

the
Cliff
Residences

Ultra-premium Bungalows at Forest Trails



The Cliff Residences
Forest Trails Township, Paud Road,
Bhugaon, Opposite Manas Lake,
Pune - 412115

www.pscl.in
+91 9021 478 678

Corporate Office
'PSC House', Dr. Ketkar Road, Off Prabhat Road, Erandawane, Pune - 411004

MAHARASHTRA | KARNATAKA | GUJARAT

 MAHARERA Reg. No: CLIFF RESIDENCES: P52100049098
<https://maharera.mahaonline.gov.in>



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PARANJAPE



LOCATION HIGHLIGHTS

- Close to NH-4 Pune-Bengaluru Highway
- Gateway to Mulshi Eco Reserve
- Proximity to IT Parks at Hinjawadi, Aundh, Baner
- Close to Upcoming Chandani Chowk Metro Station



Marigold Banquets
& Conventions



Oxford Golf
Resort Park



Ambrosia
Resort And Spa



Symbiosis
International University



Indus
International School



Ryan
International School



FLAME Institute



Sanskriti School



Unique
Multispeciality Hospital



Sahyadri Hospital



Manas Lake



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- Marigold Banquets & Conventions
- Oxford Golf Resort Park
- Ambrosia Resort And Spa
- Symbiosis International University
- Indus International School
- Ryan International School
- FLAME Institute
- Sanskriti School
- Unique Multispeciality Hospital
- Sahyadri Hospital
- Manas Lake

LOCATION MAP



the
Cliff
Residences

Ultra-premium Bungalows at Forest Trails

Map not to scale

FOREST TRAILS TOWNSHIP MASTER LAYOUT

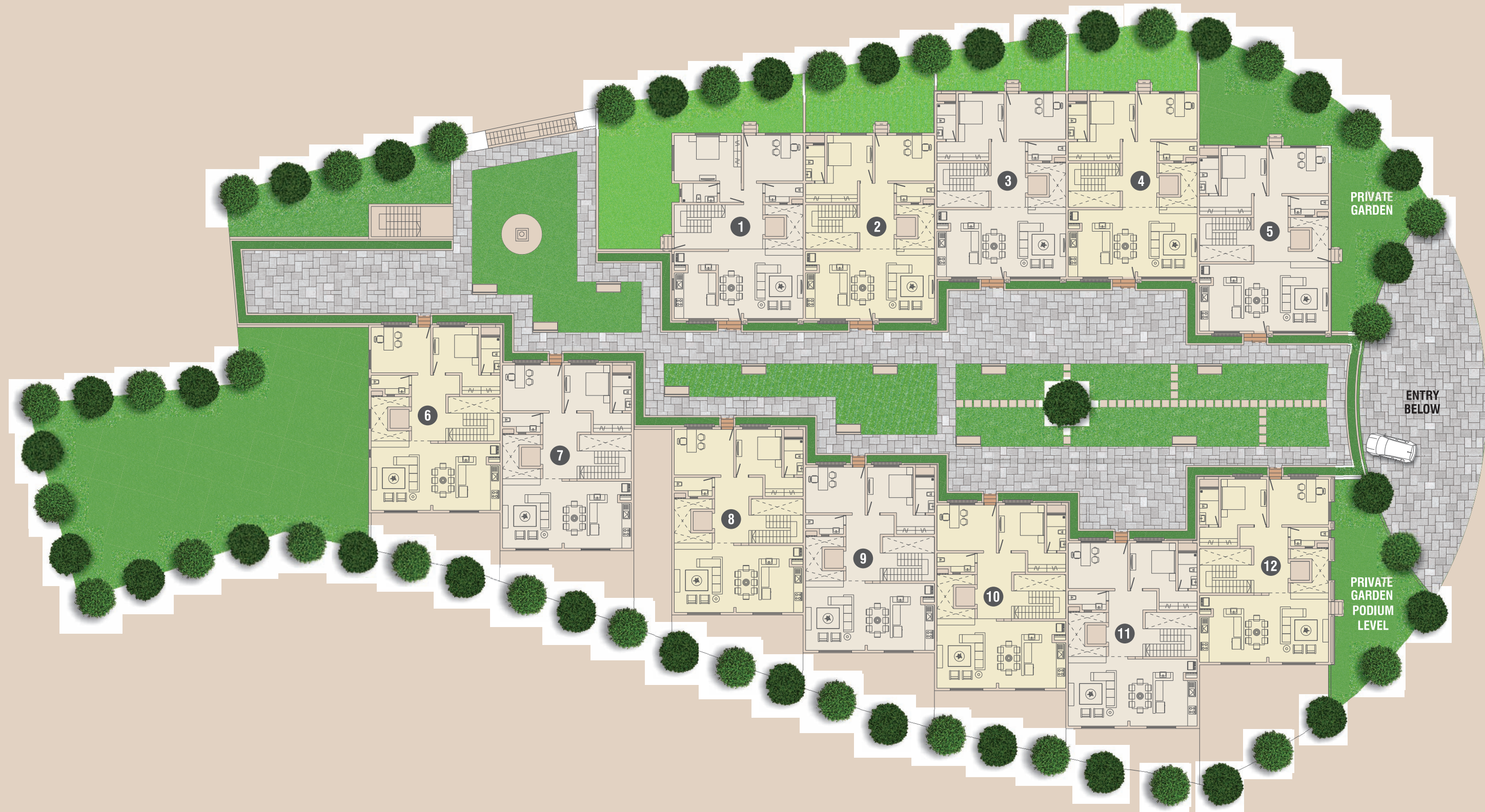


the
Cliff
Residences

LEGENDS

- | | |
|---|---------------------------------------|
| 01 - Entrance Gate 1 | 23 - Athashri B1 |
| 02 - Pebbles | 23 - Athashri Clubhouse |
| 03 - Entrance Gate 2 | 24 - Community Garden Trail |
| 04 - Future Development | 25 - Sunset Point |
| 05 - Sales Office | 26 - Athashri B2 |
| 06 - Area Not Under Township
(Possible Future Development) | 27 - Athashri B5 |
| 07 - Shopping Plaza | 28 - Stallion |
| 08 - Cascade | 29 - Horse Riding Track |
| 09 - Crescent | 30 - Cricket Ground |
| 10 - The Cliff | 31 - Biking Trail |
| 11 - Butterfly Garden | 32 - Arena Multipurpose Hall |
| 12 - Cliff Trail | 33 - Tennis Courts |
| 13 - Fire Station | 34 - SSRVM School |
| 14 - Meadows | 35 - Stream Trail |
| 15 - Crest | 36 - Lily Pond |
| 16 - The Perch | 37 - Meditation Place |
| 17 - Highlands T1-T2 | 38 - Rivolo Bungalows |
| 18 - Highlands T3-T6 | 39 - The Cliff Residences |
| 18A - Highlands T7-T8 | 40 - The Cove |
| 19 - Highlands T9-T11 | 41 - The Orchards |
| 19A - Highlands Clubhouse | 42 - Proposed Swaniketan Centre |
| 20 - Temple | 43 - MBA Institute Under Construction |
| 21 - Hospital | 44 - Commercial Development |
| 22 - Everglades H3 & H4 | |





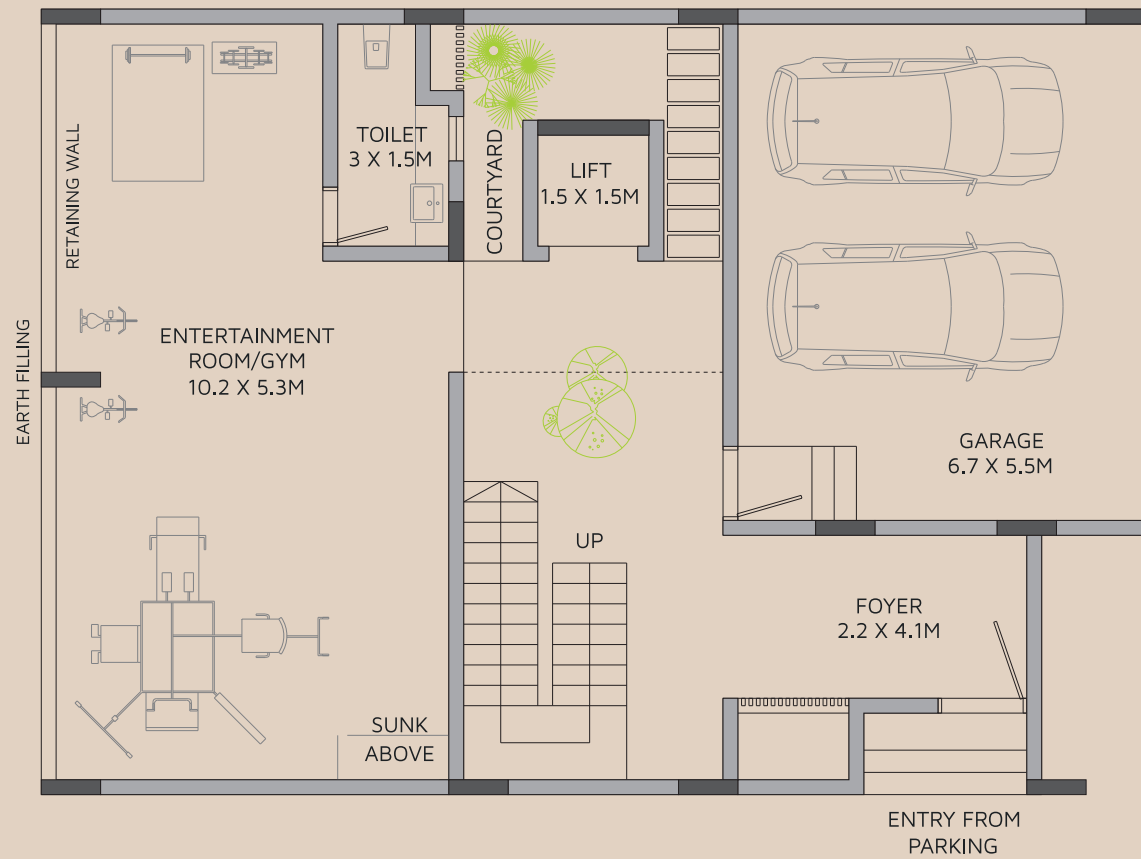
Upper Ground Floor Plan



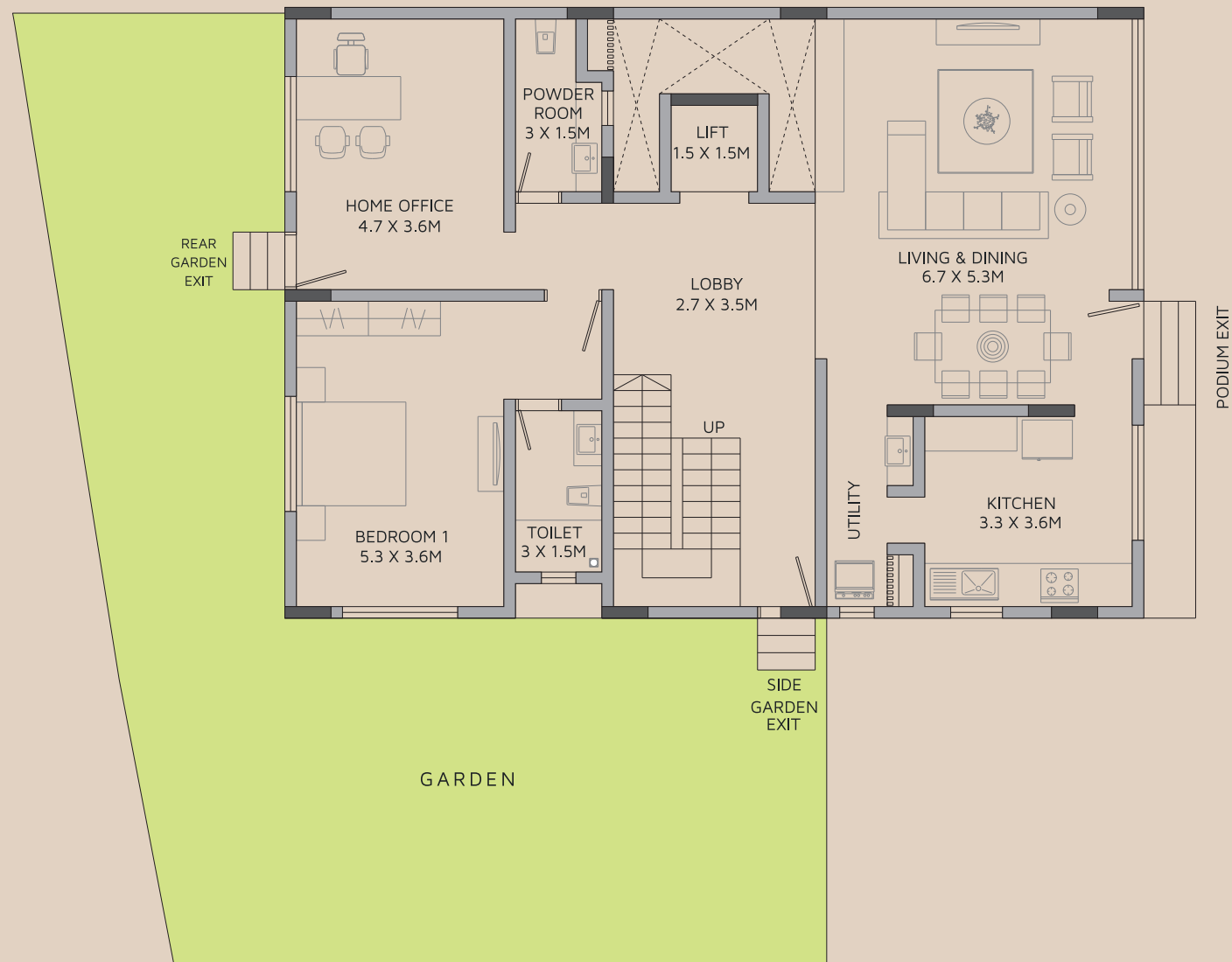
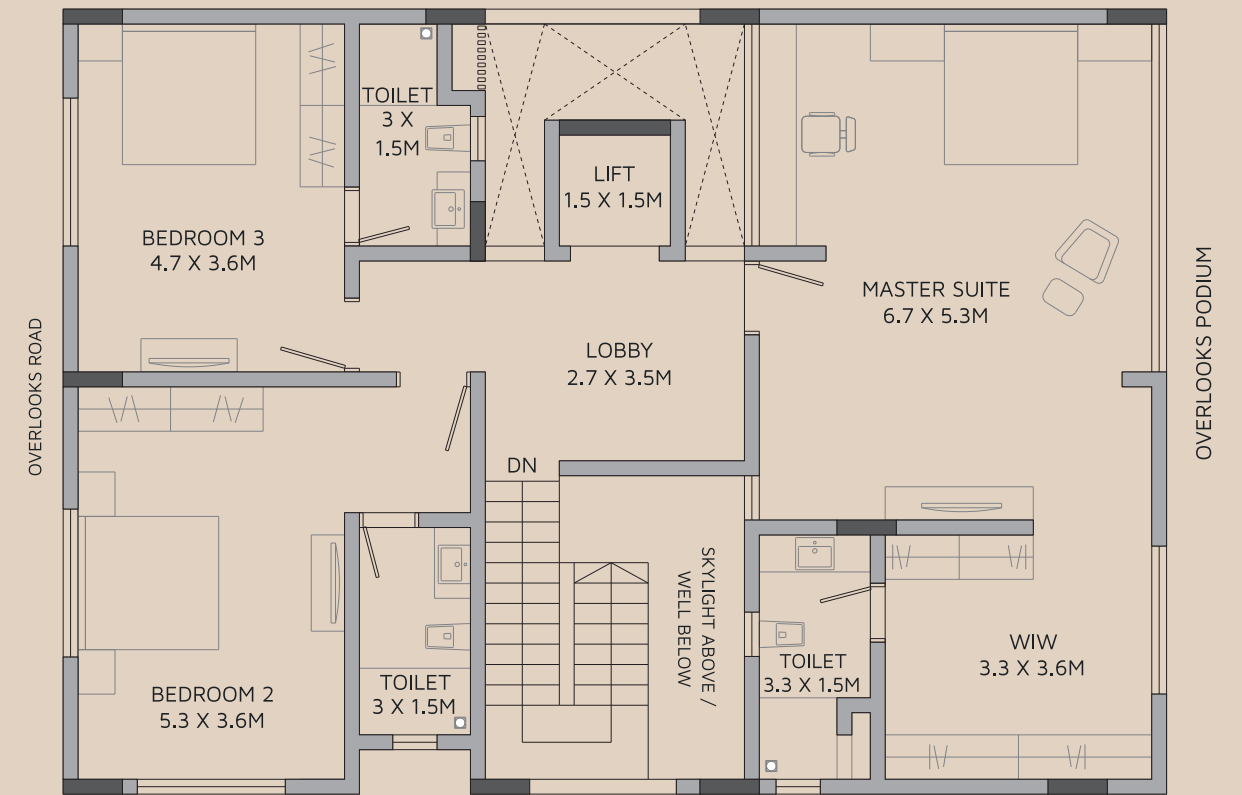


Lower Ground Floor Plan

LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN

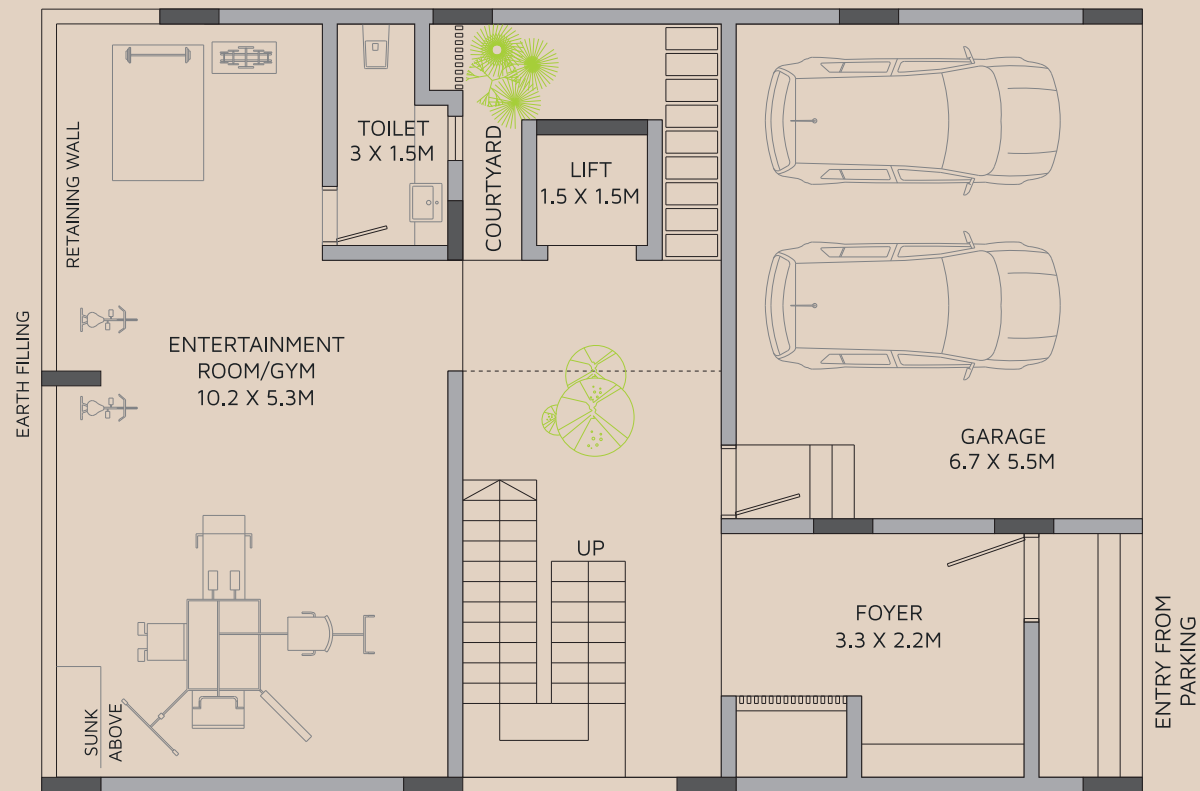
UNIT - 01		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	98.82	36.85	2.42	0
UPPER GROUND FLOOR	136.23	0	0	109.37
FIRST FLOOR	130.3	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

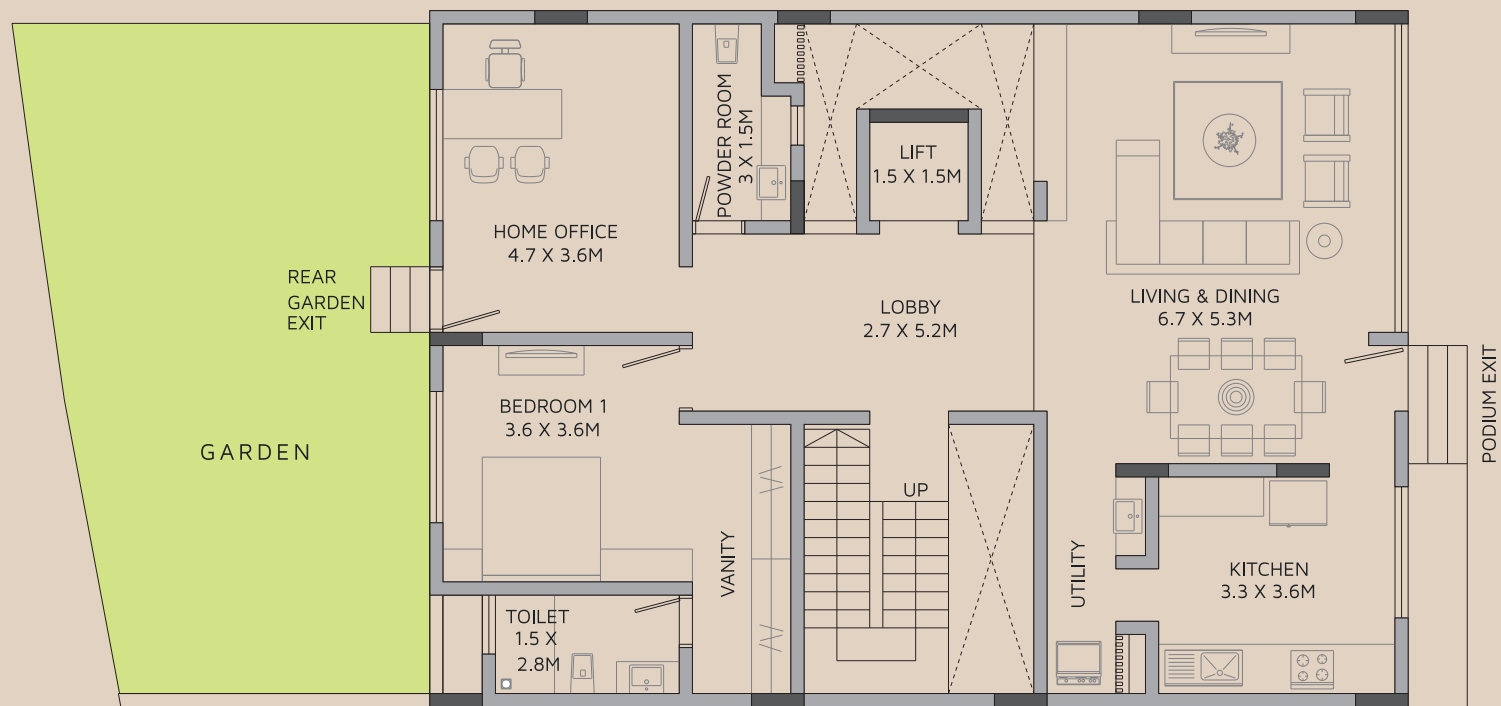
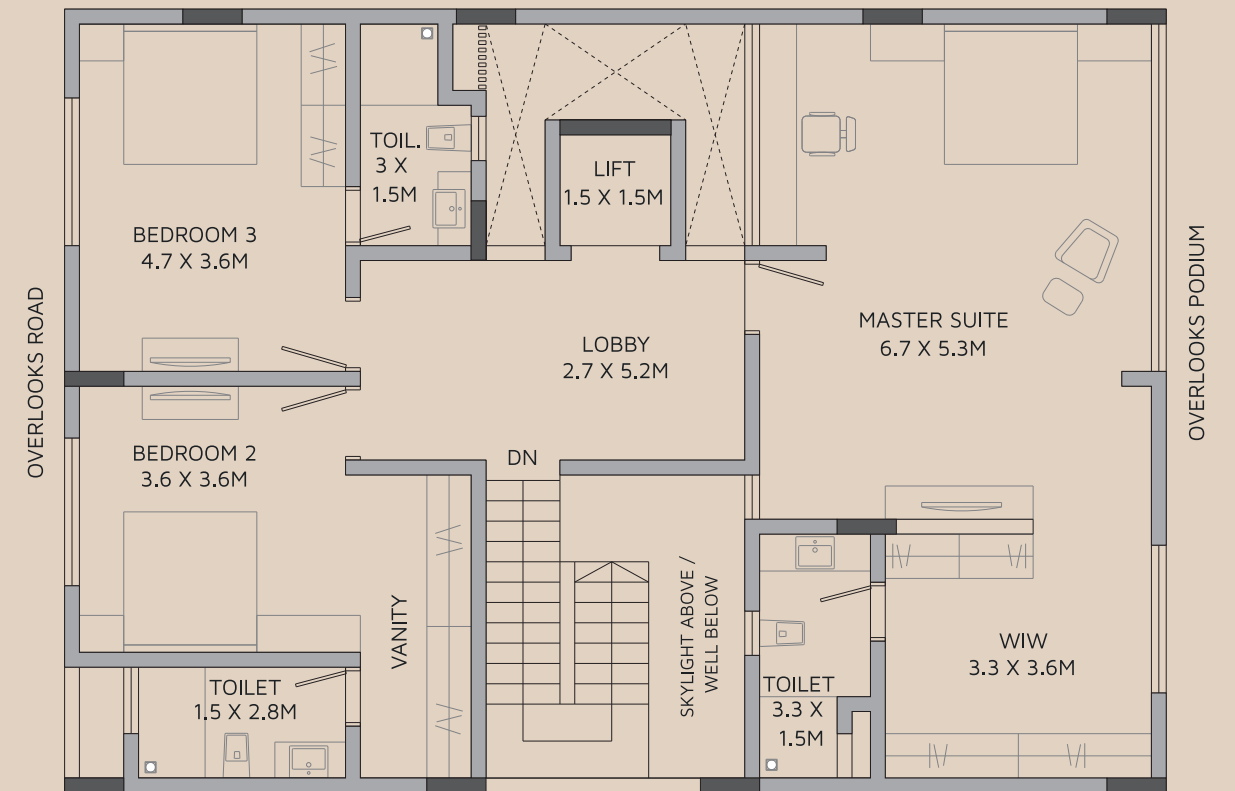
*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN

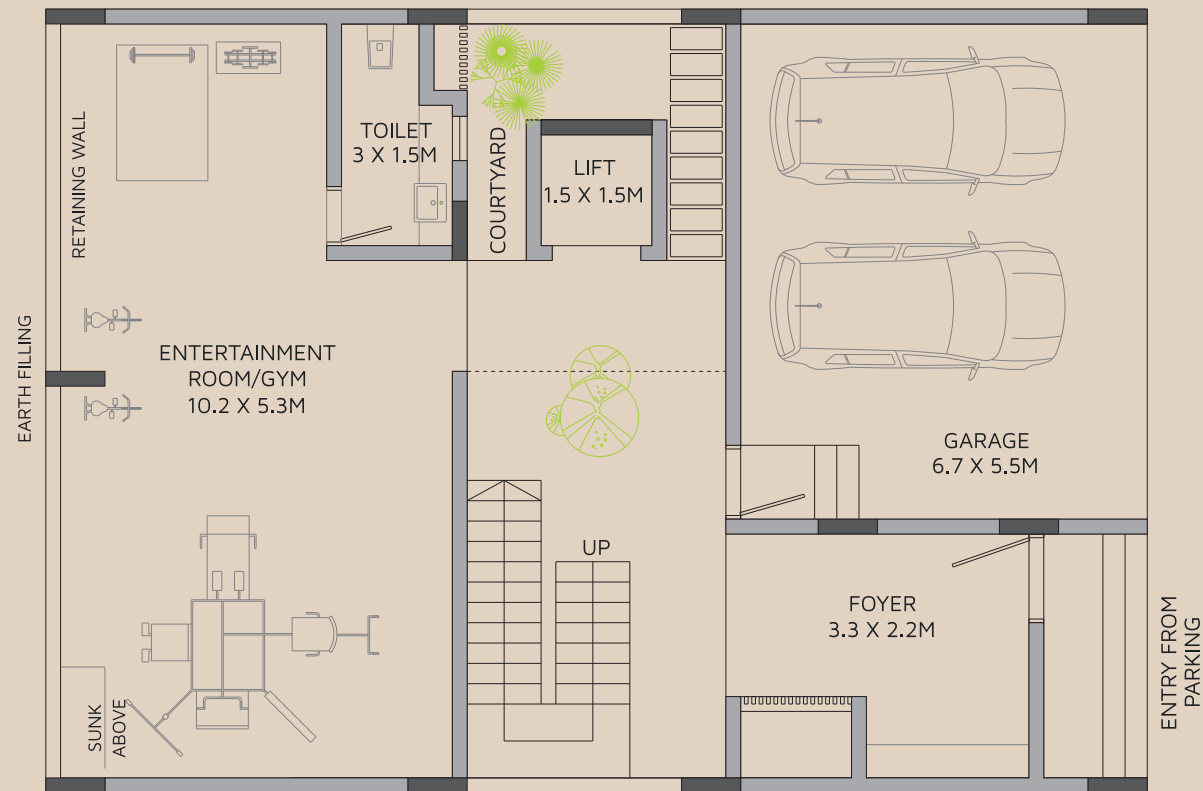
UNIT - 02		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	101.55	36.85	4.62	0
UPPER GROUND FLOOR	130.94	0	0	57.22
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

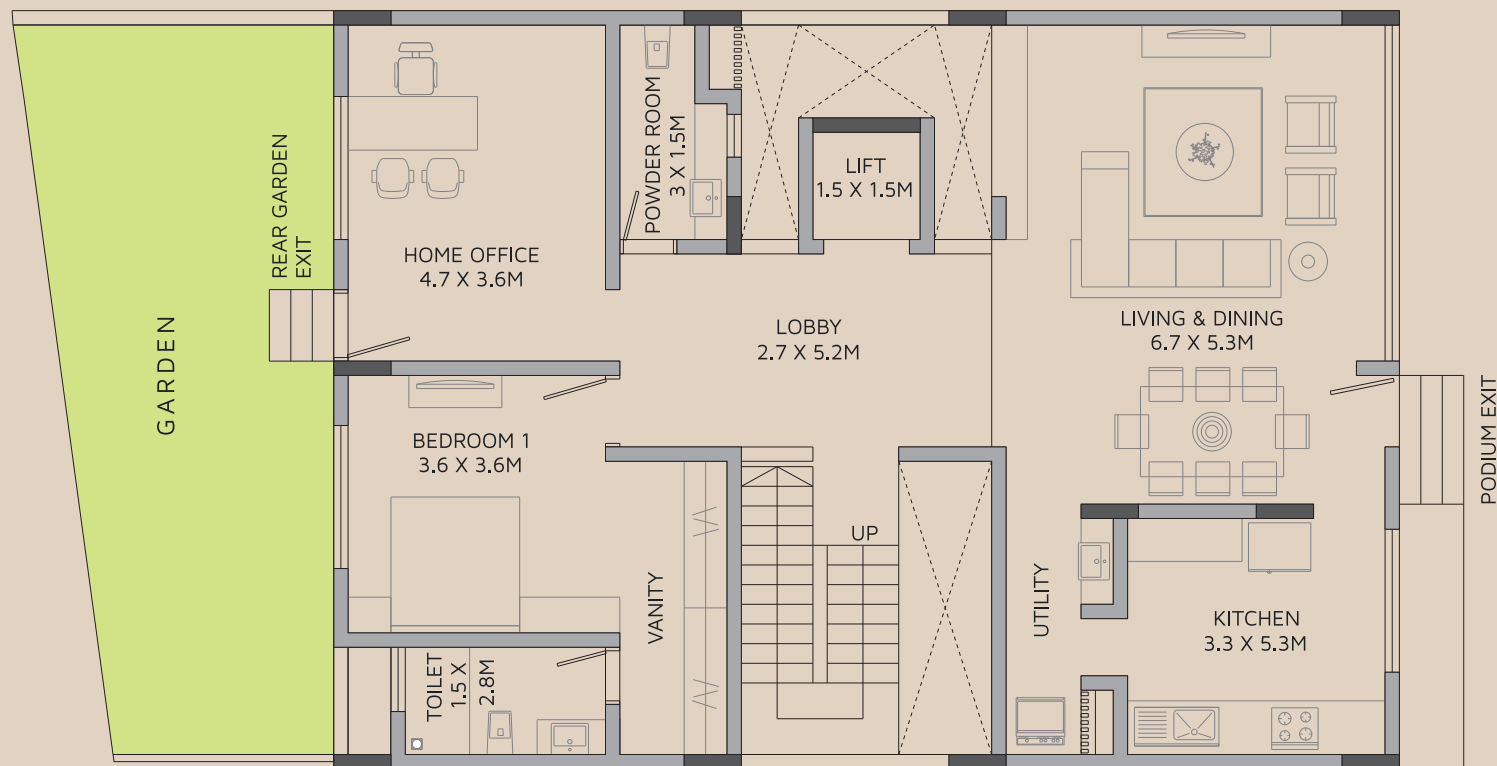
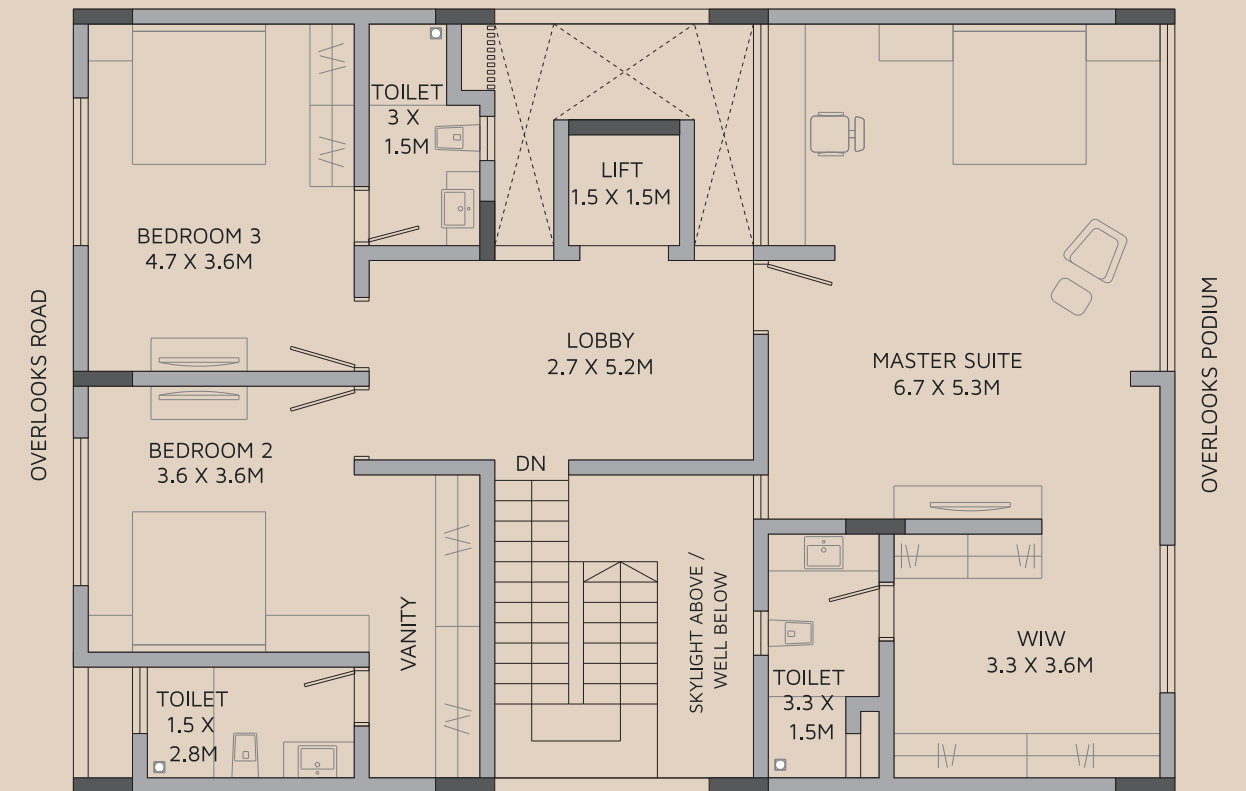
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LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN

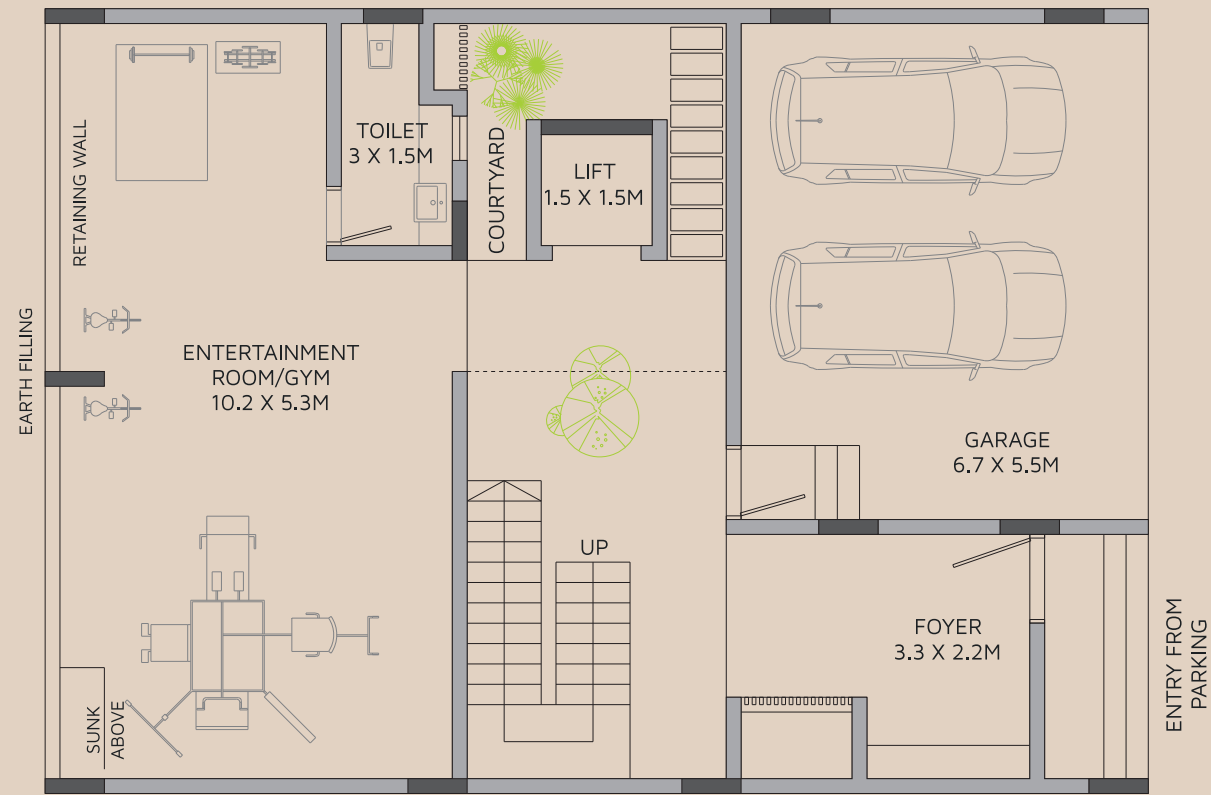
UNIT - 03		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	101.55	36.85	4.62	0
UPPER GROUND FLOOR	130.94	0	0	38.52
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

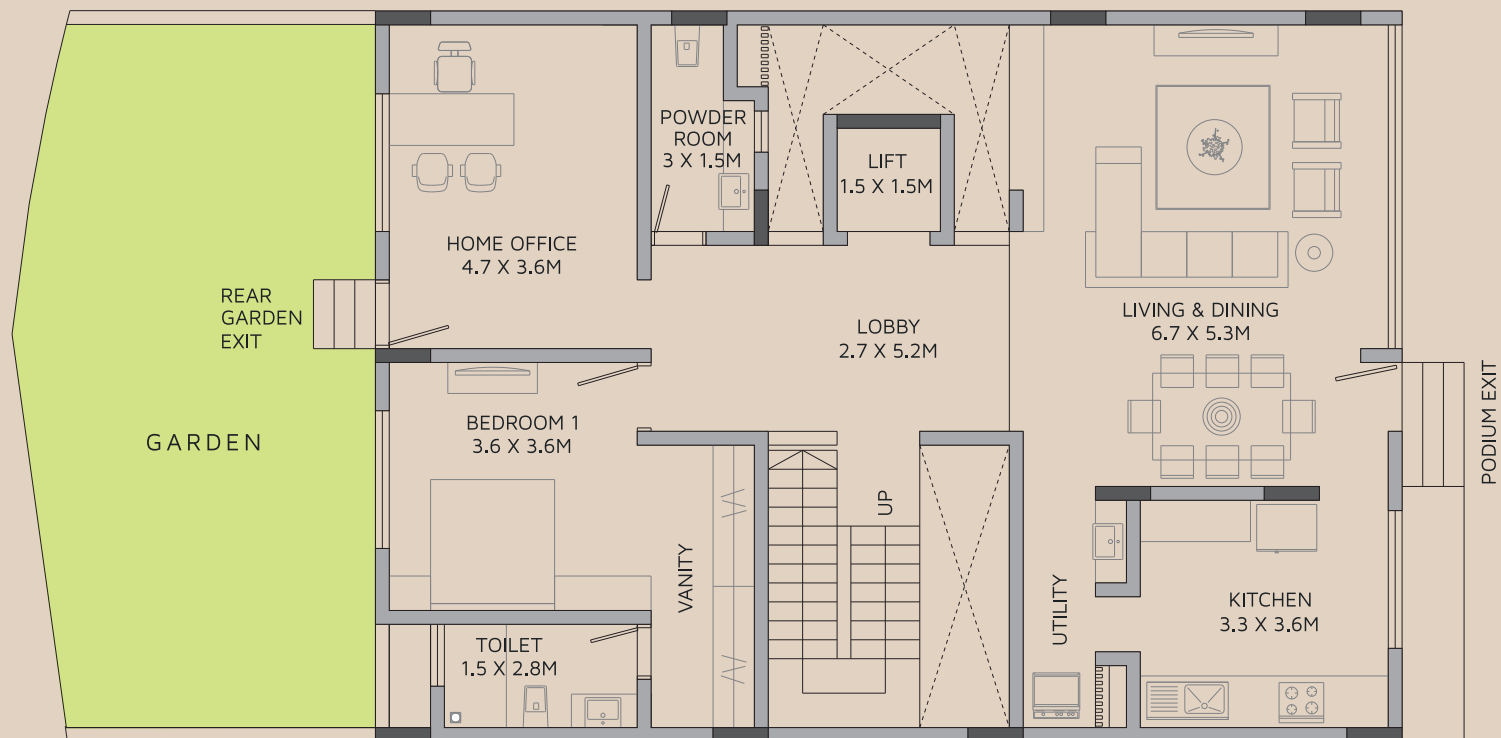
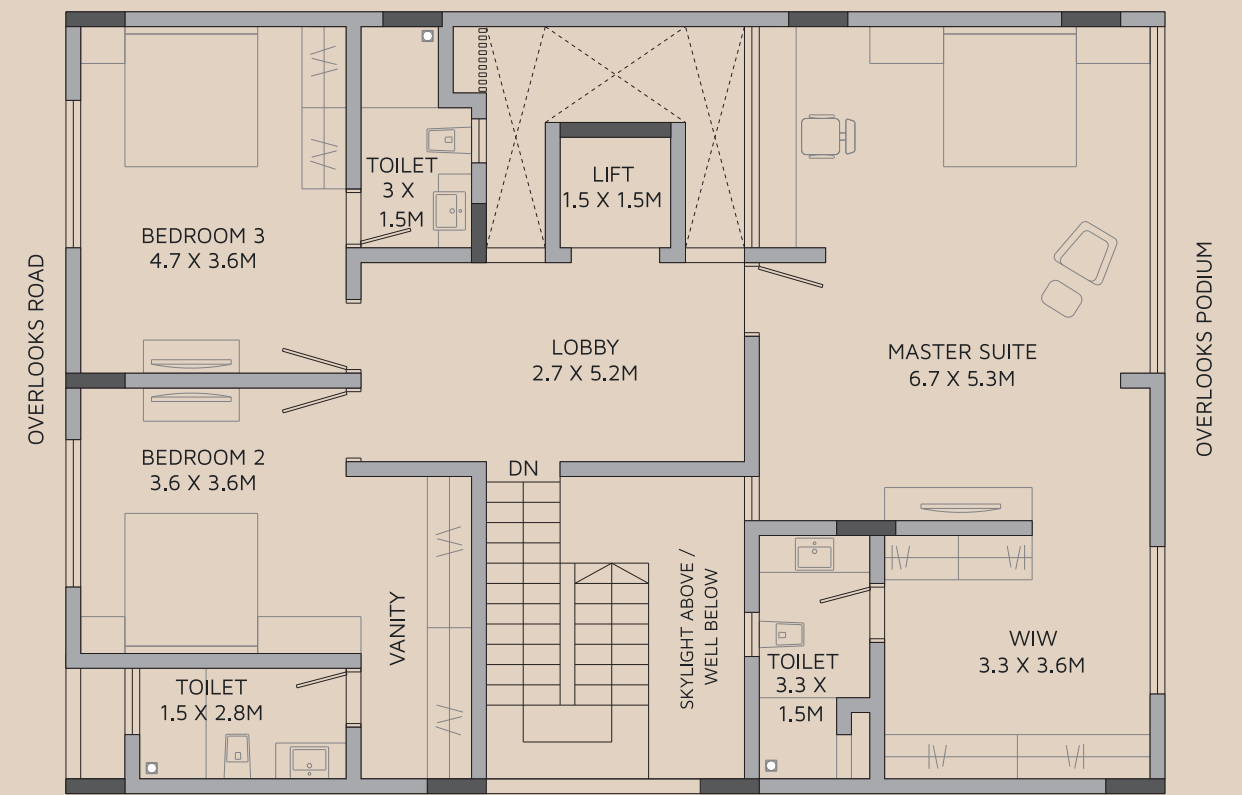
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LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN

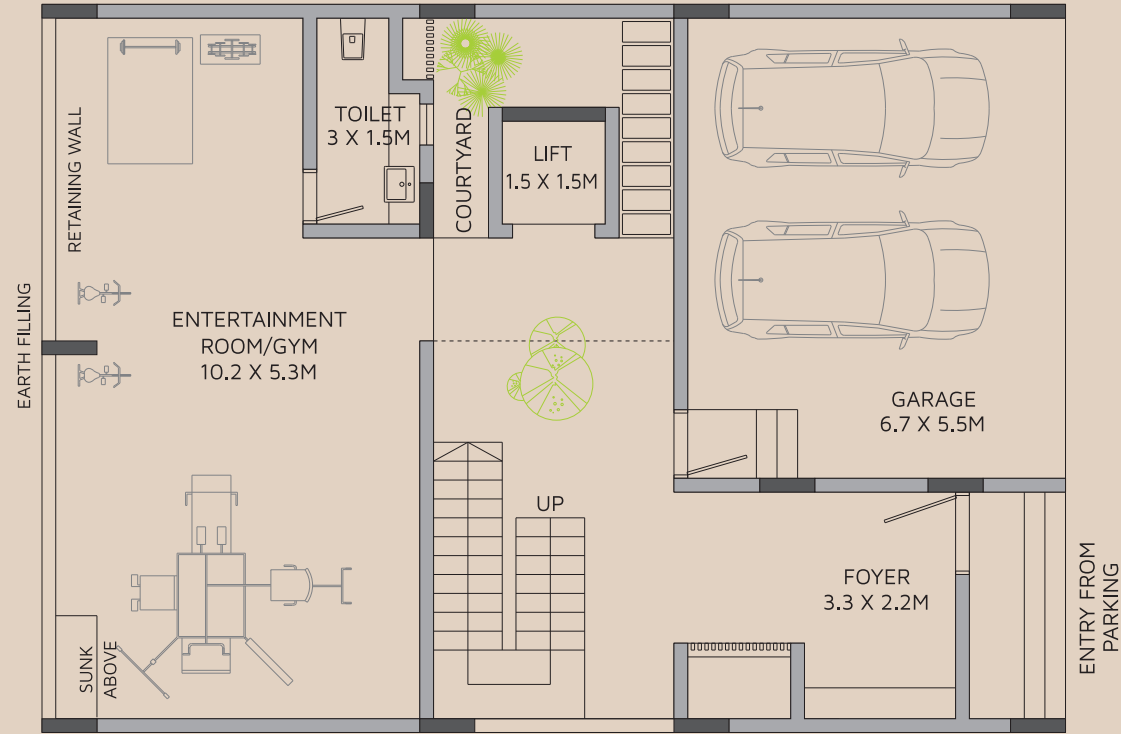
UNIT - 04		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	101.55	36.85	4.62	0
UPPER GROUND FLOOR	130.94	0	0	50.03
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

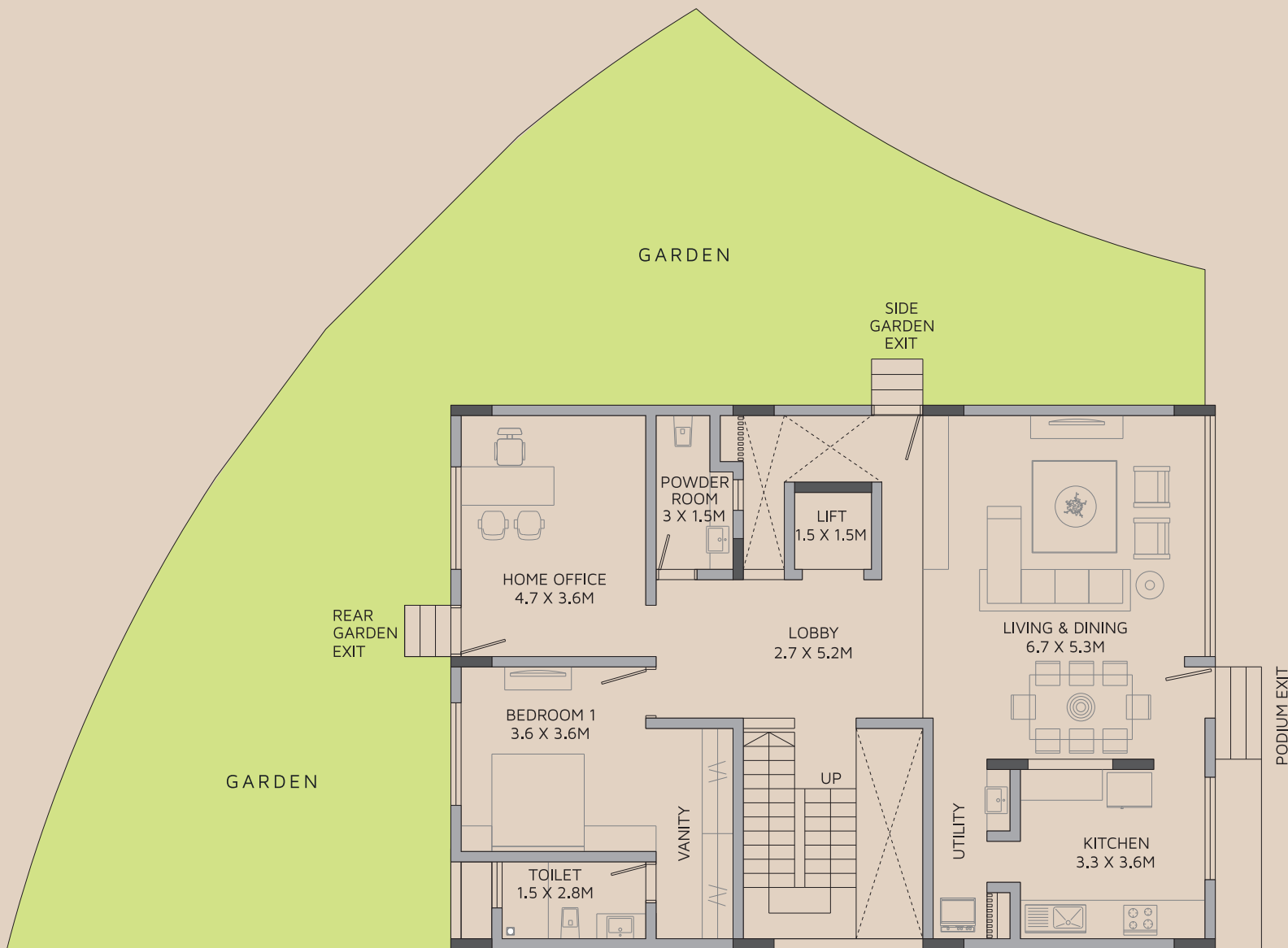
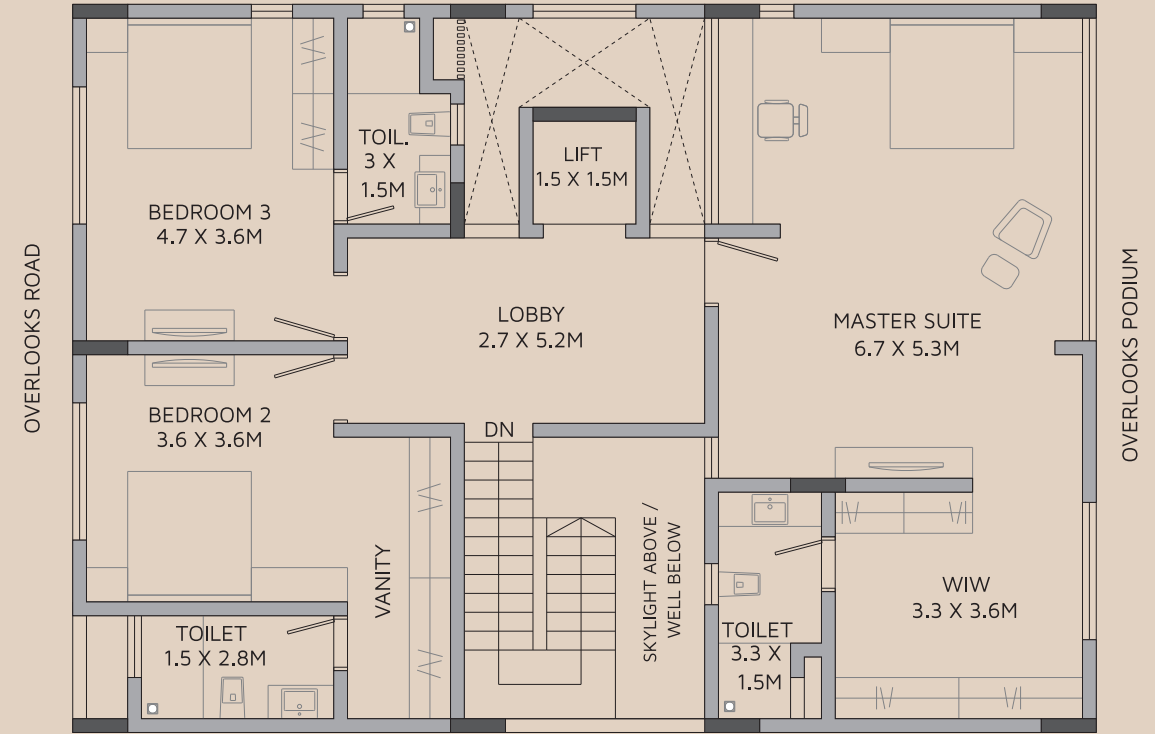
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LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN

UNIT - 05		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	101.55	36.85	4.62	0
UPPER GROUND FLOOR	134.14	0	0	141.46
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

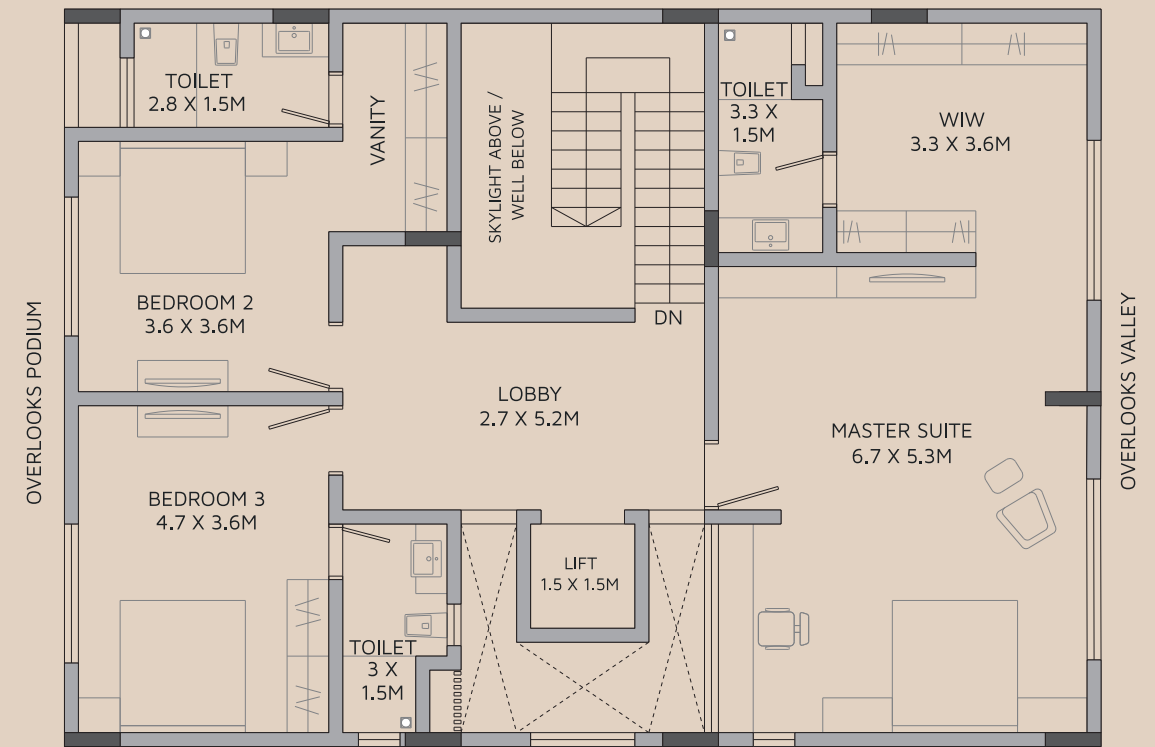
*Note: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



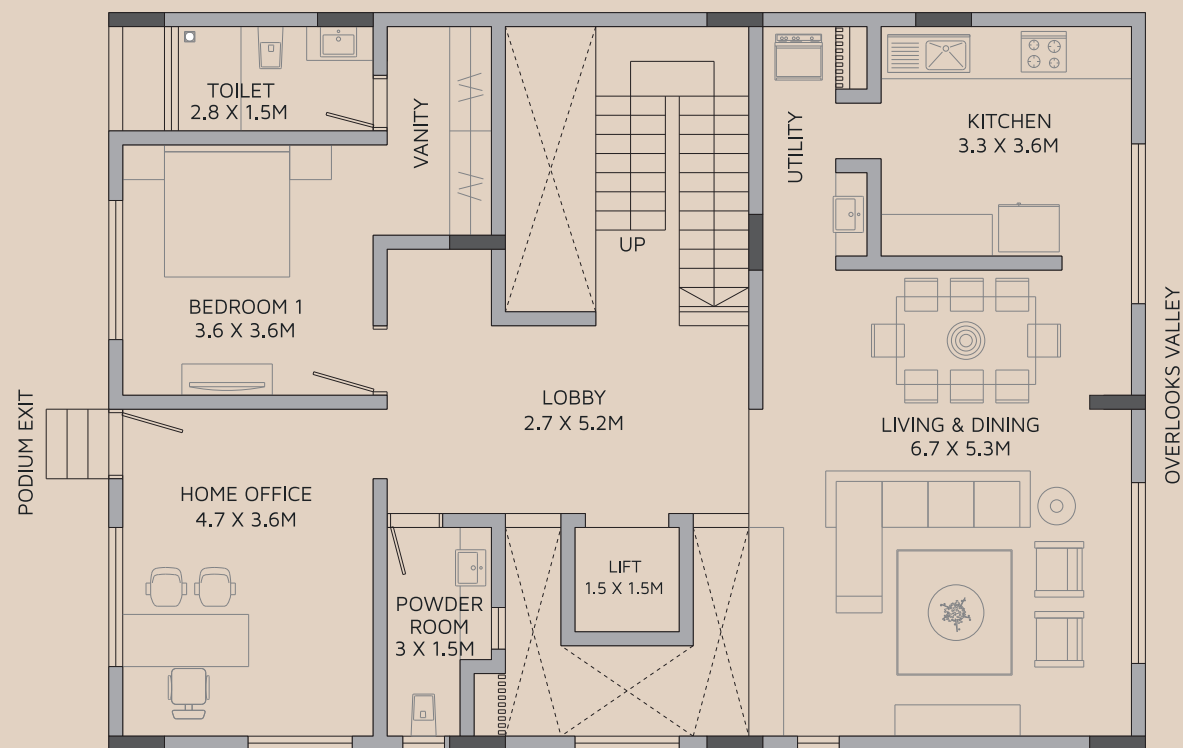
LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN



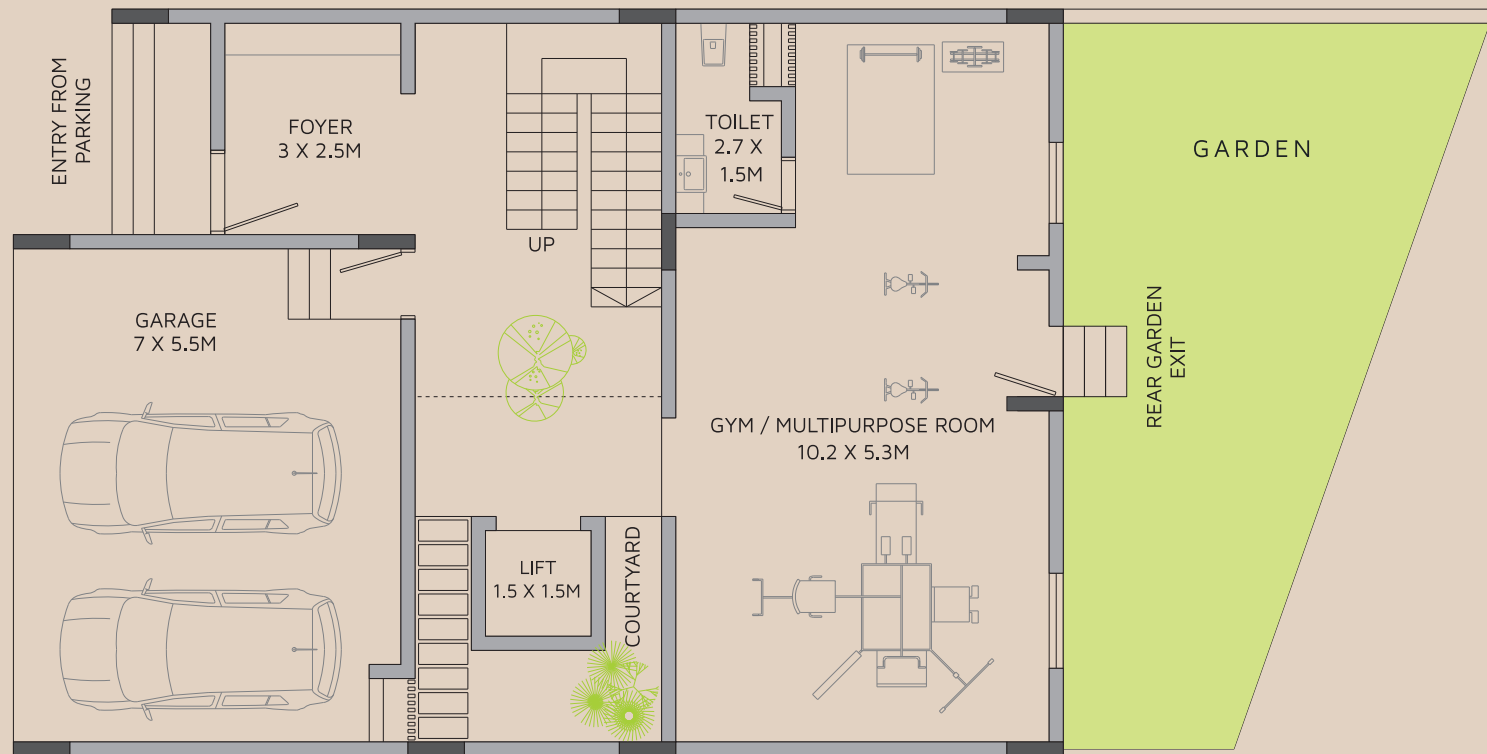
UNIT - 06		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	102.67	38	4.2	41.27
UPPER GROUND FLOOR	130.44	0	0	0
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

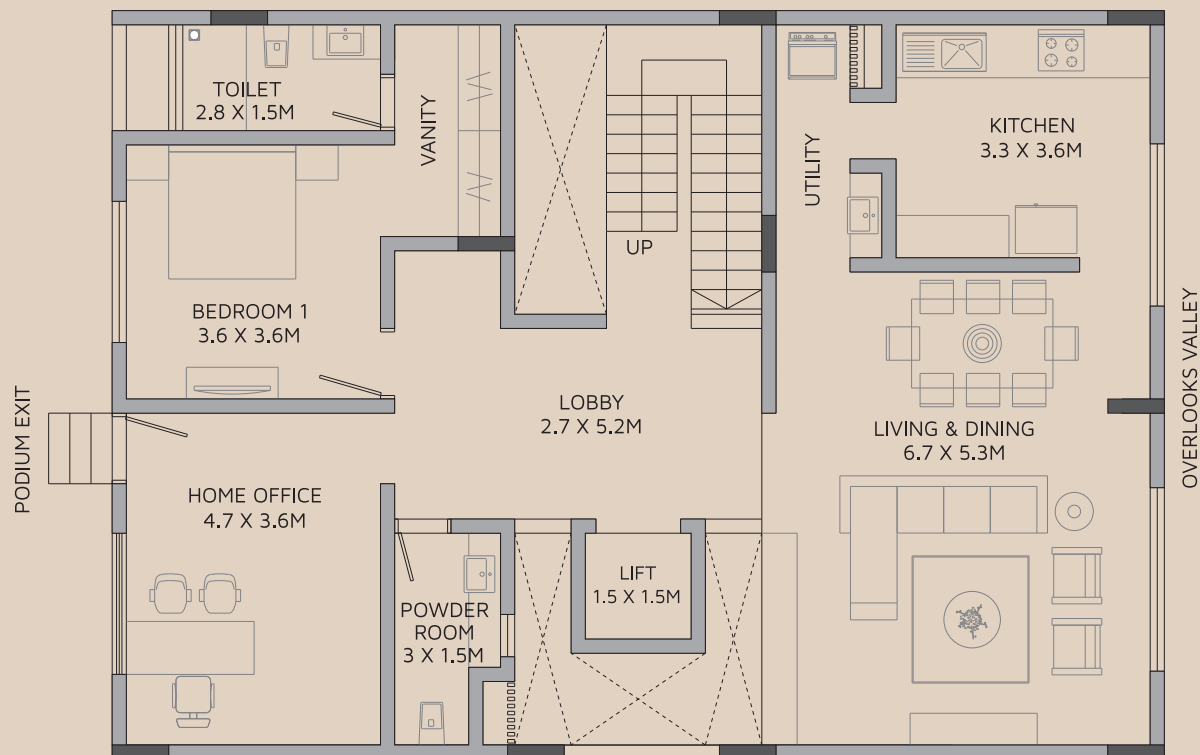
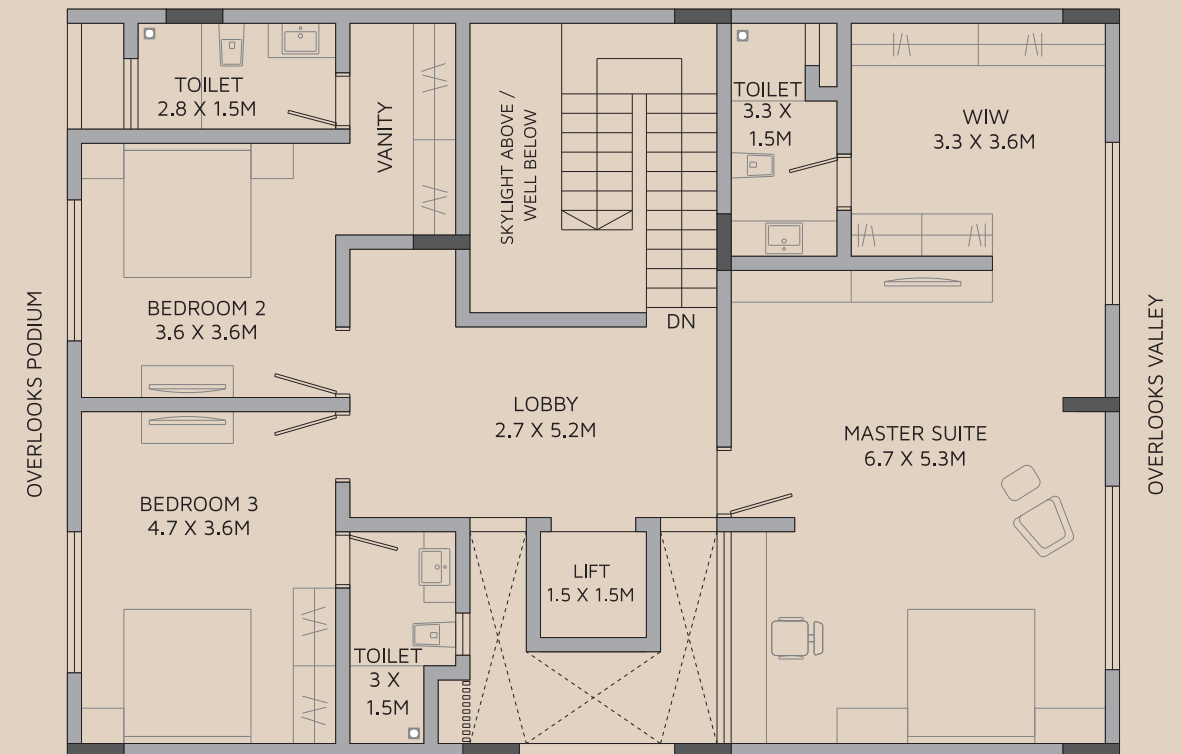
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LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN

UNIT - 07		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	98.47	38	4.2	43.38
UPPER GROUND FLOOR	130.74	0	0	0
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

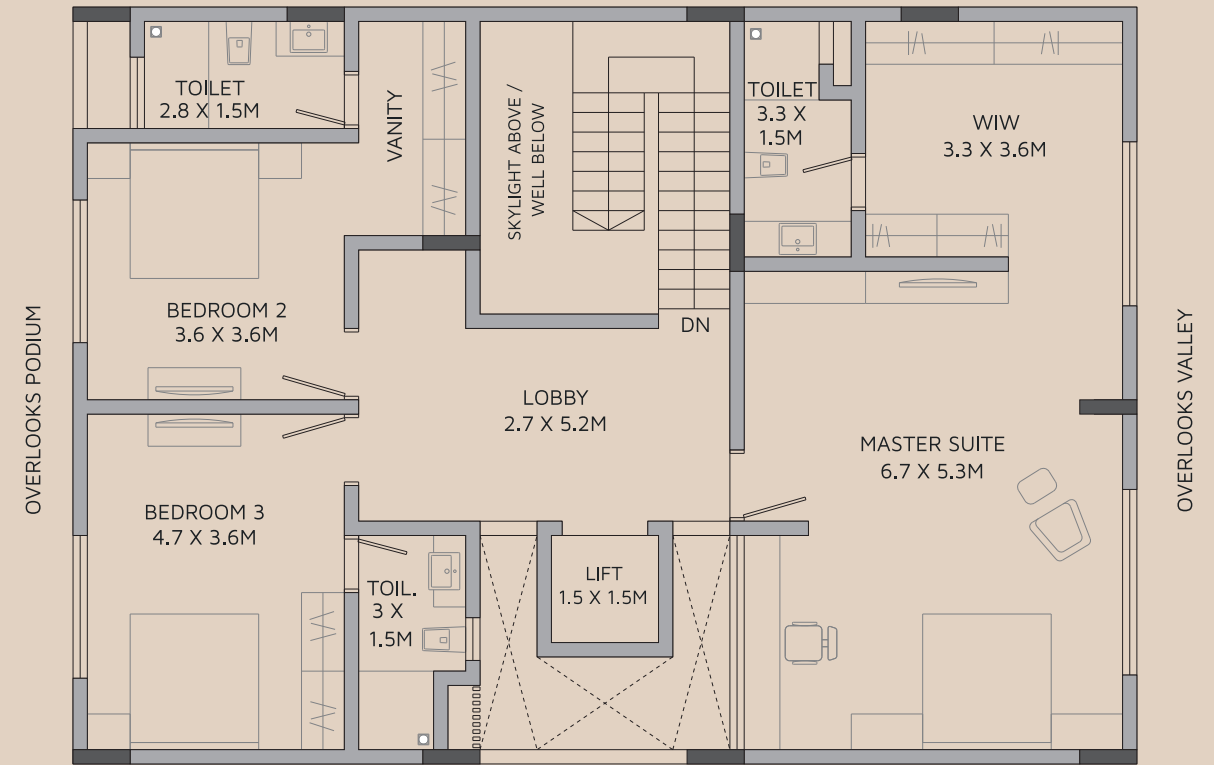
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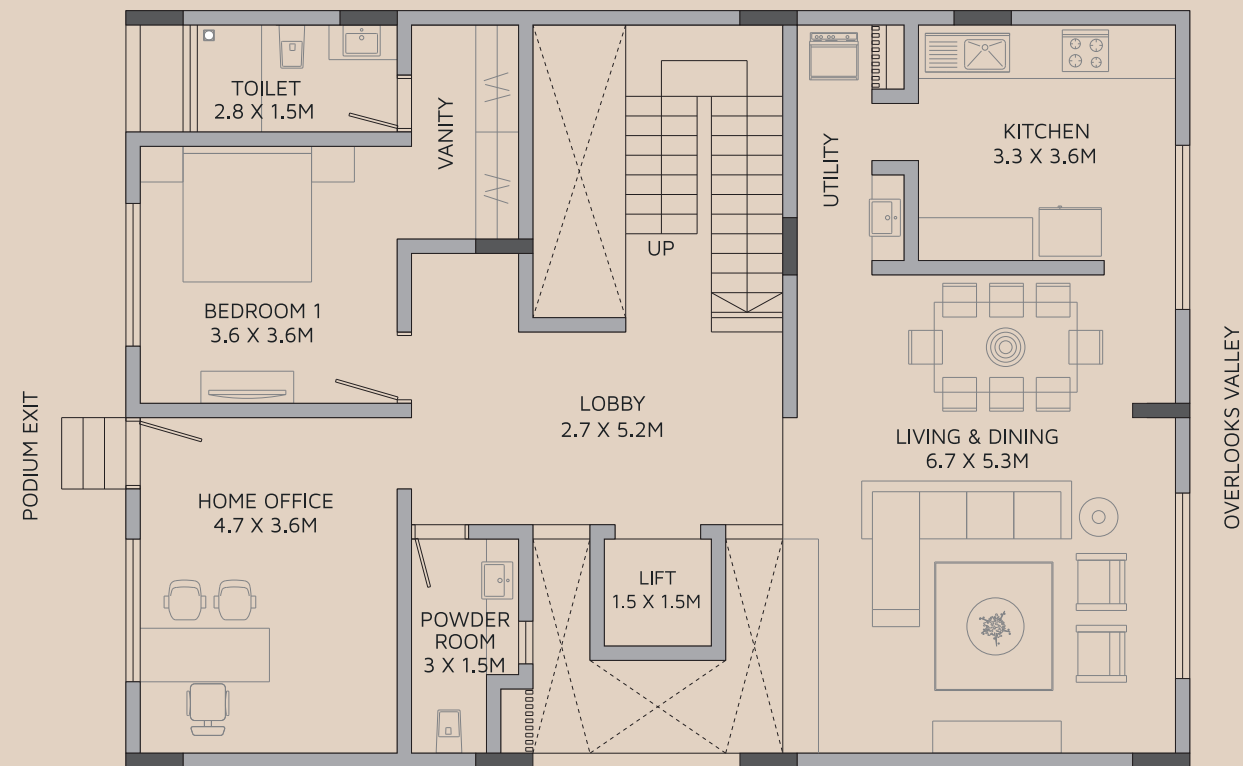
LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN



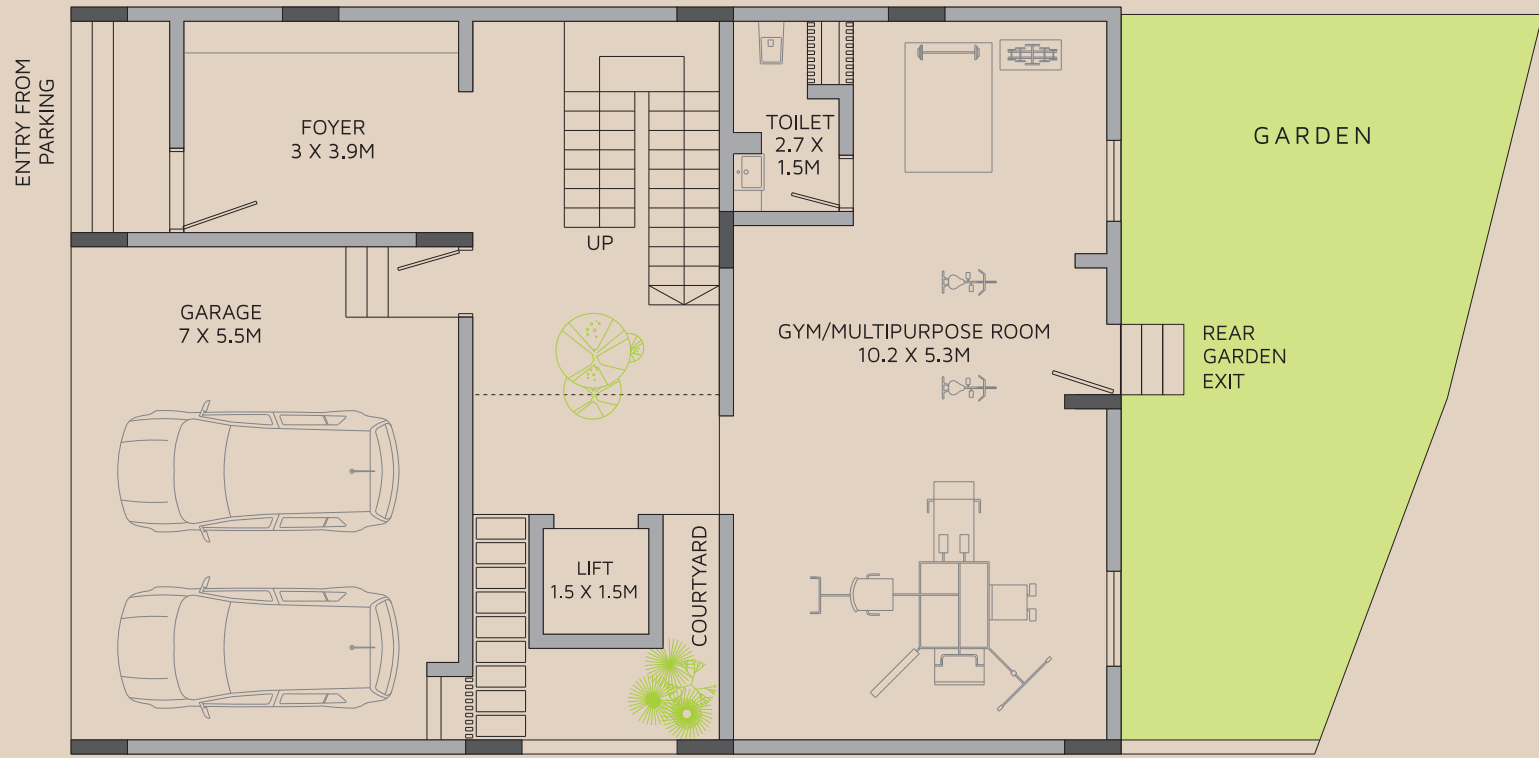
UNIT - 08		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	102.67	38	4.2	40.34
UPPER GROUND FLOOR	130.74	0	0	0
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

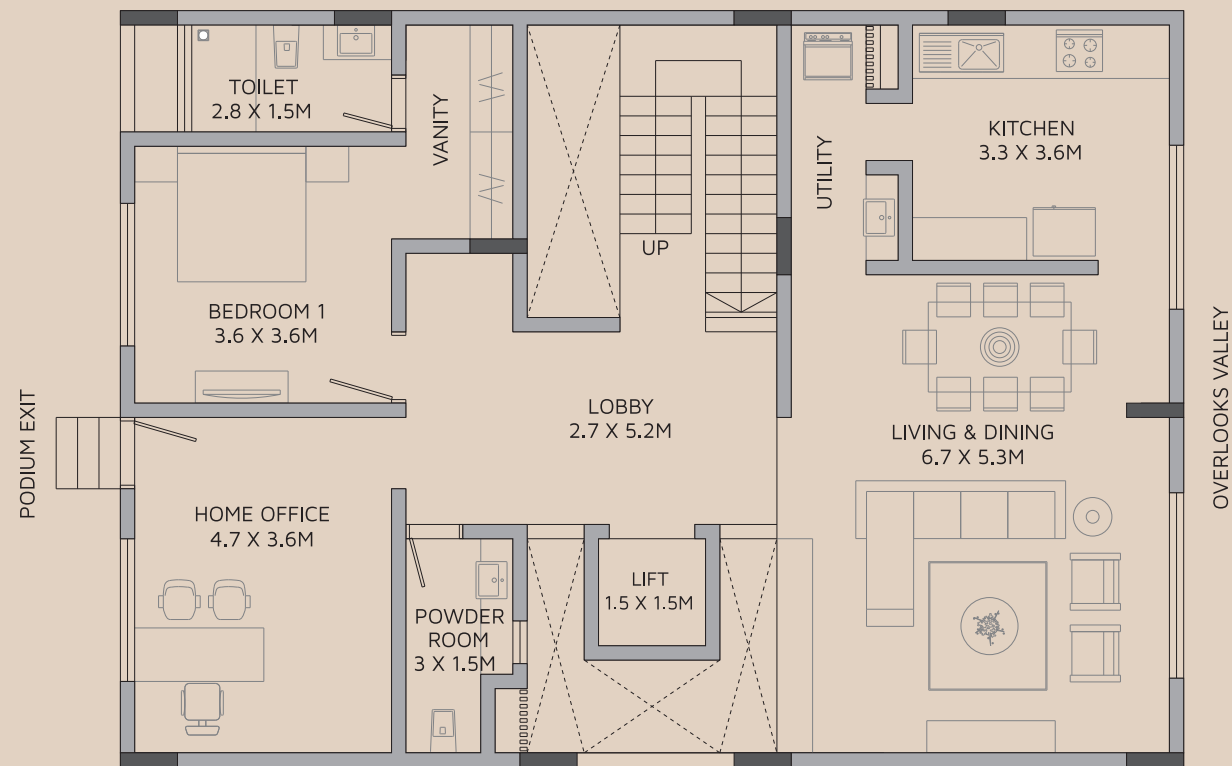
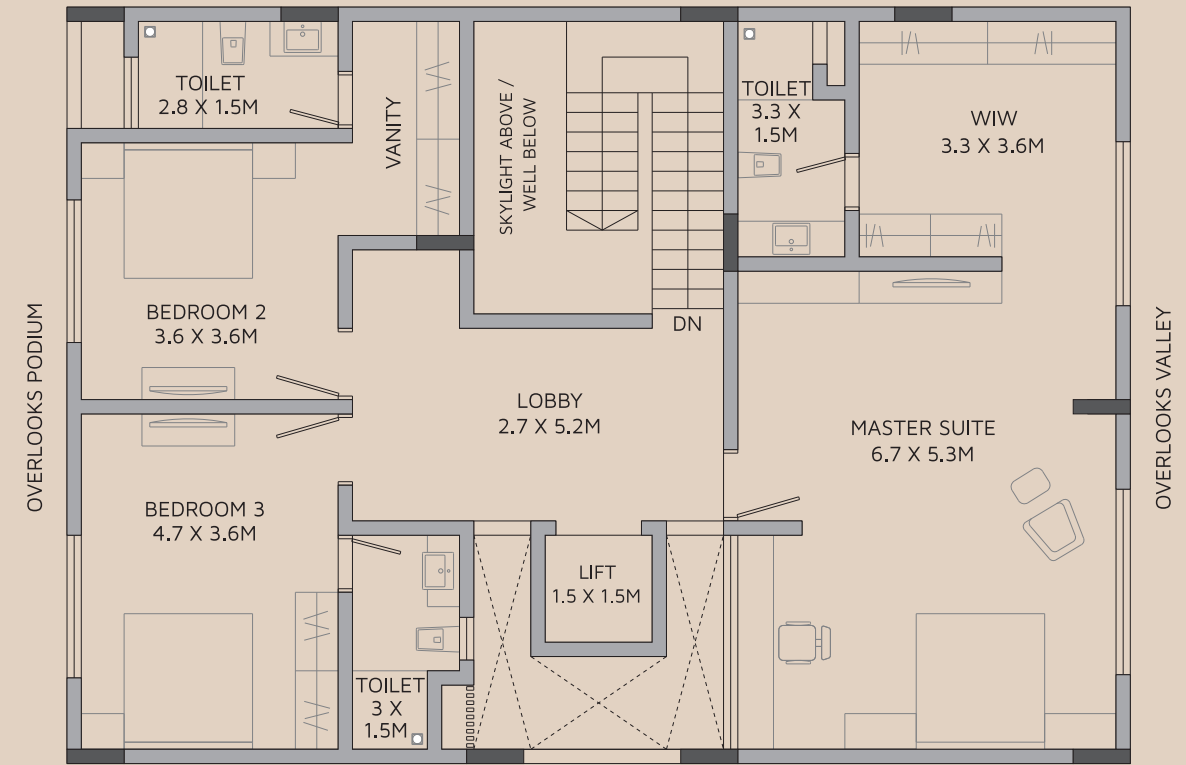
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LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN

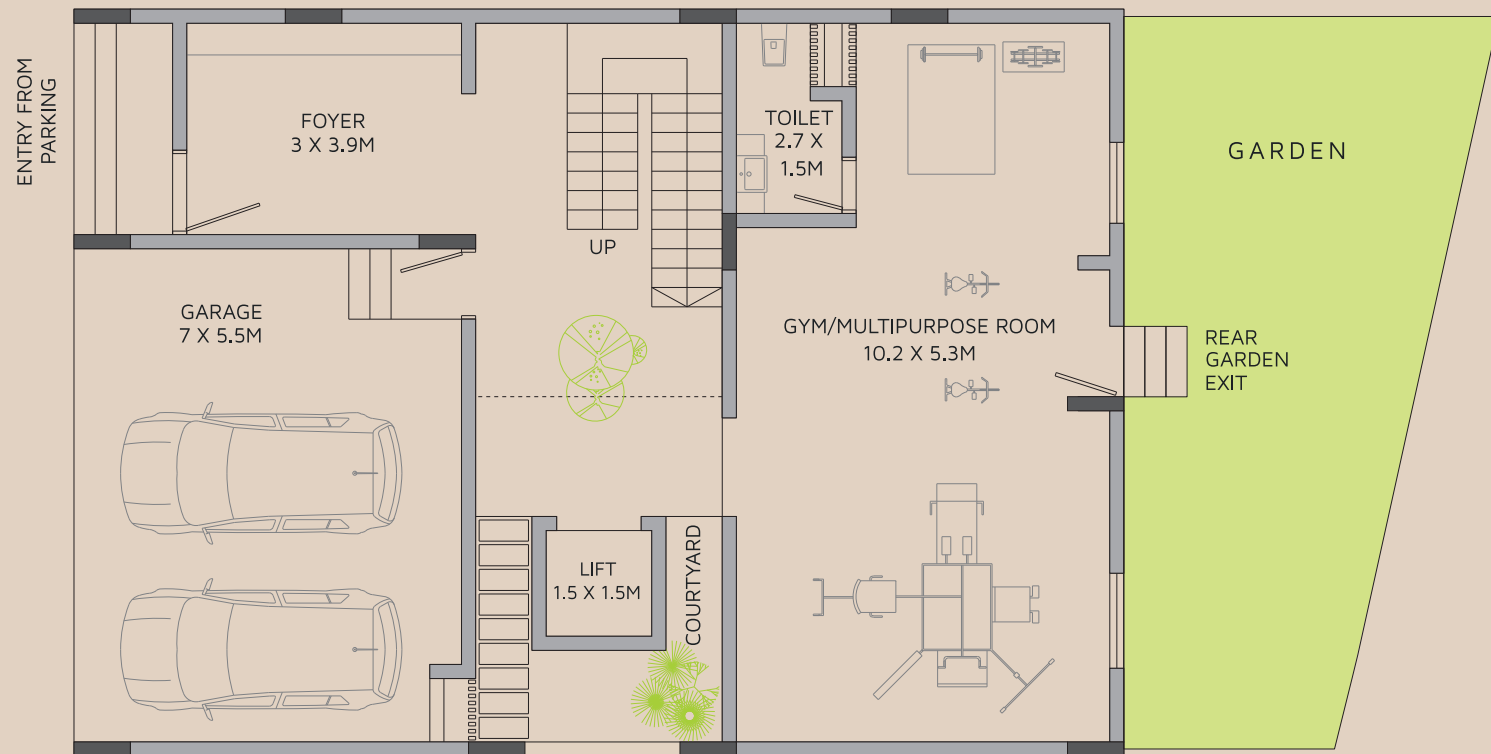
UNIT - 09		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	102.67	38	4.2	46.46
UPPER GROUND FLOOR	130.74	0	0	0
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

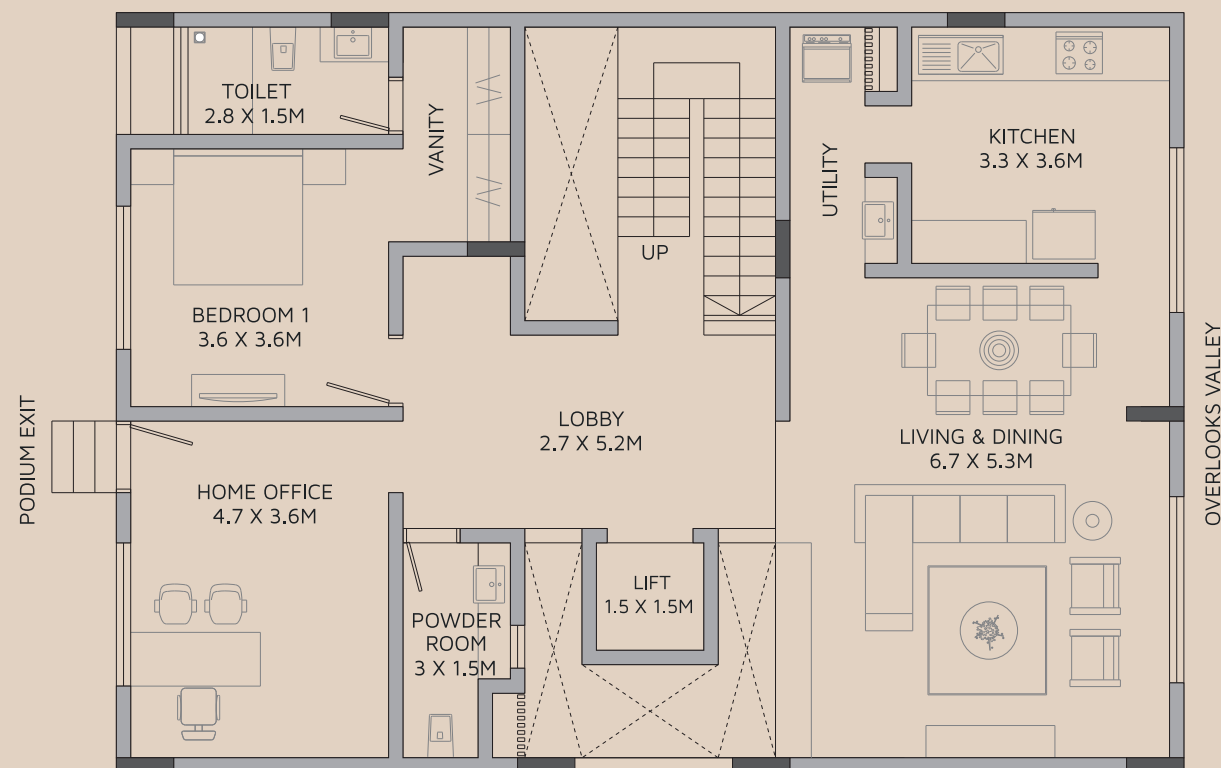
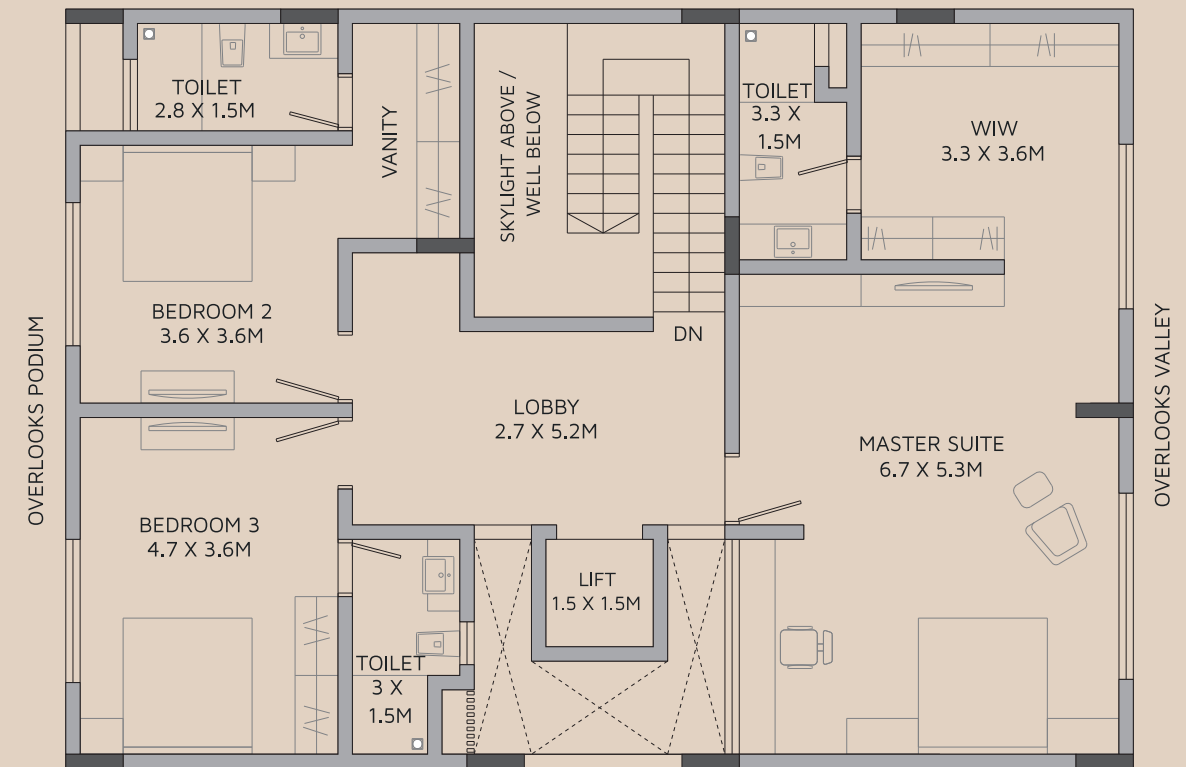
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LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN

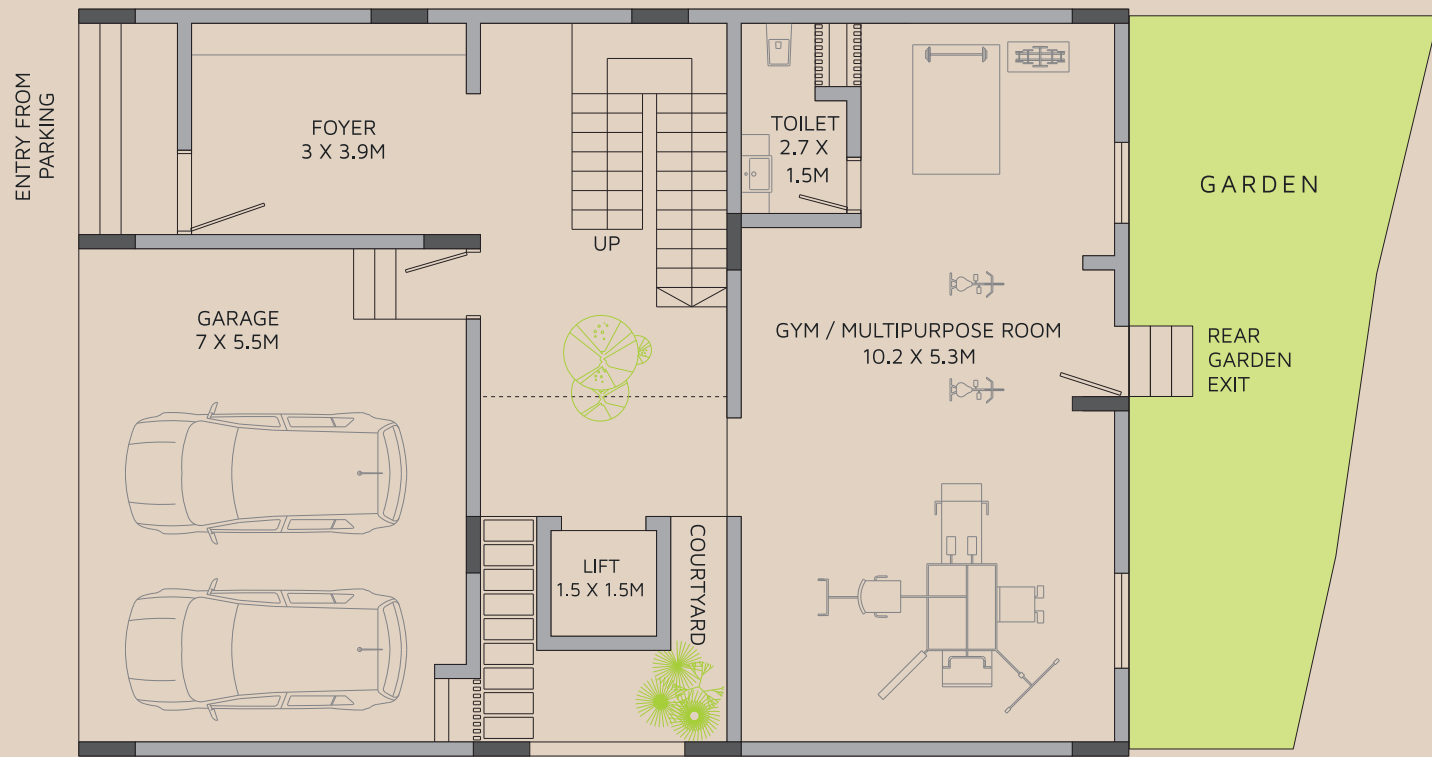
UNIT - 10		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	102.67	38	4.2	42.44
UPPER GROUND FLOOR	130.74	0	0	0
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

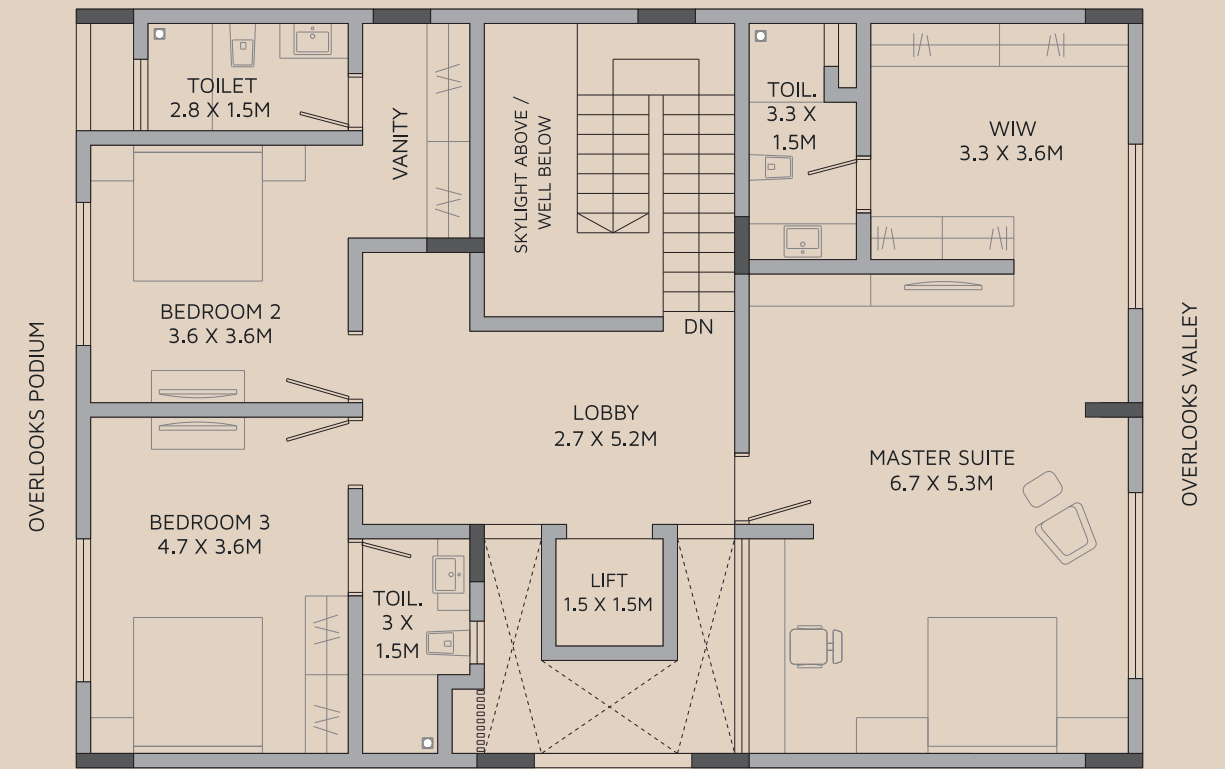
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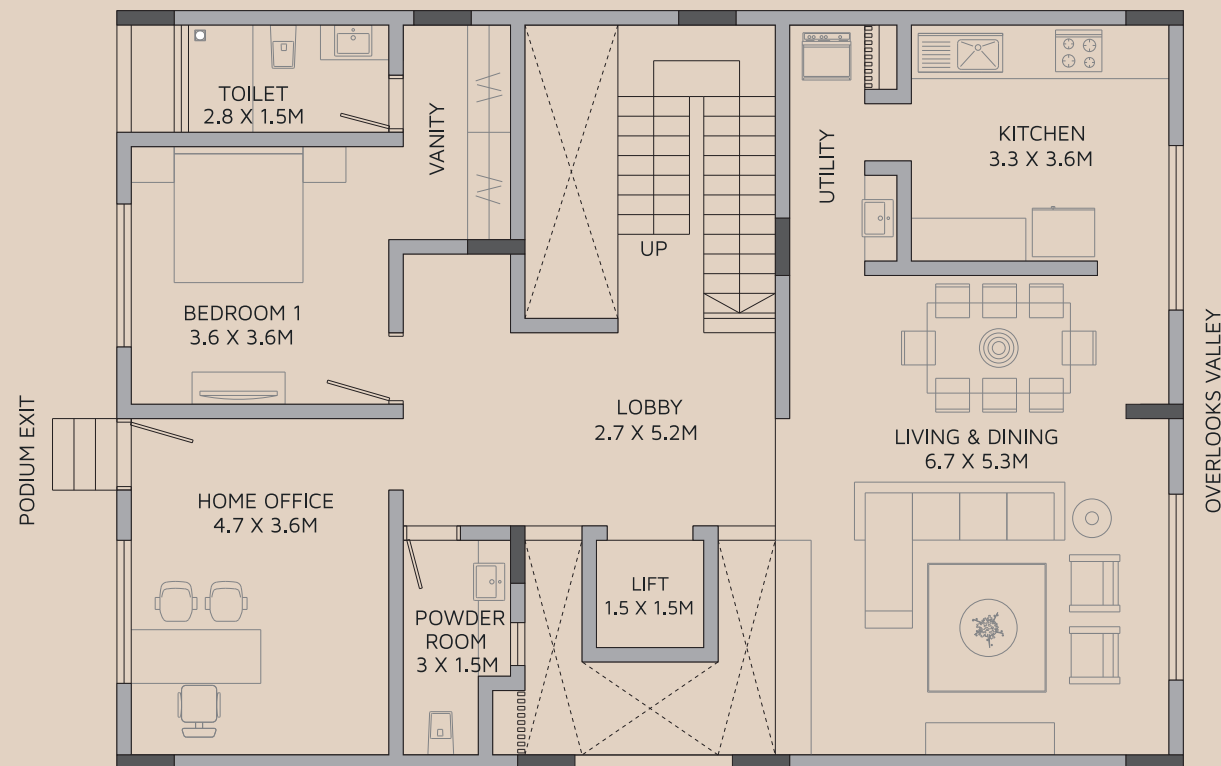
LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN



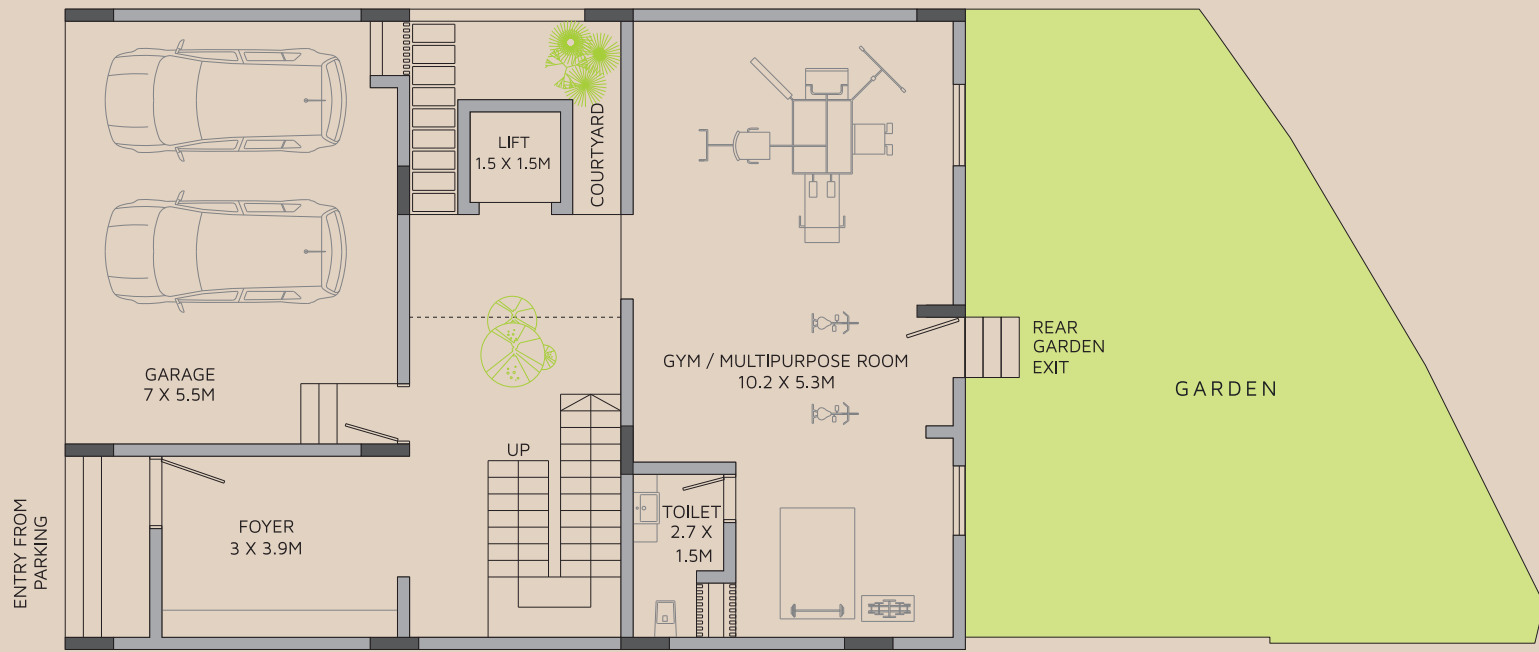
UNIT - 11		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	102.67	38	4.2	33.86
UPPER GROUND FLOOR	130.74	0	0	0
FIRST FLOOR	130.54	0	0	0

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

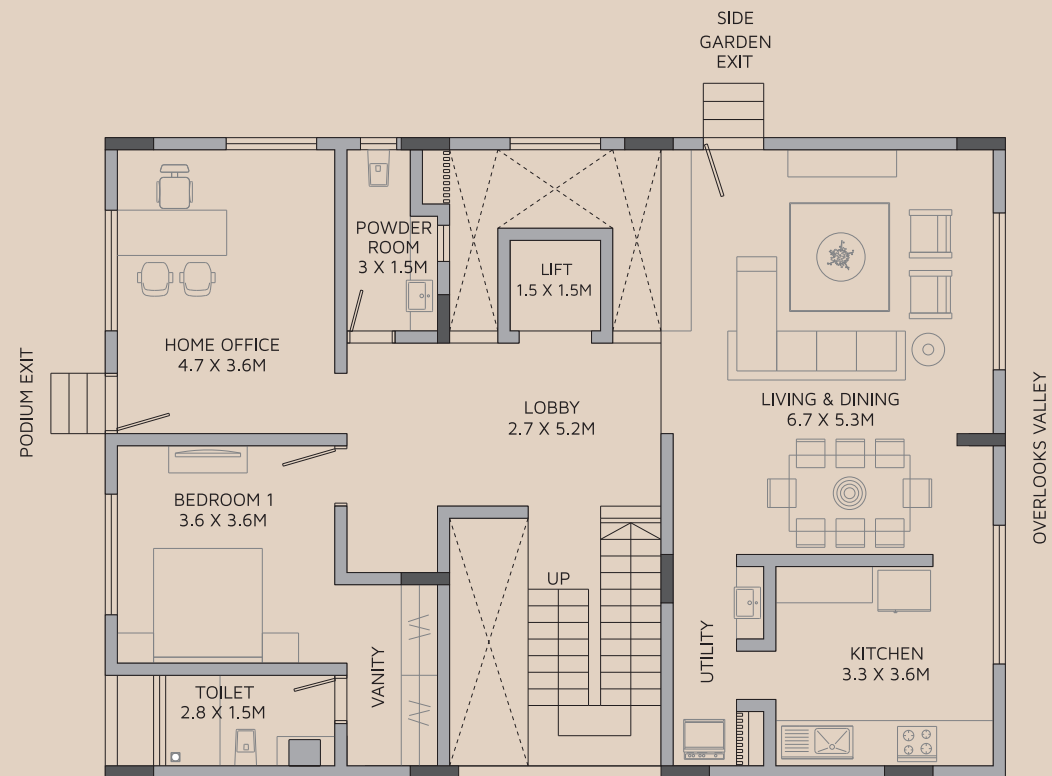
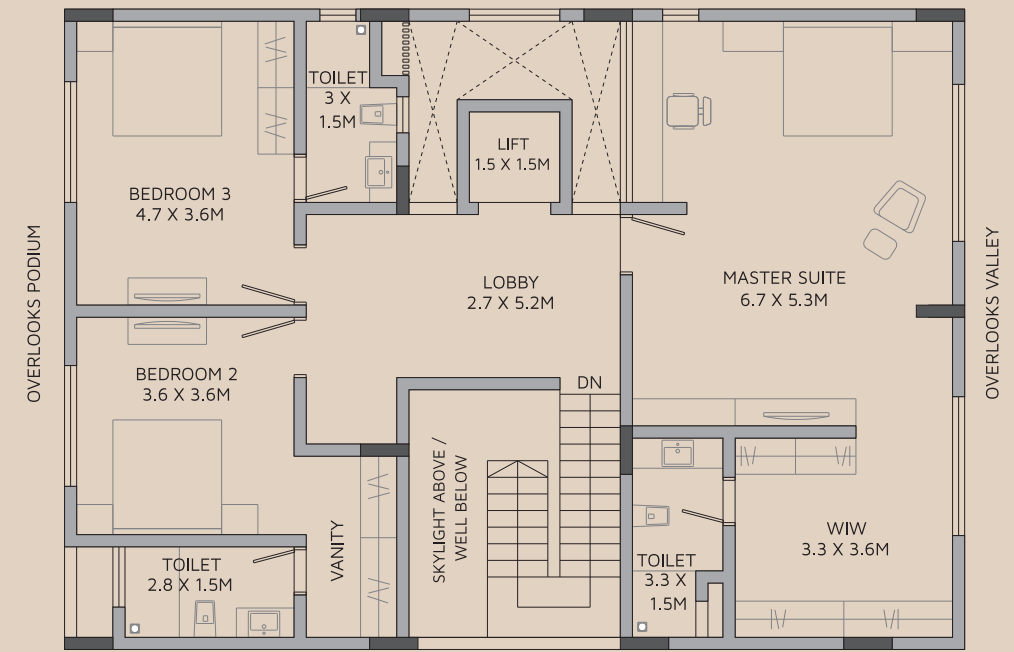
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LOWER GROUND FLOOR PLAN



FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN

UNIT - 12		AREA STATEMENT IN SQ.M		
FLOORS	FLOOR AREA	GARAGE	ENTRY STEPS	GARDEN AREA
LOWER GROUND FLOOR	102.67	38	4.2	65.21
UPPER GROUND FLOOR	130.94	0	0	89.48
FIRST FLOOR	130.54	0	0	0

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