

After the grand success of Phase-1,  
**CITY'S MOST LOVED ADDRESS IS BACK**  
FIRST-OF-ITS-KIND HEALTH-TECH HOMES

PRESENTING PHASE 2

THE MAKERS



SITE OFFICE:

FOREST EDGE, NEAR RAKSHAK NAGAR, KHARADI, PUNE, MAHARASHTRA - 411 014

CONTACT US: +91 88790 70028

 MahaRERA No. PHASE 1: P52100014725, PHASE 2: P52100021807 available at website: <https://maharera.mahaonline.gov.in>

Disclaimer : All art renderings, illustrations, photographs and pictures contained in this advertisement are an artist's impression only and the same should not be construed to be the final image / view of the final project. Since the project is under evolution there is a possibility that there may be certain changes in the project as represented in this advertisement. Every interested purchaser should take note of this express representation. The statistics, trends and figures are used from third party sources and assumptions are used to predict the returns. These can change with the change in economy, policy & political scenario.





A man and a child are wearing VR headsets and standing on a rocky cliff. The background is a bright sky with a digital network overlay of glowing lines and nodes. The man is wearing a white t-shirt and green shorts, and the child is wearing a dark t-shirt and black shorts.

MIND WANTS  
"CUTTING-EDGE  
TECHNOLOGY"

A man and a child are playing soccer in a grassy field. The man is wearing a white short-sleeved shirt and dark shorts, and the child is wearing a green t-shirt and patterned shorts. A soccer ball is on the ground. The background is a bright sunset sky.

HEART WISHES  
"STRESS-FREE LIFE"





## AN ADVANCED LIFESTYLE WITH HEALTH AT ITS HEART AND TECHNOLOGY FOR THE MIND

In today's fast-paced living, the heart yearns for peace and health; whereas, the mind actually looks for devices that enrich life and make it simpler.

'Forest-Edge' is a thoughtful balance of the heart & mind in one high-life address. Homes that, agreeably, complement the desires and living patterns of gen-next urbanites.

PRESENTING PHASE 2

**FOREST  
EDGE**

HEALTH-TECH HOMES

2 BHK, NEW-AGE FUTURE READY HOMES

BEAUTIFUL GREEN-LANDSCAPING WITH ASSORTED WELLNESS GARDENS LIKE:  
AROMATIC, HERBAL, ORGANIC, SPICE & VERTICAL GARDENS

TOP-OF-THE-LINE, HEALTH-TECH LIFESTYLE FEATURES

LIFESTYLE LEISURE AVENUES

CONVENIENTLY LOCATED AT KHARADI, PUNE

Artist's Impression



AN ADDRESS COMPLEMENTED BY  
OPPORTUNITIES GALORE

## KHARADI-PUNE'S FASTEST GROWING IT HUB

In the heart of futuristic developments yet away from the noise and the neon, lies Kharadi. Pune's posh residential address that is witnessing an enviable 35% growth in the real estate value and high Return on Investments. Kharadi also houses the World Trade Centre with EON Free Zone - SEZ for IT & ITES firms with a built-up area of over 40,00,000 square feet. It is thus poised to be Pune's New IT Destination with upscale urbanites finding a balance between luxury residences that are close to work, as well as showcase a host of lifestyle indulgences.

### PUNE'S GOLDMINE OF OPPORTUNITIES

Located in Pune's Eastern IT corridor, EON Free Zone is all about intelligent spaces that enable efficient employee interactions & productivity. Presently, its Phase 1 is live and operational with 50,000 job opportunities in IT & ITES establishments spread across a good 4 Million square feet. EON Phase 2 with yet another 2 Million square feet, approx. 25,000 more job prospects and a lease revenue of about ₹19 Lacs per month, is also worth its weight in gold. Furthermore, India's 4<sup>th</sup> World Trade Centre has made Kharadi its home ground. Along with the EON Free Zone, this 1.6 Million square feet of integrated business park that fosters global businesses with 15,000 employees, adds to the dynamism of Kharadi.

### KHARADI'S FUTURE GROWTH PARKS

With fast connectivity, IT hubs and proposed infrastructure, Kharadi is attracting reputed developers like bumble bees to a honey pot. Superior business parks such as Salarpuria Sattva Techpoint with prospects for 6250 individuals (approx.), Prestige Park with 15,000 opportunities, Ascendas for a colossal 37,500 people and Commerzone for 45,000 people, are poised to be ready between year 2018 to 2020.

### PROJECTED WORKFORCE IN KHARADI BY END OF 2022: 1,90,000-2,00,000 (approx.)

In addition to this, if we consider operational IT Parks and SEZ's in Magarpatta, Mantri business Bay (Nagar road), Business Bay and Commerzone 1 (Yerwada), Cerebrum (Kalyaninagar), one can easily consider a workforce of around 1,50,000-1,75,000 working currently out of these parks and areas.

Now, imagine the developments, the property prices in the near future and the number of people who will choose to live in and invest in Kharadi?

The Proposed  
**Metro Rail** (Phase 2)  
with extension of lines  
from Aundh to Hinjewadi,  
and from Ramwadi to  
Kharadi Naka (13 Kms elevated),  
will add to Kharadi's score  
as a complete  
commercial/residential hub to  
invest, work and live in.

A capital appreciation  
of almost  
**35%** in few years.

Enough and  
**More Job Opportunities**  
for people living in and around Kharadi,  
at a comfortable driving distance.

**Future  
Opportunities**  
that Kharadi  
beholds is prompting more and  
more people to have  
offices and/or settle  
down here; thus leading to increased  
demand in spaces and elevating  
their resale & rent value.

**KHARADI**  
A LAND WITH  
EXCELLENT R.O.I.

Rates from  
₹ 3,525 per sq ft in 2008  
rising to  
₹ 5,200 per sq ft in 2013  
with an industry average  
settling in between  
₹ 5,900 to ₹ 6,300 per sq ft.

A perfect spot for investors  
and  
**Home Buyers** alike!

Additional workforce of  
around **2 Lacs**  
will add up to the current workforce,  
in the next **3 to 5 years**  
(Rental and Resale demand)

[Source: <http://property.jll.co.in/office-lease/pune/kharadi/eon-free-zone-phase-2-tower-a-ind-p-00057e>  
<https://content.magicbricks.com/property-news/pune-real-estate-news-industry-news/kharadian-upcomingresidential-destination-with-excellent-potential-for-price-appreciation/91667.html>]



## RESIDENCES IN THE CENTRE OF 'IT' ALL

### CORPORATE HUBS

- World Trade Centre – 5 Mins
- Global Business Hub – 5 Mins
- EON IT Park – 6 Mins
- Weikfield IT Chambers – 15 Mins
- Magarpatta City – 18 Mins

### SCHOOLS

- Euro Kids – 5 Mins
- Cambridge Champs – 6 Mins
- Victorious Kidss Educares – 7 Mins
- Shemrock Gazelle – 9 Mins
- Symbiosis International School – 18 Mins
- The Kalyani School – 36 Mins

### HOSPITALS

- Shree Hospital – 5 Mins
- Balaji Hospital – 5 Mins
- The Family Doctor – 6 Mins
- Medipoint Hospital – 7 Mins
- Columbia Asia Hospital – 8 Mins

### ENTERTAINMENT HUBS

- Parmar Square – 4 Mins
- Reliance Mart – 4 Mins
- Gold Plaza – 7 Mins
- Phoenix Market City – 15 Mins
- Amanora Mall – 19 Mins
- Seasons Mall – 19 Mins
- Nitesh Hub – 22 Mins

### HOTELS

- Radisson Blu – 5 Mins
- Four Points by Sheraton – 11 Mins
- Hyatt Regency – 16 Mins
- Novotel – 17 Mins

### RESTAURANTS

- Domino's Pizza – 4 Mins
- Nirvana Kitchen & Bar – 6 Mins
- Global Punjab – 6 Mins
- Pind Punjab – 6 Mins
- Red Chillies – 7 Mins

### EASY TRAVEL OPTIONS

- MG Road, Bund Garden Road, Shivaji Nagar – 20 Mins
- Pune Airport – 22 Mins
- Pune Railway Station – 30 Mins
- Pune Metro Station & Ring Road Juxtaposed to 4 lane Flyover (Proposed)



Oxygenated Yoga Room

Steam and Sauna

Solarium

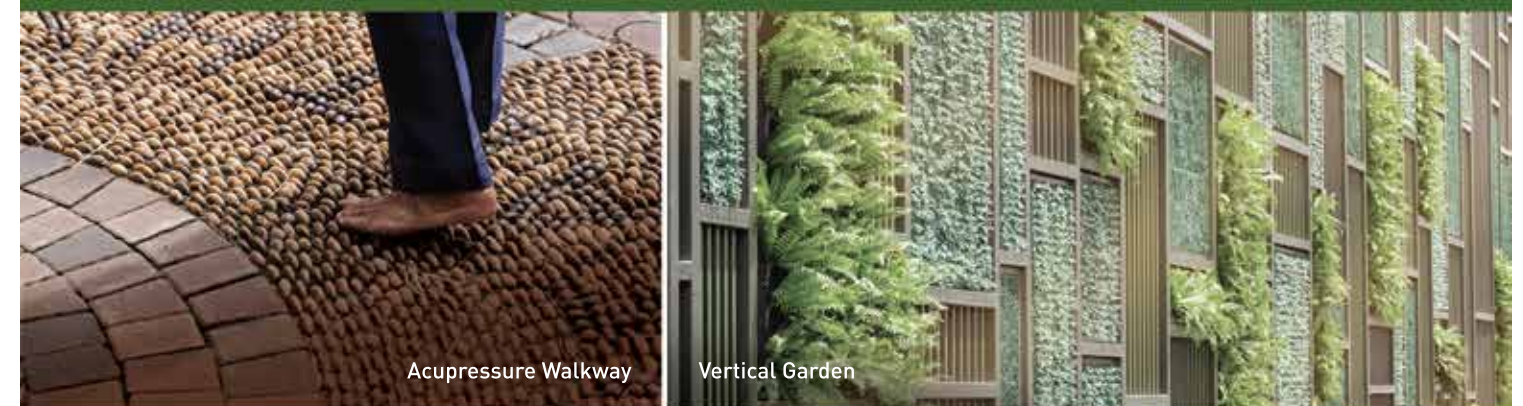


Ozonated Swimming Pool & Kids Pool

Hi-tech Gymnasium & Open Gym

## WELLNESS AVENUES THAT MAKE HEALTH A HABIT

### HEALTH FEATURES



Acupressure Walkway

Vertical Garden

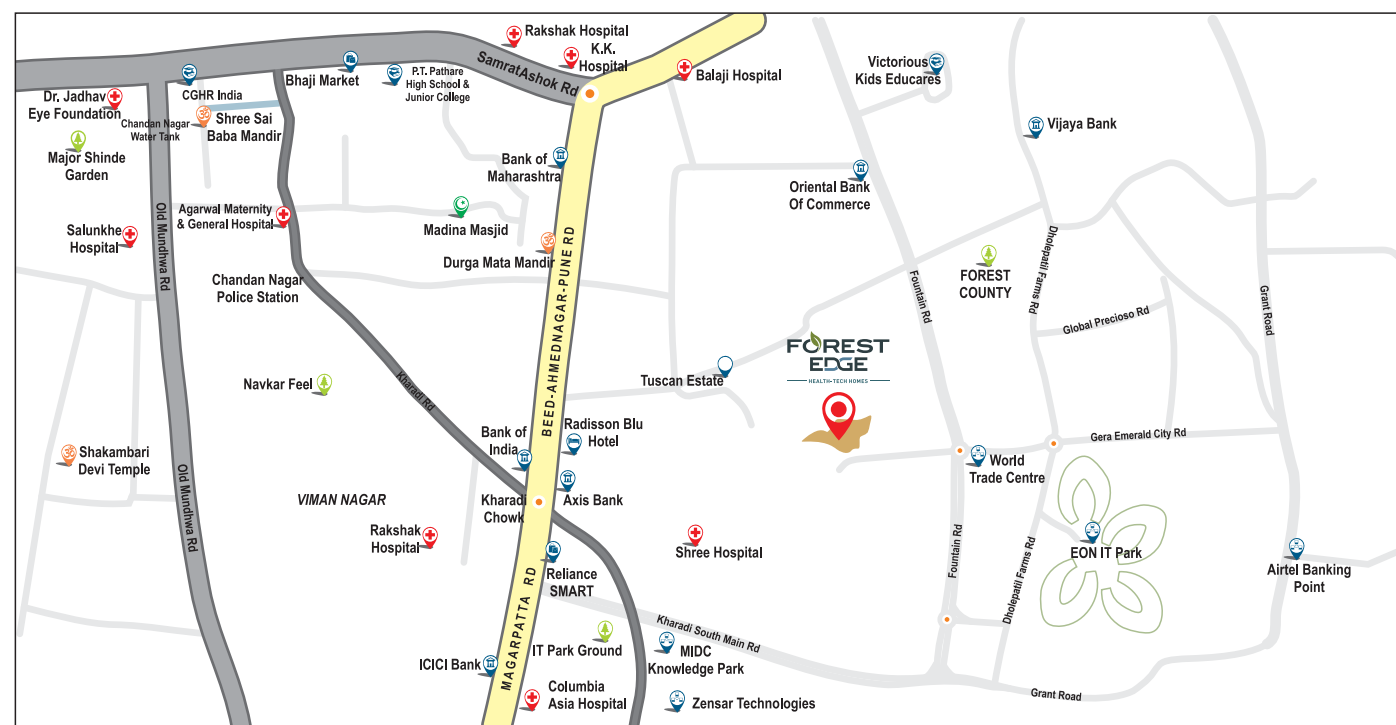


Particle free Creche

Spice & Herbal Garden

Aroma Garden

## LOCATION MAP



Map not to scale. Timings as per standard traffic conditions

The image(s) displayed is (are) only an artistic impression, purely conceptual and constitute no legal offering.





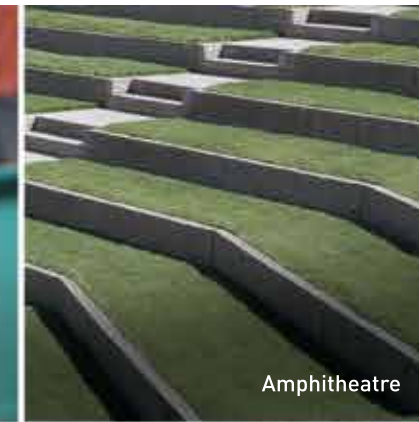
Business Bay with VC Facility



Mobile Automation Control for AC/Fans/Lights



Indoor Games Room



Amphitheatre



Plumeria Court



Massage Chairs



Electric Car Charging Points



Party Lawn



Children's Play Area

## CUTTING-EDGE FEATURES THAT SIMPLIFY EVERYDAY ROUTINE

### TECHNOLOGY FEATURES

## LIFESTYLE INDULGENCES THAT ADD MAGIC TO LIFE

### OTHER FEATURES



Wi-Fi Enabled Complex



Wii Studio



Barbeque Alcove



Pets Corner



Crèche with CCTV Security



24x7 Security with CCTV Surveillance



Bamboo Garden, Contemplation Garden & Tropical Plantation



Senior Citizens Area



1. ENTRY/EXIT
2. DRIVE WAY – 6 M WIDE
3. A – WING (PHASE I)
4. B – WING (PHASE II)
5. OPEN GYM
6. SOLARIUM
7. OZONATED SWIMMING POOL
8. GAS BANK
9. RAMP
10. BAMBOO GARDEN
11. PLUMERIA COURT & ACUPRESSURE WALKWAY
12. RESTING AREA

13. RESTING PERGOLA
14. SPICE & HERB GARDEN
15. CONTEMPLATION GARDEN
16. PET CORNER
17. BBQ PAVILLION
18. MULTIPURPOSE COURT
19. PARTY LAWN
20. AMPHITHEATRE
21. AROMATIC GARDEN
22. CHILDREN'S PLAY AREA
23. VISITORS PARKING
24. 18 M WIDE ROAD



The depiction of images of layout and features as mentioned above are based on artistic impression.  
The customers are advised to check and re-verify the layout and features as mentioned from the website of RERA and/or from the office of the Developer.



## FOREST COUNTY INDULGENCE REDEFINED

Superior 2, 3, 3.5 & 4.5 Bed Residences.



800 Happy Families stand as eloquent testimonials  
to the super-success of Forest County!

## FOREST EDGE - I FIRST-OF-ITS-KIND HEALTH TECH HOMES LAUNCHED IN PUNE

Record 85% sales of Phase I on the first day



Needless to say, the response was overwhelming and  
Phase I was 100% sold out in just few days of launch.