

**FIVE**  
RACECOURSE  
LUXURY RESIDENCES

TOWER C & D LAYOUTS

**EMPRESS GARDEN**  
OPP. SOPAN BAUG, CAMP, PUNE.





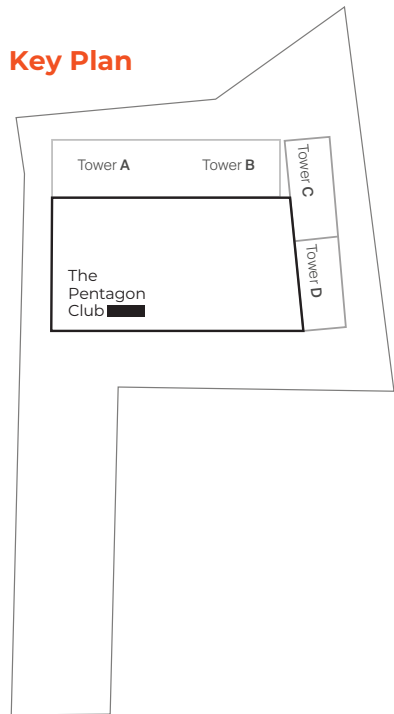




Computer generated image. Artist's Impression. Image not to scale.

**5**  
FIVE  
RACECOURSE

#### Key Plan



#### Project

- . Total Area - 4.5 acres
- . Three Towers - A, B and C
- . Three Levels of Parking
- . Internal Road on Ground Level
- . Amenities on Podium Level - Vehicle Free Zone
- . 23 Levels of Habitable Floors
- . East - West Orientation

#### The Pentagon Club | 45 Amenities spread over 45,000 sq.ft.

##### A Indoor Recreation

1. Table tennis
2. Pool table
3. Board games
4. Carrom
5. Chess
6. Card Table
7. Reading lounge

##### H Children's Play Area

32. Outdoor play area
33. Play pen
34. Swings
35. See-saw
36. Members seating
37. Green turf

##### B Aqua Deck

8. Lap pool
9. Children's pool
10. Sun deck with recliners
11. Pool side lounge
12. Cabanas
13. Mens cloak room
  - showers, changing room & toilets
14. Womens cloak room
  - showers, changing room & toilets

##### C Zen Garden

38. Landscaped garden
39. Senior citizen seating
40. Walkway

##### C Banquet

15. Banquet lobby with seating
16. Indoor banquet (AC)
17. Service area with serving counters
18. Banquet kitchen
19. Back of house staff utilities

##### H Library

41. Library
42. Reading lounge
43. Work stations

##### D Health & Wellness

20. Indoor gymnasium
21. Outdoor activity area
22. Gymnasium with cardio section
23. Gymnasium with free weights
24. Yoga, Zumba & Meditation studio

##### I Greens

44. Landscaped gardens

##### E Outdoor Sports

25. Futsal
26. Box cricket
27. Tennis
28. Basketball
29. Badminton
30. Volleyball
31. Cricket Net

##### J Pavilion

45. Guest seating



5BHK  
TOWER C

4037 *xxl*



5  
Five  
Bedroom  
*Luxury homes*





# 5

Five  
Bedroom  
*Luxury homes*

Living space	in sq. ft.
a Entrance Lobby	6'6" x 12'10"
b Foyer	6'6" x 7'6"
c Living Area + Bar	15'10" x 21'6"
d Dining	12'0" x 13'5"
e All Seasons Deck	30'5" x 6'0"
Living space	in sq. ft.
f Kitchen	13'3" x 11'6"
g Utility Area	6'0" x 16'6"
Living space	in sq. ft.
h Master Bedroom 1	13'0" x 16'5"
i Walk in Wardrobe	7'6" x 7'0"
j Balcony	13'0" x 3'7"
k Master Toilet	9'2" x 6'9"
l Master Bedroom 2	13'8" x 12'0"
m Walk in Wardrobe	7'10" x 6'2"
n Balcony	3'9" x 12'0"
o Master Toilet 2	7'10" x 5'1"
p Bedroom 3	11'0" x 14'0"
q Toilet 3	5'0" x 8'2"
r Bedroom 4	14'0" x 10'1"
s Toilet 4	8'0" x 5'0"
t Bedroom 5	14'0" x 12'0"
u Common Toilet	8'0" x 5'0"
v Helpers Accomodation	11'5" x 8'10"
w Helpers Toilet	5'6" x 4'0"

USABLE AREA	2724 Sq. Ft.
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usable area = carpet area\* + lobby + dry balcony + open balcony  
2724 SQ.FT. (253.10 SQ.MT.)= 2275 SQ.FT. (211.36 SQ.MT.) +  
88 SQ.FT. (8.20 SQ.MT.) + 90 SQ.FT. (8.32 SQ.MT.) + 271 SQ.FT. (25.22 SQ.MT.)

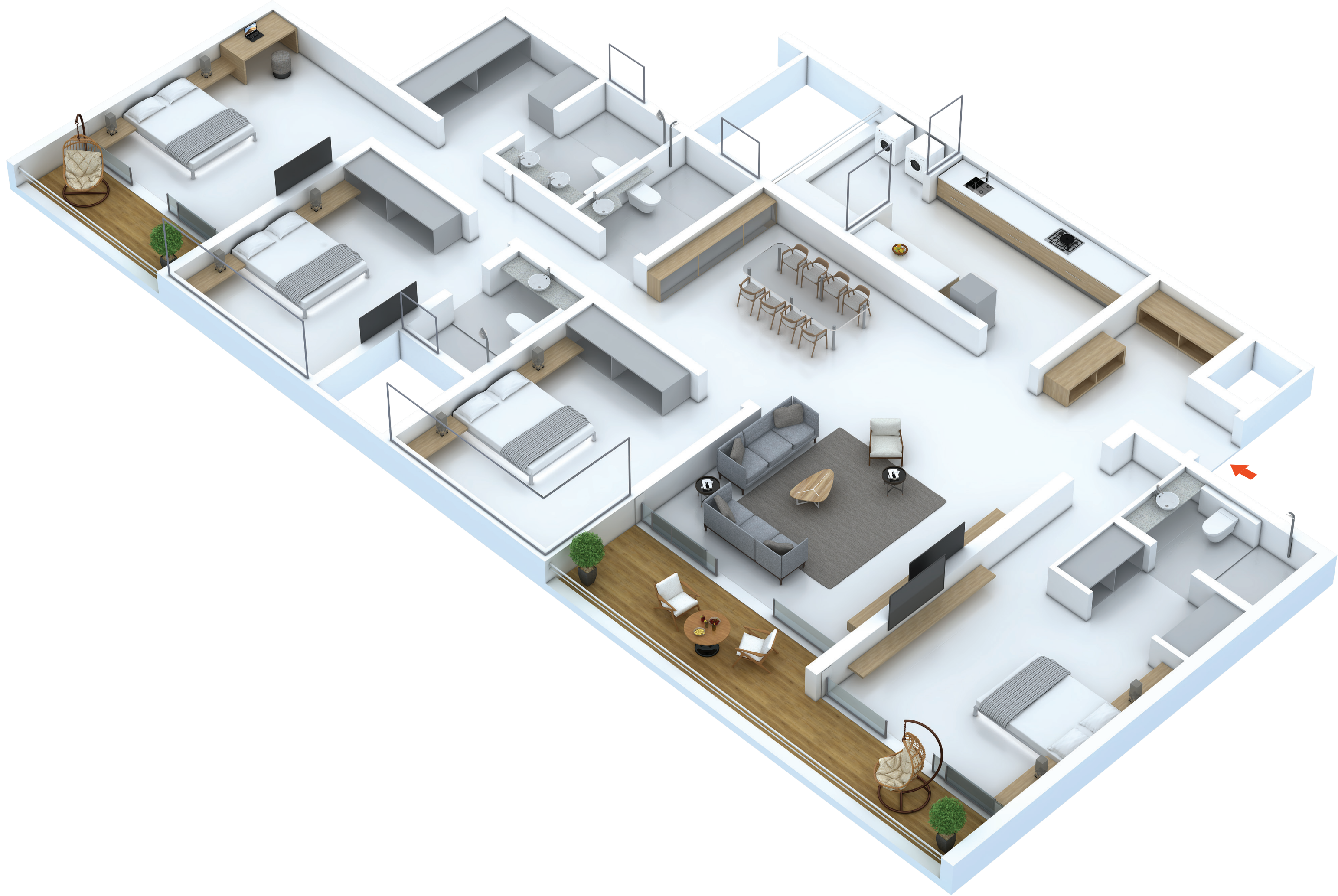
\*Includes carpet area as per reia & permissible enclosed balcony if any - the floor space efficiency of homes is 67%  
note: We believe in complete transparency - the sale agreement will have the carpet areas mentioned along with the car parking - the carpet area is calculated as per statutory guidelines laid out by the competent authority - all dimensions shown are from unfinished wall to unfinished wall - furniture & fittings in plans are indicative & are not part of the offer - this is a typical plan, the orientation & openings may vary - there will be offsets on account of columns and beams in actual constructed home.





4BHK  
TOWER C

2876 xxl

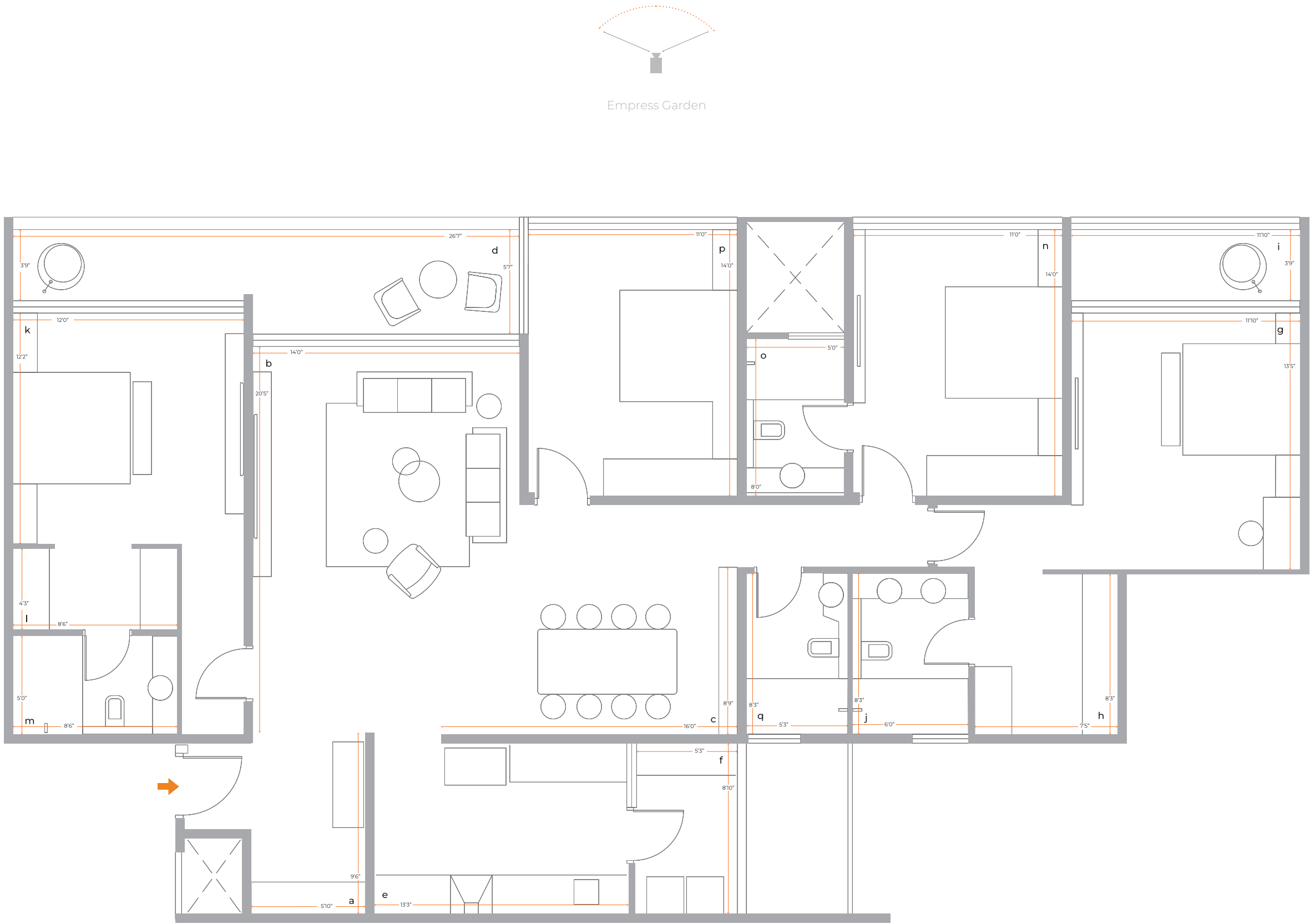


4 Four  
Bedroom  
*Luxury homes*

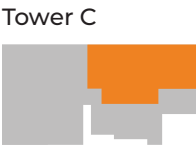


4

Four  
Bedroom  
*Luxury homes*



Living space		in sq. ft.
a	Foyer	5'10" x 9' 6"
b	Living Area + Bar	14'0" x 20' 5"
c	Dining	16'0" x 8' 9"
d	All Seasons Deck	26'7" x 5' 7"
Living space		in sq. ft.
e	Kitchen	13'3" x 8'10"
f	Utility Area	5'3" x 8'10"
Living space		in sq. ft.
g	Master Bedroom 1	11'10" x 13'5"
h	Walk in Wardrobe	7'5" x 8' 3"
i	Balcony	11'10 x 3' 9"
j	Master Toilet	6'0" x 8'3"
k	Master Bedroom 2	12'0" x 12' 2"
l	Walk in Wardrobe	8'6" x 4'3"
m	Master Toilet 2	8'6" x 5'0"
n	Bedroom 3	11'0" x 14'0"
o	Toilet 3	5'0" x 8' 0"
p	Bedroom 4	11'0" x 14'0"
q	Toilet 4	5' 3" x 8' 3"
USABLE AREA		1942 Sq. Ft.



usable area = carpet area\* + dry balcony + open balcony  
1942 SQ.FT. (180.38 SQ.MT.)= 1726 SQ.FT. (160.34 SQ.MT.) + 47 SQ.FT. (4.4 SQ.MT.)+  
169 SQ.FT. (15.74 SQ.MT.)

\*Includes carpet area as per rera & permissible enclosed balcony if any - the floor space efficiency of homes is 67%  
note: We believe in complete transparency - the sale agreement will have the carpet area mentioned along with the car  
parking - the carpet area is calculated as per statutory guidelines laid out by the competent authority - all dimensions  
shown are from unfinished wall to unfinished wall - furniture & fittings in plans are indicative & are not part of the offer - this  
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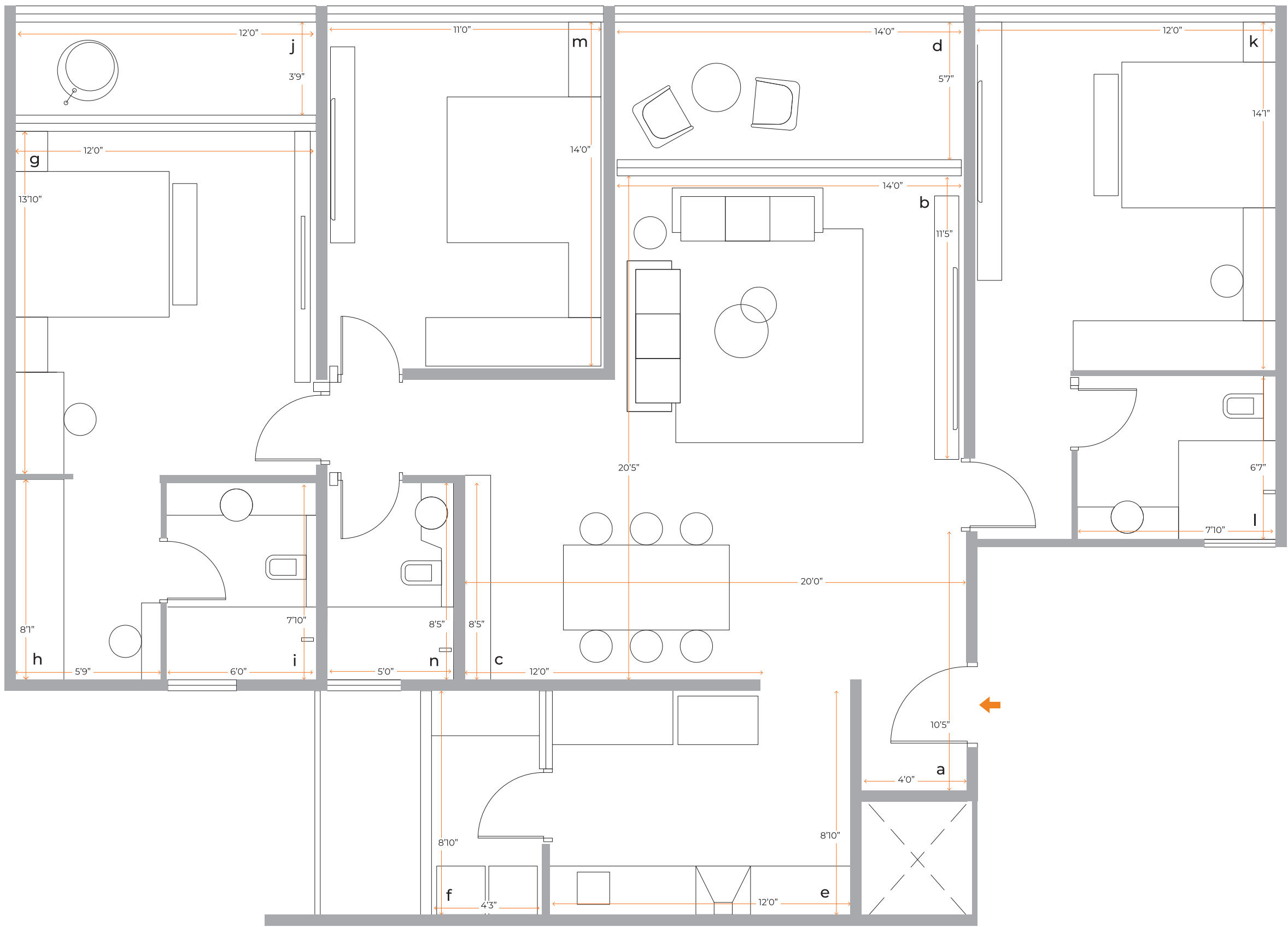
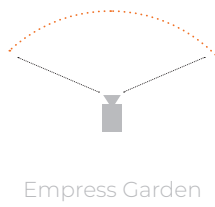
3BHK  
TOWER D

2147 sqft



3  
Three  
Bedroom  
*Luxury homes*





# 3

## Four Bedroom

*Luxury homes*

Living space		in sq. ft.
a	Lobby	4'0" x 10'5"
b	Living Area	14'0" x 11'5"
c	Dining Area	12'0" x 8'5"
d	All Seasons Deck	14'0" x 5'7"
Living space		in sq. ft.
e	Kitchen	12'0" x 8'10"
f	Utility Area	4'3" x 8'10"
Living space		in sq. ft.
g	Master Bedroom 1	12'0" x 13'10"
h	Walk in Wardrobe	5'9" x 8'1"
i	Master Toilet	6'0" x 7'10"
j	Balcony	12'0" x 3'9"
k	Master Bedroom 2	12'0" x 14'1"
l	Master Toilet 2	7'10" x 6'7"
m	Bedroom 3	11'0" x 14'0"
n	Common Toilet	5'0" x 8'5"

USABLE AREA 1448 Sq. Ft.

usable area = carpet area\* + dry balcony + open balcony  
1448 SQ.FT. (134.49 SQ.MT.)= 1287 SQ.FT. (119.59 SQ.MT.) + 38 SQ.FT. (3.49 SQ.MT.)+  
123 SQ.FT. (11.42 SQ.MT.)

\*includes carpet area as per ners & permissible enclosed balcony if any - the floor space efficiency of homes is 67%  
note: We believe in complete transparency - the sale agreement will have the carpet area mentioned along with the car  
parking - the carpet area is calculated as per statutory guidelines laid out by the competent authority - all dimensions  
shown are from unfinished wall - furniture & fittings in plans are indicative & are not part of the offer - this  
is a typical plan, the orientation & openings may vary - there will be effects on account of columns and beams in actual  
constructed home.



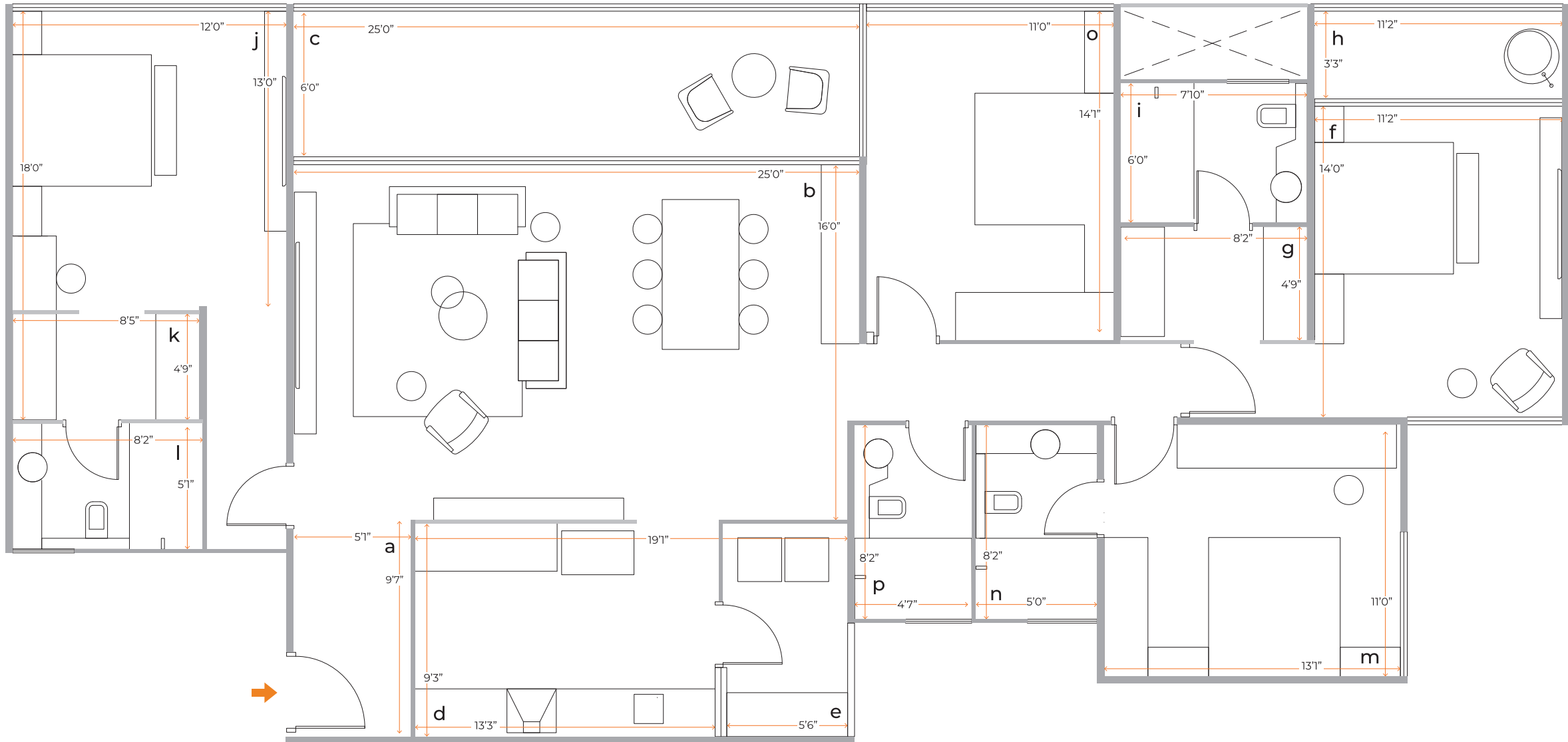
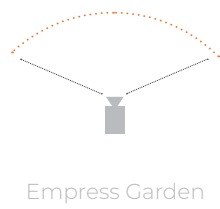


4BHK  
TOWER D  
2786 xxl



4  
Four  
Bedroom  
Luxury homes

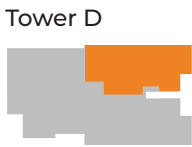




4 Four Bedroom  
Luxury homes

Living space		in sq. ft.
a	Lobby	5'1" x 9'7"
b	Living & Dining Area	25'0" x 16'0"
c	All Seasons Deck	25'0" x 6'0"
Living space		
d	Kitchen	13'3" x 9'3"
e	Utility Area	5'6" x 9'3"
Living space		
f	Master Bedroom 1	11'2" x 14'0"
g	Walk in Wardrobe	8'2" x 4'9"
h	Balcony	11'2" x 3'3"
i	Master Toilet	7'10" x 6'0"
j	Master Bedroom 2	12'0" x 13'0"
k	Walk in Wardrobe	8'5" x 4'9"
l	Master Toilet 2	8'2" x 5'1"
m	Bedroom 3	13'1" x 11'0"
n	Bathroom 3	5'0" x 8'2"
o	Bedroom 4	11'0" x 14'1"
p	Common Toilet	4'7" x 8'2"

USABLE AREA	1879 Sq. Ft.
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usable area = carpet area\* + dry balcony + open balcony  
1879 SQ.FT. (174.59 SQ.MT.)= 1648 SQ.FT. (153.06 SQ.MT.) + 47 SQ.FT. (4.4 SQ.MT.) +  
184 SQ.FT. (17.13 SQ.MT.)

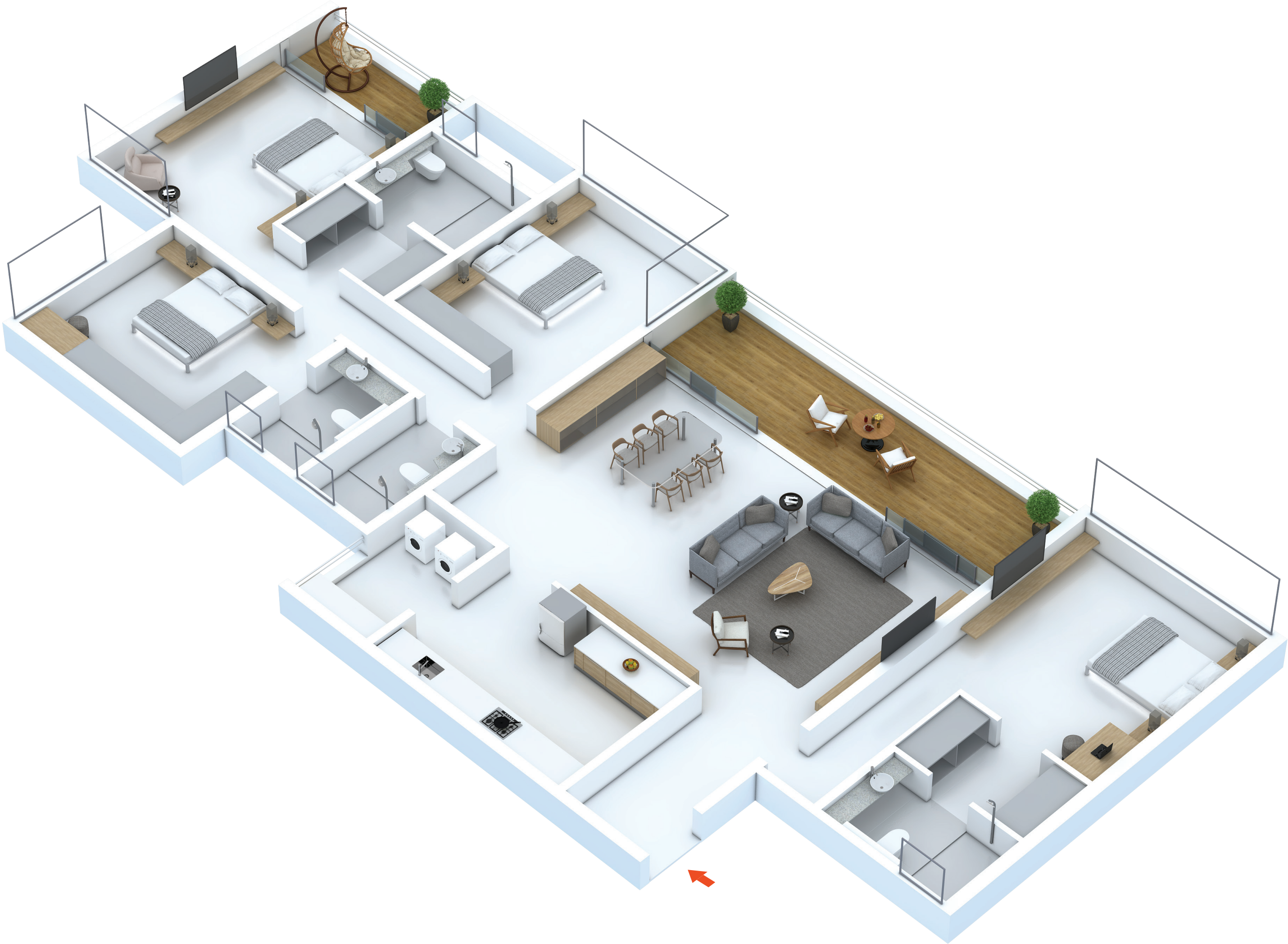
\*Includes carpet area as per rera & permissible enclosed balcony if any - the floor space efficiency of homes is 67%  
note - We believe in complete transparency - the sale agreement will have the carpet area mentioned along with the car  
parking - the carpet area is calculated as per statutory guidelines laid out by the competent authority - all dimensions  
shown are from unfinished wall to unfinished wall - furniture & fittings in plans are indicative & are not part of the offer - this  
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constructed home.





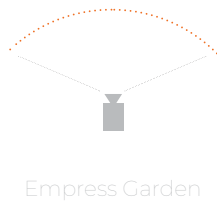
4BHK  
TOWER D

2147 *xxl*

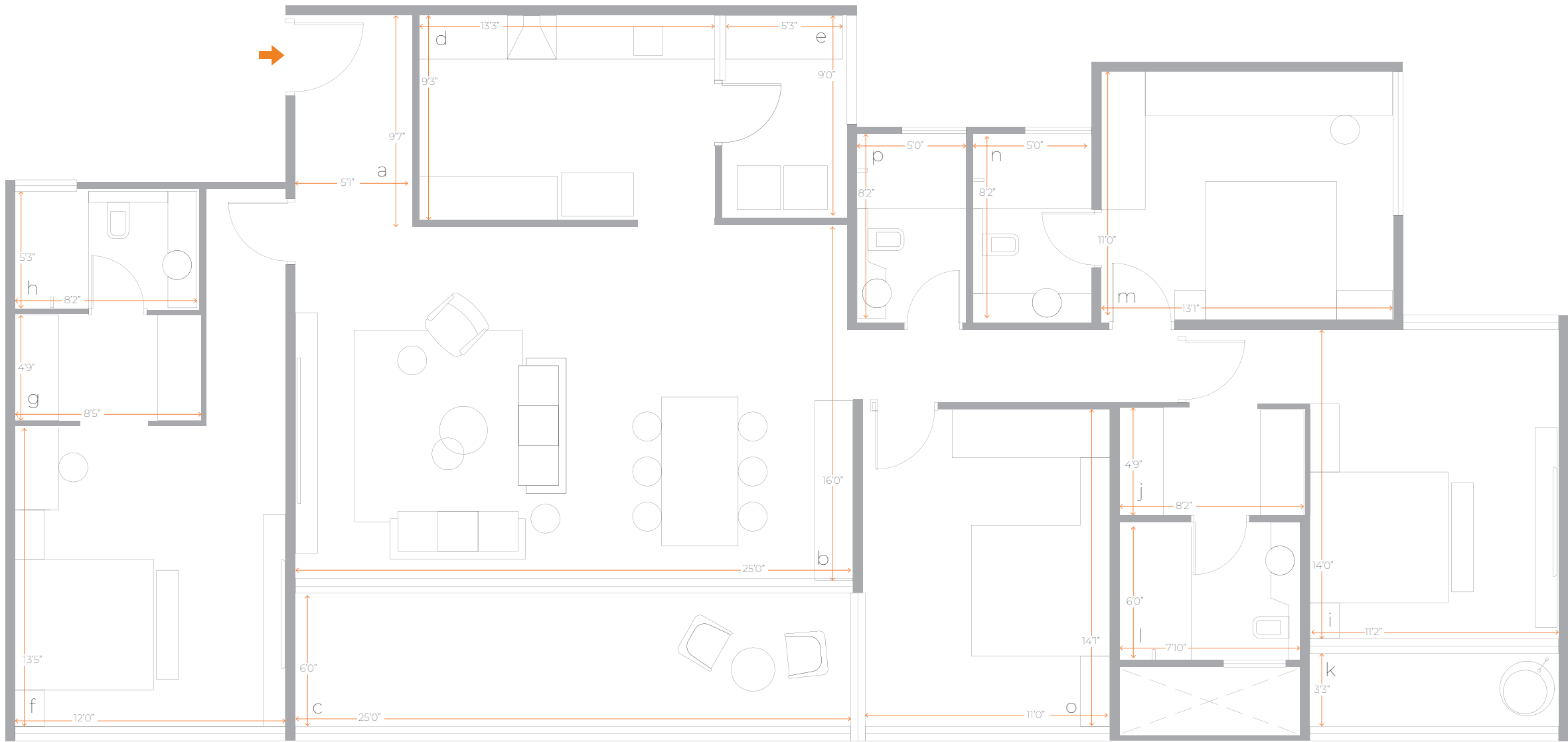


4 Four  
Bedroom  
*Luxury homes*





4 Four Bedroom  
Luxury homes

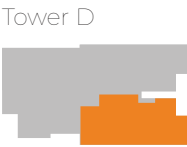
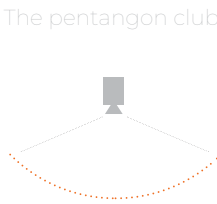


Living space		in sq. ft.
a	Lobby	51" x 9'7"
b	Living & Dining Area	25'0" x 16'0"
c	All Seasons Deck	25'0" x 6'0"

Living space		
d	Kitchen	13'3" x 9'3"
e	Utility Area	5'6" x 9'3"

Living space		
f	Master Bedroom 1	11'2" x 14'0"
g	Walk in Wardrobe	8'2" x 4'9"
h	Balcony	11'2" x 3'3"
i	Master Toilet	7'10" x 6'0"
j	Master Bedroom 2	12'0" x 13'0"
k	Walk in Wardrobe	8'5" x 4'9"
l	Master Toilet 2	8'2" x 5'1"
m	Bedroom 3	13'1" x 11'0"
n	Bathroom 3	5'0" x 8'2"
o	Bedroom 4	11'0" x 14'1"
p	Common Toilet	4'7" x 8'2"

USABLE AREA	1879 Sq. Ft.
-------------	--------------



usable area = carpet area\* + dry balcony + open balcony  
1888 SQ.FT. (175.36 SQ.MT)\*= 1656 SQ.FT. (153.83 SQ.MT) + 48 SQ.FT. (4.5 SQ.MT)\*  
184 SQ.FT. (17.13 SQ.MT)

\*Includes carpet area as per rera & permissible enclosed balcony if any - the floor space efficiency of homes is 70%  
note - We believe in complete transparency - the sale agreement will have the carpet area mirrored along with the car parking - the carpet area is calculated as per statutory guidelines laid out by the competent authority - all dimensions shown are from unfinished wall to unfinished wall - furniture & fittings in plans are indicative & are not part of the offer - this is a typical plan - the orientation & openings may vary - there will be effects on account of columns and beams in actual constructed home





TYPICAL FLOOR PLAN

TOWER C & D



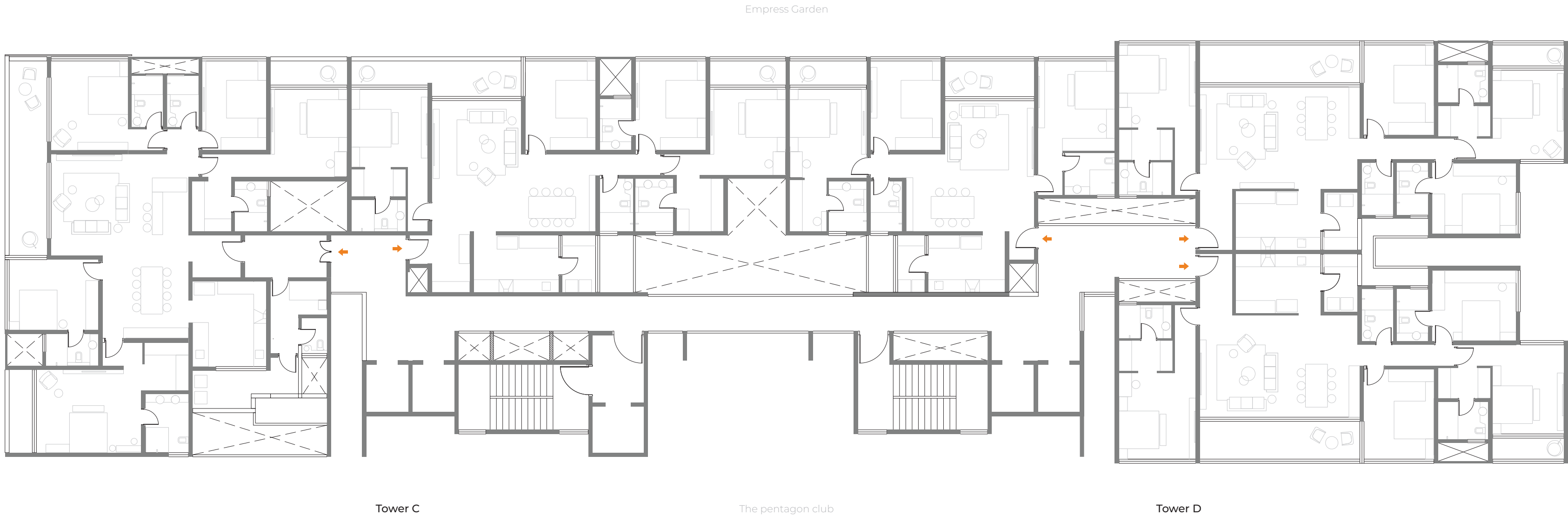
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1. **4037** xxl | 5bhk
- C502, C602, C702, C902, C1002, C1102, C1202, C1402, C1502, C1602, C1702, C1902, C2002, C2102, C2202, C2402, C2502, C2602

2. **2876** xxl | 4bhk
- D503, D603, D703, D903, D1003, D1103, D1203, D1403, D1503, D1603, D1703, D1903, D2003, D2103, D2203, D2403, D2503, D2603

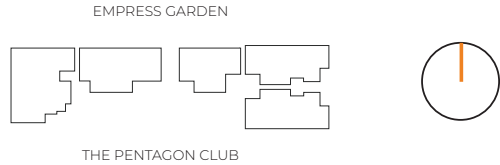
5. **2147** xxl | 3bhk
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3. **2786** xxl | 4bhk



4. **2795** xxl | 4bhk

D502, D602, D702, D902, D1002, D1102, D1202, D1402, D1502, D1602, D1702, D1902, D2002, D2102, D2202, D2402, D2502, D2602







Library



Health & Wellness — Gym + Yoga Club



Zen Garden



Children's Play Area



Basketball



Cricket

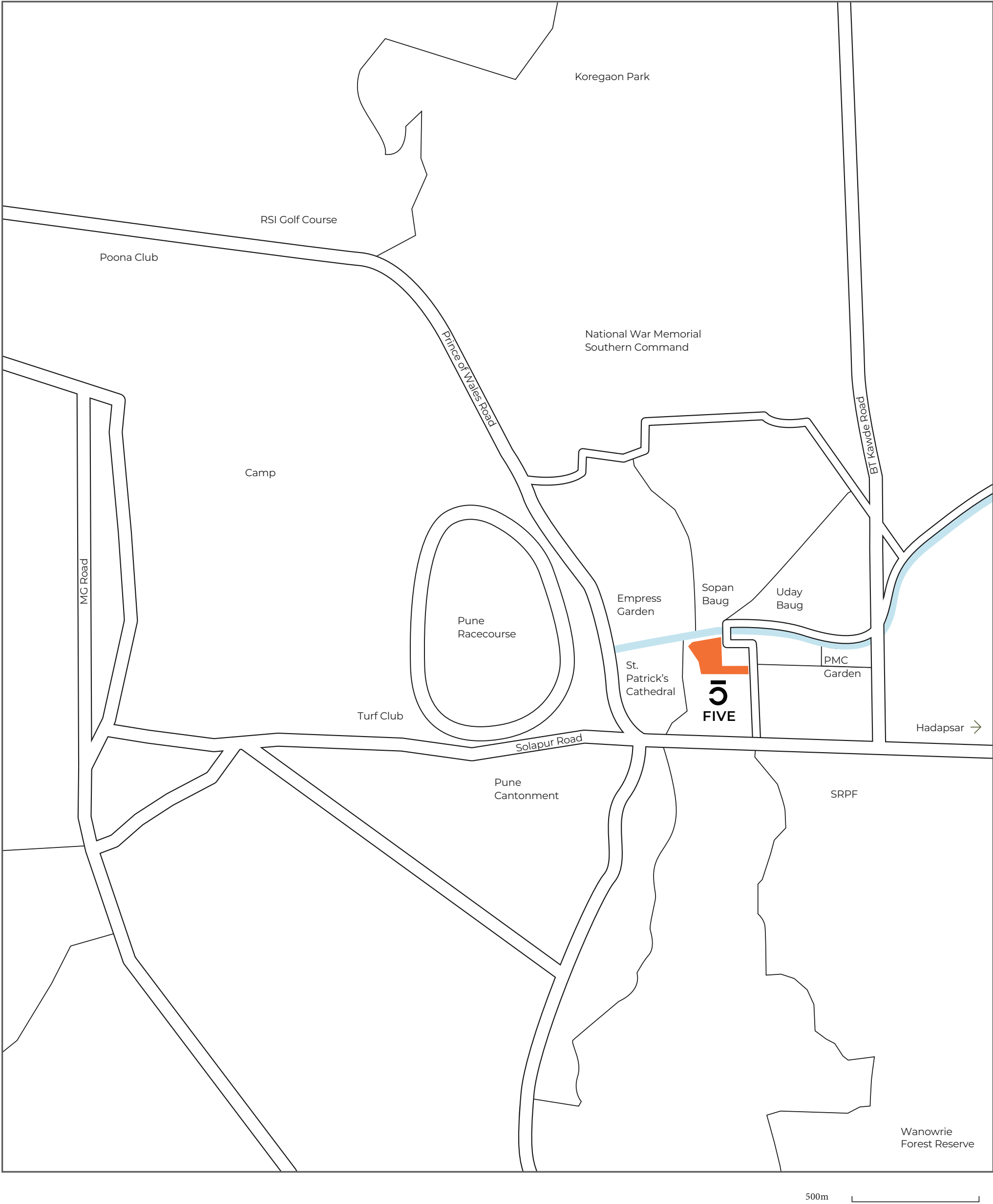


Indoor Recreation



Aqua Deck





Key Locations

- Racecourse
- St Patrick's Cathedral
- Empress Garden
- Sopan Baug
- Uday Baug
- PMC Garden
- SRPF 1 & 2
- RSI Club
- Poona Club
- Koregaon Park

Key Roads

- Prince of Wales Road
- Sopan Baug
- Canal Road
- BT Kawde Road
- Solapur Road
- MG Road



DISCLAIMER

The general information provided in the Brochure is taken from trusted sources and is subject to change without any notice and at the sole discretion of the developer. The developer under no circumstances guarantees or warranty that this Brochure reflects the latest changes/amendments pertaining to the information at all times and at any time. All plans, specifications, designs, features, facilities, and services provided in the Brochure indicate the kind of development proposed for respective projects for only representational purposes. No person can copy, use, modify, display or create derivative works or database, or transmit, exploit, sell or distribute the same. The viewer holds the responsibility of evaluating the accuracy and/or completeness of the information provided in the Brochure.

Stock Image

Stock image for indicative purpose only.

Maps

All distances are indicative and not actual. Map not to scale.

Artist Impression (3D Render)

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.

Drawings

We are offering, for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in RERA carpet area may occur on account of planning constraints/site conditions/column/finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space-planning purpose only.

Terms & Conditions

This Brochure is purely conceptual and not a legal offering. Enerrgia SKYi Landmarks hereby also referred as the developer, is developing SKYi 5 Racecourse, hereby also referred to as the project. The developer reserves the right to add, delete or alter any details and / or specifications in its endeavour to make improvements as and when required. The images, layouts and maps presented in the brochure are for indicative purposes only and the same are not to scale.

The floor plan shown here is indicative, measurements are prior to application of finishes & same are subject to minor variation. The actual floor plan of a particular unit could be a mirror image of floor plan shown here which may have different orientation, openings & the same is subject to offsets created by structural elements such as elevational/ facade features, columns & beams etc. Allotee must check the actual floor plan of the unit he / she is intending to buy and the same is available at project sales office and the RERA website.

The temporary Mock-up / sample apartment dimensions, fixtures & provisions are for representation purposes only. The actual sizes of the apartment may differ slightly. The AC outdoor units shall be installed in pre-defined locations shown by the developer. The air conditioning services, pipes, and other allied services in every home are to be preserved as per safety rules and regulations. All instalments, internal and external piping, ducting, covering and other costs are to be borne by the purchaser.

All the bathroom false ceilings and appropriate coverings to conceal the internal piping and air conditioning drainage structures are to be done by the purchaser. The furniture / kitchen / bathroom layout & accessories shown in the plan are only for the purposes of illustrating / indicating a possible furniture layout & the same is not a part of standard offering, design, planning, further developments in surroundings areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions, and final approval of the respective authorities. None of the objects / representations mentioned herein constitute a legally binding agreement or representation.

The developer does not take responsibility that may arise from any information given in this brochure. It may please be noted that the contractual rights and obligations between the Purchaser and the developer shall absolutely be governed by the agreement for Sale and other ancillary deeds and documents, as may be executed, between them and / or any third parties. The Purchaser is requested to appraise himself about the detailed description about the project, the unit purchaser is intending to purchase, terms and conditions contained therein with the help of an independent legal and tax advisor before making a purchase decision.

It may further be noted that the pricing of the flats / units quoted by the developer does not include the costs of furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc. as depicted in brochure and / or otherwise. The brands and make of the material used in the flats / units are indicative and the material actually used may be of equivalent make & quality as per availability at the relevant point of time.

Purchaser is required to verify all the details, including but not limited to area,

amenities, services, terms of sales and payments and other relevant terms independently with the sales team and from the contents of agreement to sale prior to concluding any decision for buying any units in any of the said projects. It is the responsibility of the Purchaser to evaluate the accuracy, completeness and usefulness of any data, opinions, advice, services, or other information provided herein or by the distributor(s) hereof. All information contained herein is distributed with the understanding that the authors publishers, and distributors, assume no liability whatsoever in connection with its use.

The developer cannot assure customers of any views outside its site boundary. All aerial and other images shown in page numbers 25, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61 have been externally sourced and are only to give the purchaser for an understanding of the neighbourhood / surrounding areas .

Distance & timeline are tentative and approximate, subject to traffic condition, road and infrastructure facilities to be provided by the appropriate authorities. Trees and green area shown are the representation purpose only. Layout is for reference purpose only.

The standard kitchen offering will not include a platform / otta, sink, CP fittings, dado tiles and modular kitchen cabinets and is not included in the price of the apartment. The purchaser will have to design and install them separately as per their choice and at an additional cost. The kitchen platform / otta, sink, CP fittings, dado tiles and modular kitchen cabinets etc. will have to be installed after the receipt of OC or possession whichever is later.

No changes will be accepted by the developer for any internal changes in the house. For any kind of changes post OC, the purchaser shall do the same at his own cost with the prior written permission of the developer and statutory authority.

Parking will be allotted at the discretion of the developer. Parking allotted could be across different levels and locations in the said project. EV charger (AC) can be provided for select parking slots at an additional cost.

In the current layout, all towers are planned up to 25 habitable floors. The plan will be sanctioned in a phased manner by revising the layouts periodically from the statutory authorities. SKYi 5 Racecourse is a high-rise development and hence each apartment may have a sprinkler system installed inside the apartment as per the existing rules. The sprinkler system will be exposed and could be in multiple rooms inside the apartment. The purchaser will be responsible for covering the sprinkler systems, air conditioning pipes, conduits and more, in the apartment at their own expense.

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The various Outdoor Sports on Page 129 are part of a multi-utility court within the project's premises. The different sports layouts are only for illustration purposes; the actual size may vary.

Helper Accommodation

The developer proposes to give certain units for the convenience of the residents for their house help / attendant. These units will be offered exclusively for the resident's of five racecourse . Also the resale/ transfer can be done only by and for the resident of the five racecourse community . The resident may buy one or more units for the their domestic help.

These units can be used only for staying / changing purpose and can not be used for any rental income , commercial, official purpose by the owner of the property. The person occupying such unit shall be employed in the same building and can not stay in the premise while working for some other campus other than five racecourse .

The upkeep of the unit and the hygiene is to be maintained by the owner and in case of failure the society shall have the right to take over the maintainance of such unit and the washroom and charge the unit holder as decided by the managing committee of the society in order to ensure clean , hygienic and odourless premises .

The said Unit can be accommodate maximum by 2 adults (above 18 years ) and 2 minors (below 18 years ) . No more than 4 occupants are allowed to stay in the premises . The agreement of the helpers unit will be an independent agreement.



Computer generated image, Artist's impression, image not to scale.

FIVE RACECOURSE





Connect With Us

**The Developer**  
Enerrgia SKYi Landmarks

**Corporate Office**  
The Poona Western Club  
SKYi Songbirds  
Four Seasons, Paud Road,  
Behind Daulat Lawns,  
Bhugaon, Pune - 412 115

**Site Office**  
5 Racecourse by Skyi  
opp. Sopan Baug,  
next to Empress Gardens  
Pune-Solapur Road  
Pune 411 040

**MahaRERA Registration No.**  
5 Racecourse by Skyi Phase II  
P52100077439



**Connect**  
+91 88558 62268

**skyi .com**