


THE  
*Autograph*  
COLLECTION

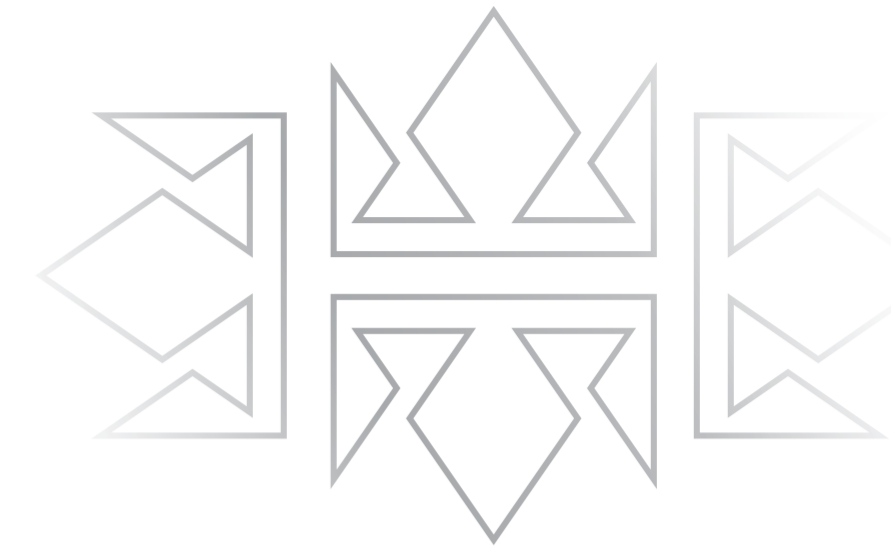


NOW IN BAVDHAN



PRESENTING  
  
**PRIMARC**

**3 BHK  
GRAND SUITES**



# EXPERIENCE THE EXCELLENCE

**40+**

Lacs  
sq.ft.  
area  
tranformed

**19+**

Successful  
projects

**9+**

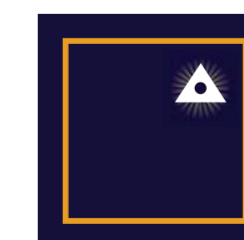
Prestigious  
Awards

**4000+**

Families  
delighted

**32+**

Years of  
Legacy



**EXCELLAA**  
BUILDING WITH ETHOS

A LIFESTYLE  
FOR THE  
SELECT FEW



THE  
*Autograph*  
COLLECTION

Thoughtfully designed spaces, mindfully crafted interiors, handpicked offerings, and a stunning selection of amenities that leaves nothing further to be desired; is just the very beginning of what The Autograph Collection brings to you.

Think bespoke fixtures that are a class apart, graced by elegant details that leave you utterly mesmerized. The Autograph Collection has it all, and then some more. All past, present and future residences that are a part of this inimitable collection will come equipped with an assured selection of preset, ultra-premium features and amenities. Painstakingly fashioned to offer you a truly luxe lifestyle, the collection is a breathtaking celebration of extraordinary living, in a way that is incomparably exclusive beyond your very wildest imagining.



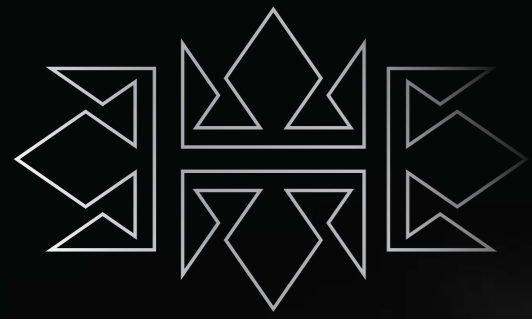


INTRODUCING  
**PRIMARC** FROM *THE Autograph*  
COLLECTION

Evergreen surroundings, scenic views as far as your eyes can see, and the absolutely unparalleled and coveted location that is Bavdhan. These are just some of the things that make residential suites at PRIMARC an absolute joy to behold. This is a realm in which every single window opens to a breathtaking view of the Sahyadris, as whispering winds serenade and swirl through your very abode no less. Surrounded by an ocean of greens and girdled by endless vistas of flora and fauna, PRIMARC is not only meant to be your home, but of mother nature as well.



Artistic Impression



# NOT JUST A SIGNATURE, BUT AN AUTOGRAPH.

Infused with the spirit of embracing transformation, this architectural magnificence draws a striking parallel to a magnificent butterfly.





The height of the building is subject to the sanctions given by local authorities.



## EXPERIENCE TRULY PHENOMENAL LIVING

Here's a world that lets you live life large, literally. Think full-height **2.7 mtr.** windows that let you see endlessly past broad horizons and never-ending landscapes. Think ceilings that stand tall and mighty at a whopping **3.3 mtr.** slab to slab height. Think pristine Imported Marble flooring that lets your very walk become the talk-of-the-town. Think world-class imported fixtures in every restroom that let you freshen up and rejuvenate, the lavish way. All that and more, is just a tiny little part of your everyday life at **PRIMARC.**



# BAVDHAN

Set in the lush lap of nature, Bavdhan is the city's most promising eco-destination. Surrounded by an evergreen landscape and mesmerizing vistas, the place is miles away from the hustle and bustle of the city, minus the lifestyle compromises. With the revamped environs of Chandani Chowk to bring you seamless connectivity to all places that truly matter, this is the serene, peaceful, and breathtakingly beautiful lifestyle that you'd always wanted.



SCAN HERE TO  
EXPERIENCE THE  
ACTUAL SHOT



Artistic Impression

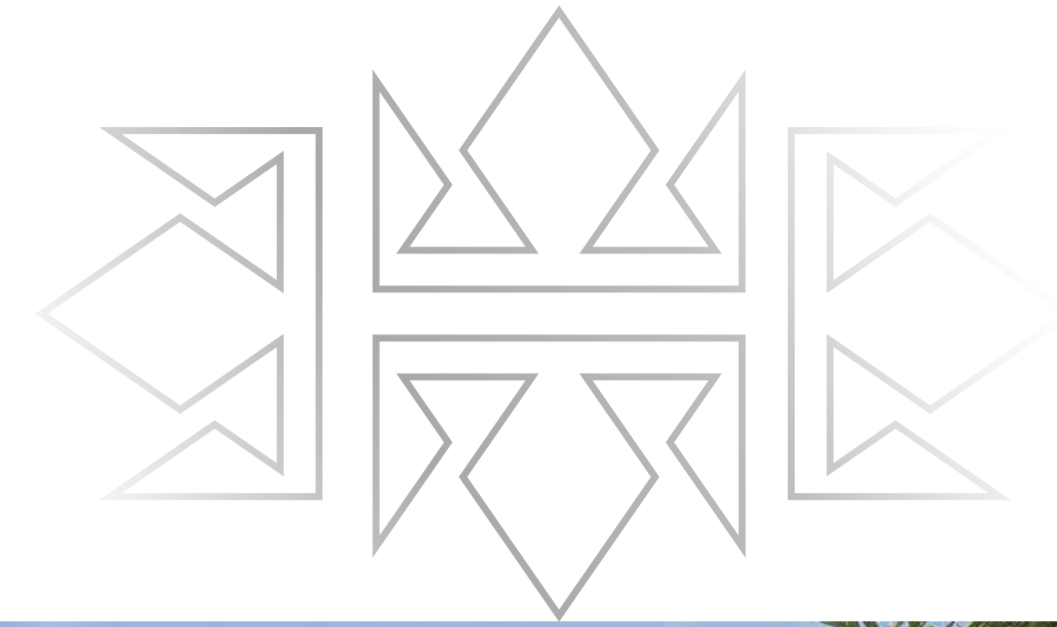


# EMBRACE BLISS IN A CLIMATISED INFINITY POOL

Finally, a pool in which the temperature is always "just right." For the Climatised Infinity Pool at PRIMARC is more than just another place for relaxation, rejuvenation and reinvigoration; it's a realm that effortlessly tailors itself to match your utmost comfort and convenience, every single time that you step into it.

So feel free to drop by this truly spectacular looking pool and dive right in; the temperature's just perfect. Always.

# WELCOME TO THE GOLF TERRACE



Get used to seeing glorious views every time you visit those Golfing greens. For the Golf Terrace at PRIMARC is home to spectacular views of the surrounding greens. Views, that you can endlessly enjoy to your heart's content, right as you surf the lush green grasses at the very peak of existence yourselves. Get used to seeing your Eagles and your Birdies share skies with the Eagles and the Birdies. Pun intended.





ENTRY

Artistic Impression

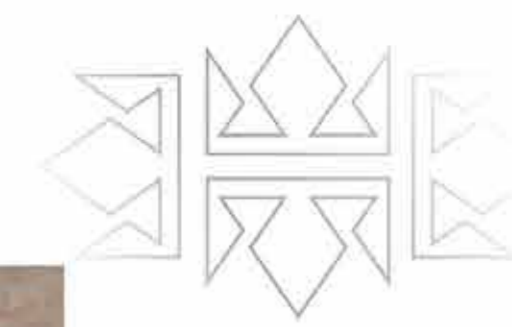


## MAKE AN ENTRANCE AT THE EXCLUSIVE ARRIVAL PORT

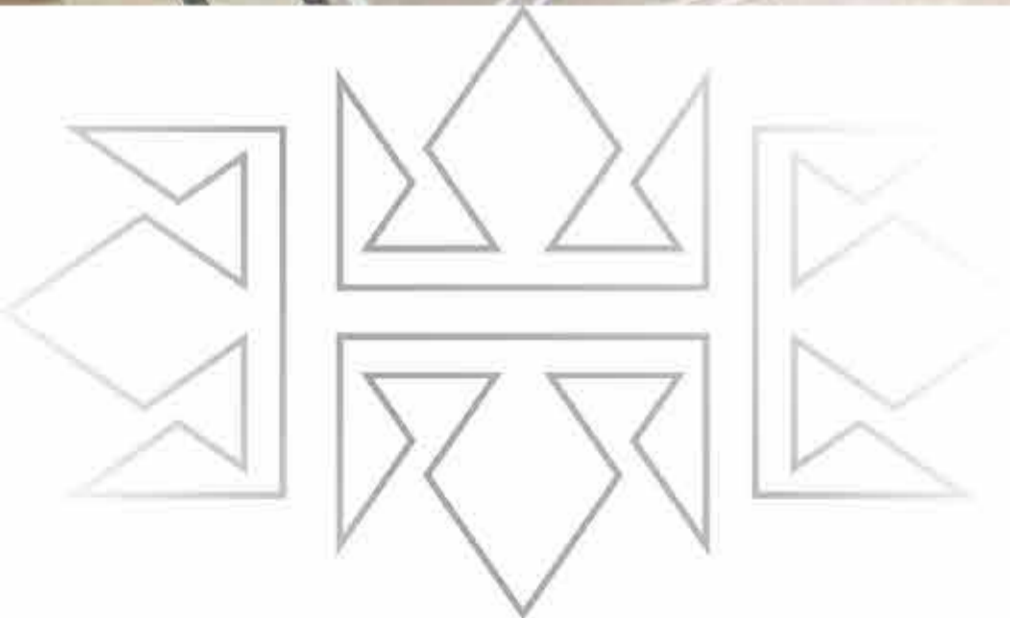
Why drive into your abode, when you can well make an entrance instead? At PRIMARC, debarking the old way is passé. Instead, we have an Exclusive Arrival Port reserved only and only for you; so that you can truly arrive, in many, many more ways than one. Some things are best enjoyed in exclusivity, after all.



A  
TREASURE  
TROVE  
OF LIFESTYLE  
ENHANCERS



Artistic Impression



# A GRANDIOSE LOBBY THAT WELCOMES SOPHISTICATION

CAFÉ SOCIAL | ELEVATOR FOYER | PRIVATE BANQUET  
PRIVATE LOUNGE | BUSINESS CENTRE

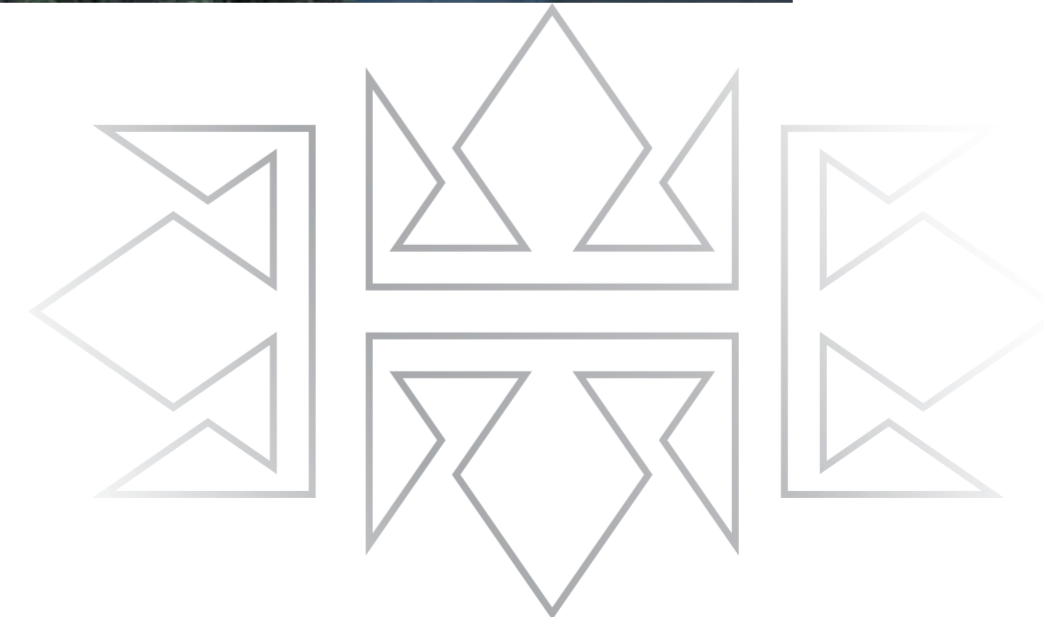


# WELCOME TO THE SKY FOYER

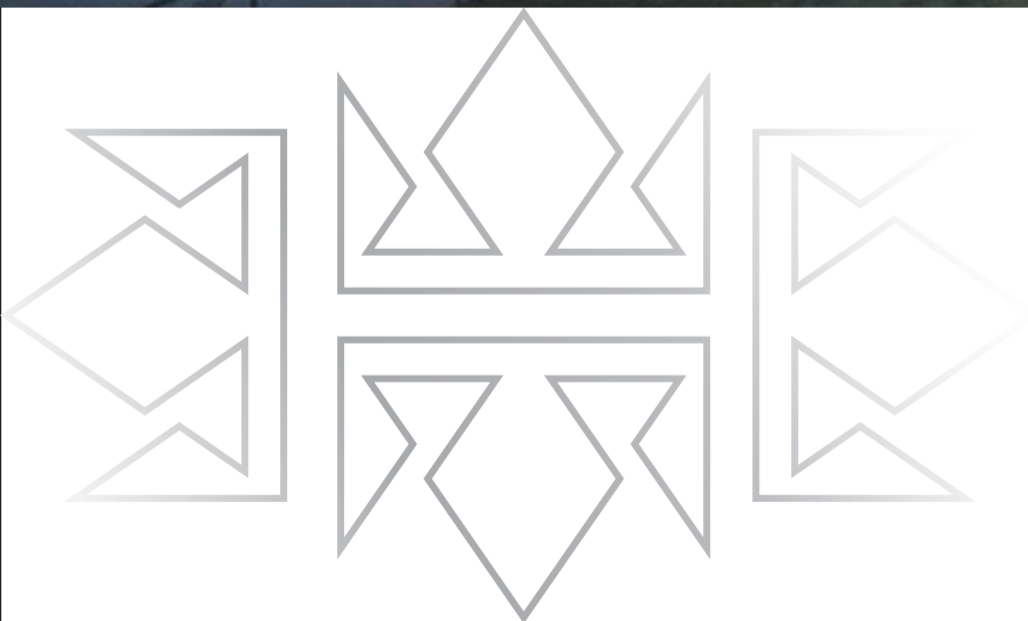




**YOUR  
MAJESTIC  
GATEWAY TO  
PERFECTION**







**RECREATION  
BEYOND  
REFINEMENT  
AT THE  
ELITE CLUB**

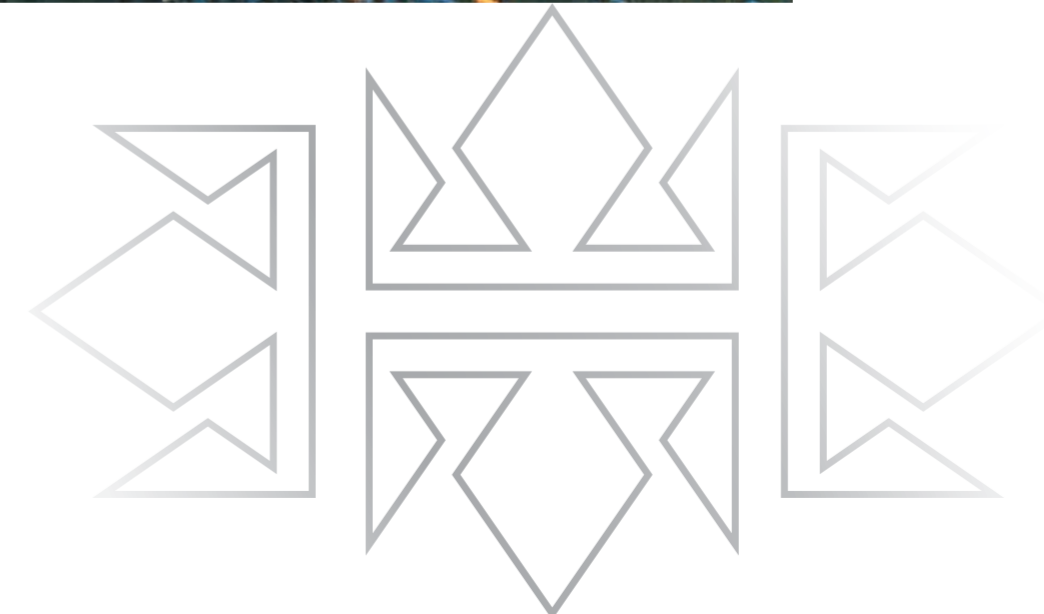


# ENJOY A PLETHORA OF ACTIVITIES AT THE SKY TURF

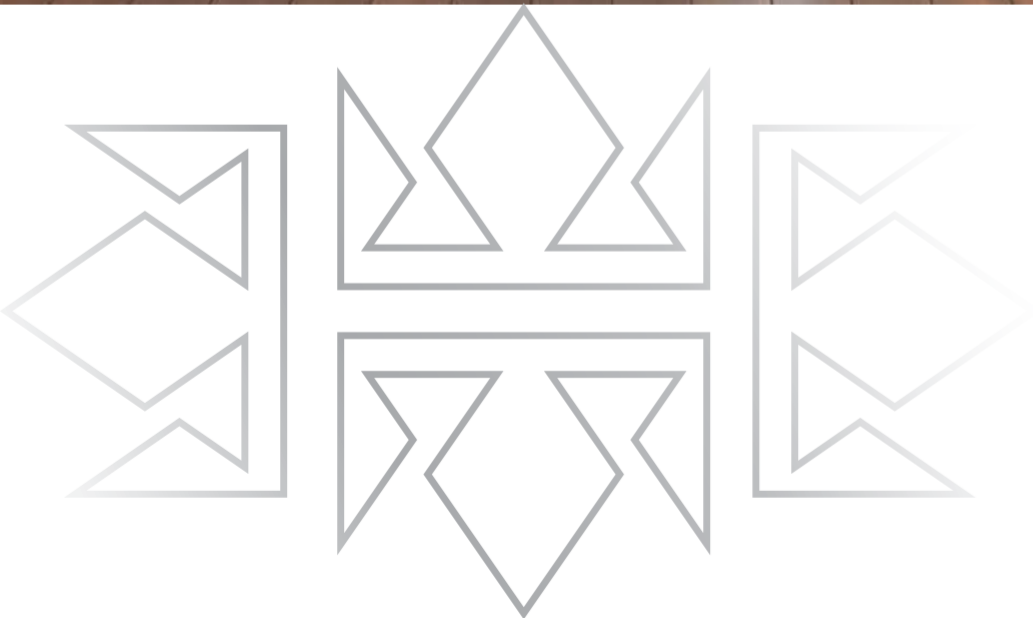




**A  
STAR-GAZING  
DECK THAT  
LETS YOU  
DISCOVER  
UNBOUNDED  
SKIES**



Artistic Impression



# CAPTIVATING PANORAMAS AT THE VIEWING DECK

# HAVE A HEART-TO-HEART BY THE BONFIRE LOUNGE



Artistic Impression

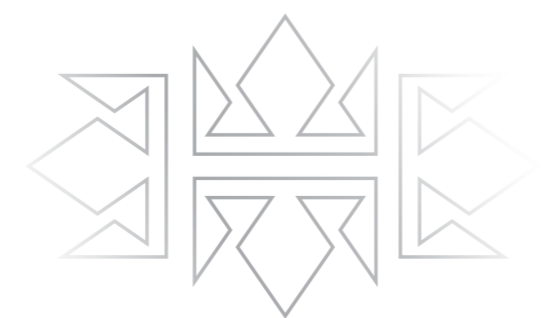




Artistic Impression



# 40 EXCLUSIVE LIFESTYLE ENHANCERS



## GROUND LEVEL INDULGENCES

- 1. Majestic Entrance
- 2. Shallow Water body
- 3. Junior splash Pool
- 4. Junior Play Park
- 5. Celebration Zone
- 6. Temple\*
- 7. Senior Citizen Sit out
- 8. School Bus Zone
- 9. Business Centre
- 10. Grandiose lobby
- 11. Private Lounge
- 12. Cafe Social
- 13. Private Banquet
- 14. Elevator Foyer
- 15. Arrival Port
- 16. Round the Wicket
- 17. The Health Bar
- 18. Sunken Bar
- 19. Climatized Infinity Pool
- 20. Indoor Games
- 21. Party Lawn

## SKY DECK PRIVILEGES

- 1. Sky Foyer
- 2. Butterfly Garden
- 3. Aromatic Garden
- 4. Multipurpose Sky lawn
- 5. Skyplex
- 6. Skywalk
- 7. Barbeque
- 8. Buffet Area
- 9. Kitty Party
- 10. Herbal Garden
- 11. Hydroponic Garden
- 12. Working Pod
- 13. Study Centre
- 14. Musical Garden
- 15. Sky Turf
- 16. Golf Terrace
- 17. Chit Chat Deck
- 18. The Planetarium
- 19. Panoramic Deck



**SLAB TO SLAB HEIGHT 3.3 MTR.**



**FULL-HEIGHT WINDOWS 2.7 MTR.**



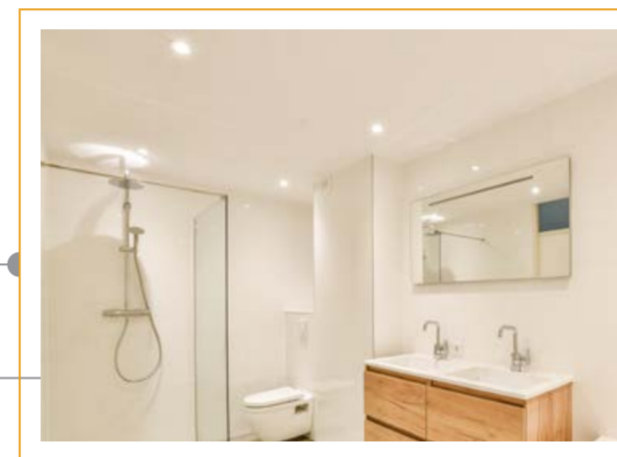
**SMART APARTMENT MANAGEMENT SYSTEMS**



**BIOMETRIC DIGITAL LOCK**

# EXCLUSIVE FEATURES OF

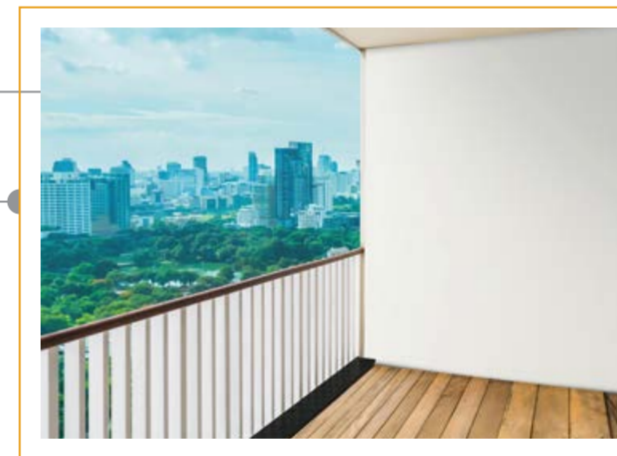
## THE *Autograph* COLLECTION



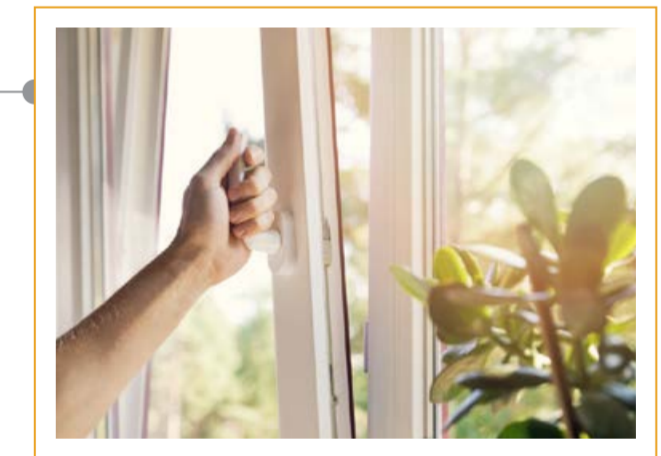
**CEILING WITH SPOT LIGHTS IN BALCONY AND TOILETS**



**MODULAR KITCHEN WITH HOB AND CHIMNEY**



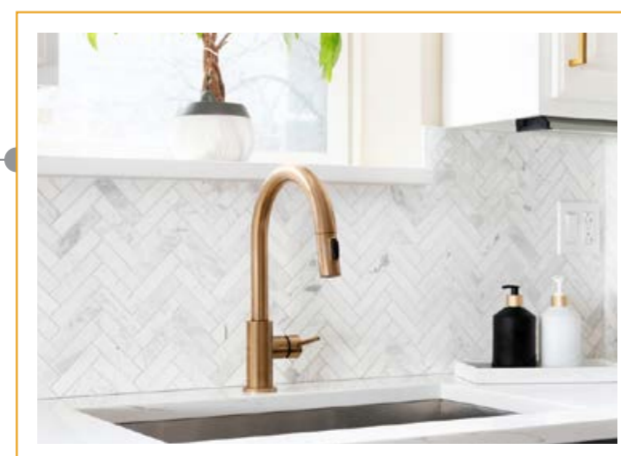
**SERVICE DECK**



**SYSTEM WINDOWS**



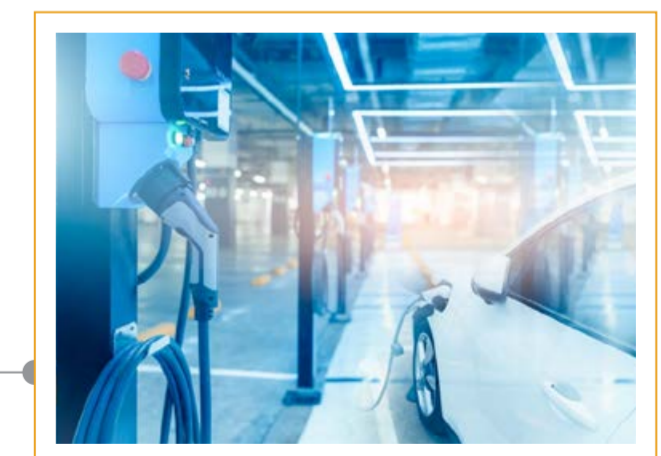
**IMPORTED MARBLE**



**IMPORTED SANITARY**



**VINEER MAIN DOOR WITH 8FT HEIGHT**



**EV CHARGING FACILITY FOR EACH FLAT**

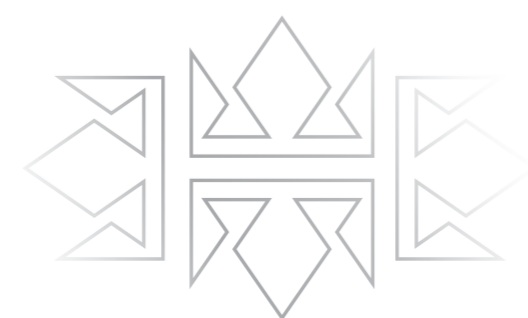




Image for representational purposes only

# SPECIFICATIONS

## PRIMARC PROPRIETARY

### STRUCTURE

RCC Framed Structure with 5"/6"  
AAC Block Wall.

### WALL FINISHED & PAINTS

External wall - Eco Friendly Bricks  
AAC Blocks with sand faced  
RMP Plaster with Cement paint  
Acrylic paint of Berger / Asian / Nippon Brand  
Internal plaster - Gypsum / P.O.P Smooth finish  
Neeru sanla Plaster with Oil Bound Distemper  
Paint with roller finish of Berger / Asian  
Nippon Brand

### ELECTRICAL & WIRING

Concealed Copper Wiring with Premium  
quality modular switches of Schneider / legrand  
L&T Brand  
Miniature leakage Circuit Breaker (MCB)  
Earth leakage Circuit Breaker (ECB).  
Adequate Light Points for Staircase  
Common Lobbies / Common Passage  
Parking & Basement With DG Backup.

### FLOORING

Anti-Skid tiles for Balconies / Dry Balcony &  
Bathroom.  
Imported Marble Flooring in Living room  
Vitrified / PGVT 800mm X 1600mm finished  
tiles for all bedrooms.

### DOORS & WINDOWS

All Doors & Door Frames with good  
quality Hardware's fittings .  
Vineer Finished Main Door with  
Digital Lock  
Bedroom Doors with Both Side laminate  
with Cylindrical lock.  
Sliding doors in Aluminium Tracks with  
toughen Glass for Balconies.  
Bathroom Doors with laminate Door frames  
of Granite / Marble with Cylindrical lock.  
Powder coated aluminium windows with  
Toughen Glass

### CONVENIENCE & COMFORT

Adequate Electrical Points.  
TV Points in Living & All Bedroom & Telephone Points  
in living.  
AC Point in Living & Master Bedroom.  
Inverter Provision in each flat.  
Centrally Treated RO water Inlet in Kitchen for Cooking/  
Drinking.  
Vox PVC Ceiling Panel with Spot Light in Balcones  
VDP / Multi Apartment System/ Card Access  
Control Systems

### BATHROOM

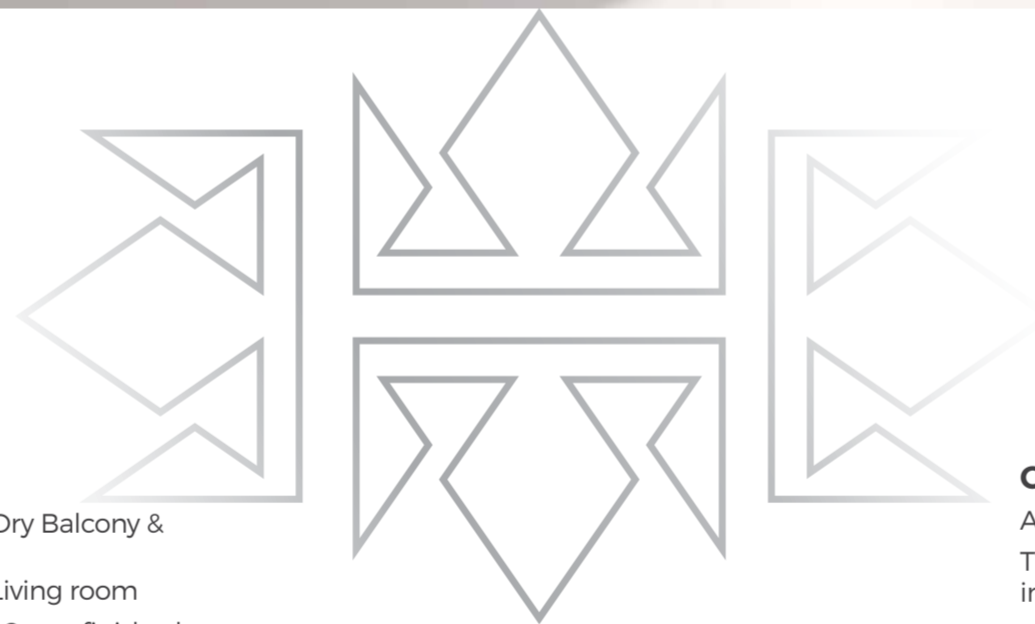
Designer Bathroom with antiskid ceramic flooring.  
Premium Quality CP fitting and Sanitary ware of Jaguar/  
kohler/ Hansgrohe or Equivalent Brand  
Wall tiles up to 7' height & False Ceiling.  
Powder Coated Aluminium louvers with Frosted/  
Pinhead glass, with Exhaust fan Provision.  
Concealed Plumbing with single lever diverter arrangement  
and provision for boiler.  
Marble/ Granite - 4 Side Window sill for all Windows in  
Bathrooms.

### RAILING

S.S. / Aluminium Toughten Glass Railing for  
Balconies.

### KITCHEN

Marble / Granite / Full body Vitrified Slab kitchen  
platform with Stainless steel Sink and Glazed  
tiles dado up to 2' height above Platform.  
Kitchen trollies with Modular cabinet,  
wall Unit with Hob& Chimney  
Light Points for Microwave, Mixer, Grinder,  
Fridge & Chimney.  
Light Point for Washing Machine in Dry Balcony.  
Provision for Aqua guard (Water Purifier)  
With Light Point.  
Powder Coated aluminium sliding Door  
(2Tracks) w/o net.







# LIVE EVERGREEN WITHIN IGBC PRE-CERTIFIED PLATINUM RESIDENCES



**EXCELLAA**  
BUILDING WITH ETHOS



THE  
*Autograph*  
COLLECTION

Premium living just got more  
**GREEN & ECO-FRIENDLY!**



**Our Bavdhan Project** is now  
Pre-Certified under the Platinum Category

The Indian Green Building Council (IGBC), part of the Confederation of Indian Industry (CII) was formed in the year 2001. The vision of the council is, "To enable a sustainable built environment for all and facilitate India to be one of the global leaders in the sustainable built environment by 2025".

The council offers a wide array of services which include developing new green building rating programmes, certification services and green building training programmes. The council also organises Green Building Congress, its annual flagship event on green buildings.

**GREEN FEATURE**

Rinwater Harvesting	Solar PV Panel Installation	Solar Hot Water Panel	Electric Charging Facility For Vehicles
Native Species of Trees And Shrubs For Landscape	Provision of Organic Waste Converter	Sewage Treatment Plant	Drip Irrigation Facility
Sprinklers For Lawn	Adequate Daylight For All Regularly Occupied Spaces	Adequate Ventilation For All Regularly Occupied Spaces	Effective Segregation and Management of Waste
Use of Locally Available and Ecofriendly Materials	Energy Efficient Appliances and Equipment	Use of Led Lighting Fixtures	Use of Water Efficient Plumbing Fixtures

CERTIFICATION LEVEL	POINT	RECOGNITION
CERTIFIED	50-59	BEST PRACTICES
SILVER	60-69	OUTSTANDING PERFORMANCE
GOLD	70-79	NATIONAL EXCELLENCE
<b>PLATINUM</b>	<b>80-100</b>	<b>GLOBAL LEADERSHIP</b>

Against this background, the Indian Green Building Council (IGBC) has launched 'IGBC Green Homes Rating System' to address National priorities. By applying IGBC Green Homes criteria, homes which are sustainable over the life cycle of the building can be constructed. This rating programme is a tool which enables the designer to apply green concepts and criteria, so as to reduce environmental impact, that are measurable.

The programme covers methodologies to cover diverse climatic zones and changing lifestyles. IGBC Green Homes is the first rating programme developed in India, exclusively for the residential sector. It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts. The system is designed to be comprehensive in scope, yet simple in operation.

IGBC has set up the Green Homes Core Committee to develop the rating programme. This committee comprised of key stakeholders including architects, builders, consultants, developers, home owners, academicians, institutions, manufacturers and industry representatives. The committee, with a diverse background and knowledge has enriched the rating system both in its content and process.





## CREDITS



**AR. KEDAR KULKARNI**



**AR. ASHOK PATEL**

**Design & Landscape  
AbhiKalpan Architects & Planners**

26 years of experience, 780 acres of master planning, 101 million sq.ft. of architectural design services, 332 acres of landscape design services, 1 million sq.ft. of interior design services



**AR. DEEPESH BHURAT**  
Liaisoning Architect

**Landmark Planners**  
100+ Projects in pune & out of pune,  
Awarded with multiple Prestigious Awards



**SUNIL MUTALIK**  
Structural Consultant

**Sunil Mutalik & Associates**  
2000+ Residential project completed, 500+ Industrial & Institutional project completed, 20+ Prestigious Awarded



**SACHIN GURBHETI**  
MEP Design

**Aquatech Designers**  
Technical knowledge and practical experience of public health engineering and fire-protection, along with an ample understanding of project management.



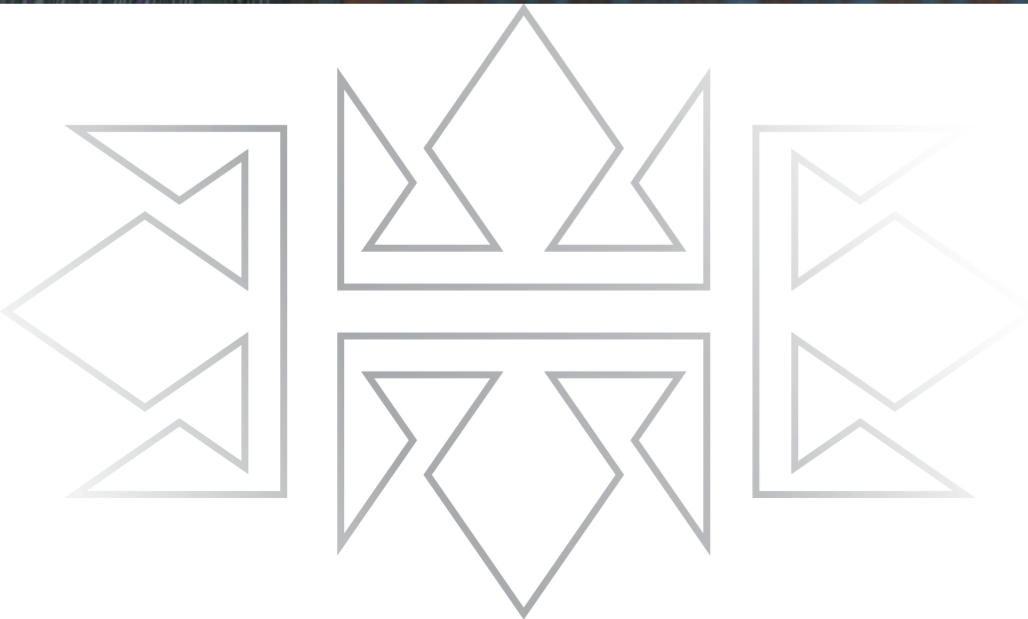
**VIKAS PODDAR**  
3D Visualisation

**Square One**  
Projects: 2500+ Residential & Commercial  
100+ Projects Awarded Rendered by Them

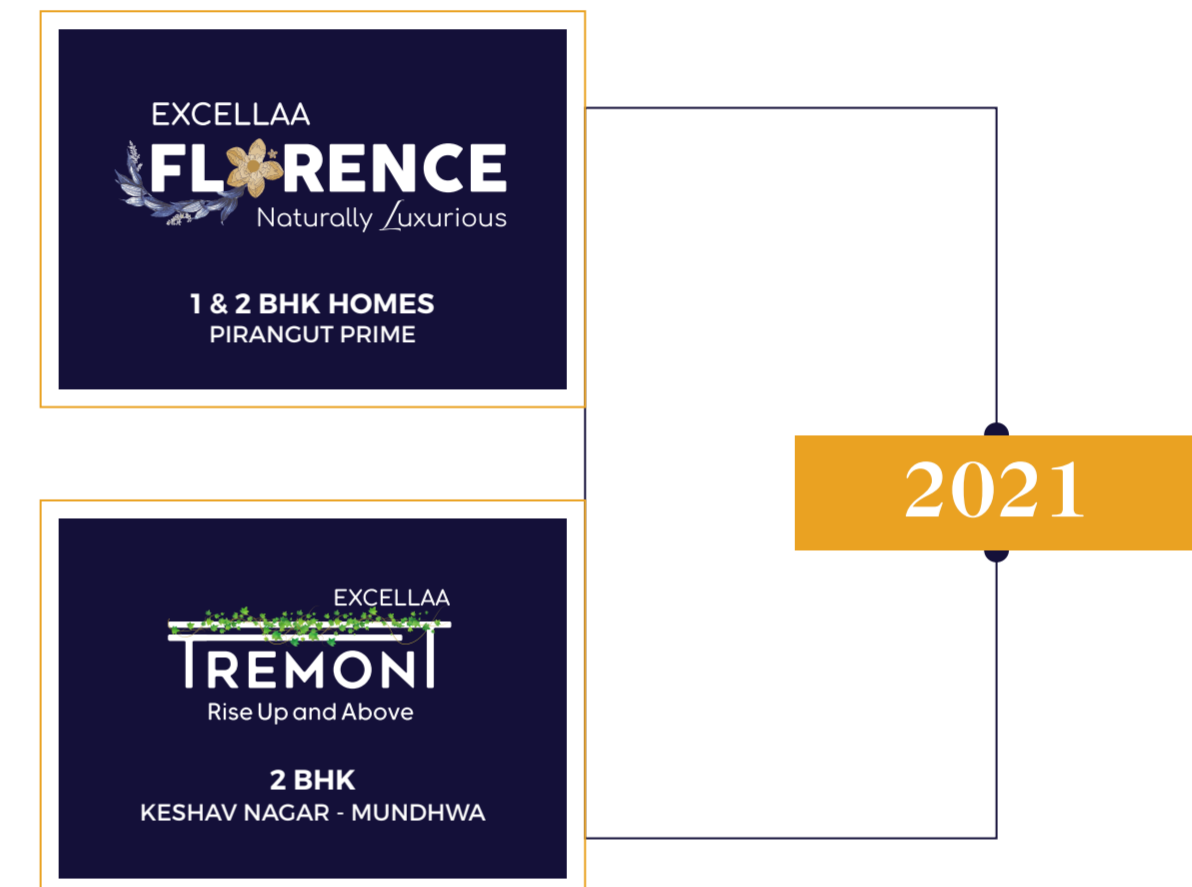
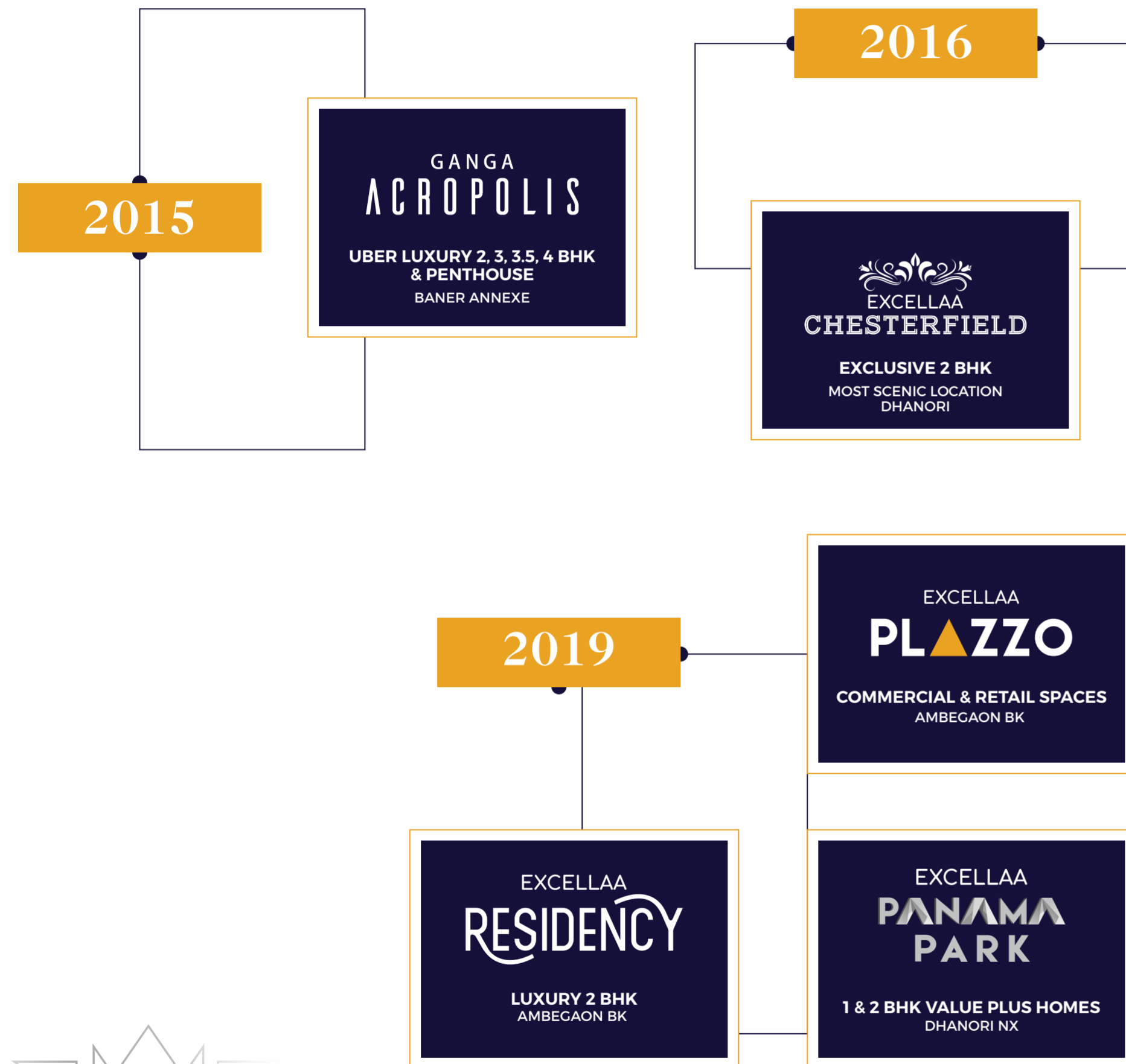
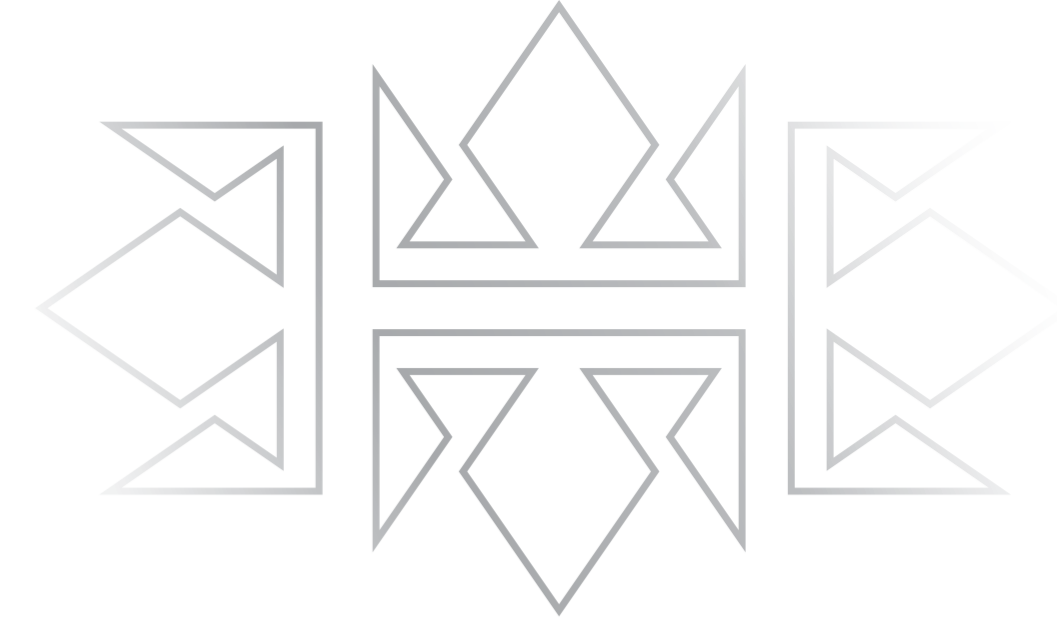


**GURUJI SUNIL GOSAVI**  
VASTU CONSULTANTS

**Pyramid Yantra**  
300+ completed Projects, 50+ in progress Vastu Visharad, Kp Astrologer, Reiki and fire expert 35+ years of experience



# ONGOING PROJECTS



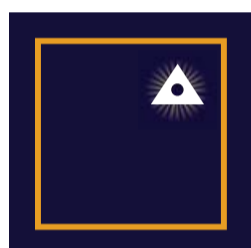
**EXCELLAA  
COMING SOON TO**

**BAVDHAN | PIMPLE NILAKH  
MUNDHWA | VADGAON KHURD**



# COMPLETED PROJECTS

- |                                   |   |   |   |  |   |   |  |   |  |
|-----------------------------------|---|---|---|--|---|---|--|---|--|
| <b>KALASH</b><br>Pirangut<br>2015 | <b>FORTUNE EKANTIKA</b><br>Lonavala<br>2014 | <b>FORTUNE 108</b><br>Wakad, Pune<br>2013 | <b>FORTUNE MIRADOR</b><br>Baner, Pune<br>2012 | <b>SHEETAL HEIGHTS</b><br>Mumbai<br>2011 | <b>SAI PARADISE</b><br>Vishrantwadi, Pune<br>2010 | <b>SOLITAIRE</b><br>Dhanori, Pune<br>2009 | <b>ORCHID</b><br>Dhanori, Pune<br>2008 | <b>IRIS</b><br>Tingre Nagar, Pune<br>2007 | <b>SHEETAL APARTMENTS</b><br>Vapi, Gujarat<br>1992 |
|-----------------------------------|---|---|---|--|---|---|--|---|--|



**EXCELLAA**  
BUILDING WITH ETHOS



SCAN HERE FOR THE PROJECT VIDEO & GOOGLE LOCATION



**Branch Office**  
2-F & 2-EB, 2<sup>nd</sup> Floor, B Wing,  
Gulmohar Apartments, East Street,  
Camp, Pune - 01  
📞 020 2635 9798



**Corporate Office**  
3AA Edena, 3<sup>rd</sup> Floor,  
97 Maharshi Karve Road, Marine Lines,  
Mumbai - 20  
📞 022 2205 5448



**Site Address**  
Opp. 24K Stargaze & SNBP Techno School, Near Marigold Banquet, Bavdhan, Pune - 21  
📞 08956 77 22 77

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The land under the project has been recently included within the limits of the Pune Municipal Corporation. However, the power to sanction the plan is presently with the PMRDA. Considering the potential under the UDPCR of PMC, we have planned the project, building elevation, structural design, common facilities/services and amenities accordingly.

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maharera.maharashtra.gov.in

