

24K
BY KOLTE-PATIL

SERENO
BANER

24K Design Thinking

Our thinking is designed.

Our designs are thought through.

The DNA of Design Thinking runs through every 24K project. It means that the relevance of purpose is not lost while designing and the design is not compromised for the purpose. Designers and engineers work together to deliver a holistic, enriching and sustainable living experience.

24K *Attributes*

LIFESTYLE

- 1 Thought Principles
- 2 Global Benchmark
- 3 Design Customisation
and Counselling
- 4 Development Partners
- 5 24K Life
- 6 24K Edition

SMART HOMES

- 7 Technology
- 8 Security and Safety

GREEN HOMES

- 9 Sustainable and Eco-Friendly
- 10 Green Architecture

SERVICE

- 11 Transparency
- 12 Post Possession Services
- 13 Facility Management
- 14 NRK (Non Resident 24K) Services[®]

COMMUNITY

- 15 Location
- 16 Neighbourhood Development
- 17 24K Cosmopolitan Collective

ARCHITECTURE

- 18 Design
- 19 Research and Development

ENGINEERING

- 20 Product Warranty
- 21 Processes and Systems
for better product delivery
- 22 Construction Quality Assurance
- 23 Work Finishes
- 24 Material Selection and Sourcing



'NOW Realty' is a dynamic new real estate venture in Pune from the industry veteran Mr. Rajendra Pate. With over 3 decades of experience in the real estate industry, Mr. Pate's vision to create living spaces that can stand the test of time, takes shape in the form of NOW Realty. Since every home is bought with the dream of nurturing generations, the company will work towards this pursuit of providing spaces where life is lived in the present, in the moment, every single day.

This futuristic approach and decades of past experience will translate every project to a landmark and every home to a holistic living experience for every resident; now and forever.

Timelessness in every Space

Spaces never get old; it is only the things on them that catch up the age factor. Take nature for instance. A fresh tree, is always fresh irrespective of its age. When nature can get young with every passing year, can our living

spaces too be that way? This sheer question has resulted in the evolution of Now Realty. Where every construction is thought through to deliver a holistic living experience that can stand the test of time.



WHEN NOW STRIKES
THE MOMENT IS LIVED.

 **NOW**[™]
REALTY
creating timeless spaces

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SERENO
BANER

A perfect blend of both worlds

The 24k life & a serene living experience.

Location



Class meets convenience

SHOPPING SOLUTIONS

Big Bazaar | Reliance Fresh | Reliance Mart
Godrej Nature's Basket | D-Mart | Pune Organic

RESTAURANTS

Area 51 | Malaka Spice | Hotel Green Park
Mainland China | Sigree | Hoppipola | Great Punjab
Pan Card Club | Post 91 | Seasons





MEDICAL CARE

Aditya Birla Clinic | Aundh Chest Hospital | Sancheti Clinic
Saishree Hospital & Joint Replacement Centre | Aster Medipoint Hospital

EDUCATIONAL INSTITUTES

Symbiosis International University | NICMAR | Pune University
MITCON Institute of Management | Abhinav Kala Mandir International
School of Corporate Communication | Vidya Valley School
VIBGYOR International Balewadi | Bharati Vidyapeeth | Orchid School



24K meets Serenity

*The extraordinary Lifestyle
in a serene and peaceful environment.*

- Leisure pool
- Wading pool
- Sunken bar
- Pool deck
- BBQ pavilion/dining pavilion
- Outdoor fitness station
- Children's play area/sand pit
- Power back-up for common areas
- Feature wall
- Mood lounge with Wi-Fi
- Bamboo court
- Internal courtyards
- Feature courts
- Maze ramp
- Grass cell pavement
- Floating clubhouse
with indoor gym & game room



Readers' bay

Nothing can beat a cup of coffee and a book on a lazy afternoon.
For that matter, nothing can beat it any time of the day.



Children's arena

A separate zone for your kids
complete with state-of-art playing equipment.



Wellness zone

Begin your day with a dialogue with self. Our yoga and meditation zone will give you the much needed space to find solace.



Indoor Sports zone

When a quick game is on the cards, this is the place to be.

Miniature Golf

Sharpen your golfing skills at our putting range. Also a great place to ponder over your next takeover.





Smart Homes

- Smartphone Controlled homes
 - Video door phone
 - Gas leak sensor
 - Cut off valve
 - Panic switch
 - Burglar alarm
 - Wi-fi port
 - Lighting control for living & master bedroom
- upgrade options available**



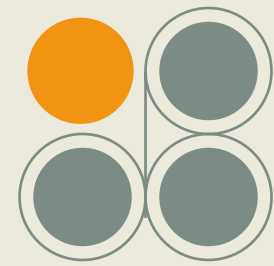
Green Homes



24K | **SERENO**
BY KOLTE-PATIL BANER

Pursuing IGBC Green Homes
Platinum Pre-Certification

Architecture



ONG & ONG

With a track record of more than four decades in the industry, ONG & ONG has earned an unparalleled reputation for integrating skilled architecture, clever interior design, creative environmental branding and sensitive landscape design.

*Some iconic landmarks
from Ong & Ong*

Audi Centre - Singapore



Skyrise Paradise - Singapore



Empire Damansara
- Malaysia



Trinity - Singapore





Construction Technology

The Alu-Form system is a revolutionary innovation in construction technology

- More seismic resistance: - The box type construction provides more seismic resistance to the structure.
- Increased durability: - The durability of a complete concrete structure is more than conventional brick bat masonry.
- Lesser number of joints thereby reducing the leakages and enhancing the durability.
- Higher carpet area- Due to shear walls the walls are thin thus increasing area.
- Integral and smooth finishing of wall and slab- Smooth finish of aluminium can be seen vividly on walls.
- Uniform quality of construction – Uniform grade of concrete is used.
- Negligible maintenance – Strong built up of concrete needs no maintenance.
- Faster completion – Unsurpassed construction speed can be achieved.

Brand tie-ups

noken
PORCELANOSA Grupo

for Bathroom Fittings

GAMADECOR
PORCELANOSA Grupo

for Kitchen

Master plan

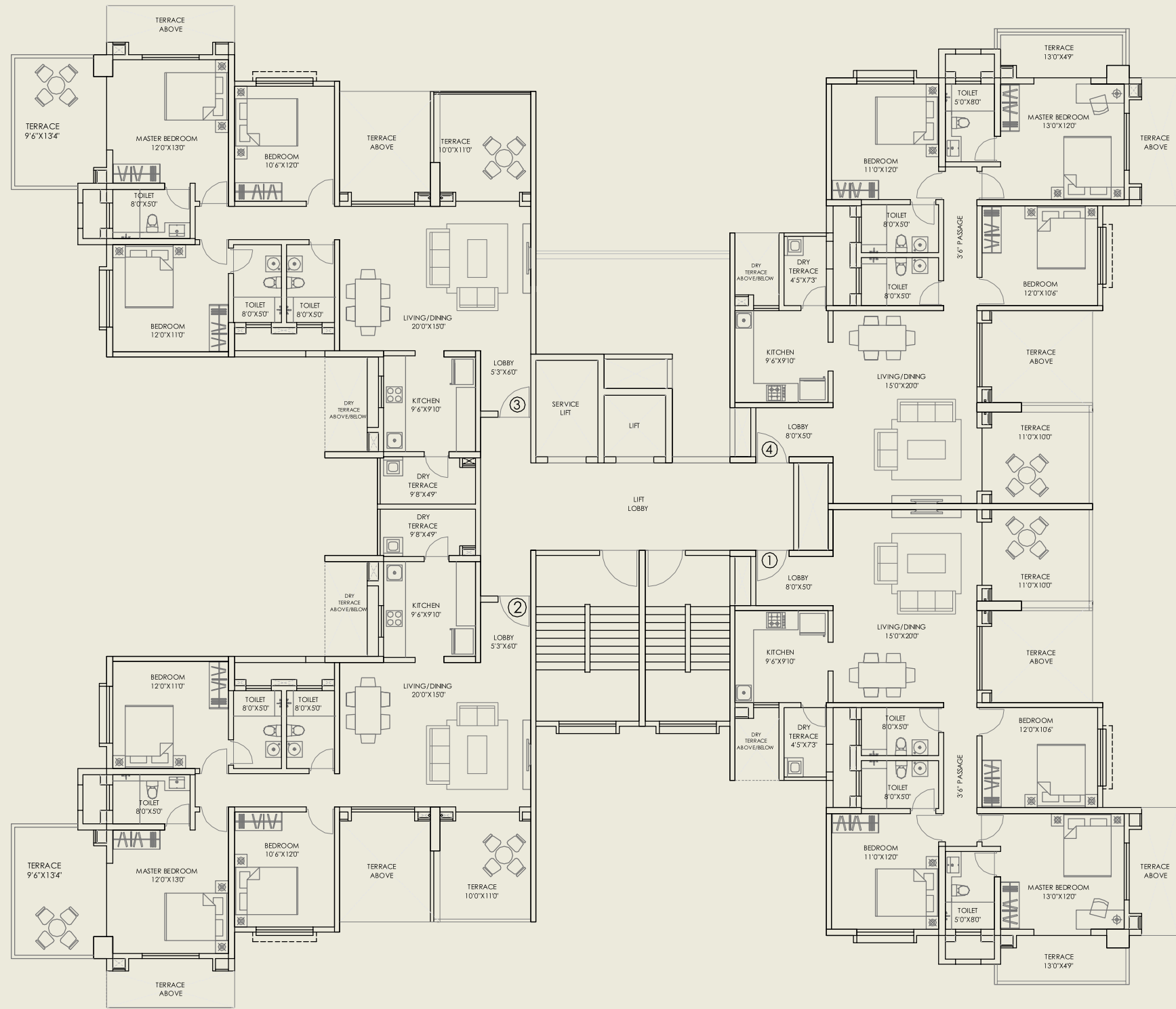


SITE PLAN

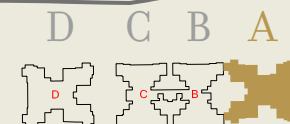




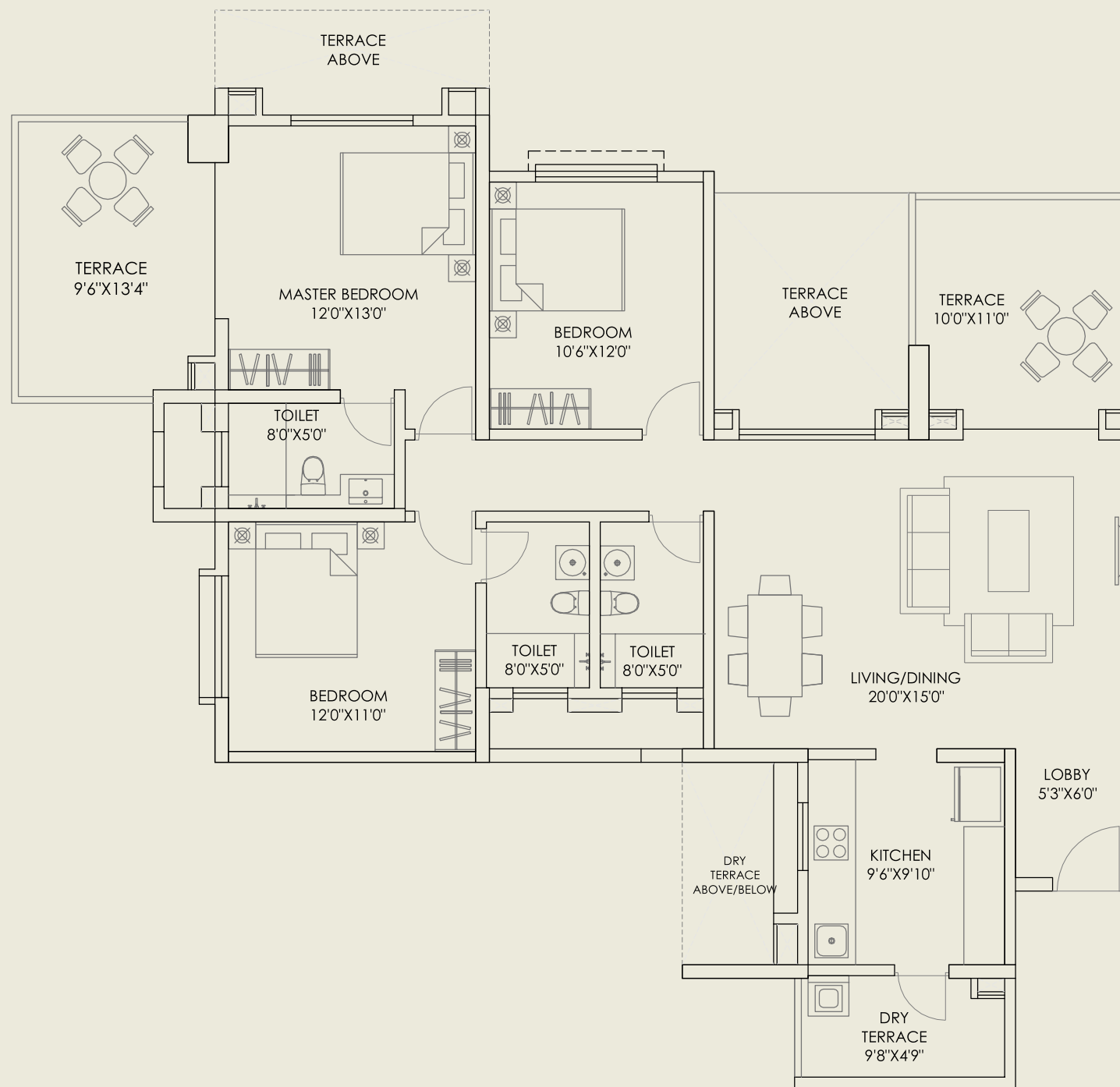
A BUILDING
 ODD FLOOR PLAN



PROPOSED DEVELOPMENT
 PHASE II BUILDING



3 BHK TYPE 1
ODD FLOOR PLAN



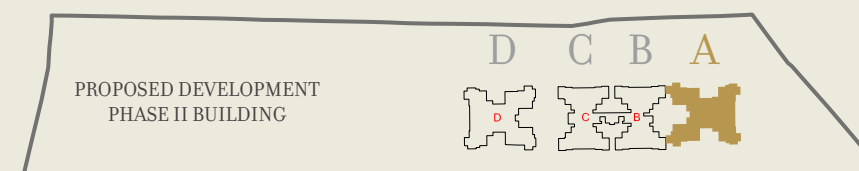
BUILDING A

102, 103, 302, 303, 502, 503, 702, 703, 902, 903.

1102, 1103, 1302, 1303, 1502, 1503

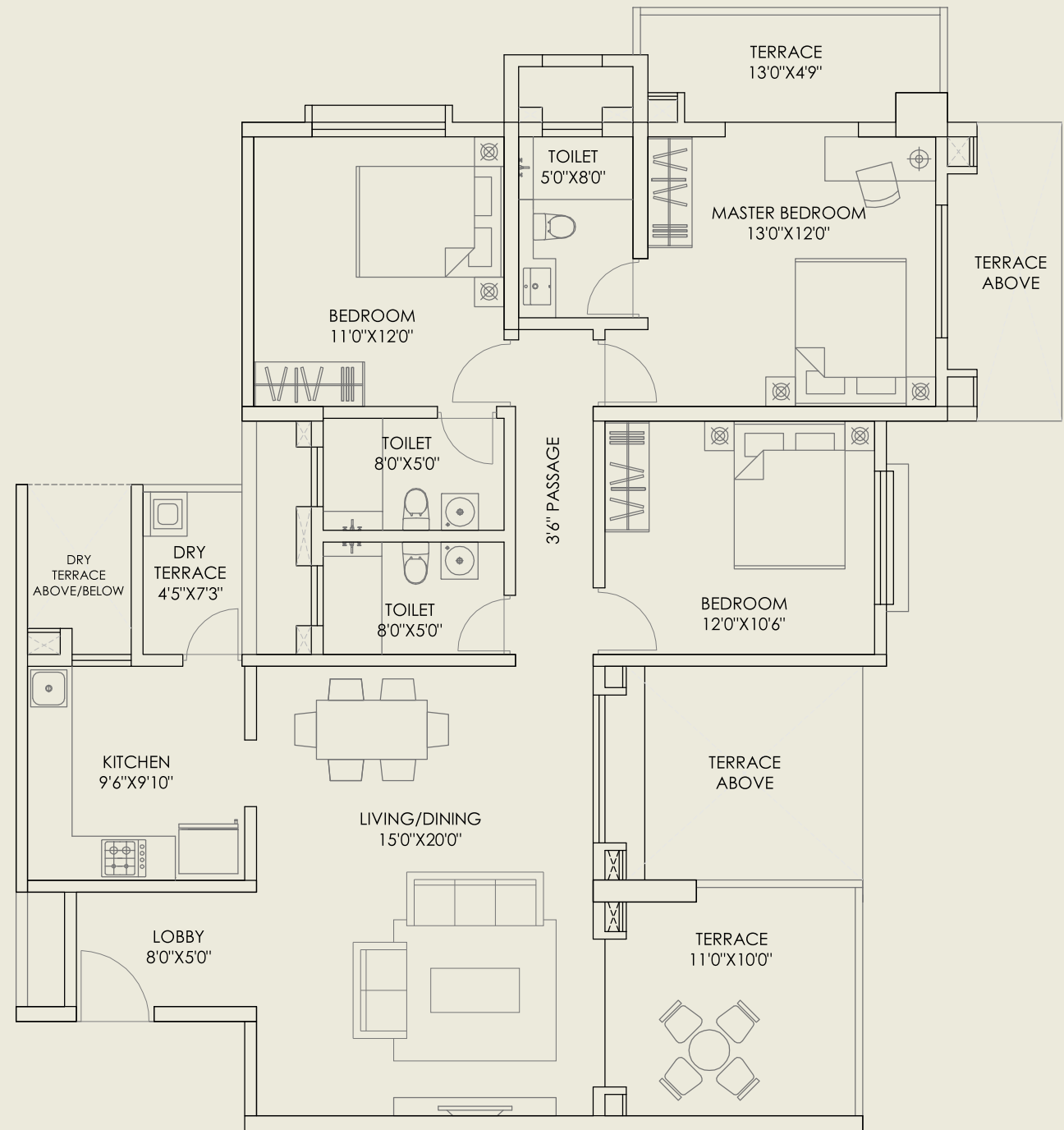
FLAT CARPET	TERRACE CARPET	TOTAL AREA
1036	274	1310

AREA IN SQ.FT.



3 BHK TYPE 2

ODD FLOOR PLAN

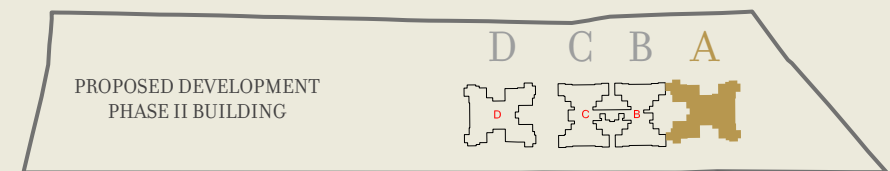


BUILDING A

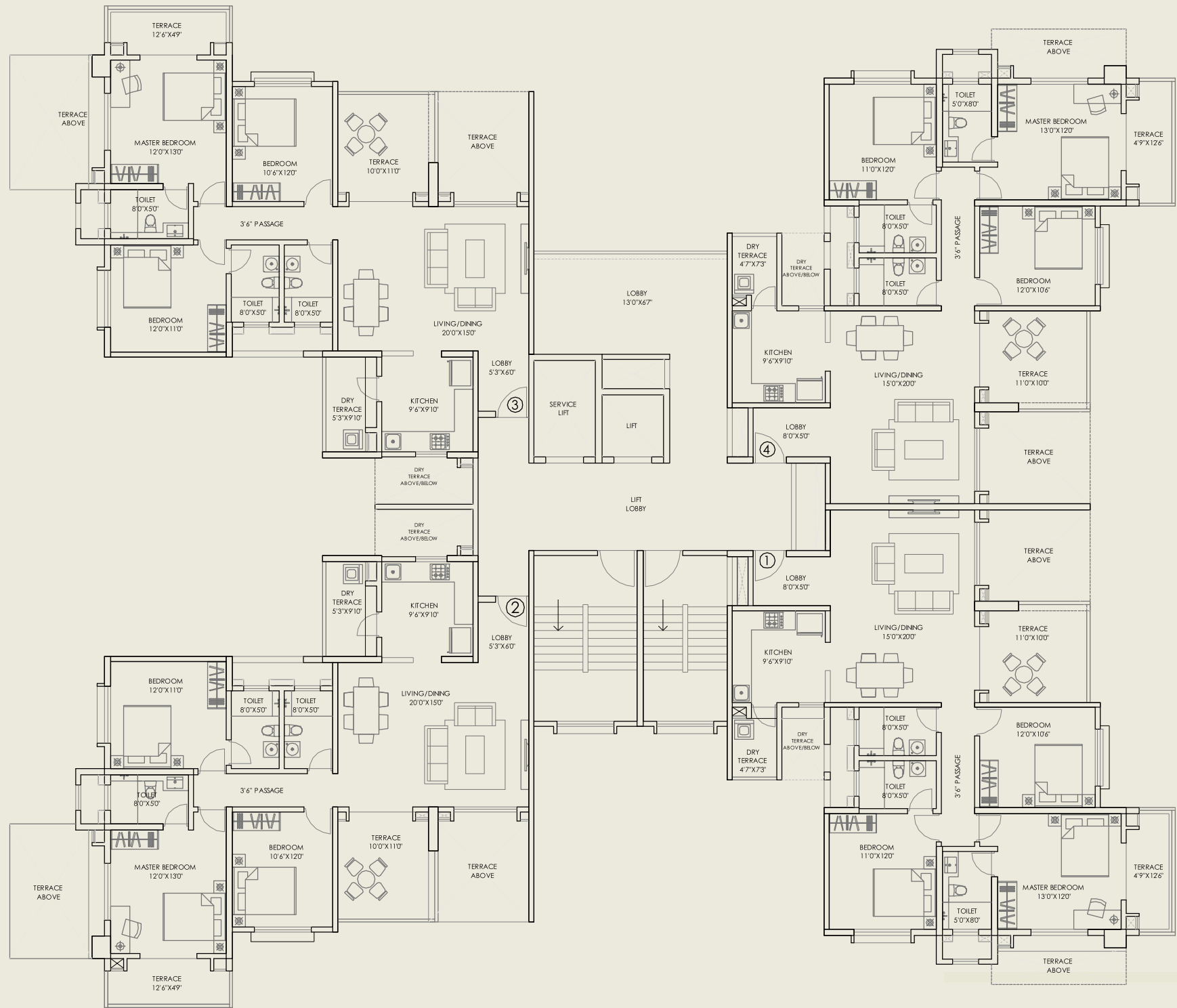
101, 104, 301, 304, 504, 701, 704, 901, 904,
1101, 1104, 1301, 1304, 1501, 1504

FLAT CARPET	TERRACE CARPET	TOTAL AREA
1040	197	1237

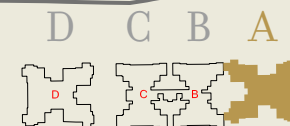
AREA IN SQ.FT.



A BUILDING
EVEN FLOOR PLAN

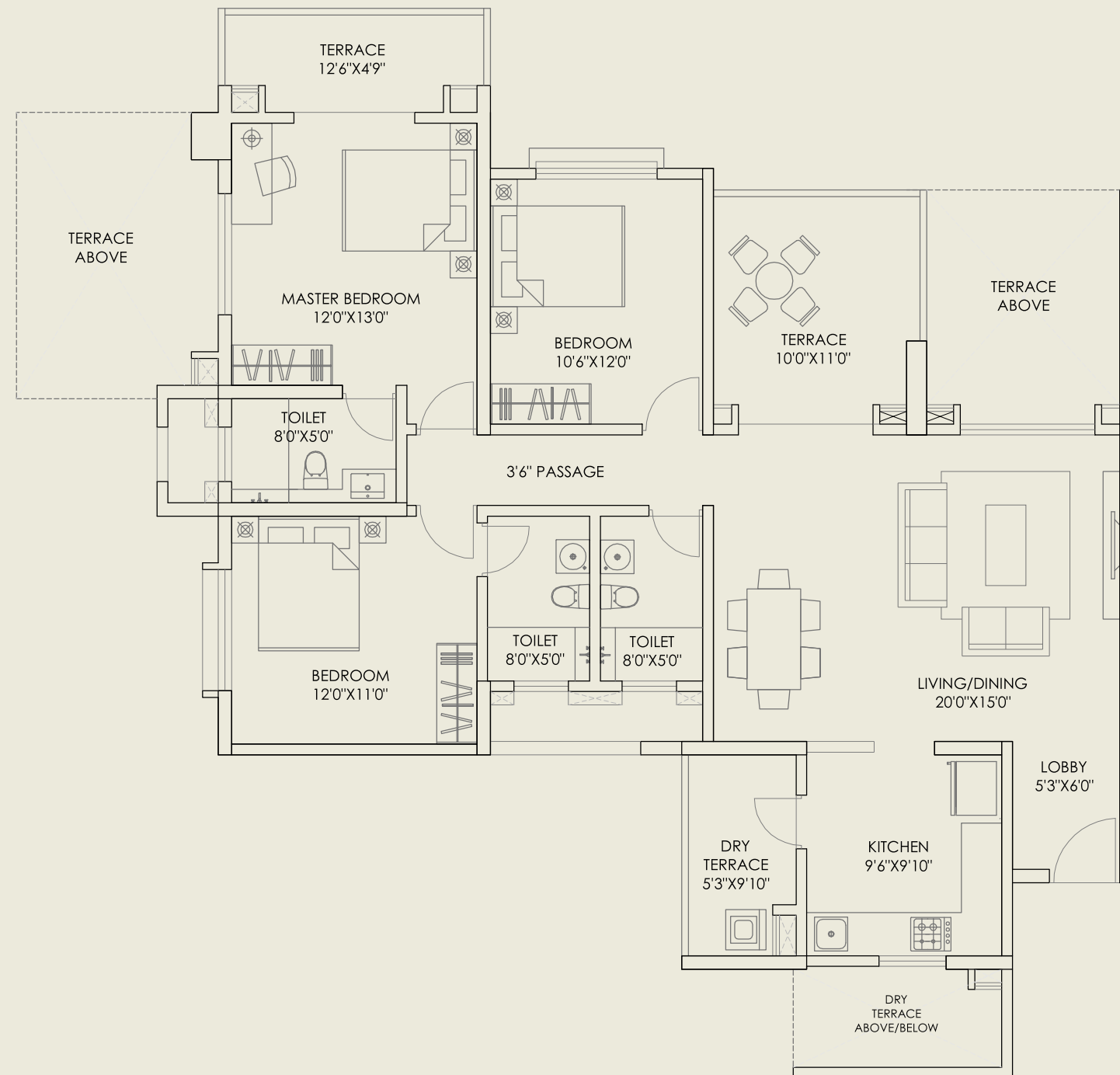


PROPOSED DEVELOPMENT
PHASE II BUILDING



3 BHK TYPE 1

EVEN FLOOR PLAN

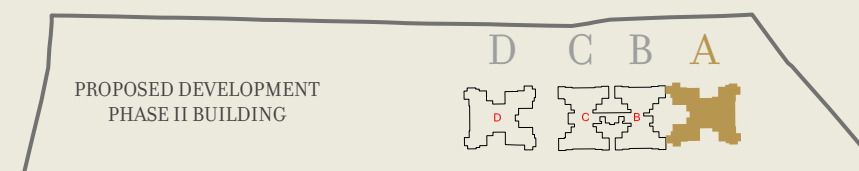


BUILDING A

202, 203, 402, 403, 602, 603, 802, 803,
1002, 1003, 1202, 1203, 1402, 1403

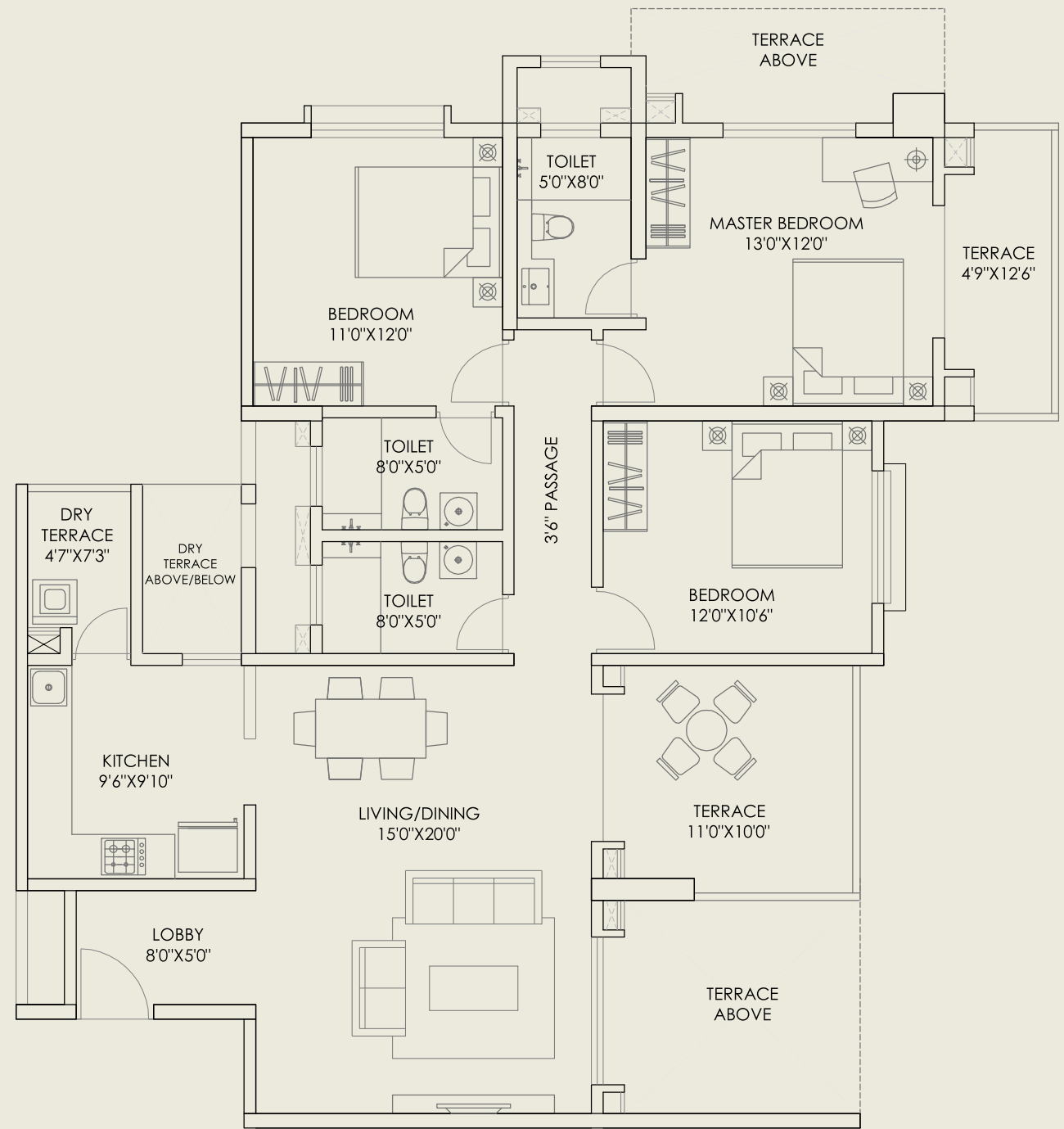
FLAT CARPET	TERRACE CARPET	TOTAL AREA
1040	210	1250

AREA IN SQ.FT.



3 BHK TYPE 2

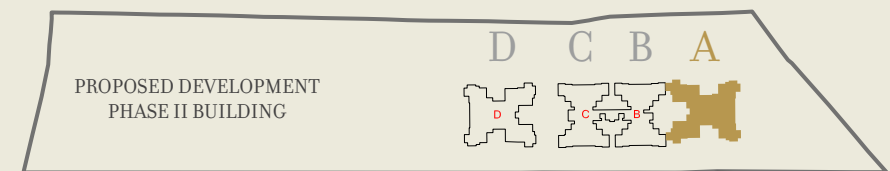
EVEN FLOOR PLAN



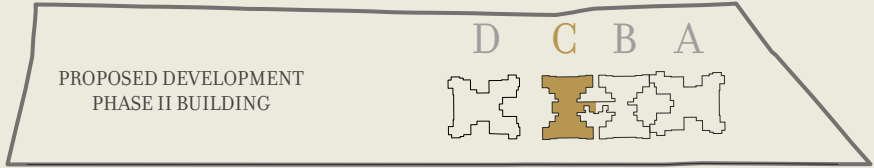
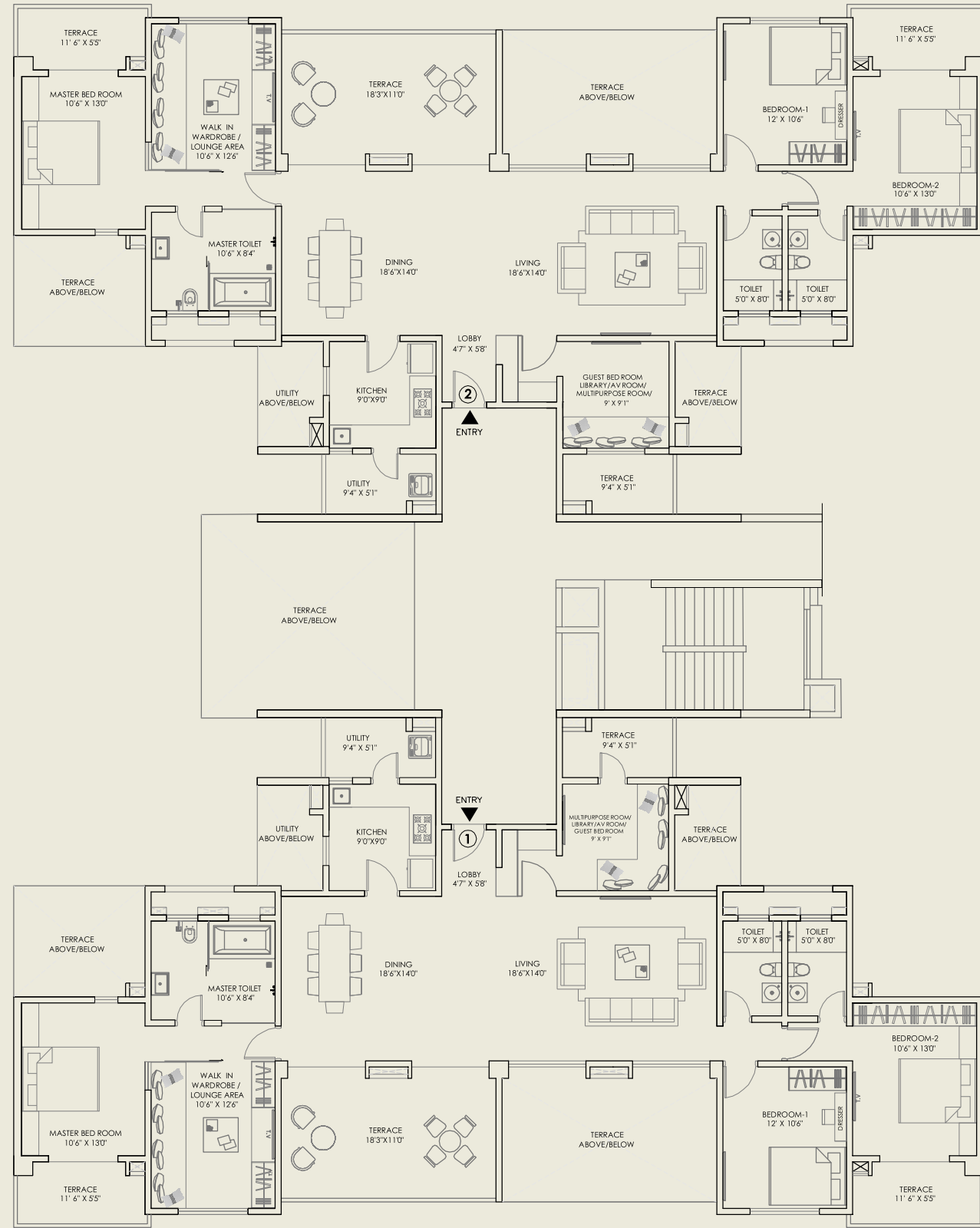
BUILDING A
 201, 204, 401, 404, 601, 604, 801,
 1001, 1004, 1201, 1401, 1404

FLAT CARPET	TERRACE CARPET	TOTAL AREA
1040	193	1233

AREA IN SQ.FT.

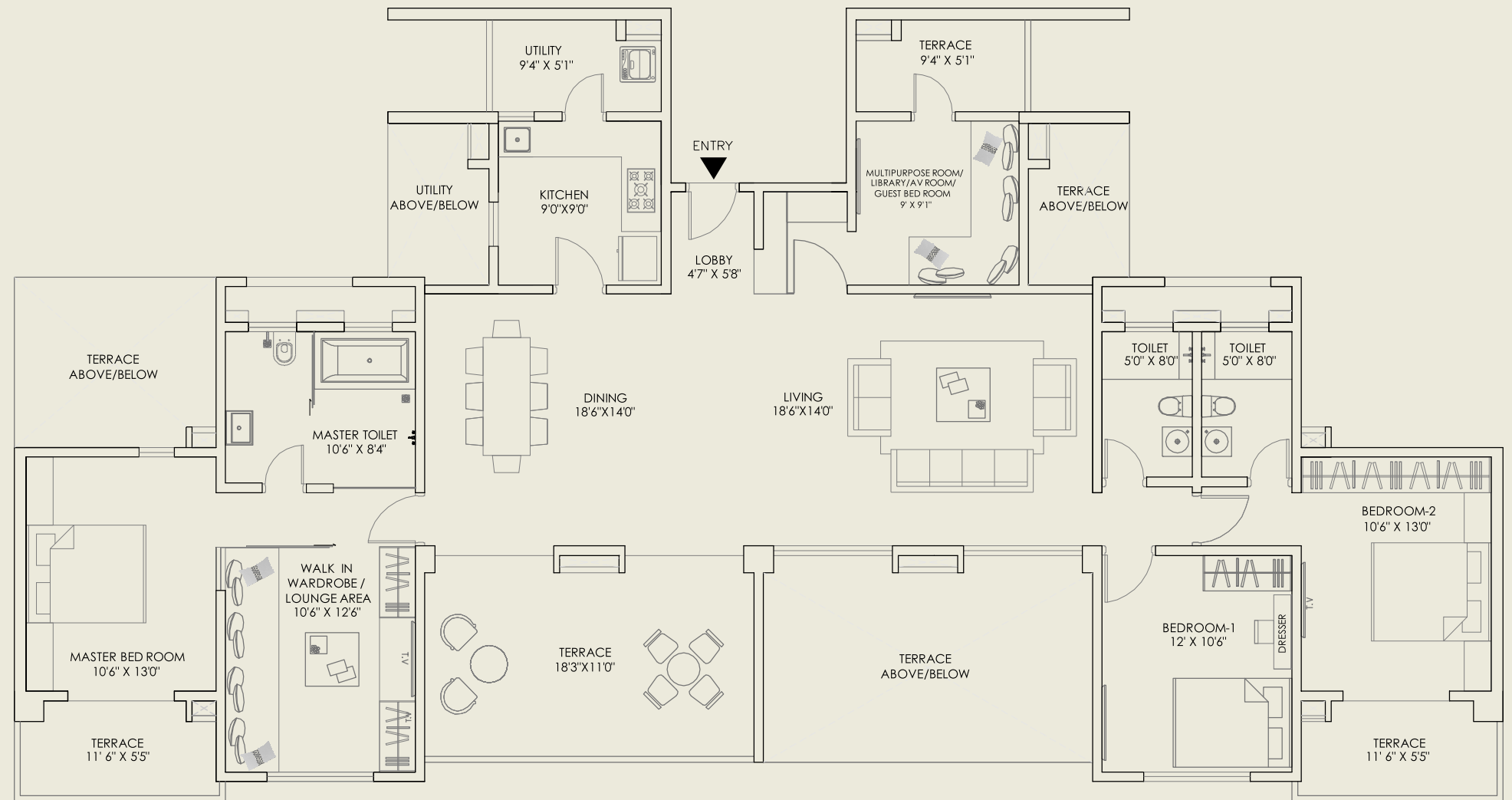


BUILDING
ODD FLOOR PLAN



4 BHK TYPE 1

ODD FLOOR PLAN

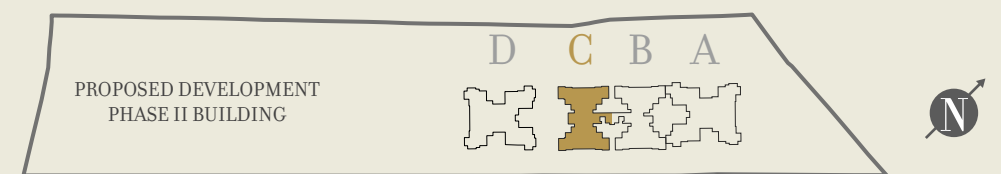


BUILDING C

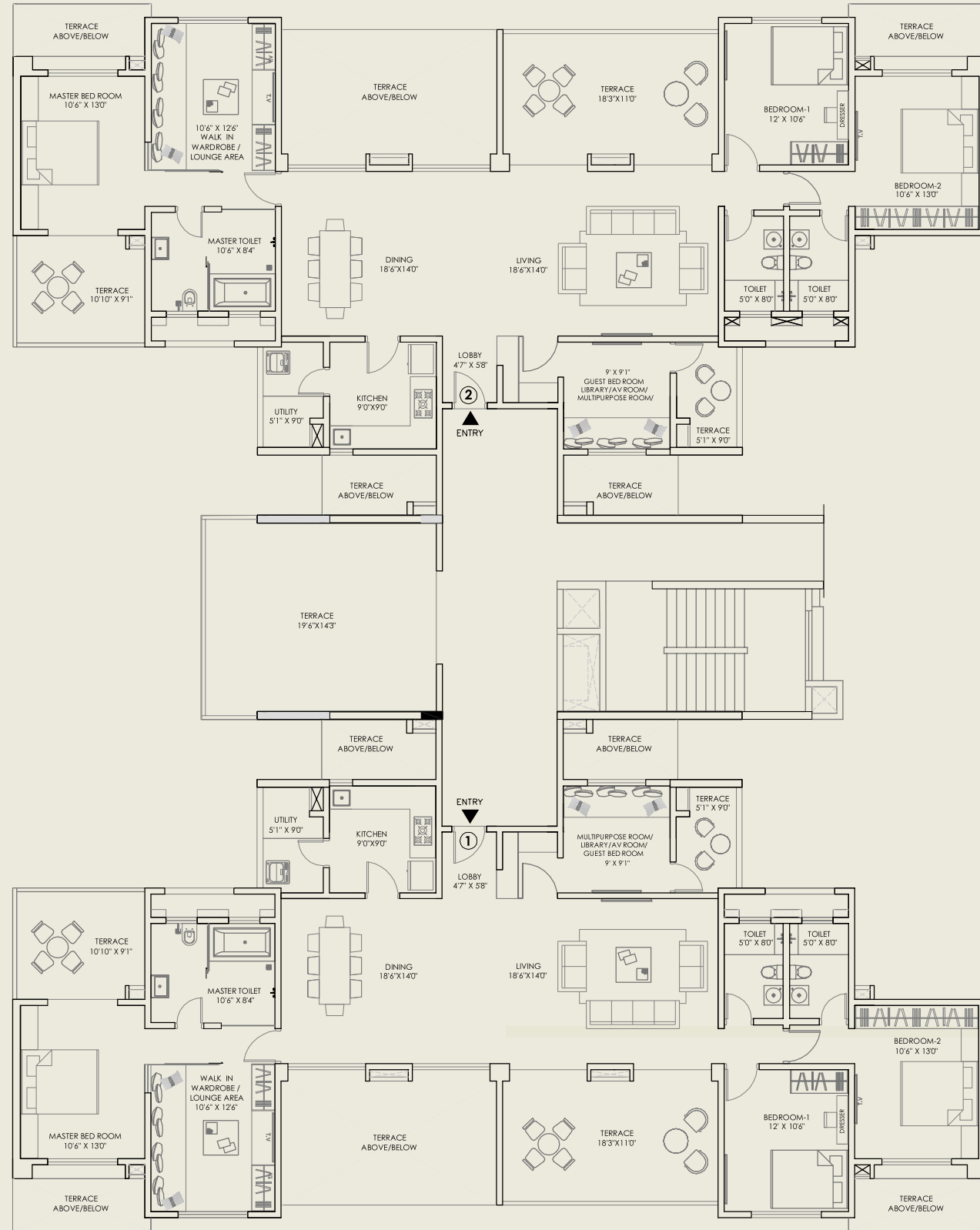
101, 102, 301, 302, 501, 502, 701, 702, 901, 902,
1101, 1102, 1301, 1302, 1501, 1502

FLAT CARPET	TERRACE CARPET	TOTAL AREA
1532	396	1928

AREA IN SQ.FT.



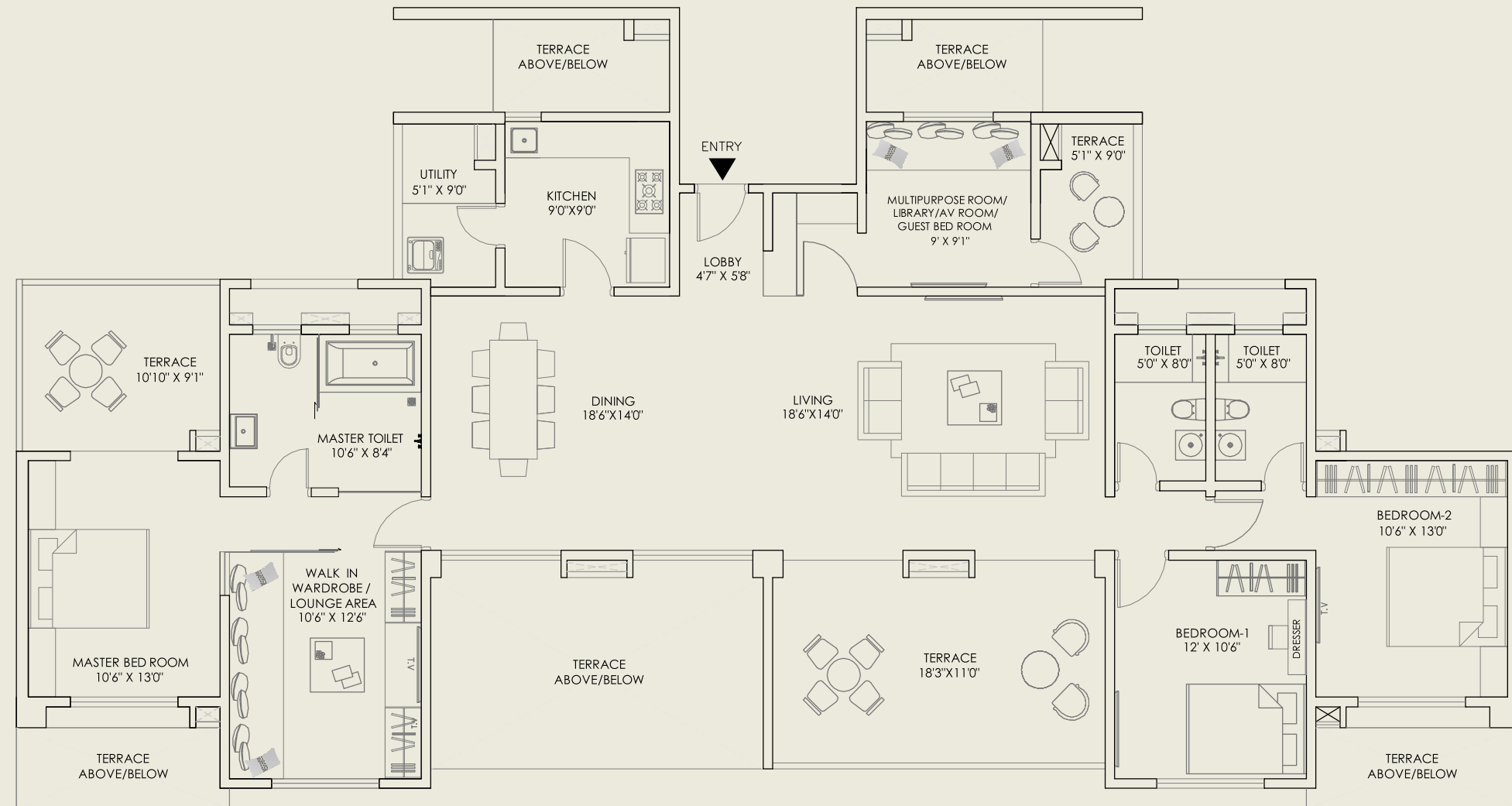
BUILDING
EVEN FLOOR PLAN



PROPOSED DEVELOPMENT
PHASE II BUILDING



4 BHK TYPE 1
EVEN FLOOR PLAN

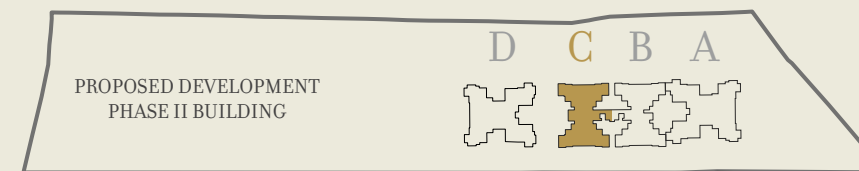


BUILDING C

201, 202, 401, 402, 601, 602, 801, 802,
1001, 1002, 1201, 1202, 1401, 1402

FLAT CARPET	TERRACE CARPET	TOTAL AREA
1527	378	1905

AREA IN SQ.FT.



Specifications

FLOOR FINISHES

Living, Dining, Kitchen & Passage – Kalebodur or equivalent make vitrified flooring
All bedrooms – Kalebodur or equivalent make vitrified flooring
Toilets & dry terraces - Kalebodur or equivalent make anti-skid flooring
Parking - paving block / trimix / checkered tile

DADO

Kitchen – Kalebodur or equivalent make designer dado up to lintel level
Toilet - Kalebodur or equivalent make designer dado up to lintel level

KITCHEN

Modular kitchen with hob & chimney
SS sink with drain board

DOORS

Main door - Designer veneer finish
All rooms - Both side laminated finish
Toilets - Granite frames for doors & windows
Attached terraces - Powder coated aluminium sliding door with mosquito mesh

WINDOWS

All rooms – Powder coated aluminium sliding windows with safety grill, granite sill & mosquito mesh

BATHROOMS

Noken or equivalent make CP & sanitary fittings
Granite counters for all basins
Shower panel for master toilet
Glass partition for all toilets
Boiler & exhaust fan for all toilets
Mirror for all toilets



Specifications



PAINTING

Internal walls - Luster paint (Low VOC paint)
External walls - Weather resistant texture paint

GAS

Piped-gas supply for kitchen

ELECTRICAL

Modular switches of Schneider or equivalent with concealed wiring
Adequate power outlets / light points provided
Limited power back-up for flats

ENERGY EFFICIENCY

Limited solar water heater supply

TV & TELEPHONE

Living room & bedrooms – TV & Telephone points provided

AIR CONDITIONING

Split AC in all bedrooms
AC points in living area

HOME AUTOMATION / SECURITY FEATURES

Home gateway (color video door phone, security panel, gas leak sensor, automatic gas cut-off valve, panic button, burglar alarm)
Wi-fi port
Limited lighting control for living & master bedroom



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