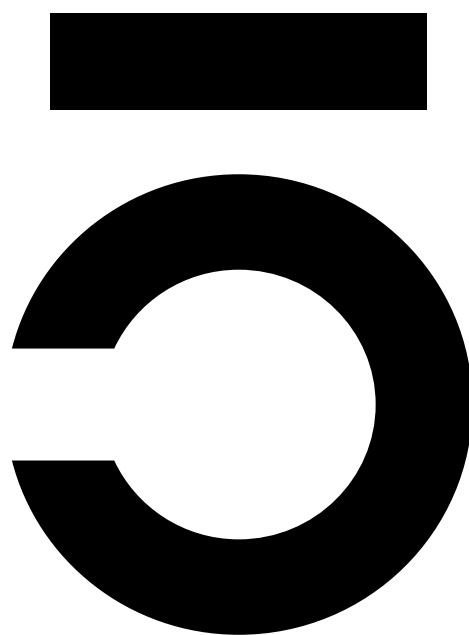


Project by  
**SKYi**



**FIVE**  
**RACECOURSE**

LUXURY RESIDENCES



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

**EMPRESS GARDEN**  
OPP. SOPAN BAUG, CAMP, PUNE.



View of Government House, circa 1870s (engraving)

# A rich Heritage

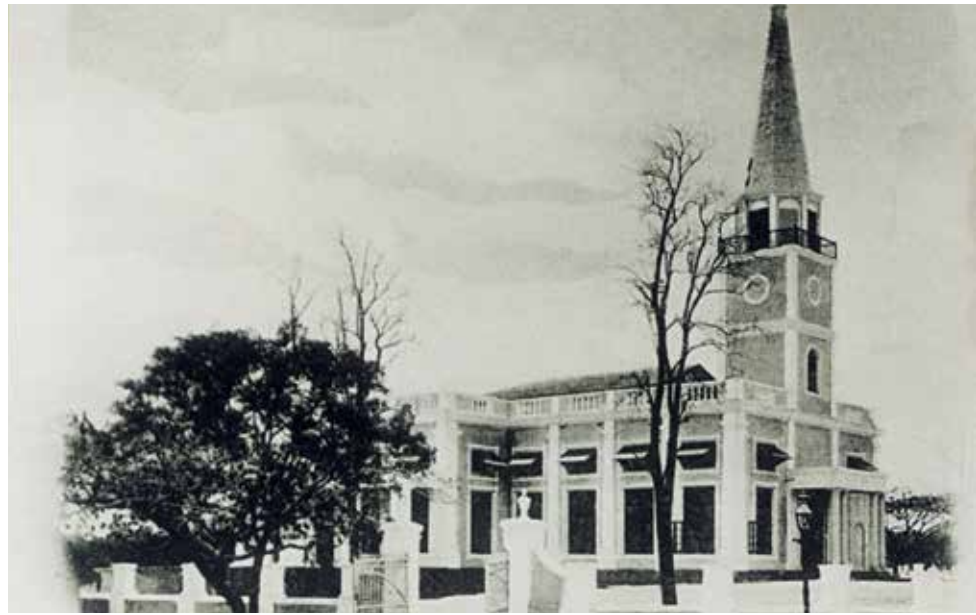
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The Pune Cantonment, also known as Pune Camp, is a military cantonment surrounding Sopan Baug and Uday Baug, and has a rich heritage and history.

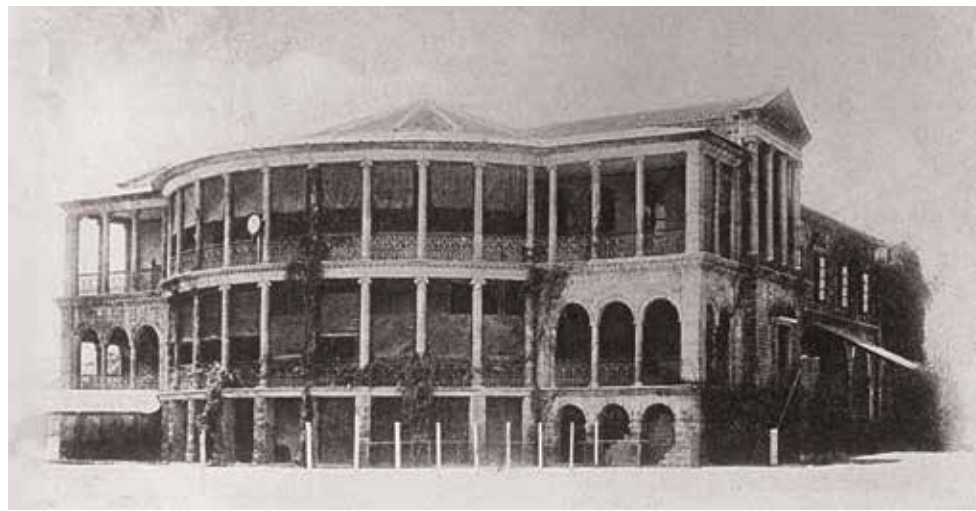


## Location

01. St. Mary's Church 1920
02. The Gymkhana (now Poona Club)
03. Race Course 1910



01



02



03

The

# Racecourse

**EST** 1830

—

The history of the RWITC Pune Racecourse dates back to the early 1800s when horse racing was introduced to the city. The first horse race in Pune was held in 1819, and over the years, the sport gained popularity among the city's elite. The racecourse is spread over 118 acres in the heart of the city.





Welcome to  
**FIVE RACECOURSE**



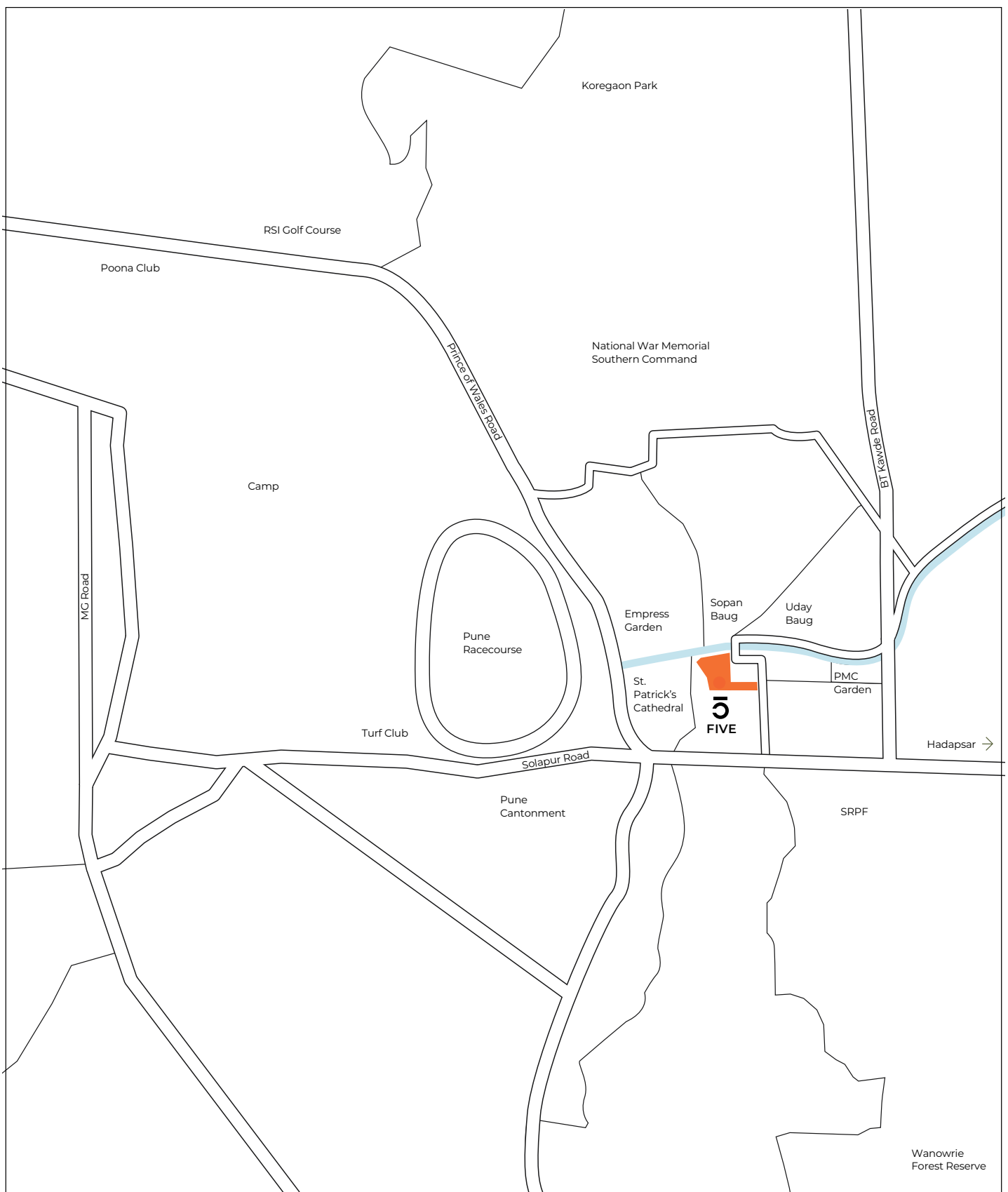
Computer generated image. Artist's impression, Image not to scale.

**skyi**®

# Location

## Highlights

- 01** City Centre
- 02** Pune's No.1  
Luxury Residential  
Neighbourhood
- 03** Exclusive  
Residential Market
- 04** Lowest Housing Density  
in City Centre
- 05** Highest Tree Cover / Green  
Cover / Greenscape



500m



# Greenest Neighbourhood

**360° Green Views**  
**Clean & Healthy Environment**  
**Low AQI**  
**Low Sound & Air Pollution**

The neighbourhood is home to the highest green cover in Pune and boasts of one of the lowest density developments in the city.

**10,000+**  
TREES

**1,000+**  
ACRES OF OPEN SPACES

**150**  
SPECIES OF TREES

**85**  
SPECIES OF BIRDS



LIFE AT



## FIVE RACECOURSE

An exclusive collection of luxurious and spacious 3 & 4 bedroom homes that offer a contemporary take to the overall surroundings. Set against the backdrop of green and open spaces, homes here offer grand and picturesque views of the neighbourhood.





# Luxury Homes

## Key Features

### Skyscraper

One of the tallest towers  
**210 ft.**

■  
**23**  
**LEVELS**  
■

**45+**  
Premium  
**amenities**

**45,000**sq.ft  
**club pentagon**  
exclusive for residents

**3 Levels Parking**  
**800+ car parks**







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

Empress Garden >

Sopan Baug >

Uday Baug >

BT KAWADE Road

Canal Road

Canal

Racecourse Side

Internal Road

Tower B

Tower A

The Pentagon Club

E

G

E

A

D

E

J

H

C

F

B

Internal Road

Entry

Exit

FD

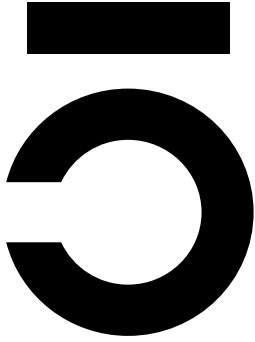
I

I



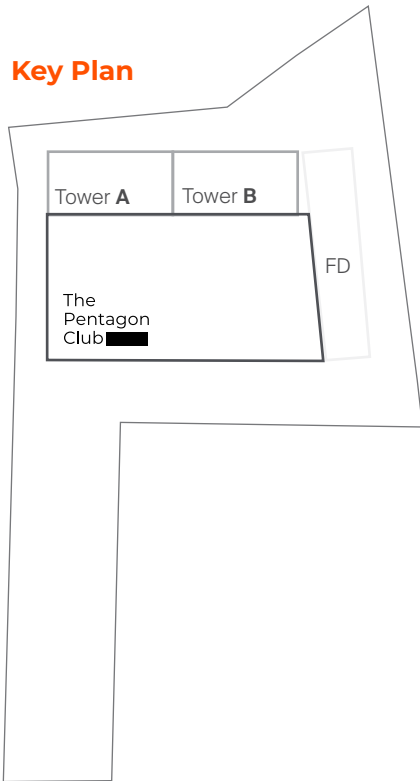
Project Boundary





**FIVE**  
RACE COURSE

**Key Plan**



**Project**

- . Total Area - 4.5 acres
- . Three Towers - A, B, and C
- . Three Levels of Parking
- . Internal Road on Ground Level
- . Amenities on Podium Level - Vehicle Free Zone
- . 23 Levels of Habitable Floors
- . East - West Orientation

**The Pentagon Club** | 45 Amenities spread over 45,000 sq.ft.

**(A) Indoor Recreation**

1. Table tennis
2. Pool table
3. Board games
4. Carrom
5. Chess
6. Card table
7. Reading lounge

**(B) Aqua Deck**

8. Lap pool
9. Children's pool
10. Sun deck with recliners
11. Pool side lounge
12. Cabanas
13. Men's cloakroom  
- showers, changing room & toilets
14. Women's cloakroom  
- showers, changing room & toilets

**(C) Banquet**

15. Banquet lobby with seating
16. Indoor banquet (AC)
17. Service area with serving counters
18. Banquet kitchen
19. Back of house staff utilities

**(D) Health & Wellness**

20. Indoor gymnasium
21. Outdoor activity area
22. Gymnasium with cardio section
23. Gymnasium with free weights
24. Yoga, zumba & meditation studio

**(G) Zen Garden**

38. Landscaped garden
39. Senior citizen seating
40. Walkway

**(E) Outdoor Sports**

- |                 |                 |
|-----------------|-----------------|
| 25. Futsal      | 29. Badminton   |
| 26. Box cricket | 30. Volleyball  |
| 27. Tennis      | 31. Cricket net |
| 28. Basketball  |                 |

**(H) Library**

41. Library
42. Reading lounge
43. Work stations

**(F) Children's Play Area**

- |                       |                     |
|-----------------------|---------------------|
| 32. Outdoor play area | 35. See-saw         |
| 33. Play pen          | 36. Members seating |
| 34. Swings            | 37. Green turf      |

**(I) Greens**

44. Landscaped gardens

**(J) Pavilion**

45. Guest seating

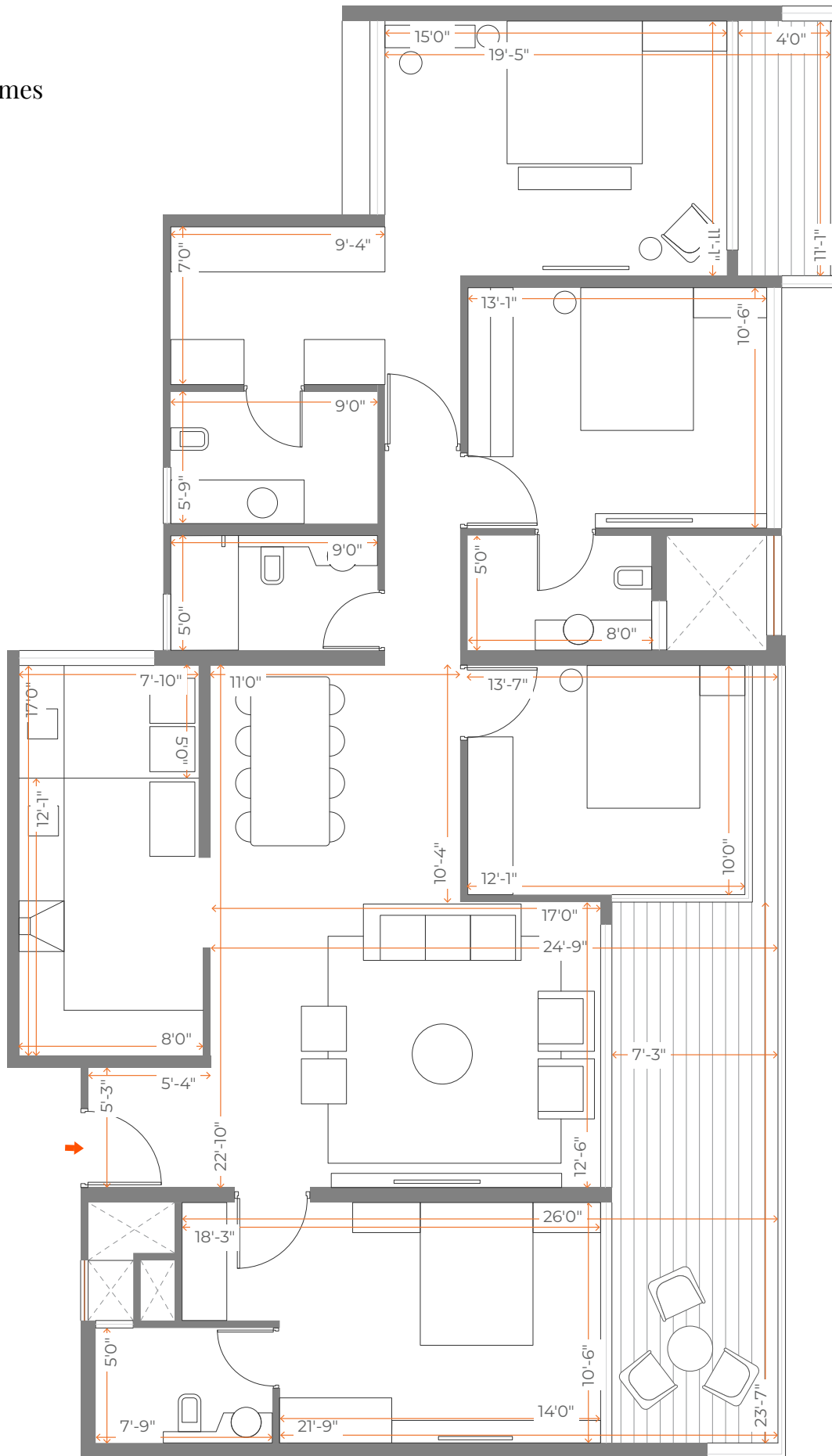


# 2399 xxl

4 bhk

2399 xxl

Four  
Bedroom  
Luxury homes



### usable area = carpet area\*+ open balcony

1696 sq.ft.(157.57 sq.mt.)=1468 sq.ft.(136.42 sq.mt.)+228 sq.ft.(21.15 sq.mt.)

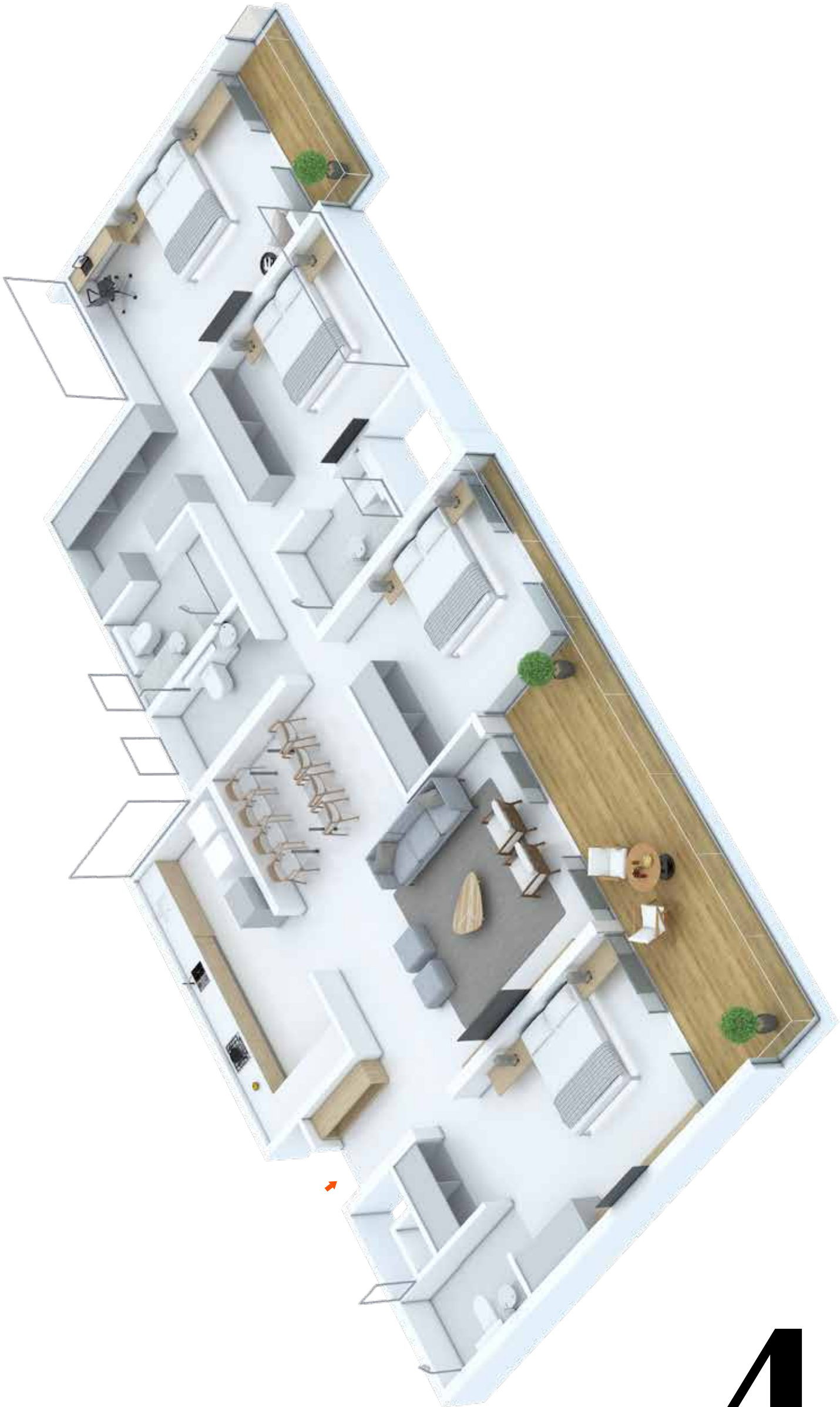
\*includes carpet area as per RERA & permissible enclosed balcony if any.

• the floor space efficiency of homes at FIVE RACECOURSE is 70%.

**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.

thoughtfully designed™  
by SKYi



4

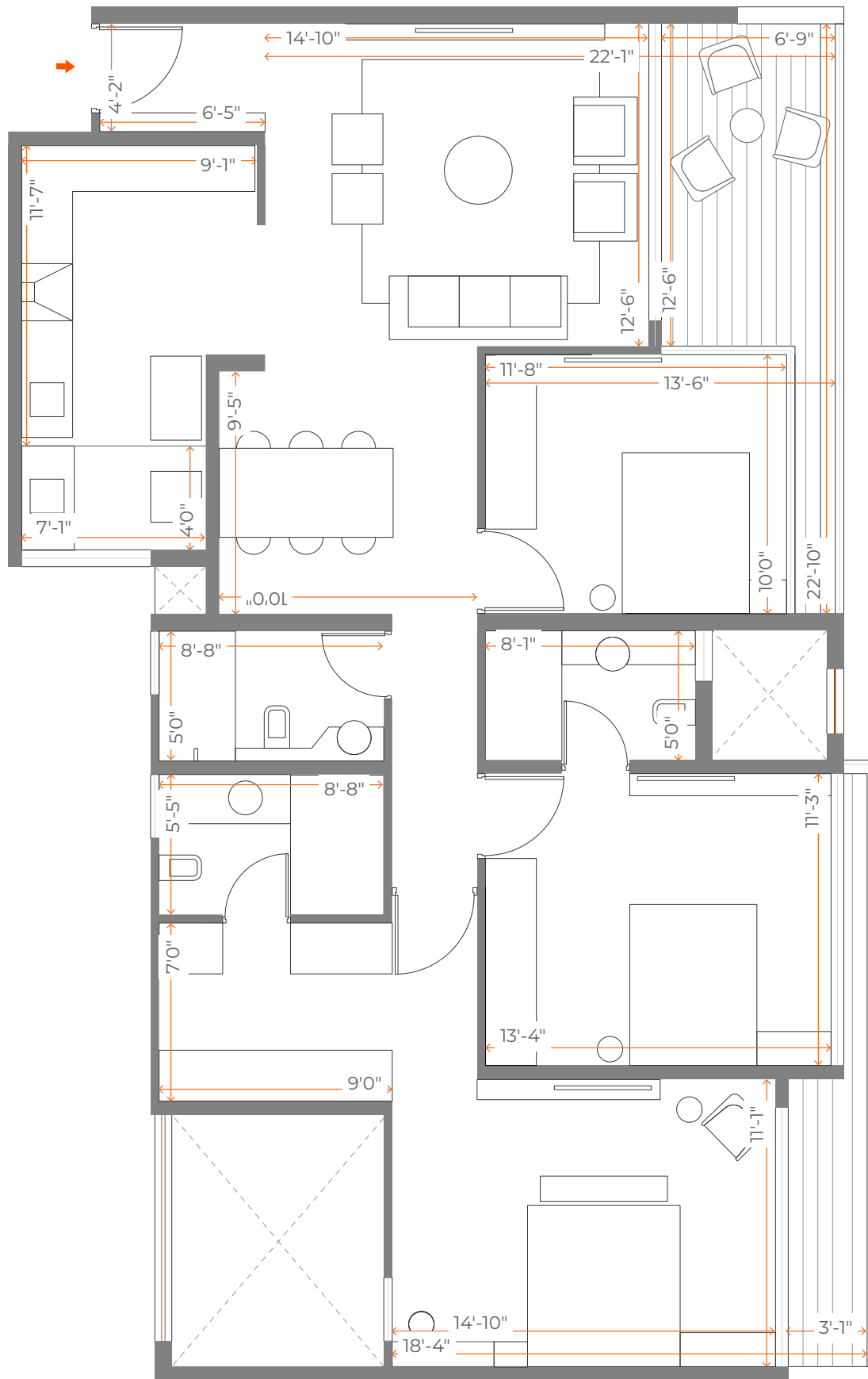


# 1886 xxl

3 bhk

1886 xxl

Three  
Bedroom  
Luxury homes



## usable area = carpet area\*+ open balcony

1330 SQ.FT.(123.59 SQ.MT.)=1197 SQ.FT.(111.16 SQ.MT.)+134 SQ.FT.(12.43 SQ.MT.)

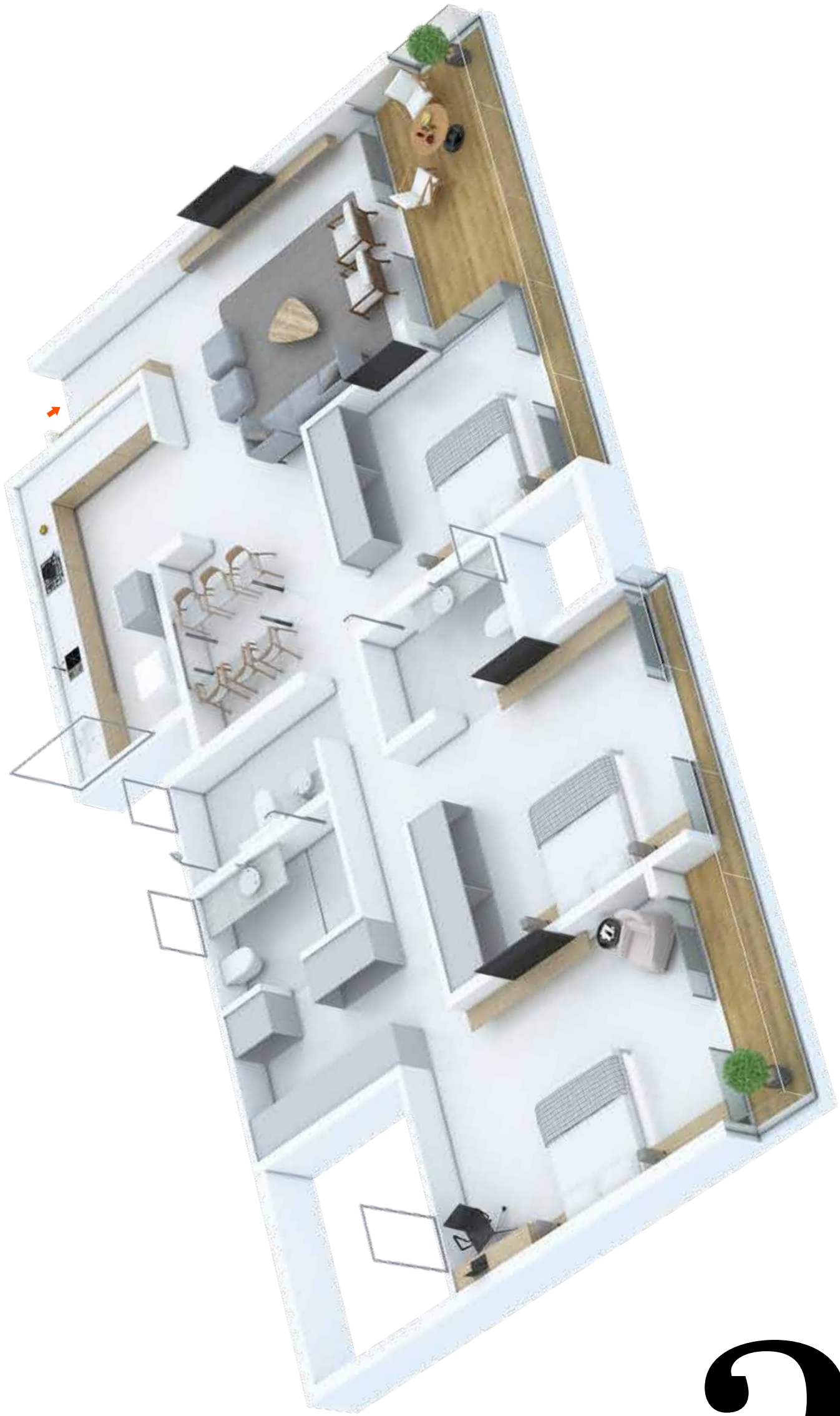
\*INCLUDES CARPET AREA AS PER RERA & PERMISSIBLE ENCLOSED BALCONY IF ANY.

• THE FLOOR SPACE EFFICIENCY OF HOMES AT FIVE RACECOURSE IS 70%.

**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.

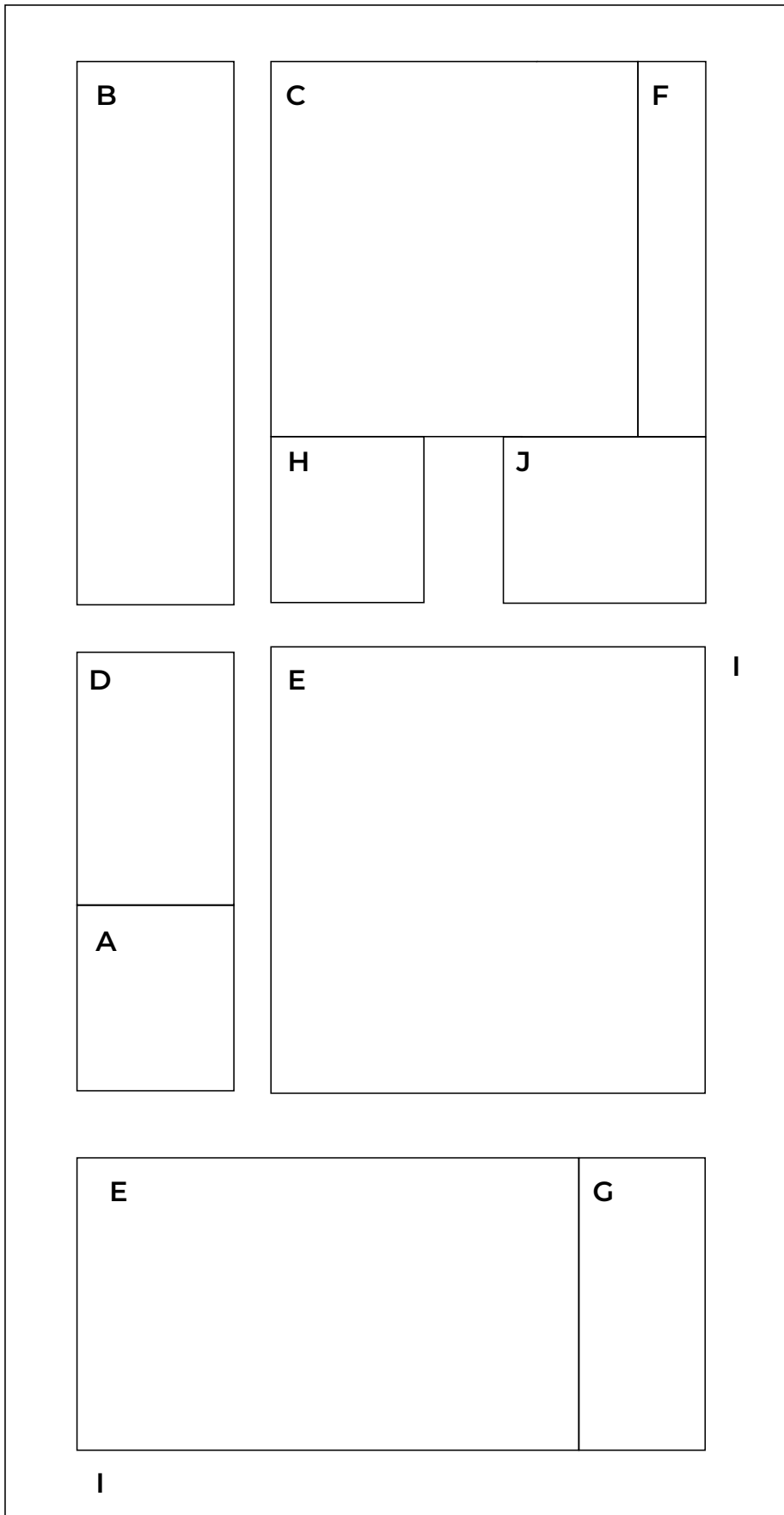
thoughtfully designed™  
by SKYi



# 3



The  
Pentagon  
Club 



**45,000** sq.ft  
**45** amenities

---

**Club Pentagon Zones**

- A - Indoor Recreation
  - B- Aqua Deck + Shower
  - C- Banquet
  - D- Gym
  - E- Outdoor Sports
  - F- Children's Play Area
  - G- Zen Garden
  - H- Library
  - I- Greens
  - J- Guest Lounge
-





Library



Zen Garden



Children's Play Area



Indoor Recreation





**Health & Wellness —Gym + Yoga Club**



**Basketball**



**Cricket**



**Aqua Deck**





## Specifications

### Community & Club

#### Green Features

---

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

#### Common Features

---

- . Aluform construction technology
- . Impressive main entrance
- . Curated entrance lobby with sculptures and paintings
- . 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 domestic helps
- . Air conditioned banquet hall
- . Air conditioned library
- . Air conditioned gymnasium
- . Air conditioned indoor recreation room
- . Ergonomic children's play area

#### Lifts

---

- . 2 high-speed lifts of Schindler or equivalent brand
- . 1 service lift of Johnson or equivalent brand

#### 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



## Specifications

### Home

#### 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
  - . Sliding aluminium windows
  - . Toughened glass railings for all balconies
- 

#### Flooring

---

- . Gloss 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
- 

#### Electrical

---

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

#### 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
  - . Provision for exhaust fan and geyser
  - . Single lever hot and cold mixer with overhead shower – Grohe or equivalent
-





# 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



500+

Acres of  
**Land Parcel**

7,000

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

HDFC

TATA Capital

Aditya Birla Housing  
Finance Limited

Motilal Oswal

Avenue Partners

Piramal





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 4,200 sq. ft.

COMPLETED



2012

**FIVE, Baner**

Residential tower of 9 exclusive ultra-luxurious, fully-automated 4 bedroom residences. Each home with an area of 3,300 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 7,000-acre NDA forest on one side and Ram nadi on the other. Home to over 2,000+ happy families, it includes premium and luxury residences.

PHASED COMPLETION

# SKYi Landmarks



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 Green Building 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



2023

**LIGHTHOUSE, Bajirao Road**

Premium workspaces located on Bajirao Rd, opp. Saraswati Vidya Mandir, Sadashiv Peth, Pune. Lighthouse by SKYi offers a mixed portfolio of Office & Retail spaces with a strong service infrastructure.

ONGOING



2023

**5 MAIDAN BY SKYI, Baner**

An exclusive tower of 4-bedroom premium residences in the heart of Baner on Pancard Club Road. With 85% open spaces, the project is a mix of well-planned spaces for an active lifestyle.

ONGOING

# SKYi Landmarks



## DISCLAIMER

The general information provided in the Brochure is taken from trusted sources and is subject to change without any notice and at the sole discretion of the developer. The developer, under no circumstances, guarantees or warranties that this Brochure reflects the latest changes/amendments pertaining to the information at all times and at any time. All plans, specifications, designs, features, facilities, and services provided in the Brochure indicate the kind of development proposed for respective projects for only representational purposes. No person can copy, use, modify, display or create derivative works or database, or transmit, exploit, sell or distribute the same. The viewer holds the responsibility of evaluating the accuracy and/or completeness of the information provided in the Brochure.

### 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.

### Terms & Conditions

This Brochure is purely conceptual and not a legal offering. Energria SKYi Landmarks hereby also referred as the developer, is developing SKYi 5 Racecourse, 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. Allottee 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 instalments, 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.

### The PODS

The Pods are private units 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 Racecourse and can be re-sold only to residents of 5 Racecourse. 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. 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. 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 is 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. The Pod sanction is under process and shall be offered to 5 Racecourse residents post sanction as per availability.

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 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.

The developer cannot assure customers of any views outside its site boundary. The aerial image on Page 6 have been externally sourced and are only to give the purchaser an understanding of the neighbourhood / surrounding areas.

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

The various Outdoor Sports shown are part of a multi-utility court within the project's premises. The different sports layouts are only for illustration purposes; the actual size may vary.

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. SKYi 5 Racecourse 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.

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### Helper Accommodation

The developer proposes to give certain units for the convenience of the residents for their house help/attendants. These units will be offered exclusively for the residents of Five Racecourse. Also, the resale/ transfer can be done only by and for the residents of the five racecourse community. The resident may buy one or more units for their domestic help. These units can be used only for staying/changing purposes and can not be used for any rental income, commercial, or official purpose by the owner of the property. The person occupying such unit shall be employed in the same building and can not stay in the premises while working for some other campus other than the Five Racecourse . The upkeep of the unit and the hygiene is to be maintained by the owner and in case of failure the society shall have the right to take over the maintainance of such unit and the washroom and charge the unit holder as decided by the managing committee of the society in order to ensure clean, hygienic and odourless premises. The said Unit can accommodate a maximum of 2 adults (above 18 years ) and 2 minors (below 18 years ). No more than 4 occupants are allowed to stay on the premises. The agreement of the helpers unit will be an independent agreement.



FIVE RACECOURSE





## Connect With Us

### The Developer

Enerrgia SKYi Landmarks

### Corporate Office

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

### Site Office

5 Racecourse by SKYi  
opp. Sopan Baug,  
next to Empress Gardens  
Pune-Solapur Road  
Pune 411 040

### MahaRERA Registration No.

5 Racecourse by SKYi  
P52100053604



### Connect

+91 020-68683838

**SKYi.com**