

Celestial City

• PHASE 2 •

Made so thoughtfully, you will
Think Beyond Luxury



Artistic Impression



THOUGHTFULLY PLANNED LIVING EXPERIENCE

Inspired by nature, the residences at Celestial City Phase 2 are thoughtfully designed to be climate-responsive and make the most of spatial planning, natural daylight and fresh air.

You have everything you desire right at your doorstep, so you never have to venture too far in search of everyday entertainment, fitness and relaxation.

It's time to #ThinkBeyondLuxury and lead a nuanced and wholesome life at the most iconic residential destination in PCMC.



Ravet - Western Pune's Landmark Address

Location Highlights:

- Well-developed infrastructure
- Close to the Mumbai-Pune expressway
- Centrally connected to PCMC & Hinjawadi
- Surrounded by MIDC & IT parks
- Upcoming social developments



*Map not to scale

At Celestial City Phase 2 - Ravet's coveted landmark address - you live well-connected to every part of Greater Pune, such as, the Hinjawadi IT Hub, Bhosari MIDC, Talegaon MIDC, Chakan, Nigdi-Pradhikaran, Aundh, Baner and Kothrud.

Nestled in the well-planned and systematically developed PCMC zone, Ravet is marked by broad, well-paved roads, demarcated residential and commercial zones, refreshing green environs and cool westerly winds from the Sahyadris.

Key Distances



Schools and Colleges

- | | |
|-------------------------------------|---------|
| • KIDZEE School | 1.9 km |
| • S B Patil Public School | 2.3 km |
| • D.Y. Patil College of Engineering | 3.2 km |
| • Orchids the International School | 5.0 km |
| • St.Ursula High School | 5.8 km |
| • Indira Institute of Business Mgt | 6.1 km |
| • Mercedes Benz School | 10.6 km |



Hospitals

- | | |
|-------------------------------------|---------|
| • Dhanwantaris Chrysalis | 2.5 km |
| • Sterling Multispeciality Hospital | 5.2 km |
| • Aditya Birla Hospital | 8 km |
| • Lifeline Hospital | 8.4 km |
| • Ojas Multispecialty | 9.9 km |
| • Jupiter Hospital | 13.7 km |



Malls

- | | |
|----------------------|---------|
| • Akash Raj One Mall | 1.9 km |
| • Reliance Mart | 2.0 km |
| • DMart | 3.2 km |
| • City One Mall | 8.6 km |
| • Pimpri Central | 8.6 km |
| • Premier Plaza Mall | 10.3 km |



Hotels

- | | |
|-------------------------------|---------|
| • Hotel Ginger | 6.8 km |
| • Hotel Sayaji | 8 km |
| • Hotel Taj Vivanta | 10.2 km |
| • Hotel Courtyard by Marriott | 10.4 km |
| • Hotel Ramada Plaza | 12.9 km |



Upcoming Infra

- | | |
|-----------------------|--|
| • Phoenix Market City | • City Pride CBSE School |
| • Decathlon | |
| • DMart | • Indialand Global High Street & Shopping Mall |
| • Metro Connectivity | |
| • Hilton Hotel | |



Banks & ATMs

- | | |
|---------|--------|
| • BOM | 1.4 km |
| • ICICI | 1.8 km |
| • HDFC | 2.2 km |
| • SBI | 2.9 Km |

Unmatched Architectural Brilliance

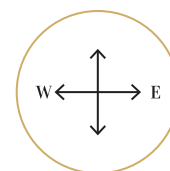


Artistic Impression



Spatial Cluster Of Masses & Voids

The juxtaposition of built space and voids allows for maximum distance and unobstructed views between all the apartments and residential towers



N-W, N-E & S-E Building Orientation

The apartments are strategically oriented to overlook a view of both the sunrise in the east and the sunset to the west

Complete Privacy. Complete Peace Of Mind.



Image for representation purpose only



4 Apartments Per Floor

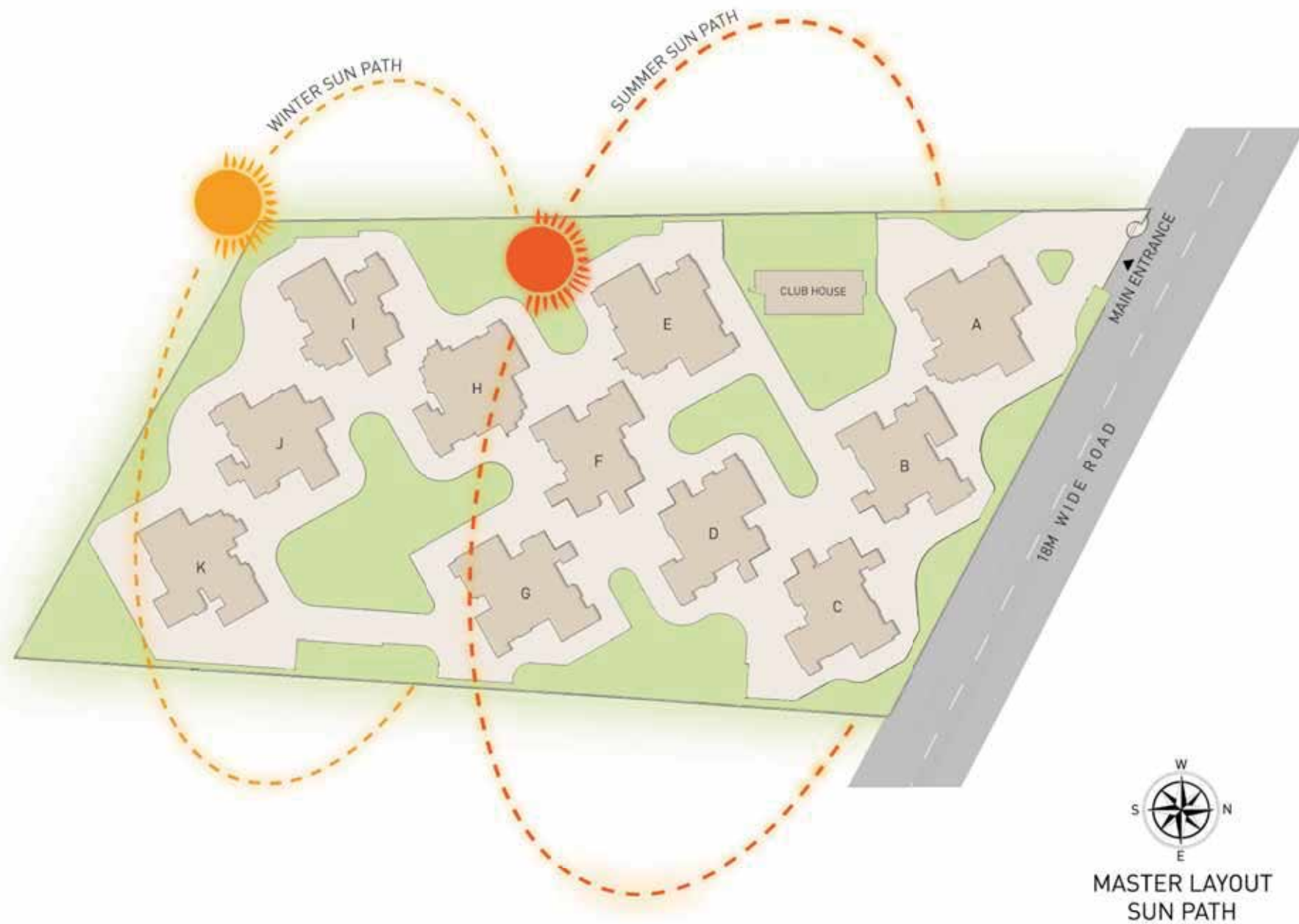
Each floor has only 4 apartments with the entrance doors spaced out to ensure visual separation and complete privacy for every family



No Shared Walls = 100% Privacy

Adjacent apartments have hardly any shared walls, assuring an exclusive living experience and peace of mind to all residents

More Natural Light. More Positivity.





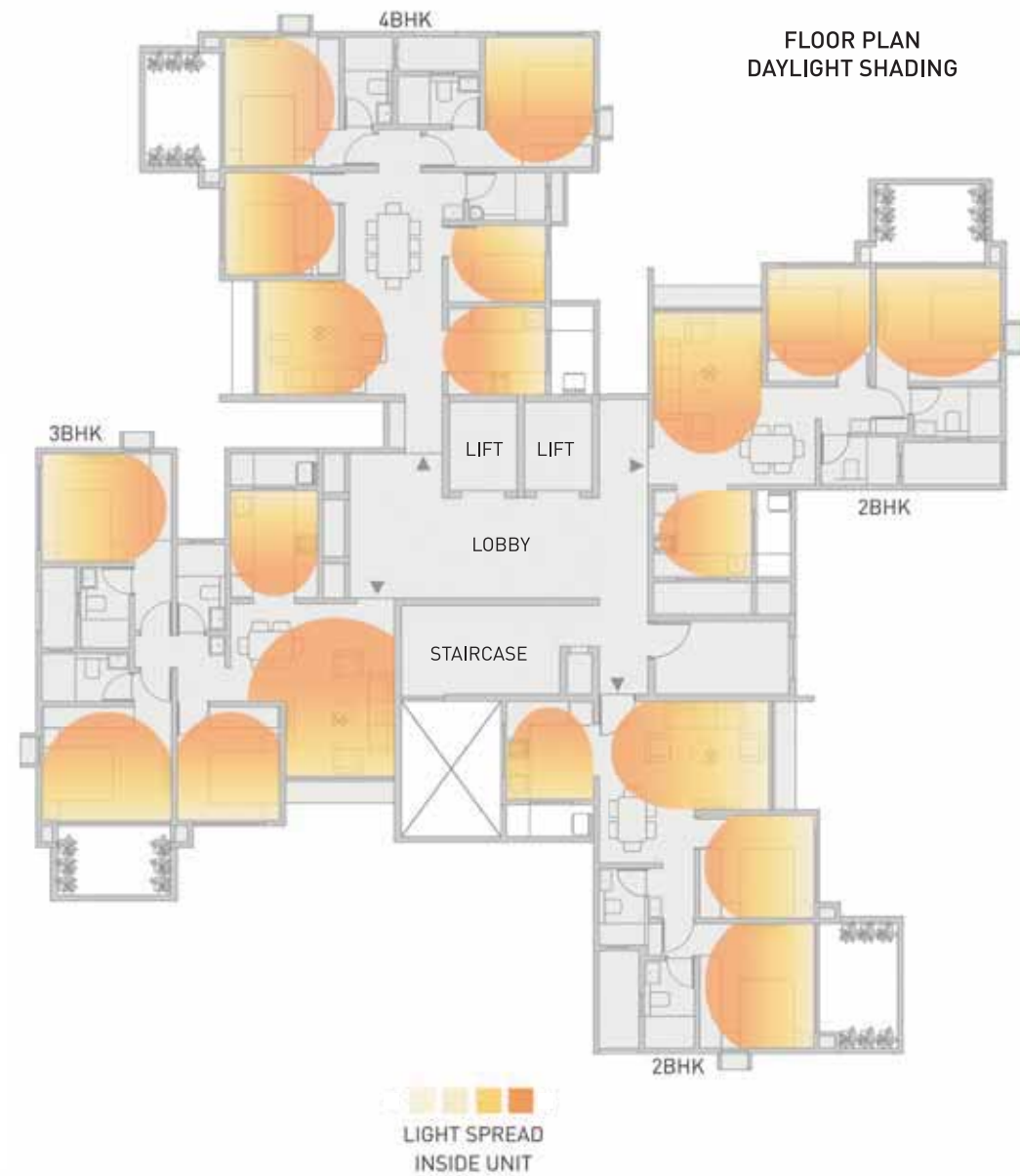
Optimal Daylight, Less Heat

The analysis of the sun path allows us to maximize natural daylight from all sides while keeping the glare and heat out, thus minimizing dependency on light fittings

UNIT PLAN
DAYLIGHT SHADING



FLOOR PLAN
DAYLIGHT SHADING



Better Wind Flow. Better Ventilation.





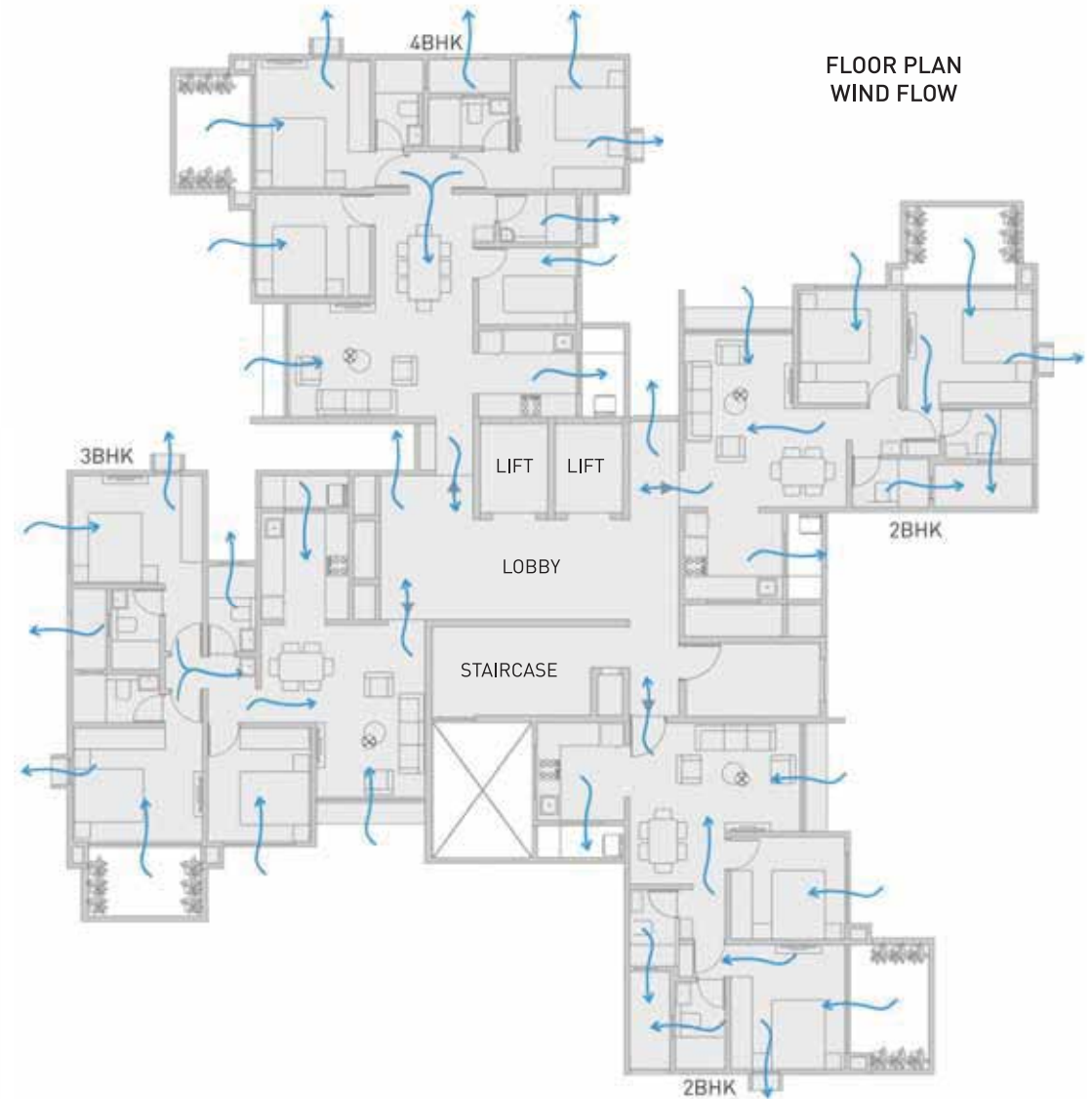
Wind Flow & Cross-Ventilation

Wind orientation in design enables an optimal circulation of fresh air and a pleasant indoor temperature year round, reducing energy dependency on artificial cooling

UNIT PLAN
WIND FLOW



FLOOR PLAN
WIND FLOW



Unobstructed Views. Uncluttered Life.





3-Side-Open Views. 70% Open Spaces.

Enjoy uninterrupted visual access to lively recreational spaces and 4 acres of lush green landscaping, which includes around 700 trees & shrubs

UNIT PLAN
UNOBSTRUCTED VIEW



FLOOR PLAN
UNOBSTRUCTED VIEW



Optimum Space Utilisation

What happens when smart functionality and contemporary aesthetics come together?

At Celestial City, each apartment layout renders a way of life that is unquestionably spacious, private and serene.

1 Large Living & Dining Areas

A double-height terrace is attached to the well-planned living and dining area, perfect for extending seating and entertainment outdoors

2 Double-Height Terrace With Glass Sliding Doors

End-to-end walls of glass open onto the spacious terrace and overlook a stunning natural vista, merging the boundary between the outdoors and indoors

3 Spacious, Cosy Bedrooms

A transition zone to the bedrooms ensures seclusion and privacy from the living areas

4 Kitchen With Dry Balcony

Each kitchen has an attached dry balcony with enough space for washing & drying

5 No Dead Space Or Wasted Corners

The layout of your apartment is optimised for maximum functionality and efficiency, leaving no room for wasted space



Artistic 3D Render of 4BHK

Internal Specifications

Each spacious residence is complemented with premium fittings to bring you the finest living standards.

Structure

- RCC frame structure of superior quality
- Designed for earthquake safety

Masonry

- External walls 6" thick blockwork
- Internal walls 4" thick blockwork

Plaster

- Smooth Gypsum finish for internal walls
- Sand-faced cement plaster for external walls

Doors

- Decorative main entrance door laminated on both sides with SS plated brass fittings with night latch and a name plate

Windows

- Large windows for better air circulation, ventilation & view
- Powder-coated aluminium sliding windows
- M.S grills for safety and security
- Granite window sills

Flooring

- Vitrified flooring for the entire flat
- Anti-skid ceramic flooring in terraces & bathrooms

Bathrooms

- Anti-skid ceramic flooring
- High gloss dado tiles up to 7 feet
- Premium sanitary-ware
- Hot & cold single liver diverter for all shower areas
- Bathroom mirror
- Provision for exhaust fan
- Provision for boiler/ geyser
- 35mm thick Laminated Flush Door Marine Grade
- Acrylic false ceiling in bathrooms

Kitchen

- Granite top kitchen platform
- Stainless steel sink
- Glazed tiles dado up to window top
- Provision for exhaust fan
- Dry Balcony attached to kitchen with provision for washing machine with water inlet & drain
- Provision for water purifier

Electrification

- Adequate concealed electrical points with copper wiring
- A telephone point and a cable TV point in living room
- Fire-resistant cabling
- ELCB/RCCB (Earth Leakage Circuit Breaker) for electrical safety
- Provision for inverter back-up
- Lightning Arresters for each building

Home Automation

- Voice enabled control for lights, fan and AC with touch panel
- Control lighting of your home from anywhere using smart app support for Android and IOS
- Control your home using Alexa dot
- IP video door phone
- Digital lock with keyless entry for main door

Paint

- Internal oil bound distemper paint in the entire flat
- External cement paint for the entire building

Plumbing

- Concealed plumbing
- Jaquar / equivalent fittings in bathroom, toilet and kitchen

Letterbox

- Letterbox for each flat

Parking

- 100% car parking area
- Provision for plenty of parking space for visitors / guests
- Well planned parking arrangement to ensure easy drive in & out



Image for representation purpose only



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Lifestyle Avenues For All Ages



Celestial City Phase 2 is studded with indulgent arenas for sports, relaxation and socializing. Here, every member of the family – from the elderly to the tiny tots – is spoilt for choice!

1. Entrance Gate	16. Net Cricket Pitch	e. Games Room:
2. Welcome Fountain	17. Skating Rink	i. Cards
3. Swimming Pool	18. Jogging Track	ii. Chess
4. Sculpture Garden	19. Clubhouse:	iii. Carrom
5. Senior Citizen’s Park	a. Gymnasium	iv. Foosball
6. Children’s Play Area	b.Library	v. Pool Table
7. Recreational Garden	c. Yoga	vi. Table Tennis
8. Volleyball Court	d. Aerobics & Meditation Room	
9. Children’s Play Area	f. Massage Room	
10. Amphitheater	g. Multipurpose Hall with attached	
11. Aqua Pool	Kitchen & Pantry	
12. Mini Basketball Court		
13. Party Lawn		
14. Palm Garden		
15. Tennis Court		

Activity Zone

Workout and stay physically active with multiple avenues for sports and fitness



Gymnasium



Clubhouse



Swimming Pool



Toddlers' Pool



Basketball Court



Volleyball Court



Tennis Court



Net Cricket Pitch



Skating Rink



Jogging Track



Children's Play Area



Artistic Impression

Relaxation Zone

Rejuvenate your mind and soothe your senses after a long, tiring day at work



Massage/Steam Room



**Yoga, Meditation
& Aerobics Room**



Acupressure Path



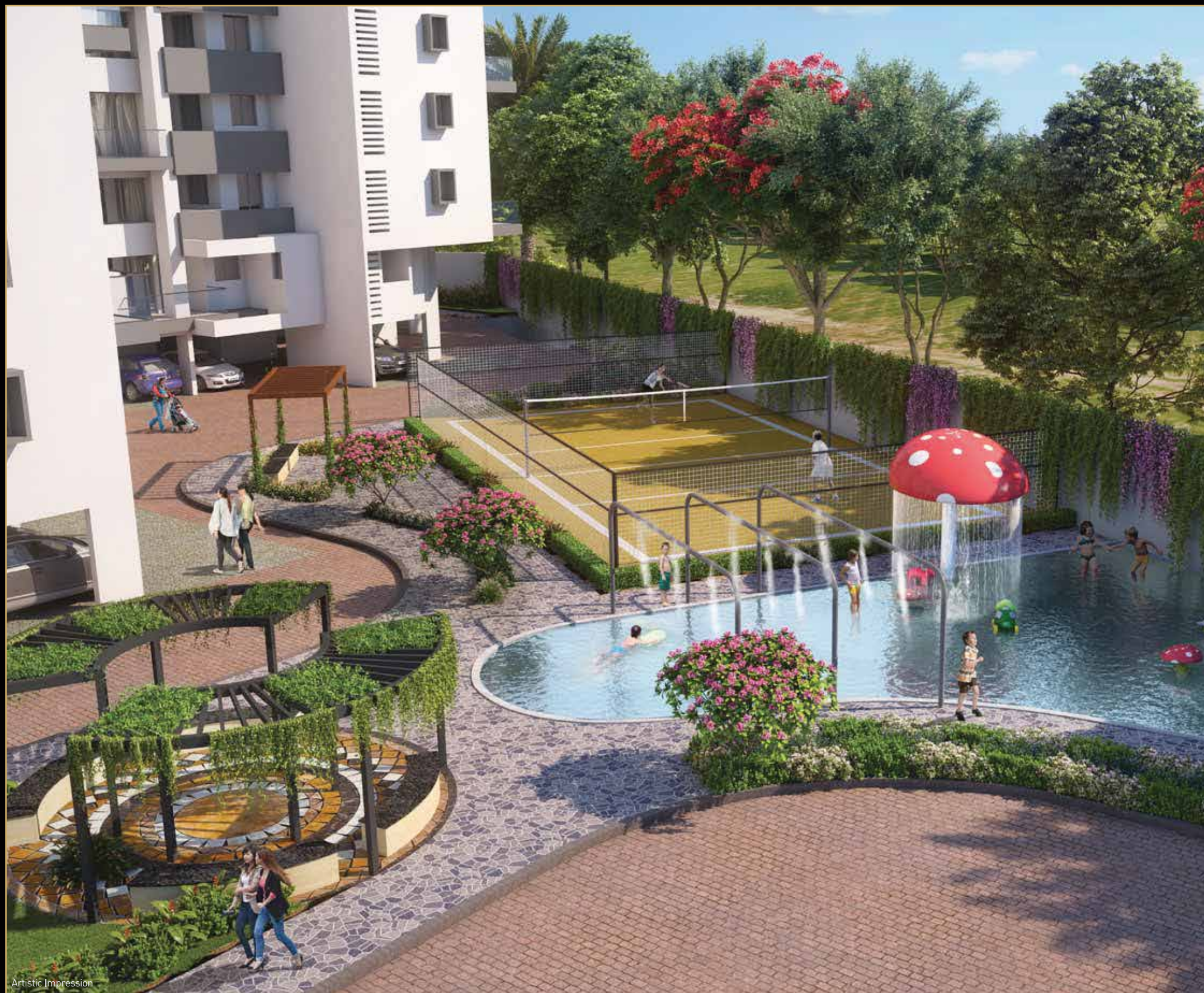
**Parks & Landscaped
Gardens**



Water Fountains



Artistic Impression



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Social Zone

Find the perfect place to unwind by yourself or be the talk-of-the-town for hosting grand celebrations



Library



Community Hall



Party Lawn



Senior Citizen Park



Amphitheatre



Artistic Impression

Community Planning

Celestial City Phase 2 is designed to instil a sense of pride, belonging and ownership in each resident's mind. Painstakingly planned across 6 acres, the development takes care of physical and psychological comforts that encompass the aspects of community living, conveniences, safety and sustainability.



Artistic Impression



A 6-Acre Planned Development

The residential precinct has been integrated with exemplary infrastructure and lifestyle avenues for an experience beyond luxury



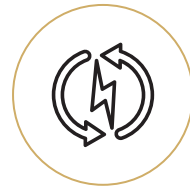
A Community Of 1000+ Happy Families

Belong to the most sought-after residential destination in PCMC and join 1000+ families happily residing here



Top-Notch Security

CCTV surveillance, 24/7 security, intercom services and a fire fighting system in the premises keep your loved ones safe and sound



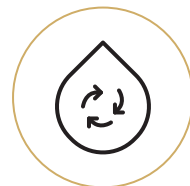
24 HRS Power Back-Up

Uninterrupted electricity and energy-efficient lighting avert inconveniences in the event of a power failure



Rain Water Harvesting

The rain water harvesting system collects, stores and filters water, ensuring a self-sustainable source of water supply



Sewage Treatment Plant

The proposed sewage treatment plant will treat waste water to enable reuse as well as safe discharge back into the environment



Waste Management System

Garbage chutes in each building help segregate wet waste and dry waste for organic compost creation in the gardens, responsible recycling and proper disposal



Piped Gas Provision

A hassle-free way to get cooking gas supply 24X7X365. Each home gets a personal MNGL gas pipeline connection in their kitchen along with a reading meter

Community Connect.

Be a part of a vibrant and well-knit community of like-minded families. Every celebration becomes memorable when you're in good company. At Celestial City Phase 2, all celebrations - big or small have ample venues right within the campus and a wholehearted community to share every special occasion





Actual shot at Celestial City Phase 1



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Actual shot at Celestial City Phase 1



Rama Group has made 'exceeding excellence' possible, simply by using the best - the best talent in planning, designing and construction. Over the past 30 years, Rama Group has emerged as a leading name in the Construction & Real Estate Industries with a strong presence across the residential & commercial spectrum of Pune and PCMC.

10 Prestigious Awards	45+ Projects Delivered	30 Years of Experience
11000+ Happy Families	11 million+ sq.ft. Delivered	

Conceptualised & Designed by Renowned Consultants



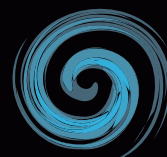
Landscape Design Consultant
SBA Architects & Designers Pvt. Ltd.



RCC Consultant
Gensys Technologies Pvt. Ltd.



Architecture
Landmark Design Group



Celestial City

• PHASE 2 •

Project Address: Sr. No. 86, Ravet Aundh Road, Near Expressway, Ravet, Pimpri-Chinchwad, Pune, Maharashtra 412 101

Corporate Address: Rama Corporate House, Rama Equator, S. No. 150 & 151, Near City International School, Morwadi, Pimpri, Pune 411 018

www.celestialcity.in | Email: sales@celestialcity.in

A. Project is mortgaged with and funded by Bajaj Housing Finance Limited (BHFL).

B. No objection certificate/permission to mortgage from Bajaj Housing Finance Limited (BHFL) will be provided for sale of flats.

The project has been registered via MahaRERA registration number: Celestial City Phase 2: P52100022487 and the details are available on the website <https://maharera.mahaonline.gov.in> under registered projects.