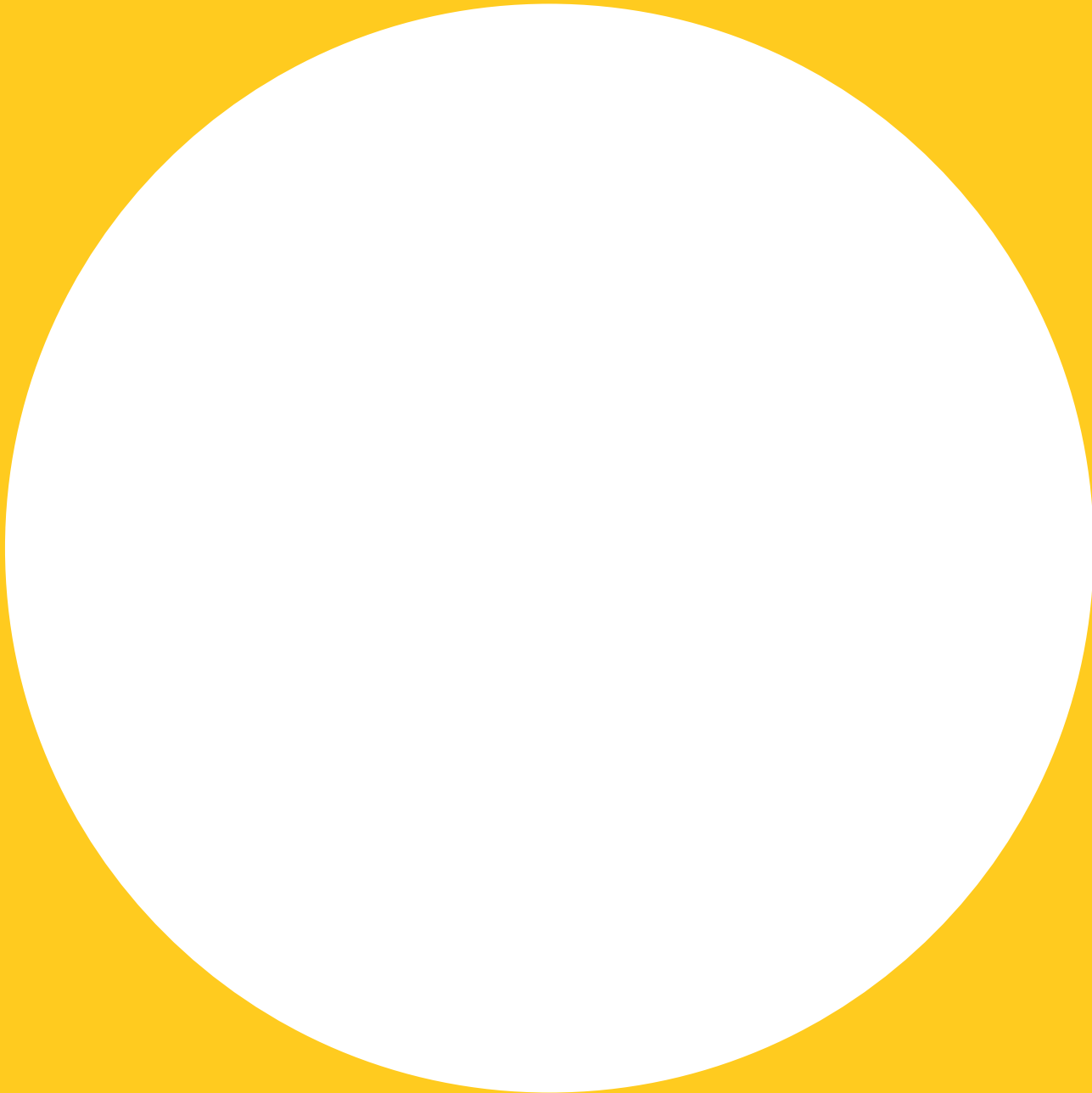


LIGHTHOUSE®



thoughtfully designed™
workspaces

by SKYi®



01.

A City of Landmarks

Pune is a city with a rich history. It has been a centre of commerce, a seat of education and a city with a vibrant culture. The city is dotted with landmarks that are a testimony to its role and contribution to society.

01. Mandai is an iconic Gothic style building from the British colonial era built in 1886.

02. Parvati Temple is the oldest heritage structure in Pune and was built during the rule of the Peshwa dynasty

03. Shinde Chhatra is a memorial dedicated to the 18th century military leader Mahadji Shinde.



02.



04.



05.



03.



06.

04. Aga Khan Palace is a majestic building with Italian arches and sprawling lawns built in 1892 and is historically associated with the freedom movement.

05. University of Pune established in 1949 and spread over a 411 acres campus.

06. Shaniwar Wada is a historical landmark in the city of Pune. Built in 1732 it was the seat of the Peshwas of the Maratha Empire.

A City of Commerce

Pune always has been an established centre for commerce with a global footprint in the engineering, automotive, IT and pharma sectors. Pune is known as the "Detroit of the East" with many national and global auto manufacturers calling it home along with hundreds of auto ancillary firms. It is also one of the largest hubs for IT and IT-es sector in the country with almost all leading brands having a well-established presence. Pune and manufacturing are synonymous and the engineering sector is the largest in the country.

Pune is also home to the best talent due to the presence of leading educational institutes in the country. Pune's pleasant climate, safety, diversity and rich cultural ethos adds to the allure of Pune as a preferred commercial destination.

The Indian office market is one that refuses to slow down with the market setting new benchmarks. Office assets are offering high growth and stable returns, with global institutional investors and sovereign wealth funds showing an increasing interest.



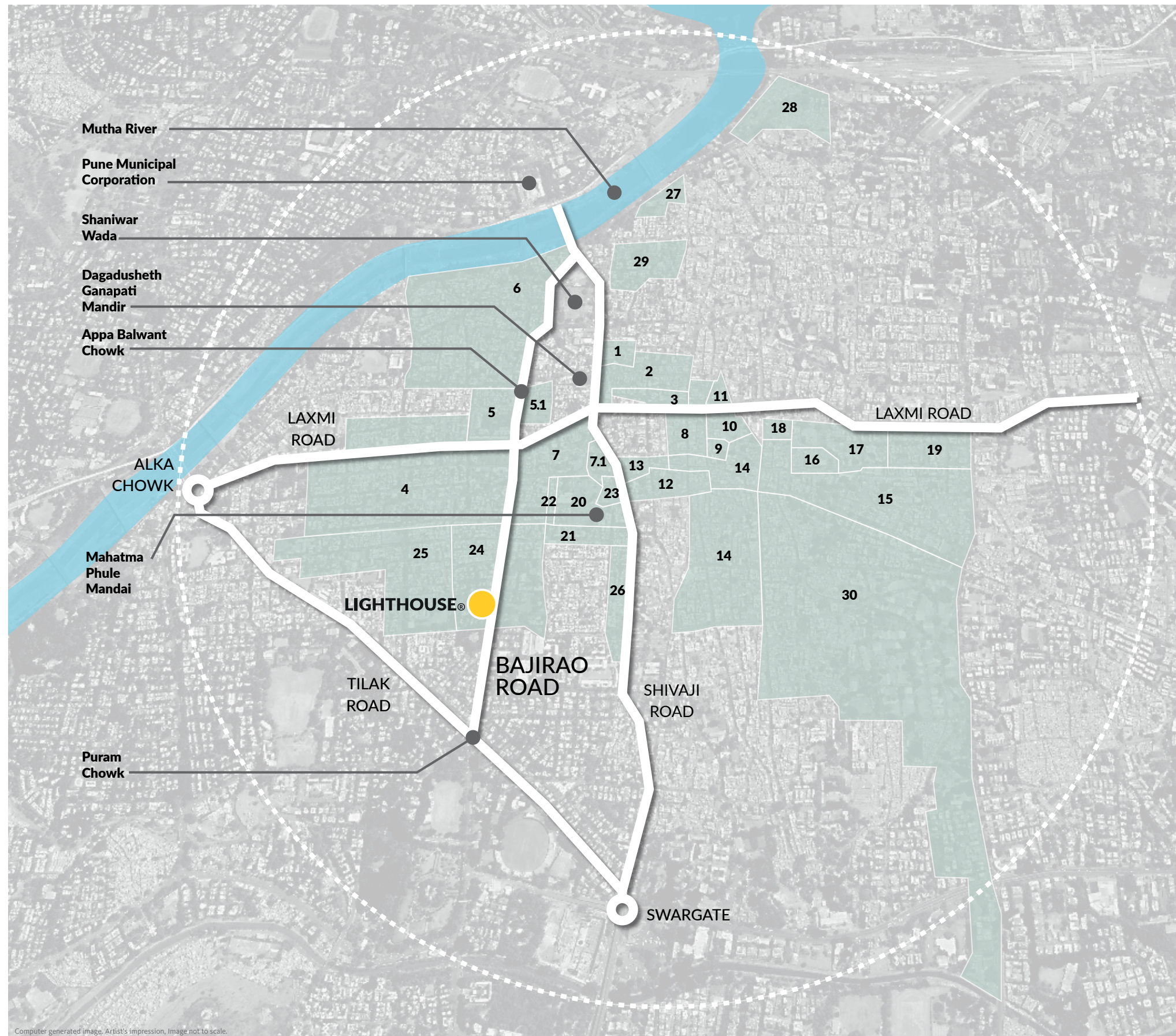
LIGHTHOUSE®

is on the main road giving your business easy access and great visibility.

- On main Bajirao Road
- Wide road frontage
- In the heart of the city



Centre of Commerce



- | | | |
|-----|---|--------------------|
| 1 | Mobile Market | Tapkir Galli |
| 2 | Electric Market | Tapkir Galli |
| 3 | Imitation Jewellery Market | Sonya Maruti Chowk |
| 4 | Garment + Jewellery Market | Narayan Peth |
| 5 | Books & Stationery | Appa Balwant Chowk |
| 5.1 | Paper and Wedding Card Market | Narayan Peth |
| 6 | Printing Press, DTP, Paper & Wedding Card Market | Mehunpura |
| 7 | Tulsibaug (Women's Accessories + Home Decor) Market | Tulshibaug |
| 7.1 | Flower Market | Mandai |
| 8 | Home & Civil Market | Bohri Ali |
| 9 | Art & Craft Market | Raviwar Peth |
| 10 | Cloth + Wedding Clothes + Cosmetic + Kid's Market | Raviwar Peth |
| 11 | Iron Market (Lock & Key, Chain & Latch) | Laxmi Road |
| 12 | Crockery + Glass Market | Mandai |
| 13 | Copper and Brass Market | Mandai |
| 14 | Stainless Steel + Aluminium, Home Appliances Market | Shukrawar Peth |
| 15 | Grocery Wholesale Market (Gud Ali) | Nana Peth |
| 16 | Wholesale Fish Market | Ganesh Peth |
| 17 | 2/3/4 Wheeler Spares & Accessories | Nana Peth |
| 18 | Farmer's Milk Market (Dudh Bhatti) | Rasta Peth |
| 19 | South Indian Food Market | Rasta Peth |
| 20 | Mandai - Vegetable and Fruit Market | Mandai |
| 21 | Bamboo Market (Burd Ali) | Mandai |
| 22 | Essence & Pooja Accessories (Attar Galli) | Mandai |
| 23 | Masala / Spice Market | Mandai |
| 24 | Home Furniture Market | Natu Baug |
| 25 | Medicine + Medical Equipment Market | Nagnath Paar |
| 26 | Agriculture Supplies Market | Shukrawar Peth |
| 27 | Potter's Market (Kumbhar Wada) | Kasba Peth |
| 28 | Old Market (Juna Bazaar) | Mangalwar Peth |
| 29 | Copper Utensils Manufacturing Market (Tambat Ali) | Tambat Ali |
| 30 | Timber + Hardware + Sanitaryware Market | Timber Market |

Lighthouse is located in the city's commercial hub, giving your business easy access to multiple touchpoints like the National Highway, Pune Metro and commercial marketplaces.



Banks & ATM

- HDFC Bank
- State Bank of INDIA
- Bank of Baroda
- IDBI Bank
- Bank of Maharashtra
- Axis Bank
- Bank of India
- ICICI Bank

Hotels / Restaurants

- McDonald's
- Domino's Pizza
- Hotel Ganraj Pure Veg
- SP Biryani House
- Durvankur Dining Hall

Schools / Colleges

- SP College
- Abhinav College
- Nutan Marathi School and College
- Huzurpaga School and College
- Saraswati Mandir School & College

Hospitals

- KEM Hospital
- Sasoon Hospital
- Apollo Spectra Hospitals
- Surya Sahyadri Hospital
- Ameya Hospital
- Poona Hospital and Research Centre

Entertainment

- City Pride Mangala Multiplex
- Prabhat Theater
- Neelayam Theater
- Alka Talkies
- Vasant Cinema

Location

Located in the commercial hub of the city with easy accessibility to multiple businesses, markets and customers, it provides well-developed and strong catchment areas for your business.

Location

The project is in the city centre on the main Bajirao Road, next to Laxmi Road and near Swargate. It is on the main road with a wide frontage, offering your business excellent visibility.

DRIVING

Satara Road	5 - 7 min
Deccan Gymkhana	5 - 10 min
Sinhagad Road	15 - 20 min
Pune Station	15 - 20 min

Mandai Metro Station	5 min
Swargate Metro Station	5 - 7 min
PMC Metro Station	10 - 12 min

Pune Airport	20 - 25 min
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WALKING

Markets

Tulshi Baug	5 min
Mandai	5 min
Laxmi Road	7 min
Appa Balwant Chowk	10 min
Bohri Ali	10 min

Shreemant Thorle, Bajirao Peshwe Road Bajirao Road

The road is named after the Peshwa of the Maratha Empire, Baji Rao I. It is an important road in Pune and parallel to Shivaji Road. The Tulshibaug market, Vishrambaug Wada, and Sarasbaug are on this road.

PUNE METRO



Computer generated image. Artist's impression. Image not to scale.

Connectivity

The project enjoys excellent connectivity and is easily accessible through a strong public transport network. Ample and well planned parking space inside the project for the tenants and the visitors gives the project an added advantage. The strategic location of the project gives your business access to a well defined and developed infrastructure and community.



Computer generated image. Artist's impression. Image not to scale.



College

SP College
Abhinav Kala Mahavidyalaya

School

Nutan Marathi Vidyalaya (NMV)

Markets

Bajirao Road
Laxmi Road
Appa Balwant Chowk
Raviwar Peth
Bohri Ali
Tulshibaug
Mandai

Hospital

Poona Hospital
Surya Sahyadri

Metro Station

Mahathma Phule Mandai
Swargate

Multimodal Hub

Swargate

Garden

Saras Baug

Road

Tilak Road

Restaurants

Ganraj
Prithvi
SP Biryani

Fast Food

Domino's Pizza
McDonald's

Cinemas

Prabhat Theater

Mall

Kumar Pacific

Multiplex

City Pride Mangla



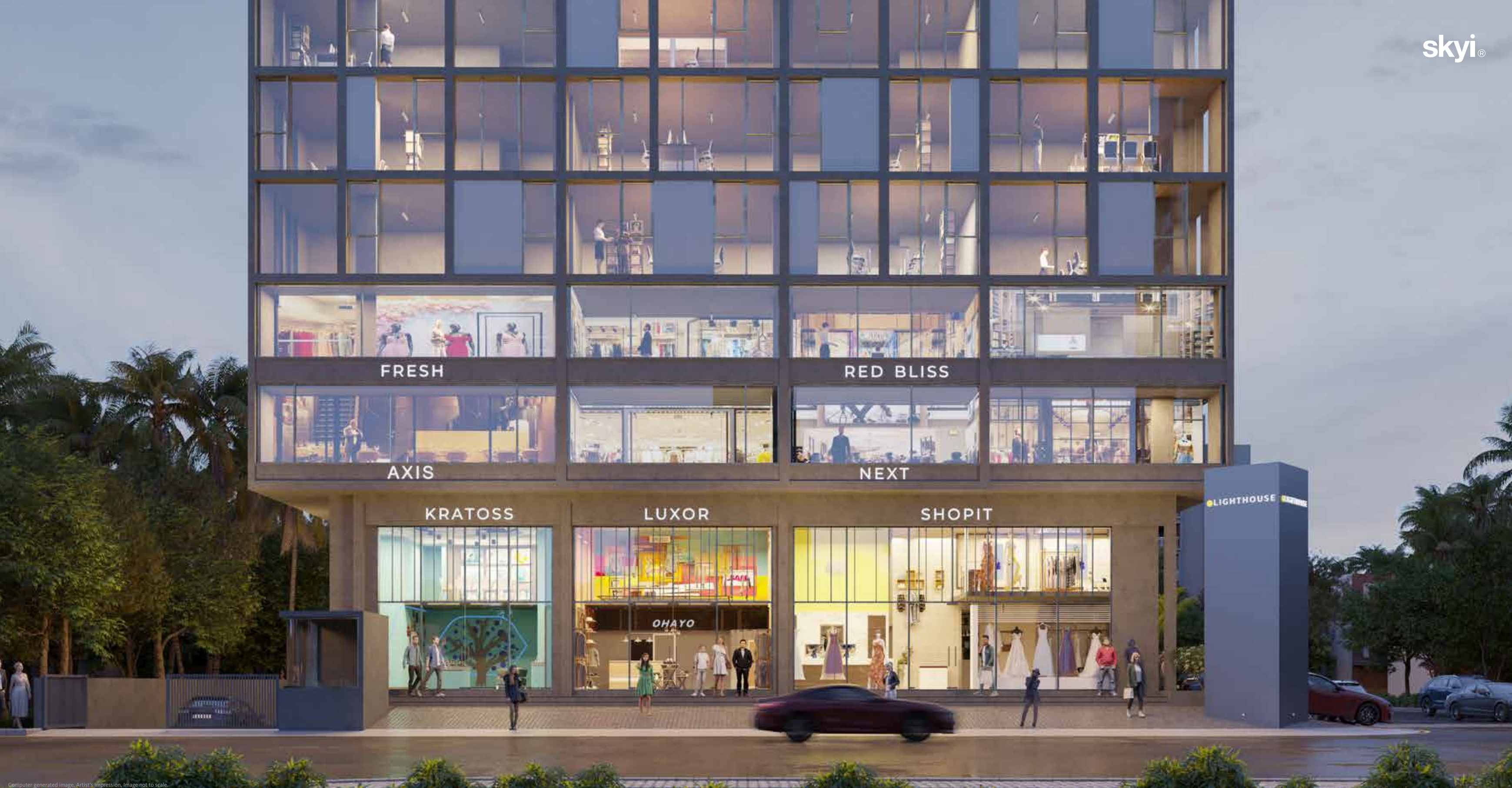
LIGHTHOUSE®
The Design Philosophy

Lighthouse offers premium workspaces that are thoughtfully designed.

Today, with space being a premium, common areas in every office like the reception lobby, dining areas, and pantry reduce the efficiency of the floor plate and increase the cost of each workstation. At Lighthouse, the Rooftop is where we have planned, cafes, dining, and a pantry to maximize your floor's efficiency, and productivity and deliver a great employee and customer experience.

- thoughtfully designed™ by SKYi+Karan Darda Architects*

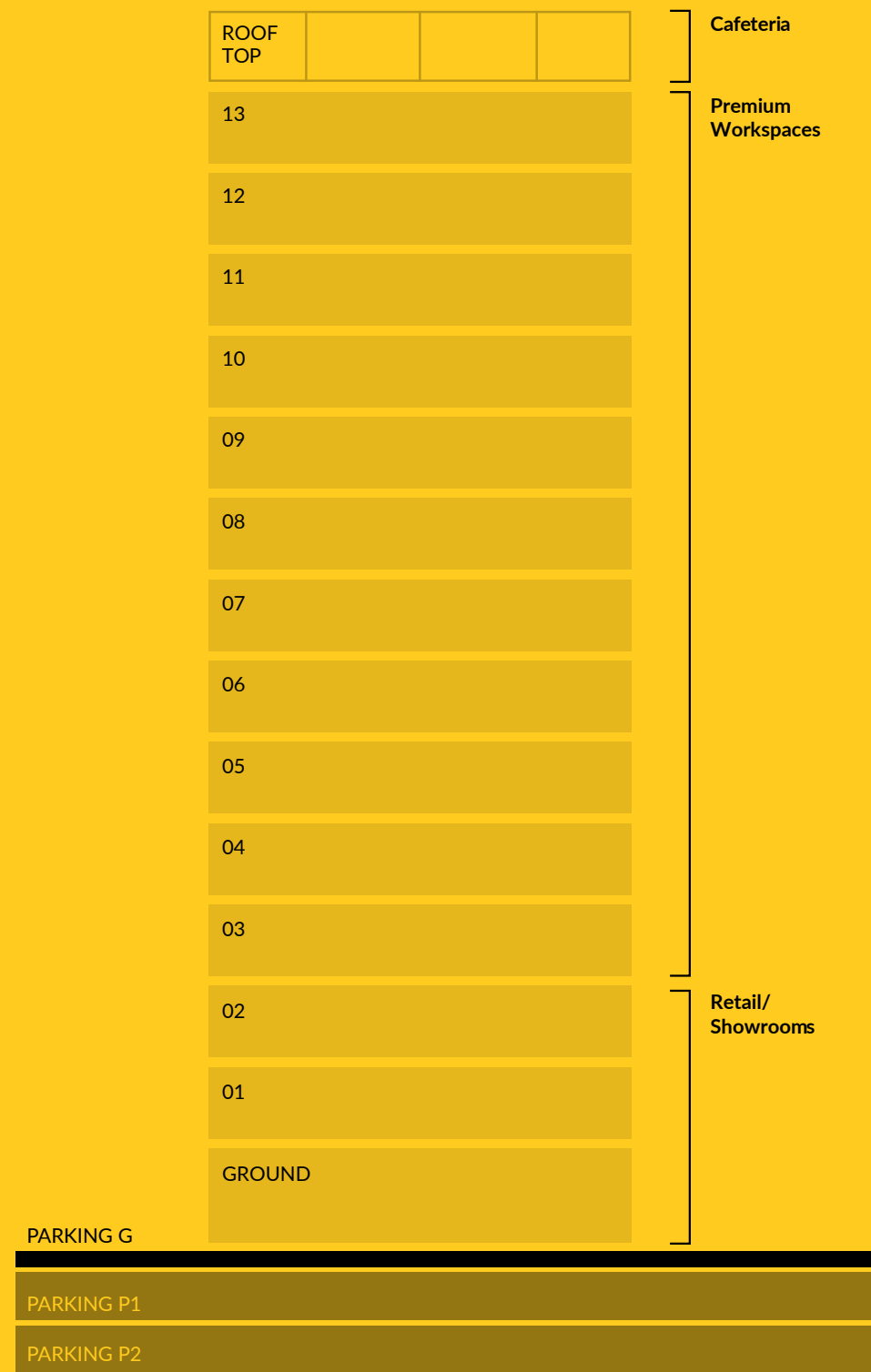
*Karan Darda Architects is an accomplished architecture and design practice based in Pune, India.



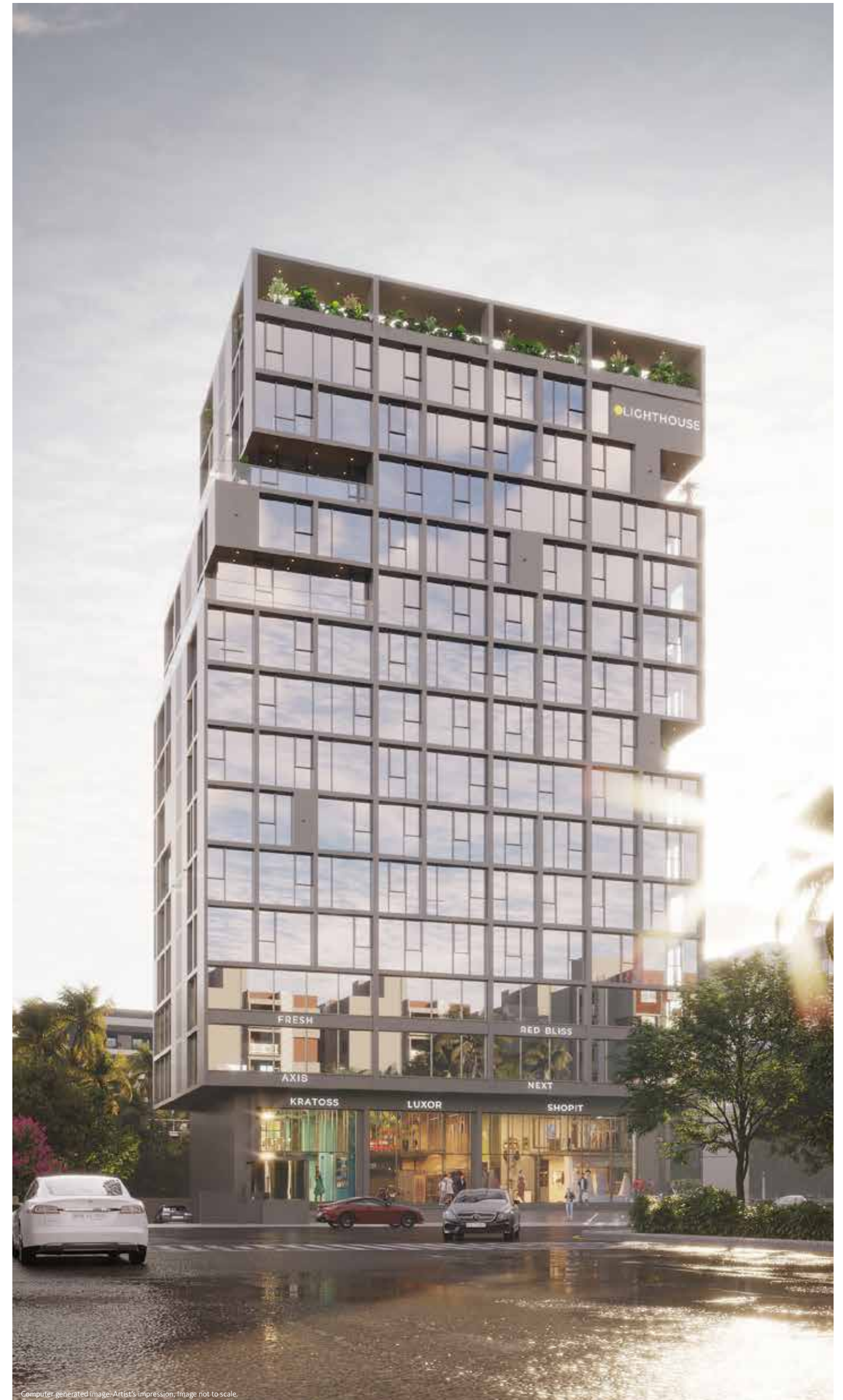
A mixed portfolio of office & retail spaces led by a strong service infrastructure.

The project offers you the benefits of customising your office or retail spaces as per your unique needs. The project will be managed professionally and will provide a range of property management services.

LIGHTHOUSE®



AREA PROGRAMME



Computer-generated image. Artist's impression. Image not to scale.



Computer generated image. Artist's impression. Image not to scale.

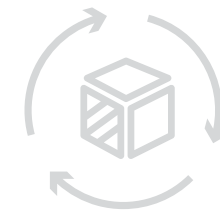
Sustainability

The building has been designed and planned to ensure sustainable development. We have used a mix of materials, design elements, natural light and ventilation, layout planning and some additional fixtures to ensure we stay true to being sustainable.



Light/ Air

The materials used and the building orientation allow for optimum light and ventilation through the day. The optimum mix of Lux and ACH ensure that your work environment is safe, healthy and productive.



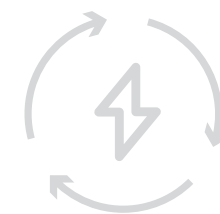
Façade

The façade is an example of how good design and efficient planning together can deliver a great work environment. The design allows for optimum natural sunlight to come in and reduces the use of artificial lighting and the expenses associated with it.



Water Savings

The usage of opti-flow fittings in the washrooms mixes air with water and reduces the wastage of water.



Energy Savings

The design allows for optimum natural sunlight to come in and reduces the use of artificial lighting and increases the energy savings. The use of LED lighting also enhances energy savings and reduces costs.



Computer generated image. Artist's impression, Image not to scale.

Highlights

A+
grade A
workspaces

Lighthouse offers meticulously designed, spacious and premium grade A workspaces with best in class infrastructure and services.

0%
zero
wastage

Lighthouse is scientifically planned on the zero wastage design philosophy where space is utilized to its maximum to deliver a premium experience and enhance productivity.

2x
space
promise

Lighthouse offers a 2X space promise where the design, layout, services, and infrastructure are planned to maximize employee well-being, productivity, and work experience.

∞
limitless
design

Lighthouse offers you multiple design and layout choices to meet your specific needs. The customised and modular plans are designed to connect multiple units to suit your requirements.

retail/ showrooms

LEVEL G

showroom 1

Product Code **1807 XXL** Usable Area* 1204 Sq.ft. (111.90 Sq.mt.)

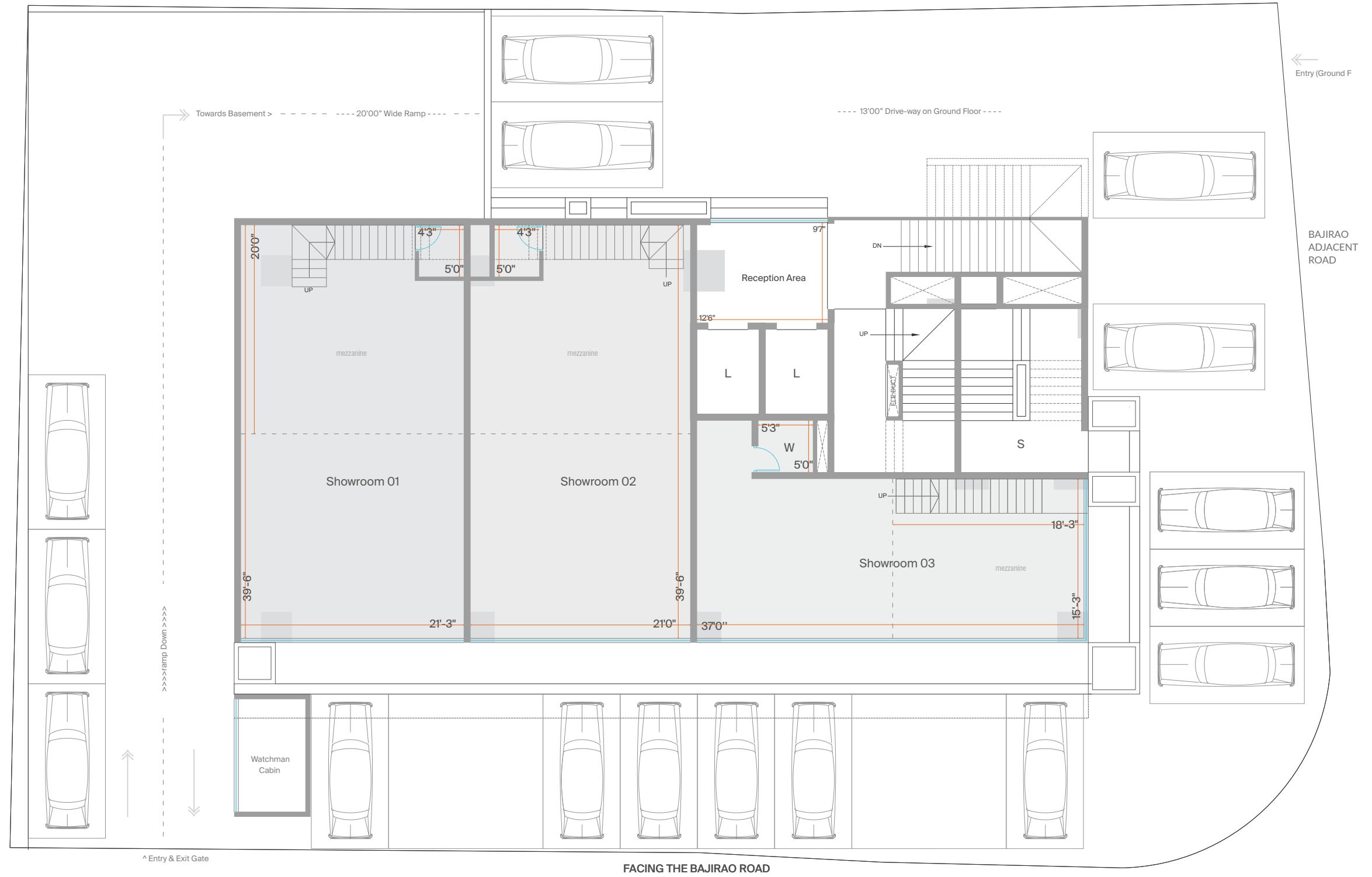
showroom 2

Product Code **1752 XXL** Usable Area* 1168 Sq.ft. (108.54 Sq.mt.)

showroom 3

Product Code **1300 XXL** Usable Area* 867 Sq.ft. (80.51 Sq.mt.)

Usable Area = Carpet Area + Enclosed Balcony (if any)
*Includes Carpet area as per RERA & permissible enclosed balcony if any.



We present you with a choice of showrooms on the high street with wide road frontage. Dedicated space for signages and customer parking ensures your business has the best visibility and accessibility.

FACING BAJIRAO ROAD

L - Lift | S - Staircase | W - Washroom



retail/ showrooms

LEVEL 1 & 2

showroom 1

Product Code **1759 XXL** Usable Area* 1213 Sq.ft. (112.72 Sq.mt.)

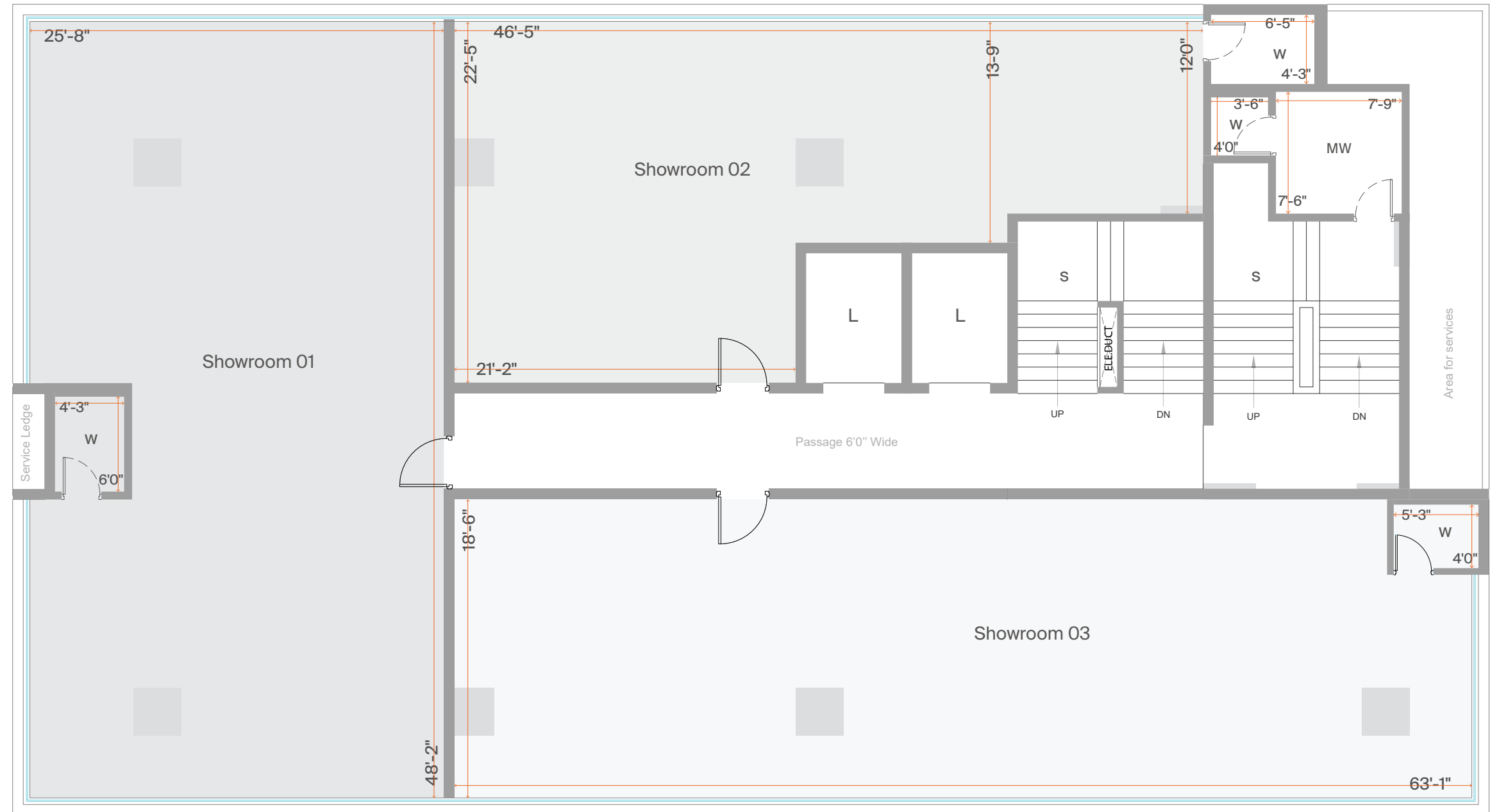
showroom 2

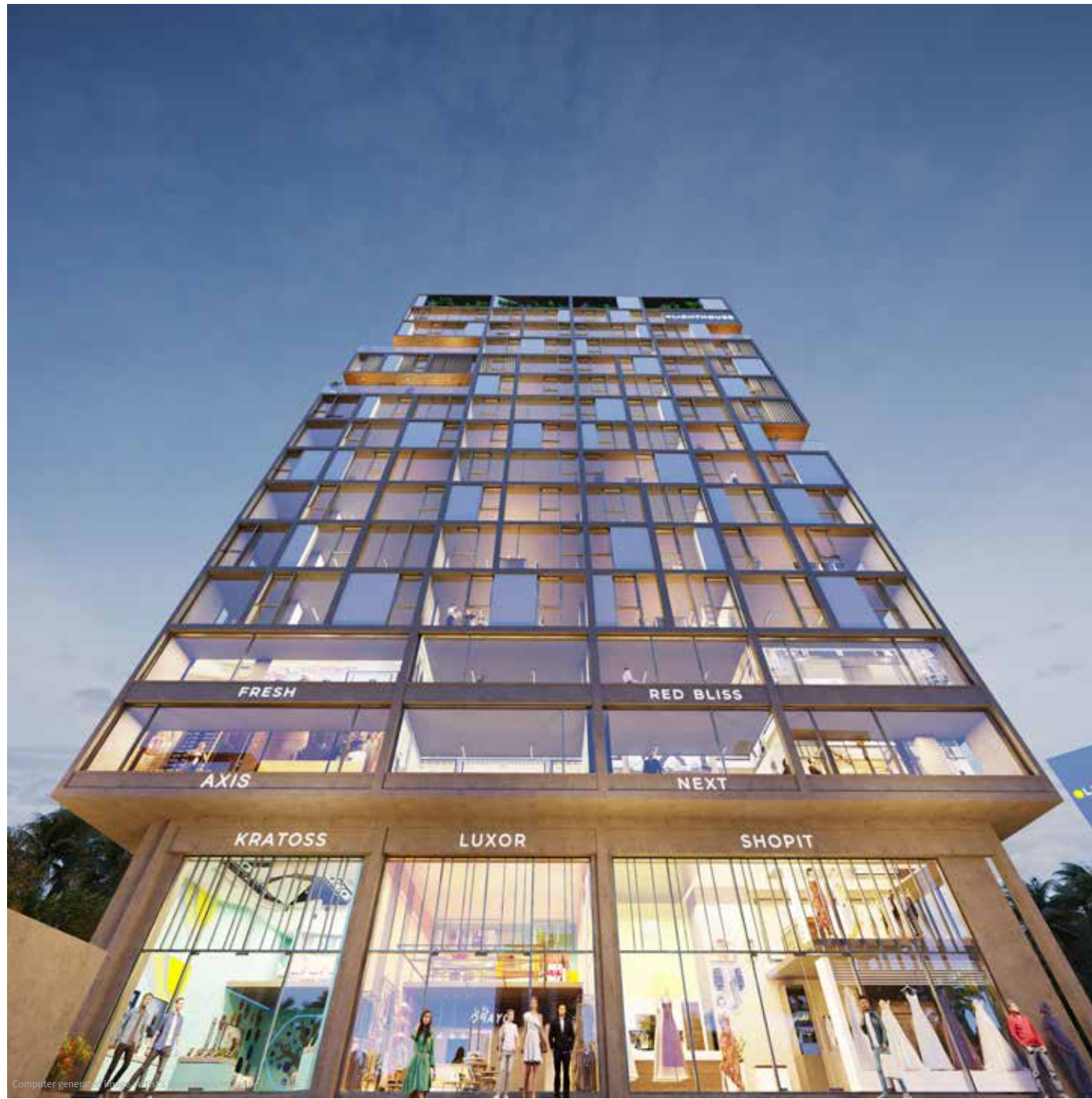
Product Code **1211 XXL** Usable Area* 835 Sq.ft. (77.56 Sq.mt.)

showroom 3

Product Code **1718 XXL** Usable Area* 1185 Sq.ft. (110.06 Sq.mt.)

Usable Area = Carpet Area + Enclosed Balcony (if any)
*Includes Carpet area as per RERA & permissible enclosed balcony if any.





unique workspaces



space-max workspaces

Big office spaces on each floor offering modular choices with multiple seating layouts & designs

available on
LEVEL
3 to 11



corner workspaces

Corner workspaces are for those who aspire to have the quintessential corner office with all the benefits that go with it

available on
LEVEL
3 to 11



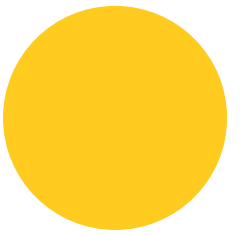
terrace workspaces

Terrace workspaces come with the greens as an extension to your office and are an excellent option to unwind or have outdoor meetings

available on
LEVEL
9 & 11



private workspaces



0%
zero
wastage

MAX LIGHT™
better light quality

AIR TECH™
better air quality

SafePlan™
safe & secure



- MSEB meter
- Power backup
- MCB

- One/Two side open
- High Quality Special glass facade
- Sun protected glasses
- Private Restrooms

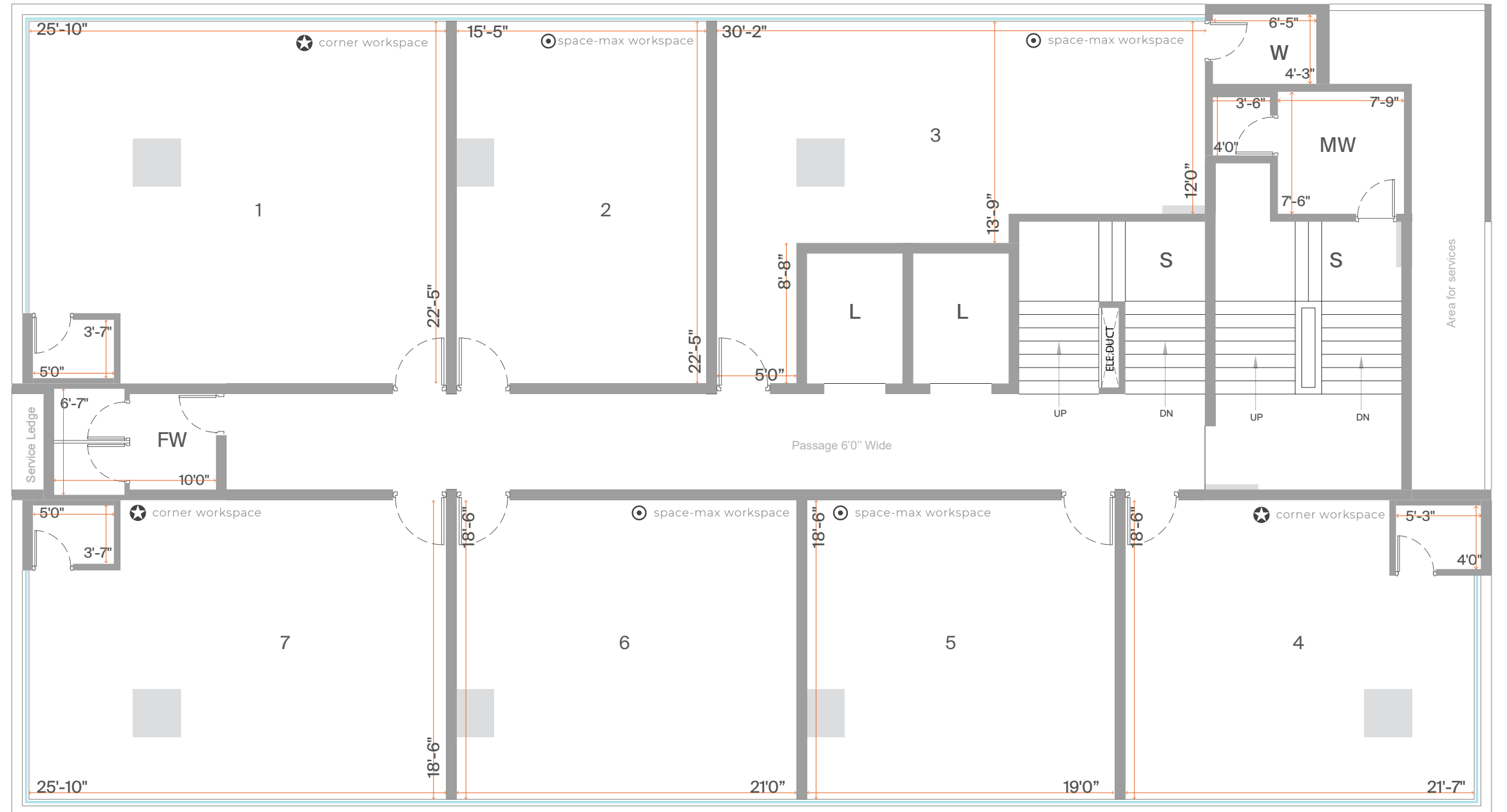
- AC ready
- Fiber-optic internet
- 2X Light visibility
- Premium floor tiles
- Fire sprinkler system
- AAC brick partition

premium workspaces

LEVEL 3,4,5,6 & 8

UNIT 1	corner workspace
Product Code 851 XL	Usable Area* 587 Sq.ft. (54.50 Sq.mt.)
UNIT 2	space-max workspace
Product Code 516 XL	Usable Area* 356 Sq.ft. (33.04 Sq.mt.)
UNIT 3	space-max workspace
Product Code 680 XL	Usable Area* 469 Sq.ft. (43.58 Sq.mt.)
UNIT 4	corner workspace
Product Code 583 XL	Usable Area* 402 Sq.ft. (37.38 Sq.mt.)
UNIT 5	space-max workspace
Product Code 529 XL	Usable Area* 365 Sq.ft. (33.87 Sq.mt.)
UNIT 6	space-max workspace
Product Code 583 XL	Usable Area* 402 Sq.ft. (37.38 Sq.mt.)
UNIT 7	corner workspace
Product Code 705 XL	Usable Area* 486 Sq.ft. (45.14 Sq.mt.)

Usable Area = Carpet Area + Enclosed Balcony (if any)
*Includes Carpet area as per RERA & permissible enclosed balcony if any.



FACING BAJIRAO ROAD

L - Lift | S - Staircase | MW - Male Washroom | FW - Female Washroom

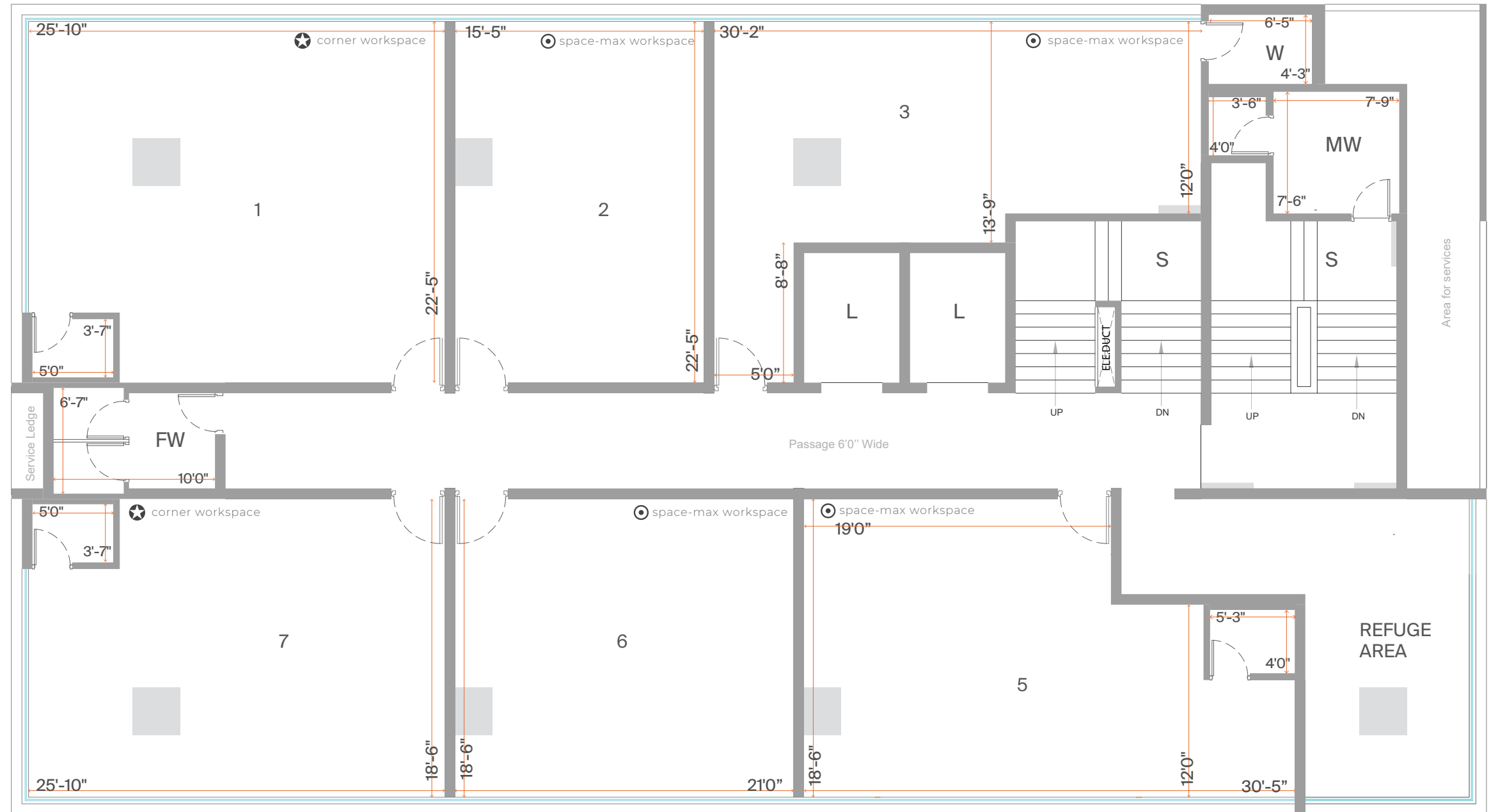


premium workspaces

LEVEL 7

UNIT 1	☼ corner workspace
Product Code	Usable Area*
851 XL	587 Sq.ft. (54.50 Sq.mt.)
UNIT 2	⊙ space-max workspace
Product Code	Usable Area*
516 XL	356 Sq.ft. (33.04 Sq.mt.)
UNIT 3	⊙ space-max workspace
Product Code	Usable Area*
679 XL	468 Sq.ft. (43.52 Sq.mt.)
UNIT 5	⊙ space-max workspace
Product Code	Usable Area*
726 XL	501 Sq.ft. (46.52 Sq.mt.)
UNIT 6	⊙ space-max workspace
Product Code	Usable Area*
583 XL	402 Sq.ft. (37.38 Sq.mt.)
UNIT 7	☼ corner workspace
Product Code	Usable Area*
705 XL	486 Sq.ft. (45.14 Sq.mt.)

Usable Area = Carpet Area + Enclosed Balcony (if any)
 *Includes Carpet area as per RERA & permissible enclosed balcony if any.

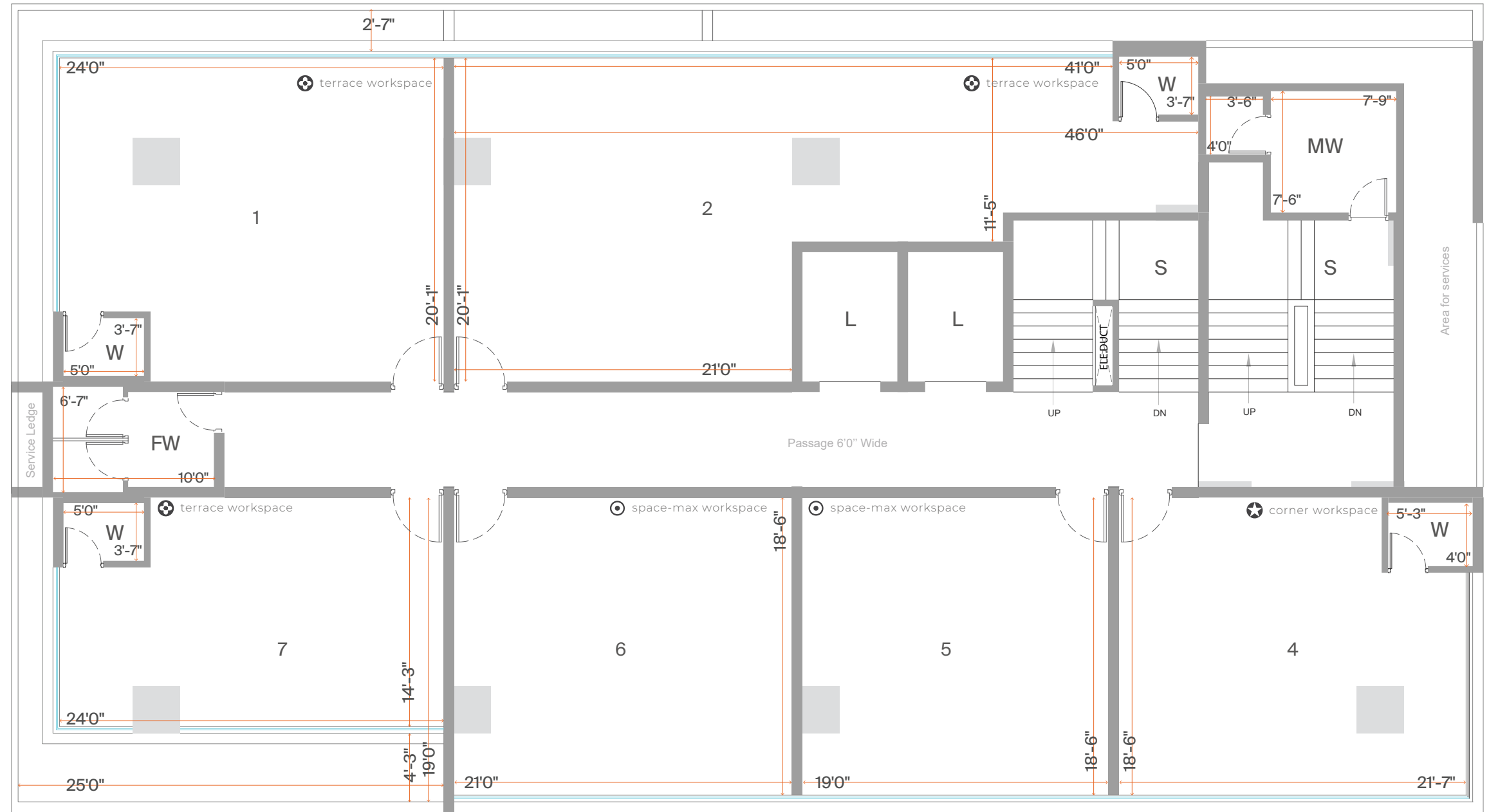


premium workspaces

LEVEL 9

UNIT 1	⊕ terrace workspace
Product Code 708 XL	Usable Area* 488 Sq.ft. (45.36 Sq.mt.)
UNIT 2	⊕ terrace workspace
Product Code 999 XL	Usable Area* 689 Sq.ft. (64.00 Sq.mt.)
UNIT 4	⊕ corner workspace
Product Code 583 XL	Usable Area* 402 Sq.ft. (37.38 Sq.mt.)
UNIT 5	⊙ space-max workspace
Product Code 529 XL	Usable Area* 365 Sq.ft. (33.87 Sq.mt.)
UNIT 6	⊙ space-max workspace
Product Code 583 XL	Usable Area* 402 Sq.ft. (37.38 Sq.mt.)
UNIT 7	⊕ terrace workspace
Product Code 611 XL	Usable Area* 450 Sq.ft. (41.79 Sq.mt.)

Usable Area = Carpet Area + Enclosed Balcony (if any)
*Includes Carpet area as per RERA & permissible enclosed balcony if any.

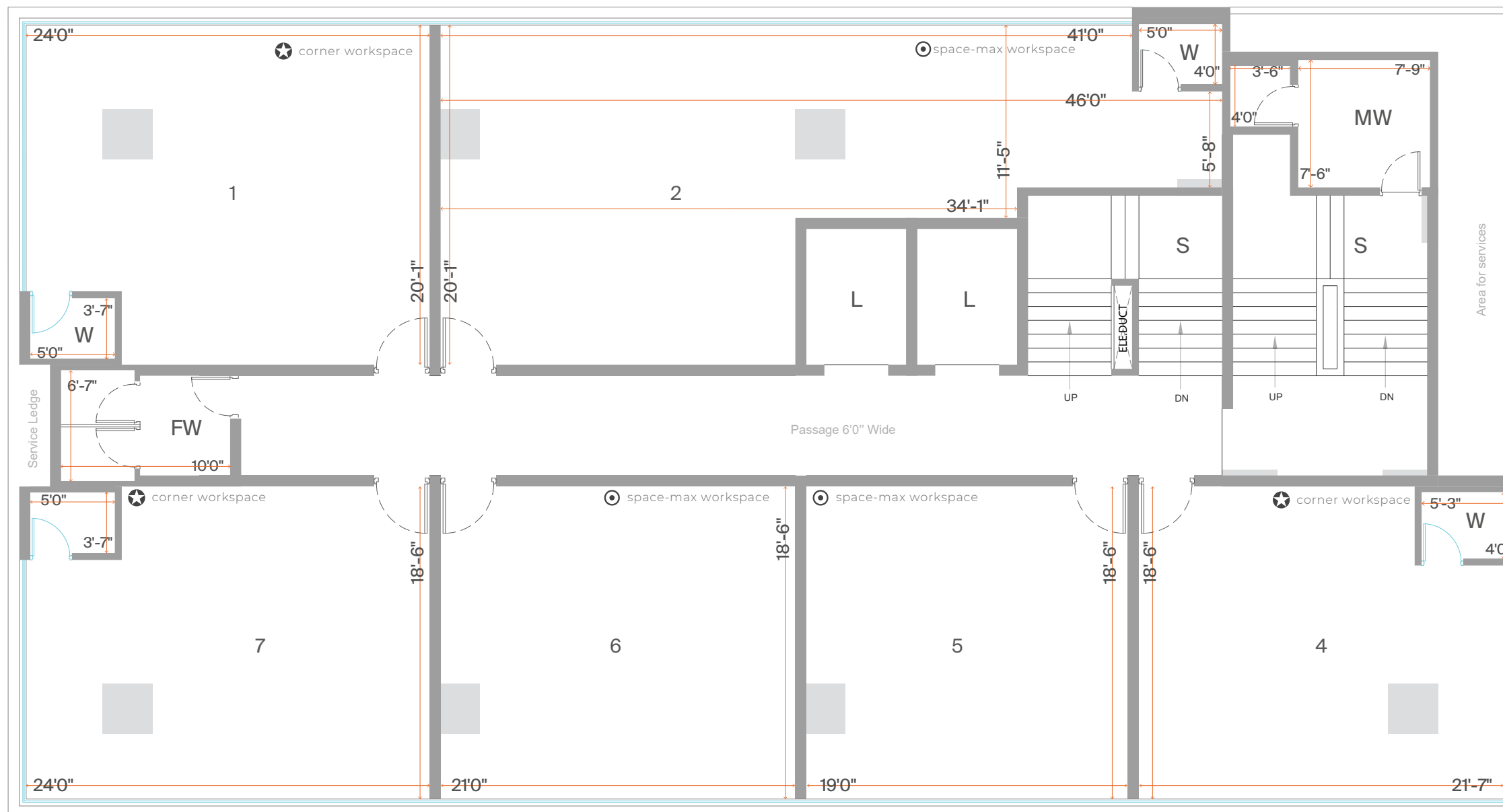


premium workspaces

LEVEL 10

UNIT 1	corner workspace
Product Code 708 XL	Usable Area* 488 Sq.ft. (45.36 Sq.mt.)
UNIT 2	space-max workspace
Product Code 999 XL	Usable Area* 689 Sq.ft. (64.00 Sq.mt.)
UNIT 4	corner workspace
Product Code 583 XL	Usable Area* 402 Sq.ft. (37.38 Sq.mt.)
UNIT 5	space-max workspace
Product Code 529 XL	Usable Area* 365 Sq.ft. (33.87 Sq.mt.)
UNIT 6	space-max workspace
Product Code 583 XL	Usable Area* 402 Sq.ft. (37.38 Sq.mt.)
UNIT 7	corner workspace
Product Code 652 XL	Usable Area* 450 Sq.ft. (41.79 Sq.mt.)

Usable Area = Carpet Area + Enclosed Balcony (if any)
*Includes Carpet area as per RERA & permissible enclosed balcony if any.



premium workspaces

XL

LEVEL 11

UNIT 1 terrace workspace

Product Code **1706 XXL**
Usable Area* 1391 Sq.ft. (129.19 Sq.mt.)

UNIT 4 corner workspace

Product Code **584 XL**
Usable Area* 402 Sq.ft. (37.39 Sq.mt.)

UNIT 5 space-max workspace

Product Code **529 XL**
Usable Area* 365 Sq.ft. (33.87 Sq.mt.)

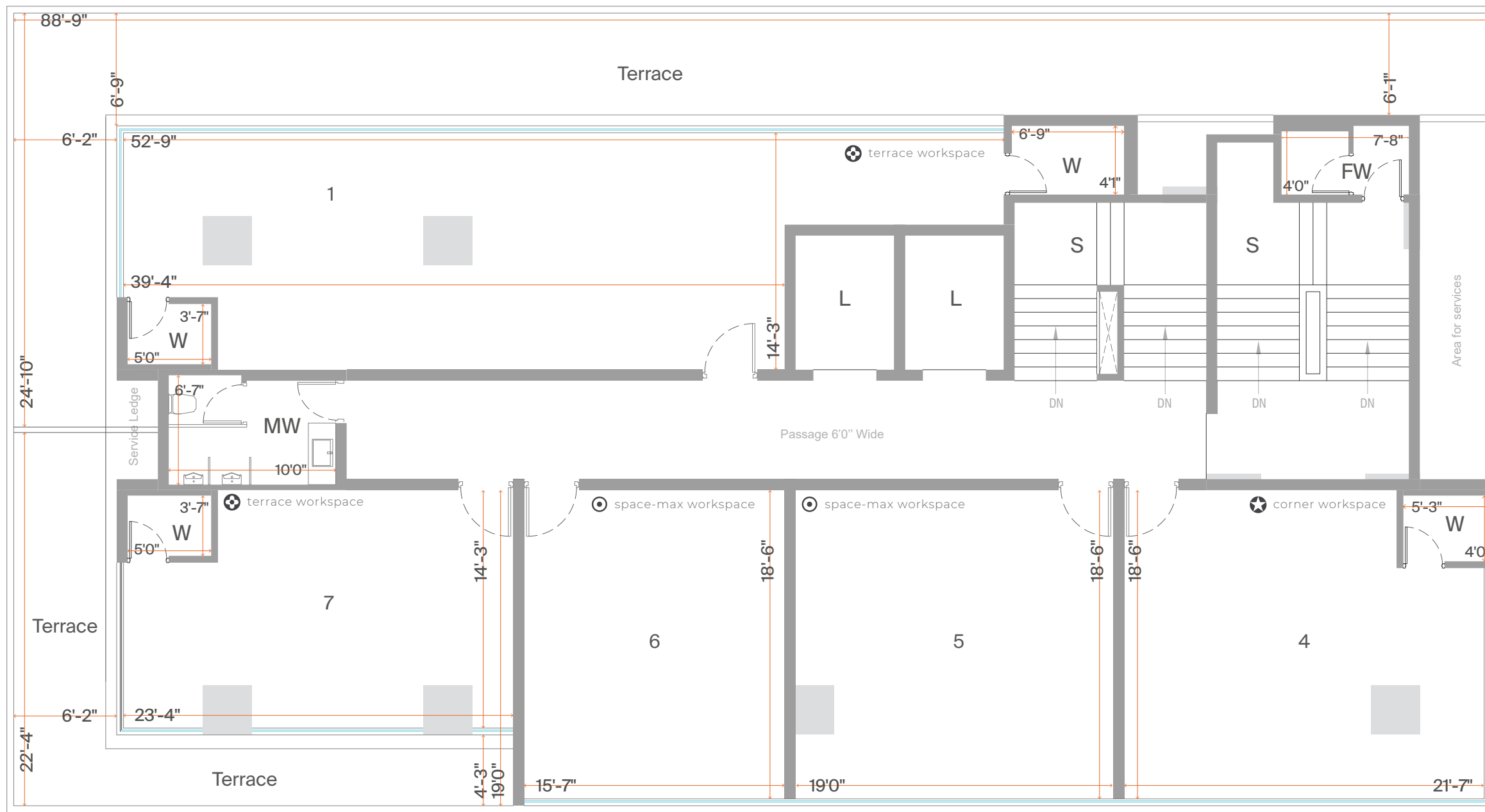
UNIT 6 space-max workspace

Product Code **433 XL**
Usable Area* 299 Sq.ft. (27.77 Sq.mt.)

UNIT 7 terrace workspace

Product Code **736 XL**
Usable Area* 580 Sq.ft. (53.86 Sq.mt.)

Usable Area = Carpet Area + Enclosed Balcony (if any)
*Includes Carpet area as per RERA & permissible enclosed balcony if any.



FACING BAJIRAO ROAD

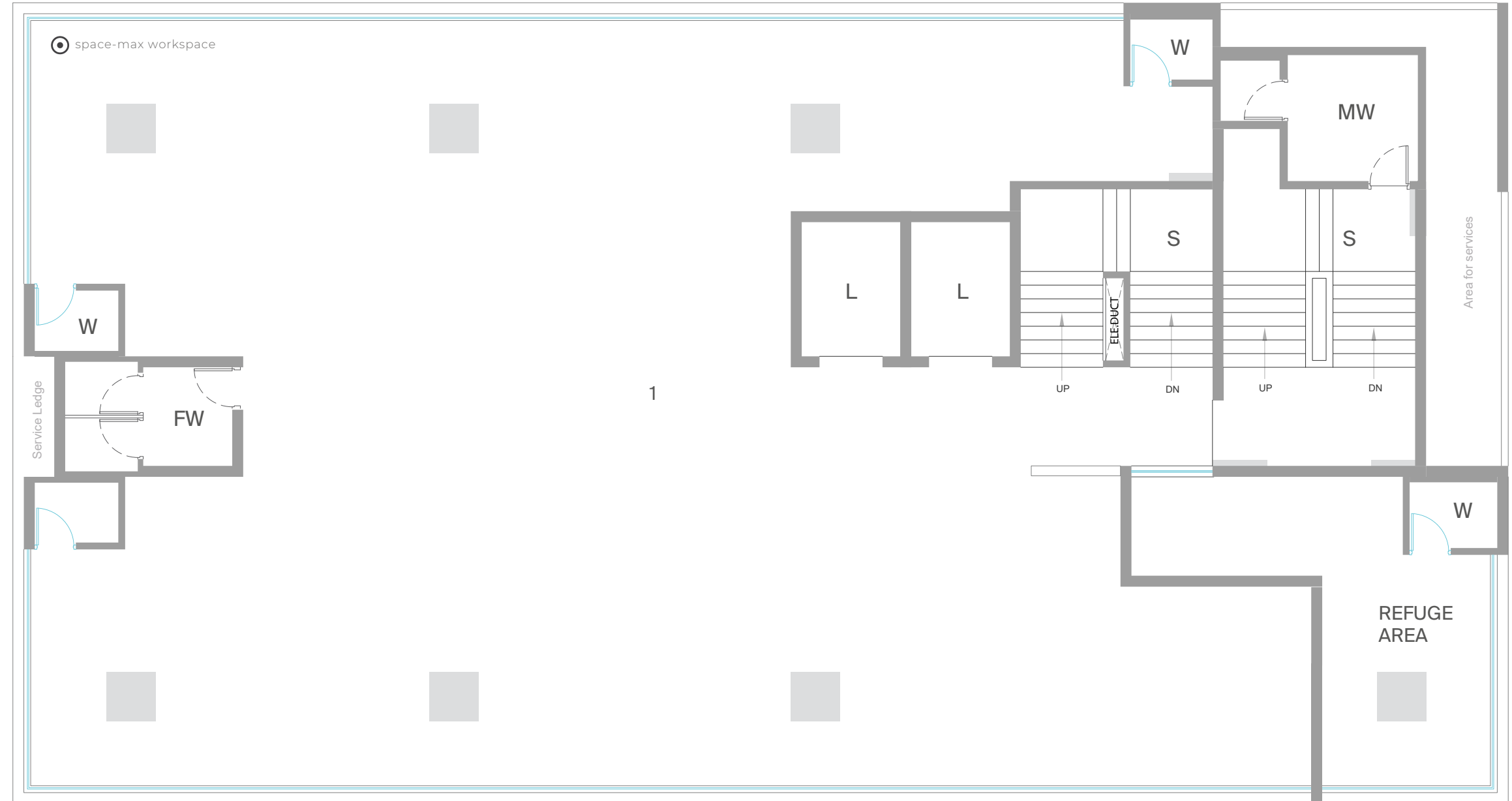
L - Lift | S - Staircase | MW - Male Washroom | FW - Female Washroom



premium workspaces

LEVEL 12

UNIT 1 ● space-max workspace
 Product Code Usable Area*
3240 XXXL 2234 Sq.ft. (207.59 Sq.mt.)




FACING BAJIRAO ROAD

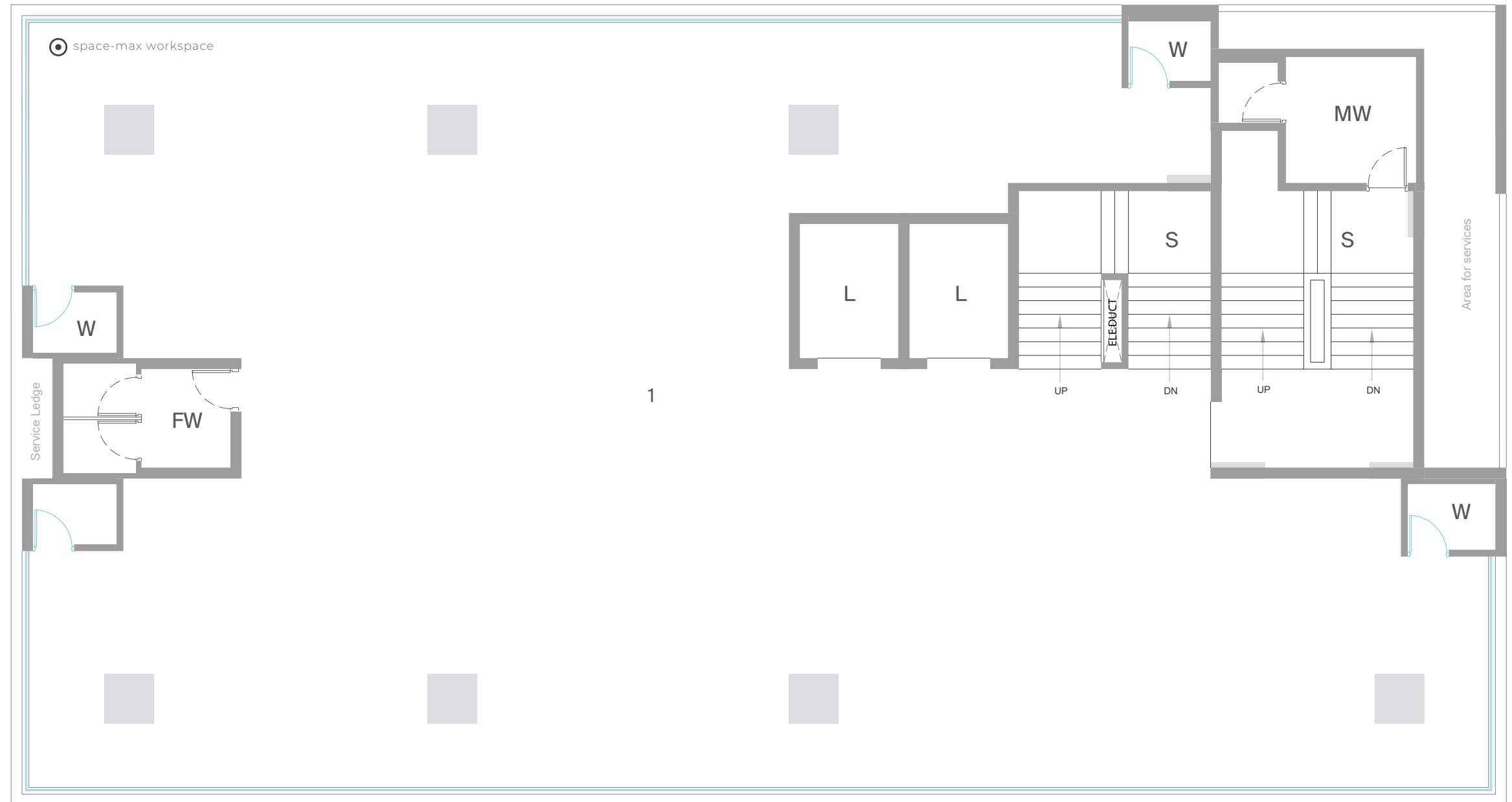
L - Lift | S - Staircase | MW - Male Washroom | FW - Female Washroom



premium workspaces

LEVEL 13

UNIT 1  space-max workspace
Product Code **3639 XXXL** Usable Area* 2510 Sq.ft. (233.15 Sq.mt.)



FACING BAJIRAO ROAD

L - Lift | S - Staircase | MW - Male Washroom | FW - Female Washroom





BAJIRAO ROAD ●

LIGHTHOUSE®

Rooftop

In the always connected business world of today, we have designed the rooftop to be an extension of your office.

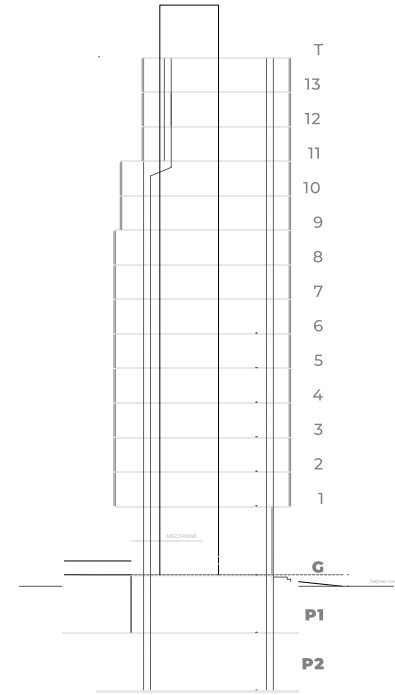
Be it the café, the pantry or the dining area everything is designed to help you choose to stay connected or take a well-deserved break. The rooftop offers a mix of work and leisure spaces.

- . Café
- . Pantry
- . Dining Area
- . Washroom

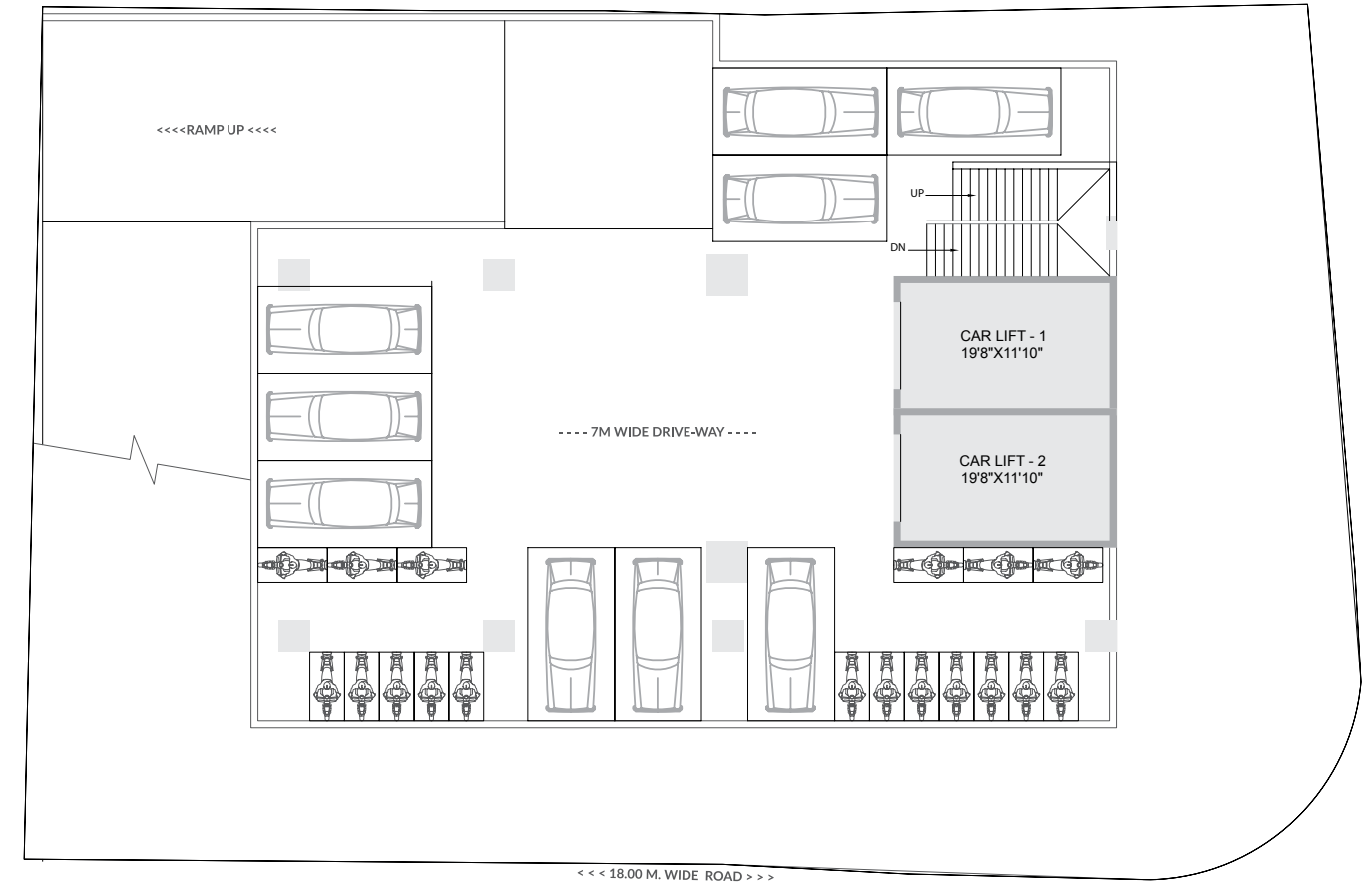


100% Parking

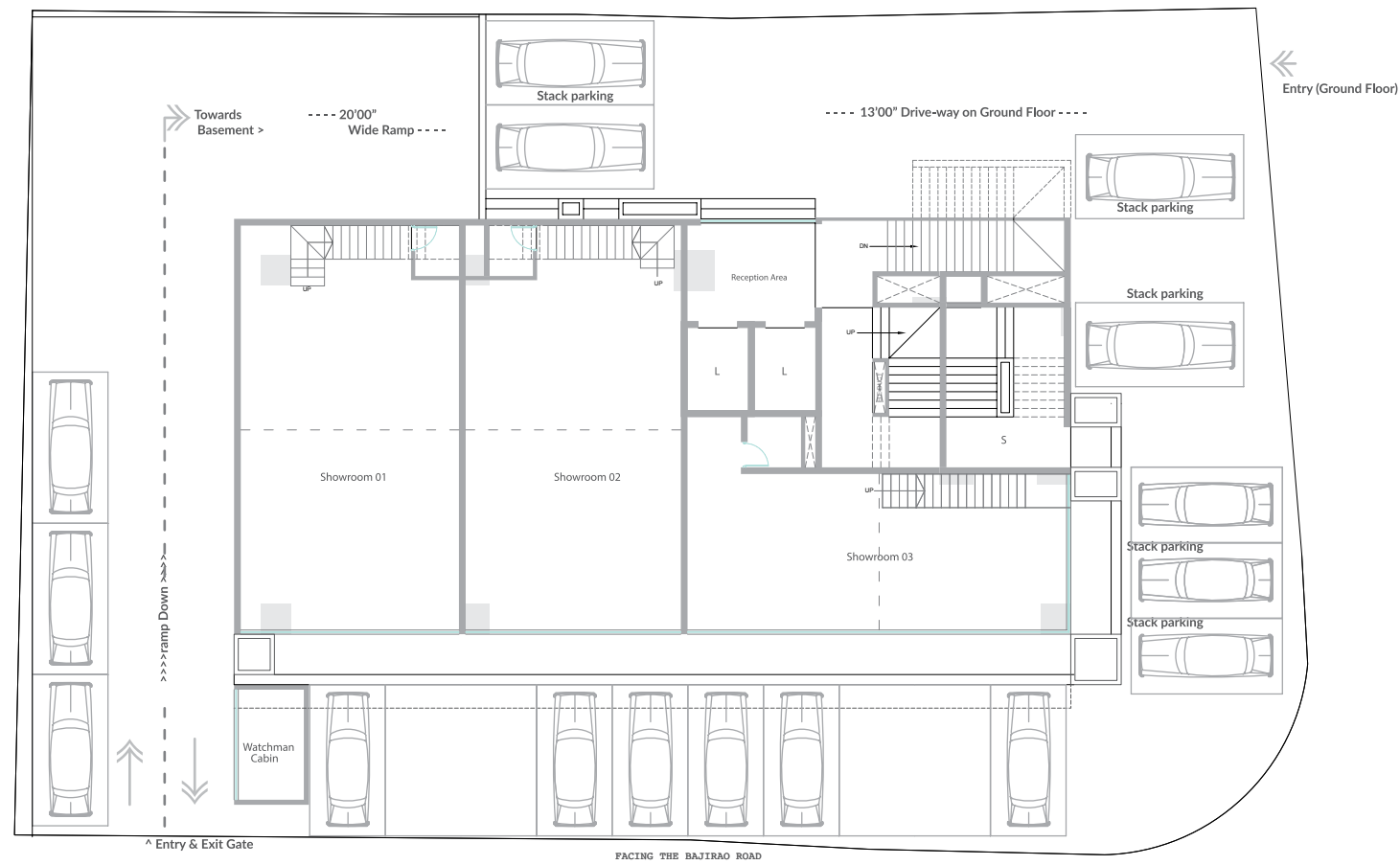
We recognize that parking is the first point of contact a business has with its clients. When that encounter is favorable, it sets the tone for the customer experience. Having enough accessible parking for customers, staff, and clients is vital to any company.



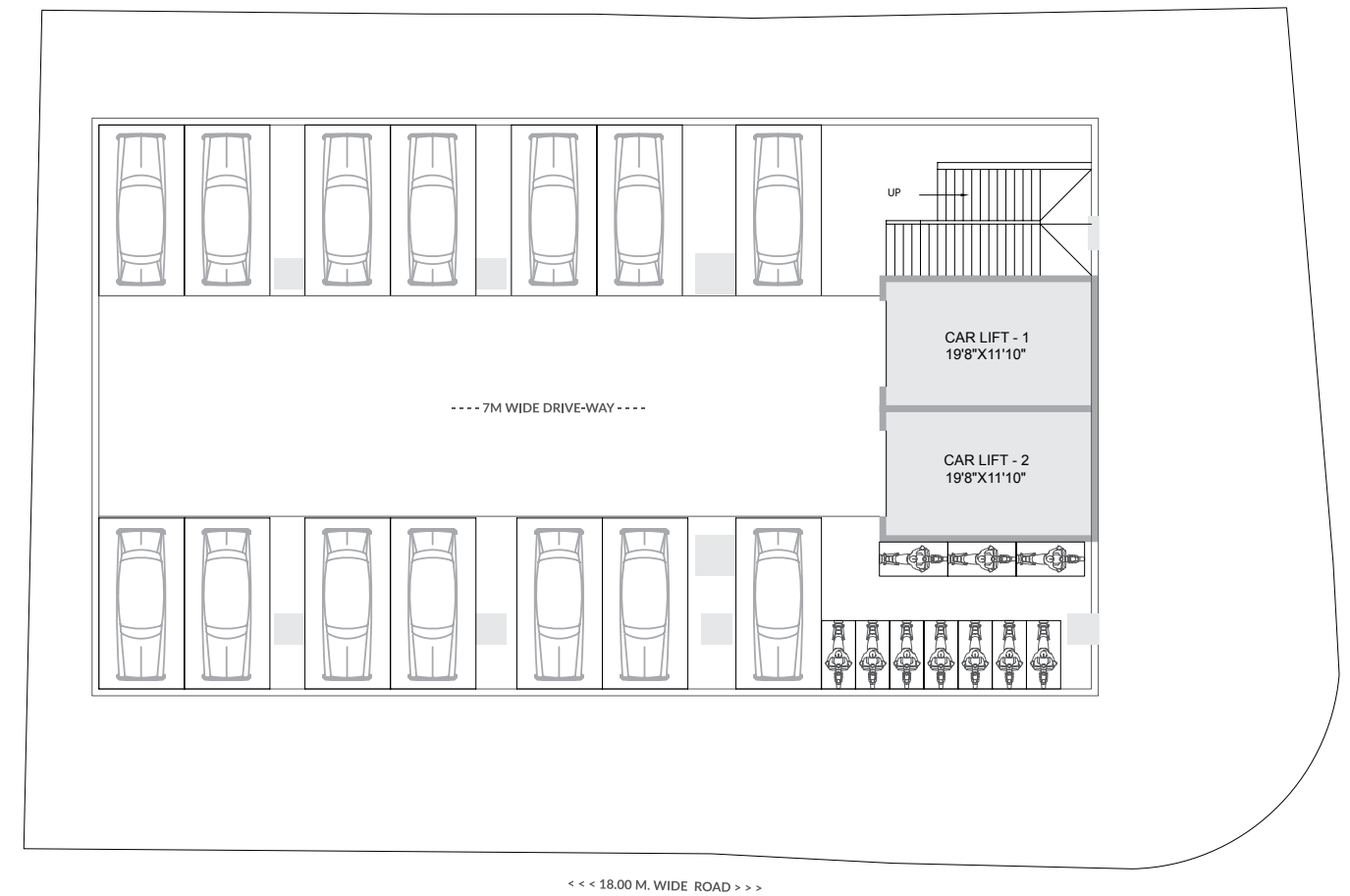
P1



G



P2



Ground Level Parking

Ample parking is available on the main road, for both two-wheelers and four-wheelers

Basement Level Parking

- . Valet parking available for owners
- . Two-level basement parking
- . Stack parking for optimum utilization of space
- . Car lift available for multi-level underground parking

Product Configurations & Sizes



showrooms

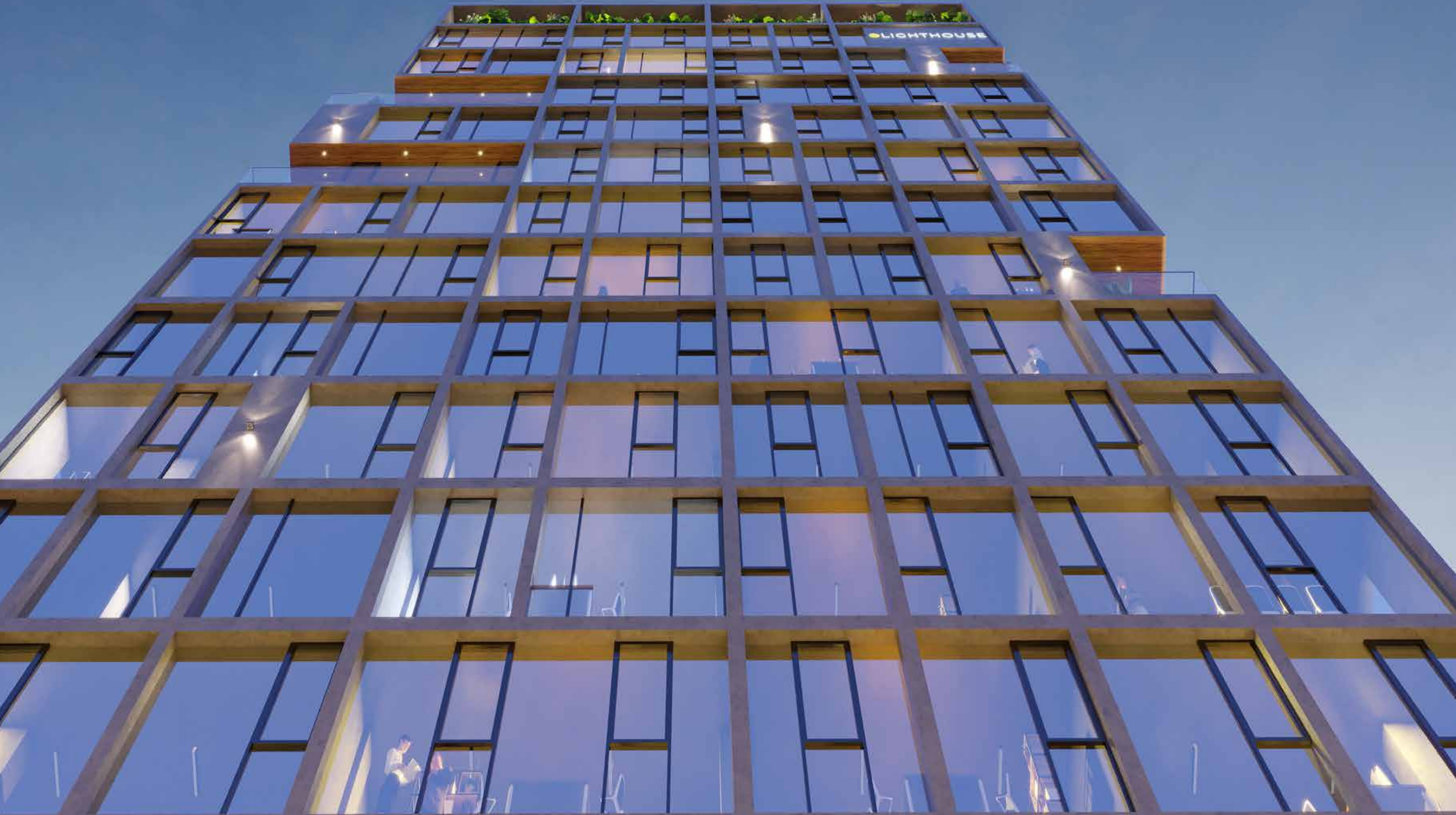
Floor	Showrooms	Product Code	Area
G	1	1807 XXL	Usable Area 1204 Sq.ft. (111.90 Sq.mt.) Carpet Area* 849 Sq.ft. (78.9 Sq.mt)+ Mezzanine* 355 Sq.ft. (33.00 Sq.mt)
1&2	101 201	1759 XXL	Usable Area 1213 Sq.ft. (112.72 Sq.mt.) = Carpet Area* 891 Sq.ft. (82.79 Sq.mt) + Enclosed Balcony* 322 Sq.ft. (29.93 Sq.mt)
G	2	1752 XXL	Usable Area 1168 Sq.ft. (108.54 Sq.mt.) Carpet Area* 813 Sq.ft. (75.54 Sq.mt.)+ Mezzanine* 355 Sq.ft. (33.00 Sq.mt)
1&2	102 202	1211 XXL	Usable Area 835 Sq.ft. (77.56 Sq.mt.) = Carpet Area* 608 Sq.ft. (56.47 Sq.mt) + Enclosed Balcony* 227 Sq.ft. (21.09 Sq.mt)
G	3	1300 XXL	Usable Area 867 Sq.ft. (80.51 Sq.mt.) Carpet Area* 630 Sq.ft. (58.51 Sq.mt)+ Mezzanine* 237 Sq.ft. (22.00 Sq.mt)
1&2	103 203	1718 XXL	Usable Area 1185 Sq.ft. (110.06 Sq.mt.) = Carpet Area* 904 Sq.ft. (84.01 Sq.mt) + Enclosed Balcony* 280 Sq.ft. (26.05 Sq.mt)

CITY CENTRE

workspaces

Floor Numbers	Product Code	Area
1301	3639 XXL	Usable Area 2510 Sq.ft. (233.15 Sq.mt.) = Carpet Area* 1712 Sq.ft. (159.07 Sq.mt) + Enclosed Balcony* 797 Sq.ft. (74.08 Sq.mt)
1201	3240 XXL	Usable Area 2234 Sq.ft. (207.59 Sq.mt.) = Carpet Area* 1521 Sq.ft. (141.31 Sq.mt) + Enclosed Balcony* 713 Sq.ft. (66.28 Sq.mt)
1101	1706 XXL	Usable Area 1391 Sq.ft. (129.19Sq.mt.) = Carpet Area* 313 Sq.ft. (29.04 Sq.mt) + Enclosed Balcony* 389 Sq.ft. (36.15 Sq.mt)+ Terrace* 689 Sq.ft. (64.00 Sq.mt)
902 1002	999 XL	Usable Area 689 Sq.ft. (64.00 Sq.mt.) = Carpet Area* 438 Sq.ft. (40.73 Sq.mt) + Enclosed Balcony* 250 Sq.ft. (23.27 Sq.mt)
301 401 501 601 701 801	851 XL	Usable Area 587 Sq.ft. (54.5 Sq.mt.) = Carpet Area* 414 Sq.ft. (38.5 Sq.mt) + Enclosed Balcony* 172 Sq.ft. (16 Sq.mt)
1107	736 XL	Usable Area 580 Sq.ft. (53.86 Sq.mt.) = Carpet Area* 184 Sq.ft. (17.05 Sq.mt) + Enclosed Balcony* 165 Sq.ft. (15.31 Sq.mt)+ Terrace* 231 Sq.ft. (21.50 Sq.mt)
705	726 XL	Usable Area 501 Sq.ft. (46.52Sq.mt.) = Carpet Area* 384 Sq.ft. (35.63 Sq.mt) + Enclosed Balcony* 117 Sq.ft. (10.89 Sq.mt)
901 1001	708 XL	Usable Area 488 Sq.ft. (45.36 Sq.mt.) = Carpet Area* 279 Sq.ft. (25.93 Sq.mt) + Enclosed Balcony* 209 Sq.ft. (19.43 Sq.mt)
307 407 507 607 707 807	705 XL	Usable Area 486 Sq.ft. (45.14 Sq.mt.) = Carpet Area* 335 Sq.ft. (31.1 Sq.mt) + Enclosed Balcony* 151 Sq.ft. (14.04 Sq.mt)
303 403 503 603 803	680 XL	Usable Area 469 Sq.ft. (43.58 Sq.mt.) = Carpet Area* 310 Sq.ft. (28.79 Sq.mt) + Enclosed Balcony* 159 Sq.ft. (14.79 Sq.mt)
703	679 XL	Usable Area 468 Sq.ft. (43.52 Sq.mt.) = Carpet Area* 312 Sq.ft. (28.97 Sq.mt) + Enclosed Balcony* 157 Sq.ft. (14.55 Sq.mt)
1007	652 XL	Usable Area 450 Sq.ft. (41.79 Sq.mt.) = Carpet Area* 280 Sq.ft. (25.99 Sq.mt) + Enclosed Balcony* 170 Sq.ft. (15.8 Sq.mt)
907	611 XL	Usable Area 450 Sq.ft. (41.79 Sq.mt.) = Carpet Area* 188 Sq.ft. (17.44 Sq.mt) + Enclosed Balcony* 170 Sq.ft. (15.8 Sq.mt) Terrace* 92 Sq.ft. (8.55 Sq.mt)
1104	584 XL	Usable Area 402 Sq.ft. (37.39 Sq.mt.) = Carpet Area* 287 Sq.ft. (26.65 Sq.mt) + Enclosed Balcony* 116 Sq.ft. (10.74 Sq.mt)
306 406 506 606 706 806 906 1006	583 XL	Usable Area 402 Sq.ft. (37.38 Sq.mt.) = Carpet Area* 321 Sq.ft. (29.86 Sq.mt) + Enclosed Balcony* 81 Sq.ft. (7.52 Sq.mt)
304 404 504 604 804 904 1004	583 XL	Usable Area 402 Sq.ft. (37.38 Sq.mt.) = Carpet Area* 277 Sq.ft. (25.74 Sq.mt) + Enclosed Balcony* 125 Sq.ft. (11.64 Sq.mt)
305 405 505 605 805 905 1005 1105	529 XL	Usable Area 365 Sq.ft. (33.87 Sq.mt.) = Carpet Area* 291 Sq.ft. (27.06 Sq.mt) + Enclosed Balcony* 73 Sq.ft. (6.81 Sq.mt)
302 402 502 602 702 802	516 XL	Usable Area 356 Sq.ft. (33.04 Sq.mt.) = Carpet Area* 291 Sq.ft. (27.05 Sq.mt) + Enclosed Balcony* 64 Sq.ft. (5.99 Sq.mt)
1106	433 XL	Usable Area 299 Sq.ft. (27.77 Sq.mt.) = Carpet Area* 239 Sq.ft. (22.19 Sq.mt) + Enclosed Balcony* 60 Sq.ft. (5.58 Sq.mt)

Usable Area = Carpet Area* + Enclosed Balcony** + Exclusive Balcony** + Terrace** + Loft Area** * Includes Carpet area as per RERA | ** if any



LIGHTHOUSE®



Computer generated image. Artist's impression. Image not to scale.

Premium Office Convenience



Premium Office Space



Reception Lobby



In-house Cafe

Infra



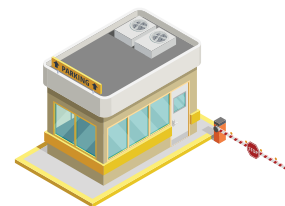
Ample Car Parking



Power Backup



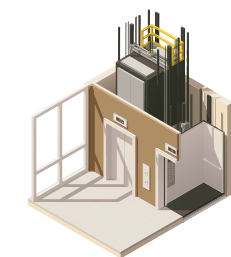
CCTV Surveillance



Safety & Security



Fire Extinguisher



Premium Branded Lift

Premium Quality



High Speed Lift



Premium CP Fittings



High Quality Glass

About the Developer



Residential & commercial developments

Founded in 2004 in Pune, SKYi is an award-winning developer with over four million square feet of thoughtfully designed homes and commercial spaces delivered. The SKYi portfolio covers the gamut of spaces from premium residences, luxurious penthouses, showrooms and offices.

400+
Employees

150+
Engineers

130 lakh sq.ft

70 L
Delivered

20 L
Process

40 L
Planned

500+
Acres of
Land Parcel

10000
Homes
Built

6800
Homes
Delivered

Member of

CREDAI
Pune

MBVA
Member

Rewards & recognition

The Best Residential Project
Awarded by CNBC AWAAZ

CRISIL Star
Rated Realty Project

Top 100 India's Project
by Realty Plus

Indian Green Building Council (IGBC)
Platinum Rated

Financial Partners

ICICI Ventures

HDFC

TATA Capital

Motilal Oswal

Avenue Partners

Piramal

SKYi Portfolio

2003



**NILAY
Aundh**

Nilay at Aundh is an award-winning project spread over 5 acres. Residences built with the philosophy of "no common walls".

COMPLETED

2008



**AQUILA
Baner**

Aquila at Baner is a complex of 18 townhouses covering 60,000 sq.ft. of developed land. Each Aquila home is a 3 bedroom split-level townhouse with a beautiful central courtyard inside the home.

COMPLETED

2010



**IRIS
Baner**

Iris at Baner is a residential complex covering 1,30,000 sq.ft. of developed area. Every Iris home is spacious, well ventilated and well lit.

COMPLETED

2011



**SEHER TOWERS
Baner**

Seher Towers at Baner offers luxurious extra large 4 bedroom residences. Each bespoke home is spread over 4200 sq. ft.

COMPLETED

2012



**FIVE
Baner**

Residential tower of 9 exclusive ultra-luxurious, fully-automated 4 bedroom residences. Each home with an area of 3300 sq.ft. is centrally air-conditioned, comes with a spa pool, best-in-class kitchen appliances, a Bose 5.1 Surround System and much more.

COMPLETED

2014



**IRIS
Bavdhan**

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres.

COMPLETED

2016



**SONGBIRDS
Paud Road**

A nature-loving community near Bhugaon. Spread over 45 acres, the community boasts of 70% open spaces, with 7000 acre NDA Forest on one side and Ram nadi on the other. Home to over 2000+ happy families, it includes premium and luxury residences.

PHASED COMPLETION

2017



**STAR TOWERS
Paud Road**

STAR Towers on Paud Road, is a residential project offering Zero Wastage Homes. The project is located just 10 mins from Bavdhan, on Paud Road.

COMPLETED

2018



**MANAS LAKE
Paud Road**

Manas Lake is a thoughtfully designed township spread over 90 acres on Paud Road. It is just 10 minutes from Bavdhan offering premium residences. It is a CRISIL 5 Star Rated and Indian GreenBuilding Council Platinum Certified project.

PHASED COMPLETION

2018



**STAR TOWN
Paud Road**

Star Town is built with a unique design principle of growhouse. Nature + house = growhouse. Each home is equipped with green balconies for a personal garden. Zero wastage homes for everyday comfort.

COMPLETED

2021



**LIGHTHOUSE
Karve Road**

Premium workspaces located on main DP Road, near Nal Stop, Pune. Lighthouse by SKYi offers a mixed portfolio of Office & Retail spaces with a strong service infrastructure.

COMPLETED

2022



**STAR CITY
Dhayari**

Spread across 20 acres, Star City provides modern living amenities to its residents with premium homes. Strategically located, overlooking Sinhadag and well-connected to Pune's ever-growing infrastructure, this well-planned community with 70% open spaces is close to both nature and the city.

PHASED COMPLETION



Computer generated image. Artist's impression. Image not to scale.

FACT FILE

FLOORING

Premium Vitrified Tiles For Flooring

WINDOWS

Aluminium Sliding Windows. Openable Window With Tinted Glass + Toughened Glass (Only Fixed Glass)

FABRICATION

Glass Railing For All Terrace And Balconies

PAINTING

Texture Paint For External Surfaces Internal Surfaces High Quality Semi Acrylic Paint

FALSE CEILING

False Ceiling In All Common Lobbies

SPLIT AC

Provision of AC Ducting + From Each Office To Service Ledge

ELECTRICAL

Energy Saving Electrical Fittings and Branded Switches

LIFT

Two High Speed Lifts For Passengers. Johnson Brand or Equivalent.

INTERNET

Fiber Cable Till Every Office

PARKING

Stack System For Parking. Two Car Lifts For Basement

FIRE FIGHTING

Fire Fighting Equipment In Lobby.

PLUMBING

Premium Fittings and Sanitary Ware

SANITATION

Separate Male and Female Washrooms and Toilets on Each Floor

SECURITY

CCTV Surveillance. Security Personnel at Entry And Exit Points

ACCESS

Reception and Lobby Area

TERMS & CONDITIONS

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Stock Image

Stock image for indicative purpose only.

Maps

All distances are indicative and not actual. Map not to scale.

Artist Impression (3D Render)

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.

Drawings

We are offering, for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions/column/finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space-planning purpose only.

LIGHTHOUSE®

by SKYi

Connect With Us

The Developer

VIRYASH REALTIES LLP

Sales Office

Lighthouse by SKYi Sales Office
Road No. 5, Subhash Nagar,
Shukrawar Peth, Pune - 411002

Site Address

Lighthouse by SKYi, Bajirao Rd,
opp. Saraswati Vidya Mandir,
Sadashiv Peth, Pune - 411030

Corporate Office

Energia SKYi Group
SKYi Songbirds, The Poona Western Club
Near Four Seasons, Paud Road,
Bhugaon, Pune - 412115

Connect

+91 020 6868 3857

MahaRERA Registration No.

Lighthouse City Centre
P52100050951

lighthousebyskyi.com

LIGHTHOUSE by SKYi • CITY CENTRE • BAJIRAO ROAD • PREMIUM WORKSPACES

skyi®