



# *The* **Grand Towers**



Artist's impression.



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

## thoughtfully designed township™

Manas Lake City is a development where architecture, design and conscience have rallied together to build a township that blends in with its environment. Something that's evidenced by the phenomenal amount of open spaces and the native variety of trees and birds one chances upon when going walking here. Or the fact that the sun and wind path have had a huge say in how a home is aligned. It all paints a picture that could quite easily be put in two rather honest words; thoughtful design.



Residential

**skyi the grand towers**  
*New Launch. Premium 3 & 2 bhks.*

**skyi manas lake**  
 Premium 3, 2, 1 bhks

**skyi star town**  
 growhouse 3, 2 & 1 bhks

**skyi startowers**  
 STAR 2 & 1 bhks

**skyi first**  
 2 & 1 bhks

Clubs & Parks

**CENTRAL PARK & CLUB**  
 at *The Grand Towers*

**SKYi CLUB**  
 at Star Town

**SKYi CLUB**  
 at Star Towers

**SKYi CLUB**  
 at SKYi First

Retail Shops

**SHOPS**  
 at Manas Lake

**TOWN CENTER**  
 at Star Town

**SHOPS**  
 at Star Towers

\*Map not to scale.



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

# skyi manas lake

## THE RESIDENCES

- *The Grand Towers - 6, 7 & 9*
- *Towers 1 - 5 & 8  
Sold Out*

## AMENITIES & FEATURES

- A Main Access Road
- B Main Entrance Gate
- C 4 Lane Internal Road
- D Club House, Central Park and Multi Purpose Ground
- E Toddler Play Area
- F Sports Facilities
  - Futsal Court
  - Basketball Court
  - Pickleball Court
- G Utilities
- FD Future Development

\* Terms & Conditions apply

Introducing

# *The Grand Towers*

*The Grand Towers* are the jewels of the Manas Lake City development and make a statement of privilege with its design, its location and the lifestyle it offers its residents.

They overlook the Central Park, the Club and wide open spaces offering every home magnificent views. Live an active life with a well-equipped modern gymnasium, swimming pool and other indoor and sports facilities. On offer is also a convenient lifestyle with shopping, healthcare, F&B and entertainment all inside the community.





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



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

# A WELL PLANNED COMMUNITY



Life as a whole can be experienced at *The Grand Towers* in Manas Lake City. They are an integral part of a township that is well planned to meet all the lifestyle and functional needs of its residents. Residents enjoy 70% open spaces with a central park running all along its very heart, giving them a strong sense of community. There are exclusive landscaped gardens and well planned and designated spaces for senior citizens and children.

The club house offers you an opportunity to lead an active, healthy and safe lifestyle with indoor and outdoor sports, entertainment and food and beverages to choose from. The community is self sufficient with retail and convenience shops on campus.

8 Month Temp. Range  
**25°-30°C**

Flourishing  
**ECO-SYSTEM**

Better  
**AIR QUALITY**

Vibrant  
**BIRD LIFE**

70%  
**OPEN SPACES**





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

# THE CLUB & RECREATION

The SKYi Club has been conceptualised as the epicentre of a plush social hub within the township.

It presents great opportunities to enjoy the highlife, day in, day out.



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



Recreation was a top priority in designing this township and **SKYi Club** exists because of it. **SKYi Club** is an independently and professionally run facility that's sprawled across large tracts of land with sports, entertainment & retail offerings. It should come as no surprise that residents may end up feeling no need whatsoever to set foot out of Manas Lake City for anything really.



**Facilities**  
Swimming Pool  
Gymnasium  
Community Hall  
Garden with F&B



**Sports Indoor**  
Table Tennis  
Carrom/Chess/Card Room  
Pool Table  
Toy Room for kids



**Sports Outdoor**  
Tennis  
Futsal  
Basketball  
Running



**Well Being**  
Meditation  
Yoga  
Aerobics  
Seating Spaces



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

# RETAIL AND CONVENIENCE SHOPS

The retail stores on campus are designed and stocked to meet all your daily needs. With all your everyday shopping needs met within the campus, there is a very real chance that you may never need to step out of the campus for shopping.



GROCERY



VEGETABLES



DAIRY



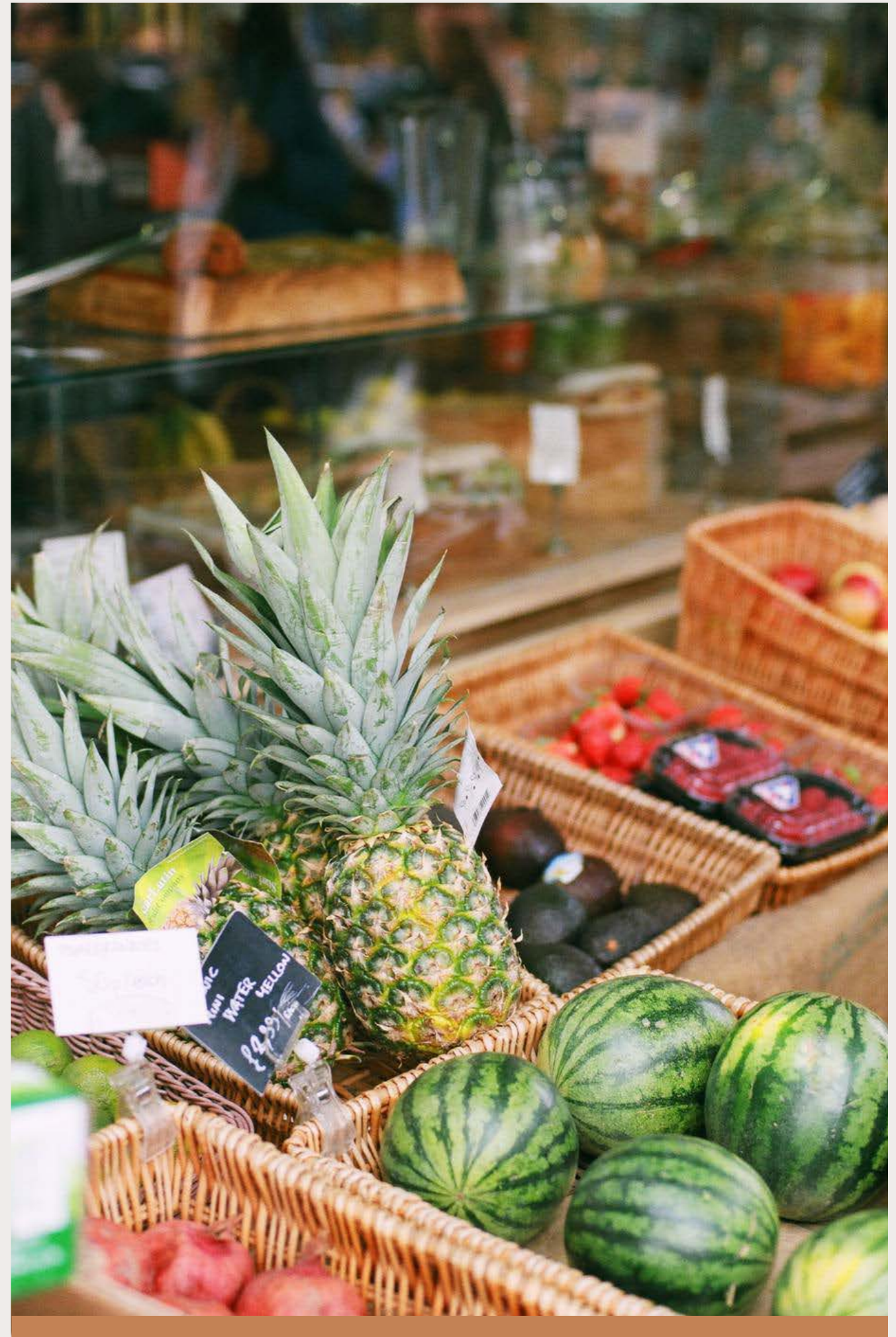
PHARMACY



LAUNDRY



HOME DELIVERY

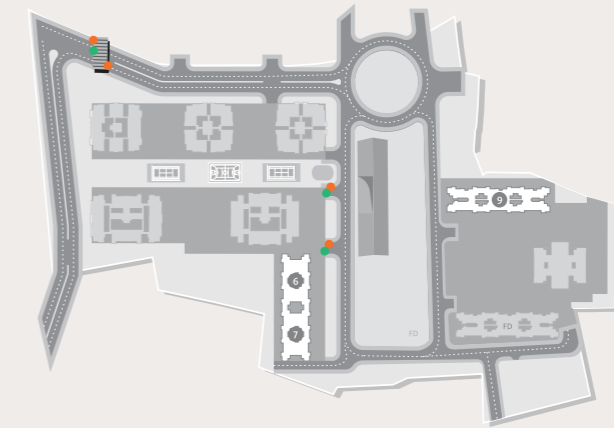


# SECURE AND SAFE COMMUNITY

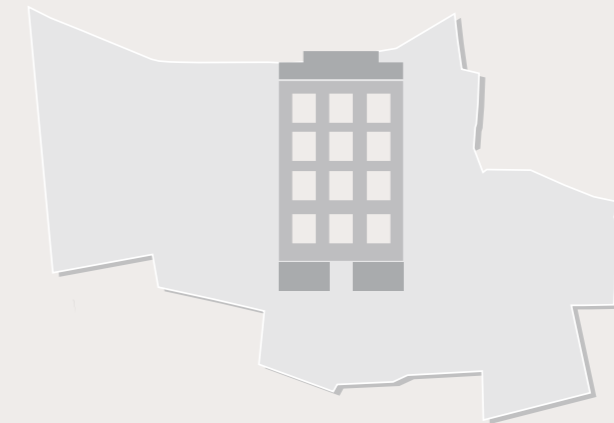
Our secure gated community with its multi layered security set up ensures you are always safe and secure. Our professional security staff equipped with the CCTV cameras cover the project, building and home security.



## Campus



## Building & Home



# SERVICES

We provide an array of services to cater to the everyday needs of our residents.

We are sure our services will help make everyone's life safe, comfortable and convenient.



CONVENIENCE STORES

24 X 7 SECURITY



ACTIVE SOCIAL LIFE



GUEST ROOMS



RESTAURANTS,  
CAFES

HEALTHCARE,  
REGULAR CHECK UPS

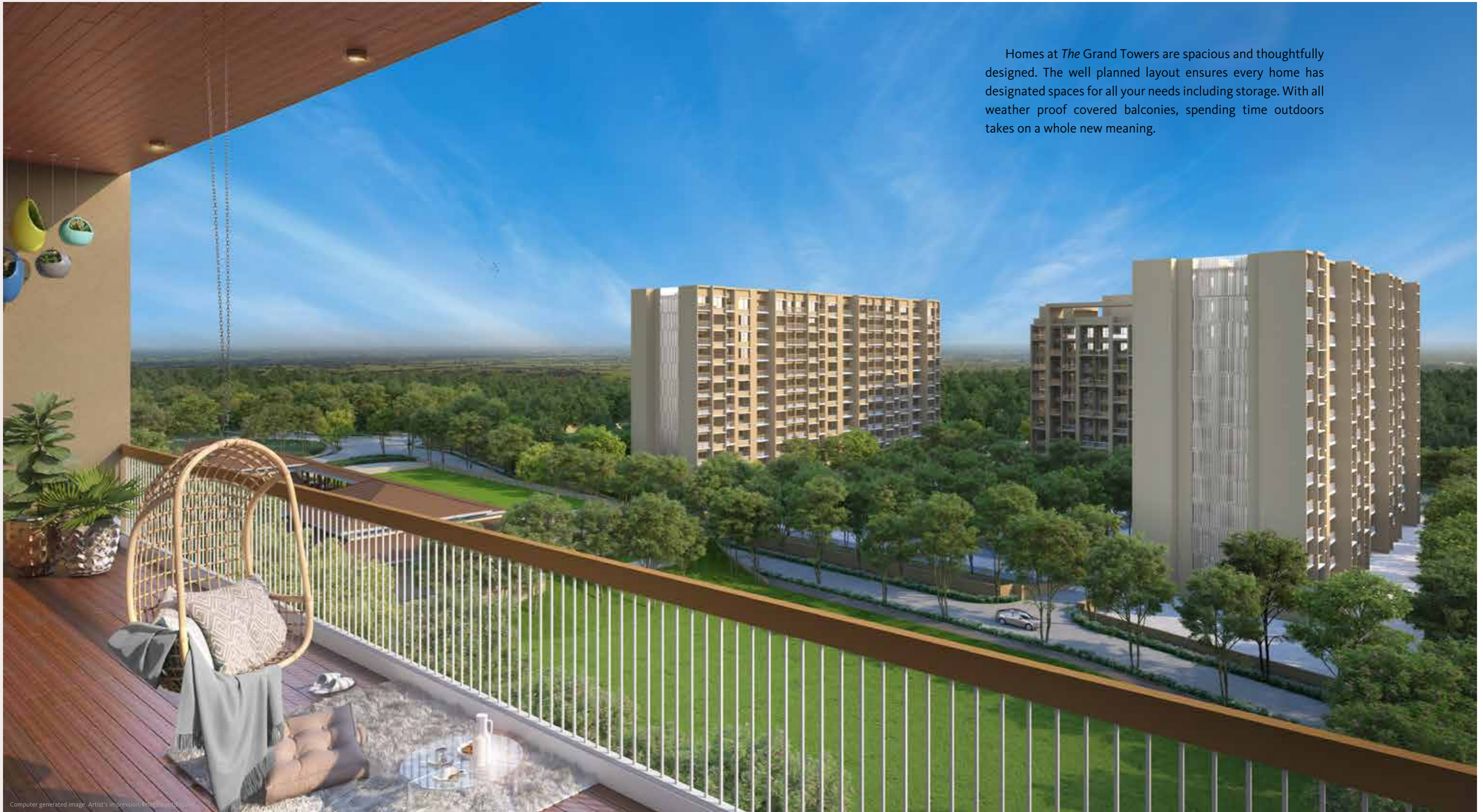


SHUTTLE SERVICES



## thoughtfully designed homes™

Homes at *The Grand Towers* are spacious and thoughtfully designed. The well planned layout ensures every home has designated spaces for all your needs including storage. With all weather proof covered balconies, spending time outdoors takes on a whole new meaning.



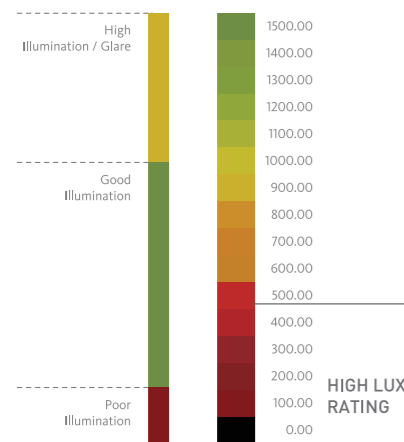
# SKYi™ MAX LIGHT

Technical study,  
Computer Aided Design &  
Simulation done  
by dbHMS / Chicago, USA

## BRIGHTER HOMES



DAYLIGHT (LUX)



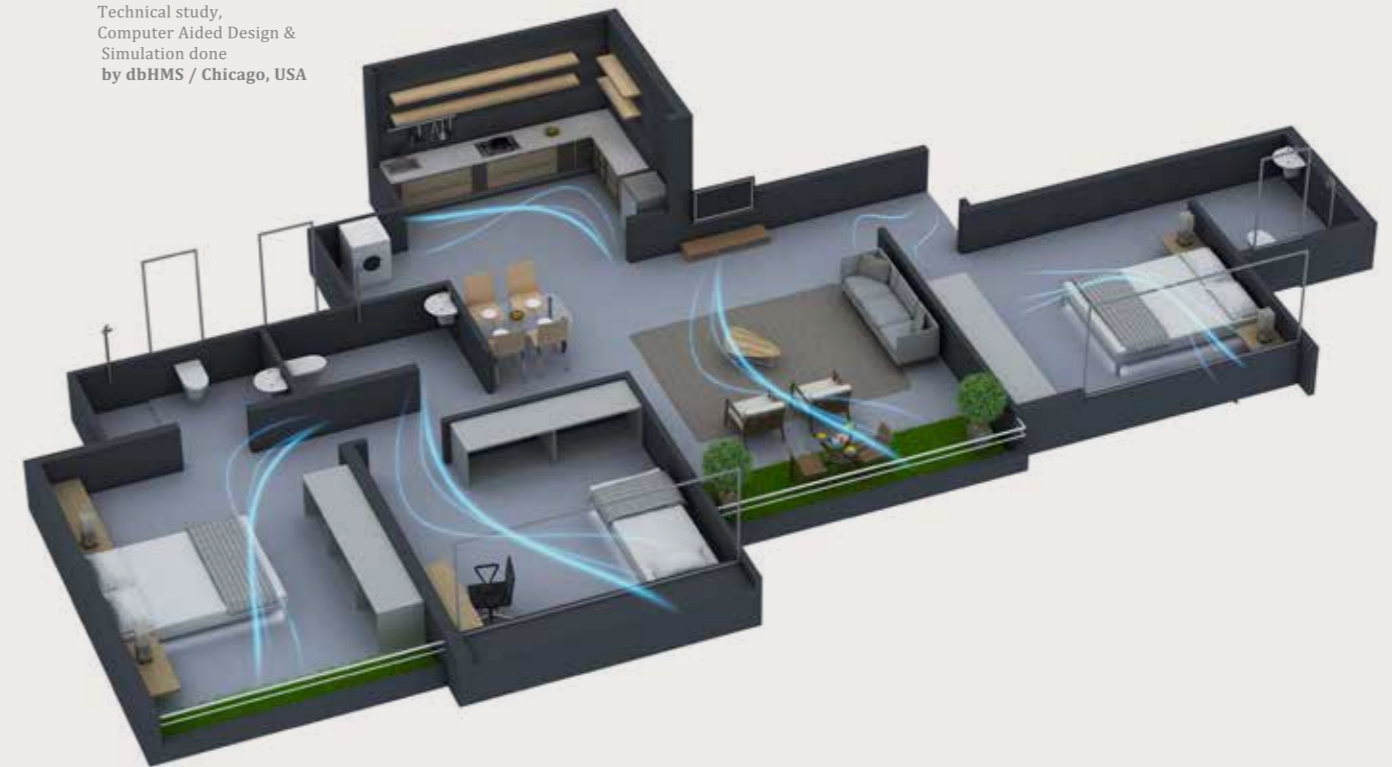
Lux is the measure of the intensity of light within a place, as perceived by the human eye. Homes here exceed the pre-requisite standards of illumination as prescribed by the National Building Code.

Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare free light throughout the day.

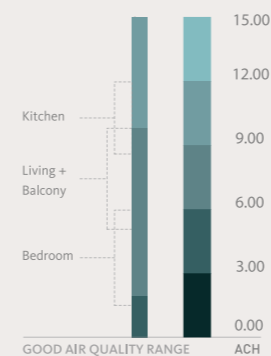
# SKYi™ AIR TECH

Technical study,  
Computer Aided Design &  
Simulation done  
by dbHMS / Chicago, USA

## HIGH AIR CHANGES



AIR CHANGES PER HOUR (ACH)



Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home by allowing more Air Changes per Hour (ACH). Adequate measures have been taken, from the right window size to the spacious living room, to keep the temperature within your home pleasant all day long.

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.



# SKYi™

## GRAND HOMES

With it's **zero wastage & Unique thoughtful design** Concept

You get about 20% additional space compared to an ordinary home.

### 0%

#### Zero Wastage

#### Thoughtful Design™



No Passages



Optimum use of every inch of your home



No odd shaped, Tiny or Half Openable Terraces



Sun & Rain proof "Balcony"

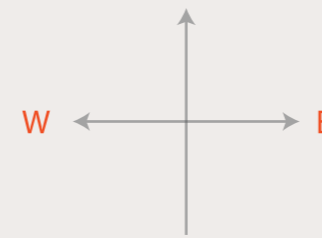


No dead spaces, No wastage of internal space

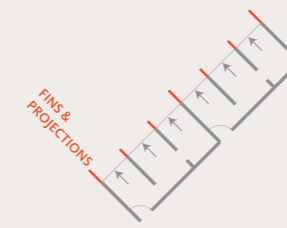


Perfect layout takes care of all **Functional, Furniture & Storage** needs

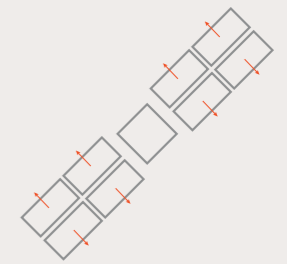
## Unique thoughtful design™



East West Home Entrances

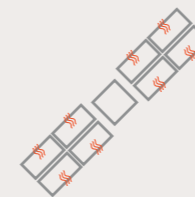


Fins Ensure Privacy from Neighbours

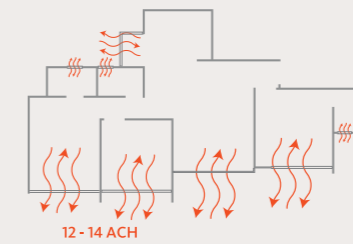


Best Views from Every Home

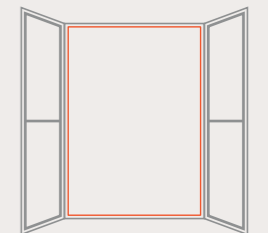
## WELL VENTILATED



Wind Path Oriented Homes

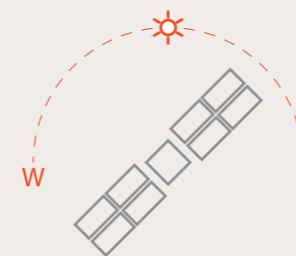


High Air Changes

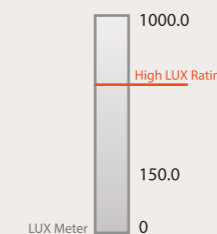


Large Windows & Balconies

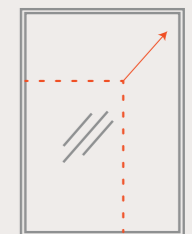
## WELL LIT



Sun Path Aligned Homes



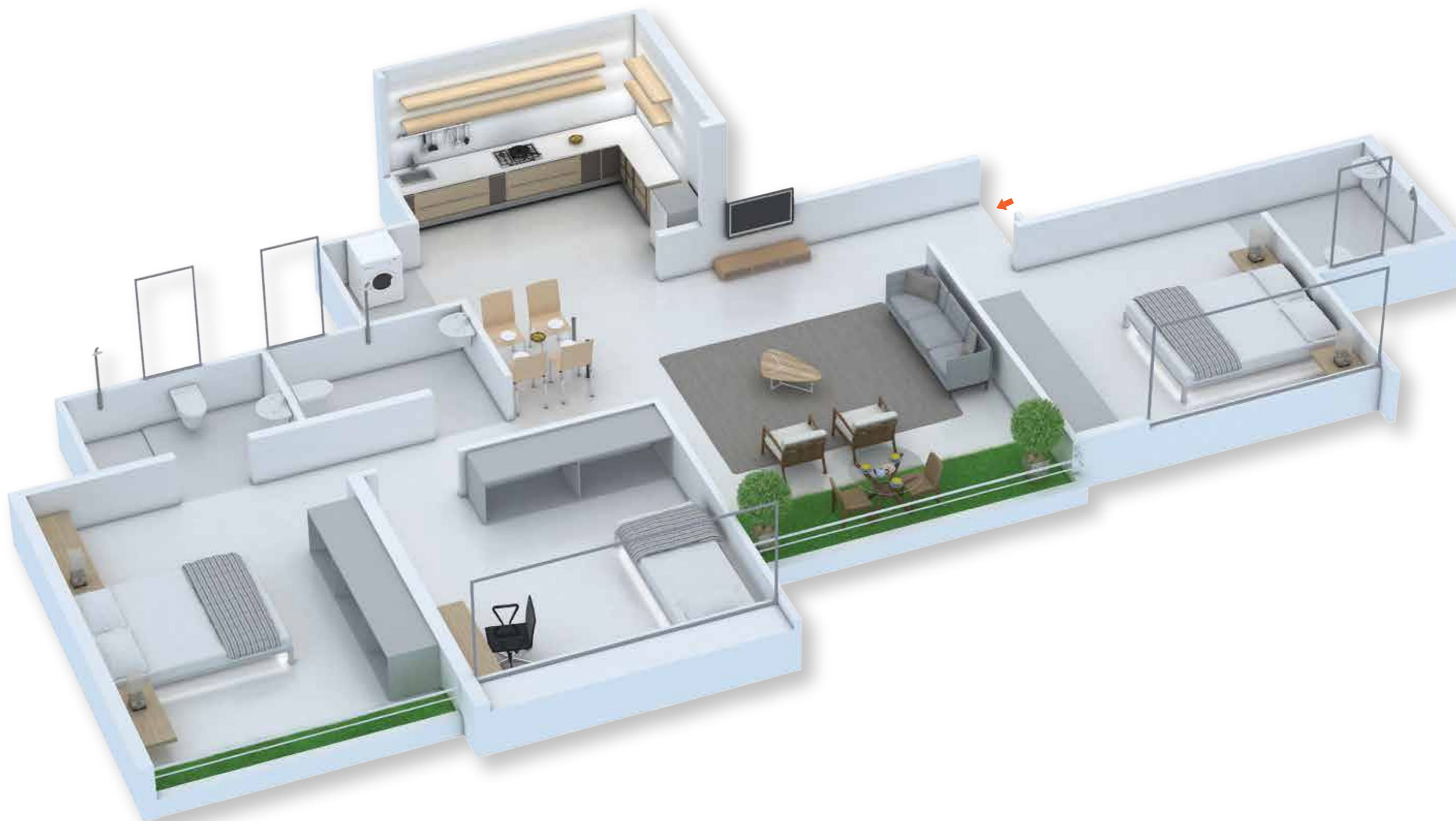
Brighter Homes



Larger Shaded Windows & Balconies



**1094 L**



**3 BEDROOM**



Attached 3 piece Toilet with a Wash Basin, W.C. & Shower

3 piece Toilet with a Wash Basin, W.C. & Shower

**Dry Balcony**

Provision for fully equipped **Kitchen** with hob, chimney & modular kitchen cabinets for storage

**Dining** to seat 4

**Living Room** with provision for comfortable seating & a designated space for your flat-screen TV

Attached 3 piece Toilet with a Wash Basin, W.C. & Shower

**Master Bedroom** with provision for a Queen bed, TV & spacious wardrobe space with overhead storage

Sun & Rain-proof overhead covered **Balcony**

**Second Master Bedroom** with provision for a Queen bed, Study Table & spacious wardrobe space with overhead storage

**Third Bedroom** with provision for a Queen bed & spacious wardrobe space with overhead storage

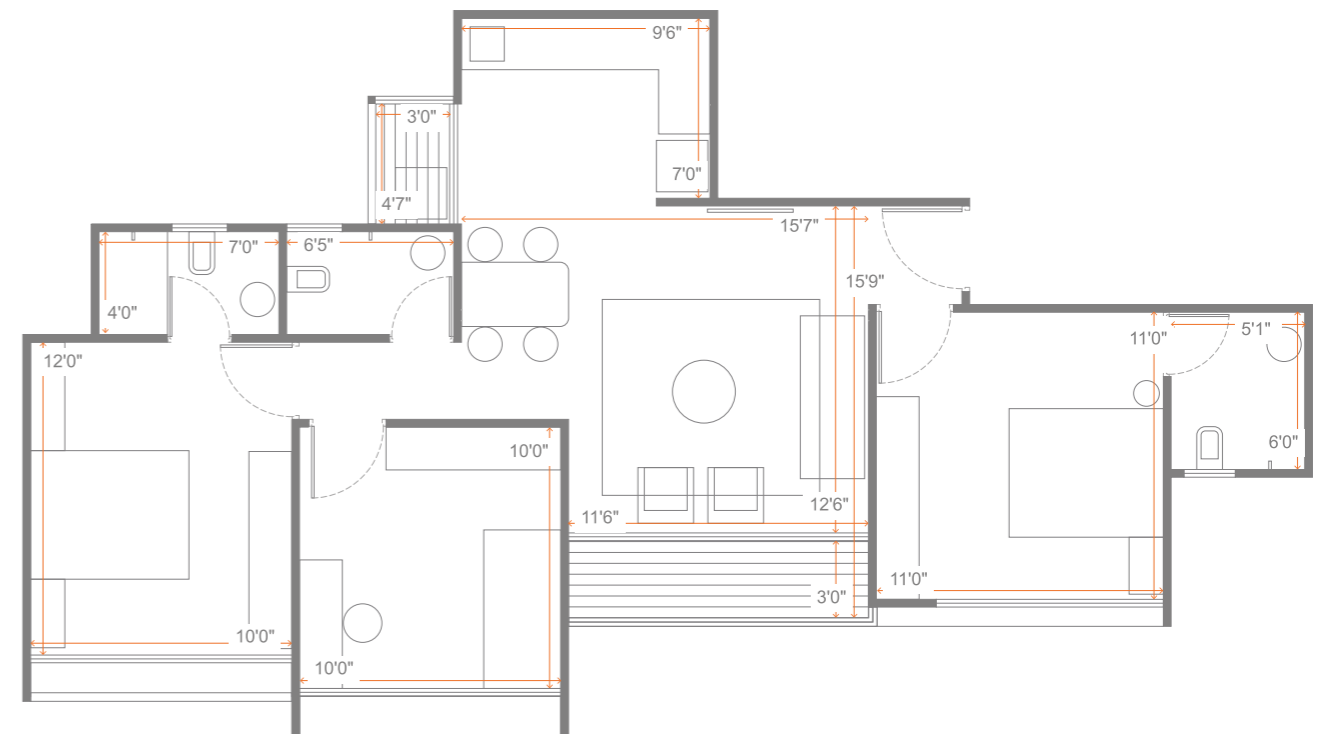
# 3 BEDROOM

Note:  
The furniture/ white goods/ accessories options shown in this brochure are for representation purpose only & are not part of the standard offering.

# DIMENSION PLAN



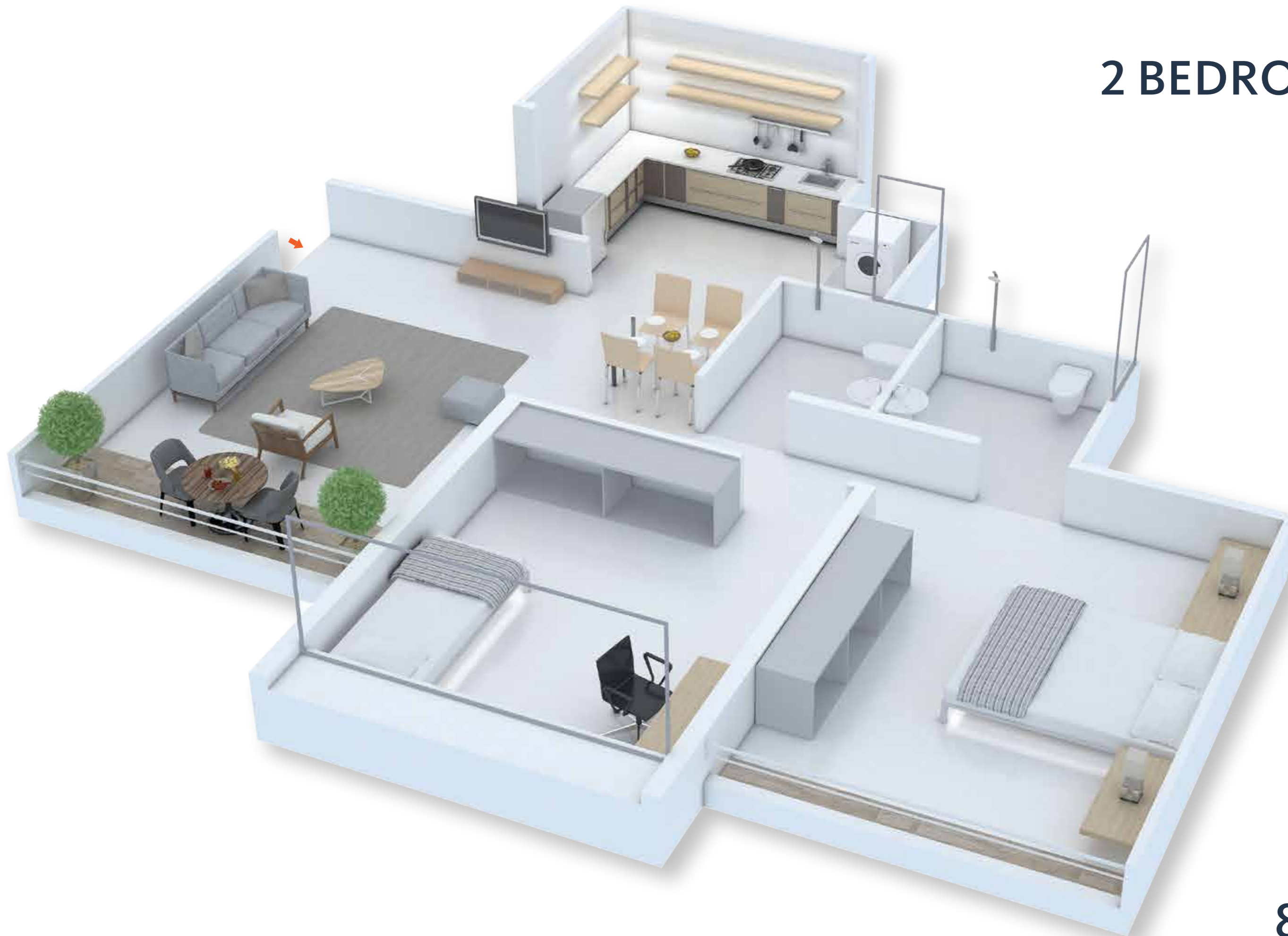
## 3 BEDROOM



## 1094 L

Product Code 1094 L : Usable Area 774 sq.ft  
Usable area = Carpet area\* + Balcony + Dry Balcony  
774sq.ft (71.91 sq.mt) = 726 sq.ft (67.49 sq.mt) + 34 sq.ft (3.15 sq.mt) + 14 sq.ft (1.27 sq.mt)  
\*Includes Carpet Area as per RERA & permissible enclosed balcony if any.

# 2 BEDROOM



824 L

Provision for fully equipped **Kitchen** with hob, chimney & modular kitchen cabinets for storage

**Dry Balcony**

**Dining** to seat 4

Attached 3 piece Toilet with a Wash Basin, W.C. & Shower

**Living Room** with provision for comfortable seating & a designated space for your flat-screen TV

**Master Bedroom** with provision for a Queen bed, TV & spacious wardrobe space with overhead storage

**Second Master Bedroom** with provision for a Queen bed, Study Table & spacious wardrobe space with overhead storage

Sun & Rain-proof overhead covered **Balcony**



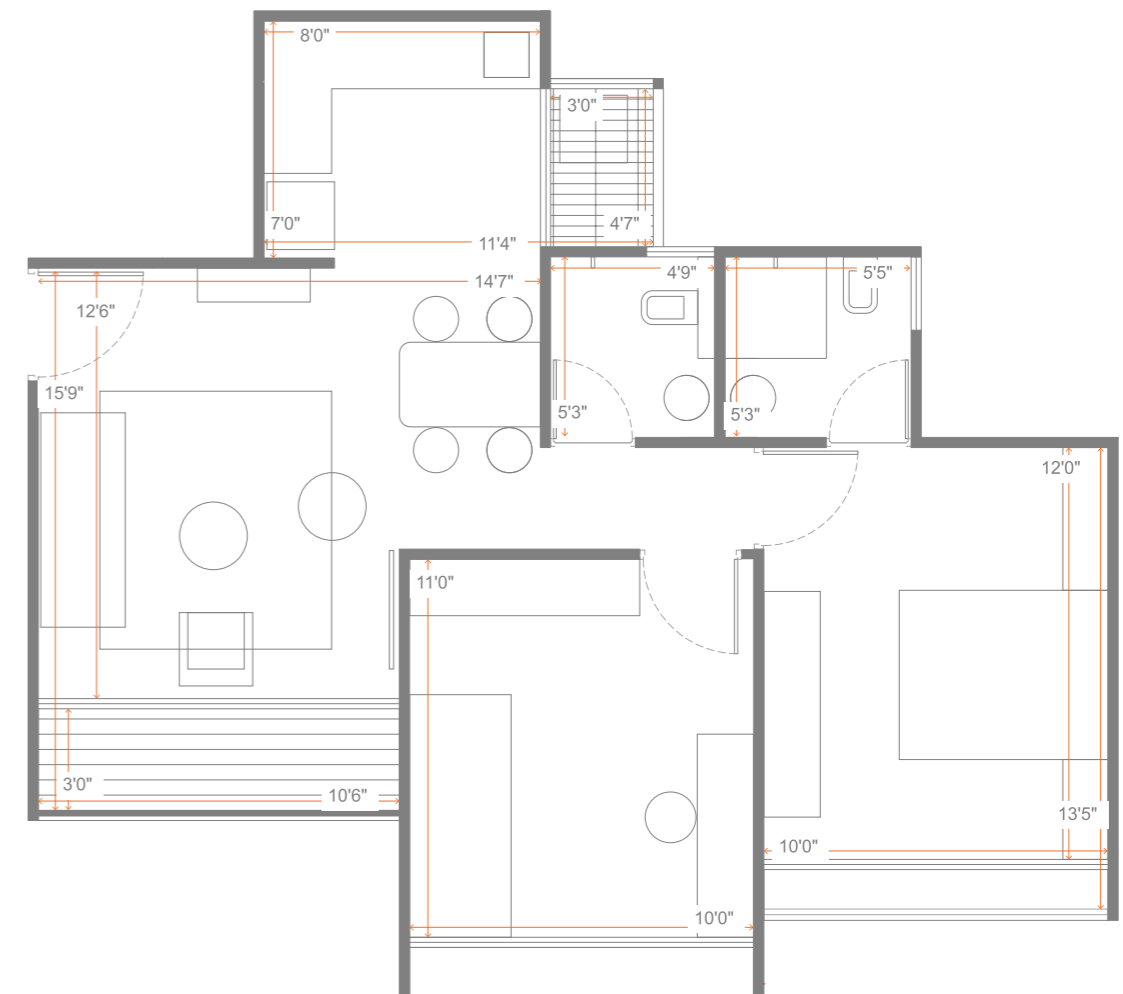
# 2 BEDROOM

Note:  
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# DIMENSION PLAN



## 2 BEDROOM



## 824 L

Product Code 824 L : Usable Area 588 sq.ft

Usable area = Carpet area\* + Balcony + Dry Balcony  
588 sq.ft (54.66 sq.mt) = 544 sq.ft (50.51 sq.mt) + 31 sq.ft (2.88 sq.mt) + 14 sq.ft (1.27 sq.mt)

\*Includes Carpet Area as per RERA & permissible enclosed balcony if any.

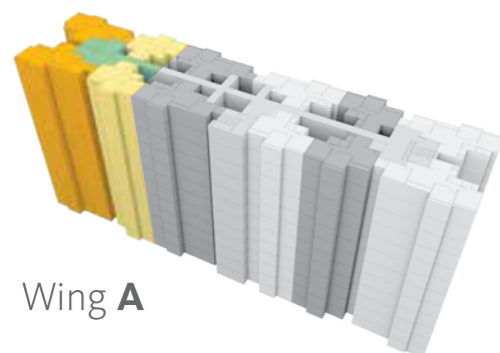


# TOWER 9



# TOWER 9

1st to 12th Typical Floor Plan

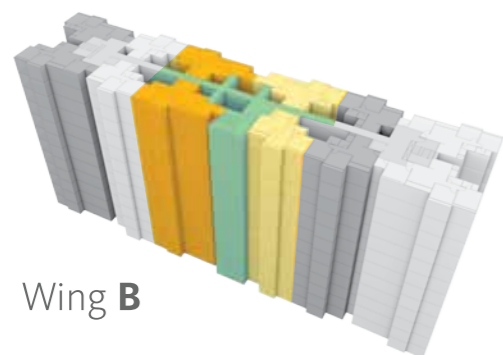


Wing A



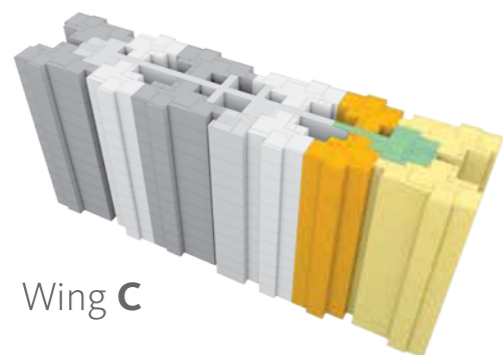
# TOWER 9

1st to 12th Typical Floor Plan



# TOWER 9

1st to 12th Typical Floor Plan





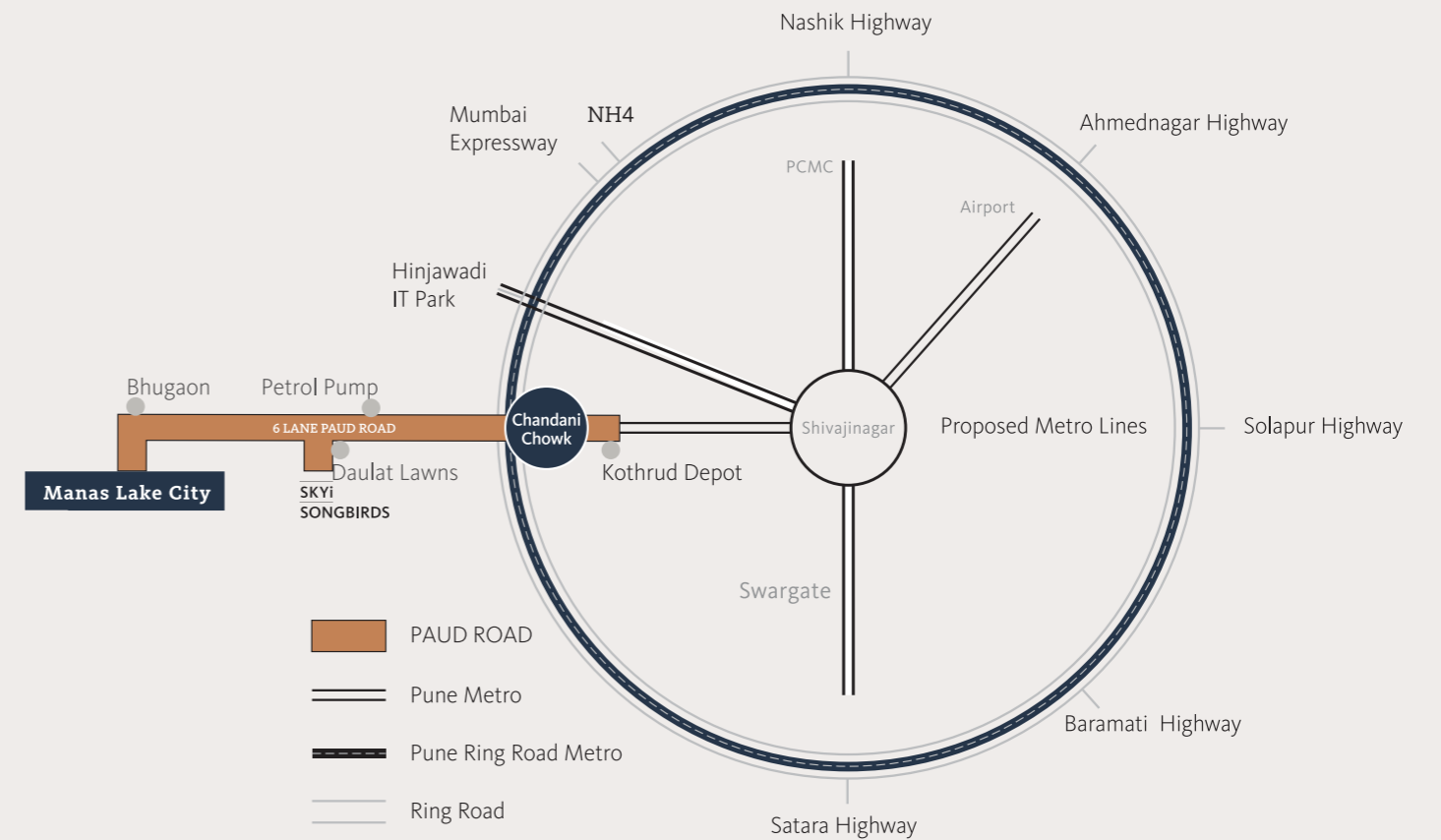
# LOCATION & CONNECTIVITY

**The Grand Towers at Manas Lake City are well connected and strategically located on Paud Road.**

The Grand Towers are an integral part of the Manas Lake City township, spread over approximately 90 acres and is located on Paud Road, just 10 minutes from Kothrud and Bavdhan. Manas Lake City is surrounded by the Sahyadri mountains and the NDA Forest and is gifted with great natural beauty and a serene ambience.

The perfect mix for a perfect home. It enjoys excellent connectivity and is strategically located next to the National highway and is just 5 minutes from the Pune Ring Road. It is easily accessible by the Pune Metro which starts at Chandani Chowk.

Manas Lake City has nearly 150 shops on campus and is in close proximity to hospitals, restaurants, schools and colleges.

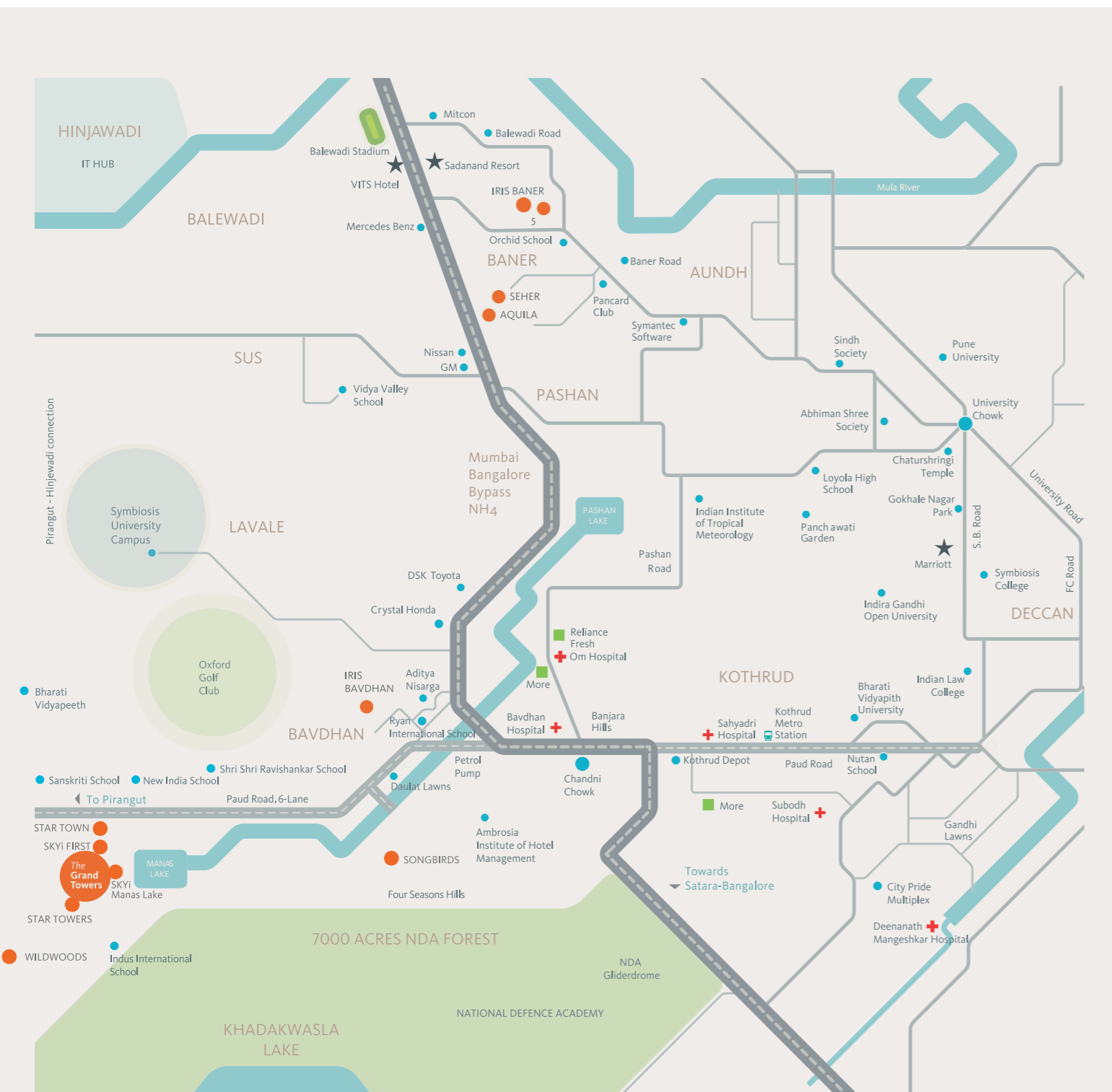


Mode of Transport	Start	11 MIN*	20 MIN*	25 MIN*	45 MIN*
<b>PUNE METRO</b>	Kothrud	Deccan	Shivajinagar	Swargate	Airport
<b>BUS</b>	The Grand Towers	Chandani Chowk	Kothrud	Deccan	Shivajinagar
<b>WALK</b>	The Grand Towers	Central Garden	SKYi Star Tower Shops	SKYi Manas Lake Shops	Manas Lake

\* All timings are indicative and not actual.

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

At *The Grand Towers*, we aim to bring you a peaceful and tranquil lifestyle without the hassles of worrying about everyday life. For this reason, we have ensured that most daily necessities are provided in the neighbourhood of the project itself.



### 🍴 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

### 🎓 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

### 🛒 Retail

- More
- Big Bazaar
- Reliance Fresh
- Petrol Pump

### 🏥 Hospitals

- Sahyadri Hospital
- Deenanath Mangeshkar Hospital
- Bavdhan Hospital
- Om Hospital

### 🏦 Banks & ATM

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

### 🏃 Sports & Recreation

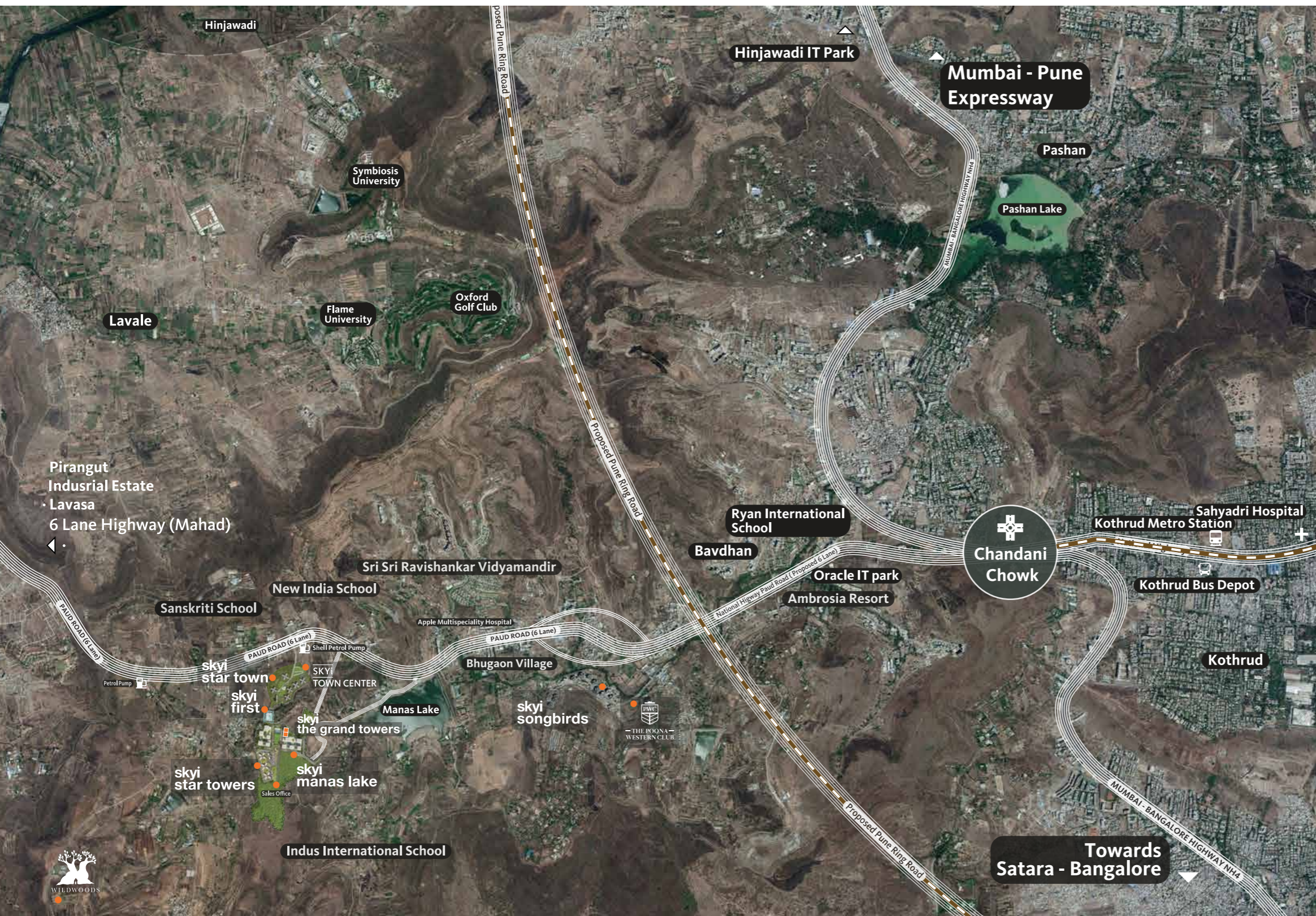
- Oxford Golf Course & Country Club
- Corianthan Club (Proposed)
- Shri Shiv Chhatrapati Sports City (CWG Sports Complex)
- Abs Gym
- City Pride Multiplex

### 🚗 Automobile


- Honda Crystal
- Toyota DSK
- Nissan Oxford
- Audi
- Mercedes Benz

● SKYi Projects	Pashan/Sus	20 mins.
● Important Landmarks	Kothrud	15 mins.
	Baner	25 mins.
⊕ Hospital	Hinjewadi	30 mins.
	Chandni Chowk	10 mins.
■ Retail	Deccan	20 mins.
★ Hotels	Sahara Stadium	35 mins.
	Lavasa	60 mins.
🚇 Metro Station		

# SATELLITE MAP

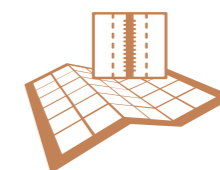


**skyi**  
manas lake  
city

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

## MAPS

- Pune Ring Road & Metro Routes
- New National Highway
- Bhugaon By-Pass Highway



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

### 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

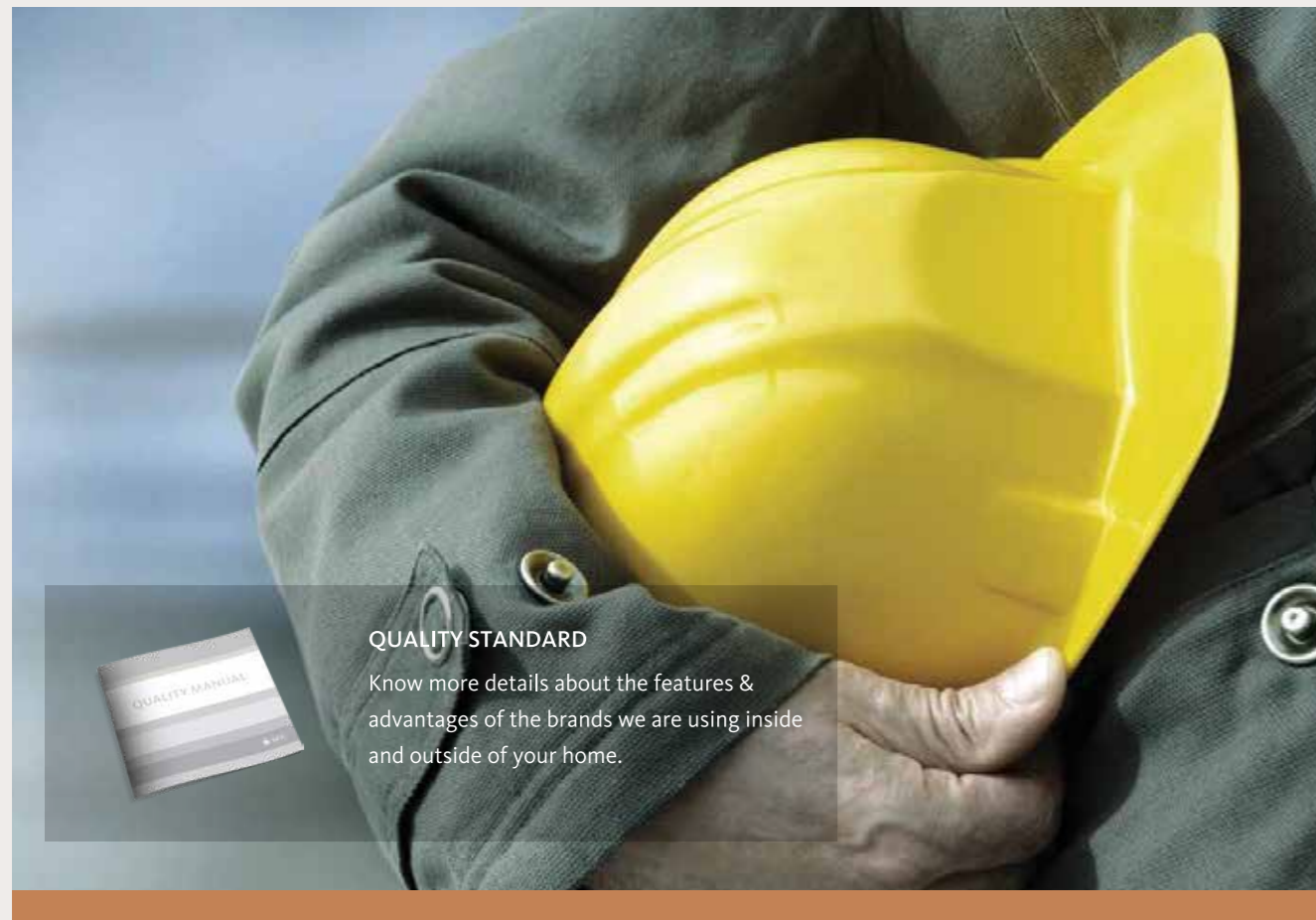




# QUALITY STANDARDS

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.



## QUALITY STANDARD

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

# 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 detailed information about the following :

- Bank Association
- Title Certificate
- Commencement Certificate
- NA Order
- Environmental Clearance
- Water Permission
- Forest NOC
- Fire NOC
- Certification CREDAI
- MahaRERA Registration No.


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

# FACT FILE

## GREEN DESIGN

- Rain Water Harvesting along with Recharge Pits
- Water Treatment Plant
- Sun Path Analysis for higher LUX
- Wind Pattern Analysis for better ventilation
- Over 200 Indigenous Trees
- Top Soil Retention
- CFL/ LED in common areas

## SAFETY AND SECURITY

- Gated Community
- Seismic Resistant Design
- CCTV Cameras
- Safe 'No Climb' grill design for balcony

## LIVING

- Elegant Main Door
- Flooring 2' X 2' Soluble Salt Vitrified Tiles
- Internal Walls With Smooth Finish
- TV And Telephone Points
- Sufficient Light Points
- Attached Covered Balcony

## BEDROOM

- 2' X 2' Soluble Salt Vitrified Tiles In All Bedrooms
- AC Point
- Aluminium Windows With Mosquito Mesh
- Safety Grills For Windows
- Internal Walls With Smooth Finish

## FEATURES

- Impressive Main Entrance and Lobbies
- Sufficient lighting for parking, lobbies and passages
- Power back-up for essential common facilities
- Provisions for Inverter
- Provisions for Internet
- Provisions for DTH Sat. Cable
- Branded Elevators with power back-up for one
- Sufficient electrical points

## AMENITIES

- Club House
- Gymnasium
- Community Hall
- Yoga Terrace
- Games Room
- Children's Play Area
- Amphitheatre
- Senior Citizen Sitout
- Party Lawn
- Retail & Convenience Stores

## KITCHEN

- Black Granite Kitchen Platform With Stainless Steel Sink
- 2' X 2' Soluble Salt Vitrified Tiles
- Kitchen Dado Up To 2 Ft. Height Above The Platform
- Power Points For Refrigerator, Water Purifier

## BATHROOM AND UTILITIES

- Design For Multi-functional Use
- Dado Tiles Upto 7 Ft.
- Jaquar (Or Equivalent) CP And Sanitary Fittings
- Hot And Cold Mixer With Overhead Shower
- Pest Prevention Trap
- Dedicated Utility Space For Washing Machine, Clothes Drying Line etc.
- Power Point For Washing Machine

# TERMS AND 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 elevation-al/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.

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.

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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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## SKYi MANAS LAKE

### MahaRERA Registration No.

PHASE I	P52100000449
PHASE II	P52100000513
PHASE III	P52100000514
PHASE V	P52100025845
PHASE VI	P52100026954
PHASE VII	P52100030584



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**Corporate Office**

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Daulat Lawns, Bhugaon.  
Pune - 412 115

**Sales Office**

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Pune - 412 115



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