

WHERE  
A LEGACY ENVISIONS  
A NEW TOMORROW



**57+ years**  
of creating  
landmarks



Delighting  
more than  
**40,000 families**



More than  
**35 million sq. ft.**  
of development



Successfully  
completed  
**135 projects**

**Kumar**  
REALTY

**A WHOLE  
NEW  
WORLD**

IS ON THE RISE

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MahaRERA registration no  
**P52100052096**

**Kumar**  
REALTY



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## A BOUNDLESS HORIZON UNFOLDS

We're witnessing the emergence of a whole new world.

A world that opens another world of opportunities.

A world that enables you to live easy.

A world where children can chase their dreams, unabashedly.

A world where an 8-year-old and an 80-year-old, both find their universe.

A world that is built on the values of the past but is ready for the future.

A world where life expands and so does time.

A whole new world that illuminates your life is now emerging in East Pune.

## PUNE AWAKENS TO THE BIRTH OF A TRANSFORMATIVE ERA

Pune, known as the 'Oxford of the East' boasts a plethora of prestigious educational institutes, drawing talented students from across the nation. It is a thriving hub for professionals and ranks among the largest IT hubs in the country. Its favourable climate, deep-rooted culture and rich heritage add to its allure. The city has welcomed large residential projects and such an opportunity presents itself again. A whole new world takes shape in East Pune, promising a brighter tomorrow and endless possibilities.



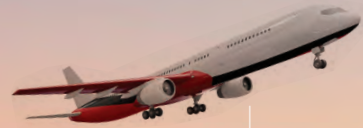
## THE EASTERN NUCLEUS IGNITES POTENTIAL

We're seeing a tectonic shift in the East. The infrastructural advancements are turning the region into the next mega-growth corridor of Pune. The social infrastructure is poised to attract many professionals who will make it their home. The East sees the rise of a new world, leading us into the future.

## HADAPSAR LINK ROAD IS RADIATING GROWTH OPPORTUNITIES

Embark towards prosperity via Hadapsar Link Road, the door to the city's next mega-growth corridor. The region is seeing a paradigm shift with its unparalleled connectivity and advancements in infrastructure, making it the new epicentre of the city.





### INTERNATIONAL AIRPORTS

The Lohegaon International Airport and the upcoming International Airport in Purandar are just 30-40 minutes\* away.

### RING ROAD

Proximity to the proposed 170 Km\* Ring Road.

### METRO LINE AND STATION

The upcoming Hadapsar Link Road metro station and the metro line will amplify mobility.

### HIGH-SPEED RAILWAY TRACK

Hyperconnectivity with proposed high-speed railway track to Nashik.

## A FUTURE WHERE CONNECTIVITY GAINS MORE SPEED

East Pune will soon have access to multiple avenues of transportation which will enhance the region's connectivity. The city will come closer and the commutes will be faster than ever.

Image is for representation purpose only

\*Measured on google maps | Ring Road (Source: <https://www.pmrda.gov.in/index>)

# THE EVER-EVOLVING NERVE CENTRE OF PUNE

## EXISTING INFRASTRUCTURE

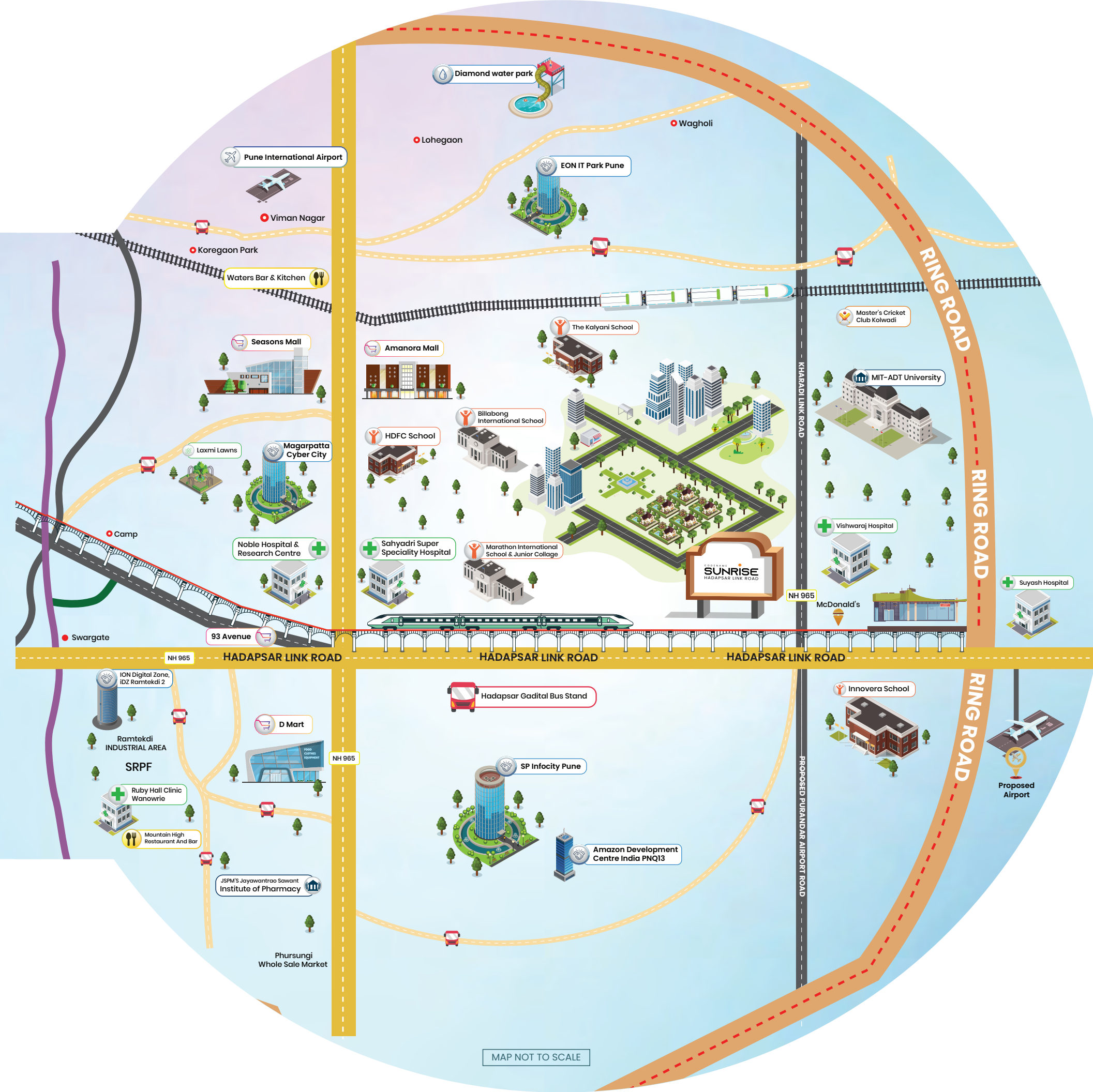
- IT Parks
- University & Colleges
- Malls & Retail
- Schools
- Hospitals

## AN INTEGRATED TOMORROW

- Proposed Airport
- Ring Road
- High Speed Railway

## UPCOMING METRO LINES

- Hinjawadi - Loni Kalbhor
- Vanaz - Ramwadi
- PCMC - Swargate
- Swargate - Pul Gate



MAP NOT TO SCALE

Hinjawadi - Loni Kalbhor Metro Route (red line) (Source : <http://www.punezp.mkl.org/user/pages/images/doc/DPRReport2021vol2forUpload.pdf>) (Page-93)  
 Purandar Airport (Source : <https://timesofindia.indiatimes.com/city/pune/fadnavis-promises-purandar-airport-work-will-start-soon/articleshow/82985186.cms>)  
 High - speed Rail Line (Source : <https://www.hindustantimes.com/cities/pune-news/big-boost-for-city-as-pune-nashik-high-speed-rail-project-gets-centre-s-in-principle-approval-101675619401617.html>) Ring Road (Source: <https://www.pmrda.gov.in/index>)



**WORLD CLASS INSTITUTES**



**IT PARKS**



**SHOPPING MALLS**



**HOSPITALS**

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## WHERE GROWTH IS A NEVER-ENDING STORY

Pune remains a magnetic force for skilled workers, attracting a vast pool of 5,00,000 professionals annually. East Pune's four major IT Parks hold the key to this influx, fostering an environment of career growth and bigger opportunities. This surge of continuous talent every year will fuel the inevitable development of East Pune's social infrastructure by 2030. As more and more professionals make East Pune their sanctuary, the near future will be shaped by a growing number of international schools, shopping malls, entertainment zones and diverse recreational facilities.



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## THE VISION OF A SMART EAST PUNE

- **CONGESTION FREE**  
A robust Public Transport System
- **SEAMLESS CONNECTIVITY**  
East-West Pune corridor will enhance business and travel experiences
- **2,00,000 JOB OPPORTUNITIES**  
Creation of Central Business Districts
- **HUB OF TECHNOLOGY**  
Upcoming IT Parks will make East Pune an IT epicentre
- **URBAN NEXUS**  
A highly coveted youthful socio-economic hub in the making

CODENAME  
**SUNRISE**  
HADAPSAR LINK ROAD

RISE OF A NEW SUN,  
DAWN OF A NEW WORLD

Dawn represents a fresh start, a new beginning and instils optimism in each day. Codename Sunrise is a 150-acre ecosystem in East Pune, that will illuminate the paths of development and awaken a sense of prosperity. A world that has something for an 8-year-old to an 80-year-old, and both can proudly say, "This is my new world."

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A modern, multi-story building with large glass windows and a dark facade, situated near a body of water.

**GRAND CLUBHOUSE**

A large, well-maintained green lawn in the foreground, with a modern city skyline in the background under a blue sky.

**CENTRAL GREENS**

An indoor dining area with a wooden slat ceiling, tables, and chairs. A sign for 'CAFETERIA' is visible.

**CAFETERIA**

**GLOBAL HIGH STREET**

A modern school building with large windows and a landscaped area with trees and flowers in front.

**REPUTED SCHOOLS**

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## WHERE LIFESTYLE COMES ALIVE

Welcome to a world that lets you live each moment. Every aspect has been meticulously planned around your needs, enabling you to embrace a lifestyle that truly fulfils you in every way. Step in and make the most of the top-notch amenities, do more with your leisure time and be a part of a community that is inspired to make each day count.



## GRAND CLUBHOUSE

The Grand clubhouse will be a majestic landmark inside the ecosystem. Crafted with intricacy and brilliance, it will surely accentuate all your grand celebrations. It's a one-stop destination for fitness, wellness and more.

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## CENTRAL GREENS

A breath of fresh air spread over acres of greenery, the Central Greens will encapsulate you and make you one with nature. Kick-start your day by indulging in lush greenery that offers freshness and serenity. Experience tranquillity at its best.



## GLOBAL HIGH STREET

Thrills and conveniences are now just a walk away. Indulge in your favourite brands and hangout spots at the Global High-Street. It is set to redefine your shopping experiences in more ways than one.



## REPUTED SCHOOLS

A school inside the ecosystem will pave the way towards a brighter future, enabling children to focus more as they travel less. It will provide a deeper sense of community, allowing parents to engage more with the institute and have a greater involvement in their child's overall development.

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FUTSAL COURT



BASKETBALL COURT



BADMINTON COURT



TENNIS COURT

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## GAMES AND SPORTS

Welcome to a world that embodies the spirit of games and sports, where every day is a celebration of athleticism, camaraderie and joy. We believe that sports play a pivotal role in fostering a healthy and vibrant community, and our commitment to provide top-notch facilities enables you to live a life full of vigour. Discover a world where the sporting spirit is always at a high and the pursuit of excellence and teamwork become a way of life.



YOGA LAWN



FOOT REFLEXOLOGY



SWIMMING POOL



OPEN-AIR FITNESS STATIONS

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## FITNESS AND HEALTH

Welcome to a world that places your well-being at the centre of its design. We understand the paramount importance of fitness and health in leading a fulfilling life, and our commitment to creating a nurturing environment sets us apart. Embrace a lifestyle that encourages a holistic approach to health, where physical vitality and mental peace merge to create the perfect harmony.



**PARTY LAWN**



**OPEN AIR FOOD COURT**



**GIANT CHESS BOARD**



**AMPHITHEATRE**

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## ENTERTAINMENT

Welcome to a world that redefines the concept of entertainment within a residential community. Our vision is to create a vibrant and dynamic living environment that caters to your diverse entertainment needs, ensuring every moment spent here is filled with joy, excitement and unforgettable experiences. Enjoy movie nights under the starlit sky or indulge your taste buds at our delightful open-air food court, each day is sure to be a memorable saga.



PALM PLANTER



TRELLIS

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RAISED PLANTER WITH TREES/HEDGES

## GREEN SPACES

Welcome to a world that encapsulates the essence of modern living while cherishing the splendour of nature. We take immense pride in crafting a living environment that harmoniously blends contemporary architecture with abundant green spaces. Our palm planters and trellises exemplify this harmony, creating an atmosphere of tranquillity. At Codename Sunrise, we are building a serene ecosystem that will foster life, greenery and a thriving community.

## A HARMONIOUS LANDSCAPE THAT CARES FOR YOU

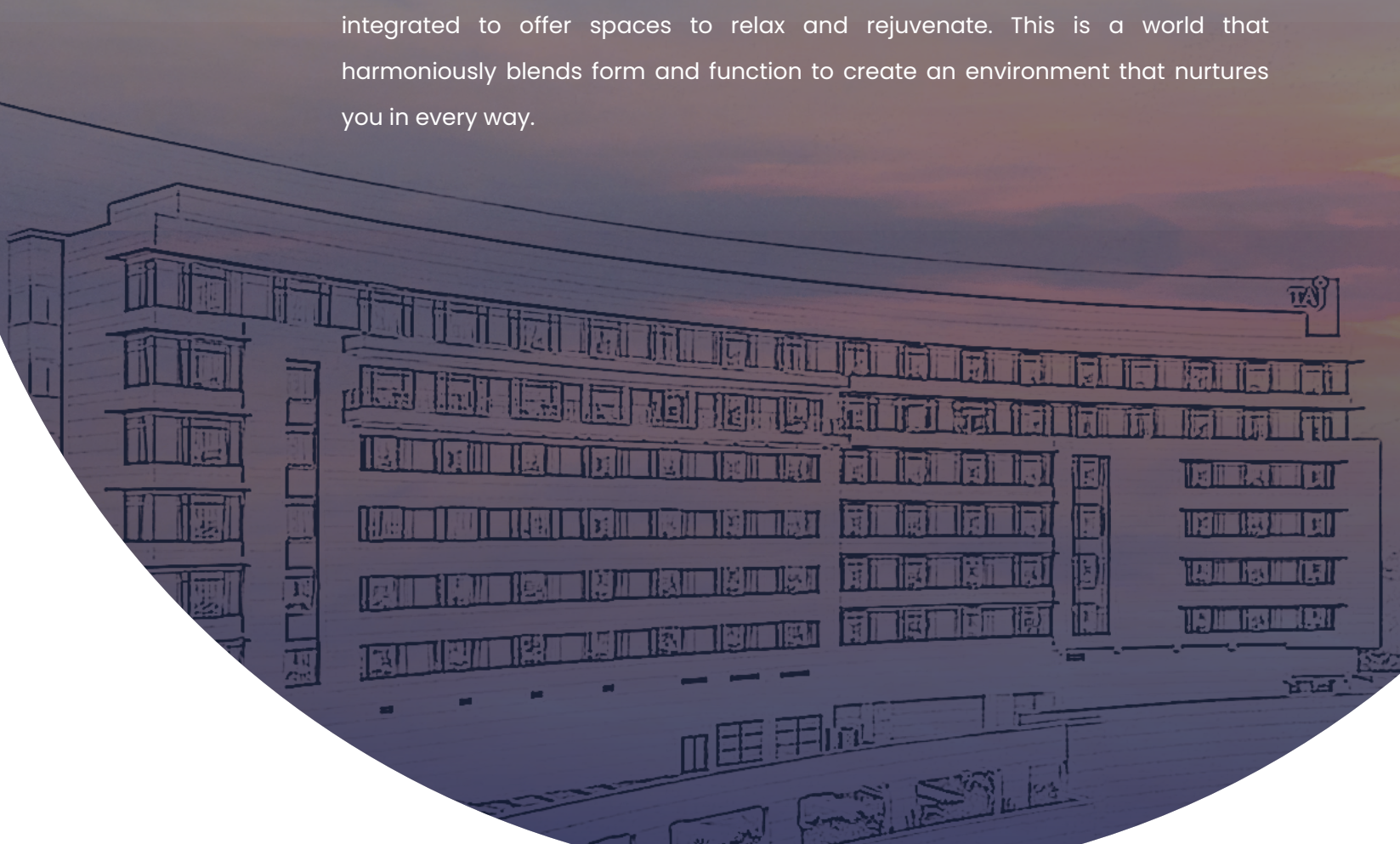


The landscape master plan of Codename Sunrise is conceptualised by Element Design Studio, a boutique design studio that specialises in landscape master planning and full serviced landscape architecture services for hotels, resorts, residential developments, mixed-use projects and golf course landscapes.

Their modern design philosophy brings our masterpiece to life. Bold and aesthetic planting statements and decorative features are incorporated in the ecosystem to offer you a variety of attractions and activities. Numerous open spaces are also integrated to offer spaces to relax and rejuvenate. This is a world that harmoniously blends form and function to create an environment that nurtures you in every way.

## SALIENT LANDSCAPE DESIGN FEATURES FOR CODENAME SUNRISE

- **Entries:** To promote higher security, the ecosystem possesses features like boom barriers and swing gates. Groupings of palm trees provide great aesthetics.
- **Streetscape Character:** Rows of canopy trees are lined along with pathways in the ecosystem. A variety of trees, palms, shrubs and ground cover make up the softscape palette of the ecosystem.
- **Key Intersections:** To regulate traffic efficiently and encourage pedestrian circulation, special paving is used to demarcate crossings at road intersections.
- **Site Furnishings:** Site-wide hardscape furnishings such as trash receptacles, benches, drinking fountains, and bike racks are incorporated around the ecosystem. These are unique in design but uniformly bring out the integrated features of the property.
- **Corners:** For passive recreation and seating, many open corners are designed as pocket parks.







**Render to  
come here**

## A LUMINOUS WORLD AT ITS CORE

Codename Sunrise offers carefully crafted 2 & 3 BHK apartments. Designed with you in mind, the East-West facing homes welcome the first rays of the sun, ensuring you can bask in the well-lit and ventilated spaces. Standing tall, the beautifully crafted structure will make its presence felt in Pune's magnificent skyline.



## THE ART OF RELAXATION

Immerse yourself in the finesse of the Kohler Toobi series, which artistically blends into your beautifully laid bathroom space. Step in and switch off from the outside world and get drenched in a calming aura right from the get go.

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## MAGNIFICENCE IS AT YOUR FEET

The marble-look flooring adds a new dimension to your home. It is inviting, sleek and illuminates your entire space effortlessly. It is designed to capture the timeless beauty of natural marble while enhancing it with a sense of modernity and sophistication. This is sure to floor all your guests, the minute they step in.

