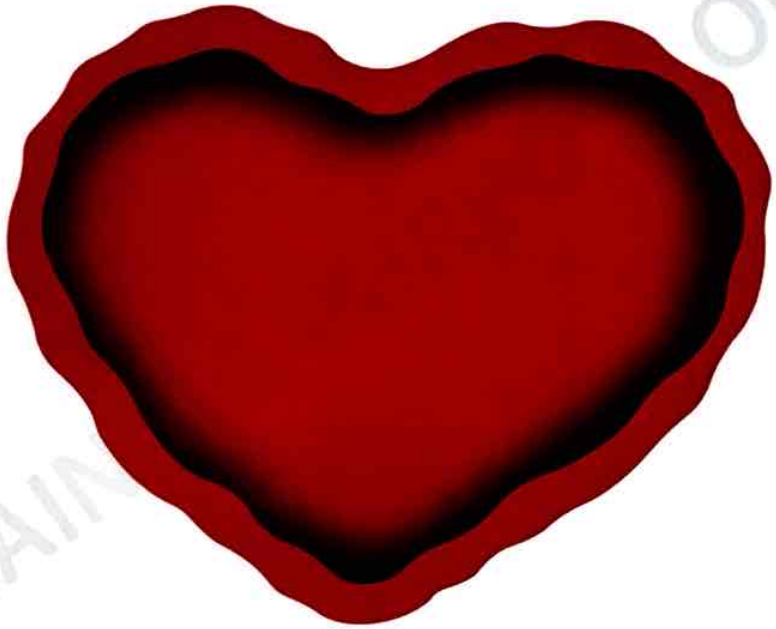
KRISALA

INNOVATING LIFESPACES

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CONTENTS



01. OVERVIEW

02. LOCATION

03. PROJECT LAYOUT

04. FLOOR AND UNIT PLANS

05. PRICE AND BENEFITS

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HOMES WITH BIG HEARTS AND ABUNDANT SPACE

Cocooned in privacy and spacious luxury, this masterpiece exudes finesse in every detail. With stunning architecture and expansive carpet space, it offers a perfect blend of lavishness and smart functionality. A home here welcomes big hearts and even bigger dreams.

Introducing **3.25** and **2.25 BHK BIG HOMES**
At **TATHAWADE**

CODENAME
BIG HEART

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PROJECT OVERVIEW

HINJAWADI
PUNE'S IT ADDRESS

STUNNING
CITY VIEWS

4 ICONIC
TOWERS

3.25
ACRES

26 FLOORS
HIGH RISE

32+
LIFESTYLE AMENITIES

ALUFORM
TECHNOLOGY

VASTU
COMPLIANT HOMES

NATURALLY
VENTILATED HOMES

EXPANSIVE
OPEN AREAS

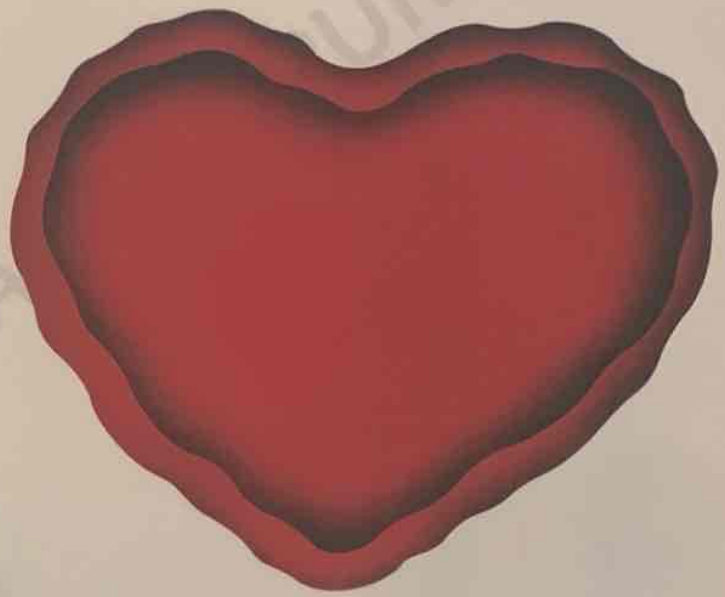
FEATURES
FOR GRAND LIVING

TRUSTED
FOR TIMELY EXECUTION

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A LOCATION AS BIG AS YOUR HEART

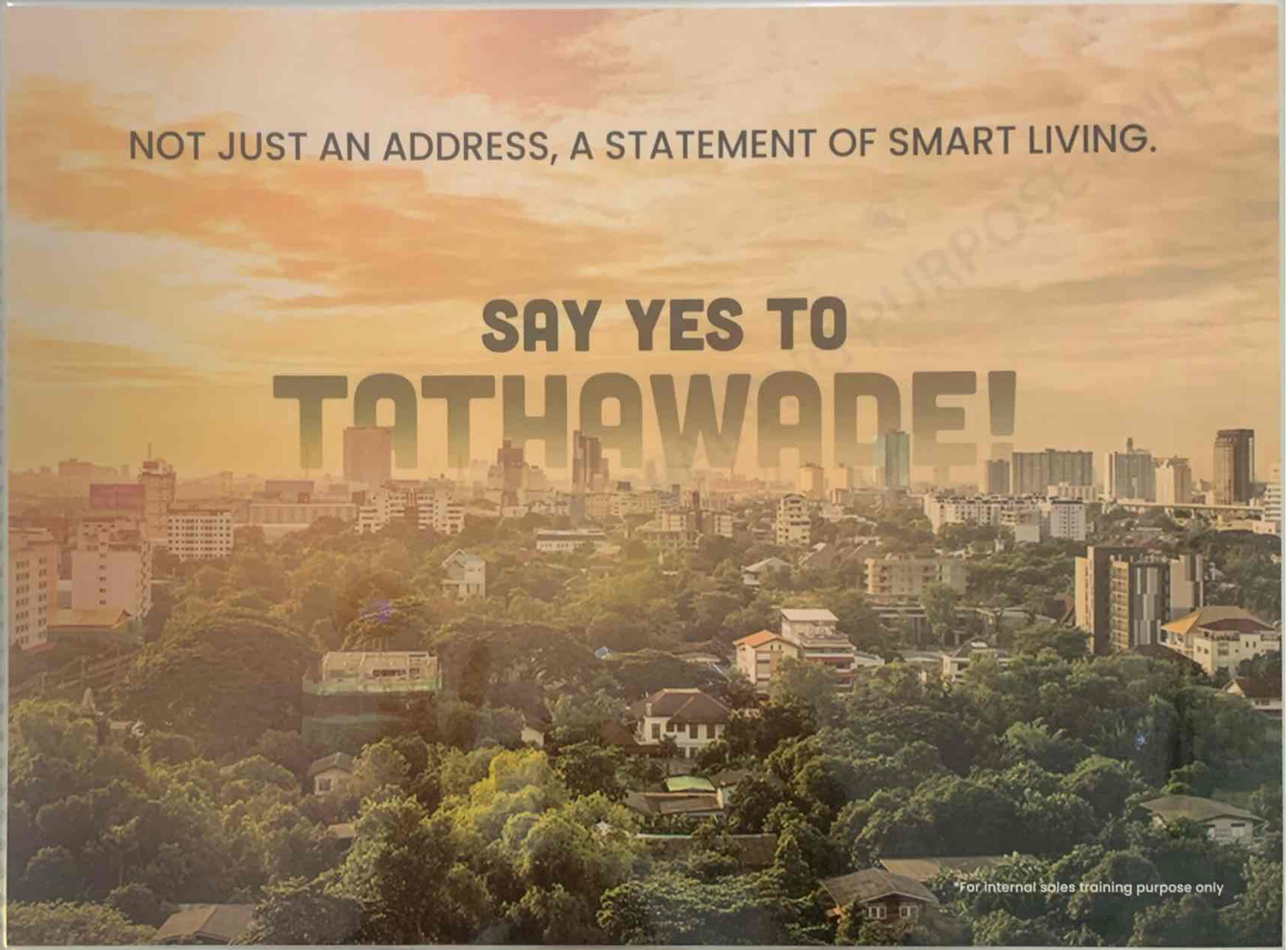


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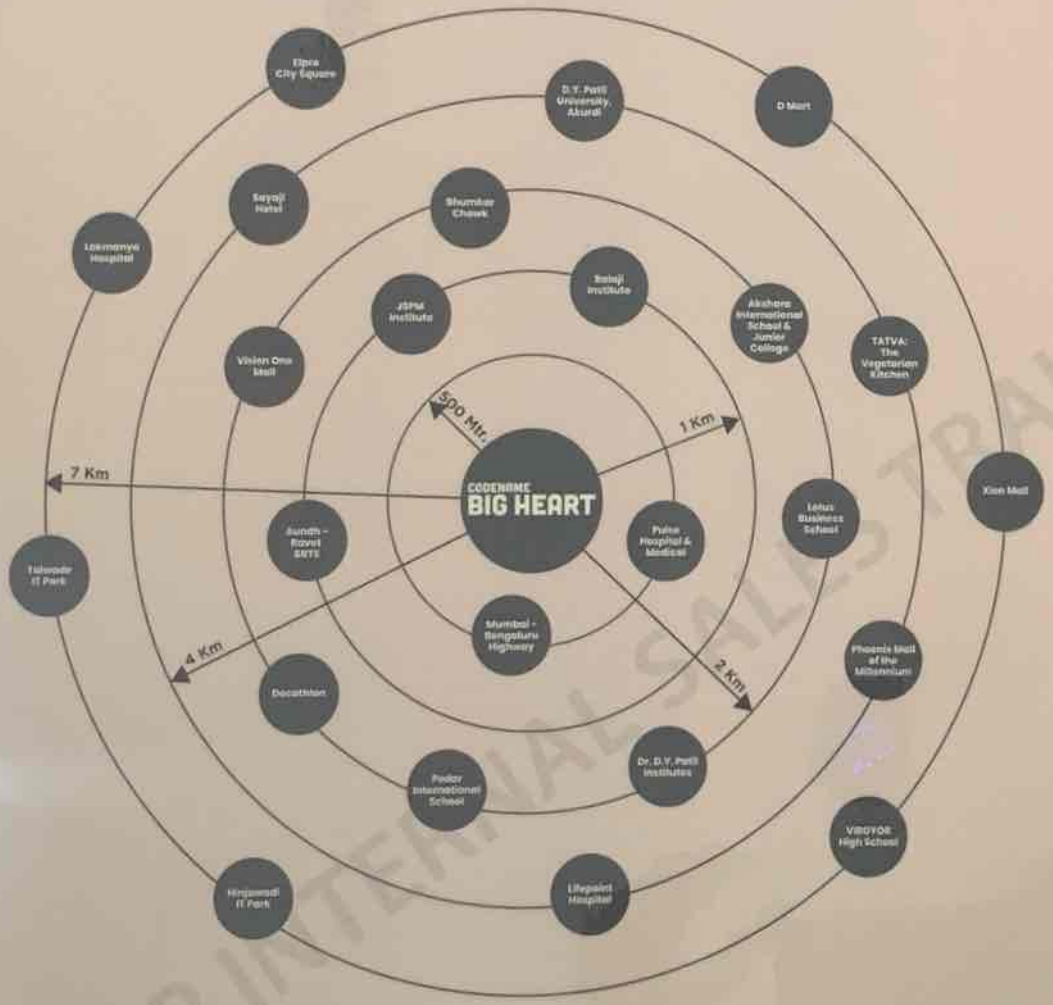
NOT JUST AN ADDRESS, A STATEMENT OF SMART LIVING.

SAY YES TO TATHAWADE!



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KEY DISTANCES



LOCATION HIGHLIGHTS

- 10 mins 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**
- High **Rental Returns**
- 10 min connectivity to **Nearest Upcoming Metro Station**
- 07 min connectivity to **Upcoming IT Park – WTC**

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DEMOGRAPHIC ADVANTAGE

Home to a vibrant cosmopolitan community of Gen Z, Millennials and NRIs.

HUB OF URBAN LIFESTYLE

An array of esteemed educational, healthcare, entertainment and recreational centres ensuring a high quality of life.

PROMINENT BUSINESS HUB

Surrounded by numerous thriving corporate hubs.

GROWING REAL ESTATE MARKET

Increasing demand for commercial and residential real estate with 5% year-on-year rental growth.

TATHAWADE
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41 MAGIA
MCA Stadium
41 ETASHA
41 EVOKE
Appu Ghar
Kiwale
Ravet
Symbiosis University
Sentosa Resort & Water Park
41 ADORA
Pradhikaran
D Mart
41 ESTERA
CNG Station
Dattawadi
CODENAME BIG HEART
Punawale
CNG Station
41 EARTH
Elpro City Square Mall
Tathawade
Petrol Pump
41 ELITE & 41 ELITE 2.0
41 COSMO & 41 COSMO NXT
Cambridge International
41 ZILLENIA
41 LUXOVERT
Punawale Forest Reserve
Vedh Valley CBSE School
Marunji
Indira College
Decathlon Wakad
McDonalds
Bhumkar Chowk
Wakad
Walnut CBSE School
Phoenix Mall of the Millennium
Hotel Sayaji
Hinjawadi
41 Commune
MAP NOT TO SCALE
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BIG SPACES FOR

BIG HEART



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PROJECT LAYOUT



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WHERE TYPOLOGY MEETS HEARTFELT CHOICES

Unit Typology	Total Usable Area (sq.ft.)
2.25 BHK	839
3.25 BHK	1109-1116

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WING - B | Amenity Floor Plan - 1st Floor

Apartments 105, 106, 107, 108 are currently on hold

Units currently on hold

NO.	FLAT NO.	TYPE	CARPET		BALCONY		DRY BALCONY		TOTAL BALCONY		GARDEN AREA		TOTAL CARPET	
			Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.
05	105	3.25BHK A	92.63	997.07	8.23	88.59	2.21	23.79	10.44	112.38	76.79	826.51	179.86	1936
06	106	2.25 BHK A	68.24	734.54	7.10	76.42	2.63	28.31	9.73	104.73	52.42	564.26	130.39	1404
07	107	2.25 BHK A	68.24	734.54	7.10	76.42	2.63	28.31	9.73	104.73	28.20	303.59	106.17	1143
08	108	3.25 BHK B	92.58	996.53	8.06	86.76	3.05	32.83	11.11	119.59	15.34	165.13	119.03	1281

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WING - B

Typical Floor Plan 2nd, 3rd, 4th, 6th, 7th, 8th, 9th, 11th, 12th, 13th, 14th, 16th, 17th, 18th, 19th, 21st, 22nd, 23rd, 24th & 26th

Note : Flat Nos.- 1806 and 1906 are currently on hold

NO.	FLAT NO.	TYPE	CARPET		BALCONY		DRY BALCONY		TOTAL BALCONY		TOTAL CARPET	
			Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.
01, 08	201, 208, 301,308, 401, 408, 601, 608, 701, 708, 801, 808, 901, 908, 1101, 1108, 1201, 1208, 1301, 1308, 1401, 1408, 1601, 1608, 1701, 1708, 1801, 1808, 1901, 1908, 2101, 2108, 2201, 2208, 2301, 2308, 2401, 2408, 2601, 2608	3.25 BHK B	92.58	996.53	8.06	86.76	3.05	32.83	11.11	119.59	103.69	1116
02, 03, 06, 07	202, 203, 206, 207, 302, 303, 306, 307, 402, 403, 406, 407, 602, 603, 606, 607, 702, 703, 706, 707, 802, 803, 806, 807, 902, 903, 906, 907, 1102, 1103, 1106, 1107, 1202, 1203, 1206, 1207, 1302, 1303, 1306, 1307, 1402, 1403, 1406, 1407, 1602, 1603, 1606, 1607, 1702, 1703, 1706, 1707, 1802, 1803, 1807, 1902, 1903, 1907, 2102, 2103, 2106, 2107, 2202, 2203, 2206, 2207, 2302, 2303, 2306, 2307, 2402, 2403, 2406, 2407, 2602, 2603, 2606, 2607	2.25 BHK A	68.24	734.54	7.10	76.42	2.63	28.31	9.73	104.73	77.97	839
04, 05	204, 205, 304,305, 404, 405, 604, 605, 704, 705, 804, 805, 904, 905, 1104, 1105, 1204, 1205, 1304, 1305, 1404, 1405, 1604, 1605, 1704, 1705, 1804, 1805, 1904, 1905, 2104, 2105, 2204, 2205, 2304, 2305, 2404, 2405, 2604, 2605	3.25BHK A	92.63	997.07	8.23	88.59	2.21	23.79	10.44	112.38	103.07	1109

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WING - B | Refuge Floor Plan 5th, 10th, 15th, 20th, 25th

NO.	UNIT NO.	TYPE	CARPET		BALCONY		DRY BALCONY		TOTAL BALCONY		TOTAL CARPET	
			Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.	Sq.mt.	Sq.ft.
01, 08	101, 108, 1001,1008, 1501, 1508, 2001, 2008, 2501, 2508	3.25 BHK B	92.58	996.53	8.06	86.76	3.05	32.83	11.11	119.59	103.69	1116
02, 03, 07	502, 503, 507, 1002, 1003, 1007, 1502, 1503, 1507, 2002, 2003, 2007, 2502, 2503, 2507	2.25 BHK A	68.24	734.54	7.10	76.42	2.63	28.31	9.73	104.73	77.97	839
04, 05	504, 505, 1004,1005, 1504, 1504, 2004, 2005, 2504, 2505	3.25BHK A	92.63	997.07	8.23	88.59	2.21	23.79	10.44	112.38	103.07	1109

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2.25 BHK PREMIUM TYPE A | Carpet Area : 839 Sq.ft.

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3.25 BHK PREMIUM TYPE A | Carpet Area : 1109 Sq.ft.

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3.25 BHK PREMIUM TYPE B | Carpet Area : 1116 Sq.ft.

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TOKEN BENEFITS

TOKEN TYPE	GOLD	PLATINUM
Token Amount	51,000/- (Refundable)	2,00,000/- (Non-Refundable)
Token Benefit	50,000/-	2,00,000/-
Spot Benefit	50,000/-	1,00,000/-
Completion of 5% & SDR	50,000/-	50,000/-
Early Bird Offer	50,000/-	50,000/-

+

Confirmed covered car park | Priority Inventory Access

*T&C Apply

Platinum Benefits only for first 100 customers.

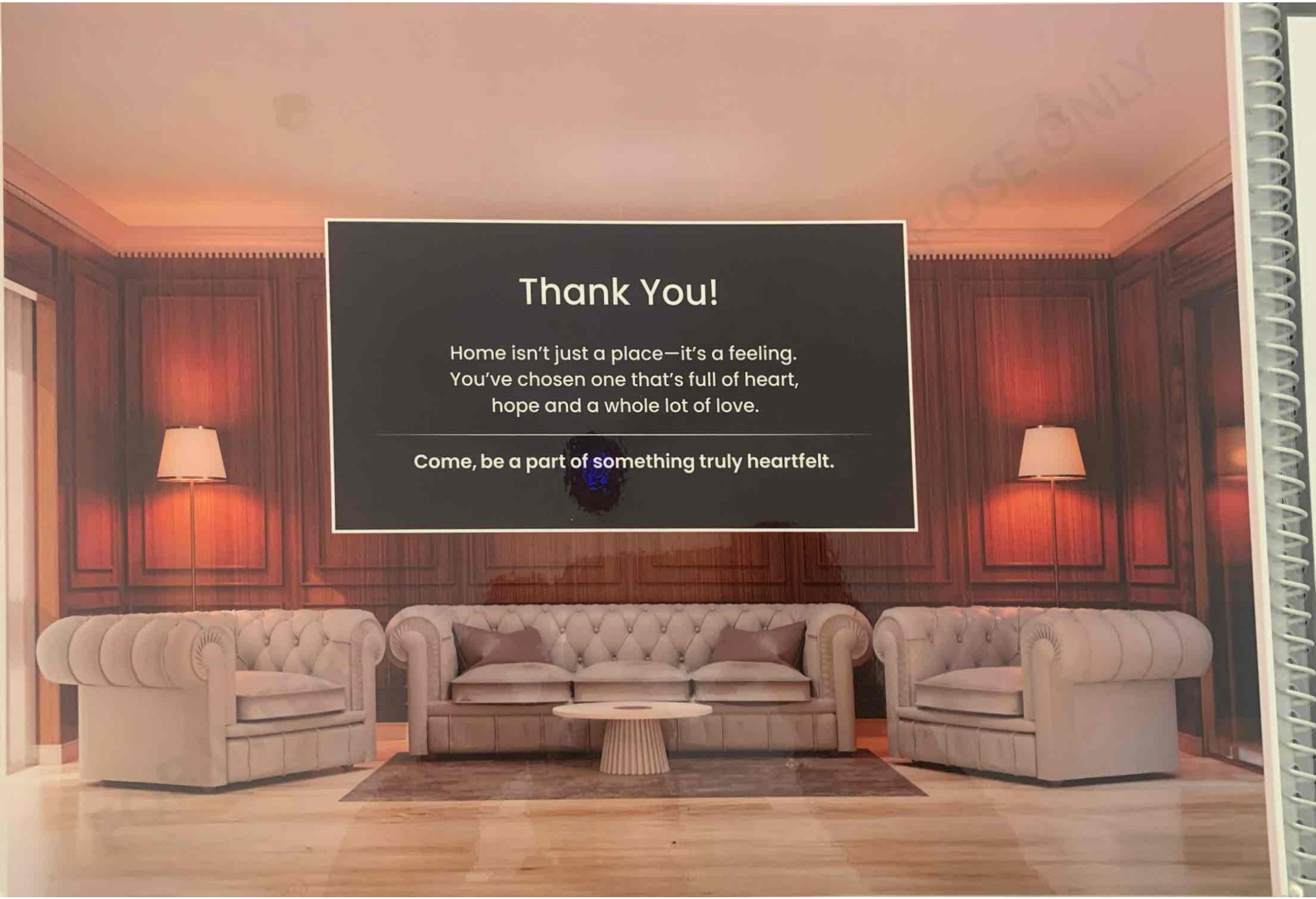
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OFFERINGS

UNIT TYPOLOGY	FACING	CARPET AREA	PRICE RANGE
2.25 BHK	Suburb	839	97L - 1.05Cr
2.25 BHK	Amenity	839	98L - 1.06Cr
3.25 BHK	Amenity	1109	1.32Cr - 1.40Cr
3.25 BHK	Suburb	1116	1.32Cr - 1.40Cr
3.25 BHK	Amenity	1116	1.33Cr - 1.41Cr

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Thank You!
Home isn't just a place—it's a feeling.
You've chosen one that's full of heart,
hope and a whole lot of love.
Come, be a part of something truly heartfelt.

KRISALA
INNOVATING LIFESPACES

Corporate Address: City Avenue, Office No. 410, 4th Floor, Bengaluru – Mumbai Hwy, opp. Garve Hyundai Showroom,
Shankar Kalat Nagar, Wakad, Pimpri-Chinchwad, Maharashtra 411057