

Close to nature, closer to every luxury.



CLOUD28
2 & 3 BHK GOLD-RATED HOMES
GREATER BAVDHAN

The OREE Legacy

OREE stands for Outstanding Residences Economical & Eco-friendly. Oree Reality, formerly known as Windows Group, carries a legacy of 15 years of quality construction and timely deliverance. We have handed over 1.2 million sq.ft. of residential projects till date and around 1 million sq.ft. more is in the pipeline. Our iconic WINDOWS project in Sus, Pune, exclusively for IT professionals, is one of our most sought after projects. It is a 9 acre high end community with 400+ apartments. We have also been certified with ISO:10001 and ISO:14001 for complying with international standards in customer satisfaction and environmental management systems.



15 Years

of Creating Landmark
Residential Projects



1200+

Happy Families Served



10,00,000+

Square Feet of High Quality
Developments Delivered



	Value of Units Sold	Units Sold
Niyati Equinox Bavdhan	₹ 77 Cr.	79
Venkatesh Skydale Shivajinagar	₹ 69 Cr.	42
Puraniks Abitante Fiore Bavdhan - Badruk	₹ 52 Cr.	99
Bhupal City Rise Kothrud	₹ 51 Cr.	27
Unique K Pune Bavdhan	₹ 45 Cr.	45
Oree Cloud 51 Bavdhan	₹ 44 Cr.	52
Venkatesh Erandwane Central Erandwane	₹ 36 Cr.	18
Goel Ganga Legend Bavdhan	₹ 26 Cr.	27
Venkatesh Viom Kothrud	₹ 24 Cr.	18
Mittal Sun City Ambegaon	₹ 21 Cr.	30

The analysis is indicative in nature and not construed to be any professional or financial advice. The information contained herein has been prepared to assist all users in making their own evaluation and does not purport to be all-inclusive or to contain all of the information appropriate to existing user may desire. The Company excludes all representations about the accuracy, availability or completeness of this information or the content and assumes no liability or responsibility for any errors, omissions, or inaccuracies of the information or the content.

	Value of Units Sold	Units Sold
Goel Ganga Legend Bavdhan	₹ 106Cr.	103
Niyati Equinox Bavdhan	₹ 78Cr.	81
Venkatesh Erandwane Central Erandwane	₹ 58Cr.	27
Puraniks Abitante Fiore Bavdhan	₹ 54Cr.	106
Oree Cloud 51 Bavdhan	₹ 35Cr.	39
Unique K Pune Bavdhan	₹ 28Cr.	24
Aura Waters Anand Nagar	₹ 21Cr.	22
Meriton Towers Ambegaon Budruk	₹ 20Cr.	43
Badamkar The Pwc Towers Bavdhan	₹ 18Cr.	15
Bandal Vedashree Kothrud	₹ 17Cr.	8

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	Value of Units Sold	Units Sold
Shapoorji Pallonji Golfland Lavale	₹140	79
Bhupal City Rise Kothrud	₹52	29
Niyati Equinox Bavdhan	₹49	53
Venkatesh Skydale Hingne Khurd	₹48	28
K Pune Bavdhan	₹41	40
Oree Cloud 51 Bavdhan	₹38	38
Venkatesh Erandwane Central Erandwane	₹36	13
Puraniks Abitante Fiore Bavdhan	₹34	62
Meriton Towers Ambegaon	₹17	34
Nandanvan Mulshi	₹15	16

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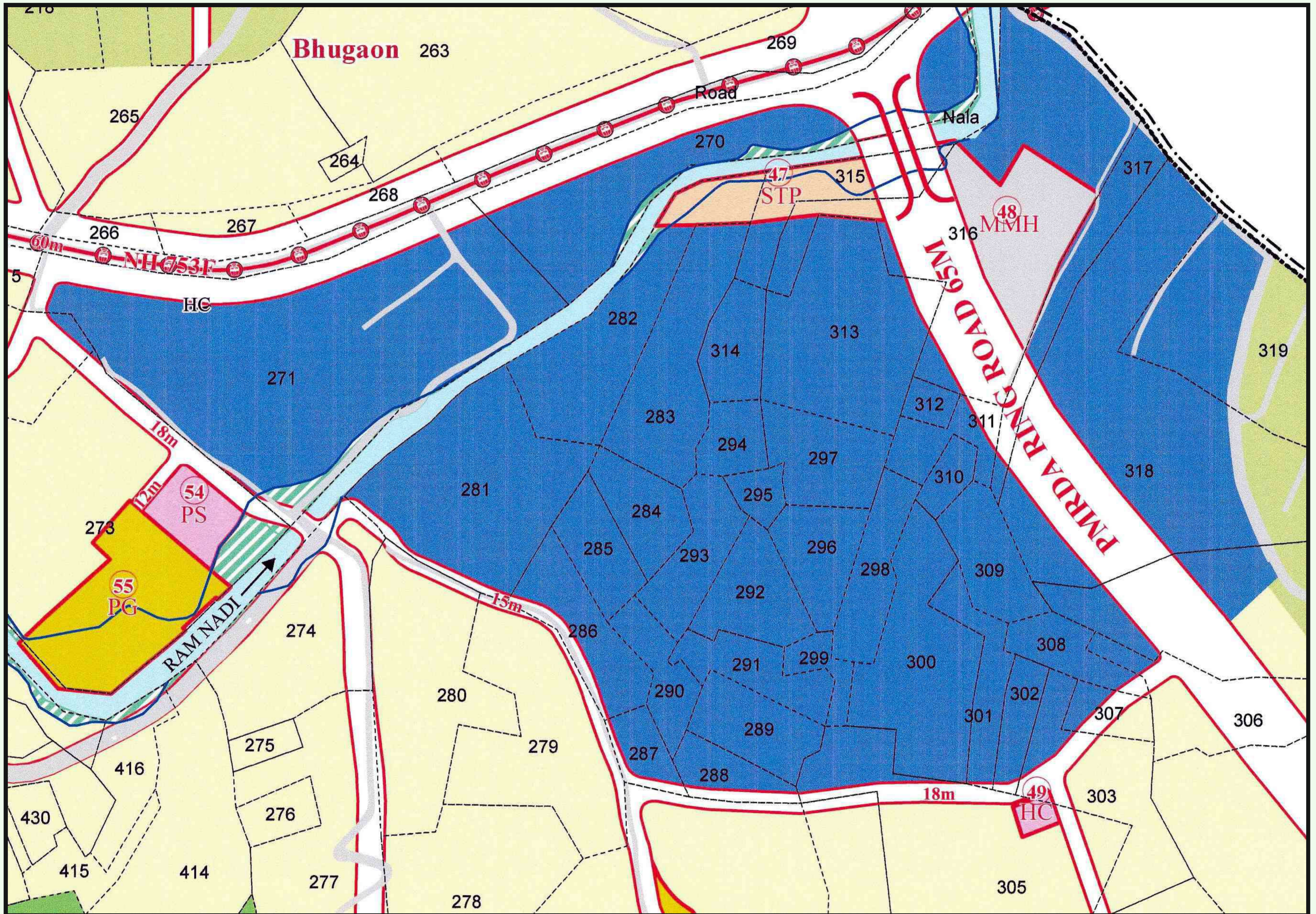


Key Distances

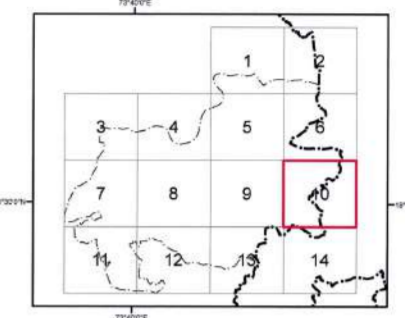
Chandani Chowk	5 kms
Pune International Airport	24 kms
Pune Railway Station	15 kms
Balewadi Sports Complex	12 kms
Balewadi High Street	13 kms
Phoenix Millenium Mall (Wakad)	15 kms
Swargate	13 kms
Pune University	15 kms
Hinjawadi IT Park	16 kms
Shivaji Nagar	12 kms

Reside at Greater Bawdhan, one of Pune's most desirable locations

All major Banks, Schools, Colleges & Shopping Hubs are located within few minutes of the project.



DRAFT DEVELOPMENT PLAN OF PUNE METROPOLITAN REGION
 PUBLISHED U/S 26 (1) OF M.R. & T.P. ACT 1966
URBAN GROWTH CENTER : PIRANGUT



LEGEND

EXISTING FEATURES/BOUNDARIES	<ul style="list-style-type: none"> PMR BOUNDARY TALUKA BOUNDARY VILLAGE BOUNDARY MUN.CORP/MUN.COUNCIL/NAGAR PANCHAYAT BOUNDARY GROWTH CENTRE BOUNDARY SECTOR BOUNDARY TOWN PLANNING SCHEME GANTHAN GUTSURVEY BOUNDARY SPA BOUNDARY FOR 23 VILLAGES SPA BOUNDARY SEZ BOUNDARY TOD BOUNDARY WILDLIFE SANCTUARY RESTRICTIVE BOUNDARY WATER BODIES BLUE LINE 	<ul style="list-style-type: none"> CONGESTED AREA PRIVATE FOREST INTEGRATED TOWNSHIP/SPECIAL TOWNSHIP PROJECT
LAND USE CLASSIFICATION	<ul style="list-style-type: none"> RESIDENTIAL ZONE COMMERCIAL ZONE INDUSTRIAL ZONE LOGISTIC ZONE PUBLIC SEMI-PUBLIC ZONE PUBLIC UTILITY ZONE TOURISM DEVELOPMENT ZONE TRAFFIC & TRANSPORTATION ZONE DEFENCE ZONE AGRICULTURE ZONE G-1 GREEN ZONE G-2 GREEN BELT ZONE AFFORESTATION ZONE HILL TOP-HILL SLOPE ZONE FOREST ZONE QUARRY ZONE RECREATIONAL ZONE 	<ul style="list-style-type: none"> EXISTING TRANSPORT EXISTING RAILWAY LINE EXISTING ROAD FOOT TRACK & INTERNAL ROAD PROPOSED RAILWAY LINE APPROVED ROADS IN TPS PROPOSED ROAD METRO LINE OVER BRIDGE EXISTING TUNNEL PROPOSED TUNNEL FLYOVER
OVERLAY	<ul style="list-style-type: none"> HILL STATION 	<ul style="list-style-type: none"> EXISTING AMENITIES EXISTING RESIDENTIAL AMENITY EXISTING COMMERCIAL AMENITY EXISTING RECREATIONAL AMENITY EXISTING PSP AMENITY EXISTING PU AMENITY EXISTING TRANSPORT AMENITY
		<ul style="list-style-type: none"> PROPOSED RESERVATIONS PROPOSED RESIDENTIAL RESERVATION PROPOSED COMMERCIAL RESERVATION PROPOSED RECREATIONAL RESERVATION PROPOSED PSP RESERVATION PROPOSED PU RESERVATION PROPOSED TRANSPORT RESERVATION
		<ul style="list-style-type: none"> APPROVED TPS AMENITIES APPROVED TPS RESIDENTIAL AMENITY APPROVED TPS COMMERCIAL AMENITY APPROVED TPS RECREATIONAL AMENITY APPROVED TPS PSP AMENITY APPROVED TPS PU AMENITY APPROVED TPS TRANSPORT AMENITY

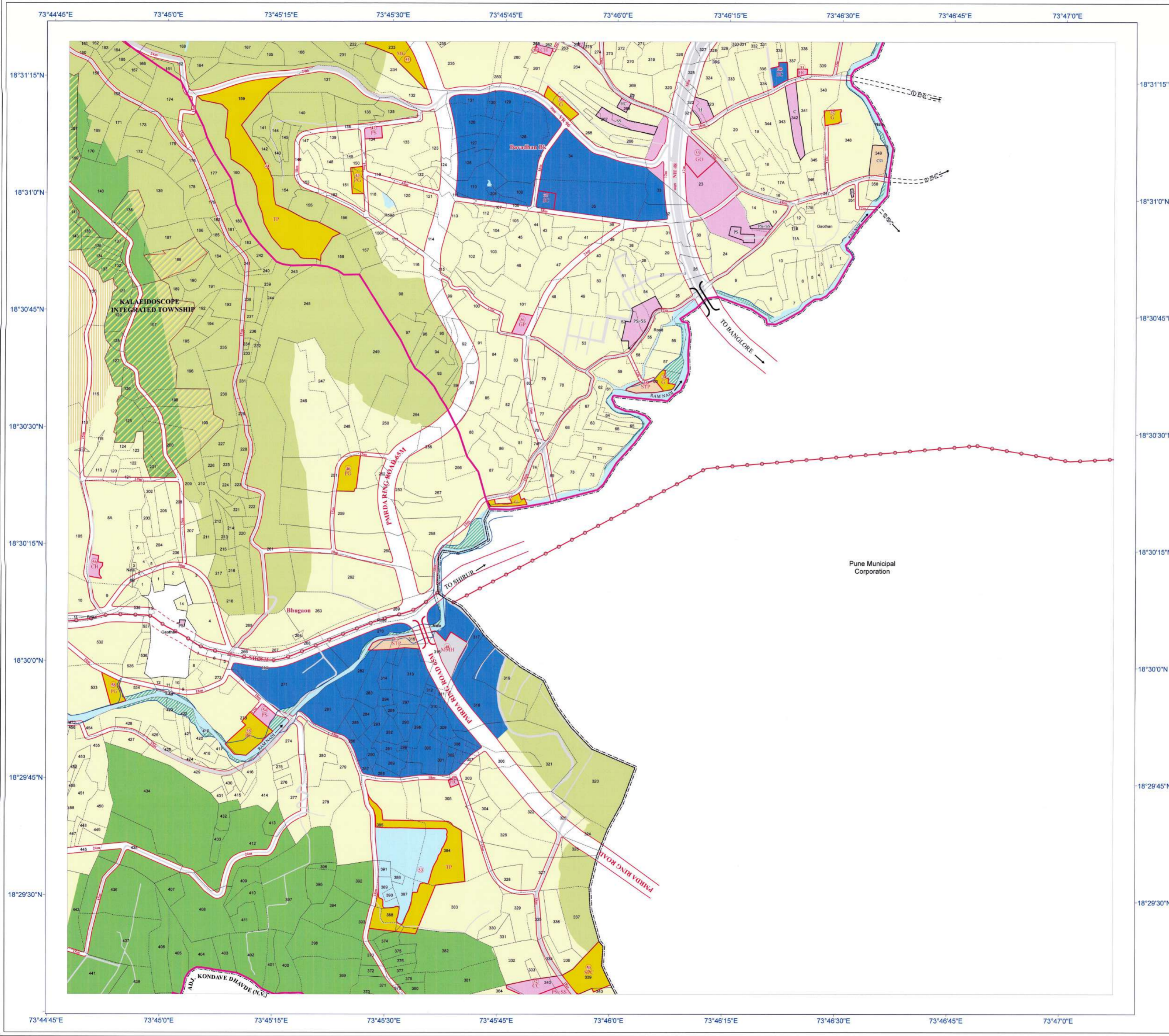
ABBREVIATIONS

PPS-Pre Primary School PS-Primary School PS Ext - Primary School Extension SS-Secondary School C-College ITI-Industrial Training Institute IITC-Industrial Research & Training Centre IC-Industrial Educational Complex EC-Educational Complex SRC-Study & Research Centre SU-Super University U-University HC-Health Centre TC-Trauma Care Centre H-Hospital VH-Veterinary Hospital MCH-Hospital & Medical College CH-Community Hall CC-Cultural Centre SWC-Social Welfare Centre SCC-Socio-Cultural Centre DC-District Court A-Akshara HTI-House PA-Public Amenity CSMS-Chaturangul Sambhaj Makhan Smarak APRD-Agro Processing Research and Development D-Dharmshala PA-Public Amenity	GP-Government Purpose AP-Authority Purpose PH-Public Housing HD-Housing for Disbanded GO-Government Staff Quarters RH-Rest House POK-Police Housing G-Garden PG-Play ground MPM-Multipurpose Ground TP-Town Park RP-Regional Park RFD-River Front Development SPC-Sports Complex ST-Station BOP-Biodiversity Park AMT-Amphitheatre PF-Forest Park EFG-Exhibition cum Fair Ground SC-Shopping Centre MM-Market BC-Business Centre TC-Town Centre RC-Regional Centre REC-Road Empowerment Centre WM-Wholesale Market TRC-Tourist Centre WC-Welfare Centre SPC-Sports Centre WH-Warehouse GO-Government Office	APMC-Agriculture Produce Market Committee TEC-Tourist Entertainment Centre ATREC-Agro Tourism Entertainment Centre APM-Agro Produce Sub-Market/and Entertainment Centre MEC-Media Entertainment Centre AIC-Art & Heritage Centre BG-Birthal Ground CG-Crematorium Ground STP-Sewage Treatment Plant WTP-Water Treatment Plant ETP-Effluent Treatment Plant S.W.M-Solid Waste Management Site FS-Fire Brigade Station PS-Police Station PO-Post Office ESS-Electric Sub-Station PRN-Prison EP-Energy Park BS-Bus Stand BD-Bus Depot NMH-Nutritional Hub MD-Metro Depot / Car Shed TT-Track Terminal RS-Railway Station MS-Metro Station MRS-Metro Rapid Transit System HP-Helipad MCA-Municipal Corporation MCA-Municipal Council TOD-Tourist Oriented Development
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SCALE: 1:5,000

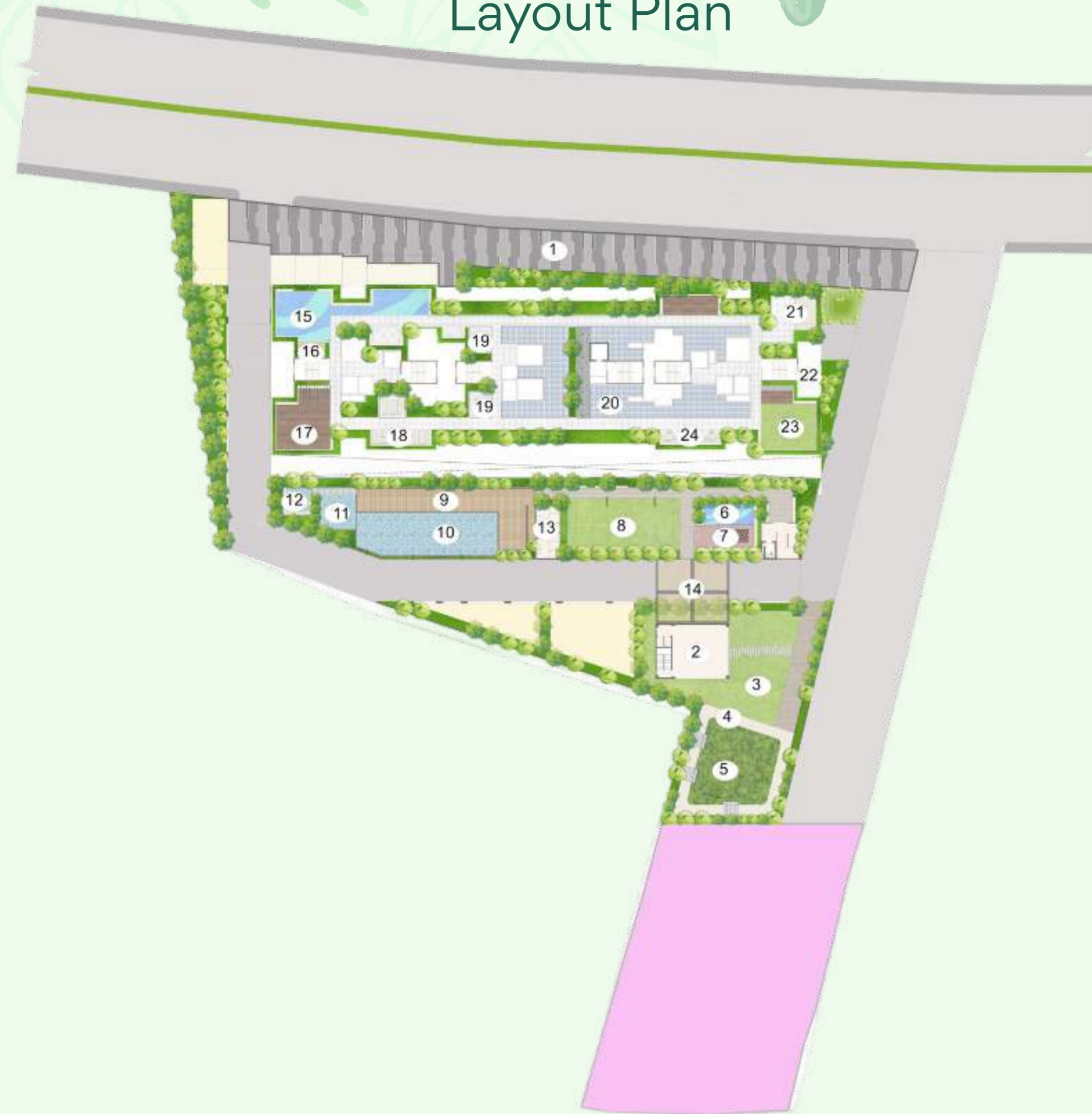
(Dr. SUHAS DWASE, I.A.S.)
 METROPOLITAN COMMISSIONER
 PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY, PUNE.

(Dr. SUHAS DWASE, I.A.S.)
 CHIEF EXECUTIVE OFFICER
 PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY, PUNE.





Layout Plan



Legend

- | | | | | | | | |
|----------------------------|--------------------------|------------------------------|--------------------------|---------------------------|----------------------------|--------------------------|--------------------------------|
| 01. Entry Promenade | 04. Walking Track | 07. Outdoor Games | 10. Swimming Pool | 13. Changing Rooms | 16. Sand Pit | 19. Working Pods | 22. Open Air Theatre |
| 02. Clubhouse | 05. Fruit Orchard | 08. Multipurpose Lawn | 11. Kids Pool | 14. Glass Deck | 17. Viewing Deck | 20. Solar Panels | 23. Party Lawn with BBQ |
| 03. Lawn | 06. Open Gym | 09. Deck | 12. Jacuzzi | 15. Kids Play Area | 18. Business Lounge | 21. Sun-rise Deck | 24. Chit-chat Corner |

Rooftop Amenities



Relaxation Zone



BBQ Party Zone

Top Notch Amenities

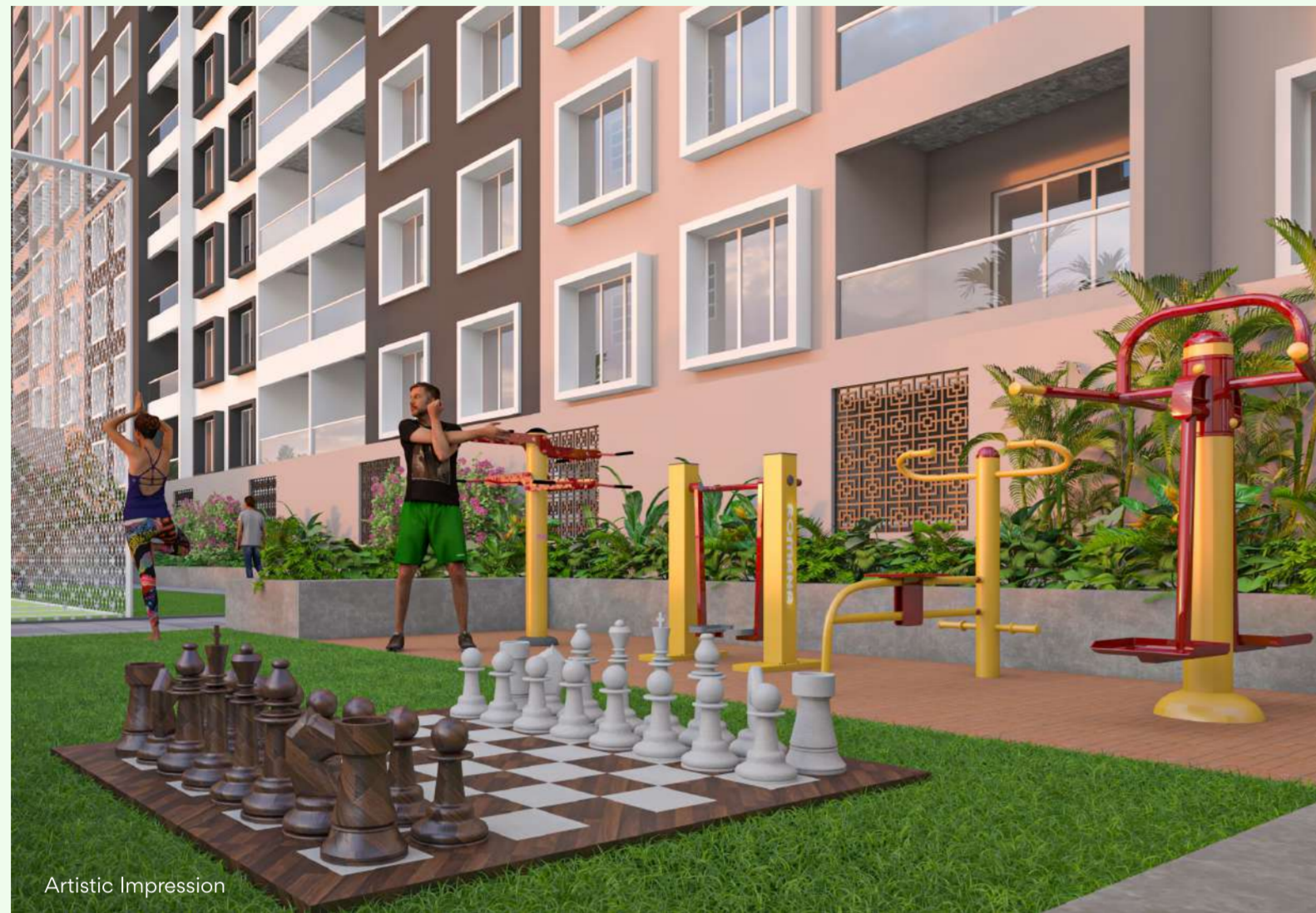


Clubhouse

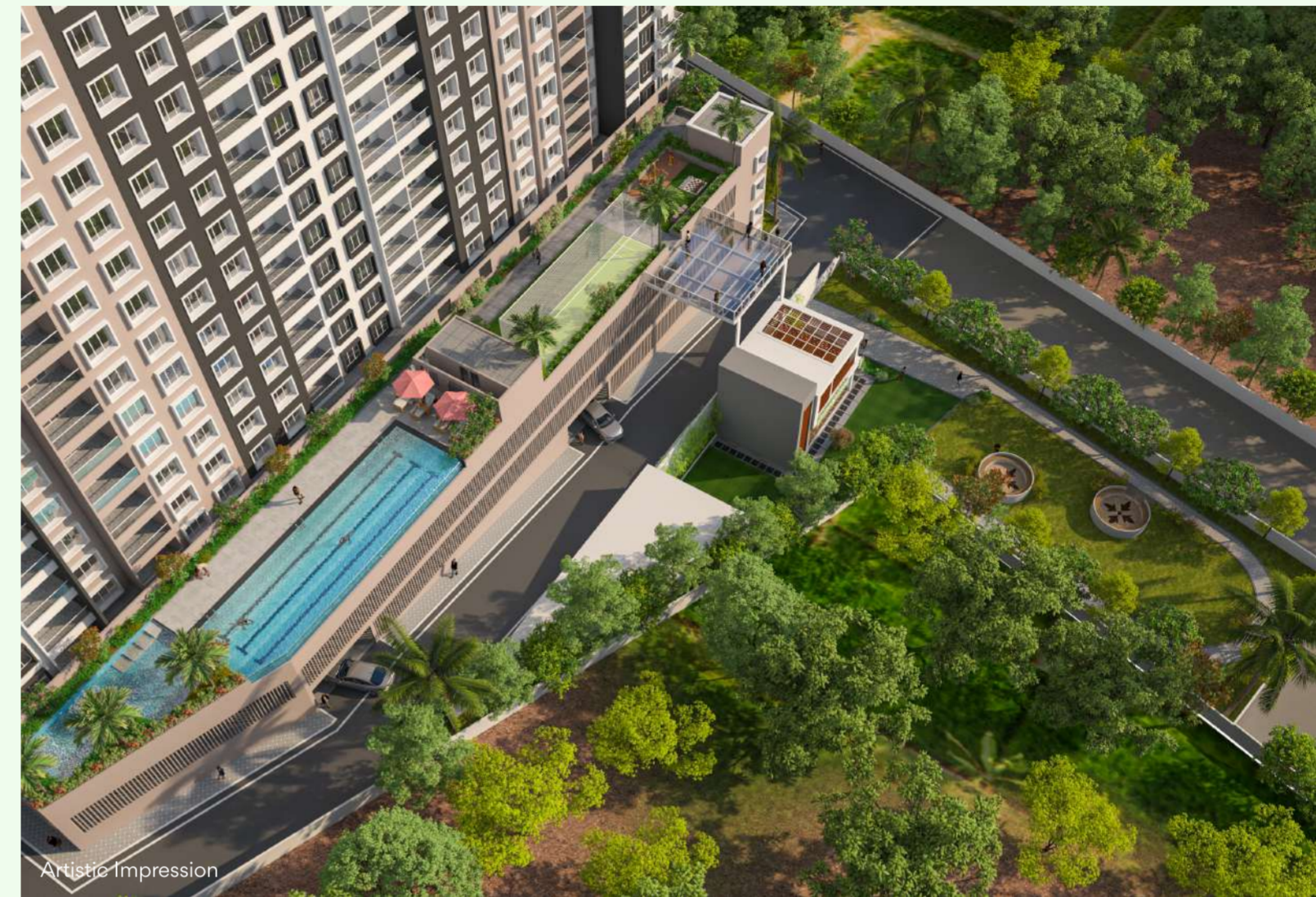


Swimming Pool

Top Notch Amenities



Open Gym & Recreation Area



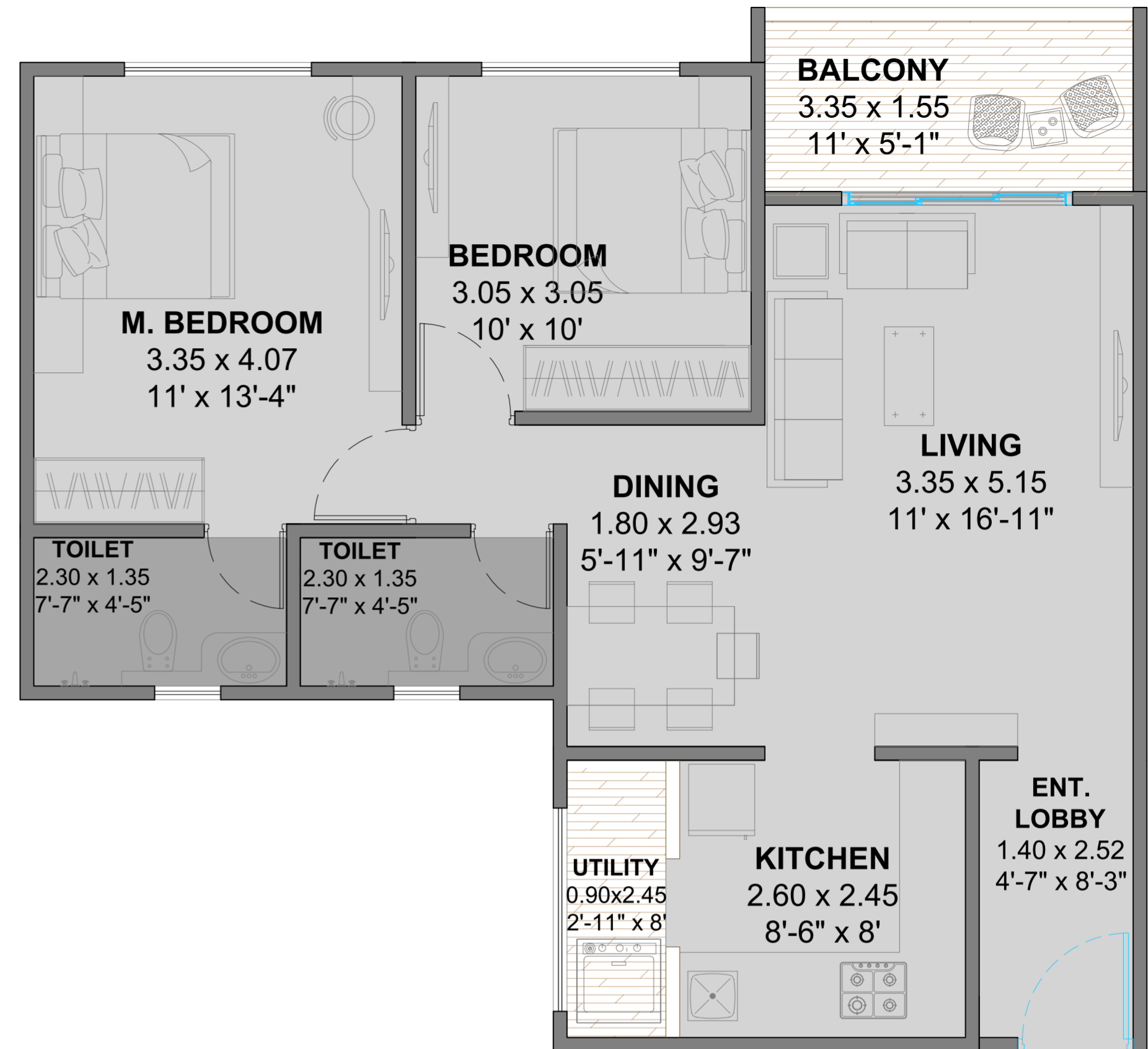
Integrated Amenity Spaces



Indoor Games Room



Library



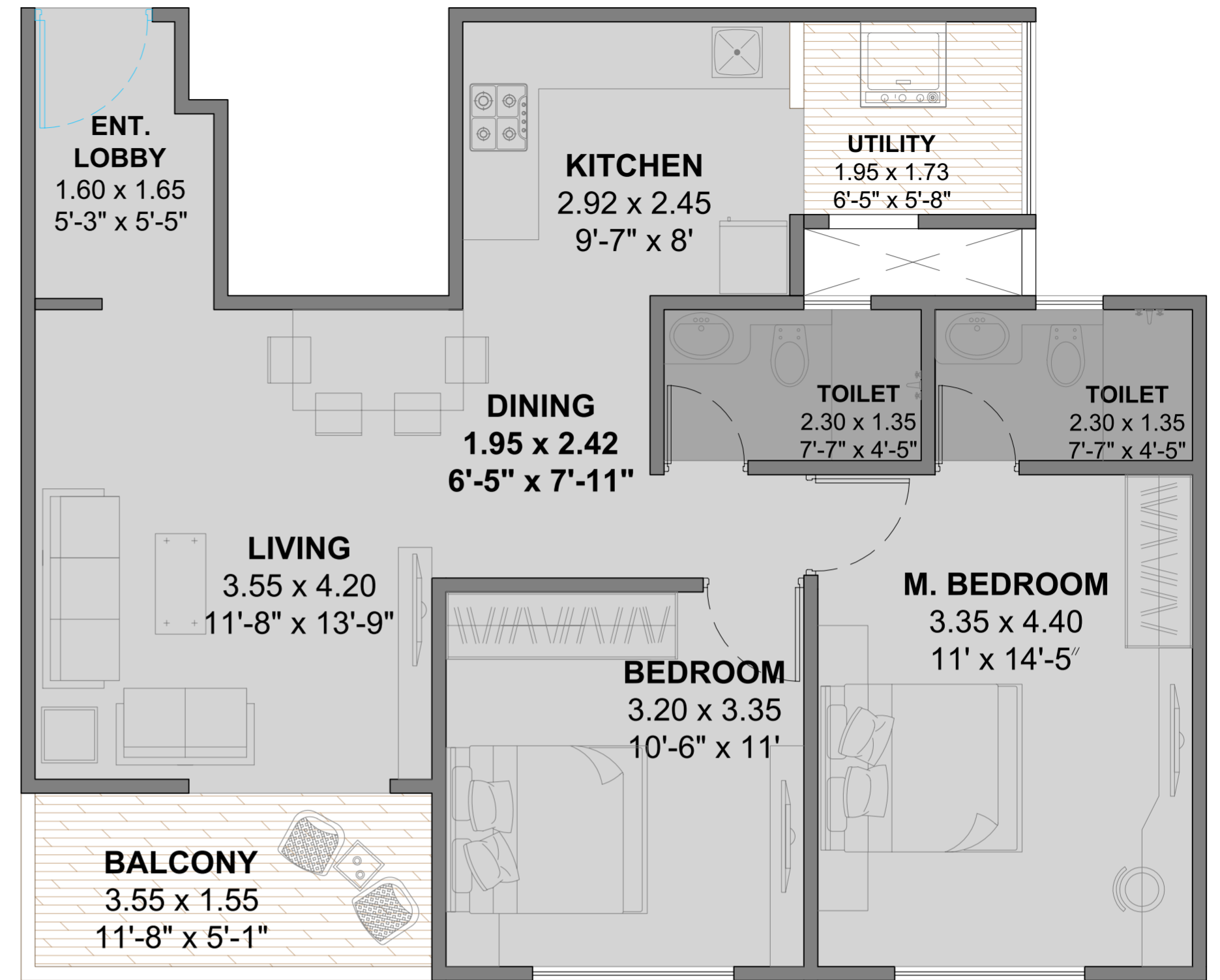
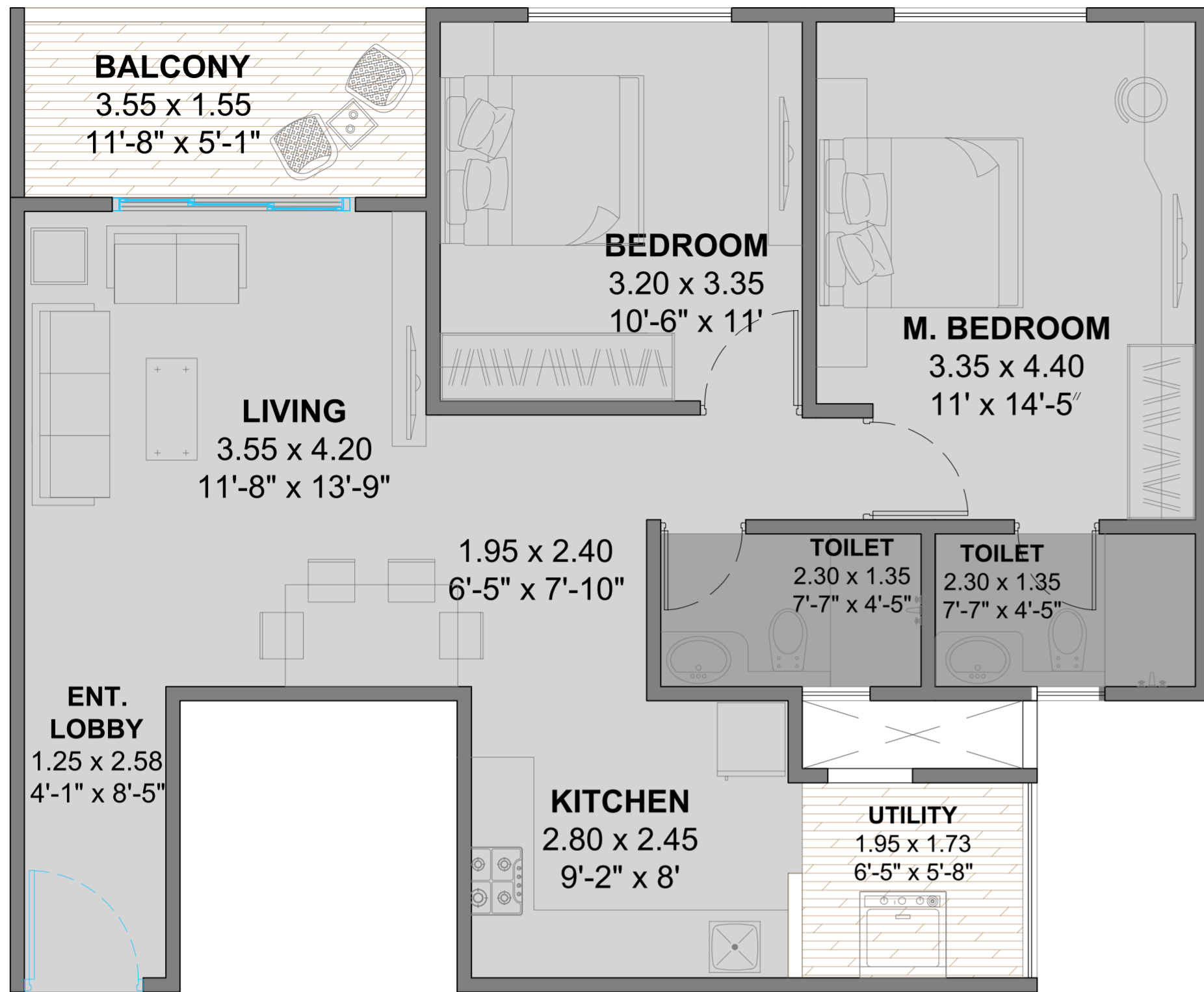
AREA STATEMENT

TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - C	65.82	2.20	5.19	73.21	788

AREA STATEMENT

TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - D	66.31	2.27	5.19	73.77	794

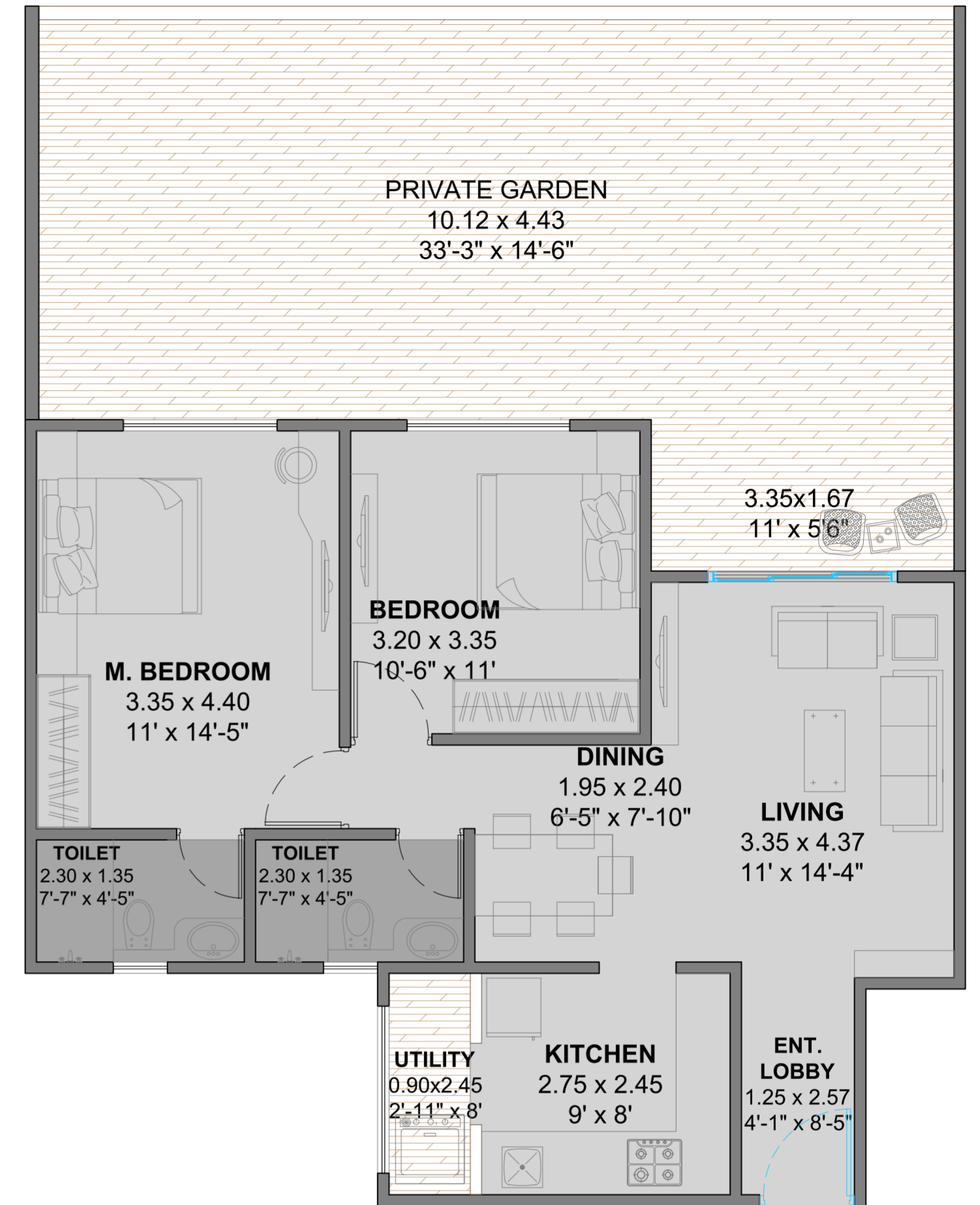
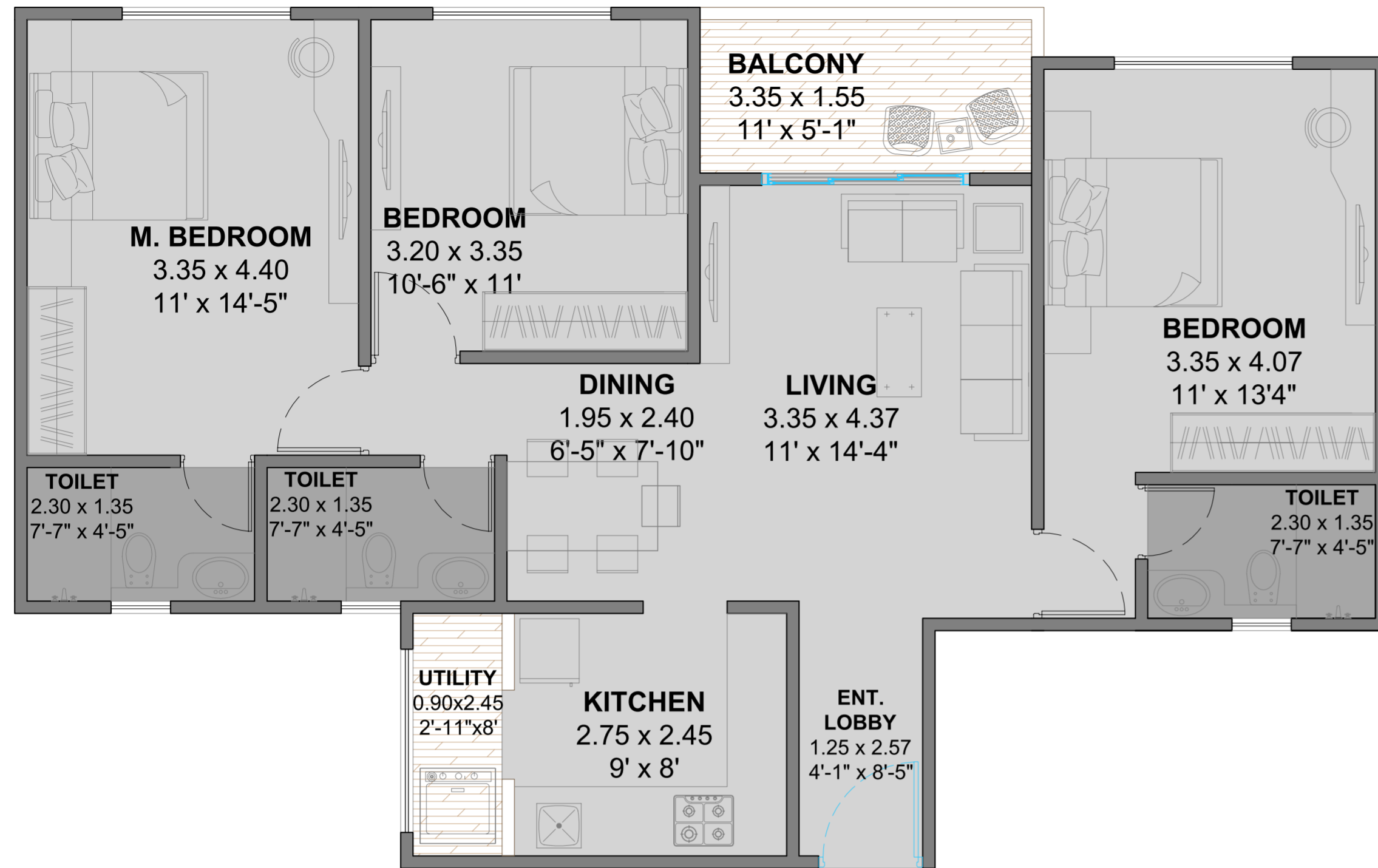




AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - E	66.08	3.36	5.50	74.94	807

AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - F	67.01	3.36	5.50	75.87	817

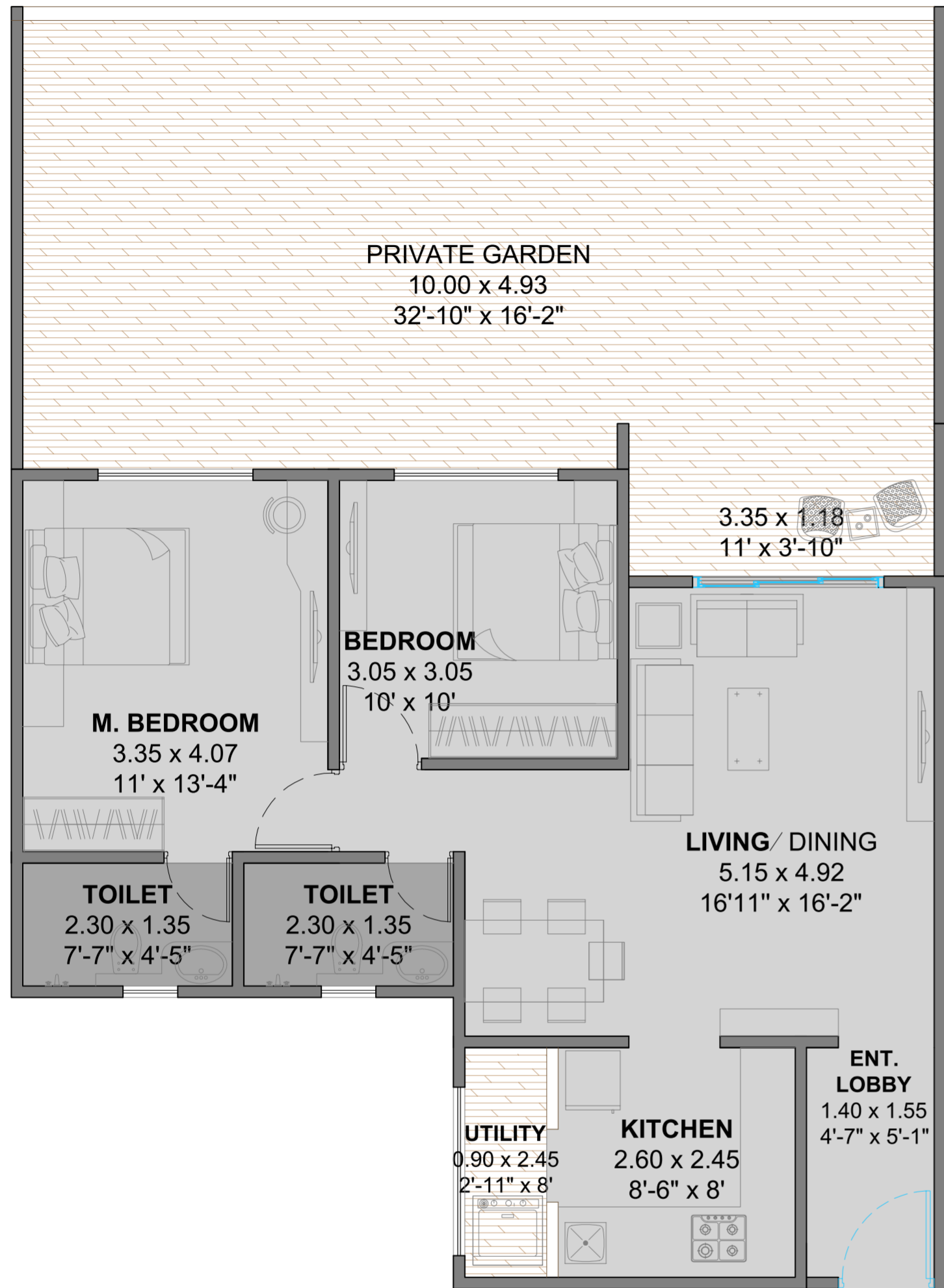




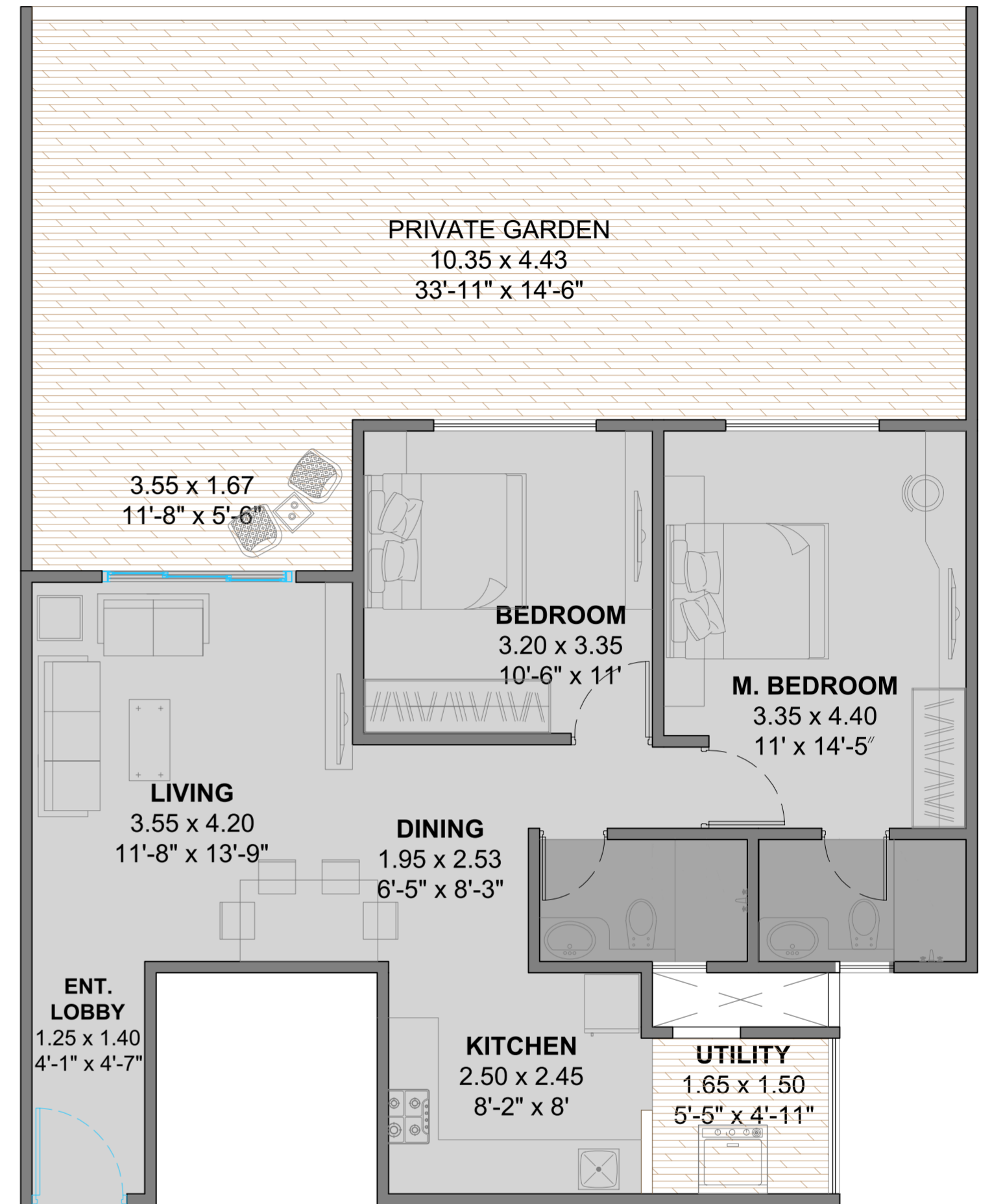
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TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
3BHK - C (WING B)	85.11	2.20	5.19	92.50	996

AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - C (Garden flat)	66.67	2.20	50.41	119.28	1284



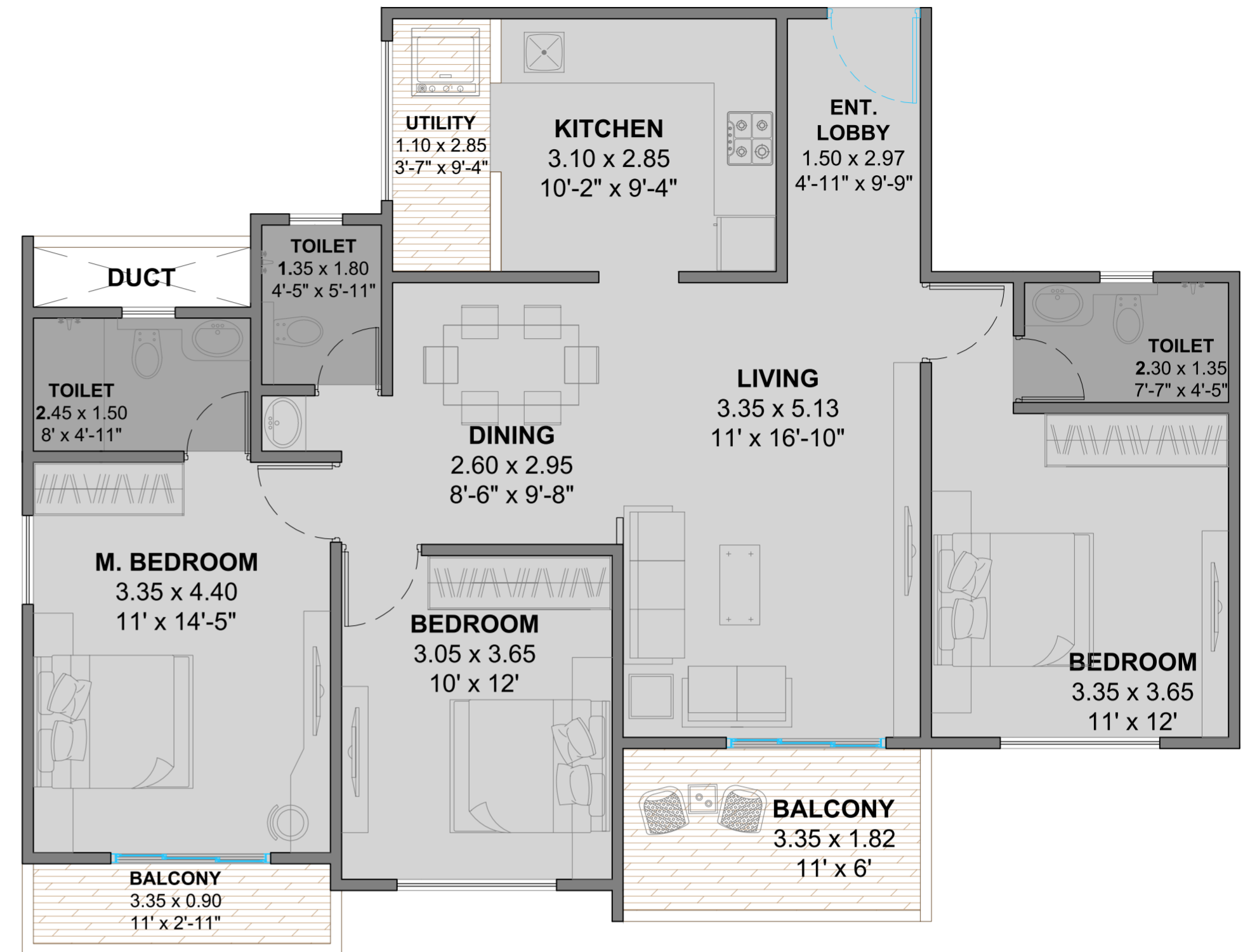
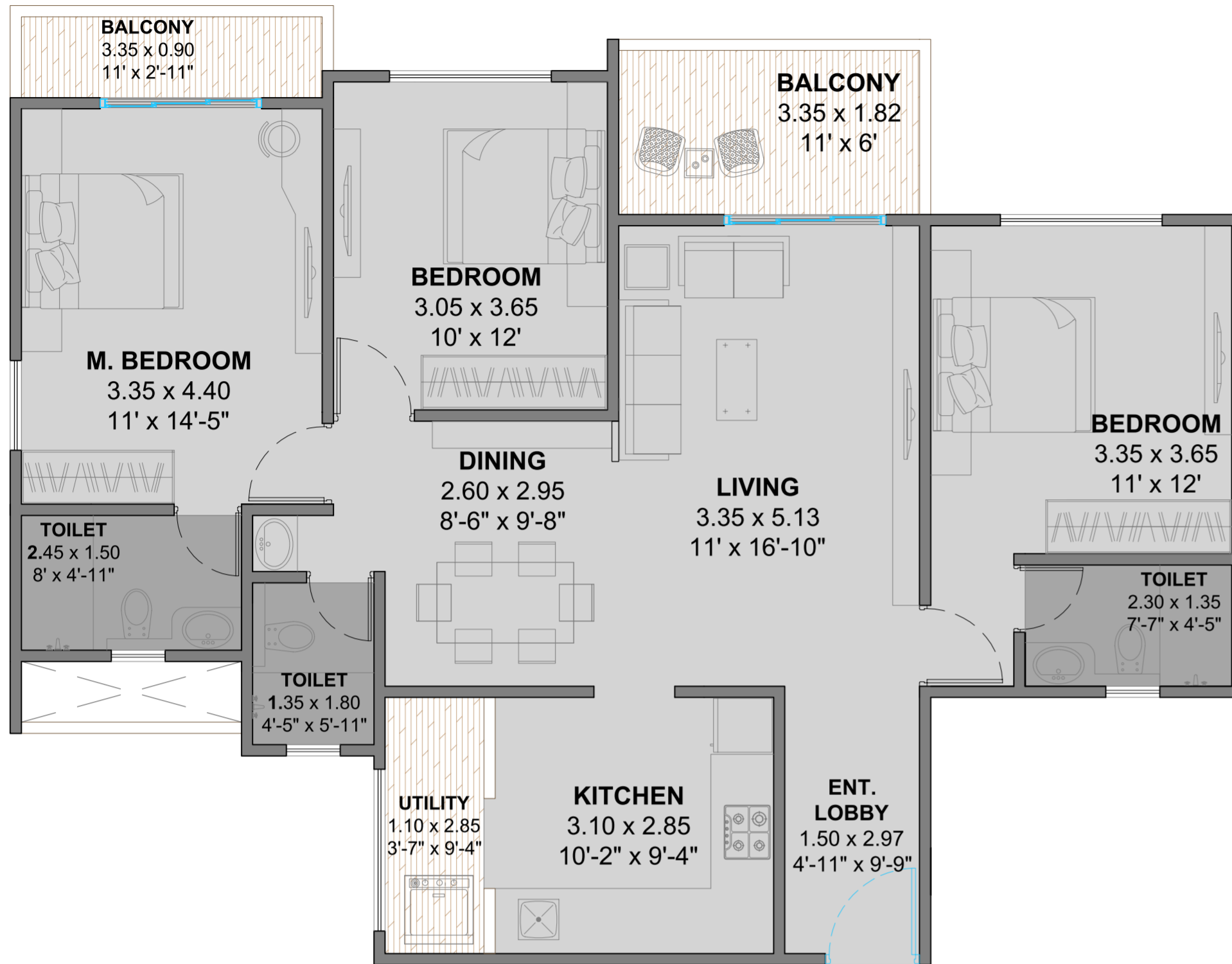


AREA STATEMENT					
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2BHK - D (Garden flat)	67.14	2.27	53.19	122.6	1320



AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - E (Garden flat)	66.93	3.36	51.74	122.03	1314

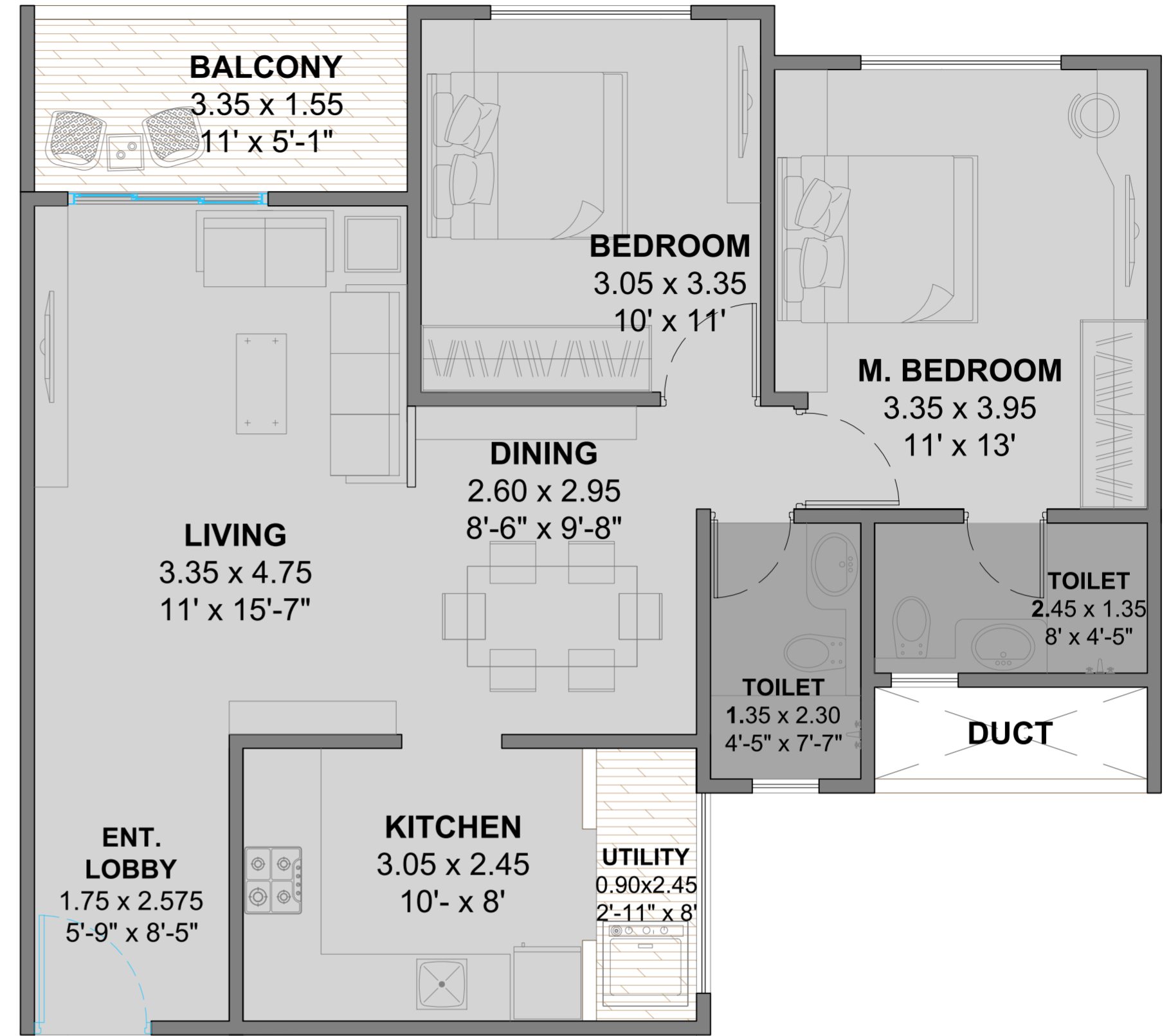
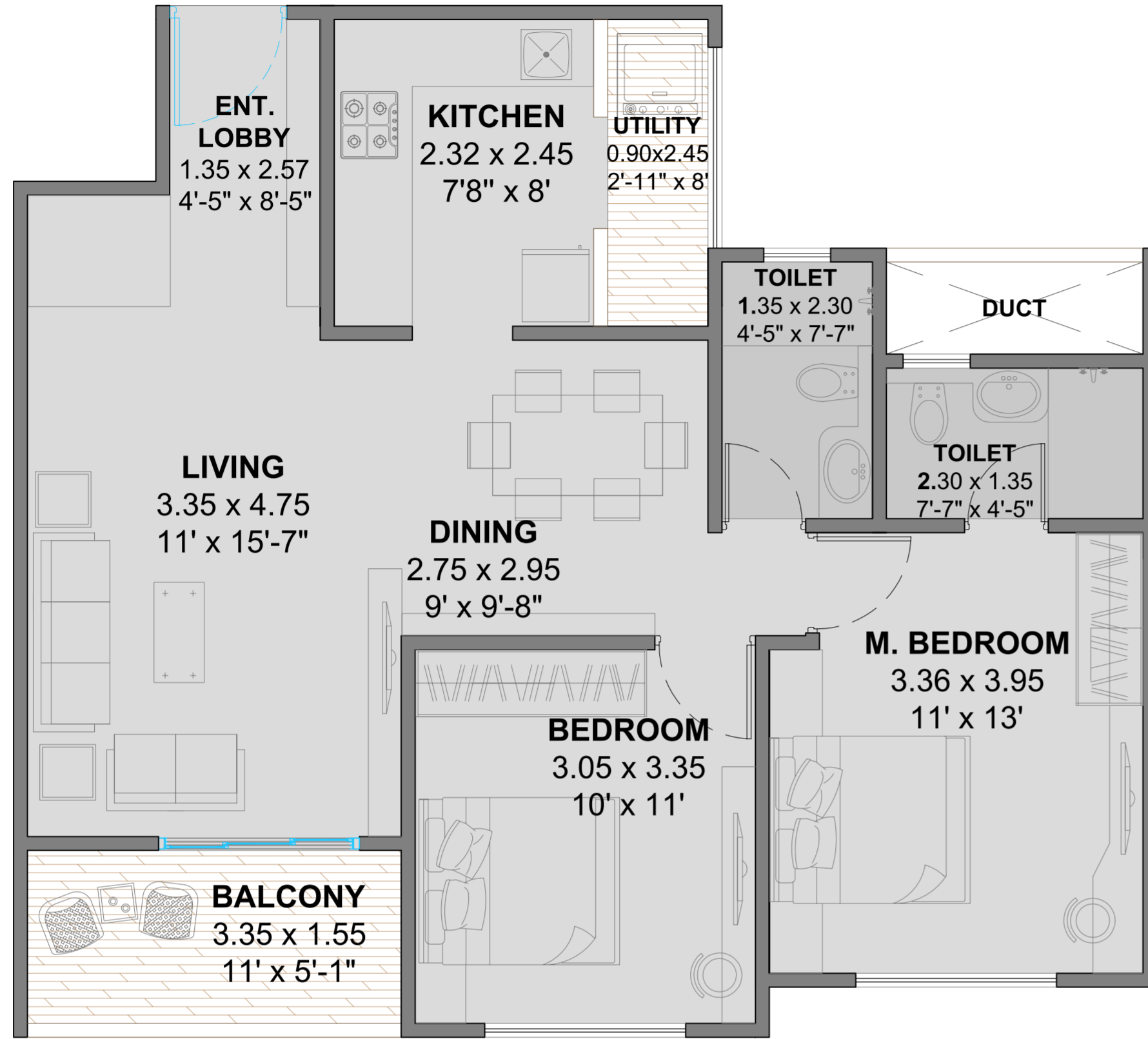




AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
3BHK - A	94.16	3.13	9.13	106.42	1146

AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
3BHK - B	94.16	3.13	9.13	106.42	1146

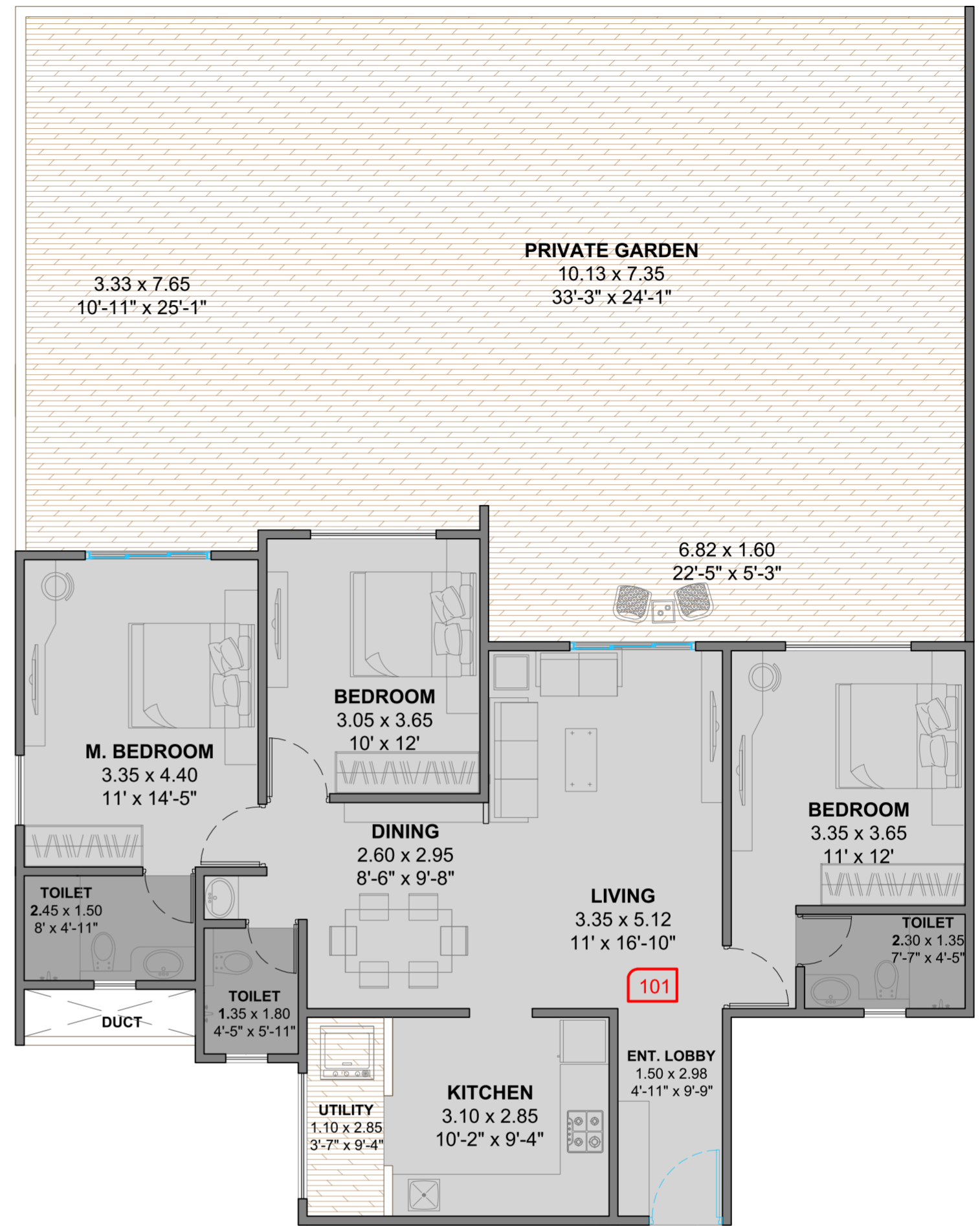
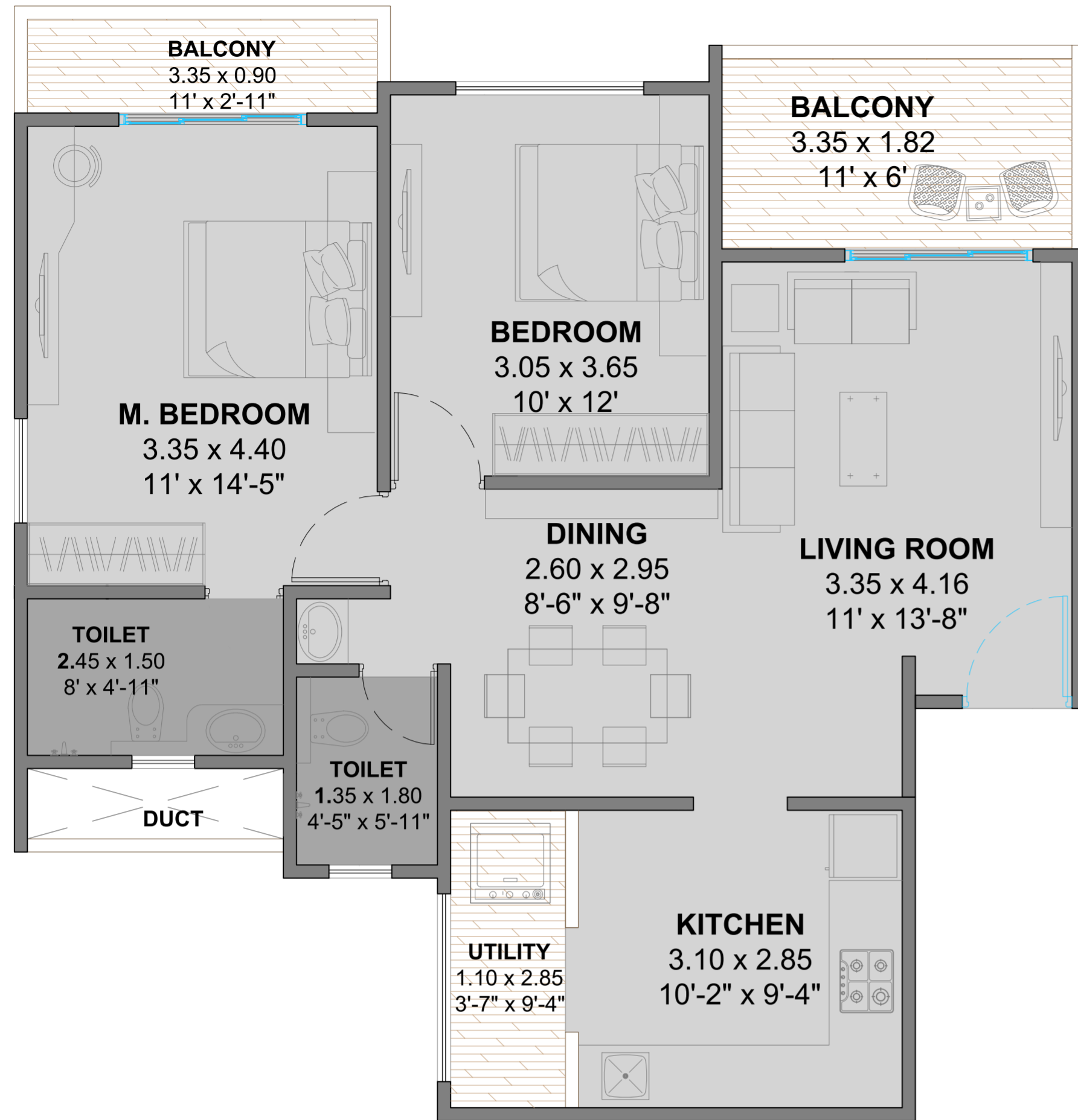




AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - B	68.11	2.47	5.19	75.77	816

AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - A	69.91	2.20	5.19	77.30	832

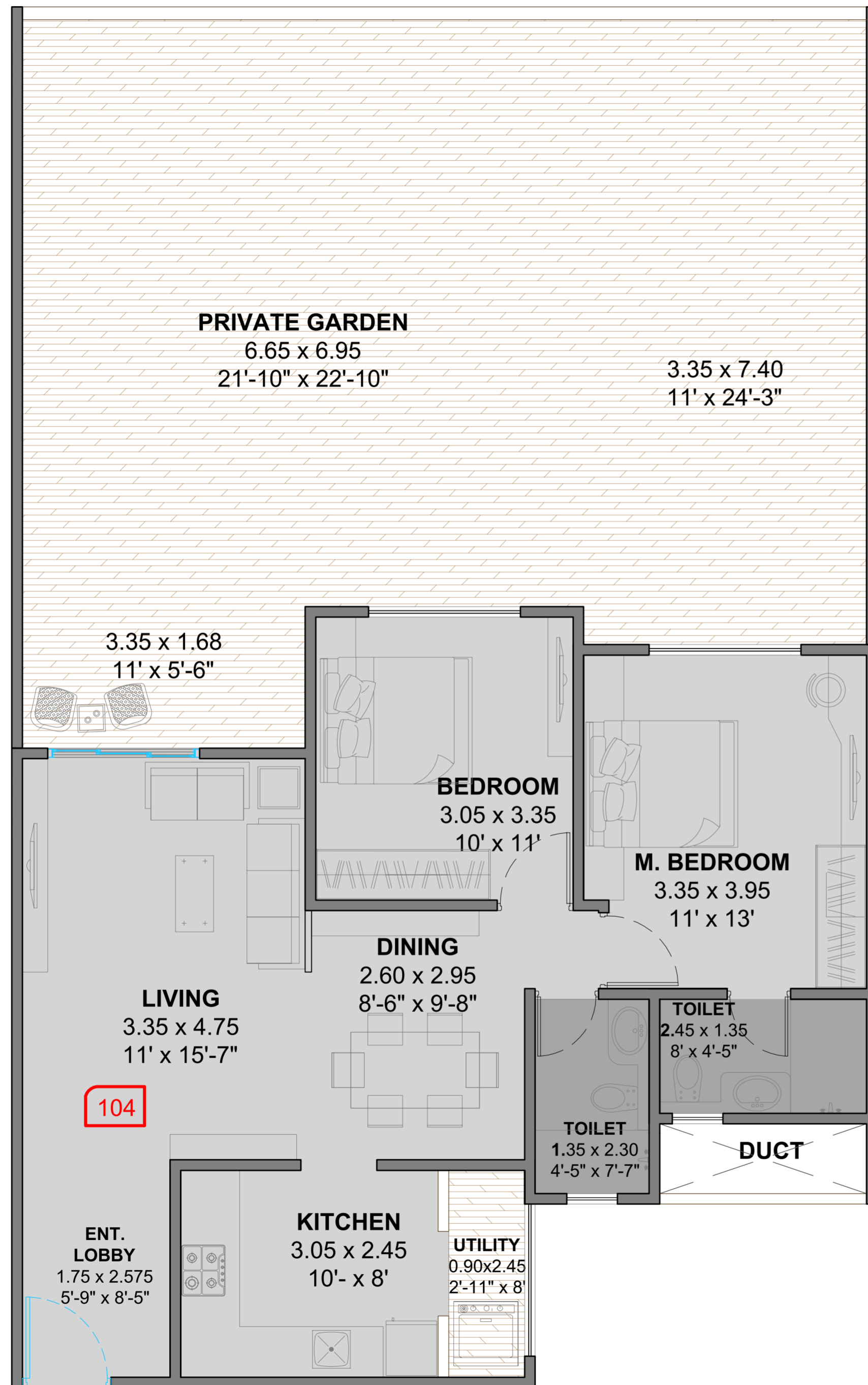




AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - G (WING A & C)	69.93	3.13	9.13	82.19	885

AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
3BHK - A Garden flat	95.00	3.13	110.77	208.09	2249





AREA STATEMENT					
TYPE	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - A Garden flat	70.80	2.20	76.62	149.62	1611



2 BHK - Isometric View

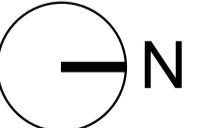
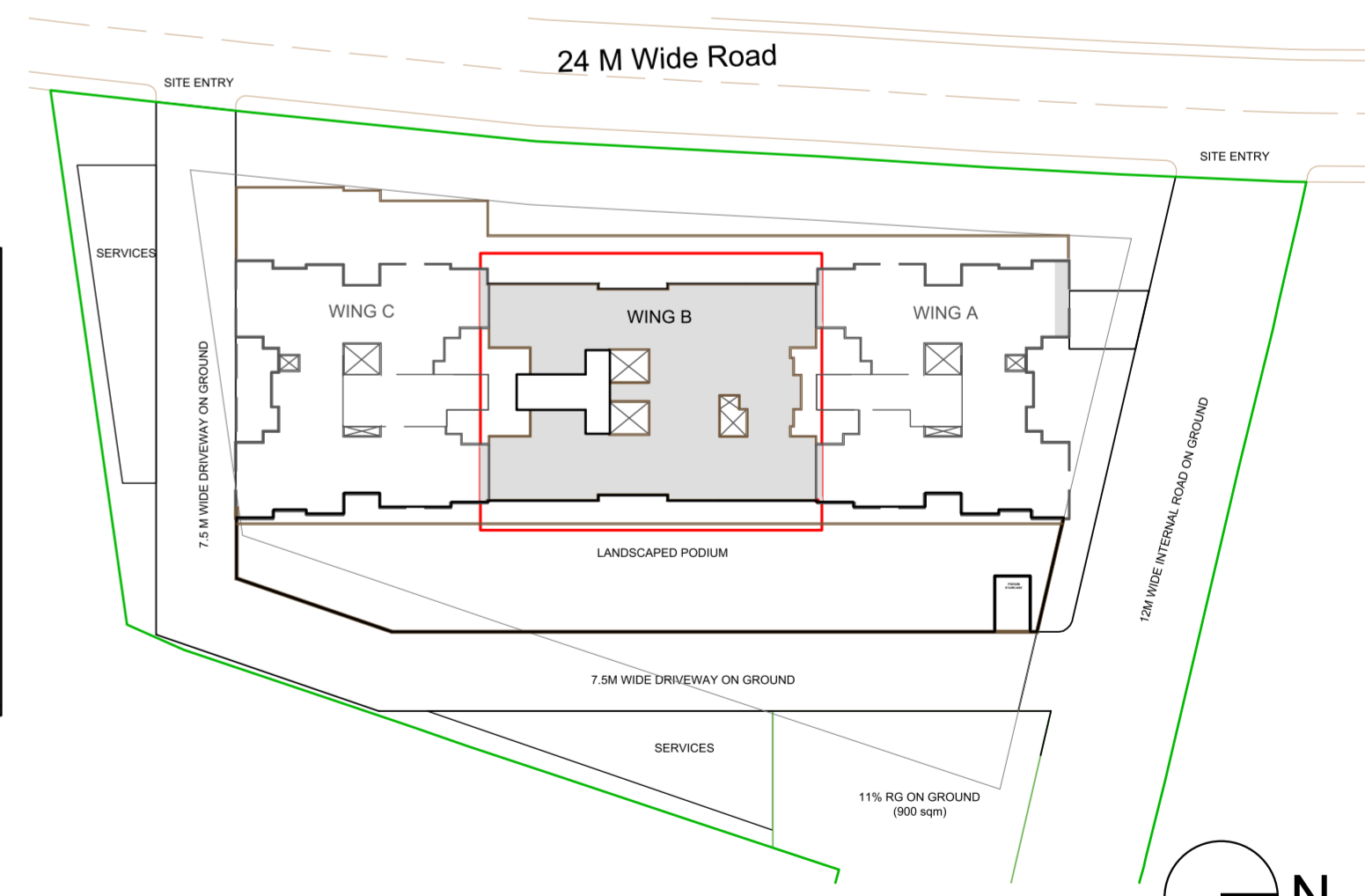


3 BHK - Isometric View



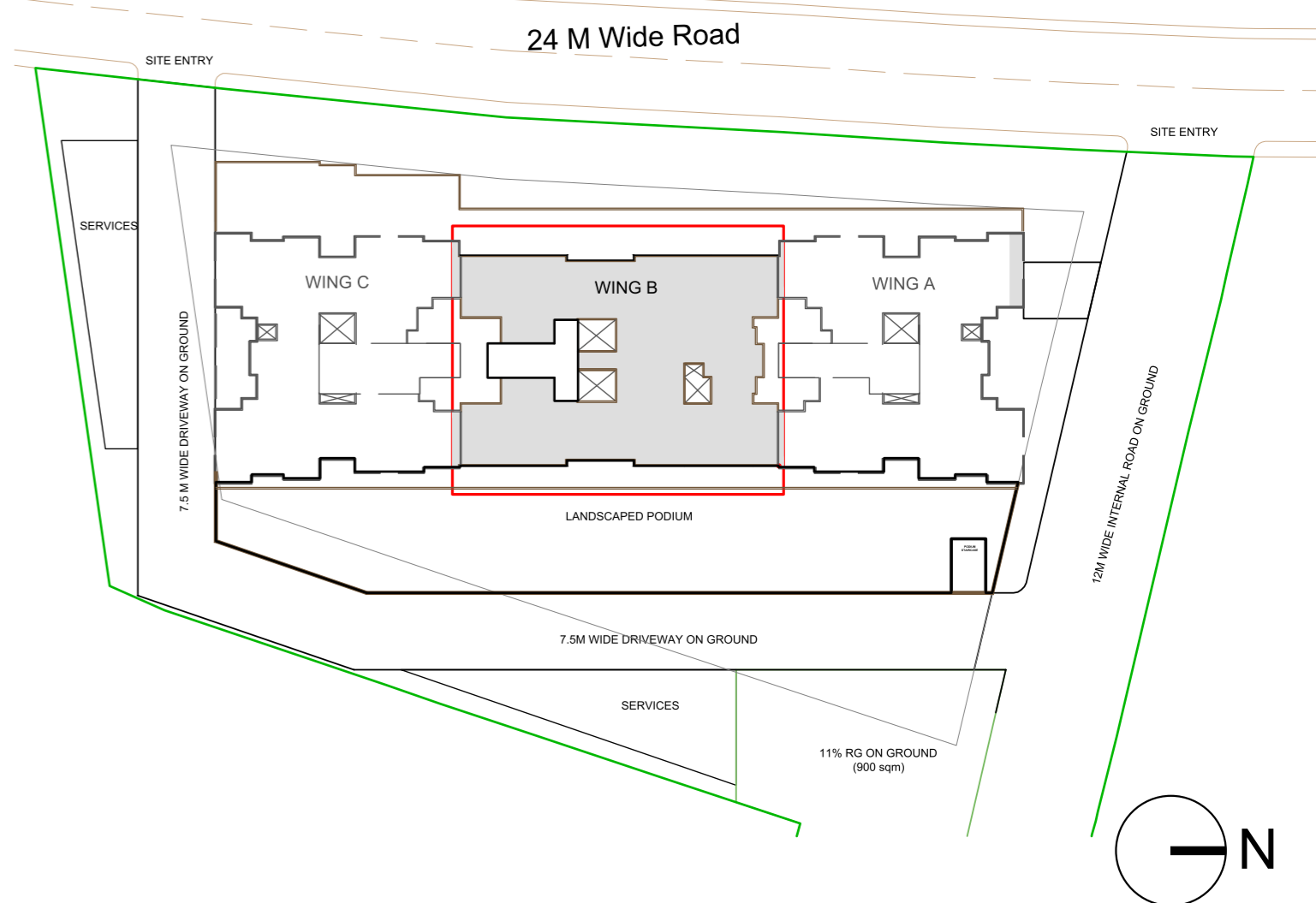


AREA STATEMENT						
TYPE	FLAT NO.S	CARPET (Sq.m)	DRY BALCONY (Sq.m)	PR. GARDEN (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - E	101	66.93	3.36	51.74	122.03	1314
2BHK - D	102	67.14	2.27	53.19	122.6	1320
2BHK - C	103	66.67	2.20	50.41	119.28	1284
2BHK - C	104	65.82	2.20	5.19	73.21	788
2BHK - D	105	66.31	2.27	5.19	73.77	794
2BHK - F	106	67.01	3.36	5.50	75.87	817



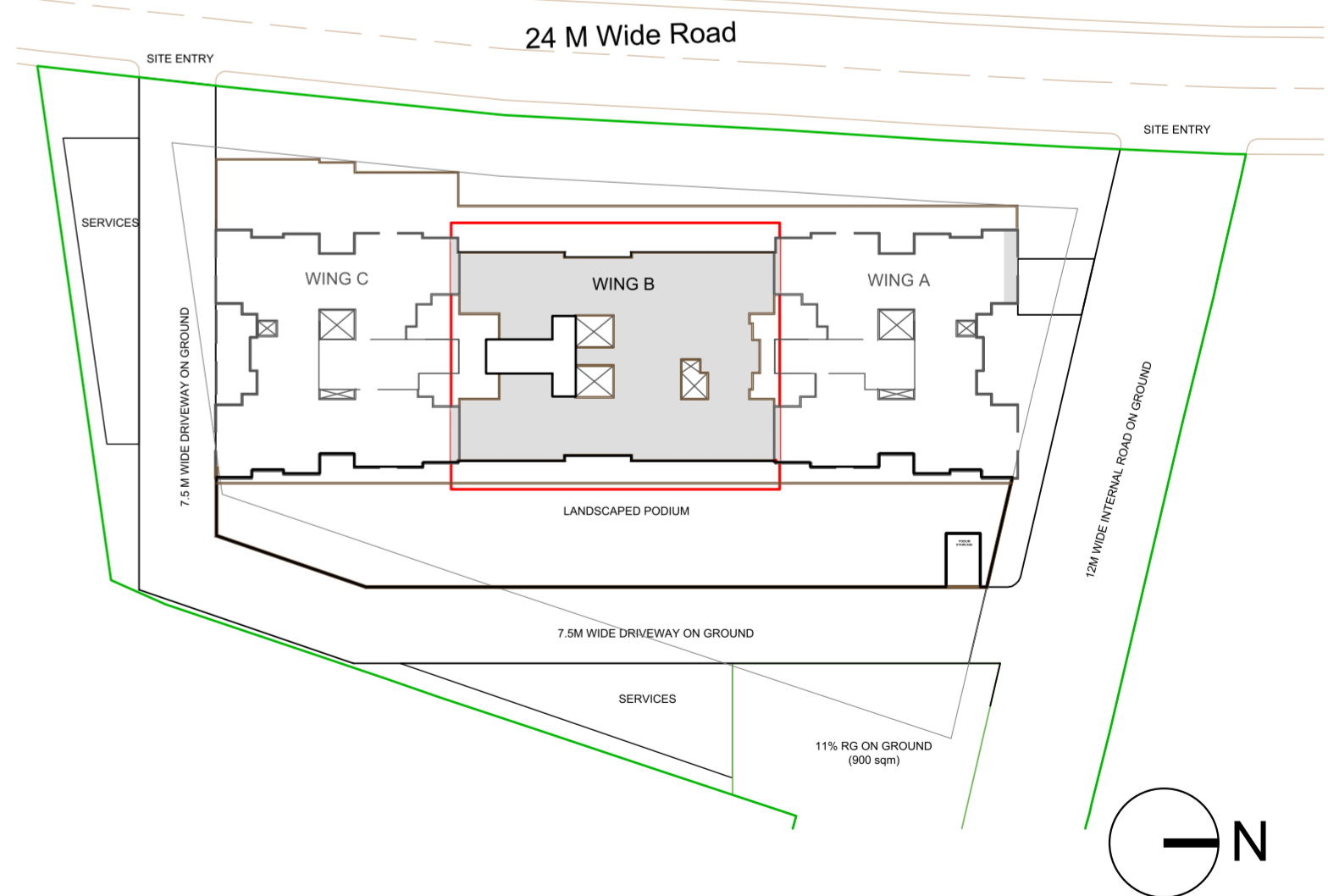


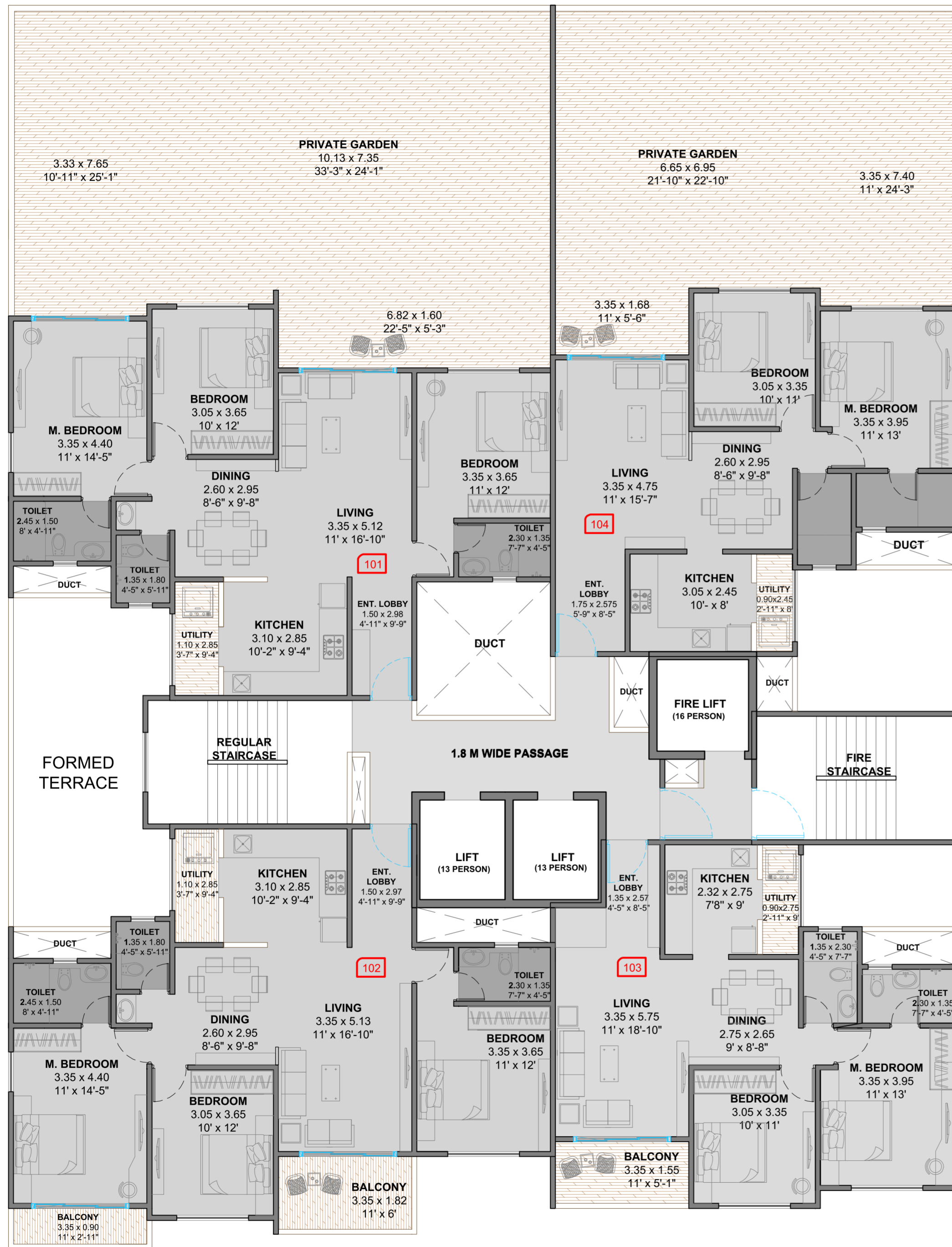
AREA STATEMENT						
TYPE	FLAT NO.S	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - E	201,301,401,501,601,801,901,1001,1101	66.08	3.36	5.50	74.94	807
2BHK - D	202,302,402,502,602,802,902,1002,1102	66.31	2.27	5.19	73.77	794
2BHK - C	203,303,403,503,603,803,903,1003,1103	65.82	2.20	5.19	73.21	788
2BHK - C	204,304,404,504,604,804,904,1004,1104	65.82	2.20	5.19	73.21	788
2BHK - D	205,305,405,505,605,805,905,1005,1105	66.31	2.27	5.19	73.77	794
2BHK - F	206,306,406,506,606,806,906,1006,1106	67.01	3.36	5.50	75.87	817



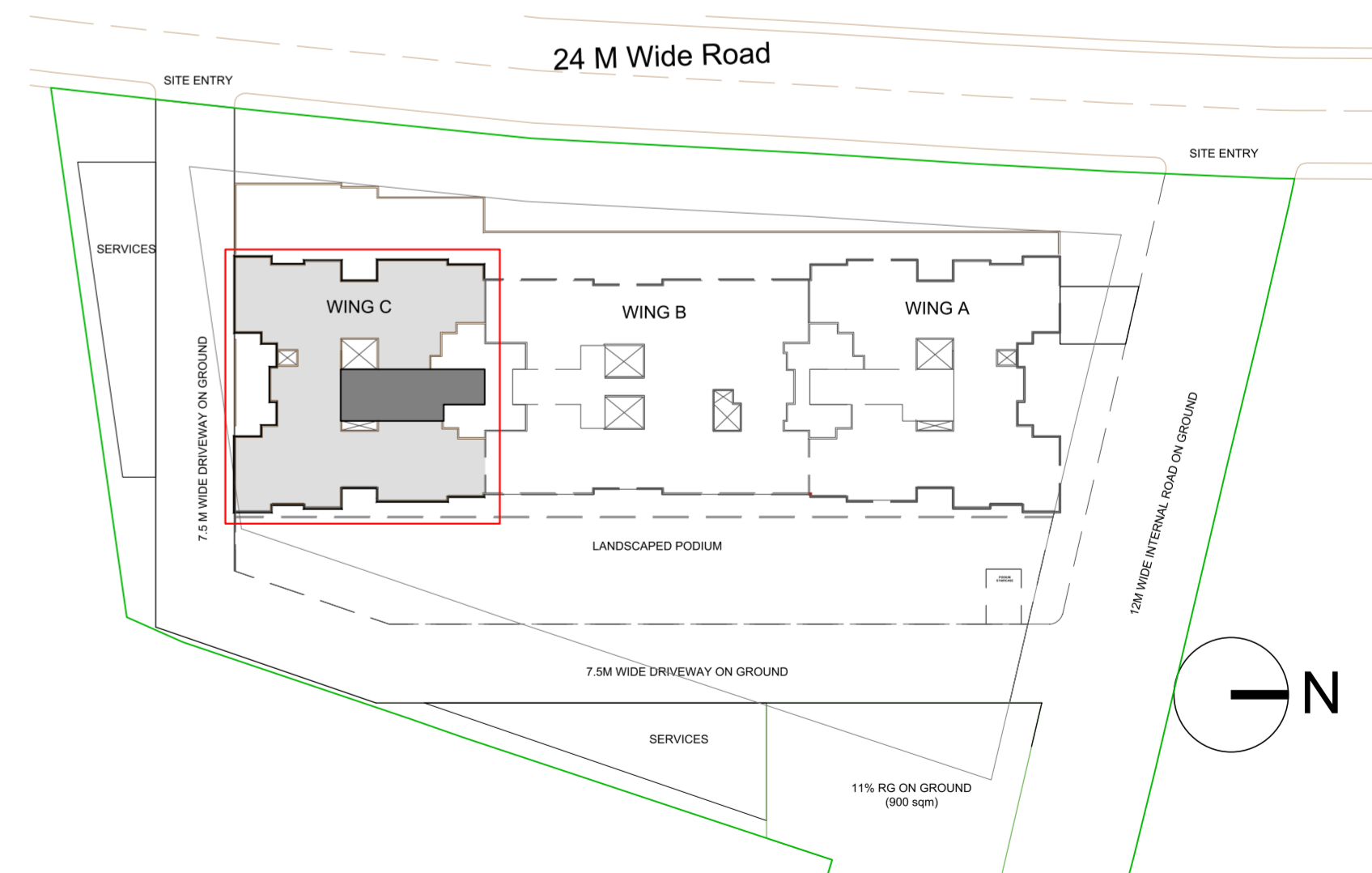


AREA STATEMENT						
TYPE	FLAT NO.S	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - E	701,1201	66.08	3.36	5.50	74.94	807
3BHK - C	703,1203	83.63	2.20	5.19	91.02	980
2BHK - C	704,1204	65.82	2.20	5.19	73.21	788
2BHK - D	705,1205	66.31	2.27	5.19	73.77	794
2BHK - F	706,1206	67.01	3.36	5.50	75.87	817



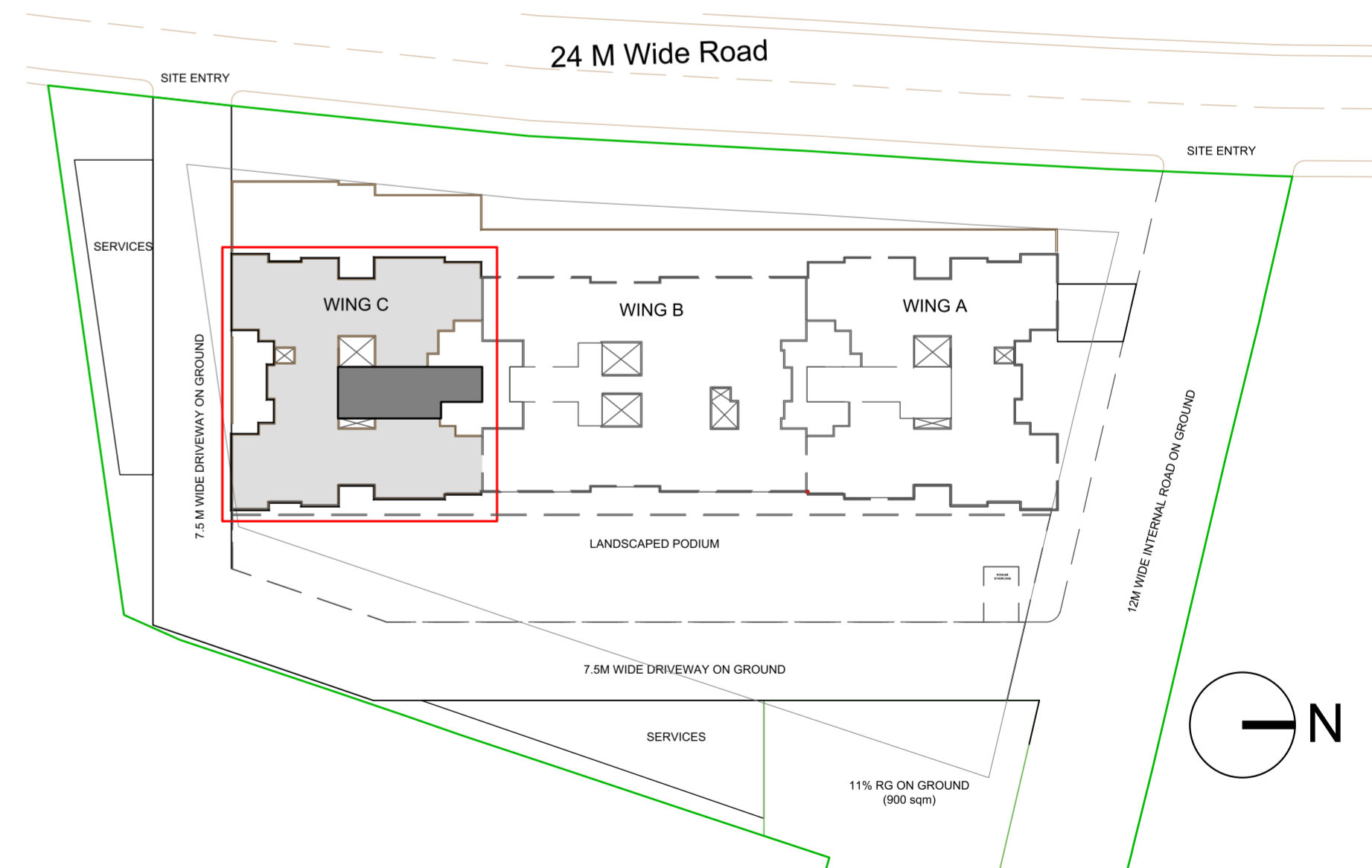


AREA STATEMENT						
TYPE	FLAT NO.S	CARPET (Sq.m)	DRY BALCONY (Sq.m)	PR. GARDEN (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
3BHK-A (GARDEN FLAT)	101	95.00	3.13	110.77	208.90	2249
3BHK - B	102	94.16	3.13	9.13	106.42	1146
2BHK - B	103	68.11	2.47	5.19	75.77	816
2BHK - A (GARDEN FLAT)	104	70.8	2.20	76.62	149.62	1611





AREA STATEMENT						
TYPE	FLAT NO.S	CARPET (Sq.m)	DRY BALCONY (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.Ft)
2BHK - G	701,1201	69.93	3.13	9.13	82.19	885
3BHK - B	702,1202	94.16	3.13	9.13	106.42	1146
2BHK - B	703,1203	68.11	2.47	5.19	75.77	816
2BHK - A	704,1204	69.91	2.20	5.19	77.30	832



CREDITS

Designing & Liasoning Architect:
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RCC Consultants:
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MEP Consultants:
SKYLINE MEP CONSULTANTS

Landscape Designer:
V.K.ASSOCIATES

3D Designer:
V.ARKILLE

Legal Advisor:
ADV.PRATIKJAGTAP & ADV.MILIND BADADE

Creative Consultant:
ARTICULATE BY DESIGN

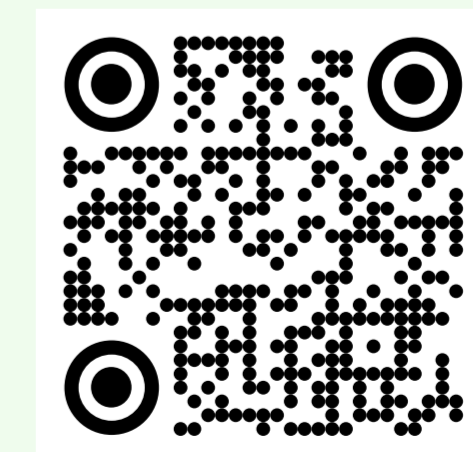
Environmental Consultant:
V.K. ENVIRONMENTAL

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