

OUT-OF-THIS-WORLD LIFESTYLE.
FIRST-OF-ITS-KIND HEALTH-TECH HOMES

**FOREST
EDGE**
— HEALTH-TECH HOMES —
KHARADI - PUNE



CLOVER BUILDERS
Simply Years Ahead

THE MAKERS



SHREE MADHUR REALTORS



VASCON

MahaRERA no. P52100014725 available at website : <https://maharera.mahaonline.gov.in>

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IN TODAY'S REAL ESTATE MARKET SCENARIO, PROJECTS ARE CATEGORISED IN **3 SEGMENTS VIZ**

**TOP-OF-THE-LINE
CREAM PROJECTS**

**MIDDLE INCOME
GROUP (MIG)
SEGMENT**

**VALUE-FOR-MONEY,
AFFORDABLE HOMES.**

FOREST-EDGE FEATURES IN THE TOP-OF-THE-LINE SEGMENT

ESSENTIALLY, THE LUXURY SEGMENT AIMS AT GIVING

MORE
LIFESTYLE
FEATURES

BETTER
PLANNED
HOMES

SUPERIOR
FINISHING

HOWEVER, **FOREST-EDGE** CREATES
A NICHE FOR ITSELF BY GIVING ITS RESIDENTS A NEVER-BEFORE,
SUPERBLY ENGINEERED LIFESTYLE AMIDST THE GREENS.

A COMBINATION OF GREENS AND THE GREYS...
OF WHAT LIFE TRULY DESIRES AND TODAY'S URBAN LIFESTYLE DEMANDS...
A STATE OF BEING THAT QUENCHES ONE'S THIRST FOR A SUPERIOR LIVING
STANDARDS & APPETITE FOR A SMARTER WAY OF LIFE...



KHARADI'S FUTURE LANDMARK THAT IS RIGHTLY MIXED WITH HEALTH BOUNTIES &
CUTTING-EDGE FEATURES TO MAKE EVERYDAY LIVING A PLEASURE.



HIGHLIGHTS

2 BHK, NEW-AGE FUTURE READY RESIDENCES

BEAUTIFUL GREEN-LANDSCAPING WITH
ASSORTED WELLNESS GARDENS LIKE:
AROMATIC, HERBAL, ORGANIC, SPICE
& VERTICAL GARDENS

TOP-OF-THE-LINE, HEALTH-TECH
LIFESTYLE FEATURES

LIFESTYLE LEISURE AVENUES

CONVENIENTLY LOCATED AT KHARADI, PUNE

IN THE HEART OF FUTURISTIC DEVELOPMENTS YET AWAY FROM THE NOISE & THE NEON, LIES KHARADI. PUNE'S POSH RESIDENTIAL ADDRESS THAT IS WITNESSING AN ENVIABLE



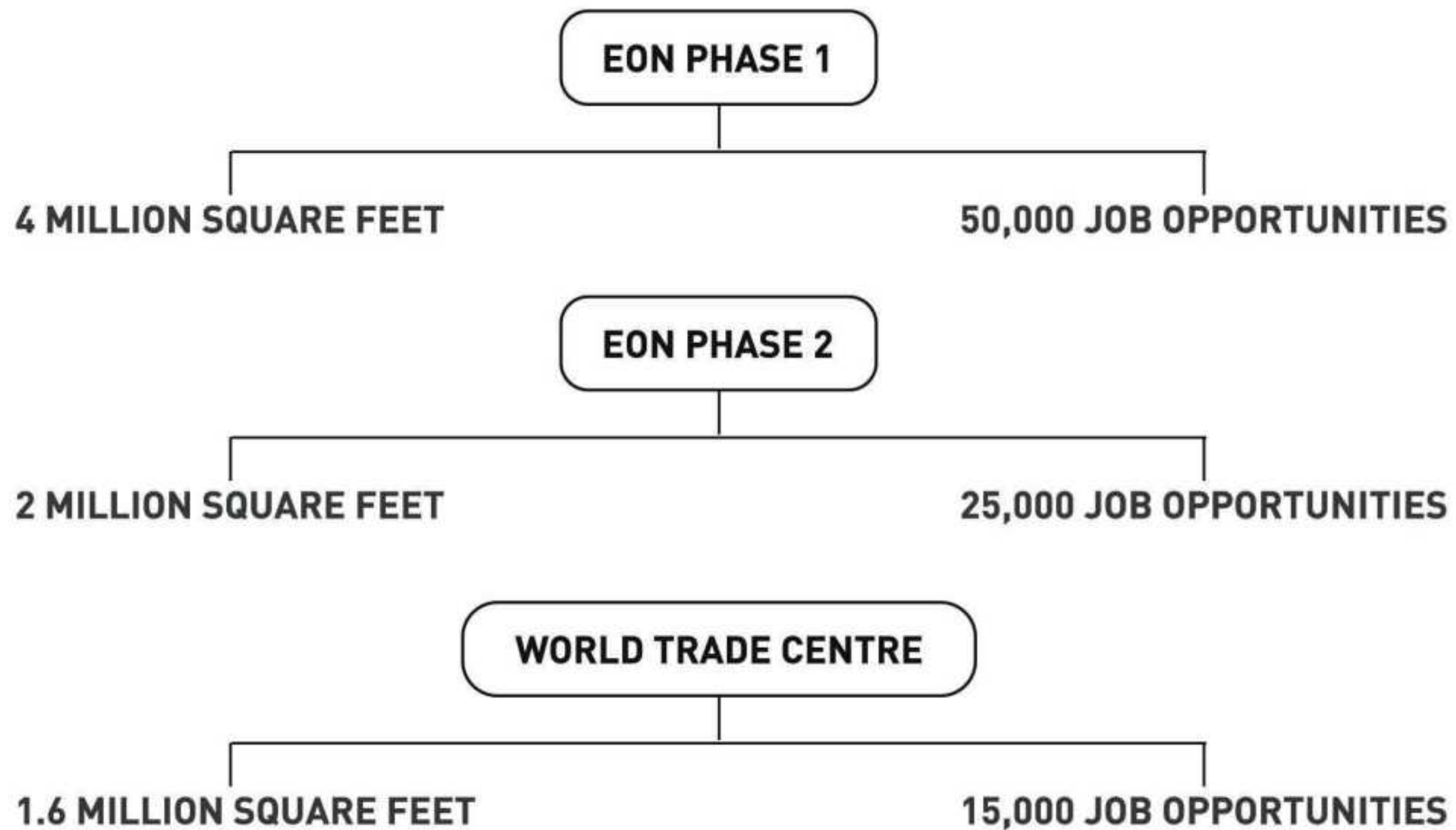
IN THE REAL ESTATE VALUE & HIGH RETURN ON INVESTMENTS.

KHARADI ALSO HOUSES THE WORLD TRADE CENTRE WITH EON FREE ZONE - SEZ FOR IT & ITES FIRMS WITH A BUILT-UP AREA OF OVER



IT IS THUS POISED TO BE PUNE'S NEW IT DESTINATION WITH UPSCALE URBANITES FINDING A BALANCE BETWEEN LUXURY RESIDENCES THAT ARE CLOSE TO WORK, AS WELL AS SHOWCASE A HOST OF LIFESTYLE INDULGENCES.

LOCATED IN PUNE'S EASTERN IT CORRIDOR, **EON IT PARK** IS ALL ABOUT INTELLIGENT SPACES THAT ENABLE EFFICIENT EMPLOYEE INTERACTIONS & PRODUCTIVITY.



[Source: <http://property.jll.co.in/office-lease/pune/kharadi/eon-free-zone-phase-2-tower-a-ind-p-00057e>]

WITH FAST CONNECTIVITY, IT HUBS AND PROPOSED INFRASTRUCTURE, KHARADI IS ATTRACTING REPUTED DEVELOPERS LIKE BUMBLE BEES TO A HONEY POT. SUPERIOR BUSINESS PARKS SUCH AS



ARE POISED TO BE READY BETWEEN YEAR **2018 - 2020**

IN ADDITION TO THIS, IF WE CONSIDER OPERATIONAL IT PARKS & SEZ'S IN MAGARPATTA, MANTRI BUSINESS BAY (NAGAR ROAD), BUSINESS BAY & COMMERZONE 1 (YERWADA), CEREBREUM (KALYANINAGAR), ONE CAN EASILY CONSIDER A WORKFORCE OF AROUND **1,50,000-1,75,000** WORKING CURRENTLY OUT OF THESE PARKS AND AREAS.

NOW, IMAGINE THE DEVELOPMENTS,
THE PROPERTY PRICES IN THE NEAR FUTURE & THE NUMBER OF
PEOPLE WHO WILL CHOOSE TO LIVE IN & INVEST IN **KHARADI?**

IN THE LAST ONE DECADE,
KHARADI HAS WITNESSED EXCELLENT DEVELOPMENT AS COMPARED TO
OTHER CORRIDORS OF PUNE. THE RESULT - AN ABOVE AVERAGE RATE OF
RETURNS OVER THE PAST FEW YEARS.



SOME OF THE IMPORTANT MARKERS FOR REAL ESTATE HOUSING BUYING & INVESTMENT ARE:



A CAPITAL APPRECIATION
OF ALMOST 35% IN FEW YEARS



ENOUGH & MORE JOB OPPORTUNITIES
FOR PEOPLE LIVING IN & AROUND
KHARADI, AT A COMFORTABLE
DRIVING DISTANCE



A PERFECT SPOT FOR
INVESTORS & HOME
BUYERS ALIKE



RATES FROM ₹ 3,525 PER SQ FT IN 2008
RISING TO ₹ 5,200 PER SQ FT IN THE FIRST
QUARTER 2013 WITH AN INDUSTRY AVERAGE
SETTLING IN BETWEEN ₹ 5,900 TO
₹ 6,300 PER SQ FT.



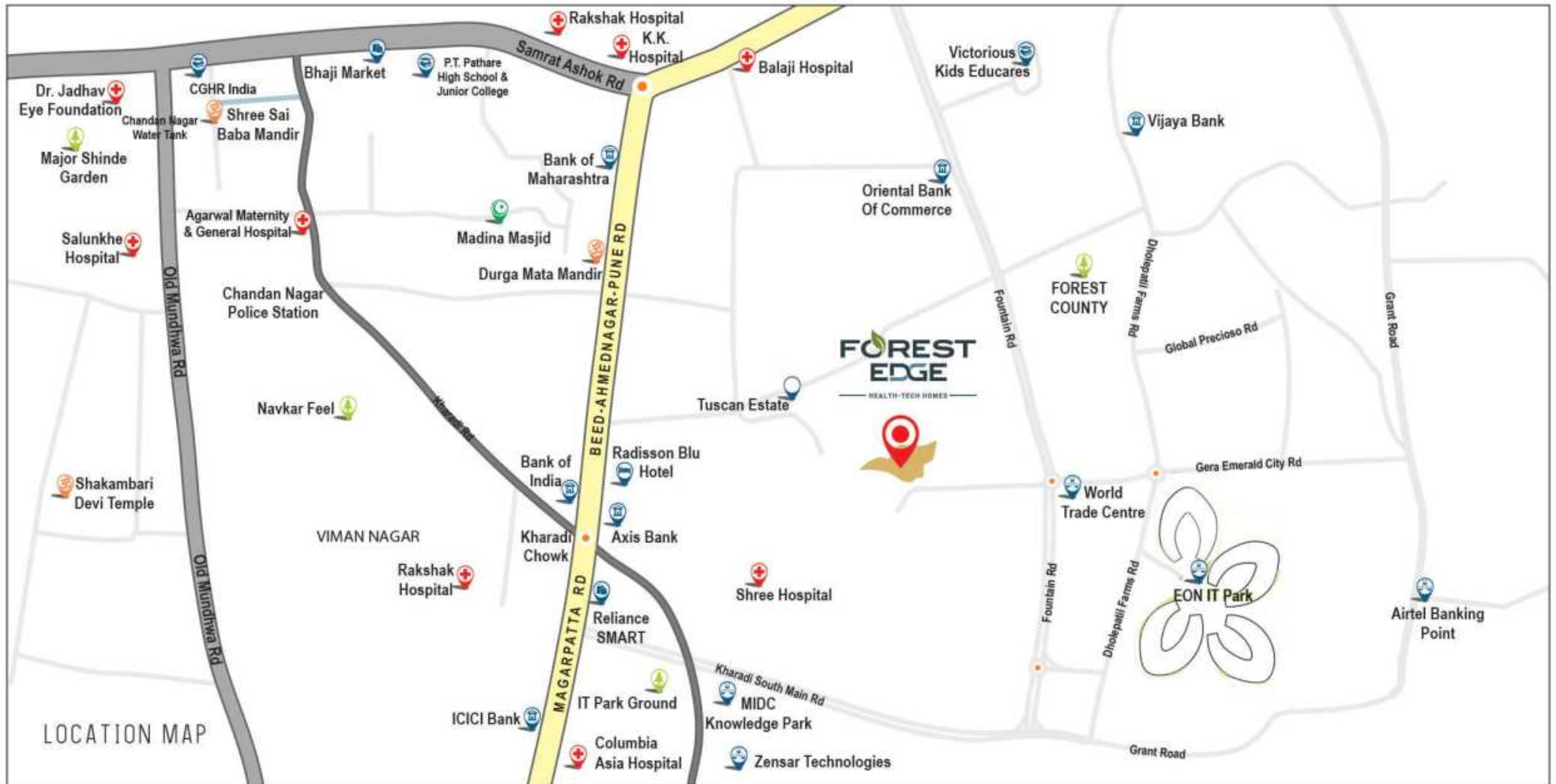
FUTURE OPPORTUNITIES THAT KHARADI BEHOLDS IS PROMPTING
MORE & MORE PEOPLE TO HAVE OFFICES AND/OR SETTLE DOWN
HERE; THUS LEADING TO INCREASED DEMAND IN SPACES &
ELEVATING THEIR RESALE & RENT VALUE.



ADDITIONAL WORKFORCE OF AROUND 2 LACS
WILL ADD UP TO THE CURRENT
WORKFORCE, IN THE NEXT 3-5 YEARS
(RENTAL AND RESALE DEMAND)



THE PROPOSED METRO RAIL (PHASE 2) WITH EXTENSION OF LINES FROM
AUNDH TO HINJAWADI, & FROM RAMWADI TO KHARADI NAKA (13 KMS
ELEVATED), WILL ADD TO KHARADI'S SCORE AS A
COMPLETE COMMERCIAL/RESIDENTIAL HUB TO INVEST/WORK/LIVE IN



Map not to scale

FOREST EDGE IS THOUGHTFULLY NESTLED TO GIVE ITS RESIDENTS THE CONVENIENCE OF EXPRESS HIGHWAYS AND RAILWAY STATIONS, MAJOR LANDMARKS AND DAY-TO-DAY CONVENIENCES.

ITS PROXIMITY TO SUPERMARKETS, MEDICAL FACILITIES, EDUCATIONAL INSTITUTIONS, LIFESTYLE MALLS, MULTIPLEXES, BUSINESS HUBS AND MORE, JUSTLY MAKE ITS LOCATION THAT IS A BLESSING IN TRUE SENSE OF THE WORD.





EASY TRAVEL OPTIONS

- MG Road, Bund Garden Road, Shivaji Nagar – **20 Mins**
- Pune Airport – **22 Mins**
- Pune Railway Station – **30 Mins**
- Pune Metro Station & Ring Road Juxtaposed to 4 lane Flyover (Proposed)



RESTAURANTS

- Domino's Pizza – **4 Mins**
- Nirvana Kitchen & Bar – **6 Mins**
- Global Punjab – **6 Mins**
- Pind Punjab – **6 Mins**
- Red Chillies – **7 Mins**



ENTERTAINMENT HUBS

- Parmar Square – **4 Mins**
- Reliance Mart – **4 Mins**
- Gold Plaza – **7 Mins**
- Phoenix Market city – **15 Mins**
- Amanora Mall – **19 Mins**
- Seasons Mall – **19 Mins**
- Nitesh Hub – **22 Mins**



HOSPITALS

- The Family Doctor – **6 Mins**
- Medipoint Hospital – **7 Mins**
- Shree Hospital – **5 Mins**
- Balaji Hospital – **5 Mins**



CORPORATE HUBS

- World Trade Centre – **5 Mins**
- Global Business Hub – **5 Mins**
- EON IT Park – **6 Mins**
- Weikfield IT Chambers – **15 Mins**
- Magarpatta City – **18 Mins**



HOTELS

- Radisson Blu – **5 Mins**
- Four Points by Sheraton – **11 Mins**
- Hyatt Regency – **16 Mins**
- Novotel – **16 Mins**



SCHOOLS

- Euro Kids – **5 Mins**
- Cambridge Champs – **6 Mins**
- Victorious Kidss Educares – **7 Mins**
- Shemrock Gazelle – **9 Mins**
- Symbiosis International School – **18 Mins**
- The Kalyani School – **36 Mins**



HEALTH-CONSCIOUS INDULGENCES

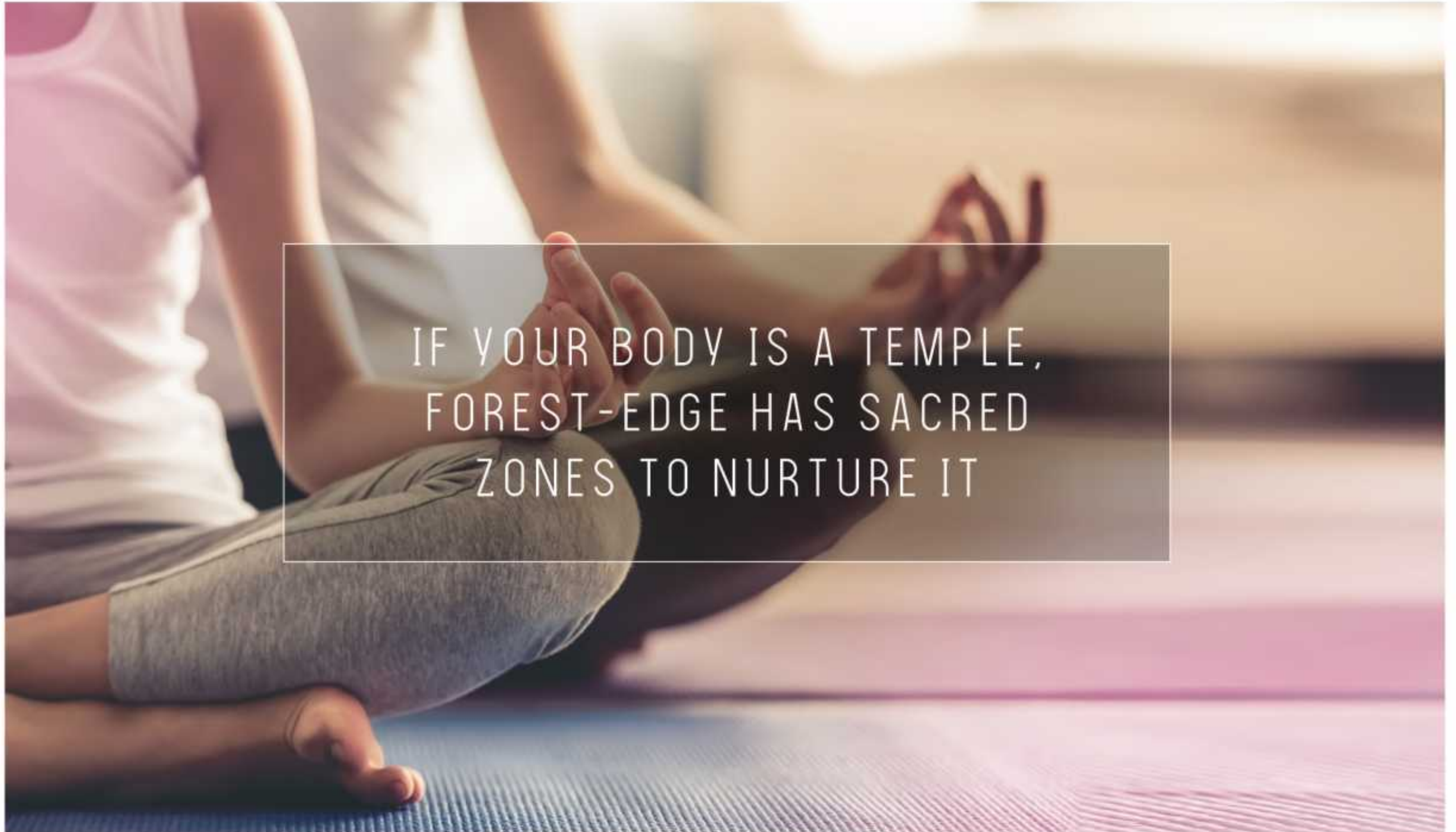
- Oxygenated Yoga room • Particle free Creche
- Hi-tech Gymnasium and Open Gym
- Spice & Herbal Garden • Ozonated Swimming Pool & Kids Pool
- Acupressure Walkway • Solarium
- Vertical Garden, Aroma Garden • Steam and Sauna

TECHNOLOGICALLY-ADVANCED AMENITIES

- Business Bay with VC facility • Mobile automation control for AC/Fans/Lights
- Wii Studio • Crèche with CCTV Security • Wi-Fi enabled complex
- Electric car charging points • Massage Chairs

ELEVATED RECREATIONS

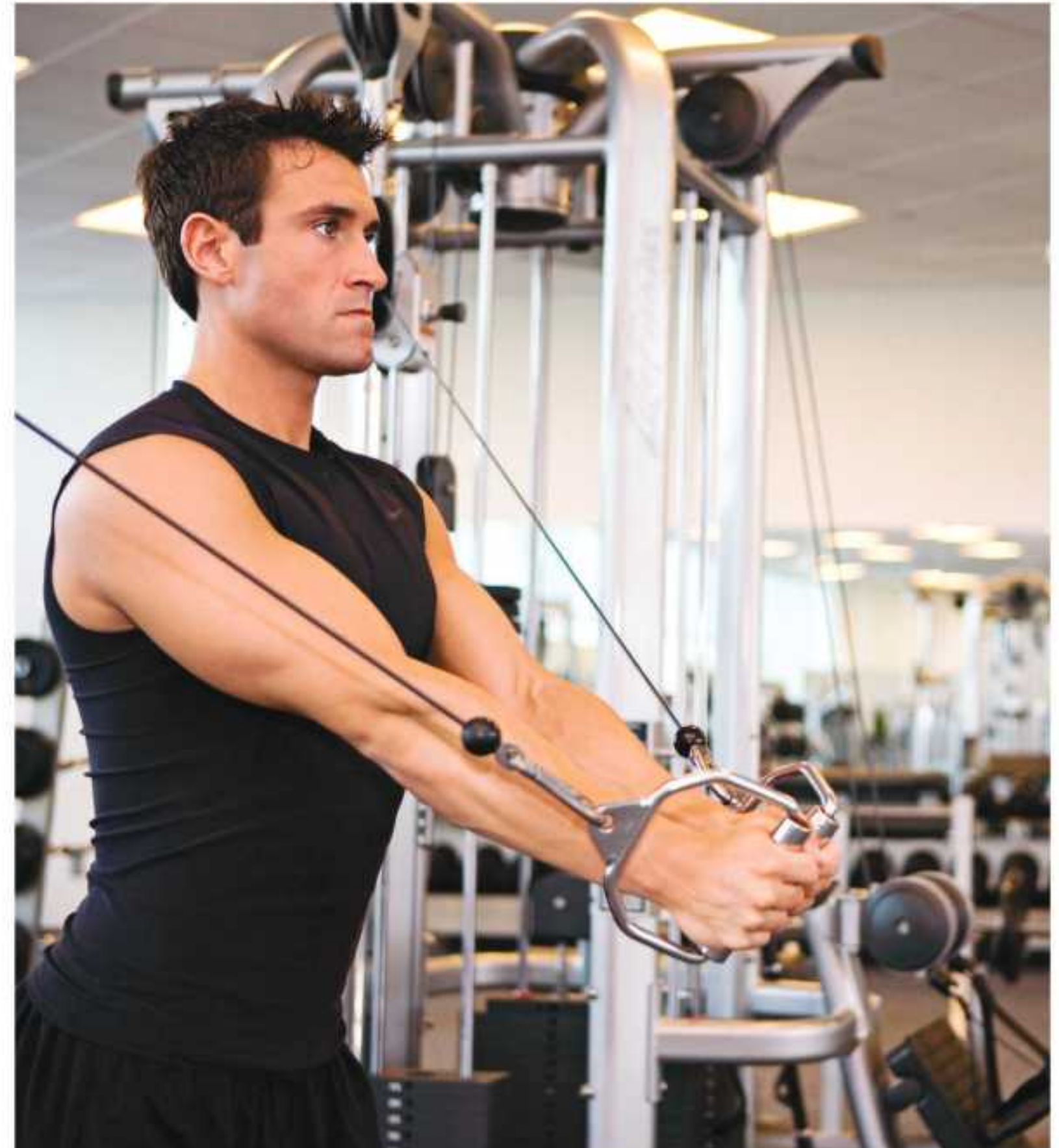
- Children's Play area • Senior Citizens Area • Party Lawn • Amphitheatre
- Barbeque Alcove • Pets Corner • Contemplation Garden, Tropical Plantation, Bamboo Garden • Indoor games room (Pool Table, Table Tennis, Chess, Carrom, Foosball) • Plumeria Court



OZONATED SWIMMING POOL & KIDS POOL



HI-TECH GYMNASIUM & OPEN GYM



STEAM AND SAUNA



OXYGENATED YOGA ROOM



PARTICLE FREE CRECHE



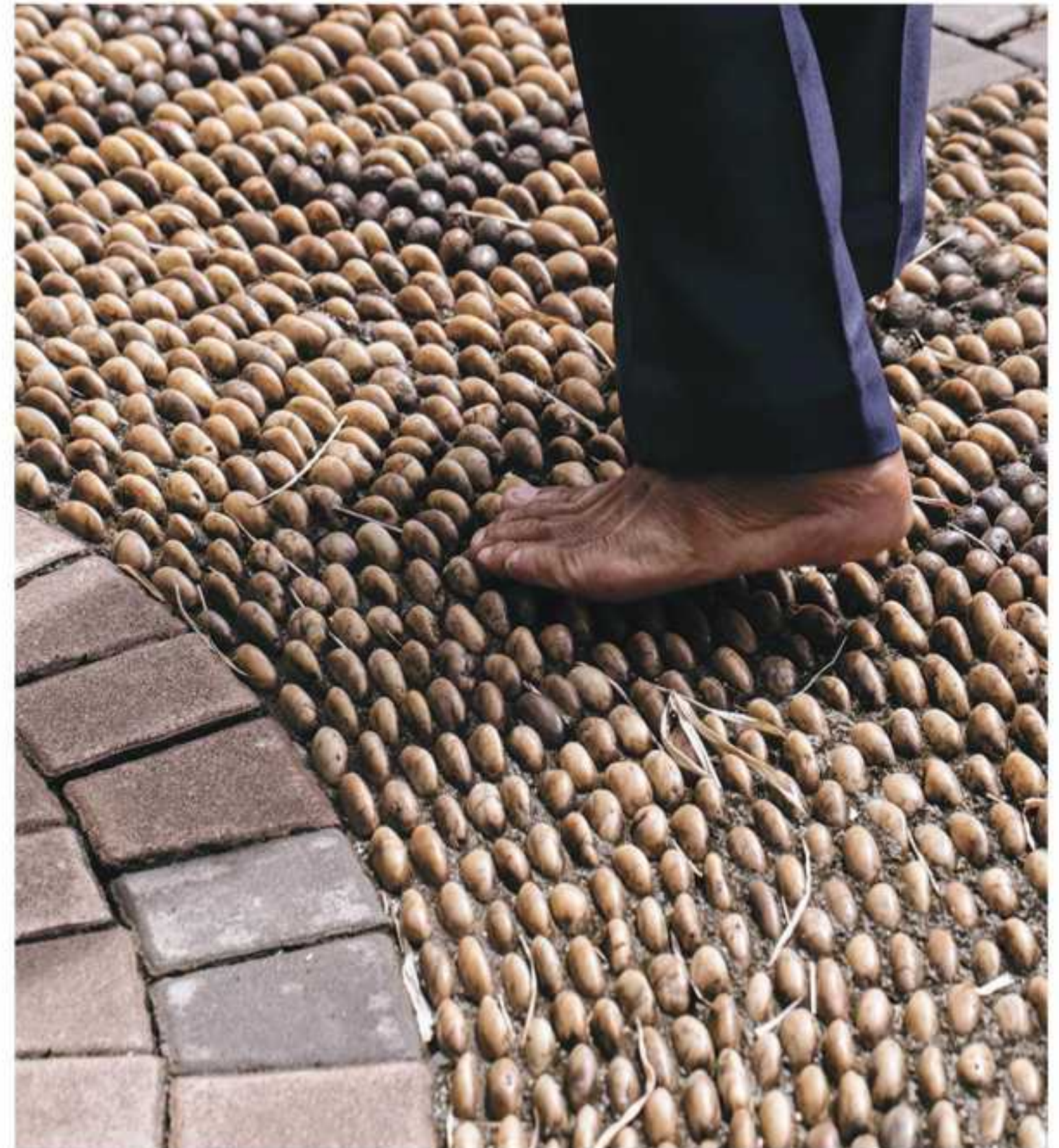
SPICE & HERBAL GARDEN



SOLARIUM



ACUPRESSURE WALKWAY



AROMA GARDEN



VERTICAL GARDEN





TECH-FEATURES THAT HELP YOU
KEEP PACE WITH URBAN LIFESTYLE

WI-FI ENABLED COMPLEX



MASSAGE CHAIRS



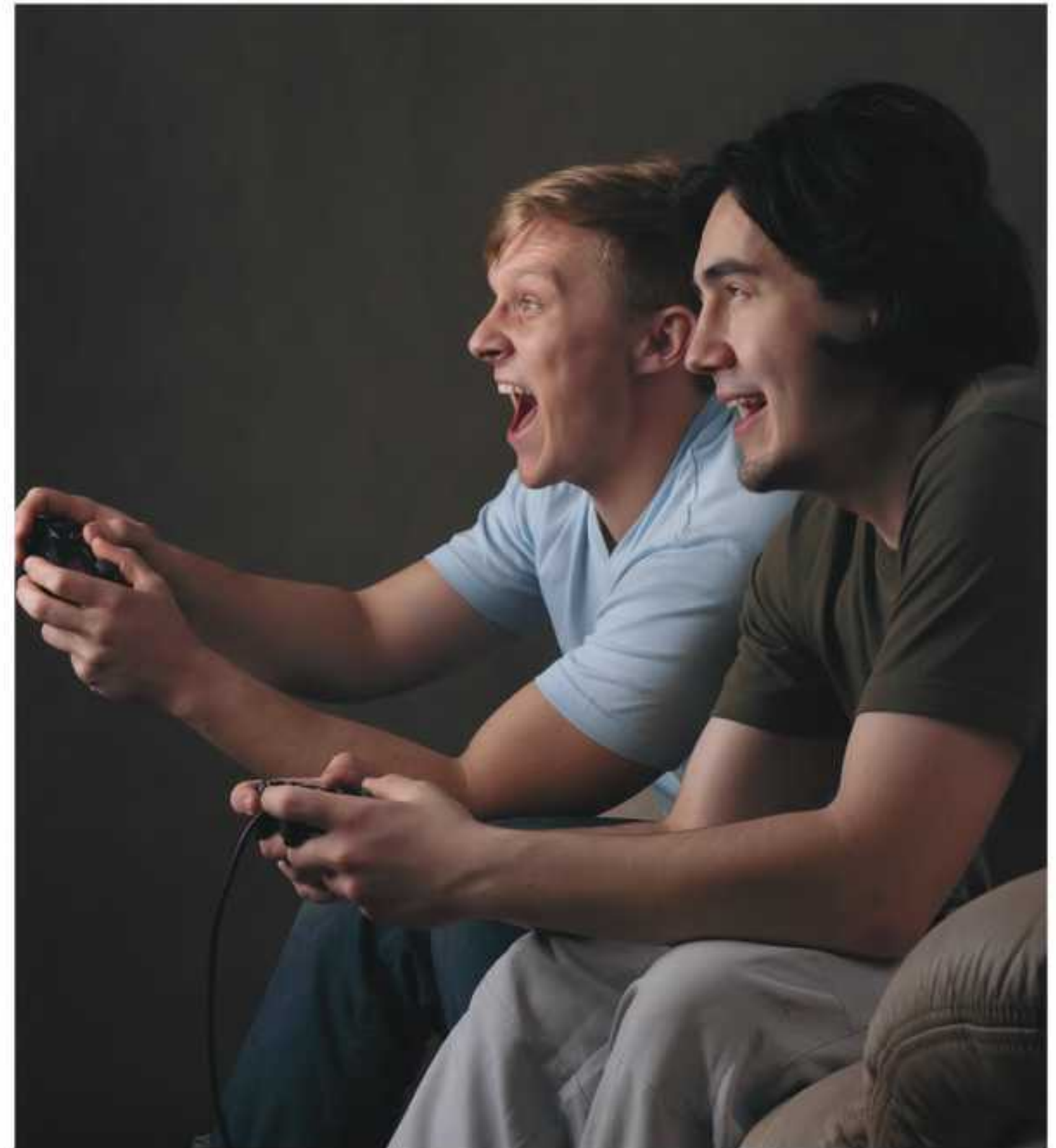
ELECTRIC CAR CHARGING POINTS



CRÈCHE WITH CCTV SECURITY



WII STUDIO



BUSINESS BAY WITH VC FACILITY



MOBILE AUTOMATION CONTROL FOR AC/FANS/LIGHTS







CHILDREN'S PLAY AREA



PETS CORNER



INDOOR GAMES



SENIOR CITIZENS AREA



PARTY LAWN



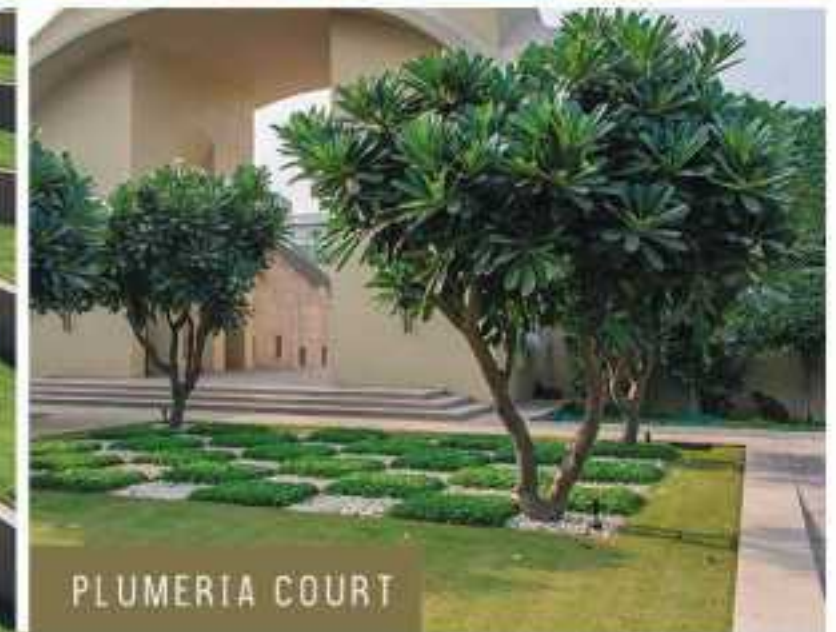
BARBEQUE ALCOVE



MULTI PURPOSE COURT



AMPHITHETRE



PLUMERIA COURT

CHILDREN'S PLAY AREA



SENIOR CITIZENS AREA



PARTY LAWN



BARBEQUE ALCOVE



PETS CORNER



INDOOR GAMES ROOM



AMPHITHEATRE



PLUMERIA COURT



TYPICAL FLOOR PLAN - 'A' WING

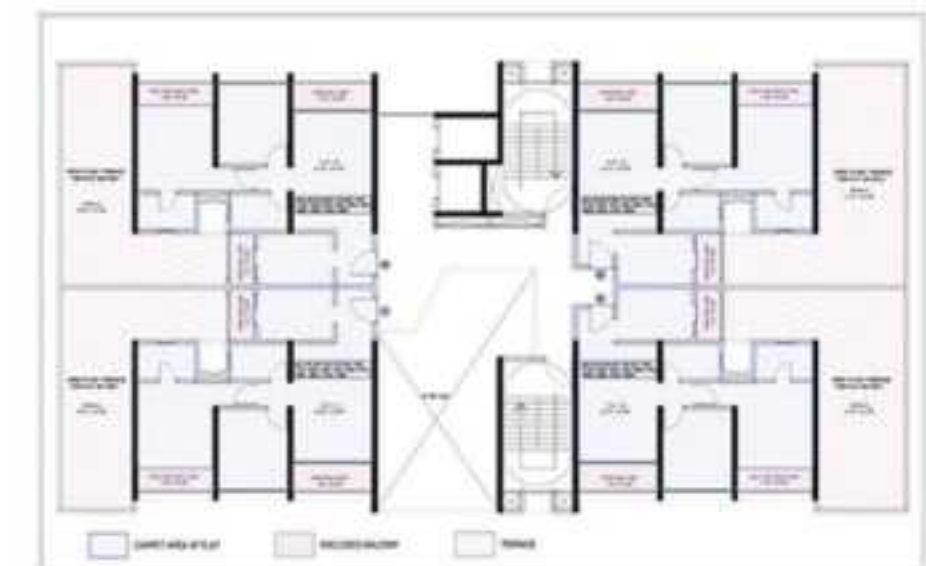
5TH, 6TH, 7TH, 9TH, 10TH, 11TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 20TH, 21TH AND 22ND FLOORS



UNIT NUMBER	TYPE	AREA IN SQ.MT.					TOTAL SPACE IN SQ.FT
		UNIT	LIVING ROOM	MASTER BEDROOM	KITCHEN DRY BALCONY	TERRACE	
			BALCONY	BALCONY			
X-01	2 BHK-T1	64.90	3.69	2.88	2.25	73.72	793.51
X-02	2 BHK-T1	64.90	3.69	2.88	2.25	73.72	793.51
X-03	2 BHK-T2	63.44	3.69	2.88	2.25	72.26	777.8
X-04	2 BHK-T2	63.44	3.69	2.88	2.25	72.26	777.8

Artistic representation of floor plans for better understanding.

3RD FLOOR PLAN - 'A' WING



UNIT NUMBER	TYPE	UNIT	AREA IN SQ. MT.				TOTAL SPACE	TOTAL SPACE IN SQ. FT
			LIVING ROOM BALCONY	MASTER BEDROOM BALCONY		KITCHEN DRY BALCONY		
				OPEN	ENCLOSED			
301	2 BHK-T1	64.90	3.69	2.88	2.25	36.93	110.65	1191.03
302	2 BHK-T1	64.90	3.69	2.88	2.25	36.85	110.57	1190.17
303	2 BHK-T2	63.44	3.69	2.88	2.25		72.26	777.8
304	2 BHK-T2	63.44	3.69	2.88	2.25		72.26	777.8

Artistic representation of floor plans for better understanding.

4TH FLOOR PLAN - 'A' WING



UNIT NUMBER	TYPE	AREA IN SQ.MT.					TOTAL SPACE	TOTAL SPACE IN SQ.FT
		UNIT	LIVING ROOM	MASTER BEDROOM	KITCHEN	TERRACE		
			BALCONY	BALCONY				
401	2 BHK-T1	64.90	3.69	2.88	2.25		73.72	793.52
402	2 BHK-T1	64.90	3.69	2.88	2.25		73.72	793.52
403	3 BHK-T2	63.44	3.69	2.88	2.25	43.40	115.66	1244.95
404	3 BHK-T2	63.44	3.69	2.88	2.25	43.49	115.75	1244.95



REFUGE FLOOR PLAN - 'A' WING



8TH, 12TH AND 19TH FLOORS



UNIT NUMBER	TYPE	AREA IN SQ.MT.					TOTAL SPACE	TOTAL SPACE IN SQ.FT
		UNIT	LIVING ROOM	MASTER BEDROOM	KITCHEN	TERRACE		
			BALCONY	BALCONY	DRY BALCONY			
X-01	2 BHK-T1	64.90	3.69	2.88	2.25		793.51	
X-02	2 BHK-T1	64.90	3.69	2.88	2.25		793.51	
X-03	2 BHK-T2	63.44	3.69	2.88	2.25		777.8	
X-04	2 BHK-T2	63.44	3.69	2.88	2.25		777.8	

Artistic representation of floor plans for better understanding.



THANK YOU