



WILDWOODS

Forest Restoration Homes

And I shall have some peace there,
for peace comes dropping slow,
Dropping from the veils of the morning
to where the cricket sings;
There midnight's all a glimmer,
and noon a purple glow,
And evening full of the linnet's wings.

- William Butler Yeats
Lake Isle of Innisfree,

A weekend retreat, lazy Sunday afternoons.

AN INTRODUCTION TO WILDWOODS

A unique retreat that's close to the city, but magically far away from its stresses. The sweep of a hill, the filigree of sunlight laced through the woods, songbirds in a Sunday medley and you. Welcome to a beautiful way of life. Wildwoods invites you to find a home, made in nature amidst the Sahyadri mountains in the Western Ghats. Sprawled across swathes of green and forested lands, it is a


project with a unique purpose. It seeks to go beyond mundane realities of real estate to an inspired vision of creating a wooded reserve.

Wildwoods seeks to conserve, restore and replenish the bio-diversity of the rich ecosystem that surrounds it. Built for the ecologically conscious, the nature-loving and those who wish to find a space off the beaten track, it offers homes that will exist in aesthetic and functional harmony with their surroundings.



Don't just build a holiday
home for yourself:
build a forest for the hills,
build a legacy for the
world and your children.

SAHYADRI HILLS & TAMHINI:
A UNESCO WORLD HERITAGE SITE



*“In this ecological treasure trove located
in what is barely five percent of India’s
land, you can discover 27% or between
4000 to 15000 of all species of higher
plants in India.”*

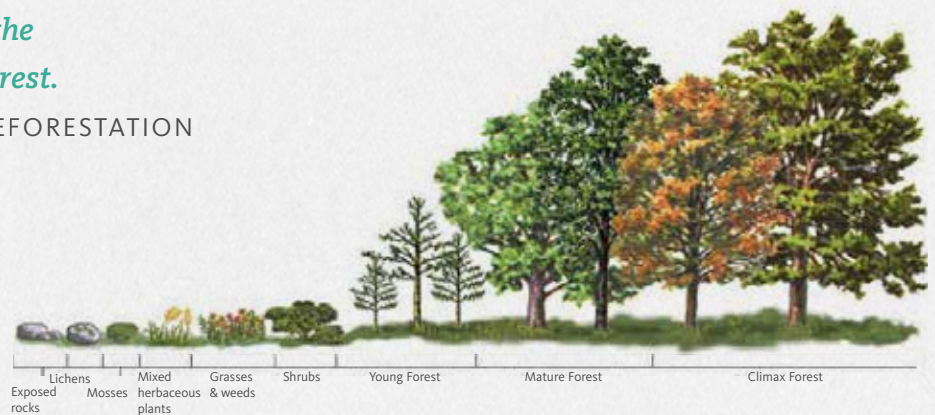
For hundreds of years forests have helped us, now it's our turn to return the favour.

RESTORING FORESTS AT WILDWOODS

To understand how much thought is going into creating this Eden that you will inhabit, here's a picture of how we are bringing the forests alive again. Wildwoods is being created in close consultation with our ecological partner Oikos. We're not just replanting on your land, we're restoring it to make it richer than we found it.

*We are restoring the
semi-evergreen forest.*

THE STAGES OF REFORESTATION



We're bringing back the birds and the bees. So, they're still around for your children.

BIO-DIVERSITY CONSERVATION AND RESTORATION

Our overarching ecological strategy has ensured that every-thing, from natural water resources to native tree species, has been kept in mind in our conservation and planning efforts.

A WILDWOODS SURVEY OF NATIVE FLORA

Your land could help to conserve and restore this beautiful eco-system. As the trees return, the land is seeing the resurgence of fauna, an improvement in soil quality and moisture levels.



A WILDWOODS SURVEY OF NATIVE AND MIGRATORY BIRDS

A large number of species of birds migrate to Bhugaon Hills in response to changes in food availability, habitat, or weather. Flocks of migratory birds fly to Manas and Pashan Lake seasonally adding to the musicality of the woods that surround you.



Actual image of view from site.

Inspired by the world's greatest architect: Nature.

OUR ARCHITECTURAL PHILOSOPHY

Our homes use sustainable materials that not only blend in with the surrounding but are also relevant to the environment in which the home is built.

Blend and Build: Nature friendly materials, have been thoughtfully put together to create sustainable and beautiful structures, that sit in harmony with their surroundings.

Materials such as stone, wood and Shahbad tile not only create a charming aesthetic effect but also ensure that you do not need to maintain your house's temperature artificially. The natural breathable materials retain heat during winters and ensure coolness during summers.



Actual image of sample villa.



Your home will be powered by a 174 quadrillion watt source. The sun.

THE WILDWOODS SOLAR COMMUNITY

You can let the sun take care of your electricity bills here. ***All the homes at Wildwoods offer Solar Power allowing you a more economical, clean and renewable source of energy.*** Our aim is to have the minimum possible carbon footprint.

EARN WHILE YOU BURN:

The electricity generated by your home goes into the grid, thus earning you power credits.

Which essentially means, you could power your home on your weekend for free.



Our trees get their water the same way oceans are made. Drop by precious drop.

DRIP IRRIGATION

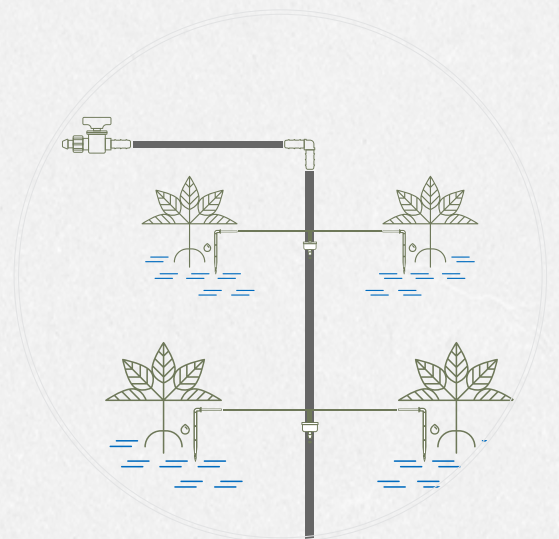
We'll create your personal drip-irrigation system for each sapling on your land so that they are well-watered without wastage, even when you're away.

TREE SAPLING PLANTATION

Wildwoods will eventually plant upto 250 trees on each acre of land, adding up to over 40,000 trees on the entire parcel of land. Out of total area of the settlement, 80% will be gifted back to nature for reforestation.

REBUILDING LOCAL PLANTATION

An onsite nursery will house hundreds of native plants to ensure that they are in harmony with local ecosystems. Your home will nestle amidst the 20% portion of this vast space that has been mindfully carved out for personal use, including the creation of farmhouses, courtyards, private gardens and spaces for outdoor camping.



Give your home a signature style and woods to surround it.

CUSTOMISING YOUR WILDWOODS HOME

MOON GARDEN

1 ACRE PLOT WITH A VILLA

With four bedrooms, courtyards, decks and an open-air shower. 2500+ Built up and Landscaped Space, 250 trees

DAY DREAM

1/2 ACRE PLOT WITH A VILLA

With three bedrooms, a courtyard and deck. 1800+ Built-up and Landscaped Space, 125 trees





Actual image of sample villa.



Actual image of sample villa.

Touch of luxury: Ask for a Jacuzzi or an azure, tree-shaded swimming pool.

Water features: Add a lotus lines pond or dreaming fountain.

MOON GARDEN

1 ACRE PLOT WITH A VILLA





DAY DREAM

1/2 ACRE PLOT WITH A VILLA





A Snapshot of your Wildwoods Bungalow

No matter how you choose to design your home, here are some of the features that you will definitely enjoy.

Homes designed to bring the outdoor inside.

Stylish, aesthetic and earthy design that blends with the surroundings.

GREEN DESIGN

- Water Conservation
- Drip Irrigation System
- Ecological Landscaping
- Solar Panel with 2 way metering
- 250 trees will be planted on each 1 acre plot
- Natural Fencing of Bamboo trees

LIVING/ DINING

- Shahabad Tiles Flooring
- Mangalorean Tiles on roof
- Jaquar/ Grohe/ equivalent fittings
- Outdoor Dining
- Private Pool/ Jacuzzi

FEATURES/ UTILITIES

- RERA Registered Product
- 24X7 Water & Electricity
- MSEB Meters with 3 Phase metering
- Provision for 1 KVA Power Back-up
- 1 KVA roof-top Solar Panel
- Water storage tank for each home



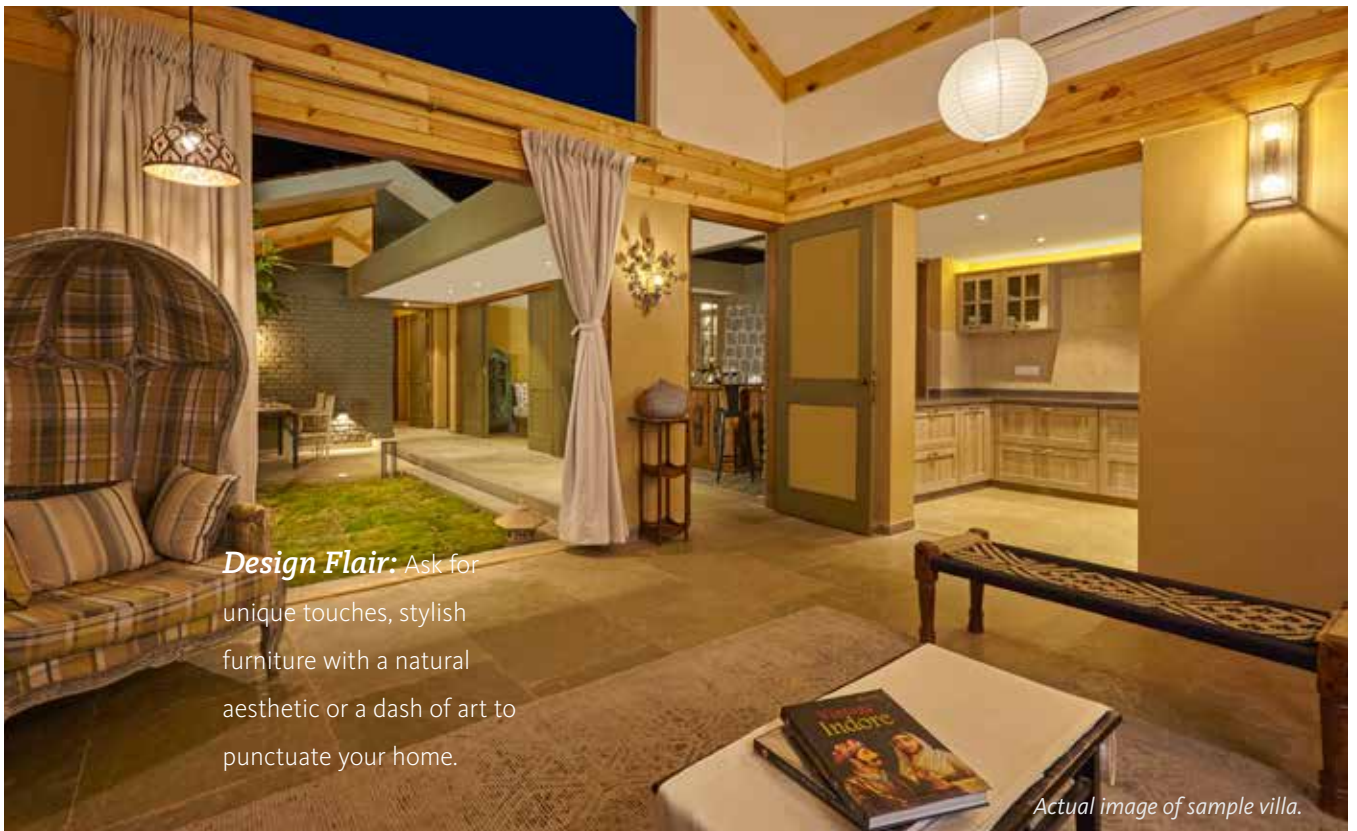
Actual image of sample villa.



Build an al fresco bar, or a wooden bar. Install a swing set or vine-wrapped gazebo in your garden.



Actual image of sample villa.



Design Flair: Ask for unique touches, stylish furniture with a natural aesthetic or a dash of art to punctuate your home.

Actual image of sample villa.

Actual image of sample villa.



Actual image of sample villa.

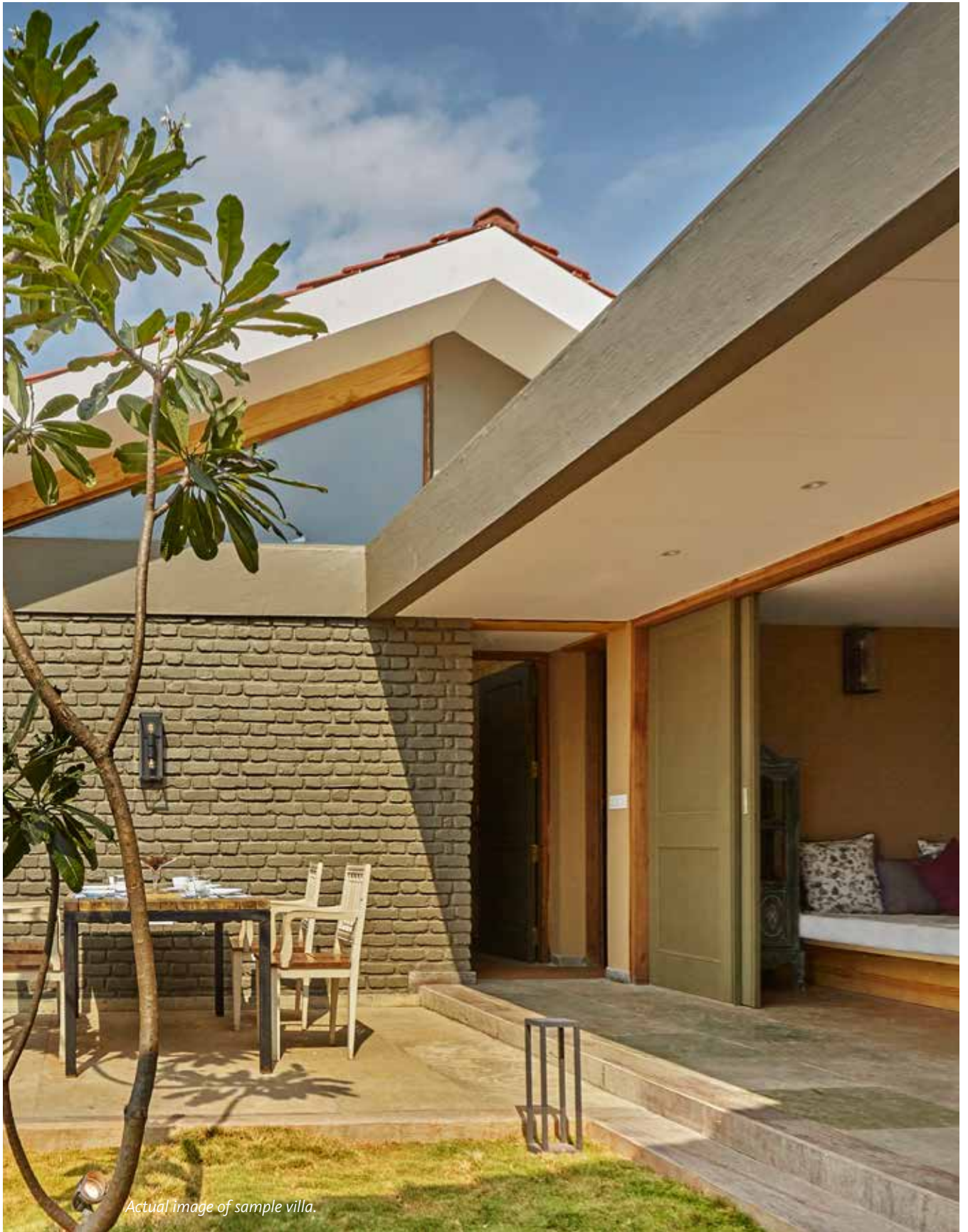
Outdoor Shower: Enjoy the spa-like experience of a shower out in the green.



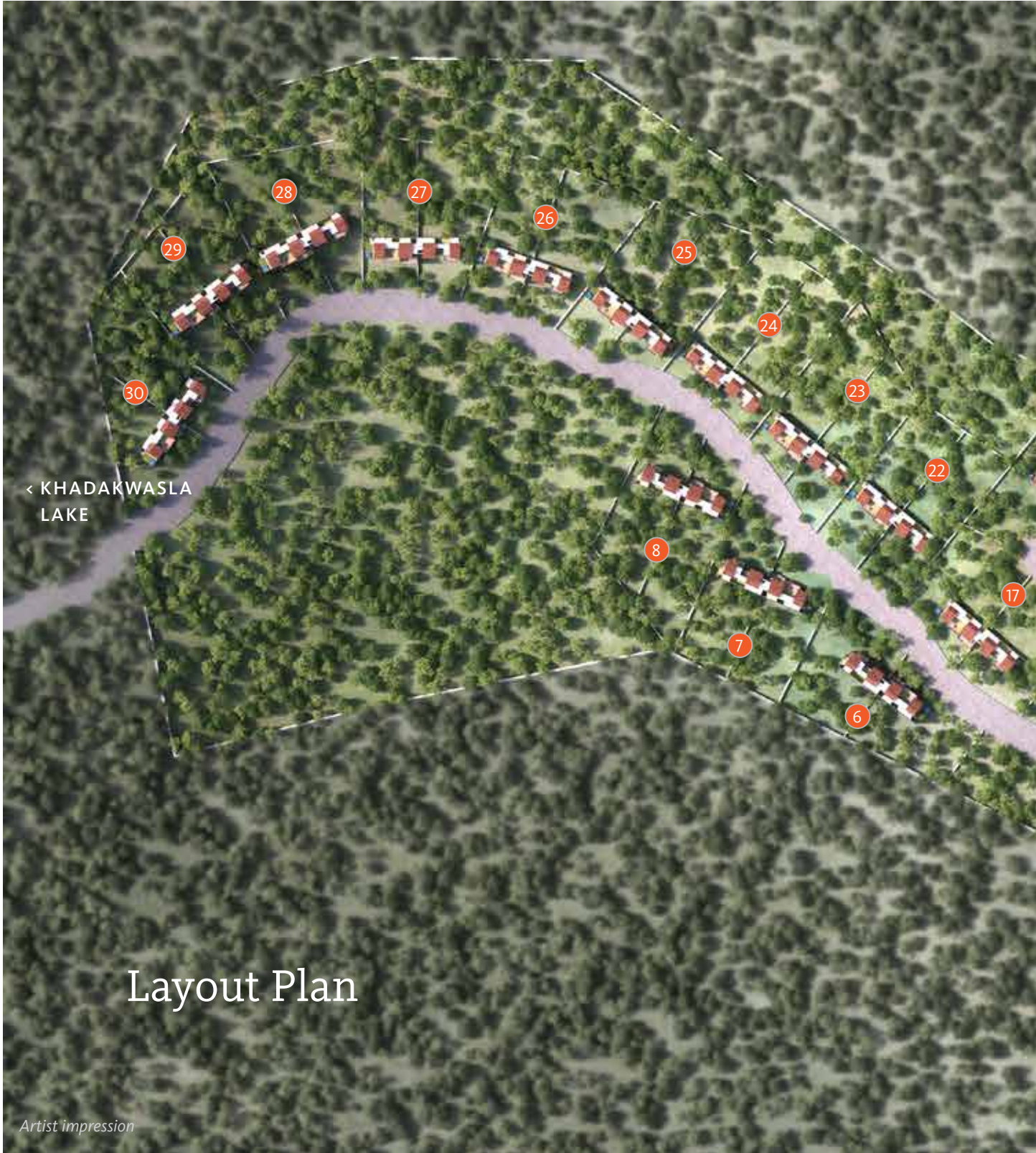
Actual image of sample villa.



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Actual image of sample villa.



Layout Plan

Artist impression

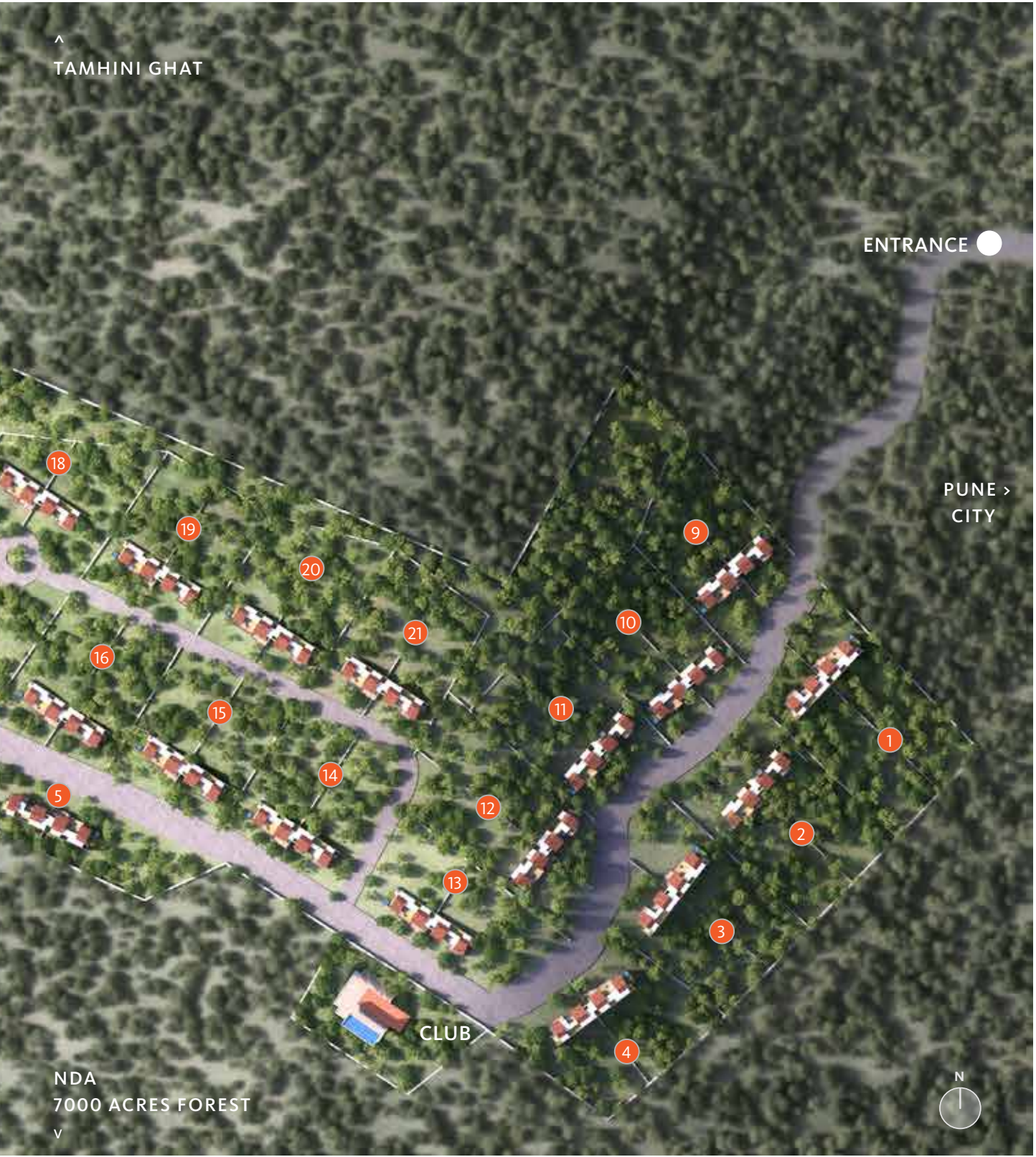
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TAMHINI GHAT

ENTRANCE ●

PUNE >
CITY

CLUB

NDA
7000 ACRES FOREST
v



The perks of a life lived on the greener side of the fence

RECREATION AT WILDWOODS

The lifestyle at Wildwoods allows you to be truly in touch with nature without losing the creature comforts of everyday life.

And when your mind has had its fill of bird-song and longs for some revelry invite good friends to share the good times. ***Share a barbecue, some fine wine and al fresco dinner. Enjoy a convivial Sunday afternoon lazing in hammocks, curled up with a book. Or head to the clubhouse for a dip in the pool and a game of water ball. Here you will find a perfect spot to create shared sunlit memories and evenings to remember.*** Or to grasp the thread of inspiration in the hushed calm of winter mornings, to write a sonnet or a book, to compose a medley or to dream in wooded solitude.



PRIVATE
POOL/ JACUZZI



GAMES
ROOM



YOGA,
GYM



OUTDOOR
DINING



JOGGING,
CYCLING

Just because you're in the lap of nature, doesn't mean you can't be in the lap of luxury too.

SERVICES AT WILDWOODS

Getting away from it all shouldn't have to mean having to do without. Which is why Wildwoods offers a bouquet of professional services that help make your stay a delight. Pack light, leave your baggage behind and simply drive in.



RESTORATION &
LANDSCAPING



HOUSEKEEPING



FOOD &
BEVERAGES



SECURITY



RENTAL
PROGRAMME

Close to the city.
Close to nature.
Closer to the real you.

LOCATION

For those who tell you, you must choose between city lights and country life, we're happy to prove them wrong.

Closer and better connected to Mumbai

Proximity to the city is a big advantage

You don't have to travel for hours to reach your weekend home

5 mins from Sanctioned National Highway

10 mins from Sanctioned Pune Ring road

A mere 20 minutes' drive from Pune's Chandni Chowk and Kothrud

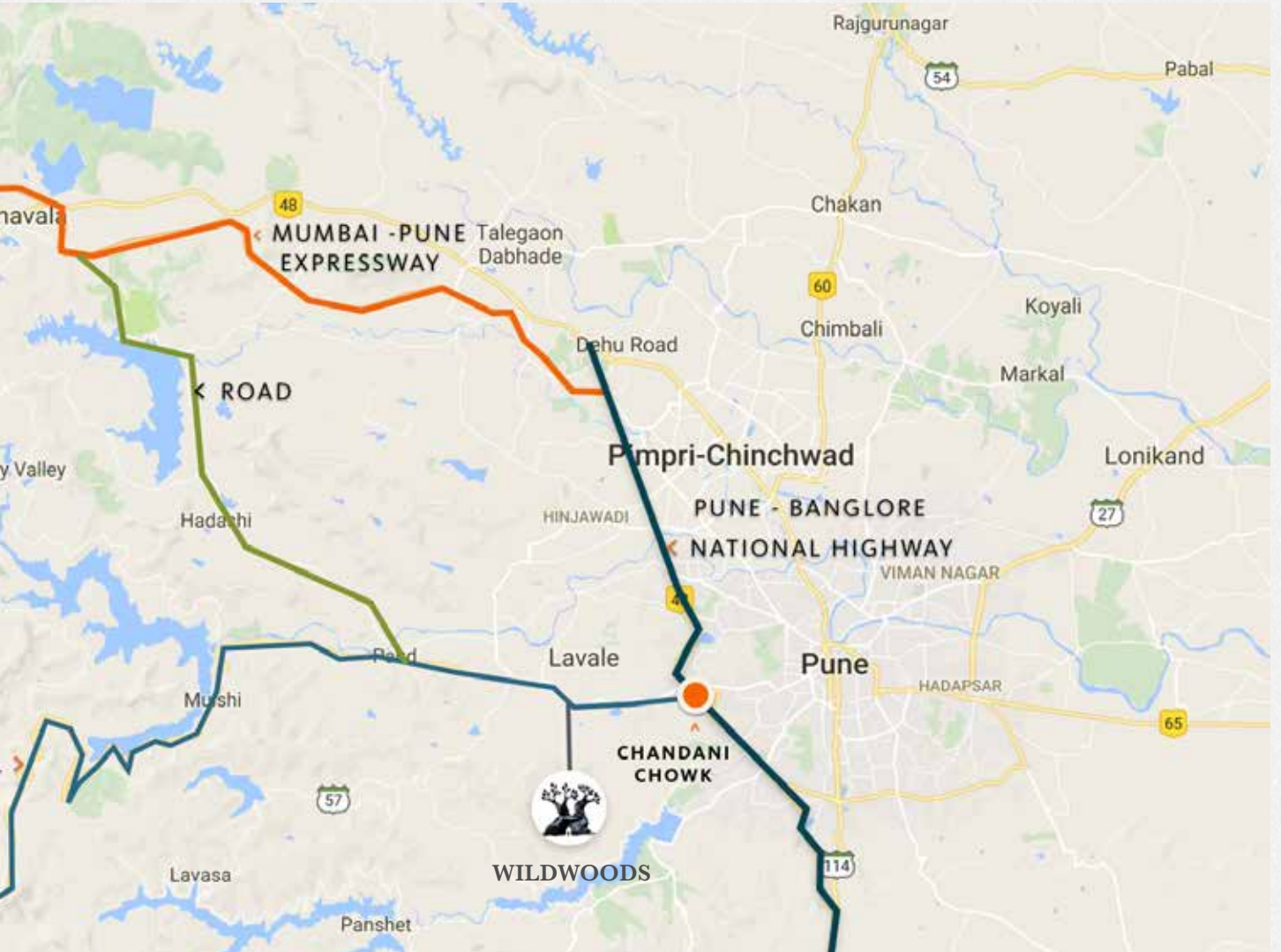
20 minutes from the Pune Bangalore Highway

20 mins from Proposed Metro Station Phase 1

25 mins from Hinjewadi IT Park

30 mins from Sahyadri Hospital and other leading Hospitals





About the developers



SKYi was established in 2004 with the endeavour to redefine the essence of fine living. Right from the outset, we identified localities that had potential for significant growth based on well-researched indicators. Coupled with our process-driven concept, where ecological sustainability goes hand in hand with premium design and amenities, our thoughtfully designed™ residences are engineered to give you a good return on your investment.

We are proud to present to you our canvas of work of more than 10 years in Western Pune. Our thoughtfully designed projects are home to over 1,100 happy families and we are getting ready to welcome another 11000 families in the coming years. Our projects are the proud recipients of CRISIL 5 Star ratings, Indian Green Building Council [IGBC] Gold and Platinum Certificates, an award for being one of the Top 100 developers in India and most importantly the trust of our customers.. We invite you to be a part of the SKYi family.

SEHER TOWERS BANER

·
5 BANER

·
IRIS BAVDHAN

·
NILAY AUNDH

·
AQUILA BANER

·
SONGBIRDS

·
THE SONGBIRDS ESTATE

·
MANAS LAKE

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IRIS BANER

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SKYI FIRST

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SEHER BANER

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STAR TOWERS

·
STAR TOWN

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However, the Purchaser is requested to note that, as on date, the layout only for Phase I, has been sanctioned/approved and the construction/ development plan for the remaining land parcels is pending approval. Energgia SKYi Ventures is in the process of preparing the development plan for the remaining phases and reserves its right to prepare, add, delete, alter, modify or in any manner change the plans, specifications, images, architectural drawings, prices, data & other information in its endeavor to make improvements as and when required. Energgia SKYi Ventures reserves its right to undertake the aforesaid activities without prior intimation and/or notice to the Purchaser. The Purchaser is requested to note that (i) location maps of ("Wildwoods") Project, its neighboring areas, and Pune City are not to scale and are for reference purpose only, (ii) neighborhood offerings located outside of ("Wildwoods") Project, are for depiction purposes only and are not part of the ("Wildwoods") Project, and (iii) the actual elevation of the Villas/Bungalows/Forest Homes and/or units may vary from the Artist's impressions as depicted herein. (iv) the units/ villas in the project are bespoke/customizable and the specifications and amenities will be mutually decided by the buyer and Energgia SKYi Ventures and the total consideration and the agreed specifications and amenities will be developed as per the "agreement to sell". All the offerings, brands, specifications shown in this brochure are options and additional charges may apply for all bespoke/customizable features/furniture/specifications/ amenities etc. It may further be noted that in case Purchaser is purchasing Plot along with Villa the pricing of the Villas/ bungalows/units quoted by Energgia SKYi Ventures does not include the costs of furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and/or otherwise. The brands and make of the material used in the Villas/ bungalows/units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time. 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. 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MahaRERA Reg. No.
WILDWOODS PHASE 1 - Plot No. 1 To 30
P52100000763

HEAD OFFICE
Energgia SKYi Group, SKYi Songbirds, Behind Daulat Lawns,
Bhugaon, Pune 412 115



thoughtfully designed homes™