

A lifestyle that  
lets you enjoy it all.



NYATI  
**Equinox**  
Green at Heart



## Building a legacy of excellence.

With over 25 years of excellence in real estate and engineering, Nyati Group has been bringing together integrity and transparency, design and aesthetics, and globally benchmarked construction technology to deliver the finest residential, commercial, retail, hospitality, corporate and industrial spaces for a pan-India and overseas clientele.

At Nyati Group, the customer is the central focus of all its efforts, a testimony of which lies in the Group having successfully delivered over 100 million sq.ft. across Real Estate, EPC and Hospitality and homes to over 11,000 happy families.

**Real Estate | Engineering | Infrastructure | Hospitality | Healthcare | Nyati Foundation**

**40** million+ sq.Ft.  
developed

**67+** delivered  
projects

**11000+**  
happy families



## Delivering value in a dynamic world.

Mihir Group has positioned itself as a niche market player, delivering premium projects at prime locations in Pune and adjoining areas. Backed by state-of-the-art construction technology and resources, we have the ability to take up mega residential and Completed Projects.

Over the last 22+ years, we have delivered 21+ landmark creations aggregating 10Lac + Sq.ft. of built space. Our growing portfolio of high-end residential and commercial properties symbolizes the mounting confidence of customers in our brand.

In a marketplace where credibility is not easily gained, MIHIR GROUP is today an established construction house known for its tag of reliability.

**22+** years  
of legacy

**21+** landmark  
projects  
delivered

**10** millions +  
sq.ft. of space built

## The cultural hotspots of Kothrud meet the bright future of Baner and Balewadi.

A life blessed with the golden confluence of Convenience, Connectivity & Serenity, Bavdhan - The nature-rich location is rapidly becoming an aspiration for new-age homebuyers, as it is perfectly connected to both Kothrud and Baner-Balewadi.

Be it Vanaz or Karishma Society of good old Kothrud or Balewadi High Street, Bavdhan places you just about 10 minutes away from all important locations.

Undoubtedly, Bavdhan has always been a location of utmost serenity & peace, making it one of the most desired localities for perfect modern living. Having access to the modern lifestyle indulgences & cultural ethos, a location like this is hard to find!

## A future-ready location for the perfect lifestyle upgrade.

 Local hangouts like Café Durga & Karishma society

 Auditoriums like Yashwantrao Chavan Natyagruha

 Sports complexes like Kedar Jadhav Cricket Academy & Solaris

 Multi-cuisine restaurants and a lot more

 Renowned institutions like MIT & Bharati Vidyapeeth

 900 acres of natural bounty with hills and greenery



CULTURE

NATURE

FUTURE

Kothrud's **culture** | Bavdhan's **nature** |  
Baner Balewadi's **future**



60%  
open spaces



40+ world-class  
indulgences



World-class  
construction  
quality



900 acres of  
unparalleled  
forest views



Skyrise living  
amidst 5 acres



An evergreen,  
healthy  
environment



2 & 3 BHK  
futuristic  
residences



14 acres of  
development



P R E S E N T I N G

NYATI.  
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### The pride of Bavdhan

Rise above the surroundings, with engrossing views of a biodiversity park on one side and the city on the other. Nyati Equinox presents a vision of integrated urban living, which combines the splendour of nature and the vibrance of the city. Here's a chance for residents to soak in the many facets of a fulfilling life, aided by a catalogue of 40+ great lifestyle amenities that add to the charm of this property, sculpted by an awareness of culture, nature and the future.



## Living room





## Master bedroom



 Kitchen



## Multipurpose hall

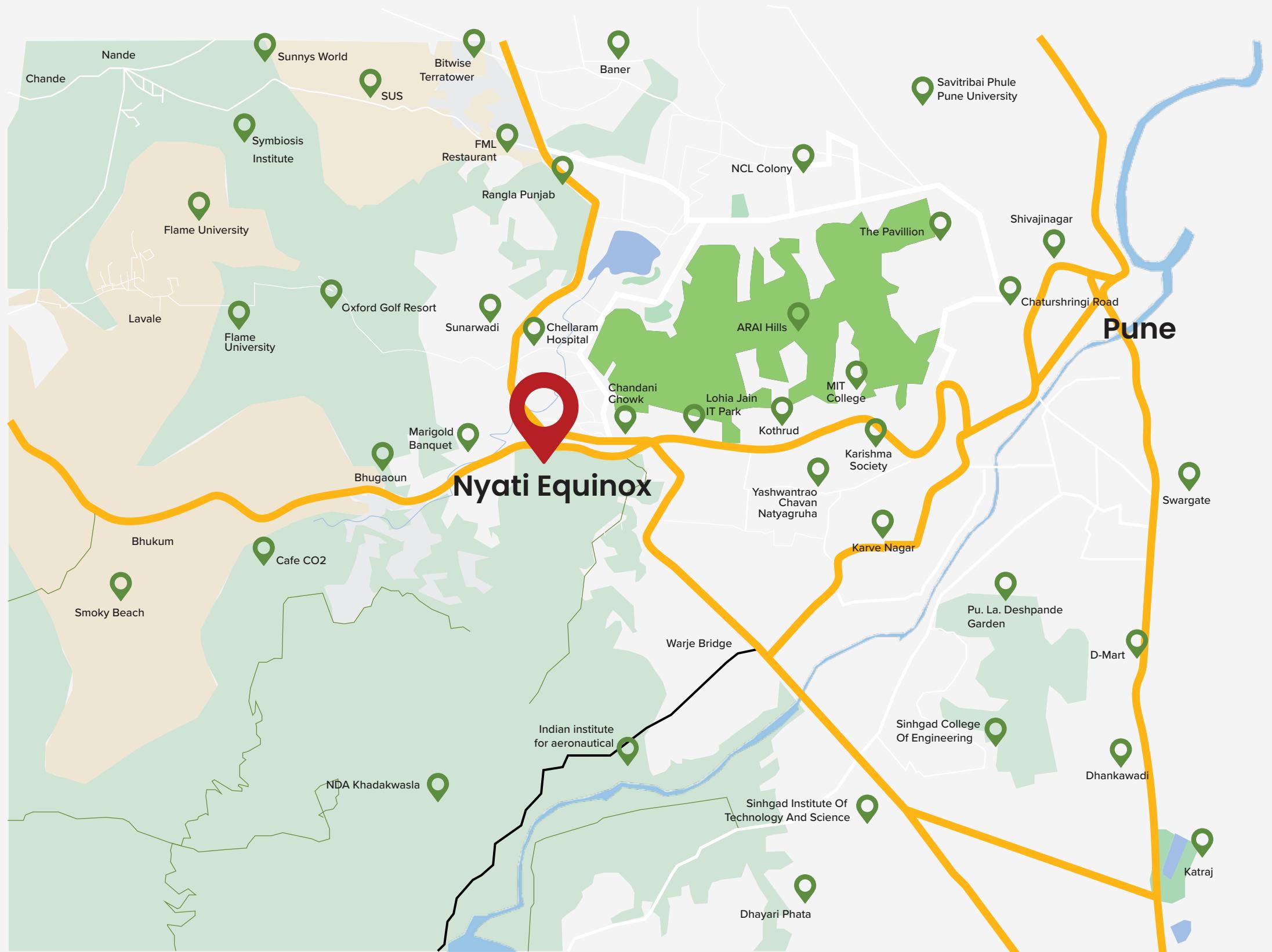


 Swimming pool



## Multipurpose court





## Lifestyle within reach



### CONNECTIVITY

- Chandni Chowk – 1.1KM
- Kothrud – 1.3KM
- Vanaz Metro Station – 4.5KM
- Shivaji Nagar Station – 13KM
- Pune International Airport – 23KM



### HOSPITALS

- Bvdhan Medicare Centre – 3KM
- Chellaram Hospital – 4KM
- Opel Hospital – 4KM
- City Hospital – 4KM
- Sahyadri Hospital, Kothrud – 5KM
- Deoyani Multi Speciality Hospital – 7KM



### IT/EMPLOYMENT HUBS

- Sharda Center – 8KM
- ICC Trade Towers – 10KM
- Nanospace IT Park – 9KM
- Hinjewadi IT Park – 18.5KM



### SCHOOLS/COLLEGES

- JSPM College Of Engineering, Bvdhan – 1KM
- Oxford International Public School – 1KM
- Ambrosia Institute of Hotel Management – 2KM
- Arihant Institute of Business Management – 4KM
- Ryan International School – 3KM
- Little Millenium – 3KM
- EuroKids PreSchool & Daycare – 3KM
- Little Elly Preschool – 3KM
- Periwinkle English Medium School – 4KM
- Suryadatta Institute of Management & Mass Communication (SIMMC) – 4KM
- MIT-WPU – 6KM



### MALLS/SHOPPING

- D-Mart, Karve Nagar – 8KM
- MSM Mall , Karve Road – 8.5KM
- The Pavilion, SB Road – 10KM



MIT College



Balewadi High Street



Decathlon Wakad



Yashwantrao Chavan  
Natyagruha



Hinjewadi  
IT Park

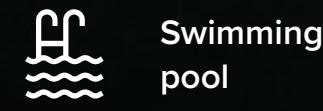


Upcoming Phoenix  
Marketcity, Wakad



A woman in a black sports bra and grey leggings is performing a lunge on a running track. A man in a light blue t-shirt and grey shorts is also performing a lunge on the same track. The background shows a city skyline at sunset with a clear sky. The image is overlaid with a dark banner at the bottom containing various icons and text.

All your fitness goals,  
in one place.



Swimming  
pool



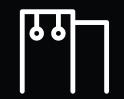
Cricket  
pitch



Multipurpose  
court



Football  
court



Outdoor  
gym



Jogging  
track



Tennis  
court



Skating rink



Where fun and adventure  
never ends.



Kids pool



Ludo



Children's  
play area



Life sized snakes  
and ladders



Kids game  
zone



Toddlers  
play area



Art & crafts  
room



Day care  
center



Life. With a dash of style.



Cycling  
track



Skating  
rink



Puzzle  
game



Music room



Playstation  
room



Tutorial/coaching  
room



Billiards  
room



Chess



A lifestyle you will cherish.



Senior  
citizen plaza



Walkway



Senior citizen  
lounge



Meditation  
room



Meditation  
area



Yoga Room



Herbal  
Garden



Library and open  
reading zone



A grand lifestyle starts here.



Multipurpose  
hall



Party lawn



Tree garden



Work undisturbed and  
maximize your productivity.



Meeting  
room



Work  
cubicles



Co-working  
spaces



Computer  
lab



Architectural Rendition



#### Outdoor:

- 1 Swimming pool
- 2 Kids' pool
- 3 Gazebo
- 4 Multipurpose hall
- 5 Party lawn
- 6 Jogging track
- 7 Campfire
- 8 Barbeque centre
- 9 Tree garden
- 10 Amphitheatre
- 11 Meditation area
- 12 Food plaza
- 13 Herbal garden
- 14 Acupressure pathway
- 15 Senior citizens' plaza/walkway
- 16 Toddlers' play area
- 17 Cricket pitch
- 18 Multipurpose court
- 19 Football/tennis court
- 20 Outdoor gym
- 21 Open reading zone
- 22 Cycling track
- 23 Skating rink
- 24 Ludo
- 25 Hopscotch
- 26 Puzzle game
- 27 Children's play area
- 28 Chess
- 29 Snakes and ladders

#### Indoor:

- 30 Co-working space
- 31 Steam, sauna & salon
- 32 Meeting room
- 33 Art room
- 34 Music room
- 35 Kids' game zone
- 36 Day care centre
- 37 Tutorial/coaching room
- 38 Computer lab
- 39 Zumba
- 40 Yoga room
- 41 Meditation room
- 42 Playstation
- 43 Carrom room
- 44 Table tennis room
- 45 Billiards room
- 46 Senior citizens' lounge
- 47 Library
- 48 Ironing/dry area

\* Disclaimer: The purpose of this brochure/advertisement is to indicate to the customers, the range of the amenities and the facilities that may come up in the project, as per the approvals from competent authorities. Few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project.

# Technical Specifications

## STRUCTURE, MASONARY WALLS & PLASTER/PAINTS

- RCC shear wall structure
- External wall with textured and acrylic paint
- Internal walls & ceiling – gypsum finished walls & putty finished ceiling

## FLOORING TILES

- Living/passage, kitchen, bed rooms – vitrified tiles flooring with skirting – as per IS code 15622
- Toilets and terraces – matt finish ceramic flooring - as per IS code 15622

## DADO TILES

- Toilet – ceramic tile dado up to louvered window top level – as per IS code 15622
- Kitchen – ceramic glazed tile dado up to 0.6 m above kitchen platform – as per IS code 15622

## KITCHEN AREA

- CPVC concealed plumbing lines.
- Granite top kitchen platform, with S.S. Sink.
- Piped gas outlet.

## DOORS

- Main door frame – plywood -laminated
- Main door shutter – both side laminated main door shutter with accessories.
- Bedroom frame & doors – laminated door shutters with ply laminated door frame.
- Toilet doors – laminated door shutters with granite door frame.
- UPVC or aluminium profile sliding doors with mosquito net

## TOILETS

- Concealed plumbing with hot and cold arrangement inside master toilet for wall mixer & wash basin
- Concealed plumbing inside common/bedroom toilet for wash basin & with hot & cold arrangements for wall mixer only
- C P fittings
- Sanitary wares
- Solar water heating system to master bedroom toilet only (time, temperature and quantum of hot water subject to climate conditions)

## ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches in all flats
- Provision of telephone point in hall
- TV point in hall and master bed room
- Electrical points for AC in all rooms
- Electrical points for washing machine, water purifier and fridge
- Generator back-up for entire flat EXCLUDING 15 amp electrical points

## WINDOWS

- UPVC or aluminum profile sliding windows with mosquito net
- Al frames with PVC louvered windows for all toilets

## PAINTING

- Internal walls & ceiling – oil bound distemper
- External walls – acrylic paint
- Inside toilet & ceiling – oil paint above tile dado

## COMMON AREAS, AMENITIES & FACILITIES

- Main entrance gate with security cabin & compound wall
- Landscaped garden with lawns and flower beds
- Generator backup for passenger elevators, pumps and common lights and club house
- Club house with swimming pool & gymnasium
- Children's play area with play equipment
- Led fixtures for common areas
- Internal tremix concrete driveway with paver blocks
- WTP as per statutory requirements
- STP as per statutory requirements. STP recycled water for gardening and flushing
- Wet garbage disposal through organic waste converter
- Rain water harvesting
- Fire fighting as per statutory requirements
- Stack car parking's
- Garbage chute as per plan
- Lifts



## Isometric 2 BHK

Apartment Type	RERA Carpet Area (in Sq.m)	Balcony (in Sq.m)	Utility (in Sq.m)	Total Carpet Area (in Sq.m)
2 Bedrooms	69.12	8.7	2.55	77.85



## Isometric 3 BHK

Apartment Type	RERA Carpet Area (in Sq.m)	Balcony (in Sq.m)	Utility (in Sq.m)	Total Carpet Area (in Sq.m)
3 Bedrooms	101.63	11.04	2.55	112.7



## An era of accolades

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Nyati Group's ambitious and magnanimous approach to real estate development has pushed the boundaries of design and construction, while also serving specific needs of different classes of customers. And for this, the company has received numerous awards and recognitions from industry peers and institutions.



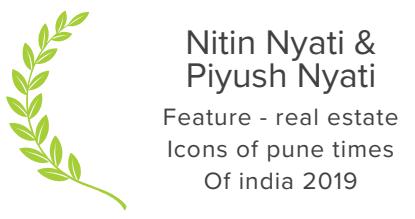
**Nyati Unitree**  
Asia pacific property awards  
Best building in commercial  
Projects in india  
2018 - 2019



**Nyati Group**  
The estate agents  
Association of pune  
Appreciation award



**Nitin Nyati**  
Lokmat icons of pune



**Nitin Nyati &  
Piyush Nyati**  
Feature - real estate  
Icons of pune times  
Of india 2019



**Piyush Nyati**  
Insights success magazine  
Feature - the 30 young and  
Dynamic entrepreneurs  
To watch in 2019



**Nyati Evolve**  
Best residential project  
Of the year  
12th realty + conclave &  
excellence awards - west  
2020



**Nyati Group**  
Excellence in delivery  
11th realty plus awards  
2020



**Nyati Unitree**  
Most environment-friendly  
Commercial/office spaces  
11th realty + awards.  
2020



**Nyati Group**  
Best developer of the year  
times realty icons  
2021



**SITE ADDRESS:**

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**CORPORATE ADDRESS, PUNE**

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**SALES & MARKETING - OVERSEAS OFFICE, DUBAI**

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#NYATI  
#APPRECIATES



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