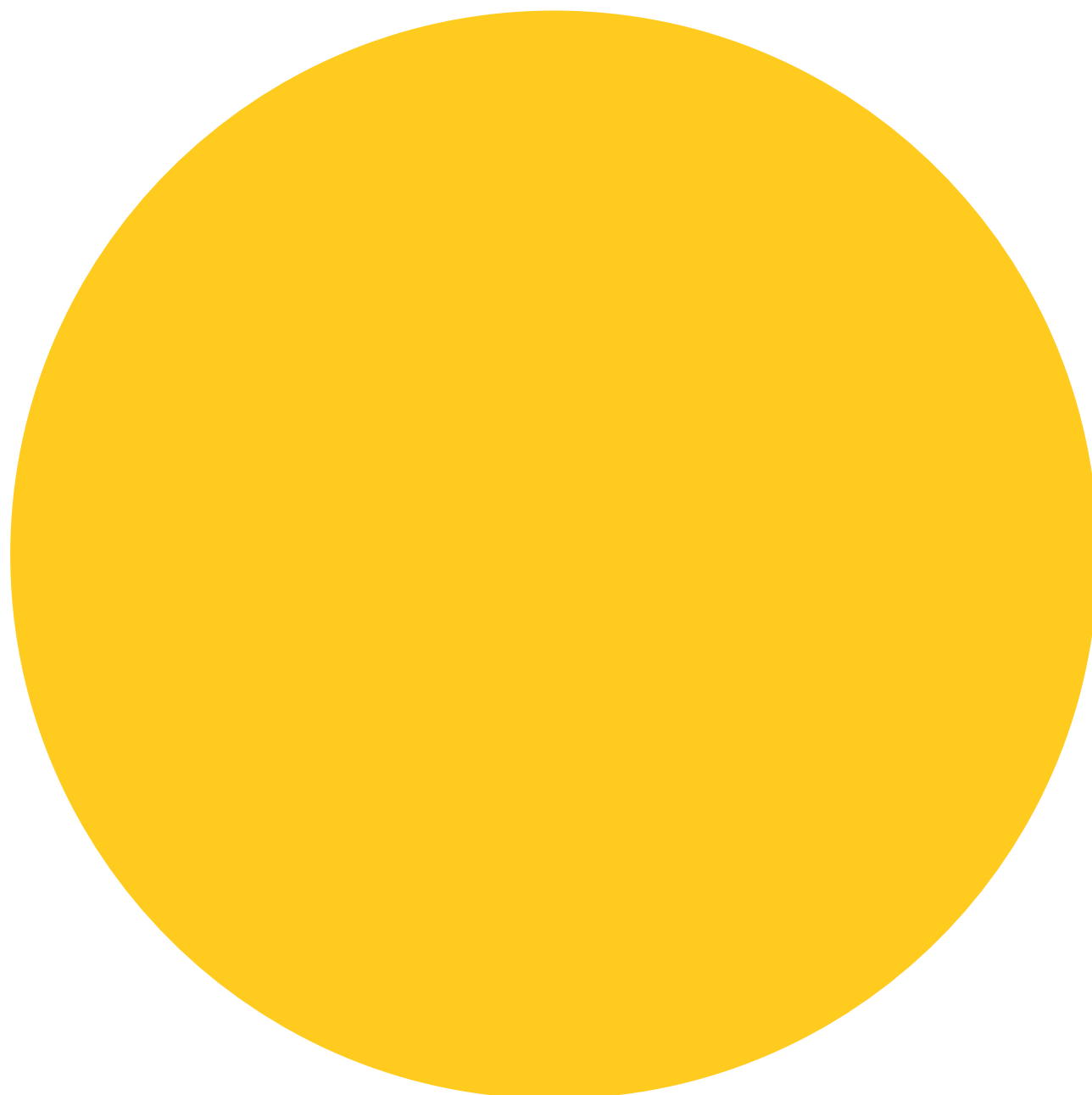


thoughtfully designed™
workspaces

by SKYi®



LIGHTHOUSE®

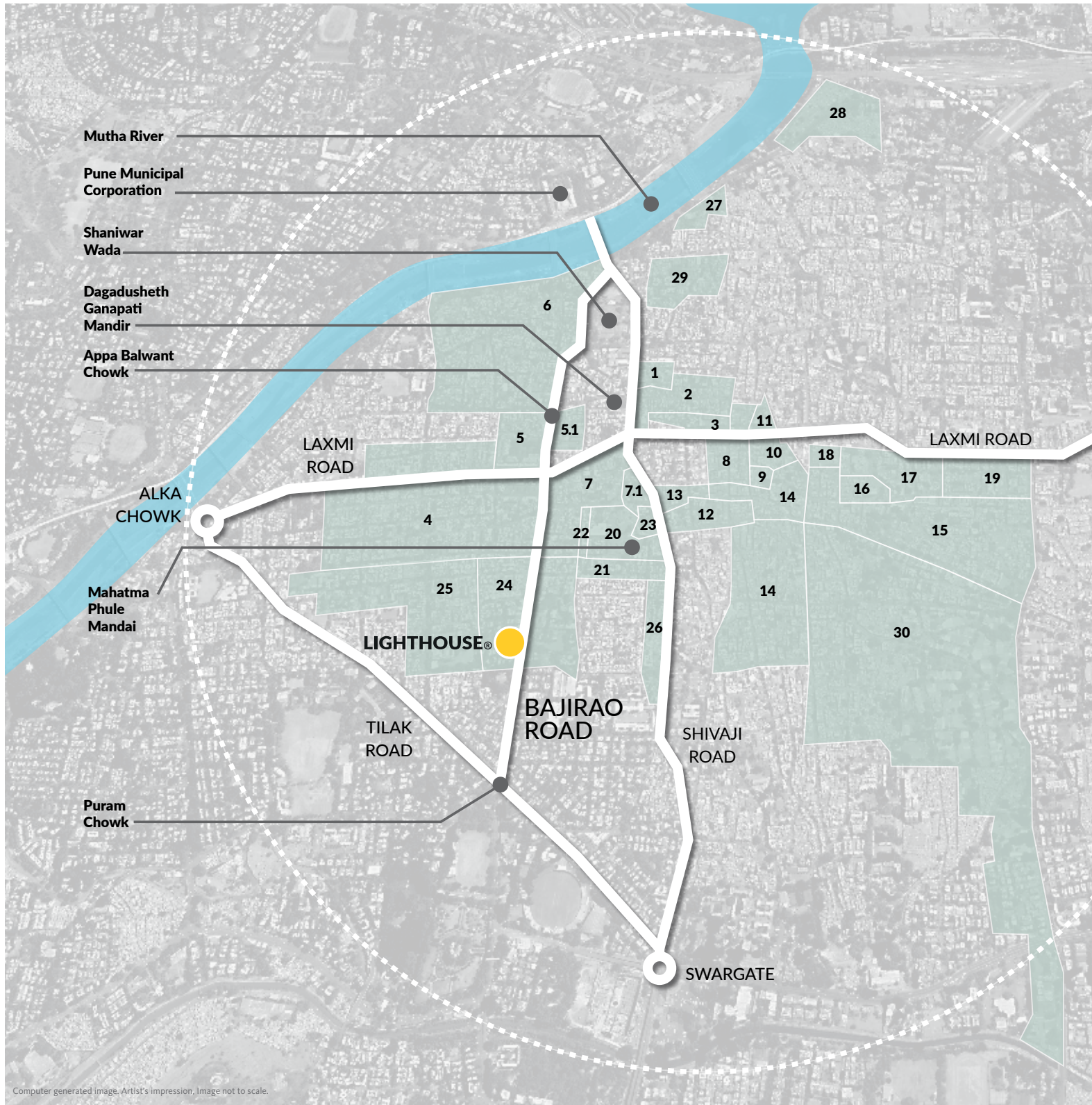


LIGHTHOUSE®

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



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.

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 (Burud 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



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.



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

LIGHTHOUSE®



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.

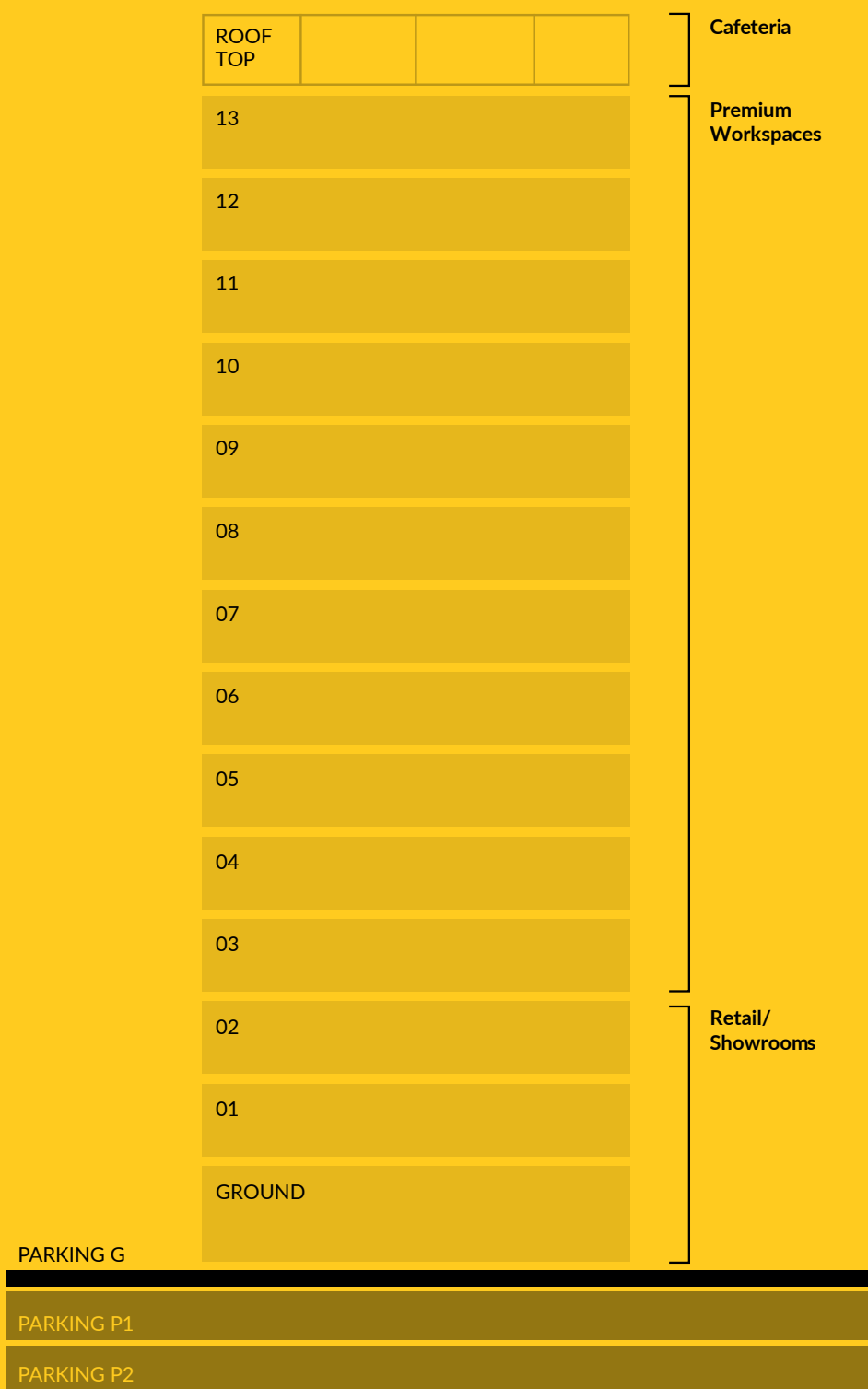
- **thoughtfully designed™**
by **SKYi+Karan Darda Architects***

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

LIGHTHOUSE®



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



AREA PROGRAMME

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.

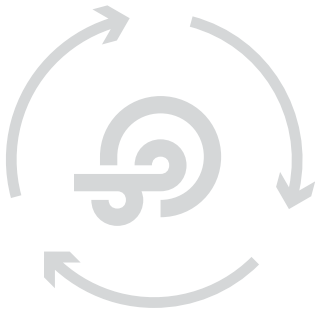
∞
limitless
design

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.



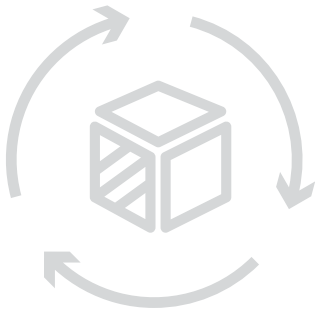
Computer-generated image. Artist's impression. Image not to scale.

Sustainability



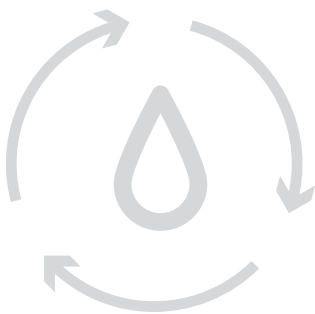
Light/ Air

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.



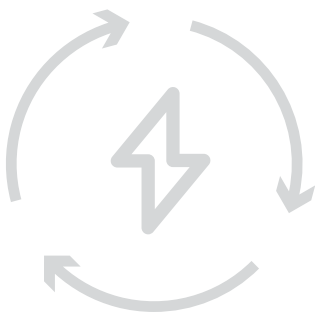
Façade

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.

LIGHTHOUSE®

retail/ showrooms

LEVEL G

showroom 1

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

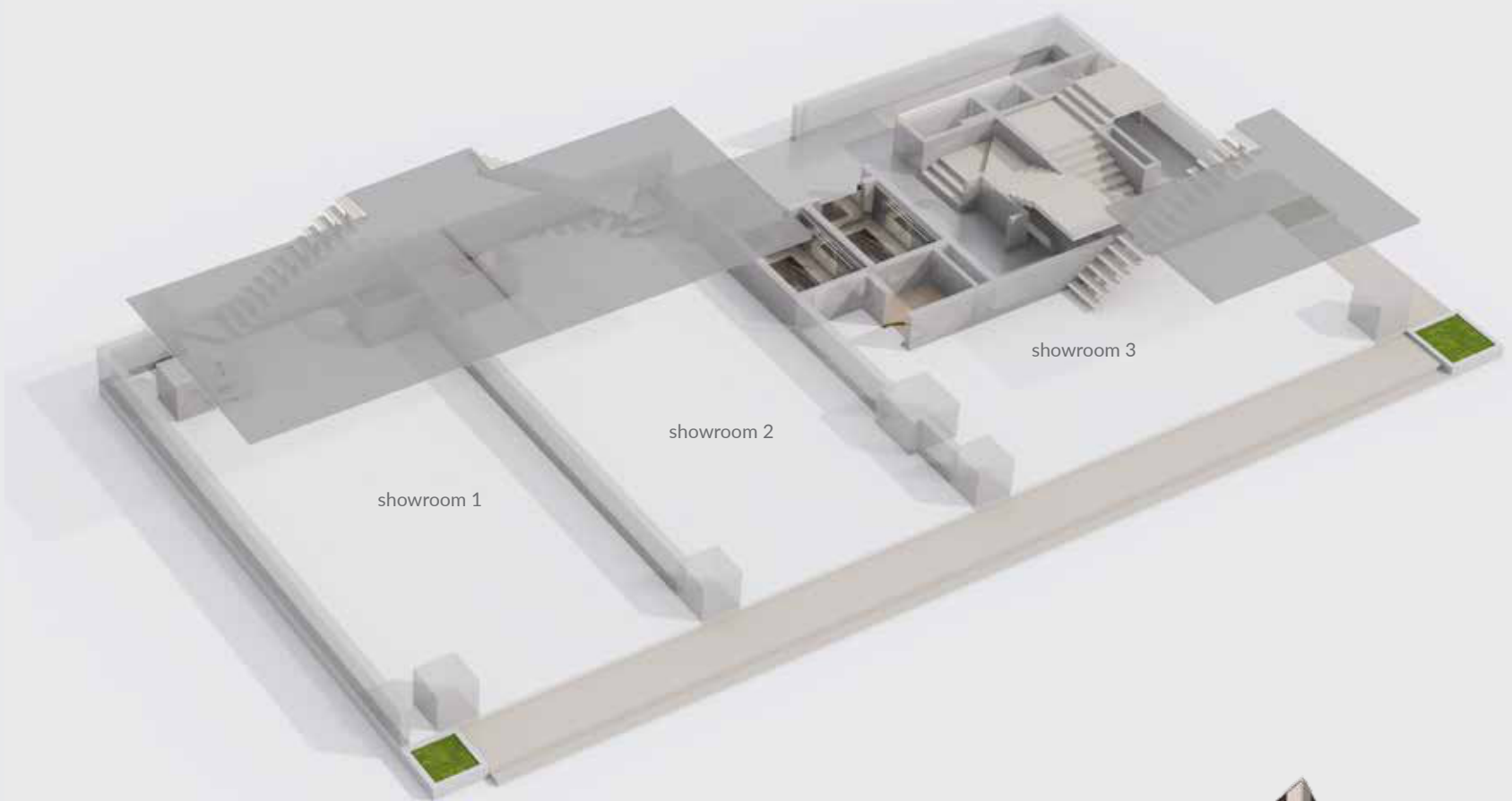
showroom 2

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.



retail/ showrooms

LEVEL 1 & 2

showroom 1

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

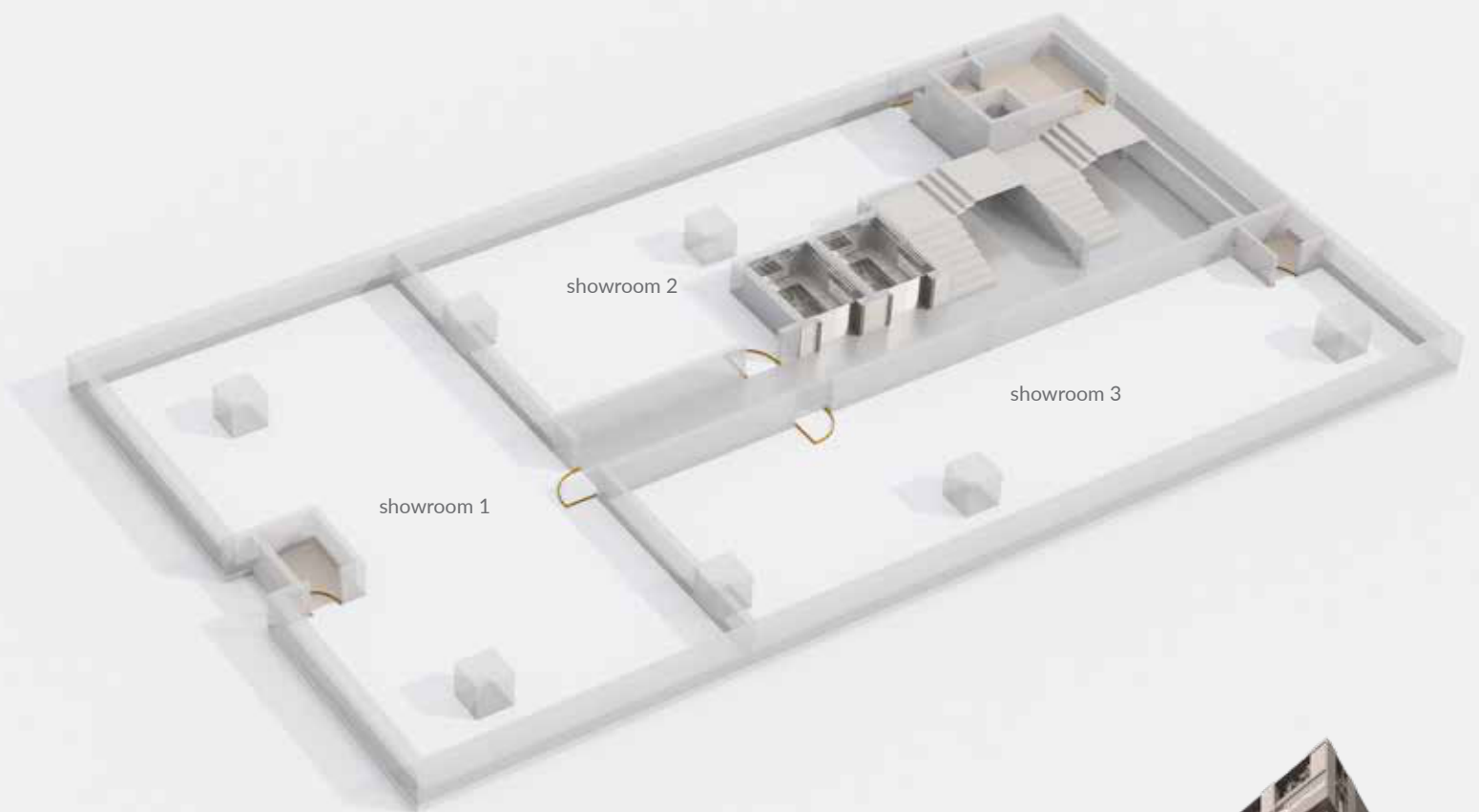
showroom 2

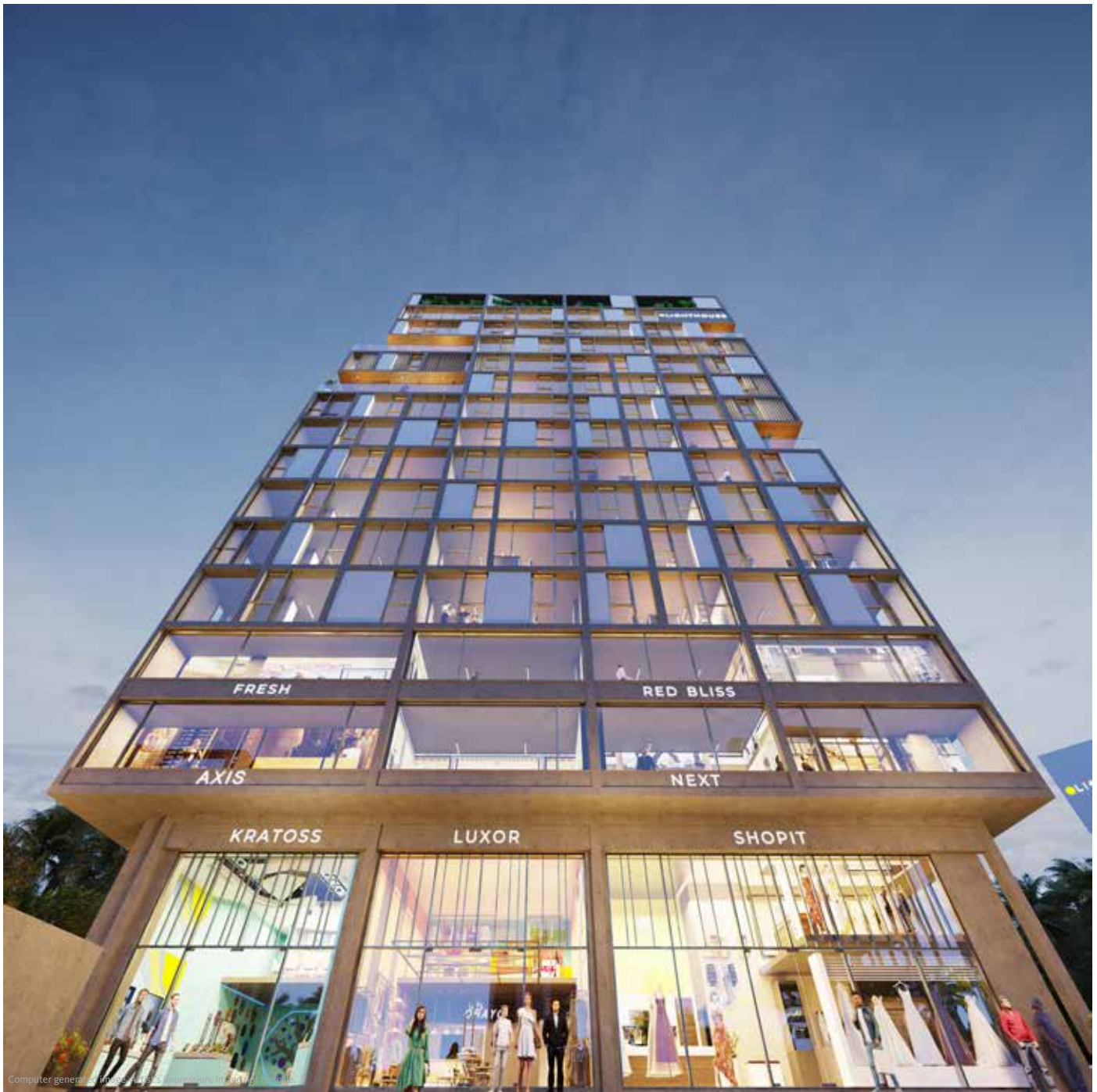
Product Code **1211** XXL Usable Area*
835 Sq.ft. (77.56 Sq.mt.)

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

available on
LEVEL
3 to 11



corner
workspaces

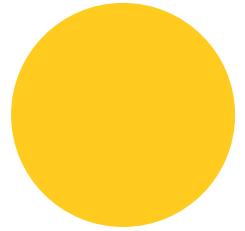
available on
LEVEL
3 to 11



terrace
workspaces

available on
LEVEL
9 & 11

private workspaces



Power backup



AC ready



MSEB meter & MCB



Fiber-optic internet



One/Two side open



2X Light visibility



High Quality
Special glass facade



Premium floor tiles



Sun protected glasses



Fire sprinkler system



Private Restrooms




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.)

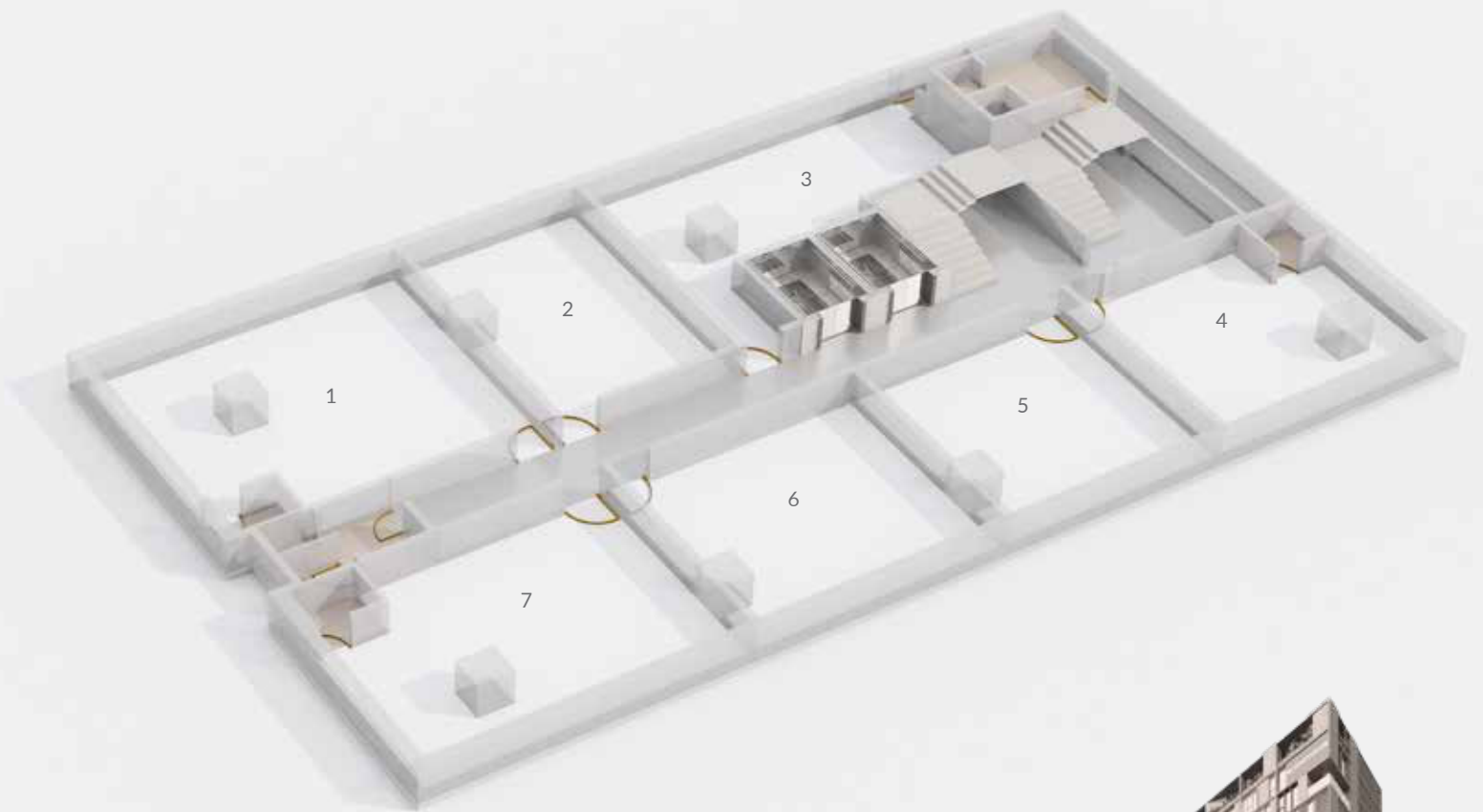
UNIT 6  space-max workspace

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.




premium workspaces

LEVEL 7

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
679 XL

Usable Area*
468 Sq.ft. (43.52 Sq.mt.)

UNIT 5  space-max workspace

Product Code
726 XL

Usable Area*
501 Sq.ft. (46.52 Sq.mt.)

UNIT 6  space-max workspace

Product Code
583 XL

Usable Area*
402 Sq.ft. (37.38 Sq.mt.)

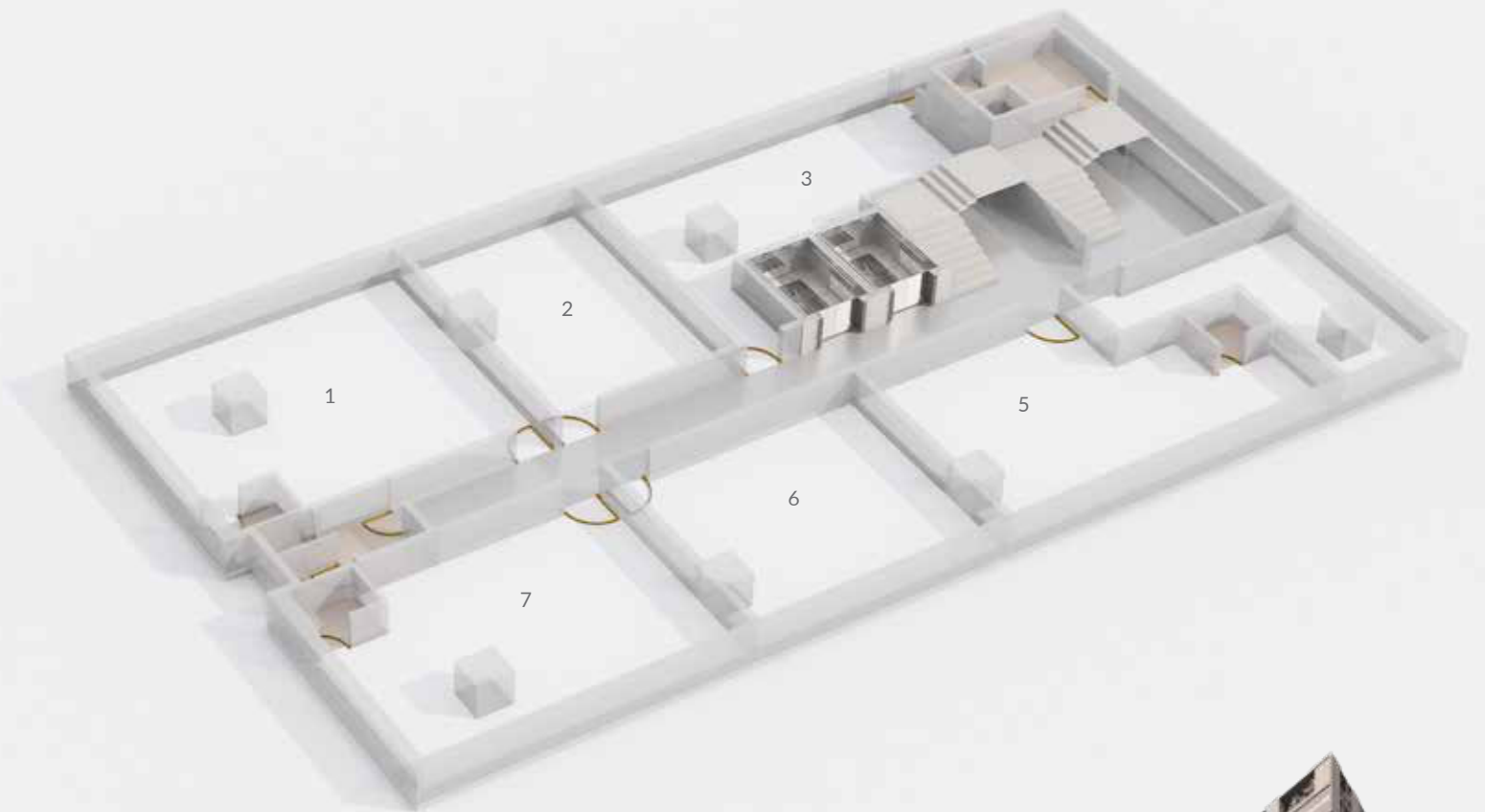
UNIT 7  corner workspace

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.



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

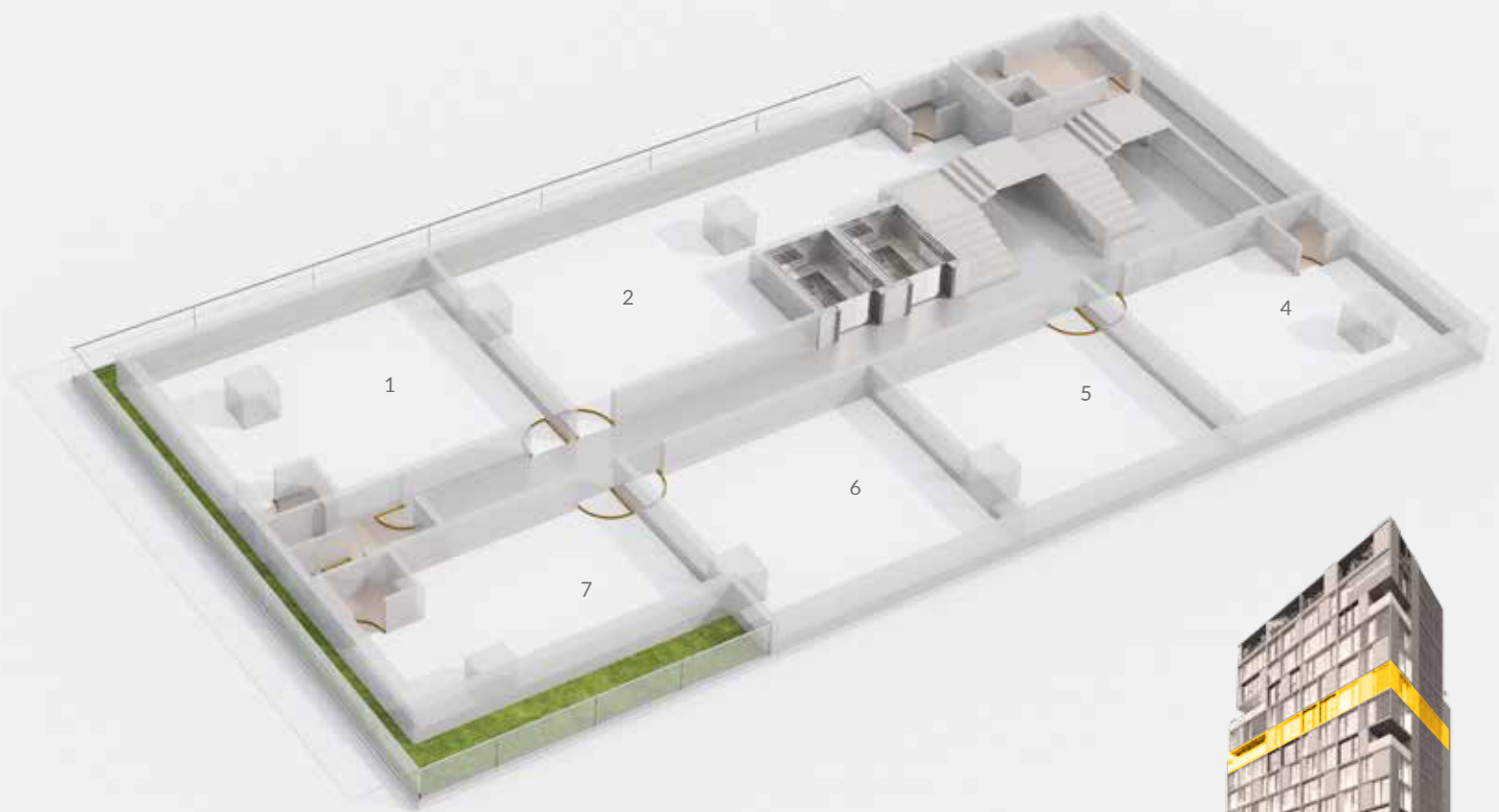
Usable Area*
402 Sq.ft. (37.38 Sq.mt.)

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

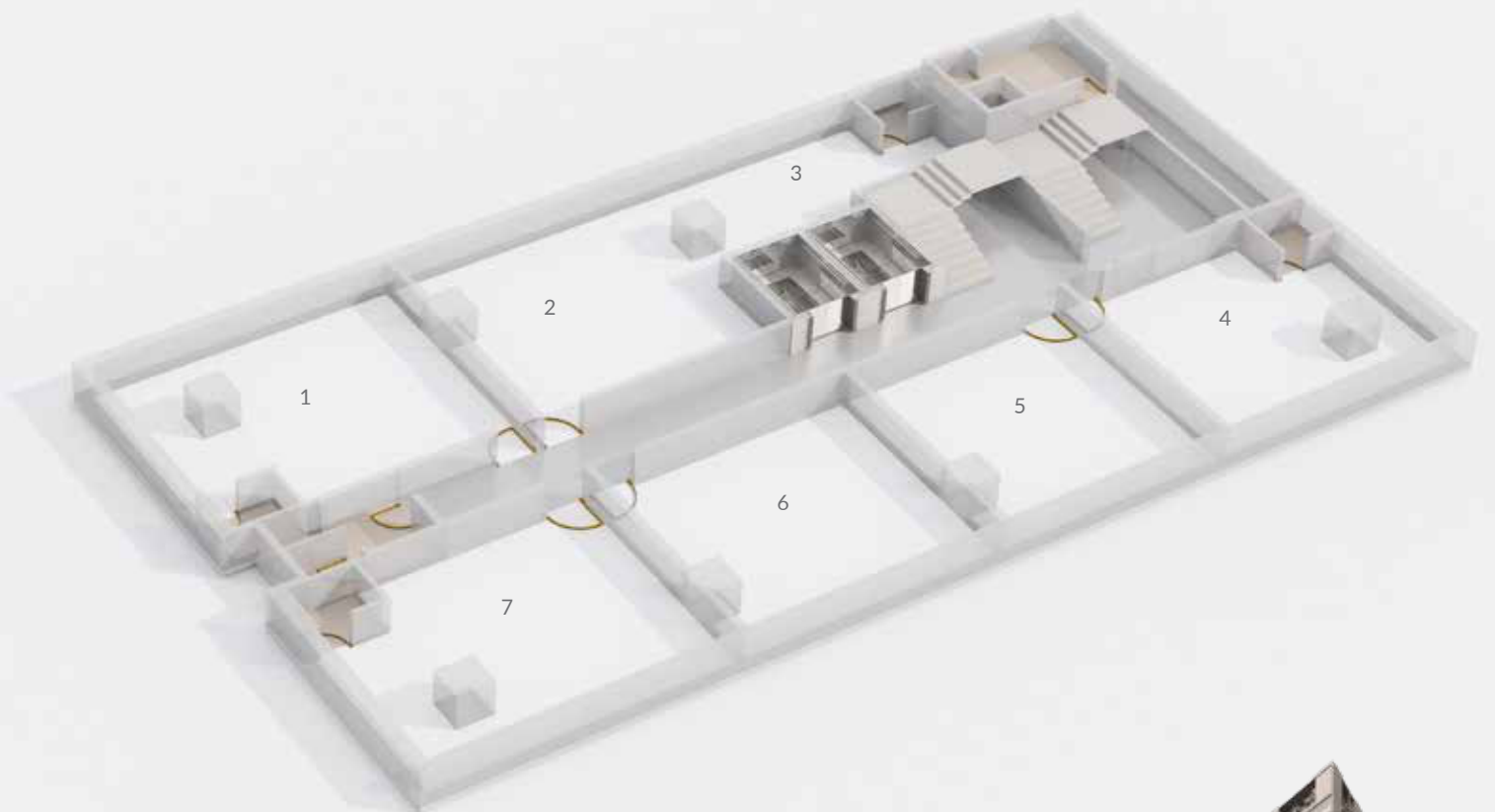
Usable Area*
402 Sq.ft. (37.38 Sq.mt.)

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


LEVEL 11

UNIT 1  terraceworkspace
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.



premium workspaces

LEVEL 12

UNIT 1

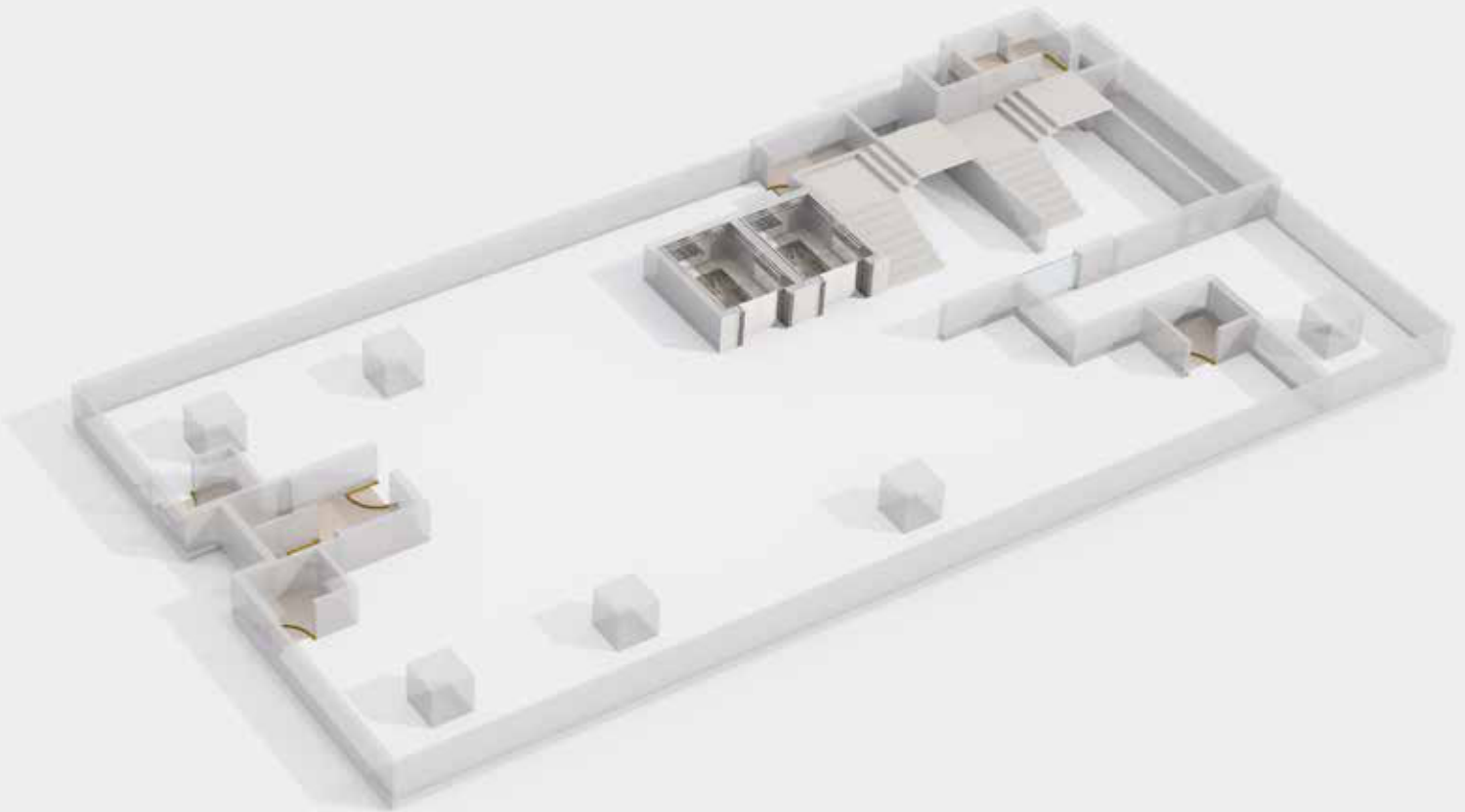
space-max workspace

Product Code

3240 XXXL

Usable Area*


2234 Sq.ft. (207.59 Sq.mt.)



premium workspaces

LEVEL 13

UNIT 1

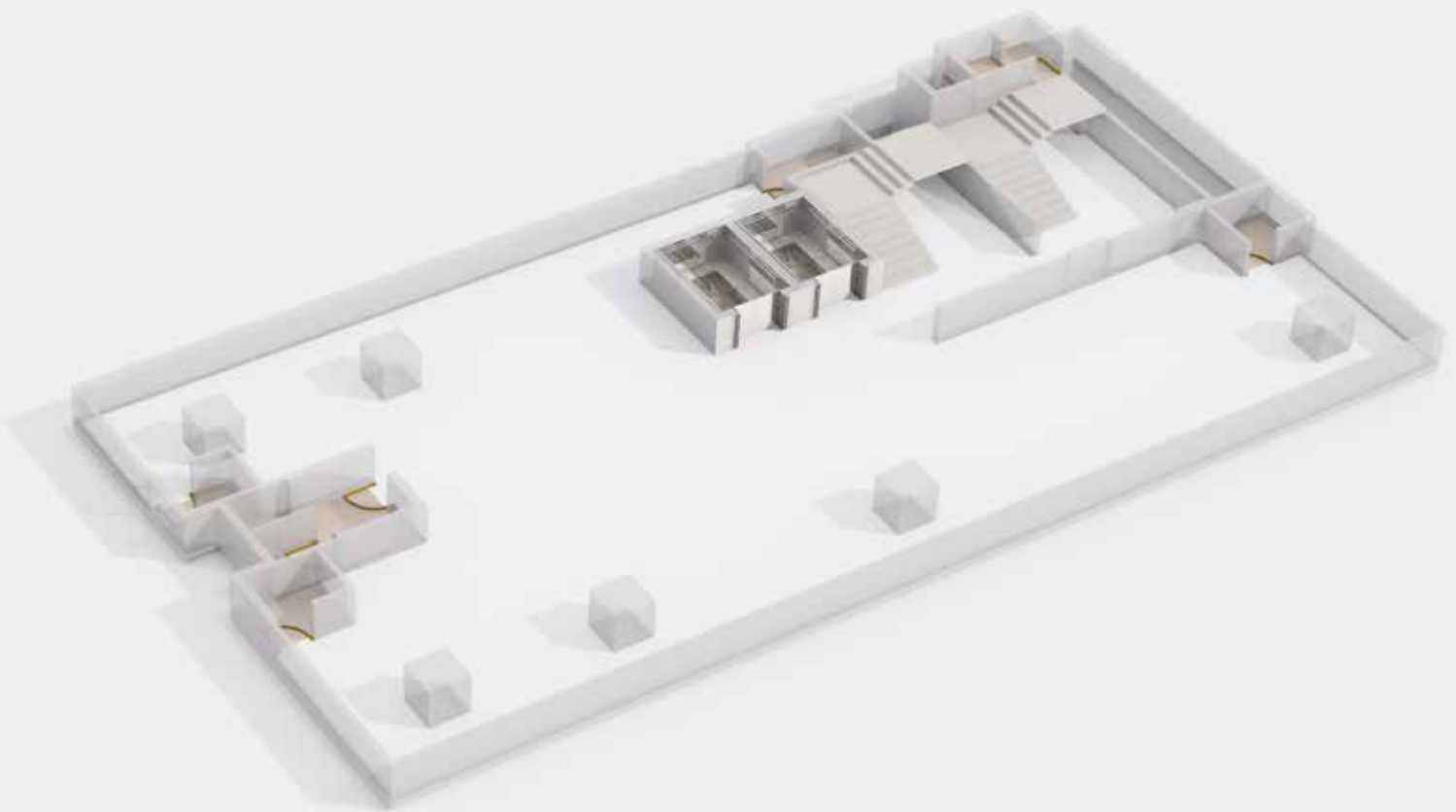
 space-max workspace

Product Code

3639 XXXL

Usable Area*

2510 Sq.ft. (233.15 Sq.mt.)





LIGHTHOUSE®

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

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

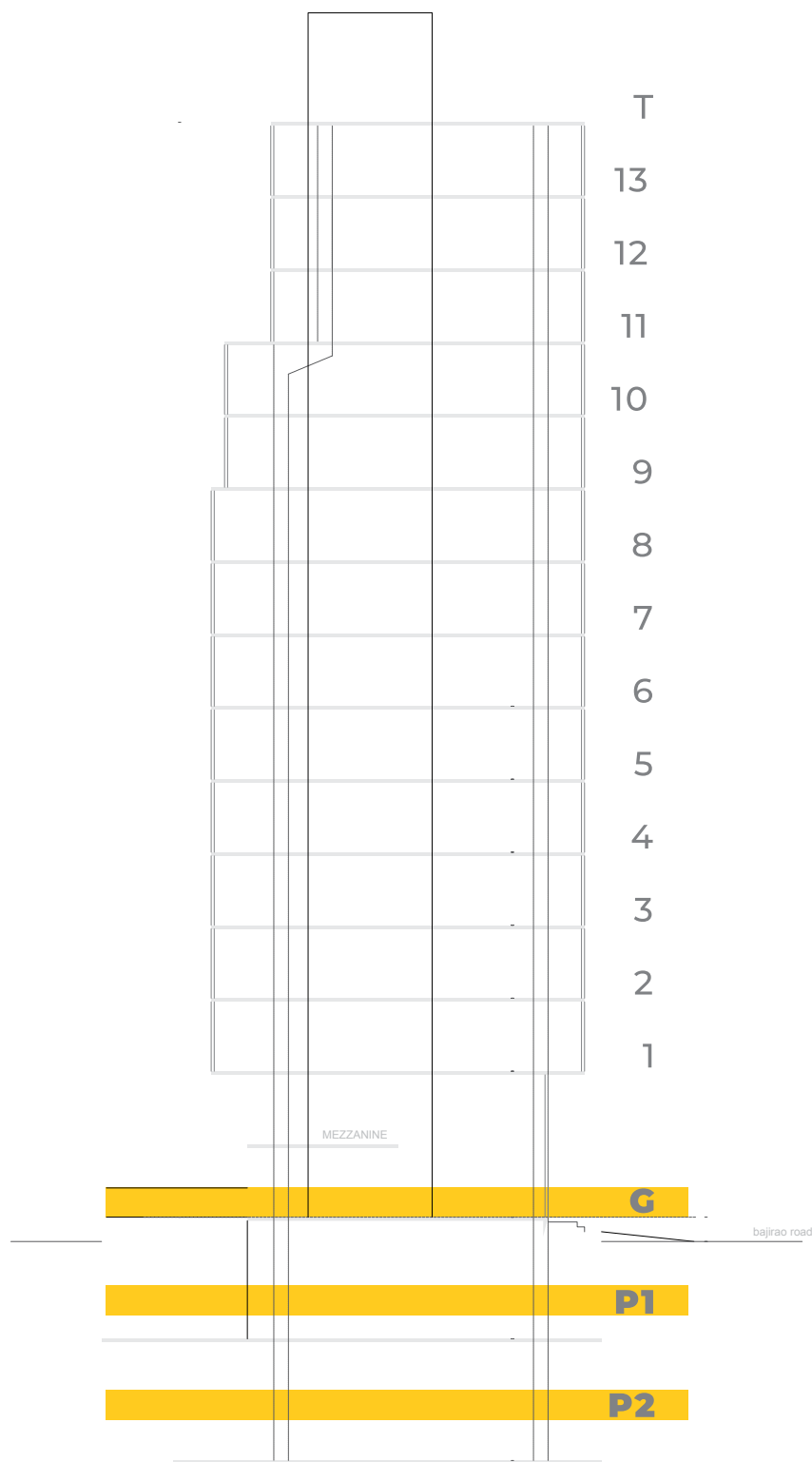


Artist's impression

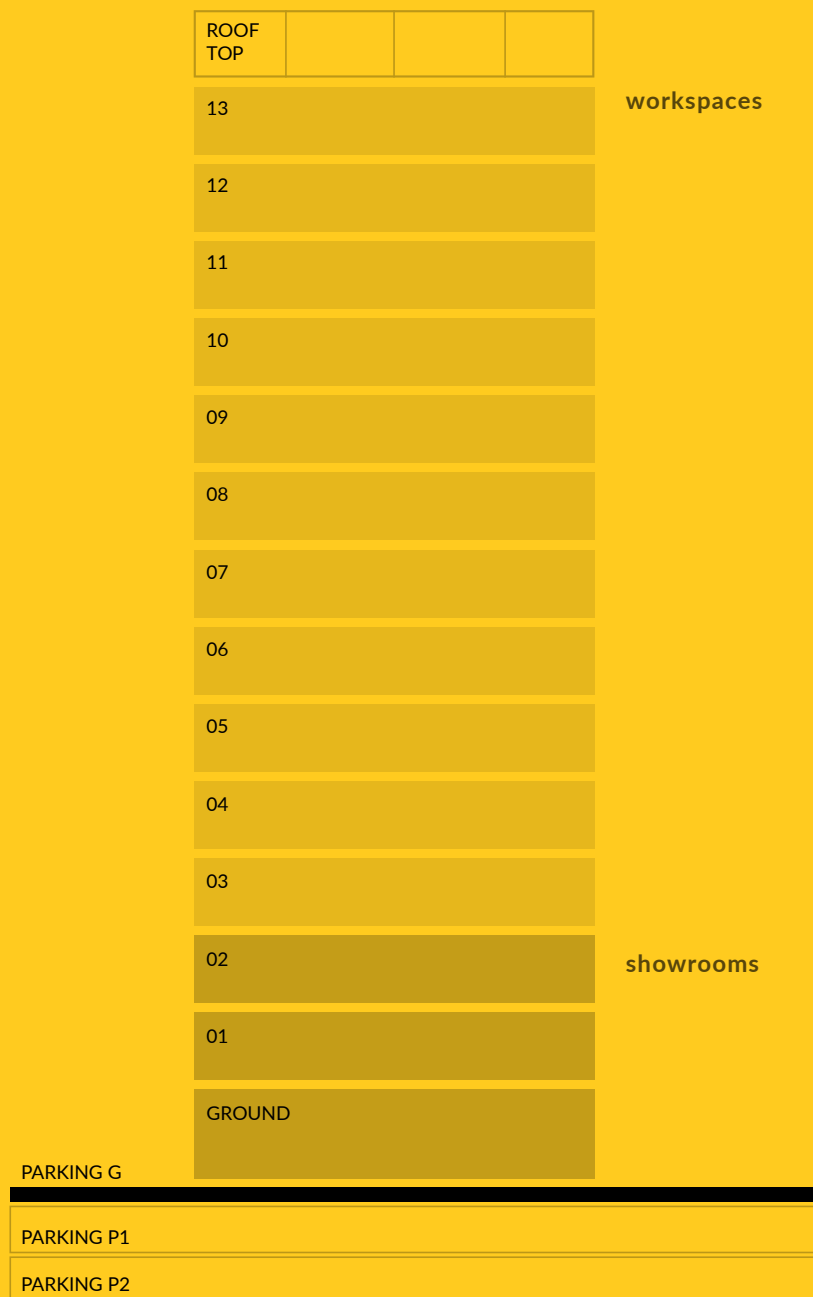


100% Parking

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.



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)

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)

LIGHTHOUSE®



Premium Office Convenience



Premium Office Space



Reception Lobby



In-house Cafe

Infra



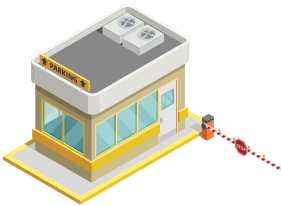
Ample Car Parking



Power Backup



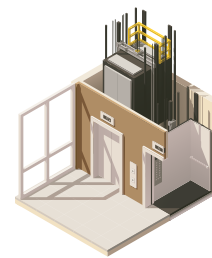
CCTV Surveillance



Safety & Security



Fire Extinguisher



Premium Branded Lift

Premium Quality



High Speed Lift



Premium CP Fittings



High Quality GLass

About the Developer



skyi®

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

Motilal Oswal

HDFC

Avenue Partners

TATA Capital

Piramal

Project Funded by



Aditya Birla Housing
Finance Ltd.

**Project is Financed by and Mortgaged to
Aditya Birla Housing Finance Ltd.**

NDC from Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/agreement for sale of any unit/flat in the Project



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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The floor plan shown here is indicative, measurements are prior to application of finishes & same are subject to minor variation. The Actual floor plan of a particular unit could be mirror image of floor plan shown here which may have different orientation, openings & the same is subject to offsets created by structural elements such as elevational/facade features, columns & beams etc. Allottee must check the actual floor plan of the unit he/she is intending to buy and the same is available at project sales office.

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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

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