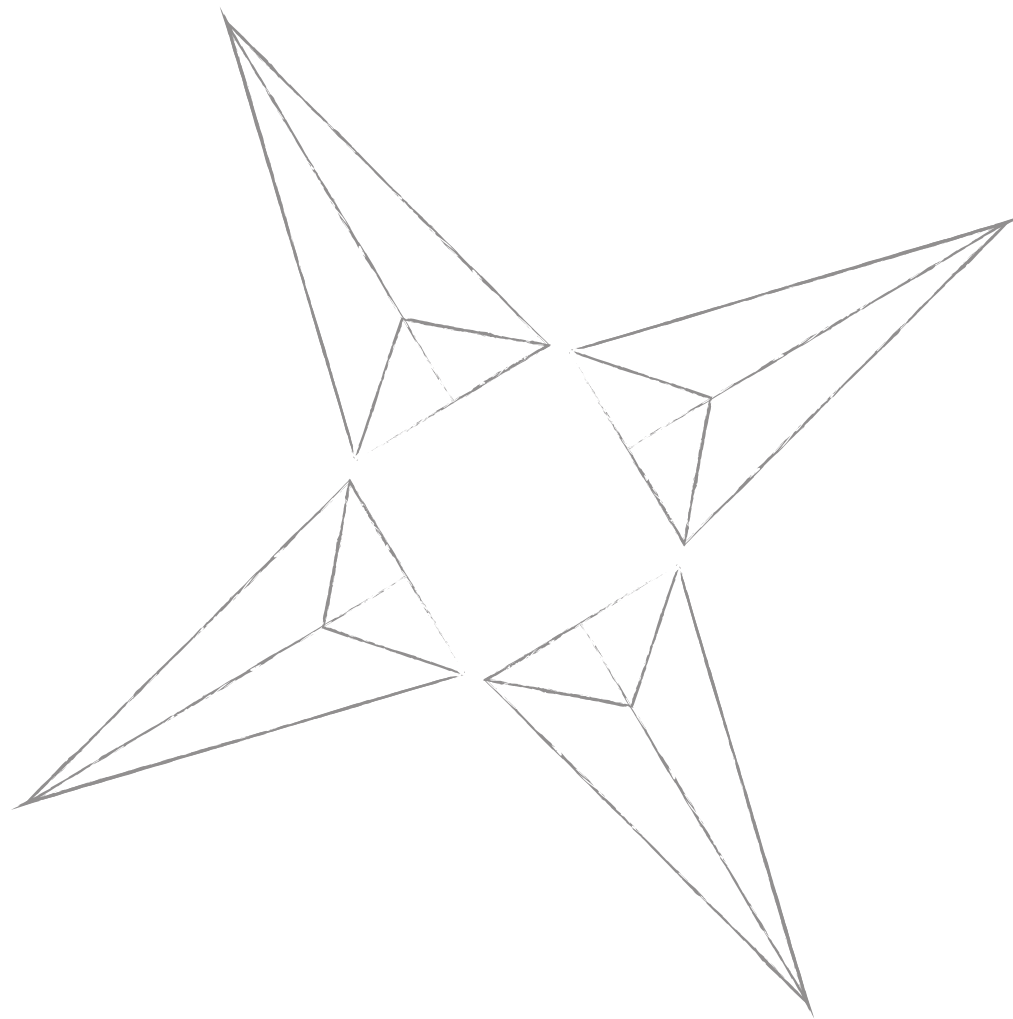


# STAR TOWERS

thoughtfully designed homes™



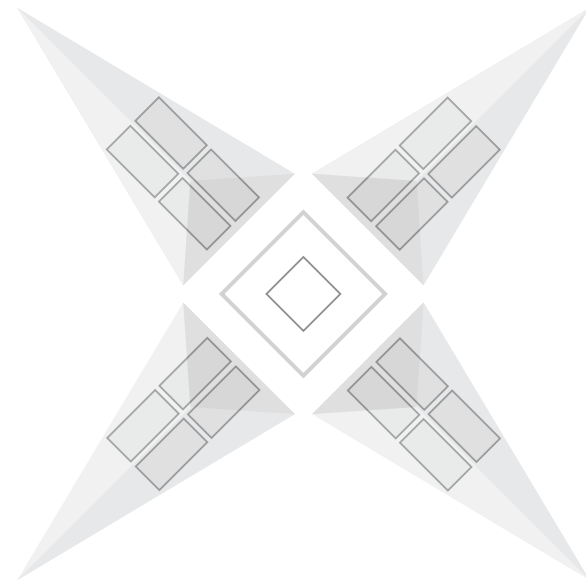
# Unique Architectural Design



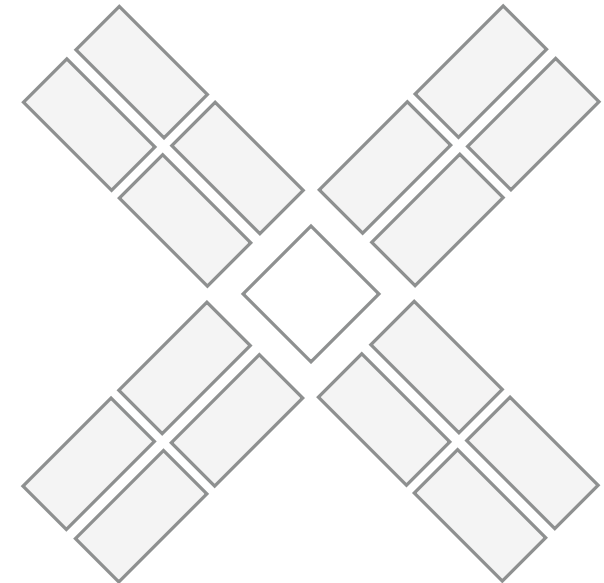
# Evolution Of Star Towers



Inspiration



Concept



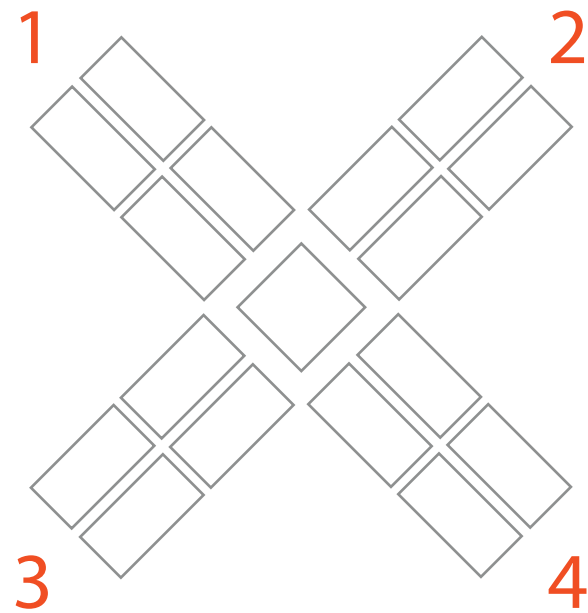
Creation



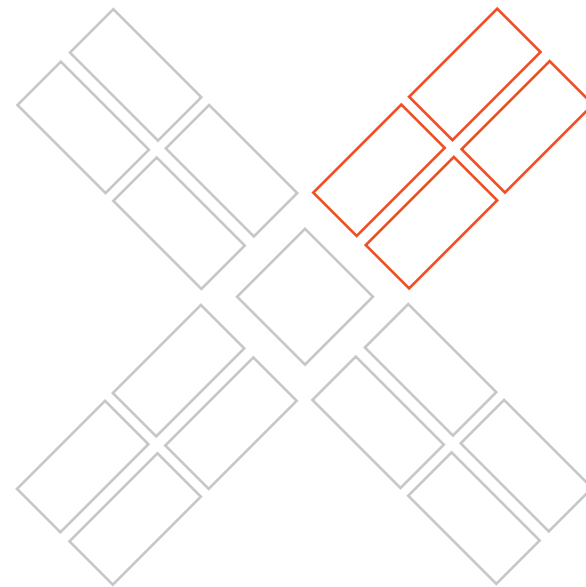




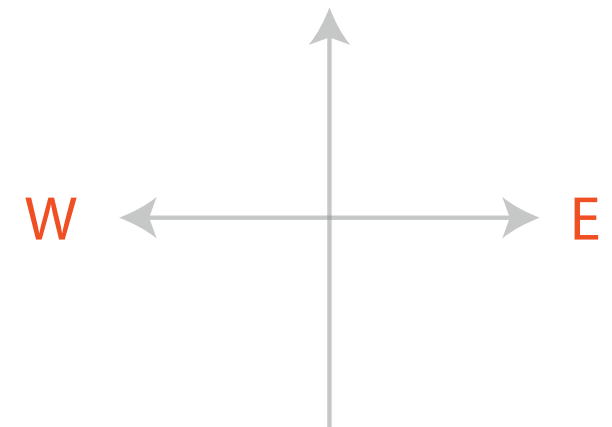
# Unique Thoughtful Design™



4 Independent Wings

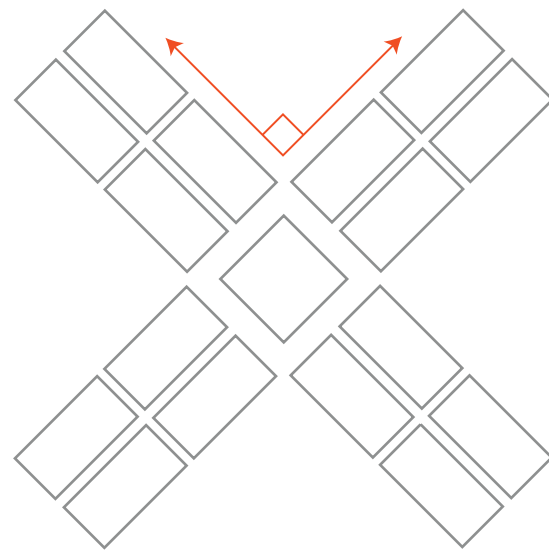


Only 4 Homes Per Wing

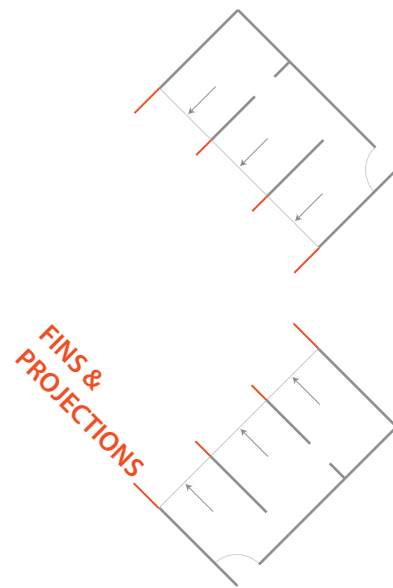


East West Home Entrances

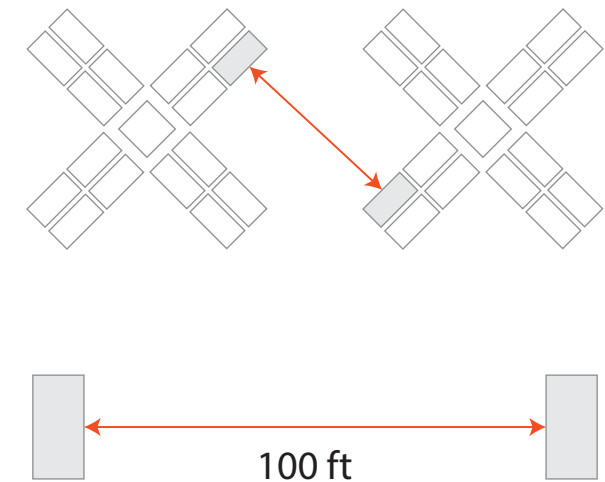
# Homes with 100% Privacy



Minimum 90° Angle Between Wings  
Ensures Complete Privacy

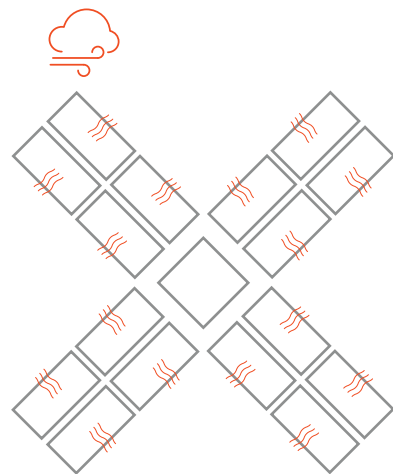
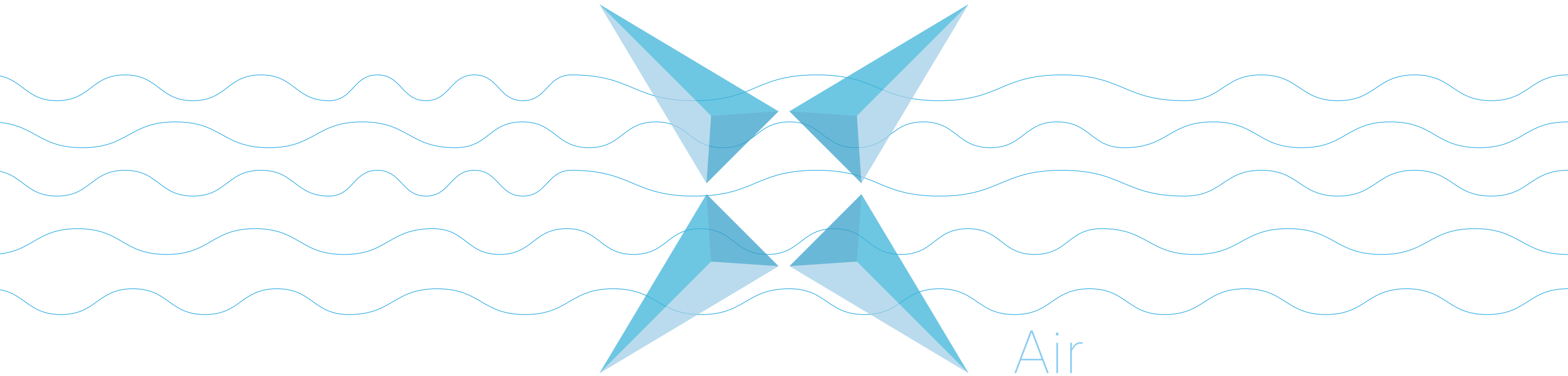


Fins Ensure Privacy  
From Neighbours

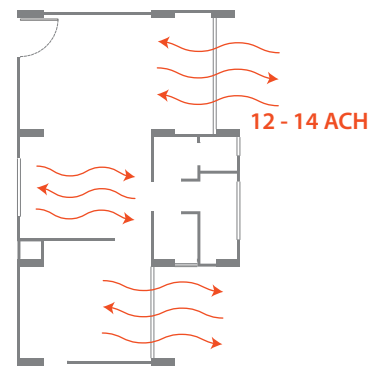


Minimum 100 ft Distance  
Between Homes

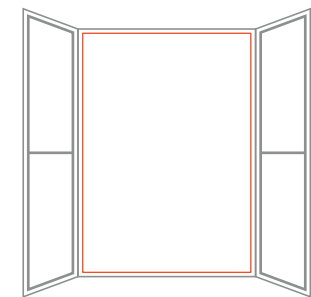
# Well Ventilated



Wind Path Oriented Homes



High Air Changes



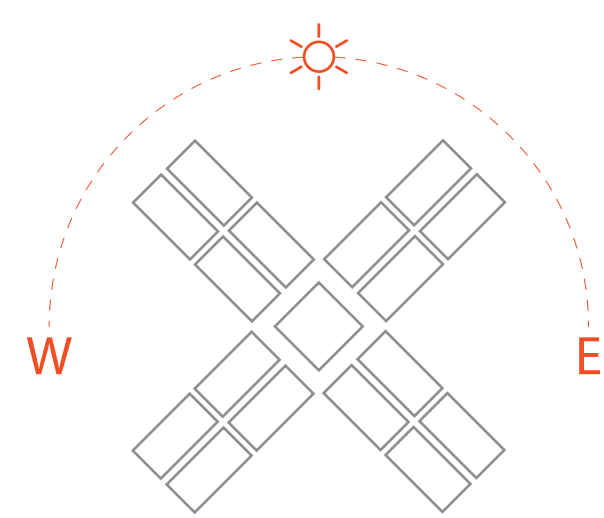
Large Windows & Balconies



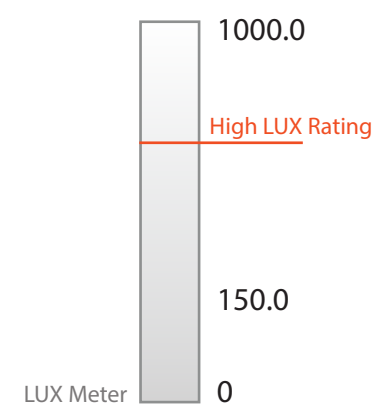


Well Lit

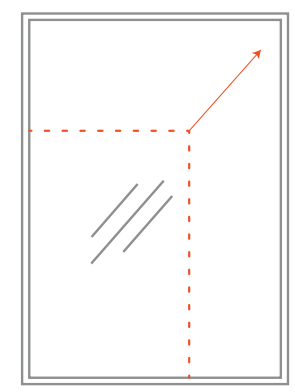
Light



Sun Path Aligned Homes



Brighter Homes

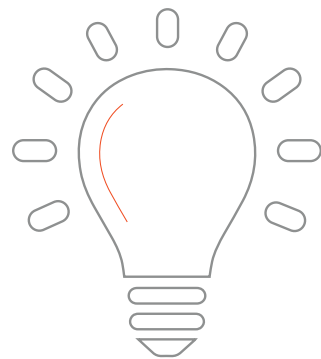


Larger Shaded Windows & Balconies

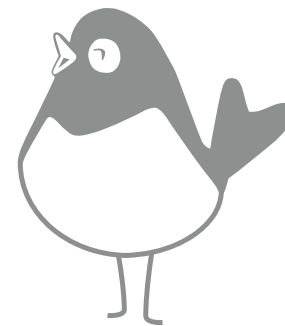
# Nature Friendly



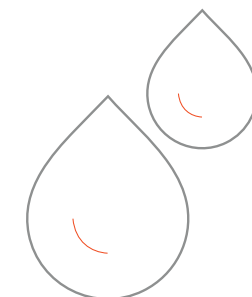
Green



Energy Efficient Lighting & Equipments



400 + Local Trees to be Planted  
40 + Birds Species



90% Water Recycled



# STAR HOMES

thoughtfully designed homes™

# SKYi™ STAR HOME



With It's Unique

**Zero Wastage & Thoughtful design™** Concept

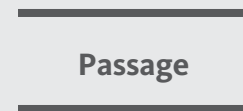
You get about 20% additional space compared to an ordinary home.

# SKYi™ STAR HOME

0%

**Zero  
Wastage**

**Thoughtful  
Design™**

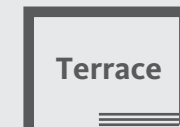


No Passages



**Optimum use**  
of every inch  
of your home

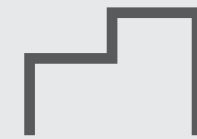
Only homes with  
**multi-functional**  
bath suite & utility  
space



No odd shaped,  
Tiny or Half Openable  
Terraces



Sun & rain proof  
fully openable  
**“Balcony”**



No dead spaces,  
No wastage of  
internal space



Perfect layout  
takes care of all  
**Functional,  
Furniture &  
Storage** needs





# Homes That Meet Your Changing Needs



EVERYDAY  
COMFORT



RUSH  
HOUR



WORK  
FROM HOME

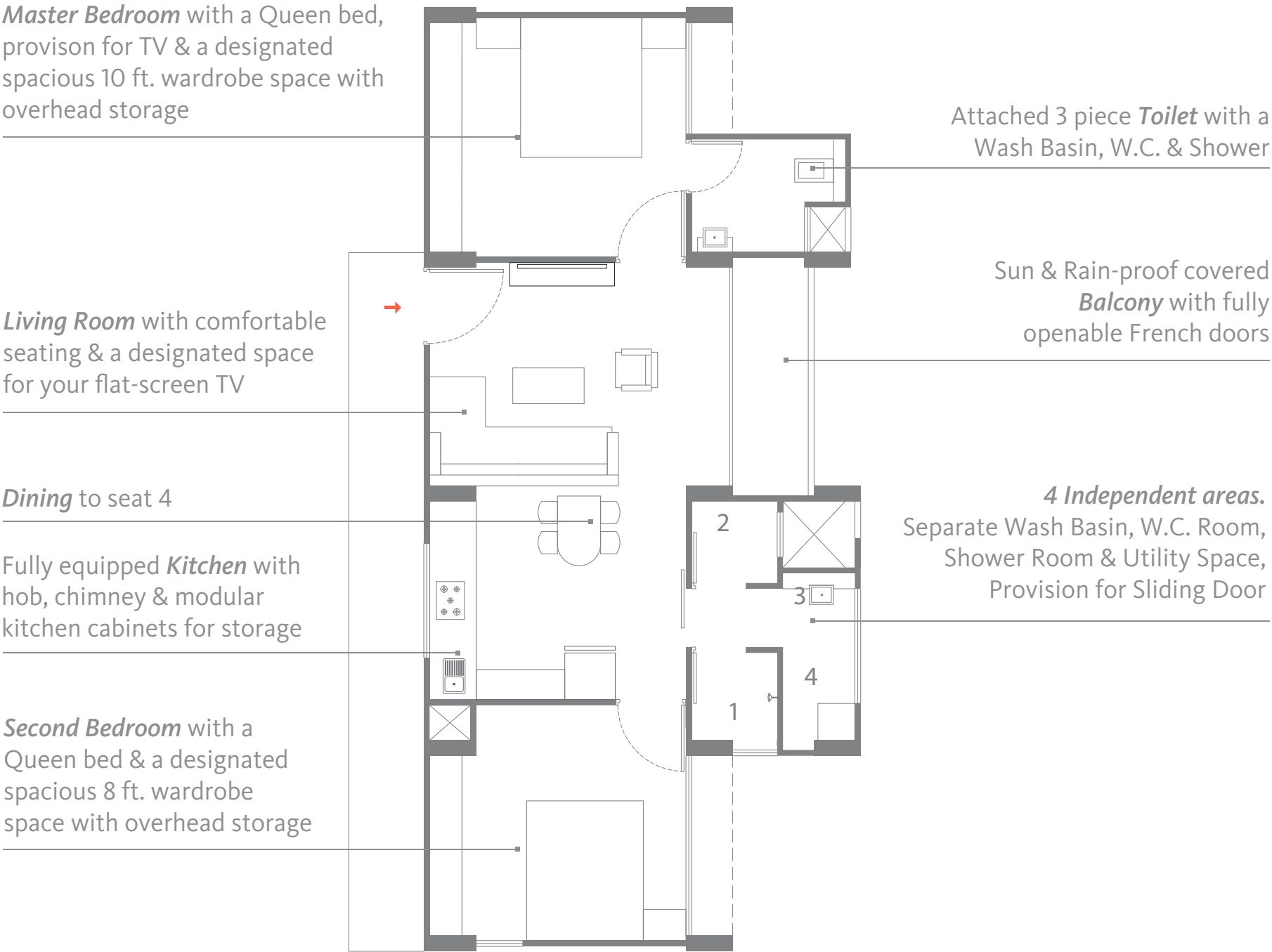


CELEBRATIONS  
& MORE



BEDTIME  
STORY





STAR 2

RUSH  
HOUR

Effectively manage the morning school & office *Rush Hours* with the dynamic Kitchen, Bathroom & Utility Space solutions.

Ample space in the kitchen to cook breakfast & pack lunch. Dining table to serve breakfast. Separate sink area to wash utensils.

Attached 3 piece *Toilet* with a Wash Basin, W.C. & Shower to ensure you are ready on time for office

- Multi-functional Bath and Utility Space:*
- 1. Independent Shower room
  - 2. Independent W.C.
  - 3. Basin with a large mirror
  - 4. Multi-purpose utility space

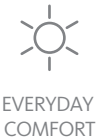
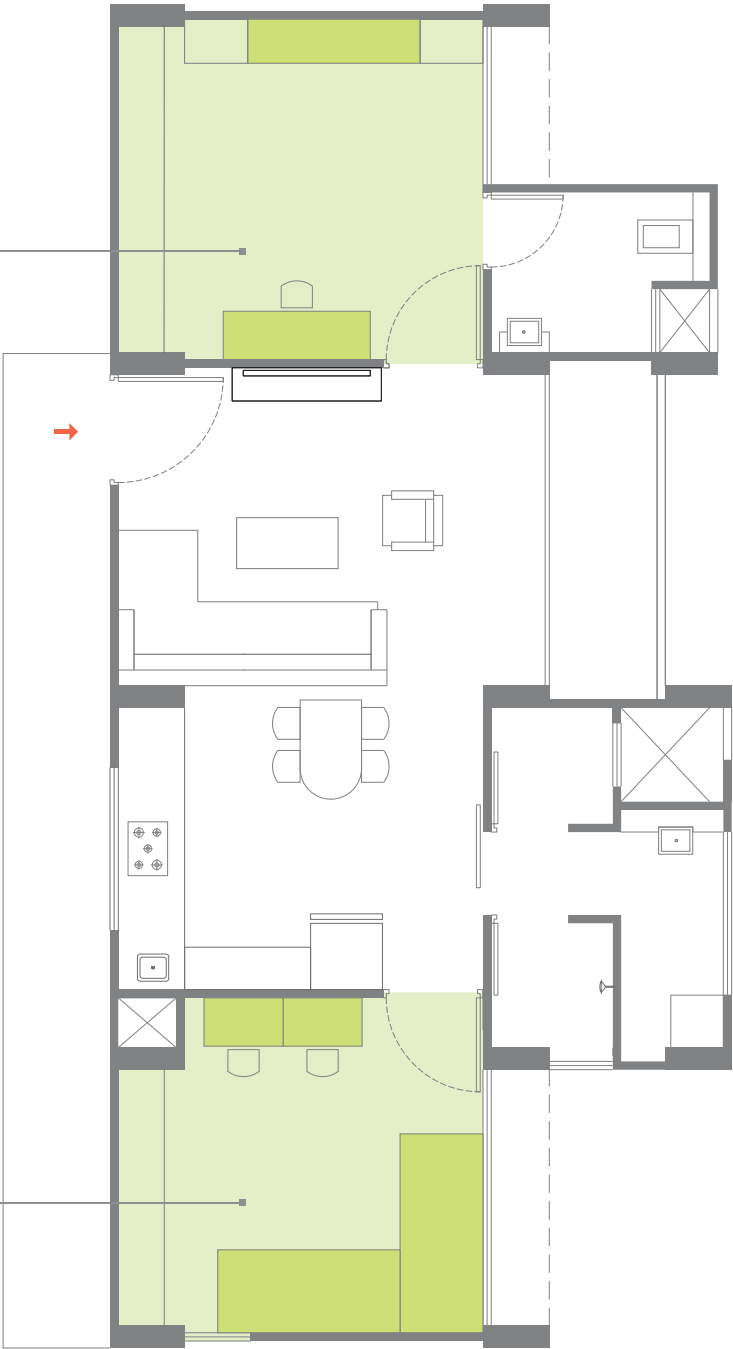
STAR 2

WORK &  
PLAY

Enjoy the *Privacy & Comfort* of the Bedroom to Work or Relax.

Convert your *Master Bedroom* to your *Office* by folding the wall bed & Plug-in your laptop at your work desk.

*Children's Bedroom* with twin beds, study tables with bookshelves & a wardrobe



EVERYDAY  
COMFORT



RUSH  
HOUR



WORK &  
PLAY



CELEBRATIONS  
& MORE



BEDTIME  
STORY

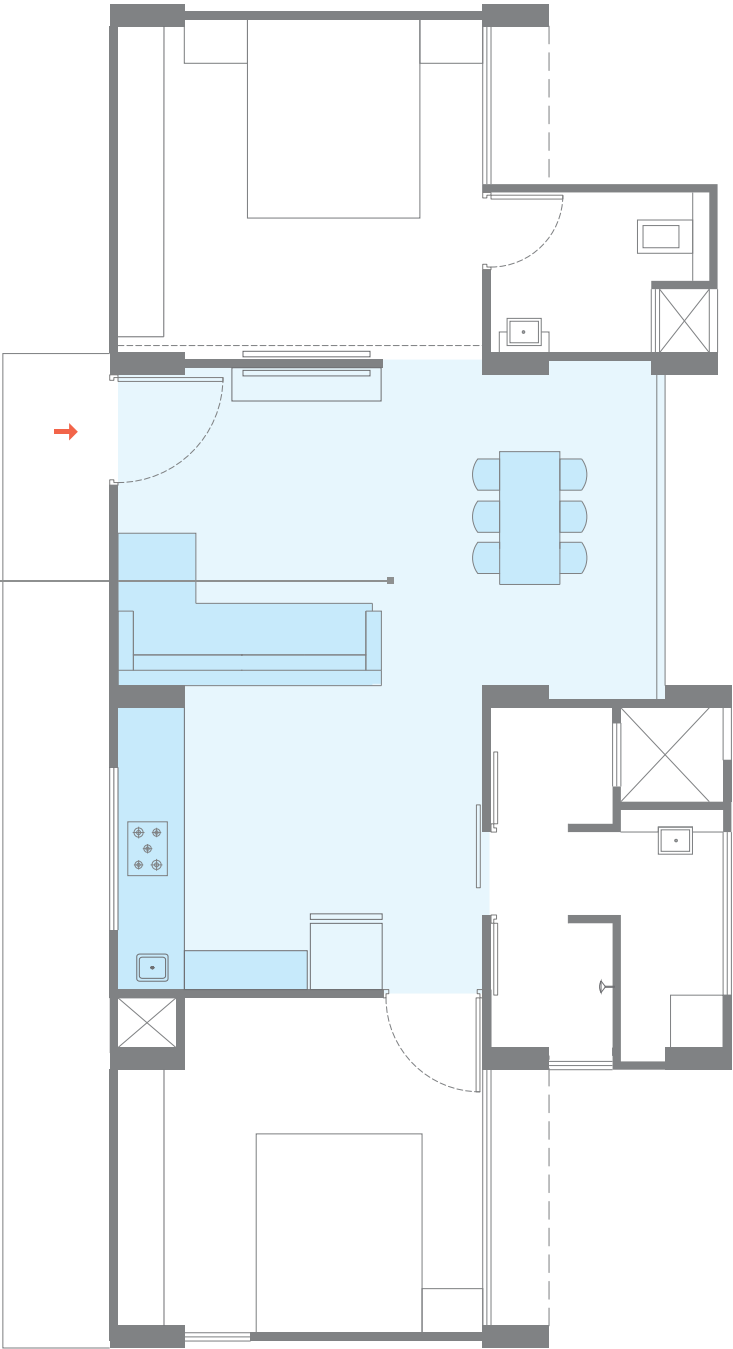


STAR 2

CELEBRATIONS  
& MORE

Combine the *Kitchen, Living Room @ Balcony* to celebrate with friends & family.

Spacious extended *Living Room* to host family & friends for food & fun.



STAR 2

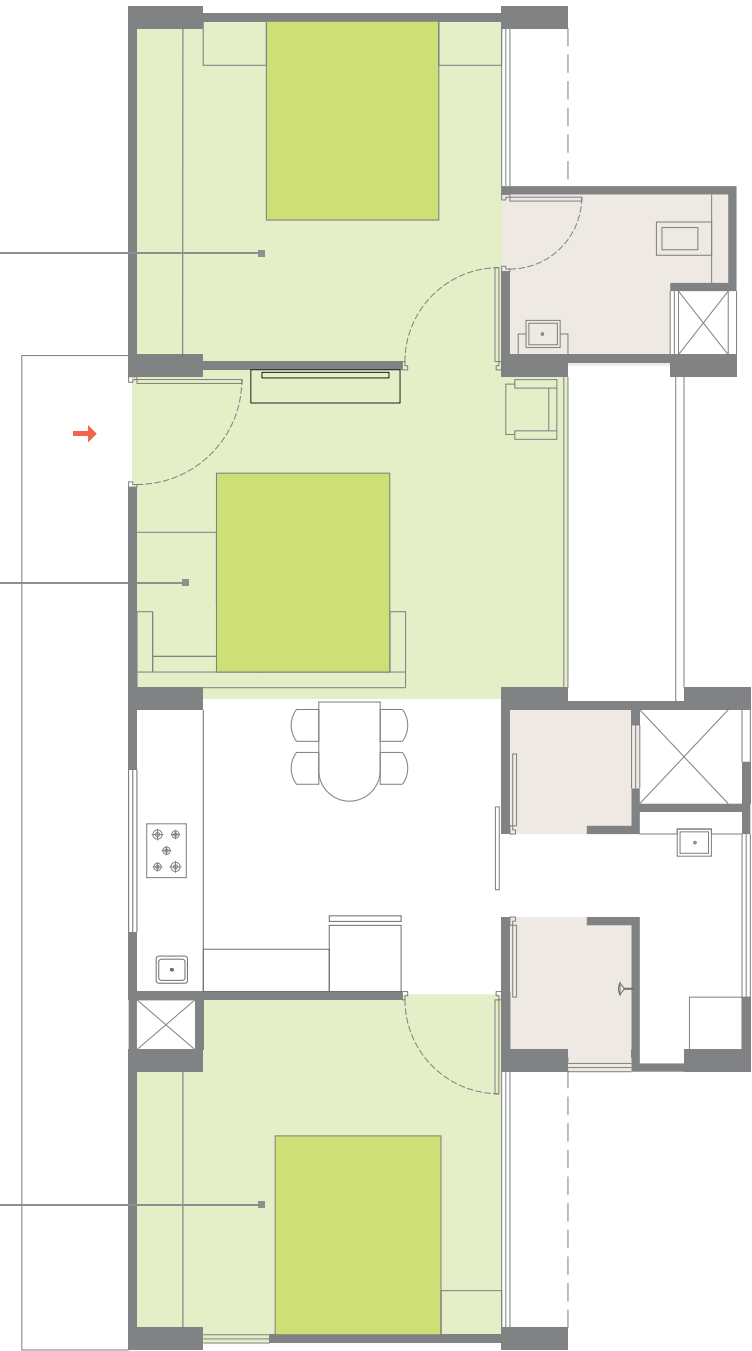
BEDTIME  
STORY

The *Bedrooms* & the Sofa cum bed in the *Living Room*, assures everyone a good night’s sleep.

Master Bedroom

Living Room - Convertible sofa cum bed for children

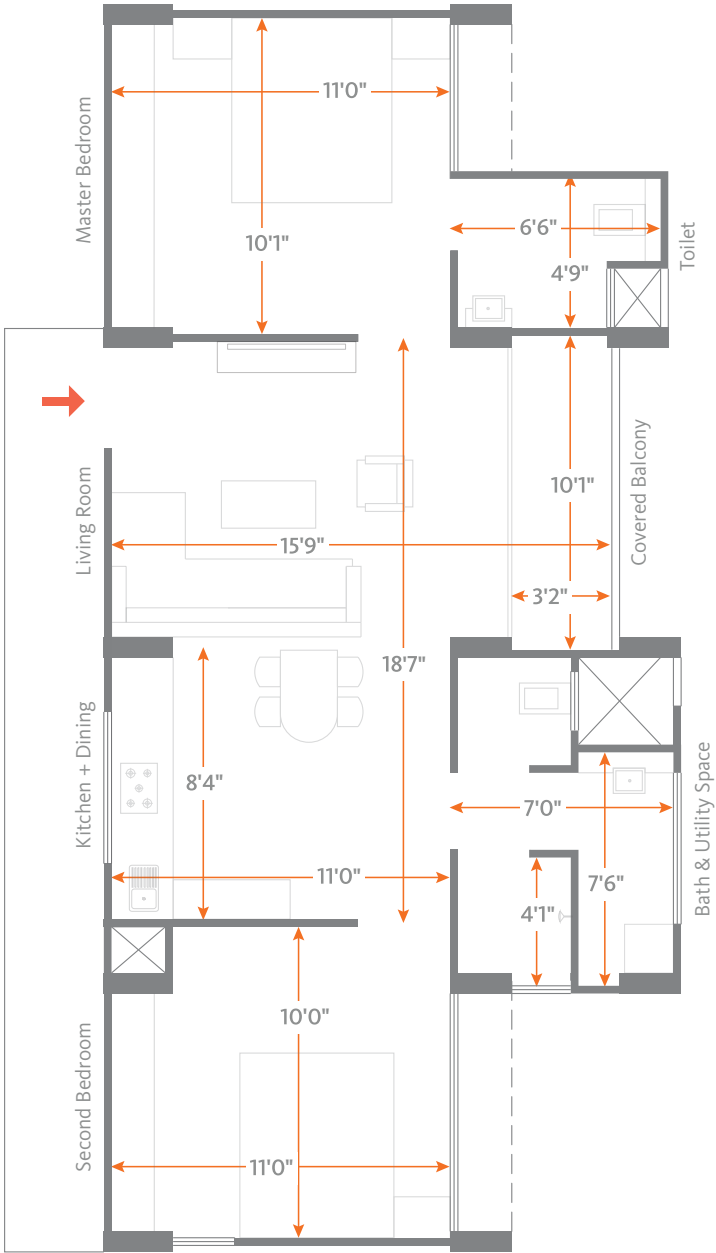
Grandparents’ Bedroom



# STAR 2    DIMENSION PLAN

## 741

2 BEDROOM  
Total Area : 741 sqft  
Carpet Efficiency : 74%  
Usable Floor Carpet Area : 549 sqft



Note :

*SKYi™ believes in complete transparency*

- The Sale Agreement will have the carpet areas mentioned along with the car parking areas.
- The carpet area is calculated as per statutory guidelines laid out by the competent authority.

- The carpet area / usable area of STAR 2 is 549 sqft i.e. 51.1 sqmt.
- The total area of STAR 2 is 741 sqft i.e. 68.84 sqmt
- The efficiency of STAR 2 Homes is 74% i.e. 74% area is carpet of total area & 26% is the proportionate common area

- All dimensions shown are from unfinished wall to unfinished wall
- Furniture & fittings in plans are indicative & are not part of the offer
- This is a typical plan. The orientation & openings may vary.



# STAR TOWER | With A View Of Central Garden & Island Garden





# STAR 1

555





STAR 1

DIMENSION PLAN

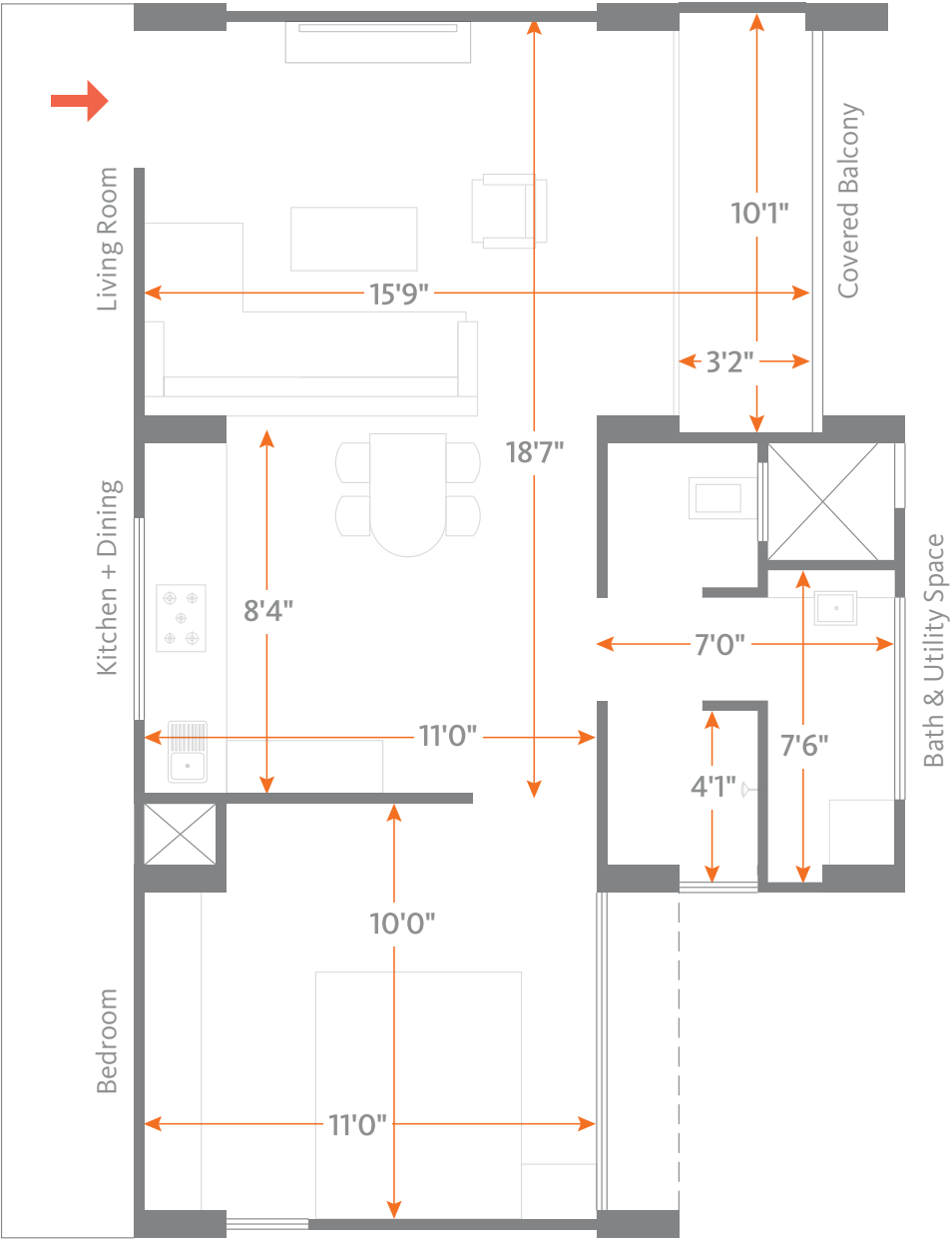
555

1 BEDROOM

Total Area : 555 sqft

Carpet Efficiency : 74%

Usable Floor Carpet Area : 411 sqft



Note :

SKYi™ believes in complete transparency

- The Sale Agreement will have the carpet areas mentioned along with the car parking areas.
- The carpet area is calculated as per statutory guidelines laid out by the competent authority.

- The carpet area / usable area of STAR 1 is 411 sqft i.e. 38.2 sqmt.
- The total area of STAR 1 is 555 sqft i.e. 51.56 sqmt
- The efficiency of STAR 1 Homes is 74% i.e. 74% area is carpet of total area.

- All dimensions shown are from unfinished wall to unfinished wall
- Furniture & fittings in plans are indicative & are not part of the offer
- This is a typical plan. The orientation & openings may vary.

# FURNITURE & STORAGE PLAN

Every square inch of a SKYi™ Star Home is thoughtfully designed™ to accommodate functional furniture to take care of your dynamic lifestyle & storage needs.

## LIVING ROOM



Longer Length x Shorter Length X Width  
8'0" x 4'10" x 2'0"  
*L Shape Sofa*



Length X Width  
6'0" x 5'0"  
*Sofa Cum Bed*



*Circular Center Table*



*Balcony Table with Sit-out Chairs*

## DINING ROOM



Width x Length  
4'0" x 3'0"  
*Dining Table for 4*



Width x Length  
5'0" x 3'0"  
*Dining Table for 6*

Note :  
· The furniture options are for representation purpose only & is not part of the standard offering.

# Master Bedroom



Length x Width  
6'3" x 5'0"  
*Queen Bed with Underneath Storage*



Length x Width  
6'3" x 5'5"  
*Wall Bed*



Length X Height X Depth  
9'8" x ( 7'0"+2'0" ) x 2'0"  
*Master Bedroom Wardrobe with Overhead Storage*

# Bedroom 2



Length x Width  
6'3" x 3'6"  
*Single Bed with Underneath Storage*



Length x Width  
6'3" x 3'6"  
*Bunk Bed with Underneath Storage*

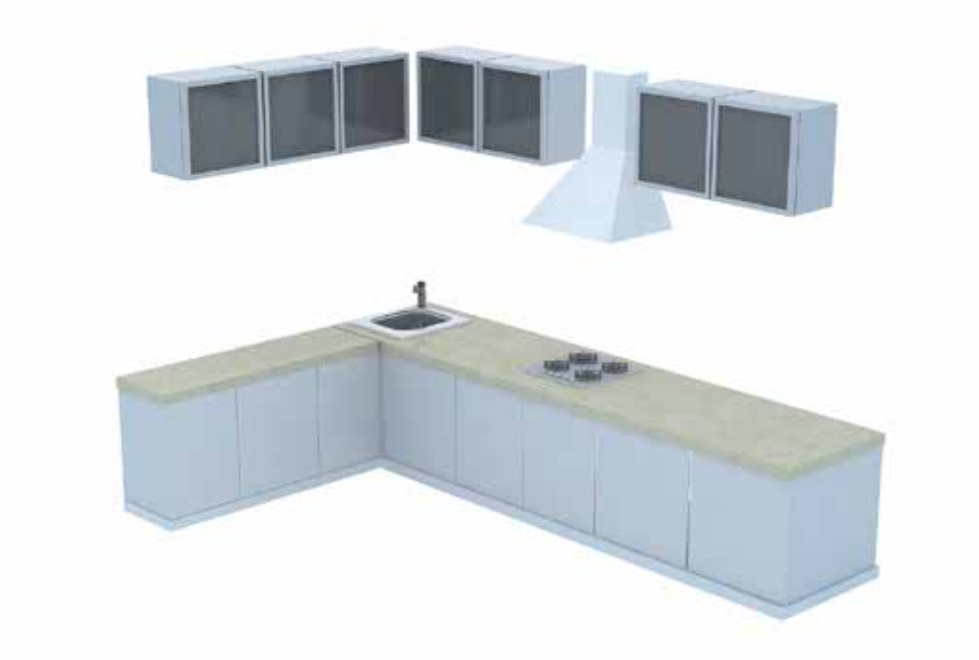


Length X Height X Depth  
7'7" x ( 7'0"+2'0" ) x 2'0"  
*Kids Bedroom Wardrobe with Overhead Storage*

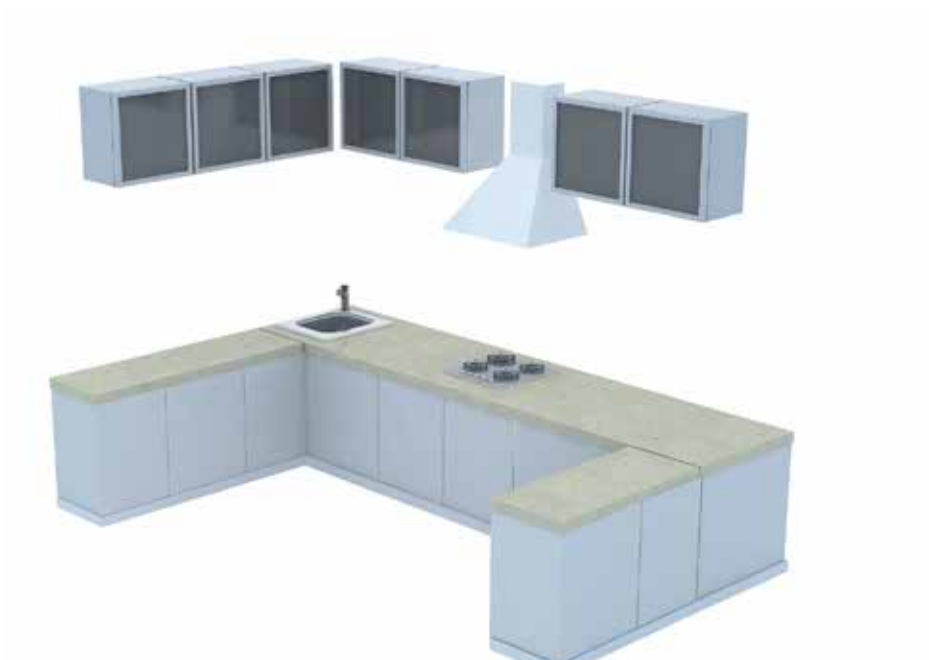
# KITCHEN & GADGETS



Option 1  
*Standard I-Shaped Kitchen*  
with Overhead & Under - Counter Storage\*  
Length X Width  
8'4" x 2'0"



Option 2  
*L-Shaped Kitchen*  
with Overhead & Under - Counter Storage  
Otta Length X Width  
( 8'4" + 5'9" ) x 2'0"



Option 3  
*U-Shaped Kitchen*  
with Overhead & Under - Counter Storage  
Longer Length X R, Shorter Length X L, Shorter Length X Width  
( 8'4" + 5'9" + 3'0" ) x 2'0"



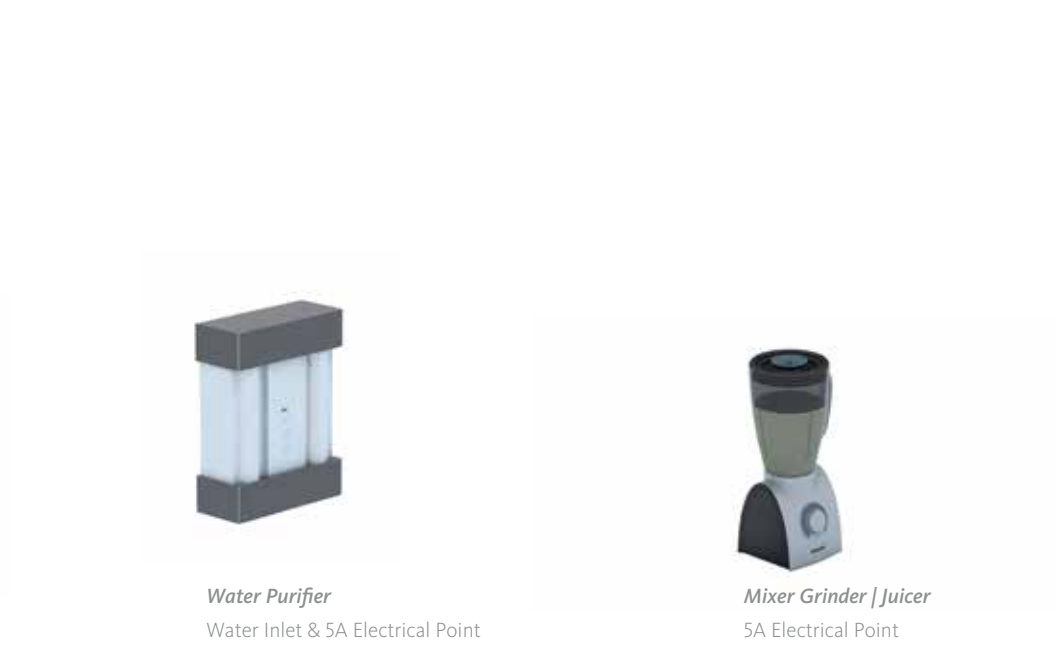
*Double Door Fridge*  
15A Electrical Point



*4 Burner Hob @ Chimney*  
Electrical Point



*Microwave*  
15A Electrical Point



*Water Purifier*  
Water Inlet & 5A Electrical Point

*Mixer Grinder | Juicer*  
5A Electrical Point

# MULTI-FUNCTIONAL BATH & UTILITY SPACE

Introducing one of a kind thoughtfully designed™  
bath & utility space which allows the usage of  
4 independent spaces at the same time

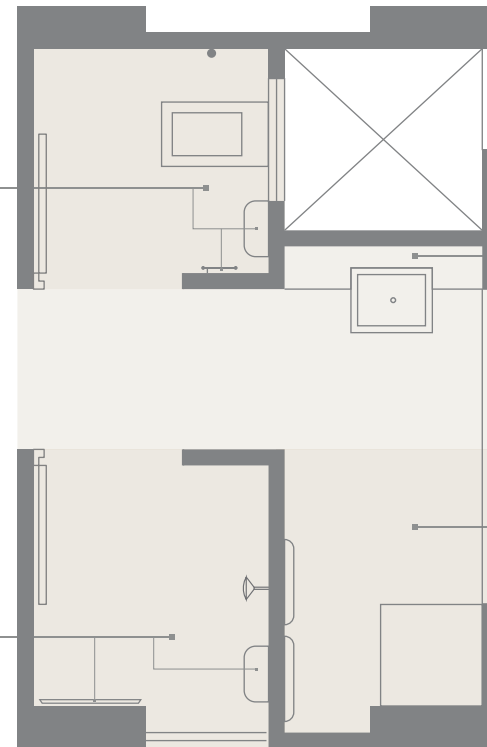


## *Toilet Room*

Toilet Seat with washer,  
space for toilet roll &  
cleaning equipments

## *Shower Room*

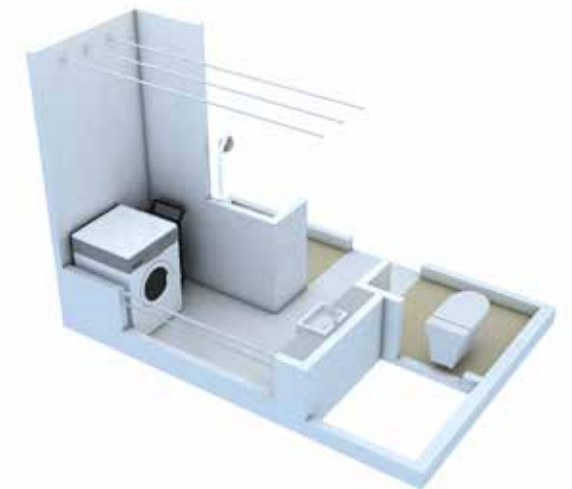
- Sleeves for Bath accessories
- Mirror



- Wash Basin with  
large mirror & toiletry  
storage cabinet

## *Utility Space*

- Washing Machine /  
Dryer Space
- Clothes Drying Line
- Space for Ironing Board &  
Stackable Chairs / Ladder





# UTILITY & EQUIPMENTS



*Mirror Cabinet*  
Storage below the Wash Basin



*Washing Machine*  
Water Inlet & 15A Electrical Point

or



*Dryer*  
Water Inlet & 15A Electrical Point

or



*Dish Washer*  
Water Inlet & 15A Electrical Point



*Clothes Drying Lines*  
35 feet



*Folding Ironing Board*



*Foldable Chairs @ Chair Hanger*



*Foldable Tall Ladder*



*Vacuum Cleaner*



*Mop @ Sweeper*



*Bucket*





## Layout

### The Residences

- T1 T2 T3 STAR 2 Towers
- T4 STAR 1 Tower

### The Landscape

- A Entrance Gate
- B Avenue
- C Arrival Plaza
- D Kid's Play Park
- E Senior Citizen's Den
- F Toddler's Park
- G Central Garden
- H Island Garden
- I SKYi Club - Community Hall
  - Games Room
  - Gymnasium
  - Guest Rooms
  - Yoga Terrace
- J Party Lawn
- K Walking Track
- L Green Amphitheatre
- M Convenience Shops & Stores

### The Neighbourhood

- N Manas Lake Project
- O Farmlands
- P 4 Lane Wide Access Road

Artist's Impression, Image not to Scale



# TOWER 4

## 555

### WING A

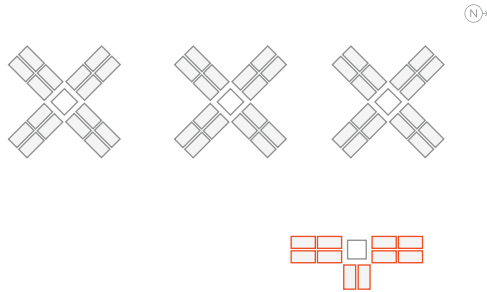
01	02	09	10
101, 201, 301, 401 501, 601, 701, 801	102, 202, 302, 402 502, 602, 702, 802	109, 209, 309, 409 509, 609, 709, 809	110, 210, 310, 410 510, 610, 710, 810

### WING B

03	04
103, 203, 303, 403 503, 603, 703, 803	104, 204, 304, 404 504, 604, 704, 804

### WING C

05	06	07	08
105, 205, 305, 405 505, 605, 705, 805	106, 206, 306, 406 506, 606, 706, 806	107, 207, 307, 407 507, 607, 707, 807	108, 208, 308, 408 508, 608, 708, 808





# TOWER 1

## 741

### WING A

01	02	15	16
101, 201, 301, 401 501, 601, 701, 801	102, 202, 302, 402 502, 602, 702, 802	115, 215, 315, 415 515, 615, 715, 815	116, 216, 316, 416 516, 616, 716, 816

### WING B

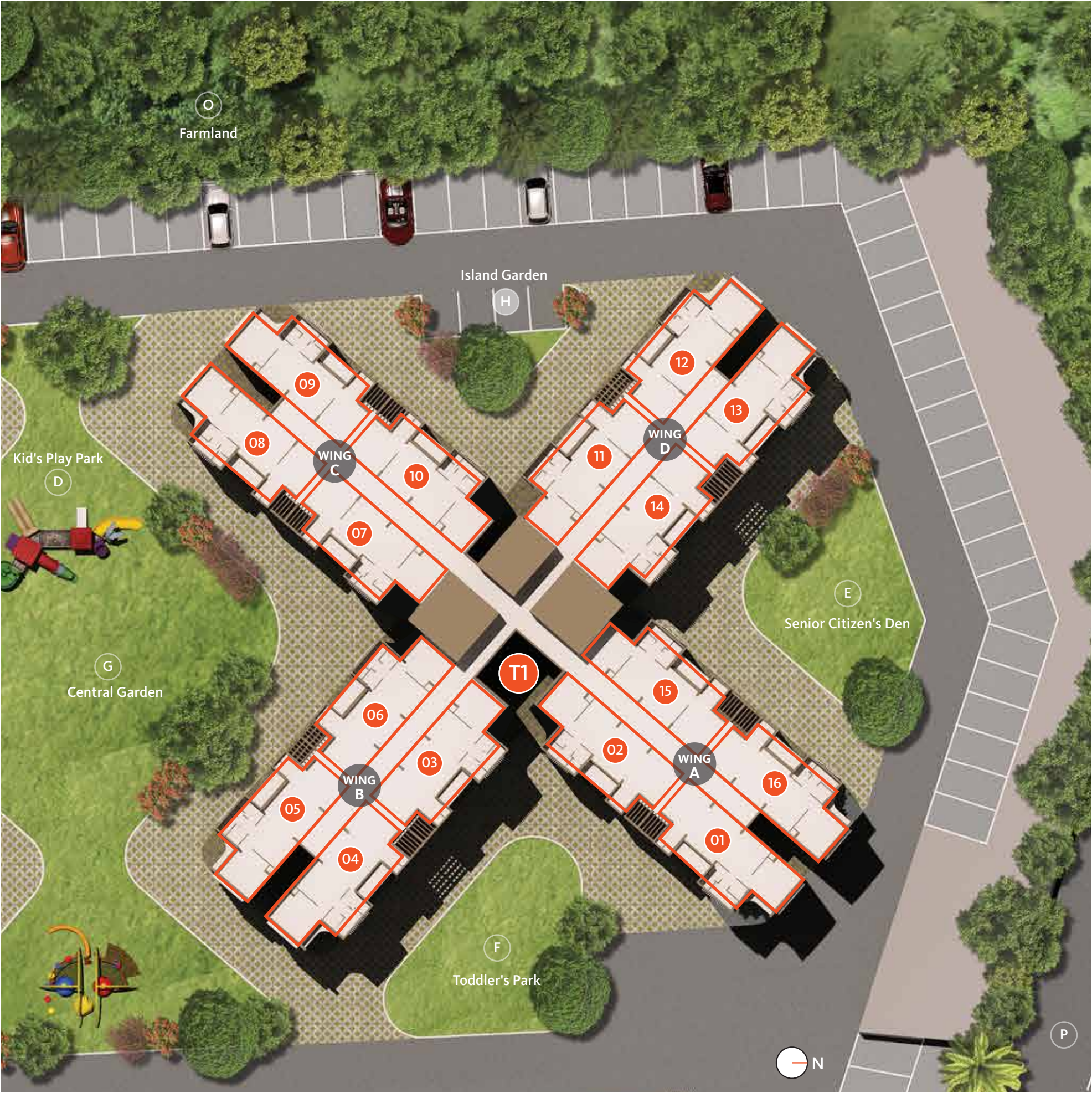
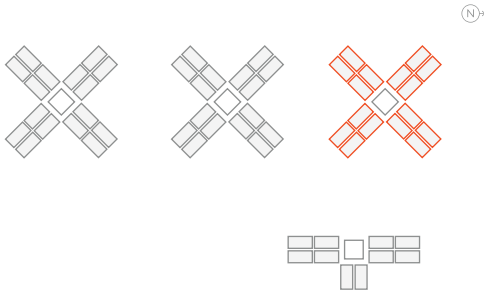
03	04	05	06
103, 203, 303, 403 503, 603, 703, 803	104, 204, 304, 404 504, 604, 704, 804	105, 205, 305, 405 505, 605, 705, 805	106, 206, 306, 406 506, 606, 706, 806

### WING C

07	08	09	10
107, 207, 307, 407 507, 607, 707, 807	108, 208, 308, 408 508, 608, 708, 808	109, 209, 309, 409 509, 609, 709, 809	110, 210, 310, 410 510, 610, 710, 810

### WING D

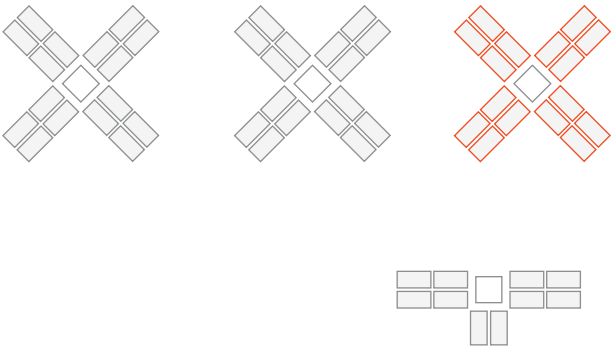
11	12	13	14
111, 211, 311, 411 511, 611, 711, 811	112, 212, 312, 412 512, 612, 712, 812	113, 213, 313, 413 513, 613, 713, 813	114, 214, 314, 414 514, 614, 714, 814





# STAR TOWER 1

741

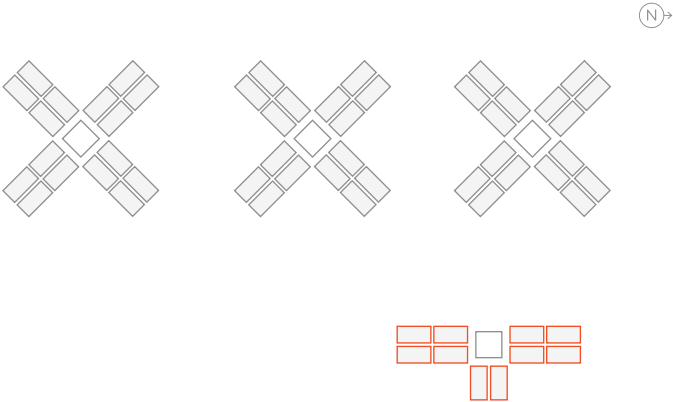




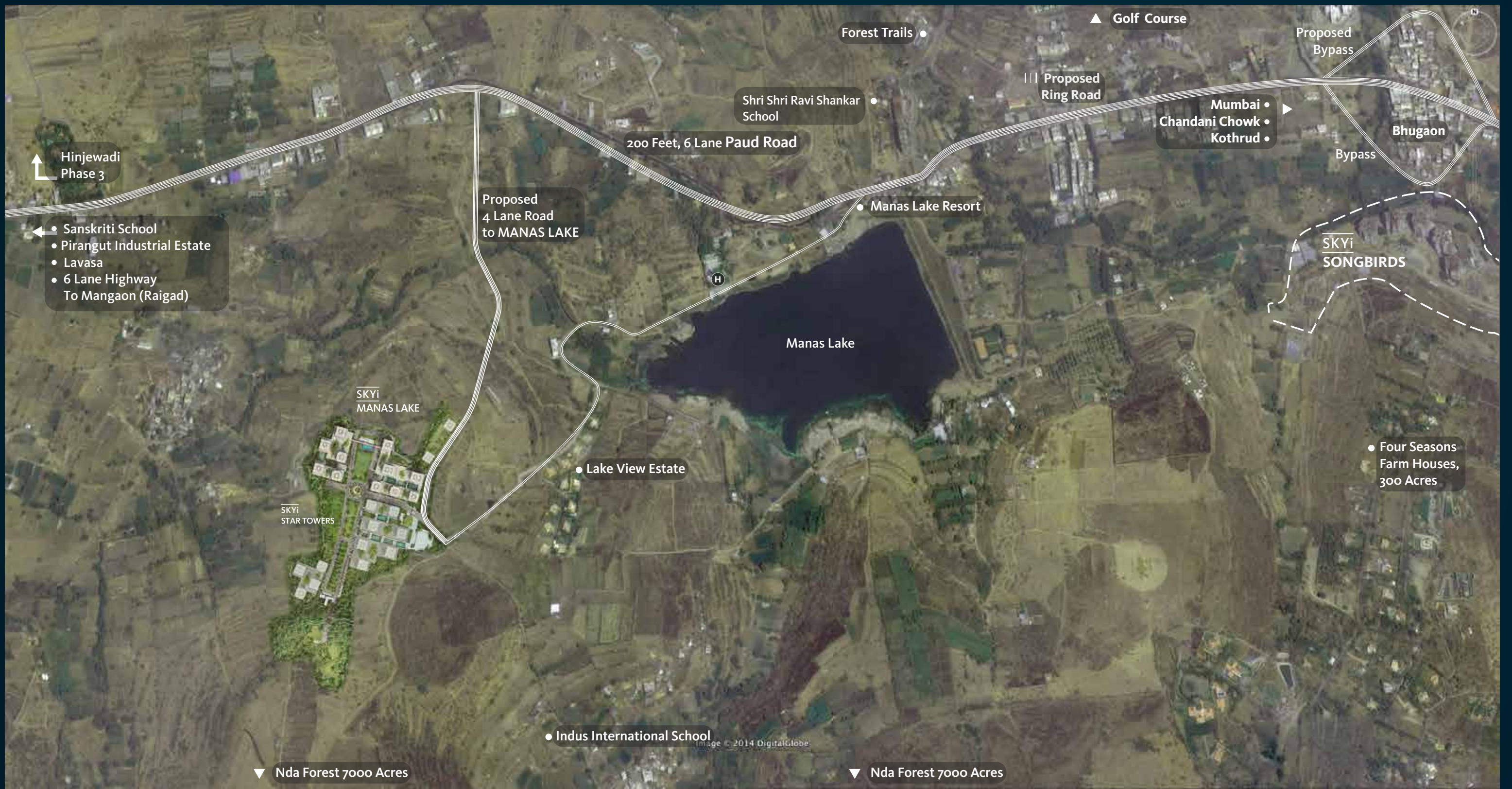
# STAR TOWER 4

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## 555







**SKYi**  
**STAR TOWERS**



# STAR TOWER | With A View Of Central Garden & Island Garden



Artist's Impression, Image not to Scale



# SKYi Club

Featuring A Gymnasium, Guest Rooms, Community Hall, Games Room & A Yoga Terrace Along With A Party Lawn, A Walking Track & An Amphitheatre



Artist's Impression, Image not to Scale







# Convenience Shops & Stores

| Spaces For A Cafe, Restaurant, ATM, Salon, Medical Store, Departmental Store Etc.





# STAR Fact File

## STAR TOWERS

### Green Design

Sensor Lights at Living Room entrance and Bathrooms  
Rain Water Harvesting along with 8 Recharge Pits with Bores  
Water Treatment Plant  
Sun Path Analysis for higher LUX  
Wind Pattern Analysis for better ventilation  
Over 400 Indigenous Trees  
Top Soil Retention  
Solar Powered common areas  
CFL and LED in common areas  
Energy Efficient Lifts

### Safety and Security

Gated Community  
Intercom Facility  
Safety Grills for Windows  
Seismic Resistant Design  
CCTV Cameras

### Features

Impressive Main Entrance and Lobbies  
Sufficient lighting for parking, lobbies and passages  
Sufficient parking spaces for Residents  
Power back-up for essential common facilities  
Provisions for Inverter  
Provisions for Internet  
Provisions for DTH Sat. Cable  
Branded Elevators with power back-up  
Sufficient Electrical Points  
Aluminium Windows with mosquito mesh and grill  
All Homes with East-West Entry

### Amenities

Club House  
Community Hall  
Games Room  
Amphitheatre  
Party Lawn  
Guest Rooms  
Gymnasium  
Jogging Track  
Yoga Terrace  
Table Tennis  
Walk-ways  
Children's Play Area  
Senior Citizen Park  
Basketball Ring  
Bus Bay  
Retail and Convenience Stores

## STAR HOMES

### Living

Elegant Main Door  
Flooring 2' x 2' Vitrified Tiles  
Internal Walls with smooth finish of semi-acrylic paint  
TV and Telephone Points  
Sufficient light points  
Fully Openable French Doors for Balcony  
Attached Covered Balcony  
Sensor Light at entrance

### Bedroom

2' x 2' Vitrified Tiles in all Bedrooms  
TV and AC Points  
Aluminium Windows with mosquito mesh  
Safety Grills for Windows  
Internal Walls with smooth finish of semi-acrylic paint  
Wall-to-Wall Wardrobe space  
Attached 3 Piece Toilet in Master Bedroom

### Kitchen

Black Granite Kitchen platform with stainless steel sink  
2' x 2' Vitrified Tiles  
Ceramic Kitchen Dado up to 2 ft. height above the platform  
Power Points for Refrigerator, Microwave, Water Purifier  
Kitchen Cabinets on request

### Bathroom and Utilities

Dynamic design for multi-functional use  
Designer Tiles  
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, Dryer, Clothes Drying Line etc.  
Power Points for Washing Machine / Dryer / Dish washer  
Separate Bath and WC

# Terms and Conditions

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This brochure/docket and its contents are purely conceptual and merely to assist the reader to navigate into images, artist's impression, architectural drawings (not to scale), area, price This brochure and its contents are purely conceptual and merely to assist the reader to navigate into images, artist's impression, architectural drawings (not to scale), area, price & other information only, which may vary at the sole discretion of Ennergia SKYi Ventures, in accordance with the applicable laws. All information contained herein is provided for guidance purposes and does not constitute any invitation to offer/offer for the Purchaser.

None of the objects/representations mentioned herein constitute a legally binding agreement or representation. Ennergia SKYi Ventures 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 Ennergia SKYi Ventures 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 terms and conditions contained therein with the help of an independent legal and tax advisor.

The present brochure pertains to the entire project ("SKYi STAR TOWERS") development envisaged by Ennergia SKYi Ventures for the project development spread over six and a half Acres (approximately) which shall be planned and developed in various phases, subject to the requisite permissions/approvals from appropriate competent authorities. However, the Purchaser is requested to note that, as on date, the layout only for Phase I, has been sanctioned/approved and the construction/ development plan for the remaining land parcels is pending approval. Ennergia SKYi Ventures is in process of preparing the development plan for the remaining phases and reserves its right to prepare, add, delete, alter, modify or in any manner change the plans, specifications, images, architectural drawings, prices, data & other information in its endeavour to make improvements as and when required. Ennergia SKYi Ventures reserves its right to undertake the aforesaid activities without prior intimation and/or notice to the Purchaser.

The Purchaser is requested to note that (i) location maps of SKYi STAR TOWERS Kothrud Next, Paud Road (Bhukum) Project, its neighbouring areas, and Pune City are not to scale and are for reference purpose only, (ii) neighbourhood offerings located outside of SKYi STAR TOWERS Project, are for depiction purposes only and are not part of the Project, and (iii) the actual elevation of the flats/units and/or building may vary form the Artist's impressions as depicted herein. It may further be noted that the

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**SKYi STAR TOWERS**  
**Site Address**

Manas Lake, Paud road,  
Bhukum, Pune – 112 115

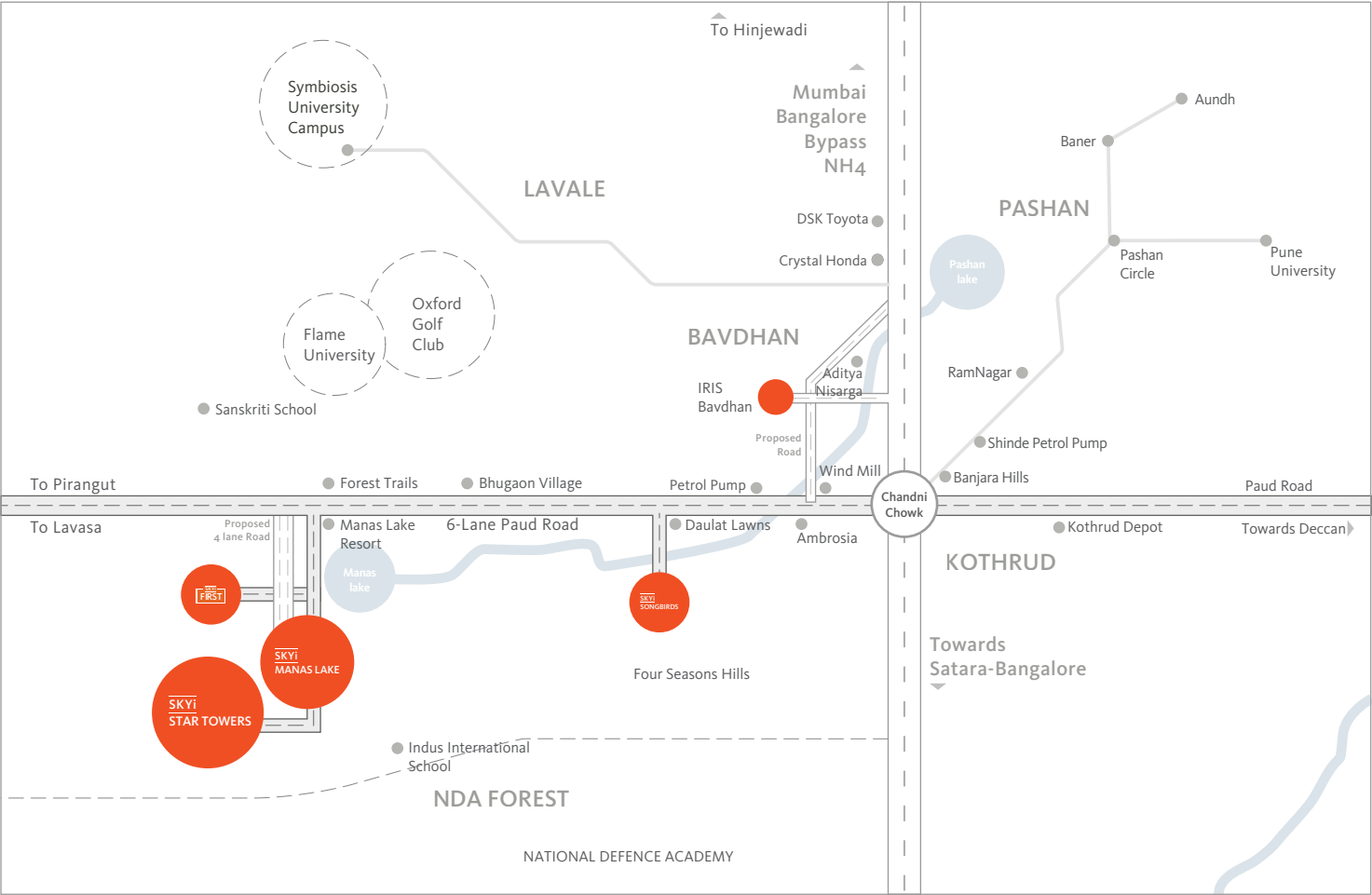
020 6790 6790

**The Developer**

Enerrgia SKYi Ventures

**Corporate Office**

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