



A close-up photograph of a man's face wearing a VR headset. The scene is dimly lit with blue and red ambient lighting. The VR headset's display area is the primary focus, containing white text. The man's eyes are closed, and he appears to be in a virtual environment.

THE FUTURE IS BANER NX

DECODING SOON...

ITREND[®]
LIFE TRENDS HERE

*For Training Purpose only



Saheel Properties, with close to one and half decades of extensive experience in real estate, has always adhered to the principles of trust, transparency and total integrity while delivering iconic projects across key locations of Pune. Futuristic Designs, Architecture way ahead of the contemporary standards, Top Quality Construction, Smart Space Planning and Timely Delivery have been the pillars of success for Saheel Properties.

Kohinoor Group, since 1983, has stood tall as a leading realty brand in Pune's real estate sector. The Group has successfully completed over 4 Million Square Feet construction and another 3 Million is currently under development.

Under the path-breaking and evolutionary concept of ITREND Homes, both of these stalwarts have come together for envisioning the future in Baner NX. These two have made wonders in the past and now they are all set to transform the perception of living with the most advanced technology-led innovations.

THE FUTURE CREATORS SINCE 2009

14+ YEARS OF
EXPERIENCE

1.5 MILLION SQ.
FT DELIVERED

1.3 MILLION SQ. FT.
ONGOING

8 COMPLETED
PROJECTS

6 ONGOING
PROJECTS

2+ MILLION SQ. FT.
UPCOMING



ET Business Award for
'Most Innovative Projects in Pune'.

**INNOVATION
IS IN OUR DNA**

**AND THIS RECOGNITION
PROVES THAT!**

IMAGINING THE NEXT. HOMES ABOVE THE REST.



The best of the best is the ITREND Advantage which is going to shower you with unmatched pampering and superior luxuries. It fits in your budget, yet has every fancy feature in it that you need for a happy life. It's a home that can be anything and everything you want at your command.



Intelligent Planning



Lifestyle Amenities



Zero space wastage



Best Price Assurance



Superb Location



Trendy Work-From-Home Spaces

ADVANTAGE BANER NX (BANER-MAHALUNGE ROAD)

- Fastest growing suburb of West Pune
- Modern and upscale neighbourhood
- Strategically surrounded by numerous employment hubs of West Pune (Hinjawadi IT Park, Rajiv Gandhi Infotech Park, Radius Tech Park, Teerth Techno Space)
- 5 mins away from Mumbai-Bengaluru expressway
- Unobstructed Hill views
- Centrally located to nearby International schools, colleges & medical facilities
- Superior connectivity to prominent areas like Baner, Pashan, Aundh, Hinjawadi and Wakad
- Our project is being developed in Mahalunge-Maan High Tech city approved by PMRDA

PROJECT CONNECTIVITY



AERIAL VIEW OF TOWNSHIP



Mahalunge Circle


Baner Mahalunge Road

Maan Mahalunge
🌉 Bridge


PROJECT OVERVIEW




6 Acres
Total Plot Area




6 Towers
2 Clubhouses




LG+UG+G+**26 Floors**
Total No. of Permissible Floors




Approx. **1.5 Acre**
Total Open Space



1 Acre+ Vehicular
Free Podium Amenities




Unobstructed River
& Hill Views



2BHK (664-774 sq.ft.)
3BHK (983-1115 sq.ft.)
Flat configuration/Typologies



36 M Wide Road
Road Touch Property



Showrooms, Shops &
Offices at Your Doorstep

Master Layout



A- OPEN SPACE AREA

1. FESTIVE COURT
2. SCULPTURE AREA
3. PET'S PARK
4. TROPICAL MINI FOREST
5. DIGITAL CLASS ROOM IN NATURE
6. SENSORIAL PLAY PARK (MUSICAL INSTRUMENT PLAY PARK)
7. SEATING ALCOVE, TENTING AREA, PARTY LAWN ADJOINING CLUB HOUSE
8. MEDITATION ALCOVES IN NATURE
9. OXYGEN PARK / FRUIT ORCHARD
10. CALASTHENICS COURT
11. PICK UP DROP OFF AREA WITH GRAND ENTRANCE PORTALS & SMART SECURITY SYSTEMS
12. MULTIPURPOSE HALL
13. CRECHE, PODCAST STUDIO, LIBRARY
14. WFS/CO-WORKING SPACES IN BUILDING
15. SEMI-FURNISHED GUESTROOMS IN BUILDING
16. CYCLE TRACK ALONG DRIVEWAY

B- PODIUM SPACE AMENITIES

1. GYM, INDOOR CGAMES
2. SWIMMING POOL WITH CHANGING ROOMS & PEN SHOWERS, AQUA GYM
3. POOL SIDE PARTY LOUNGE AREA
4. SUNKEN BAR
5. SEATING COURTS
6. PERIPHERAL WALKWAY (0.75 KMS APPROX)
7. JOGGING TRACK
8. YOGA COURT
9. STAR GAZING DECK
10. BARBEQUE COUNTER
11. AMPHITHEATRE - URBAN KATTA
12. FLAGPOST, STAGE
13. BOX CRICKET
14. MULTIPURPOSE COURT
15. CHILDRENS PLAY AREA
16. TURF LAWN
17. OUTDOOR MOVIE SCREENING
18. CO-WORKING SPACE IN EACH WING
19. GUEST ROOMS IN EACH WING
20. SPA ROOMS IN EACH WING

15 M WIDE ROAD

36 M WIDE ROAD



DISTINCTIVE LIFESTYLE AMENITIES



ACTIVE ZONE

Cycle Track | Well Equipped Gymnasium | Indoor Games
Grand Swimming pool | Yoga Court | Box Cricket

ENTERTAINMENT ZONE

Party Lawn | Multipurpose Hall | Festive Court
Amphitheatre | Outdoor Movie Screening | Performance Stage

COMFORT ZONE

Lavish Guest Rooms | Co-working Spaces

KIDS ZONE

Children's Play Area | Creche | Library
Digital Class Room

ZEN ZONE

Meditation Alcoves in Nature | Rejuvenating Sauna Bath

Sky Walk | Seating Courts with Solar Panels

2BHK - A

Carpet Area
664 Sq. Ft.



2BHK - B

Carpet Area
720 Sq. Ft.



2BHK - C

Carpet Area
774 Sq. Ft.



3BHK - A

Carpet Area
983 Sq. Ft.



3BHK - B

Carpet Area
1115 Sq. Ft.



B - Tower

Typical Floor Plan



B - Tower									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
101,201,301,401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701,1901,2001,2101,2201,2401,2501,2701	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
102,202,302,402,502,62,702,902,1002,1102,1202,1402,1502,1602,1702,1902,2002,2102,2202,2402,2502,2602,2702	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
203,303,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903,2003,2103,2203,2403,2503,2603,2703	3BHK-A	82.41	887.06	6.69	72.01	2.20	23.68	91.30	983
204,304,303,504,604,704,904,1004,1104,1204,1404,1504,1604,1704,1904,2004,2104,2204,2404,2504,2604,2704	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
205,305,405,605,705,905,1005,1105,1205,1405,1505,1605,1705,1905,2005,2105,2205,2405,2505,2605,2705	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
206,306,406,506,706,906,1006,1106,1206,1406,1506,1606,1706,1906,2006,2106,2206,2406,2506,2606,2706	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983
107,207,307,407,507,607,707,907,1007,1107,1207,1407,1507,1607,1707,1907,2007,2107,2207,2407,2507,2607,2707	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
108,208,308,408,508,608,708,908,1008,1108,1208,1408,1508,1608,1708,1908,2008,2108,2208,2408,2508,2608,2708	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774



B - Tower

Refuge Floor Plan

8th Floor



Tower 'B'									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
801	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
802	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
803	3BHK-A	82.41	887.06	6.69	72.01	2.20	23.68	91.30	983
Refuge Area (Co-Working Spaces)									
805	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
806	3BHK-A	82.41	887.06	6.69	72.01	2.20	23.68	91.30	983
807	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
808	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774



B - Tower

Refuge Floor Plan

13th Floor



Tower 'B'									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
1301	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
1302	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
1303	3BHK-A	82.41	887.06	6.69	72.01	2.20	23.68	91.30	983
Refuge Area (Guest Room & SPA)									
1305	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
1306	3BHK-A	82.41	887.06	6.69	72.01	2.20	23.68	91.30	983
1307	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
1308	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774



B - Tower

Refuge Floor Plan

18th Floor



Tower 'B'									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
1801	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
1802	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
1803	3BHK-A	82.41	887.06	6.69	72.01	2.20	23.68	91.30	983
Refuge Area(Guest Room 1 & 2)									
1805	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
1806	3BHK-A	82.41	887.06	6.69	72.01	2.20	23.68	91.30	983
1807	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
1808	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774



B - Tower

Refuge Floor Plan

23rd Floor



Tower 'B'									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
2301	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
2302	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
2303	3BHK-A	82.41	887.06	6.69	72.01	2.20	23.68	91.30	983
Refuge Area									
2305	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
2306	3BHK-A	82.41	887.06	6.69	72.01	2.20	23.68	91.30	983
2307	3BHK-B	92.43	994.92	8.86	95.37	2.34	25.19	103.63	1115
2308	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774



C - Tower

Typical Floor Plan



C-Tower									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet	
		sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
201,301,401,501,601,701,801,901,1001,1101,1201,1401,1501,1601,1701,1901,2001,2101,2201,2401,2501,2701	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
202,302,402,502,602,702,802,1002,1102,1202,1402,1502,1602,1702,1902,2002,2102,2202,2402,2502,2602,2702	2BHK-B	59.82	638.09	5.80	62.43	1.80	19.38	66.88	720
203,303,403,503,603,703,803,1003,1103,1203,1403,1503,1603,1703,1903,2003,2103,2203,2403,2503,2603,2703	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
104,204,304,303,504,604,704,904,1004,1104,1204,1404,1504,1604,1704,1904,2004,2104,2204,2404,2504,2604,2704	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
105,205,305,405,605,705,905,1005,1105,1205,1405,1505,1605,1705,1905,2005,2105,2205,2405,2505,2605,2705	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
106,206,306,406,506,706,906,1006,1106,1206,1406,1506,1606,1706,1906,2006,2106,2206,2406,2506,2606,2706	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
107,207,307,407,507,607,707,907,1007,1107,1207,1407,1507,1607,1707,1907,2007,2107,2207,2407,2507,2607,2707	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
108,208,308,408,508,608,708,908,1008,1108,1208,1408,1508,1608,1708,1908,2008,2108,2208,2408,2508,2608,2708	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.97	91.30	983
109,209,309,409,509,609,709,909,1009,1109,1209,1409,1509,1609,1709,1909,209,2109,2209,2409,2509,2609,2709	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983



*For Training Purpose only

C - Tower

Refuge Floor Plan

8th Floor



Tower 'C'									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
801	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
802	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
803	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
Refuge Area (Co-Working Spaces)									
805	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
806	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
807	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
808	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983
809	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983



C - Tower

Refuge Floor Plan

13th Floor



Tower 'C'									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
1301	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
1302	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
1303	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
Refuge Area (Guest Room & SPA)									
1305	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
1306	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
1307	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
1308	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983
1309	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983



C - Tower

Refuge Floor Plan

18th Floor



Tower 'C'									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
1801	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
1802	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
1803	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
Refuge Area(Guest Room 1 & 2)									
1805	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
1806	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
1807	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
1808	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983
1809	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983



C - Tower

Refuge Floor Plan

23rd Floor



Tower 'C'									
Unit No.	Type	Carpet Area		Balcony		Dry Balcony		Total Carpet Area	
		Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft
2301	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
2302	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
2303	2BHK-B	59.28	638.09	5.80	62.43	1.80	19.38	66.88	720
Refuge Area									
2305	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
2306	2BHK-A	56.66	609.89	3.20	34.44	1.80	19.38	61.66	664
2307	2BHK-C	63.53	683.84	6.21	66.84	2.20	23.68	71.94	774
2308	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983
2309	3BHK-A	82.41	887.06	6.68	71.90	2.21	23.79	91.30	983



*For Training Purpose only

THE FUTURE FORECASTERS

UNIT TYPOLOGY	SIZES (SQ. FT.)	PROPOSED TOKEN PRICE
2BHK - A	664	Rs. 68L - Rs. 71L
2BHK - B	720	Rs. 74L - Rs. 77L
2BHK - C	774	Rs. 80L - Rs. 83L
3BHK - A	983	Rs. 99L - Rs. 1.02Cr.
3BHK - B	1115	Rs. 1.14Cr. - Rs. 1.17Cr.

***PRICES ARE INDICATIVE AND ARE SUBJECT TO REVISION BY THE DEVELOPER WITHOUT PRIOR NOTICE.**

TOKEN MECHANISM

PRIVILEGED TOKEN

AMOUNT PAID IS NON REFUNDABLE



TOKEN PRIVILEGES



Entry Privileges on the Launch Day



Exclusive Launch Pricing Benefits Under Token



Pick Your Choice of Unit Today



Fully Automated Home with a Digital Door Lock Included

RS 1,00,000/- ADDITIONAL DISCOUNT AS AN EARLY BIRD DISCOUNT OFFER

(FOR THE FIRST 325 PRIVILEGE EOI HOLDERS)

NORMAL TOKEN

100% REFUNDABLE AMOUNT



TOKEN BENEFITS



Entry Privileges on the Launch Day



Exclusive Launch Pricing Benefits Under Token



Multiple Inventory Options



Fully Automated Home with a Digital Door Lock Included

THANK YOU