


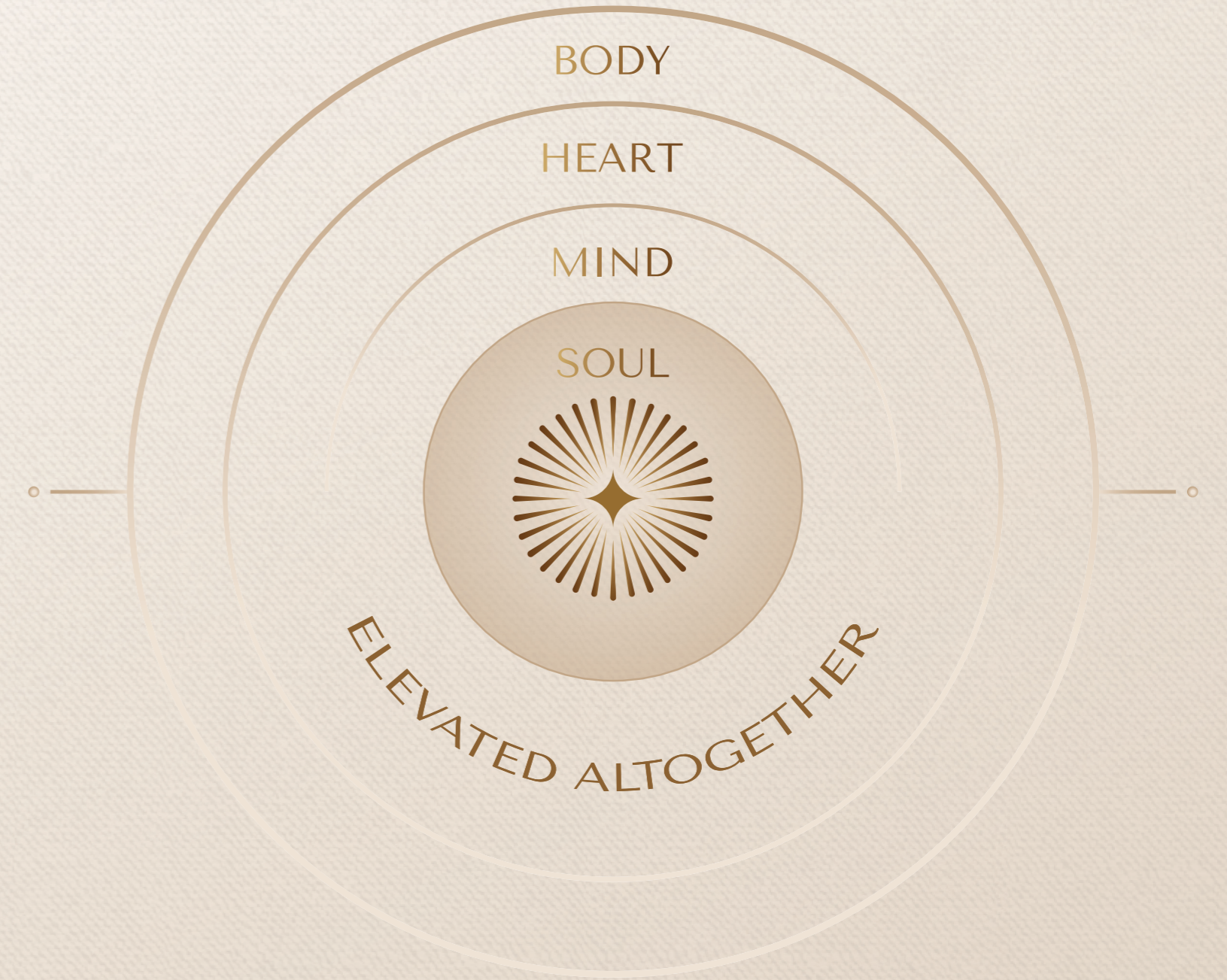
SKY  RA

*THE AURA OF A HIGHER LIFE*

ENCIRCLING

THE AURA OF A HIGHER LIFE

AURA



A LIFE THAT RISES WITH  
YOU IN THE HEART OF  
BAVDHAN



6  
*Towers*

11  
*Floors Each*

35+  
*Premium Amenities*

SKYORA SURROUNDS YOU WITH EXPERIENCES  
THAT COMPLETE THE CIRCLE OF LIFE.



FOR THE BODY



FOR THE HEART

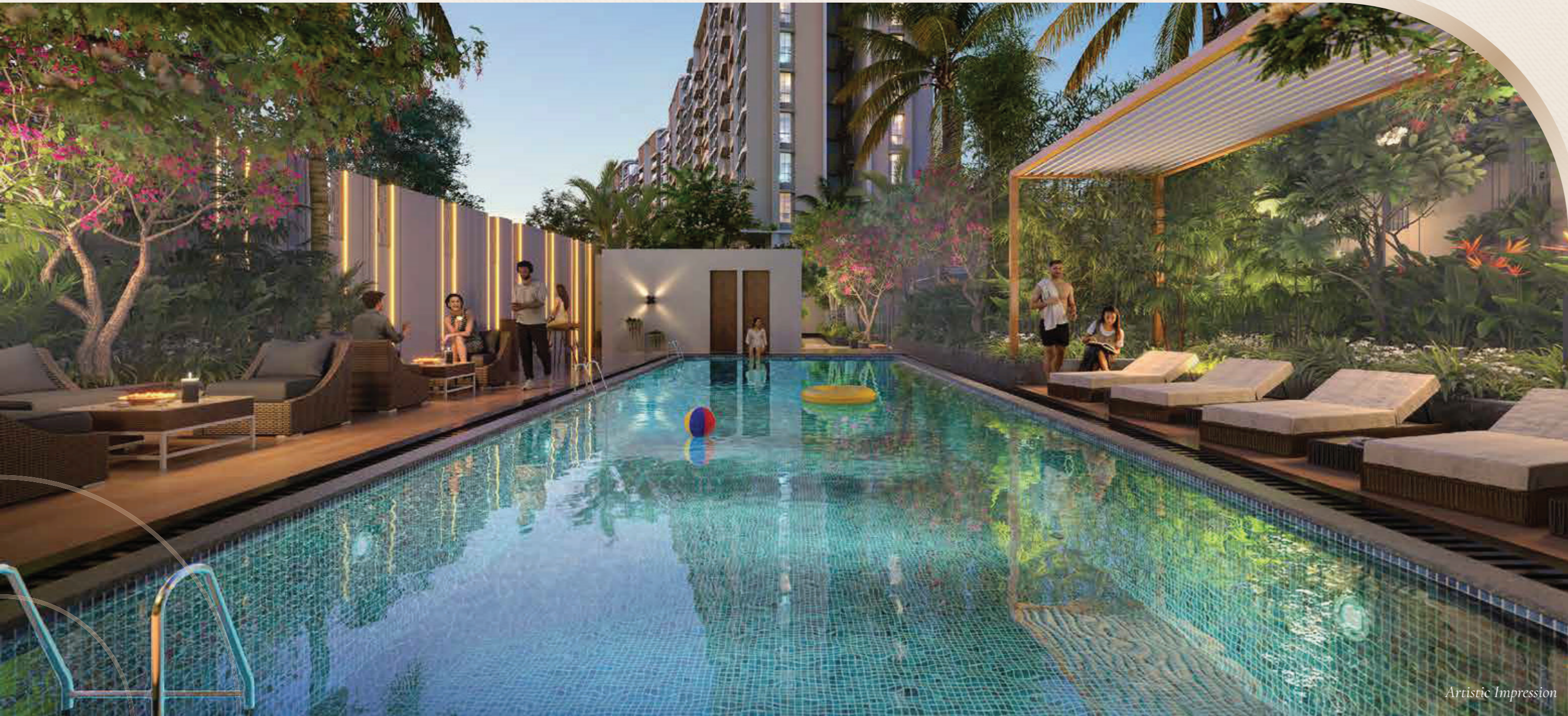


FOR THE MIND



FOR THE SOUL





*Artistic Impression*



## FOR THE BODY

Gymnasium | Swimming Pool | Multipurpose Court  
Acupressure Pathway | 1.5m Wide Jogging Track  
Floor Games | Oxygen Park



## FOR THE HEART

Party Lawn | Party Deck | BBQ Area | Banquet  
Kids' Play Area | Society Gathering Space  
Guest Rooms | Lawn





Artistic Impression



## FOR THE MIND

Library | Co-Working Area | Mini Theatre  
Indoor Games Lounge | Viewing Deck

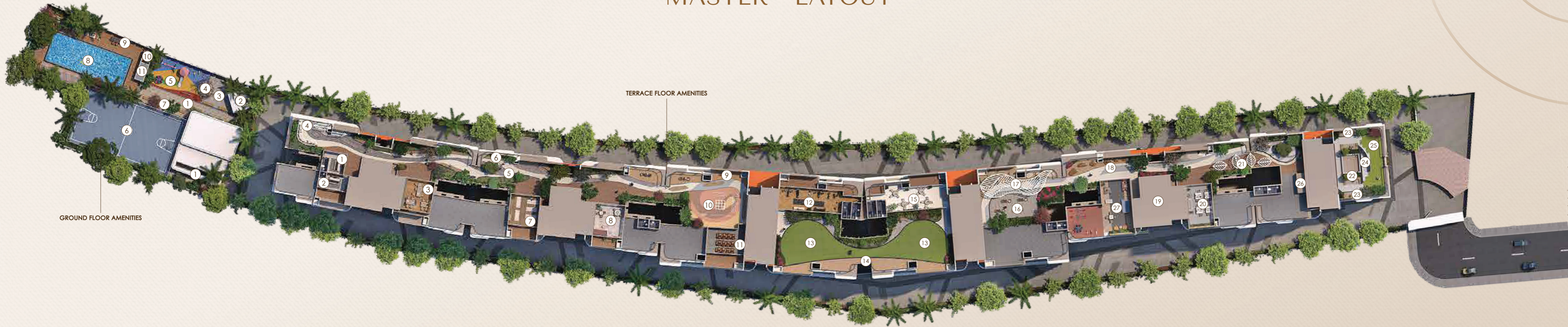


## FOR THE SOUL

Skywalk | Temple | Elders' Activity Zone  
Pergola | Seating Court | Clubhouse



# MASTER LAYOUT



GROUND FLOOR AMENITIES

TERRACE FLOOR AMENITIES

## GROUND FLOOR AMENITIES

- |                        |                                     |
|------------------------|-------------------------------------|
| 01. PATHWAY            | 07. SEATING FOR MULTIPURPOSE COURT  |
| 02. TEMPLE             | 08. SWIMMING POOL AND KIDS' POOL    |
| 03. TEMPLE COURT       | 09. POOL DECK WITH BBQ              |
| 04. TREE PAR           | 10. MEN'S AND WOMEN'S CHANGING ROOM |
| 05. KIDS' PLAY AREA    | 11. COMMON OPEN SHOWER              |
| 06. MULTIPURPOSE COURT |                                     |

## TERRACE FLOOR AMENITIES

- |                                   |                           |                               |                             |
|-----------------------------------|---------------------------|-------------------------------|-----------------------------|
| 01. GUEST ROOM 1                  | 08. ELDERS' ACTIVITY ZONE | 15. BANQUET                   | 22. PARTY DECK              |
| 02. GUEST ROOM 2                  | 09. VIEWING DECK          | 16. FAMILY SWING COURT        | 23. SEATING COURT           |
| 03. LIBRARY                       | 10. FLOOR GAMES           | 17. LANTERN COURT             | 24. BBQ AREA                |
| 04. PERGOLA COVERED SEATING COURT | 11. HOME THEATRE          | 18. SEATING COURT             | 25. PARTY LAWN              |
| 05. ACUPRESSURE PATHWAY           | 12. GYMNASIUM             | 19. INDOOR GAMES LOUNGE       | 26. PANTRY                  |
| 06. OXYGEN PARK                   | 13. PARTY LAWN            | 20. CO-WORKING AREA           | 27. SHELTERED PLAY PAVILION |
| 07. YOGA HALL                     | 14. GATHERING SPACE       | 21. OUTDOOR DECK WITH CABANAS |                             |



## LARGER REFINED LIVING SPACES

### LIVING ROOM & DINING

Spacious **6-Seater**  
Dining Area

**3 BHK** (1282 sq. ft. carpet area)  
**2 BHK** (856 sq. ft. carpet area)

Connected Living Room &  
Guest Bedroom Balcony

**Living Room** - 12 x 23.11 ft. (**3 BHK**)  
11 x 18 ft. (**2 BHK**)



*Artistic Impression*



*Artistic Impression*

PEACE WITHIN YOUR  
PRIVATE HEAVEN

BEDROOM

11 X 14.2 ft. Layouts For King-Size  
Master Bedrooms

5.8 X 8.5 ft. Walk-In Wardrobes

DESIGNED FOR EVERYDAY  
LIVING  
—  
KITCHEN

L-Shaped Kitchen With Dado  
Tiles Of 2 ft. Height

Provision For Utility Area



Artistic Impression



Artistic Impression

  
A NEW PERSPECTIVE  
TO LIFE  
—  
BALCONY

City Skyline On The Western  
Horizon

Elevated Vantage Points From  
60 ft. – 130 ft.

East-West Facing For Optimal  
Sunrise And Sunset Views

Glass Railing

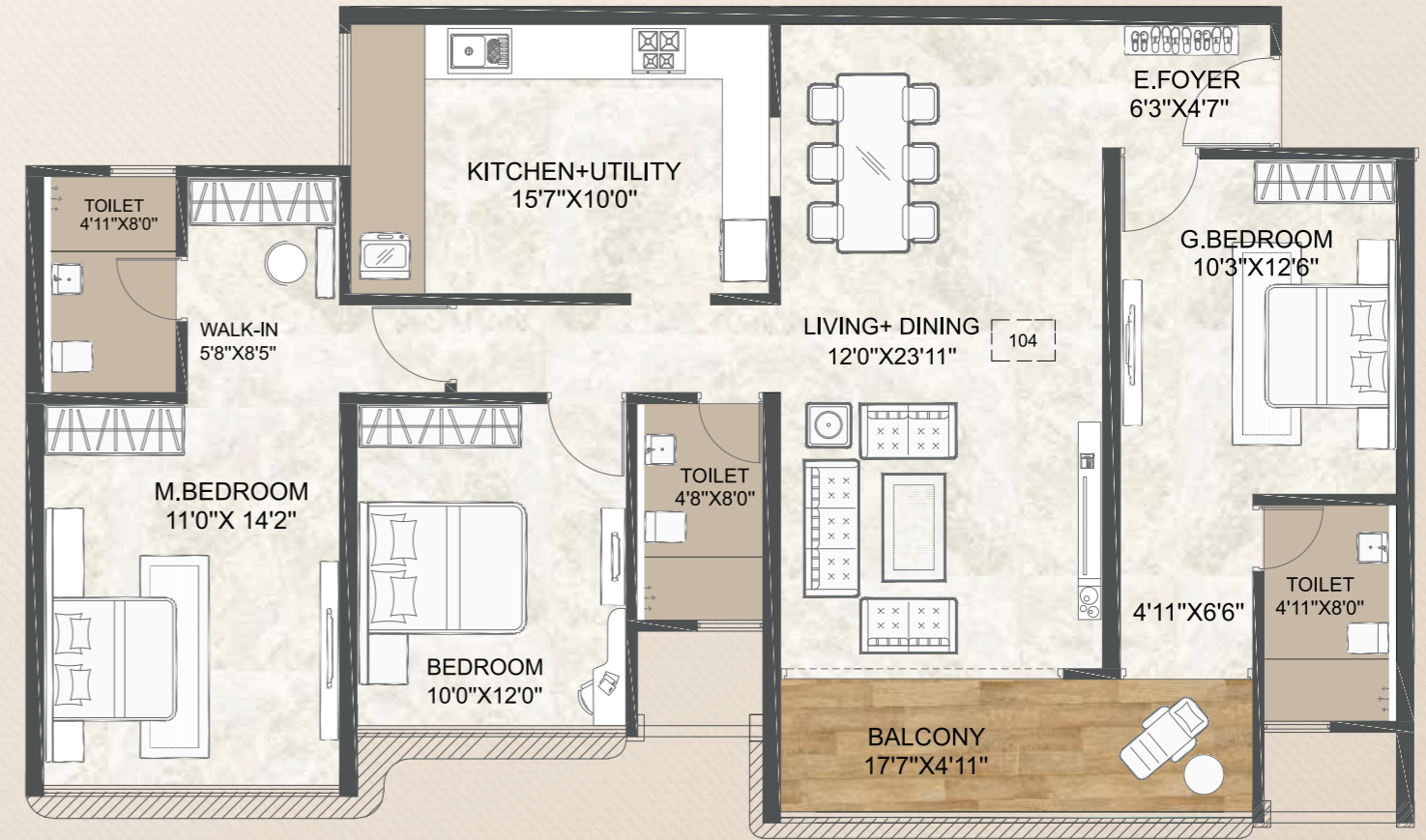
DESIGNED TO BE TIMELESS



DESTINED TO BE YOURS



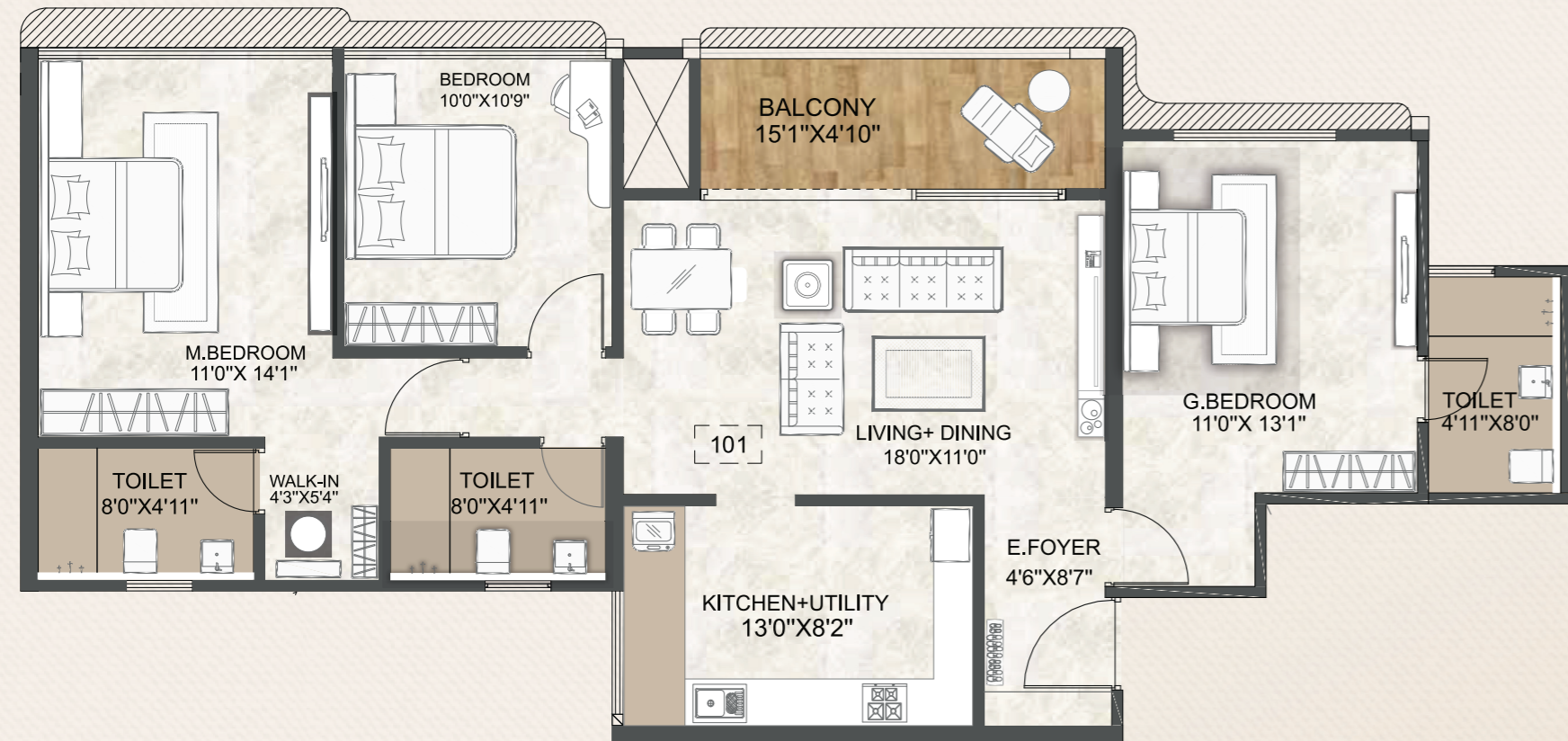
# CUT SECTION - 3 BHK



**3** BHK  
Exclusive

LIVING SPACE	W x L in Sq. Ft.
E.Foyer	6'3" X 4'7"
Living + Dining	12'0" X 23'11"
Balcony	17'7" X 4'11"
KITCHEN SPACE	W x L in Sq. Ft.
Kitchen + Utility	15'7" X 10'0"

BEDROOM	W x L in Sq. Ft.
Master Bedroom	11'0" X 14'2"
Walk-in	5'8" X 8'5"
M. Bedroom Toilet	4'11" X 8'0"
G. Bedroom	10'3" X 12'6"
G. Bedroom Toilet	4'11" X 8'0"
Bedroom 3	10'0" X 12'0"
Common Toilet	4'8" X 8'0"
USABLE AREA	1282.56 Sq. Ft.



## CUT SECTION - 2 BHK



**3** BHK  
Exclusive

LIVING SPACE      W x L in Sq. Ft.

E.Foyer                      4'6" X 8'7"

Living + Dining            18'0" X 11'0"

Balcony                     15'1" X 4'10"

KITCHEN SPACE         W x L in Sq. Ft.

Kitchen + Utility           13'0" X 8'2"

BEDROOM                 W x L in Sq. Ft.

Master Bedroom           11'0" X 14'1"

Walk-in                      4'3" X 5'4"

M. Bedroom Toilet        8'0" X 4'11"

G. Bedroom                 11'0" X 13'1"

G. Bedroom Toilet        4'11" X 8'0"

Bedroom 3                  10'0" X 10'9"

Common Toilet            8'0" X 4'11"

USABLE AREA             1072.00 Sq. Ft.



## 2 BHK Exclusive

LIVING SPACE	W x L in Sq. Ft.
E.Foyer	4'6" X 8'7"
Living + Dining	18'0" X 11'0"
Balcony	15'1" X 4'10"
KITCHEN SPACE	W x L in Sq. Ft.
Kitchen + Utility	13'0" X 8'2"

BEDROOM	W x L in Sq. Ft.
Master Bedroom	11'0" X 14'1"
Walk-in	4'3" X 5'4"
M. Bedroom Toilet	8'0" X 4'11"
Bedroom	10'0" X 10'9"
Common Toilet	8'0" X 4'11"
<b>USABLE AREA</b>	<b>856.56 Sq. Ft.</b>

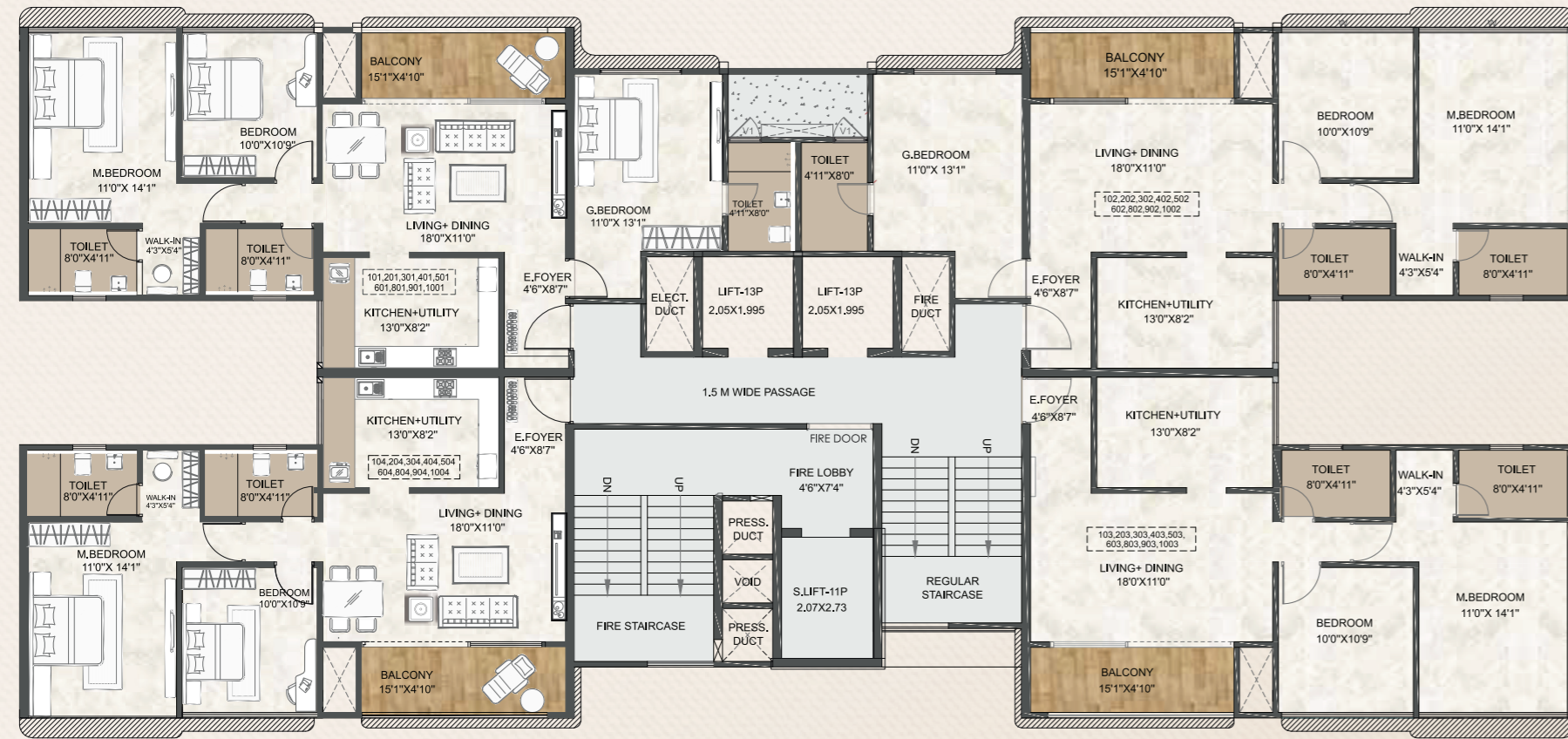


## 2 BHK Exclusive

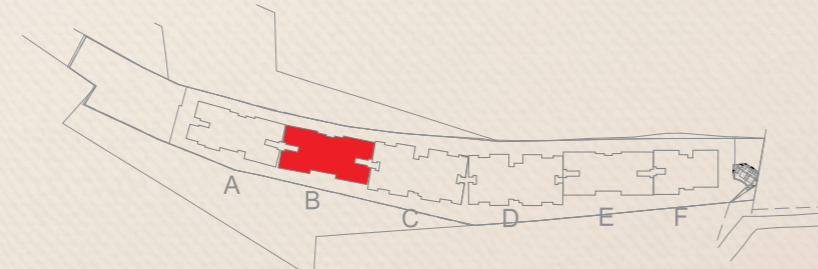
LIVING SPACE	W x L in Sq. Ft.
E.Foyer	4'6" X 8'7"
Living + Dining	18'0" X 11'0"
Balcony	15'1" X 4'10"
KITCHEN SPACE	W x L in Sq. Ft.
Kitchen + Utility	13'0" X 8'2"

BEDROOM	W x L in Sq. Ft.
Master Bedroom	11'0" X 14'1"
Walk-in	4'3" X 5'4"
M. Bedroom Toilet	8'0" X 4'11"
Bedroom	10'0" X 10'9"
Common Toilet	8'0" X 4'11"
<b>USABLE AREA</b>	<b>855.59 Sq. Ft.</b>

# TYPICAL FLOOR PLAN - B BUILDING



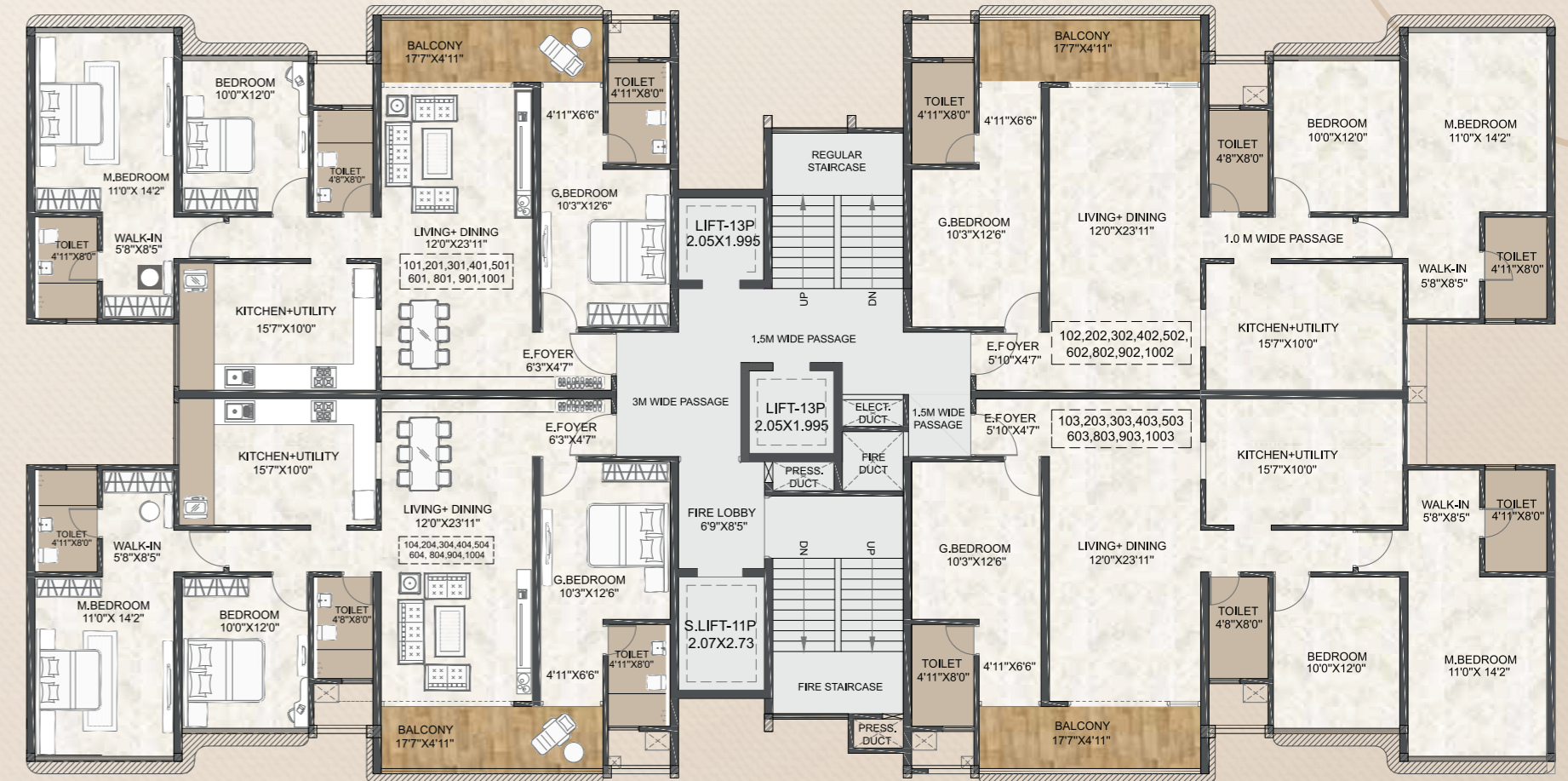
AREA STATEMENT _B BUILDING (1 <sup>ST</sup> TO 10 <sup>TH</sup> FLOOR TYPICAL)									
FLAT TYPE	FLAT NUMBER	CARPET AREA		BALCONY		ENCLOSED BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
3 BHK COM-B	101,201,301,401,501,601,801,901,1001	85.47	920.05	6.79	73.04	7.33	78.92	99.59	1072.00
	102,202,302,402,502,602,802,902,1002	85.47	920.05	6.79	73.04	7.33	78.92	99.59	1072.00
2 BHK-B	103,203,303,403,503,603,703,803,903,1003	66.99	721.10	6.79	73.04	5.71	61.46	79.49	855.59
	104,204,304,404,504,604,704,804,904,1004	66.12	711.75	6.79	73.04	6.58	70.81	79.49	855.59



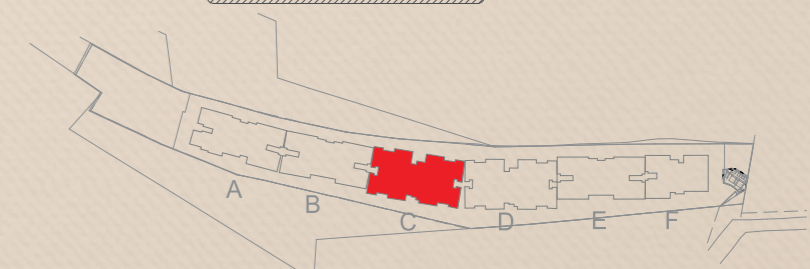
KEY PLAN



# TYPICAL FLOOR PLAN - C BUILDING



AREA STATEMENT _C BUILDING (1 <sup>ST</sup> TO 10 <sup>TH</sup> FLOOR TYPICAL)									
FLAT TYPE	FLAT NUMBER	CARPET AREA		BALCONY		ENCLOSED BALCONY		TOTAL CARPET	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
3 BHK	101,201,301,401,501,601,801,901,1001	104.01	1119.60	8.025	86.38	7.11	76.59	119.15	1282.56
	102,202,302,402,502,602,802,902,1002	110.94	1194.13	8.025	86.38	0	0.00	118.96	1280.51
3 BHK	103,203,303,403,503,603,803,903,1003	110.94	1194.13	8.025	86.38	0	0.00	118.96	1280.51
	104,204,304,404,504,604,804,904,1004	103.85	1117.79	8.025	86.38	7.28	78.39	119.15	1282.56



KEY PLAN



# DETAILING THAT RESOUNDS

## 1. STRUCTURE

- RCC structure designed with an earthquake-resistant frame

## 2. MASONRY

- AAC block masonry work

## 3. WALL FINISH

- Gypsum/POP finish for walls at internal side
- Sand faced plaster for exterior surface double coat
- Ceiling - Gypsum finish + two coat putty and primer + OBD

## 4. PAINTING

- Internal : OBD (Oil Bound Distemper) paint/(Acrylic Distemper)
- External : Waterproofing primer + Acrylic paint

## 5. ELECTRIFICATION

- Concealed electrical wiring : Polycab/Finolex or equivalent
- Switches : Schneider/Legrand or equivalent
- Power Backup upto 5 Amp in each Flat
- TV point in Hall, Master Bedroom and Guest room
- 15 Amp point for AC in all rooms

## 6. DOORS & WINDOWS

- **Main Door :**
- Laminated wooden door frame with wooden shutter and Digital Lock
- Internal Room Doors: Flush doors with laminate finish and wooden frames
- Bathroom Doors: Flush doors with laminate finish and granite/tile frames

## • **Windows :**

- 3-track powder-coated aluminum sliding windows with mosquito net
- Video Door Phone (VDP) for each Flat (Hikvision/CP Plus or equivalent)
- Sliding/Folding Doors to Sit-Out/Balcony

## 7. KITCHEN AND DRY BALCONY -

- Kitchen platform in Tiles with stainless steel sink
- Kitchen Dado tiles upto 2' height
- Provision for washing machine in dry balcony
- Provision for Exhaust Fan
- 15 Amp Point for Refrigerator & Mixer/Microwave in Kitchen, Washing Machine in Dry Balcony

## 8. BATHROOMS

- Concealed plumbing with hot and cold arrangement
- CP fittings: Jaquar or equivalent
- Sanitary fittings: Jaquar or equivalent
- Provision for exhaust fan
- Glass Partition in Master Bedroom Bathroom
- 15 Amp point for Boiler/Geysar

## 9. FLOORING

- Vitrified tiles for entire apartment: 4'x 2' (1200mm x 600mm)
- Vitrified tiles in bathrooms, dry balcony and terraces

## 10. BALCONY

- Glass Railing

## 11. UTILITIES & AMENITIES

- Sewage Treatment Plant (STP)
- Organic Waste Converter (OWC)
- Rainwater Harvesting (RWH)
- Underground and Overhead Water Storage
- Firefighting System
- Power Backup for Common Areas
- CCTV Cameras for security
- Security Cabins
- Main Entrance Gate with Boom Barrier System
- Elevators by Johnson/Schindler/Mitsubishi or equivalent
- A) Two Passenger Lifts
- B) One Service/Stretcher Lift
- Drivers' Toilet in Parking
- EV Charging Points
- Crèche on Ground Floor Parking
- Multipurpose Court
- Kids' Play Area
- Swimming Pool
- Club House
- Gymnasium, Library, Mini Theatre, Guest Room, Banquet, Party Lawn, etc.

CHANDANI CHOWK

M - CONNECT

OXFORD  
GOLF COURSE

CHELLARAM  
HOSPITAL

## CONNECTIVITY

Bavdhan offers excellent connectivity to adjoining suburbs, the city and beyond through a robust road and metro infrastructure.

WALKING DISTANCE FROM MUMBAI - BANGALORE NATIONAL HIGHWAY - 48 & ADJOINING SUBURBS

WALKING DISTANCE FROM CHELLARAM HOSPITAL

2 MINS FROM CHANDANI CHOWK

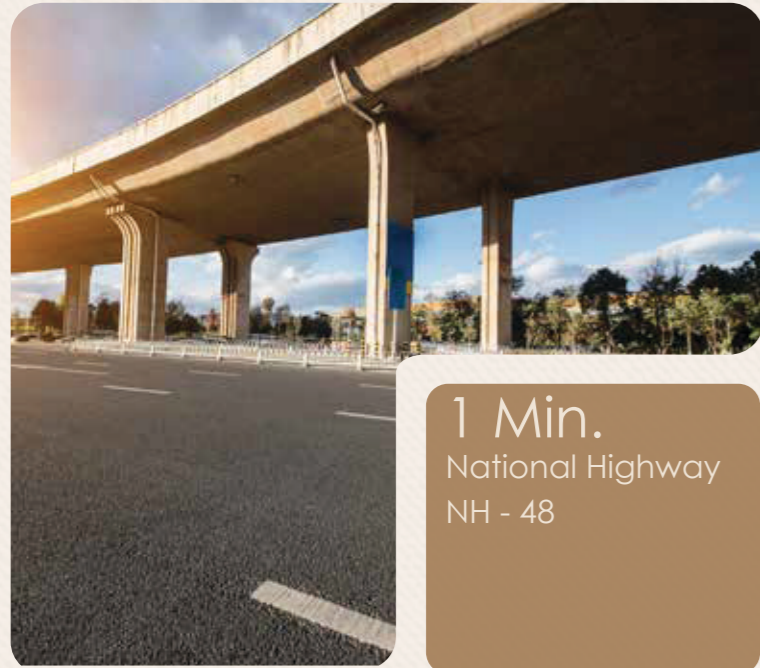
5 MINS FROM OXFORD GOLF RESORT

10 MINS FROM VANAZ METRO STATION

15 MINS FROM BANER, BALEWADI, AUNDH & PASHAN

20 MINS FROM WAKAD & HINJAWADI





1 Min.  
National Highway  
NH - 48

Chellaram Hospital -  
1 Min.



### Renowned Schools & Colleges

- » Ryan International School
- » Periwinkle English Medium
- » SSRVM, Bhugaon
- » Oxford International
- » Symbiosis, Lavale
- » Flame University

### Hospitals

- » Chellaram Hospital
- » Bavdhan Medicare Centre
- » Tirupati Hospital
- » Asian Speciality Hospital



IT PARK - 20 Mins.



5 Mins.  
Oxford Golf Resort

## LOCATION



Quick Connectivity  
to Paud Road and  
Mulshi Road



### Tech Parks/SEZs -

- » Balewadi High Street
- » Hinjawadi IT Park
- » Prabhatee Tech Park
- » Nano Space IT Park
- » Pune IT Park



### Shopping & Entertainment -

- » Reliance Mall
- » Pavilion Mall
- » Westend Mall Aundh
- » Balewadi High Street
- » Phoenix Millennium Wakad



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26+

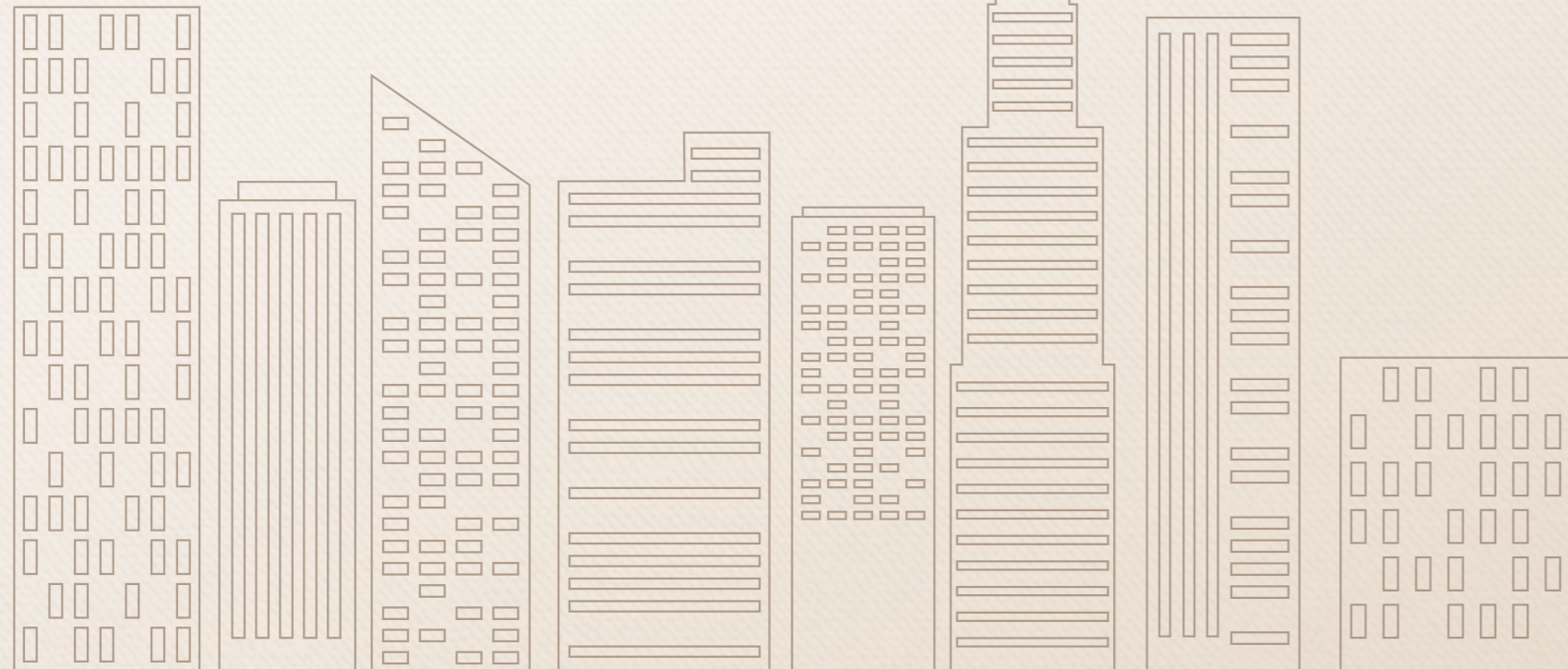
YEARS OF LEGACY

15

ONGOING PROJECTS

3M+

SQ. FT. ONGOING DEVELOPMENT





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**PR1261012501520**  
[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)



A project by



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