



**FIVE**  
RACECOURSE

**FIVE**  
RACECOURSE

by skyi

LUXURY RESIDENCES

Empress Garden  
Opp. Sopan Baug, Camp, Pune.

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## Contents

FIVE RACECOURSE

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### History 01

#### **A Rich Heritage**

08-45

Introduction to the history  
and heritage of the Pune  
Cantonment

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### Location 02

#### **Ultra Low Density**

48-67

Location Highlights  
Connectivity

---

---

### FIVE Racecourse 03

#### **Concept**

70-85

Design Philosophy  
Key Features

---

---

### Residences 04

#### **thoughtful design™**

88-103

Highlights  
Unit plans  
Floor plans  
Specifications

---

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### Club Pentagon 05

#### **Members only**

104-131

Introduction  
Highlights  
Details

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#### **Fact File**

Details of the specifications

130-131

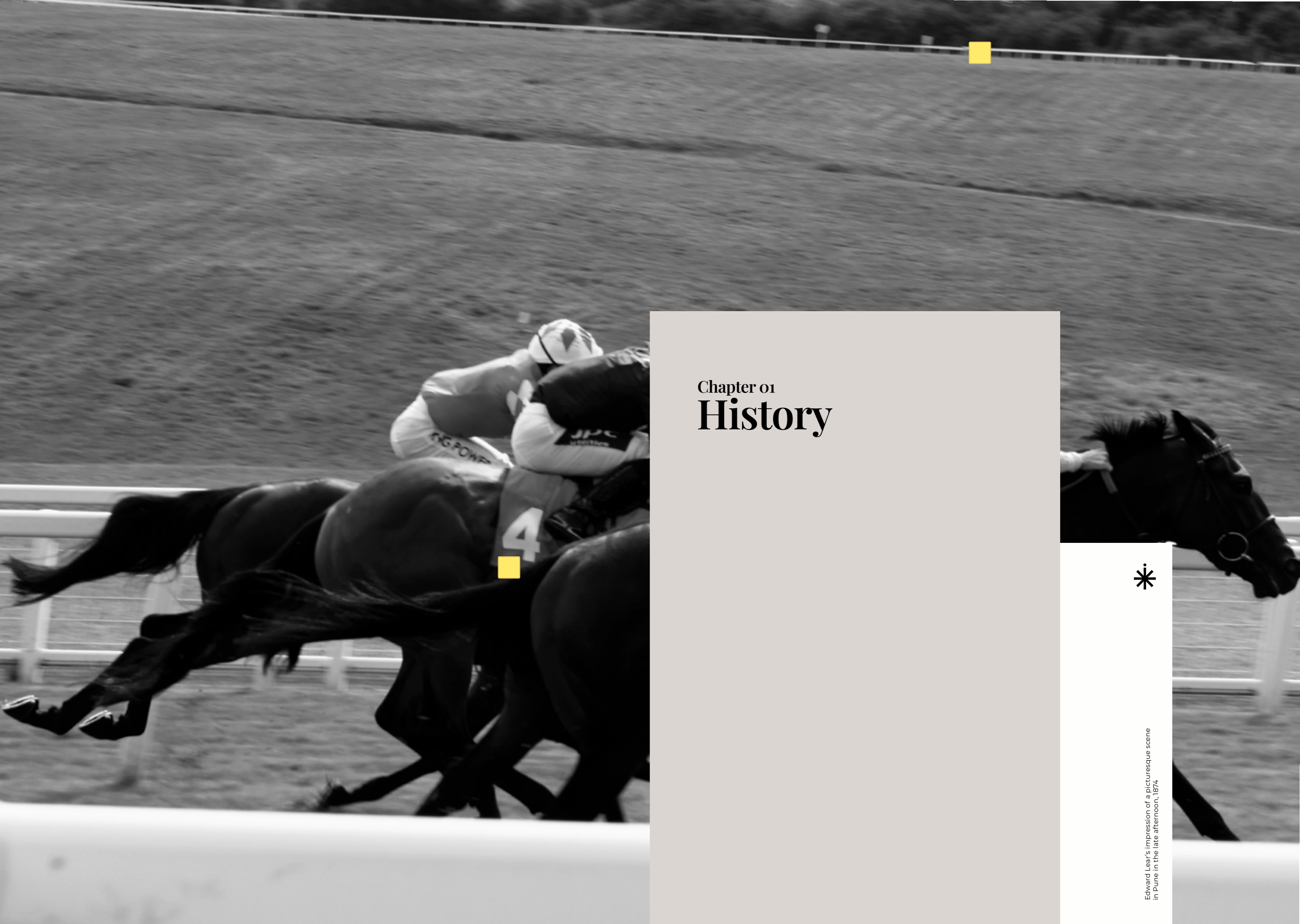
#### **SKYi**

An introduction to the developer

134-139

#### **T&C**

140-141



Chapter 01  
**History**



Edward Lear's impression of a picturesque scene  
in Pune in the late afternoon, 1874



View of Government House, circa 1870s (engraving)

# A rich Heritage

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.

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



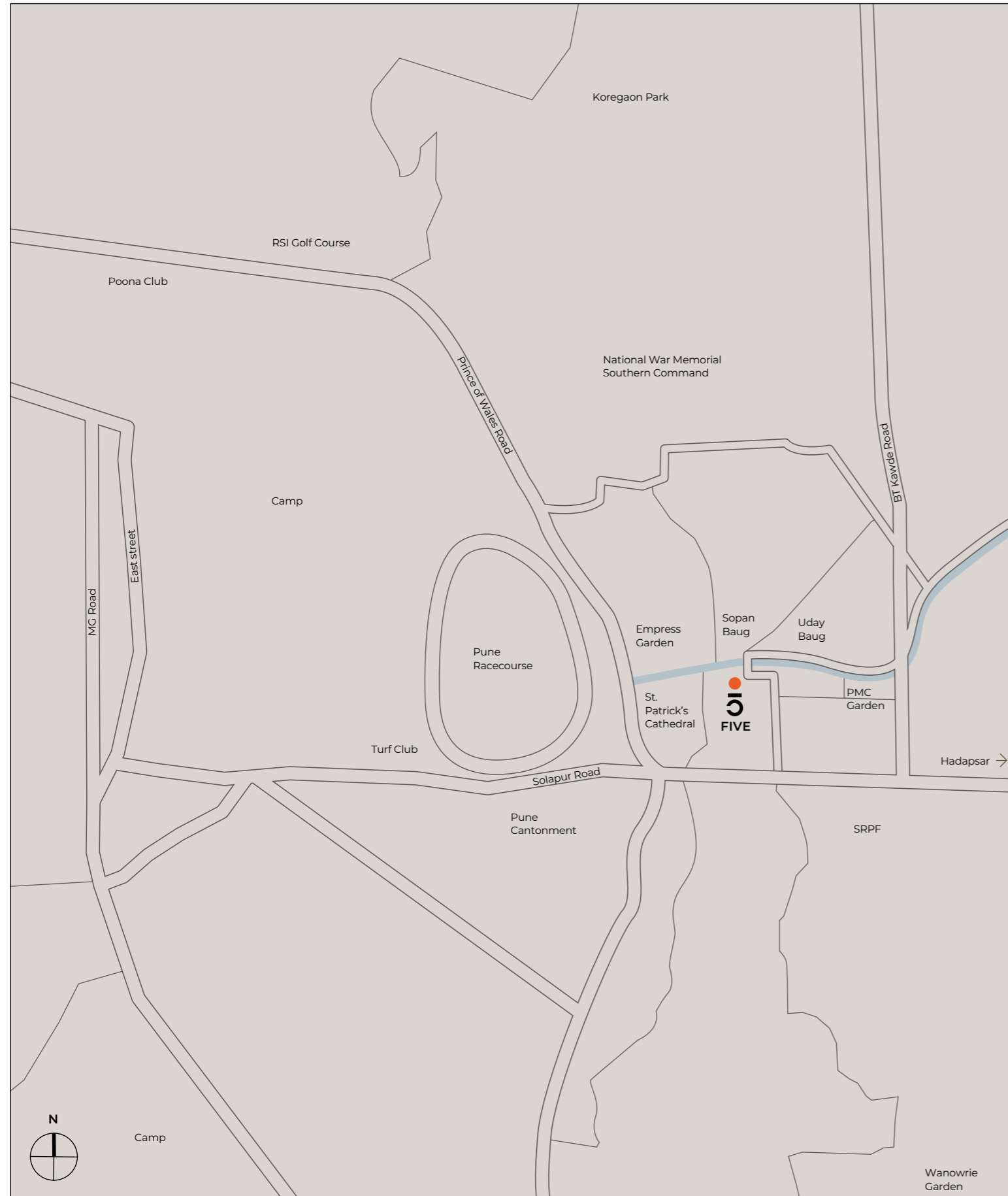
01



02



03



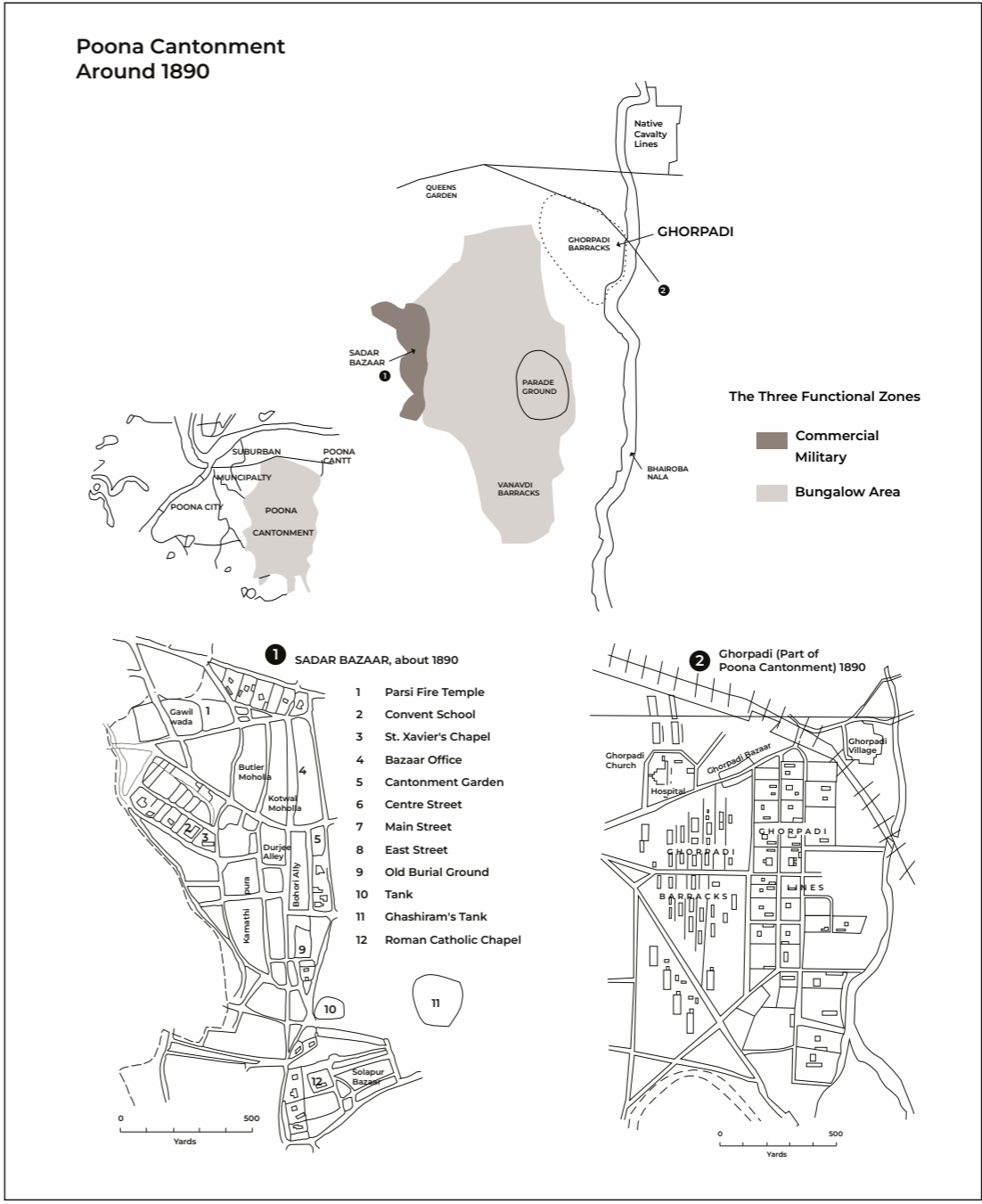
**G.P.O:** The original building, built in 1873, was replaced by this neo-Classical stone structure at the turn of the century. It is built in the same style as the Central Building.

# The Camp

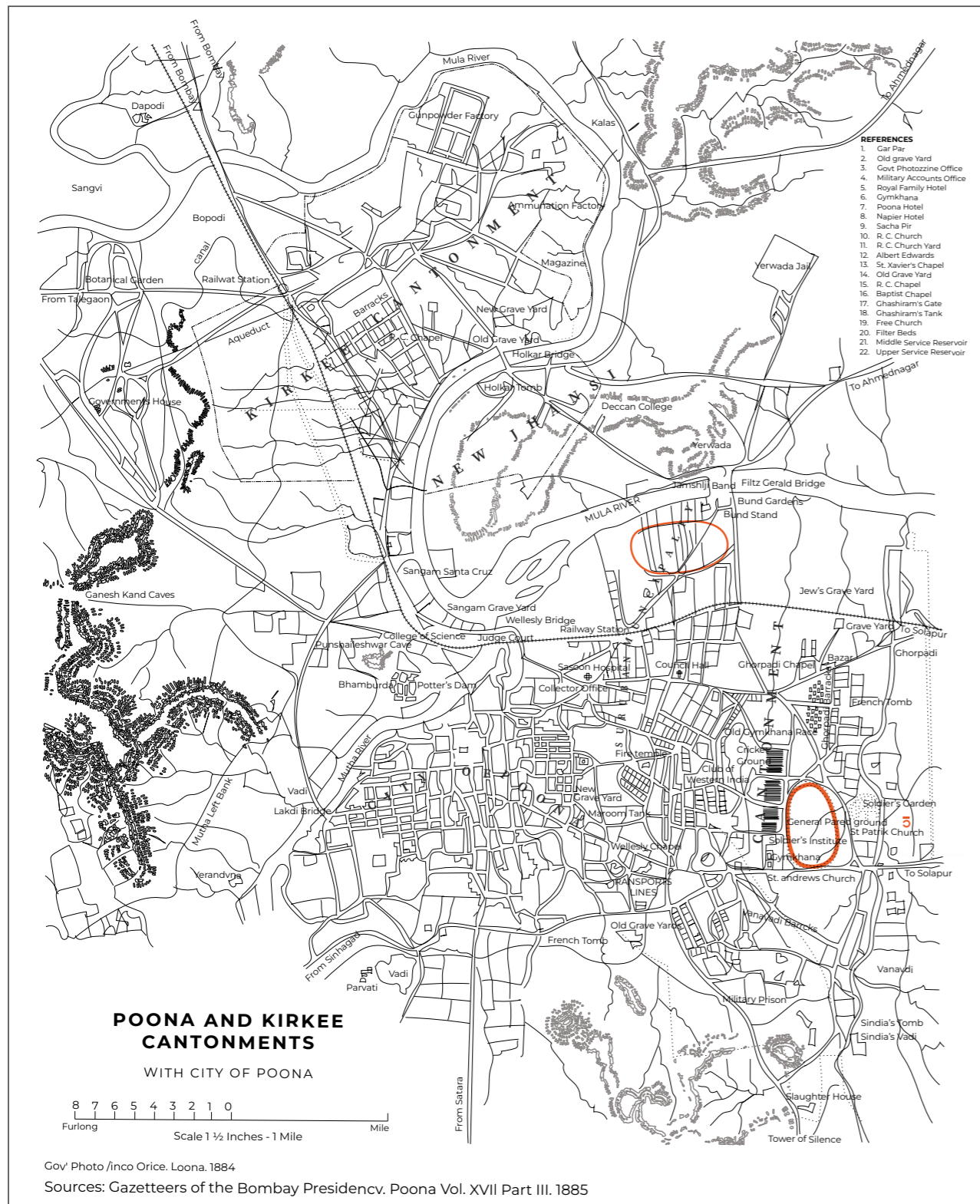
EST 1817

Pune Cantonment, also known as Camp, is a military cantonment located in the city of Pune, India. It was established in 1817 for accommodating troops of the British Army.

A central belt of about 130 acres had to be kept open for military use – for training drills, parades and sports. The rest of the area around this open, barren space was used to set up barracks for troops, both European and native, and for messes, stores, armouries, hospitals and other such structures.



The limit of the cantonment was extended in 1822. In 1963, Ghorpuri Village (Ghorpadi), Fatima Nagar and Mundhwa village were merged into cantonment area.



**4700**  
ACRES

**Did You Know?**  
Originally the Race Course was at boat club road and then shifted to its current location

The boundaries comprising of an extensive open area between the two natural streams, the Manik Nala on the west and the Bhairoba Nala on the east, and including the two villages of Chorpadi and Wanawadi, were finalised in 1827.



01



02



03

01. Main Street, Poona  
02. The Cantonment Bazaar (now Shivaji Market)  
03. Westend Theatre



# The Southern Command

EST 1895

The Great Indian Rebellion of 1857 not just resulted in the transfer of power from the East India Company to the British Crown but also a reorganisation of existing military formations. With effect from April 1, 1895 the Presidency Armies were abolished to form the Indian Army. Four separate commands, Bombay, Bengal, Punjab and Madras came into existence with the Bombay Command being headquartered in Pune since April 1, 1895, the day which marks the raising of the command in Pune.





The formation sign of the Southern Command is the Crux commonly known as the Southern Cross. The sign is based on the four brightest star of the Crux constellation which has been a standard of navigation for millennia. As per Hindu astronomy, the Crux is referred to as Trishanku, a character in Hindu mythology.



# The Race Course

EST 1830

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The history of the RWITC (Royal Western India Turf Club) Pune Race Course 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 Race Course is spread over 118 acres in the heart of the city.



The RWITC Pune Race Course is known for hosting some of the most prestigious horse racing events in India, including the Pune Derby, The RWITC Gold Cup, Independence Cup, Southern Command Cup and many more.



Turf club house for which the foundation was laid in 1918

- 01. The Race Course
- 02. The Race Course circa 1910
- 03. Tea Party held after races

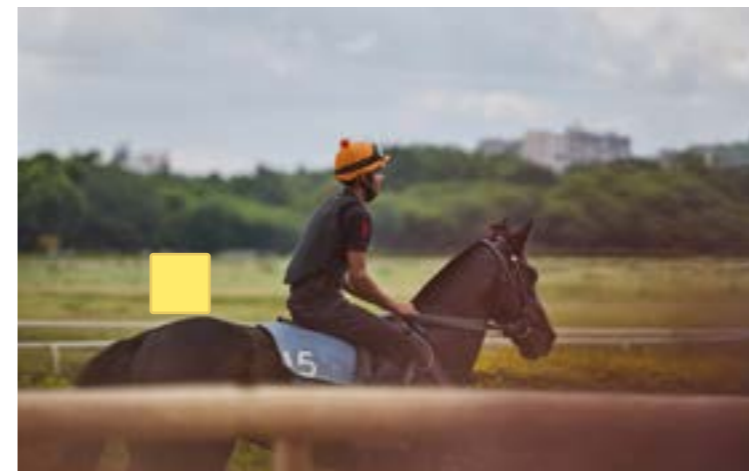


The Race Course, circa 1910: The hub for all Europeans during the 'Season' Racing events were regarded as brilliant social occasions, with balls and tea parties held after the races.

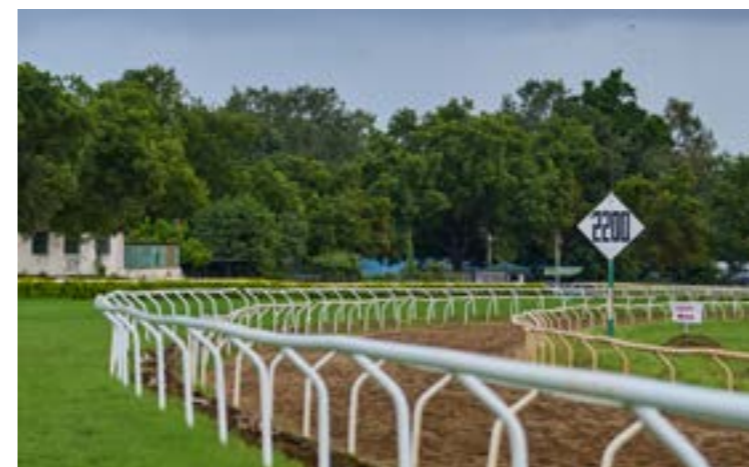


The RWITC Pune Race Course remains an important part of the city’s cultural and sporting heritage and is considered one of the most picturesque racecourses in India.

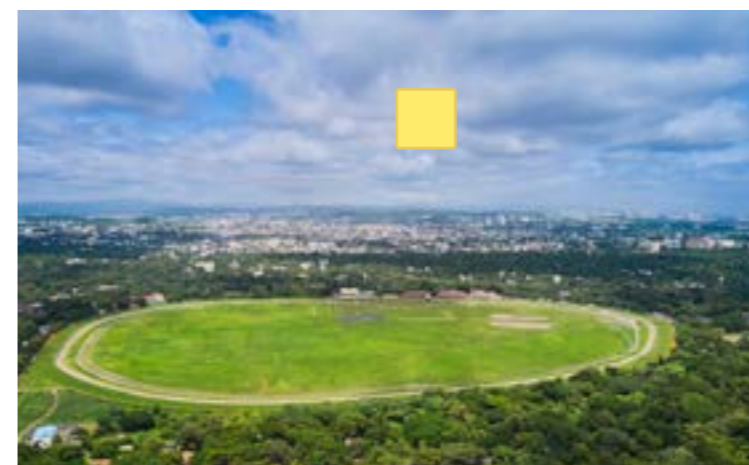
The Pune Race Course was moved from the Boat Club to its current location in 1830 and was constructed on a 118-acre plot of land in the heart of the city.



01



02



03

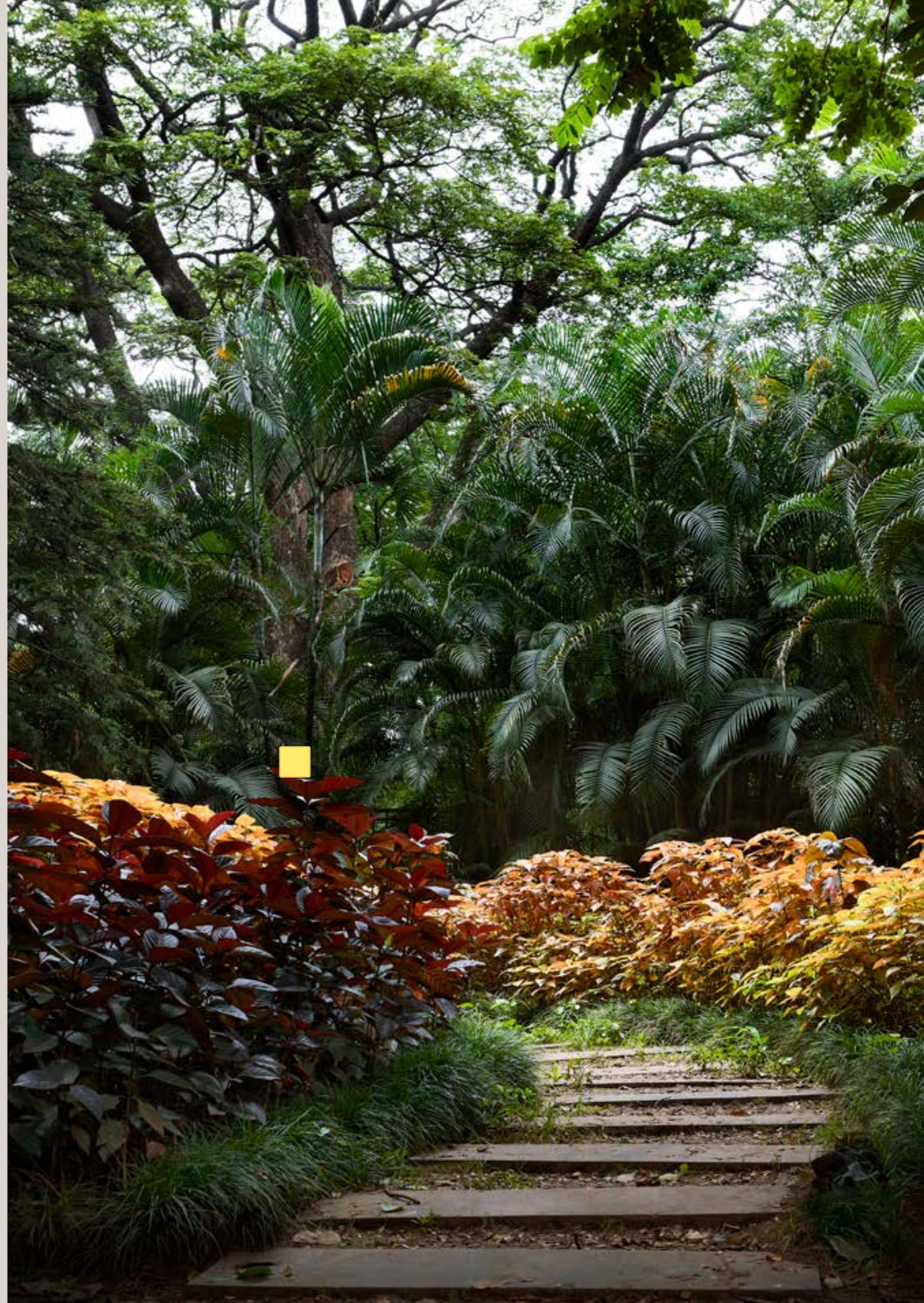
01. Jockey on track, 2023  
 02. The Race Track  
 03. Race Course aerial view

# The Empress Botanical Garden

EST 1838

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The area that is known as Empress Garden today was bought by the British from a local Peshwa Sardar in 1838. In 1880 the garden was brought under the aegis of the Agri-Horticultural Society of Western India.



Empress Botanical Garden, a green paradise in the heart of Pune is a bio-diverse expanse situated near Pune racecourse.



**1830**  
Sir John Malcolm, then Governor of Bombay established a trust called Agri-Horticultural Society of Western India in the year 1830.





A forum named “Friends of Empress Garden” holds monthly meetings in the Garden. Members and invitees do discuss various issues related to the environment and nature conservation.

The salient feature of the Empress Botanical Gardens is that the original trees have not been touched and therefore we are able to see and appreciate 250-300 years old Banyan and majestically tall White Shireesh trees even today



**185**  
YEARS OLD

**150**  
SPECIES OF TREES

**85**  
SPECIES OF BIRDS



ST.  
**Patrick's  
Cathedral**

EST 1855

St. Patrick's Cathedral was built in 1855 for the Catholics and renovated in 1871. It commands a spectacular view of the Race Course



St. Patrick's Cathedral is a Roman Catholic religious building built in neo-gothic style in the middle of the 19th century, it was adopted as 'cathedral' church when Pune (then Poona) was made diocese (1886), of which it is still the main church.



# The SRPF

EST 1948

The SRPF is a proud-armed Police Unit, comprising of 18000+ personnel, and is an integral and an extremely important part of Maharashtra State Police.

The SRPF Gr. II, Pune has had the privilege of taking an active part in the Goa Police operations in 1961, where it was honoured by the then Prime Minister, Pandit Nehru.

The State Reserve Police Force or SRPF as it is popularly known, was raised on 6th March 1948 as a Special Armed Police Force of the State of Maharashtra, to make Maharashtra self-sufficient in the matters of internal security.



**650+**  
ACRES

# Uday & Sopan Baug

EST 1850

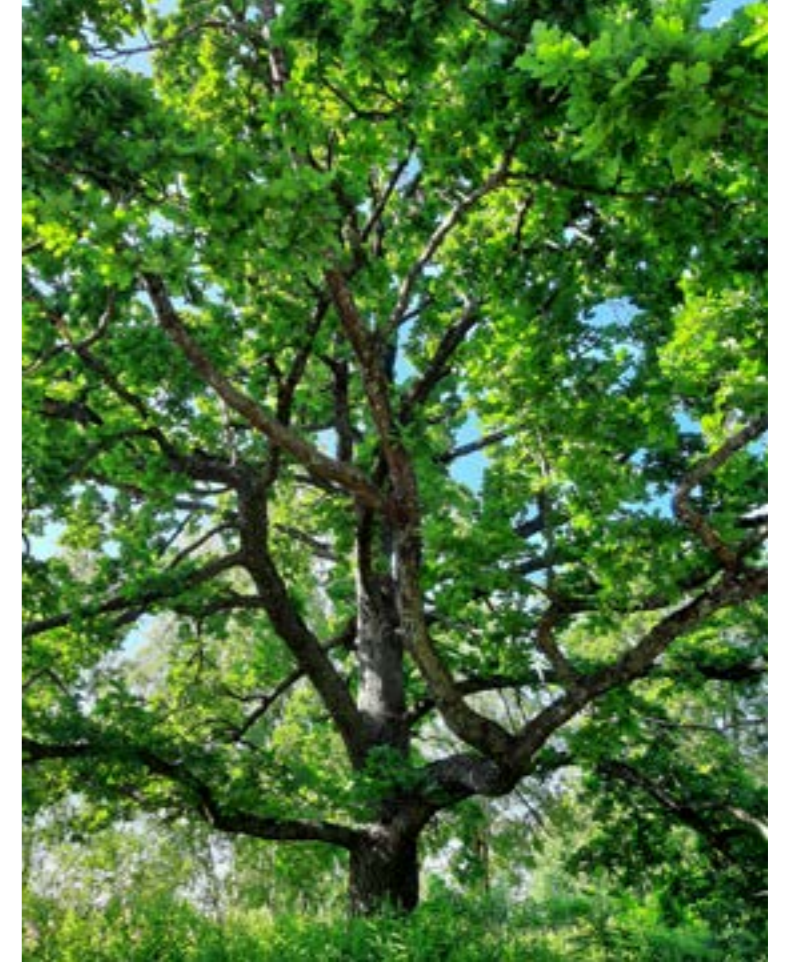
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Sopan Baug, Uday Baug and Girme Baug historically were fruit orchards and are today a premium residential address, which is home to prominent personalities and landmark residential developments.

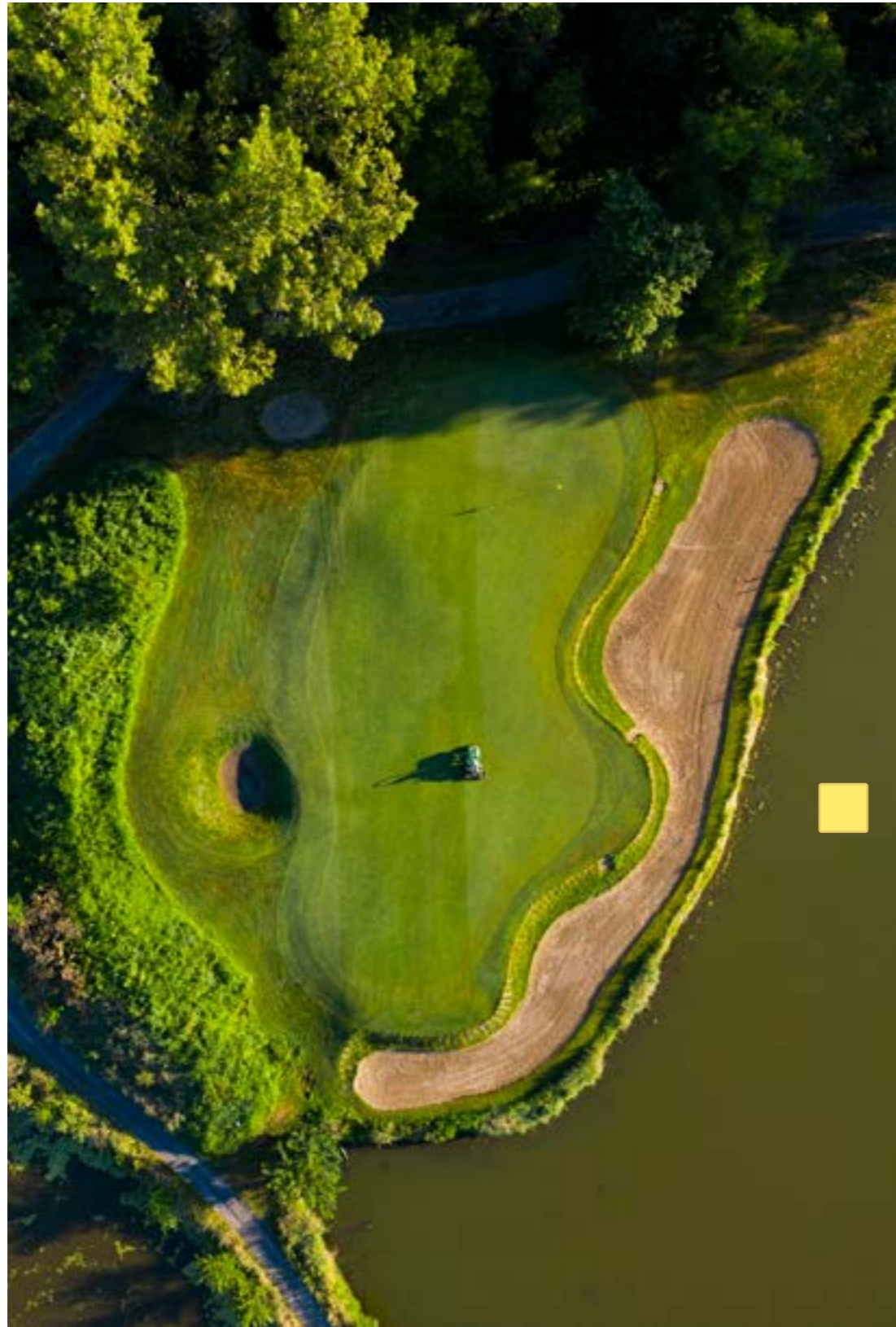




Sopan Baug, Uday Baug and Girme Baug are an integral part of the rich heritage of the Camp area and have witnessed the evolution of the area from the erstwhile Pune Cantonment to the modern day Camp.



# The Club Life



The camp area is home to some of the best clubs and offers the residents access to a best in class lifestyle.

The Pune Race Course, the Turf Club, the Gymkhana (now Poona Club) were some of the landmark social destinations that continue to be popular today.

- 01. The Royal Connaught Boat Club
- 02. The Poona Club Ltd.
- 03. The Poona Club Ltd.

01



02



03



The Pune Cantonment was home to the officers and their families and subsequently gave rise to a social infrastructure to meet their lifestyle needs.



RWITC (Stands)

CLUBS	EST. YEAR
RWITC (Turf Club)	1830
The Royal Connaught Boat Club	1868
The Poona Club Ltd.	1886
Ladies Club	1930
Rajendra Sinhji Institute (RSI) Club	1950



Chapter 02

# Location



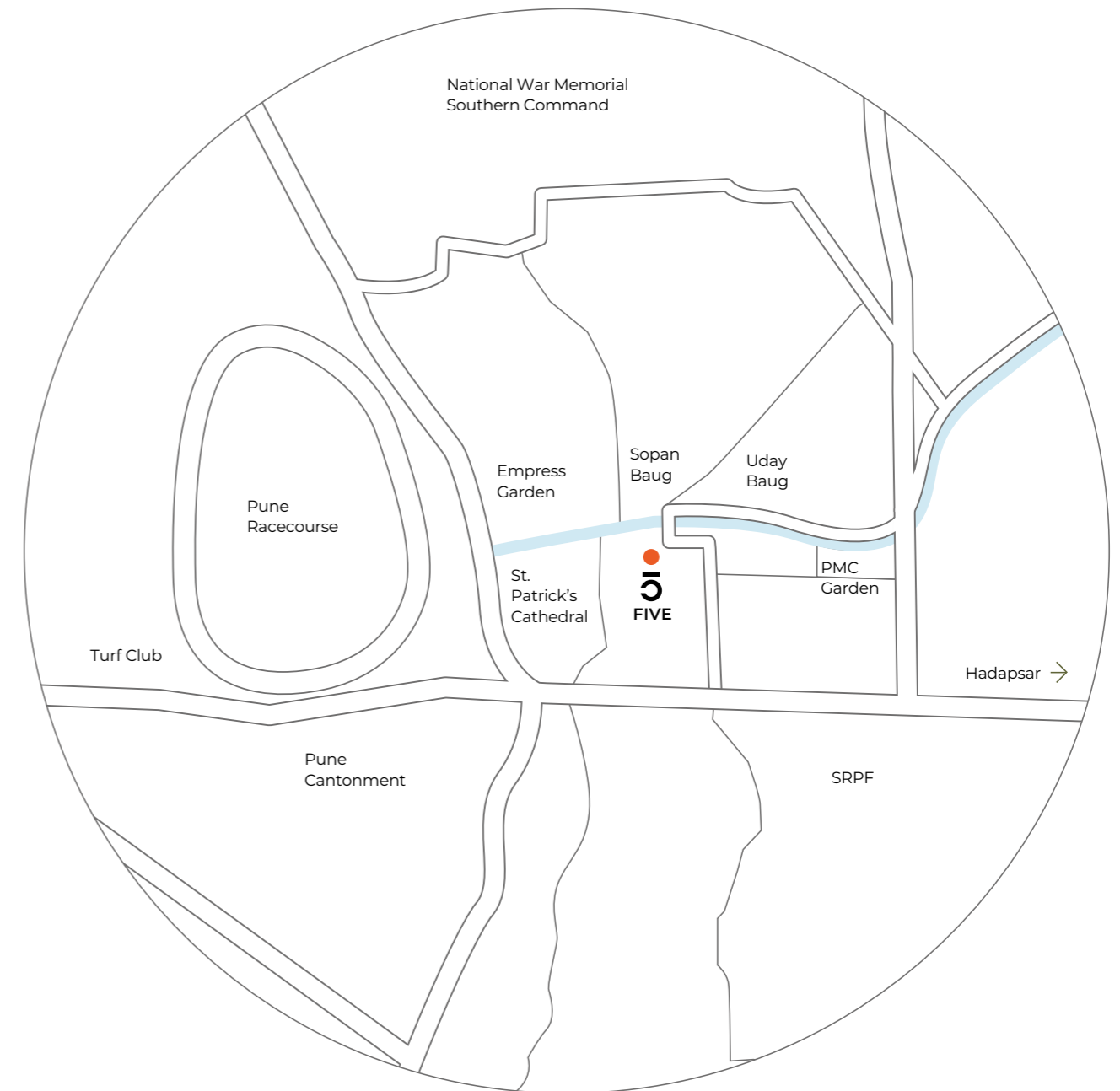
Edward Lear's impression of a picturesque scene  
in Pune in the late afternoon, 1874



# 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



110 acres **NORTH**  
 Empress Garden  
 Sopan Baug  
 Uday Baug

600 acres **SOUTH**  
 Cantonment  
 SRPF 1 & 2

80 acres **EAST**  
 PMC Garden

120 acres **WEST**  
 St. Patrick's Cathedral  
 Pune Racecourse

\* The acres are an approximation and not actual.

# 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.



**4700+**  
ACRES OF CANTONMENT AREA

**1000+**  
ACRES OF OPEN SPACES

**10000+**  
TREES

**150+**  
SPECIES OF TREES

**85+**  
SPECIES OF BIRDS

# Welcome to FIVE RACECOURSE



# FIVE RACECOURSE



AFMC  
Ground

Turf Club

St. Patrick's  
Cathedral

MG Road

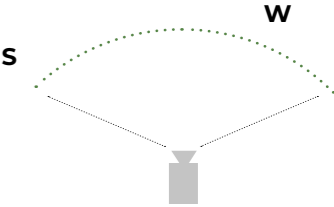
Race Course  
Stands

Empress  
Garden



## WEST

4 bhk  
Tower A, B & C



# FIVE RACECOURSE



Race Course  
Stands

Poona Club

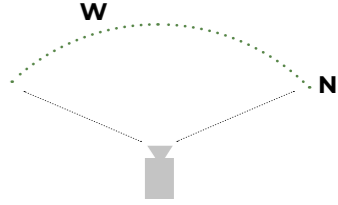
Empress  
Garden

RSI Golf Club

Southern  
Command

## NORTH - WEST

4 bhk  
Tower A, B & C



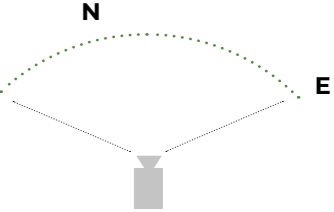
# FIVE RACECOURSE

Empress  
Garden

Sopan Baug

Uday Baug

**NORTH**  
4 bhk  
Tower A, B & C



# FIVE RACE COURSE



Uday Baug

BT Kawde Road

Magarpatta City

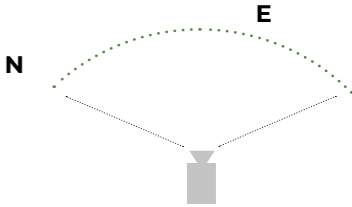
AIPT Ground

93 Avenue Mall (Solapur Road)

SRPF 1&2

## NORTH EAST & EAST

3 bhk  
Tower A & B



# Connectivity

Uday Baug and it's neighbourhood offers excellent connectivity to the adjoining suburbs, the city and beyond through a robust road, rail and air infrastructure.

**Highway** 200 m

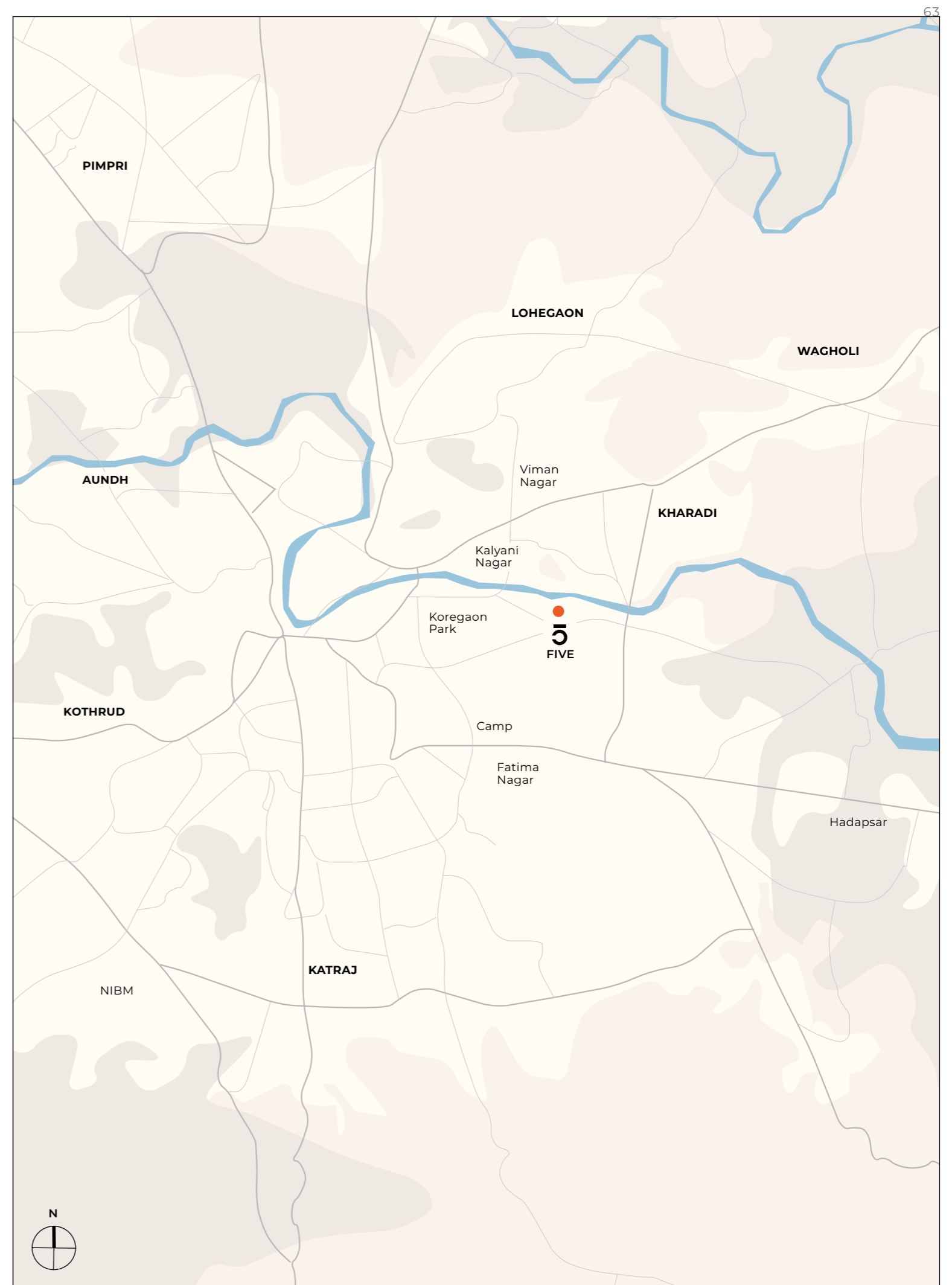
Adjacent to the Pune-Solapur Highway and well connected to the Pune-Nagar and Pune-Satara Highway.

**Railway** 5.5 kms

The railways connect Pune to all parts of India with the iconic Deccan Queen, enjoying a place of pride.

**Airport** 11 kms

The Pune International Airport connects Pune to key domestic and international locations.



Pune, Maharashtra



VIMAN NAGAR

27 NAGAR ROAD

14 BUND GARDEN ROAD

KOREGAON PARK

04 KOREGAON PARK N MAIN ROAD

GHORPADI ROAD

PRINCE OF WALES DRIVE ROAD

MAGARPATTA ROAD

23 MG ROAD

CAMP

BT KAWDE ROAD

20 SOLAPUR ROAD



### Entertainment

#### HOTELS

KMS

01	Blue Diamond	5.3
02	Marriott Suites	5.4
03	Conrad	5.5
04	The Westin	7.3
05	The Ritz Carlton	7.8
06	Novotel	9.4
07	Hyatt Regency	10.2
08	Radisson Blu Hotel	10.9

#### CLUBS

KMS

09	RWITC (Turf Club)	1.9
10	Rajendra Sinhji Institute (RSI) Club	3.6
11	Ladies Club	4.3
12	The Poona Club Ltd.	4.5
13	The Residency Club	4.7
14	The Royal Connaught Boat Club	6.0

#### CINEMAS

KMS

15	Rajhans Cinemas, 93 Avenue Mall	1.0
16	Inox, Amanora Mall	5.5
17	Cinepolis, Seasons Mall	5.5

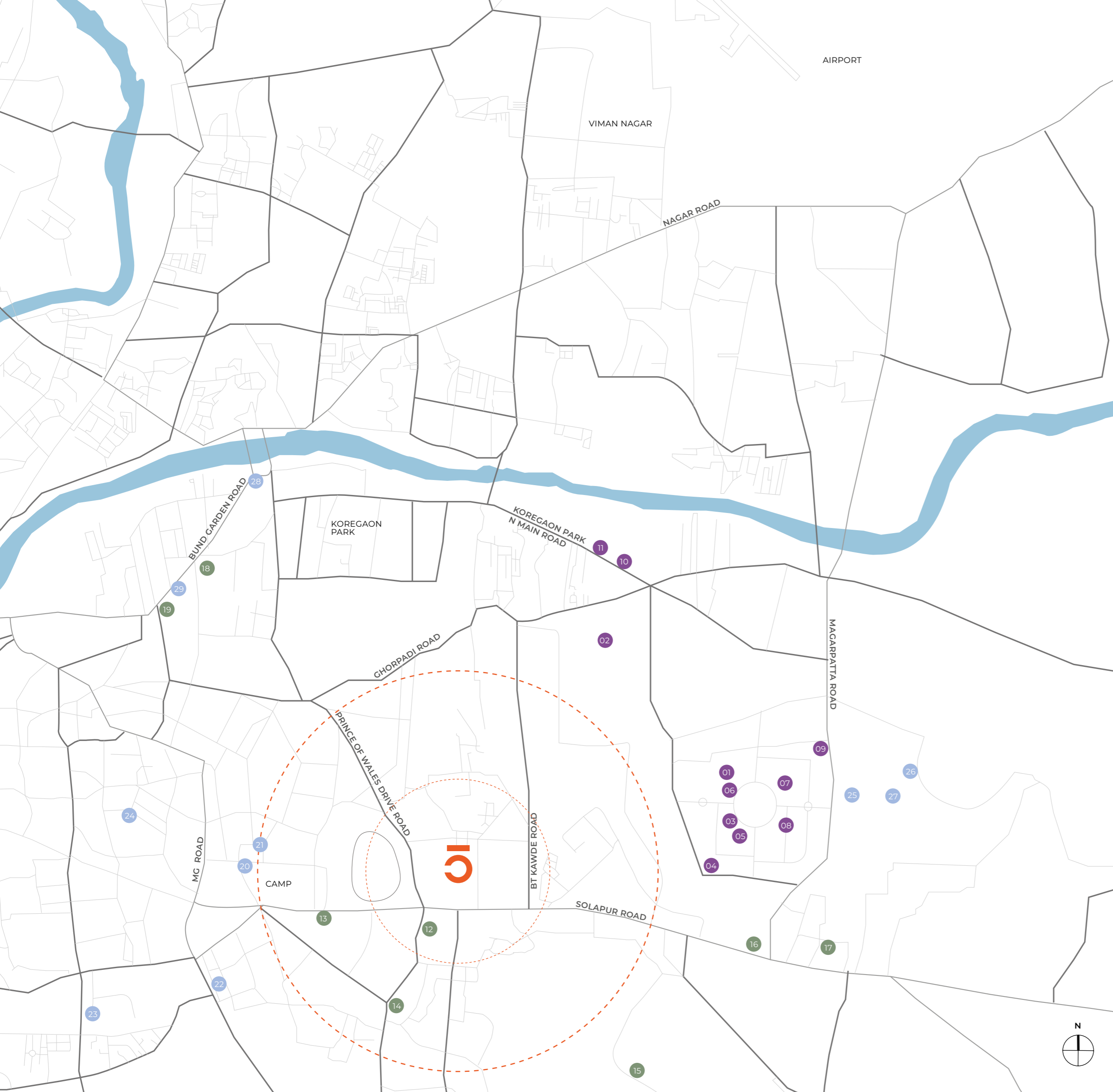
#### SHOPPING

KMS

18	93 Avenue Mall	1.0
19	DMart	1.0
20	Vijay Sales	1.0
21	Croma	1.0
22	Reliance Fresh	2.8
23	M.G. Road, Camp	3.5
24	Dorabjee, Camp	4.0
25	Seasons Mall	5.4
26	Amanora Mall	5.5
27	Phoenix Marketcity Pune	10.0

Information is indicative and subject to change. Map is not to scale.





### Establishments

#### CORPORATES KMS

01	Eaton India Innovation Center	4.4
02	Bharat Forge	4.8
03	Red Hat India Private Ltd.	4.8
04	BNY Mellon International Ops India	4.8
05	Deutsche India Pvt. Ltd	4.8
06	TATA Elxsi	4.8
07	John Deere India Pvt. Ltd.	5.5
08	Amdocs	5.5
09	We Work	5.6
10	Poonawala Fincorp	5.7
11	Google Cloud India Pvt. Ltd.	5.7

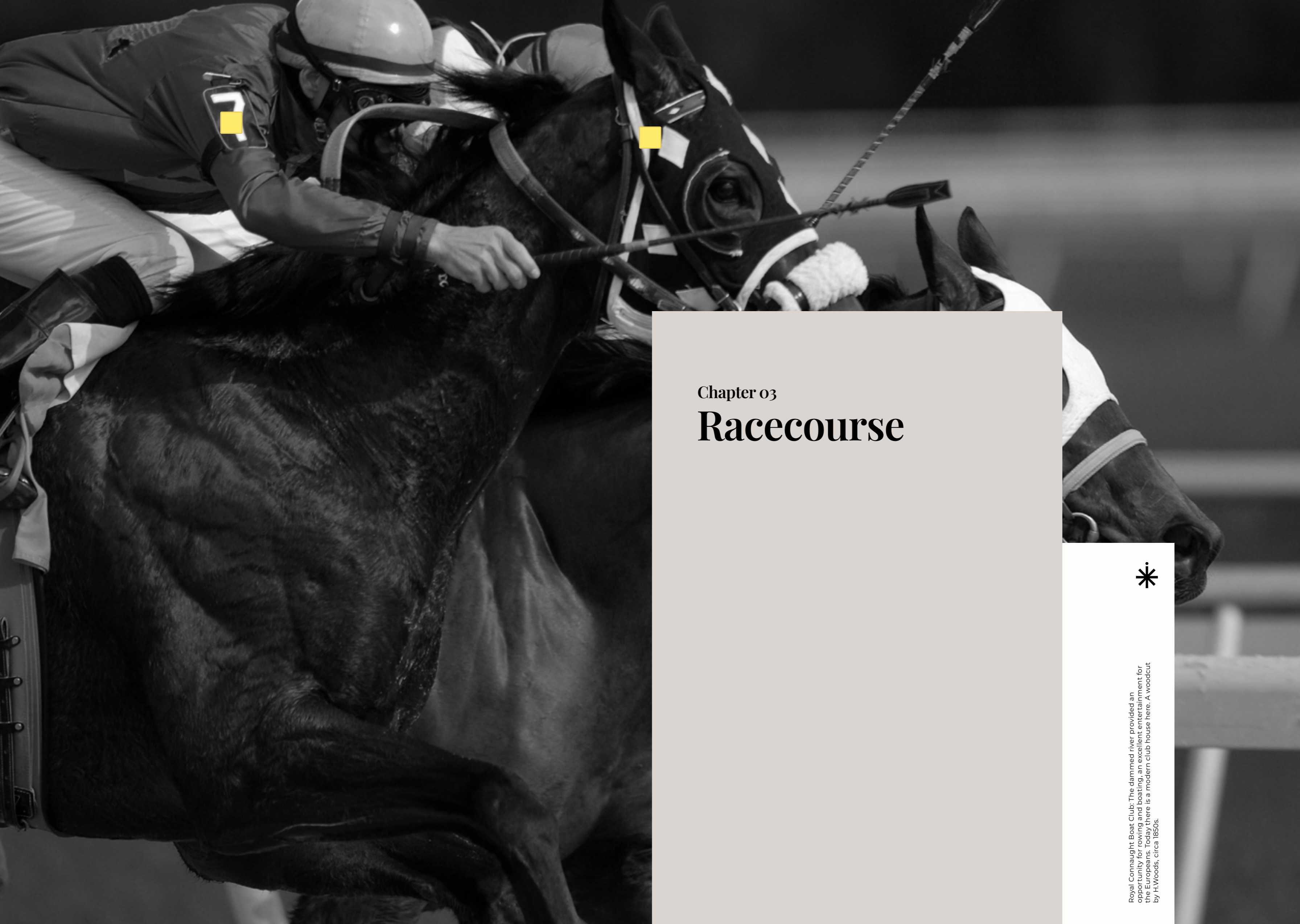
#### HOSPITALS KMS

12	Inamdar Multi Speciality Hospital	1.1
13	Armed Forces Medical College (AFMC)	2.0
14	Command Hospital	3.5
15	Ruby Hall Clinic, Wanowrie	3.5
16	Noble Hospitals & Research Centre	3.8
17	Sahyadri Super Speciality Hospital, Hadapsar	4.3
18	Ruby Hall Clinic Multi Speciality Hospital	5.7
19	Jehangir Hospital	5.7

#### EDUCATION KMS

20	Bishops School	2.8
21	St. Mary's School	2.8
22	Hutchings School and Junior College	3.3
23	St. Vincent's School and Junior College	4.0
24	St. Annes School	4.0
25	HDFC School	5.5
26	Pawar Public School	6.4
27	Billabong High International School	6.0
28	Ness Wadia College	5.5
29	Nowrosjee Wadia College	5.5

Information is indicative and subject to change. Map is not to scale.



Chapter 03

# Racecourse



Royal Connaught Boat Club: The dammed river provided an opportunity for rowing and boating, an excellent entertainment for the Europeans. Today there is a modern club house here. A woodcut by H.Woods, circa 1850s.



FIVE by SKYi represents projects in the luxury portfolio of SKYi. Set in prime locations, they feature state-of-the-art amenities, luxurious material palettes, and spacious floor plans. They are a cut above the rest, and designed to elevate each of your five senses to create a delightful sensorial experience.

thoughtfully designed™  
by SKYi®

**FIVE by SKYi**

Delivered		Launched		Proposed	
<b>Baner</b> Pune	<b>Paud Road</b> Pune	<b>Baner</b> Pune	<b>Sahakarnagar</b> Pune	<b>Bandra</b> Mumbai	

LIFE AT



## FIVE RACECOURSE

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



**RISING UP TO CREATE ENCHANTING EXPERIENCES**

The project is a celebration of nature, intricate craftsmanship, meticulous planning and high-quality robust materials. The distinctive and uncomplicated facade opens up to stunning views of the Racecourse, the Empress Garden and the surroundings while allowing in ample sunlight and wind throughout the day.





skyi®



A handwritten signature in black ink that reads "Amit Ghate".

**Amit Ghate**  
Architect

Five Racecourse was conceptualized as a living ode to the art of balance. We were inspired by nature and man alike. We wanted to capture the essence of both tranquillity and late night celebrations. And hence we designed homes that set you free and yet keep you rooted.



### Design Highlights

Five Racecourse is thoughtfully designed with a classic brew of intelligent design, intricate craftsmanship, sustainable luxury and modern facilities for an upwardly mobile family.

**Intelligent Design**  
**Intricate Craftsmanship**  
**Sustainable Luxury**  
**Modern Facilities**





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



skyi

5

# Luxury Homes

## Key Features

### Skyscraper

One of the tallest Towers  
210 ft.

22  
LEVELS

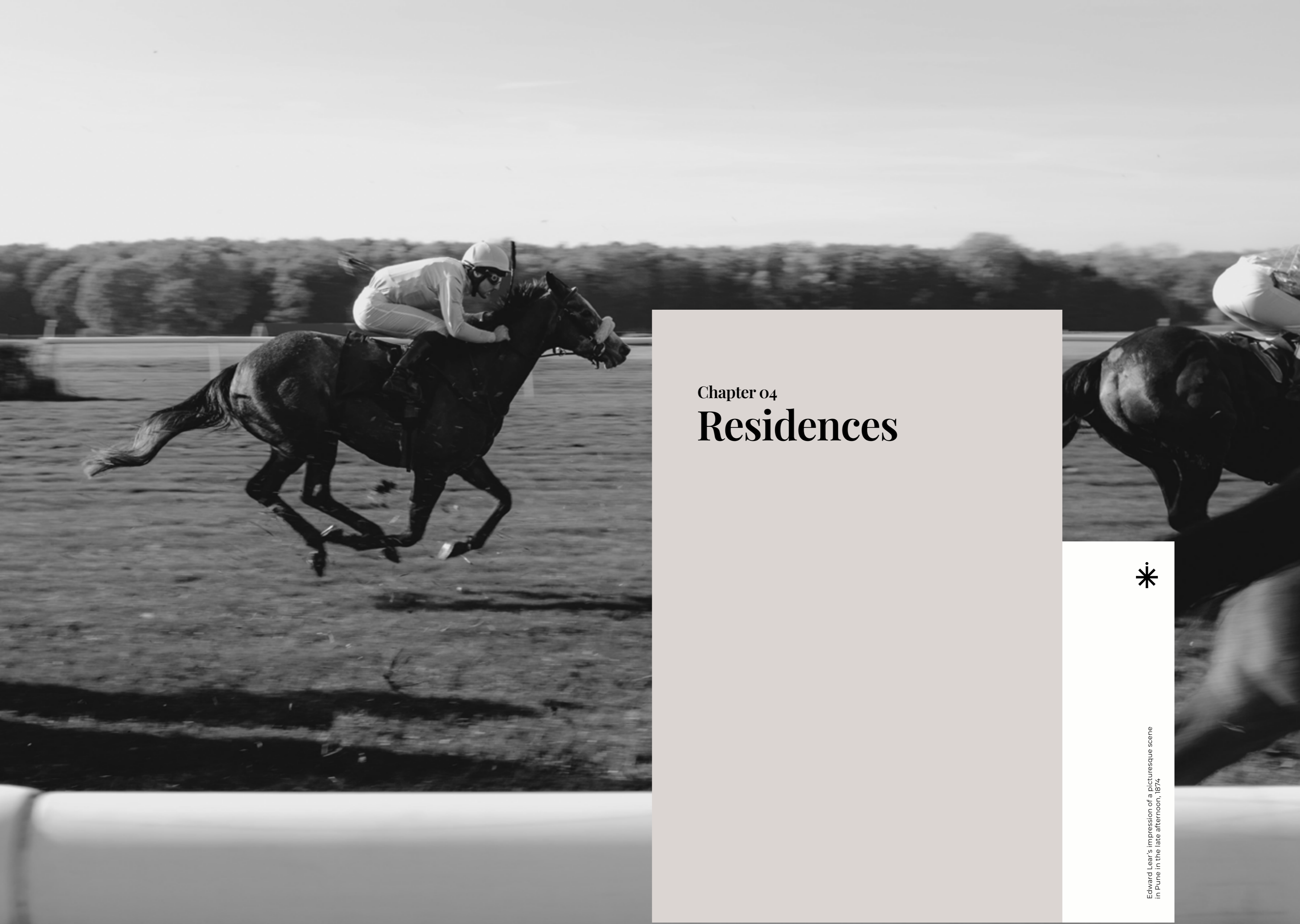
45+  
Premium  
amenities

45,000<sup>sq.ft</sup>  
club pentagon  
exclusive for residents

3 Levels Parking  
800+ car parks



FIVE RACECOURSE



Chapter 04  
**Residences**



Edward Lear's impression of a picturesque scene in Pune in the late afternoon, 1874.



## More Space, More Living

**Space to learn something new, space to create memories with loved few.**

In today's busy world, you now have the space and the liberty to experience your life your way. Spacious homes that enable each one in the family to live life in their own unique way and pursue their interests. Homes that are big and cozy for the entire family to come together and experience the joy of togetherness.



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

## Living & Dining Area

The living and dining area is a seamless space for friends and family to get together.

- .Private Lobby
- .Living Area
- .Provision for Large LED TV
- .Dining Table for 8
- .Powder Room for Guests
- .All Season Deck



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

### The Terraces

The all season's covered deck is an extension of your living room, offering additional space and lifestyle choices.

- .Lounge Seating
- .Coffee Table
- .Outdoor Bar
- .Reading Nook
- .Urban Home Garden
- .Outdoor Barbeque Area



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

## Kitchen

The tastes, the aromas, and recipes are all a reflection of the unique preferences of each home. Our homes come with a standard design plus bespoke choices that allow you the freedom that defines you.

### Standard Kitchen

- .Layout as per the plan
- .Walls with gypsum finish and premium paint
- .2 x 4 vitrified flooring in kitchen and utility area
- .Plumbing, inlet and outlet points for- Sink, Water purifier, Washing machine/dryer, Dishwasher, Additional sink in the utility area
- .Power/electrical points with switches for- Refrigerator, Water purifier, Microwave/oven, Mixer and grinder, Chimney, Exhaust fan, Washing machine/dryer, Dishwasher

### Premium Kitchen\*

- .Layout as per the plan
- .All standard kitchen offerings as mentioned above +
- .Kitchen Platform with a granite Otta
- .Pre-selected Dado tiles
- .Standard kitchen sink with CP fittings
- .Modular Kitchen Cabinets
- .Optional Granite top and sink in Utility area.

### Bespoke Kitchen\*

- .Standard Kitchen layout as per the plan
- .All standard kitchen offerings +
- .Bespoke Kitchen Platform with a choice of your materials
- .Bespoke Dado tiles
- .Bespoke kitchen sink with CP fittings of your choice
- .Bespoke Modular Kitchen Cabinets
- .Bespoke Granite top and sink in Utility area

\* T & C Apply





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

#### A. Master Suite 1 + Bath + Juliet Balcony

- Ample space to accommodate king / queen size bed
- Designated space for his and her wardrobe
- Attached 3 piece bathroom
- Study table / lounge seating

#### B. Master Suite 2 + Bath

- Large master suite
- Ample space to accommodate queen size bed
- Designated space for wardrobe with overhead storage
- Attached 3 piece bathroom

#### C. Bedroom

- Ample space to accommodate queen size bed
- Designated space for wardrobe with overhead storage

#### D. Entertainment / Study / Guest Suite + Bath + Balcony

- Ample space to accommodate queen size bed
- Designated space for wardrobe
- Attached 3 piece bathroom

### 4 bedroom homes

The bedrooms are designed to offer great views, more space, natural light and cool winds.



## Bathroom

The bathrooms are spacious and elegantly crafted using premium materials and brands.



## Utility / Service Area

The utility and service area is an extension of your kitchen and offers you well-planned spaces for your white goods and storage.

### Utility Area

- .Provision for washing machine / dryer
- .Provision for linen and laundry cabinets
- .Provision for clothes lines
- .Provision for dish washer
- .Provision for everyday storage
- .Provision for wash basin / platform / sink in the utility area

# air tech™

by SKYi®

a proprietary technique of skyi.  
air tech by skyi is a registered trade mark.



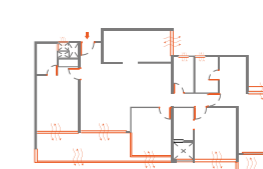
## Well Ventilated Homes

A well ventilated home ensures fresh air in abundance and reduces fatigue and accidents. Our large windows with covered and shaded balconies ensure our homes have HIGH ACH and are safe homes.

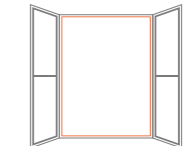
Wind Path  
Oriented Homes



More Air Changes  
per Hour (ACH)



Large Windows  
& Balconies



Air Changes per Hour (ACH) is a measure of the number of times the air within a defined space (a room or the house) is replaced by ventilation.

Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home at 5 Racecourse by allowing more Air Changes per Hour (ACH). Adequate measures have been taken, from the right window size to the spacious living room, to keep the temperature within your home pleasant all day long.

# max light™

by SKYi®

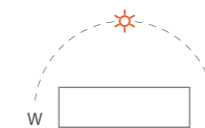
a proprietary technique of skyi.  
max light by skyi is a registered trade mark.



## Brighter Homes

Poor lighting reduces visibility and causes accidents. Large windows in all our rooms ensure ample natural light is available through the day. Our homes have high LUX and are brighter and safer.

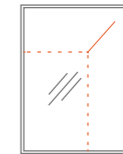
Sun Path Aligned Homes



Less Heat, More Natural Light



Larger Shaded Windows & Balconies



LUX is the measure of the intensity of light within a place, as perceived by the human eye. Homes at 5 Racecourse exceed the pre-requisite standards of illumination as prescribed by the National Building Code.

Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare free light throughout the day.

# The Pentagon Club

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The Pentagon Club is the community's beating heart, where everyone gathers. A sprawling recreation zone includes a children's play area, a swimming pool, a courtyard with various activity setups, and much more. This section will undoubtedly elicit laughter and giggles. With our specially curated facilities, snacks bar, and sun-decks, you can see your loved ones growing and glowing with happiness while learning and making new friends for life.

**What we offer at 5 by SKYi are experiences and memories that will be cherished. And that, for us, is lifestyle redefined and living reimaged.**



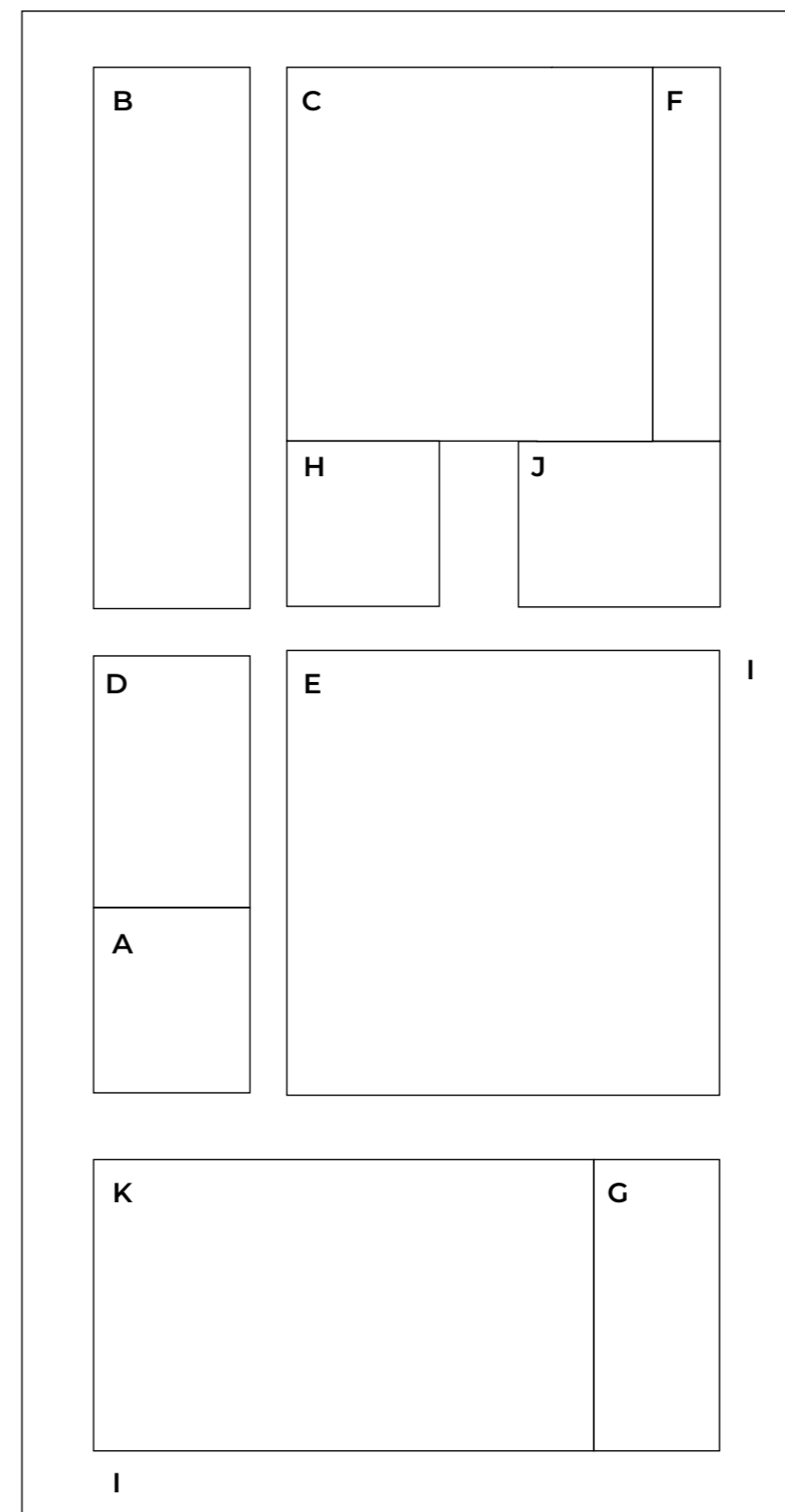
Computer generated image. Artist's impression. Image not to scale.

### The Pentagon Club

The Pentagon Club is an exclusive members only club. It is spread over a sprawling 45,000 sq.ft. and offers its members over 45 facilities. It is a premium club with best in class infrastructure and services. It is a place where you can truly unwind and live it up.



# The Pentagon Club



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

---

**Club Pentagon Zones**

- A - Indoor Recreation
  - B- Aqua Deck + Shower
  - C- Banquet
  - D- Gym
  - E- Party Lawn (pls check)
  - F- Children's Play Area
  - G- Zen Garden
  - H- Library + Work Stations
  - I- Greens
  - J- Guest Lounge
  - K- Multi Utility Turf (Futsal + Box Cricket + Badminton + Volley Ball + Tennis + Basketball)
- 







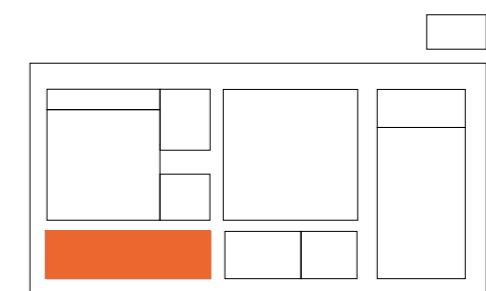


The  
Pentagon  
Club



### Aqua Deck

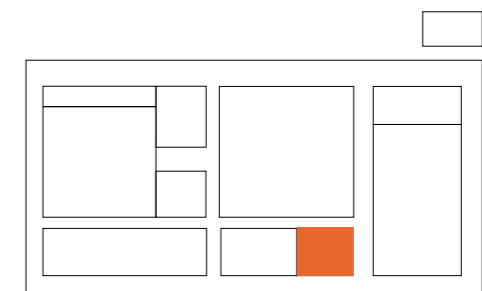
The aqua deck has a swimming pool for adults, a children's pool, a lounge area, showers and changing rooms. The aqua deck offers an active and premium lifestyle for the residents.





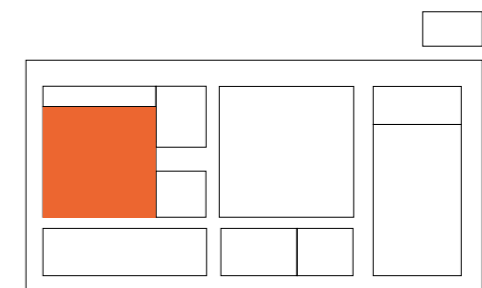
### Indoor recreation

Enjoy an array of indoor games and activities with friends and family. With a choice of table tennis, cards, carrom and board games, we have something for everyone.





**Banquet**

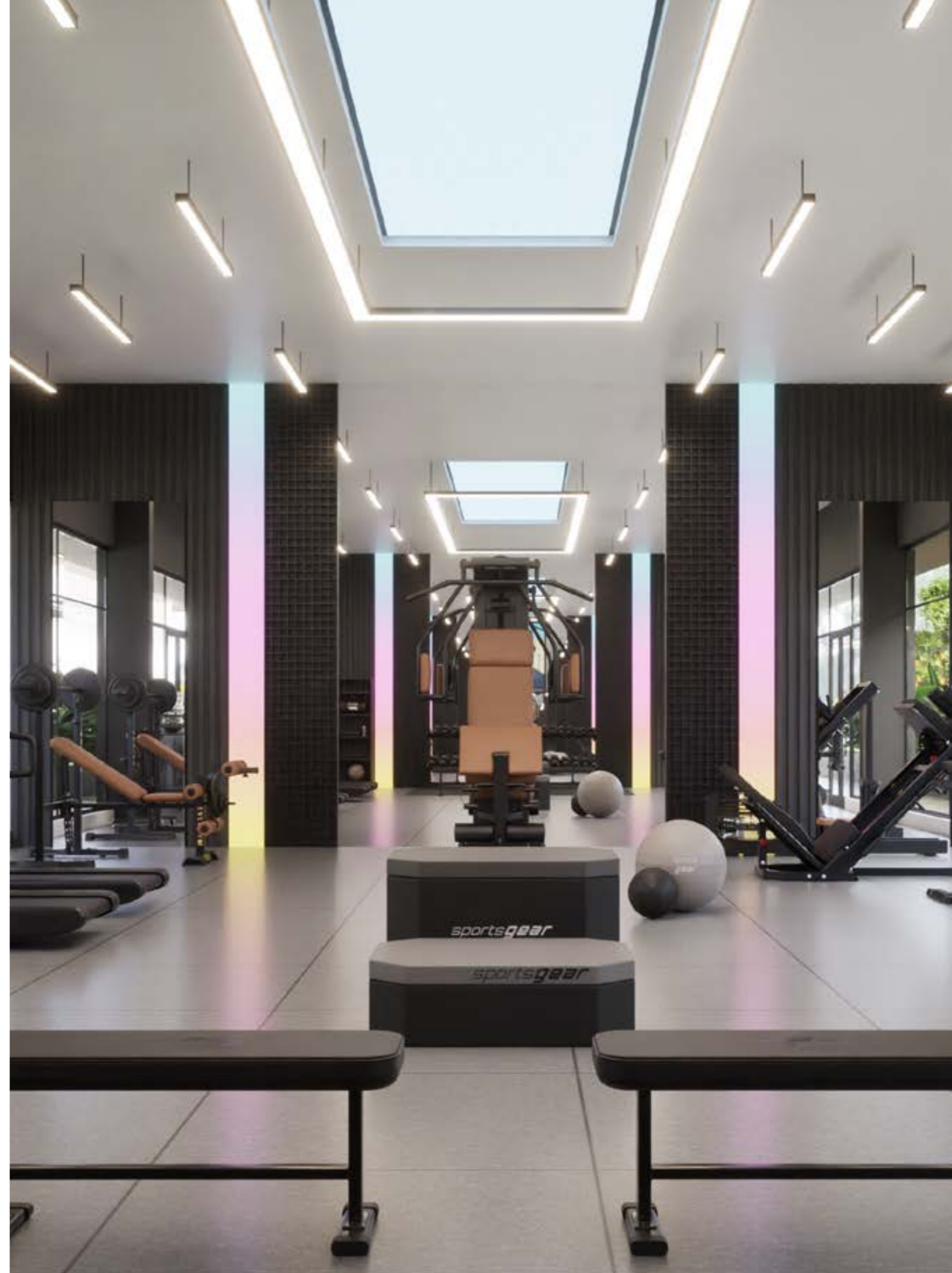




Computer generated image. Artist's impression, Image not to scale.

### Health & Wellness —Gym

A gym that's as versatile as your fitness needs. Equipped with best-in-class equipment and accessories in addition to qualified trainers, who will push you just a little more every day.

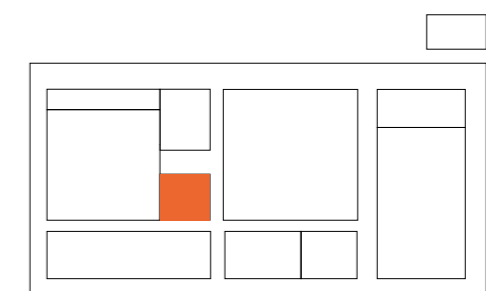


Computer generated image. Artist's impression, Image not to scale.



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

**Library**





Badminton



Futsal



Basketball



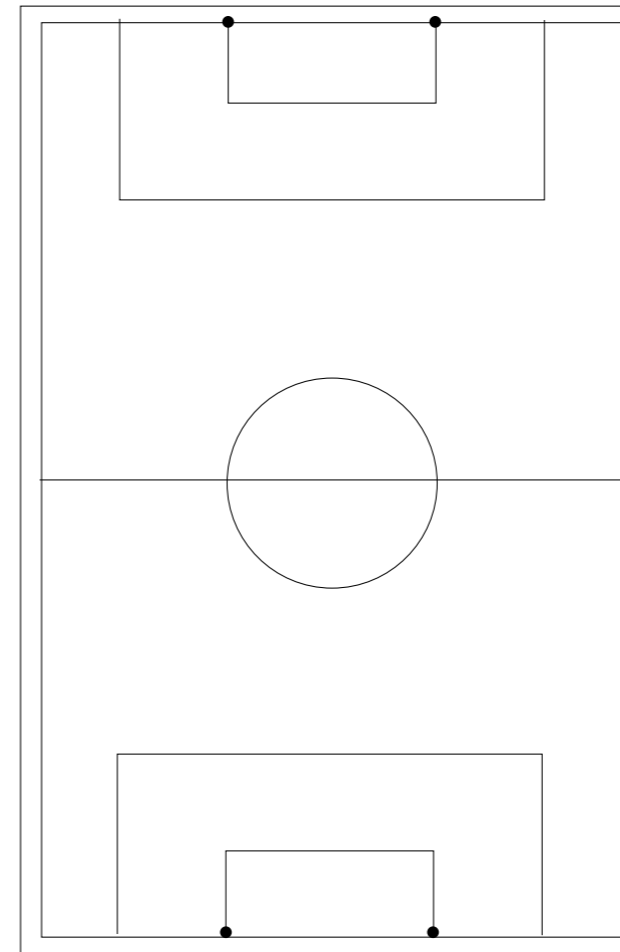
Cricket



Tennis

Outdoor Sports

Futsal



Badminton

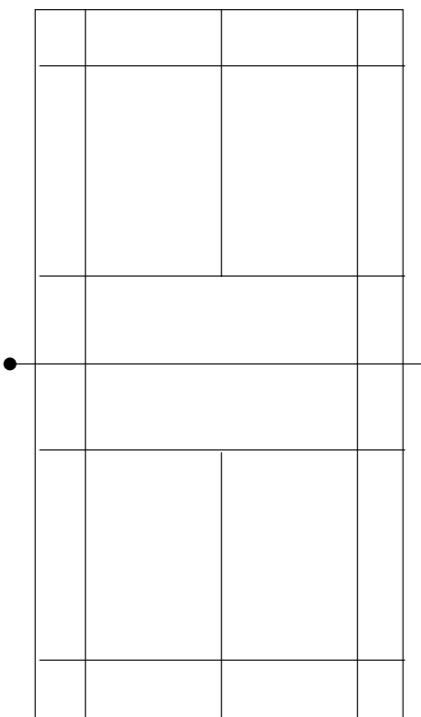
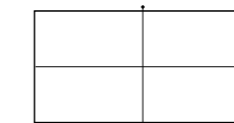
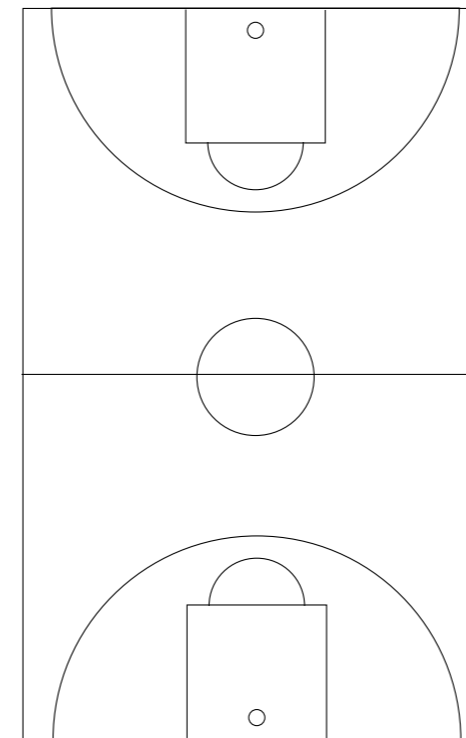


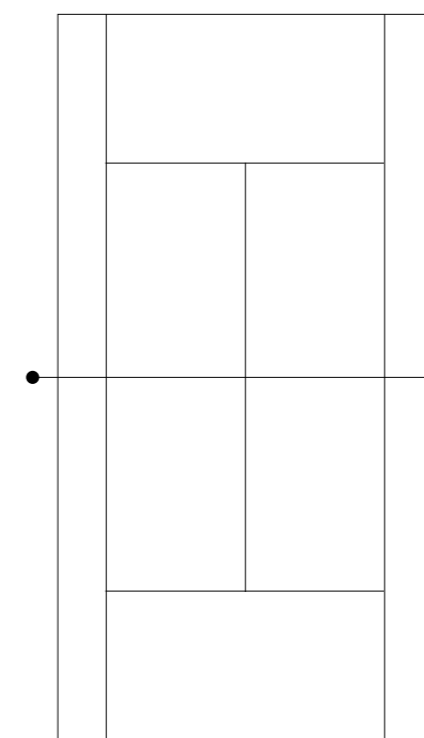
Table Tennis



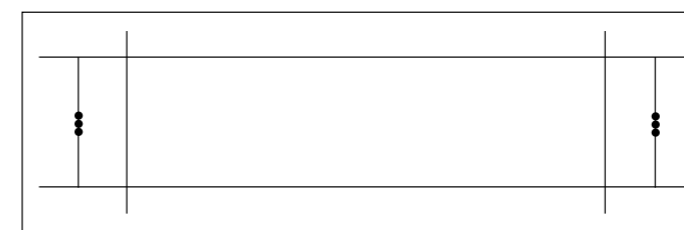
Basketball



Tennis



Cricket





Library



Zen Garden



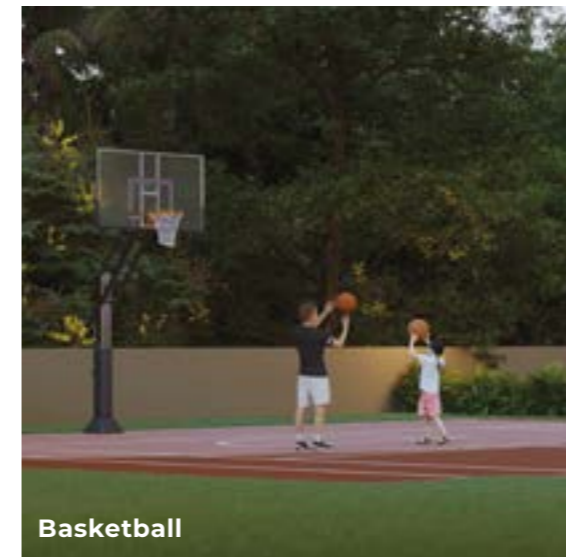
Children's Play Area



Indoor Recreation



Health & Wellness —Gym + Yoga Club



Basketball



Cricket



Aqua Deck

Computer generated images. Artist's impression. Images not to scale.





**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. Mens cloak room  
- showers, changing room & toilets
14. Womens cloak room  
- 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

**E Outdoor Sports**

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

**F Children's Play Area**

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

**G Zen Garden**

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

**H Library**

41. Library
42. Reading lounge
43. Work stations

**I Greens**

44. Landscaped gardens

**J Pavilion**

45. Guest seating

The  
Pentagon  
Club

## Specifications

### Community & Club

#### Green Features

---

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

#### Common Features

---

- . Aluform construction technology
- . Provision for piped gas
- . Impressive main entrance
- . Curated entrance lobby with sculptures and paintings
- . Guest seating and concierge desk in the entrance lobby
- . Grand entrance lobby
- . 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

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

#### Security System

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- . 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 and Club Pentagon

## 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
- . Powder coated aluminium windows
- . Toughened glass railings for all balconies

#### Flooring

---

- . Italian 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 up to 8 feet

#### Electrical

---

- . LeGrand, Schneider, Wipro or equivalent electrical switches of premium quality
- . Concealed Polycab or equivalent wiring
- . Power back up for designated Lighting points
- . 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 up to 8 feet
- . Provision for exhaust fan and geyser
- . Single lever hot and cold mixer with overhead shower – Grohe or equivalent

Chapter 06  
**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**

**6800**  
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

Motilal Oswal

HDFC

Avenue Partners

TATA Capital

Piramal

Aditya Birla Housing

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 4200 sq. ft.

COMPLETED

2012



**FIVE  
Baner**

Residential tower of 9 exclusive ultra-luxurious, fully-automated 4 bedroom residences. Each home with an area of 3300 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 7000 acre NDA Forest on one side and Ram nadi on the other. Home to over 2000+ happy families, it includes premium and luxury residences.

PHASED COMPLETION

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



**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

**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 GreenBuilding Council Platinum Certified project.



PHASED COMPLETION

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 Sinhad 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



**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

**LIGHTHOUSE  
Bajiroa 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



### Connect With Us

**The Developer**

Energia 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

**Connect**

+91 020-68683834

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**MahaRERA Registration No.**

5 Racecourse by skyi.  
P52100050885

**5byskyi.com**

## DISCLAIMER

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## 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. Energia SKYI Landmarks hereby also referred as the developer, is developing 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 installments, 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.

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.

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

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. 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.

The Pentagon Club is a part of 5 Racecourse and all the terms and conditions of The Pentagon Club shall be binding on the member of the club at all times. The annual maintenance fees are to be paid as applicable.

It is clearly stated by the developer that the playground reservation (PG-6) is outside the project and is not a part of the project. It is also stated by the developer that the area reserved as a playground will be developed and maintained by the respective authorities and not the developer. The developer is not responsible for the development or the maintenance of the area reserved as the playground. The developer also is not responsible for any change in the status of the reservation in the future. The image of the playground outside the project is strictly representational and not the actual image. The amenities and facilities shown in the playground are for representation only and are subject to change.

The area and land outside the building on pages 10, 11, 32, 38, 40, 54, 62 is not a part of the project. The developer does not have any right over the area or land outside the building premises and is not responsible for its development or maintenance.

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**FIVE**  
RACECOURSE

by skyi



**skyi**®