



yashwin 2.0
LIVE.WISE

Connectivity

Harmony

Lifestyle

Family

Future

Value

Space

Wisdom

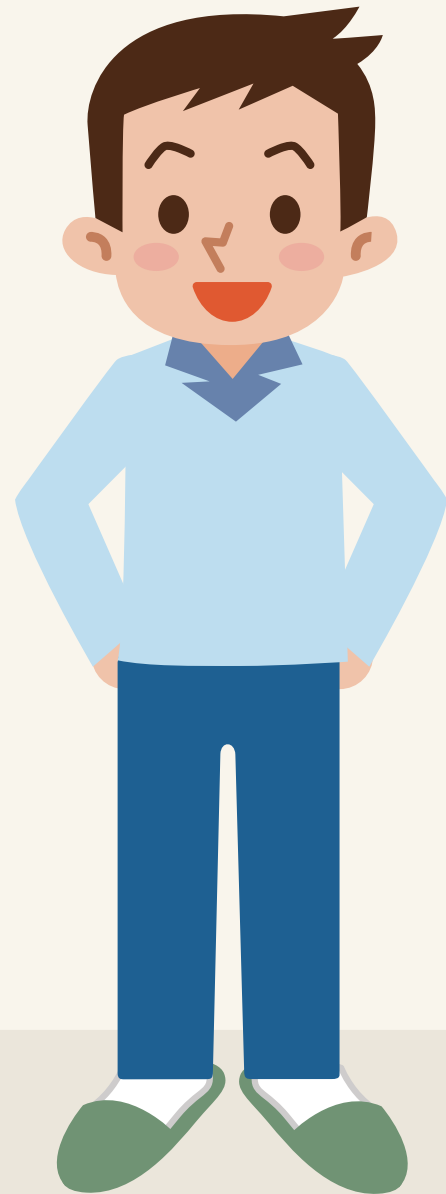




For your family, choose 'wise'.

Our family is the focal point of our decisions. Every choice we make, every decision we take, is dictated by its needs, our own knowledge, and most importantly, our experience. With experience, comes the wisdom for better assessment of the situation, along with the foresight to judge its consequences. Wise decisions are characterised by their relevance in a variety of situations: past, present and future, all taken into account. And for your family, that's how you would think.

In the design and construction of all our products, we incorporate this wisdom to create the best of choices for your family. After all, if intelligence makes us smart, it is experience that makes us wise. Yashwin is no different.



Our needs evolve with time. For my family, I'm looking for a home that will suit them today, as well as in future.



A word to the wise.

Buying a home is no small investment; it's a decision that must be made with utmost care and caution, considering its viability for all members of the family. In a growing real estate market, this can prove to be a major challenge. Allow us to go through the three phases of home-buying.



Home-buying with an analytical approach:
A smart move



Researching the best possible options:
An educated move



Arriving at the right conclusion:
A wise move

When every aspect is aligned to your family's requirements, you know that you are on the right track.

LOCATION

VALUE

SPACE



Live.wise at Yashwin

Yashwin, our project at Baner Annexe, has been planned considering the most important aspects of buying a home: location, space and value.

A perfect combination of the three, with amenities to match, Yashwin is the ideal choice for those who are looking for a connected and convenient life in Baner.

These homes have been designed to be the best of spaces, and the project itself, to be the best of communities.

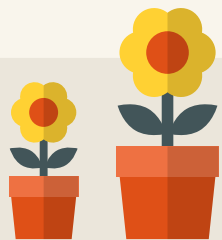


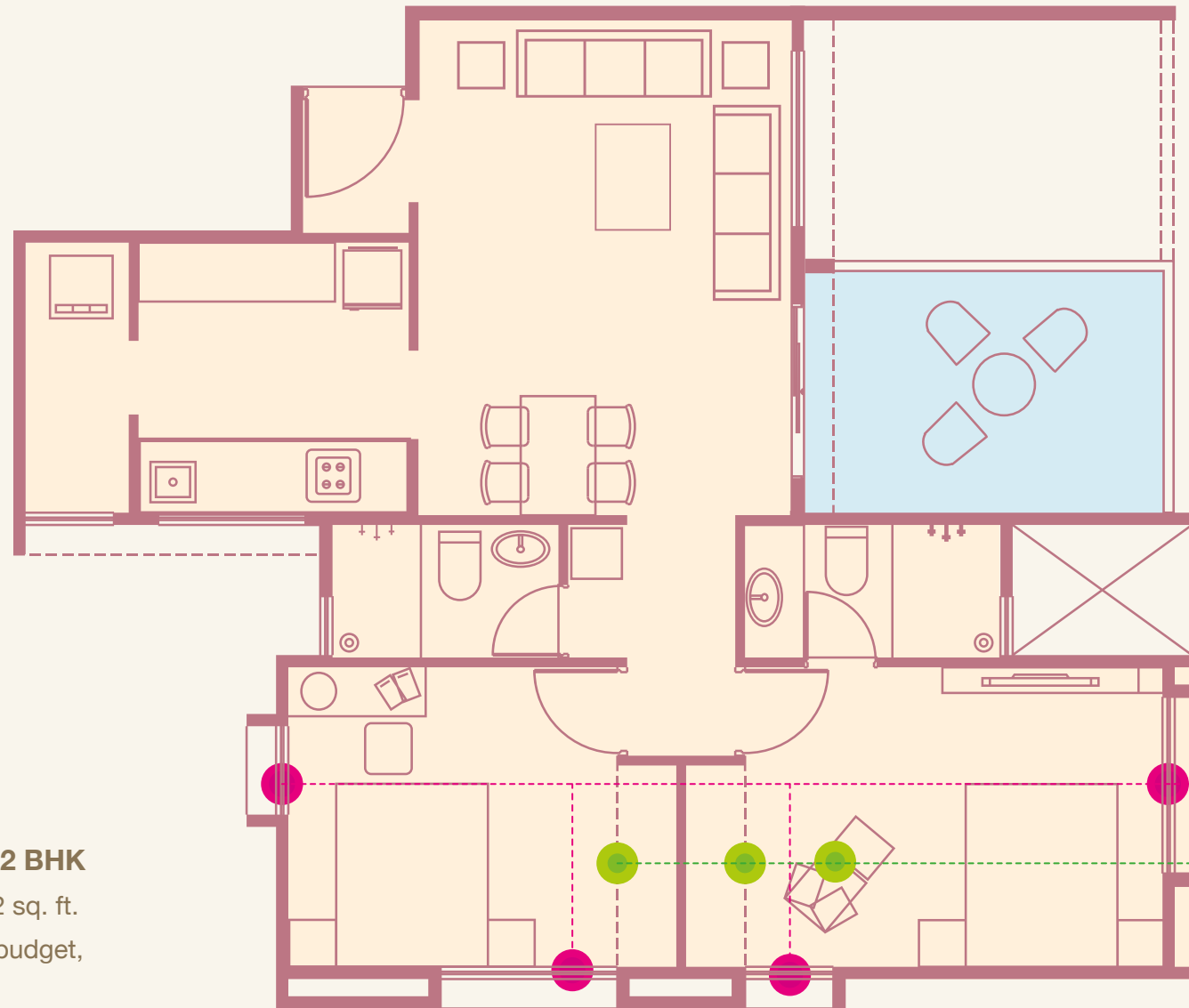


I want a home that accommodates my changing needs. There should be proper space for utilities, storage, and most importantly, moving around!

Be space.wise

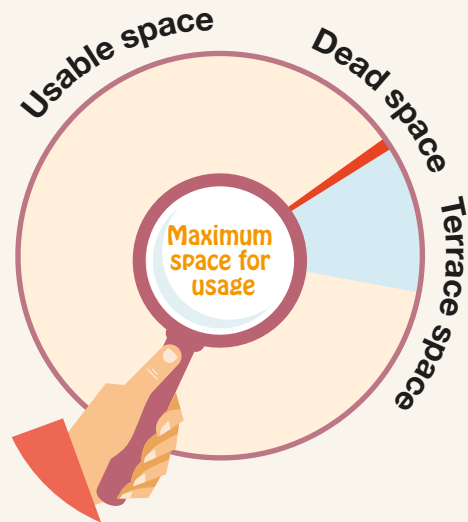
In metropolitan cities, where space is increasingly difficult to find, it is imperative to use the available space in the best way possible. The wisely designed floor plans at Yashwin help you do just that – when space is used wisely, you get more out of it.





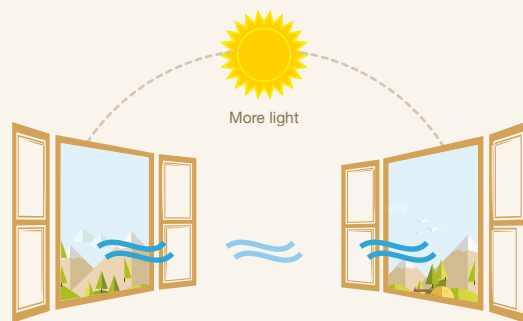
3 different flat size variants for 2 BHK

With 1099 sq.ft., 1054 sq. ft. and 902 sq. ft. available, you get more flexibility in budget, and more options for selection.



No dead spaces

Whether in rooms or in passages, every inch has been put to use. As there are no dead spaces in the plan, you get to utilise all the space that you have invested in.



More light and cross-ventilation

Windows positioned for maximum ventilation and air circulation for both bedrooms. Larger windows not only ensure proper ventilation, but also abundant natural light inside.



Multi-functional space

Wardrobe and dresser spaces have designated niches, which leaves ample space for you to use. The plus-sized rooms can therefore fit a lounge as easily as a bassinet, without changing the furniture layout.

Balewadi



Mahalunge



Baner



Wakad



**Sus
Pashan**



Hinjewadi



Bavdhan



2 km

4 km

6 km

Be location.wise too!

Yashwin is located in the sought-after area of Baner Annexe, where commuting is time-saving and hassle-free. Work, entertainment, lifestyle are all within easy access for all members of the family. Additionally, Yashwin is also surrounded by open spaces, fresh air and greenery. That means, your family can breathe free!

Connectivity

Location between the areas of Sus, Mahalunge, Baner and Balewadi along with proximity to the highway, makes commuting convenient.

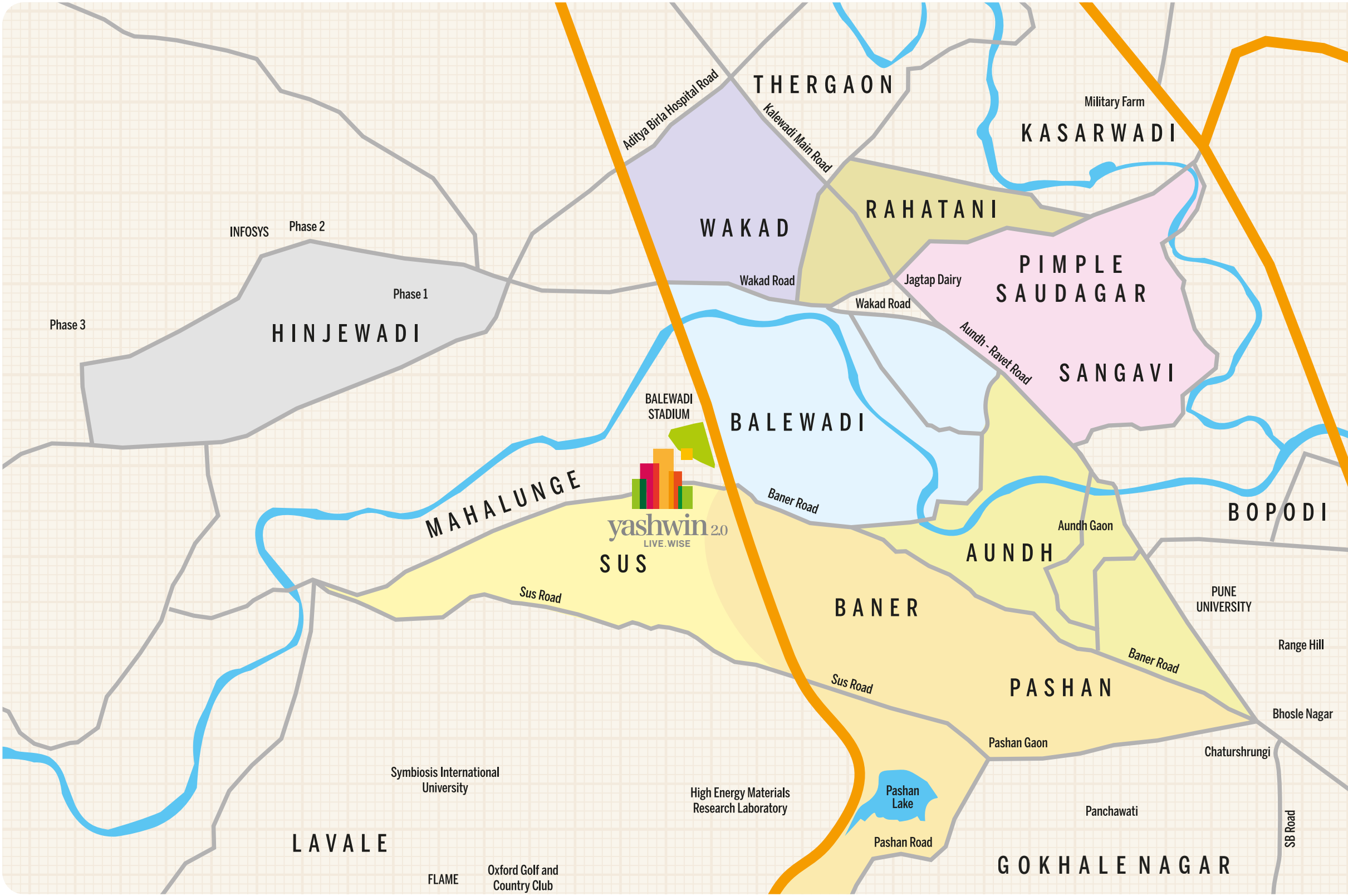
Utility and convenience

From Hinjewadi IT Park, Mumbai-Pune Expressway to a myriad of food and entertainment spaces, everything is easily accessible.

Future prospects

The location of Yashwin is surrounded by the developed areas of Baner, making it the strategic choice of those who seek a promising location.





Phase 3

INFOSYS Phase 2

Phase 1

HINJEWADI

Aditya Birla Hospital Road

THERGAON

WAKAD

Wakad Road

RAHATANI

Jagtap Dairy

Wakad Road

Military Farm
KASARWADI

PIMPLE SAUDAGAR

Aundh - Ravet Road

SANGAVI

BALEWADI STADIUM

BALEWADI

Baner Road

MAHALUNGE

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SUS

Sus Road

AUNDH

Aundh Gaon

BOPODI

PUNE UNIVERSITY

Range Hill

BANER

Baner Road

PASHAN

Sus Road

Pashan Gaon

Chaturshrungi

Bhosle Nagar

Symbiosis International University

High Energy Materials Research Laboratory

Pashan Lake

Pashan Road

Panchawati

LAVALE

FLAME

Oxford Golf and Country Club

GOKHALENAGAR

SB Road

Connectivity

Key Distances

Baner - 2 km
Wakad - 4 km
Pashan - 2 km
Aundh - 8 km
Mumbai-Pune Expressway - 19 km

Institutions

MITCON Institute
of Management - 5 km
Symbiosis University - 8 km
Tree House High School - 5 km
Vidya Valley School - 5 km
Vibgyor High School - 0.5 km
Symbiosis Institute of
Technology - 7 km
ISB & M School of
Technology - 8 km
Balaji Institute of
Modern Management - 6 km
Pune University - 12 km

Hospitals

Medipoint Hospital - 10 km
Aundh Chest Hospital - 10 km
Lifepoint Multispeciality
Hospital - 7 km

Hospitality

Sayaji - 5 km
Holiday Inn - 3 km
Sadanand Regency - 3 km
VITS Hotel - 2 km
Hotel Orchid - 2 km
Pancard Clubs - 3 km

Shopping Marts

D-Mart - 3 km
Big Bazaar - 5 km

Movie Theatre

E-Square - 12 km

Car Showrooms & Service Stations

Maruti - 3 km
Renault - 3 km
Nissan - 3 km
Mercedes Benz - 1 km
Hyundai - 3 km

IT Park

Hinjewadi Phase I - 12 km
Hinjewadi Phase II - 13 km
Cummins Office - 4 km

Banks & ATM

SBI - 4 km
Axis Bank - 4 km
HDFC - 4 km
Bank of Maharashtra - 5 km

Finally, it's value.wise too.

Buying a home is one of the most substantial investments that one makes; it is an important decision for the entire family.

We have ensured that the appreciation matches the investment and efforts that have gone into acquiring it.

With the rapid development currently happening in the area, high returns are more than promising.

Pre-formulated Maintenance Model

- The maintenance amount is divided into 3 sub-accounts: Building Maintenance, Common Area Maintenance and Environment Management Plan (EMP)
- The allocation and expenditure of funds will remain transparent throughout, for everyone's knowledge
- Lower recurring amount
- Society earns interest on each deposit
- Dedicated funds for each expenditure head
- Ready reckoner for society maintenance
- Dedicated and experienced management personnel for society maintenance
- EMP budget ensures adherence to sustainable, environment-friendly living





Value package

Furniture, modular kitchen, false ceilings, wooden flooring, air conditioners, glass partitions in bath, wallpapers, white goods and so much more is in store for you at your home, to add value to your life at Yashwin.

A wise decision



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LIVE . WISE





Wise Amenities

- Internal tremix roads
- Clubhouse with yoga hall
- Landscaped garden lawn
- Children's play area
- Well-lit parking area
- Senior citizens' area
- Cricket pitch with bowling machine
- Convenience shopping
- Indoor games area
- Society admin office space
- Entrance gate with 24-hour security features



Family-wise Specifications

Structure

1. Strong RCC structure
2. Two high-speed MRL lifts

Walls and ceilings

1. Gypsum-finish surface to inner walls in the entire apartment
2. All ceilings in the apartment finished in POP
3. Oil-Bound Distemper (OBD) to all inside walls
4. External acrylic paint for long life

Flooring

1. 24 x 24 inch vitrified tiles with matching 3" skirting in the entire apartment
2. 12 x 12 inch ceramic anti-skid tiles in dry balcony, terraces and toilet

Kitchen

1. Granite kitchen platform with SS sink
2. Glazed tiles up to 3 ft. from platform
3. Adequate electrical points for microwave, fridge, induction cooker and exhaust fan
4. Washing machine, plumbing and electrical point in dry terrace

Toilets

1. CPVC plumbing and branded sanitary ware
2. Glazed tiles up to 7 ft. high with premium CP fittings
3. Cockroach preventive traps
4. Exhaust fan and electrical boiler points
5. Solar water heater supply in master toilets

Windows

1. Sliding 3-track aluminium powder-coated along with mosquito mesh
2. MS safety grills with oil paint to all windows
3. Good quality granite window sills from inside

Doors

1. Elegant both-side laminated main door
2. All internal doors with both-side laminate
3. Toilet door frames with grey granite
4. All door fittings in brass/chrome-plated mortice locks

Electrical

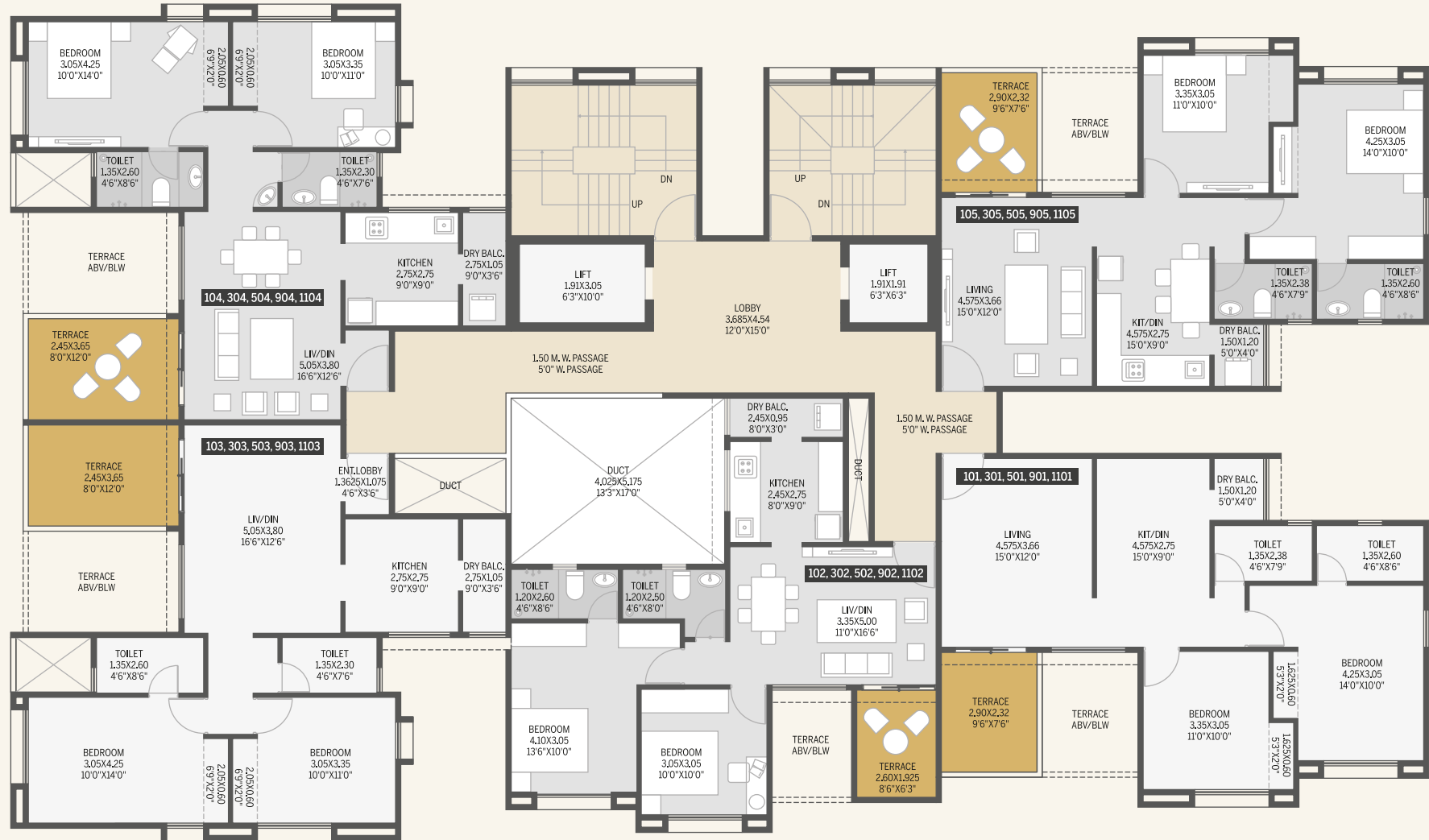
1. Branded fire-retardant copper wiring with ELCB
2. Modular sockets and switches of reputed brand
3. TV and telephone point in living and master bedroom
4. High-speed broadband internet connection provision
5. DG backup for building common area
6. Inverter backup for 3 tube-lights and 1 fan
7. Video door phone for additional security
8. Common dish TV provision to all apartments

ECO & other features

1. AAC block walls for lower heat transmission and prevention of pollution and erosion of fertile soil (no red bricks)
2. Rainwater harvesting
3. Garbage chutes separating dry and wet waste
4. Vermiculture pits (organic waste composters)
5. Intelligent plumbing for water usage
6. Water-saving flush valves in toilets for water conservation
7. Water treatment plant



WING E



LEGEND
Metric
Feet

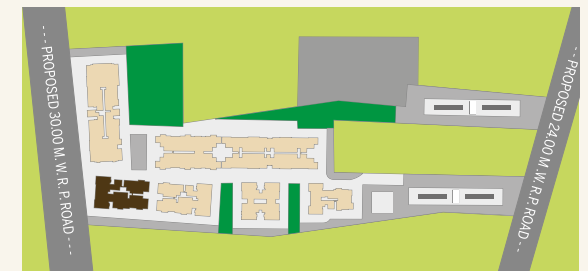


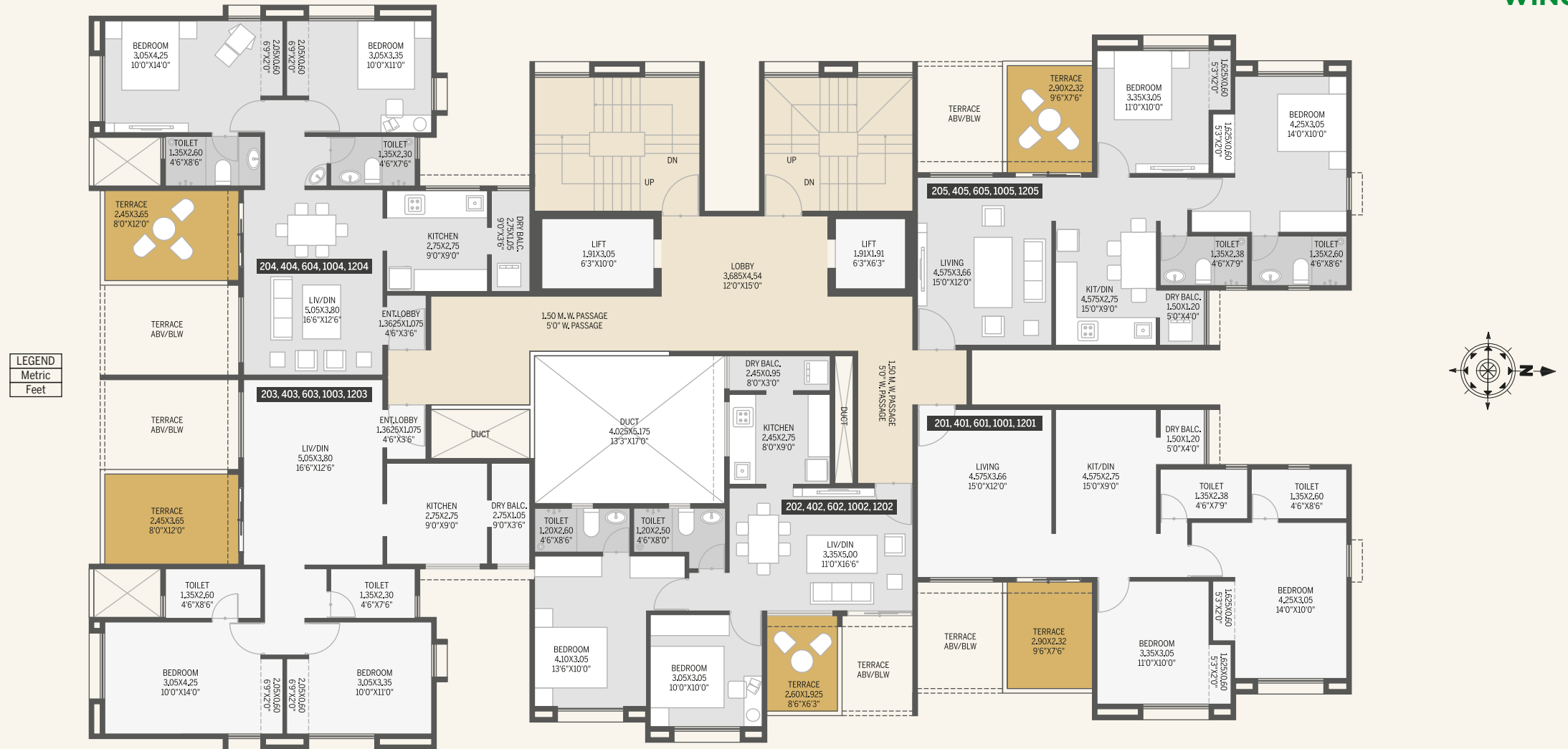
2 BHK Floor Plan 1st, 3rd, 5th, 7th, 9th & 11th

AREA STATEMENT

FLAT NO	CARPET AREA (SQ. M)	CARPET AREA (SQ. FT)	TERRACE AREA (SQ. M)	TERRACE AREA (SQ. FT)	SALEABLE AREA (SQ. M)	SALEABLE AREA (SQ. FT)
101, 301, 501, 701, 901, 1101 105, 305, 505, 705, 905, 1105	66.65	717	6.95	75	97.89	1054
102, 302, 502, 702, 902, 1102	57.81	622	5.23	56	83.84	902
103, 303, 503, 703, 903, 1103 104, 304, 504, 704, 904, 1104	67.59	728	9.16	99	102.08	1099

Based on customer requests, we have also mentioned indicative dimensions in feet and areas in sq. ft. Conversion : 1m = 3.28 feet | 1sq. m. = 10.764 sq. ft.



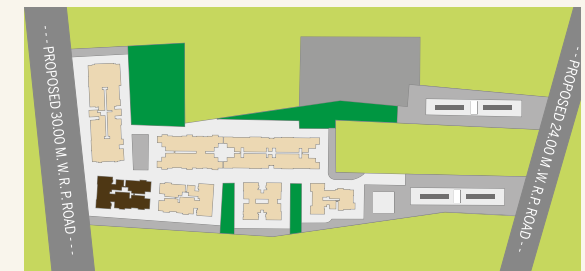


2 BHK Floor Plan 2nd, 4th, 6th, 10th & 12th

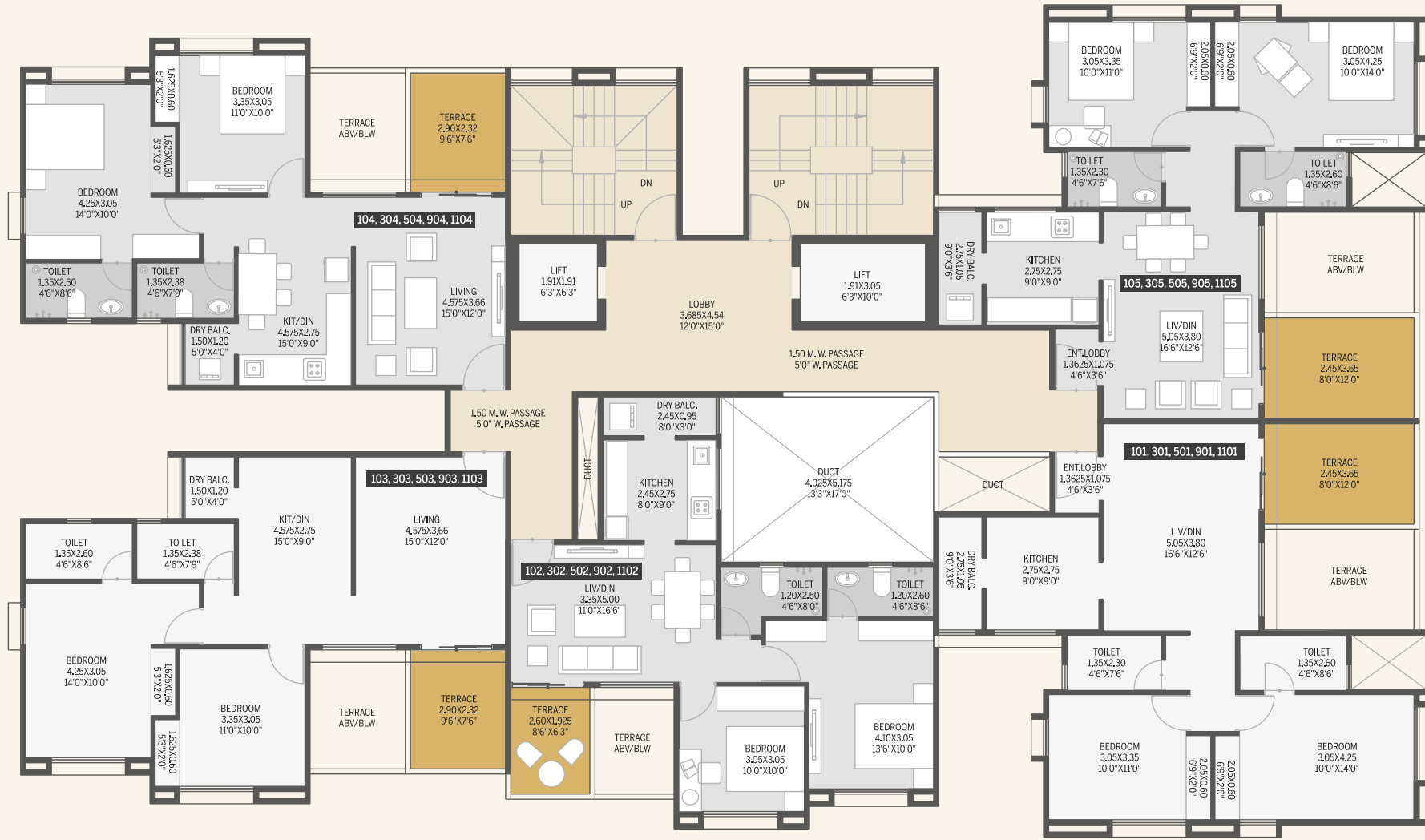
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202, 402, 602, 1002, 1202,	57.81	622	5.23	56	83.84	902
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WING F



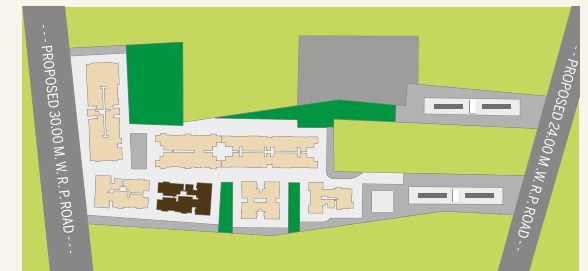
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Feet	

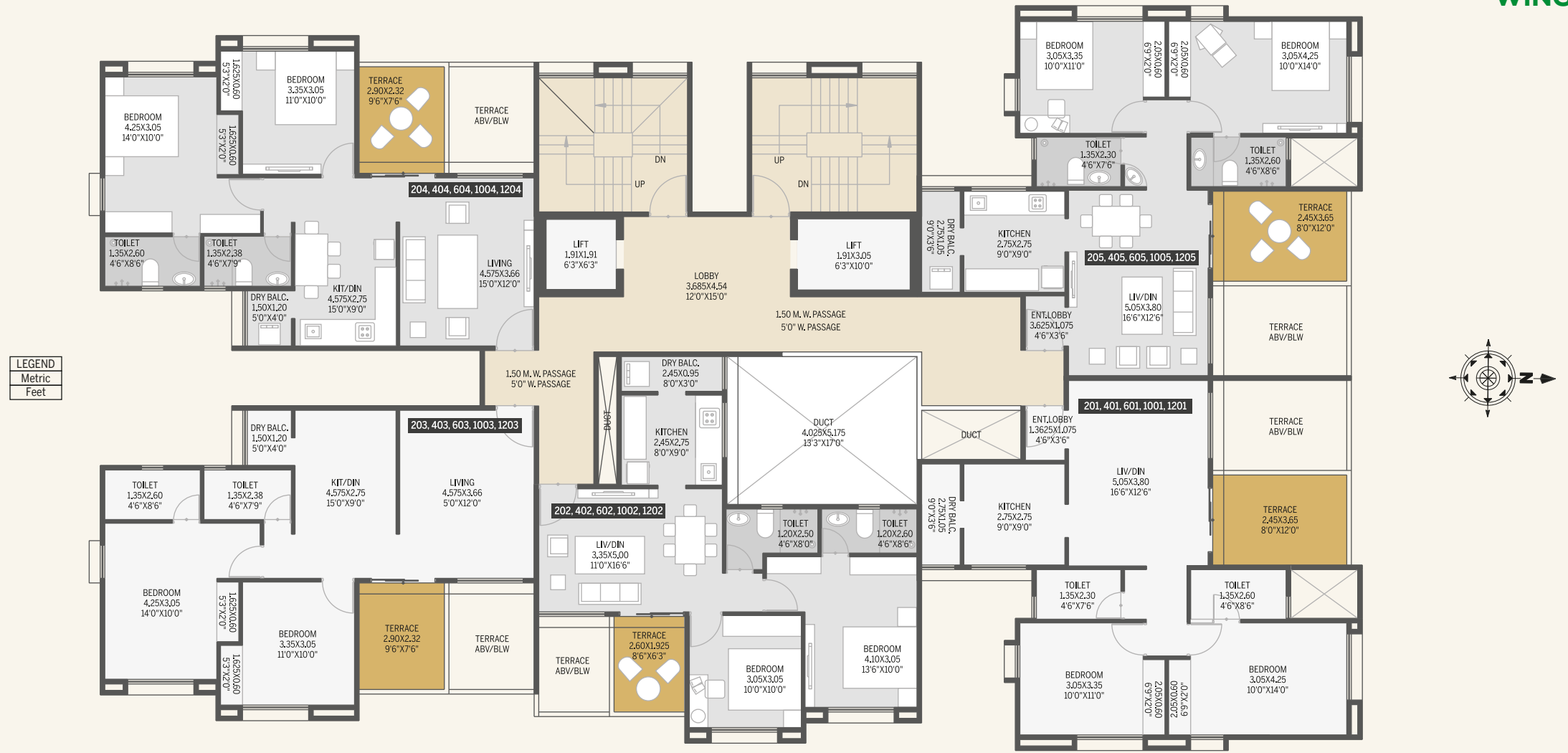
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LEGEND
Metric
Feet

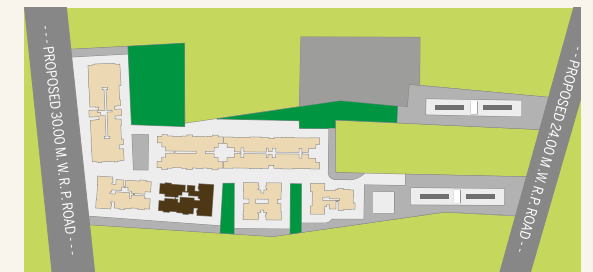


2 BHK Floor Plan 2nd, 4th, 6th, 10th & 12th

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Layout Plan



CREDITS



Architect

A & T Consultants

Structural Consultant

Strudcom Consultants

Landscape Designer

Land Art Designs

Plumbing Consultant

Amit Infrastructure Consultant

Electrical Consultant

S S Zopate Consultants

Hydrogeological Consultant

Envision Consultants

Strategy and Brand Consultant

Setu Advertising Pvt. Ltd.

3D Renders

Atelier Graphics

Legal Advisor

Pankaj Jain



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