KRISALA

41 ZILLENIA

WHERE **2 WORLDS** MEET

PUNAWALE

KRISALA

With over 10 years of experience in delivering superior quality homes and innovative realty solutions, we have created a name that is reckoned with trust and excellence. Here customers' comfort and confidence are foremost. Despite many players in the real estate sector; we have fast grown to be a preferred developer adhering to principles of transparency and consistent delivery. With 2M+ sq.ft. construction of various residential & commercial projects underway, we are all set to surpass the milestones ahead!

Come, join us in our success.

#TheLegacy

Innovative | Trustworthy
Socially Responsible

10+
YEARS OF EXPERIENCE

1M+
SQ.FT. AREA DEVELOPED

10+
COMPLETED PROJECTS

2M+
SQ.FT. AREA UNDER DEVELOPMENT

OUR BRAND ETHOS

#PEOPLEFIRST

At Krisala, being customer-centric means putting the customer first, at the centre of everything that we do. No wonder; we have our very own CHO (Customer Happiness Officers). They listen to our customers and act by building unique insights, using them to solve customer problems.

Right from improving their experiences each time they visit us on any platform, to redefining the metrics of customer satisfaction; customers are driving our tech-driven, customised work-life solutions. We use data to identify and serve them while keeping in mind the products and services they like.

Being customer-centric is about truly understanding customers' mind, their emotions; so we can anticipate their wants, needs, and communication preferences. Our goal is to create meaningful new experiences, and build lasting relationships with them. We aim to be India's first company to achieve 100% customer satisfaction on all parameters.

OUR **ACCOLADES**



EMERGING DEVELOPER
OF THE YEAR



FASTEST GROWING REALTY
BRAND OF THE YEAR

लोकमत



LOKMAT VISHWAKARMA AWARD

TIMES
REALTY
ICONS
MAHARASHTRA
2021

Best Commercial Project -
Strategic Location (Pune)



TIMES REALTY ICONS 2020
Top mid segment homes

सकाळ
ACHIEVERS OF
MAHARASHTRA
2019

BY SAKAL MEDIA GROUP

Our world is no more about **‘OR’**
It’s more about **‘AND’**
It’s less about **‘ONE THING’**
And more about **‘EVERYTHING’**
It’s not in the **‘ME’**
But in the **‘ALL’**

I AM

ZILLENIAL!

A Zillenial is a person with a mix of attributes from Millennial and Gen Z. He or she may be born just before the start of the last century or might have reached adulthood by that time; but rapid lifestyle changes and technological advances shape their likes and desires into a separate bracket. They exhibit characteristics from both the generations and have some unique preferences.

Here's to the best of both
Gen Z & Millennials

LONG LIVE THE ZILLENIAL

Atharva Sudame

Mayank Agarwal

Sneha Desai

Natasha Shrotri

Danny Pandit

Surya Sharma



41 ZILLENIA

WHERE 2 WORLDS MEET

More than a great space to live, **41 Zillenia** offers a whole lot more, including **Signature Lifestyle** Offerings, USPs, and the legendary **41 lifestyle.** All this comes together to redefine everyday life.













41 ZILLENIA

Artistic Impression

PUNAWALE

Located near the

MUMBAI - PUNE EXPRESSWAY

Punawale; situated strategically between PMC and PCMC has become a place of choice for people from the IT segment and the manufacturing segments. It is due to their preference for its strategic location to commute from work to home. The Aundh - Ravet BRTS road has proven to be a boon improving connectivity and potential of the place. Retail in this area is expanding with the presence of City Mall and other upcoming malls. Colleges like Indira College make it a vibrant educational hub. As the population of Punawale increases; there is a planned development on both sides of the highway that caters to all recreational and functional needs.

- Optimum Connectivity
- Quality Healthcare
- World-class Educational Institutions
- Commercial Centres and Shopping Malls
- Recreation Opportunities
- Safe and Secure Surroundings

LOCATION MAP

41 ZILLENIA

41 MAGIA

MCA Stadium

41 EVOKE

Kiwale

Ravet

Symbiosis University

Le Stone

Sentosa Resort & Water Park

Twelve21 Multi-Cuisine Restaurant

Iskcon Temple

Appu Ghar

PCCOE

Pradhikaran

41 ADORA

D Mart

41 ESTERA

CNG Station

Dattwadi

Punawale

CNG Station

Petrol Pump

Tathawade

41 EARTH

41 ELITE & 41 ELITE 2.0

41 COSMO & 41 COSMO NXT

Tata Motors

Elpro City Square Mall

Cambridge International

Punawale Forest Reserve

Marunji

Vedh Valley CBSE School

Indira College

Decathlon Wakad

McDonald's

Bhumkar Chowk

Walnut CBSE School

Wakad

Hotel Sayaji

Phoenix Market City

Phase III

Wipro Technologies

Butterfly Trampoline Park

Phase I

Hinjawadi

Map not to scale

YES **PUNAWALE**

10 min Connectivity to
Mumbai - Pune Expressway

Fastest Growing
Suburb of West Pune

Densely Commercialised
(All Basic Needs at Your Fingertips)

Superior Connectivity to
Wakad, Baner, Hinjawadi, Ravet & PCMC

Just 5 mins Away from
Pune - Bengaluru Highway

Well Established
Neighbourhood

Central Connectivity to
Nearby Schools, Colleges & IT Hubs

Unobstructed
Forest Cover of Approx. 60 Acres

KEY DISTANCES





Artistic Impression

THE **LEGEND**

1. Children's Play Area
2. Club 41
3. Sky Lounge
4. Infinity Lap Pool

A FOREST AREA OF

60+ ACRES

TO SOOTHE YOUR EYES

Artistic Impression

41 ZILLENIA

A GREAT
SPACE TO LIVE

- Lifestyle Amenities for all Age Groups
- Lifetime Scenic Views
- Zero Wastage Space Inside Your Home
- Premium Specifications
- Best in Class Branded Fixtures & Fittings
- Intelligent Homes

Artistic Impression

ZILLENIAL FEATURES

- Pool Side Deck Area
- Lap Pool
- Wi-Fi Zone
- Spa
- Indoor Gym
- Guest Room
- Open Barbeque
- Binge Watch Arena / Movie Arena
- Netflix Room / Game Room
- Sky Workout Zone
- Futuristic Homes with Automation
- Common Electric Car Charging Point
- Grand Entrance Gate
- Stylish Building Elevation
- Grand Entrance Plaza
- Star Gazing Deck
- Pergola Seating
- Creche
- Working Pods
- Solar Pods
- Party Lawn with Stage & Open Barbeque
- Outdoor Cinema
- Party Lawn
- Bar Area
- Seating Lounge
- Reading Pods
- Outdoor Board Game Zone
- Sky-walk
- Yoga and Meditation Zone
- Musical Garden
- Aroma Garden
- Zillenial Delivery Pods

THOUGHTFUL SERVICES

» Rent Assistance*

» Logistic and Transport Assistance*

» Pest Control Service

» Sanitisation Service

» Local Vendor Tie-ups

» Housekeeping Service

» MDU Internet Services Provider

» STP Operator

» Warranty After Possession*

» 41 Connect Programme

Disclaimer: The above mentioned services are provided by the Developer. However, a few of them depend totally on third party service providers. Warranty after possession is in accordance with the warranty provided by the manufacturer and is limited only to a few products installed.

SOME INSIGHTS ABOUT THE **ZILLENIAL LIFESTYLE**

» First Smart Homes of Punawale

» First Infinity Lap Pool of Punawale

» 3 Levels of Amenity Area

» First Project to Have Creche Area (Childcare area for working mothers)

» First Sky Lounge Cinema of Punawale

» 50+ Lifestyle Amenities for all Age Groups

» Indoor & Outdoor Gym

» Private Spa Area

» Exquisite Restrooms for Housekeeping, Security & Drivers

» Wi-Fi Pockets

» Working Pods (To make work from home an ease)

» Sky Lounge Bar Arena

» Very Well Known Branded CP Sanitary Fittings, Electrical Fittings, Elevators

#THE41
CONVENIENCE

- Grand Entrance Gate
- Stylish Building Elevation
- Grand Entrance Plaza
- Sitting Kattas
- Broad Pathway
- Party Lawn with Stage for Parties & Small Gatherings
- Buffet Area
- Pergolas
- 100% Generator Back-up for Common Areas and Lifts of the Project
- Exclusive Car Parking Space for Every Flat
- Trimix Concrete Internal Road
- Designer Street Lights
- Washroom for Drivers, Housekeeping & Security in the Parking
- Resting Room for Housekeeping, Security, and Drivers in Parking
- Common Electric Car Charging Point
- Society Office
- Vastu Compliant Homes
- Innovative Inclusive Design for Specially Abled
- Easy EMI Structure
- Wardrobe Niche (as Per Unit Type)
- Bay-window for Sitting (as Per Unit Type)
- Grand Entrance Lobby for Each Tower
- Tulsi Vrindavan in Balcony
- Ready Hooks on Main Door for Toran
- Covered Balcony
- Ready Shopping Area in the Vicinity for Grocery, Medical, Food, Clothing, Vegetables, etc.


Artistic Impression

THE
ZILLENIAL PAD



Artistic Impression

- » Senior Citizen's Area
- » Kids' Play Area
- » Open Barbeque
- » Wi-Fi Zone
- » Pool Side Deck Area
- » Lap Pool
- » Kids' Pool
- » Changing Room
- » Spa
- » Indoor Games
- » Fully Functional Indoor Gym
- » Guest Room
- » Creche
- » Working Pods
- » Library
- » Gazebo
- » Tropical Garden
- » Aroma Garden
- » Chit-chat Area
- » Pergola with Creepers
- » Planters
- » Pathway



Artistic Impression

Kids' Play Area &
Pool Side Deck Area

Fully Functional
Indoor Gym



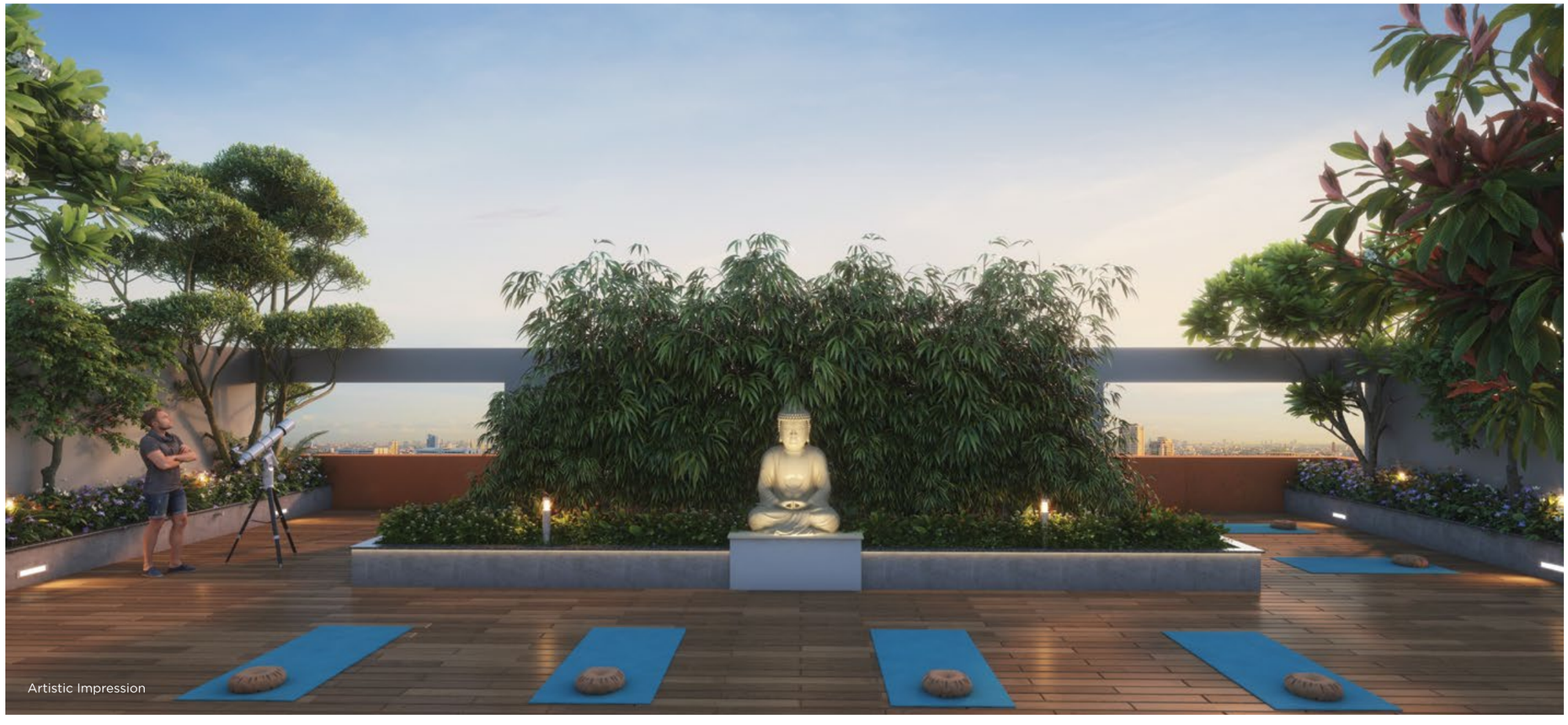
Conceptual Image

41 SKY



Artistic Impression

- Sky Workout Zone / Outdoor Fitness Area
- Children & Toddlers' Play Area
- Binge Watch Arena / Movie Arena
- Netflix Room / Game Room
- Senior Citizens' Area
- Solar Pods
- Sky Lounge Cinema
- Party Lawn
- Sky Lounge Bar Arena
- Seating Lounge
- Reading Pods
- Sky-walk
- Outdoor Board Game Zone
- Yoga And Meditation Zone
- Musical Garden
- Aroma Garden
- Pergola Seating
- Star Gazing Deck
- Wi-Fi Zone



Artistic Impression

Yoga and
Meditation Zone

Sky Workout Zone /
Outdoor Fitness Area



Conceptual Image

41 Sky-Lounge
Cinema



Artistic Impression



Conceptual Image

Outdoor Board
Game Zone

41 BASE



Artistic Impression

- Grand Entrance Gate
- Security Cabin
- Entrance Plaza
- Cycling Track / Jogging Track / Walking Track
- Festival Celebration Area / Party Lawn
- Stage Back Wall
- Multipurpose Court
- Multipurpose Hall
- Paved Area
- Pantry
- Pergola
- Flag Hoisting Area
- Planters
- Zillenial Delivery Pods



Multipurpose Court

Festival Celebration
Area & Party Lawn



All Above Images are Artistic Impression

SPECIFICATIONS

PROJECT LEVEL

Structure & Finish

- Earthquake resistant, RCC frame structure
- Superior quality paint in all common areas & external walls

Comfort & Convenience

- Grand entrance gate with security cabin
- DG back up for lifts and common areas
- Passenger and freight lifts
- Wide passage for easy movement
- Three-phase meter for common areas
- Stylish entrance lobbies for every tower
- Common washroom for drivers, maintenance staff, and security guards in the common areas

Eco Features / Green Practices

- Rainwater harvesting
- Sewage treatment plant
- Solar water heater in master bedroom
- Solid waste management system
- Garbage chute

INSIDE YOUR HOME

Automation / Smart Features

- Digital door lock with finger print, RFID & pin
- Panic button in kids' bedroom
- Motion sensor lights in all bathrooms
- Gas leak detector in kitchen
- Main entrance guard phone
- 3-tier security system with Video Door Phone for security
- Wifinity 5 switch controller for 1 fan & 4 lights in living room
- Wifinity 3 switch controller for 1 fan & 2 lights in master bedroom
- Wireless Video Door Phone mobile app supported

Bedroom

- Both side laminated flush door
- AC provision in master bedroom
- All electric points as per electrical layout

Internal Wall Finishes

- Gypsum finished internal walls
- Superior quality paint

Kitchen

- Closed kitchen
- FBV kitchen platform
- SS sink in the dry balcony with FBV platform
- Provision for water purifier
- Provision for exhaust fan with electric point
- Glazed dado tiles above kitchen platform

Internal Flooring

- 200mm x 1200mm sized wooden texture vitrified tiles in master bedroom
- 600mm x 600mm sized glazed vitrified tile
- 300mm x 600mm sized dado tiles
- Anti-skid ceramic tiles in bathrooms & attached terraces

Terrace / Balcony

- Anti-skid flooring
- Partial wall at the bottom and rest in MS railing
- FBV counter with charging points for laptop / mobile in living room balcony
- French door that opens to the living room and master bedroom

Dry Balcony

- Electrical point for washing machine
- SS sink with FBV top

Disclaimer: The above mentioned services are provided by the Developer. However, a few of them depend totally on third party service providers and will be offered by the Developer for a limited time period till the society is formed.

FACT FILE

Plumbing

» Branded plumbing with concealed pipes

Door

» Bedroom and bathroom both side laminated flush door

» Wooden laminated door frames on main door and bedroom door

» All door fittings with brass / SS finish

Washrooms

» Anti-skid flooring

» FBV door frame with both side laminated door

» Solar water heater connection in master bathroom

» Geyser provision in one washroom

» Exhaust fan provision

» Designer decorative wall tiles in bathrooms up to lintel level

» Branded sanitary fittings

» Branded CP fittings

Electrical

» Concealed fire retardant low smoke copper wire

» Circuit breaker

» TV & telephone points in living room & master bedroom

» Branded modular switches

» AC point in master bedroom

» One multipurpose 16 amp point in kitchen

» Point for washing machine

» Provision for exhaust fan in kitchen & washrooms

» Two-way switches for light and fan for living room right at the entrance & master bedroom

Window

» 3 track window with mosquito net MS grill for additional safety in bedrooms

» Window sill with FBV finish

» Louvered ventilator in bathrooms with FBV finish frame

KNOW YOUR HOME

Living Room

» Decorative name plate at the main door

» Designer main door with smart lock to ensure safety

» Entrance lobby to avoid direct view into the flat (As per floor plan orientation & flat anatomy)

Bedroom

» Family bedrooms are clubbed together and located in a more private area

» Charging point near bed (as per layout designs)

» Window seating area in kids' bedroom (Wherever applicable)

» Wardrobe niche in kids' bedroom / common bedroom (wherever applicable)

Terrace Balcony

» French door to add more space and safety to the living room and master bedroom

» MS railing for safety and easy maintenance

» Anti-skid tiles for safety in the rainy season

» Charging points for laptop & mobile with FBV counter in living room & balcony for comfort

Kitchen

» Closed kitchen for better storage space

» FBV kitchen platform for easier cleaning

» Washing machine water inlet and outlet provision

» SS sink in the dry balcony for dry and clean kitchen platform

» Wall between kitchen and dry balcony

» Windows for natural sunlight and ventilation

Common Areas (Inside Flat)

» Rectangular flat layout for maximum space

» Lead-free, non-flammable, water-based paint

» Branded electric cables for safety

» Elongated passage area

» Safety grills for all windows from outside

» Provision for inverter system

» Provision for Internet point

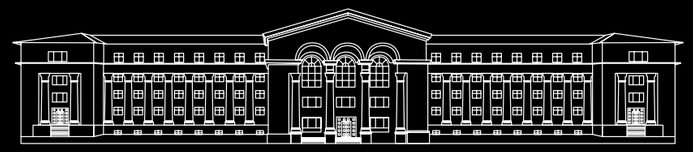
» Loft for the provision of inverter

» Entrance lobby for privacy

A NEW SEAT OF **LEARNING**

We are committed to building more than homes. Continuing with our holistic traditions of bettering lives through our initiatives; we have tied up with the prestigious Cambridge Group of Schools. We aim to fuel better careers and lives for our future generations.

This involves a 80% concession on admission fees for all Krisala family member students. Along with keeping up with the core vision and values of our company; it will also help forge strong careers for all deserving students and make them a shining beacon of light for the society.



CAMBRIDGE GROUP OF SCHOOLS
EDUCATE | EXPERIENCE | EXECUTE | EMERGE

ZILLENIA



41 is not just a number, it's the story of a dream, the struggle, the passion & the hard work behind it.

#41 has come to us like it was destined. We have worked hard & earned everything you see today and nothing has come out of sheer luck. Our esteemed project **41 Zillenia** in Punawale is blessed to have the Survey No. 41 and there came the idea of **41**. While working on **41 Zillenia**, our team sat down to analyse what makes a perfect living experience. We realised that there are **41** things a home needs to be perfect; from amenities and specifications to design and layout.

41 things come together to create a dream home. And that's what we have ensured.

This project makes way for a blissful way of life with the magical confluence of **41** thoughtful additions that lead to prosperity, abundance, and satisfaction. We believe **41** will bring each and every one of you good fortune and happiness at all of our projects.

So join us and experience the power of **41**.

#LIVTHE41

TEAM **41**

Managing Directors



Mr. Sagar Agarwal



Mr. Aakash Agarwal



Mr. Vishal Agarwal

CREDITS

Principal Architect
VK:a Architecture

Liasoning Architect
VK:a Architecture

Landscape Architect
VK:a Landscape

EC Consultant
VK:e Environment

Structural Consultant
Vitrag Associates

3D Visualisation
Square One Media Solutions Pvt. Ltd.

MEP Consultant
Kamal Consultancy

Brand Communication
Filament Communique

KRISALA

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