

AN ADDRESS CURATED FOR YOU



The residential real estate market in West Pune, particularly in Baner, has shown robust growth due to increased demand.

This upward trend is reflected in the escalating real estate prices in the area. Historically, Baner has seen a significant rise in property rates, making it one of the most sought-after locales for residential investments in Pune. The average property prices in Baner have almost doubled in the last five years.

Why only baner?

A combination of strategic location advantages, such as proximity to major IT hubs and enhanced connectivity via the Mumbai-Bangalore highway, has propelled Baner into a prime residential zone. This has attracted a mix of end-users and investors, further driving up demand and property values in the region. The sustained interest is supported by the comprehensive development of infrastructure and amenities, aligning with the lifestyle expectations of a modern homebuyer.

Staying Connected & SIMPLIFYING COMMUTE

Head out and connect easily with dozens of destinations in all directions.

CONNECTIVITY

5 mins from upcoming Metro station | 5 mins from Balewadi Highstreet | 10 mins from Hinjawadi | 10 mins from Wakad | 10 Mins from Aundh | 15 Mins from Chandani Chowk | 20 Mins form Pune University / Shivaji Nagar

SCHOOLS

Vibgyor High International School	0.6 km
MITCON International School	1.2 km
Mohol High School	1.2 km
Orchid School	1.3 km
Delhi Public School	5 km
Global Indian International School	4.3 km

HOTELS

Treebo Trend Lotus	0.7 km
Lotus Residency	3.5 km
The Atmos Hotel	3.6 km
Marriott Courtyard Hotel	3.75 km
Sayaji Hotel	4 km

HOSPITALS

Elite Healthcare Data Hospital	0.85 km
Metro Hospital	1.4 km
Life Line Hospital	1.5 km
SP Multispecialty Hospital	2 km
Sus Hospital	2.3 km

SHOPPING CENTERS

D Mart	0.25 km
Sukhwani Boulevard Commerz	2 km
Prime City Center	3.9 km
Phoenix Market City	4 km
Ozone Mall	4.3 km



DISCOVER

*Kumar PANACHE

An exquisite collection of 2 and 3 bedroom apartments situated at an outstanding vantage near Mumbai - Bangalore Highway in Baner.

In one of the city's most desirable locations, Panache boasts an impressive connectivity, majestic indoor layouts, and combines usability with selectively chosen lifestyle amenities.





Distinctive Homes SMART & THOUGHTFUL

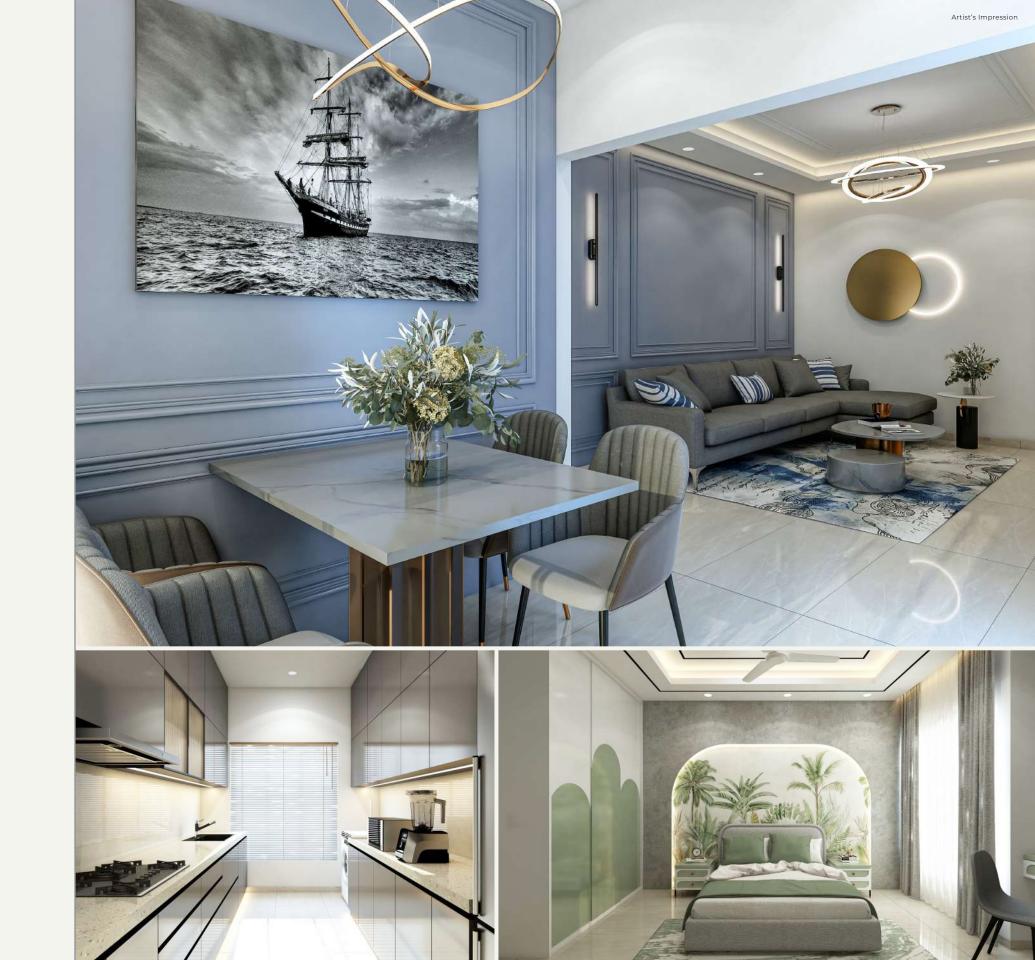
Panache is designed with an emphasis on spacious interiors, providing residents with expansive living spaces that enhance both functionality and comfort. The thoughtful architectural plans ensure that every square foot is utilized efficiently, maximizing usable indoor space. This allows for larger rooms, open floor plans, and ample storage, making each home feel open and airy.

What's more? Every home is equipped with air conditioners and smart home automation features.

INSIDE THE Luxury of Space

Space is more than just a feature-it's a fundamental aspect of life. Each home at Panache is crafted to offer larger expanses giving residents the liberty to live without constraints.

Layouts with minimal wastage give the interiors a sense of scale and possibility. Whether hosting a large gathering or enjoying a quiet, personal moment, the generous dimensions of each room provide a backdrop for memorable experiences.



The Right Home for You 2 & 3 BED HOMES



2 BHK - 844 sq.ft.

3 BHK - 1025 sq.ft.

ROOFTOP AMENITIES

DISCOVER YOUR Plapy Place Wake up to a new day and live in the moment on the rooftop. Nurture your time and fill it with incredible and unabashed happiness.



Gymnasium & Yoga Room



Indoor Games



Children's Play Area

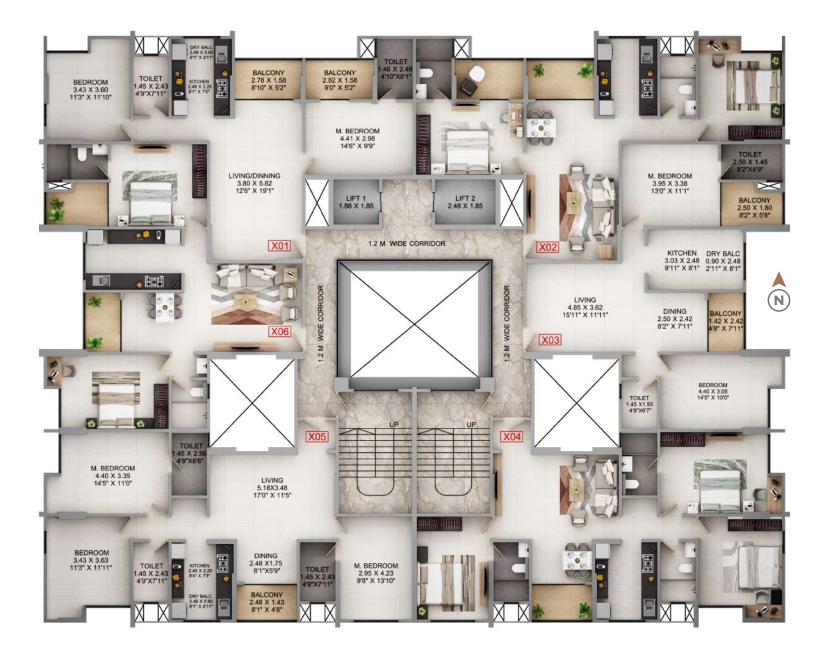


Open Gym





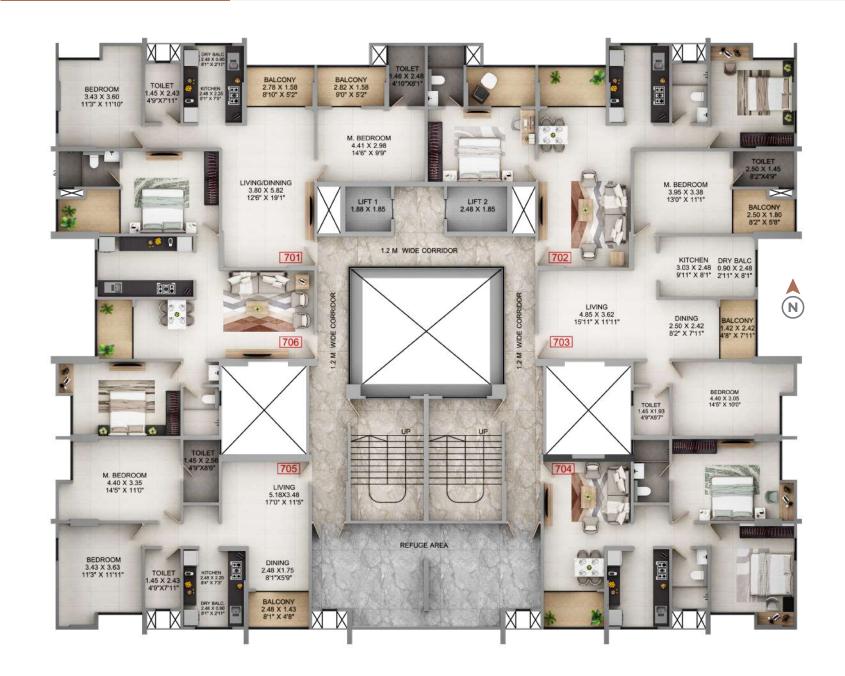
TYPICAL 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH FLOOR PLAN



UNIT	CARPET	DRY BAL	BAL	ENCL BAL
101, 201, 301, 401, 501, 601, 801, 901, 1001, 102,202, 302, 402, 502, 602, 802, 902, 1002	68.00	2.10	8.30	0.00
103, 203, 303, 403, 503, 603, 803, 903, 1003	70.00	2.10	7.00	0.00
104, 204, 304, 404, 504, 604, 804, 904, 1004	58.00	2.10	3.30	7.30
105, 205, 305, 405, 505, 605, 805, 905, 1005	56.00	2.10	3.30	9.10
106, 206, 306, 406, 506, 606, 806, 906, 1006	67.50	2.10	7.10	2.40

All dimensions are in Sq.M.

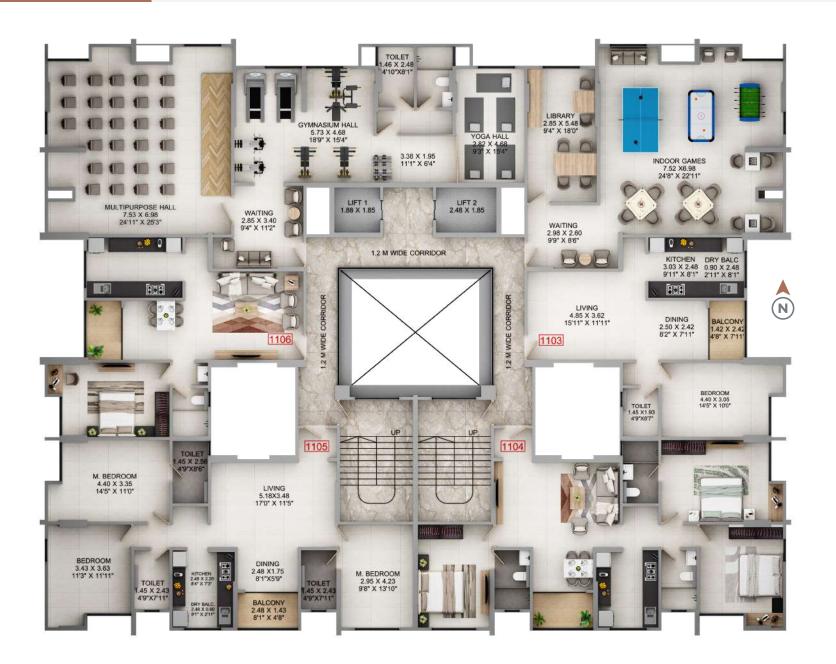
7TH REFUGE FLOOR PLAN



UNIT	CARPET	DRY BAL	BAL	ENCL BAL
701, 702	68.00	2.10	8.30	0.00
703	70.00	2.10	7.00	0.00
704	58.00	2.10	3.30	7.30
705	56.00	2.10	3.30	9.10
706	67.50	2.10	7.10	2.40

All dimensions are in Sq.M.

11[™] FLOOR PLAN



UNIT	CARPET	DRY BAL	BAL	ENCL BAL
1103	52.00	2.10	3.30	0.00
1104	82.50	2.10	3.30	7.30
1105	80.50	2.10	3.30	9.10
1106	49.50	2.10	3.30	2.40

All dimensions are in Sq.M.

SPECIFICATIONS

■ Construction:

• A class, Earthquake Resistant Construction.

■ Flooring:

- 1200 X 600 mm size Vitrified tiles in living and kitchen and bedrooms.
- Matt finished Ceramic Tile flooring in toilets.
- Anti skid tiles for Balconies/Terraces.

■ Wall and Ceiling:

- Gypsum punning on walls.
- Acrylic Emulsion Paint for walls and ceilings.

■ Windows:

• UPVC / Powder Coated Aluminum Sliding Windows with Invisible Grills for Bedrooms.

■ Railings for attached Terraces:

• Combination of AL Section/Glass Railing for attached terraces.

■ Doors:

- Solid Wood Door frame with veneer finish Door Shutter for Main Door.
- Premoulded HDF SKIN doors with SS fittings Bedrooms and Toilets.

■ Kitchen:

- Ceramic tile dado up to window lintel level.
- Provision for electric & plumbing point for Water Purifier.

■ Plumbing, Bathroom and Toilets:

- Concealed plumbing, Suspended Drainage system for toilets with false ceiling.
- White ceramic sanitary ware of reputed brand.
- Single lever diverter in shower areas along with single lever basin mixer for all toilets.
- Wall Hung WC Units with concealed flush tank.
- 7' height Toilet dado with combination of vitrified & Ceramic tiles.
- Provision of electric & plumbing point for Boilers and Exhaust Fans in all toilets.

■ Electrical:

- Concealed copper wiring in the entire flat with ELCB and MCB switches in the distribution board.
- Premium range modular switches & sockets.
- Adequate points for lights, fans and TV.
- Telephone points in the Living Room and Bedrooms.
- Provision of electric point for Cable TV and Broadband Connectivity.

■ Air-conditioning:

 Entire apartment will be air-conditioned using pre installed SPLIT AC for Living/dining & Bedrooms.

■ Entrance Lobby:

• Designer finish entrance lobby at Ground Floor.

■ Lifts:

• Modern, Automatic lifts of reputed make.

■ External Finish:

• Entire building painted with Acrylic Paint of external grade.

■ Safety:

- Video Door Phone.
- Digital Lock for Main Door.
- Intercom Facility by way of MyGate mobile app or Similar.
- Entrance Lobby located at Ground floor will be having access control entry with CCTV cameras.

■ Parking:

Stack Parking

■ Solar PV Cells:

• With net metering for common area as electrical supply augmentation



CREDITS

Liason Architect

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Developer

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