



BASERA
ETERNITY

Ease & Exclusivity
in the heart of Hinjawadi Phase I



Luxury living reaches New heights

Standing tall against the city's western skyline, *Rasmi Eternity* verily heralds a new dawn of a lifestyle that thrills senses and gratifies sensibilities. From the leafy ambience set down that catenches the rooftop, drawing the eye and caressing over changing patterns of dappled sunlight to the pool - modern fitness of the facade every inch is a compelling blend of the classic and the contemporary.

Artistic Impression

Elevating Senses & Lifestyles



Artistic Impression

Good times ahead!

Foodie fans, welcome to paradise. From the finger-licking succulence of new and exciting street fare to the genteel ambience of fine-dining restaurants, total indulgence for your taste buds lies just ahead. Take a short drive, or indeed an appetite-inducing walk to the cornucopia of delight laid out in the surrounding locales. Eating out is about to become the latest in thing.

Don't go the Extra mile

The smart solution to your commuting problems is here. No longer will you need to navigate treacherous streets. Beshrew drivers and polluted roads are now a thing of the past.

Set within the prime locales Hinjewadi, one of the biggest IT Hubs in India, Iskra Eternity cuts your drive-time to office and back to mere minutes. Your occupation may require to go the extra mile, getting to work certainly won't!

Make every minute
Momentous

Take the short cut to a life of ease at a residential address that helps you make the most of your time. A location that puts you minutes away from the choice recreation the city has to offer.

A place where comfort meets convenience in elegant style. A home that's designed to delight your senses and gratify every need. Come experience the sublime luxury of **Baera Eternity**.

Round the clock Appreciation

There's a lot to appreciate at Baera Eternity in terms of lifestyle and financial growth. The location, which has a proven track record of financial appreciation, is now poised to touch new highs, thanks to its central location. Surrounded by a rich mix of IT corporations, commercial centres, shopping malls and more, Baera Eternity is much more than a lifestyle destination, it's the investment of a lifetime.

- Cognizant 1 Min
- Wipro 1 Min
- Persistent 2 Mins
- Golf Club 2 Mins
- KPIT IT Center 5 Mins
- Mercedes Benz School 2 Mins
- Symbiosis College 2 Mins
- Tech Mahindra 17 Mins
- E Square 10 Mins
- D Mart 10 Mins
- TCS 15 Mins
- Quadrant IT Park 15 Mins
- 1 Square IT 2 Mins
- Accenture 2 Mins
- Tata Technologies 1 Min

CAPITAL VALUE APPRECIATION TREND

(Phase 1)

Location	Jan 11	Jun 11	Dec 11	Jun 12	Dec 12	Jun 13	Dec 13	Jun 14	Dec 14	Jun 15	Dec 15
Hinjawadi	100	105	110	115	120	125	130	135	140	145	150
Aundh	100	105	110	115	120	125	130	135	140	145	150
Wakad	100	105	110	115	120	125	130	135	140	145	150
Baner	100	105	110	115	120	125	130	135	140	145	150

Approximate Distance By Vehicle

TYPICAL FLOOR PLAN
4TH, 6TH, 10TH FLOOR



AREA STATEMENT

FLAT NO	FLAT TYPE	CARPET AREA		BHKALZ (SQ FT)		SALABLE
		(SQ FT)	(SQ MT)	(SQ FT)	(SQ MT)	
405, 605, 805, 1005	2 BHK	712.00	66.24	64.00	5.95	1,050.00
406, 606, 806, 1006	2 BHK	713.00	66.24	64.00	5.95	1,050.00
407, 607, 807, 1007	1 BHK	576.00	56.26	60.00	5.57	813.00
408, 608, 808, 1008	1 BHK	576.00	56.26	60.00	5.57	813.00

When you come home to Basera Eternity, you truly come home to comfort. From a commercial plaza that offers an enticing array of shopping, entertainment and dining to a multi-tier security system to a slew of life-enriching conveniences, every aspect comes together to create a life of uninterrupted ease.

Basera Eternity also caters to the comfort of your out-of-town guests, with a selection of serviced rooms that residents can enjoy at specially-discounted rates.

- Commercial Zone
- Retail Plaza



Garment Store



Supermarket



Bank & ATM



Jewellery Store



Coffee shop



Where time flies and Fun rules

The amenity area offers a wide selection of diversions so everyone can choose how to spend their time responsibly. Your gathering too can move to a touch of the exclusive, in the heady open ambience of the landscaped party lawn that comes with its own stage. All the better to make a song and dance of every celebration.

Artistic Impression



Swimming Pool

Artistic Impression

Semi Covered Swimming Pool	Equipped Gymnasium	Sitting at Various Area	Wi-Fi Area
Party Lawn	Landscaped Garden	Library	Yoga / Meditation Area
Gas Pipeline	Amphitheater	Solar Heater	Video Door Phone
Children's Play Area	Club House	Rain Water Harvesting	Buffer Area

Exclusive state of the art amenities

- Drop off plaza
- Dedicated area for pick up and drop For school children
- Senior citizen sitting area
- Generator backup for common areas
- Designer parapet
- Attractive entrance gate
- Landscape pathway
- Multi purpose recreation hall
- Intercom connectivity to all apartments
- 3 tier security (main gate, access Control in the lobby and residence gate)
- 24x7 security
- CCTV in selected areas

Value additions

- 2 Levels of parking
- Convenience shopping store
- State-of-the-art building elevation
- Trimix / Paving block internal roads
- Fire fighting system
- Reception lobby with entrance foyer
- Garbage chute
- Reception Counter
- Common toilet for drivers & servant
- Vastu compliant homes
- Guest accommodation facility in Hotel at subsidized rates



Artistic Impression



Club House

Artistic Impression

Good times are here to stay

Being friendly is more than a habit; it is a community. And where better to catch up with neighbours and share the latest happenings than the multi-story clubhouse. With a variety of indoor games, green spaces and comfortable lounge the clubhouse offers a choice of recreations to suit everyone and every mood. To lend a convincing touch to your special occasions, just move your celebrations here. It has everything you need to ensure everyone has a great time.

1 BHK Apartment

- Entrance
- Living & Dining
- Terrace
- Kitchen
- Dry Balcony
- Bedroom
- Washroom
- Common Toilet



Artistic Impression

2 BHK Apartment

- Entrance
- Living & Dining
- Terrace
- Bedroom
- Kitchen
- Dry Balcony
- Common Washroom
- Master Bedroom
- Master Washroom
- Standing Terrace



Artistic Impression

Specification

STRUCTURE

- Earthquake resistant RCC structure

ELECTRICAL

- Concealed electrical copper wiring
- Modular switches of reputed brand
- Adequate number of electrical points
- TV and telephone points in living room
- Master Bedroom
- AC point in master bedroom
- Provision for inverter

WALLS

- Exterior walls with double coat plaster
- Interior walls with single coat plaster

FLOORING

- Vitrified flooring in all rooms
- Anti skid flooring in terraces, washrooms and dry balconies

DOORS

- Attractive main entrance door
- All bedrooms, toilet and terrace doors with good quality fitting
- Toilet door frames in granite

WINDOWS

- Powder coated aluminium sliding windows with mosquito nets
- Granite window sills
- Power coated aluminium window in toilet

PAINT

- Superior quality oil bound distemper for internal walls
- Semi acrylic / apex paint for external walls

LIFTS

- Two high speed elevators with generator backup

KITCHEN

- Granite kitchen platform with stainless steel sink
- Attractive kitchen dado with tiles
- Provision of exhaust fan

WASHROOMS

- Designer glazed tiles dado up to lintel height
- Aguar or other equivalent brand CP fittings
- Concealed internal plumbing
- Hot and cold water mixer
- Premium sanitary wares
- Solar system water provision in master bathroom
- Powder coated aluminium windows
- Provision for exhaust fan



2 BHK Apartment

- Entrance
- Living & Dining
- Bedroom
- Kitchen
- Dry Balcony
- Common Washroom
- Master Bedroom
- Master Washroom
- Terrace
- Standing Terrace

Artistic Impression

Contemporary luxury meets
Timeless elegance



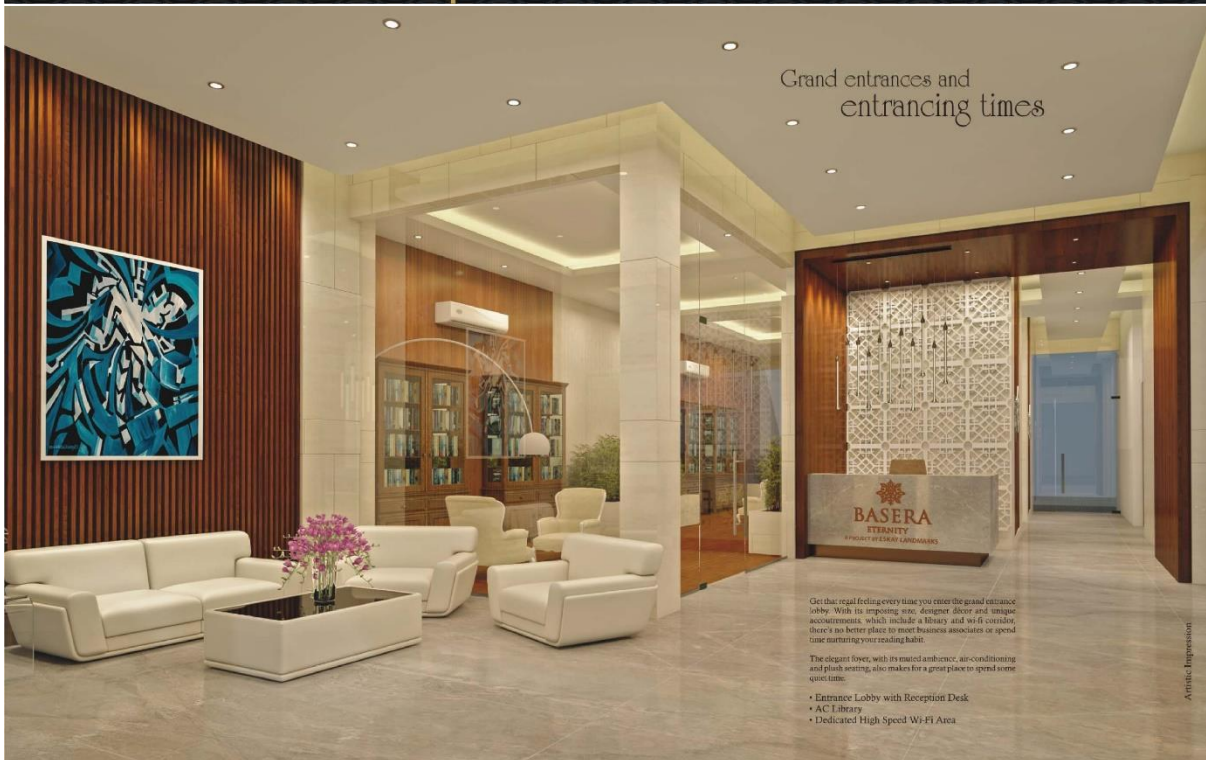
Artistic Impression



Artistic Impression

Luxuriate in the welcoming embrace of a home laid out to accommodate your indulgence. Spacious living areas flow smoothly into quiet nooks and hospitable dining, inviting rest and relaxation with each perfectly finished square foot.

Grand entrances and
entrancing times



Artistic Impression

Get that regal feeling every time you enter the grand entrance lobby. With its imposing size, designer decor and unique appointments, which include a library and wi-fi corridor, there's no better place to meet business associates or spend time nurturing your reading habit.

The elegant foyer, with its muted ambience, air-conditioning and plush seating, also makes for a great place to spend some quiet time.

- Entrance Lobby with Reception Desk
- AC Library
- Dedicated High Speed Wi-Fi Area



Luxury that's ahead of its time

Standing tall on Hillywood's horizon, Basera Eternity is a new blend of world-class architecture and first of its kind luxury. The expansive showrooms and retail spaces on the ground floors are topped by 12 stories of unbridled elegance, with a mix of exquisite 1 & 2 bedroom residences on each floor.

TYPICAL FLOOR PLAN
8TH & 12TH FLOOR



AREA STATEMENT

FLAT NO.	FLOOR	CARPET AREA	INTERNAL AREA	COVERABLE
808, 1208	8TH	121.00	121.00	121.00
808, 1209	8TH	121.00	121.00	121.00
808, 1210	8TH	121.00	121.00	121.00
808, 1211	8TH	121.00	121.00	121.00

AREA STATEMENT

FLAT NO.	FLOOR	CARPET AREA	INTERNAL AREA	COVERABLE
808, 1208	8TH	121.00	121.00	121.00
808, 1209	8TH	121.00	121.00	121.00
808, 1210	8TH	121.00	121.00	121.00
808, 1211	8TH	121.00	121.00	121.00



At the centre of action

Hinjewadi is more than a location on a map; it is what our Pune on the map and established the city's credentials as a world-class IT hub. Planned and developed to accommodate a global workforce with matching aspirations, Hinjewadi is a complete destination in itself. And Basera Eternity, with its strategic location in the heart of Hinjewadi Phase I is perfectly positioned to leverage its many advantages.

Easy accessibility via the Mumbai - Bangalore highway, a dense network of arterial roads and the proposed Metro soon to run through Hinjewadi Phase I, put it mere minutes from the chosen selection of hospitality, healthcare, hyper-level leisure and of course, the mammoth campuses of some of the most eminent corporations in the world.



Site Address

Basera Eternity 222, Rajgurunagar Infotech Park,
Behind Wipro Ashok Nagar, Hinjewadi Phase I, Pune - 411057.

DISCLAIMER: This brochure is purely conceptual and is designed to provide a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. Photographs are not necessarily representative of the project, including construction and other details. All dimensions, areas, floor plans, etc., may be revised.