41 ZILLENIA

PHASE II

PUNAWALE

CODENAME



KRISALA

With **13+ years** of experience in delivering superior quality homes and innovative realty solutions, we have created a name that is synonymous with trust and excellence. Our **16+ completed** projects are a testament to our stellar work throughout the years in this field. With us, our customers' comfort and confidence come first. Our unwavering commitment to quality and strict adherence to principles of transparency and consistent delivery have helped us become the preferred choice in real estate. With over **6.3M Sq. Ft.** of residential & commercial projects under construction and **2.3M+ Sq. Ft.** already developed; we are all set to achieve the milestones ahead!

Come, be a part of our success story!

#TheLegacy

Innovative | Trustworthy | Socially Responsible

13+
YEARS OF EXPERIENCE

2.3M+
SQ. FT. AREA DEVELOPED

16+
COMPLETED PROJECTS

6.3M+
SQ. FT. AREA UNDER DEVELOPMENT

4500+
HAPPY FAMILIES

Our Awards & Accolades



EMERGING DEVELOPER OF THE YEAR



FASTEST GROWING REALTY BRAND OF THE YEAR







LOKMAT VISHWAKARMA AWARD



BEST COMMERCIAL PROJECT - STRATEGIC LOCATION (PUNE)



MOST ADMIRED COMPANY IN HR



ET NOW REALTY CONVENTION & BEST REALTY BRAND 2024



MOST POPULAR PROJECT OF THE YEAR
15TH REALTY+ CONCLAVE & EXCELLENCE AWARDS - 2024



Top Trusted Brand of The Year 2023



TOP ICONIC PROJECT OF THE YEAR 2024



TOP DEVELOPER IN INNOVATION AND TECHNOLOGY ADOPTION

41 Series

41 ETASHA Kiwale | 41 ADORA RAVET | 41 ESTERA PUNAWALE | 41 MAGIA MAMURDI | 41 EVOKE RAVET

41 THE EARTH TATHAWADE | 41 ELITE TATHAWADE | 41 CITY HUB HADAPSAR | 41 ELITE 2.0 TATHAWADE | 41 COSMO TATHAWADE | 41 COSMO NXT TATHAWADE

41 ZILLENIA PUNAWALE | 41 PRESIDENCY TOWER WAKAD | 41 WEST WORLD BALEWADI | 41 COMMUNE WAKAD, HINJAWADI

KRISALA Classics | 41 LUXOVERT TATHAWADE

Why Punawale?

A CHERIZZED LOCATION

Punawale has fast evolved into the most preferred location of West Pune, attracting professionals from the I.T. and manufacturing sectors alike. Nestled between PMC and PCMC, the strategic location of Punawale offers unparalleled convenience, thus making your daily commute a breeze. Easy access to Aundh-Ravet BRTS road has proven to be a game changer, unlocking the area's true potential. With many upcoming malls and shopping avenues, the retail scenario of Punawale continues its upward trend. With educational hubs like Indira College, JSPM College, D.Y. Patil College, etc. nearby, Punawale is fast growing into a vibrant hub for students. Planned developments along both sides of the highway are shaping Punawale into a dynamic neighbourhood that caters to the needs of every individual across diverse age groups. It's a place that blends work, play, and everything in between.

- Optimum Connectivity
- Quality Healthcare
- World-class Educational Institutions
- Commercial Centres and Shopping Malls
- Multiple Recreational Avenues
- Safe and Secure Location



Conceptual Image



Conceptual Image

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

Dattawadi

41 ZILLENIA
PHASE II
PUNAWALE

Punawale

CNG Station

41 LUXOVERT

41 EARTH

Tathawade

Petrol Pump

41 ELITE & 41 ELITE 2.0

Tata Motors

41 COSMO & 41 COSMO NXT

Elpro City Square Mall

Cambridge International

41 ZILLENIA

Punawale Forest Reserve

Marunji

Vedh Valley CBSE School

Indira College

Decathlon Wakad

McDonald's

Bhumkar Chowk

Walnut CBSE School

Wipro Technologies

Wakad

Phase II

Hotel Sayaji

Phase III

Butterfly Trampoline Park

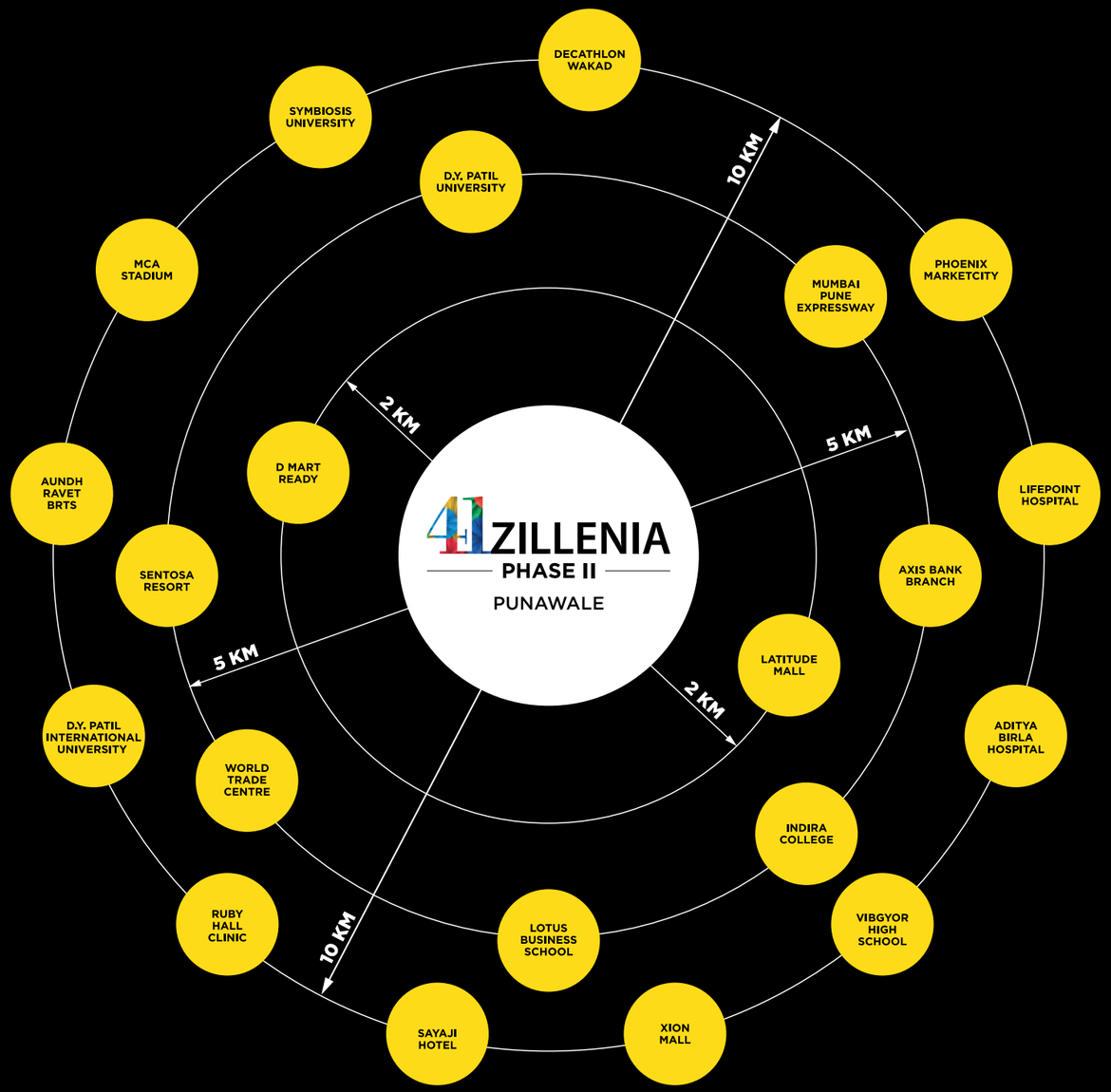
Phase I

Hinjawadi

Phoenix Mall of Mellinnium

MAP NOT TO SCALE

KEY DISTANCES



LOCATIONS HIGHLIGHTS

SCHOOLS & COLLEGES

CAMBRIDGE INTERNATIONAL SCHOOL	1 MIN
D. Y. PATIL UNIVERSITY	5 MINS
LOTUS BUSINESS SCHOOL	5 MINS
INDIRA COLLEGE	5 MINS
JSPM	5 MINS
CRIMSON ANISHA GLOBAL SCHOOL	7 MINS
SYMBIOSIS UNIVERSITY	8 MINS
D. Y. PATIL INTERNATIONAL UNIVERSITY	8 MINS
VIBGYOR HIGH SCHOOL	8 MINS

OTHERS

D MART READY	2 MIN
SENTOSA RESORT	5 MINS
WORLD TRADE CENTRE	5 MINS
MUMBAI PUNE EXPRESSWAY	5 MINS
MCA STADIUM	8 MINS
AUNDH RAVET BRTS	8 MINS
SAYAJI HOTEL	8 MINS
DECATHLON WAKAD	8 MINS

MALLS

18 LATITUDE MALL	2 MINS
XION MALL	8 MINS
PHOENIX MALL OF THE MILLENNIUM	8 MINS

HOSPITALS

RUBY HALL CLINIC	8 MINS
LIFEPOINT HOSPITAL	8 MINS
ADITYA BIRLA HOSPITAL	8 MINS

BANK

AXIS BANK	5 MINS

#LIVTHE41

WITHIN CLOSE PROXIMITY TO
INDIA'S 2ND LARGEST OXYGEN PARK

Artistic Impression

Introducing

41 ZILLENIA
PHASE II
PUNAWALE

CODENAME
RIZZ



Artistic Impression

WHAT IS 41 Zillenia?

41 Zillenia is the place to be—where every moment feels magnetic and full of energy. It is a lifestyle that's not only attractive but also brimming with charisma, creating an unmistakable connection with every resident.

Indulgences here aren't just amenities but a medium to captivate you and create memories that last forever. 41 Zillenia creates spaces that are meticulously designed with character and style. Every detail is thoughtfully planned to create an inviting atmosphere.

#LIVTHE41

BRINGING A RIZZVOLUTION IN MODERN LIVING

41 Zillenia isn't just a lifestyle; it's a statement, an emotion that is forever aspirational. It's a place that makes you feel vibrant, youthful, and energised — where every moment is filled to the brim with unique possibilities, boundless joy, and excitement.

SPECIFICATIONS

PROJECT LEVEL

Structure & Finishes

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

Comfort & Convenience

- Grand entrance gate with security cabin
- DG backup 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 common areas

Eco Features / Green Practices

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

INSIDE YOUR HOME

Automation / Smart Features

- Digital door lock with fingerprint, 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

- 200 mm X 1200 mm sized wooden texture vitrified tiles in master bedroom
- 600 mm X 600 mm sized glazed vitrified tile
- 300 mm X 600 mm 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

FACT FILE

KNOW YOUR HOME

Plumbing

- Branded plumbing with concealed pipes

Door

- Both side laminated flush door for bedroom and bathroom
- 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 multi-purpose 16 A point in kitchen
- Point for washing machine
- Provision for exhaust fan in kitchen & washrooms
- Two-way switches for light and fan at the living room entrance and master bedroom

Window

- 3 track window with MS grill and mosquito net for additional safety in bedrooms
- Window sill with FBV finish
- Louvered ventilator in bathrooms with FBV finished frame

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 and flat anatomy)

Bedroom

- Charging point near bed (as per layout designs)

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 easy 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

#THE41CONVENIENCE

- Grand Entrance Gate
- Stylish Building Elevation
- Grand Entrance Plaza
- Sitting Kattas
- Broad Pathway
- Party Lawn
- Pergolas
- 100% Generator Backup for Common Areas and Lifts of the Project
- Exclusive Car Parking Space for Every Flat
- Tremix Concrete Internal Road
- Designer Street Lights
- Washroom for Drivers, Housekeeping & Security in the Parking
- Smart Homes
- Lifestyle Amenities for All Age Groups
- Amenity Areas Across Multiple Levels
- Vastu Compliant Homes
- Innovative Inclusive Design for Differently Abled
- Easy EMI Structure
- Grand Entrance Lobby
- 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.

#VIPFEATURES

- Rental Assistance*
- Logistic and Transport Assistance*
- Pest Control Services
- Sanitisation Service
- Local Vendor Tie-ups
- Housekeeping Service
- MDU Internet Service Provider
- STP Operator
- Warranty After Possession*
- 41 Connect Programme

*T&C Apply

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.

IRRIZZESTIBLE INDULGENCES

LIVE, LOVE, RIZZ!

DISCLAIMER: Please note that ZILLENIA & ZILLENIA PHASE 2 / CODE NAME RIZZ are distinct wings within a common cluster, each with independent amenities that will not be shared. However, the entry and driveway will be common to both wings, and consequently, the CAM (Common Area Maintenance) charges will be proportionately divided among the residents of both wings .



ENTRANCE GATE WITH SECURITY CABIN

KIDS' PLAY AREA

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PARKING

INDOOR GAMES ROOM

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CLUBHOUSE

MULTIPURPOSE HALL

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PARTY LAWN

READING CORNER

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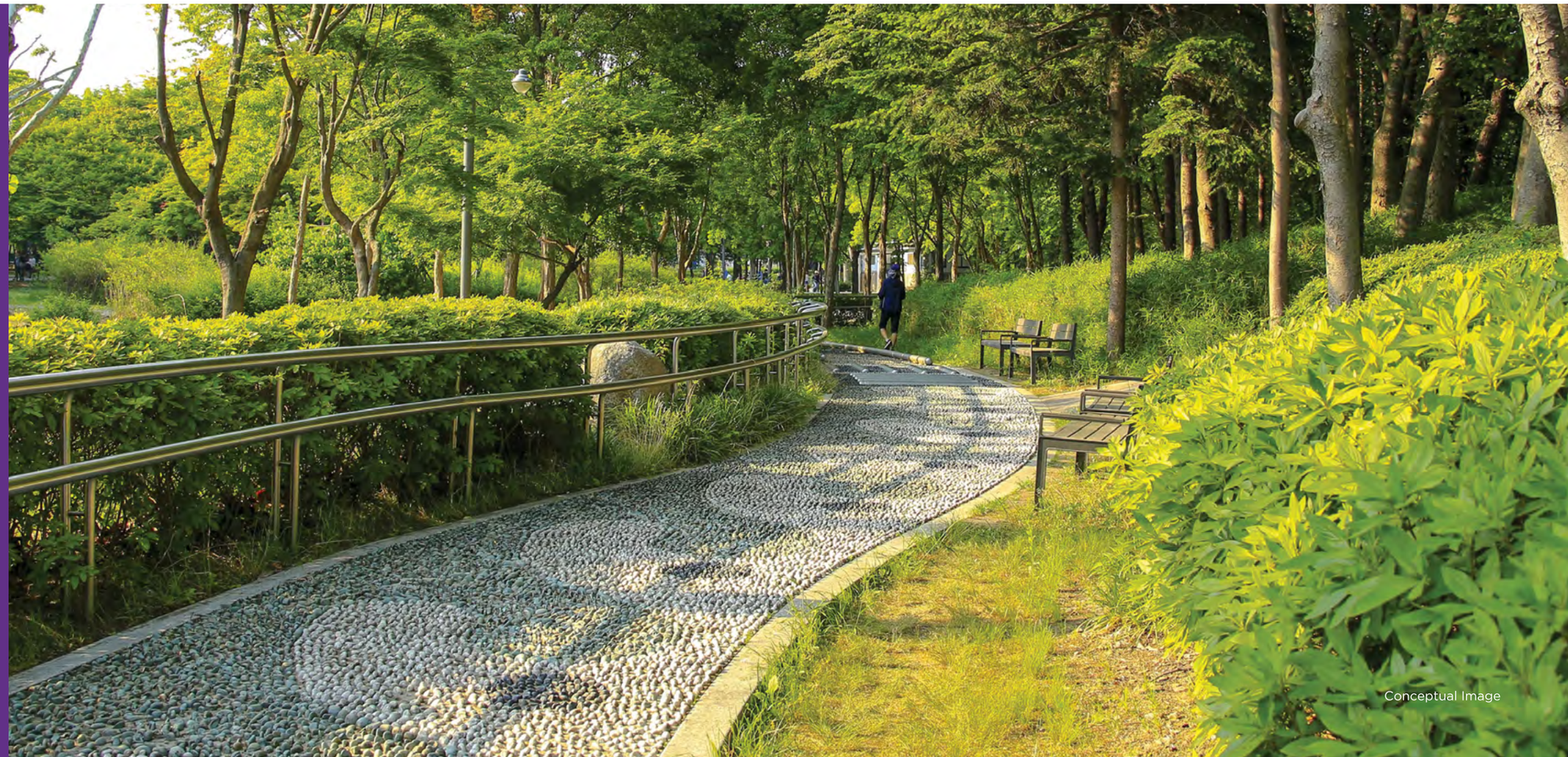




STEPPING STONES

ACUPRESSURE PAVING

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YOGA / MEDITATION DECK

GAZEBO SEATING

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Artistic Impression

LANDSCAPE LAYOUT PLANS

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Site zoning



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Landscape master plan



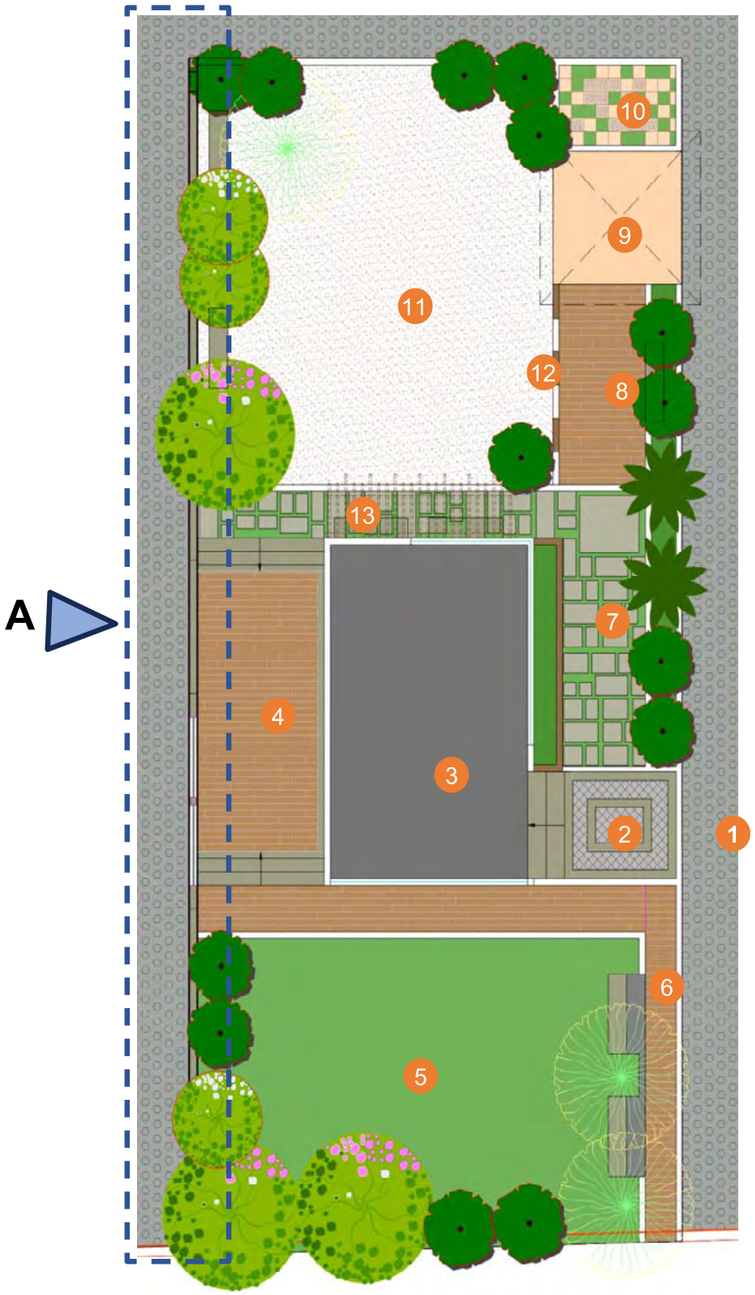
LEGEND

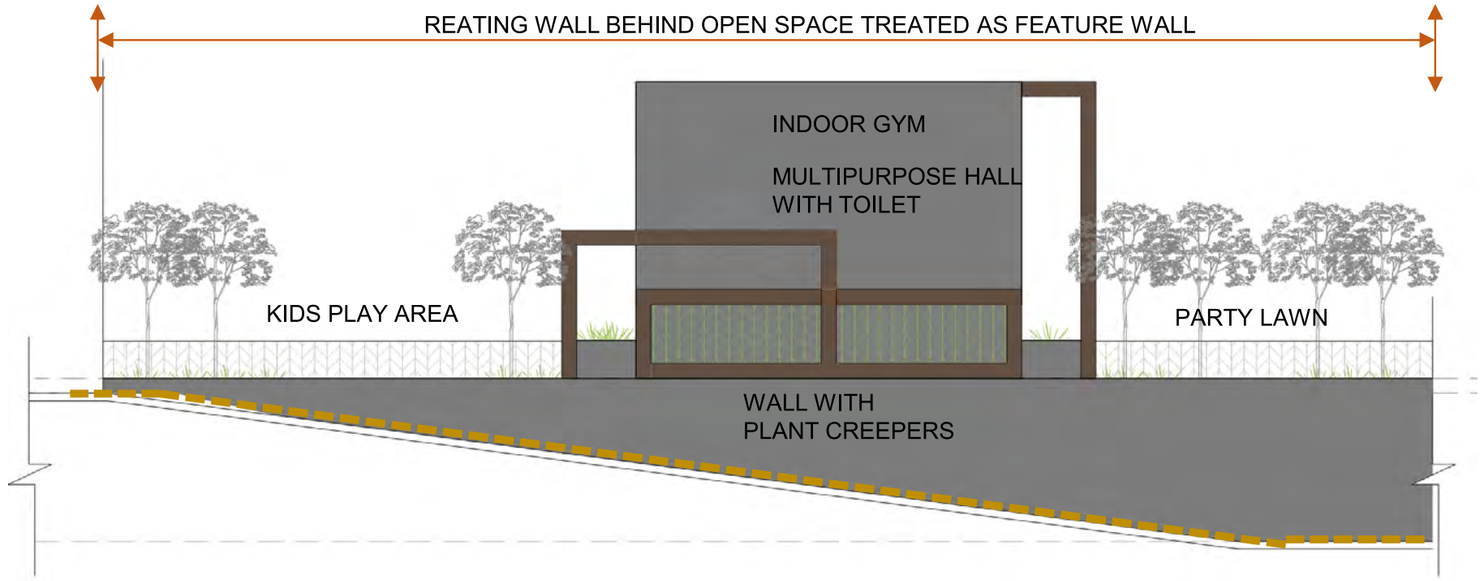
1. SITE ENTRY
2. ENTRANCE GATE WITH SECURITY CABIN
3. DRIVEWAY
4. PARKING
5. FIRE TENDER DRIVEWAY WITH GRASS PAVERS
6. ENTRY TO OPEN SPACE
7. ENTRY TO BUILDING

N

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Landscape plan – Open space





Elevation A

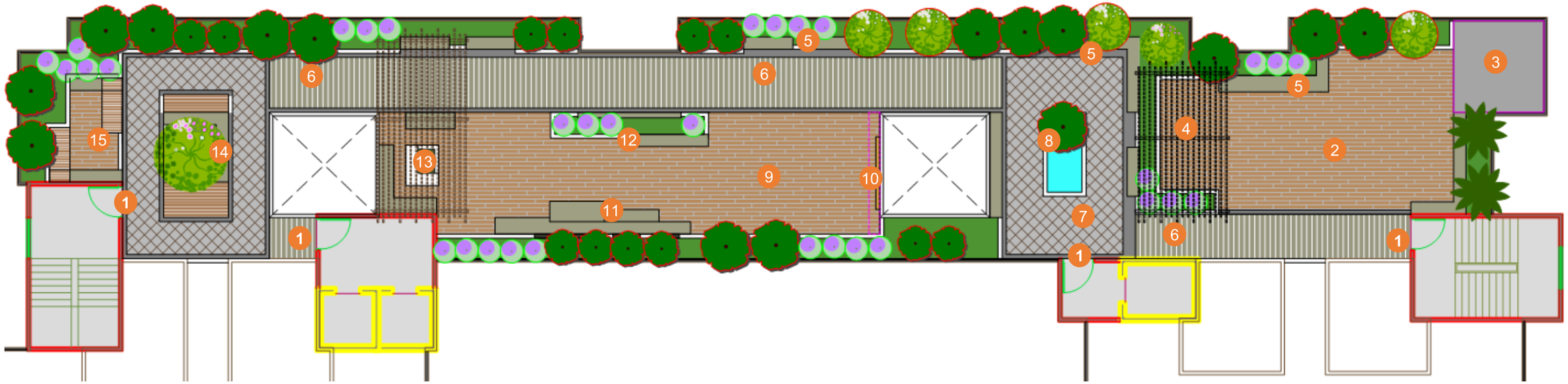
LEGEND

1. ENTRY TO CLUB HOUSE (GRASS PAVERS)
2. ARRIVAL COURT
3. MULTI-PURPOSE HALL
4. SPILL OVER DECK
5. PARTY LAWN
6. SEATS
7. STEPPING STONES
8. SEATING PLAZA
9. GAZEBO SEATING
10. OPEN SPACE ENTRY WITH ACCUPRESSURE PAVING
11. KID'S PLAY AREA
12. CLIMBING WALL
13. PERGOLA SEATINGS



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Landscape plan – Terrace



LEGEND

1. ENTRY TO TERRACE
2. PARTY DECK
3. PANORAMIC SKY POD
4. BARBEQUE AREA WITH PERGOLA
5. SEATING
6. PATHWAY
7. SOCIAL PLAZA
8. WATER FEATURE WITH PLANTER
9. YOGA/ MEDITATION DECK
10. BINGE WATCH AREA WITH OUTDOOR SCREEN
11. INTERACTIVE SEATING
12. FEATURE WALL WITH SEATING AND PLANTATION
13. WIFI ZONE WITH PERGOLA SEATING
14. DECK WITH TREE SEAT
15. READING CORNER



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THE *RIZZ* WAY OF LIFE AWAITS!



Artistic Impression

KRISALA

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