



Presenting

— **MAX ADVANTAGE HOMES** —

— KOLTE-PATIL
Ivy Nia —

The Ivy Estate Community That Lives By The Hillside

The final chapter of the fascinating Ivy story

WELCOME TO IVY NIA

A world of brilliance. A destination that is going to make the Ivy Life, a reality for some. Located next to a hillock, Ivy Nia promises a life full of advantages. Every facet of your life will be enriched by the features at Ivy Nia. Be it the planning, architecture, facilities, amenities, neighbourhood or connectivity. So embrace the Ivy Life. It's an opportunity like never before. At Ivy Nia, it's not just about owning a 1 & 2 BHK; it's about living a fascinating life.



The rendered artist's impression of Ivy Nia has been super imposed on the actual aerial view of Ivy Estate township to have a better understanding of project placement.

An artistic impression

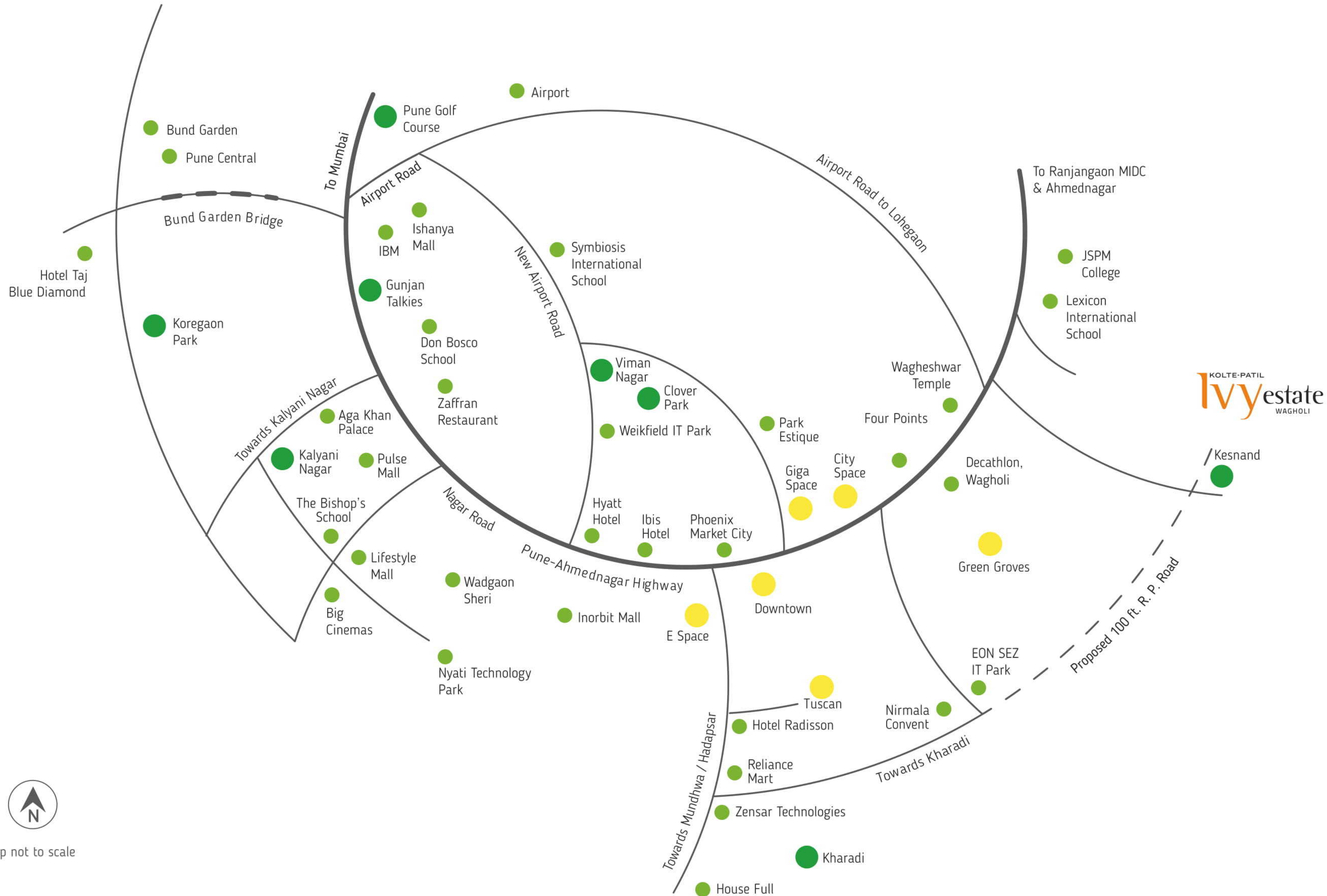
LOCATION

Wagholi is one of the fastest growing suburbs in eastern part of Pune. Its phenomenal rise can be attributed to the connectivity to Kharadi, Magarpatta, Keshav Nagar (Mundhwa), Koregaon Park, etc. Even the Ranjangaon industrial hub is conveniently located.

What's more, Ivy Estate is just a few meters away from the Nagar Road.

Besides, its proximity to good schools, Pune Airport, offices, healthcare & conveniences makes it the most preferred destination.





Map not to scale

KOLTE-PATIL
Ivyestate
WAGHOLI



CONNECTIVITY

- Ivy Estate is nestled in Wagholi - East Pune's hottest investment location
- Prime areas like Kalyani Nagar, Hadapsar, Magarpatta, Handewadi, Kharadi, Viman Nagar, Airport Road, Phursungi, Mundhwa, Wagholi, Chandan Nagar are in proximity
- The Lexicon International School - 800m
- International Airport - 11.8 Km
- Pune Railway Station - 15 Km
- Phoenix Marketcity - 12.1 Km
- EON IT Park - 08 Km
- Koregaon Park - 12 Km
- Panchshil Tech Park - 10 Km
- Decathlon Wagholi - 2.7 km



Generic Image



IVY ESTATE MASTER LAYOUT

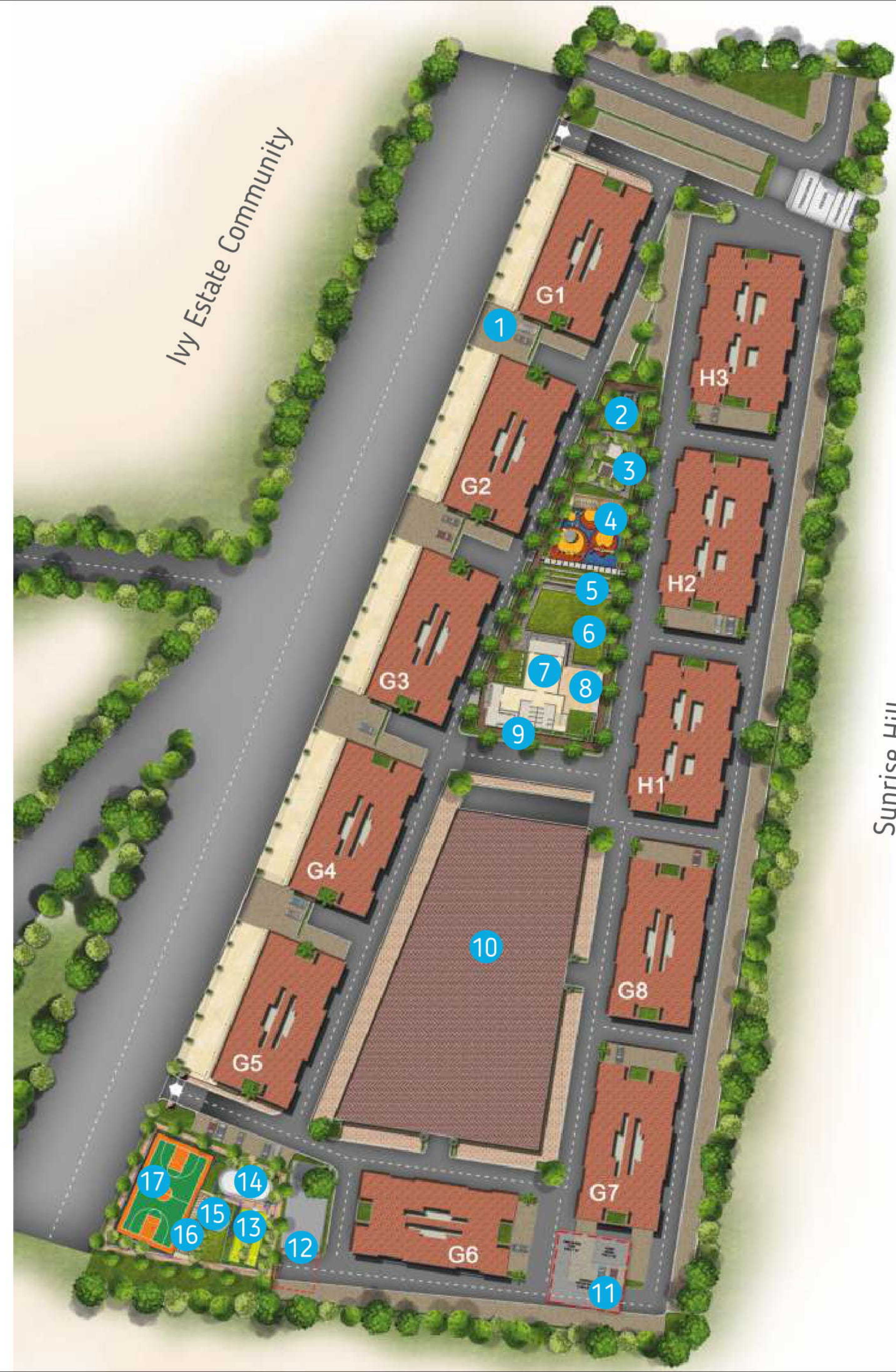




IVY NIA MASTER PLAN

LEGENDS

- 1 Visitors Car Parking
- 2 Senior Citizen Plaza
- 3 Cove Seating
- 4 Children's Play Area
- 5 Amphitheater
- 6 Party Lawn
- 7 Community Hall
- 8 Gymnasium
- 9 Jogging Track
- 10 Parking Building
- 11 UGWT
- 12 STP
- 13 Cricket Practice Net
- 14 Skating Rink
- 15 Outdoor Exercise Area
- 16 Pergola With Sitout
- 17 Basketball Or Futsal Court





AMENITIES

- Senior Citizen Pavilion
- Yoga / Meditation Zone
- Jogging track
- Children Play Area
- Cove seat out
- Amphitheater
- Party Lawn
- Club House -multipurpose hall + gym
- Pergola with seat out
- Outdoor Exercise area
- Cricket practice net
- Skating Rink
- Futsal court/basketball court



Clubhouse



Childrens Play Area



Senior Citizens Plaza

An artistic impression





COMMON AMENITIES

- Designer Main Entrance Lobby
- DG Back up for Common Areas and lift
- TV & Telephone Point provision for Hall
- A/C, TV & Telephone Point provision for Master Bed Room
- Electrical Energy Meter
- Provision for invertor
- Provision for Intercom Facility



Cove Site-out



Basketball Court



Amphi Theatre



Skating Rink

An artistic impression





FLOOR PLANS

H1 to H3



G1 – G8: 2BHK / H1 – H3: 1BHK

The rendered artist's impression of Ivy Nia has been super imposed on the actual aerial view of Ivy Estate township to have a better understanding of project placement.

Building H - Typical Floor Plan

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th Plan



BLDG - "H1, H2, H3"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
1 BHK	37.95	0.00	4.58
101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101, 106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106, 107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107, 112, 212, 312, 412, 512, 612, 712, 912, 1012, 1112			

BLDG - "H1, H2, H3"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
1 BHK	35.05	2.90	4.58
102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105, 108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108, 109, 209, 309, 409, 509, 609, 709, 909, 1009, 1109, 110, 210, 310, 410, 510, 610, 710, 910, 1010, 1110, 111, 211, 311, 411, 511, 611, 711, 911, 1011, 1111			

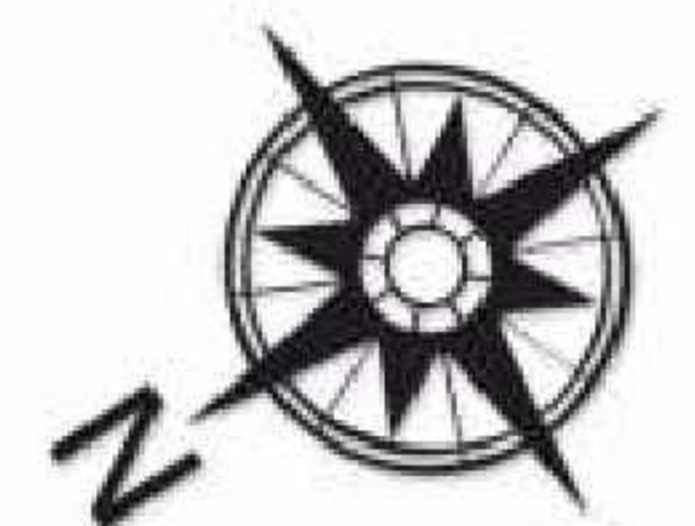


Building H - 8th Floor Plan

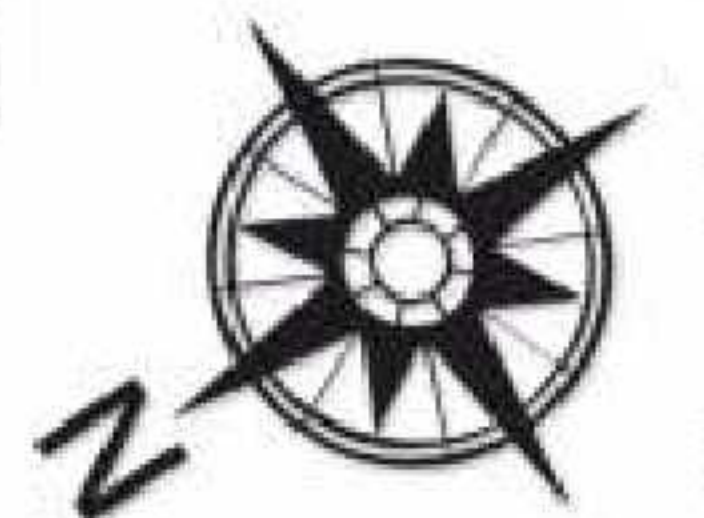
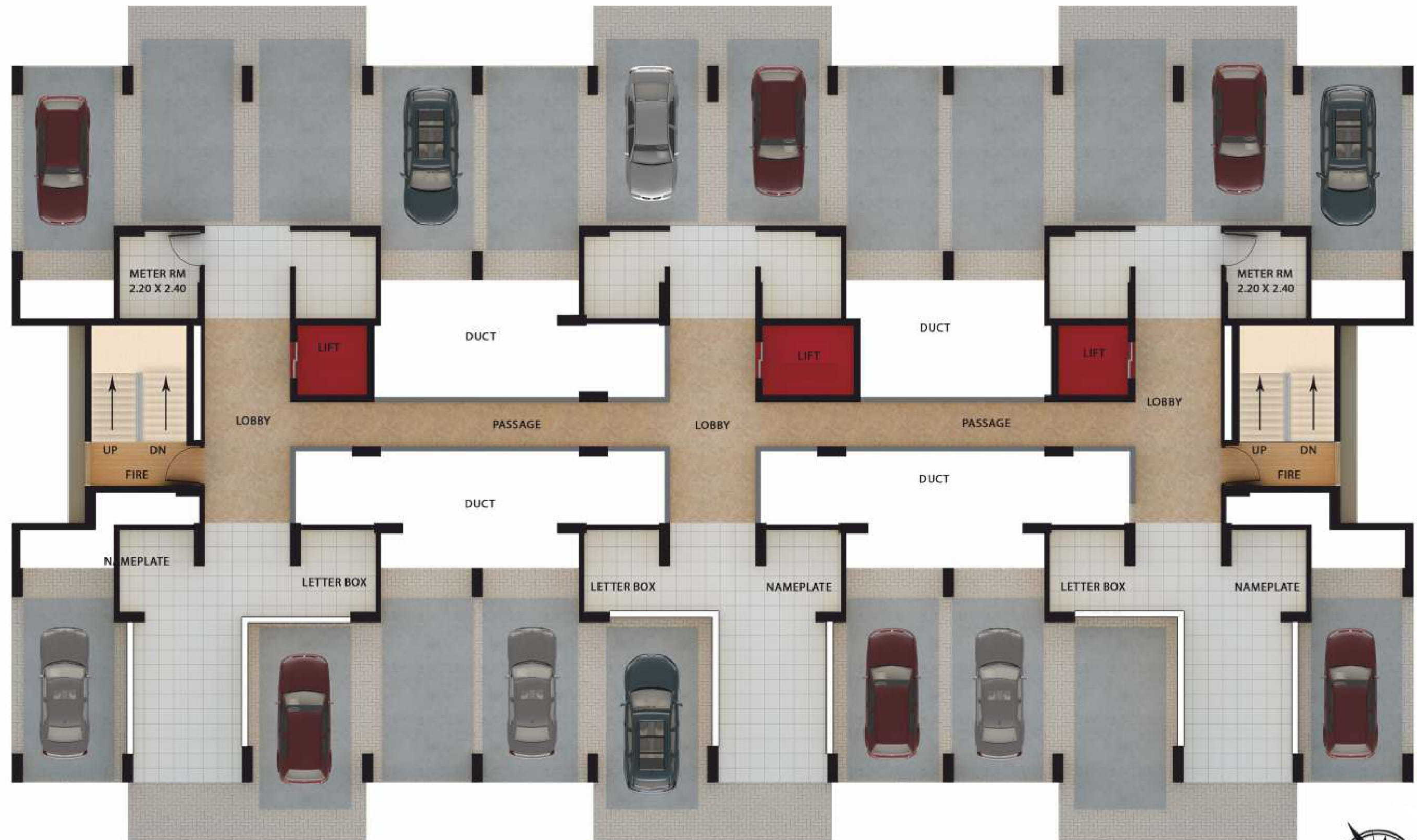


BLDG - "H1, H2, H3"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
1 BHK	37.95	0.00	4.58
1 BHK - 801,806,807,812			

BLDG - "H1, H2, H3"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
1 BHK	35.05	2.90	4.58
1 BHK- 802,803,804,805,808,809,810,811			



Building H1, H2, H3





Actual Shot Taken at Ivy Estate





FLOOR PLANS

G1 to G8

Building G - Typical Floor Plan

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th Plan



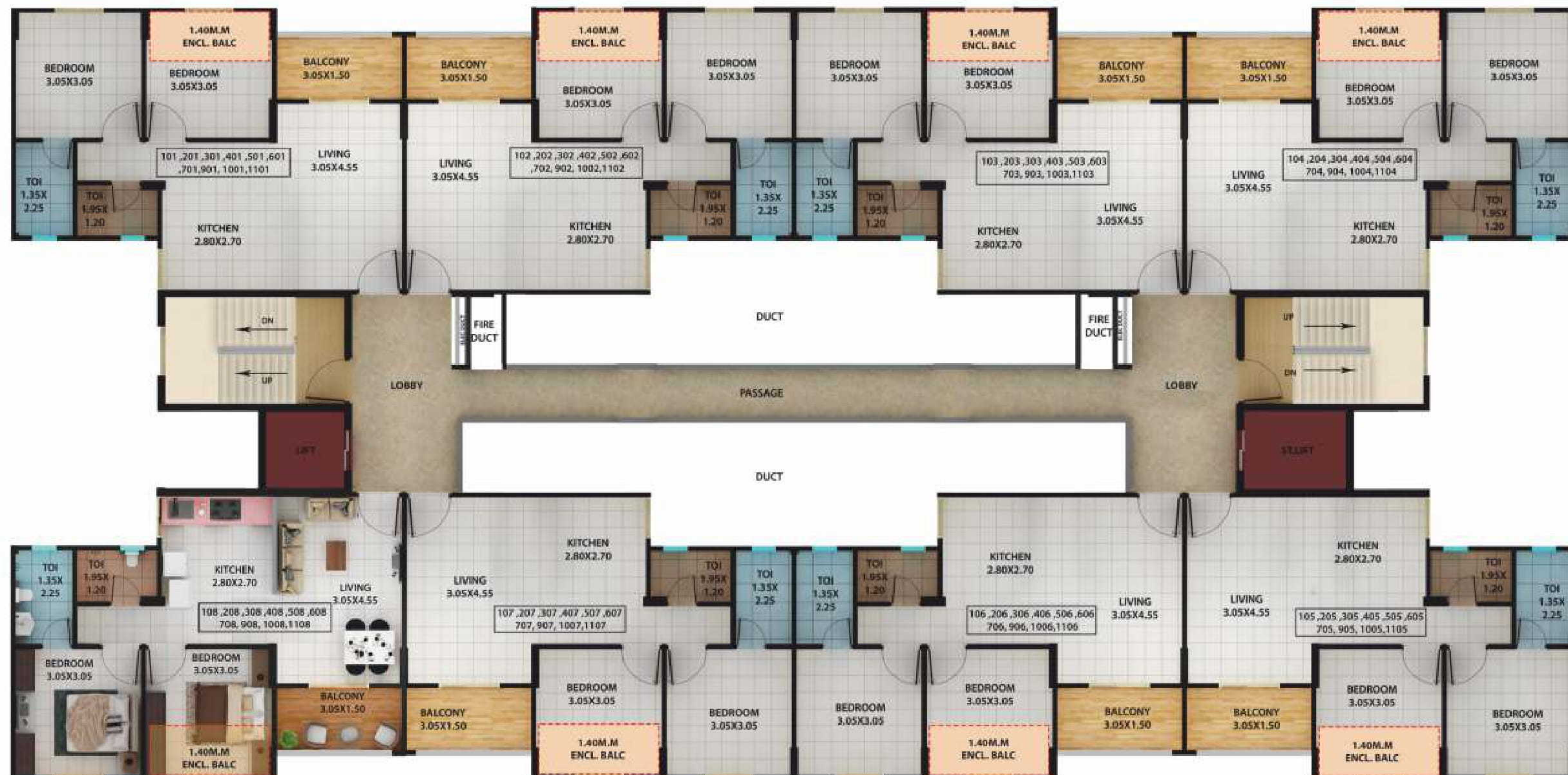
BLDG - "G1, G2, G3, G4, G5"
CARPET AREA AS PER RERA

SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.39	3.81	4.58

101, 201, 301, 401, 501, 601,
701, 901, 1001, 1101
102, 202, 302, 402, 502, 602,
702, 902, 1002, 1102
103, 203, 303, 403, 503, 603,
703, 903, 1003, 1103
104, 204, 304, 404, 504, 604,
704, 904, 1004, 1104
105, 205, 305, 405, 505, 605,
705, 905, 1005, 1105
106, 206, 306, 406, 506, 606,
706, 906, 1006, 1106
107, 207, 307, 407, 507, 607,
707, 907, 1007, 1107
108, 208, 308, 408, 508, 608,
708, 908, 1008, 1108

Building G - Typical Floor Plan

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th Plan



BLDG - "G6" CARPET AREA AS PER RERA

SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.39	3.81	4.58

101, 201, 301, 401, 501, 601, 701, 901, 1001, 1101
 102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102
 103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103
 104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104
 105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105
 106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106
 107, 207, 307, 407, 507, 607, 707, 907, 1007, 1107
 108, 208, 308, 408, 508, 608, 708, 908, 1008, 1108

Building G - Typical Floor Plan

1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th Plan



BLDG - "G7,G8"
CARPET AREA AS PER RERA

SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.39	3.81	4.58

101, 201, 301, 401, 501, 601,
701, 901, 1001, 1101
102, 202, 302, 402, 502, 602,
702, 902, 1002, 1102
103, 203, 303, 403, 503, 603,
703, 903, 1003, 1103
104, 204, 304, 404, 504, 604,
704, 904, 1004, 1104
105, 205, 305, 405, 505, 605,
705, 905, 1005, 1105
106, 206, 306, 406, 506, 606,
706, 906, 1006, 1106
107, 207, 307, 407, 507, 607,
707, 907, 1007, 1107
108, 208, 308, 408, 508, 608,
708, 908, 1008, 1108

Building G - 8th Floor Plan



BLDG - "G1, G2, G3, G4, G5"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.39	3.81	4.58
801, 802, 803, 804, 808			

BLDG - "G1, G2, G3, G4, G5"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.85	3.35	4.58
805, 806			

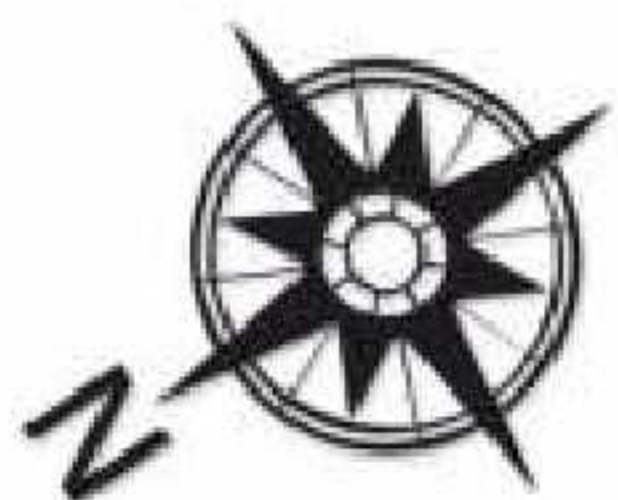
Building G - 8th Floor Plan



BLDG - "G6"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.39	3.81	4.58
801, 802, 803, 804, 808			

BLDG - "G6"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.85	3.35	4.58
805, 806			

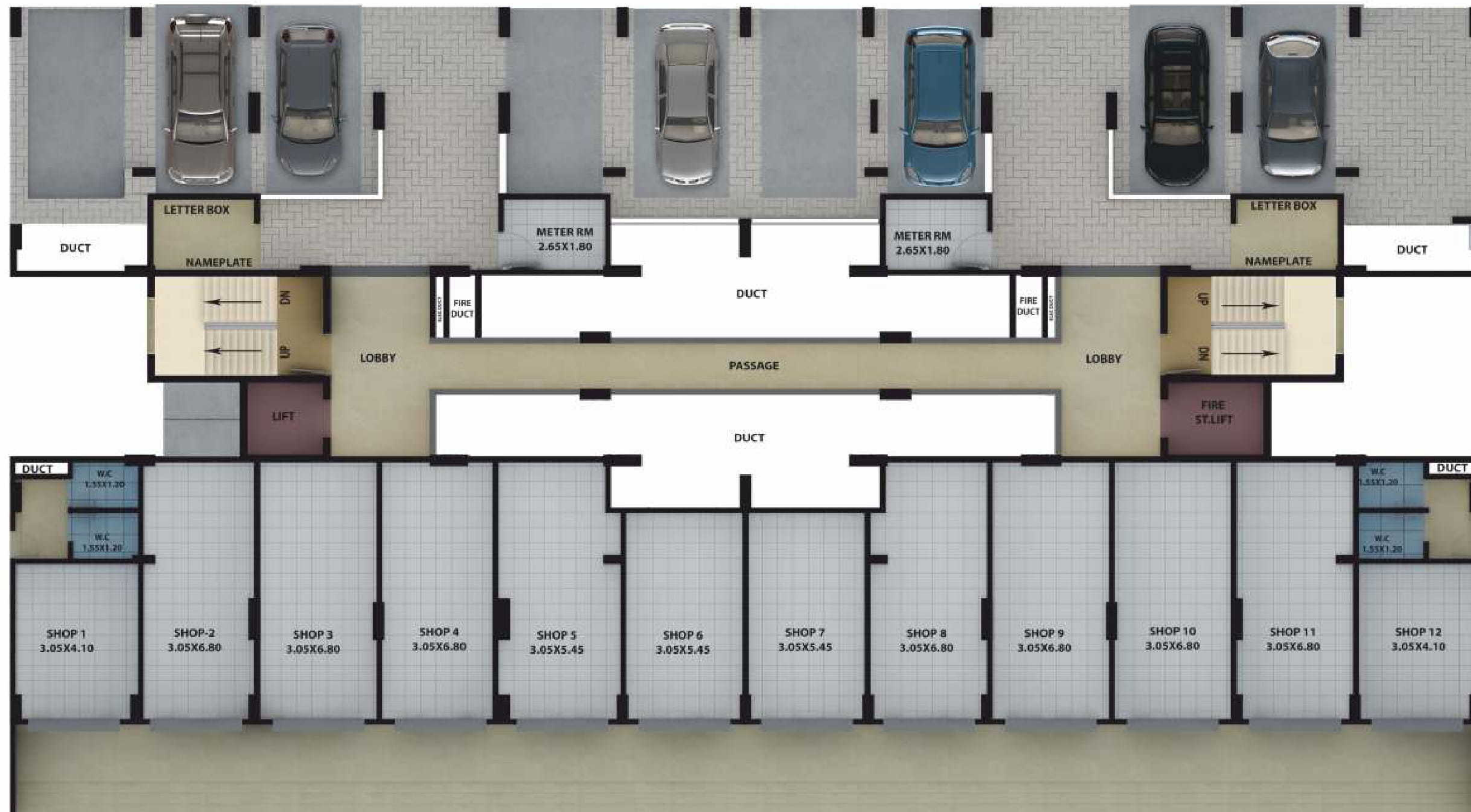
Building G - 8th Floor Plan



BLDG - "G7,G8"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.39	3.81	4.58
801, 802, 803, 804, 808			

BLDG - "G7,G8"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.85	3.35	4.58
805, 806			

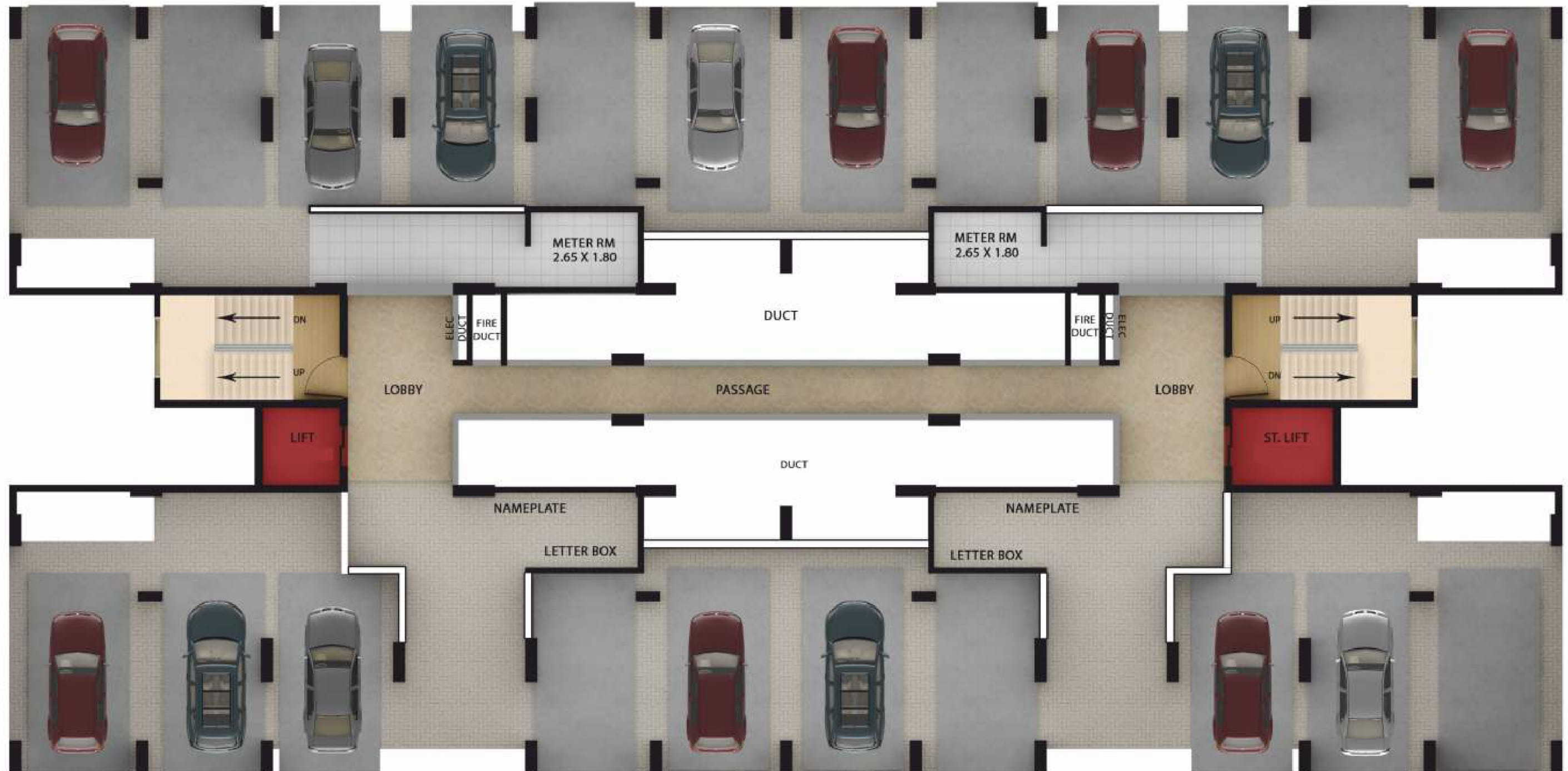
Building G1, G2, G3, G4, G5



BLDG - "G1, G2, G3, G4, G5" CARPET AREA AS PER RERA

	CARPET ---SQ.M
SHOP - 1, 12	12.51
SHOP - 2, 3, 4, 9, 10, 11	20.74
SHOP - 5, 8	20.20
SHOP - 6, 7	16.62

Building G6, G7, G8





UNIT PLANS

H & G

Building H - 1 BHK

BLDG - "H1, H2, H3" CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
1 BHK	35.05	2.90	4.58



Building G - 2 BHK

BLDG - "G1, G2, G3, G4, G5" CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.39	3.81	4.58





ISOMETRIC VIEW

H & G

Building H - 1 BHK

BLDG - "H1, H2, H3"			
CARPET AREA AS PER RERA			
SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
1 BHK	35.05	2.90	4.58



Building G - 2 BHK

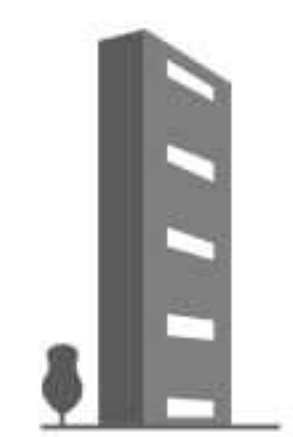
BLDG - "G1, G2, G3, G4, G5"
CARPET AREA AS PER RERA

SQ.M	CARPET	ENCL. BALCONY	OPEN BALCONY
2 BHK	48.39	3.81	4.58





This image is shot on location at Ivy Estate



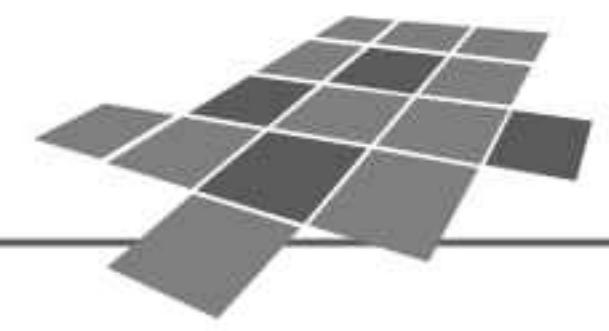
STRUCTURE

- RCC framed structure
- AAC block masonry
- Internal gypsum on plaster wall
- External sand faced plaster



BATH & WC

- Green marble door frame in bath and WC
- Green marble window frame in bath and WC
- 300 x 300 mm antiskid ceramic tiles in bath and WC
- 300 x 600 mm glazed tile dado up to 7 ft. in bath and 4 ft. in WC
- Solar water connection in master toilet
- Premium brand CP and sanitary fittings
- Provision of exhaust fan in toilet
- Wall-mounted commode
- Granite counter top WHB
- False ceiling in toilet for under slung plumbing



FLOORING

- 600 x 600 mm vitrified flooring in hall, kitchen and passage
- 600 x 600 mm vitrified flooring in bedroom
- 600 x 600 mm ceramic flooring in attached terrace



KITCHEN

- Granite kitchen platform with stainless steel sink with exhaust fan provision
- 2 ft. glazed dado tiles above kitchen platform



DOORS & WINDOWS

- Laminated main entrance door with SS hardware fitting
- Internal laminated door with SS hardware fitting
- Aluminium windows with mosquito net provision & sliding door for attached balcony, safety grill for windows only



FINISH

- External: Texture paint
- Internal: Acrylic Emulsion
- All M.S: Oil Paint





THE IVY ADVANTAGE

- A product shaped by decades of experience
- A thriving community of 3500+ families
- Jackwell water plant for ample water supply
- 40% area dedicated to open landscape and amenity spaces
- Modern-day education centres within Ivy Estate and proximity to schools like Lexicon School, Sanskriti School, etc.
- State-of-the-art infrastructure within the project
- Exceptionally planned green spaces, amenity zones and conveniences
- Well connected to prime destinations like Kharadi, Viman Nagar, Koregaon Park, Magarpatta
- Multiple Real Estate awards for excellence



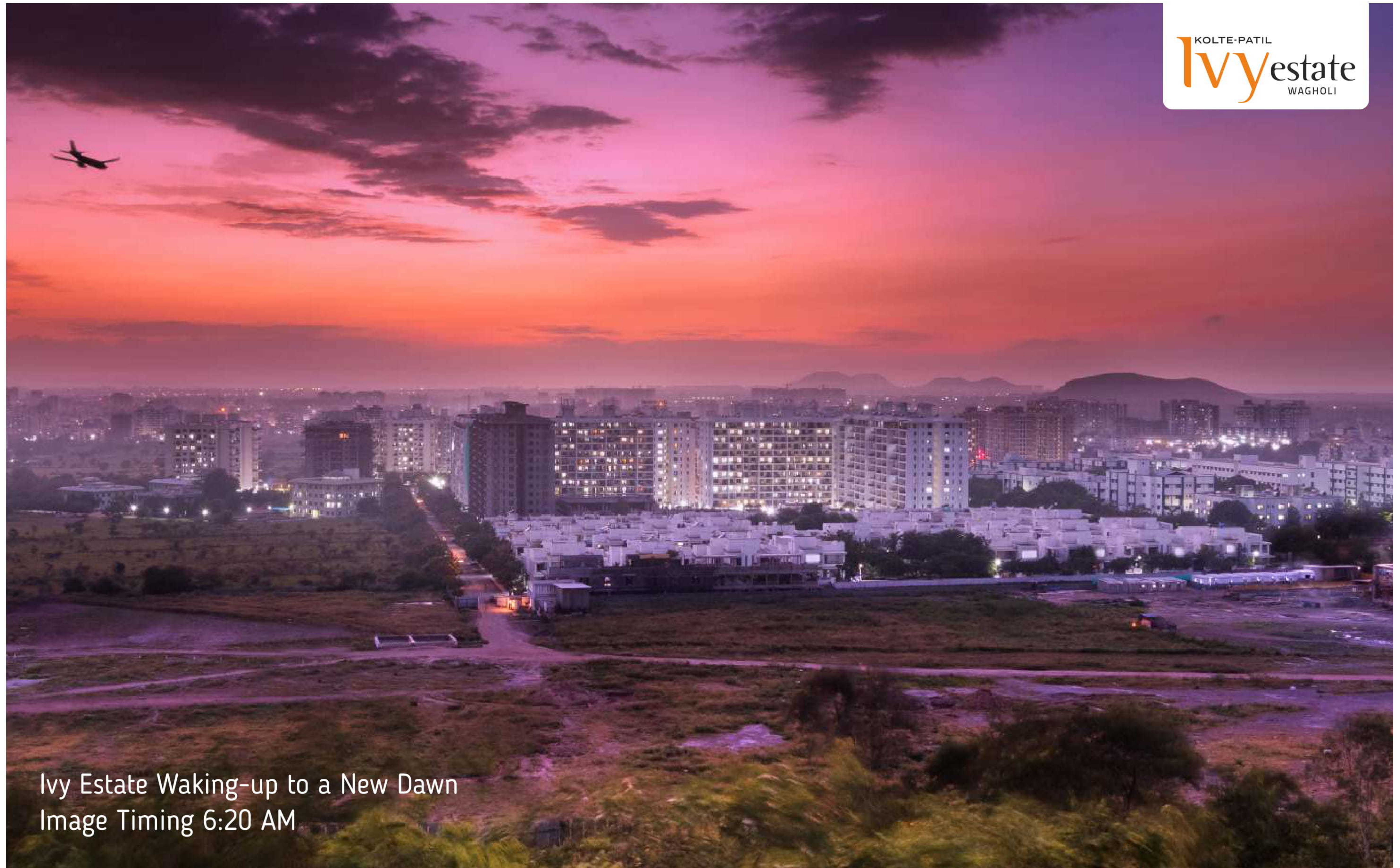
All the above images are shot on location at Ivy Estate



THE IVY STORY

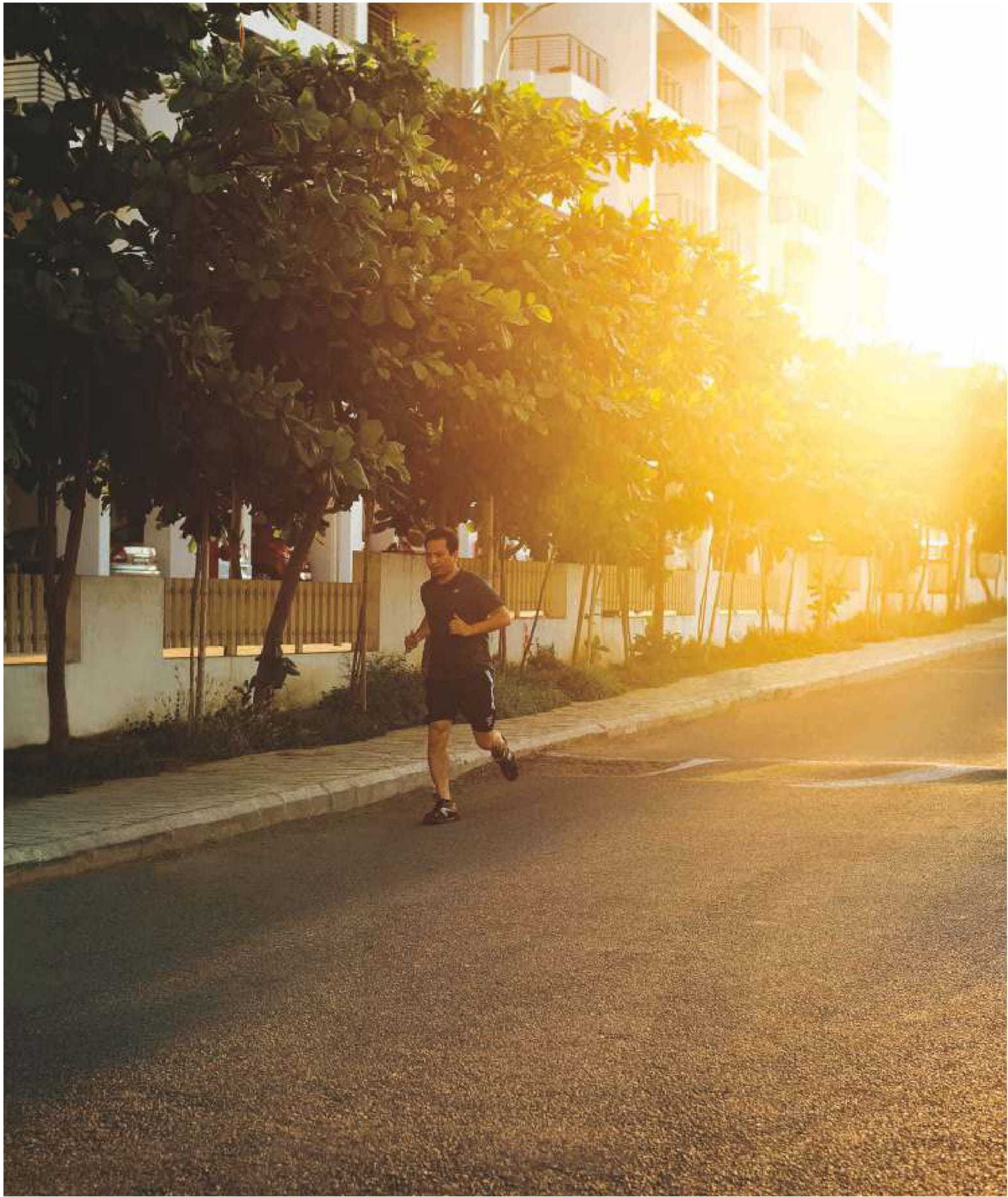
Spanning over 85 acres, Ivy Estate is one of the glorious townships crafted by Kolte Patil. Located in the eastern part of Pune, Ivy Estate has become a significant landmark. More than 3500+ families are already experiencing a superior lifestyle. Ivy Estate is a meticulously planned destination that takes care of all the needs and desires. Today, it has become a fine blend of cultures. Residents rejoice at Ivy Estate and home seekers aspire to be a part of it.





Ivy Estate Waking-up to a New Dawn
Image Timing 6:20 AM

This image is shot on location at Ivy Estate



All the above images are shot on location at Ivy Estate





KOLTE-PATIL
Developers of the year- township -
ivy estate 2018 – by realty+.



KOLTE-PATIL
Pride of Maharashtra –
Residential project of the year, 2017



KOLTE-PATIL
Developer of the year 2014
Estate Awards



IVY ESTATE
Residential Property 2013
Realty Plus



UMANG HOMES
Best Housing Project 2012
CNBC Awaaz



UMANG HOMES
Best Housing Developer 2012
Bloomberg TV Group

IVY AWARDS

- Developer of the Year 2018 Township (Ivy Estate) By Realty Plus
- Pride of Maharashtra – Residential project of the year, 2017
- National awards for excellence in real estate and infrastructure – residential project of the year, 2016
- Residential project of the year 2013 – by Realty Plus
- Best Budgeted Housing Developer (West India) to Umang Homes 2012 – by Bloomberg TV Group
- Best Budgeted Housing Project 2012 – by CNBC Awaaz Group

THINK PUNE THINK KOLTE-PATIL

OVER 2 CR.SQ.FT. OF LANDMARK DEVELOPMENTS ALREADY DELIVERED

Largest developer in Pune
Now emerging across India

Over 23 ongoing projects across
Pune, Mumbai & Bengaluru

Creations include integrated
townships, luxury residential,
commercial, retail and IT spaces

Insightful designs executed
with latest construction
technology

NSE and BSE Listed

PUNE | MUMBAI | BENGALURU

Crisil A+ Rating | Pune's No 1 Reputed Real Estate Brand-bluebytes And Tra Research |

Asia's Greatest Brands 2017-United Research Services | Promising Brand of 2018 By The Economic Times



Founded almost 3 decades ago and guided by the simple, yet profound philosophy of 'creation, not construction'; Kolte Patil Developers Ltd. is one of India's foremost real estate companies with over 20 million sq.ft. of landmark developments in Pune, Mumbai & Bengaluru. Headed by a team of visionaries and dynamic leaders, Kolte Patil has till date built projects in multiple segments such as residential, commercial, retail, IT parks and integrated townships.

The long standing mission of the company is to dedicate itself to create spaces that blend in with the surroundings and exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof.



An artistic impression



KOLTE-PATIL
Ivy Nia



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RERA NO. A521000 20542

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

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entered into between the Developer and the Interested Purchaser and shall supersede all statements or representations made prior to signing of such sale and purchase agreement and shall in no way be modified by any statements or representations made by us or any of our representatives or the marketing agent. This Brochure content does not constitute an offer and/or contract of any type between the Developer/Promoter/Owner and the recipient, all intending purchaser(s) in this project shall be governed by the terms and conditions envisaged under MahaRERA. The company/firm is not responsible for the consequences of any action taken by the viewer relying on such material/information provided in the Brochure.



The project has been registered via MahaRERA registration number P52100017955 as Ivy Estate-Nia and is available on the website <https://maharera.mahaonline.gov.in> under registered projects

