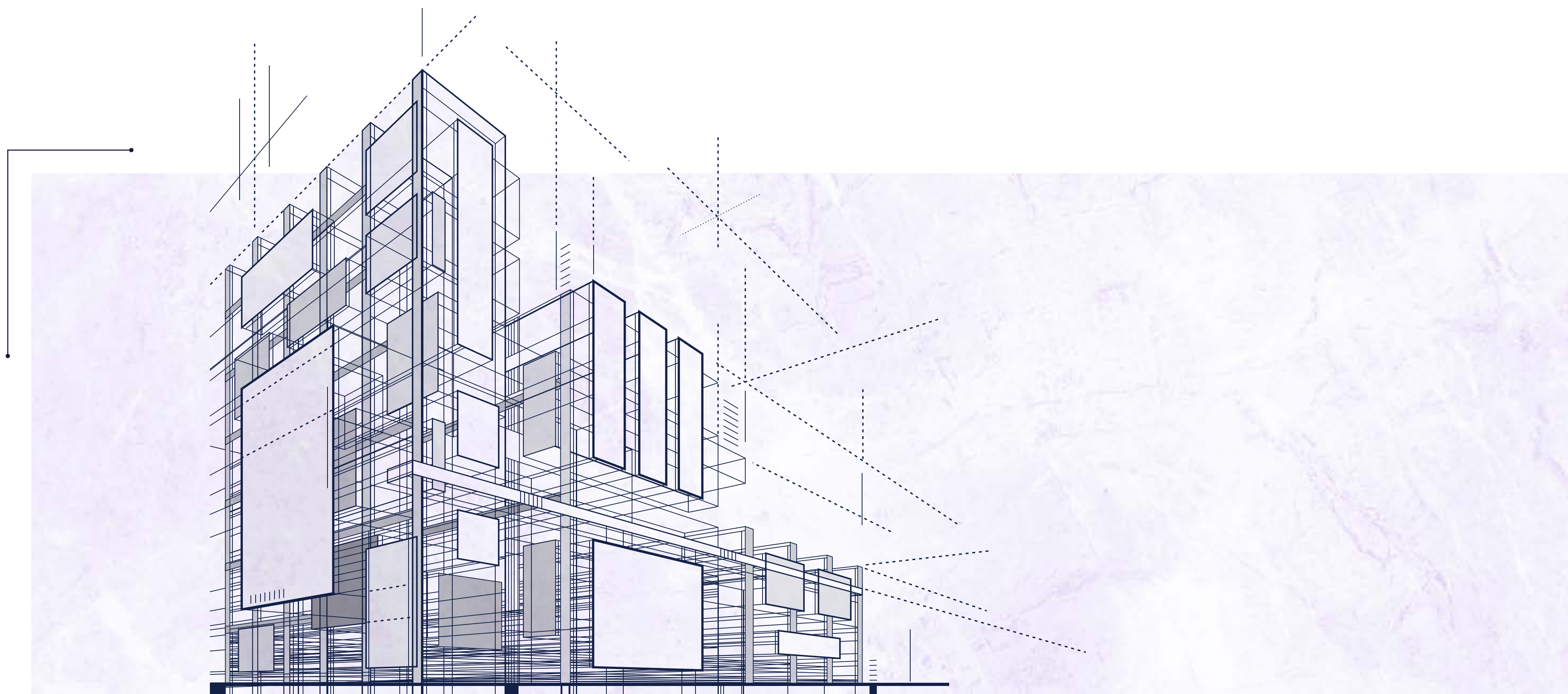




A LANDMARC RISES

IT ALL STARTS HERE





A LEGACY OF TRUST

With over 16+ years of experience and 15 successful projects, Saheel Properties is synonymous with quality, innovation, and reliability. Known for building future-ready homes, Saheel Properties has earned the trust of over 4,000 happy families across Pune.

16+

YEARS
OF TRUST

1CR+

SQ. FT.
PORTFOLIO

4000+

HAPPY
FAMILIES

ONGOING PROJECTS



ITREND®
CityLife
CENTRAL HINJAWADI

CONVERTIBLE 2 & 3 BHK
RETAIL SPACES
HINJAWADI PHASE-2



ITREND
FUTURA
2 & 3 BHK FUTURE READY HOMES

2 & 3 BHK FUTURE
READY HOMES
BANER NX



PALACIO
PRIDE OF CHINCHWAD
— BY SAHEEL —

3, 3.5, 4 & 4.5 BHK
LUXE RESIDENCES
CHINCHWAD



ITREND
VESTA

2, 2.5 & 3 BHK
HOMES
TATHAWADE

Artistic impression and not actual site image. For representation purpose only and subject to change.

COMPLETED PROJECTS

SAHEEL CALYSTA
Wakad

SAHEEL RESIDENCY
Pimpri

SAHEEL ELEGANCE
Thergaon

SAHEEL FORTUNE PARK - 1
Moshi

SAHEEL FORTUNE PARK - 2
Moshi

BUSINESS HOUSE
Moshi

ITREND HOMES
Hinjawadi

ITREND LIFE
Wakad

ITREND LIFE - 2
Wakad

ITREND LIFE - 3
Wakad

ITREND WATERFRONT
Ravet

ITREND LIFE +
Wakad

PRESENTING

LANDMARC

— BY SAHEEL —



Artistic impression and not actual site image. For representation purpose only and subject to change.

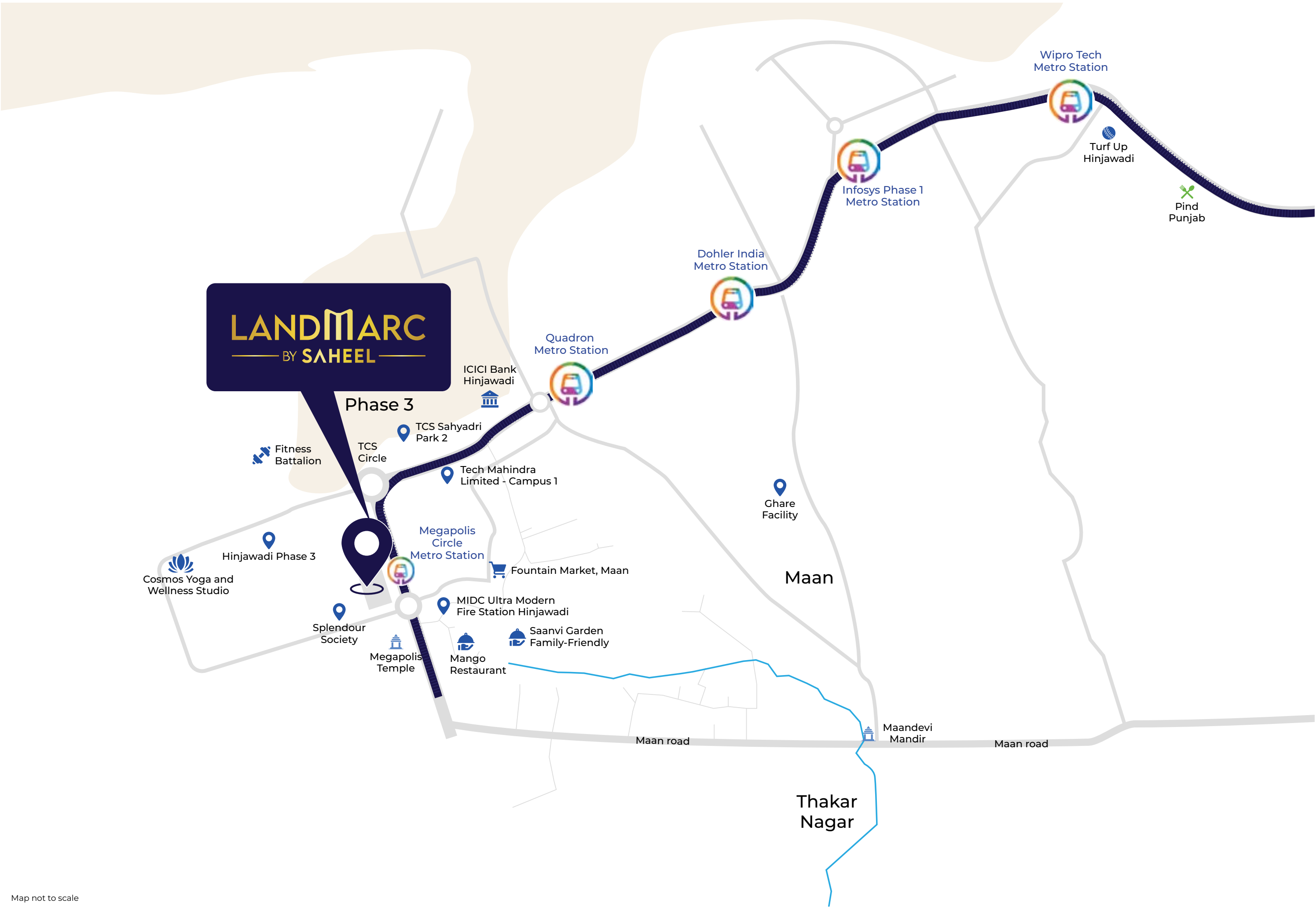
A LOCATION

WHERE IT ALL STARTS!



PUNE'S METRO REVOLUTION
CONNECTING EVERY CORNER
STARTS HERE!





Artist's impression

KEY DISTANCES

0-5 MINS

- TCS
- Cognizant CDC
- Capgemini India
- Tech Mahindra
- eClerx Services LTD
- Embassy Quadron Business Park
- Podar International School
- Euro Kids School
- Ryan International School
- Pawar Public School
- Maan Metro Depot
- Fire Station
- Hinjawadi Ph 3 Metro Station

5-10 MINS

- Atlas Copco
- Infosys Cricle Phase 1
- Hinjawadi Phase 1
- Infosys Technologies
- Wipro Technologies
- Synechron Technologies
- Grand High Street
- Hyatt Place
- Hotel Vivanta
- Ruby Hall Clinic
- Xion Mall
- Mahindra International School
- Shivaji Chowk Metro Station

10-15 MINS

- Amar Tech Park
- Globant India
- The Orchid Hotel Pune
- Ginger Pune Wakad
- Indira College of Commerce
- Vision One Mall
- Phoenix Mall Wakad
- Surya Speciality Hospital
- Aditya Birla Memorial Hospital
- Blue Ridge Township
- Dange Chowk
- Wakad Metro Station
- Balewadi Stadium Metro Station

PROJECT HIGHLIGHTS



Connected
Sky Roof



3 Acres
Total Land Area



1.5 Acre Amenity Floor
in the Building



16,000 Sq. Ft.
Open Space



50,000 Sq. Ft.
Area of Top Terrace



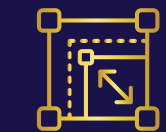
2 & 3 BHK
Flexi Homes



654 / 734 / 972 / 1,082
Sq. Ft.



800 x 1,600mm
Vitrified Tiles



Flexi - Me Space
Planning



300M Jogging Track
100M Above the Ground



609 Units



3 Towers



30 Storeys



Home
Automation



High Street on
Ground Floor



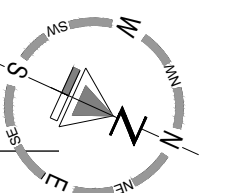
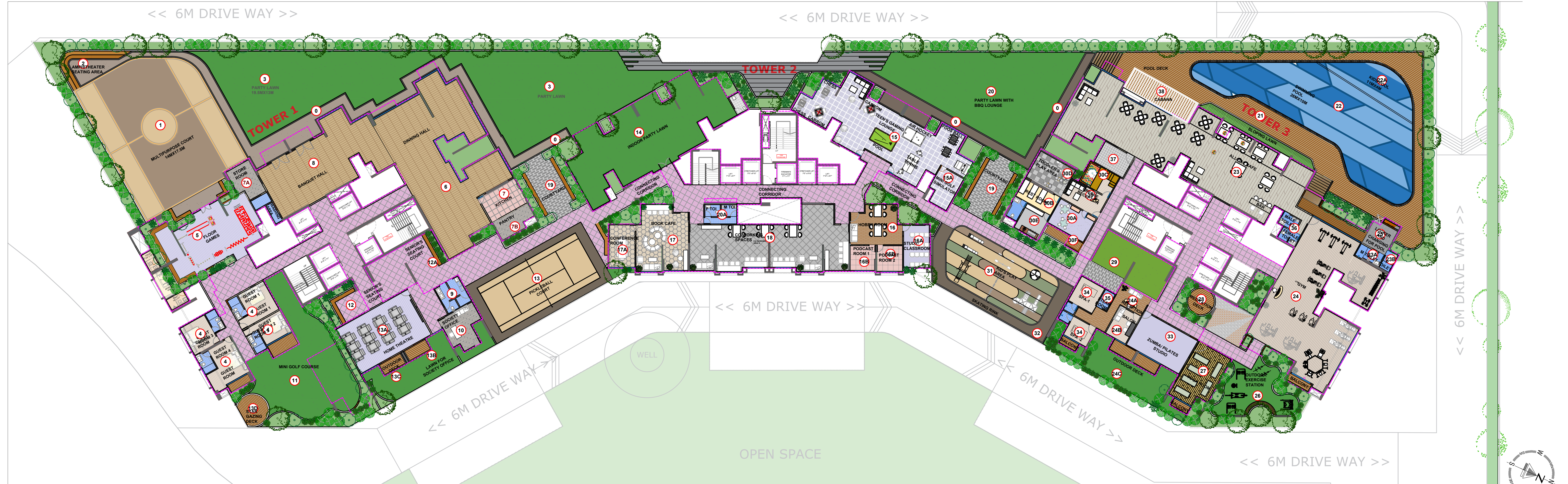
THE
FIRST MOVER
ADVANTAGE





Artistic impression and not actual site image. For representation purpose only and subject to change.





THE FIRST 1.5 ACRE AMENITY
FLOOR IN THE BUILDING

- | | | | |
|------|--------------------------------|------|-------------------------------|
| 1. | MULTIPURPOSE SPORTS COURT | 20. | BBQ PARTY LAWN & GRILL LOUNGE |
| 2. | AMPHITHEATER SEATING ZONE | 20A. | GUEST RESTROOM |
| 3. | GRAND PARTY LAWN | 21. | SCENIC POOL DECK |
| 4. | 4 GUEST SUITES | 22. | SWIMMING POOL |
| 5. | INDOOR FLOOR GAMES ARENA | 22A. | CHILDREN'S SPLASH POOL |
| 6. | COMMUNITY DINING HALL | 23. | ALL-DAY GOURMET CAFE |
| 8. | BANQUET HALL FOR CELEBRATIONS | 23A. | GENTS WASHROOM |
| 11. | MINI GOLF COURSE | 23B. | LADIES WASHROOM |
| 12. | SENIOR CITIZENS' SEATING COURT | 24. | STATE-OF-THE-ART GYMNASIUM |
| 12A. | LEISURE SEATING COURT | 24B. | PROFESSIONAL SALON |
| 13. | PROFESSIONAL PICKLEBALL COURT | 26. | OPEN-AIR FITNESS STATION |
| 13A. | HOME THEATRE | 27. | TRANQUIL YOGA ROOM |
| 13B. | COMMUNITY LAWN SPACE | 28. | MEDITATION CORNER DECK |
| 13C. | OUTDOOR VIEWING DECK | 29. | HERBAL GARDENING ZONE |
| 13D. | STARGAZING DECK | 30A. | CAFE |
| 14. | INDOOR CELEBRATION LOUNGE | 30D. | TODDLER'S ACTIVITY ZONE |
| 15. | TEEN LOUNGE & HANGOUT ZONE | 31. | CHILDREN'S PLAY PARK |
| 16. | CREATIVE HOBBY STUDIO | 32. | SKATING RINK AREA |
| 16A. | STUDY ROOM | 33. | ZUMBA & PILATES STUDIO |
| 16B. | DUAL PODCAST STUDIO | 34. | LUXURY SPA - TWIN ROOMS |
| 17. | COZY BOOK CAFE | 35. | STEAM THERAPY ROOM |
| 17A. | BUSINESS CONFERENCE ROOM | 38. | PRIVATE CABANA LOUNGE |
| 18. | CO-WORKING SPACES | | |

PUNE'S FIRST CABANA
LOUNGE

BE
STRONGER
THAN
YOUR
EXCUSE S

CLUB CABANA

CHILDREN'S PLAY
PARK



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STATE-OF-THE-ART
GYMNASIUM



Artistic impression and not actual site image. For representation purpose only and subject to change.

CRÈCHE



Artistic impression and not actual site image. For representation purpose only and subject to change.

TEEN'S LOUNGE & HANGOUT ZONE



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PUNE'S FIRST
MULTI-CELEBRATION ZONES



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MINI GOLF COURSE



Artistic impression and not actual site image. For representation purpose only and subject to change.

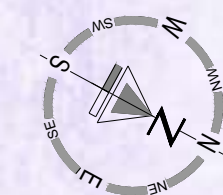
THE FIRST PERSONAL
PICKLEBALL COURT



50,000 SQ.FT. AREA OF TOP TERRACE



1. Festive Celebration Court
2. Stargazing Deck Pavillion
3. Outdoor Bar & Social Counter
4. Relaxing Seating Court
5. Elevated Yoga Deck
6. Lush Green Lawn
7. Movie Under The Stars
8. Oxygen-Enriched Nature Park
9. 300M Connected Skywalk



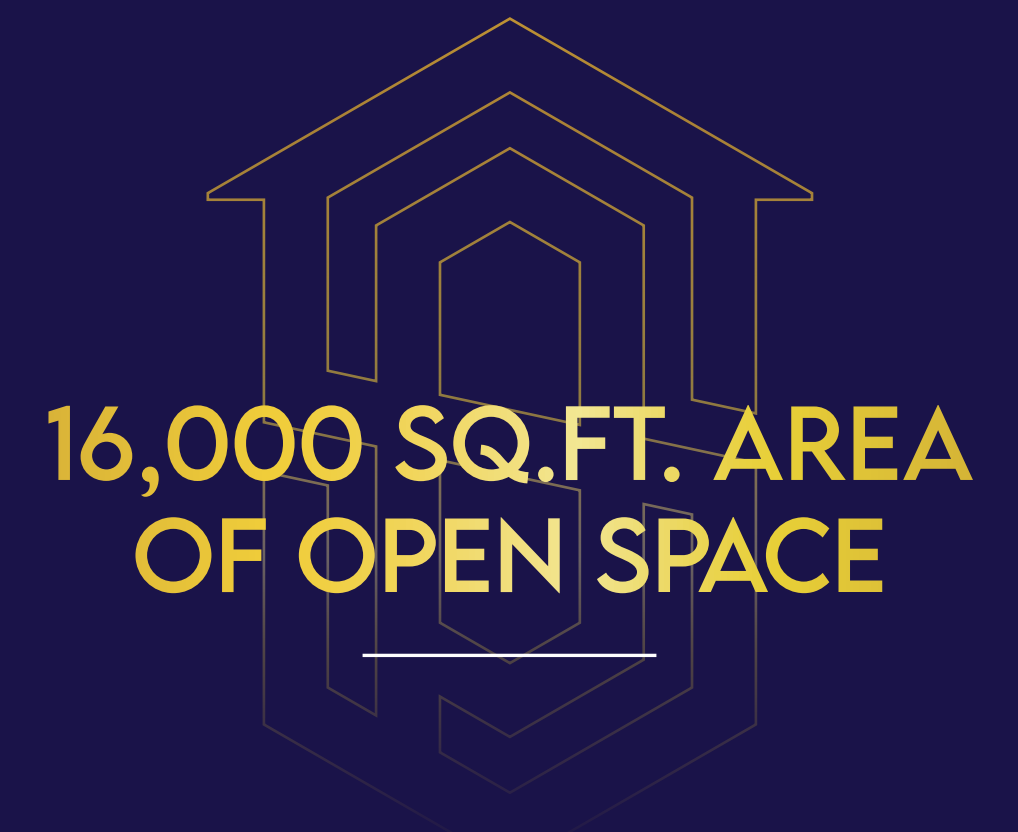
THE FIRST 300M CONNECTED SKYWALK,
100M ABOVE THE GROUND



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MOVIE UNDER
THE STARS





16,000 SQ.FT. AREA
OF OPEN SPACE

YOUR PERSONAL
HIGH STREET



PET PARADISE PARK



Stock images used for representational purposes only.

THE GRAND ENTRANCE

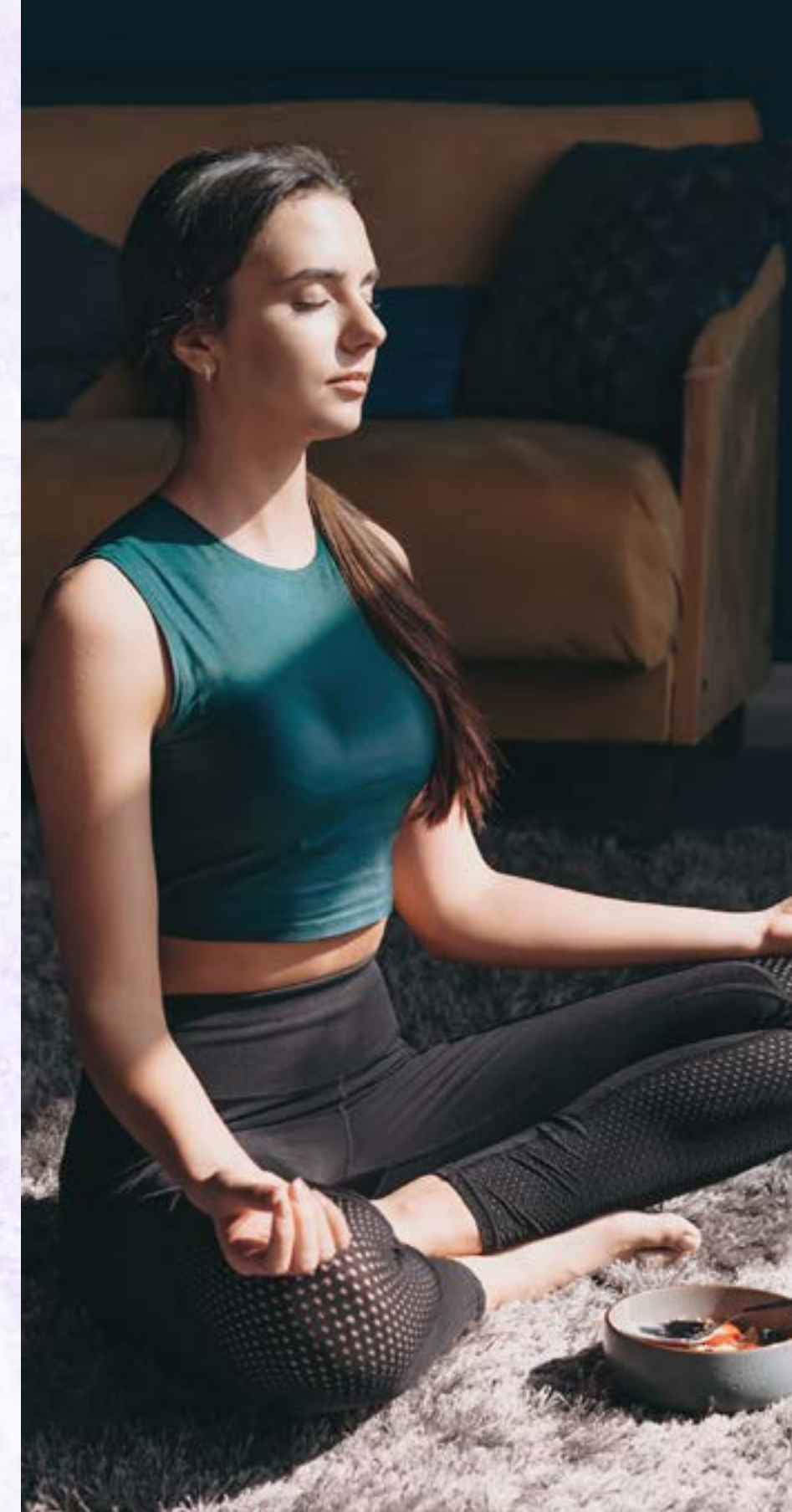
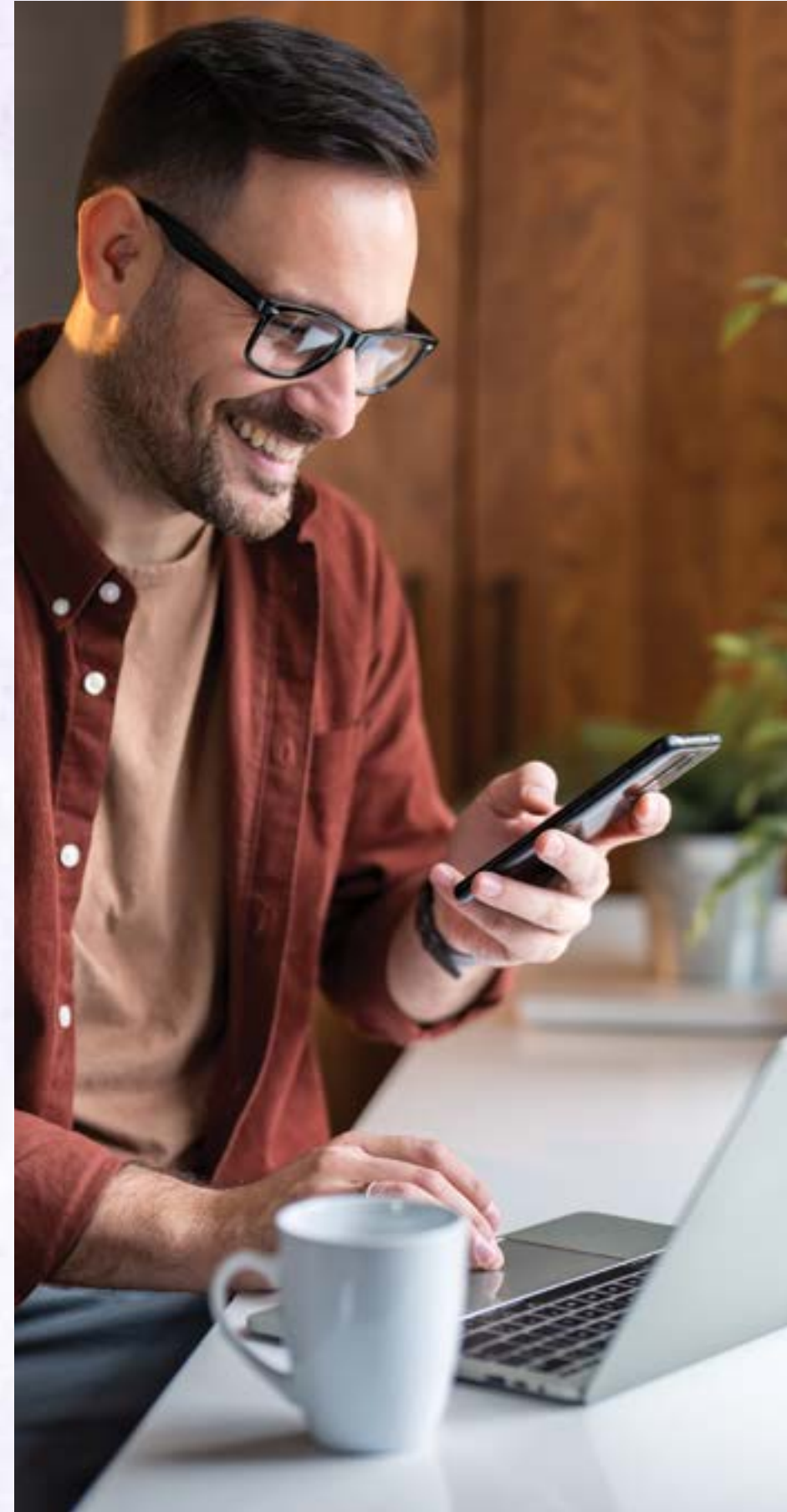


Artistic impression and not actual site image. For representation purpose only and subject to change.



INTRODUCING
FLEXI-ME SPACE

FLEX YOUR SPACE



SPECIFICATIONS

- » Digital video door phone – 3-tier
- » Automation system – lights, fans, geysers on automation (flat automation – one switchboard and all its points on automation in every room except toilets and all balconies)
- » Combination of switchless touch panels and branded modular switches
- » Sensor-based lights in all toilets
- » Digital door lock (fingerprint sensor and numerical)

DOOR AND FRAMES

- » Laminated door frames for main and bedroom doors
- » Granite door frames for toilets
- » Laminated door shutters with digital lock for main door
- » Laminated door shutters with mortise lock for bedroom and toilet doors
- » 3 - track aluminium sliding doors with mosquito net for living and bedroom balcony doors
- » 3 - track aluminium sliding door in kitchen and dry balcony with all 3 glass shutters

WINDOWS

- » 3 - track aluminium sliding windows with mosquito nets
- » Aluminium louvered window in toilets with exhaust provision
- » Designer glass railing in living and bedroom terraces

SECURITY SYSTEM

- » CCTV in common areas
- » Fire alarm system

SOLAR SYSTEM

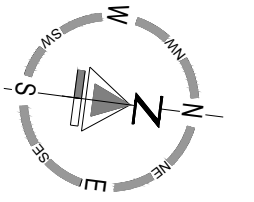
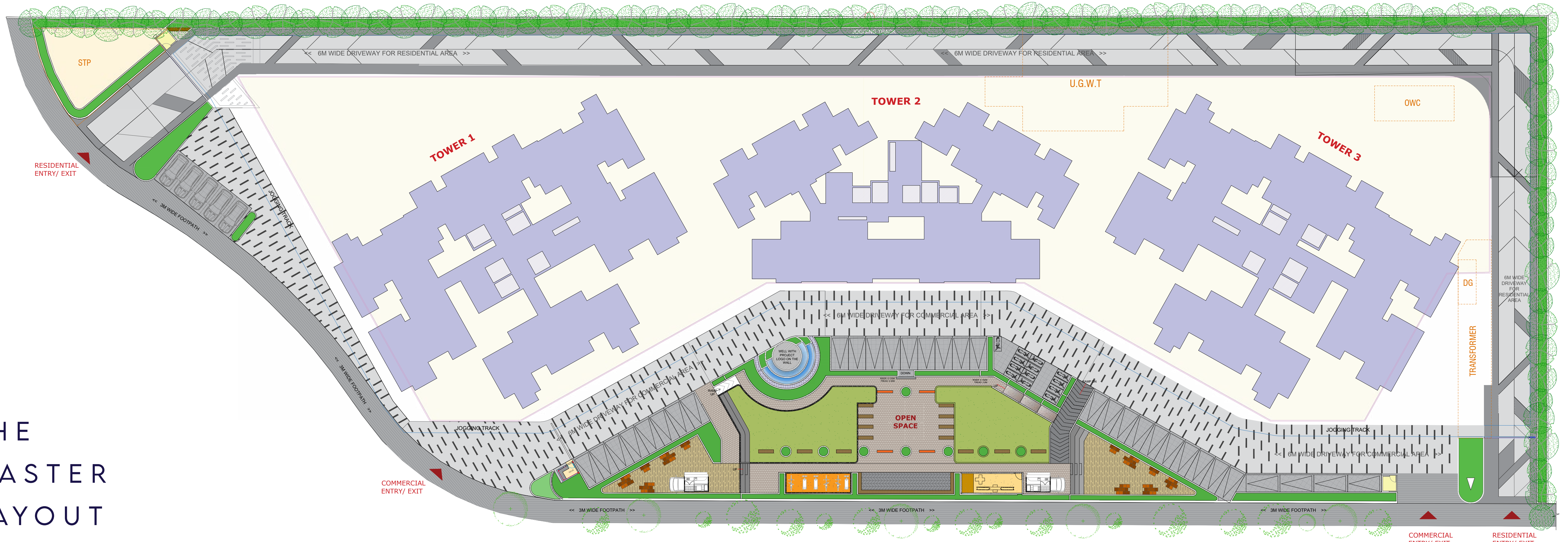
- » Solar PV system for common area

COMMON AREAS

- » Automatic elevators
- » Power back up for common areas
- » Decorative entrance lobby on ground floor



THE
MASTER
LAYOUT

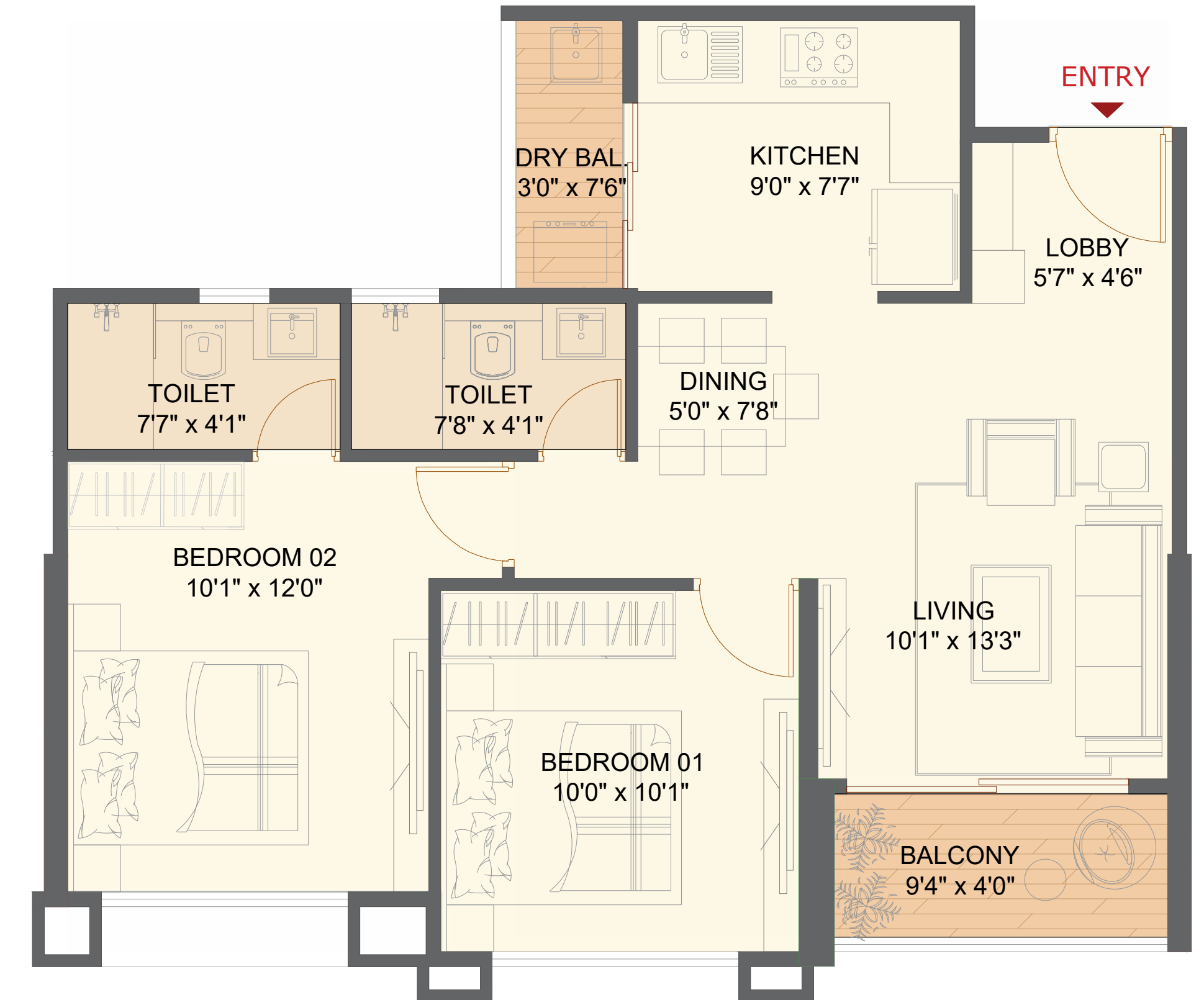




2 BHK - 1 UNIT PLAN

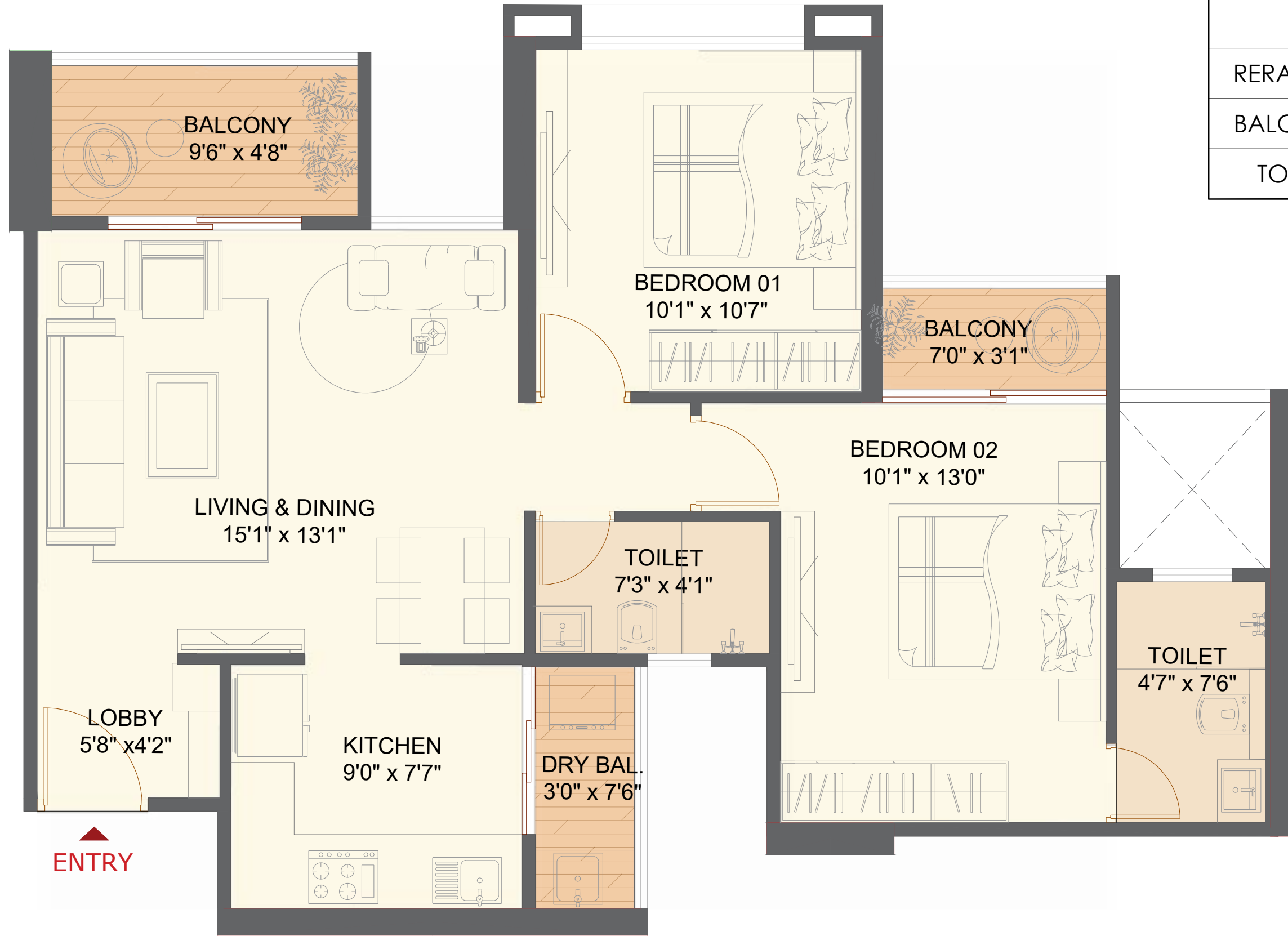
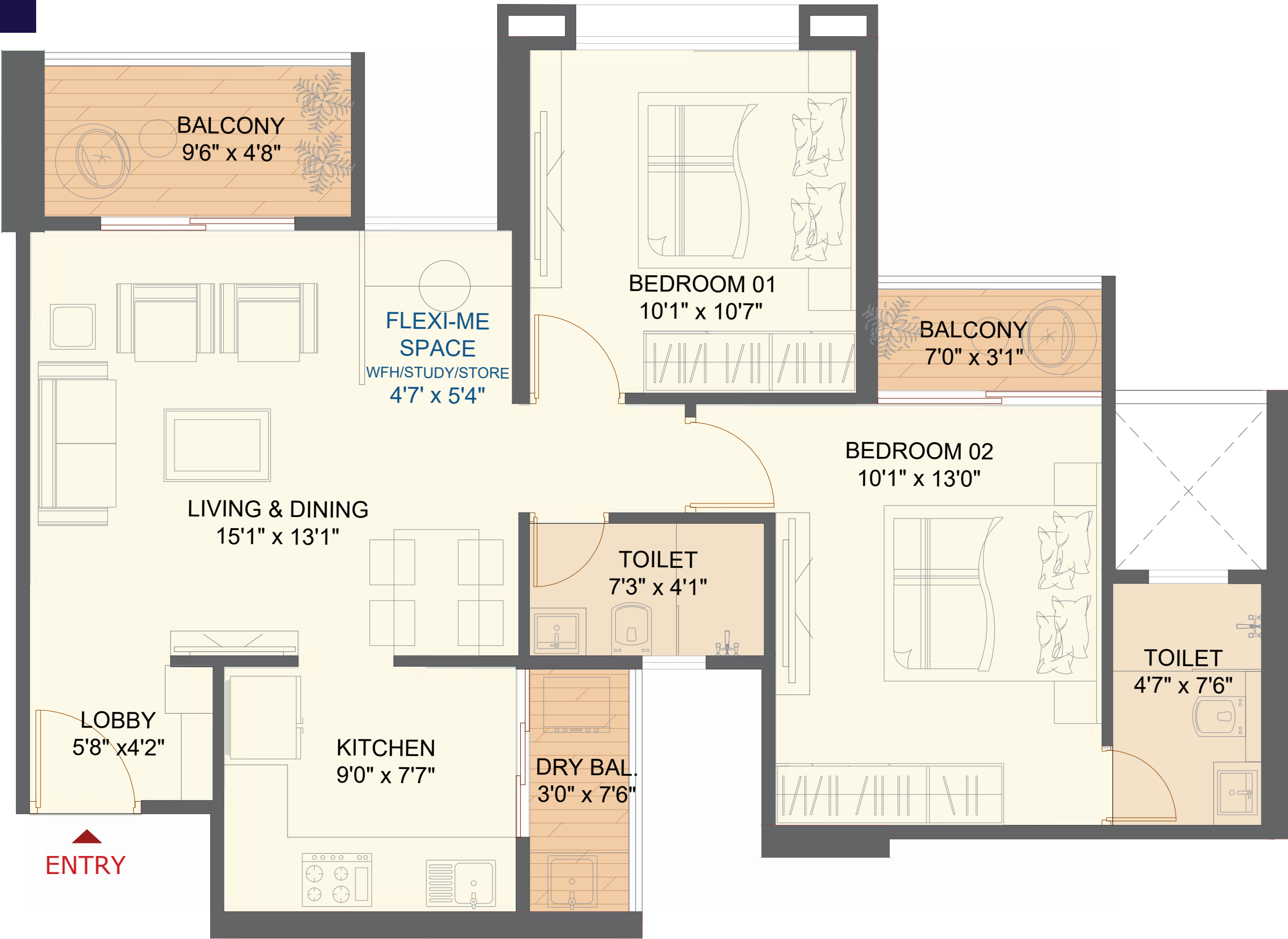
CARPET AREA - 654 SQ. FT.

2 BHK - TYPE 1		
	SQ.M.	SQ.FT.
RERA C.A.	55	595
BALCONY	6	60
TOTAL	61	654



2 BHK - 2 UNIT PLAN

CARPET AREA - 734 SQ. FT.



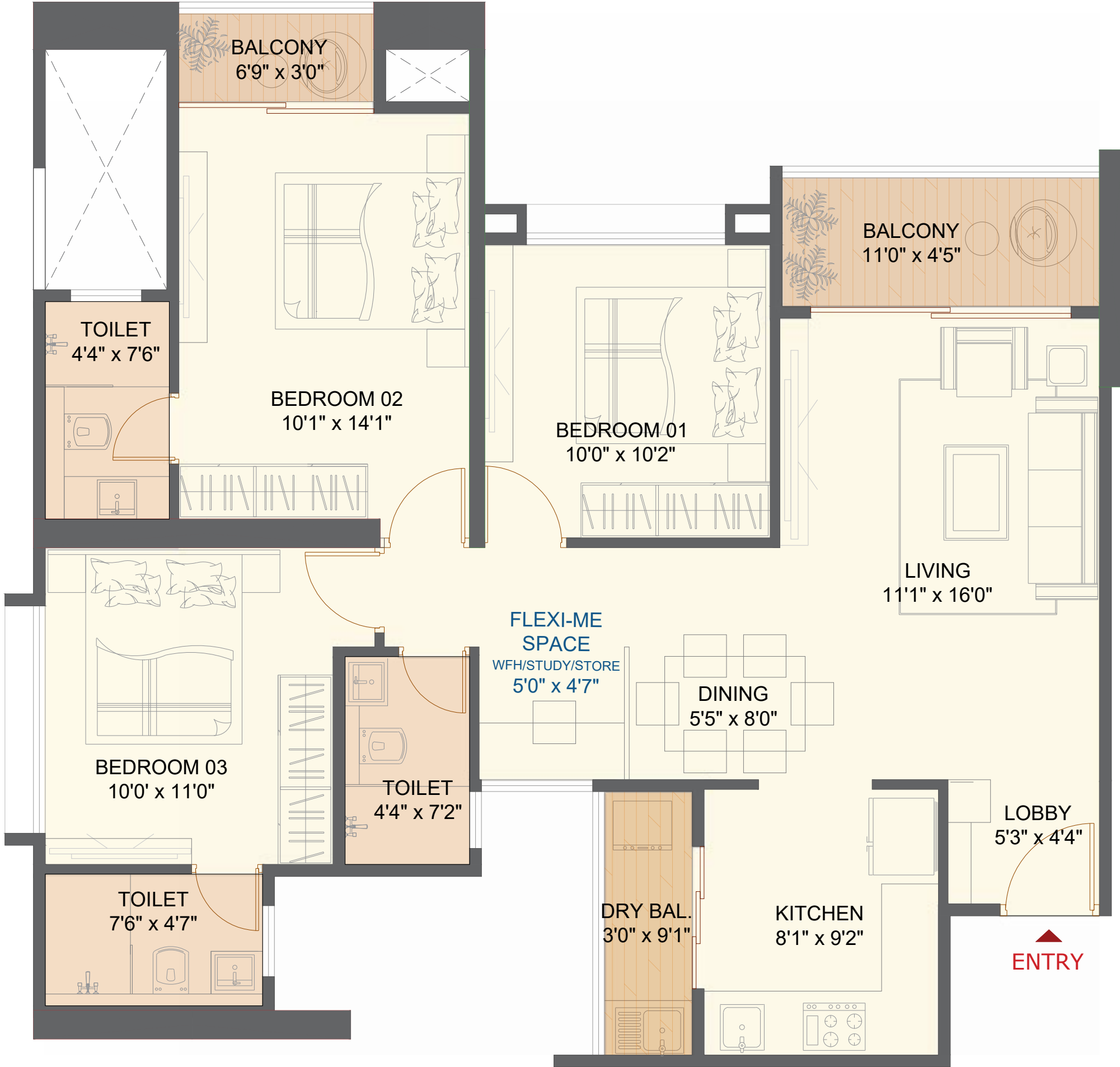
2 BHK - TYPE 2		
	SQ.M.	SQ.FT.
RERA C.A.	59.98	646
BALCONY	8.24	89
TOTAL	68.22	734

OPTION 1

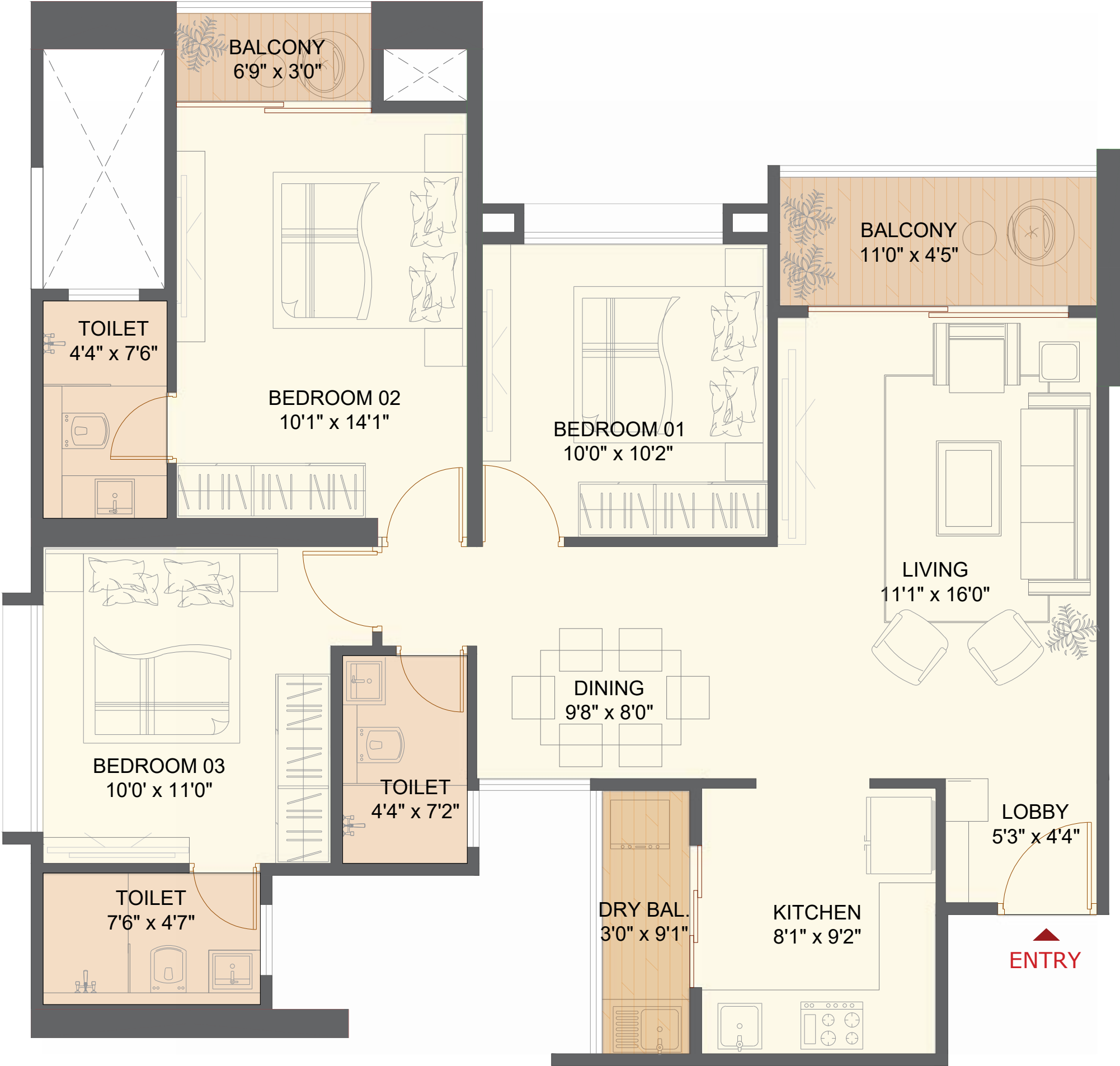
OPTION 2

3 BHK - 2 UNIT PLAN

CARPET AREA - 972 SQ. FT.



OPTION 1

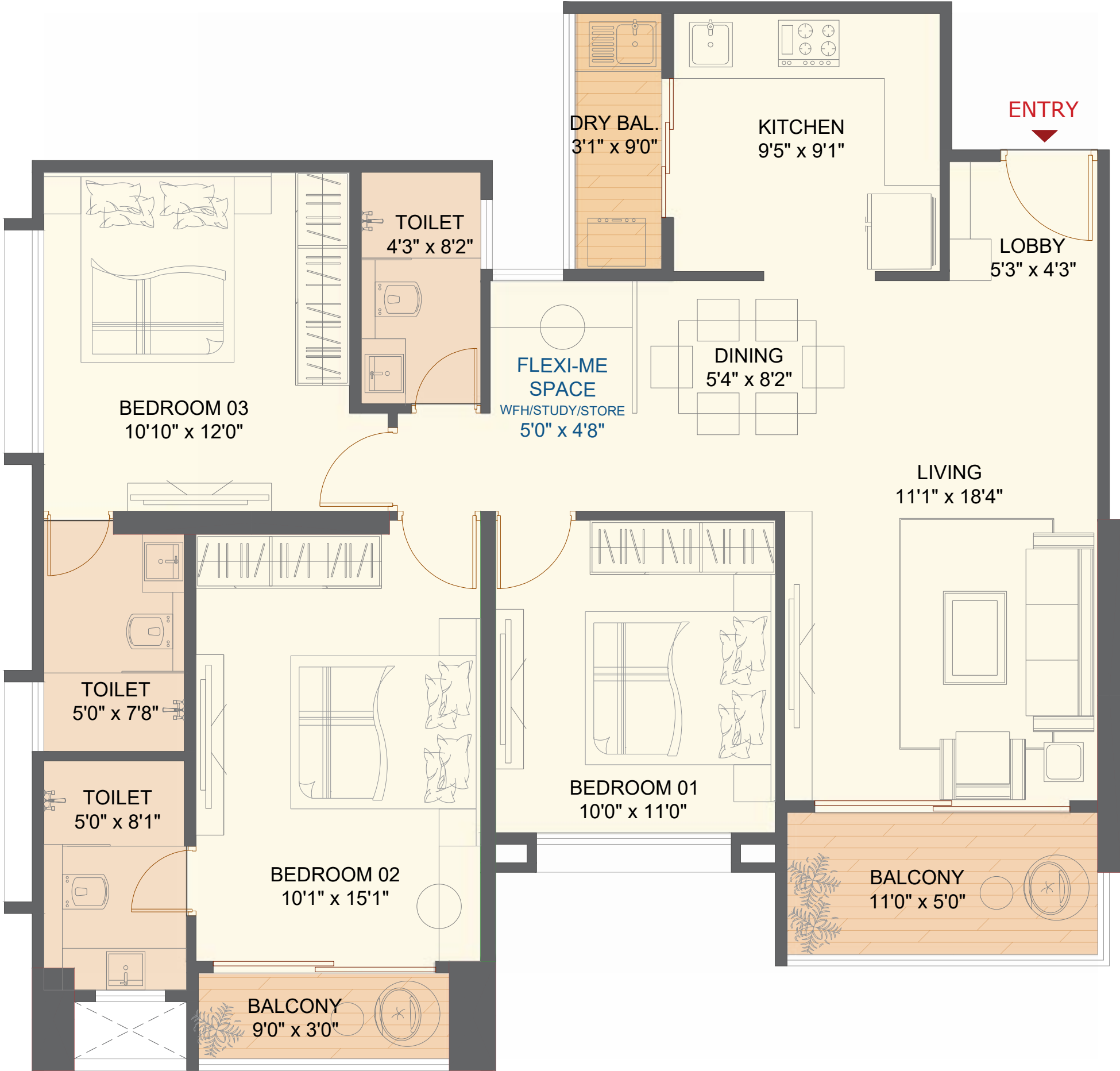


OPTION 2

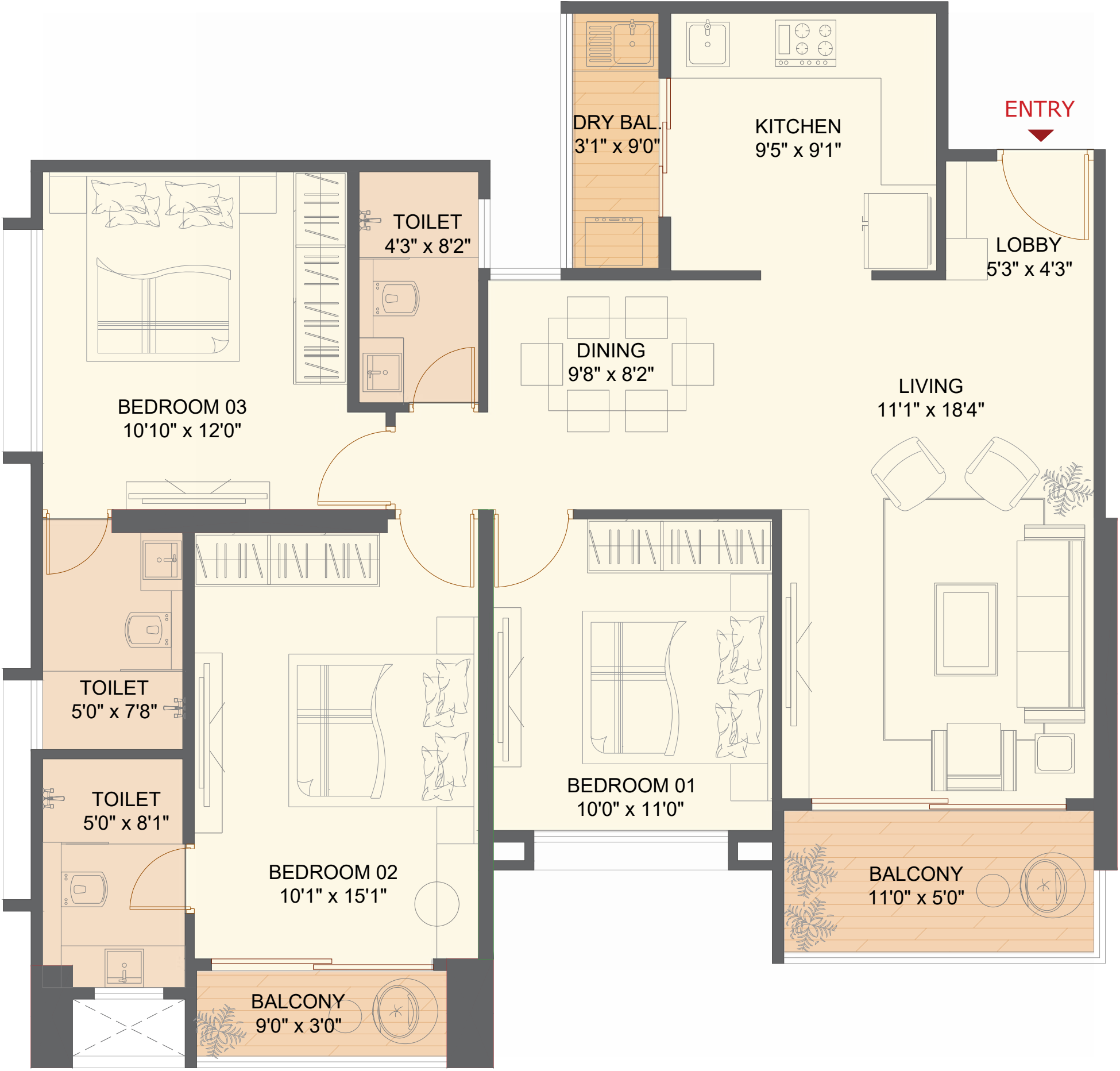
3 BHK - TYPE 2		
	SQ.M.	SQ.FT.
RERA C.A.	81.31	875
BALCONY	9.02	97
TOTAL	90.33	972

3 BHK – 1 UNIT PLAN

CARPET AREA – 1082 SQ. FT.



OPTION 1



OPTION 2

3 BHK - TYPE 1

	SQ.M.	SQ.FT.
RERA C.A.	90.28	972
BALCONY	10.20	110
TOTAL	100.48	1082

4 BHK - SIMPLEX UNIT PLAN

CARPET AREA - 1475 SQ. FT.



4 BHK - TYPE 2		
	SQ.M.	SQ.FT.
RERA C.A.	121	1298
BALCONY	16	177
TOTAL	137	1475

AN OPPORTUNITY
TO OWN A LANDMARC

FLOOR PLANS

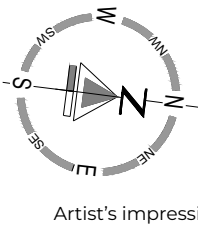
TOWER 2 – REFUGE FLOOR PLAN



TOWER 2: REFUGE FLOOR					
FLAT NO.	TYPE	CARPET AREA (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.ft)
501,1001,1501,2001,2501	3BHK - R2	75.09	12.35	87.44	941
502,1002,1502,2002,2502,503,703,1003,1503,2003,2503,504,704,1004,1504,2004,2504,505,1005,1505,2005,2505.	2BHK - 1	55.26	5.54	60.80	654
506,1006,1506,2006,2506,508,1008,1508,2008,2508.	2BHK - 2	59.98	8.24	68.22	734

TOWER 2

5TH,10TH,15TH, 20TH, 25TH
REFUGE FLOOR PLANS



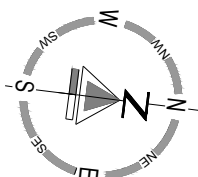
TOWER 2 - TYPICAL FLOOR PLAN



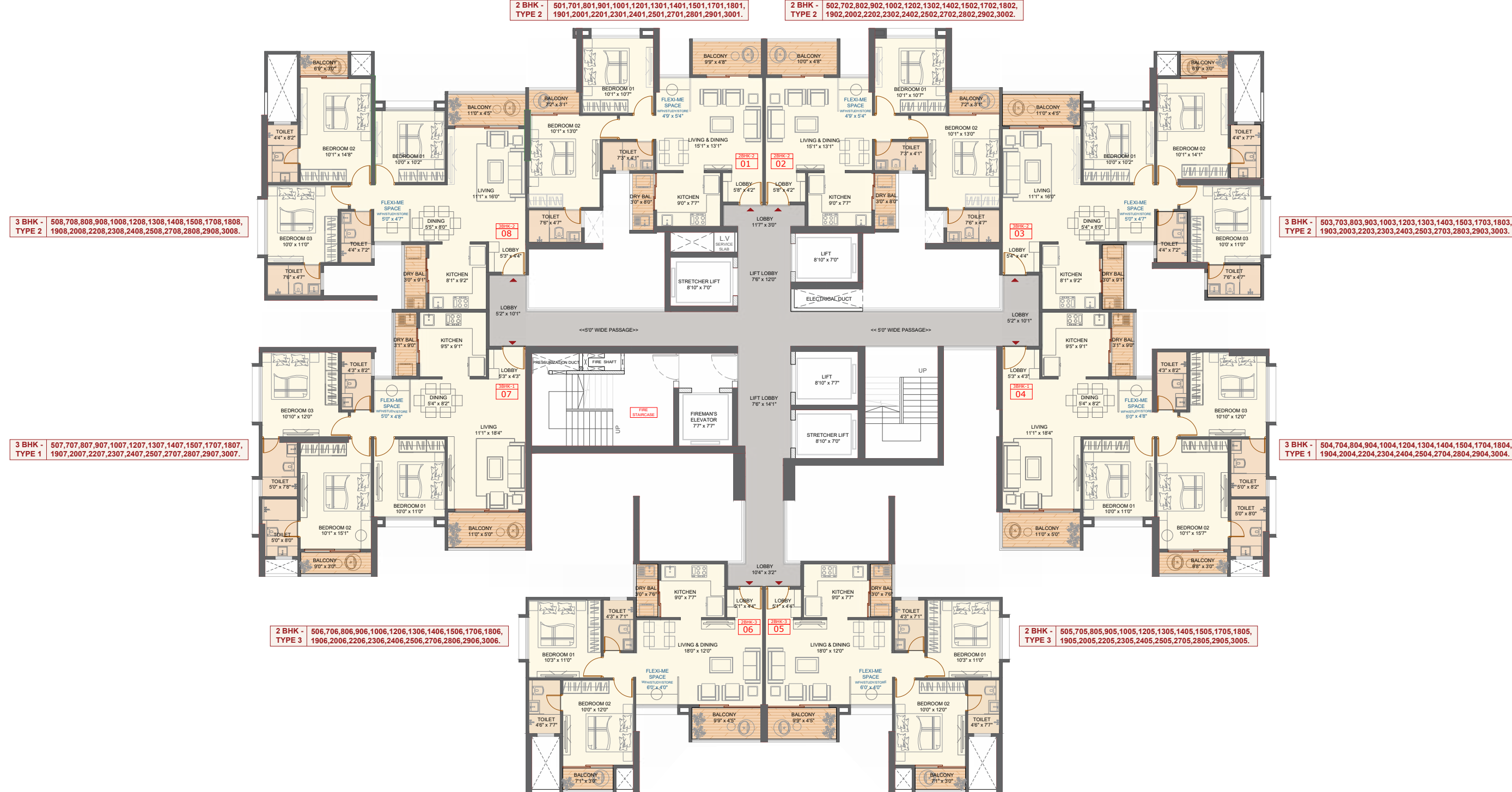
TOWER 2: TYPICAL FLOOR					
FLAT NO.	TYPE	CARPET AREA (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.ft)
601,701,801,901,1101,1201,1301,1401,1601,1701,1801,1901,2101,2201,2301,2401,2601, 2701,2801,2901,3001,602,702,802,902,1102,1202,1302,1402,1602,1702,1802,1902,2102, 2202,2302,2402,2602,2702,2802,2902,3002,607,707,807,907,1107,1207,1307,1407,1607, 1707,1807,1907,2107,2207,2307,2407,2607,2707,2807,2907,3007,608,708,808,908,1108, 1208,1308,1408,1608,1708,1808,1908,2108,2208,2308,2408,2608,2708,2808,2908,3008	2BHK - 2	59.98	8.24	68.22	734
603,703,803,903,1103,1203,1303,1403,1603,1703,1803,1903,2103,2203,2303,2403,2603, 2703,2803,2903,3003,604,704,804,904,1104,1204,1304,1404,1604,1704,1804,1904,2104, 2204,2304,2404,2604,2704,2804,2904,3004,605,705,805,905,1105,1205,1305,1405,1605, 1705,1805,1905,2105,2205,2305,2405,2605,2705,2805,2905,3005,606,706,806,906,1106, 1206,1306,1406,1606,1706,1806,1906,2106,2206,2306,2406,2606,2706,2806,2906,3006	2BHK - 1	55.26	5.54	60.80	654

TOWER 2

6TH,7TH,8TH,9TH,11TH,12TH,13TH,14TH, 16TH,
17TH,18TH,19TH,21TH,22TH,23TH,24ND
26RD,27TH,28TH,29TH, 30TH
TYPICAL FLOOR PLAN



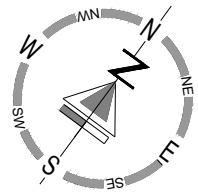
TOWER 3 - TYPICAL FLOOR PLAN



TOWER 3: TYPICAL FLOOR					
	TYPE	CARPET AREA (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.ft)
501,701,801,901,1001,1201,1301,1401,1501,1701,1801,1901,2001,2201,2301,2401, 2501,2701,2801,2901,3001,502,702,802,902,1002,1202,1302,1402,1502,1702,1802, 1902,2002,2202,2302,2402,2502,2702,2802,2902,3002	2BHK - 2	59.98	8.24	68.22	734
503,703,803,903,1003,1203,1303,1403,1503,1703,1803,1903,2003,2203,2303,2403, 2503,2703,2803,2903,3003,508,708,808,908,1008,1208,1308,1408,1508,1708,1808, 1908,2008,2208,2308,2408,2508,2708,2808,2908,3008	3BHK - 2	81.31	9.02	90.33	972
504,704,804,904,1004,1204,1304,1404,1504,1704,1804,1904,2004,2204,2304,2404, 2504,2704,2804,2904,3004,507,707,807,907,1007,1207,1307,1407,1507,1707,1807, 1907,2007,2207,2307,2407,2507,2707,2807,2907,3007	3BHK - 1	90.28	10.20	100.48	1082
505,705,805,905,1005,1205,1305,1405,1505,1705,1805,1905,2005,2205,2305,2405, 2505,2705,2805,2905,3005,506,706,806,906,1006,1206,1306,1406,1506,1706,1806, 1906,2006,2206,2306,2406,2506,2706,2806,2906,3006	2BHK - 3	59.97	8.13	68.10	733

TOWER 3

5TH,7TH,8TH,9TH,10TH,11TH,13TH,14TH, 15TH,
17TH,18TH,19TH,20TH,21TH,23TH,24TH, 25TH,27TH,28TH,29TH,30TH
TYPICAL FLOOR PLANS

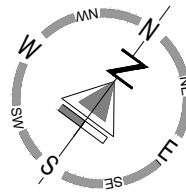


TOWER 3 - REFUGE FLOOR PLAN



TOWER 3: REFUGE FLOOR					
FLAT NO.	TYPE	CARPET AREA (Sq.m)	BALCONY (Sq.m)	TOTAL CARPET AREA (Sq.m)	TOTAL CARPET AREA (Sq.ft)
601,1101,1601,2101,2601,602,1102,1602,2102,2602	2BHK - 2	59.98	8.24	68.22	734
603,1103,1603,2103,2603,608,1108,1608,2108,2608	3BHK - 2	81.31	9.02	90.33	972
604,1104,1604,2104,2604,607,1107,1607,2107,2607	3BHK - 1	90.28	10.20	100.48	1082
605,1105,1605,2105,2605	3BHK - R1	81.78	12.14	93.92	1011

TOWER 3 6TH,11TH,16TH,21ST,26TH REFUGE FLOOR PLANS



TEAM SAHEEL

CHAIRMAN & FOUNDER
MR. SACHIN GARG

MANAGING DIRECTOR
MR. SAHEEL GARG

DIRECTOR - MARKETING
MRS. NIVEDITA GARG

DIRECTOR - EXECUTION
MR. ASHISH AGARWAL

IT ALL STARTS HERE



LANDMARC

— BY SAHEEL —

SITE ADDRESS: HINJAWADI PHASE 3

☎ 9511 9511 42

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<https://maharera.mahaonline.gov.in>



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