

Location Map
NOT TO SCALE



Credits:

Architect
Icon Associates

R.C.C. Consultant
Strudcom Consultant Pvt. Ltd.

Legal Advisor
Adv. Dattatray Deshmukh

Key Distances

- Hinjewadi IT Park 15 Mins.
- Bengaluru- Mumbai Bypass 02 Mins.
- Education Institutes 05 Mins.
- Aundh 09 Mins.
- Pashan 05 Mins.
- Balewadi Sport's Complex 05 Mins.
- Proposed Metro Station 05 Mins.
- CBSC & ICSC Schools 05 Mins.
- Hospitals & Banks 05 Mins.

BLUEPEARL
REALTORS

Member Of:
CREDAI & NAREDCO



RERA REGISTRATION NUMBER
P52100023151
www.maharera.mahaonline.gov.in

Site Add.: S. No. 18/2, Diagonal opp. to 24K Sereno, Pancard Club Road, Baner, Pune- 411045.

Office Add.: 1st floor, Shriram Yashoda Building, Near The Orchid School, Baner Road, Baner, Pune- 411045.

For Details Call: 9766502949, 7722089085

Email: bluepearlrealtors@gmail.com

This brochure is purely conceptual and not a legal offering, nor will it be part of the agreement. All images displayed here are artistic impressions. Number of buildings, floors and number of flats/ units may be revised. Promoters reserve the right to amend the layouts, plans, elevations, design, specifications, amenities etc. without notice.

Pravin Gansale | 9822076168



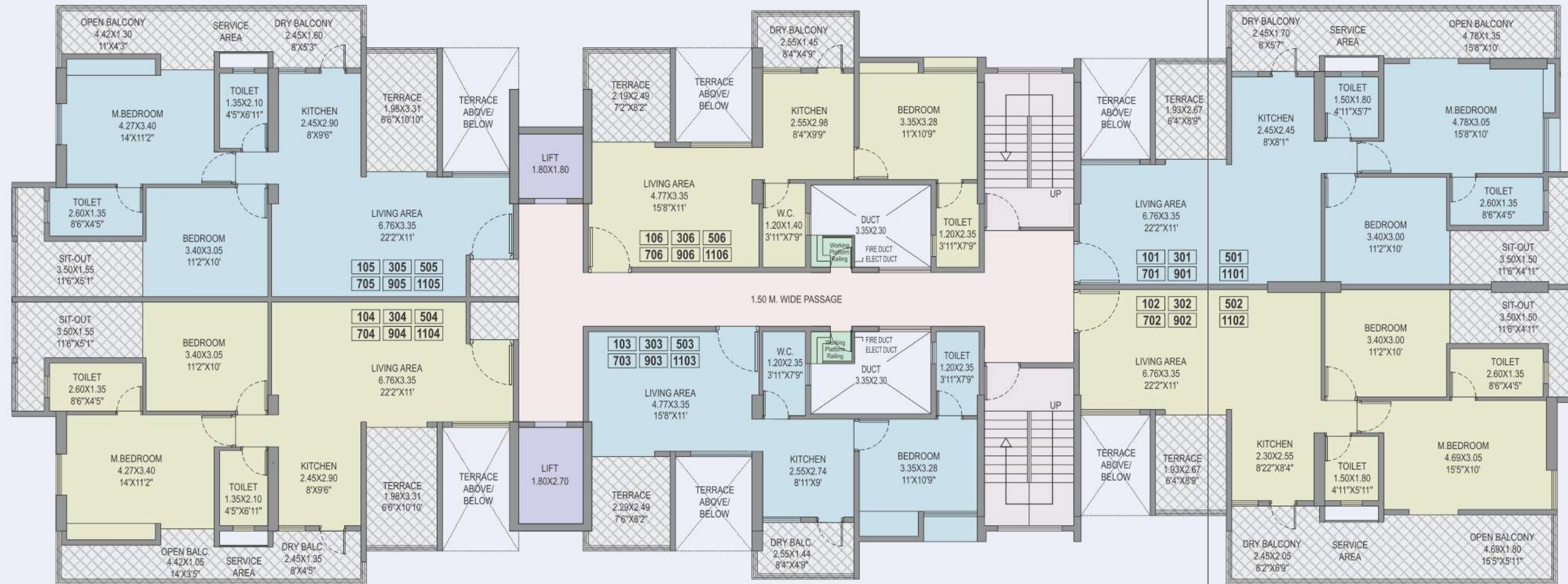
STUNNING · UNIQUE · UPSCALE

1 & 2 BHK Luxury @ Baner



- A PROJECT BY BLUE PEARL REALTORS -

TYPICAL 1st, 3rd, 5th, 7th, 9th & 11th FLOOR PLAN



AREA STATEMENT IN SQ.FT.

Type	Flat No.	Usable Area
2 BHK	101,301,501,701,901,1101	995.65
2 BHK	102,302,502,702,902,1102	1034.62
1 BHK	103,303,503,703,903,1103	551.75
2 BHK	104,304,504,704,904,1104	988.97
2 BHK	105,305,505,705,905,1105	1009.95
1 BHK	106,306,506,706,906,1106	562.52



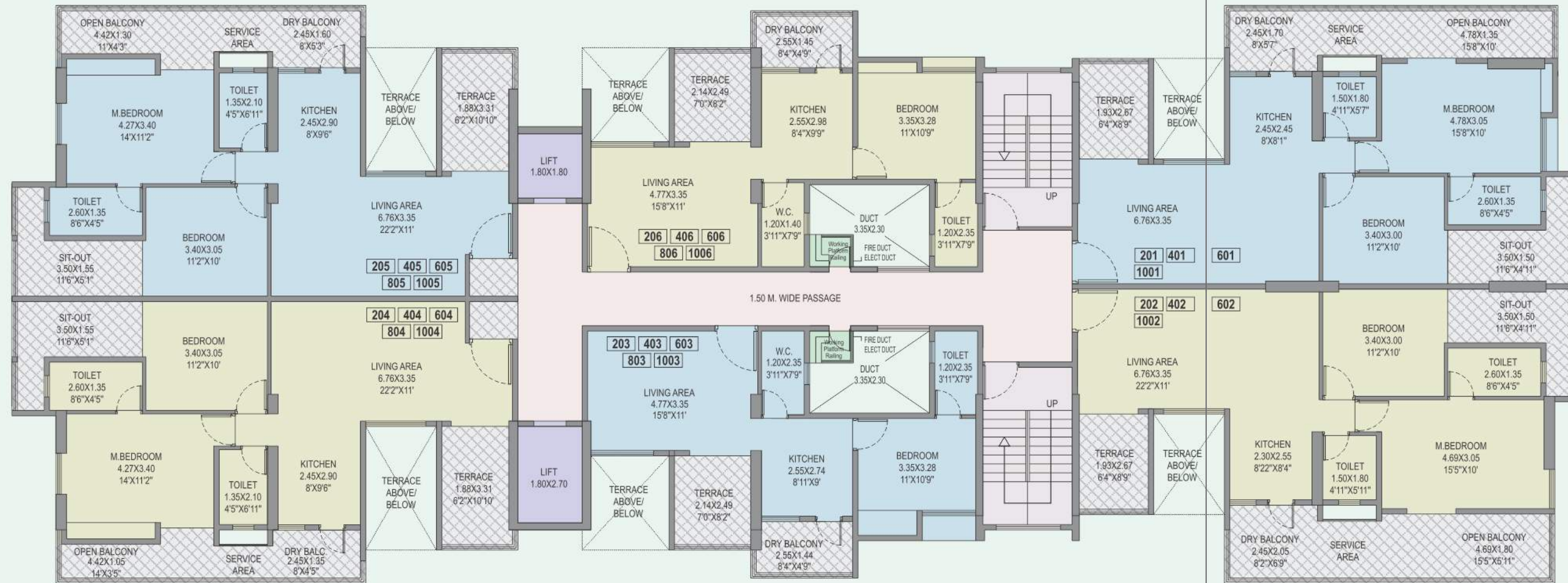
TOP TERRACE DEVELOPMENT
HAVE FUN, BE YOURSELF,
 enjoy life and stay healthy

THE IDEAL LOCATION

Situated in North-West Pune, Baner is a residential cum commercial locality placed alongside the Mumbai Highway. It is surrounded by Balewadi, Aundh, Pashan, Sus and Mahalunge. Residential demand is primarily driven by working professional employed in the software companies located in Baner itself and other close by employment hubs such as Rajiv Gandhi Infotech Park in Hinjewadi. Most of the residential developments in Baner are in the form of multi-storey apartment projects.



TYPICAL 2nd, 4th, 6th & 10th FLOOR PLAN (Refuge area on 8th floor)



AREA STATEMENT IN SQ.FT.

Type	Flat No.	Usable Area
2 BHK	201,401,601,1001	995.65
2 BHK	202,402,602,1002	1034.62
1 BHK	203,403,603,803,1003	551.75
2 BHK	204,404,604,804,1004	988.97
2 BHK	205,405,605,805,1005	1009.95
1 BHK	206,406,606,806,1006	562.52



LIVE IN NATURE....


ALL GOOD THINGS ARE wild and free

SOCIAL & RETAIL INFRA

Baner offers all necessary amenities to its residents. The locality and its near surroundings contains several prominent educational institutions, healthcare facilities, shopping complexes, malls, sports complex, banks and restaurants. Popular retail cum entertainment avenues within 7 km include Westend Mall, Reliance Mall, D Mart Baner, Balewadi High Street and Xion Mall. Other key amenities include VIBGYOR High School, Orchid School, National Institute of Construction Management and Research (NICMAR), GS Moze College of Engineering, Jupiter Hospital, Aundh Institute of Medical Sciences and Vitalife Medipoint Hospital.



AMENITIES

- Terrace garden with sitout
 - Open air gym
 - Attractive entrance gate
 - Rainwater harvesting
 - Elevators with power back-up
 - Provision for D2H connection
 - PV solar system for power generation
 - Ample parking space with open & covered car parks
 - Power back-up for lifts, water pumps & selected common area
 - Ample UGWT & OHWT for utility water along with the adequate provision for drinking water
-  **Security Features:** • Security cabin • CCTV system
- Video door phone • Intercom system
 - Fire fighting system



SPECIFICATIONS

STRUCTURE

- Earthquake resistance RCC structure.
- Eco-friendly fly ash bricks.
- Internal plaster with Gypsum coat & external sand faced plaster.

KITCHEN

- Black granite kitchen platform with SS sink.
- Dado tiles up-to ceiling level above platform.
- Kitchen trolleys.
- Provision for water purifier.

FLOORING

- 2X2 ft. vitrified double charged tile flooring.
- Anti-skid flooring in bathrooms & terraces.

DOORS

- Laminate flush doors. FRP coated door for toilets.
- S S fittings of standard make.

WINDOWS

- Marble sill for all windows.
- 3 track powder coated aluminium sliding windows.
- M S safety grills.

TOILET

- Provision for water heater & exhaust fan.
- C P & sanitary fittings of Cera/ Jaguar/ Parryware or similar.
- Digital wall tile dado up to ceiling level.

ELECTRICAL

- Le-grand or equivalent switches.
- Concealed copper wiring.
- TV/ Tel. and internet point.
- AC point in bedrooms.

FINISH

- Internal OBD paint. External acrylic paint.

