




LIVIENCE  
ALEENTA

-  
BANER PASHAN LINK ROAD





# LIVE THE BOUNTIES OF NATURE



EXPERIENCE TRUE BLISS WITH HILLS & RIVER VIEW

A COMMUNITY SURROUNDED BY HILLS AND ACRES OF VERDANT GREENS



# LIVE THE ABUNDANCE



EXPERIENCE THE OPENNESS

VAASTU COMPLIANT HOMES WITH  
EXPANSIVE SKY DECKS OVERLOOKING PANORAMIC HILL VIEWS



# LIVE THE INDULGENCE

 EXPERIENCE THE CURATED LIFE

OVER 1 LAC SQ. FT. OF LIFESTYLE PODIUM FEATURING INDULGENT FAMILY AMENITIES

A festive scene featuring two women. The woman on the left is wearing a dark, sequined dress and holding a lit sparkler. The woman on the right is wearing a gold, textured dress and holding two glasses of champagne. They are both smiling and looking towards the right. The background is dark with falling confetti and a brick wall on the right side.

# LIVE THE COMMUNITY

 EXPERIENCE THE FIRST OF A KIND ENGAGEMENTS

HOME TO CLUB ALENTA, WHERE A LARGE COMMUNITY OF RESIDENTS WILL MEET,  
SOCIALISE AND CELEBRATE TOGETHER AS ONE EXTENDED FAMILY.

# LIVE THE BLESSINGS

EXPERIENCE

*The Gift of God.*

*Laura Khan  
Apoorva*

Artist's Impression



AVANA

AVANT

AMANI

AMAYA

AMORE

**A BLESSED LIFE.**

*The Gift of God.*

PRESENTING



**LIVIENCE  
ALEENTA**

THE CHOSEN WORLD AT BANER PASHAN LINK ROAD.

Experience the life as envisaged by the creator himself. In a life space blessed by the bounties of verdant nature, the breath of positive energy, the abundance of open spaces and the joys of curated amenities designed to delight every member of the family. Belong to privileged community living in a central address staying close and connected as one happy family. Live & Experience Aleenta, the gift of God presented to you in form of a fulfilling life.





AMAYA

AMORE

# THE GATED RESERVE



Landscaped Arrival Avenue with a majestic gate



LIVIENCE  
ALENTA

# A LUXURY LIFESPACE THE ALMIGHTY WOULD BE PROUD OF

## PROJECT HIGHLIGHTS

5 towers of over 30 storeys

Offering 3, 4, 4.5, 5 & 6 BHK homes

Over 1 lac sq. ft. of recreational lifestyle podium

Multi-level club around 25,000 sq. ft. with host of lifestyle amenities

Vaastu compliant homes with sweeping decks

Panoramic views of hills and greens

Cross ventilated homes with abundant natural light

Duplex & penthouses on higher floor

Ample parking space for all apartments



# BOUNTIES OF NATURE

*A Gift  
of God.*

BANER-PASHAN LINK ROAD- A LOCATION  
WITH THE BLESSINGS OF GOD



# ONE OF INDIA'S MOST LIVEABLE CITY



## PUNE

A cultural capital brimming with the best of classical music, theatre, sports and literature, Pune is the second largest city in the state of Maharashtra after Mumbai, and is an important city in terms of its economic and industrial growth. Once the centre of power for the Maratha Empire, Pune's rich historical past has made it the cultural capital of Maharashtra.

Home to many colleges and universities, Pune is considered a prestigious educational destination, winning itself the title of "The Oxford of the East". Pune has emerged as a new startup hub in recent years with information technology (IT), engineering and automotive companies sprouting. The city is also known for cultural activities such as classical music, theatre, sports and literature.

According to the Ease of Living Index 2020, Pune was ranked as the second-best city to live in India.

Pune is among the 109 cities shortlisted in India's Smart Cities Mission, and the city has allocated an estimated US\$5.2 billion for its smart city development plan. The city's key priorities are to improve urban mobility, provide access to water, enhance citizen outreach efforts, and improve infrastructure in energy, housing, safety and security.

The Smart Cities report card by India's Urban Development Ministry ranked Pune the eighth-fastest city in implementing its Smart City plan.

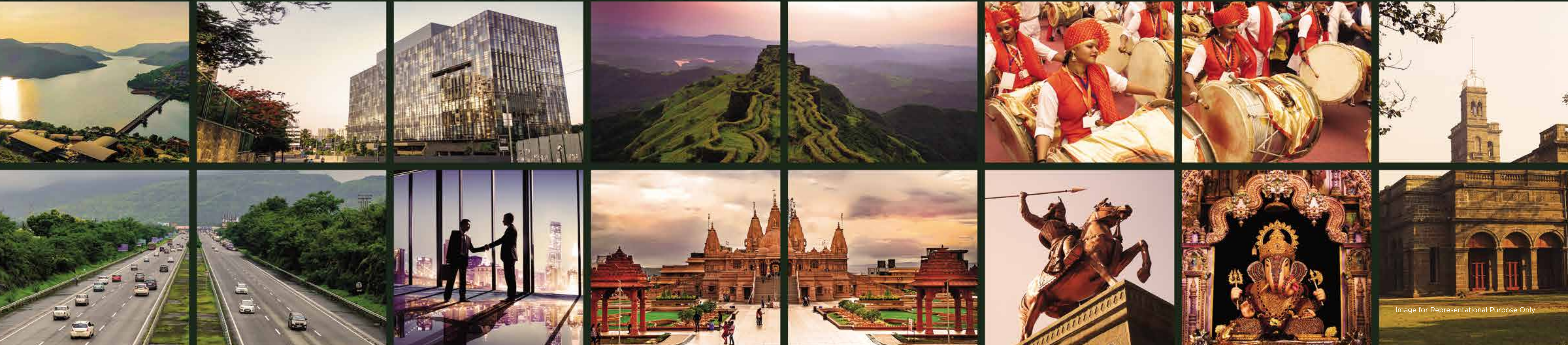


Image for Representational Purpose Only

# BANER-PASHAN



## A CHOSEN SPACE WITH HILLS, VERDANT GREENS & RIVER VIEW

Nestled in the hills on one side and the Ram Nadi flowing on the other, Aleenta occupies its place of pride on the picturesque Baner-Pashan link road. This new residential hub that has attracted several landmark developments, thanks to its peaceful and pollution free environs and unstinted hill and river views. The location is very close to the city and the Hinjewadi Software Park & Mumbai Expressway. Commuting is easy and the social infrastructure is in place for the residents to enjoy a fulfilled life.

PUNE UNIVERSITY

BANER - PASHAN  
LINK ROAD

PASHAN LAKE

PASHAN

BANER HILLS

THE KODE

BANER ROAD

AUNDH

MUMBAI - BANGALORE  
HIGHWAY

BAVDHAN



Actual Shot

## LOCATION MAP



## KEY LANDMARKS & DISTANCES



### Theatres

- Cinepolis - Westend Mall - 3.9 kms
- PVR - The Pavilion - 7.2 kms
- PVR City One Mall Pimpri - 8.1 kms



### Travel

- Pune Station - 11.2 kms
- Pune Airport - 17.2 kms



### Club

- Solaris - 2.7 kms
- Talwalkars - 3 kms
- Gold's Gym - 3.2 kms
- Pan Card Club - 4.1 kms
- Oxford Golf Course - 10.2 kms



### Areas

- Baner - 2.3 kms
- Aundh - 3.8 kms
- Kothrud - 10.3 kms
- Hinjewadi - 12.3 kms
- Koregoan Park - 14.3 kms
- Pimpri Chinchwad - 17.3 kms



### Shopping

- Pantaloons - 2.7 kms
- Ozone - 3.3 kms
- Westend Mall - 3.9 kms
- Reliance Centro - 6.3 kms
- The Pavilion - 7.2 kms



### Hospitals

- Jupiter - 4.7 kms
- Medi Point Hospital - 4.7 kms
- Aundh - 4.7 kms
- Ratna Memorial Hospital - 8.2 kms
- Oyster & Pearl Hospitals - 8.4 kms
- Sancheti - 9.1 kms
- Jehangir - 11.3 kms
- Ruby Hall Clinic - 11.6 kms



### Supermarkets

- Star Bazaar - 600 mtrs
- Food Bazaar - 2.7 kms
- Farmers & Grocers - 4.7 kms
- Dorabjee's - 4.9 kms
- Reliance Mart - 5.3 kms
- Godrej Nature's Basket - 5.3 kms
- D-Mart - 6.2 kms



### Education

- The Orchid School - 4.3 kms
- Loyola School - 5.6 kms
- Rabindranath Tagore School of Excellence - 5.7 kms
- University of Pune - 6 kms
- Vidya Valley School - 6.7 kms
- Vibgyor - 6.8 kms
- Symbiosis Lavale Campus - 8.2 kms
- Symbiosis SB Road - 8.4 kms
- Indira Institutes - 10.2 kms
- Indus International School Pune - 14 kms



### IT & Industrial Hubs

- The Kode - IT Hub, Baner Pashan Link Road - 600m
- Siemens - 4 kms
- Veritas, Balewadi - 6 kms
- Cummins India, Balewadi - 6 kms
- Hinjewadi IT Hub - 15 kms



### Stadiums

- Balewadi Stadium - 6.8 kms
- MCA Stadium - 20.3 kms



### Food

- Westend Mall - 3.9 kms
- Balewadi High Street - 5.3 kms



### Hotels

- Season's Hotel - 4.2 kms
- The Orchid Hotel - 6.3 kms
- JW Marriott - 7.3 kms
- Sayaji - 9.2 kms

# BUNDLE OF JOY

*A Gift of God.*



**ALOHA**

OVER 1 LAC SQ.FT. LIFESTYLE PODIUM

**GOD'S CHOSEN ABODE.  
YOUR LOVED HOME.**





# PODIUM LIFESTYLE INDULGENCES



## PODIUM - ALOHA

- KID'S PLAY AREA
- GAMES ROOM (TT, FOOSBALL, CARROM)
- CO-WORKING SPACE
- TODDLER'S AREA
- INDOOR KID'S PLAY
- OUTDOOR CAFÉ
- GUEST SUITES
- SENIOR CITIZEN AREA
- LIBRARY

- PET'S ZONE
- GAZEBO
- AROMA GARDEN
- REFLEXOLOGY PATHWAY
- BARBECUE ZONE
- AMPHITHEATRE
- BOX CRICKET PITCH
- MULTI-PURPOSE COURT
- E-ZONE LOUNGE

## CLUB - DIVINE

- SWIMMING POOL
- KID'S POOL
- AROMA POOL
- SPA
- FIRST AID ROOM / MEDICAL ROOM
- PARTY LAWN
- SNOOKER LOUNGE

- GAMES ZONE
- TABLE TENNIS
- MINI THEATRE
- MULTI-PURPOSE HALL
- ELEVATED JOGGING TRACK
- GYM
- YOGA



*The Gift of God.*

**REPLENISH YOUR MIND,  
BODY AND SOUL**



Yoga & Meditation Lawn





**CELEBRATE IN  
YOUR VERY OWN  
ELEGANT PARADISE**



Cafe

**A PLATFORM  
FOR THE MOST PERSONAL  
PERFORMANCES**



Community Amphitheatre





# THE PLAYGROUND FOR CHILDHOOD



Outdoor Kid's Play Area

## THE GREENER SIDE OF SPORTS



Mini Golf Putting Area



# BUSINESS FROM ANYWHERE



Fully Equipped Conference Room



# PERFECT WORK FROM HOME EXPERIENCE




Co-Working Lounge



**FIRST CLASS SPACES  
FOR THE SECOND INNINGS**

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—  —

Senior Citizen Zone



**ENGAGE YOUR  
MIND & STIMULATE YOUR  
IMAGINATION**



Well Equipped Library





## BE THE PERFECT HOST



Dedicated Guest Rooms



# REALM OF INDULGENCES

*A Gift  
of God.*



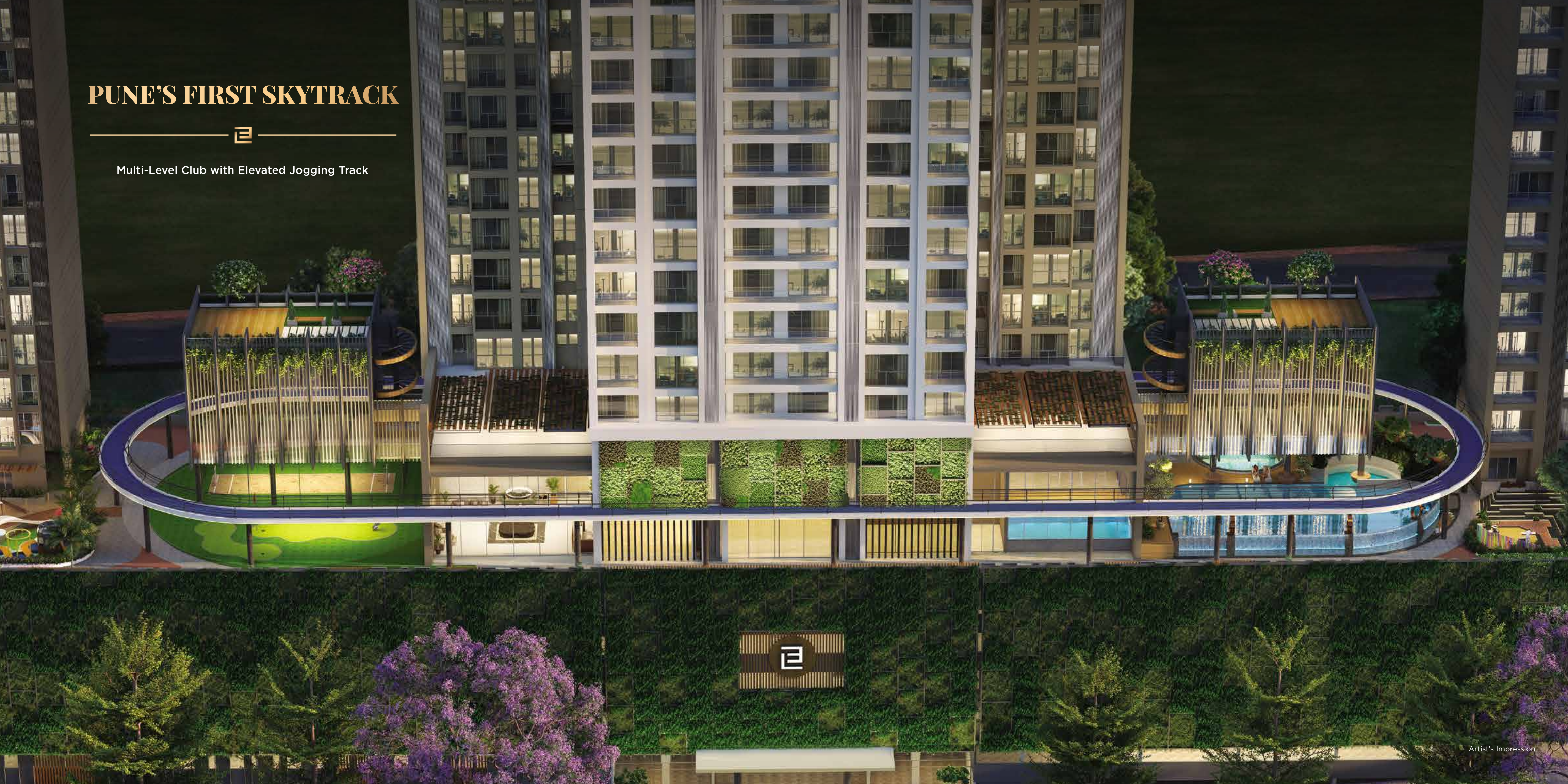
**CLUB  
DIVINE**

MULTI-LEVEL CLUB AROUND 25,000 SQ. FT.  
WITH HOST OF LIFESTYLE AMENITIES

# PUNE'S FIRST SKYTRACK



Multi-Level Club with Elevated Jogging Track





## MORE REASONS TO BE A WATER BABY



Enchanting Swimming Pool

# REVEL IN COMPLETE WELLNESS



Spa





## MEET, GREET, RELAX



Pool Side Deck

## PICK YOUR CHOICE OF FITNESS ROUTINE



Dedicated Fitness Lounge



DON'T STOP WHEN YOU ARE TIRED STOP WHEN YOU'RE DONE.

STRONGER THAN YESTERDAY.

EVERYDAY IS A GOOD DAY WHEN YOU RUN.

EVERYDAY IS A GOOD DAY WHEN YOU RUN.





# NON STOP PLAY



Indoor Games Room

# CINEMA COMES HOME



Exclusive Community Theatre





## ACE YOUR GAME



Badminton Court

# MAKE EVERY CELEBRATION GRAND



Community Banquet Hall

# BREATH OF ENERGY

*A Gift  
of God.*

TOWER & APARTMENT FEATURES

**CUSTOMISED AROMA & MUSIC  
IN LOBBY, CORRIDOR &  
COMMON AREAS**



Pune's 1st Sensory World

THE GATED ABODE OF  
THE PRIVILEGED ONES





## EVERY HOME WITH ITS OWN POINT OF VIEW



Sweeping Decks with hill & city views

## WITH ABUNDANT NATURAL LIGHT & CROSS VENTILATION



Vaastu Compliant Homes



Artist's Impression



## OPEN AND TASTEFUL



Well Designed Kitchen



Image for Representational Purpose Only



## LUXURIOUSLY APPOINTED



Exquisite Bath Suite



# LIVE THE OPULENCE, EXPERIENCE THE COMFORT



## INTERNAL SPECIFICATIONS

### Home Automation

- Living, Dining and One Master Bedroom
- Video Door Phone

### Flooring

- Imported Marble in Living, Dining and Common passages
- Kitchen, Bed Rooms full Vitrified flooring 800mm X 1600mm
- Anti-skid flooring for toilet, dry area & sit-out

### Doors

- Decorative Main Door with Digital Lock
- Laminated Flush Doors
- Powder coated Aluminium sliding Doors for Decks
- Granite Door frame for toilets

### Kitchen

- Modular Kitchen with Chimney and Hob
- Kajaria or Equivalent dado tiles
- Artificial stone platform with SS sink

### Bathroom

- Premium Kohler or Equivalent Branded CP and Sanitary fitting
- Kajaria or Equivalent dado tiles up to lintel
- Hot & Cold Mixer Hand Shower in one Master Bath
- Solar water system in one Master Bath
- Concealed plumbing

### Windows

- System Windows for Enhanced Safety with mosquito nets

### Electrification

- Concealed copper wiring
- Fire-resistant cabling
- Modular switches
- Adequate Electrical points with M.C.B
- TV & Telephone point in living room

### Painting

- Premium Emulsion Paint on internal walls
- External Acrylic weather shield paint
- External textured Paint for a crack-free finish

### Plaster

- Premium Branded gypsum finished on internal wall

### Structure

- Earthquake Resistant RCC structure
- Construction – MIVAN RCC structure



# LIVIENCE ALEENTA

BANER PASHAN LINK ROAD

## PROJECT AT A GLANCE

### PROJECT HIGHLIGHTS

- 5 Towers of over 30 storeys
- Offering 3, 4, 4.5, 5 & 6 BHK homes
- Over 1 lac sq. ft. of recreational lifestyle podium
- Multi-level club around 25,000 sq. ft. with host of lifestyle amenities
- Vaastu compliant homes with sweeping decks
- Panoramic views of hills and greens
- Cross ventilated homes with abundant natural light
- Duplex & penthouses on higher floor
- Ample parking space for all apartments

### FIRST WORLD EXPERIENCES

- SKYTRACK - Elevated Jogging Track
- Sensory World
- Club-Divine

### ALOHA PODIUM AMENITIES

- Kid's Play Area
- Games Room (TT, Foosball, Carrom)
- Co-Working Space
- Toddler's Area
- Indoor Kid's Play
- Outdoor Café
- Guest Suites
- Senior Citizen Area
- Library
- Pet's Zone
- Gazebo
- Aroma Garden
- Reflexology Pathway
- Multi-purpose Court
- E-zone Lounge

- Barbecue Zone
- Amphitheatre
- Box Cricket Pitch

### DIVINE CLUBHOUSE AMENITIES

- Swimming Pool
- Kid's Pool
- Aroma Pool
- Spa
- First Aid Room / Medical Room
- Party Lawn
- Snooker Lounge
- Games Zone
- Table Tennis
- Mini Theatre
- Multi-purpose Hall
- Elevated Jogging Track
- Gym
- Yoga

### TOWER & APARTMENT FEATURES

- Vaastu Compliant Homes
- Sweeping Decks with hill & city views
- Well designed Kitchens
- Higher Floor Duplex & Penthouses
- Mobile Controlled Home Automation
- 3 Tier Security
- Express Lifts
- Efficient STP & Waste Management
- Advanced Fire Safety Equipment

### SENSORY DELIGHT

- Pune's first perfumed Building
- Signature Aroma
- Customised music





## A POWERHOUSE MADE UP OF PUNE'S POWER REALTY BRANDS



LIVIENCE

—  
LIVE. EXPERIENCE

Livience as a brand, marks the coming together of 3 of Pune's best real estate developers, Kohinoor Group, Welworth Realty & Shree Bal Developers with a resolve to redefine luxury living by pioneering new concepts that go on to become benchmarks for others to follow.

With a combined legacy of over 85 years and a combined delivery of 100+ Residential & Commercial projects across Pune, Livience employs the best talent including architects, engineers, designers and imbibes the best of the Vision, Experience and Values to deliver world class luxury life spaces to discerning customers in Pune with a commitment to adherence to the top notch quality and timely delivery.

## PUNE'S MOST-TRUSTED REAL ESTATE CONGLOMERATE



Standing tall as a leader in Pune's real estate development sector for over 39 years, Kohinoor Group under the able leadership of its Chairman & Managing Director, Mr Krishnakumar Goyal, has developed and delivered over 8 million sq. ft across Pune and has over 6.5 million sq. ft of spaces currently under development. The group also has diversified interests in other verticals like Manufacturing, Logistics and Services.



Welworth Realty has been known as one of Pune's leading promoters and builders for over three decades. The company has distinguished itself by giving the city some of its most prestigious residential and commercial projects. Since its inception (1987) till date, the Group has completed 30 projects, with over 5000 happy customers. This enviable record is a result of endless efforts put in by Welworth Realty with its team having vast experience combined with the top-notch talent.



Shree Bal Developers take pride in being Pune's most trusted Real Estate Developer brand. Over years, they have delivered residential and commercial projects of the highest quality while preserving the nature and ensuring customer satisfaction.

The company has distinguished itself with giving the city some of its most prestigious residential and commercial projects. Perfect location, high standards of construction and complete client-orientation define each of their 45 Projects Completed which include 25 Residential Properties & 20 Offices / IT Parks.

*God's Gift  
Your Dream Home.*

*A healthy body, mind & soul is at the core of having a good and rewarding life.*

*Aleenta means equanimity achieved through the balance of the body, mind and the soul.*

*It is manifested in terms of power, practicality, ambition, success, inspiration and discipline.*

*The energy space in our life space is such that it fosters aleenta in all its discerning residents.*

*Welcome to life in equanimity*

## **'YOUR CHOSEN WORLD BECKONS'**

WELCOME TO



**LIVIENCE  
ALEENTA**

*Aleenta - meaning God's Gift is a creation that brings together the many gifts of the creator together at one life space. A magnificent development at a location surrounded by hills and acres of verdent greens, Aleenta is a life space endowed with acres of landscaped green and planned in a manner to ensure maximum of natural light and cross ventilation.*

*Aleenta is a manifestation of the philosophy of living the moment where innumerable moments of small joys add to make a lifetime of memories. First of its kind experiences and lavish family recreation lifestyle podium offering curated indulgences designed to bring immense joy.*

*Aleenta, is one large community that will live, play, socialise and celebrate together as one large extended family. Life here is an endless celebration.*

*I welcome you to your chosen adobe which is God's Gift to you and your family.*

*Warm Regards*

*Lauren Khan*



LIVIENCE

LIVE. EXPERIENCE



7676 12 0000

**Site Office:** Sr. No. 137/2, Baner-Pashan Link Road,  
Pashan, Pune - 411021.



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<https://maharera.mahaonline.gov.in>