



**FIVE  
MAIDAN**  
BANER



**FIVE  
MAIDAN**

[ 4 BEDROOM HOMES ]

BANER

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FIVE MAIDAN  
Baner

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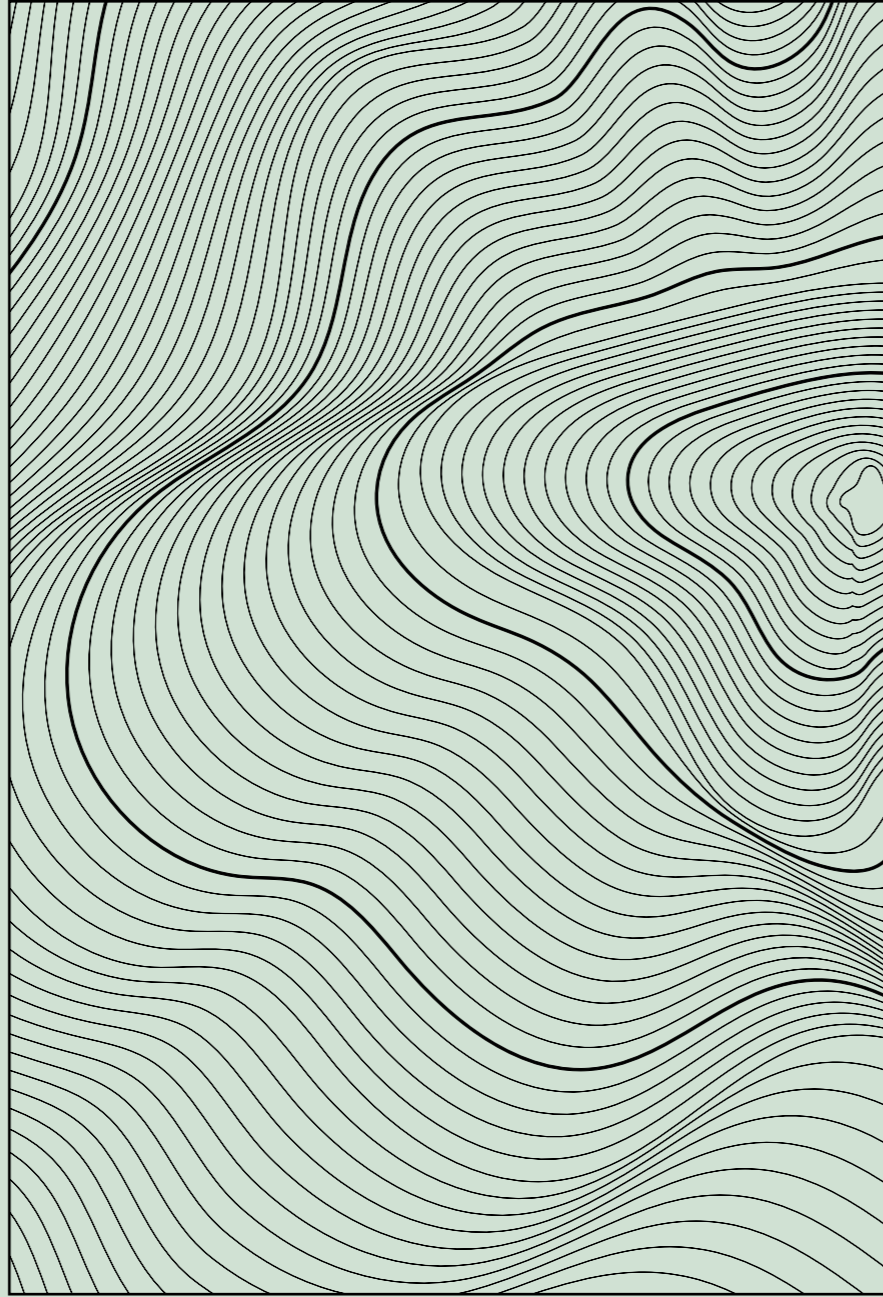


**Baner**

An Overview  
Connectivity  
Infrastructure  
Baner Tekdi



BANER PUNE, MAHARASHTRA, INDIA



FIVE  
**IC**  
by SKYi

**Baner**

An Overview  
Connectivity  
Infrastructure  
Baner Tekdi

Location



## Where vibrant Baner rises up

Known for its harmony with nature and distinctive connectivity features, Baner offers a modern lifestyle that is inclusive. The proximity to the beloved Baner Tekdi and all the serenity it offers is in itself a treasure to be cherished.

The emergence of high street culture and the endless lifestyle opportunities at an arm's distance just add to the magic and charisma of this suburb — and 5 Maidan in Baner, is an elegant embodiment of all that this suburb offers.

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### Did You Know

The foundation stone for Baner was laid in the 17th century with the Tukai Mata Temple

Smartworks,  
M-Agile

Westport,  
McDonald's

Sadanand  
Resorts, DMart

# 5 FIVE MAIDAN

Amar  
Business Zone

Balewadi  
High Street

National Highway 48  
Pune Bangalore

Pune - Mumbai  
Expressway >

Balewadi High Street

Baner Chowk

Baner Road

Pan Card  
Club Road

# Connectivity

Baner offers excellent connectivity to adjoining suburbs, the city and beyond through a robust road and metro infrastructure.

**Metro** 1 km away

A 23.3 kms elevated metro line connecting Baner to Hinjawadi IT Park and Civil Courts.

**Airport** 17 kms away

The Pune International Airport, connects Pune to key domestic and international locations.

**Highway** 1.1 kms away

Baner is one of the key entry points from the NH 4, connecting Pune to Bangalore and Mumbai.

**Road** 8 kms long

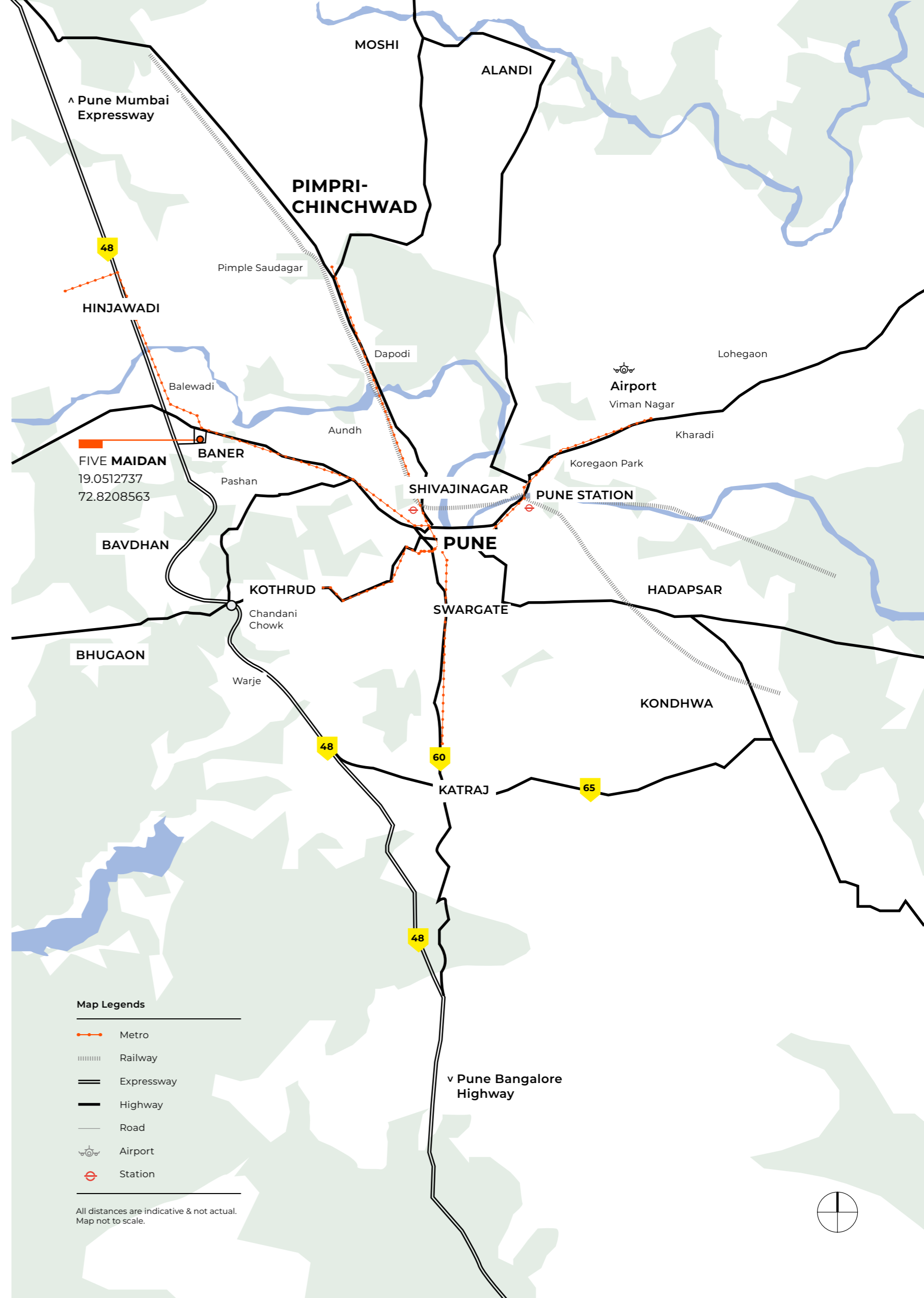
A strong network of wide internal roads connects Baner to the adjoining suburbs.

**Railway**

The railways connect Pune to all parts of India with the iconic Deccan Queen, enjoying a place of pride.

**Shivajinagar** 9 kms away

**Pune Station** 14 kms away



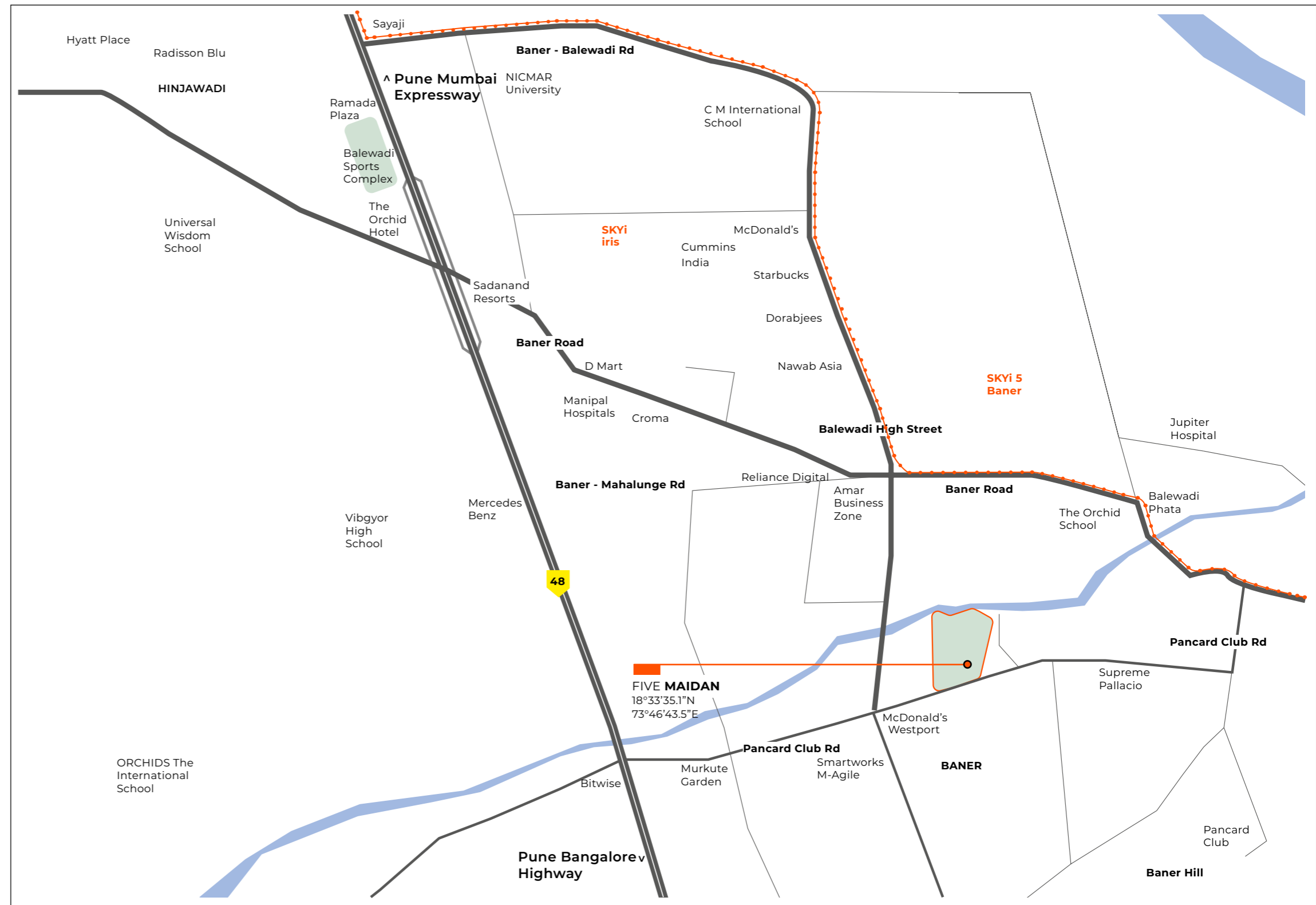


# Excellent Pivotal Point



## GEAR UP FOR CONNECTIONS

Hotels	10+
Schools & Colleges	15+
Hospitals & Clinics	16+
Leading Corporates	30+
Retail Brands	50+
Restaurants	100+

Information shown on these drawings/maps/charts is compiled from numerous sources and may not be complete or accurate.

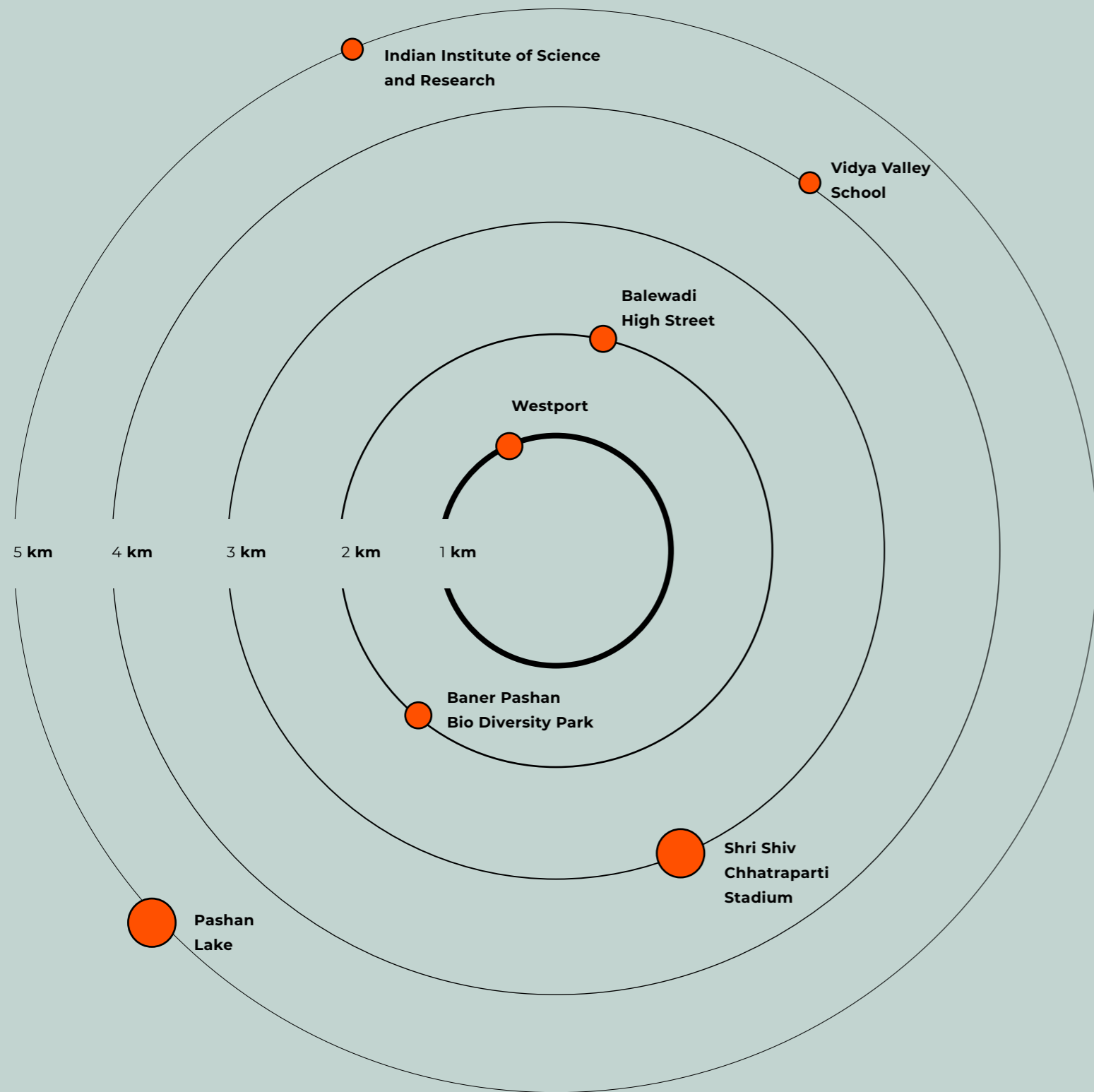


### Map Legends

-  Metro
-  Highway
-  Road

All distances are indicative & not actual. Map not to scale.





**Every Need Within Reach**

Living at 5 Maidan, you never have to travel far for anything. Baner and its neighbouring areas have some of Pune’s best schools and colleges, hospitals, restaurants, grocery stores, shopping areas, its own business district and much more. The suburb often feels, to its residents, like a city within a city—with everything at your doorstep.

**Infrastructure**

**RETAIL**

	MINUTES
ABZ Highstreet	3
Reliance Digital	3
Croma	5
Westside	7
Westend Mall	11

**RESTAURANTS**

	MINUTES
McDonalds	1
Urbo	2
Nawab Asia	6
Gong	6
Urban Foundry	6

**SPORTS**

	MINUTES
Pancard Club	7
Shri Shiv Chhatrapati Sports Complex	9
Oxford Golf Resort	21
The Poona Western Club	25

**HOTELS**

	MINUTES
Sadanand Resorts	7
Ramada Plaza by Wyndham	8
Vivanta by Taj	15
Courtyard by Marriott	15
Holiday Inn Express	15

**SCHOOLS & COLLEGES**

	MINUTES
Euro Kids School	1
Orchid School	5
Saplings School	5
Rabindranath Tagore School of Excellence	7
SP Pune University	16

**HEALTHCARE**

	MINUTES
Manipal Hospital	5
Apollo Diagnostics	5
Jupiter Hospital	6
Benecare Mother & Child	6
Golwilkar Metropolis	8

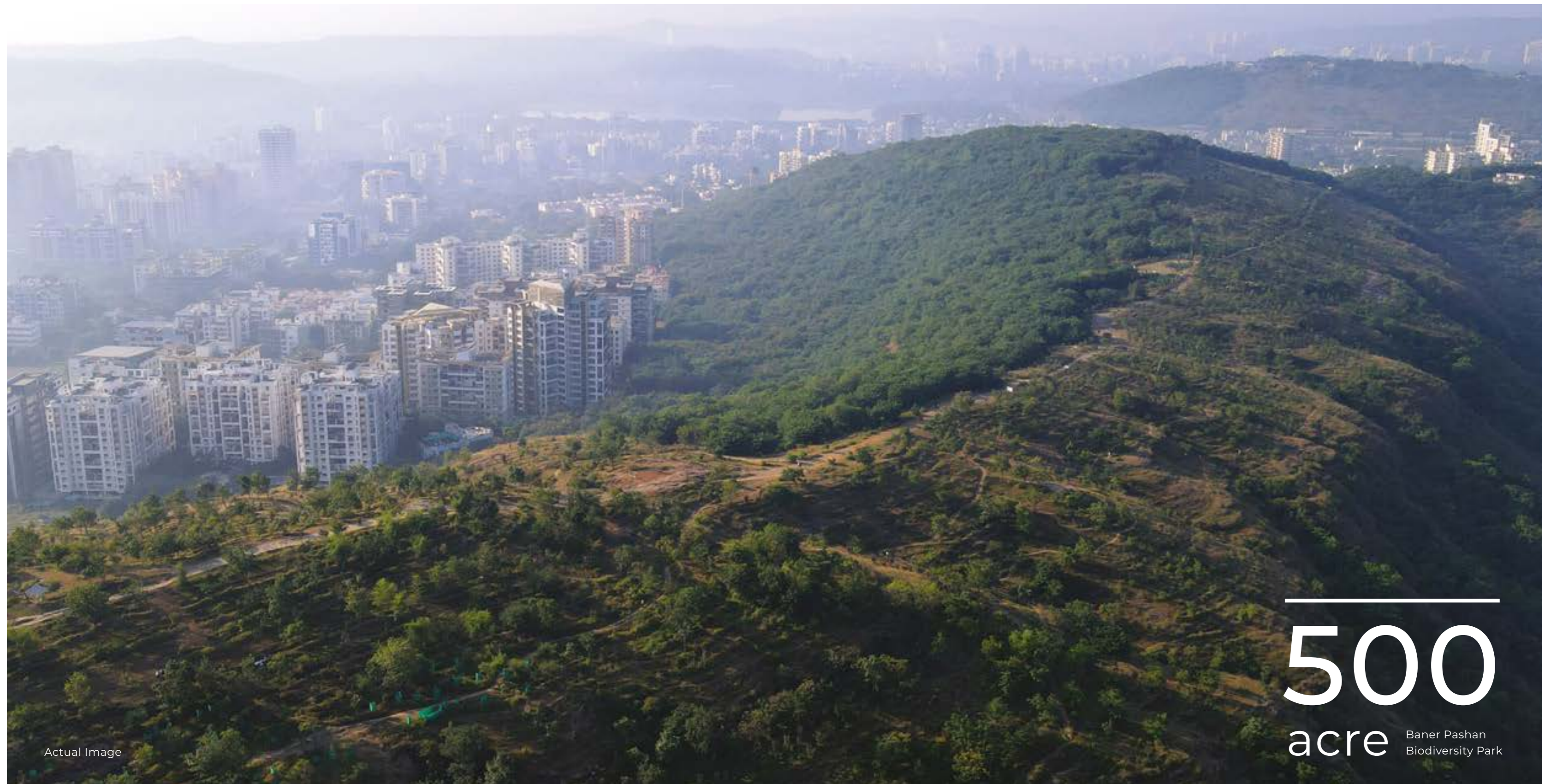
**GROCERY STORES & MARKETS**

	MINUTES
Farmers & Grocers	3
Dorabjee’s	6
DMart	7
Star Bazaar	9

**CORPORATE PARKS**

	MINUTES
Westport	1
M Agile	2
Amar Business Zone	3
Solitaire Business Hub	5
Panchshil Business Park	6

Information is indicative and may be subject to change as per existing traffic.



Actual Image

500  
acre Baner Pashan  
Biodiversity Park

## Baner Tekdi

**The Baner Pashan Biodiversity Park is a 500+-acre protected green space located in the western suburbs of Pune, Maharashtra, India.**

The park was established with the aim of preserving the natural ecosystems of the area and promoting biodiversity conservation.

Visitors to the park can explore the park's extensive network of hiking trails, which wind through the various habitats and provide ample opportunities for bird watching and wildlife spotting. The park also offers a number of educational programs and workshops for visitors of all ages, aimed at raising awareness about the importance of biodiversity conservation.

One of the unique features of the Baner Pashan Biodiversity Park is its "citizen scientist" program, which allows visitors to participate in scientific research and data collection aimed at understanding and protecting the park's ecosystems.

# Baner Pashan

## Bio Diversity Park

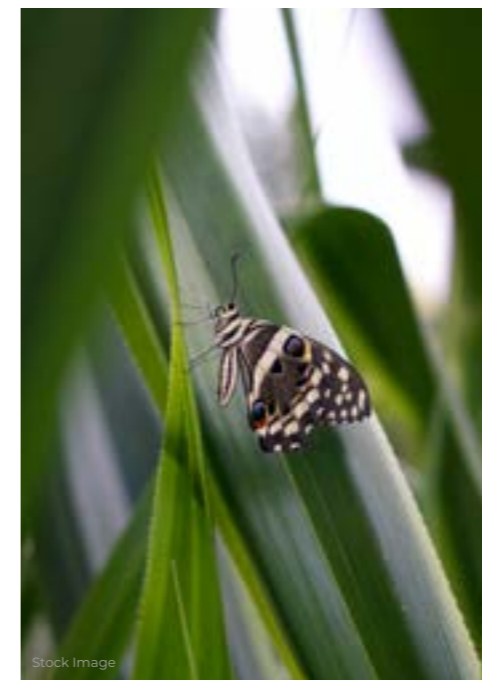
The Baner Pashan Biodiversity Park is a valuable asset to the city of Pune, providing an important refuge for local wildlife and promoting environmental education and awareness.



Computer-generated image. No permission. Image not to scale.



Stock Image



Stock Image



Stock Image

## Flora and Fauna

The park is home to a wide range of plant and animal species, including several rare and endangered species. The park features a variety of habitats, including grasslands, scrub forests, and wetlands, each of which supports a diverse array of wildlife.

FIVE by SKYi represents projects in the luxury portfolio of SKYi. Set in prime locations, they feature state-of-the-art amenities, luxurious material palettes, and spacious floor plans. They are a cut above the rest, and designed to elevate each of your five senses to create a delightful sensorial experience.

thoughtfully designed™  
by SKYi®

#### FIVE by SKYi

Delivered

**Baner**  
Pune

**Paud Road**  
Pune

Proposed

**Baner**  
Pune

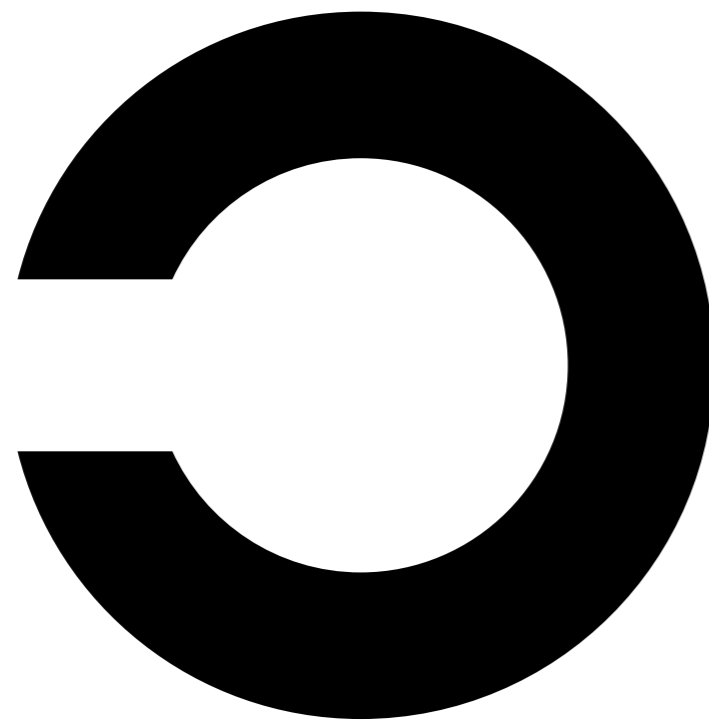
**Sahakarnagar**  
Pune

**Racecourse**  
Pune

**Bandra**  
Mumbai

L I F E   A T

F I V E



M A I D A N

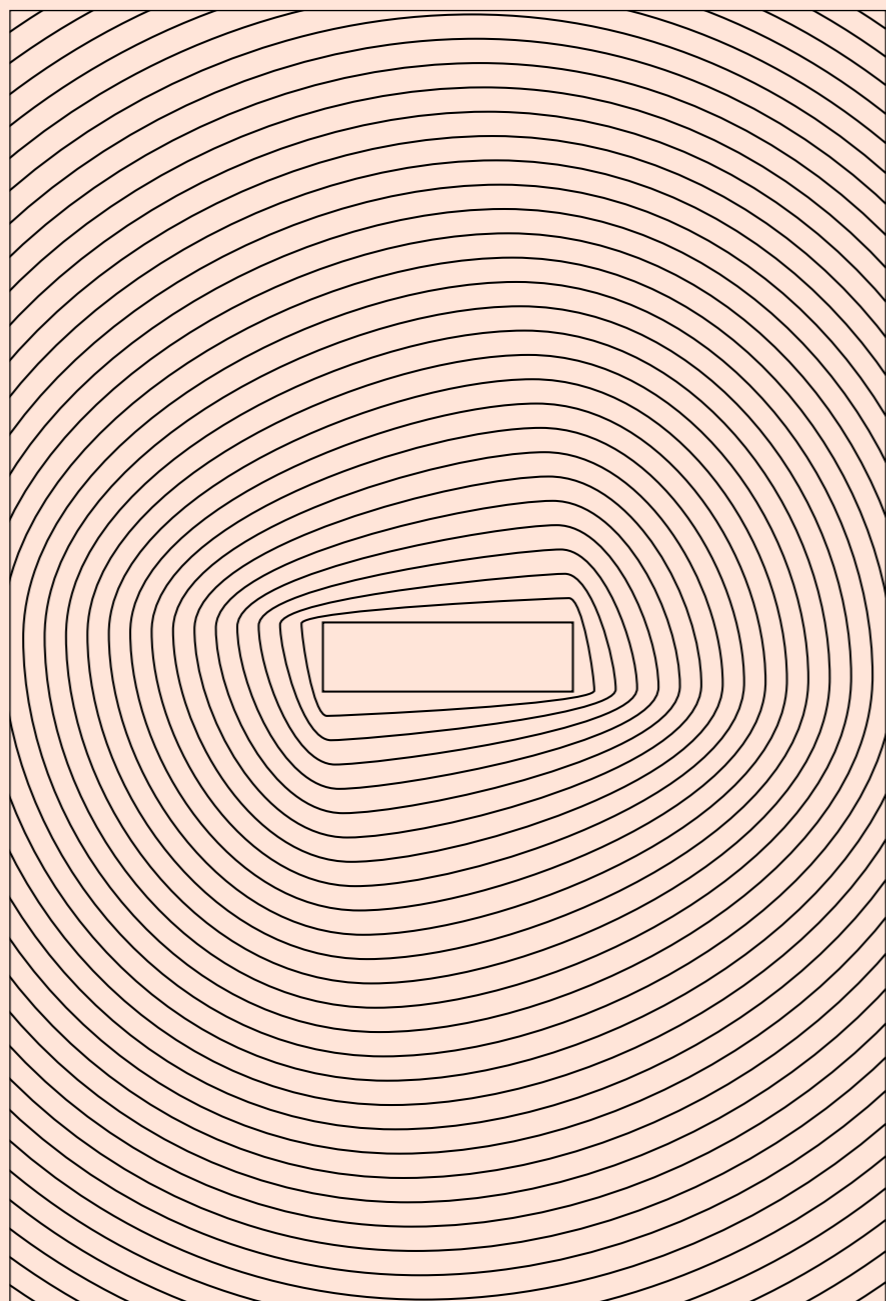
An exclusive collection of premium and spacious 4 bedroom homes that offer a contemporary take to the overall surrounding. Set against the backdrop of swaying greens and verdant hills, 5 adds an enchanting charm and a distinct yet subtle grandeur while blending in with the larger landscape.





**Active Lifestyle**

Introduction  
Facilities



FIVE  
**5**  
by SKYi

**Active Lifestyle**

Introduction  
Facilities

Maidan



# Maidan

The Maidan is the centrepeice around which 5 Maidan is created. Offering multiple play areas, fresh air, greenery, abundant space and lots more, the maidan will be where the community at 5 bonds with the neighbourhood.



# 5 acre MAIDAN

## Green Open Spaces

5 Maidan rises next to a playground reservation that spreads across 5 acres. Designed and developed to strengthen a nature-man balance and provide a serene space to unwind and unfold after a long day's work, the park offers ample opportunities to escape from the routine and unite with nature and the community at large.

Stream

### Proposed Plan

- Maidan
- Outdoor play areas
- Seating areas
- Landscaped greens

85%  
open space

15%  
built area



Main road

# Ultra low density development

## Key Benefits

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Panoramic views

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Low AQI

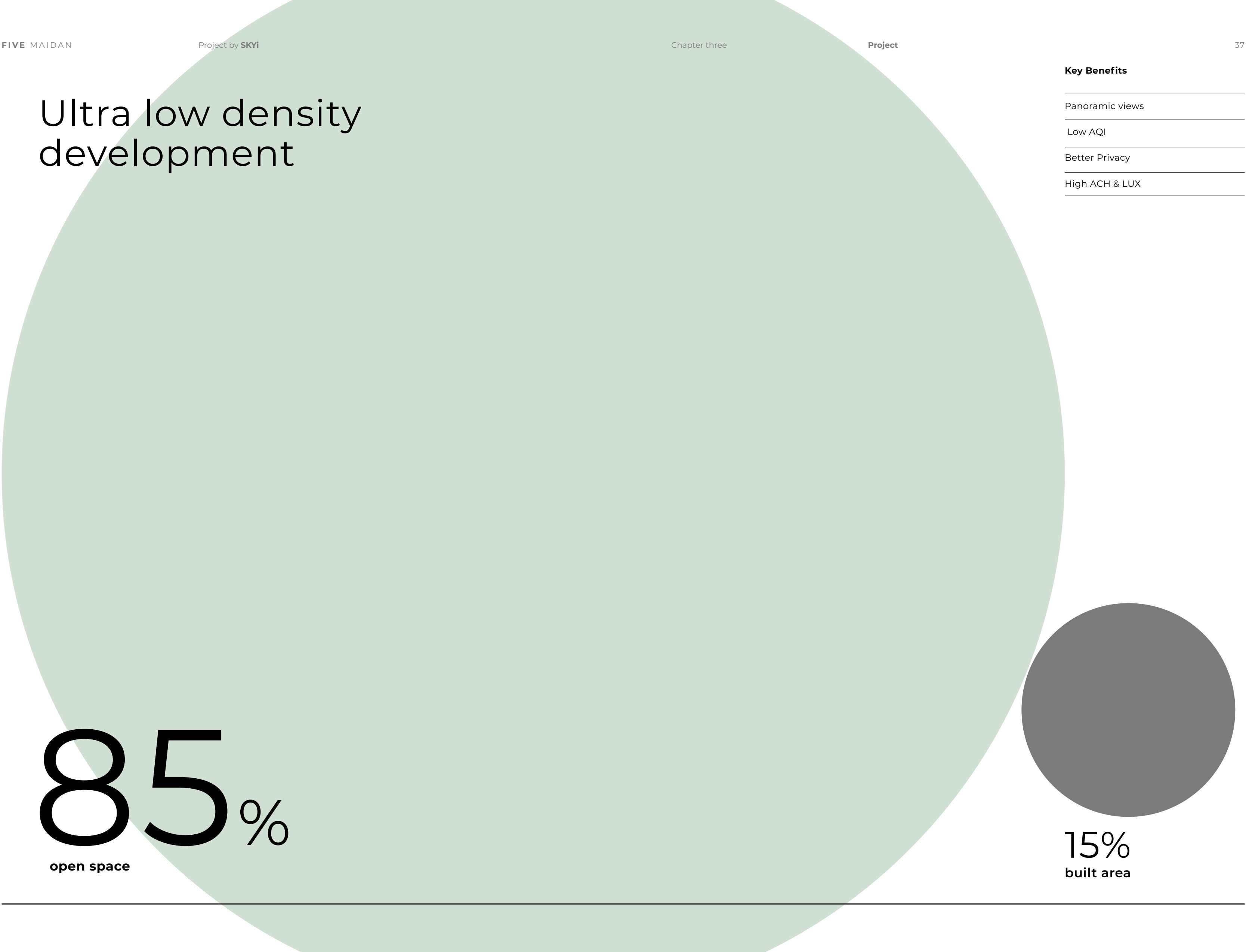
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Better Privacy

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High ACH & LUX

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**85%**  
open space

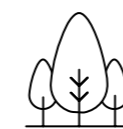
**15%**  
built area



# Maidan

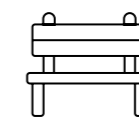
## Playground

The maidan offers a mix of well planned spaces that encourage an active lifestyle. Be it a game of tennis or just a walk in the park, there will be a range of options available for everyone.



### Miyawaki forest

The benefits of a miyawaki forest include increased biodiversity, less air pollution, more soil water absorption and cooling of the surrounding areas.



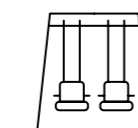
### Seating area

The maidan will have planned seating areas for senior citizens and designated places to relax after a hard fought game.



### Walkways

The maidan will have walkways for you to enjoy a long walk in solitude or with a group of friends to reenergise your day.



### Infrastructure

A mix of play areas for children and adults, designed for outdoor sports and an active lifestyle. It will have play areas and seating.



### The centre piece

5 Maidan derives its essence from the 5 acres of green open spaces adjacent to it.



## Concept

Architect  
Design Philosophy  
Key Features

03

**FIVE MAIDAN**



FIVE  
**ICI**  
by SKYi

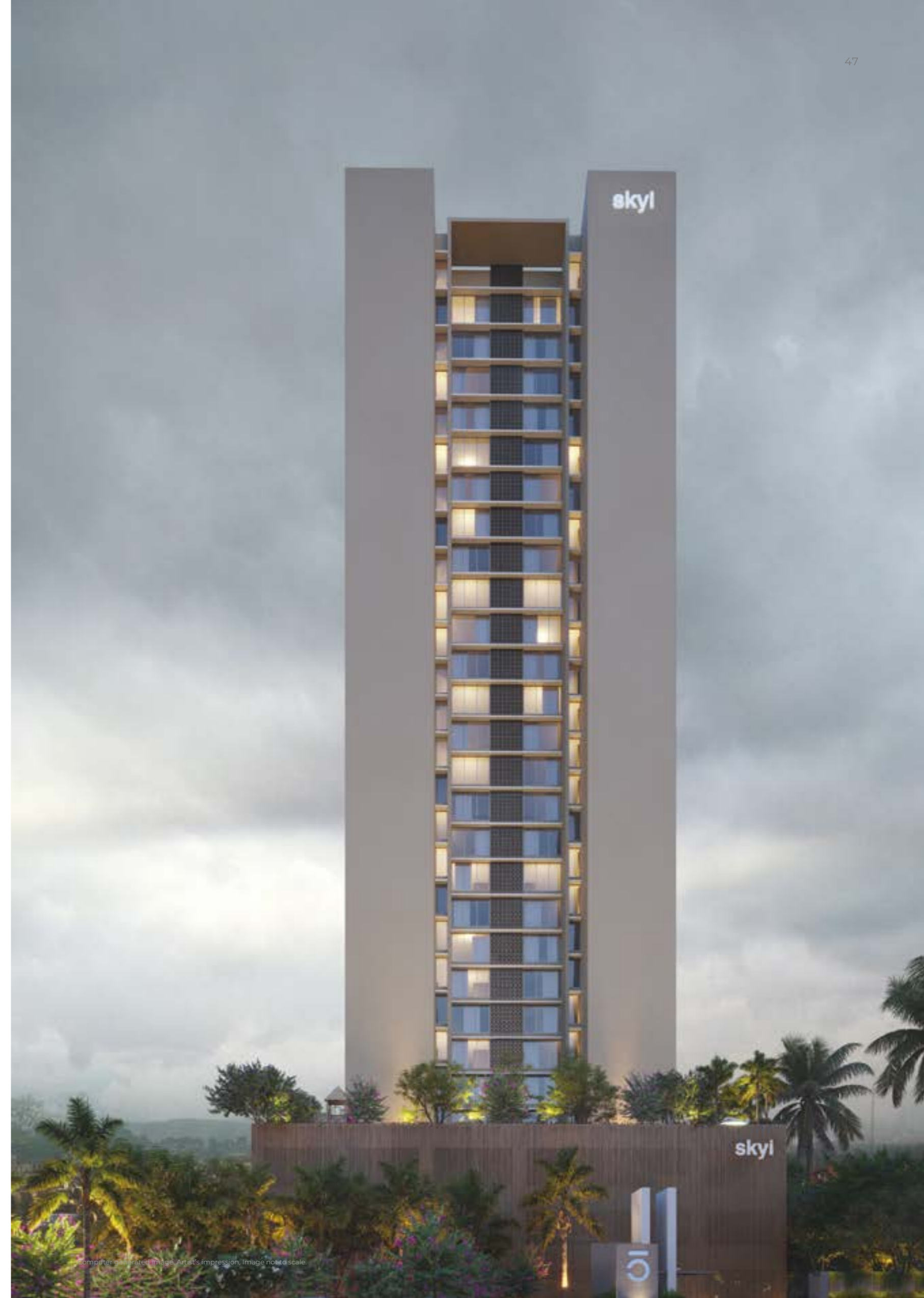
### Concept

Architect  
Design Philosophy  
Key Features

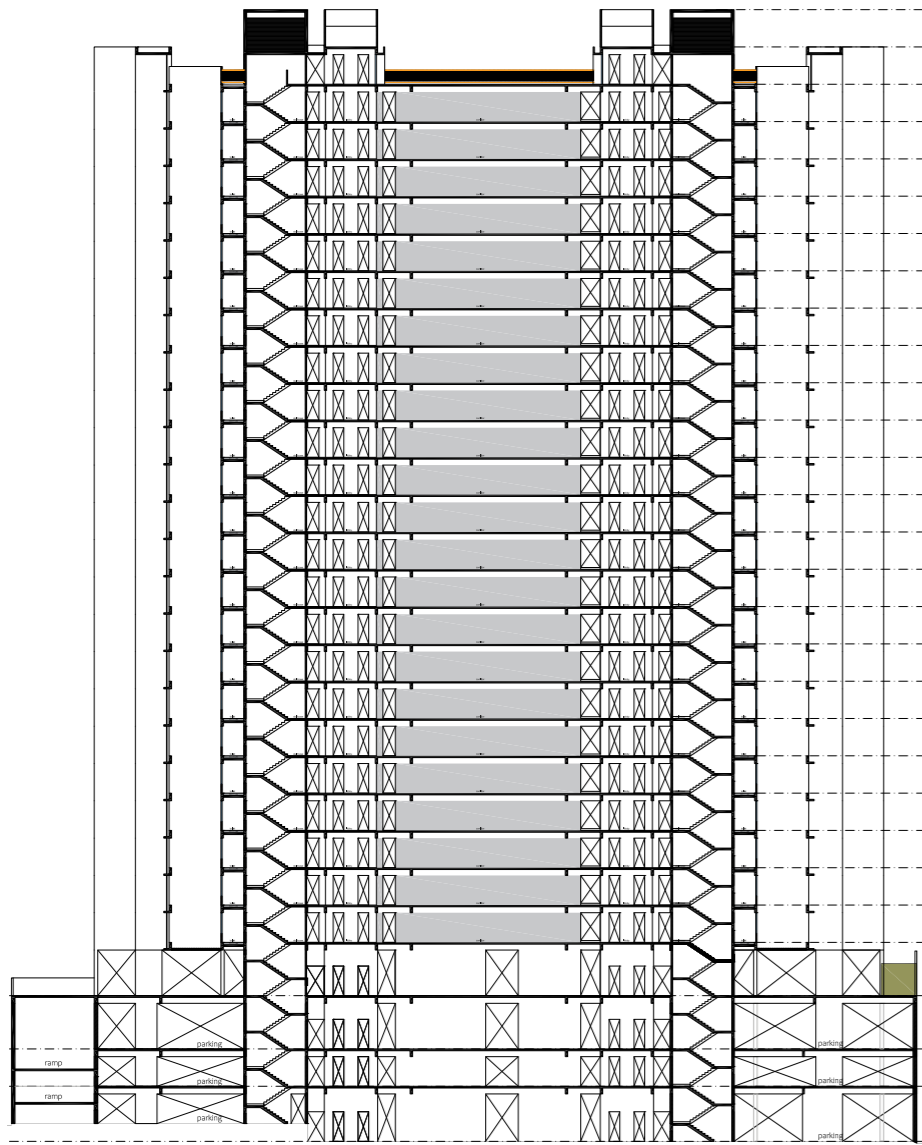
**FIVE MAIDAN**

**RISING UP TO CREATE ENCHANTING EXPERIENCES**

The project is a celebration of nature, intricate craftsmanship, meticulous planning and high-quality robust materials. The distinctive and uncomplicated facade that opens up to stunning views of the city and the park while allowing in ample sunlight throughout the day is like witnessing a dance of modern architecture on the tunes of natural elements – all synchronized into a harmonious piece of elegance, serendipity and sustainable luxury.







### Design Philosophy

Externally, the building stands as an embellishment to the lush verdant garden glimmering in its full glory. And inside - it presents an air of abundance inspired by nature, comfort derived from intricate design, and luxury lured by intelligent craftsmanship.



5 Maidan was conceptualized as a living ode to the art of balance. We were inspired by nature and man alike. We wanted to capture the essence of both tranquillity and late night celebrations. And hence we designed homes that set you free and yet keep you rooted.

**Amit Ghatge**  
Architect





### Design Highlights

Five Maidan is thoughtfully designed with a classic brew of intelligent design, intricate craftsmanship, sustainable luxury and modern facilities for an upwardly mobile family.

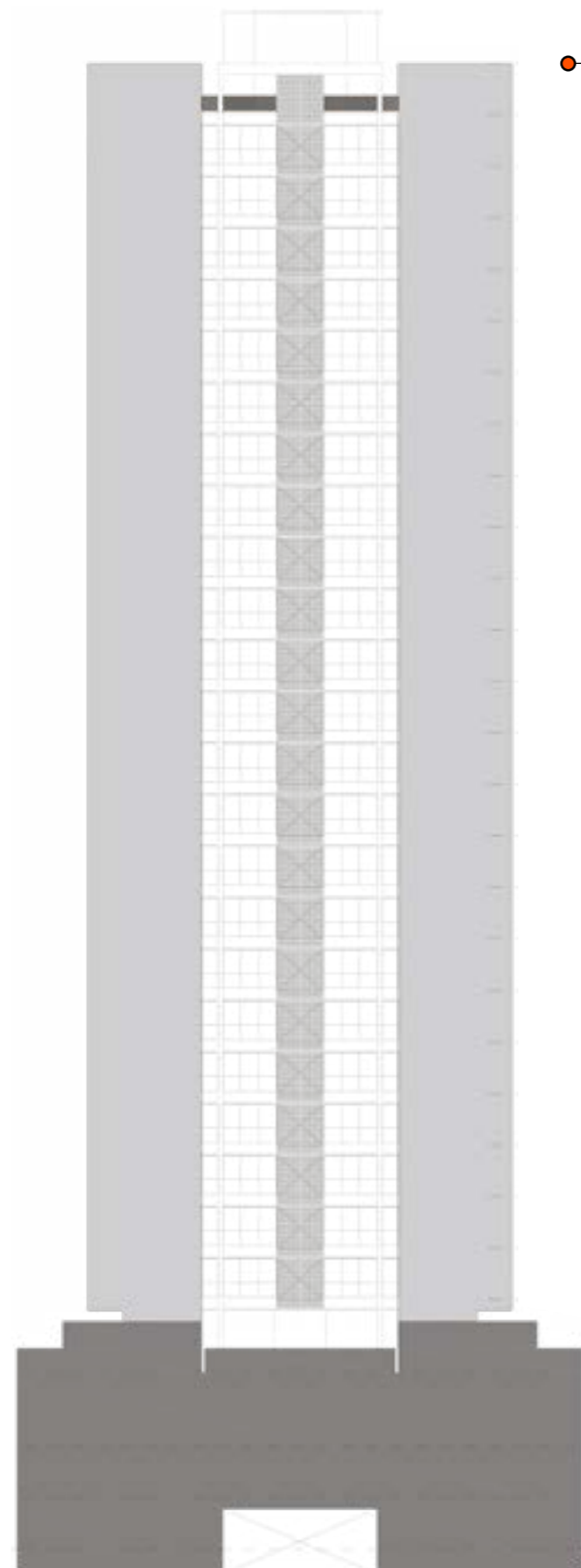
**Intelligent Design**  
**Intricate Craftsmanship**  
**Sustainable Luxury**  
**Modern Facilities**



Computer generated image. Artist's impression. Image not to scale.

# 4

**Exclusive  
4 BHK  
Tower**



### Key Features

## Skyscraper

One of the tallest Towers  
**320 ft.**

■  
**30**  
LEVELS  
■

## 60+

Premium  
**amenities**

## 30,000 sq.ft

**club pentagon**  
exclusive for residents

## 5 Levels Parking

**500+ car parks**

## 5 Acre

set amidst 5 acre **Maidan**

MAIDAN



**Grand Entrance**



Computer generated image. Artist's impression. Image not to scale.

**Entrance Lobby**

skyyi®







Computer generated image. Artist's impression. Image not to scale.

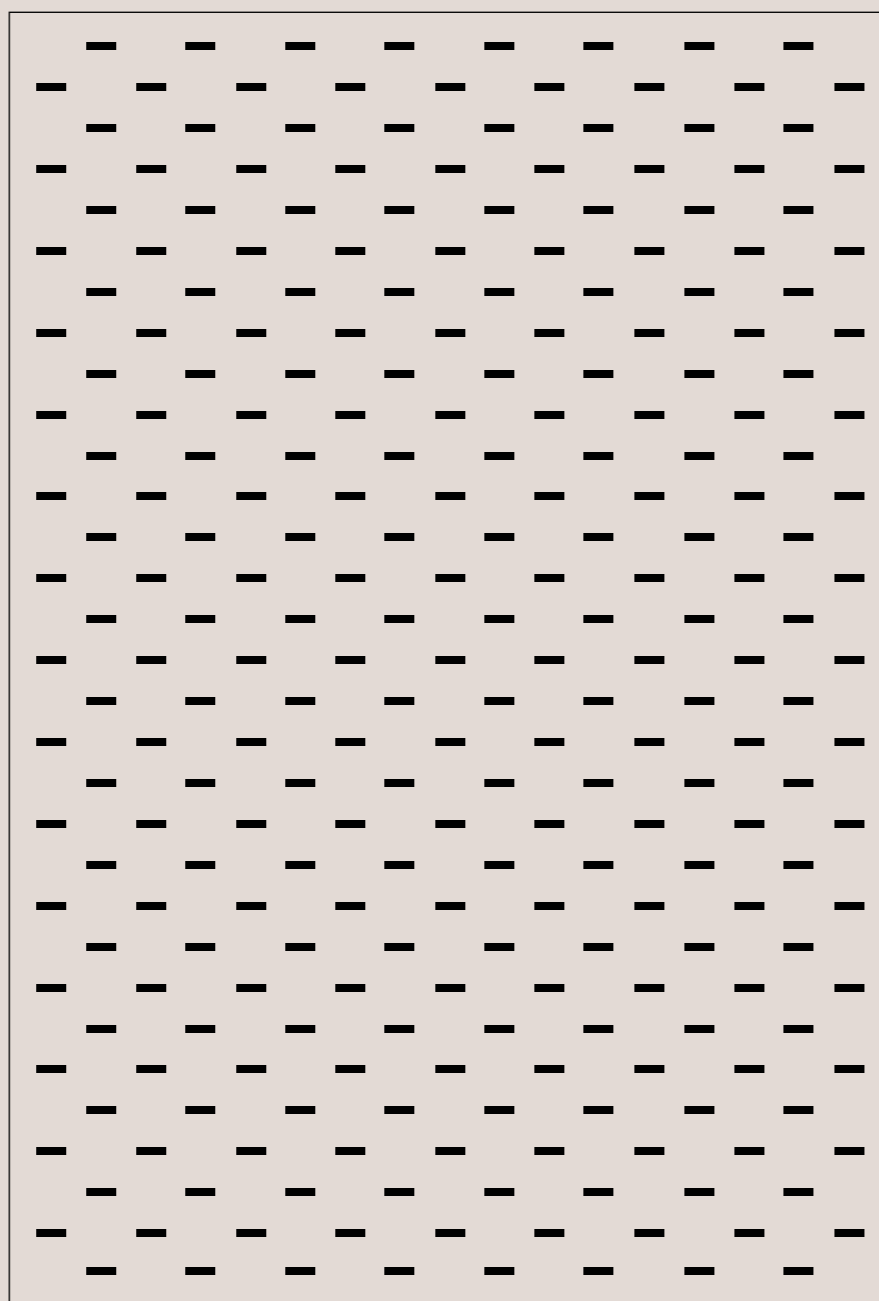


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**thoughtfully  
designed homes™**

- Highlights
- Unit plans
- Floor plans
- Specifications



FIVE  
**10**  
by SKYi

**thoughtfully  
designed homes™**

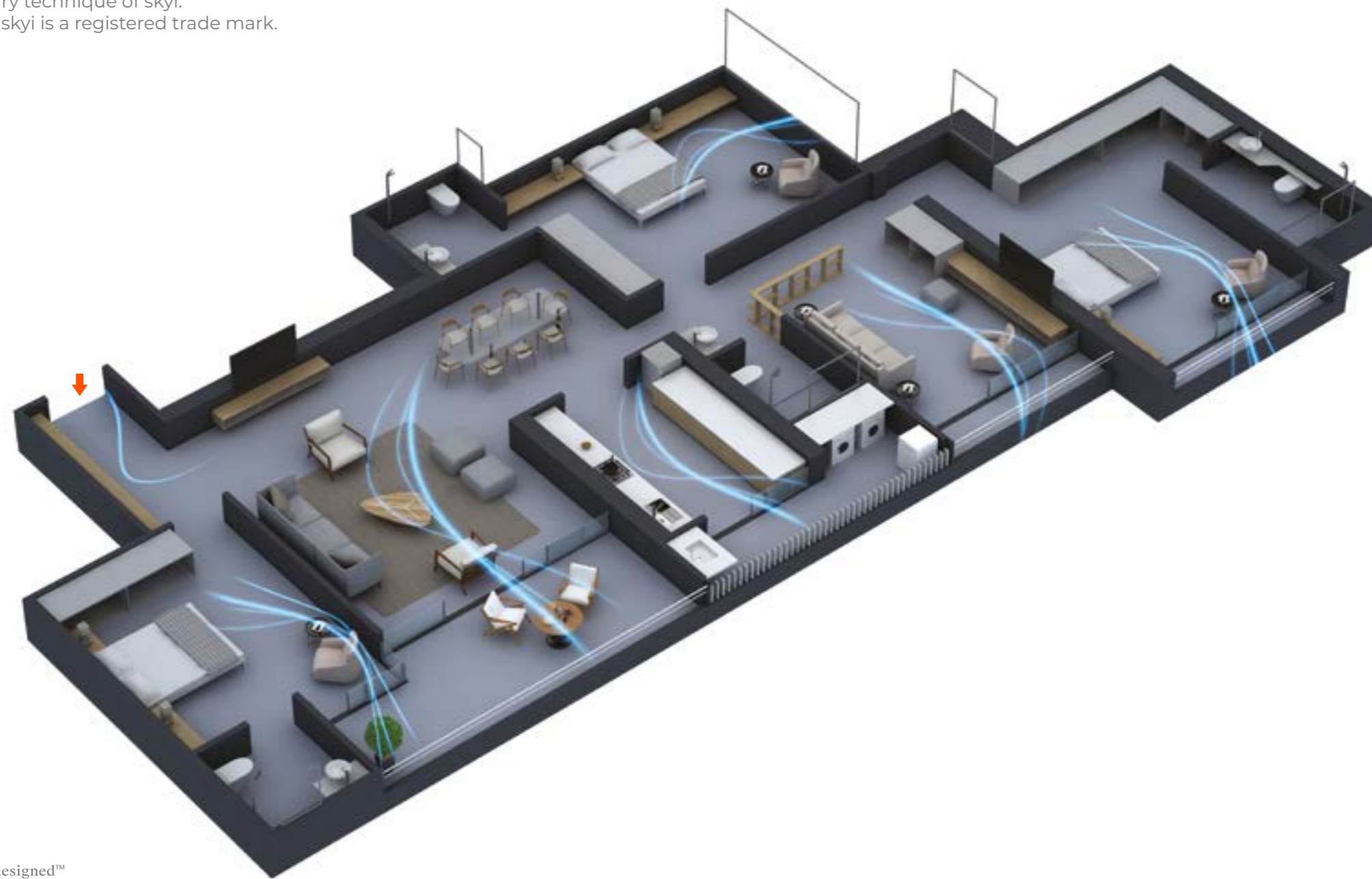
- Highlights
- Unit plans
- Floor plans
- Specifications

Residences

# air tech™

by SKYi®

a proprietary technique of skyi.  
air tech by skyi is a registered trade mark.



thoughtfully designed™  
by SKYi®

## Well Ventilated Homes

A well ventilated home ensures fresh air in abundance and reduces fatigue and accidents. Our large windows with covered and shaded balconies ensure our homes have HIGH ACH and are safe homes.

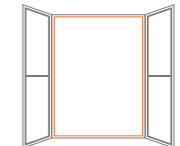
Wind Path  
Oriented Homes



More Air Changes  
per Hour (ACH)



Large Windows  
& Balconies



Air Changes per Hour (ACH) is a measure of the number of times the air within a defined space (a room or the house) is replaced by ventilation.

Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home at 5 Maidan by allowing more Air Changes per Hour (ACH). Adequate measures have been taken, from the right window size to the spacious living room, to keep the temperature within your home pleasant all day long.

# max light™

by SKYi®

a proprietary technique of skyi.  
max light by skyi is a registered trade mark.

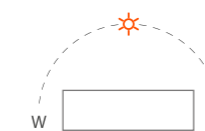


thoughtfully designed™  
by SKYi®

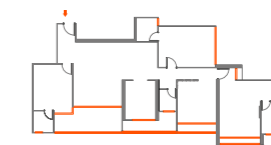
## Brighter Homes

Poor lighting reduces visibility and causes accidents. Large windows in all our rooms ensure ample natural light is available through the day. Our homes have high LUX and are brighter and safer.

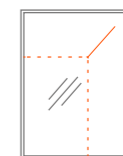
Sun Path Aligned Homes



Less Heat, More Natural Light



Larger Shaded Windows & Balconies



LUX is the measure of the intensity of light within a place, as perceived by the human eye. Homes at 5 Maidan exceed the pre-requisite standards of illumination as prescribed by the National Building Code.

Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare free light throughout the day.



## More Space, More Living

### **Space to learn something new, space to create memories with loved few.**

In today's busy world, you now have the space and the liberty to experience your life your way. Spacious homes that enable each one in the family to live life in their own unique way and pursue their interests. Homes that are big and cozy for the entire family to come together and experience the joy of togetherness.

# 4

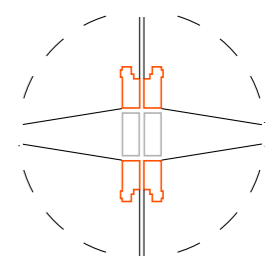
Exclusive  
4 BHK  
Tower



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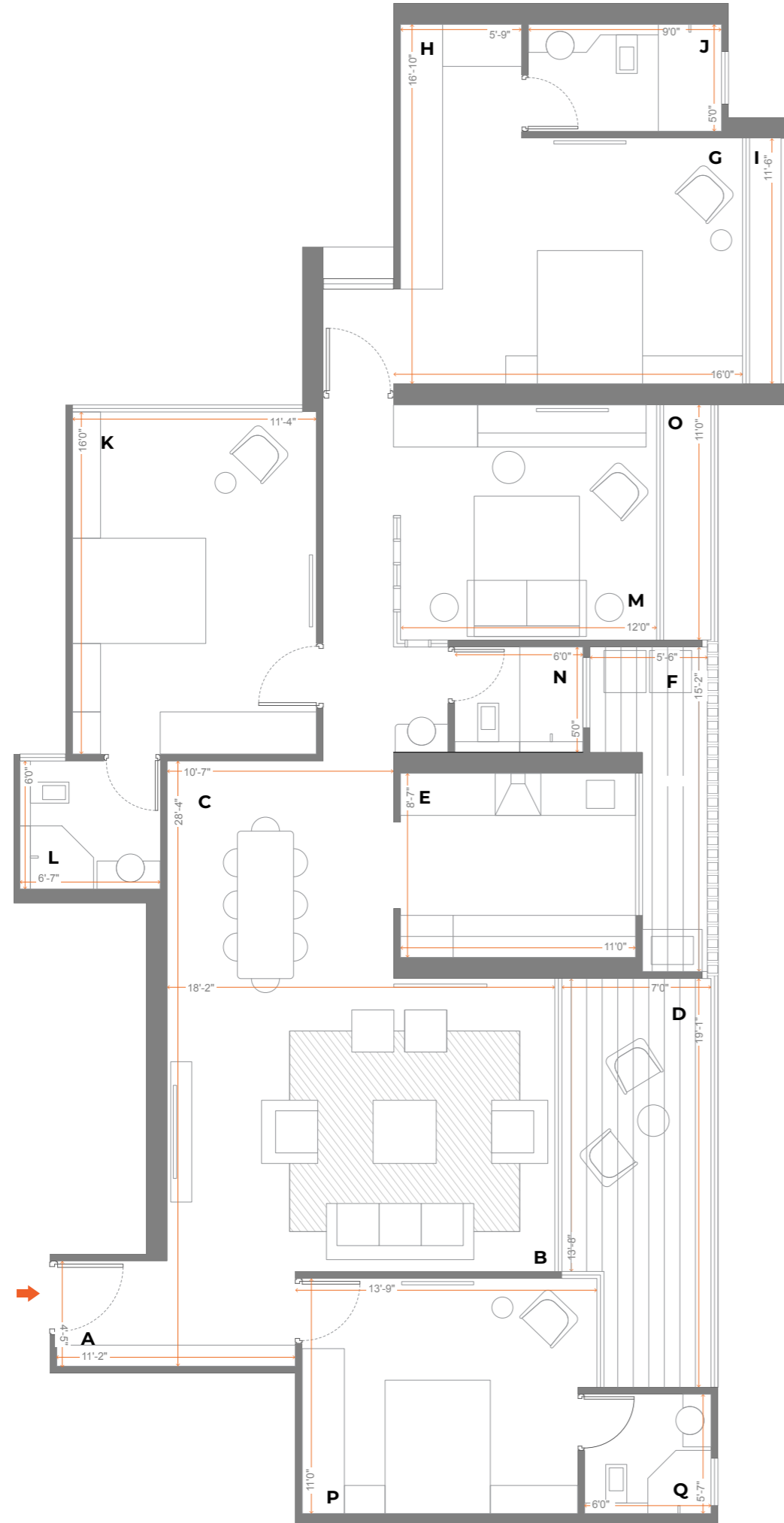
Computer generated image. Artist's impression, Image not to scale.

- . Unique Linear Design
- . 58'-5" ft. Long Panoramic Facade
- . Zero Wastage Design



**2417XXL**  
Infinity view





# 4

**Exclusive**  
**4 BHK**  
Tower

LIVING SPACE	W X L in Sq.Ft.
A Lobby	4'-5" X 11'-2"
B Living	28'-4" X 18'-2"
C Dining	10'-2" X 10'-7"
D All Season's Deck	19'-1" X 7'0"

KITCHEN SPACE	W X L in Sq.Ft.
E Master Kitchen	8'-7" X 11'0"
F Utility Area	15'-2" X 5'-6"

BEDROOMS	W X L in Sq.Ft.
G Master Suite 1	16'-10" X 16'0"
H Wardrobe	10'5" X 5'-9"
I Juliet Balcony 1	11'-6" X 1'-6"
J Master Suite 1 Toilet	5'0" X 9'0"
K Master Suite 2	16'0" X 11'-4"
L Master Suite 2 Toilet	6'0" X 6'-7"
M Bedroom 3	11'0" X 12'0"
N Common Toilet	5'0" X 6'0"
O Juliet Balcony 2	11'0" X 2'-3"
P Guest Bedroom	11'0" X 13'-9"
Q Guest Bedroom Toilet	5'-7" X 6'0"

<b>USABLE AREA</b>	<b>1711 Sq.Ft.</b>
<b>PRODUCT CODE</b>	<b>2417 XXL</b>



**Note :** SKYi™ believes in complete transparency.  
 · The Sale Agreement will have the carpet areas mentioned along with the car parking. · The carpet area is calculated as per statutory guidelines laid out by the competent authority.  
 · All dimensions shown are from unfinished wall to unfinished wall. · Furniture & fittings in plans are indicative & are not part of the offer. · This is a typical plan. The orientation & openings may vary. · There will be offsets on account of columns and beams in actual constructed home.

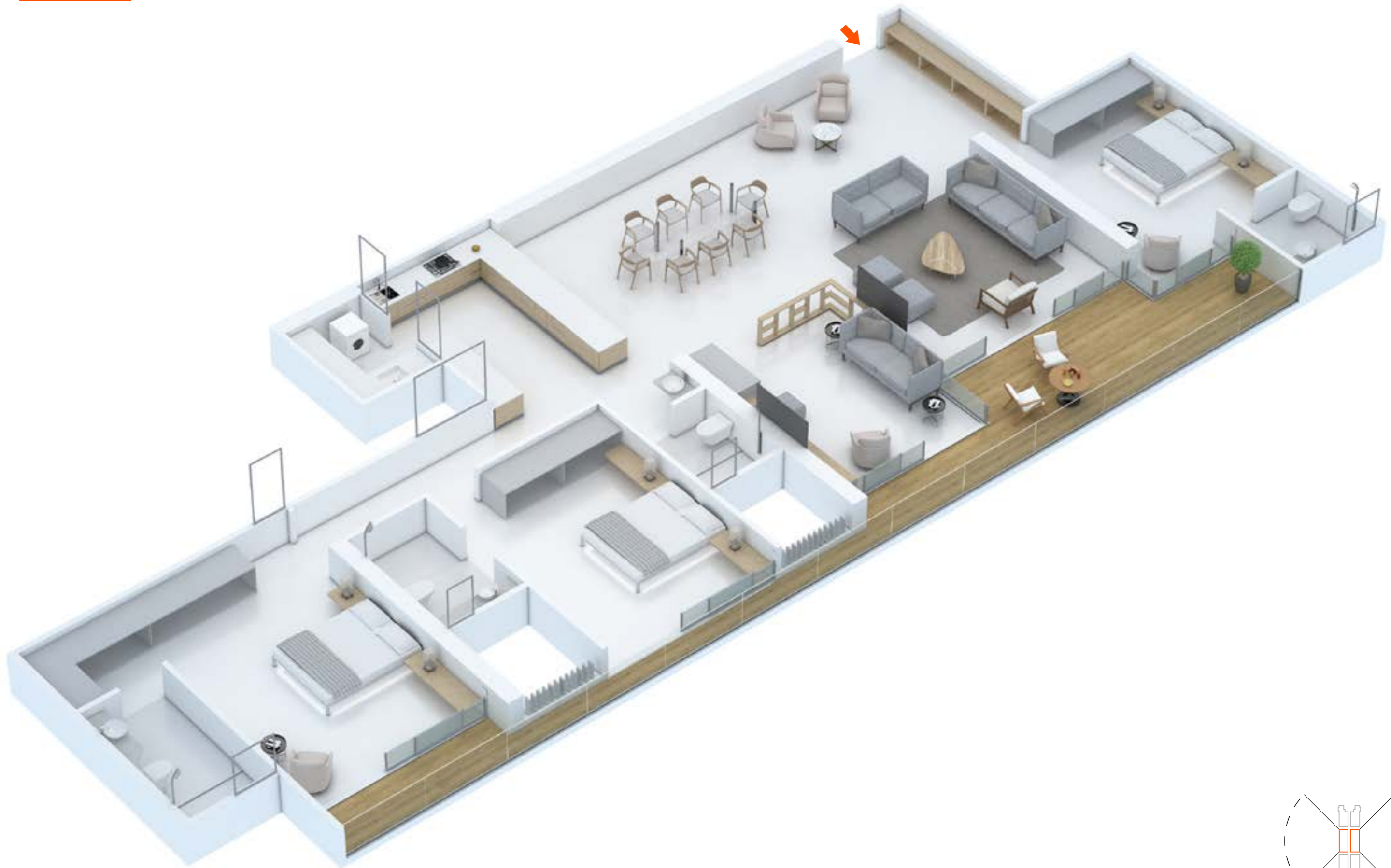
## 2417XXL

### Infinity view

Usable Area = Carpet Area\*+ Open Balcony + Wash Area + Juliet Balcony  
 1711 SQ.FT.(159 SQ.MT.)=1490 SQ.FT.(138.39 SQ.MT.)+122 SQ.FT.(11.38 SQ.MT.)  
 +58 SQ.FT.(5.40 SQ.MT.)+41 SQ.FT.(3.83 SQ.MT.)  
 \*Includes Carpet Area as per RERA & permissible enclosed balcony if any.  
 · The floor space efficiency of homes at 5 Maidan is 70%

# 4

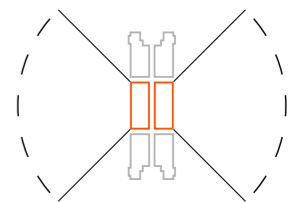
Exclusive  
4 BHK  
Tower



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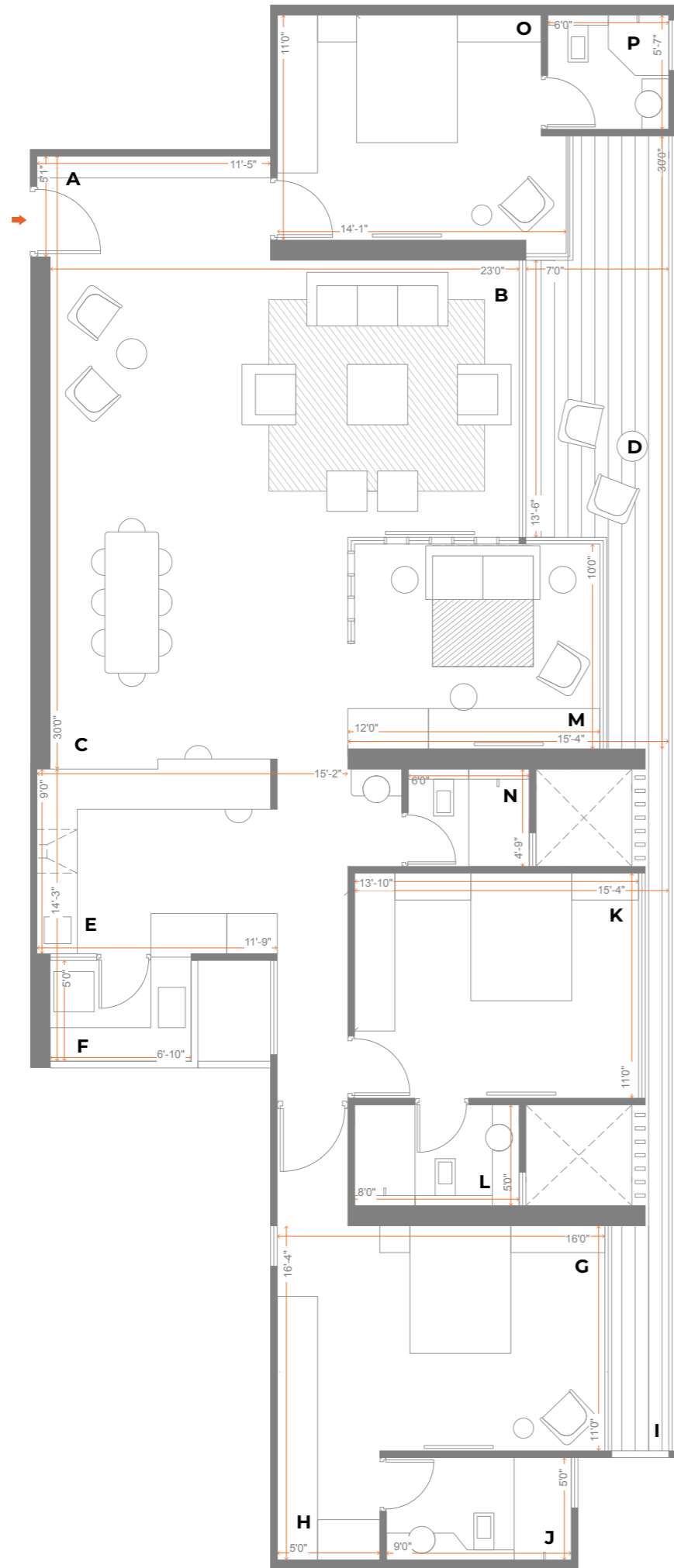
Computer generated image. Artist's impression, Image not to scale.

- . Unique Linear Design
- . 64'-3" ft. long Panoramic Facade
- . Zero Wastage Design



**2543XXL**  
Panoramic view

thoughtfully designed™  
by SKYi®



# 4 Exclusive 4 BHK Tower

LIVING SPACE	W X L in Sq.Ft.
A Lobby	5'-1" X 11'-5"
B Living	30'0" X 23'0"
C Dining	11'-4" X 14'-6"
D All Season's Deck	30'0" X 7'0"
KITCHEN SPACE	W X L in Sq.Ft.
E Master Kitchen	9'0" X 11'-9"
F Utility Area	5'0" X 6'-10" + 5'0" X 3'-7"
BEDROOMS	W X L in Sq.Ft.
G Master Suite 1	16'-4" X 16'0"
H Wardrobe	11'0" X 5'0"
I Juliet Balcony	11'0" X 2'-9"
J Master Suite 1 Toilet	5'0" X 9'0"
K Master Suite 2	11'0" X 13'-10"
L Master Suite 2 Toilet	5'0" X 8'0"
M Bedroom 3	10'0" X 12'0"
N Common Toilet	4'-9" X 6'0"
O Guest Bedroom	11'0" X 14'-1"
P Guest Bedroom Toilet	5'-7" X 6'0"
USABLE AREA	1802 Sq.Ft.
PRODUCT CODE	2543 XXL



## 2543XXL Panoramic view

Usable Area = Carpet Area\* + Open Balcony + Wash Area + Juliet Balcony  
1802 SQ.FT.(167.40 SQ.MT.)=1571 SQ.FT.(145.93 SQ.MT.)+185 SQ.FT.(17.16 SQ.MT.)+  
34 SQ.FT.(3.14 SQ.MT.)+13 SQ.FT.(1.17 SQ.MT.)  
\*Includes Carpet Area as per RERA & permissible enclosed balcony if any.  
-The floor space efficiency of homes at 5 Maidan is 70%

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Computer generated image. Artist's impression, Image not to scale.

## Living & Dining Area

The living and dining area is a seamless space for friends and family to get together.

- .Private Lobby
- .Living Area
- .Provision for Large LED TV
- .Dining Table for 8
- .Powder Room for Guests
- .All Season Deck



### The Terraces

The all season's covered deck is an extension of your living room, offering additional space and lifestyle choices.

- .Lounge Seating
- .Coffee Table
- .Outdoor Bar
- .Reading Nook
- .Urban Home Garden
- .Outdoor Barbeque Area



Computer generated image. Artist's impression, image not to scale.



## Kitchen

The tastes, the aromas, and recipes are all a reflection of the unique preferences of each home. Our homes come with a standard design plus bespoke choices that allow you the freedom that defines you.

### Standard Kitchen

- .Layout as per the plan
- .Walls with gypsum finish and premium paint
- .2 x 4 vitrified flooring in kitchen and utility area
- .Plumbing, inlet and outlet points for- Sink, Water purifier, Washing machine/dryer, Dishwasher, Additional sink in the utility area
- .Power/electrical points with switches for- Refrigerator, Water purifier, Microwave/oven, Mixer and grinder, Chimney, Exhaust fan, Washing machine/dryer, Dishwasher

### Premium Kitchen\*

- .Layout as per the plan
- .All standard kitchen offerings as mentioned above +
- .Kitchen Platform with a granite Otta
- .Pre-selected Dado tiles
- .Standard kitchen sink with CP fittings
- .Modular Kitchen Cabinets
- .Optional Granite top and sink in Utility area.

### Bespoke Kitchen\*

- .Standard Kitchen layout as per the plan
- .All standard kitchen offerings +
- .Bespoke Kitchen Platform with a choice of your materials
- .Bespoke Dado tiles
- .Bespoke kitchen sink with CP fittings of your choice
- .Bespoke Modular Kitchen Cabinets
- .Bespoke Granite top and sink in Utility area

\* T & C Apply



## Bedroom

The bedrooms are designed to offer great views, more space, natural light and cool winds.

### A. Master Suite 1 + Bath + Juliet Balcony

- Ample space to accommodate king / queen size bed
- Designated space for his and her wardrobe
- Attached 3 piece bathroom
- Study table / lounge seating

### B. Master Suite 2 + Bath

- Large master suite
- Ample space to accommodate queen size bed
- Designated space for wardrobe with overhead storage
- Attached 3 piece bathroom

### C. Bedroom

- Ample space to accommodate queen size bed
- Designated space for wardrobe with overhead storage

### D. Entertainment / Study / Guest Suite + Bath + Balcony

- Ample space to accommodate queen size bed
- Designated space for wardrobe
- Attached 3 piece bathroom





Computer generated image. Artist's impression. Image not to scale.

## Bathroom

The bathrooms are spacious and elegantly crafted using premium materials and brands.

Grohe (CP fittings) and Duravit (Sanitary Ware) or equivalent brands.



Computer generated image. Artist's impression. Image not to scale.

## Utility / Service Area

The utility and service area is an extension of your kitchen and offers you well-planned spaces for your white goods and storage.

### Utility Area

- .Provision for washing machine / dryer
- .Provision for linen and laundry cabinets
- .Provision for clothes lines
- .Provision for dish washer
- .Provision for everyday storage
- .Provision for wash basin / platform / sink in the utility area



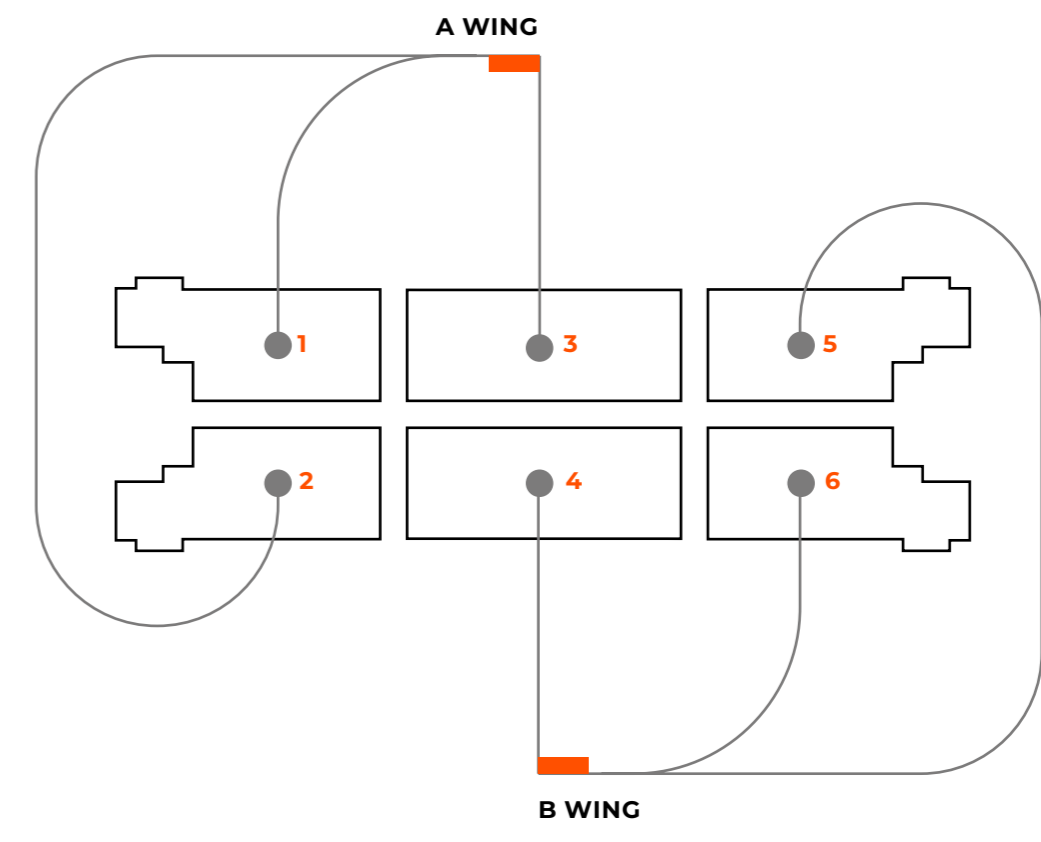
### **Study/ Guest Bed/ Entertainment**

The fourth room can be designed to suit your lifestyle.

Design it as an entertainment studio, a study, a home office, a gym, a caretaker room or a guest bedroom.

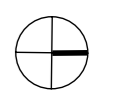


Computer generated image. Artist's impression, image not to scale.



### Floor plan

- FIVE has 2 wings
- Wing A & Wing B
- Each wing has a landing area with
- 1 x staircase**
- 3 x apartments**
- 3 x lifts**



# Typical floor plan

## A WING

A 701, A 801, A 901, A 1001, A 1101, A 1201, A 1301, A 1401, A 1501,  
A 1601, A 1701, A 1801, A 1901, A 2001, A 2101, A 2201, A 2301,  
A 2401, A 2501, A 2601, A 2701, A 2801, A 2901

01 2417XXL

A 703, A 803, A 1003, A 1103, A 1203, A 1303, A 1503,  
A 1603, A 1703, A 1903, A 2003, A 2103, A 2203,  
A 2403, A 2503, A 2603, A 2703, A 2903

03 2543XXL

West Maidan

Main Road /  
Baner Hill

Stream



East Maidan

02 2417XXL

A 702, A 802, A 902, A 1002, A 1102, A 1202, A 1302, A 1402, A 1502,  
A 1602, A 1702, A 1802, A 1902, A 2002, A 2102, A 2202, A 2302,  
A 2402, A 2502, A 2602, A 2702, A 2802, A 2902

# Typical floor plan

**B WING**

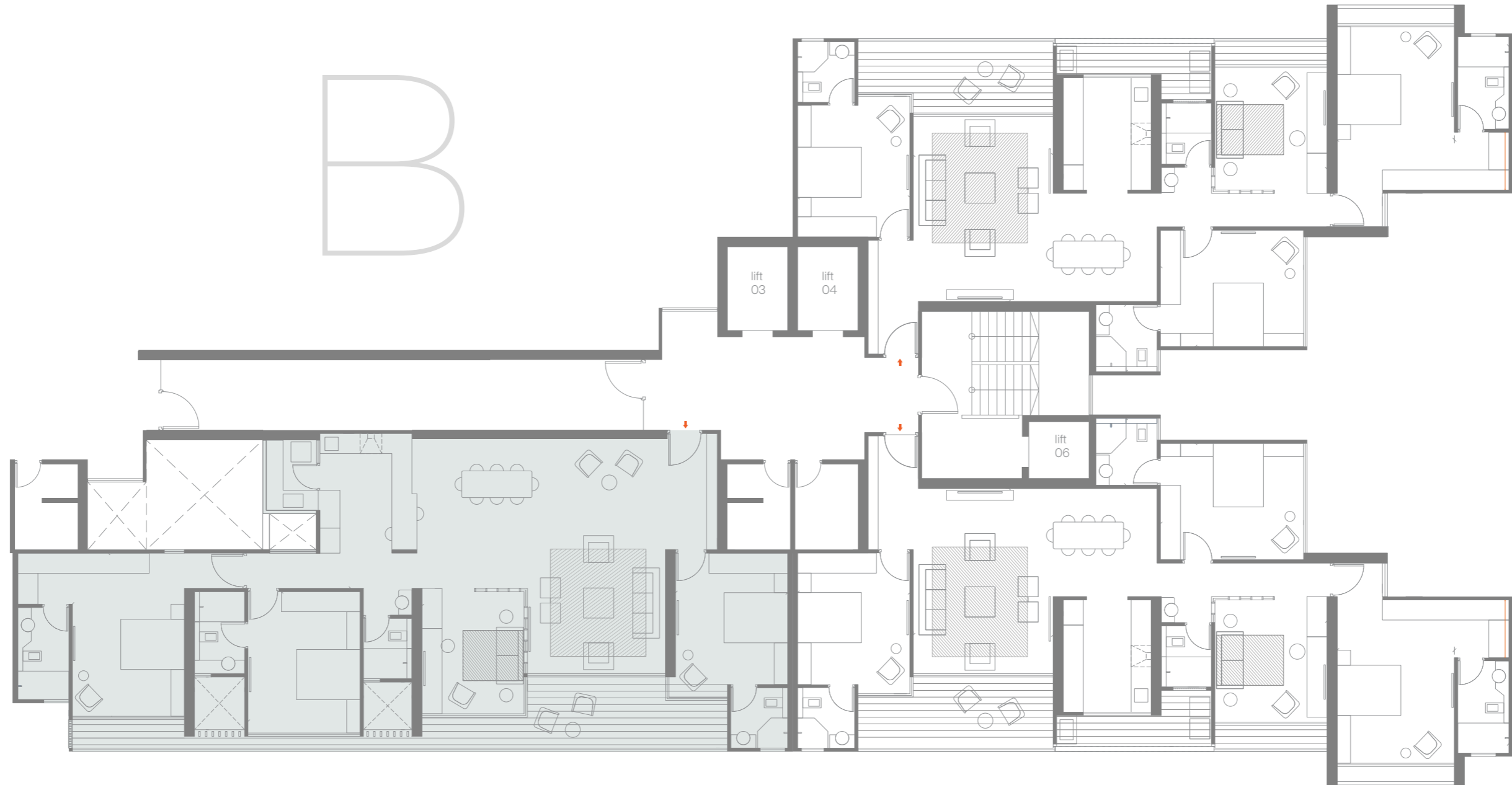
B 705, B 805, B 905, B 1005, B 1105, B 1205, B 1305, B 1405, B 1505,  
B 1605, B 1705, B 1805, B 1905, B 2005, B 2105, B 2205, B 2305,  
B 2405, B 2505, B 2605, B 2705, B 2805, B 2905

**05 2417XXL**

**West Maidan**

Main Road /  
Baner Hill

Stream



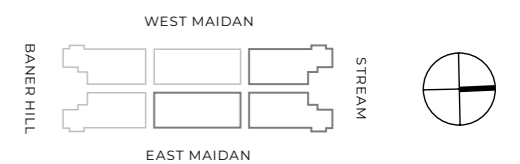
**East Maidan**

**04 2543XXL**

B 704, B 804, B 904, B 1004, B 1104, B 1204, B 1304, B 1404,  
B 1504, B 1604, B 1704, B 1804, B 1904, B 2004, B 2104, B 2204,  
B 2304, B 2404, B 2504, B 2604, B 2704, B 2804, B 2904

**06 2417XXL**

B 706, B 806, B 906, B 1006, B 1106, B 1206, B 1306, B 1406, B 1506,  
B 1606, B 1706, B 1806, B 1906, B 2006, B 2106, B 2206, B 2306,  
B 2406, B 2506, B 2606, B 2706, B 2806, B 2906



# The Pentagon Club



## THE AMENITIES

---

The Pentagon Club is the community's beating heart, where everyone gathers. A sprawling recreation zone includes a children's play area, a swimming pool, a courtyard with various activity setups, and much more. This section will undoubtedly elicit laughter and giggles. With our specially curated facilities, snacks bar, and sun-decks, you can see your loved ones growing and glowing with happiness while learning and making new friends for life.

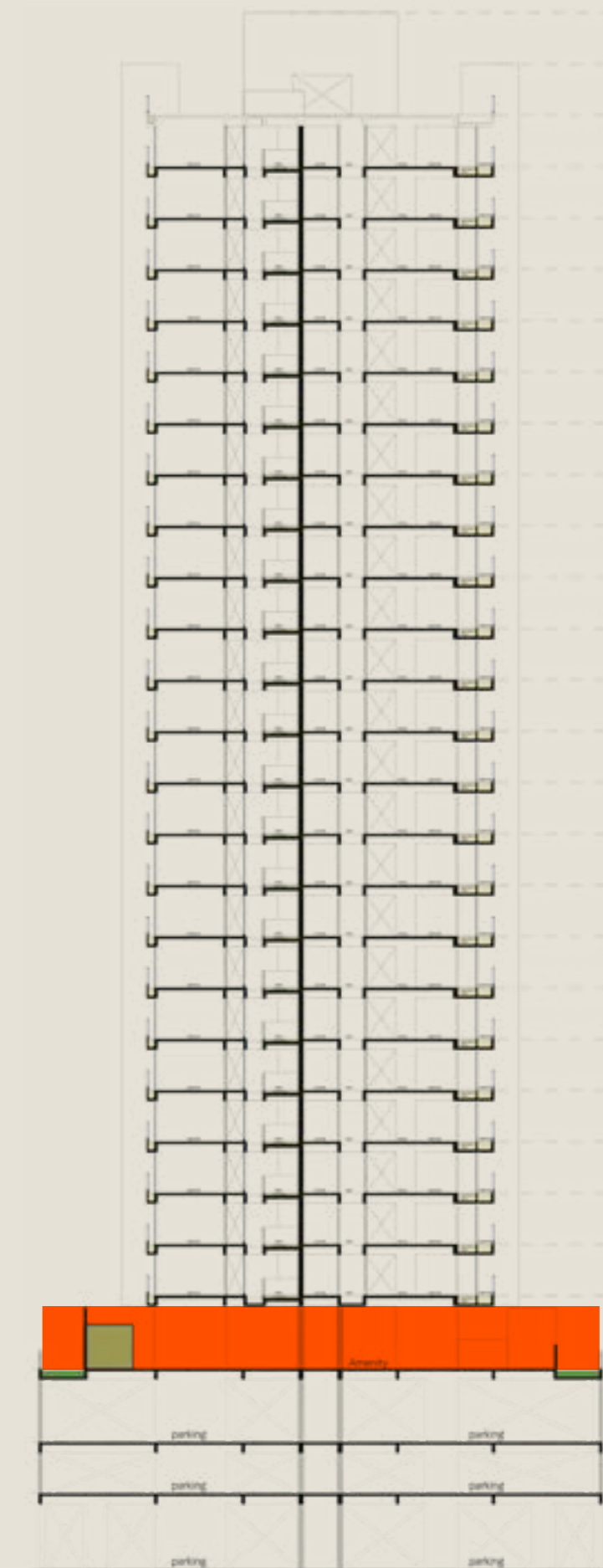
**What we offer at 5 by SKYi are experiences and memories that will be cherished. And that, for us, is lifestyle redefined and living reimaged.**



Computer generated image. Artist's impression, Image not to scale.

### The Pentagon Club

The Pentagon Club is an exclusive members only club. It is spread over a sprawling 30,000 sqft and offers its members over 60 facilities. It is a premium club with best in class infrastructure and services. It is a place where you can truly unwind and live it up.

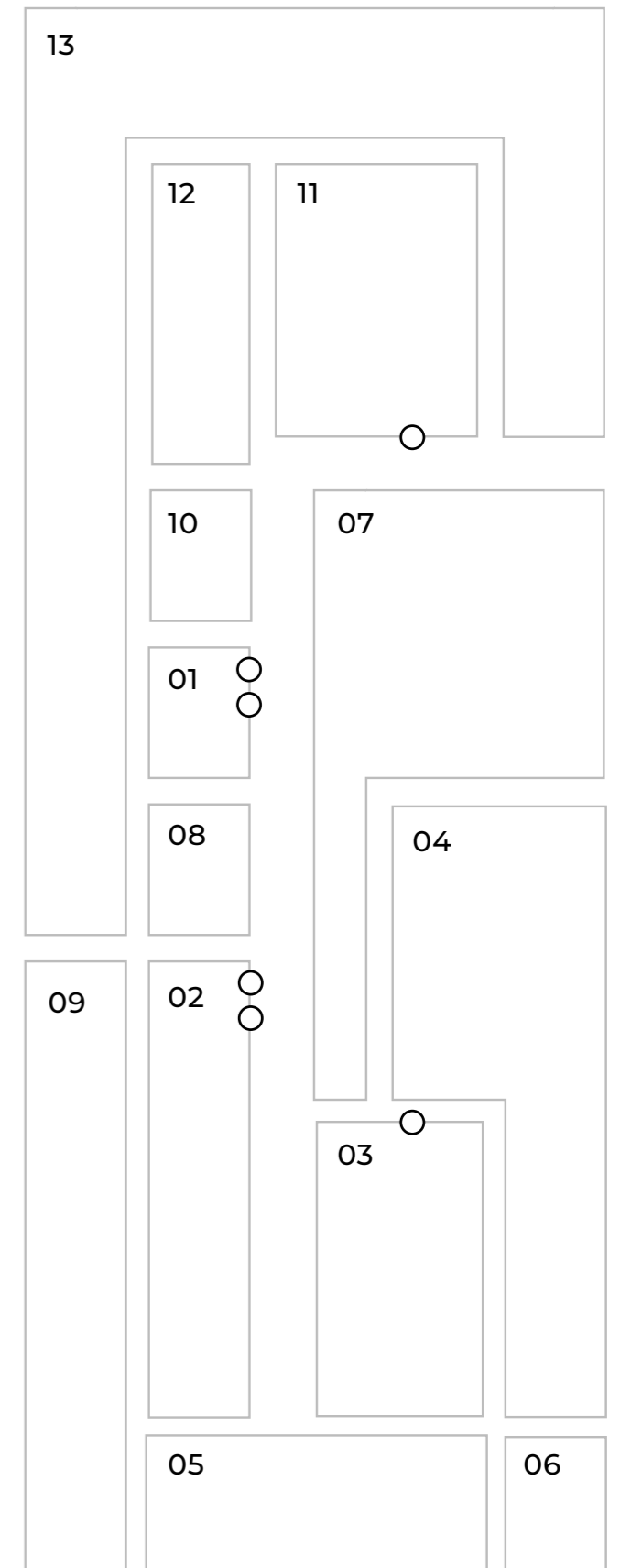


# The Pentagon Club

**30,000 sq.ft**  
**60 amenities**

**Club Pentagon Zones**

- 01. Club Reception
- 02. Indoor Recreation
- 03. Health & Wellness
- 04. Aqua Deck
- 05. Children's Play Area
- 06. Cafeteria
- 07. Banquet
- 08. Movie Theatre
- 09. Zen Garden
- 10. Learning Center
- 11. Library+Work Stations
- 12. Business Lounge
- 13. Private Pods
- Lift



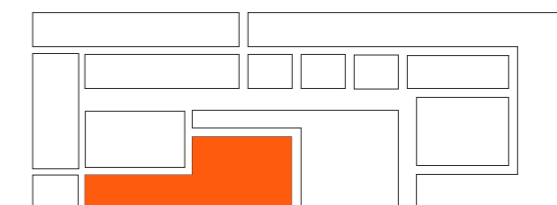






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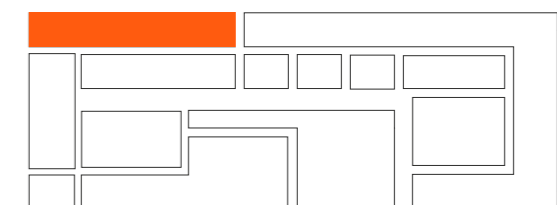
**Aqua Deck**





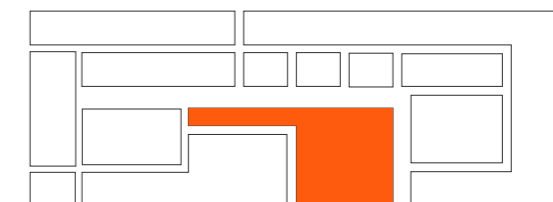
Computer generated image, Artist's Impression, Image not to scale.

**Zen Garden**





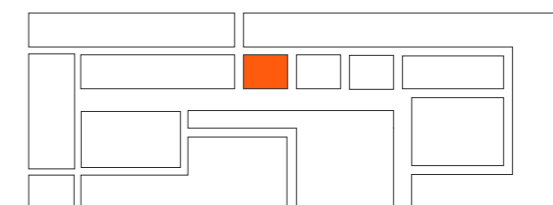
**Banquet**





## Movie Theatre

The theatre at 5 can be experienced by residents for private functions, screenings and gatherings and provides an elegant, relaxed setting with comfortable sofas and armchairs.

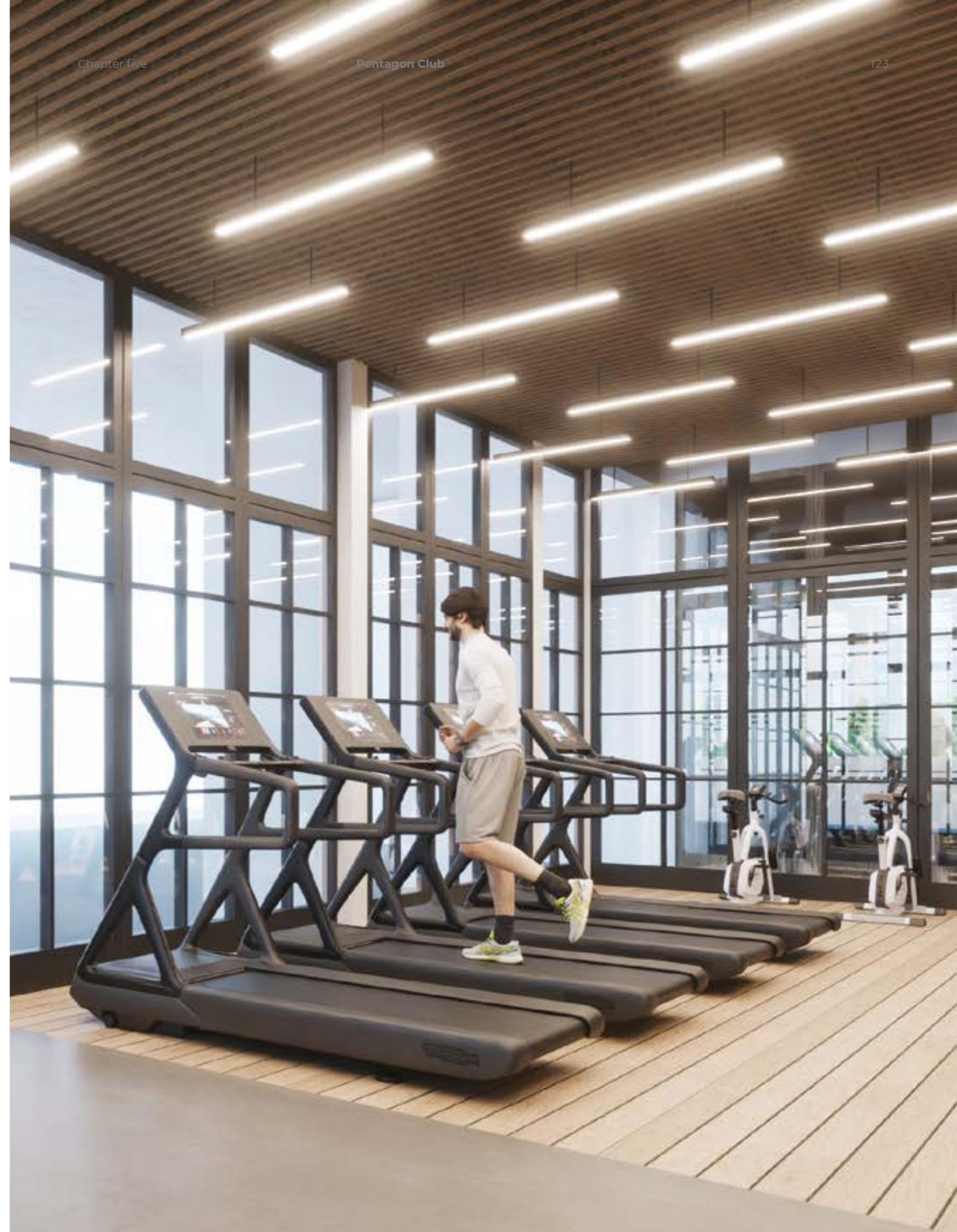
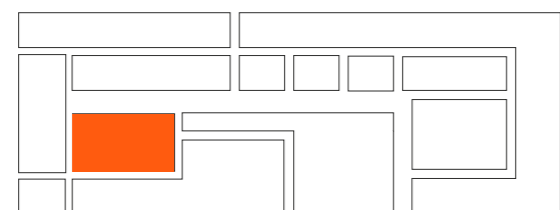




Computer generated image. Artist's impression, Image not to scale.

### Health & Wellness —Gym + Yoga Club

A gym that's as versatile as your fitness needs. Equipped with best-in-class equipment and accessories in addition to qualified trainers, who will push you just a little more every day.



Computer generated image. Artist's impression, Image not to scale.



## Outdoor Gym

The outdoor area presents an array of wellness and fitness facilities, including a yoga studio with calming sessions amidst natural sunlight and early morning warmth.



Computer generated image. Artist's impression. Image not to scale.

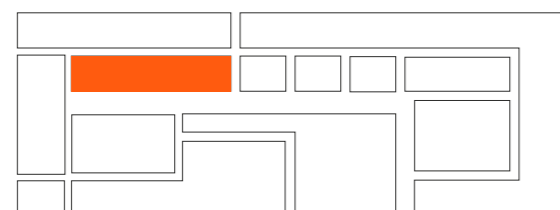
### Indoor recreation

Enjoy an array of indoor games and activities with friends and family. With a choice of pool, table tennis, cards, carrom and board games, we have something for everyone.



Computer generated image. Artist's impression. Image not to scale.

### Library







Computer generated images. Artist's impression, Images not to scale.



## amenities & features

### Club Reception

1. Spacious member lounge
2. Concierge desk
3. Curated artworks

### Indoor Recreation

4. Table tennis
5. Pool table
6. Board games
7. Carrom
8. Chess
9. Card Table
10. Reading lounge

### Cafeteria

11. Cafeteria
12. Health bar
13. Members seating

### Business Lounge

14. Two conference rooms
15. Televisions
16. Meeting lounge
17. Guest pantry
18. Guest toilets

### Aqua Deck

19. Lap pool
20. Children's pool
21. Sun deck with recliners
22. Pool side lounge
23. Cabanas
24. Mens cloak room  
- showers, changing room & toilets
25. Womens cloak room  
- showers, changing room & toilets

### Banquet

26. Banquet lobby with seating
27. Indoor banquet (AC)
28. Outdoor banquet
29. Service area with serving counters
30. Banquet kitchen
31. Back of house staff utilities

### Learning Center

32. Dedicated center for learning & development

### Health & Wellness

33. Indoor gymnasium
34. Outdoor activity area
35. Gymnasium with cardio section
36. Gymnasium with free weights
37. Yoga, Zumba & Meditation studio
38. Changing rooms
39. Storage racks

### Movie Theatre

40. Comfortable lounge seats
41. Excellent acoustics
42. Airconditioned movie theatre
43. Big screen
44. HD projector
45. 5.1 theatre sound system

### Private pods

46. Privately owned
47. Multiutility spaces for pods owner

### Children's Play Area

48. Outdoor play area
49. Play pen
50. Swings
51. See-saw
52. Members seating
53. Green turf

### Zen Garden

54. Landscaped garden
55. Senior citizen seating
56. Walkway

### Library + Work Stations

57. Library
58. Reading lounge
59. Work stations

### Greens

60. Landscaped gardens



# The Pentagon Club

# The Pods

## **At The Pentagon Club**

The pods are access controlled private spaces owned by the residents to pursue work, studies or hobbies. It can double up as your personal office, design studio, gaming den, art room and more. The pods are supported by best in class infrastructure that includes conference rooms, guest lounge, library and wash rooms.

# pod

**think**  
**read**  
**laugh**  
**meet**  
**create**  
**sing**  
**learn**  
**play**  
**compete**  
**share**  
**collaborate**

## Highlights



### **private**

Pods are meticulously designed, spacious and premium spaces that offer you privacy and quiet. It's your personal retreat to pursue your interests, hobbies, work or just unwind.



### **fully serviced**

The pods and their eco system are fully serviced by professionals, allowing you the freedom and flexibility to pursue your interests without worrying of the upkeep.



### **limitless design**

Multiple design and layout choices to meet your specific needs. The customised and modular plans are designed to connect multiple pods to suit your requirements.



### **zero wastage**

Scientifically planned on the zero wastage design philosophy where space is utilised to its maximum to deliver a premium experience



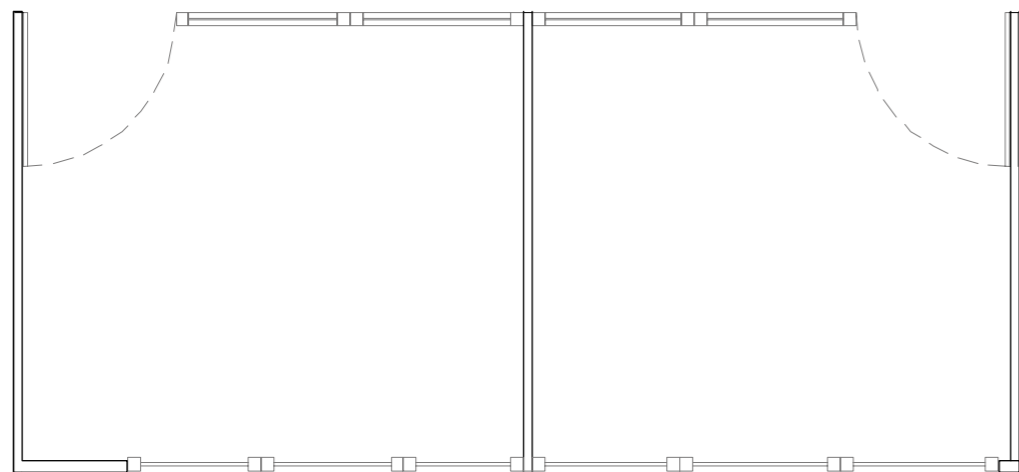
### **well lit**

Pods are well lit with ample natural light to keep you fresh, active and alert.





**A pod is planned to offer maximum space, privacy, safety, natural light and ventilation.**



Computer generated image. Artist's impression, Image not to scale.



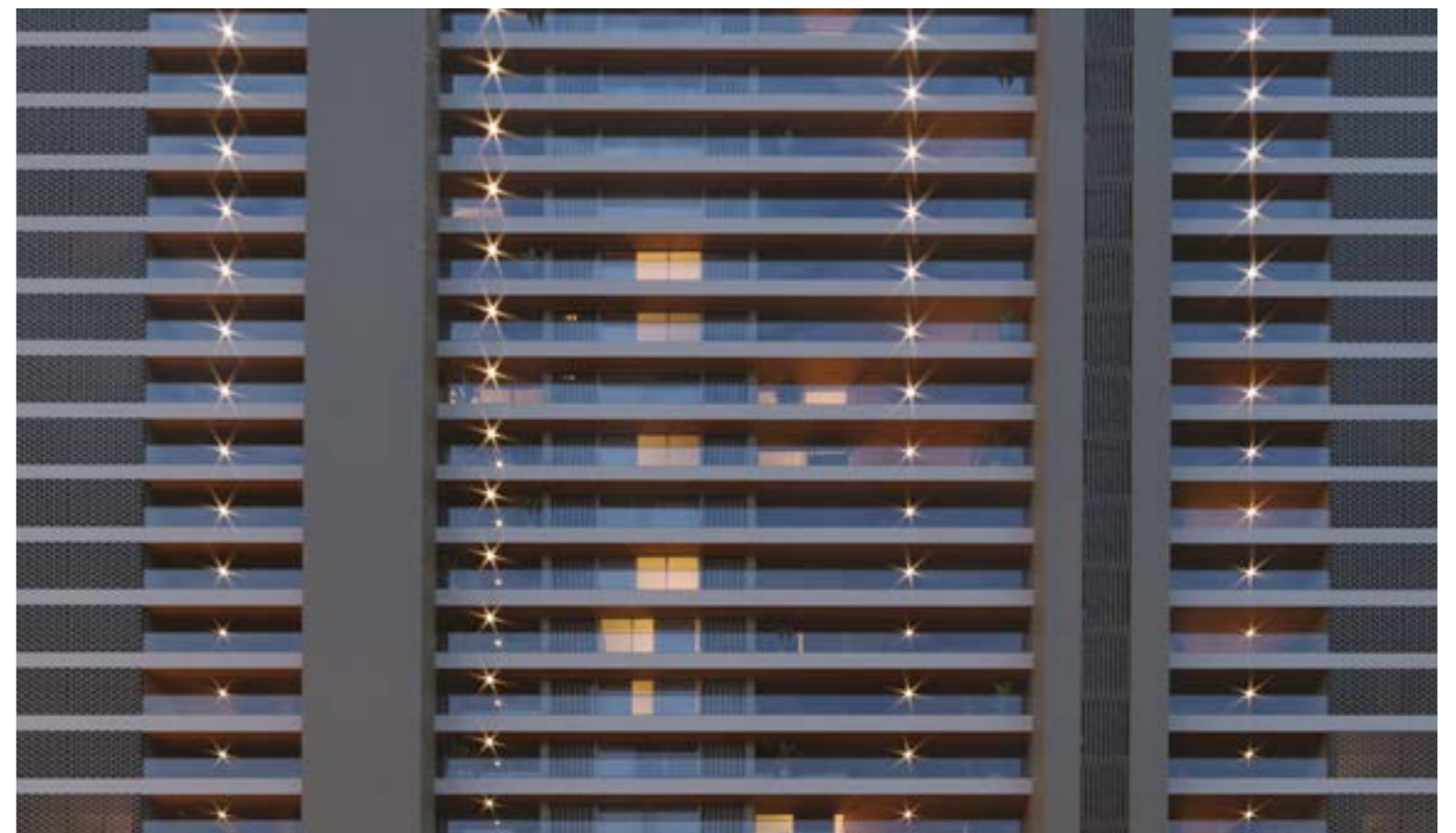
**Common Features**

- . Aluform construction technology
- . Provision for piped gas
- . Impressive main entrance
- . Curated entrance lobby with sculptures and paintings
- . Guest seating and concierge desk in the entrance lobby
- . Entrance lobby with holding facilities for perishable and non-perishable goods
- . Energy saving fittings for common areas
- . LED bulbs in all lobbies and common areas
- . Fire staircase and refuge area for emergency in building
- . Seismic resistant design
- . Anti-termite treatment for building
- . Landscaped green spaces
- . Sanitation facility for drivers and servants

- . Air conditioned banquet hall
- . Air conditioned movie theatre
- . Air conditioned gymnasium
- . Air conditioned conference rooms
- . Air conditioned indoor recreation room

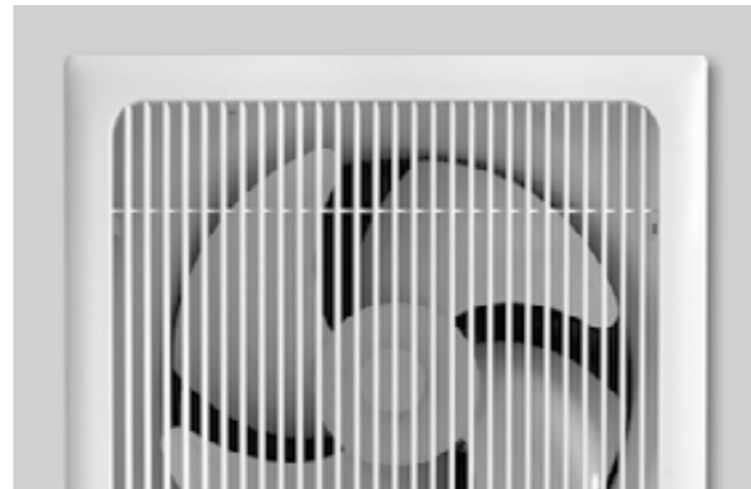
**Green Features**

- . EV charging points for each parking slot (sold separately)
- . Solar water panels on rooftop
- . Solar heated water connection in one bathroom
- . Native plantations
- . Rain water harvesting
- . Sewage treatment plant
- . Organic waste converter



Computer generated images. Artist's impression, Images not to scale.





### Flooring

- . Italian finished vitrified flooring – 600 x 1200
- . Laminated wooden flooring in one master bedroom
- . Anti-Skid vitrified flooring for dry balcony
- . Anti-Skid vitrified flooring for all balconies
- . Anti-Skid vitrified flooring in all washrooms
- . Dado tiles in washrooms up to 8 feet

### Electrical

- . LeGrand, Schneider, Wipro or equivalent electrical switches of premium quality
- . Concealed Polycab or equivalent wiring
- . Power back up for designated Lighting points
- . Provision for television point in all bedrooms and living room
- . AC points in living room and all bedrooms

### Security System

- . Secure gated community
- . Security personnel at key entry and exit points
- . Boom barrier with security cabin at project entrance
- . Security Cabin with monitoring system
- . CCTV cameras at key points in the project
- . Fire hydrants around the building and on each floor
- . Video door phone for each residence
- . Access control for entrance lobby and Club Pentagon

### Doors/Windows

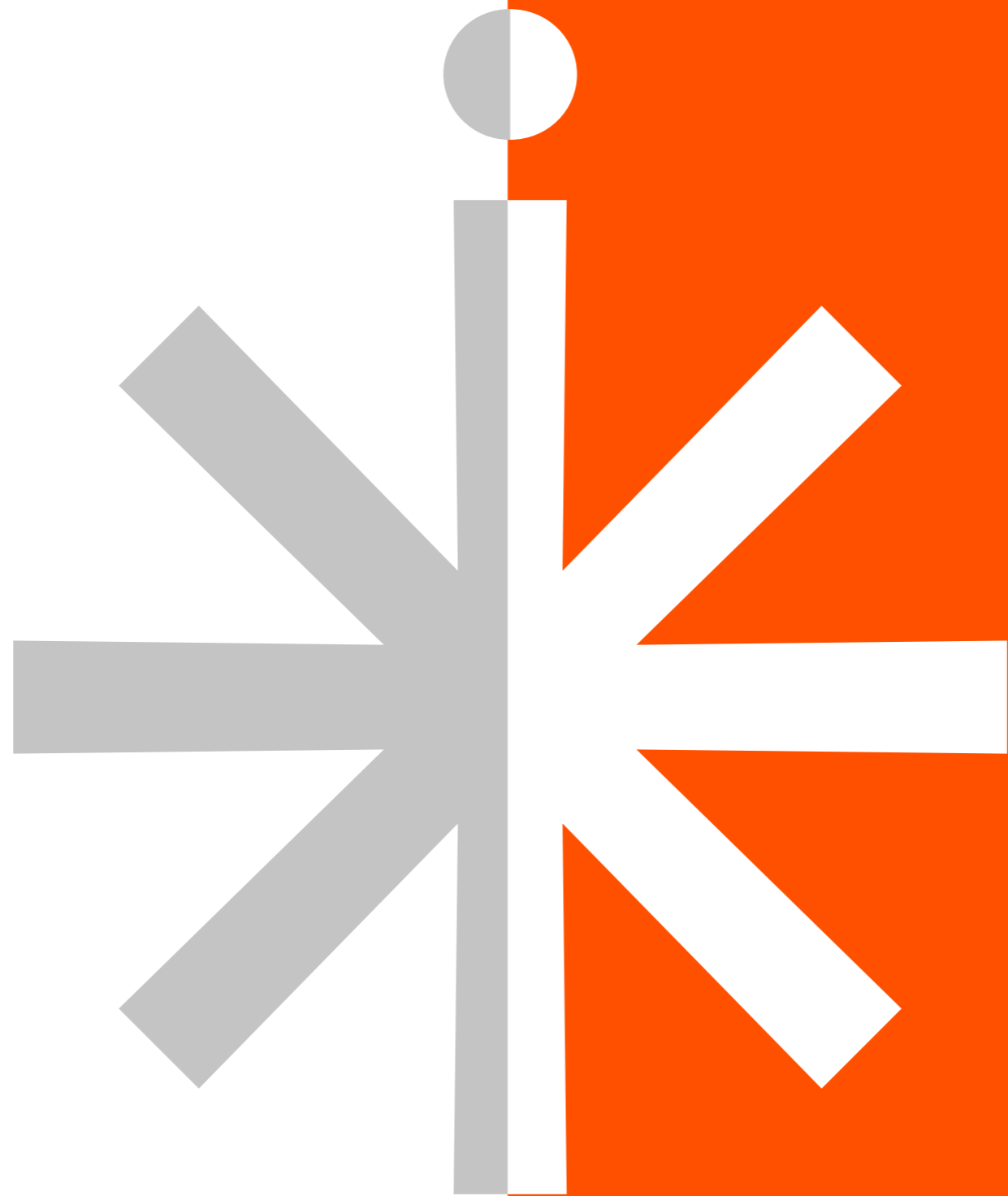
- . Premium laminated main door with digital lock (Yale or equivalent)
- . Premium laminated door with mortise lock for all washrooms
- . Three track Domal series aluminium window with mosquito mesh
- . Powder coated aluminium windows
- . Toughened glass railings for all balconies

### Lifts

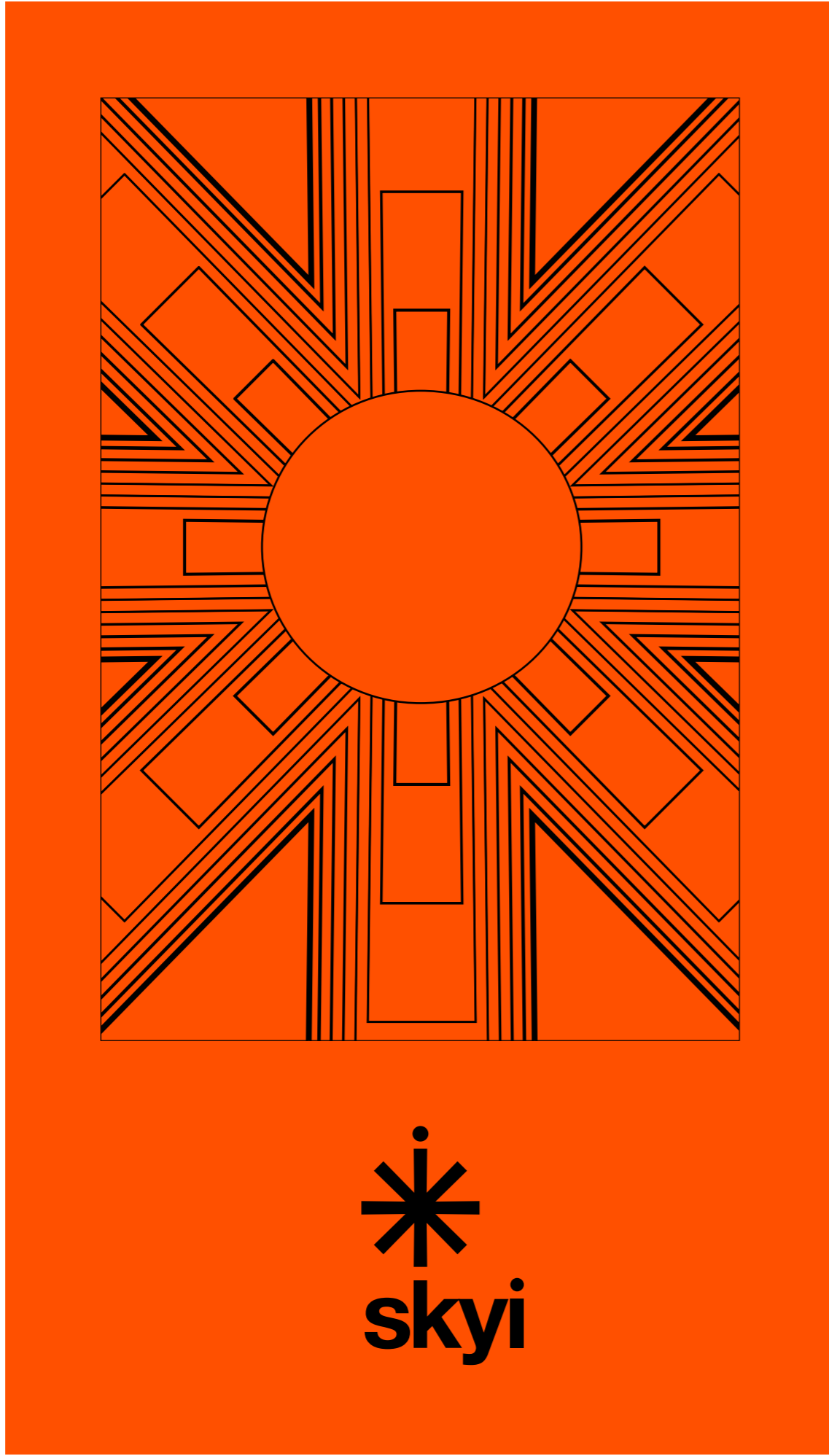
- . 4 stretcher lifts from Schindler or equivalent brand
- . 2 service lifts from Johnson or equivalent brand

### Washrooms

- . Premium laminated door with mortise lock
- . Premium CP fittings from Grohe or equivalent brand
- . Premium sanitary fittings from Duravit or equivalent brand
- . Glass partitions in all washrooms
- . Glass partitions with glass door in one master bedroom washroom
- . Anti-Skid vitrified tiles in all washrooms
- . Dado tiles in washrooms up to 8 feet
- . Provision for exhaust fan and geyser
- . Single lever hot and cold mixer with overhead shower – Grohe or equivalent



About the  
Developer



About the Developer

SKYI®



**Residential & commercial**  
developments

Founded in 2004 in Pune, SKYi is an award-winning developer with over seven million square feet of thoughtfully designed homes and commercial spaces delivered. The SKYi portfolio covers the gamut of spaces from premium residences, luxurious penthouses, showrooms and offices.

**400+**  
Employees

**150+**  
Engineers

**130** lakh sq.ft

**70 L**  
Delivered

**20 L**  
Process

**40 L**  
Planned

**500+**  
Acres of  
**Land Parcel**

**6800**  
Homes  
**Delivered**

**Member of**

---

**CREDAI**  
Pune

**MBVA**  
Member

**Rewards & recognition**

---

The Best Residential Project  
Awarded by **CNBC AWAAZ**

CRISIL Star  
Rated Realty Project

Top 100 India's Project  
by **Realty Plus**

Indian Green Building Council (IGBC)  
**Platinum Rated**

**Financial Partners**

---

ICICI Ventures

Motilal Oswal

HDFC

Avenue Partners

TATA Capital

Piramal

**Project Funded by**

---

Aditya Birla Housing Finance Limited

2003



**NILAY  
Aundh**

Nilay at Aundh is an award-winning project spread over 5 acres. Residences built with the philosophy of "no common walls".

COMPLETED

2008



**AQUILA  
Baner**

Aquila at Baner is a complex of 18 townhouses covering 60,000 sq.ft. of developed land. Each Aquila home is a 3 bedroom split-level townhouse with a beautiful central courtyard inside the home.

COMPLETED

2010



**IRIS  
Baner**

Iris at Baner is a residential complex covering 1,30,000 sq.ft. of developed area. Every Iris home is spacious, well ventilated and well lit.

COMPLETED

2011



**SEHER TOWERS  
Baner**

Seher Towers at Baner offers luxurious extra large 4 bedroom residences. Each bespoke home is spread over 4200 sq. ft.

COMPLETED

2012



**FIVE  
Baner**

Residential tower of 9 exclusive ultra-luxurious, fully-automated 4 bedroom residences. Each home with an area of 3300 sq.ft. is centrally air-conditioned, comes with a spa pool, best-in-class kitchen appliances, a Bose 5.1 Surround System and much more.

COMPLETED

2014



**IRIS  
Bavdhan**

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres.

COMPLETED

2016



**SONGBIRDS  
Paud Road**

A nature-loving community near Bhugaon. Spread over 45 acres, the community boasts of 70% open spaces, with 7000 acre NDA Forest on one side and Ram nadi on the other. Home to over 2000+ happy families, it includes premium and luxury residences.

PHASED COMPLETION

2017



**STAR TOWERS  
Paud Road**

STAR Towers on Paud Road, is a residential project offering Zero Wastage Homes. The project is located just 10 mins from Bavdhan, on Paud Road.

COMPLETED

2018



**MANAS LAKE  
Paud Road**

Manas Lake is a thoughtfully designed township spread over 90 acres on Paud Road. It is just 10 minutes from Bavdhan offering premium residences. It is a CRISIL 5 Star Rated and Indian GreenBuilding Council Platinum Certified project.

PHASED COMPLETION

2018



**STAR TOWN  
Paud Road**

Star Town is built with a unique design principle of growhouse. Nature + house = growhouse. Each home is equipped with green balconies for a personal garden. Zero wastage homes for everyday comfort.

COMPLETED

2021



**LIGHTHOUSE  
Karve Road**

Premium workspaces located on main DP Road, near Nal Stop, Pune. Lighthouse by SKYI offers a mixed portfolio of Office & Retail spaces with a strong service infrastructure.

COMPLETED

2022



**STAR CITY  
Dhayari**

Spread across 20 acres, Star City provides modern living amenities to its residents with premium homes. Strategically located, overlooking Sinhagad and well-connected to Pune's ever-growing infrastructure, this well-planned community with 70% open spaces is close to both nature and the city.

PHASED COMPLETION



### Connect With Us

**The Developer**

Energia SKYi Ventures

**Corporate Office**

The Poona Western Club  
SKYi Songbirds  
Four Seasons, Paud Road,  
Behind Daulat Lawns,  
Bhugaon, Pune - 412 115.

**Site Office**

Five Maidan by SKYi  
Opp Westport (McDonalds)  
Pancard Club Road  
Baner, Pune 411045

**Connect**

+91 020-68683834

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**MahaRERA Registration No.**

5 Maidan by skyi.  
P52100050885

**5byskyi.com**

## Terms & Conditions

This Brochure is purely conceptual and not a legal offering. Enerrgia SKYi Ventures hereby also referred as the developer, is developing 5 Maidan, hereby also referred to as the project. The developer reserves the right to add, delete or alter any details and / or specifications in its endeavour to make improvements as and when required. The images, layouts and maps presented in the brochure are for indicative purposes only and the same are not to scale.

The floor plan shown here is indicative, measurements are prior to application of finishes & same are subject to minor variation. The actual floor plan of a particular unit could be a mirror image of floor plan shown here which may have different orientation, openings & the same is subject to offsets created by structural elements such as elevational / facade features, columns & beams etc. Allotee must check the actual floor plan of the unit he / she is intending to buy and the same is available at project sales office and the RERA website.

The temporary Mock-up / sample apartment dimensions, fixtures & provisions are for representation purposes only.

The actual sizes of the apartment may differ slightly.

The AC outdoor units shall be installed in pre-defined locations shown by the developer. The air conditioning services, pipes, and other allied services in every home are to be preserved as per safety rules and regulations. All installments, internal and external piping, ducting, covering and other costs are to be borne by the purchaser.

All the bathroom false ceilings and appropriate coverings to conceal the internal piping and air conditioning drainage structures are to be done by the purchaser.

The furniture / kitchen / bathroom layout & accessories shown in the plan are only for the purposes of illustrating / indicating a possible furniture layout & the same is not a part of standard offering, design, planning, further developments in surroundings areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions, and final approval of the respective authorities.

None of the objects / representations mentioned herein constitute a legally binding agreement or representation.

The developer does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and the developer shall absolutely be governed by the agreement for Sale and other ancillary deeds and documents, as may be executed, between them and / or any third parties. The Purchaser is requested to appraise himself about the detailed description about the project, the unit purchaser is intending to purchase, terms and conditions contained therein with the help of an independent legal and tax advisor before making a purchase decision.

It may further be noted that the pricing of the flats / units quoted by the developer 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 flats / units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time.

Purchaser is required to verify all the details, including but not limited to area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team and from the contents of agreement to sale prior to concluding any decision for buying any units in any of the said

### PODS terms & conditions

Pods are private units on the amenity floor for the personal usage of residents and any form of commercial activity is discouraged. The pods are access controlled thereby ensuring safety of the residents and are designed to avoid any inconvenience to the residents.

The pods can be purchased by only residents of 5 Maidan, Baner and can be re-sold only to residents of 5 Maidan, Baner. Residents can purchase one or more pods. The purchase and sale will happen through a separate agreement to sell from your apartment

In principle it is a unit purchased by the resident for private usage e.g., study, personal entertainment, home office, pursuing one's hobbies etc. If the owner is attending guests on the floor, the guests will need to register at the main security gate and will be issued access basis the appointment calendar. At no point of time will more than 3 guests of a pod owner be allowed in the building and/or guest lobby of the pod floor. There will be no display signages allowed in, on or outside the building for the pods. Not more than 40 guests will be allowed through the day within the working hours as defined below

projects. 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. All information contained herein is distributed with the understanding that the authors publishers, and distributors, assume no liability whatsoever in connection with its use.

Distance & timeline are tentative and approximate, subject to traffic condition, road and infrastructure facilities to be provided by the appropriate authorities. Trees and green area shown are the representation purpose only. Layout is for reference purpose only.

The standard kitchen offering will not include a platform / otta, sink, CP fittings, dado tiles and modular kitchen cabinets and is not included in the price of the apartment. The purchaser will have to design and install them separately as per their choice and at an additional cost. The kitchen platform / otta, sink, CP fittings, dado tiles and modular kitchen cabinets etc. will have to be installed after the receipt of OC or possession whichever is later.

No changes will be accepted by the developer for any internal changes in the house. For any kind of changes post OC, the purchaser shall do the same at his own cost with the prior written permission of the developer and statutory authority.

Parking will be allocated at the discretion of the developer. Parking allotted could be across different levels in the said project. EV charger (AC) can be provided for select parking slots at an additional cost.

In the current layout, all towers are planned up to 25 habitable floors. The plan will be sanctioned in a phased manner by revising the layouts periodically from the statutory authorities. 5 Maidan is a high-rise development and hence each apartment may have a sprinkler system installed inside the apartment as per the existing rules. The sprinkler system will be exposed and could be in multiple rooms inside the apartment. The purchaser will be responsible for covering the sprinkler systems, air conditioning pipes, conduits and more, in the apartment at their own expense.

The Pentagon Club is a part of 5 Maidan and all the terms and conditions of The Pentagon Club shall be binding on the member of the club at all times. The annual maintenance fees are to be paid as applicable.

It is clearly stated by the developer that the playground reservation (PG-6) is outside the project and is not a part of the project. It is also stated by the developer that the area reserved as a playground will be developed and maintained by the respective authorities and not the developer. The developer is not responsible for the development or the maintenance of the area reserved as the playground. The developer also is not responsible for any change in the status of the reservation in the future. The image of the playground outside the project is strictly representational and not the actual image. The amenities and facilities shown in the playground are for representation only and are subject to change.

The area and land outside the building on pages 10, 11, 32, 38, 40, 54, 62 is not a part of the project. The developer does not have any right over the area or land outside the building premises and is not responsible for its development or maintenance.

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### DISCLAIMER

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### Stock Image

Stock image for indicative purpose only.

### Maps

All distances are indicative and not actual. Map not to scale.

### Artist Impression (3D Render)

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.

### Drawings

We are offering, for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions/column/finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space-planning purpose only.

The maintenance charges for the shared facilities in the pod section of the amenity floor will be paid by all residents and those exclusive for the pods will be paid for by the pod owners. Shared facilities for the pod section are the club reception, the library, the toilets, the shared pantry with the banquet, the business lounge/conference rooms. The exclusive facilities for the pod section are the individual pods and the guest lobby

Guests will be allowed only between 10 a.m. and 7 p.m. on weekdays. The pods and the allied services will be closed on Sundays, national and state holidays. Storage of materials that are inflammable, corrosive, perishable, emanating foul odour or have the potential to damage internal and external elements etc., retail business, any F&B business for personal or commercial purpose including but not limited to a cafe, restaurant, cloud kitchen, personal kitchen are not allowed. Any endeavour requiring the use of cylinders or inflammable materials is not allowed. Any endeavour, activity, workshop, studio etc. causing noise pollution, air pollution etc. is not allowed. The pods are for private use and the employment of any staff will not be permitted. The housekeeping and other support services will be provided by the Project Management Agency.

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