

No. 1

PUNE'S BEST PROJECT | AMONGST INDIA'S TOP 100 PROJECT'S

THE BEST RESIDENTIAL PROJECT AWARDED BY CNBC AWAAZ & LIASES FORAS | INDIA'S TOP 100 BY REALTY PLUS & CRISIL



18°29'48"N 73°45'12"E

SONGBIRDS IS A SYMBOL OF LIFE'S JOYS. WELL CONNECTED AND COMPREHENSIVELY SERVICED BY PUNE'S TRANSPORT INFRASTRUCTURE, FACILITIES AND AMENITIES, SONGBIRDS BY SKYi IS A TIMELESS REMINDER OF THE NEED TO REMAIN CONNECTED TO NATURE AND ENJOY ITS BENEFITS IN THEIR PUREST FORM.



A NATURE-LOVING COMMUNITY BHUGAON, PAUD ROAD

 KOTHRUD NEXT



“The Right Location
is the key to a better
standard of living &
higher capital
appreciation.”

LOCATION

& CONNECTIVITY

Connectivity Highlights

- National Highway
- Hinjewadi IT Park
- Oxford Golf Course
- SKYi Club
- Balewadi High Street
- Shopping & Restaurants
- Balewadi Sports Complex
- MCA Cricket Stadium
- City Pride Multiplex
- Lavasa
- Top Boarding & Day Schools

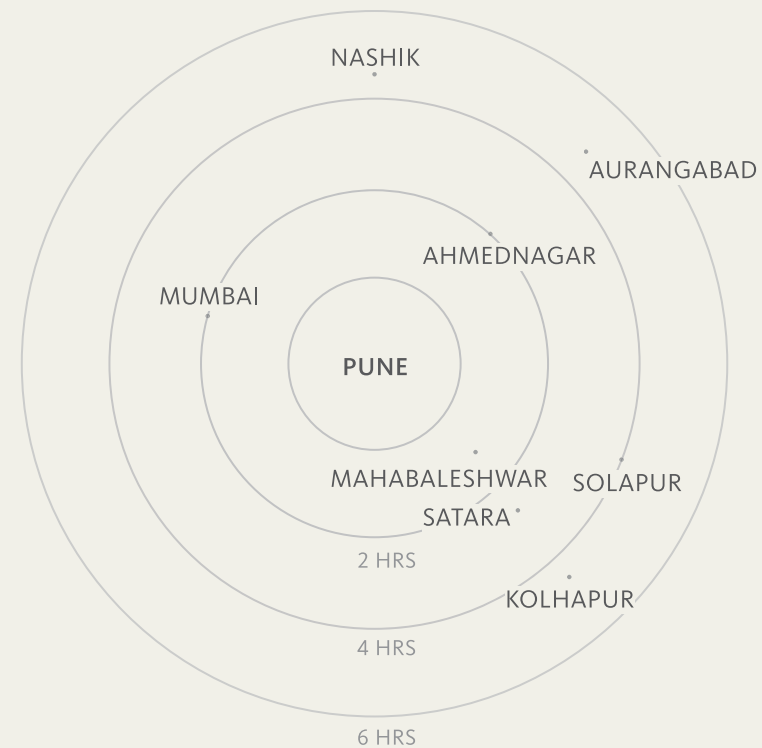
Growth Drivers Existing & Proposed

- National Highway
(Pune - Mahad)
- Pune Ring Road
- Pune Ring Road Metro
- Kothrud Metro Station
- National Highway NH4
(Mumbai - Bangalore)
- Pirangut Industrial Estate
- Top Universities & Educational
Institutions

ROAD

CONNECTIVITY

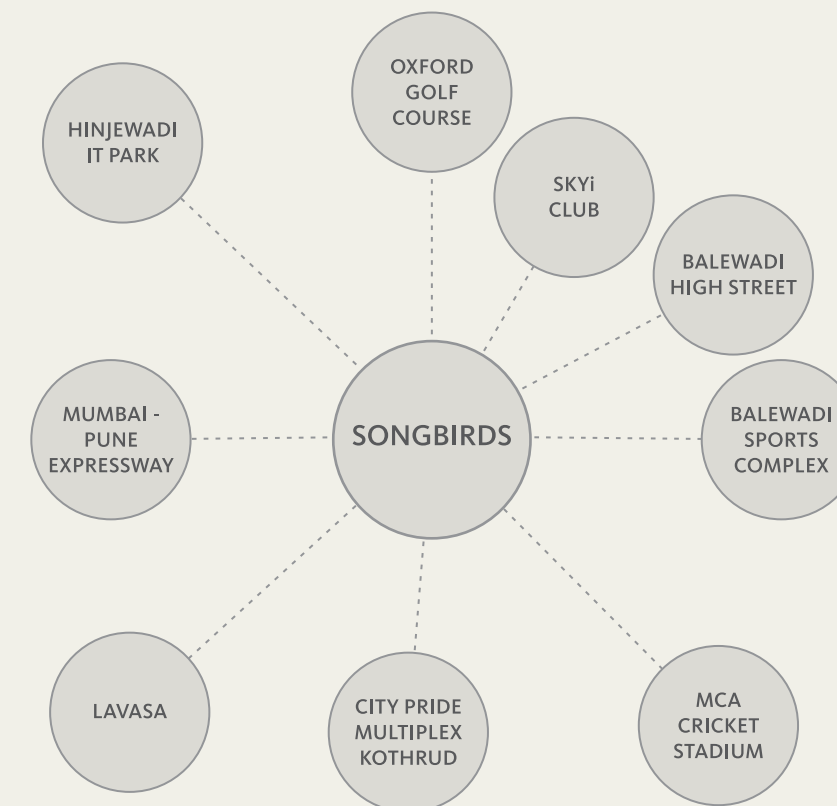
Pune has excellent road connectivity to various cities and states in the country, with good national and state highways. National Highway 4 (NH 4) connects to Mumbai, Kolhapur and Bangalore. NH 9 connects to Hyderabad and NH 50 connects to the grape-city Nashik. The state highways connect Pune to Aurangabad, Ahmednagar, Raigad and Solapur.



LIFESTYLE

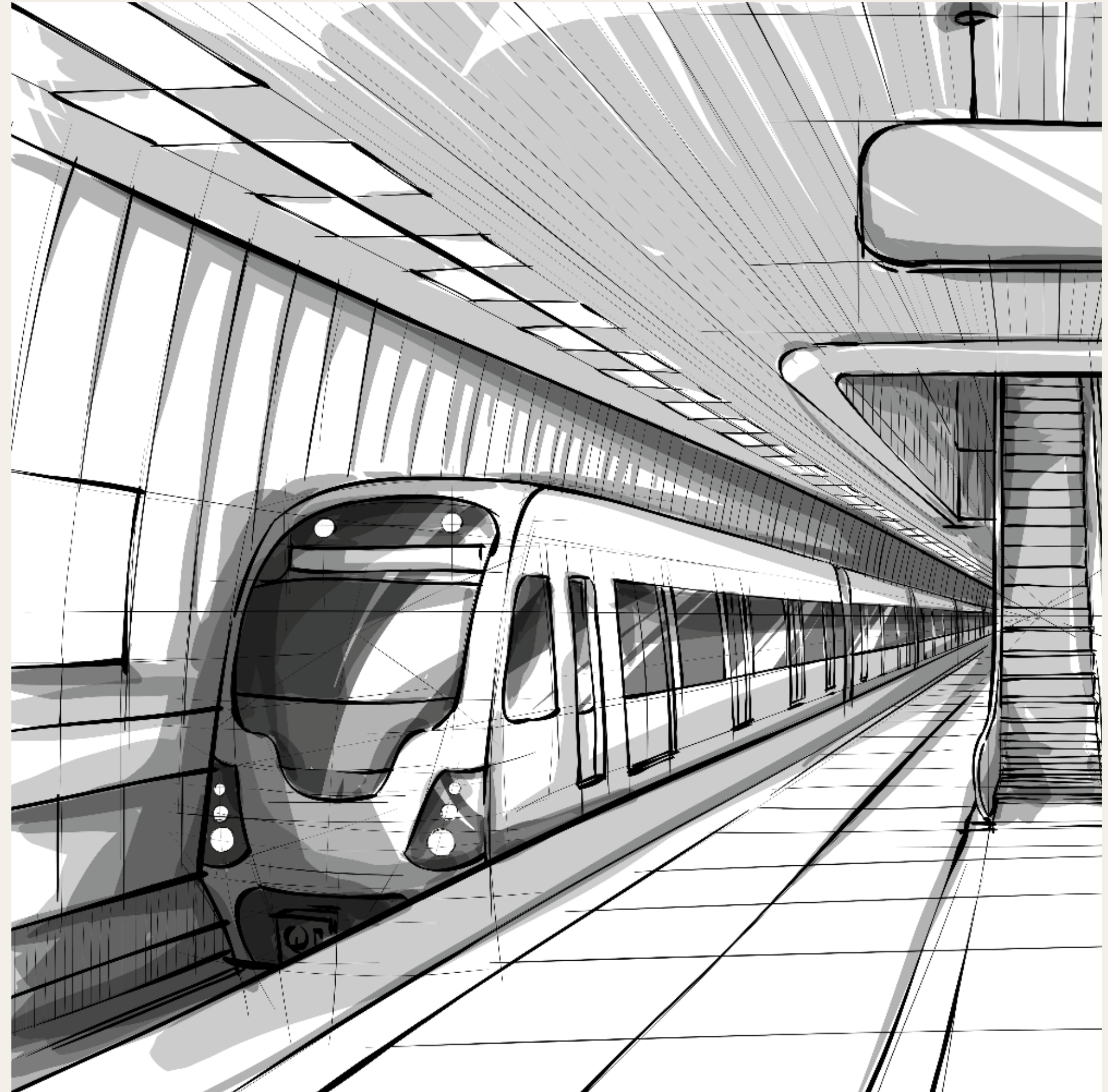
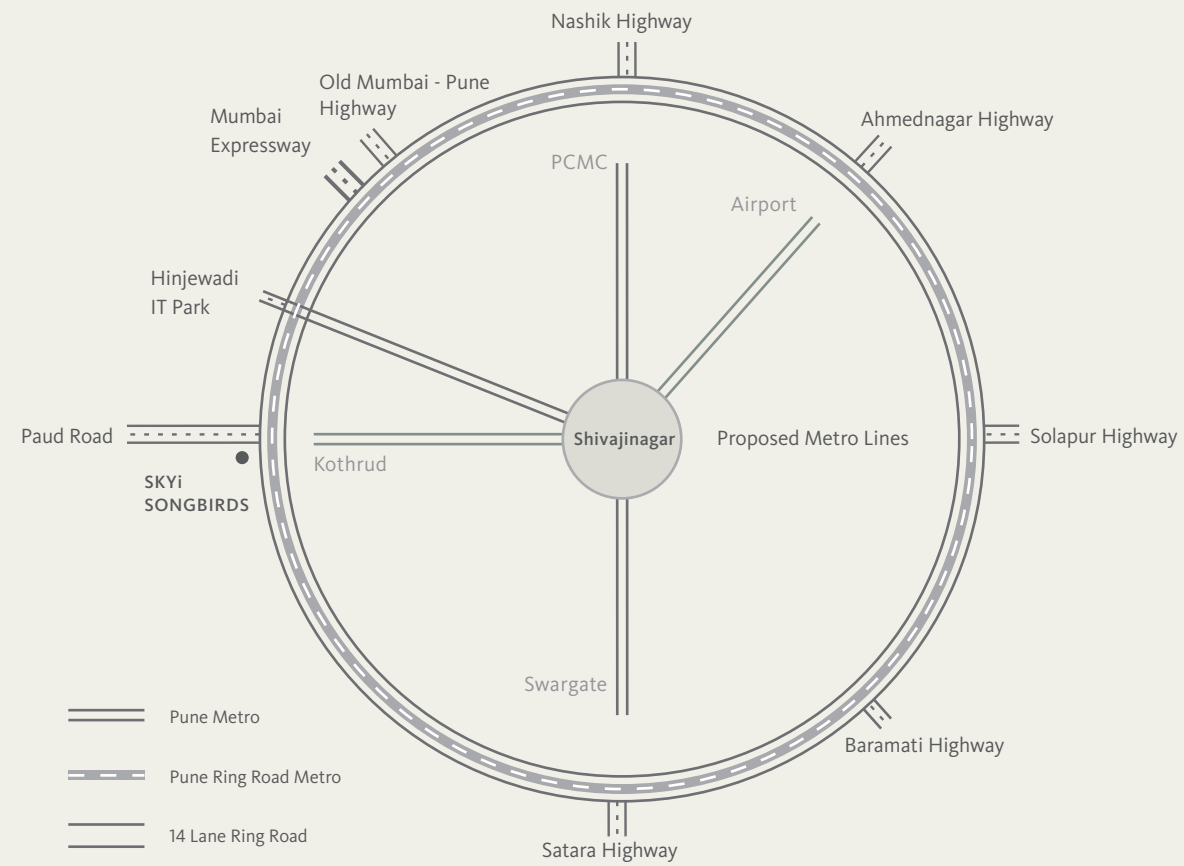
CONNECTIVITY

Songbirds is a short drive from the Hinjewadi IT Park, leading entertainment, sports and hospitality hotspots in the city, thereby offering a best in class lifestyle.



RING ROAD & METRO CONNECTIVITY

The 14 lane wide Proposed Ring Road with the Metro at its center is adjacent to Songbirds and will connect you seamlessly to the Hinjewadi IT Park, Mumbai Expressway, the Pune Airport and every major State and National Highway.



BEST INVESTMENT DESTINATION

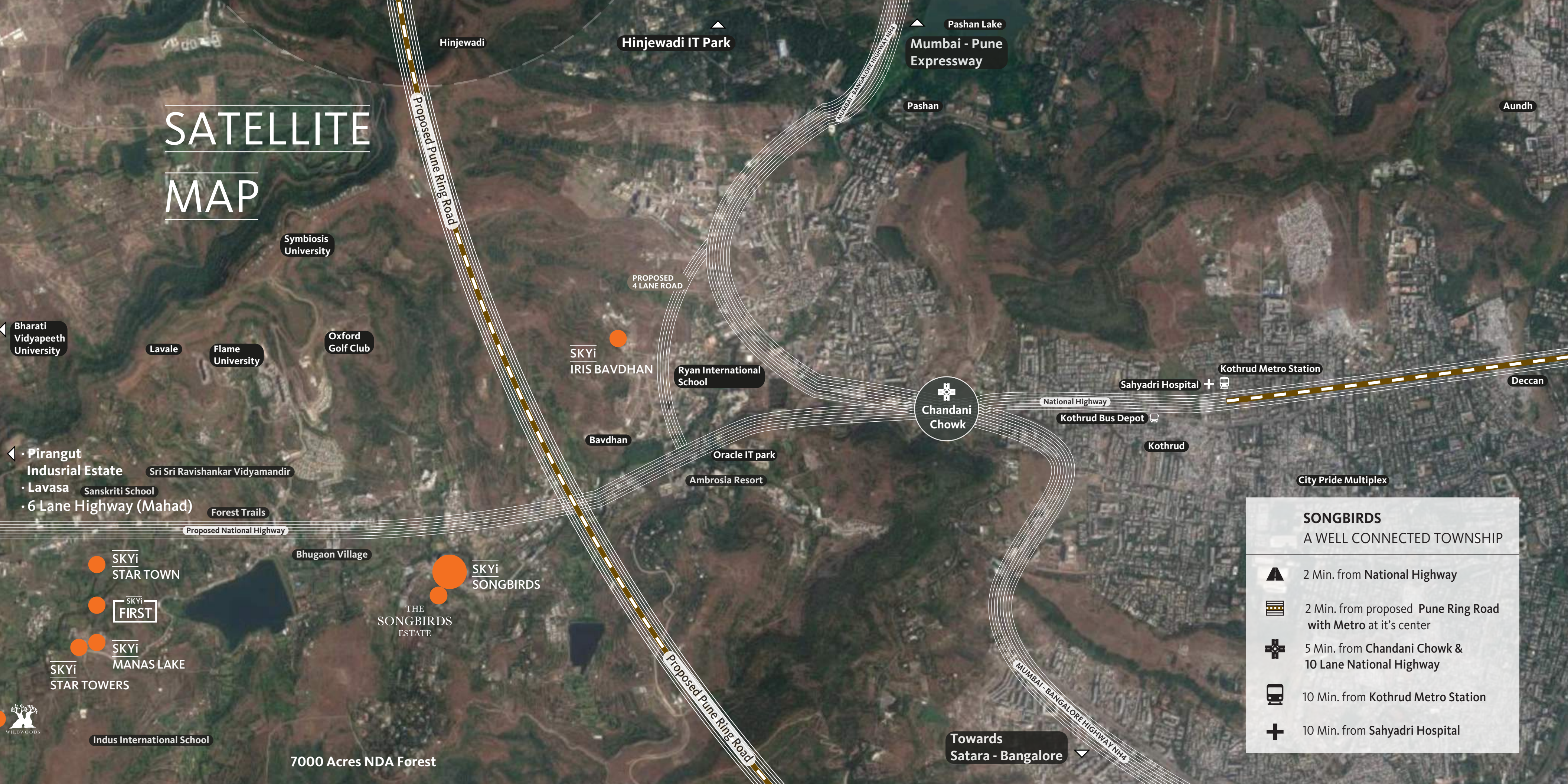
INVESTOR'S POINT

We will give you all the information about Pune City, West Pune, Bhugaon, Kothrud & Kothrud Next. Price trends, infrastructure plans & all growth drivers are explained in detail in this report.

 Ask our team for a print brochure



SATELLITE MAP



Proposed Pune Ring Road

MUMBAI - BANGALORE HIGHWAY NH4

MUMBAI - BANGALORE HIGHWAY NH4

Proposed Pune Ring Road

PROPOSED 4 LANE ROAD

Bharati Vidyapeeth University

Symbiosis University

Lavale

Flame University

Oxford Golf Club

SKYi IRIS BAVDHAN

Ryan International School

Chandani Chowk

Kothrud Metro Station

Sahyadri Hospital

National Highway

Kothrud Bus Depot

Deccan

Pirangut Industrial Estate

Sri Sri Ravishankar Vidyamandir

Lavasa Sanskriti School

6 Lane Highway (Mahad)

Forest Trails

Proposed National Highway

Bavdhan

Oracle IT park

Ambrosia Resort

Kothrud

City Pride Multiplex

SKYi STAR TOWN

SKYi FIRST

SKYi MANAS LAKE

SKYi STAR TOWERS

Bhugaon Village






SKYi SONGBIRDS
THE SONGBIRDS ESTATE

Indus International School

7000 Acres NDA Forest

Towards Satara - Bangalore

SONGBIRDS A WELL CONNECTED TOWNSHIP

-  2 Min. from National Highway
-  2 Min. from proposed Pune Ring Road with Metro at it's center
-  5 Min. from Chandani Chowk & 10 Lane National Highway
-  10 Min. from Kothrud Metro Station
-  10 Min. from Sahyadri Hospital



YOU DON'T NEED TO TRAVEL MILES TO GO EVERYWHERE.

Schools/ Institutes

Ryan International School
 Indus International School
 Sanskriti School
 Bavdhan Primary School
 Ambrosia Institute Of Hotel Management
 Flame University
 Symbiosis International University
 Sri Sri Ravishankar School
 Bharati Vidyapeeth

Hospitals

Sahyadri Hospital
 Deenanath Mangeshkar Hospital
 Bavdhan Hospital
 Om Hospital

Retail

More
 Big Bazaar
 Reliance Fresh
 Petrol Pump

Banks & ATM

Union Bank
 Bank Of Maharashtra
 SBI
 Cosmos Co-Operative Bank
 ICICI
 HDFC

Restaurants

Domino's
 Café Coffee Day
 Ambrosia
 Trikaya
 Subway
 Banjara Hills
 Up & Above
 Club Oasis
 Viva Inn
 Garden Court
 Manas Resort
 Apache Club
 McDonald's

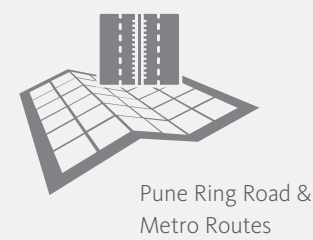
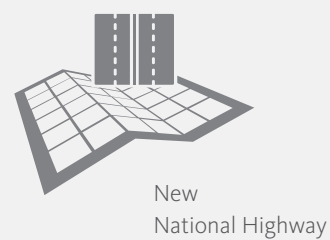
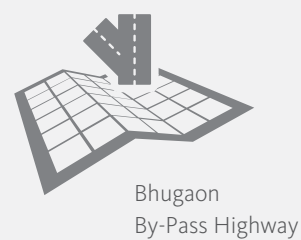
Sports & Recreation

Oxford Golf Course & Country Club
 Corianthan Club (Proposed)
 Shri Shiv Chhatrapati Sports City (CWG Sports Complex)
 Abs Gym
 City Pride Multiplex

Automobile

Honda Crystal
 Toyota DSK
 Nissan Oxford
 Audi
 Mercedes Benz

- SKYi Projects
- Important Landmarks
- + Hospital
- Retail
- ★ Hotels
- 🚇 Metro Station



MAPS

To know more about the current & future advantage of Songbirds Location ask our team to show you the maps.





Welcome to
Songbirds

LAYOUT MAP

PAUD ROAD ↑

THE BRIDGE



The Residences

- 5 Ultra Premium Homes
- iris Prime River Side Towers
- iris Hill View Towers

The Landscape

- A Main Entrance Gate
- B 4-Lane Internal Road
- C Nest - Park
- D River Promenade
- E Walking Track
- F Cycling Track
- G Children's Play Zone
- H Utility
- I The Bridge
- J Ram Nadi Stream
- K Farm Lands
- L Four Seasons
- M NDA Forest
- N Club

The Neighbourhood

- A Main Entrance Gate
- B 4-Lane Internal Road
- C Nest - Park
- D River Promenade
- E Walking Track
- F Cycling Track
- G Children's Play Zone
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- L Four Seasons
- M NDA Forest
- N Club

NDA forest spread over 7000 Acres

M

THE SONGBIRDS ESTATE

FOUR SEASONS HILL
A Farmhouse Project on 250 Acres

MAIN ENTRANCE GATE

N CLUB

K FARMLAND

Songbirds Boundary

Songbirds Boundary

Computer generated image, Artist's Impression, Image not to Scale.





Songbirds is surrounded by Bhugaon Hills, the 7,000 acre NDA forest, the adjoining Four Seasons forest homes spread over 250 acres and the Ram Nadi across its Northern border.

But that's not all. Inside Songbirds, you'll find vast expanses of green landscapes, water bodies, gardens, walkways, bird-trails and more.

Only about 30% of the campus is being used for residential building construction.

A

WELL-PLANNED

COMMUNITY

70%
open spaces

Songbirds is a development spread over acres of land in the scenic hills of Bhugaon. And development here takes an all new meaning with the phenomenal amount of open space that envelopes the stunning architectural beauty.

The master plan of Songbirds has been designed to ensure an ease of interaction between its residents and its natural surroundings.



Wheelchair friendly campus | Vehicle-free safe zones for children and senior citizens
Ecological Garden | Numerous spaces for social interactions | Wide Central spine road



“ A bird doesn't sing
because it has
an answer,
it sings because
it has a song.”

BIRDS &

THE

ENVIRONMENT

Environmental Objective

- Understand the microclimate and the local flora and fauna
- Protect the bio-diversity of the Sahyadri Mountain Range (SMR)
- Ensure a minimum carbon footprint
- Ensure a healthy bird life

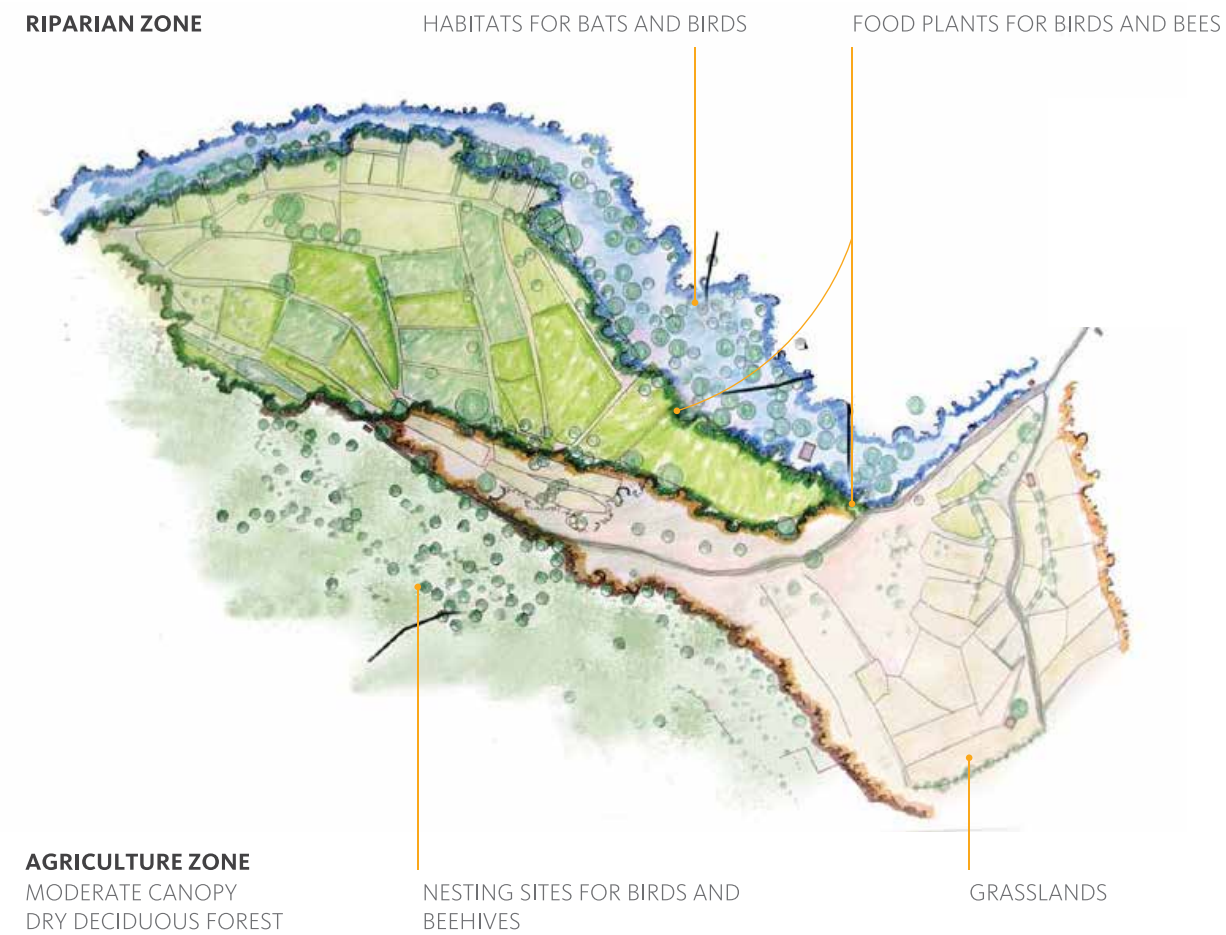
The Process

- Study the local flora-fauna and the birds with the help of ornithologist, botanist & environmentalists
- Plant 4000 local species from the Sahyadri Mountain Range
- Build homes that complement the natural surroundings with minimal disturbance to the existing ecosystem

ORIGINAL LAND USE

RESEARCH FINDINGS :

Local flora that supports the biodiversity of the region has been preserved and extensively used as part of the landscaping at Songbirds.



Over 50 species of birds have already made Songbirds their home. And this flourishing bird life helps maintain the balance of the ecosystem in and around Bhugaon Hills.



Baya Weaver

Baya Weavers make their own homes. They live in flocks and set up nests around cultivation. They are friendly and comfortable in company of other species.



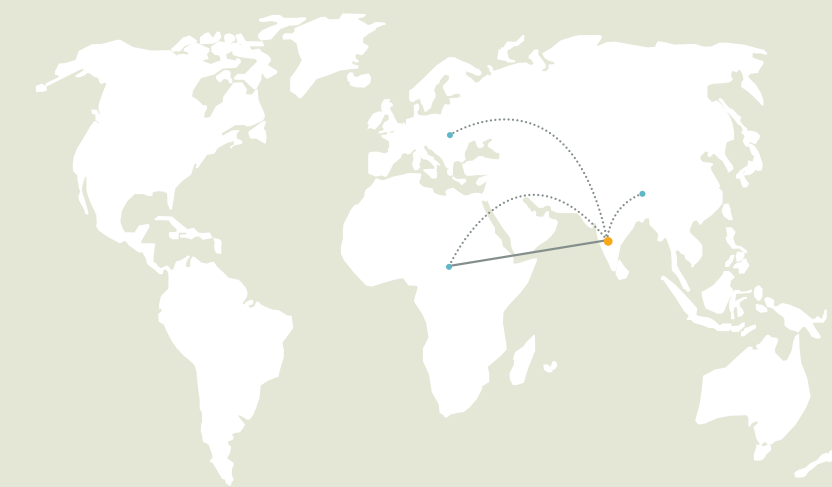
Oriental Magpie Robin

The Oriental Magpie Robin is a native to India, and is known to be a popular songbird. Its distinct dark-light plumage and upright tail makes it easy to identify.



White Throated Kingfisher

This vibrant feathered bird is blessed with size, a powerful bill and rapid flight. It is generally found around water, and feeds on rodents, fish and more.



More than 200 hundred species of birds migrate to Bhugaon Hills in response to changes in food availability, habitat or weather. Songbirds is blessed with this phenomenon due to the geographical advantages of Western Pune. Flocks of such migratory birds fly to Manas and Pashan Lake seasonally adding to the beauty of the environment.

TREES, BIRDS & BUTTERFLIES

Common names of some Trees, Birds & Butterflies found at Songbirds.

Trees

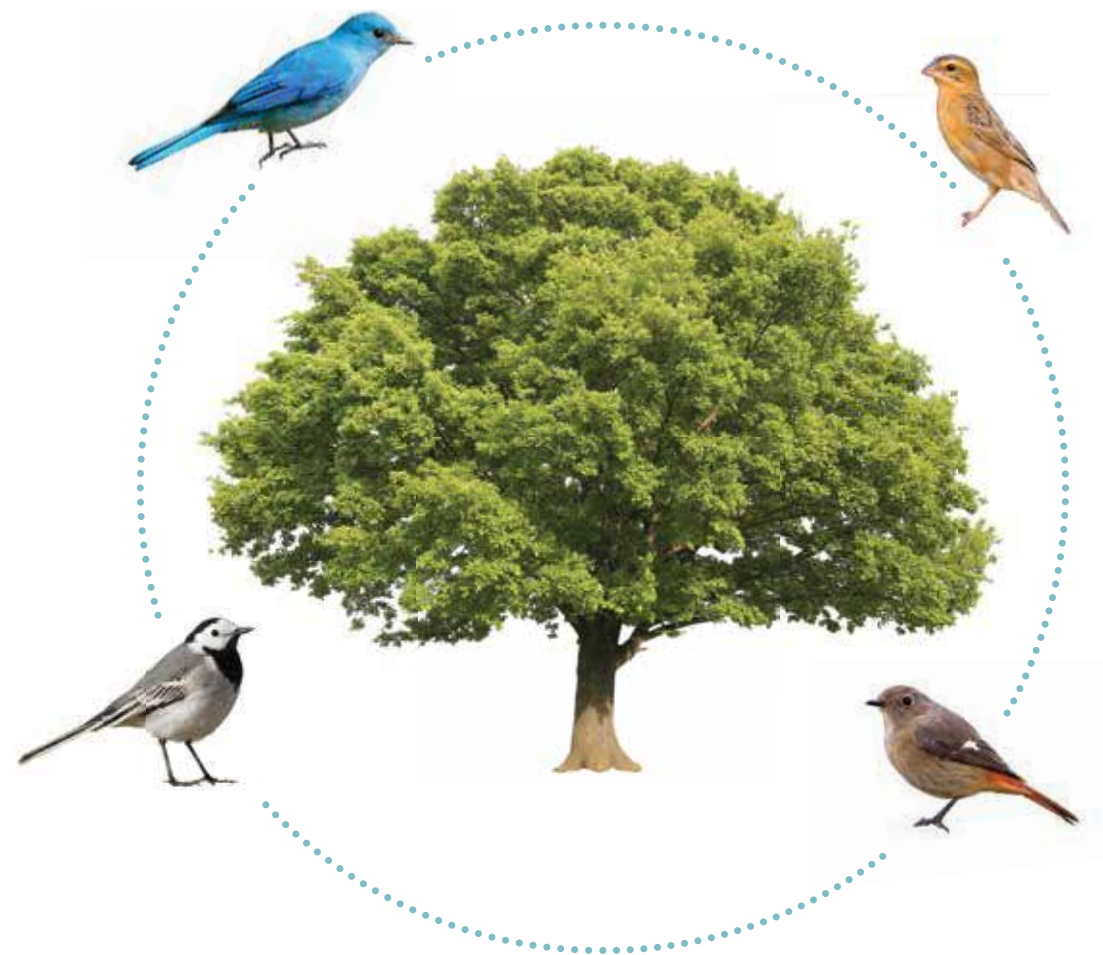
Babhul
Shirish
Neem
Asana
Sawar
Bhokar
Pangara
Umbar
Giripushpa
Subabhul
Vedi Babhul
Sag and Bor.

Shrubs

Rui
Grewia
Tantani
Nerium
Phyllanthus

Herbs

Pangli
Ranmari



Birds

Jungle Myna
Common Myna
Common Iora
Paddy field Pipit
Cattle Egret
Woolly necked Stork
Short toed Eagle
Jungle Crow
House Crow
Common Quail
Tickel's Blue Flycatcher
Black Drongo

Butterflies

Lemon Pansy
Danaid Egg y
Common grass yellow
Angled castor
Plain tiger
Common Crow
Blue pansy
Common Jezebel
Junonnoa hierta

RESEARCH INSIGHTS

We also did an interesting analysis of what trees invite what kind of birds, butterflies and other creatures.

Here are examples of a few of them.

Palas tree

- Indian Squirrel and Gram
- Blue Butterfly

Bamboo

- Indian Quail

Mango

- Alexandrian Parakeet
- Oriental White Eye

Sawar tree

- Oriental Magpie Robin
- Black Rumped
- Flameback Woodpecker

Neem Tree

- Asian glossy Starling
- Common Iora

Mehndi Shrub

- Tiger Butterflies



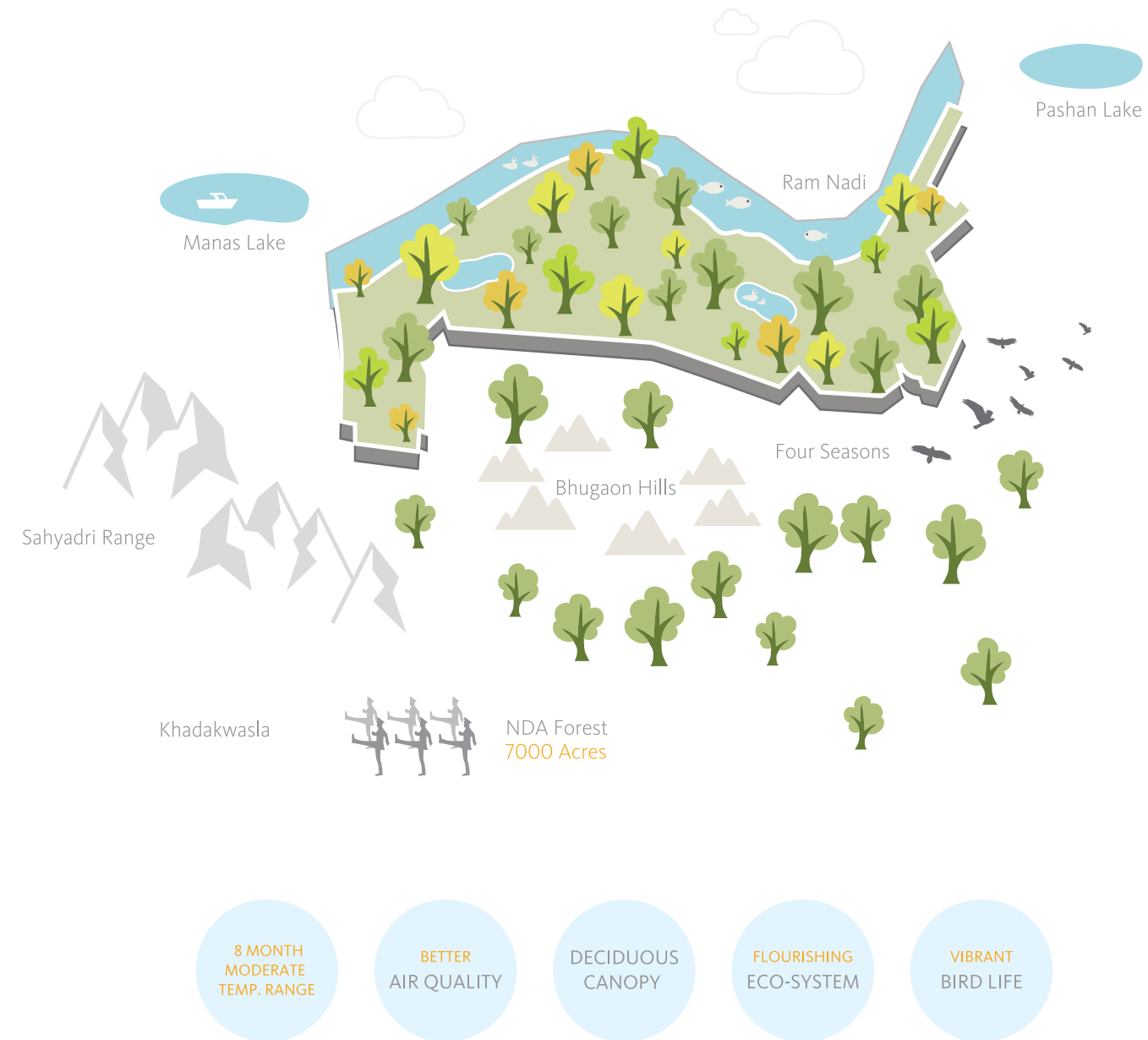
ECOLOGICAL STUDY

Read the Songbirds Eco-system report by "Oikos"

Ask our team for a print brochure
Visit : www.songbirds.in

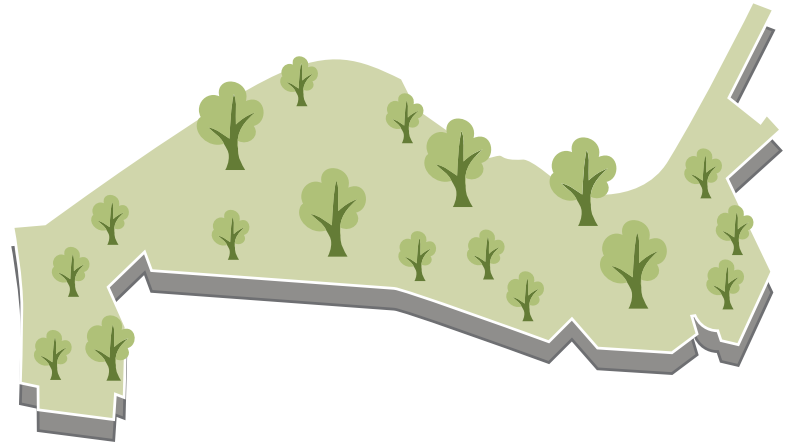
From the trees that grow to the birds that sing, the natural habitat at Songbirds has been preserved with utmost care.

Ketaki Ghate
Ecological Consultant, Pune



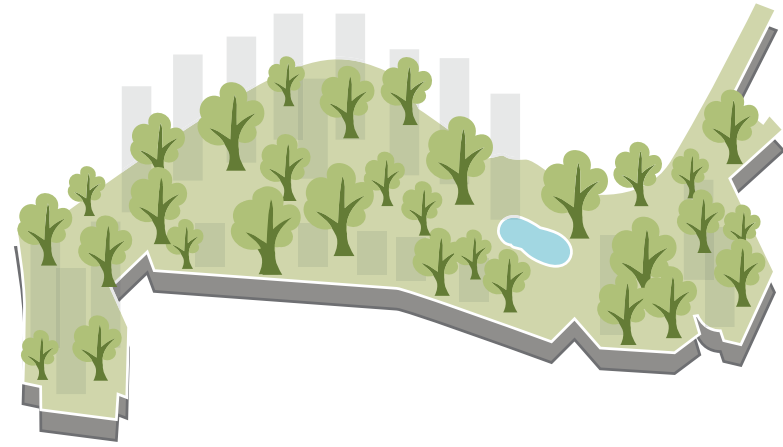
TODAY
AT SONGBIRDS

400
Trees/ Plants



TOMORROW
AT SONGBIRDS

4000
Trees/ Plants



TOP SOIL REUSE

Soil from the excavation on site has been stored and will be reused for landscaping and plantation to support native flora.



Foreign Flora

Local Flora

	ORDINARY PROCESS	AT SONGBIRDS	
No Nesting			Nesting
Less ground water reserving capacity			More ground water reserving capacity
Higher water consumption			Minimal water consumption
Does not Support local pollination			Favours pollination
Soil-corrosive			Soil-friendly



“ Simple things
are sustainable,
sustainable things
are simple.”

BUILD TECH

dbHMS Chicago

Design Objective

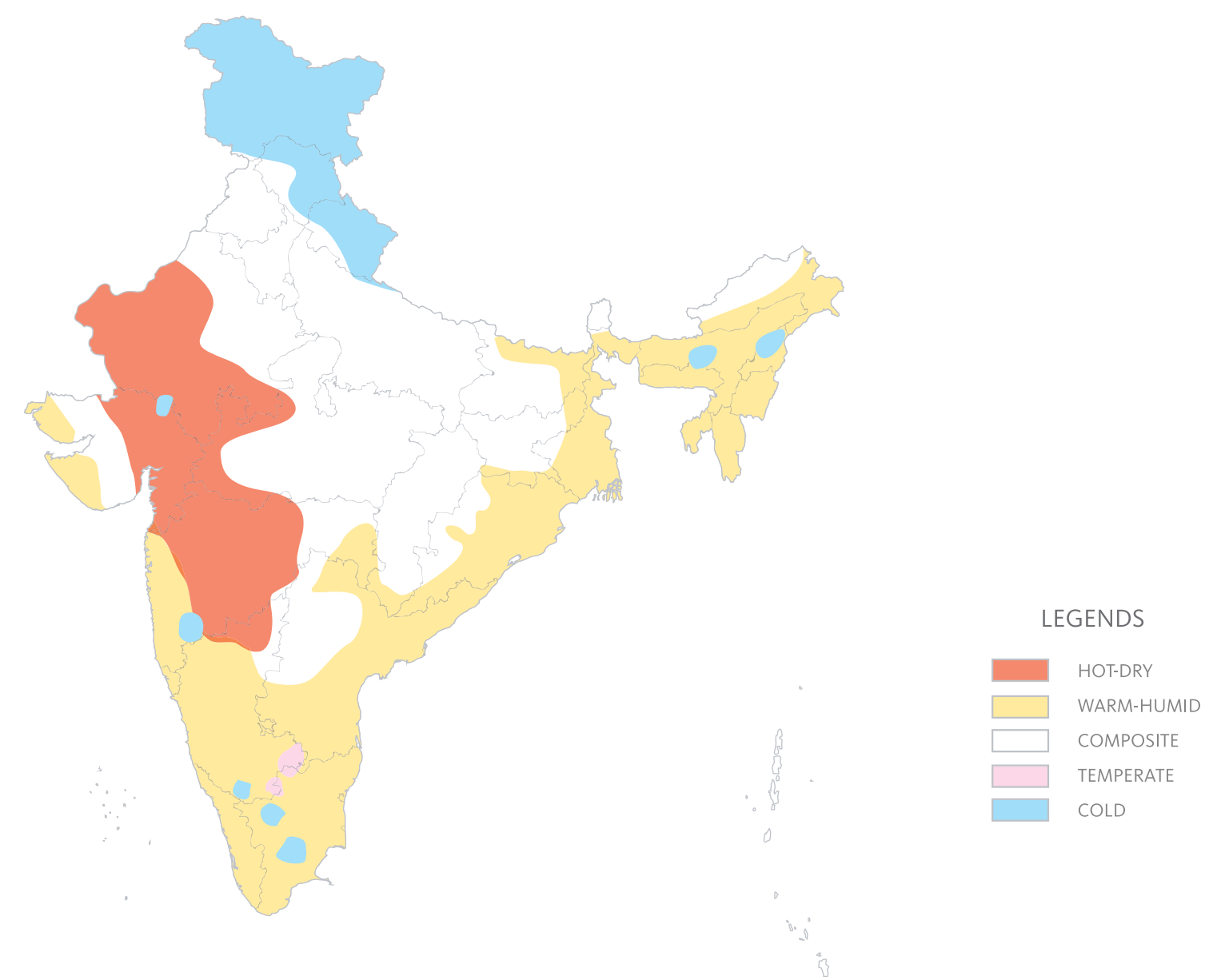
- Achieve a low carbon footprint
- Ensure optimum LUX (Light) and ACH (Air) inside the homes
- Reduce usage of water, recycle water and recharge ground water levels
- Heat reduction in the homes

The Process

- Use of dbHMS MET data for the last 80 years to study the annual temperatures, sun path and wind path, wind speeds and directions, rainfall etc.
- Test the building design on a CAD simulator for light, heat, shadow, air ventilation, indoor temperature etc.
- Suggest design changes
- Window size for brighter homes
- Boxing for shading and cooling
- Double walls for insulation and cooling
- Use low flow fittings to reduce water usage, install state of the art water recycling plants for recycling and reusing the water. Make pits for rain water harvesting.

CLIMATE ZONE MAP OF INDIA

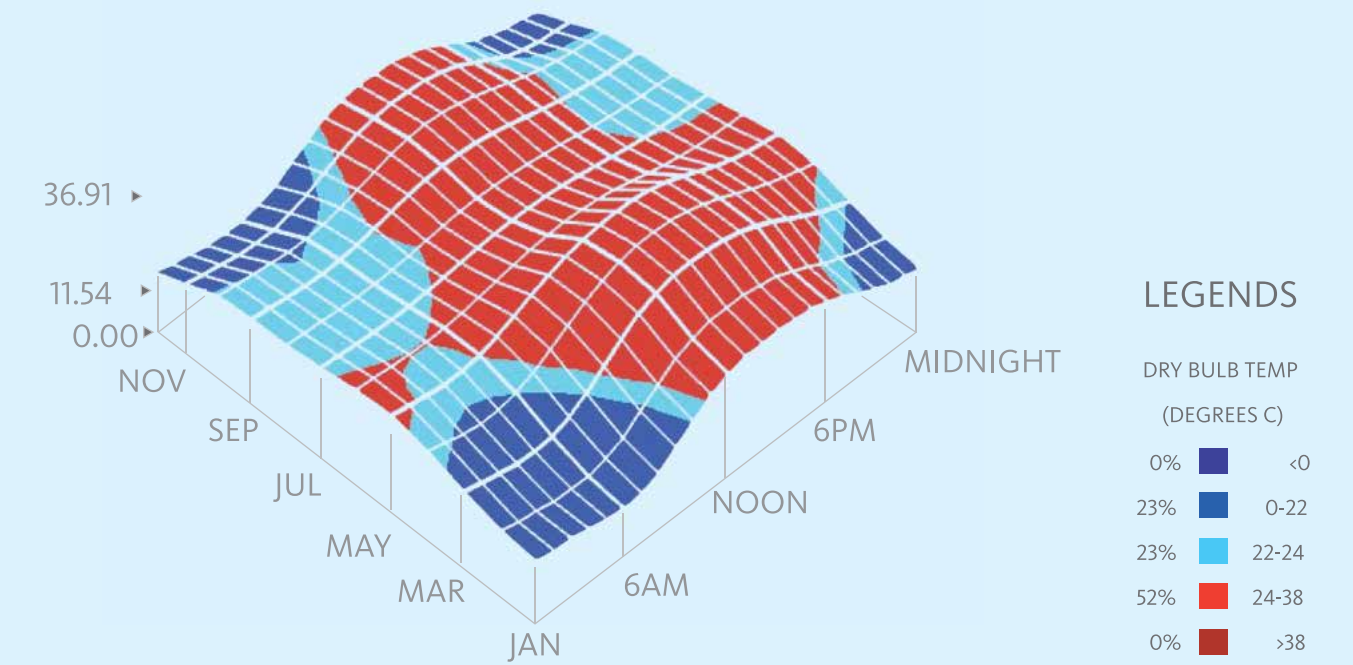
SOURCE: NATIONAL BUILDING CODE 2005, PART B, FIG.2



- LEGENDS**
- HOT-DRY
 - WARM-HUMID
 - COMPOSITE
 - TEMPERATE
 - COLD

DRY BULB X RELATIVE HUMIDITY

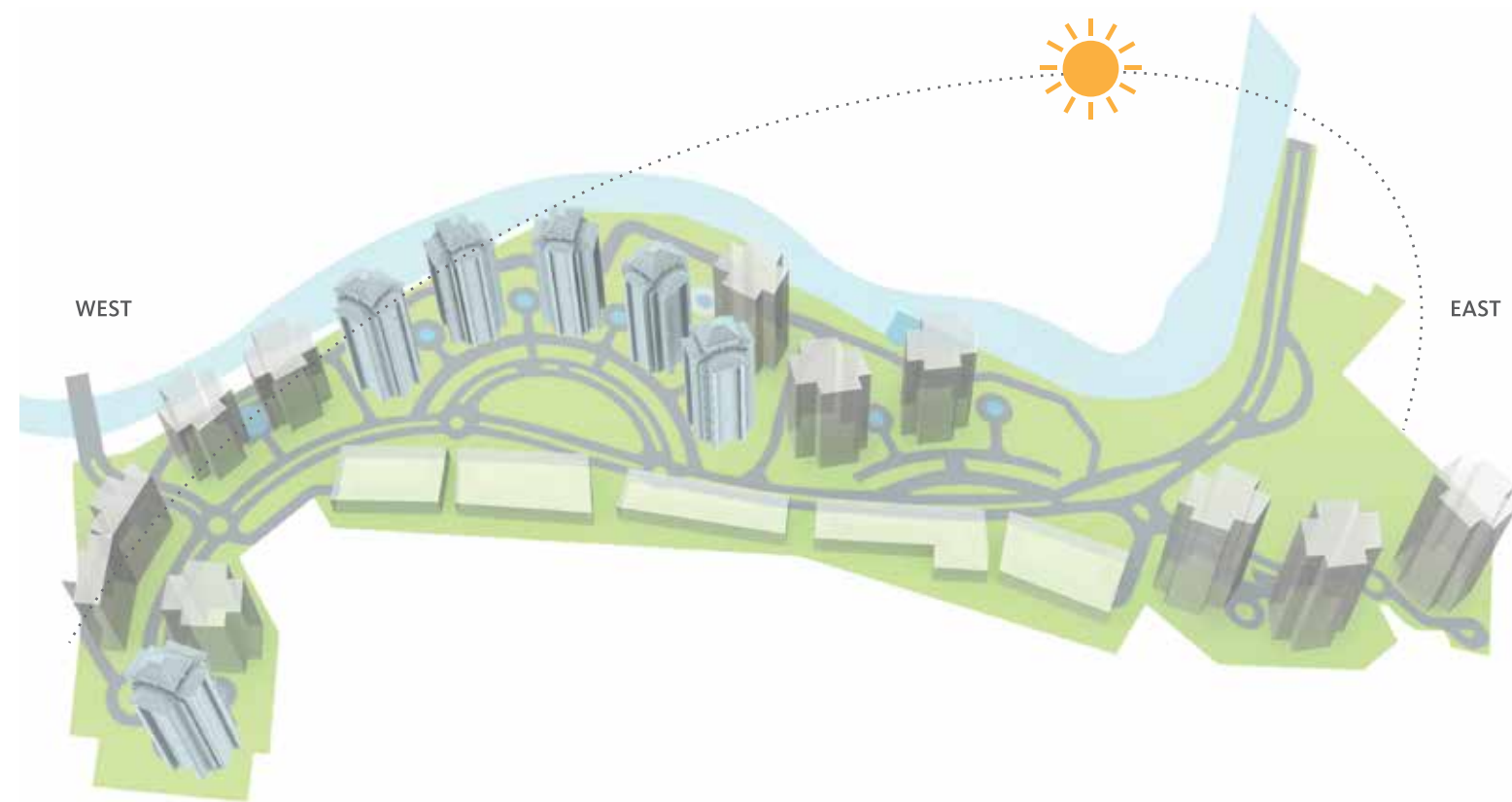
LOCATION: PUNE, MAHARASHTRA, IND
 LATITUDE/ LONGITUDE: 18.53° NORTH, 73.85° EAST, TIME ZONE FROM GREENWICH +5:30 GMT
 DATA SOURCE: ISHRAE 430630 WMO STATION NUMBER, ELEVATION 559M



SUSTAINABILITY STUDY
 Read our report about Build Tech for Songbirds by "dbHMS"
 Ask our team for a print brochure
 Visit : www.songbirds.in

SUNLIGHT & BUILDING ORIENTATION

Homes at Songbirds offer maximum sunlight to light up your home naturally and minimize the use of artificial light fittings.

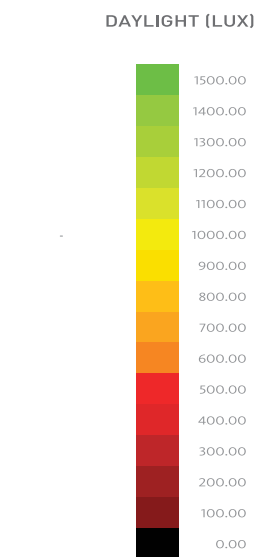


A scientific analysis of the sun path at Songbirds has helped design the project in a way such that it is lit optimally by direct and indirect sunlight, from all sides.



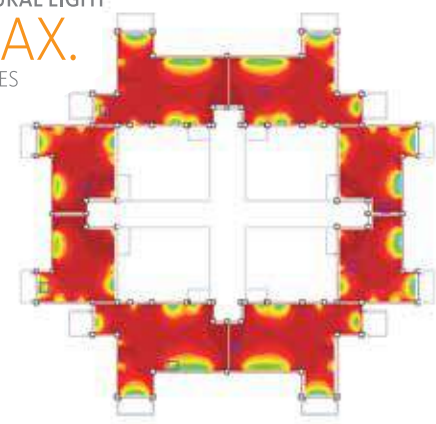
LIGHT WELL & OPEN COURTYARD

In general, there are two types of building structures. One is the Open Courtyard, and the other is the Closed Courtyard. As per the study we have found that building with open courtyard results in natural light in maximum spaces while buildings with closed courtyards garner natural light in very few spaces. The Open Courtyard promotes ventilation and allows natural light to enter every home. Majority of the buildings in Songbirds have been designed using an Open Courtyard.



SONGBIRDS DESIGN

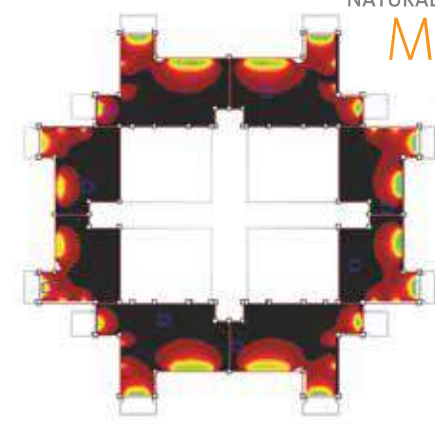
NATURAL LIGHT
MAX.
SPACES



Open Courtyard

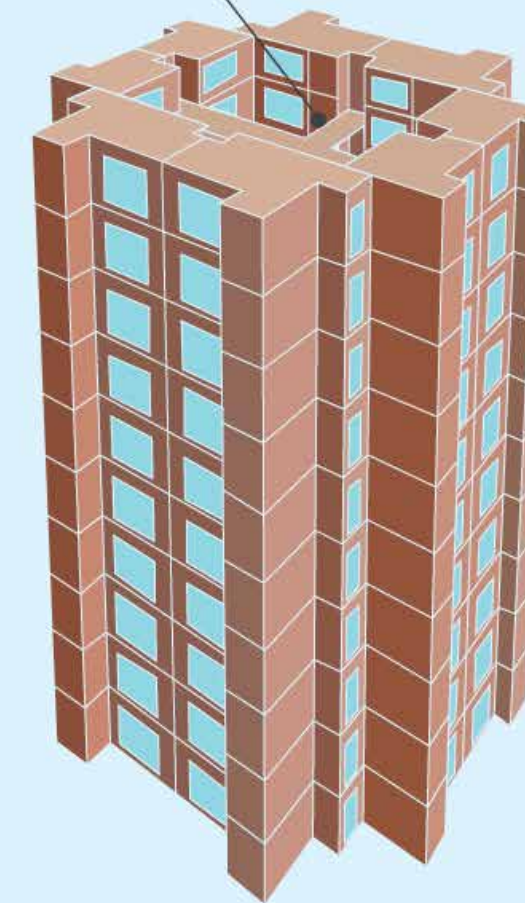
ORDINARY DESIGN

NATURAL LIGHT
MIN.
SPACES



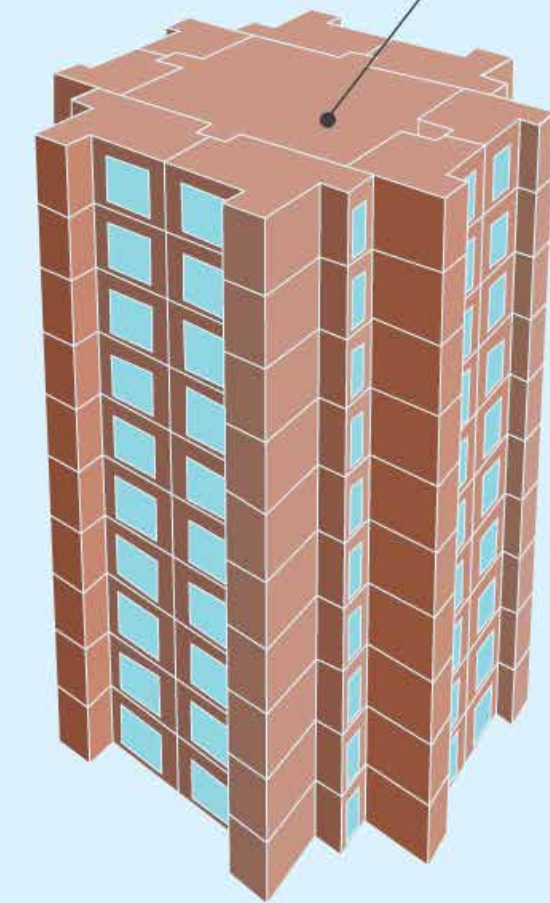
Close Courtyard

OPEN COURTYARD



SONGBIRDS DESIGN
Better Natural Light
from outside & the courtyard

CLOSED COURTYARD

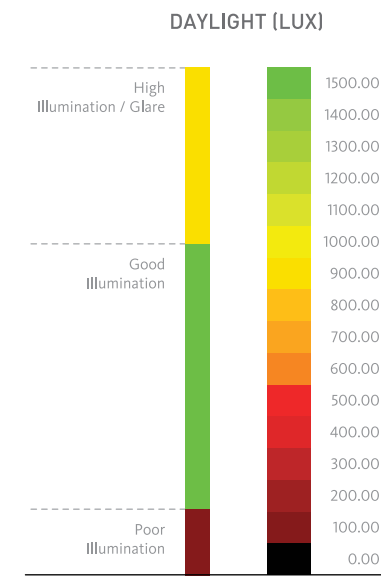


ORDINARY DESIGN
Low Quality Light
from only one direction

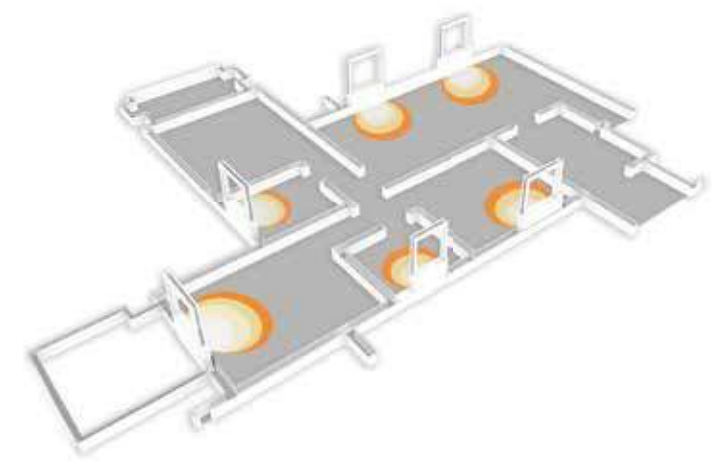
SKYi™

MAX LIGHT

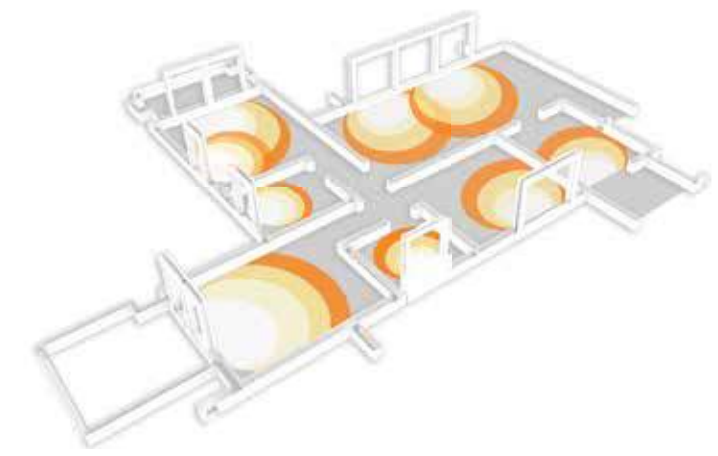
Lux is the measure of the intensity of light within a place, as perceived by the human eye. Homes at Songbirds exceed the pre-requisite standards of illumination as prescribed by the National Building Code.



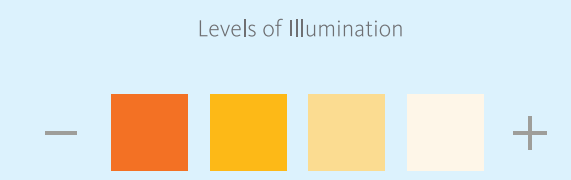
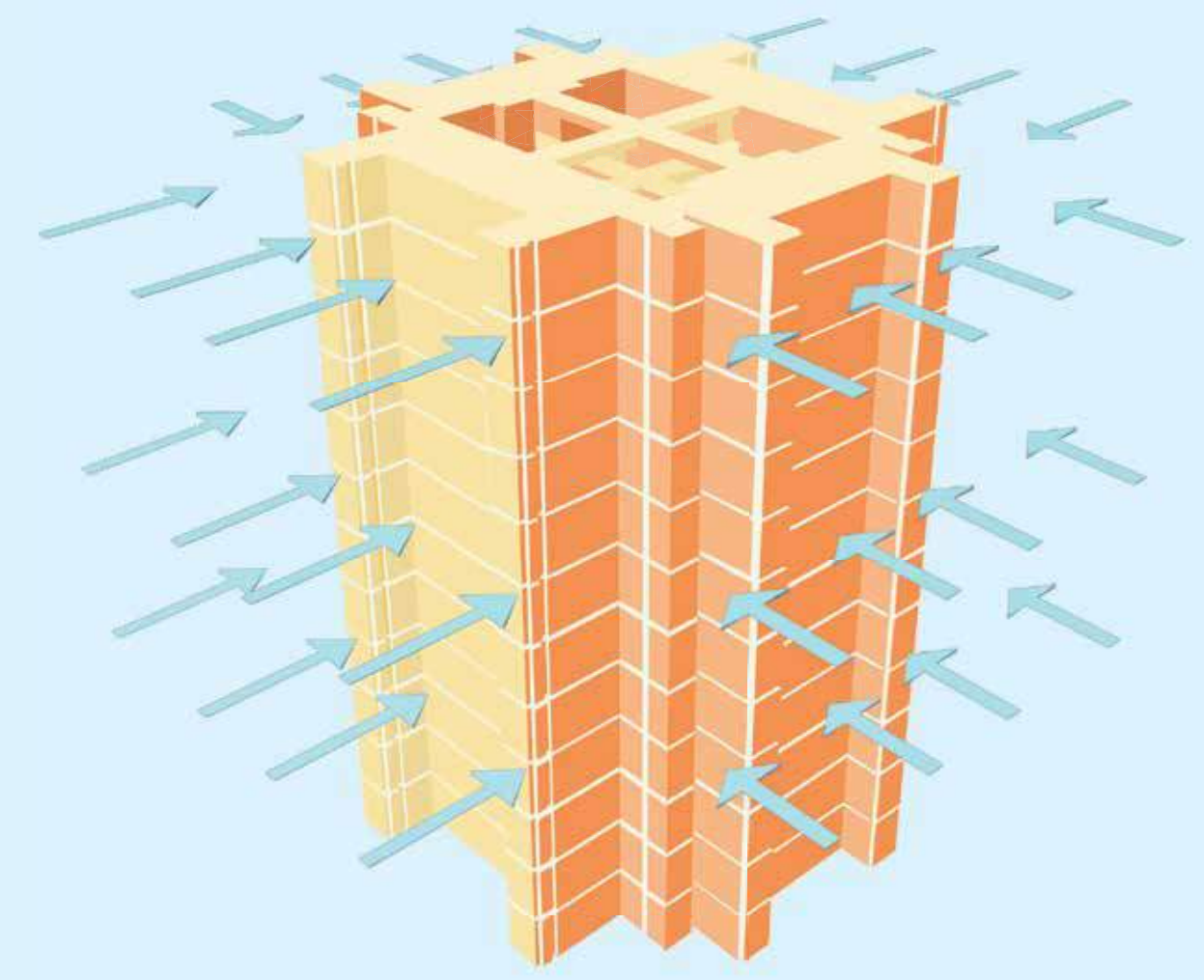
ORDINARY DESIGN
Incorrect window positioning and sizing



AT SONGBIRDS
Computer analyzed window positioning and sizing

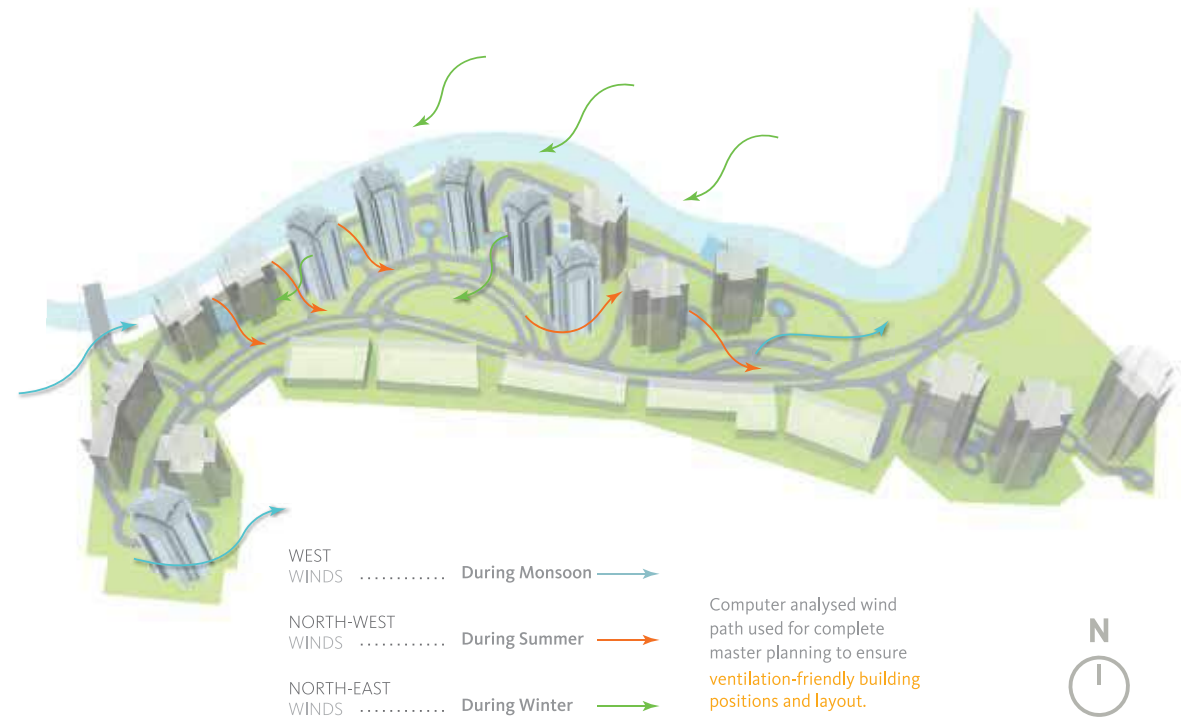


MORE NATURAL LIGHT **LESS HEAT**



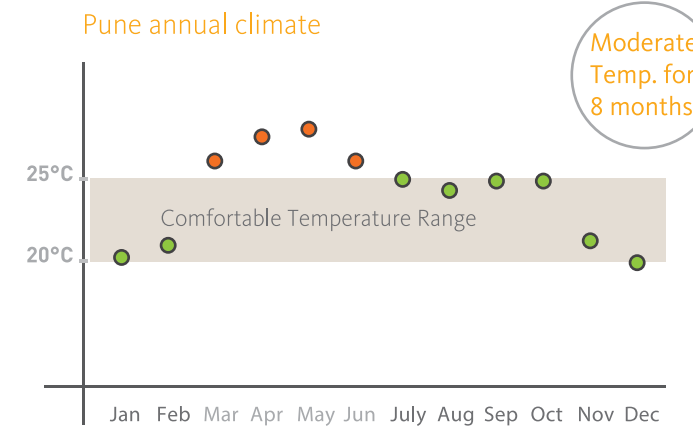
COOLER HOMES

LESS HEAT, BETTER WIND FLOW



Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home and adequate measures have been taken, from the right window size to double walls, to keep the temperature within your home pleasant all day long.

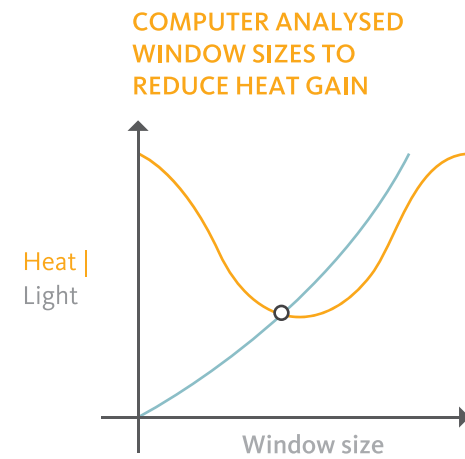
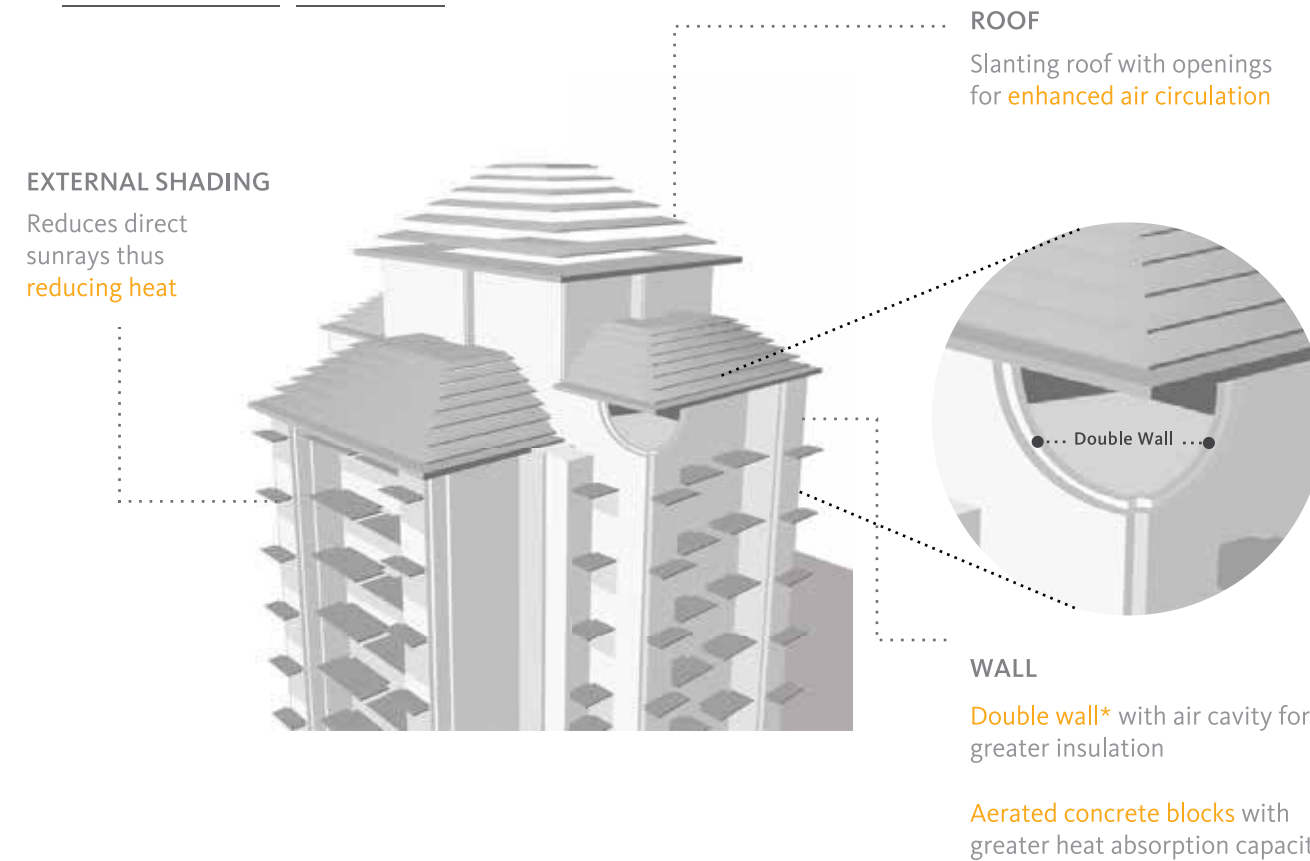
Favourable Pune Climate



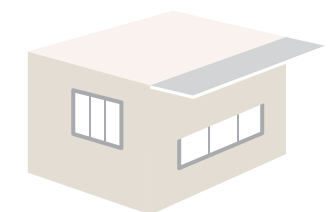
Blessed with a pleasant climate for 8 months of the year. **Great winters, amazing monsoons and mildly hot summers.**

Bhugaon as a whole enjoys a pleasant climate because of its greenery, elevated position, the sun-path & excellent crosswinds from the North-West & South-West. This blessed environment coupled with SKYi's commitment to green design will ensure enormous energy conservation and cleaner greener lifestyles for the residents at Songbirds.

SKYi™ DOUBLE WALL



WINDOW : WALL



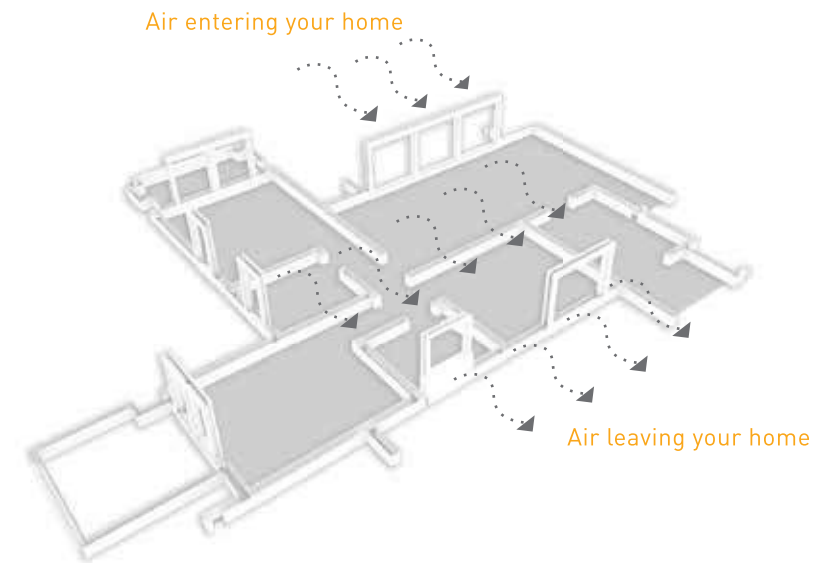
* In selected apartments or areas

SKYi™

AIR TECH

HIGH ACH

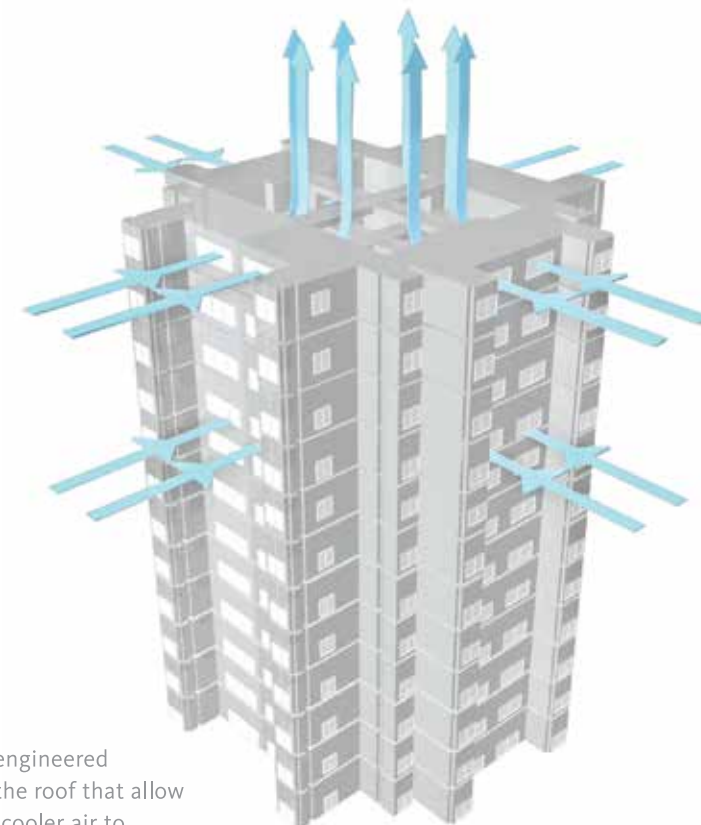
Air Changes per Hour (ACH) is a measure of the number of times the air within a defined space (a room or the house) is replaced by ventilation.



AIR FUNNEL

Greater Cross Ventilation

Buildings at Songbirds have been built around the courtyard principle enabling continuous circulation of air and with an innovatively designed roof regulating the movement of hot air out of your home, your home stays cool always.



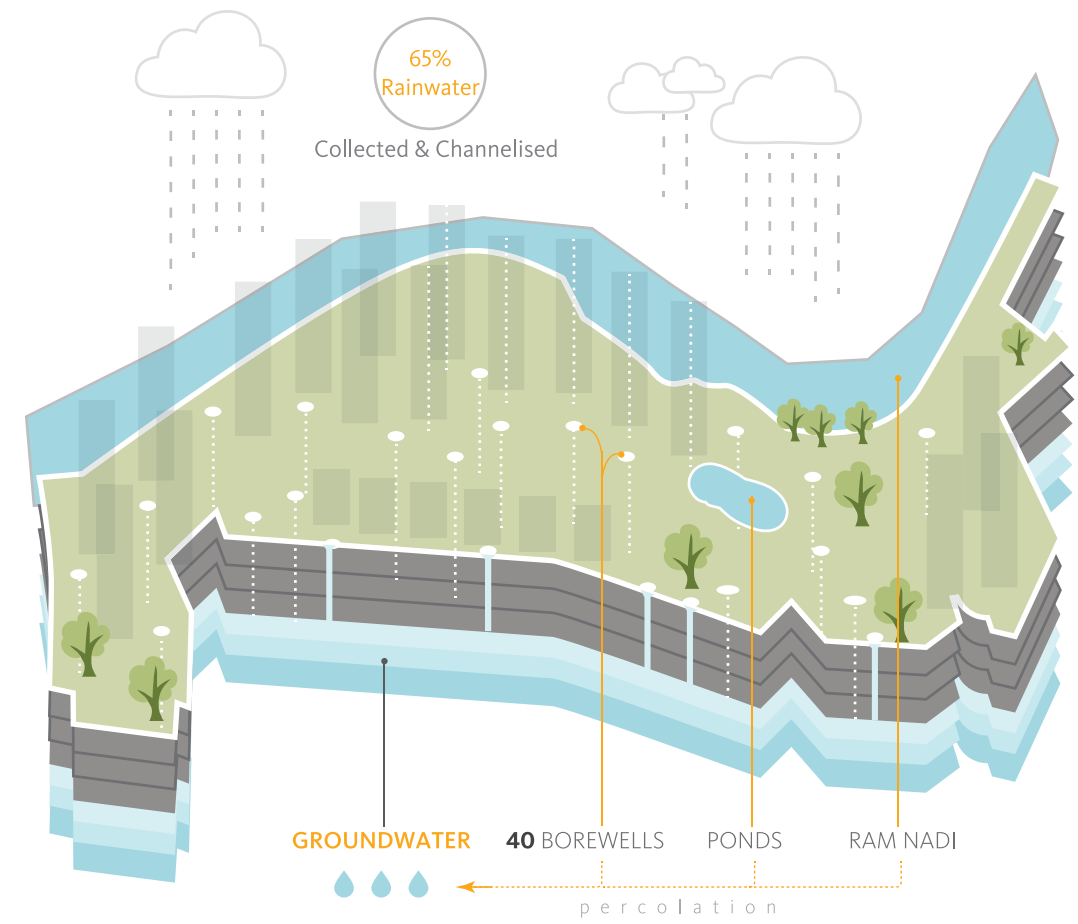
FUNNEL EFFECT
Cross-ventilation engineered through vents on the roof that allow hot air to rise and cooler air to enter through the windows.

At Songbirds the wind path, air circulation, sunlight exposure, heat levels and water usage have been thoroughly analysed. The design based on this analysis will ensure that every home is comfortable, low on power consumption and energy friendly.

Sameer Divekar
Sustainability Consultant, dbHMS Chicago



WELL-PLANNED SUPPLY & RECYCLING



Maintaining groundwater for the future generations

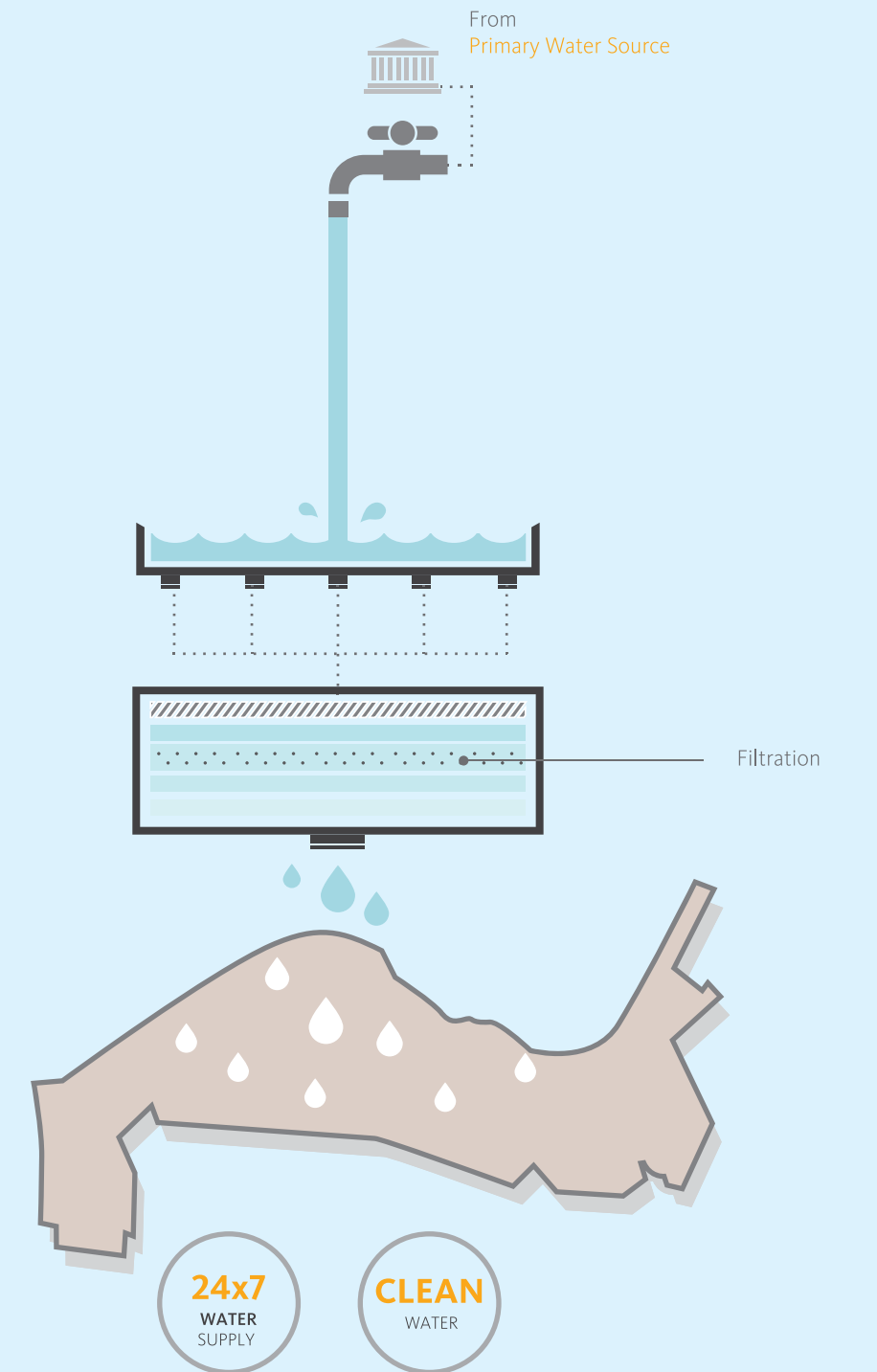
Recharging Ground Water

Disclaimer : Image is Representative. Not to Scale. Actual location of Borewell etc. may change.

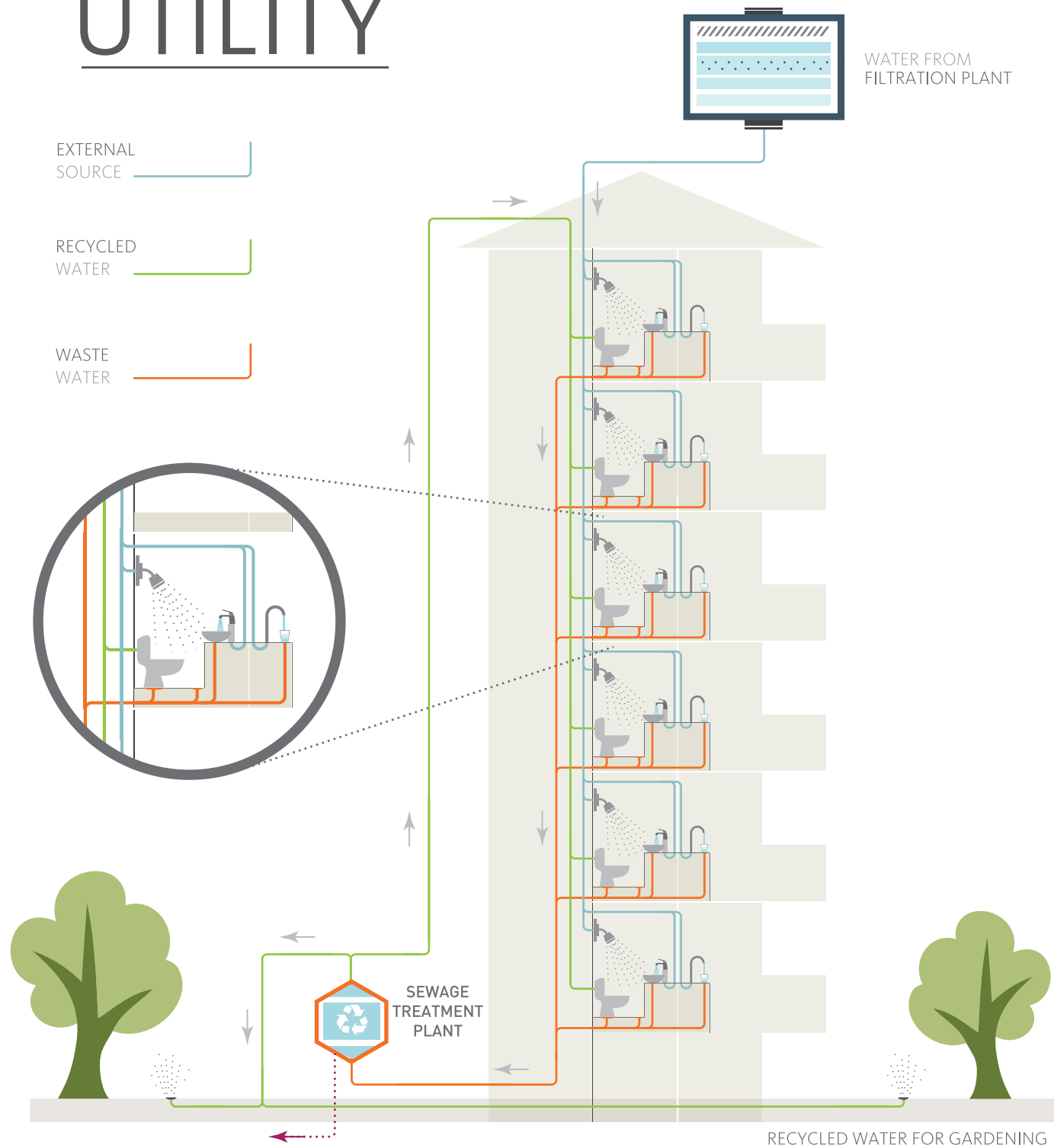
Adequate Water Supply

While adequate measures have been taken to ensure 24x7 water supply, efficient usage and recycling of water plays a very important role at Songbirds. The right choice of opti-flow fittings minimizes wastage of water.

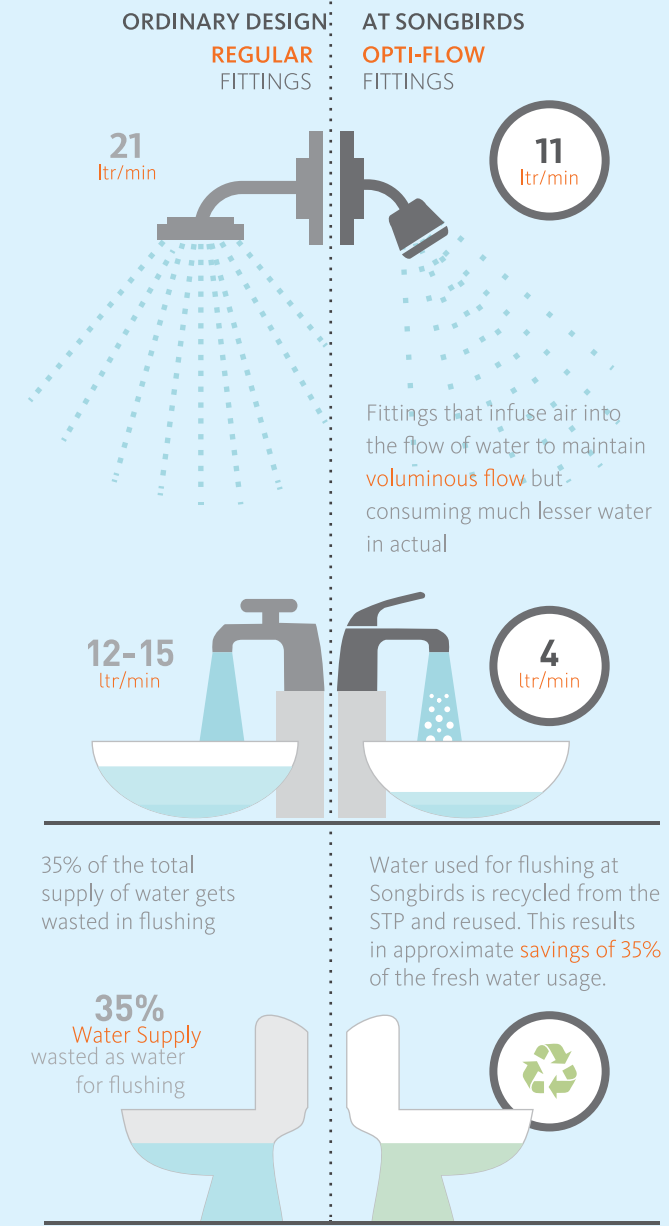
- Permission from the Cabinet of State Government of Maharashtra to draw water from Mula river
- Fully functional water management system
- Independent state of the art Water Treatment Plant



RECYCLED WATER UTILITY



EFFICIENT WATER USAGE



YOUR FAMILY IS SAFE

MULTI-LAYERED SECURITY

Top-of-the-line surveillance equipment and a professional security team keep Songbirds secure. Homes are equipped with detectors for fire and gas leaks and a video door phone for effective security.

Campus



Building & Home





QUALITY

STANDARDS

Quality, at SKYi, isn't a destination, it's a starting point. Which is why we don't look to merely conform to exacting standards; we're out to exceed them. When you walk past the door of a home here and say to yourself, "Ah! That's nice", that right there isn't just an expression of how you feel, but a validation of all that we've done to make you feel that way.

The look of the floor you walk upon. The faucet you turn sideways every morning. The walls. The paint on those walls. Even something as little as a floor drain that doesn't hurt you when you walk over it. It should all make our stance on thoughtful design ring resoundingly true.

ENVIRONMENTAL RATING

GOLD

IGBC Green Homes® rating system addresses green features under the following categories:

Site selection and planning:

Soil erosion control
Natural topography and vegetation
Heat Island Effect-Roof

Water efficiency:

Rainwater harvesting
Waste water treatment and reuse
Landscape design

Energy efficiency:

CFC-free equipment
On-site renewable energy
Distributed power generator

Materials & Resources

Separation of House-hold Waste
Handling of Construction Waste Materials
Materials with Recycled Content

Indoor environment quality

Fresh Air Ventilation
Low VOC Materials, Paints & Adhesives
Cross Ventilation

Innovation & Design Process

IGBC Accredited Professional
IGBC follows the above-mentioned criteria to the tee. Every merit must be validated with a corresponding document to validate the claim. Upon inspection and confirmation of compliance the certificate is awarded.

CRISIL RATING



Construction Quality

Certifies the projects structural quality is backed by an eminent architect and structural consultant.

A detailed ecosystem and sustainability study

Checks if the study has helped maintain a greener ecosystem and has led to efficient water and electricity usage.

Project legal quality

Certifies the project is backed by clear and marketable land title and detailed sales agreement mentioning possession date, grace period, payment terms, default implications, delay compensation, cancellation charges, and defect liability period.

Project financial quality

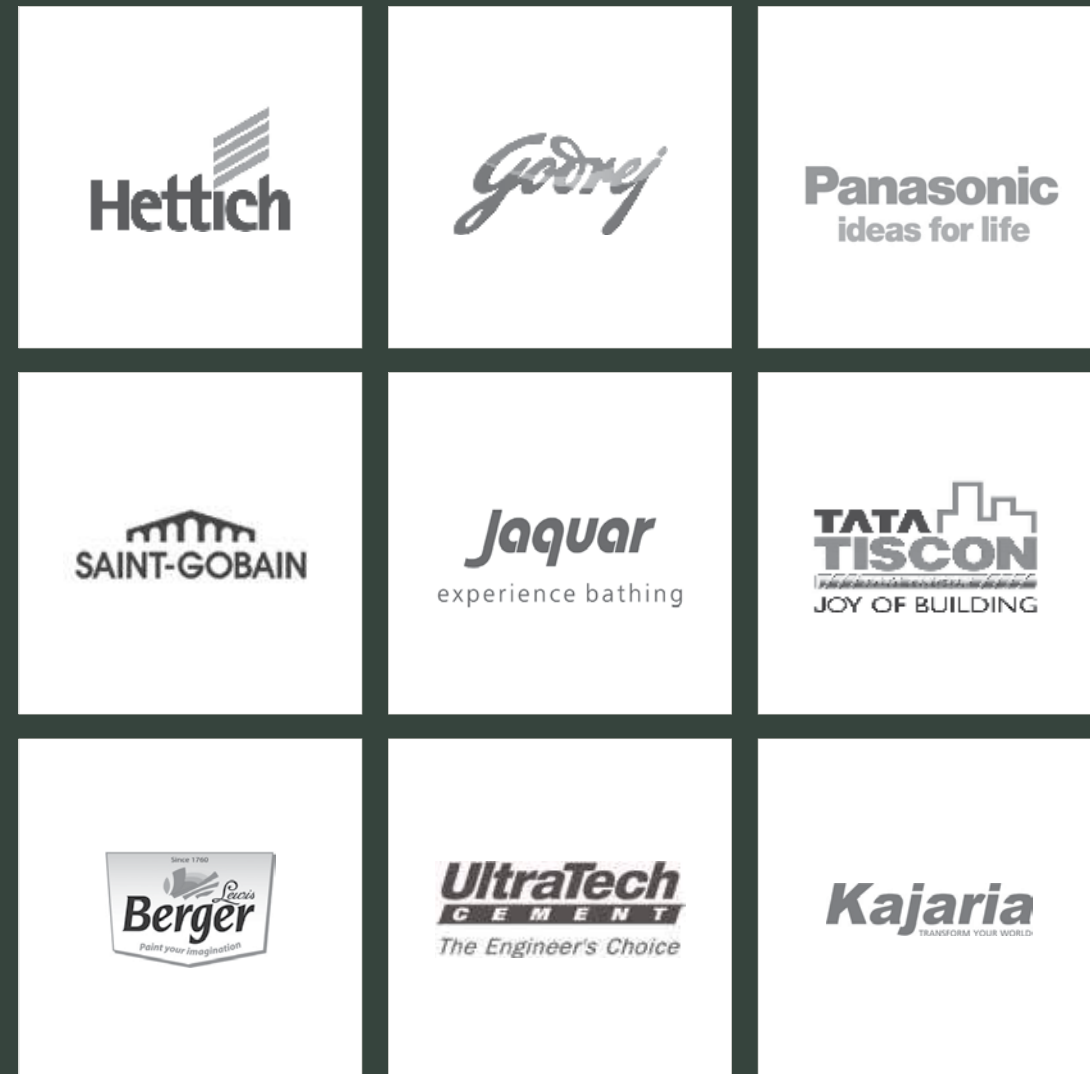
Certifies the financial strength of the project by evaluating the sales progress, customer advances, sanctioned credit lines amongst other parameters.

Project sponsor quality

Certifies the developers track record in developing projects in the residential real estate market.

BEST INTERNATIONAL & INDIAN BRANDS

To maintain highest standard we work & partner with the best.



SAMPLES

We will be happy to showcase our products which go inside your home. Please ask our team at the site office for technical information and to see actual samples.



QUALITY STANDARD

Know more details about the features and advantages of the brands we are using inside and outside of your home

📖 Ask our team for a print brochure
Visit : www.songbirds.in



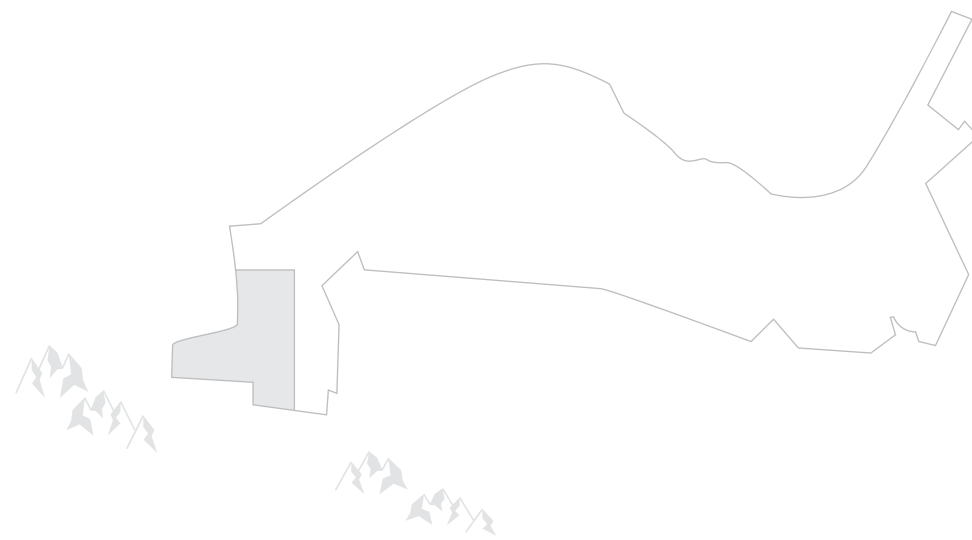
Computer generated image. Artist's Impression. Image not to Scale.

THOUGHTFULLY

DESIGNED

HOMES™

iris hill view towers is one of the highest points of the Songbirds Township. These towers are surrounded by the Sahyadri hills and you can enjoy fantastic views of the thickly forested hills surrounding this sector.



iris

hill view towers

SKYi iris is a registered trademark.

iris

hill view towers

2 BHK L balcony homes

PRODUCT CODE
1159 L & 1186 L

FEATURES

- The spaces offered are the biggest with the most efficient layouts.
- The homes are oriented east-west which give them great natural light and the south west winds ensures each of these homes have the best air ventilation.
- Every apartment has a living dining attached balcony
- Weatherproof covered balcony lets you enjoy the space through all day parts and weather conditions
- Best in class Bedroom sizes.
- All rooms have Invisible Columns walls.

2+1 BHK L joint family homes

PRODUCT CODE
1159 L + 693 L & 1186 L + 670 L

- We have designed functional large 2BHK's for the younger generation & large 1 BHK for seniors on the same floor which ensures privacy & convenience for all age groups.
- A home for 3 generations
- Homes with privacy and pride of ownership

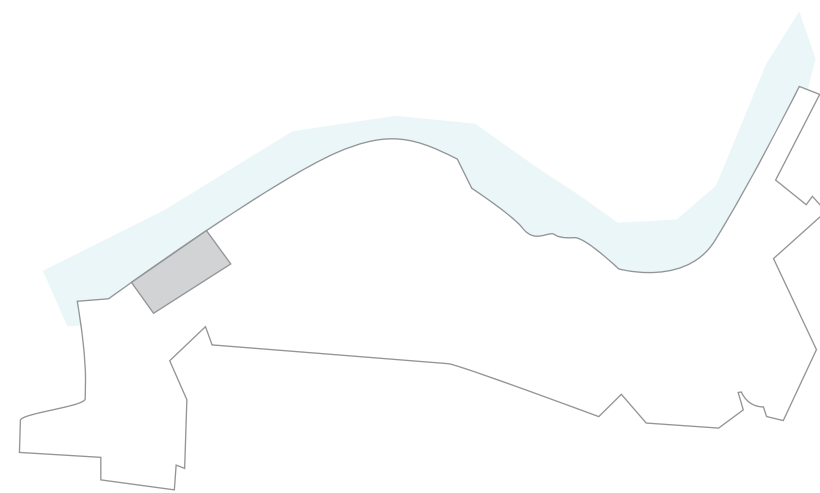


To know all the details about iris features (floor plans, unit dimensions etc.)

- 📄 Ask our team for a print brochure or
 - 📄 download the E-Brochure.
- Visit : www.songbirds.in



iris river side towers enjoy picturesque views of both the river and the Sahyadri hills. This sector consists of Tower 5 and 6 with big and spacious homes.



iris prime

river side towers

iris prime

river side towers

2 BHK XL
customisable homes

PRODUCT CODE
1295 XL & 1349 XL

FEATURES

- Homes with spacious and well defined living and dining areas
- Select Homes with multiple balconies opening up to scenic views from both your living and dining areas
- Dry Balconies with utility space

3 BHK XXL
bespoke homes

PRODUCT CODE
2016 XXL & 2083 XXL

- Homes with east west orientation to ensure great year round sunlight
- Living rooms with covered balconies ensure all weather usage

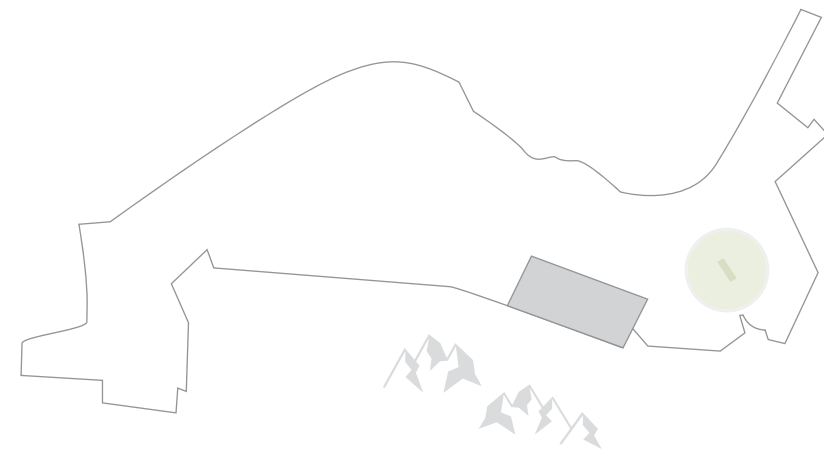


To know all the details about
iris prime river view towers features
(floor plans, unit dimensions etc.)

- 📄 Ask our team for a print brochure or
 - 📄 download the E-Brochure.
- Visit : www.songbirds.in



Our ultra luxury brand enjoys a premium location in the project. It is next to the Club with picturesque views of the lush green ground and the Sahyadri Hills.



5

ultra premium homes

5 by SKYi is a registered trademark.

5

ultra premium homes

3 BHK XXL

bespoke luxury homes

PRODUCT CODE
2107 XXL

FEATURES

- Homes with spacious large bedrooms.
- Every apartment has a large balcony.
- Weatherproof covered balconies ensure day long and year round usage
- Distinct, well defined and large Dining and Living spaces

4 BHK XXL & 4.5 BHK XXL

bespoke luxury homes

PRODUCT CODE
2475 XXL, 2546 XXL & 2689 XXL

- Homes with best in class bedroom sizes
- Master bedroom with a separate walk in wardrobe and dressing area
- Introduction of distinct spaces like the Servant's room and Store room give you the flexibility to plan your lifestyle
- Large covered terraces opening up to views of the club and the Sahyadri range



To know all the details about
5 ultra premium features
(floor plans, unit dimensions etc.)

- 📖 Ask our team for a print brochure or
 - 📄 download the E-Brochure.
- Visit : www.songbirds.in






SKYi believes in complete transparency and credits trust and honest practices with its decade long legacy. Real estate being a high investment sector requires a lot of care and research before investment. Quite often real estate projects land in statutory trouble. This raises one too many questions, in the customer's mind regarding the legitimacy of the project and the integrity of the developers.

At SKYi we understand this concern and have addressed all qualms in the form of this legal docket. This docket collates and presents all legal documents related to this project and expounds on its importance and legal ramifications. Legally Speaking reinforces our commitment to you.



LEGALLY SPEAKING

Ask our team on site to take you through
“**Legally Speaking**” Brochure & latest updates

 Ask our team for a print brochure

LEGAL

STATUS & PROJECT APPROVALS

We will be happy to organise a meeting with our legal team & take you through all our documents, permissions & approvals.

Our team will give you a detailed information about the following :

- Bank Association
- Title Certificate
- PMRDA Sanction Plan
- Commencement Certificate
- NA Order
- Environmental Clearance
- Water Permission
- MPCB
- Forest NOC
- HFL NOC
- Fire NOC
- Mutation Entry/ Ferfar
- 7/12 Extract
- Sale Deed
- Public Notice
- Land Demarcation
- Dev. Agreement & Power of Attorney
- Occupation Certificate
- Sthal Pahani Dakhala (Tahsildar)
- Membership : CREDAI
- Certification : CRISIL
- Criteria : CRISIL
- Certification : IGBC
- Criteria : IGBC

PARTNERS

HEALTH



We are proud to partner with Sahyadri Hospitals, one of the largest chain of hospitals in Maharashtra, with 10 hospitals, 1200 clinicians, 2300 support staff and over 50+ lakh lives touched. Sahyadri Hospitals provides the much-required reassurance of access to quality healthcare to the residents of SKYi through our healthcare program.

EDUCATION



We are equally proud to partner with Sanskriti School, a public service oriented, non-profit organization. The mission of the school is to provide the right inputs to help the children grow up into caring and sharing individuals, equipped to make the right choices in life & grow up to be responsible citizens of the country & the world.

BANK ASSOCIATION



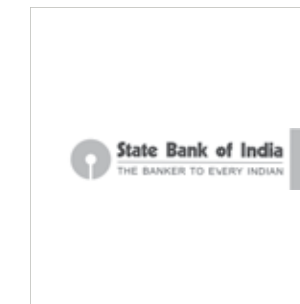
HDFC Bank



Axis Bank



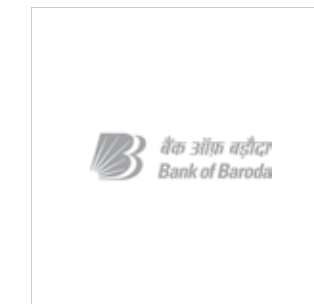
LIC



State Bank of India



Bank of Maharashtra



Bank of Baroda



IDBI Bank



ICICI Bank



TATA Capital

Projects are approved by the Bank at its sole discretion after considering the title investigations, valuations and all other relevant permissions. Bank associations are aimed at reducing the turnaround time for customers and facilitate the smooth processing of loan applications.

We are proud to present to you our canvas of work of more than 10 years in Western Pune. Our thoughtfully designed projects are home to over 1000 happy families and we are getting ready to welcome another 2000 families in the coming years. Our projects are the proud recipients of CRISIL Star ratings, Indian Green Building Council [IGBC] Gold and Platinum Certificates, an award for being one of the Top 100 projects in India and most importantly the trust of our customers.

We invite you to be a part of the SKYi family.



SEHER TOWERS BANER

Seher Towers at Baner offers luxurious extra large 4 Bedroom Apartments. Each bespoke apartment is spread over 4200 sq. ft.



5 BANER

5 at Baner is a residential tower of 9 exclusive ultra-luxurious, fully-automated 4 BHK apartments. Each apartment 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.



IRIS BAVDHAN

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres. The tower complex consist of 4 wings of 2- BHK & 3- BHK apartments.



NILAY AUNDH

Nilay at Aundh is an award-winning project spread over 5 acres having 370 apartments covering 4,00,000 sq.ft. of area at Aundh. A complex of apartments built in a scenic setting at Aundh with the philosophy of "no common walls".



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.



MANAS LAKE

Manas Lake is a thoughtfully designed township of more than 1500 apartments on Paud Road, just 15 minutes from Kothrud offering premium 2, 3 & 4 Bedroom. It is a CRISIL 5 Star Rated and Indian Green Building Council Platinum Certified project.



THE SONGBIRDS ESTATE

The Songbirds Estate is a secure gated community of bespoke garden villas with state of the art amenities. Every home here blends in seamlessly with the landscaped and green gardens and open up to abundant natural sunlight and wind.



IRIS BANER

Iris at Baner is a residential complex of two towers with 132 apartments, covering 1,30,000 sq.ft. of developed area. Every Iris home is spacious, well ventilated and extremely well lit.



SKYi FIRST

A home at SKYi First on Paud Road is that much awaited shortcut to living your life the way you have always wanted. Location, the size of the apartment, imaginative amenities and most importantly, a sensitive use of space whilst delivering premium 2 and 1 Bedroom Apartments



SEHER BANER

Seher at Baner is a community of 90 three bedroom split level open homes spread over 2,65,000 sq.ft. Each Seher home admeasures 2500 sq.ft. of creatively utilized space. Seher boasts of private gardens on the ground floor and landscaped terrace gardens too.



STAR TOWERS

STAR Towers at Kothrud Next, just 15 mins from Kothrud, is a residential project of 2 & 1 Bedroom Apartments. STAR Homes are built on the cornerstone of Zero Wastage Design that guarantees you the intelligent use of every square foot of space in your home.

PUNE'S
★
BEST RESIDENTIAL
★
PROJECT

The Best Residential Project
awarded by CNBC AWAAZ



Crisil Star Rated
Realty Project



Listed by
Reality Plus



Indian Green Building Council

Indian Green Building
Council (IGBC) Gold Rated



Member of MBVA

CREDAI
Member of CREDAI





SERVICES

SKYi prop shop

Your one point contact for rental & resale for all SKYi Properties

SKYi legal services



Our legal team will help you in legal due diligence, drafting & execution of agreement to sale, power of attorneys, leave & licence etc.

SKYi financial services

We will help you get **lowest home loan rates**, customised payment plans & quick approvals from the **top approved banks/ financial institutions** of the country.



DOWNLOADS

 Ask our team for a print brochure or
 download the E-Brochure.
 Visit : www.songbirds.in

Download @ On Site :

Master Brochure
 Project Brochure
 Bespoke Homes

5
 Ultra Luxurious XXL Homes
 3, 4 & 4.5 BHK
 (Tower 18, 18A)

iris prime
 Luxurious XXL Homes
 2 & 3 BHK
 (Tower 5, 6)

iris
 Premium XL Homes
 2 BHK
 (Tower 3, 4, 4A)

aria
 Large Homes
 Studio & 1 BHK
 (Tower 3, 4, 4A)

Ask Our Team On Site :

SUSTAINABILITY STUDY
 Read our report about Build Tech for Songbirds by "dbHMS".

ECOLOGICAL STUDY
 Read the Songbirds Eco-system report by "Oikos".

QUALITY STANDARD
 Know more details about the features & advantages of the brands we are using inside and outside of your home.

PRODUCT MANUAL
 Know more details about the product warranties, recommended maintenance and dos & don'ts

LEGALLY SPEAKING
 Ask our team on site to take you through legal documents, permissions, approvals, & latest updates.

INVESTOR'S POINTS
 We will give you all the information about Pune City, West Pune, Bhugaon, Kothrud & Kothrud Next. Price trends, infrastructure plans & all growth drivers are explained in detail in this report.

MAPS
 · Ring Road
 · Metro
 · Western Pune

Visit: SONGBIRDS.IN FOR MORE PHOTOS & VIDEOS

PHOTOS : songbirds.in

Exterior Views



Interior Views



VIDEOS : songbirds.in | YouTube



SONGBIRDS PHILOSOPHY
 SALIL RANDIVE
 Master Architect

Visit :
<https://youtu.be/Nx-gjP8A2Bg?list=PLSL>



SONGBIRDS (3D Video)
 SKYI SONGBIRDS
 PROJECT AV

Visit :
<https://youtu.be/M2iD44hWuaI>



BUILDTECH & SUSTAINABILITY
 SAMEER DIVEKAR
 Sustainability Expert

Visit :
<https://youtu.be/9Haver6KTX4>



PAKSHI VEDA
 KIRAN PURANDARE
 Wildlife Expert

Visit :
<https://youtu.be/g5juSwL0jB8>



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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. Allotee must check the actual floor plan of the unit he/she is intending to buy and the same is available at project sales office.

The furniture/Kitchen/Bathroom layout & accessories shown in the plan are only for the purposes of illustrating/indicating a possible furniture layout & the same is not a part of standard offering. Design, planning, further developments in surroundings areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions and final approval of the respective authorities.

None of the objects/representations mentioned herein constitute a legally binding agreement or representation. Energia SKYi Developers does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and Energia SKYi Developers shall absolutely be governed by the agreement for Sale and other ancillary deeds and documents, as may be executed, between them and/or any third parties. The Purchaser is requested to appraise himself about the detailed description about the project, the unit purchaser is intending to purchase, terms and conditions contained therein with the help of an independent legal and tax advisor before making a purchase decision.

It may further be noted that the pricing of the flats/units quoted by Energia SKYi Developers does not include the costs of furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and/or otherwise. The brands and make of the material used in the flats/ units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time.

Purchaser is required to verify all the details, including but not limited to area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team and from the contents of agreement to sale prior to concluding any decision for buying any unit(s) in any of the said projects. It is the responsibility of the Purchaser to evaluate the accuracy, completeness and usefulness of any data, opinions, advice, services or other information provided herein or by the distributor(s) hereof. All information contained herein is distributed with the understanding that the authors, publishers, and distributors, assume no liability whatsoever in connection with its use.

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The Developer
Energia Skyi Developers

Site Office
SKYi Songbirds
Four Seasons, Paud Road,
Behind Daulat Lawns,
Bhugaon, Pune - 412 115.

+91 20 6790 6790
sales@skyi.com

Corporate Office
Sugat Residency,
Plot No. 21,
S. No. 77 / 2 / 16,
Bhusari Colony, Kothrud,
Pune - 411 038

MahaRERA Registration No.
SKYi SONGBIRDS
PHASE A P52100000769
PHASE B P52100001117
PHASE C P52100000805
PHASE D P52100000764

skyi.com

