



A PROJECT BY INC DEVELOPERS

THINKING GREEN...

Wake upto a new way of life.

Wake up to the sun rising over one of the finest locale in Pune.
Discover a new place for enjoying the
best that life has to offer.

Live in luxury: cherish the thrill of being in the heart of the city,
in the **Oxford of the east**. With the pleasures of fine dining
and shopping options just a stroll away discover a **unique**
new approach to modern living with leisure
activities and riches in a cultural land.

Be part of **Boston**.



MANHATTAN
MODERN LUXURY LIVING

After the iconic Manhattan

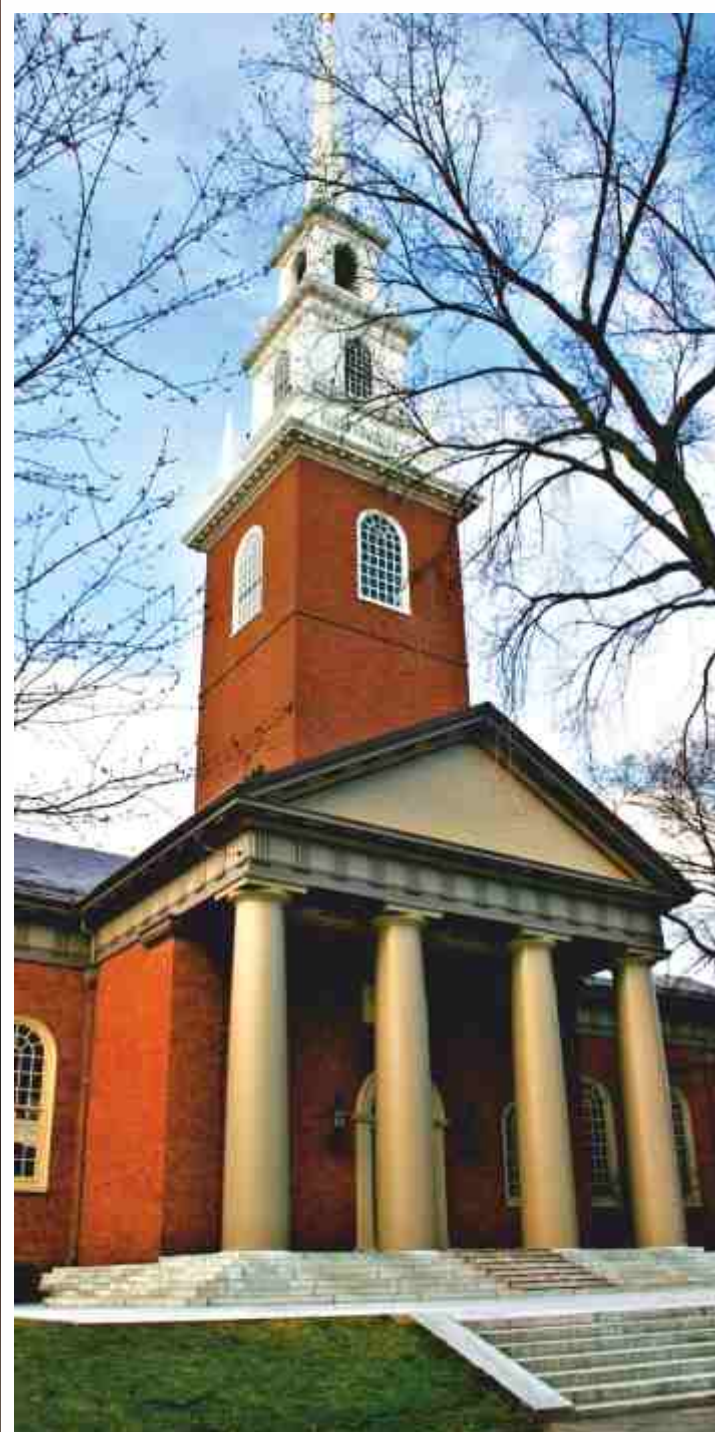
INC Developers and Amar Builders have built a reputation for creating homes that surpass expectations in terms of design, quality of construction and sustainability. Across Pune, their developments encompass new homes, contemporary urban apartments, traditional family homes and innovative mixed use schemes - all guaranteed to express our indisputable and essential values.

INC Developers and Amar Builders have brought the classic legacy of world renowned architectures packaged with the best global lifestyles for you here in Pune. An outstanding example of our unceasing efforts is Manhattan - the architectural jewel of Pune's high-end luxury homes. Inspired from signature developments, Manhattan, is a project of par excellence provided with state of art amenities and facilities. It is built around the finer nuances of life and offers a lifestyle in a beautifully designed environment.

After Manhattan we are all set to present
Boston - luxury residences.

Owning a home here is an elite privilege.





Harvard



Bunker Hill Monument

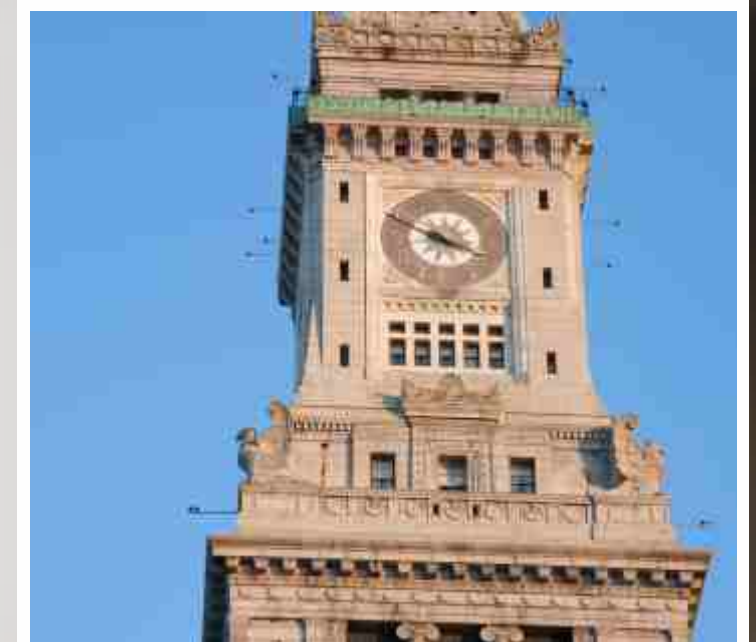


George Washington Statue

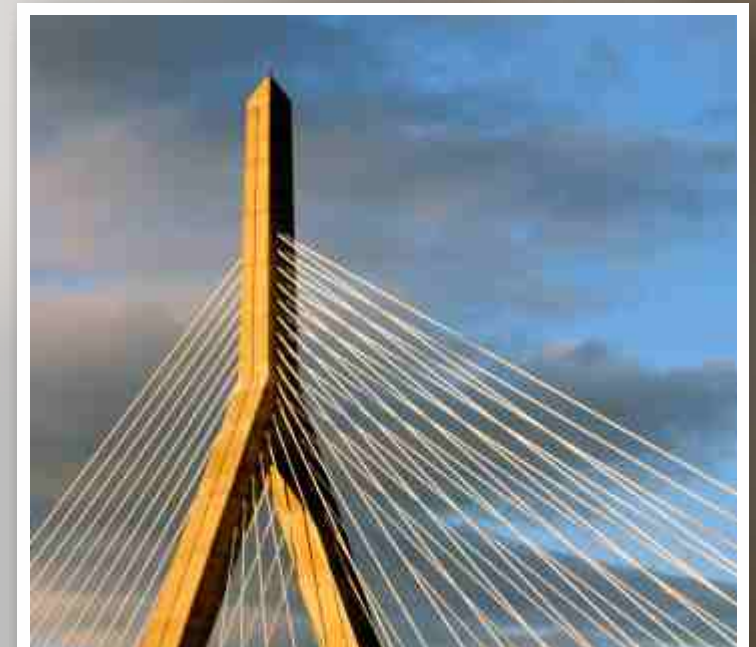
Introducing BOSTON..

An irresistible blend of past, present, and future. One of the oldest American cities, known globally for being a think tank of the world, home to world renowned colleges, medical facilities and a booming high-tech industry. With its fascinating attractions, excellent shopping, lovely scenery, and terrific restaurants, the Boston area is perfect for both a quick visit and a longer stay.

Today's Boston continues to boast some of the best attractions to be found in the North eastern US. As the "cradle of the Revolution," Boston is full of history like no other city in America. For over 350 years, some of the world's greatest patriots, writers, thinkers, athletes and artists have called Boston their home, leaving an indelible mark on this incredible city in the process. The Boston metropolitan area is recognized by many for its concentration of prestigious private colleges and universities. The metropolitan area is home to 85 private colleges and universities attracting enormous students from all over the world.



Custom House



Bunker Hill Bridge



Deccan Gymkhana



ILS Law College



Kamal Nehru Park



Symbiosis Institutes

CULTURE-RICH HABITAT

The project earned the sobriquet "Boston" as it boasts of a location just like the Boston city. It is perched amidst famous educational institutes.

Situated in the heart of Pune, Prabhat road is named after the legendary Prabhat Studios, which made movies in the '20s upto the '60s. It is amongst the swish areas of Pune, the city known to be the Oxford of the East. Prabhat road which is Pune's most genteel and prestigious residential area, has in wraps a great cultural history and significance. Some of the places located on this road, and multiplying its cultural aesthetics include the Deccan Gymkhana as well as the Tilak tank. The Symbiosis school is also nestled on this road. A historic lodge or motel aptly named the Prabhat Lodge marks the beginning of this exceptional stretch of road where peace reigns.



Vetal Tekoi



Film & Television institute of india



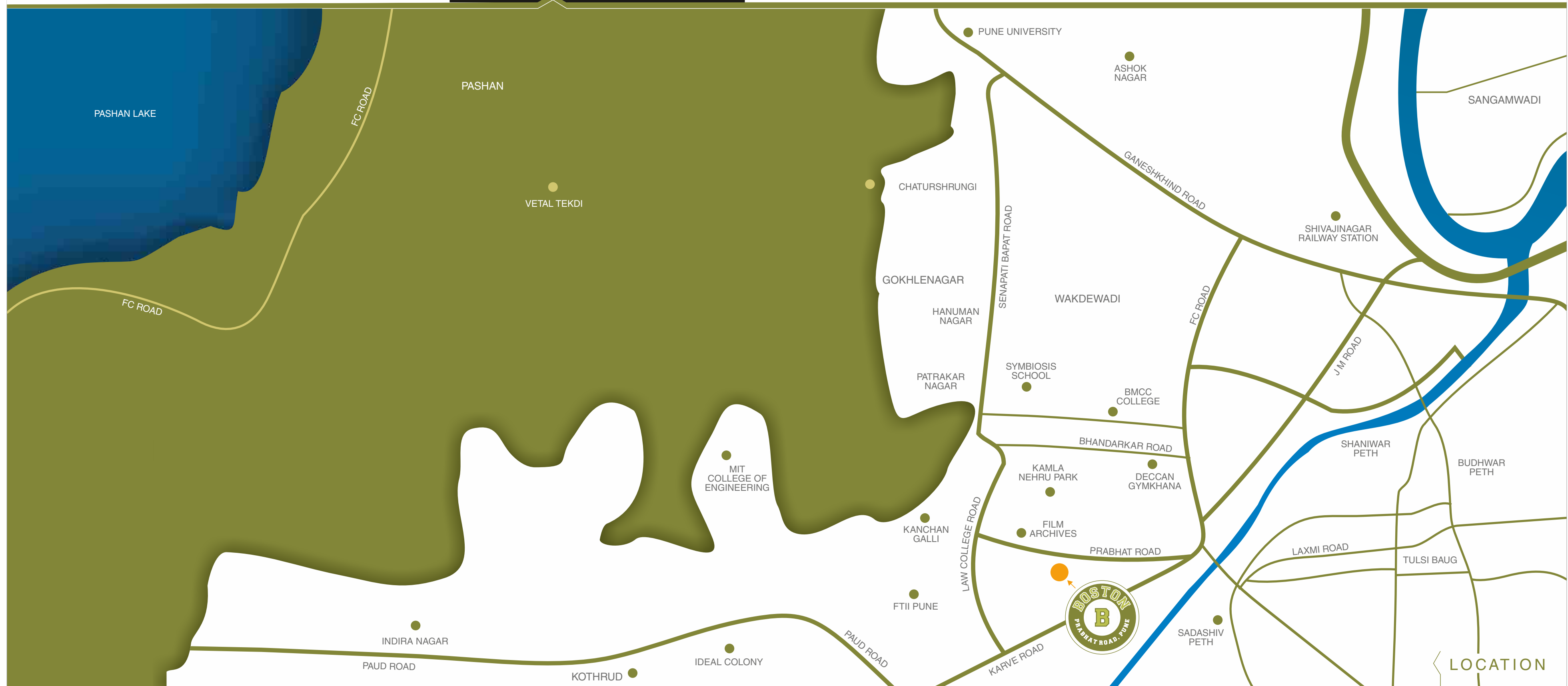
PROXIMITY

- Deccan Gymkhana – 1.2km
- Tilak Tank – 1.2 kilometer
- Kamla Nehru Park – 800 meters
- Pune University – 5 kilometers
- Pune Railway Station – 6.5 kilometers
- Pune International Airport – 13 kilometers
- Symbiosis School – 1 kilometer
- MG road – 6.2 kilometers

A pulsating city right in your backyard

This masterpiece in architecture and design excels in its locational advantages. The USP of the area is the presence of all types of educational institutions, right from international schools to nursery to government school to colleges of the best reputation. With the airport and railway station nearby the project enjoys an optimum level of transportation facilities.

Thus the location is a friendly and family oriented neighbourhood. It is safe and has arrangements to make sure that all members of the family are at ease. There is no dearth of day care centers, hotels and restaurants and leisure / green spaces.





GREEN HOMES OF

4,300 Sq.Ft.

GREEN HOMES ARE LIKE A COMFORTABLE QUILT THAT GIVE YOU NATURE'S COSY PROTECTION, THEREBY CRAFTING A LIFESTYLE THAT NURTURES YOU, REJUVENATES YOU AND KEEPS YOU AWAY FROM POLLUTION. SO IMAGINE WAKING UP TO LUSH GREENERY, BREATHING IN FRESH AIR, WALKING ON DEW DROPS. IMAGINE LIVING IN 4300 SQ.FT. PLUSH GREEN HOMES AT BOSTON!!



SITE LAYOUT

1. MAIN ENTRANCE
2. SHOP ENTRANCE
3. SECURITY CABIN
4. DRIVEWAY
5. CHILDREN'S PLAY AREA
6. DROP-OFF
7. ENTRANCE
8. SHOP-1
9. SHOP-2
10. STACKER PARKING
11. SOCIETY OFFICE
12. LOBBY
13. LIFT
14. LIFT LOBBY
15. RECEPTION
16. SERVICE STAIRCASE
17. STRETCHER LIFT
18. GARBAGE ROOM
19. LT PANEL
20. DG SET





UNIT AREA	FLOORS
4305 SQ.FT	2,4,6,8,10



UNIT AREA	FLOORS
4305 SQ.FT	1,3,5,7,9



RIGHT CHOICE

Imagine yourself sitting in the gazebo enjoying evening tea, devouring the joy of witnessing kids playing and you being nostalgic about your own childhood. Allow yourself to fall in love with the natural breeze ruffling your hair and the sound of trees dancing to its tune. Exchange conversation and pleasantries with like-minded neighbours. Escape from the hustle-bustle of your mundane routine to a refreshingly new and healthy way of life.

Enjoy moments of sheer relaxation at the terrace area that has been developed as a lawn terrace. The aesthetically designed plush green terrace not only adds to your own peace and tranquillity through its special beauty, it also improves the natural environment by bringing down the building temperature during those hot and sunny days. It also acts as an ideal venue for all kinds of celebrations. Get ready to be draped in green. With BOSTON, Green Living is turning a shade greener.





ODD FLOOR CUTSECTION



A WARM WELCOME...

Get draped in utmost luxury. The entrance porch canopy at BOSTON is enticing. The exposed brick facade which runs upto first floor of the building gives it a warm appearance which appeases your senses.

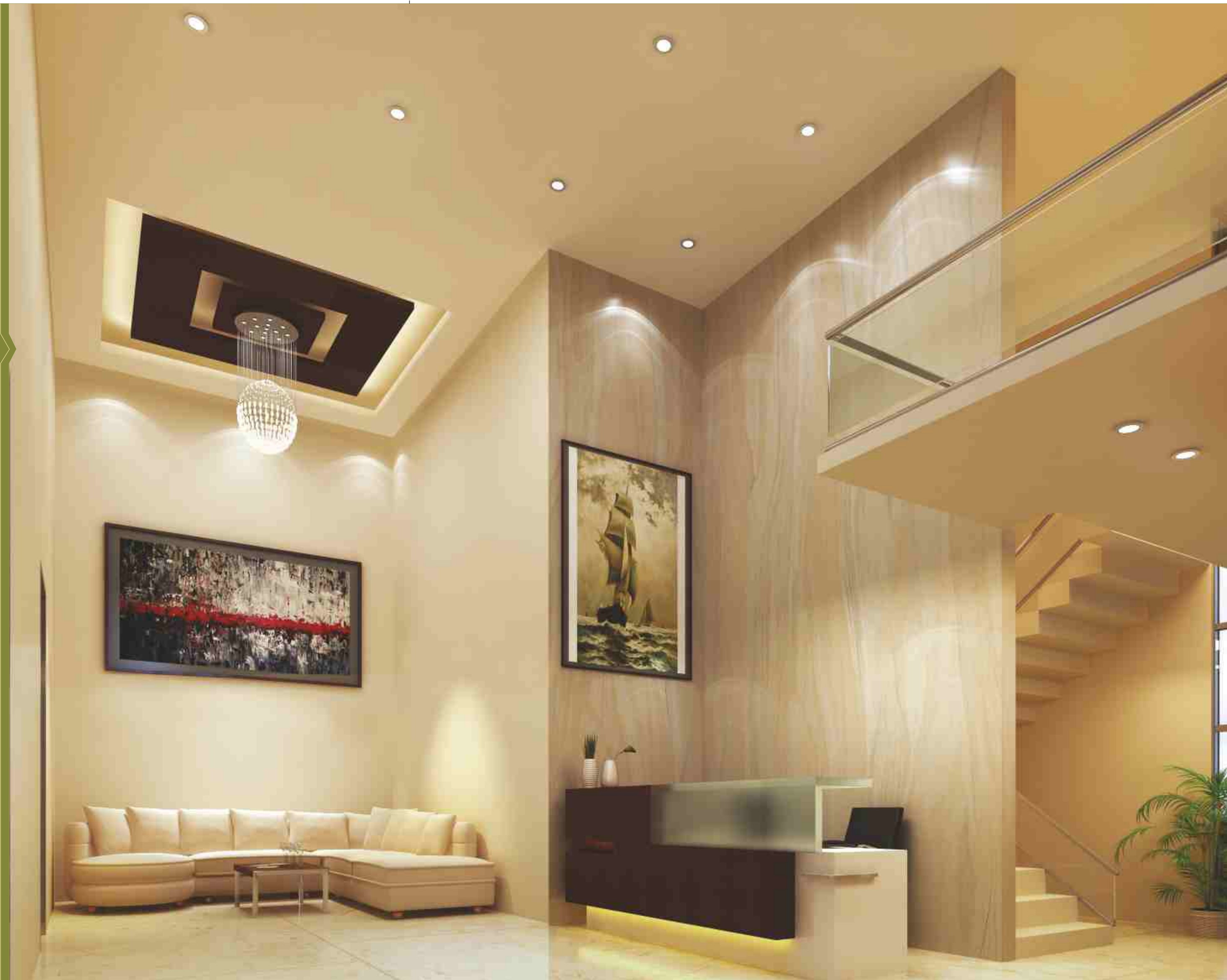


ENTRANCE GATE



LUXURY FINDS A NEW ADDRESS

Lobby sets the tone for the value of the building. It is the building's face. Boston's entrance lobby is a striking feature. Here you could meander your way through the grand entrance lobby, which is a delight for both the residents and the visitors.



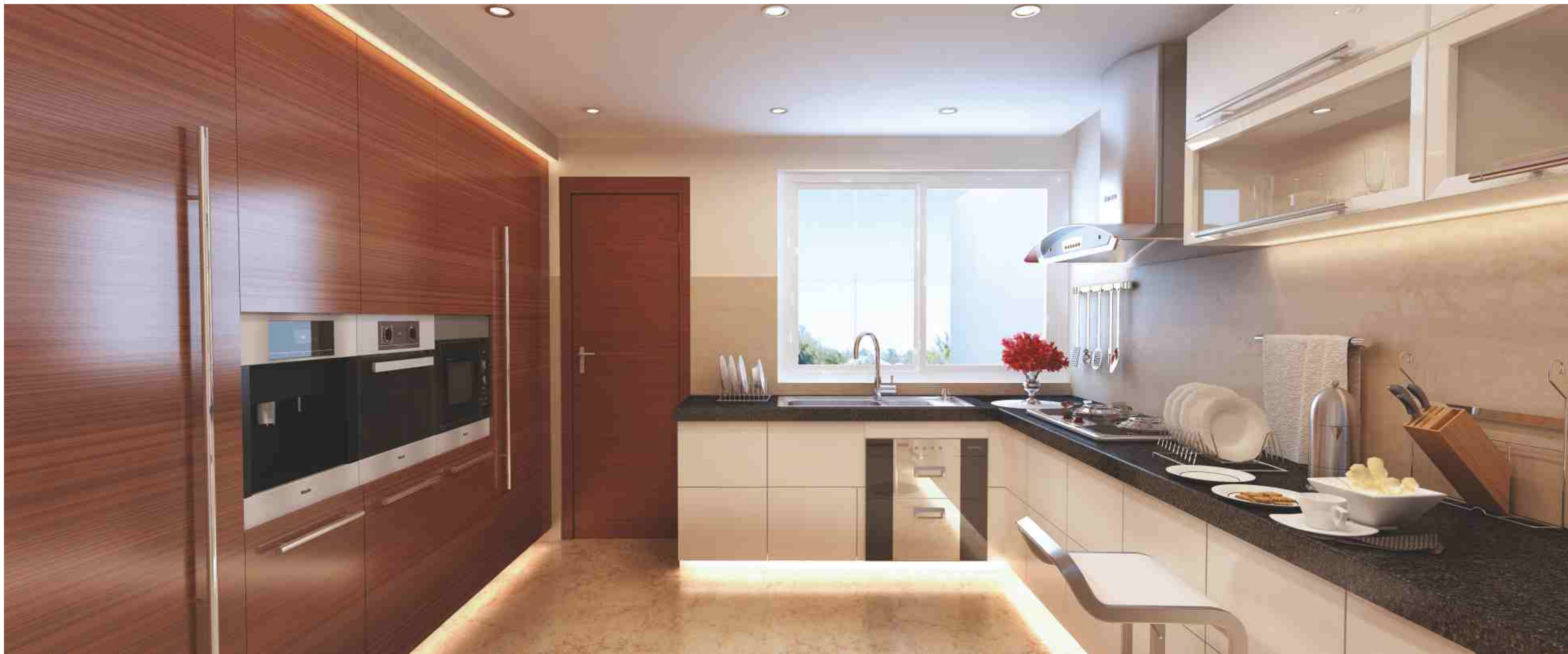
ENTRANCE LOBBY



DISCOVER SPACIOUS DESIRES

Oversized living room with large windows giving it great views and ample natural light, makes it the best place for you to start a conversation or simply relax. A huge terrace patio attached to the living gives it a magnificent appearance.

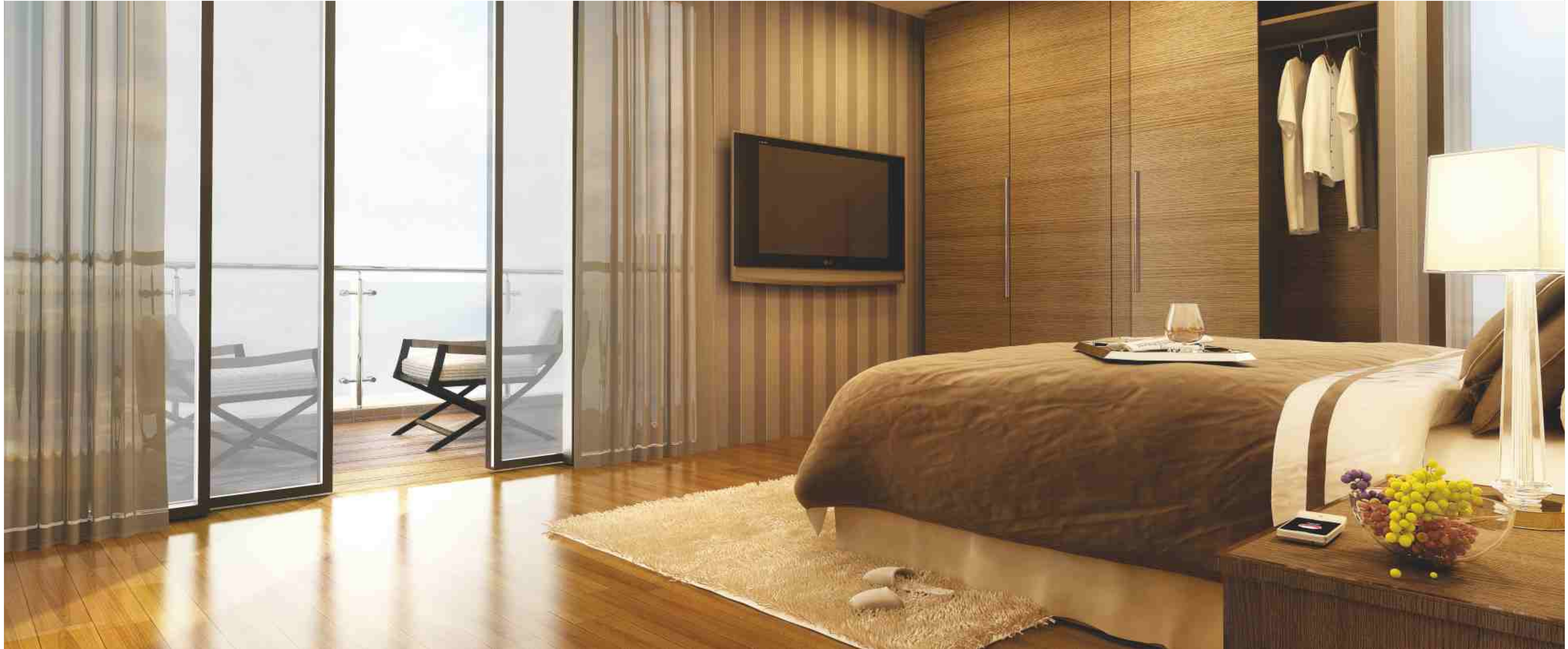
LIVING



A COOK'S DELIGHT

This contemporary kitchen features a sleek, clean design personalized with a combination of warm, natural materials.

KITCHEN



BEDROOM

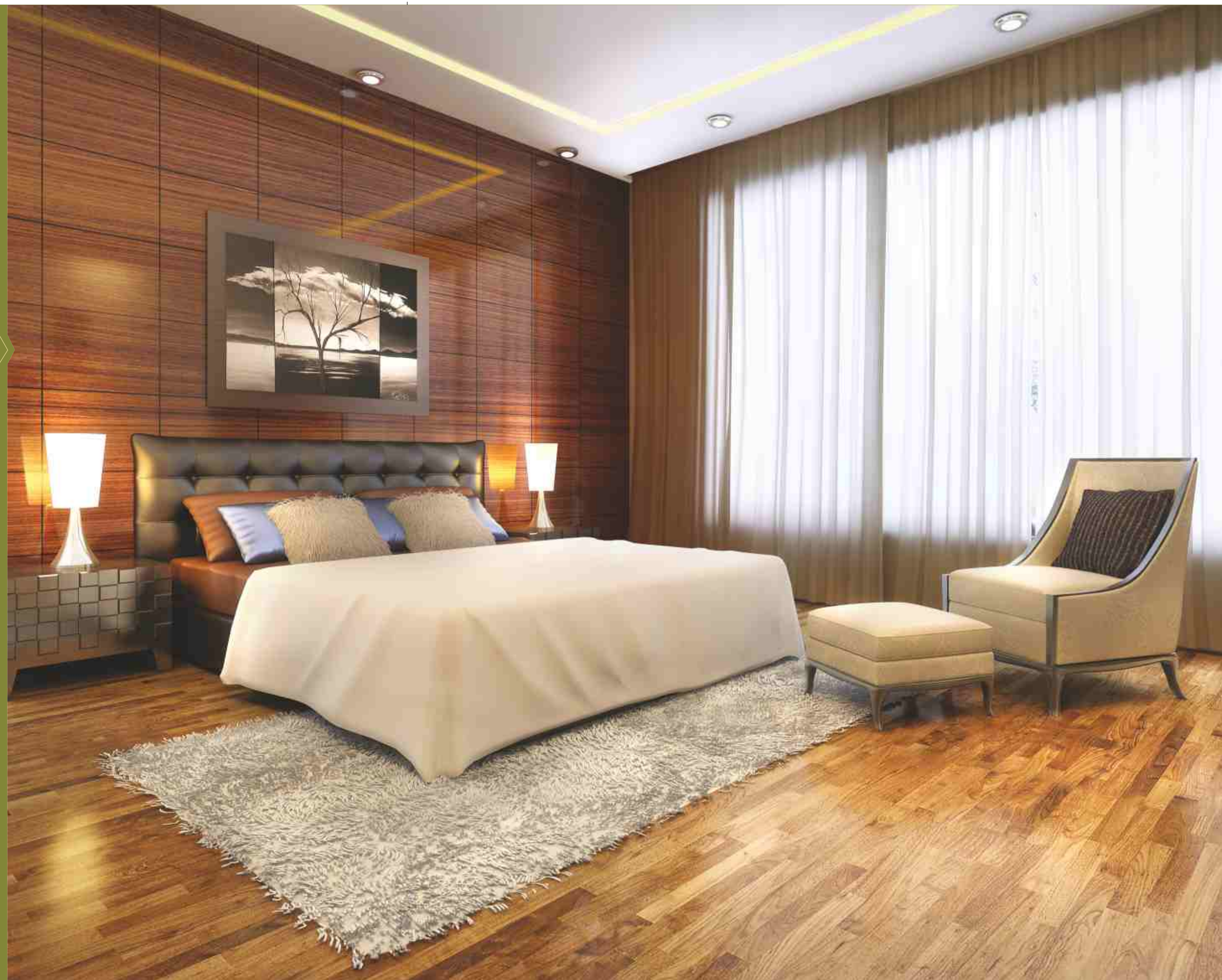
A COSY ESCAPE

Boston's surreal bedroom is your sanctuary for sleeping, sharing, relaxing and snuggling. Its opulence & warmth combines cooling comfort and individualized support to help you wake up fresh. The bedrooms here are an inspiration for creating a calm, soothing retreat of your own.



A CALMING RETREAT...

Rejuvenate your senses and soak yourself in the perfect ambience. Separate seating area complements the grand furnishings. Massive area with large windows to invite natural light at the same time keep the atmosphere cool. Walk-in closet adjacent to the master bath gives you enough space to call it your 'den'.



MASTER BEDROOM



MASTER BATHROOM

REVIVING
HUB

Master bath is made considering all your needs. Designed to impress you, this space is loaded with vanity. To give a luxurious experience, a huge wet area is equipped with bathtub. Walk-in closet attached to the master bath takes care of your conveniences.



UTILITY



TERRACE GARDEN

EXPERIENCE
OPENNESS...

After spending your day in the urban jungle of the city, you need open spaces, if not for exercise then atleast for your peace of mind. Now you can relax in the lawn, or the mini woods after a day of hard work. Hence living in BOSTON would be like living in a paradise.



ALL FOR THE KIDS

For a lot of us, our lives center around our kids. The children's play area will give everybody many priceless moments to cherish. Savour those fun-filled weekends with your little ones at BOSTON.



CHILDREN'S PLAY AREA



OPEN YOUR MIND TO AN
EXCLUSIVE WORLD.
A WORLD OF LUXURY,
CONVENIENCE, COMFORT
AND INDULGENCE. A
WORLD THAT REFLECTS
'QUALITY LIVING' IN EVERY
SENSE. A WORLD THAT
INSPIRES BY ITS
MAGNITUDE
AND TOUCHES ONE'S
HEART IN ITS ATTENTION
TO DETAIL.

IT'S A WORLD WITHIN,
THE WORLD OF
BOSTON...





A NEW LEVEL OF EXCLUSIVITY...

An inspired social life awaits you at BOSTON, as you become a part of an exclusive like minded community, who indulge in the best that life has to offer. Every facility and amenity has been designed to make your life at BOSTON much more pleasurable and comfortable.



CLIMATIC CUE...

Meticulously planned apartments at BOSTON ensure comfort. After thorough analysis of the daylight, local weather and climate, an ideal plan for different zones in the homes has been drafted for your delight and placate.

Considering the sun path during the day, all the building and private service areas have been placed in the South direction as these areas receive direct sunlight. All the open spaces like terraces and private areas have been placed in the North direction considering the projection of diffused light. Master bedroom has been placed in the southwest direction for one to enjoy the cool breeze.

BOSTON promises a luxurious ecosystem that resonates with your very soul. A destination inspired by global ethos, promising you a well-defined way of life.

"GREEN HOMES HAVE TREMENDOUS BENEFITS BOTH TANGIBLE AND INTANGIBLE. REDUCTION IN WATER WASTAGE AND OPERATING ENERGY COSTS RIGHT FROM DAY ONE THROUGH THE ENTIRE LIFE CYCLE OF THE BUILDING, HELPS IN DEVELOPING A BETTER AND ECO-FRIENDLY TOMORROW."



CONSERVATION OF SCARCE NATURAL RESOURCES



WATER SAVING
30 - 50%



ENERGY SAVING
20 - 30 %



USE OF LOW VOC MATERIALS.



USE OF MATERIAL WITH RECYCLED CONTENT.



SEPARATION OF HOUSE-HOLD WASTE.



USE OF FSC CERTIFIED WOOD.



DESIGN FOR DIFFERENTLY ABLED PEOPLE.



SOLAR WATER HEATING SYSTEM.



BUREAU OF ENERGY EFFICIENCY CERTIFIED SYSTEMS.

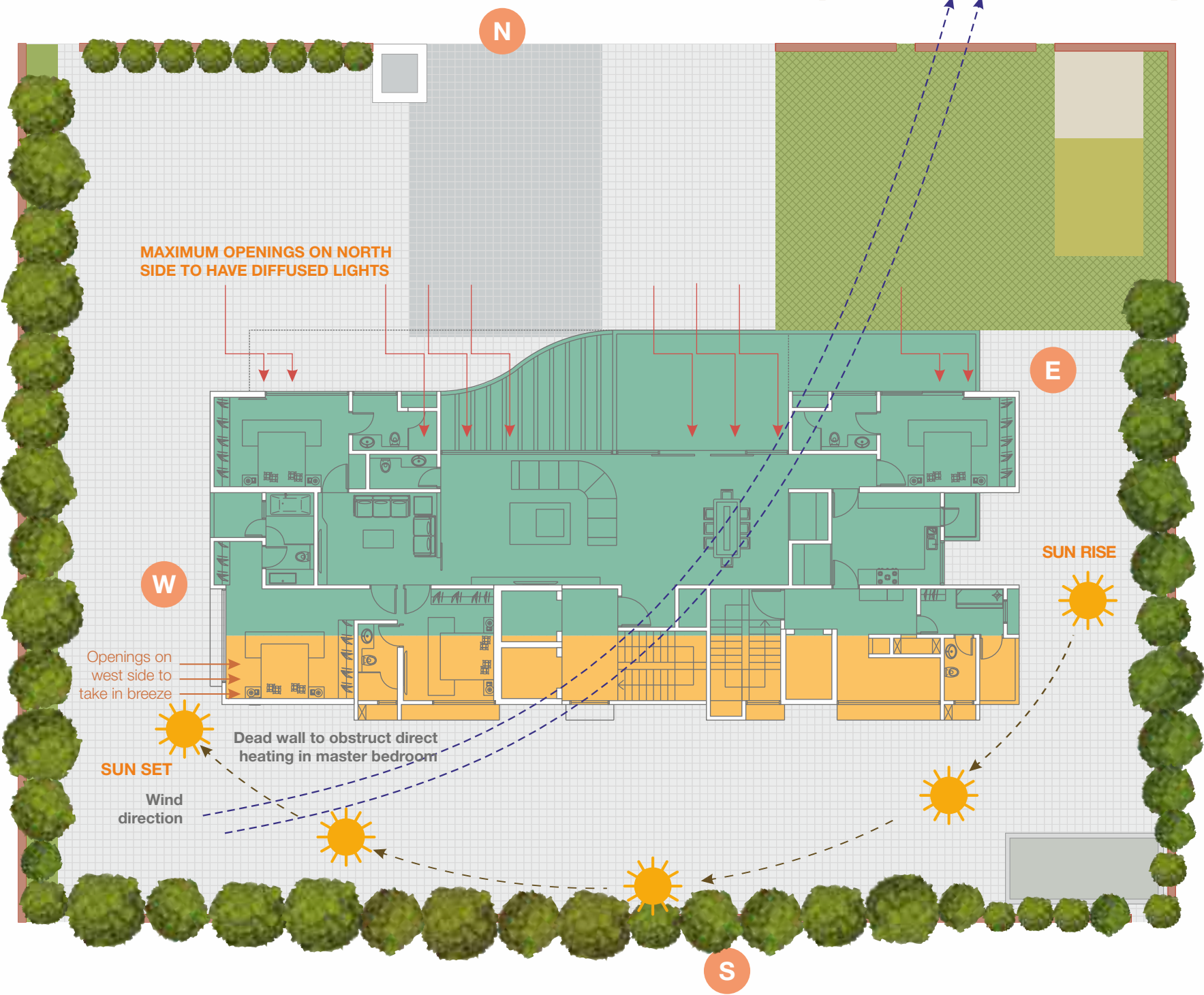
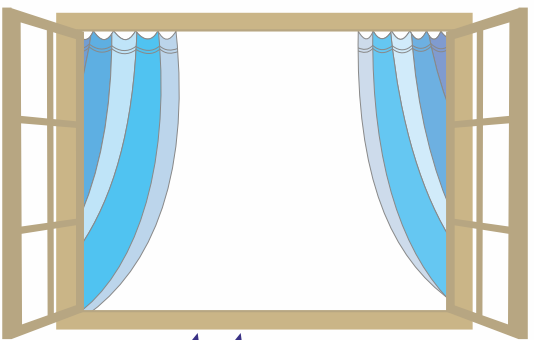


ROOF GARDEN TO REDUCE SOLAR HEAT GAIN FROM ROOF.



ENERGY CONSERVING ENVELOPE MATERIAL

Big fenestration on either face of the building enables good cross ventilation. Enjoy a gentle breeze all through the day.



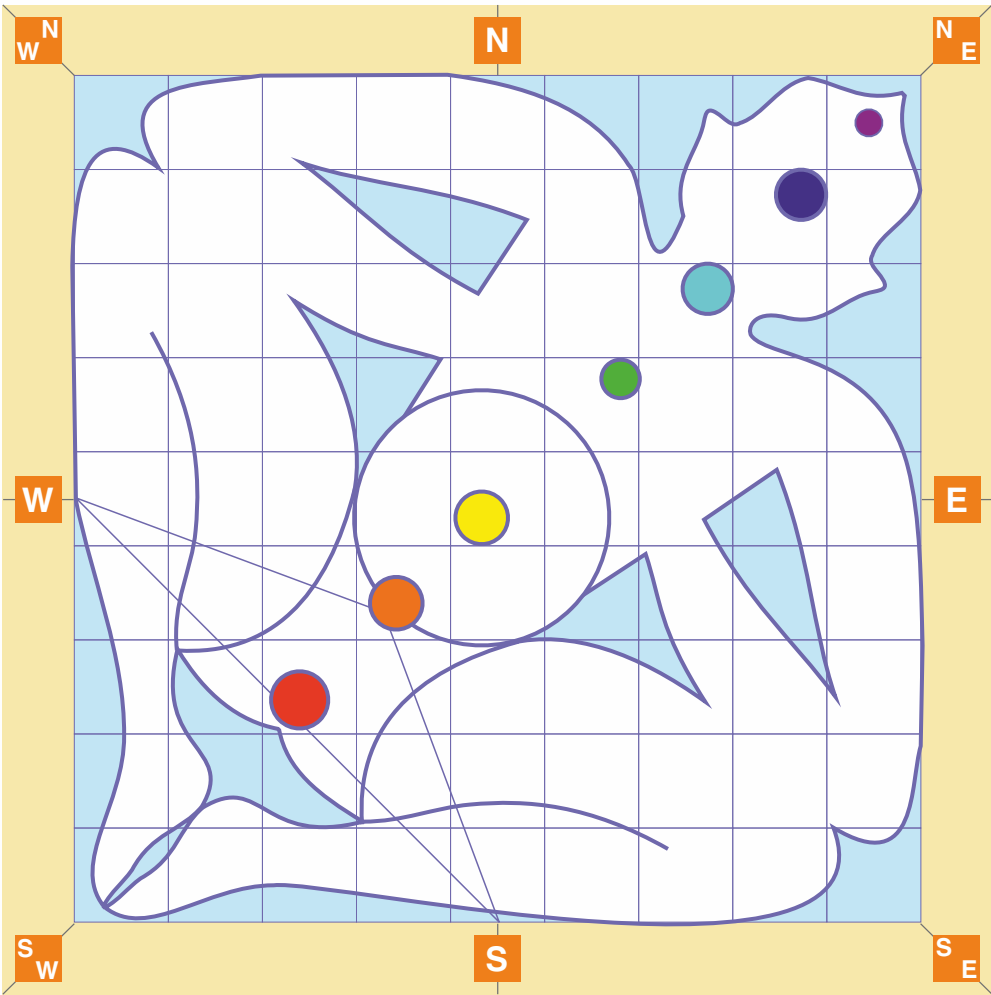
Pune as a whole enjoys a pleasant climate because of its location, greenery and excellent cross-winds. This blessed environment matches with the builder's commitment to green design and ensures enormous energy conservation and a cleaner, greener lifestyle for the residents at BOSTON.

VASTU VERVE...

Worried about the Vastu compliancy of your home? Then you have come to the right place. BOSTON offers luxuriously appointed residences which are highly Vastu compliant, elevating you to an inspired lifestyle that breathes a new life of sophistication and quiet elegance in your home. The building has been designed well on the Vastu guidelines so are the zones within the building.

Directions continuously exert their influence on the human life. If the line that spans east-west in the middle of the house is used properly, the inhabitants get prosperity. This equator line is like the backbone of the house. If it is not used properly, it may lead to breaking of the owner's backbone. If it is used properly according to the law of the nature, the house proves to be the most fortunate one for the inmates.

Keeping this in mind we have integrated the Vastu principles in every nook and corner of your magnificent apartment at Boston.



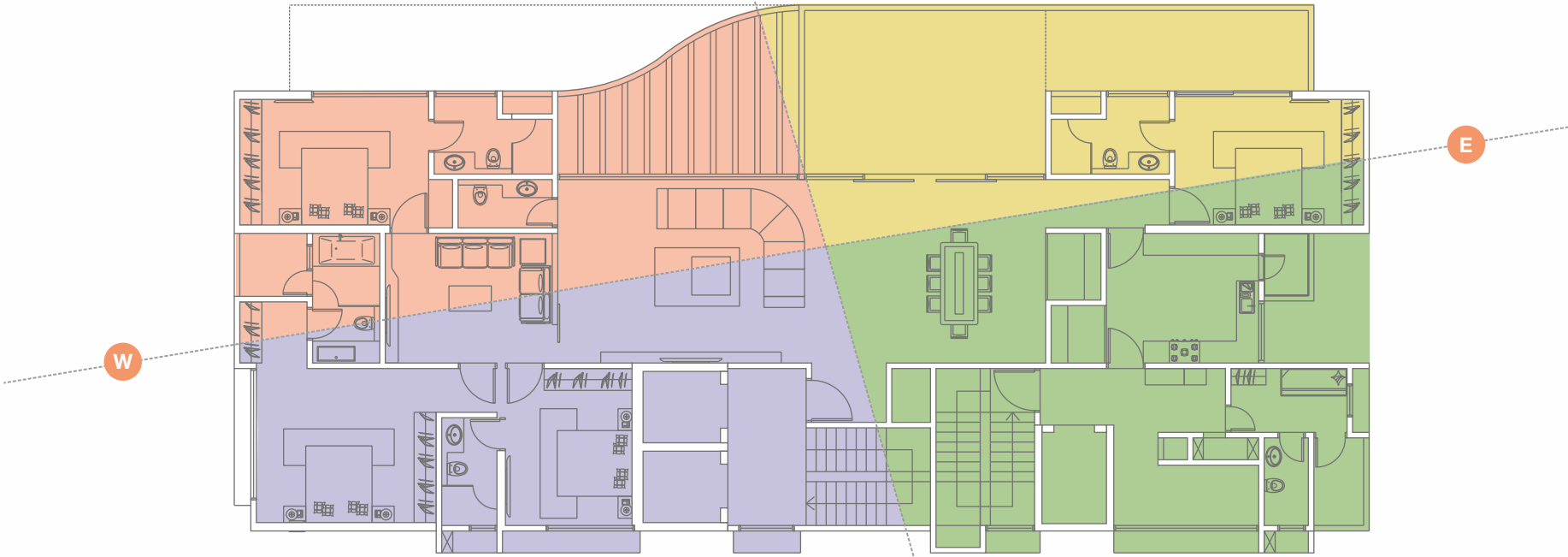
Vastu shastra aims at achieving harmony with the laws of nature. It tries to balance different forces so as to achieve a positive effect on the inhabitants of the house. The ancient architectural science of Vastu Shastra works by balancing your environment in accordance with the natural laws inherent in the universe.

NORTH-WEST(VAYAVYA)- CHILDREN BEDROOM

The homes are divided into four zones viz. Vayavya (North West) - Wind originates from this direction & flows towards the east, this direction is favoured by Lord Hanuman. For immediate & certain success, this direction is chosen as the point of beginning in any undertaking.

NORTH- EAST(ISHANYA)- LIVING, DINING, TERRACES CHILDREN BEDROOM

Ishanya (North East) - Is the direction of the Gods & deities. A pooja room or the place of worship in the house, should be kept in the north-eastern direction.



SOUTH-WEST(NAIRUTYA)- MASTER BEDROOM , CHILDREN BEDROOM

Nairutya (South West) - Demons have the authority to this direction. Therefore, it is banned for all auspicious functions. This direction should be filled with heavy unmovable goods.

SOUTH-EAST(AGNEYA) KITCHEN BOILERS ELECTRIC MOTORS STAIRCASE

Agneya (South East) - The God of fire (Agni), is the lord of this direction, placed between the east & the south. The kitchen of the house should be situated in this direction.

OWNING A HOME AT BOSTON
MEANS OWNING THE STANDARD OF
SPECIFICATION THAT IS
SYNONYMOUS WITH A PERFECT
VOGUSH LIFE . THIS IS
REFLECTED IN THE VERY LATEST
TECHNOLOGY AND HIGHEST
QUALITY OF FINISHING
THROUGHOUT. WELL PLANNED
INTERIORS MAXIMISE LIGHT AND
USE OF SPACE, PROVIDING A
PRACTICAL AND DESIRABLE LIVING
ENVIRONMENT.



SPECIFICATIONS

FLOORING

- Imported marble flooring in entrance lobby living room, dining room, family, and bathrooms
- Vitrified tiles in kitchen, drying balcony, store and servant room & toilet
- Imported wooden laminate flooring in all bedrooms

WINDOWS & DOORS

- Main door- Modern wooden veneer door with premium handles and hardware
- Internal doors - Veneer finished wooden doors with premium handles and hardware for all bedrooms and toilets
- UPVC windows

KITCHEN

- Premium designer modular kitchen with pipe gas system
- Granite counter with sink

TOILETS

- Premium sanitary fixtures in all bathrooms
- Boilers in all bathrooms, geyser in kitchen & servant toilet
- Glass shower enclosure

RAILINGS

- Glass railing in the terraces

AIR CONDITIONING

- VRV system provided with split indoor units

WALL FINISHING AND PAINT

- Gypsum punning with Luster paint

ULTRA MODERN FIRE FIGHTING SYSTEM

ELECTRICAL SPECIFICATIONS

- All bedrooms and living rooms pre-wired with voice and data cables
- Concealed copper wiring
- Premium modular switches
- Video door phone at main door

POWER BACKUP

- 100% power backup

DESIGNER FALSE CEILING

AMENITIES

- Children's play area
- State of art Independent stacker parking
- Designer entrance lobby
- Garbage chute
- Two hi-speed passenger elevators & one service elevator
- Security cabin with video phone & automated high end security
- Party area on terrace
- Solar for all bathrooms except servants toilet

HANDS THAT SHAPED BOSTON

PRINCIPAL ARCHITECTS: Moco Design Studio

Moco design studio, an architecture and interior designing firm, was established in 2006 by Pritika Kinra. With a modern approach towards architecture, the studio is influenced by cutting edge technology, sustainable design practices and the contemporary lifestyle. From working on five lakh square foot residential projects in Pune to designing custom homes, Moco Design Studio is successfully handling projects of varied scales. The distinguished portfolio of projects illustrates the firm’s skill in combining innovative design with practical experience to meet client’s expectations.

Headquartered in Pune, Moco specializes in architectural designs providing full bouquet of service and specialized expertise to all commercial, institutional, high end residential, mass housing buildings, hospitals, educational institutes as well as designer custom homes. The firm has won many laurels which include the prestigious AESA Award, AICA Award and IIID Award for its projects.

R.C.C. CONSULTANTS: JW Consultants

Started as a proprietary professional practice by Prof. Y.S.Sane in Pune and formerly known as Y S Sane Associates, JW Consultants LLP today is a well-known name for structural consultancy. Over the years they have been working with reputed construction companies across India as well as foreign countries like Sri Lanka, Nepal, Bhutan, Tanzania and Russia.

While continually maintaining the superior quality standards in their work, JW Consultants LLP has also endeavored to bring in the advantage of innovation into numerous projects, many thanks to their clients who showed the trust and offered their full support in implementing newer technologies.

To support these work standards, they have state-of-the-art infrastructure in place. Internationally renowned softwares like STAAD. PRO, ETABS, SAFE, ADAPT PT and BUILDER, RCC Design Center, STRUDS form the backbone of their design and drafting capabilities and stringent compliance with various national codes of practice such as Indian, European, British and American Codes lends a solid base to the theoretical fundamentals.

Founded on the meticulously selected tenets of professional practice, JW Consultants LLP has created an impressive structure with projects spanning residential, commercial, industrial, retail, institutional, hospitality and healthcare sectors among others.

LIASONING ARCHITECT: MBC and Associates

M.B. Chaudhari and Associates is a team of Architects and Engineers, working with passion for design and excellence for more than 25 years. Over the years the team’s design portfolio has spread across Residential complexes, Commercial Towers, IT Parks, Industrial Buildings, Hotels, Hospital, Bungalows and Malls. M.B Chaudhari has also been honored with several awards for their work, including the coveted AESA awards .

Other than Design and Planning , the firm also has expertise in handling all Legal/ Liaising issues for big prestigious projects. The firm specializes in accommodating all the Aesthetic and Architectural requirements of project, within the given frame of local bye laws and regulation.

PLUMBING CONSULTANT: Hydro Mechanical Consultant

Hydro Mechanical Consultants was established in 1971 by Shri E.G. Menon, to provide Professional Consultancy Services in Mechanical and Electrical Engineering fields for the Buildings and Industrial applications.

Our basic motto has always been to provide unbiased Professional Consultancy Services in the Mechanical and Electrical Engineering fields. Our abilities can deliver Consultancy Services under one roof covering all Mechanical Engineering fields like Plumbing, Fire Fighting, Public Health, Boiler and Steam Engineering, HVAC-R and Electrical Engineering.

We have to our credit a long list of Clientele in diversified fields from all over the country.

FIRE CONSULTANTS: Red Air Fire Solutions

Red Air Fire Solutions (India) – the “Licensed Agency”, appointed under the provisions of Sub Section (3) of Section -9 of the ‘Maharashtra Fire Prevention and Life Safety Measures Act 2006 (Mah. III of 2007)” is an ISO: 9001: 2000 Certified Organization. The company was established with the objective of safeguarding lives by providing comprehensive & integrated fire prevention, detection & fighting solutions after careful study of your existing facilities and constraints. We specialize in Corporate, Industrial, High-Rise Residential, Commercial, IT Parks, Shopping Malls, Hospitals, Institutional & Civil Fire Fighting Solutions.

Our prowess is in empowering you against any eventualities by way of our experience, exposure, expertise and equipment.

HVAC CONSULTANT: Safe Air Engineers Pvt. Ltd.

Safe Air Engineers Pvt.Ltd, is one of the Leading company in Execution of Air conditioning Projects, operating in the name of Shree Services, established in the year 1998, it is now functioning as a Private Limited Company under the name Safe Air Engineers Pvt. Ltd. since 2005. They are total turn key project contractors and solution providers in HVAC systems. They undertake Airconditioning Projects for Installations and maintenance contract for HVAC systems in and around all over Maharashtra.

We are Authorised Dealers for LG Airconditioning for Room, Non Ducted and Commercial Air conditioners, Daikin Airconditioning Pvt.Ltd. for Room, Non Ducted and Commercial Air conditioners. We have been awarded Second Best Sales & Service Dealer for Maharashtra Region.

We also have an Exclusive Dealership for DAIKIN - VRV Airconditioners .

ELECTRICAL CONSULTANTS: JEE Associates

JEE Associates is recognized as one of the top organizations of national repute, engaged in providing design consultancy in electrical engineering.

They have adopted the following policy so as to fulfill their commitment through: Focus on ultimate customer satisfaction, continual improvement in their procedures and practices, respect for Quality Management System and promptness in discharging our duties and responsibilities both at formal and informal levels.

THE TEAM

CREDITS

ARCHITECT

Pritika Kinra
Moco Design Studio
Pune, India

LANDSCAPE AND INTERIOR CONSULTANT

Pritika Kinra
Moco Design Studio
Pune, India

RCC CONSULTANTS

J+W Associates
Pune, India

LIASONING ARCHITECT: MBC and Associates

M. B. CHAUDHARI

PLUMBING CONSULTANT

HYDRO MECHANICAL CONSULTANTS
Mumbaj, India

FIRE CONSULTANT

Ashish khandelwal
Red Air Fire Solutions (India)

HVAC CONSULTANT

SAFE AIR ENGINEERS PVT LTD

ELECTRICAL CONSULTANT

SATISH GHARPURE
JEE ASSOCIATES
Pune, India



For more than 30 years Amar Builders has built a reputation for creating sound and stylish homes of uncompromising quality. We are a design conscious, creative and sustainable developer with a record of culturally successful and diverse projects.

Our attention to the impact of design on your daily life runs from the planning stages right through to the interior design and we are proud to set pivotal industry standards through our developments.

As our homes are well planned, meticulously constructed and well appointed, they are easy to run and maintain. Each of our development has a timeless desirability that will last for years to come.

With a finger right on the pulse of the latest research in architectural and lifestyle thinking, our focus is on building icons that embody innovation and progress, creating a strong legacy for future generations.



INC DEVELOPERS...

Since its inception in the year 2008, INC Developers has established itself as a pioneer in the luxury segment in India.

INC Developers always strives for quality, a customer centric approach, robust engineering, in-house research, uncompromising business ethics, timeless values and transparency in all spheres of business conduct.

It has had a strong start with its projects being brandished with several awards. It's first project Montreal Business Center won the AESA Award 2012 for the best building in the commercial segment. It's second project Manhattan won AICA Award 2012 for best residential building for all Asia.

INC is also extremely sensitive and responsible towards the society and environment and has been awarded for the same. It is an organization where luxury meets excellence, technology meets advancement and passion meets perfection.



Site address: Plot No. 43A, Prabhat Road, Next to Rahul Capital, Opp. Lane No. 13, Pune - 411004.

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Contact number: 9763055555 / 020-27290127

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Brochure Design by: Square One

