



SOLITAIRE HOMES

Pashan Lake

An address amidst nature





THE SOLITAIRE STORY

SOLITAIRE is a melting pot of a multitude of facets. We are contemporary, progressive, and innovative, but most importantly, we are a chip off the Chordia legacy. Our collective, multidisciplinary experiences have allowed us to strengthen our offerings. We have gained expertise from our various verticals-precision from construction, service from hospitality, and exclusivity from luxury retail.

Our evolution since the inception has seen us transform our land banks into structural brilliance, making SOLITAIRE the fastest growing real estate brand in Pune.

PROJECT AWARDS

SOLITAIRE has bagged 4 prestigious national and international property awards by APPA (Asia Pacific Property Awards) & Realty Plus.

Best Mixed-Use Development



Best Architecture



Commercial Project
of the Year, 2018



Developer of the Year
(Commercial), 2019





LOCATION

PASHAN is a suburb of Pune, India, located off the Mumbai-Bangalore national highway, by-passing Pune city. The Pashan road serves as the main approach road for Mumbai-Pune expressway.

Bordered by Baner in north, Sus village in west, Bavdhan in south and Pune University in east, it is primarily a residential suburb surrounded by nature and hills, with large portions occupied by various government and educational institutions.



CONNECTIVITY

A few steps to the lake, and just a few minutes to work and recreation! With hassle-free connectivity to malls, hospitals, IT hubs and commute points, and 7 CBSE and ICSE schools within a 6 km radius, SOLITAIRE Homes boasts of prime access to everything you and your family would need.





NEIGHBOURHOODS

SUS Road	2.2 kms
Bavdhan	4.2 kms
Baner	4.8 kms
Chandni Chowk	5.1 kms
Aundh	5.5 kms
Shivaji Nagar	6.4 kms
University Circle	6.9 kms
Kothrud	8.0 kms



COMMUTE POINTS

Shivajinagar Bus Station	7.2 kms
Railway Station	10 kms
Airport	15 kms



HEALTHCARE

Jupiter Hospital	5.0 kms
Medipoint Hospital	5.7 kms
Shashwat Hospital	6.1 kms
Shayadri Hospital	8.7 kms



IT & INDUSTRIAL HUBS

Veritas	3.2 kms
Siemens	3.9 kms
Teerth IT Park	4.5 kms
Mahalunge Hi-tech City	6.0 kms
Hinjawadi IT hub	12.2 kms



SCHOOLS

St. Joseph Convent Pashan	3.0 kms
DAV Public School	3.0 kms
Mary St. Joseph High School	3.0 kms
Savitribai Phule Pune University	4.1 kms
The Orchid School	5.7 kms
Symbiosis College, SB Road	6.5 kms
Wisdom World School ICSE	10.5 kms
Loyla's High School & Junior College	4.0 kms



BANKS

Cosmos Bank	400 meters
ICICI Bank	1.5 kms
HDFC Bank	1.8 kms
Axis Bank	1.8 kms



SHOPPING, FITNESS & ENTERTAINMENT

Urbounce	2.3 kms
Mahabaleshwar Hotel	3.4 kms
Gold Gym	4.0 kms
Pancard Clubs	4.3 kms
Balewadi High Street	4.4 kms
Esquare	4.9 kms
MultiFit	5.0 kms
Area 51 club	5.4 kms
DMart	5.9 kms
Godrej Nature's Basket	6.0 kms
Cinepolis at Westend Mall	6.0 kms
Oxford Gold Resort	8.6 kms



HOTELS & RESTAURANTS

Hotel Bhairavee	3.6 kms
Green Park Hotel	3.7 kms
Minus 18 Degrees	3.9 kms
Mainland China	4.2 kms
Sigree	4.2 kms
The Urban Foundry	5.7 kms



NATURE

SOLITAIRE Homes boasts of providing a way of living close to nature even in a bustling metropolitan city.



LAKE

Live next to 120 acres of Pashan Lake. Built in the British era to accommodate the water requirement of the neighbourhood, it now serves as a water source to the old Pashan village, and the Governor's residence, as well.

The rivulet that is its main inlet originates from Bavdhan and flows via Pashan, Sutarwadi, Baner to Someshwarwadi before flowing into the main Mula river.

HILLS

SOLITAIRE Homes is surrounded by 12632 acres of Vetar Hills, a prominent hill area in Pune, India. Named after the Vetala Temple located at its summit, the hill is the highest point within the city limits, with an elevation of 2600 ft.



Artist's Impression



BIRDS

Have 150 species of migratory birds as your neighbours! The lake and its surrounding area with an exclusive bird-watching zone attract various species of birds and so is popular spot for bird watchers.

CLIMATE ADVANTAGE

Pashan experiences more rainfall as compared to other parts of the city, and a pleasant, moderate temperature all year round due to the natural breeze flowing over the lake. The expanse of trees there, also helps it maintain a better air quality index.



Artist's Impression



AMENITIES

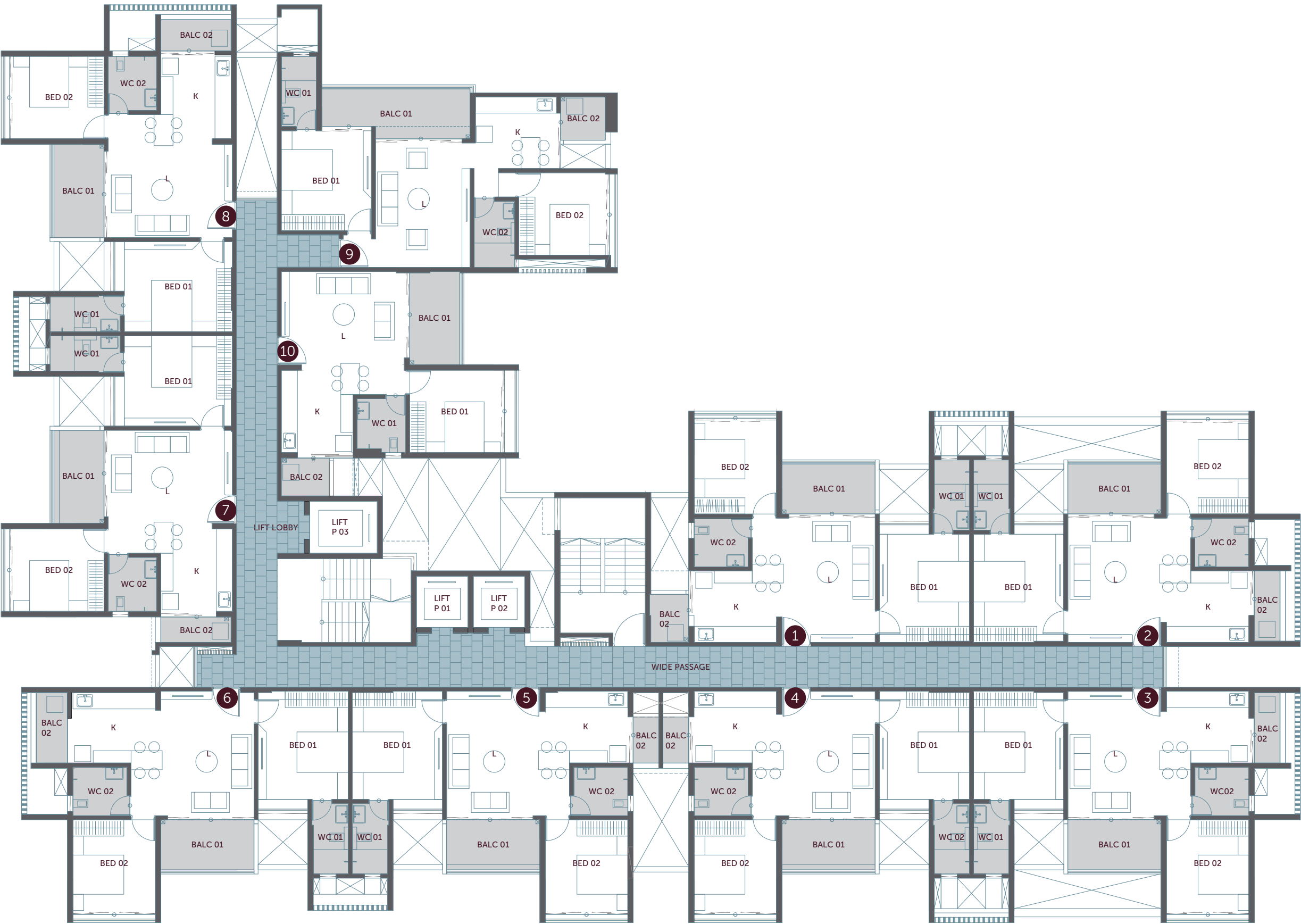
- Landscaped lawn with walkways and flower beds
- Children's play area
- Open gym
- Multi-purpose hall
- Main entrance gate with security cabin
- CCTV cameras for common areas
- Generator backup for passenger's elevator, pumps and common lights
- High-speed passengers' elevators
- Common solar water heating system for Master Bedroom
- Rain water harvesting for entire project

FEATURES

- Parking tiles for stilt-floor parking
- Walls - gypsum finish with OBD paint
- Aluminium sliding door with mosquito net for all windows and terrace doors
- Flush doors with double-sided laminates
- Semi-modular kitchen with black granite stone top, SS sink and water purifiers
- Bathrooms with high-quality fittings and wall hung water closet with health faucet and concealed flush valve
- Concealed copper wiring with modular switches in all flats
- Video Door Phones for security







E
Entrance Lobby

L
Living

D
Dining

BALC
Balcony

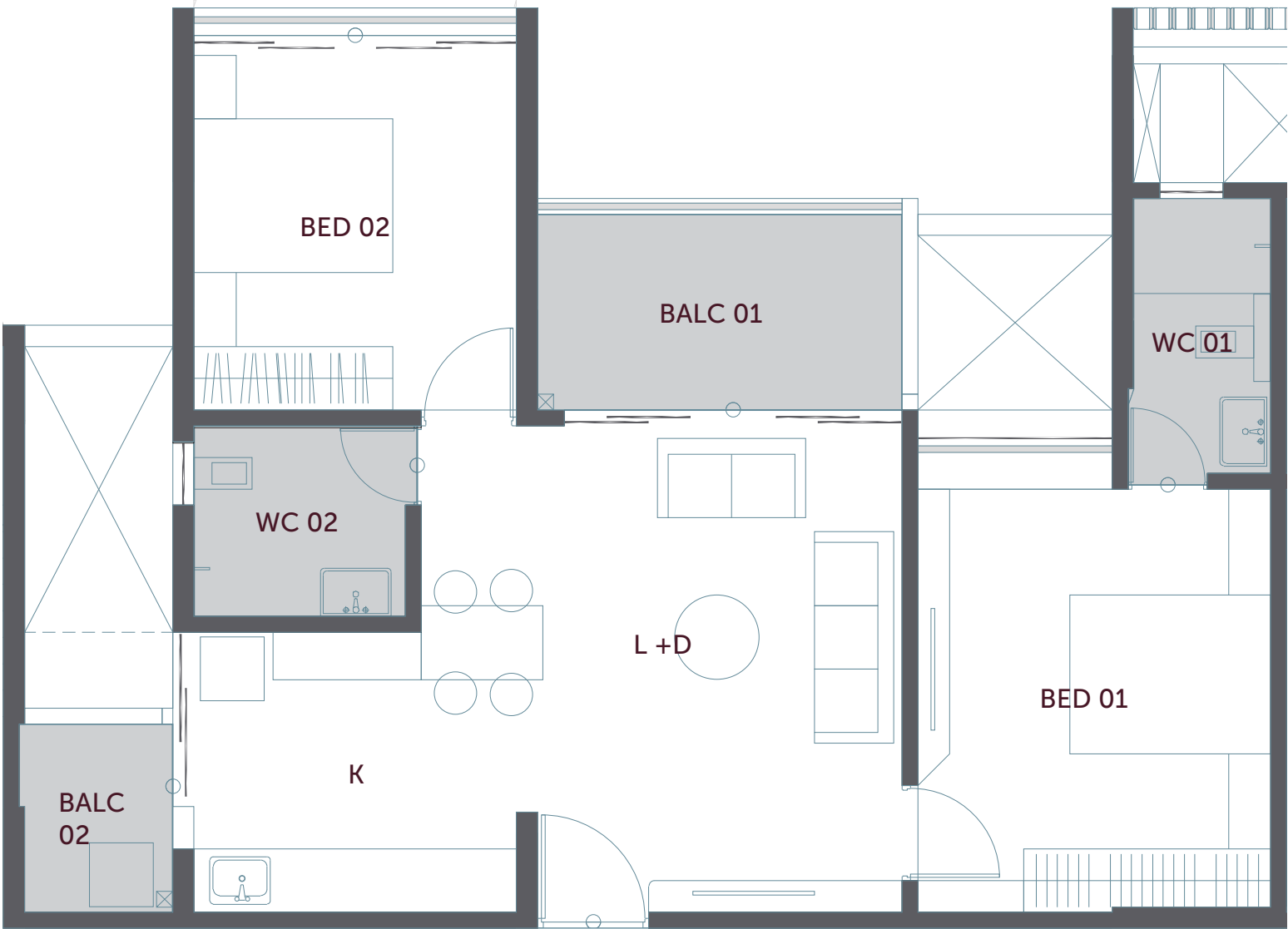
K
Kitchen

U
Utility

BED
Bedroom

WC
WC/Toilet



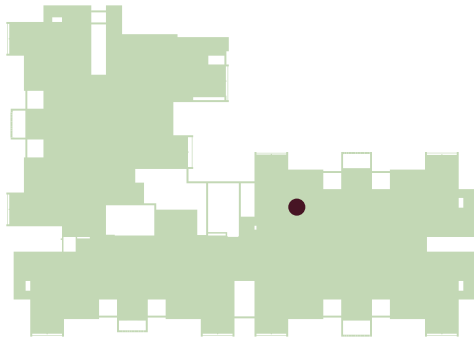


SERIES 01	
ROOMS	DIMENSIONS

L+D	: 14'11" X 15'1"
K	: 10' X 8'8"
BED 01	: 10'11" X 13'1"
WC 01	: 4'5" X 8'6"
BALC 01	: 11'4" X 6'1"
BALC 02	: 4'9" X 5'10"
BED 02	: 10' X 11'
WC 02	: 6'7" X 5'11"

101, 201, 301, 401, 501, 601, 701,
1001, 1101, 1201

PASHAN LAKE



NH4 >

< PASHAN CIRCLE

E
Entrance Lobby

L
Living

D
Dining

BALC
Balcony

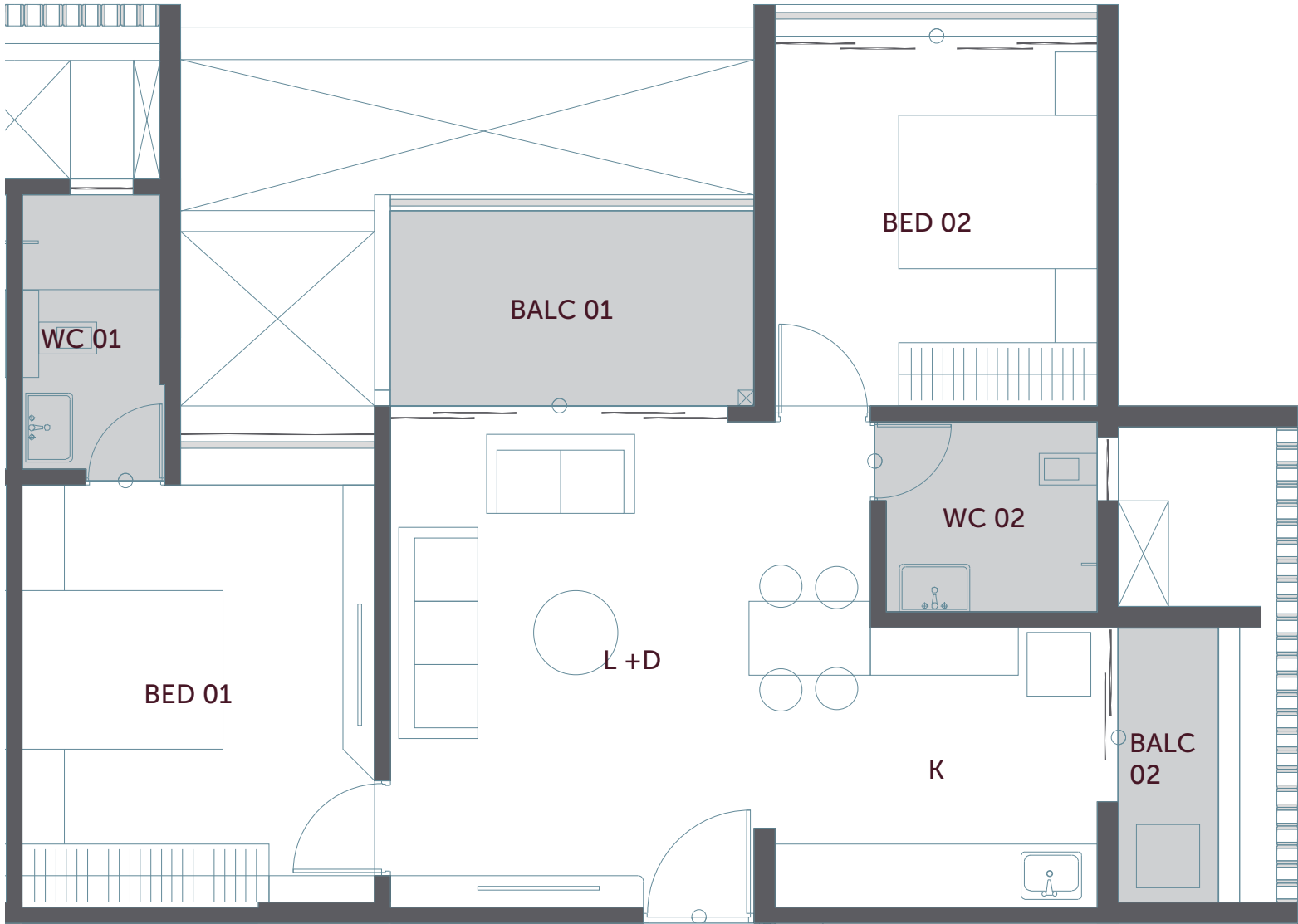
K
Kitchen

U
Utility

BED
Bedroom

WC
WC/Toilet





SERIES 02	
ROOMS	DIMENSIONS

L+D	: 14'11" X 15'1"
K	: 10' X 8'8"
BED 01	: 10'11" X 13'1"
WC 01	: 4'5" X 8'6"
BALC 01	: 11'4" X 6'1"
BALC 02	: 3'1" X 8'6"
BED 02	: 10' X 11'
WC 02	: 6'7" X 5'11"

102, 202, 302, 402, 502, 602, 702,
1002, 1102, 1202

PASHAN LAKE



NH4 >

< PASHAN CIRCLE

E
Entrance Lobby

L
Living

D
Dining

BALC
Balcony

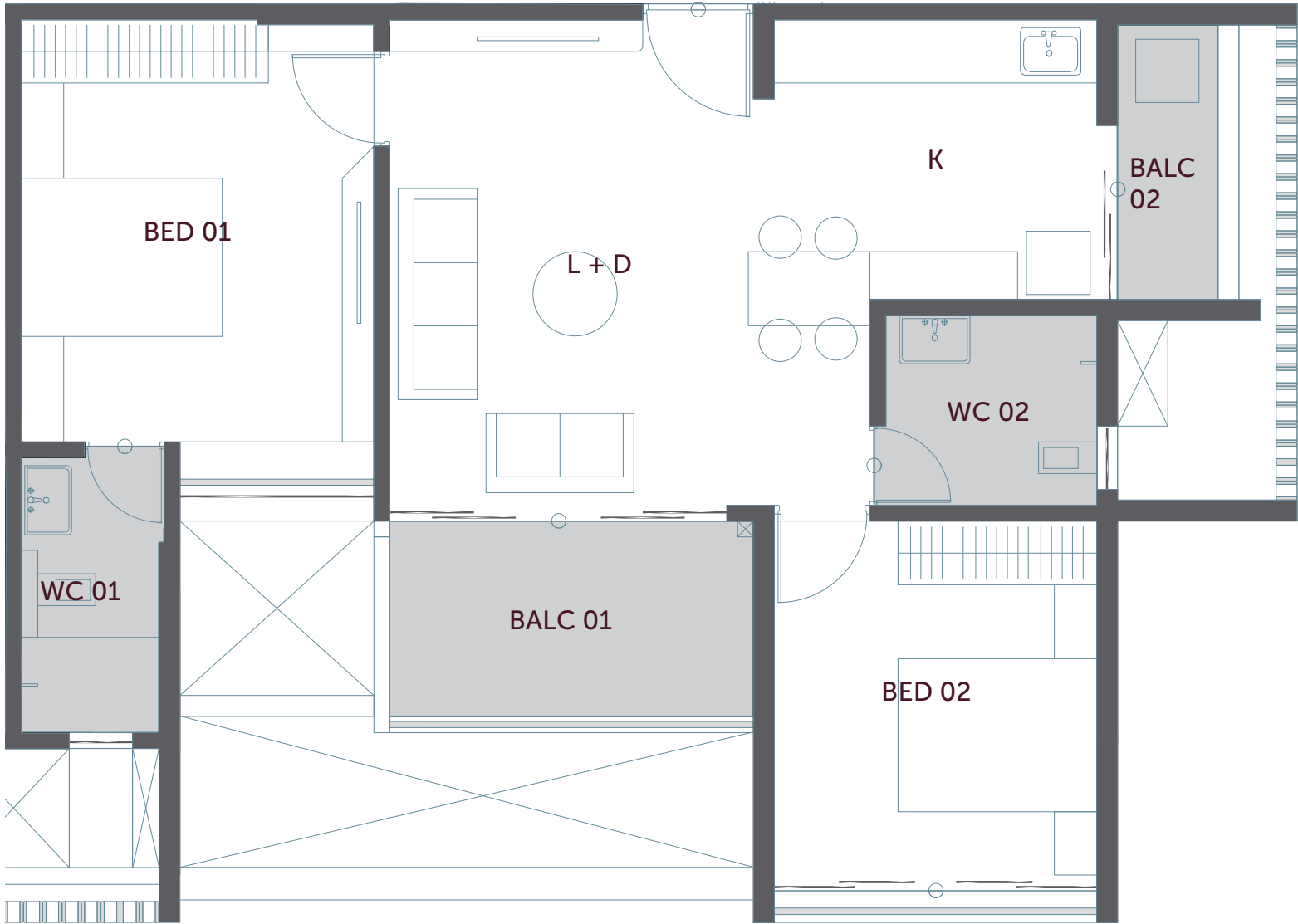
K
Kitchen

U
Utility

BED
Bedroom

WC
WC/Toilet





SERIES 03	
ROOMS	DIMENSIONS

L+D	: 14'11" X 15'1"
K	: 10' X 8'8"
BED 01	: 10'11" X 13'1"
WC 01	: 4'5" X 8'6"
BALC 01	: 11'4" X 6'1"
BALC 02	: 3'1" X 8'6"
BED 02	: 10' X 11'
WC 02	: 6'7" X 5'11"

103, 203, 303, 403, 503, 603, 703,
1003, 1103, 1203

PASHAN LAKE



NH4 >

< PASHAN CIRCLE

E
Entrance Lobby

L
Living

D
Dining

BALC
Balcony

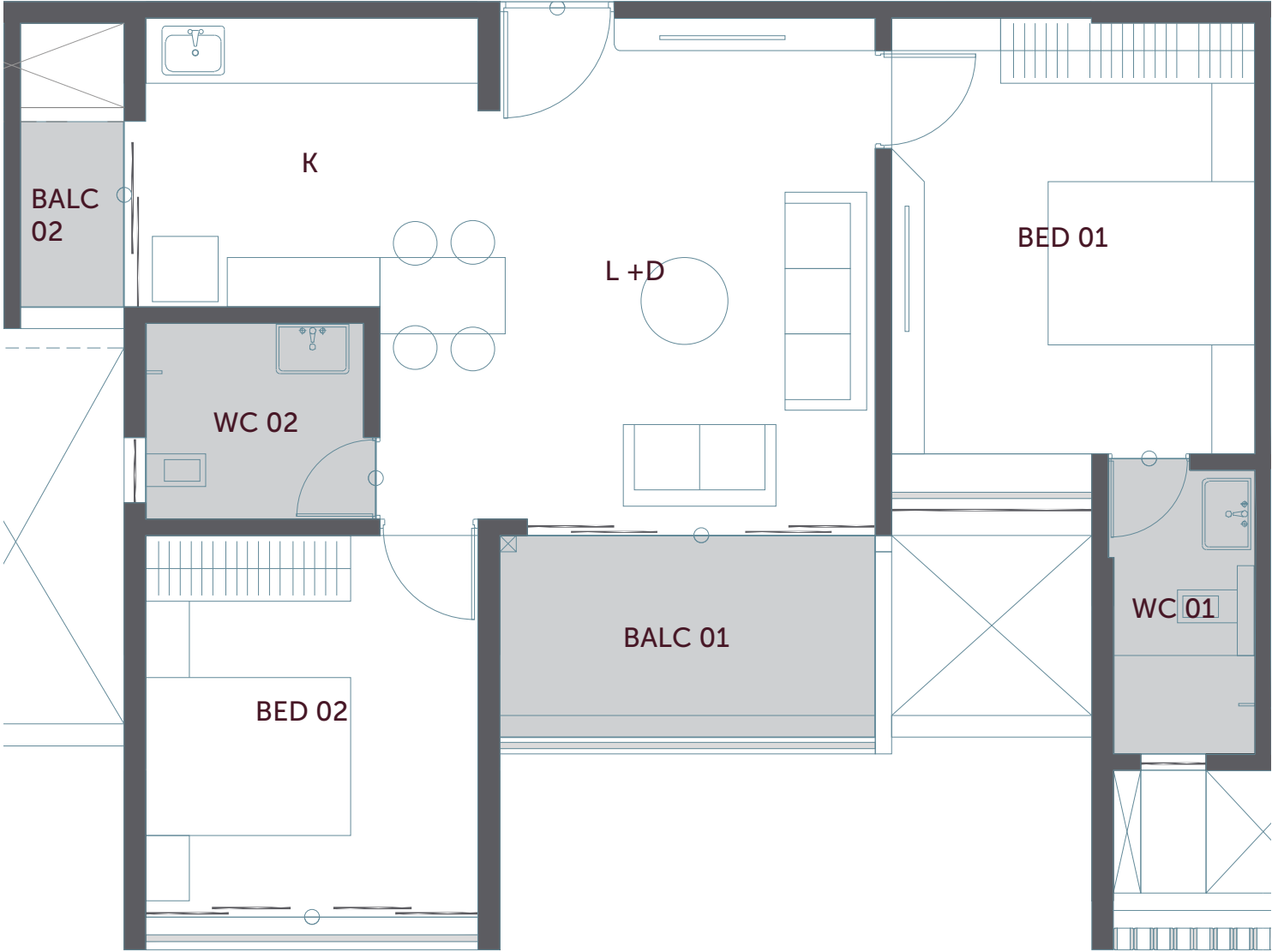
K
Kitchen

U
Utility

BED
Bedroom

WC
WC/Toilet



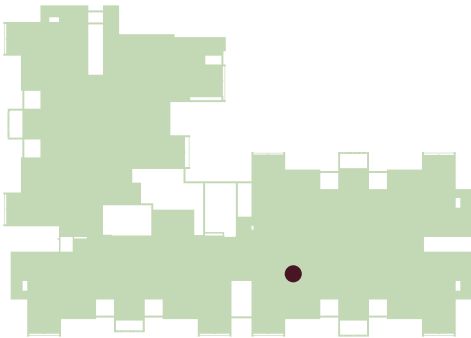


SERIES 04	
ROOMS	DIMENSIONS

L+D	: 14'11" X 15'1"
K	: 10' X 8'8"
BED 01	: 10'11" X 13'1"
WC 01	: 4'5" X 8'6"
BALC 01	: 11'4" X 6'1"
BALC 02	: 3'1" X 5'5"
BED 01	: 10' X 11'
WC 02	: 6'7" X 5'11"

104, 204, 304, 404, 504, 604, 704,
1004, 1104, 1204

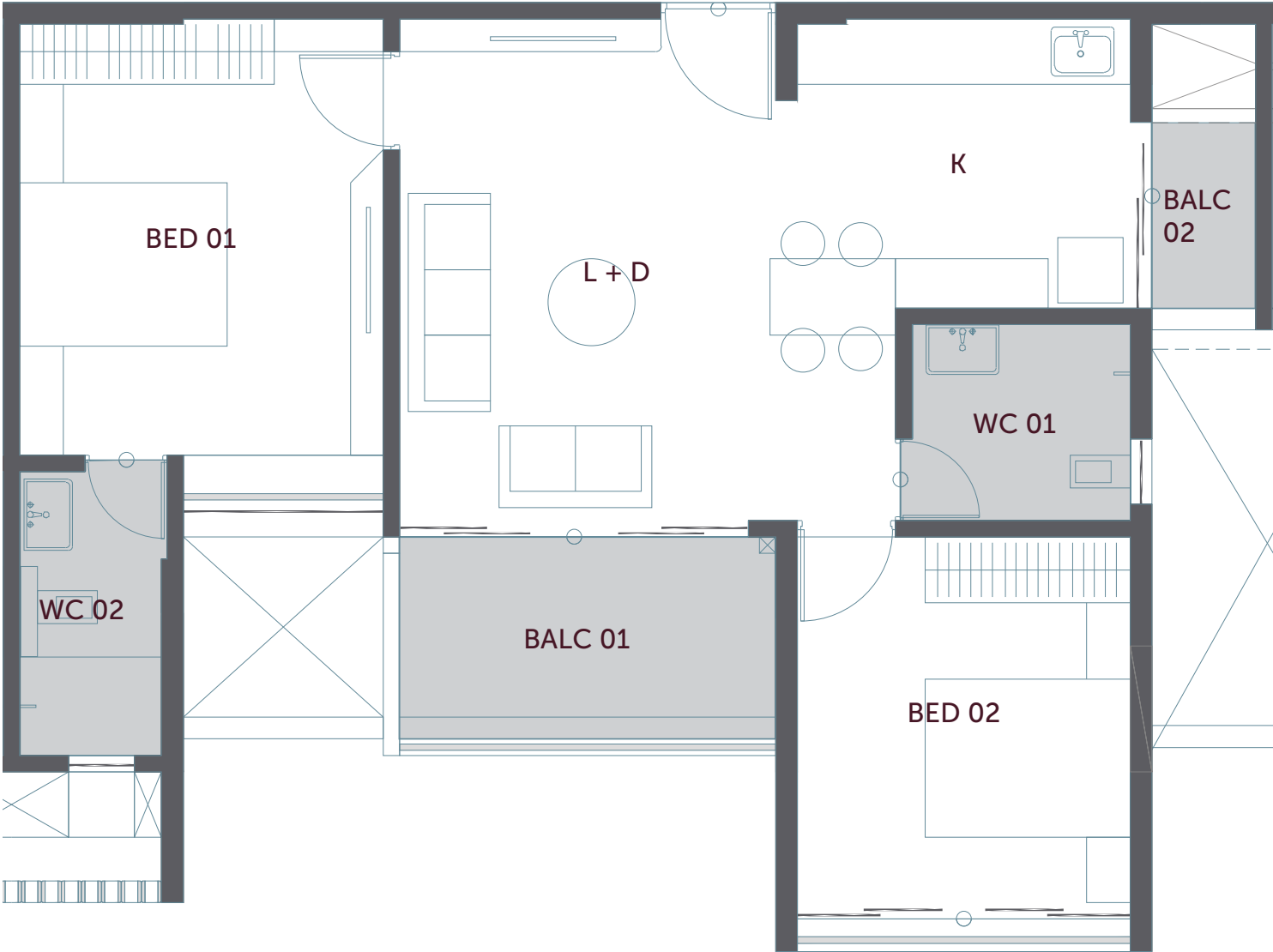
PASHAN LAKE



NH4 >

< PASHAN CIRCLE



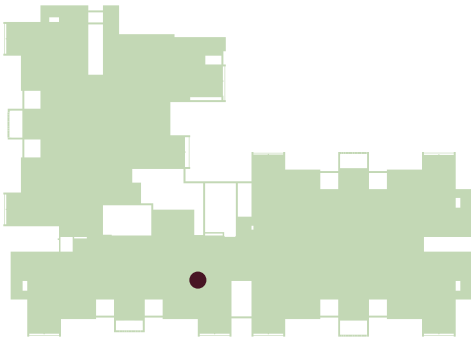


SERIES 05	
ROOMS	DIMENSIONS

L+D	: 14'11" X 15'1"
K	: 10' X 8'8"
BED 01	: 10'11" X 13'1"
WC 01	: 4'5" X 8'6"
BALC 01	: 11'4" X 6'1"
BALC 02	: 3'1" X 5'5"
BED 02	: 10' X 11'
WC 02	: 6'7" X 5'11"

105, 205, 305, 405, 505, 605, 705,
1005, 1105, 1205

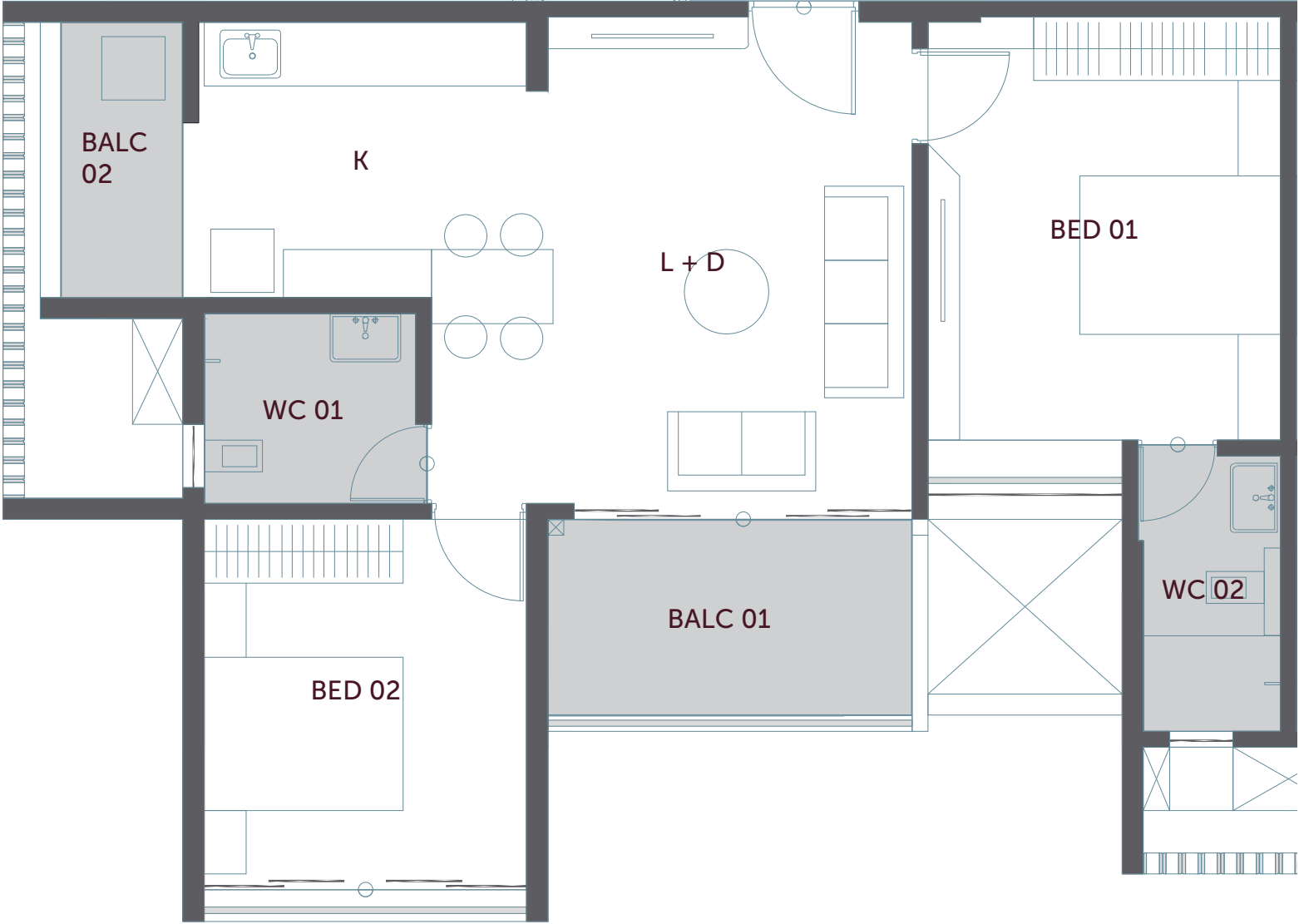
PASHAN LAKE



NH4 >

< PASHAN CIRCLE



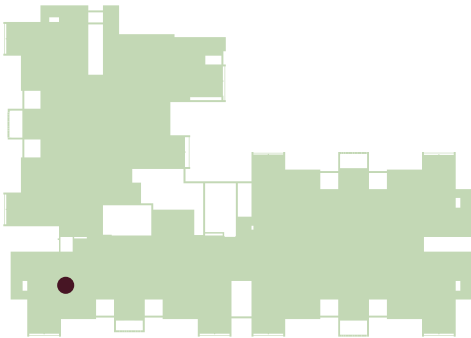


SERIES 06	
ROOMS	DIMENSIONS

L+D	: 14'11" X 15'1"
K	: 10' X 8'8"
BED 01	: 10'11" X 13'1"
WC 01	: 4'5" X 8'6"
BALC 01	: 11'4" X 6'1"
BALC 02	: 3'1" X 8'6"
BED 02	: 10' X 11'
WC 02	: 6'7" X 5'11"

106, 206, 306, 406, 506, 606, 706,
1006, 1106, 1206

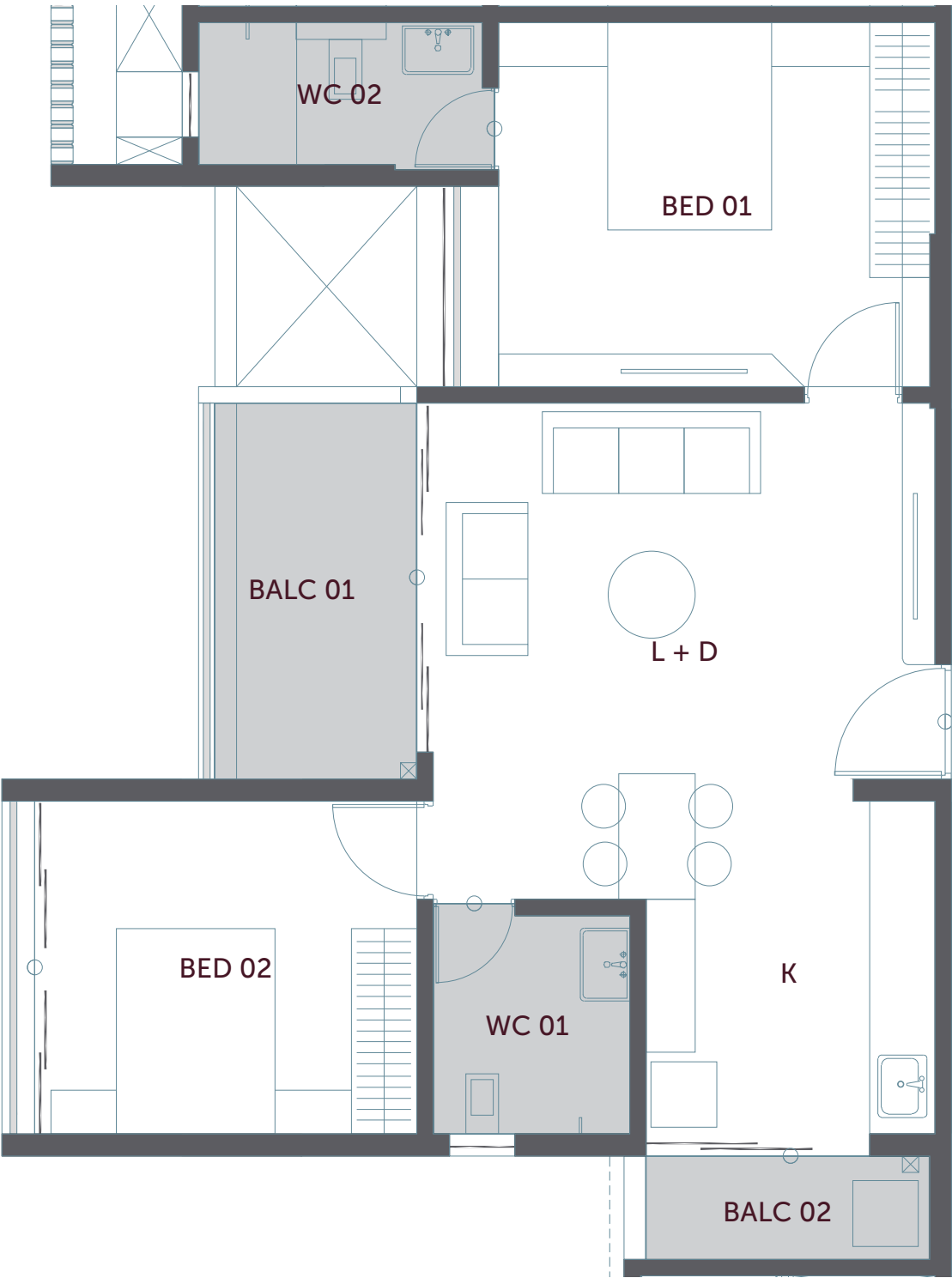
PASHAN LAKE



NH4 >

< PASHAN CIRCLE

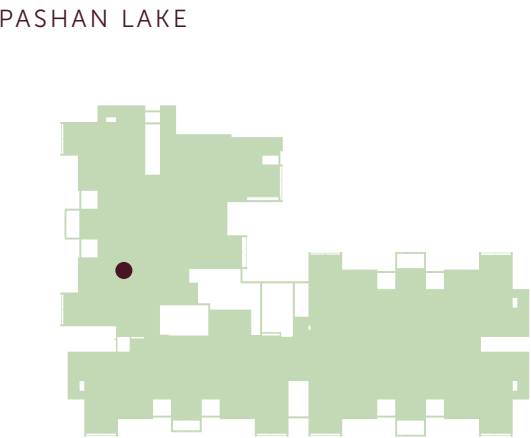




SERIES 07	
ROOMS	DIMENSIONS

L+D	: 15'1" X 14'11"
K	: 8'8" X 10'
BED 01	: 13'1" X 10'11"
WC 01	: 8'6" X 4'5"
BALC 01	: 6'1" X 11'4"
BALC 02	: 8'6" X 3'1"
BED 02	: 11' X 10'
WC 02	: 5'11" X 6'7"

107, 207, 307, 407, 507, 607, 707,
1007, 1107, 1207



NH4 >

< PASHAN CIRCLE

E
Entrance Lobby

L
Living

D
Dining

BALC
Balcony

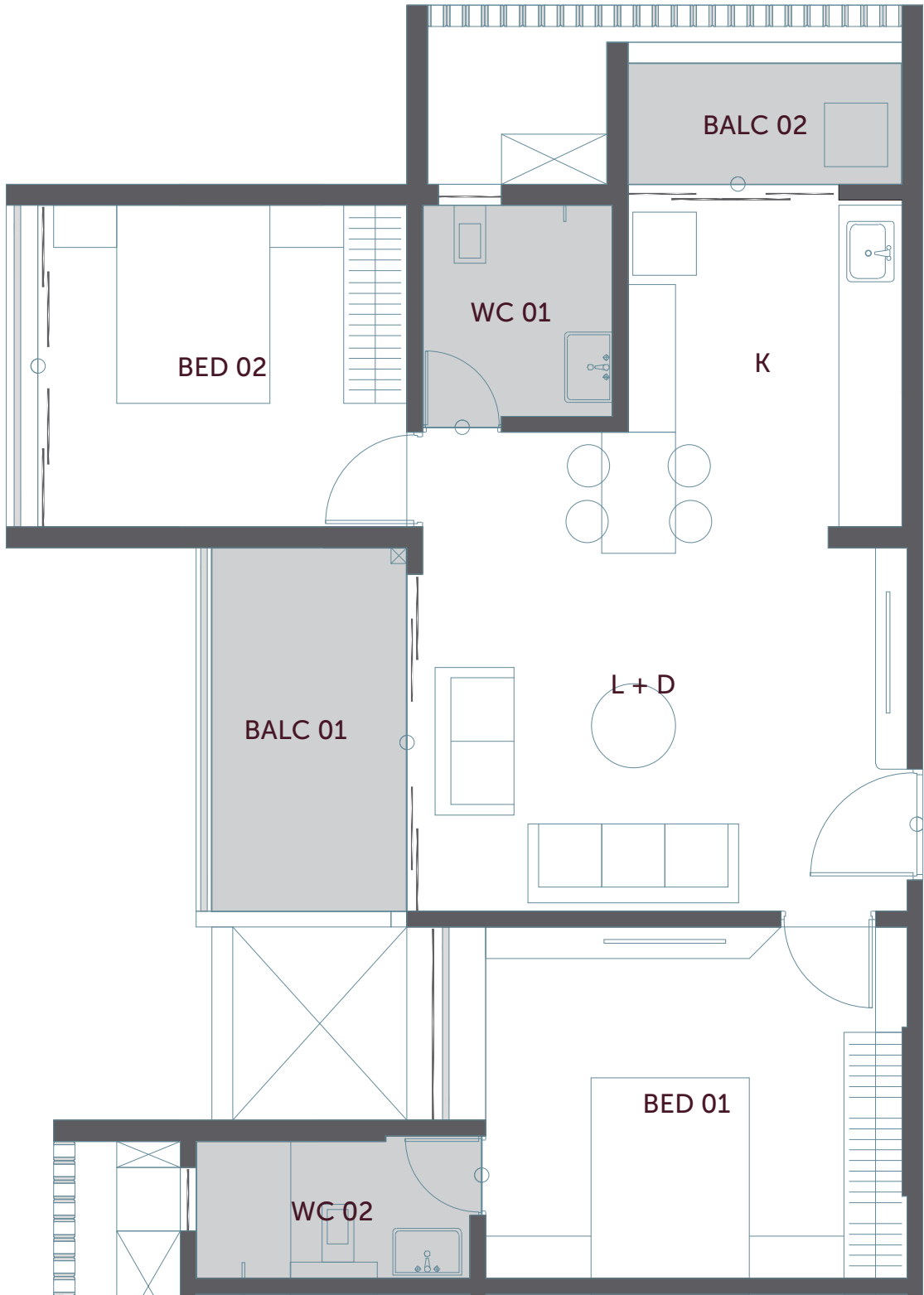
K
Kitchen

U
Utility

BED
Bedroom

WC
WC/Toilet



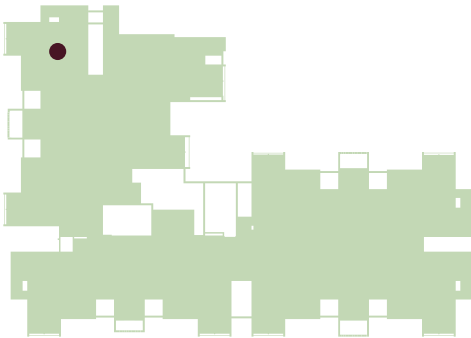


SERIES 08	
ROOMS	DIMENSIONS

L+D	: 15'1" X 14'11"
K	: 8'8" X 10'
BED 01	: 8'6" X 3'1"
WC 01	: 11' X 10'
BALC 01	: 5'11" X 6'7"
BALC 02	: 13'1" X 10'11"
BED 02	: 8'6" X 4'5"
WC 02	: 6'1" X 11'4"

108, 208, 308, 408, 508, 608, 708,
1008, 1108, 1208

PASHAN LAKE



NH4 >

< PASHAN CIRCLE

E
Entrance Lobby

L
Living

D
Dining

BALC
Balcony

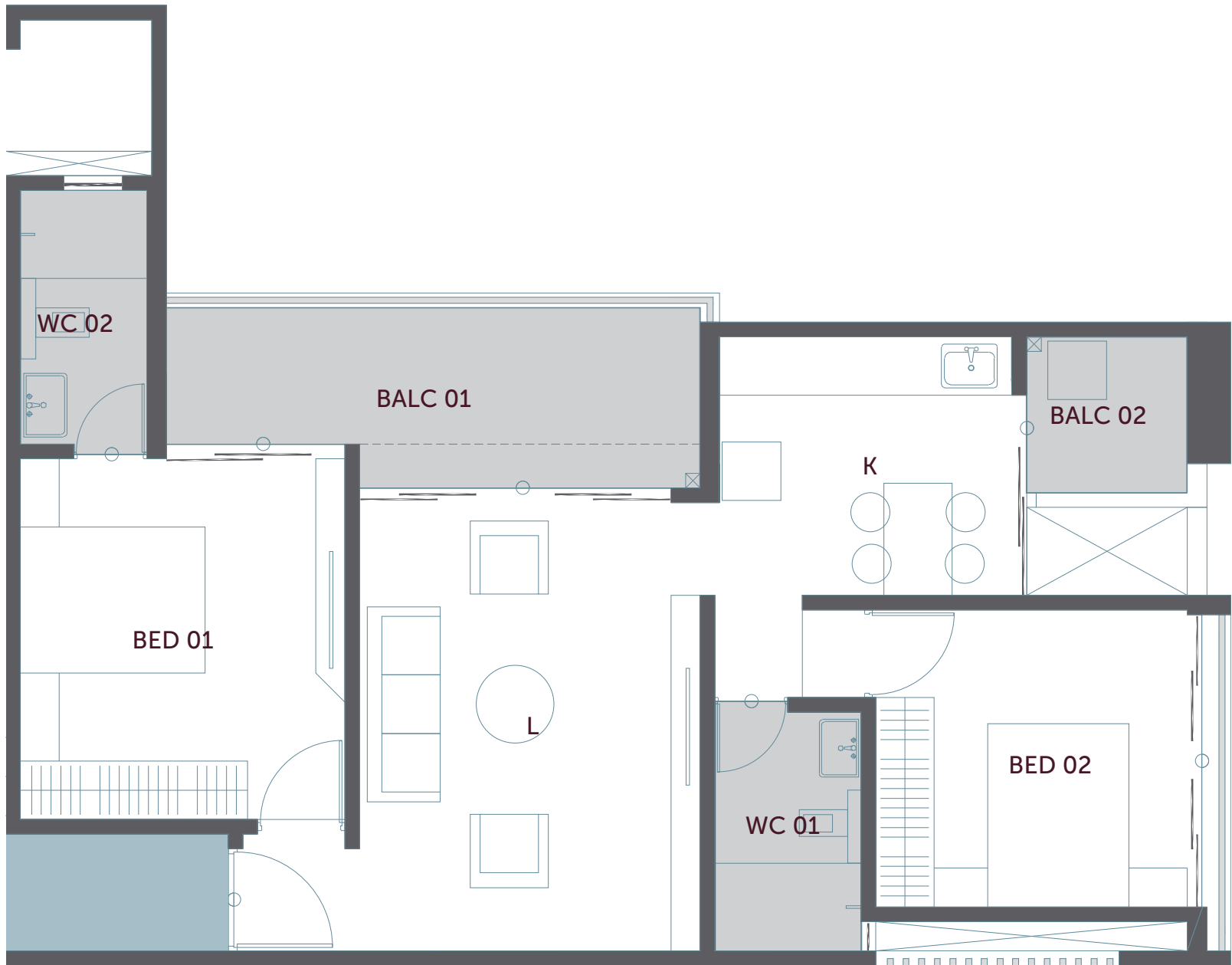
K
Kitchen

U
Utility

BED
Bedroom

WC
WC/Toilet

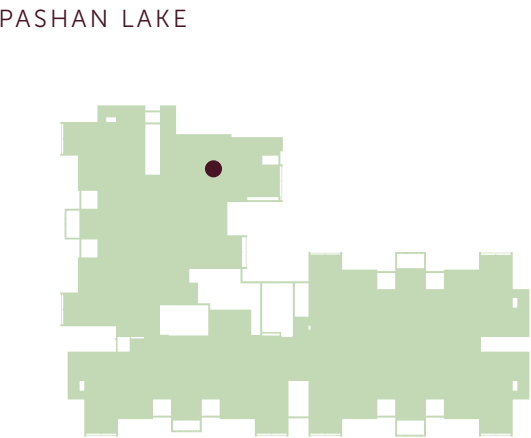




SERIES 09	
ROOMS	DIMENSIONS

L	: 11'6" X 15'1"
K +D	: 10' X 8'8"
BED 01	: 10'11" X 12'2"
WC 01	: 4'3" X 8'6"
BALC 01	: 18' X 6'1"/4'7"
BALC 02	: 5'5" X 5'3"
BED 02	: 10'6" X 10'
WC 02	: 4'11" X 8'

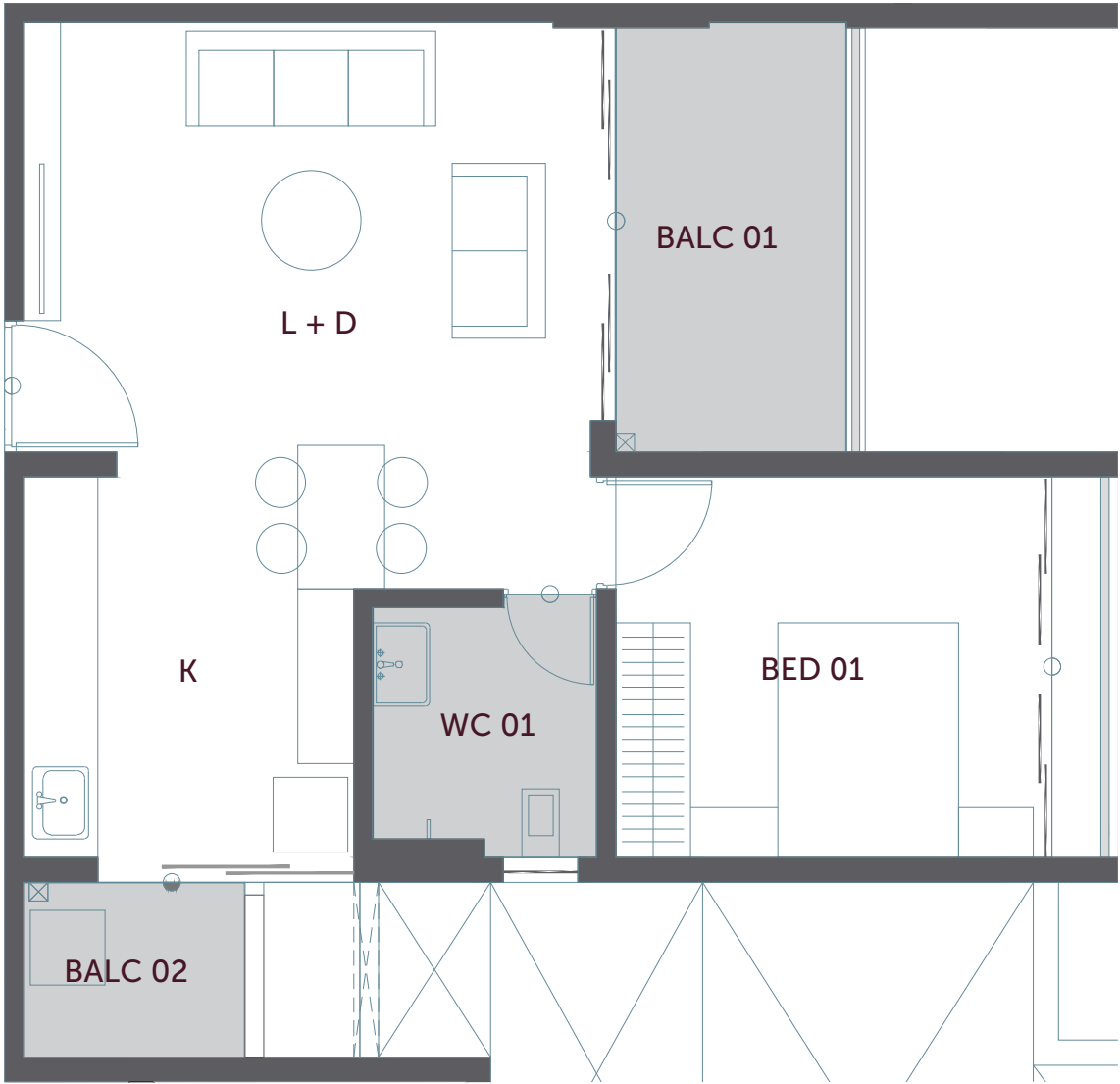
109, 209, 309, 409, 509, 609, 709,
1009, 1109, 1209



NH4 >

< PASHAN CIRCLE



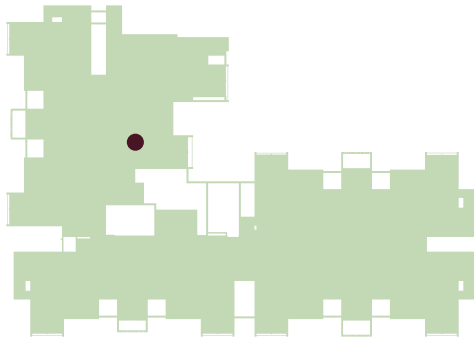


SERIES 10	
ROOMS	DIMENSIONS

L+D	: 15'1" X 14'11"
K	: 8'8" X 10'
BED 01	: 11'6" X 10'
WC 01	: 5'11" X 6'7"
BALC 01	: 6'1" X 11'4"
BALC 02	: 5'10" X 4'7"

110, 210, 310, 410, 510, 610, 710,
1010, 1110, 1210

PASHAN LAKE



NH4 >

< PASHAN CIRCLE

E
Entrance Lobby

L
Living

D
Dining

BALC
Balcony

K
Kitchen

U
Utility

BED
Bedroom

WC
WC/Toilet



TESTIMONIALS

"SOLITAIRE has been one of the most trusted brands I have worked with. The level of commitment and services the company provides towards customers and channel partners is highly commendable."

-Mr. Darshan Parekh

"Working with SOLITAIRE is a pleasure. Client partners like this make us do something rewarding. We truly appreciate SOLITAIRE and the team. Would also like to mention that we are grateful for the amazing Channel support that they have been providing ever since we partnered with them."

-Mr. Vinay Jagtap



Artist's Impression

BENEFITS FOR THE PRE-BOOKED CUSTOMERS

- Pre-Booking amount: ₹27k – Non-refundable
- Actual booking amount: ₹3 Lakhs (₹3 Lakhs on day of booking & ₹3 Lakhs within 15 days from date of booking)
- Subvention benefit at no extra cost
- Pricing advantage – ₹4 Lakhs discount
- Choice of inventory on first cum first serve basis
- Modular kitchen
- Google home assist

HIGHLIGHTS:

- 1% bank subvention loan exclusively for this project
- To be sold with box pricing, with subvention
- Modular kitchen
- Exclusive discount for home furnishing by Pepper Fry
- 100% refund in case of cancellation of pre-booking
- 1% of AV to be forfeited after registration
- ₹1 Lakh to be forfeited before registration
- Pre-booking token amount will be ₹27k (Payable now)
- Choice of unit selection on issuance of pre-booking cheque
- iPhone XR on every booking to be handed over after 1st disbursement



Artist's Impression

F A Q S

Who is the developer?

The project is developed by SOLITAIRE.

Where is the developer located?

We are located in Baner on Mumbai- Bangalore Highway, Opposite to Regency Classic Society, Pune.

How old is this company / developer?

We have been in the real estate sector since the last 10 years as SOLITAIRE, and our parent company Chordia Group has been in this business for more than 35 years.

Who are the promoters of the company?

Mr.Ashok Chordia is the Chairman and Managing Director. Mr.Atul Chordia and Mr.Pramod Ranka are the directors of the company.

Where is the Project located?

The project is located at Pashan, adjacent to the Pashan Lake.





solitairehomes.in/pashan



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