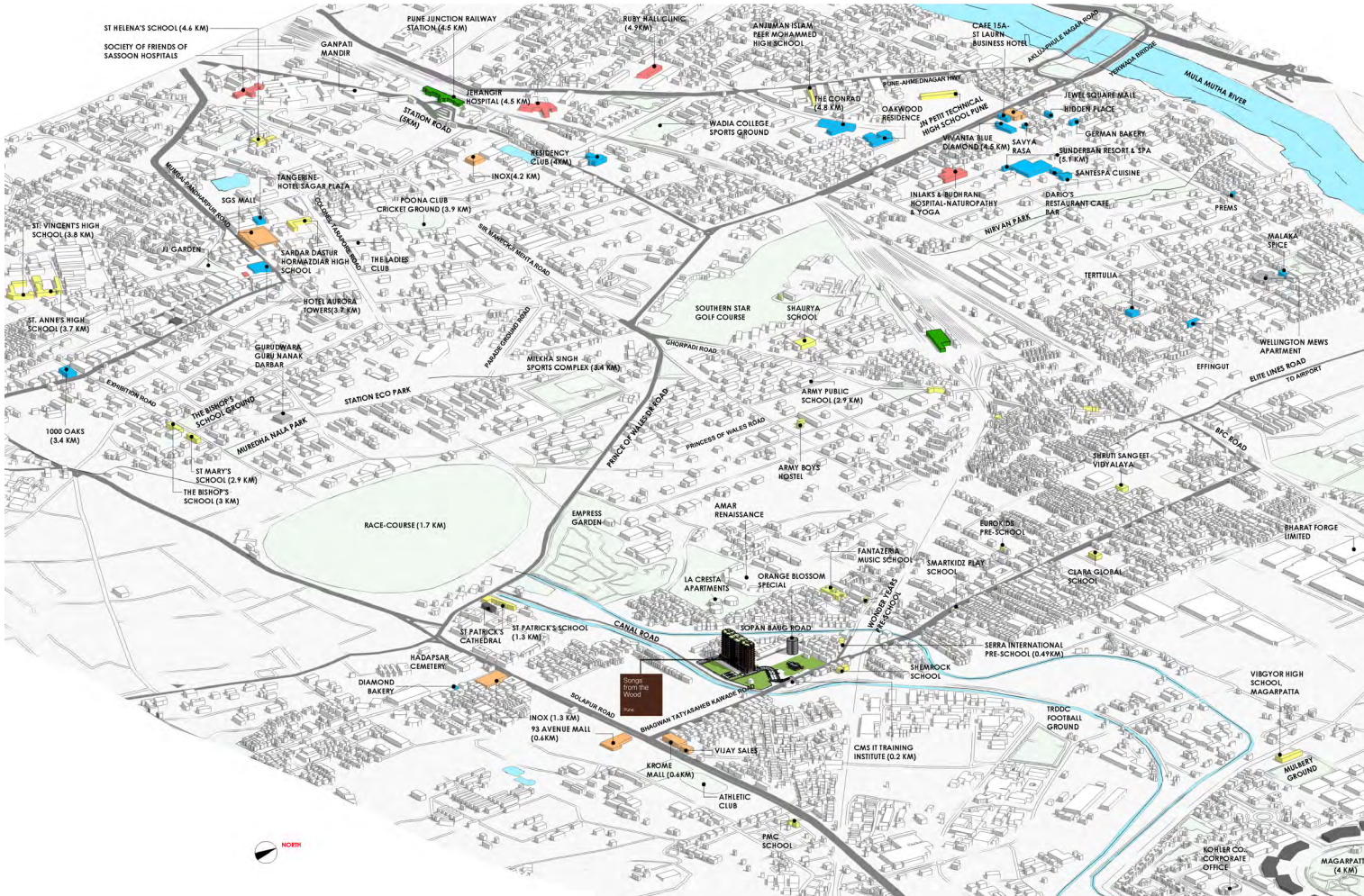




Songs from the Wood

Pune

Location Map



Legend

- Schools
- Hospitals
- Railway Station
- Retail, Dining and Entertainment
- Hotels
- Railway Line

- 4.0 Km to The Bishop's School
- 4.0 Km to Ruby Hall Clinic, Wanowrie
- 5.0 Km to Vivanta Blue Diamond by TAJ
- 5.0 Km to Pune Junction
- 5.2 Km to Seasons and Amanora Malls
- 11.0 Km to Pune Airport

Our second project in Pune, Songs from the Wood, is located just 5 Km from MG Road at Uday Baugh, off Solapur Road. The community is strategically located in the vicinity of Empress Gardens, Turf Club, Race Course, Magarpatta City, and just 11 km from Pune airport.

We present, for the first time in Pune, our signature D35 and D60 duplex apartments, as well as our new L20 single-level apartments in green and blue specifications. They can be upgraded to purple specifications which include a central VRV air-conditioning system, central vacuum system, home automation and security features, kitchen equipped with cabinetry, hob, chimney, dishwasher; furniture such as beds, wardrobes, study tables, and several other features and finishes.

Our homes provide a sense of warmth, privacy, and tranquility in an increasingly stressful world. Almost every space opens out onto a landscaped garden, complete with a sprinkler and drip irrigation system. Large glass panels ensure visual access to the garden and bring in natural light.

Our commitment to quality extends well beyond the customization and delivery of your home. We assume responsibility for property maintenance which includes a comprehensive slew of services that ensure competent and timely care of your home.



Photograph of the Living room and Garden



Photograph of Bedroom and Garden

Master Plan

Phase I



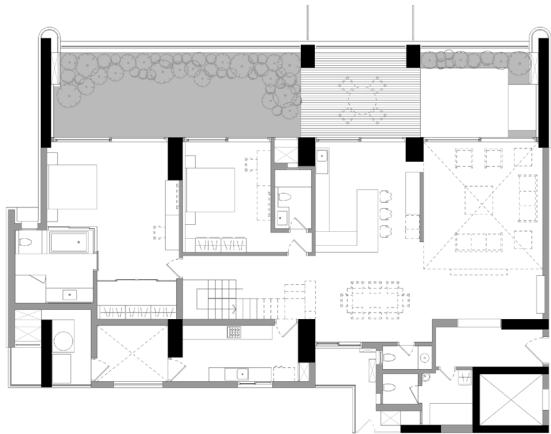
Legend

- Block 01, Block 02, Block 03, Residential Towers
- Residential Development
- Project Land

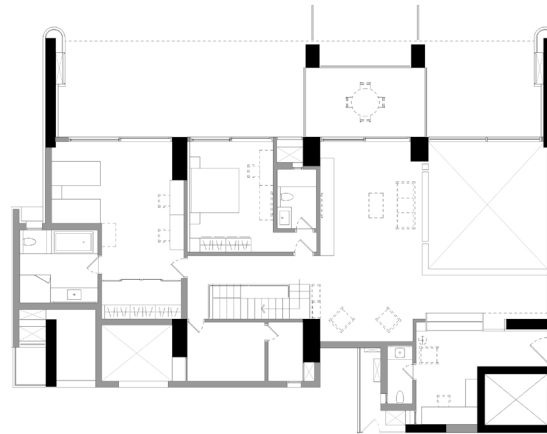




Products



D60 v2 Lower Level



D60 v2 Upper Level

D60 v2

Carpet Area
4,095 sq.ft.

Outdoor Spaces
1,182 sq.ft.

Built-up Area
5,899 sq.ft.

Products

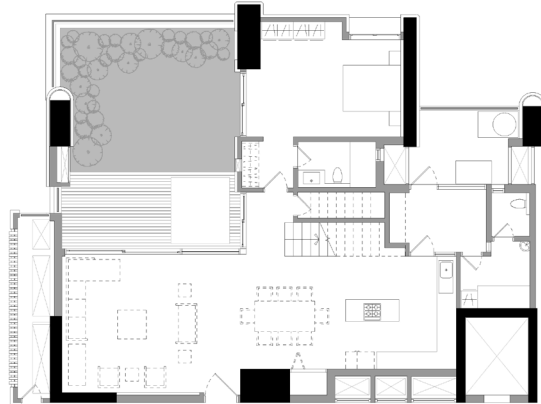


D35 V3

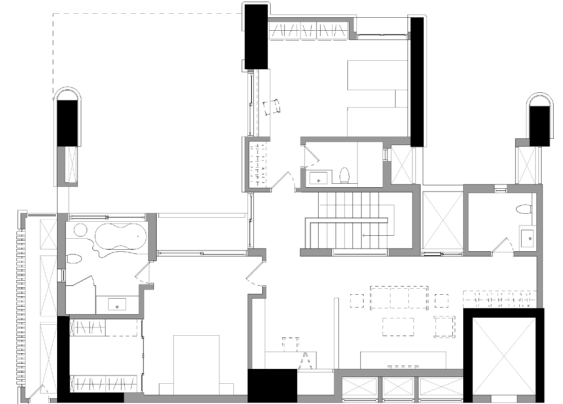
Carpet Area
2511 sq.ft.

Outdoor Spaces
657 sq.ft.

Built-up Area
3654 sq.ft.



D35 V3 Lower Level



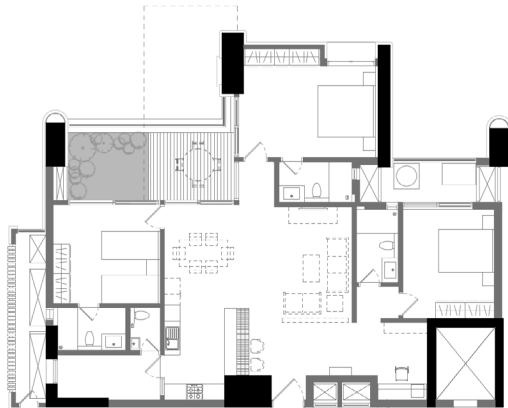
D35 V3 Upper Level



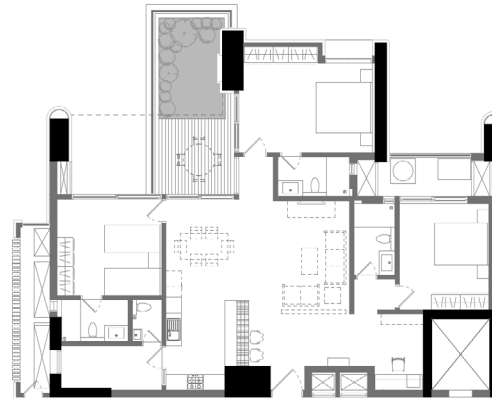
Products

L20 v1a

Carpet Area	Outdoor Spaces	Built-up Area
1,445 sq.ft.	258 sq.ft.	1,904 sq.ft.



L20 v1a



L20 v1b

L20 v1b

Carpet Area	Outdoor Spaces	Built-up Area
1,445 sq.ft.	271 sq.ft.	1,915 sq.ft.



Photograph of the Staircase

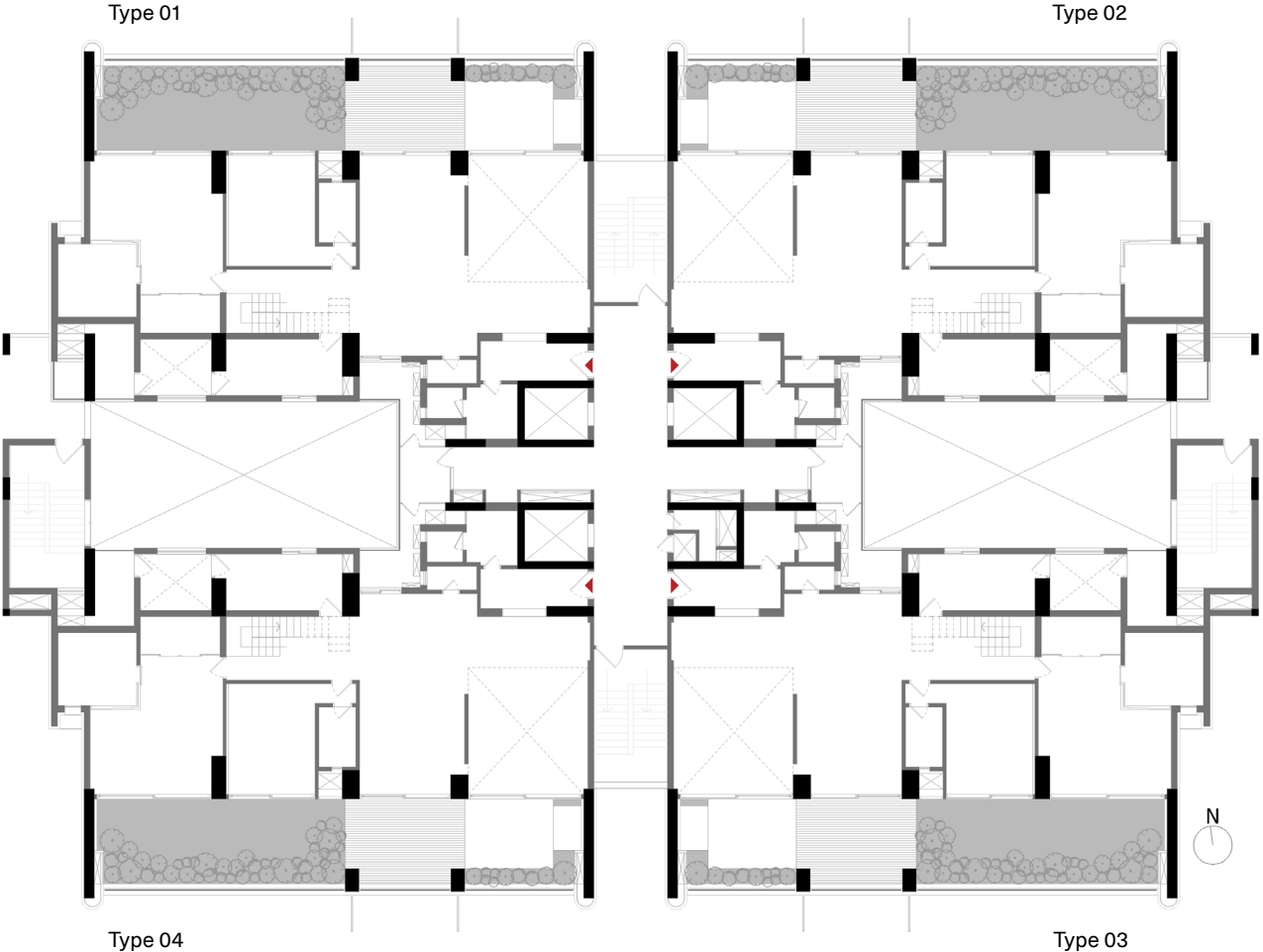


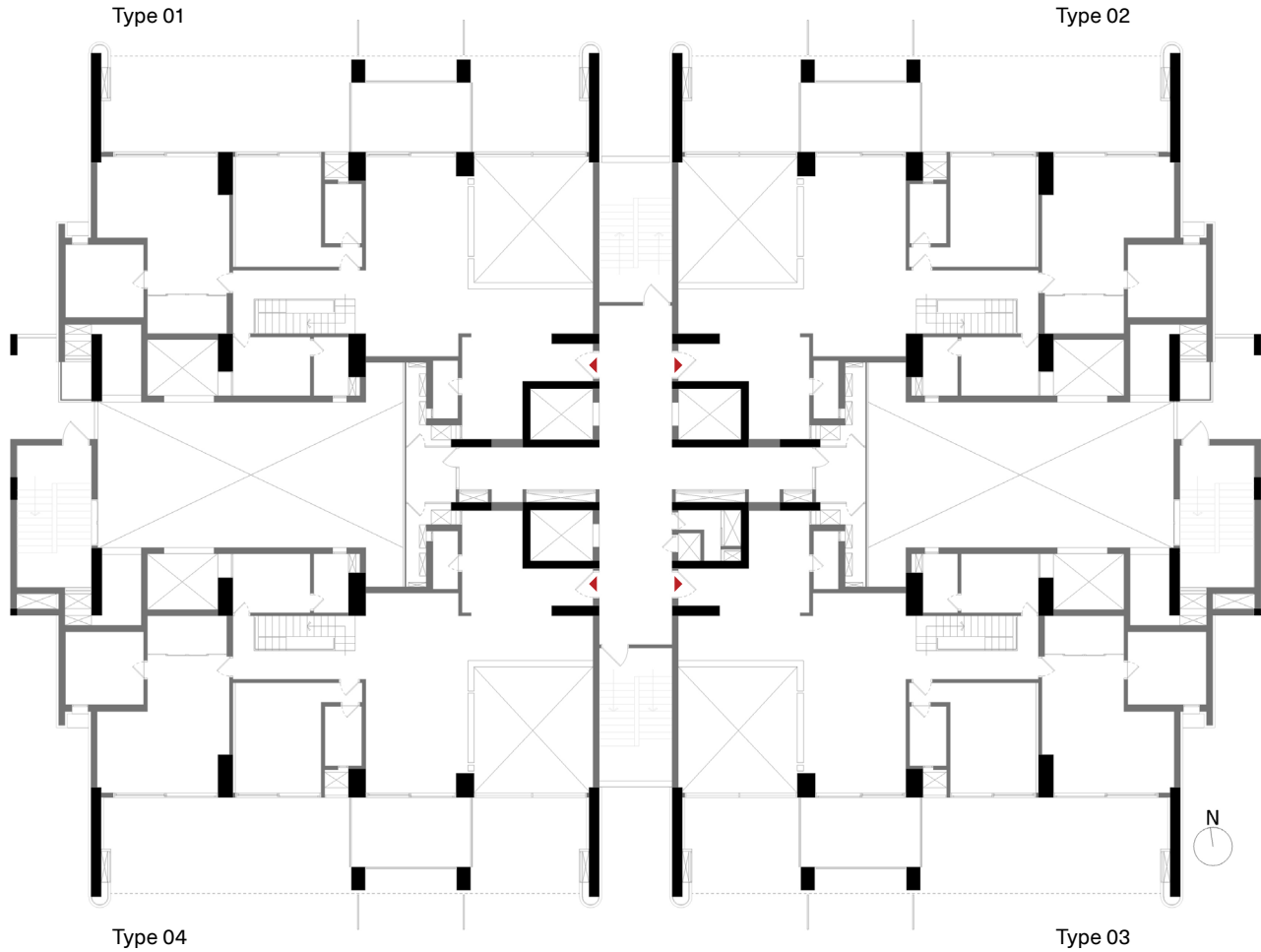
Photograph of Deck and Terrace Garden

Block Plan 02

D60 v2

(Level 04, 06, 08, 10, 12)





Block Plan 02

D60 v2

(Level 05, 07, 09, 11, 13)

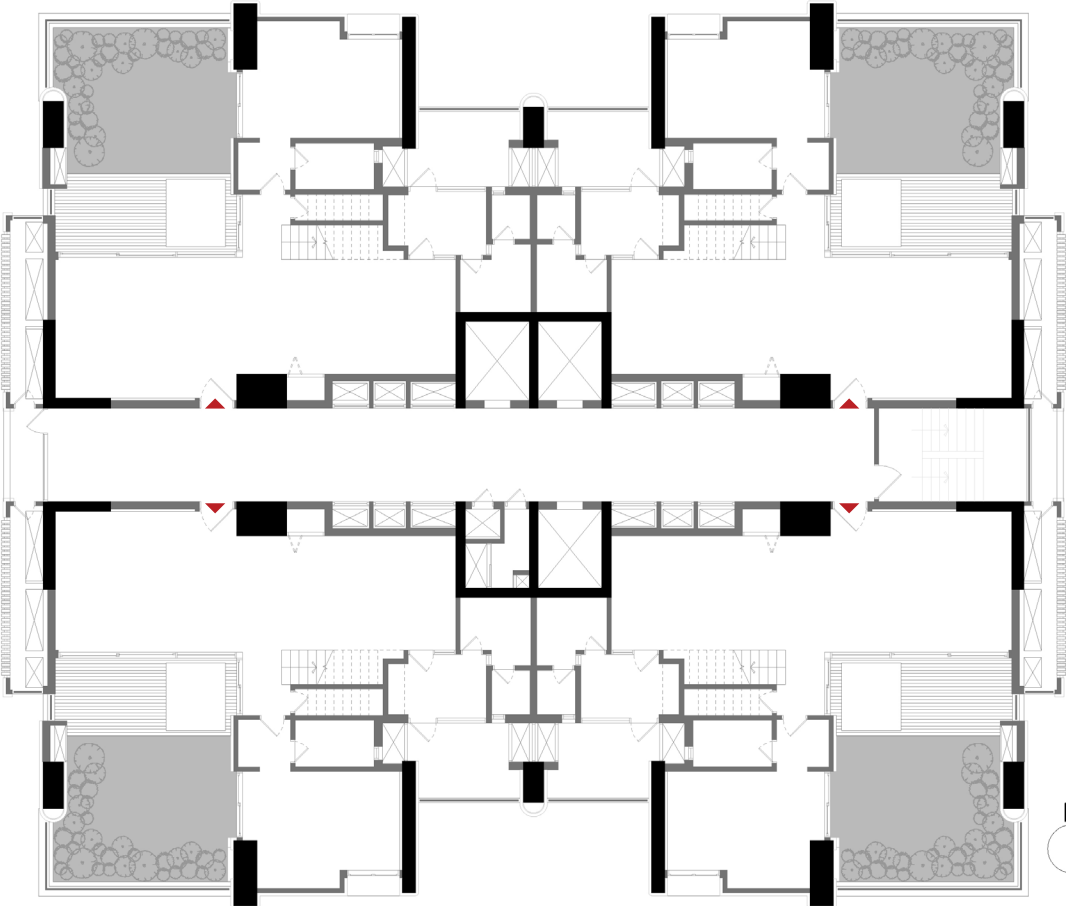
Block Plan 01

D35 v3

(Level 04, 06, 08, 10)

Type 01

Type 02

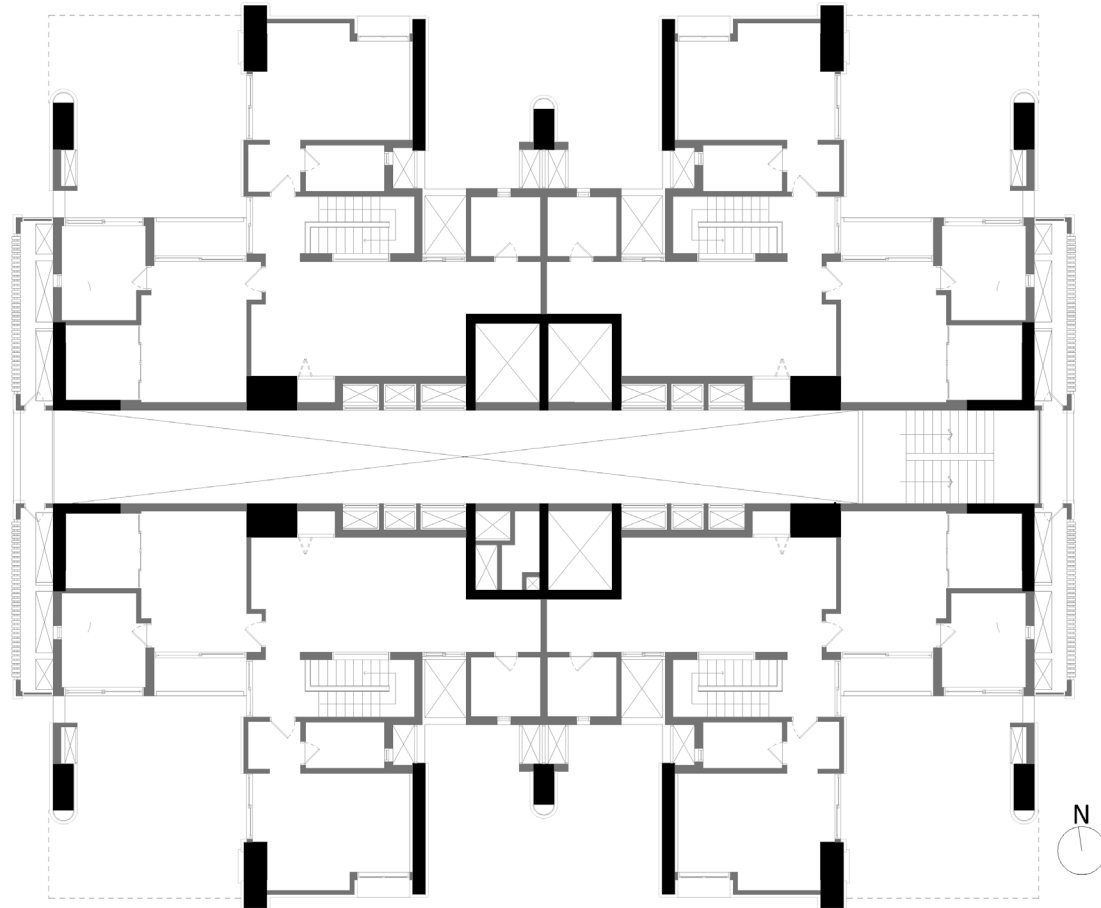


Type 04

Type 03

Type 01

Type 02



Type 04

Type 03

Block Plan 01

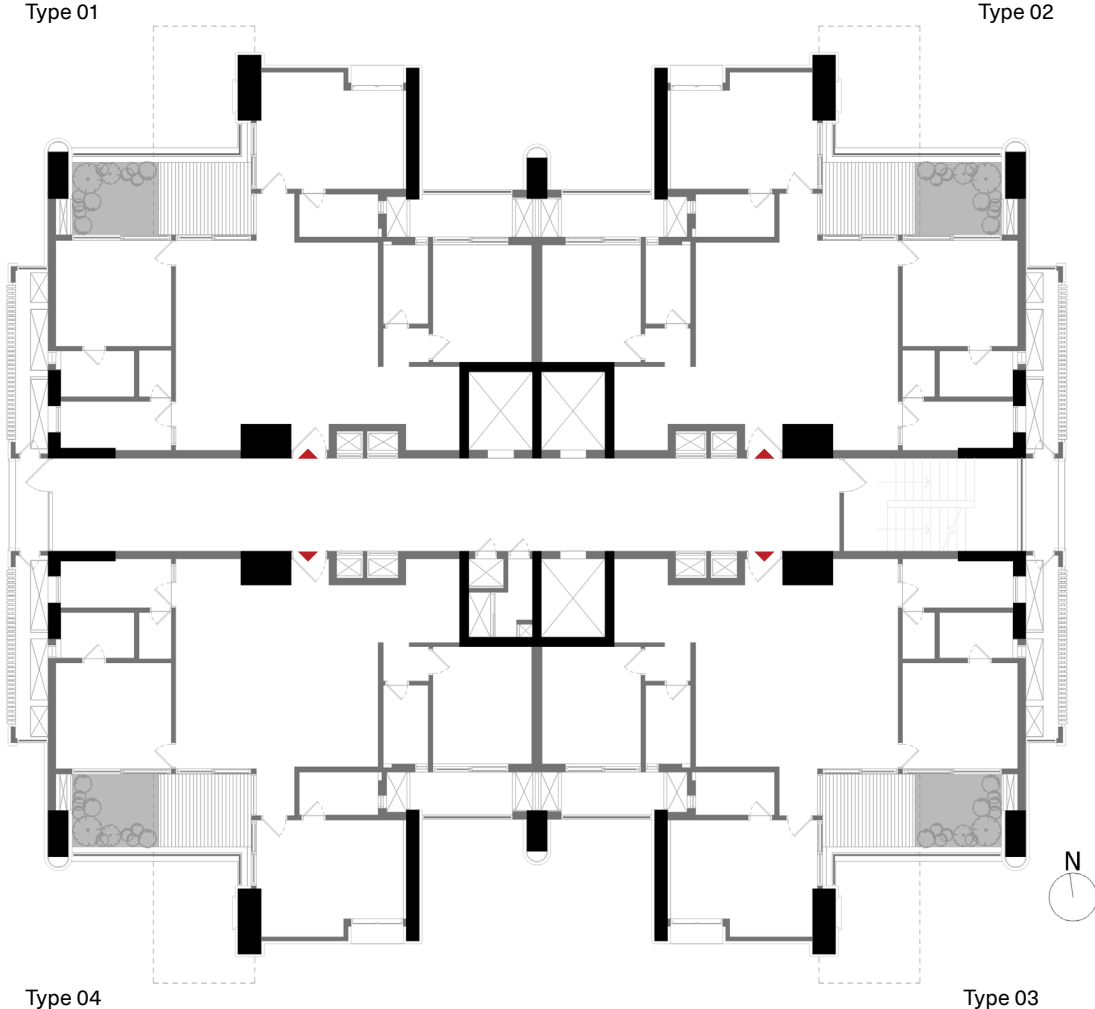
D35 v3

(Level 05, 07, 09, 11)

Block Plan 01

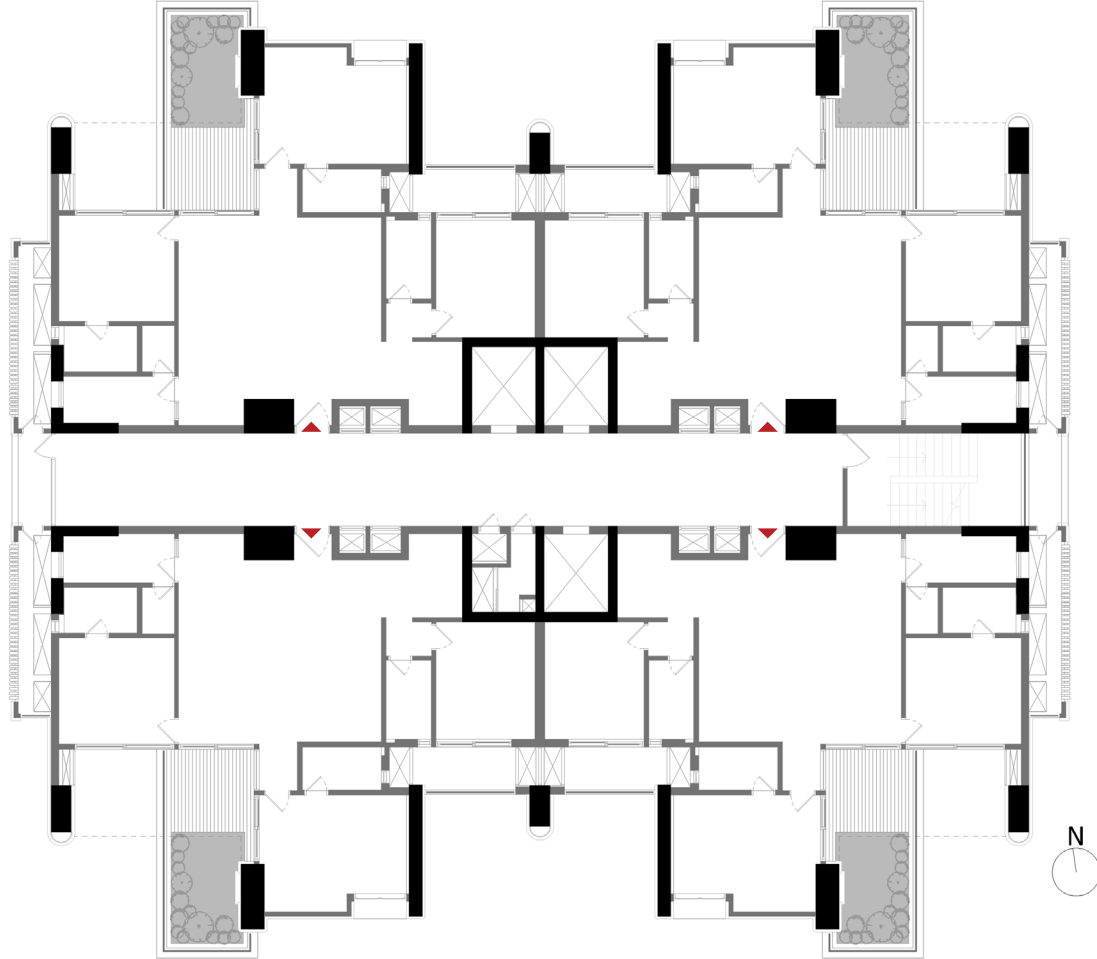
L20 v1a

(Level 12, 14, 16, 18, 20)



Type 01

Type 02



Type 04

Type 03

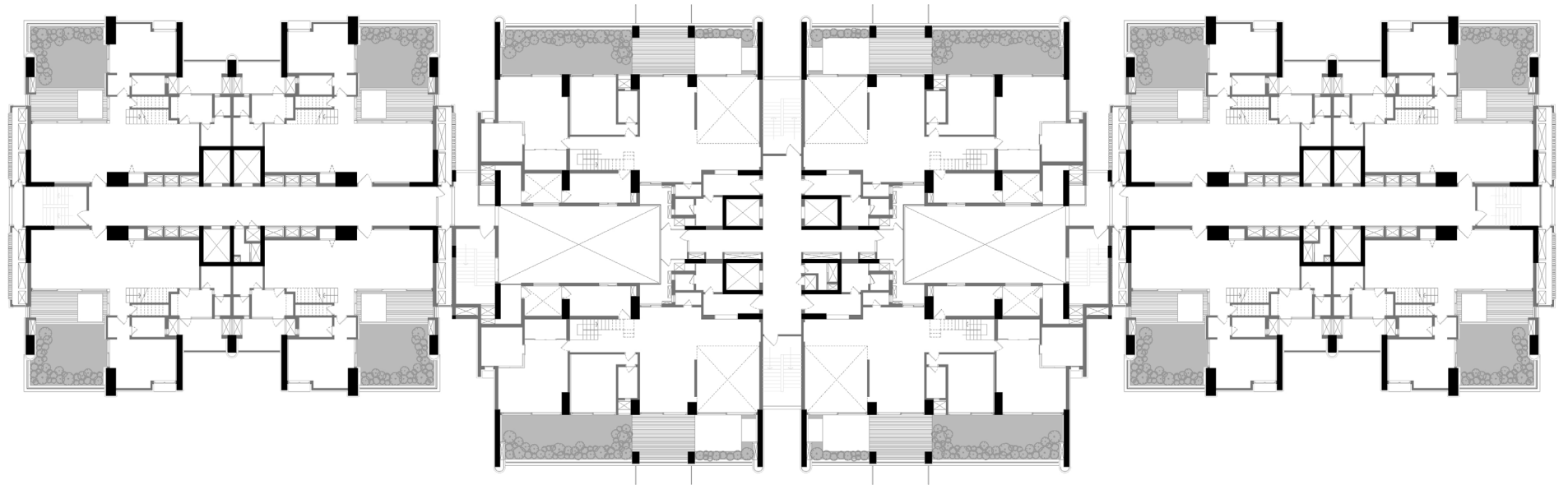
Block Plan 01

L20 v1b

(Level 13, 15, 17, 19, 21)

Combined Block Plan

(Level 04, 08)



Block 03

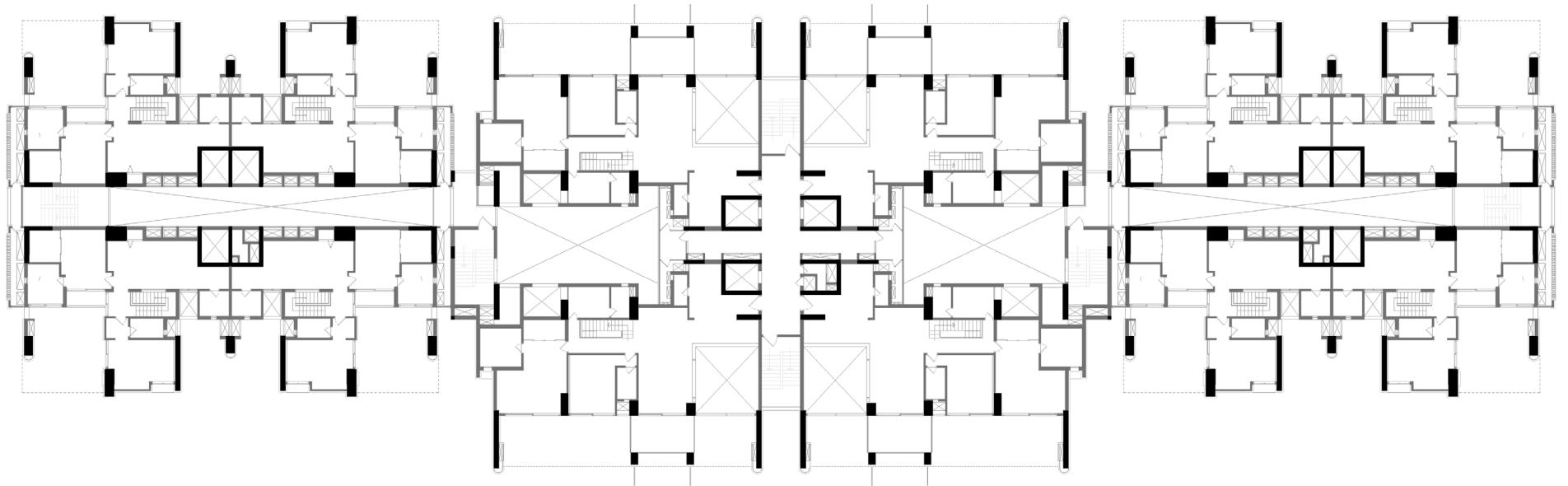
Block 02

Block 01



Combined Block Plan

(Level 05, 07, 09, 11)



Block 03

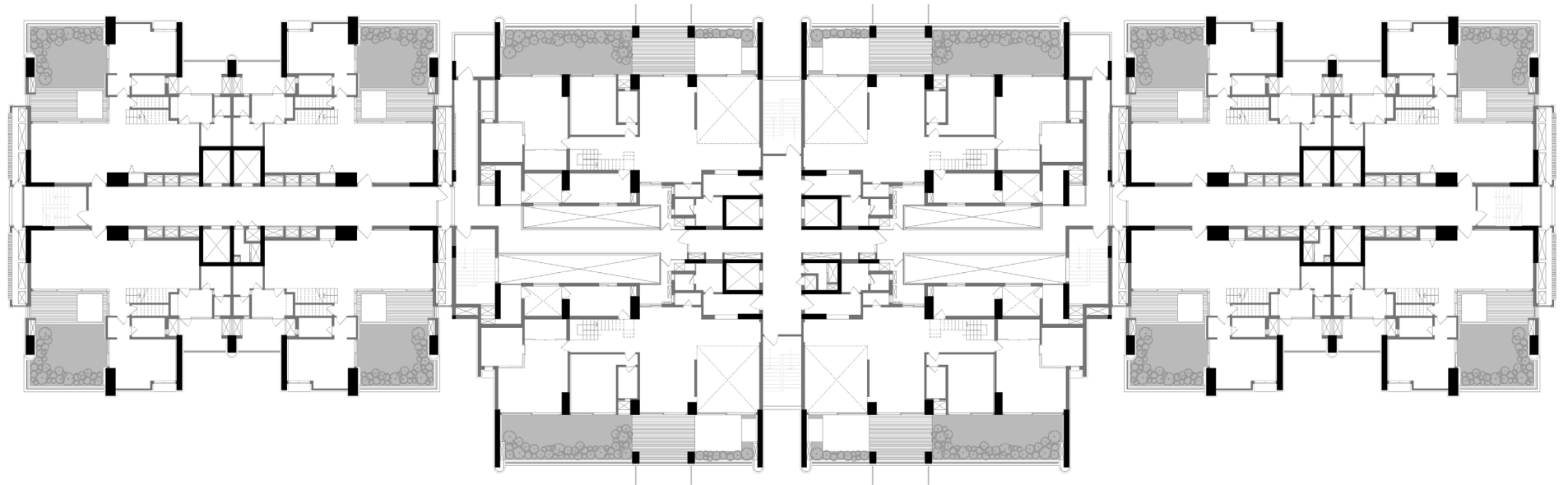
Block 02

Block 01



Combined Block Plan

(Level 6, 10)



Block 03

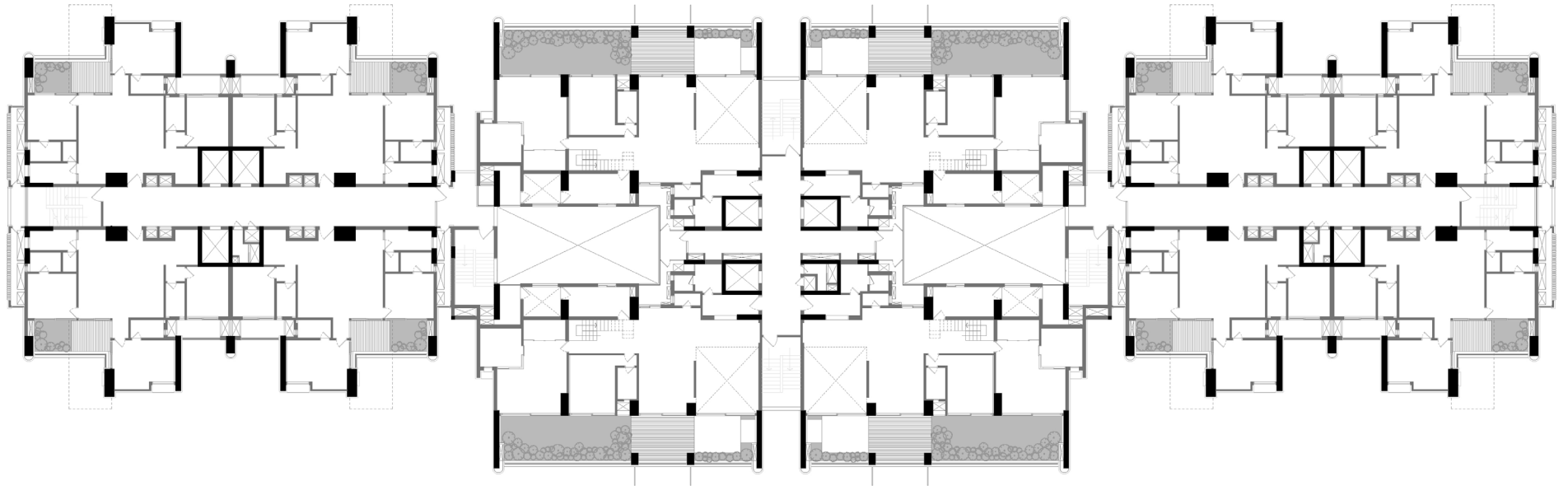
Block 02

Block 01



Combined Block Plan

Level (12, 14, 16, 18, 20)



Block 03

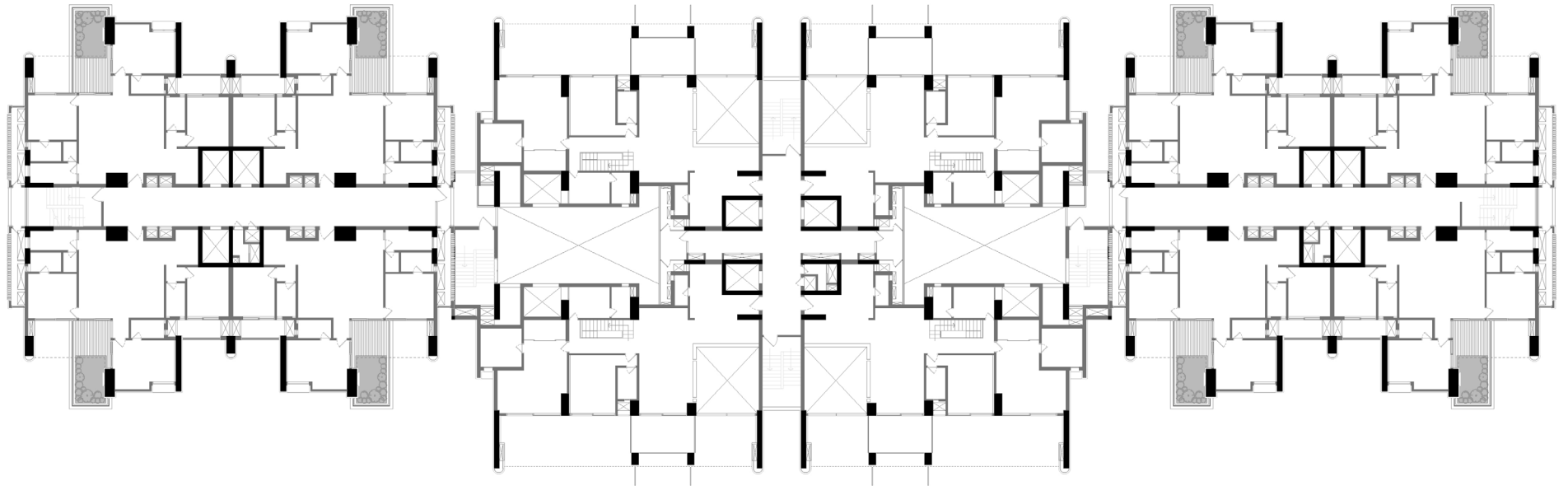
Block 02

Block 01



Combined Block Plan

Level (13, 15, 17, 19, 21)



Block 03

Block 02

Block 01



Fact File

Project

Master Development Land Area	32829 sqm
Residential Development Land Area	13710 sqm
Project Land Area	6975 sqm
Total Number of Units in Residential Development	208
Number of Units in Project	76
Available Products in Project	D60, D35, L20
Approvals Obtained	PMC, AIRPORT, FIRE, GARDEN NOC, MOEF, MPCB
RERA Registration Number	P52100004898
Completion Date for Project	June 2024

Location

Distance from Central Business District [Km]	5.0 km to MG Road
Distance from Airport [Km]	11.0 km to Airport
Nearest Hospital [Km]	4.0 km to Ruby Hall Clinic
Nearest Good School [Km]	4.0 km to The Bishop's School
Nearest Upmarket Mall [Km]	5.2 km to Seasons Mall
Nearest 5 Star Hotel [Km]	5.0 km to Vivanta by Taj

Amenities

Clubhouse

Multipurpose Hall

Gymnasium

Heated Pool

Outdoor Pool

Lap Pool

Leisure Pool

Kids Pool

Change Room

Theater

Reception

Indoor Games

Office Space

Guest Suites

Cafeteria

Kitchen

Common Toilet

Outdoor Courts

Tennis Court

Badminton Court

Squash Court

The above list of proposed amenities are subject to change based on revisions to the master plan and sanctions.





Visualisation of Clubhouse & Gym



Photograph of the Double-Height Terrace Garden and Deck



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