



The best way to
Predict the
Future
is to create it.



INTRODUCING

ITREND[®]

FUTURA

2 & 3 BHK FUTURE READY HOMES



In tune with the pulse of today and the

Impulse of The Future

Imagining future living, we at Saheel Properties are passionate about creating newer benchmarks in the real estate of Pune. We thoughtfully envision the contemporary lifestyle trends and establish the communities of happy families with a progressive mindset. Why our homes are leagues ahead in concept and experience, is because they are perfectly in sync with a promising future.

Innovation is in our DNA and we are committed to 'Building Future Spaces'. Futuristic imagination, technology-led innovation in the design, smart architecture and advanced facilities are the principles that inspire us to stay ahead. In every endeavor, we strive for utmost excellence.

14+ YEARS OF
EXPERIENCE

1.5 MILLION SQ. FT.
DELIVERED

1.3 MILLION SQ. FT.
ONGOING

2+ MILLION SQ. FT.
UPCOMING



It's a pride and honour to be with

Kohinoor Group

We are proud to be associated with the coveted realty brand of Kohinoor Group. Their extensive experience, strong foundation of ethics and the leadership position in the construction industry, have always encouraged us to build iconic projects with them at strategic locations.

Together, we have made wonders in the past and shall continue to craft future-ready lifestyles with flawless precision.

39+

PROJECTS
ACROSS PUNE

39

YEARS OF
MATCHLESS LEGACY

8

MILLION SQ. FT.
DELIVERED

6.5K

HAPPY
FAMILIES

A philosophy inspired by

Innovations

ITrend is a visionary initiative to maximise space utilisation and upgrade the levels of comfort in ultramodern homes. Under this, the path-breaking innovations we have meticulously executed like the first-ever concept of 'Convertible Homes' and zero wastage layouts, have been wholeheartedly appreciated by our ever-growing community of delighted customers and the market alike. All the ITrend communities we have developed are exemplars of a trendy & happening life in tune with the future.





ITREND HOMES, HINJAWADI



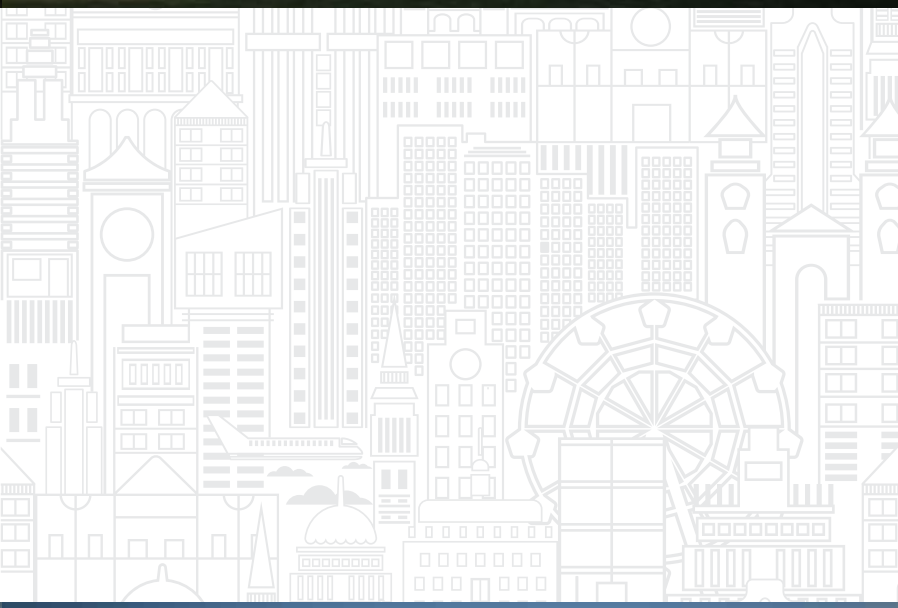
ITREND LIFE, WAKAD



ITREND LIFE PLUS, CENTRAL WAKAD



ITREND LIFE-2, WAKAD



ITREND LIFE-3, WAKAD



ITREND CITY LIFE, CENTRAL HINJAWADI



ITREND WATERFRONT, RAVET



Admiration. Accolades.

Appreciation.

Our entire team of domain experts is dedicated to bring in something that is way above the prevailing standards in the industry. The focus is always on supremacy and the unmatched construction practices. While ardently pursuing our goals, some prestigious recognitions and accolades come our way and admire our sincere efforts. They truly motivate us to raise the bar, accelerate the pace and to be at our best in whatever we do.



**ET Awards 2022
Most Innovative Project
in Pune**



**Times Realty Icons
Emerging Brand
of Pune**



**Times Real Estate
Icons Top Lifestyle Projects
ITrend Homes**



**Pune's
First Convertible
Homes**



**Pioneered the Concept
of Homes with
Zero Space Wastage**



**Pune's
First Home with
Bonus Spaces**





Baner NX – An epicentre of

lifelong ConvenIences

On the western corridor of Pune that is known for a notch above modernistic life, Baner NX is a strategic locale blessed with a range of matchless advantages. Its close proximity with the Phase-1 of the Hinjawadi IT hub, makes this fast-developing suburb a preferred hotspot. No wonder it has become a residential paradise for IT professionals. The Bypass is just a few minutes away. So, access to neighbouring upmarket localities like Baner, Aundh, Wakad, Pashan, Bavdhan is easy. Due to which exotic & happening destinations of Shopping, Entertainment, Fine-Dine, Recreation are within easy reach. Upcoming Metro lines will add a lot of comfort to the connectivity and will also save valuable time of commuting. Mahalunge features in two ambitious developmental projects. The one is the 'Smart City' initiative and many infrastructural changes begin from here. The other one is 'Mahalunge – Mann Hitech City' with another set of blissful benefits.



Approx. mins as per google maps*



Marunji

DMART THERGAON

Hinjewadi
Rajiv Gandhi
Infotech Park

Wakad

LIFEPOINT MULTISPECIALTY
HOSPITAL

RAJMATA JIJAU
GARDEN

Hinjewadi

Hinjewadi Bridge

Pimple Gurav

EMBASSY QUADRON
BUSINESS PARK

Hinjewadi Phase 3 Rd

COGNIZANT
ISH OFFICE

ACCENTURE

Balewadi

Pimple Nilakh

PAWAR PUBLIC SCHOOL

Maan

Bhoirwadi

BLUE RIDGE
TOWN PUNE

BALEWADI STADIUM

MITCON INSTITUTE OF
MANAGEMENT

DENA BANK

ORCHID HOTEL

Baner

WESTEND MALL

Aundh

VITTHAL RUKHMINI
MANDIR

Chande

TREND
FUTURA
2 & 3 BHK FUTURE READY HOMES

VIBGYOR
HIGH SCHOOL

SAMARTH COLONY

SAVITRIBAI
PHULE PUNE
UNIVERSITY

Sus

CHAITANYA
DHAM AASHRAM

Someshwar wadi

Baner Rd

SYMBIOSIS INTERNATIONAL
UNIVERSITY

Pashan

THE PAVILLION

Lavale

OXFORD GOLF COURSE

PATIL NAGAR

MIT

Pirangut

BHARATI
VIDYAPEETH
COLLEGE OF
ENGINEERING

Bavdhan

Kothrud

Bhugaon

Map not to scale*

While the present is exciting, the future is even
more rewarding

Mahalunge Maan Hitech City is a planned development spanning over 250 hectares. It will welcome many giant national & multinational companies from IT, Biotechnology, E-Commerce and Technology-driven Services sectors. Needless to say, it will be a gateway to growth and global careers especially for the talented people living nearby. It will open limitless opportunities to advance in professional life and work with leading corporations.



IT Hubs



Lifestyle



Sports Arena



Health Care



**Education
Institutions**



**Shopping Malls
& lot more...**



Live the future

Life keeps on evolving. Embracing better and smarter avenues of convenience, recreation and enjoyment, it changes to acclimatize with upgraded versions of lifestyle. Against this background, we have envisaged a futureproof life attuned with the best of innovative features and technologically advanced amenities. At ITrend Futura, the primary focus is on your total convenience by exploiting every single possibility of making use of smart innovation and new-age automation. Thus, ensuring the best of comfort for every member of the family at every hour of the day. We have thoroughly studied the patterns of your routine life and identified the edges that needed to be smoothed. You would experience improved quality of life at every touchpoint and interface. That's precisely what we call futureproof living. Here, the latest technology, smart features and advanced mechanization are on your side, offering you a happy & hassle-free life.



TOWER-E

TOWER-A

ENTRANCE
GATE

SHOPPING CENTRE

TOWER-C

TOWER-F

PODIUM
AMENITIES

TOWER-D

TOWER-B

OPEN SPACE
AMENITIES



Decoding the most advanced version of

Future-Ready Home!

The future is the inspiration behind a better tomorrow. It is always promising and it drives us to upgrade to the next. It is the chief motive behind a prototype ITrend Futura home. Every unit has been imagined keeping in mind the futuristic lifestyle you would love to explore. Every wing has dedicated WFH spaces specially to enhance the ease of work.

The homes are packed with complete Home Automation with features like App-enabled Geyser, for a life of total convenience. It also adds to the full proof safety & security of your home. And technology-led innovations like the Digital Door Lock make it absolutely future-ready...



Stock Image

Motion Sensor Lighting System in Bathrooms



Stock Image

Special Digital Door Lock



Stock Image

App Enabled Fully Automated Homes



Stock Image

Switchless Touch Panels



Automated Geyser Point



Stock Image

You deserve more

greater comfort and distinctively enriching amenities

Going a level up in terms of safety, security, status and social infrastructure, is the core idea of a new home. If you think it should fulfil all your needs and aspirations, we are offering a lot more in every possible manner. Amenities, for instance, have been so categorically designed around living that they amplify the ecstasy & euphoria of every moment for every member of the family.

ITrend Futura is an unmatched vision of future-ready life. If you had ever thought of something that your home should have, be assured you would find it here in the most exotic way! These amenities are leagues ahead of the contemporary benchmark. And a lot of research and pragmatic thought process have gone behind building them.



Stock Image

Infinity Calisthenics Court



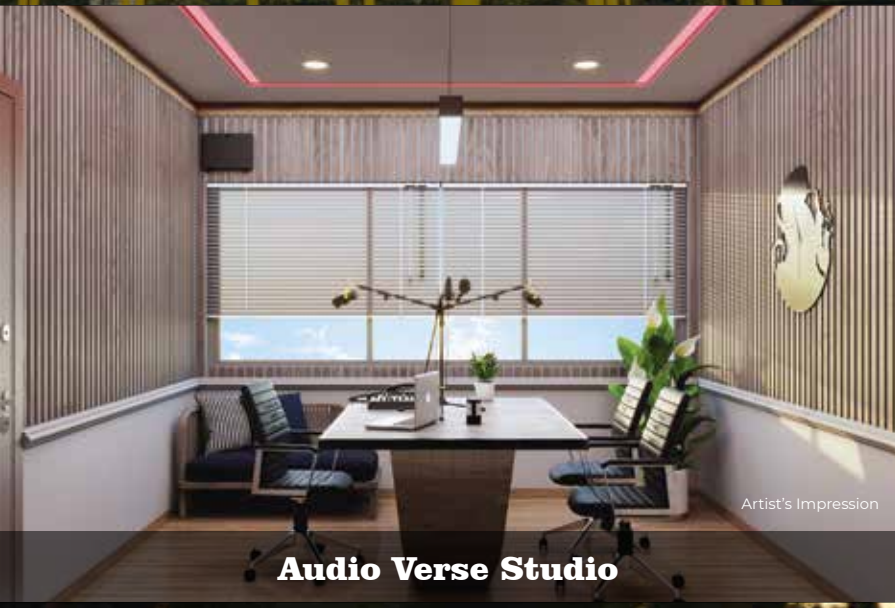
Artist's Impression

Wing Suites



Artist's Impression

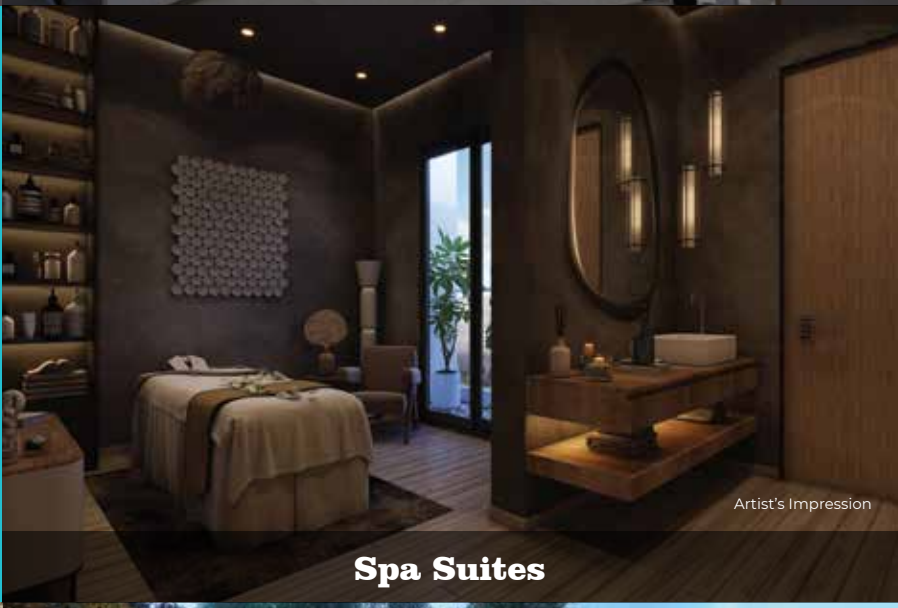
CoLab Corner



Artist's Impression

Audio Verse Studio

DISTINCTIVE LIFESTYLE AMENITIES



Artist's Impression

Spa Suites



Stock Image

Starlight Screen



Artist's Impression

Sunken Oasis



Artist's Impression

Eco Digital Classroom

The future is
more leisure

It's time to take leisure to a great new level. Celebrate unforgettable moments with friends, family and self too. Make every function a memorable experience. Welcome your guests in your own style and party with them at various places earmarked for unwinding.



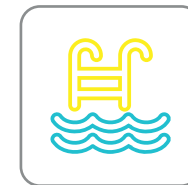




Yoga Studio



Creative Corner



Swimming Pool



Meditation Spot



Water Workout Area



Starlight Sanctuary



Party Lawn



Oxygen Oasis



**BBQ
Junction**



**Seating
Area**



Spa Suites



**Tenting
Area**



The future is
smart social life

Socialize with your friends, kids, neighbours and feel rejuvenated. Here you have a plethora of places where you can celebrate many occasions together. And make them memorable forever. Go shopping with your peers, meet & greet your office colleagues or simply form a club of sports-lovers & active fitness freaks...There are amazing facets of togetherness you can explore here.



SPECIAL

FASHION

SPORTS HUB

ORANGE LEAF

ORANGE LEAF

SAULTIES

CLASSIC FEA

LY BEED

I TREND

FUTURA



SAHEEL
BUILDING FUTURE SPACES



**Event
Emporium**



**Celebration
Court**



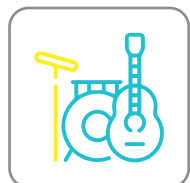
Aqua Oasis



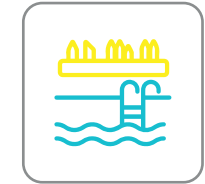
Jungle Haven



Music Grove



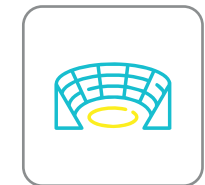
**Musical
Studio**



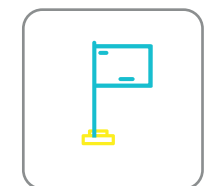
**Sunken
Oasis**



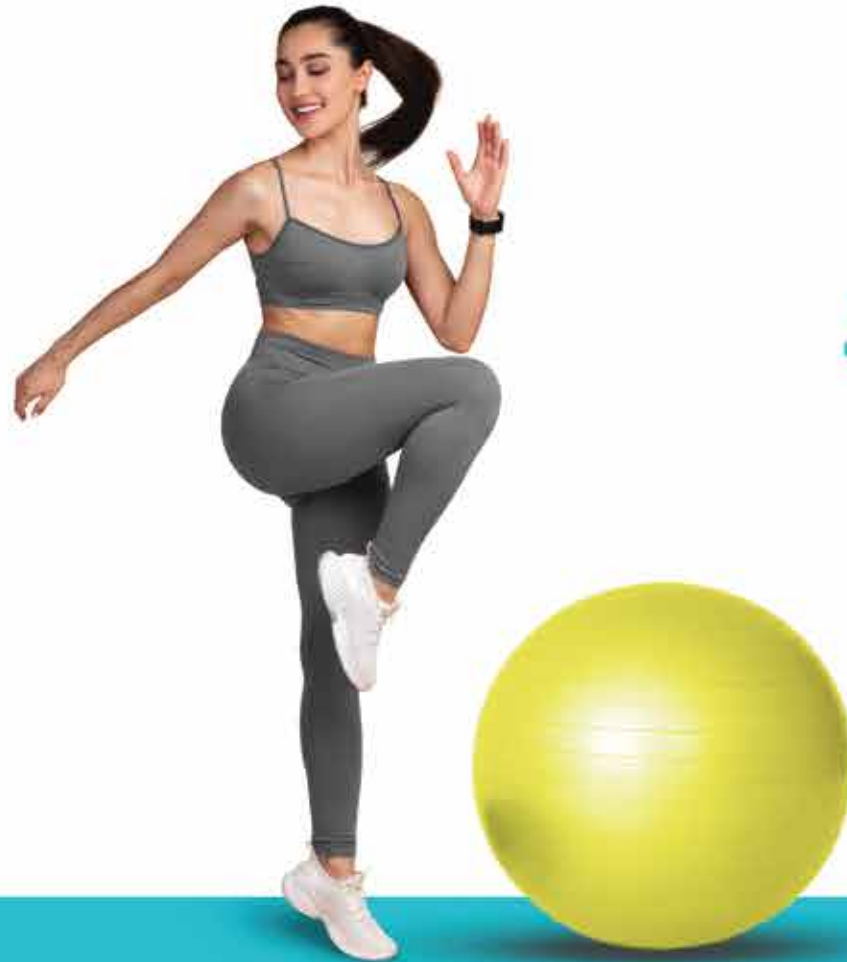
**Starlight
Screen**



**Urban
Amphitheater**



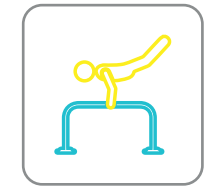
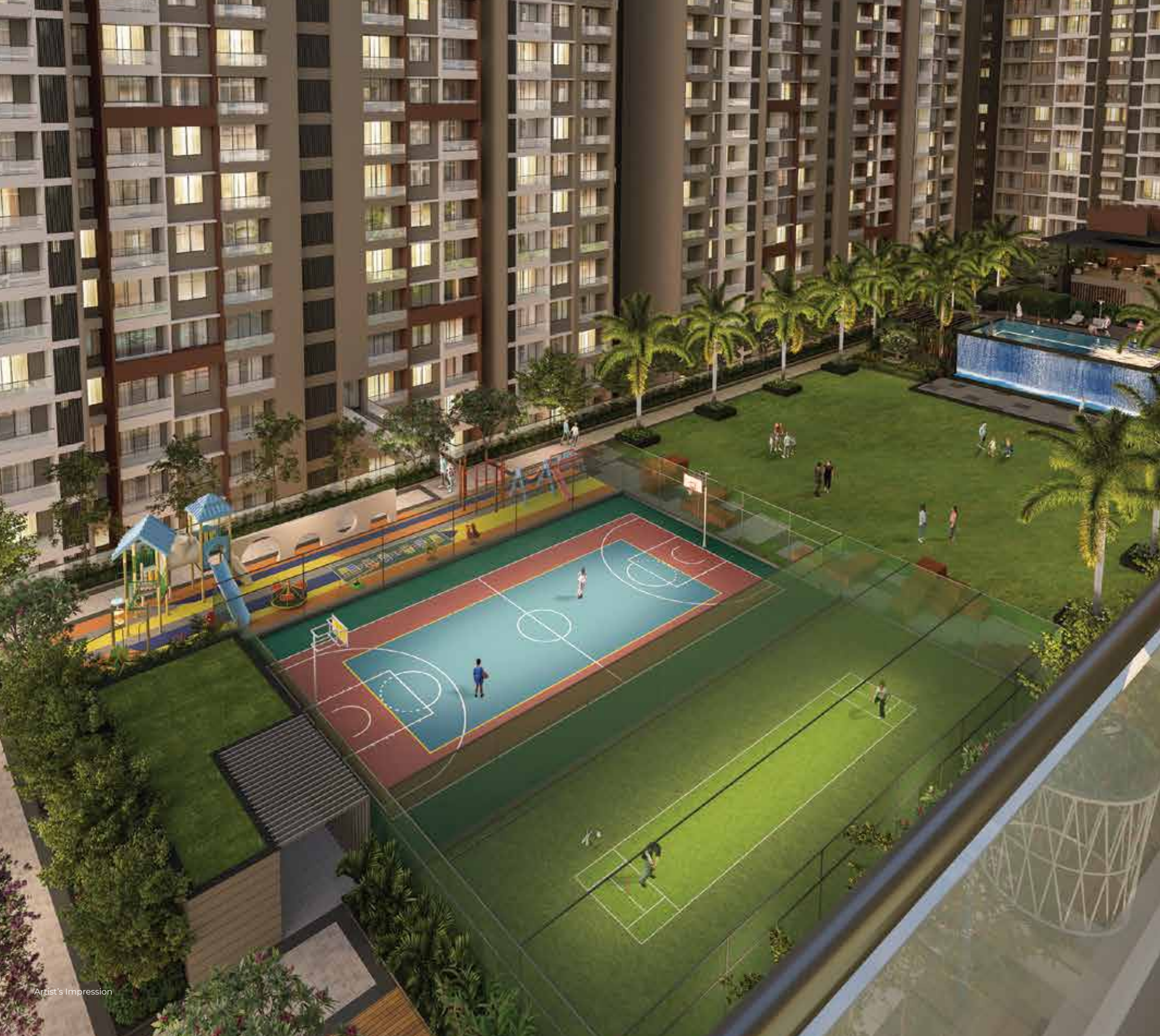
**Pinnacle
Platform**



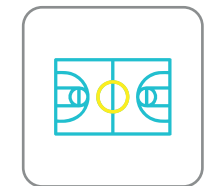
The future is
Active wellbeing

Unleash the fitter, healthier and happier you. Workout with fun by exploring a wide range of activities. Feel harmonious with the environs. Experience a perfect accord between the inner and outer tranquillity. Practice Yoga followed by a soul-stirring meditation. Or exercise in the gym before enjoying a plunge in the pool.





**Infinity Calisthenics
Court**



**Versatile Arena
Court**



**Futurama
Fitzone**



**Relaxation
Station**



**Orbit
Pathway**



**Jogging
Track**



**Cage
Cricket**



**Cycle
Circuit**



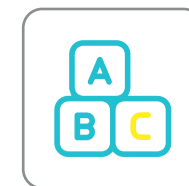
The future is
Happy kids

Give your little angels a world of their own. Let them run, jump, tumble and roly-poly with juvenile peers. Mix with each other to make special plans for weekends and holidays. Here, there are places reserved for them wherein they can make the most of their leisure time and at the same time take their studies seriously.





**Eco Digital
Classroom**



**Blossom
Babies**



**Audio Verse
Studio**



Future Reads



Future Play



Green Field

The future is **Convenience**

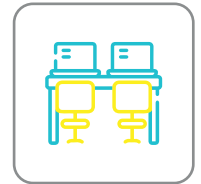
The dynamics of professional life are changing. The infrastructure of the city is undergoing a transformation. And the ideas of comfort & relaxation at home, have also changed. In sync with these new trends, your home should also change to ensure maximum convenience and soothing comfort for you and your family. The future-ready homes and the surrounding functional & recreational facilities have been designed to offer supreme comfort in terms of personal, professional as well as family life.







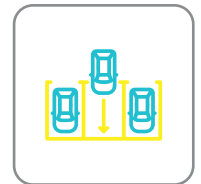
Petropolis



CoLab Corner



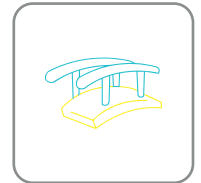
Wing Suites



**Wingwise
Visitor Parking**



The Gateway



**Convenient
Bridges**

A glimpse of your

future space



Artist's Impression

Living & Dining



Artist's Impression

Modern Bedroom



Artist's Impression

Kids Bedroom



Elegant Kitchen

Specifications

STRUCTURE

- ▶ RCC framed earthquake resistant structure

Flooring

- ▶ 800 mm X 1600 mm vitrified flooring in living, dining, kitchen & bedrooms
- ▶ 600 mm X 600 mm wooden finish vitrified tiles in master bedroom
- ▶ Anti-skid flooring tiles in toilets & utility
- ▶ Anti-skid wooden finish tiles in attached terraces
- ▶ Designer glazed tiles for toilets, kitchen & utility dado
- ▶ Artificial stone/Granite platform with stainless steel sink in kitchen
- ▶ Granite stone platform with table top basin in toilets
- ▶ Granite window frame in toilets & utility

Internal Finish

- ▶ Ceiling & wall putty finish plaster with semi acrylic paint in living, kitchen, utility & bedrooms
- ▶ Grid false ceiling in toilets

External Finish

- ▶ Acrylic texture paint on external walls

Plumbing

- ▶ CPVC concealed supply plumbing in kitchen, utility & toilets
- ▶ SWR PVC slung plumbing for drainage & storm water in kitchen, utility, toilets & terraces
- ▶ Branded CP & sanitary fittings in toilets
- ▶ Washing machine point provision in utility
- ▶ Separate stainless-steel sink in utility for washing

Electrical

- ▶ Concealed copper wiring with modular switches
- ▶ TV & telephone point in living & master bedroom
- ▶ Exhaust fan provision in kitchen & toilets
- ▶ AC point provision in living & all bedrooms
- ▶ Inverter point provision
- ▶ Geyser point provision in toilets
- ▶ Wi-fi point provision in living passage area
- ▶ Fridge, chimney, aquaguard & washing machine point provision in kitchen



Artist's Impression

Trendy Bathroom

Specifications



Automation

- ▶ Digital video door phone
- ▶ Automation system – lights, fans, geysers on automation (Flat automation – one switch board and all its points on automation in every room except toilets & all balconies)
- ▶ Combination of switchless touch panels & branded modular switches
- ▶ Sensor based lights in all toilets
- ▶ Video door phone
- ▶ Digital door lock (Finger print sensor & numerical)



Security system

- ▶ CCTV in common areas
- ▶ Fire alarm system



Door & frames

- ▶ Laminated door frames for main & bedroom doors
- ▶ Granite plus laminated door frames for toilets
- ▶ Laminated moulded door shutters with digital lock for main door
- ▶ Laminated moulded door shutters with mortise lock for bedroom & toilet doors
- ▶ 3 Track aluminium sliding doors with mosquito net for living & bedroom terrace doors



Solar system

- ▶ Solar PV system for common area



Windows

- ▶ 3 Track aluminium sliding windows with mosquito net
- ▶ Aluminium louvered window in toilets with exhaust provision
- ▶ Designer toughened glass railing in living & bed room terraces



Common Area Features

- ▶ Automatic elevators
- ▶ Power backup for common areas
- ▶ Decorative entrance lobby on ground floor
- ▶ Provision for car charging (At extra cost - optional)



Amenity Legends

Open Space Amenities

1. CLUB HOUSE
 - ▶ MULTIPURPOSE HALL
 - ▶ PODCAST STUDIO WITH MUSIC ROOM
 - ▶ LIBRARY WITH READING ZONE
 - ▶ YOGA AND MEDITATION SPACE
2. WALKWAY
3. CALESTHENICS
4. MEDITATION PODS
5. LAWN
6. DIGITAL CLASSROOM
7. FORESTED AREA
8. PLAY AREA (CLIMBING WALL)
9. NATURE SCULPTURE
10. ENTRANCE PLAZA
11. FESTIVE COURT
12. PETS PARK
13. SECURITY CABIN
14. EXHIBITION GROUND
15. OXYGEN PARK / ORCHARD
16. BUS PICK UP & DROP OFF
17. CYCLE TRACK
18. SENSORIAL PLAY PARK

Podium Amenities

1. CLUB HOUSE
 - ▶ GYMNASIUM
 - ▶ INDOOR GAMES
 - ▶ SKY LOUNGE
2. ENTRANCE COURT
3. CHANGING ROOM
4. DECK AND SUNKEN BAR
5. SWIMMING POOL AND AQUA GYM
6. KIDS POOL
7. LOUNGE
8. WATER FEATURE
9. FLAG POLE AND STAGE
10. PARTY LAWN
11. URBAN KATTA
12. CHILDREN PLAY AREA
13. MULTIPURPOSE PLAY COURT
14. BOX CRICKET
15. YOGA COURT
16. STAR GAZING DECK
17. PERIPHERAL WALKWAY

Typical

Unit plans

2 BHK - A

TOTAL CARPET AREA

669 Sq. ft.



UNITS	Carpet Area
Balcony	10'3" × 3'6"
Bedroom	10'0" × 10'6"
Master Bedroom	10'3" × 13'0"
Toilet	7'3" × 4'6"
Living-Dinning	10'3" × 16'0"
Toilet	6'6" × 4'6"
Kitchen	8'6" × 8'0"
Dry Balcony	6'6" × 3'0"
Lobby	4'9" × 3'6"

2 BHK - B

TOTAL CARPET AREA

726 Sq. ft.



UNITS	Carpet Area
Balcony	10'3" × 3'6"
Bedroom	10'0" × 11'0"
Master Bedroom	10'0" × 13'0"
Balcony	10'0" × 2'9"
Toilet	7'3" × 4'6"
Living-Dining	10'3" × 17'0"
Toilet	6'6" × 4'6"
Kitchen	9'0" × 8'0"
Dry Balcony	6'6" × 3'0"
Lobby	4'3" × 4'9"

2 BHK - C

TOTAL CARPET AREA

776 Sq. ft.



UNITS	Carpet Area
Balcony	10'6" x 3'6"
Bedroom	10'0" x 11'0"
Master Bedroom	11'0" x 13'0"
Balcony	11'0" x 2'9"
Toilet	7'3" x 4'6"
Living	10'6" x 17'3"
Dining	5'3" x 4'9"
Toilet	6'6" x 4'6"
Kitchen	9'0" x 8'3"
Dry Balcony	8'0" x 3'0"
Lobby	4'6" x 3'6"

3 BHK - A

TOTAL CARPET AREA

987 Sq. ft.



UNITS	Carpet Area
Balcony	10'6" × 4'0"
Living	10'6" × 18'0"
Dining	5'3" × 6'6"
Toilet	7'0" × 4'6"
Guest/Kid Bedroom	10'0" × 11'3"
Bedroom	10'3" × 12'0"
Toilet	4'6" × 7'0"
Master Bedroom	11'0" × 13'0"
Balcony	11'0" × 2'9"
Toilet	7'6" × 4'6"
Kitchen	9'6" × 8'0"
Dry Balcony	8'0" × 3'0"
Lobby	3'3" × 5'6"

3 BHK - B

TOTAL CARPET AREA

1120 Sq. ft



UNITS	Carpet Area
Balcony	11'0" × 5'0"
Living	11'0" × 19'3"
Dining	5'3" × 6'6"
Toilet	7'0" × 4'6"
Guest/Kid Bedroom	10'3" × 12'0"
Bedroom	11'3" × 13'0"
Toilet	4'6" × 7'0"
Master Bedroom	12'0" × 15'0"
Balcony	12'0" × 3'6"
Toilet	8'3" × 4'6"
Kitchen	10'6" × 8'6"
Dry Balcony	8'6" × 3'0"
Lobby	3'3" × 5'6"

Simplex unit 2+2

TOTAL CARPET AREA 1342 Sq. ft



Together for more



TEAM SAHEEL PROPERTIES

Mr. Sachin Garg
Chairman & Managing Director

Mr. Saheel Garg
Director – Marketing & Sales

Mr. Ashish Agarwal
Director – Execution



TEAM KOHINOOR GROUP

Mr. Krishnakumar Goyal
Founder and Chairman

Mr. Vineet Goyal
Jt. Managing Director

Mr. Rajesh Goyal
Jt. Managing Director

The think tank of veterans



TEAM ITREND FUTURA

Principal Architect
Vka Architecture

Landscape Architect
Designterra Landscape Consultants

RCC Consultant
Strudcom Consultant Pvt Ltd

3D View
Digital Art India Pvt Ltd

MEP Consultant
Skyline MEP Consultants



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