

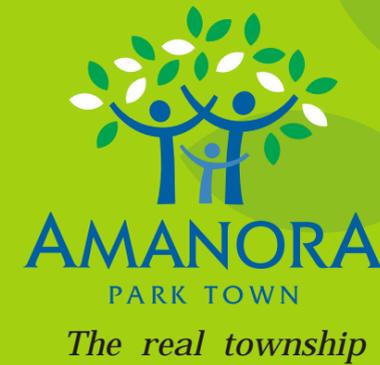


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Concept & Design - TBWA|INDIA

Imagine a place where it's hard to tell the difference between work and play.

Imagine a world where 'comfort' actually means incredible luxury.

Imagine a town where everything works.

Townships

A new concept in urban living

Everyone advertises themselves as a Township these days. The thing is, are they really?

In fact, it would seem like anyone building 4-5 residential buildings with a Club House and a supermarket attached, thinks they can call their project a Township. This couldn't be less true.

The Government of Maharashtra has laid down a charter to qualify what defines a *special Township*. Needless to say, Amanora Park Town qualifies completely.

This document would probably sound like a wish list to people living in most cities. The highlights themselves would be very attractive to citizens struggling daily with pollution, collapsing infrastructure and non-existing civic amenities.

A special Township is described as one that

- Has a continuous land parcel of 100 acres at the minimum
- Makes available abundant clean water supply, round the clock, 24 x 7
- Ensures reliable power infrastructure
- Where 60% of the area shall be used for pure residential area, and at least 20% as parks, gardens and playgrounds
- Is well knit by roads ranging from 30 ft to 80 ft
- Environmentally speaking, a special Township ensures care of the existing ecological systems, rain water harvesting systems, efficient waste management systems
- Has schools, college, hospital, fire station on the premises
- Has to get clearances from a multitude of Government bodies
- Offers a 50% waiver benefit on stamp duty



Located in Hadapsar, on the eastern periphery of the growing metropolis of Pune, Amanora Park Town stretches 1.5 kms end-to-end.

It is planned as a model for evolved urban life, integrating modern aspirations with traditional community values.

Welcome to India's first *real* Township. Really!



What can we say then, about a Township that fulfills all these requirements making it the first Township of its kind?

**Amanora Park Town – a modern suburb of Pune.
Aman, for peace, ora from “aura”.**

The very first special Township in India, Amanora Park Town boasts of 400 acres of untouched utopia in Hadapsar, to the east of booming metropolis Pune. Quiet and peaceful, yet bustling and vibrant. Ecologically sound, yet with every imaginable technical, digital and modern facility.

Amanora isn't about two bedrooms and three. It isn't just about shops and offices, or even IT parks. It isn't only about landscaping, or security, or dreams or happy family life, or any of the pretty clichés used to describe projects sprouting everywhere.



Amanora Park Town is the beginning of new benchmarks in living, working, celebrating and surpassing comfort zones.

A Planned Township

This new integrated Township is meticulously planned by some of the world's leading town planners, international architects and visionaries, keeping an enhanced quality of life in mind based on the best across the world. The visionary approach ensures that public and commercial spaces are easily accessible and yet do not impinge on the privacy and peace of residents.

Residential areas will range from independent homes to mid-rise and high-rise apartments, overlooking green areas, parks and water bodies, and safe play areas for children and elders.

A unique market city, central park, clubs, multiplexes, hotels, restaurants, health clubs, swimming pools, amphitheatres and recreational facilities will form the hub of community and congregation.

This vibrant tapestry is held together by planned roads and service corridors, schools, health facilities, retail and commercial centres.

All this is cocooned by state-of-the-art security systems to protect you and your loved ones.

Digital Town

Imagine a small world where cash becomes redundant. Bill payments, ticketing, lending libraries are on-demand online. Medical monitoring is at the press of a button and security on the scan of your fingertip. The Intel Corporation has been invited to turn Amanora Park Town into India's first truly digital town. Suddenly you'll actually be living in the real e-governance system. All this technology, but complete convenience and ease of operation even for the techno-phobic.

From primary education to college, sport and recreational facilities to retail and entertainment, medical facilities to complete all-round connectivity with the outer world, Amanora Park Town has been designed to offer all the ingredients for quality urban life.



Become a Citizen

The Township will be self-sufficient in terms of civic amenities, and maintained by the developers themselves.

The Amanora Services Company, will collect maintenance charges and ensure that the civic facilities and all systems function smoothly 24 x 7, ensuring every individual gets the best possible advantage of living here.

Enough reasons to become a citizen. Call today!



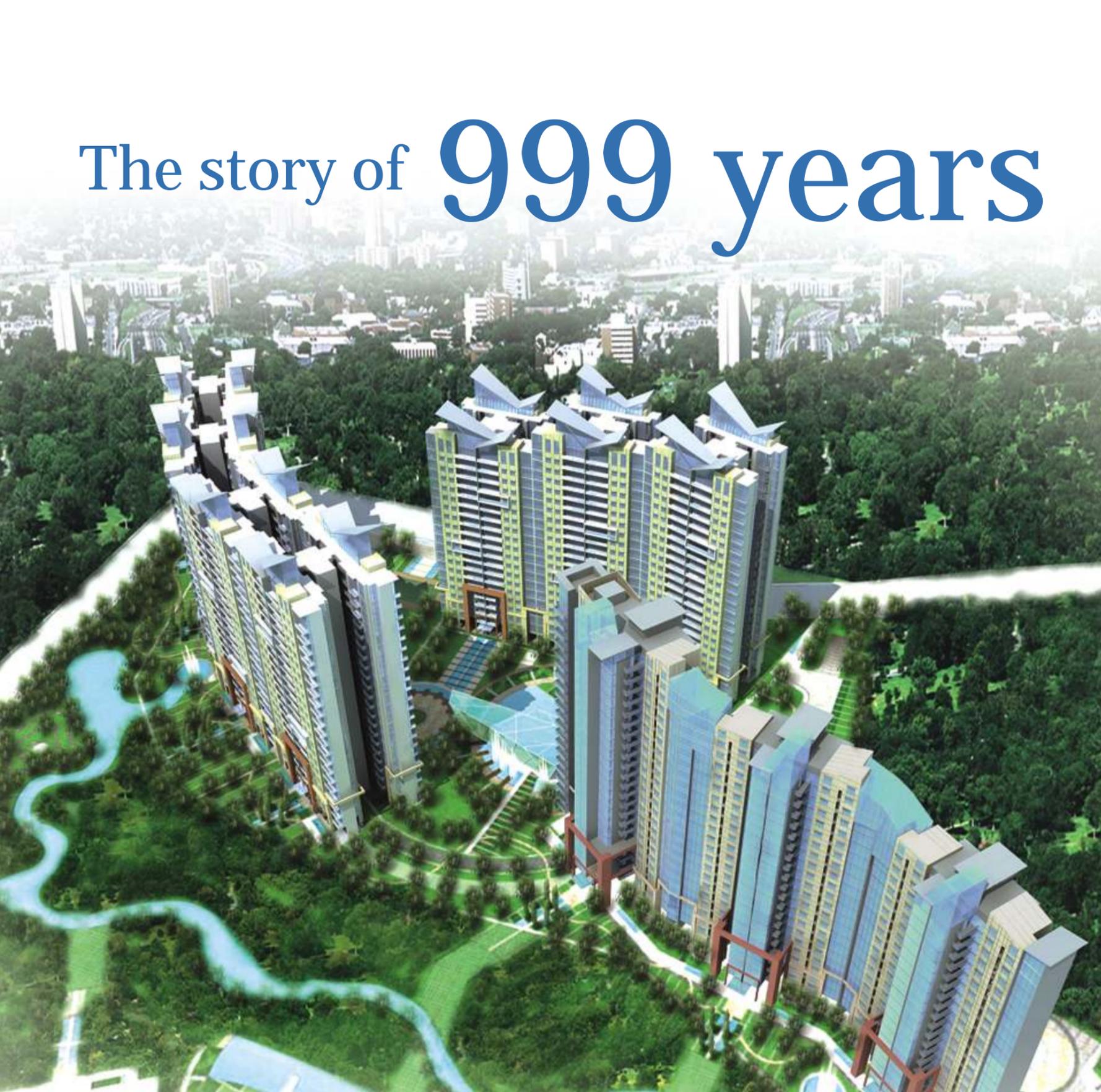
The First Offerings at Amanora Park Town will have 10 elegant towers, 18-22 storeys high, providing 680 apartments with a choice of 2, 2.5, 3, 3.5 and 4 bedroom luxury, amid 5 acres of landscaped green space.



What makes Amanora Park Town special?

- A real Township extends over 400 acres
- 14 million sq.ft. of development
- More than 70 acres of well designed open spaces
- Clean water supply, available round the clock
- Well distributed power infrastructure, 24 x7
- Well paved internal roads, and main roads over 80 ft wide
- Roadways totaling a length of 12 km
- 18 to 22 storey buildings designed by international architects
- Dedicated pedestrian and cycle tracks across the Township
- Eco-friendly, non-polluting internal transportation system
- Child-friendly – introducing a 'safe walk to school' concept
- Efficient waste management system
- All approvals and clearances received

The story of 999 years



Apartments at Amanora Park Town are not for sale.

Maybe that's why it makes more sense to have your home here. Confused? Read on.

All apartments here are available for a lease of 999 years. The advantages of this are :

- You become part of an accountable and controlled neighborhood
- Your rights are not affected. You can still lease, mortgage and transfer property.
- You can avail a loan on your apartment.
- The City Corporation Limited will provide legal guidance on transferring ownership, implications etc.

All in all, the 'lease clause' will make your life easier. The advantage guarantees your welfare and protects your interests for the next 999 years.

At Amanora Park Town, leave your worries behind.



Choose citizenship



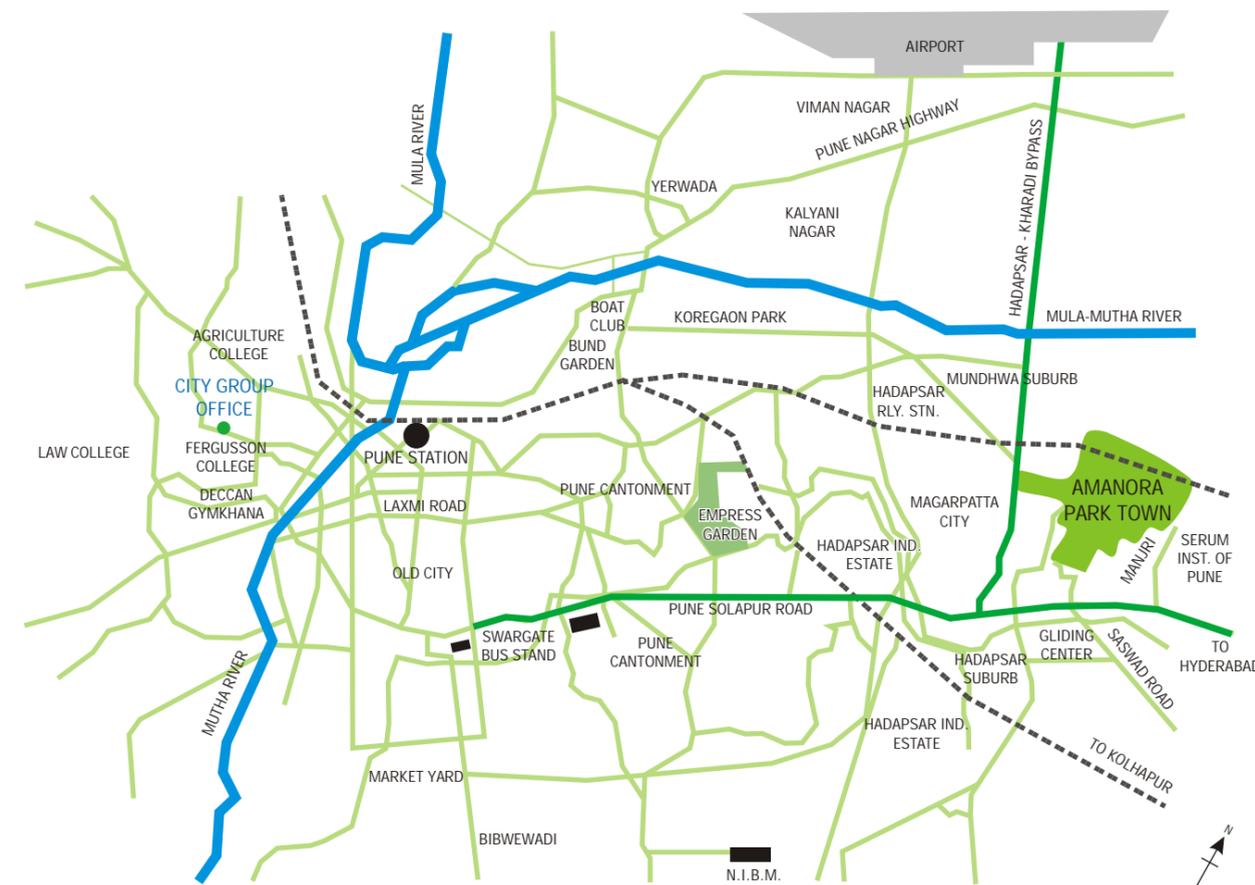
Amanora Park Town is more than a dream or a fantasy spun in words. This way of living can actually be yours. Move. Choose to be a Citizen of Amanora. Apart from the obvious benefits of choosing this new life for yourself and your family, being a citizen will ensure benefits, offers, bargains, insurance, and a growing list of advantages. Move now. Your passport is being prepared.

About Pune

Pune is India's 7th largest and Maharashtra State's second largest city. It has recently been mentioned by Forbes Magazine as the 3rd largest emerging global business city. Noteworthy mentions are those of the Auto and BT Industry, whose presence in the city is increasing.

According to the Software Technology Park of India (STPI), Pune has just overtaken Bangalore and Hyderabad in the IT business front in 2006-2007. The growing affluence that has come with this young, pulsating software and BPO population has made it a hub for some of the country's highest demand and best standards in real estate and retail.

Amanora Park Town is perfectly designed and situated to attract this outflow.



Distances

| | |
|-------------------|-------|
| From Pune Airport | 10 km |
| From Pune Camp | 3 km |
| From Pune Station | 8 km |

Retail Opportunity

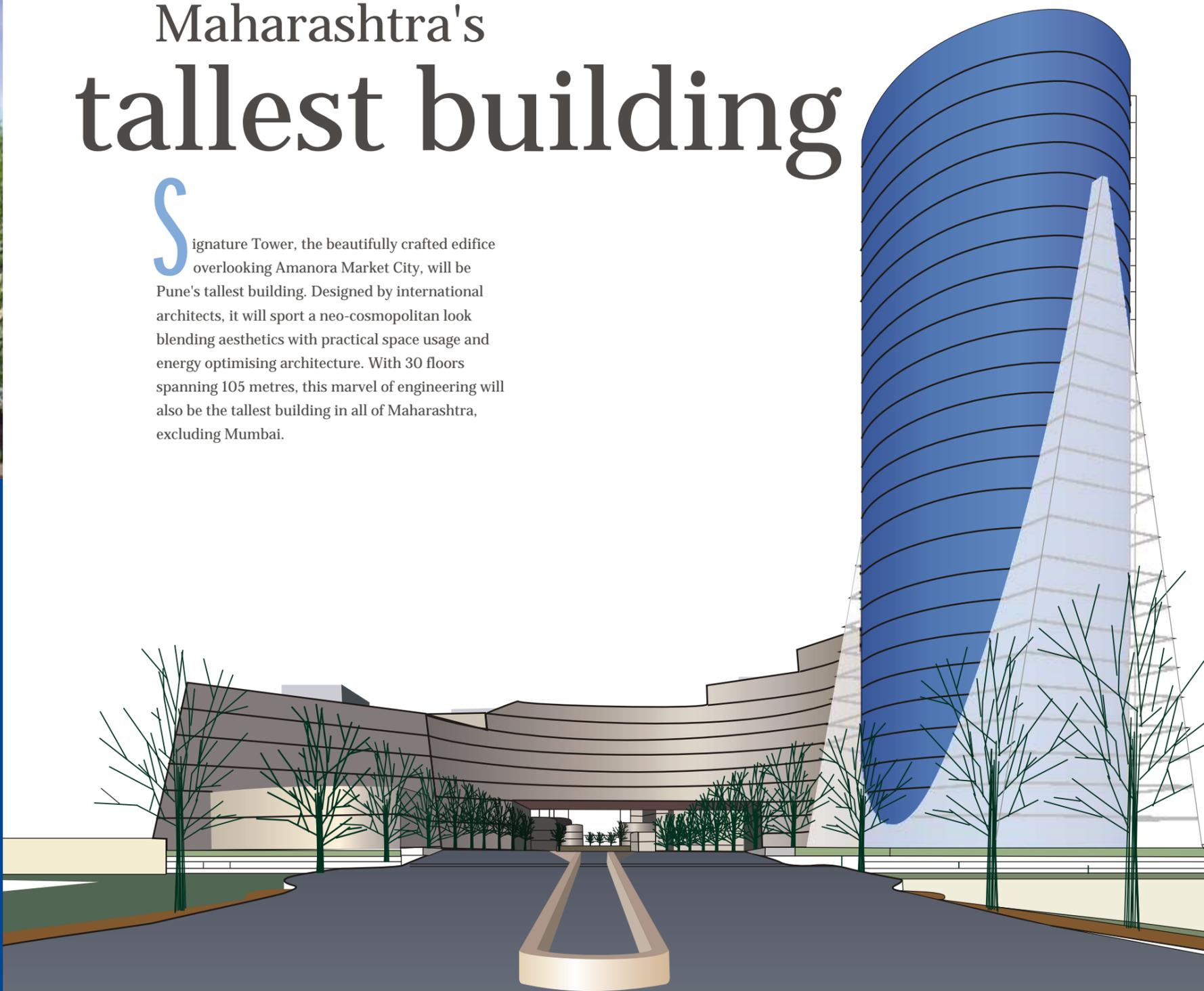


Welcome to a new business opportunity:
The Amanora Market City.

The Amanora advantage is that the Township will add more to the lifestyle of over 70,000 citizens. 2.6 million sq. ft. will be developed as a market city with hotels, multiplexes, elegant shopping centres, malls, showrooms, food courts and corporate offices that will attract customers, employees and visitors from within Amanora and from neighbouring areas of fast growing, affluent Pune. This market city is an enormous business opportunity waiting to be snatched up.

Maharashtra's tallest building

Signature Tower, the beautifully crafted edifice overlooking Amanora Market City, will be Pune's tallest building. Designed by international architects, it will sport a neo-cosmopolitan look blending aesthetics with practical space usage and energy optimising architecture. With 30 floors spanning 105 metres, this marvel of engineering will also be the tallest building in all of Maharashtra, excluding Mumbai.





A promise backed by great vision and experience

Amanora Park Town is brought to you by City Corporation Limited – an ISO 9001:2000 Company. This leading Real Estate Developer in Pune has a number of successful and upmarket projects like 1 Modibaug, 10 Kasturkunj, Oxford Village and Sharada Arcade in Pune to its name.

Foraying into new markets, the company laid by Shri Arunkumar Mehta, Shri Aniruddha Deshpande, Shri Lalit Adani and Shri Bimal Parekh has plans to develop Amanora Park Town, the first of its kind 400-acre digital special township in Pune, as a first of many township plans.

City Corporation's mission is to create self contained, enlightened, environment friendly township, enabling a sublime experience through provision of state-of-the-art infrastructure, better opportunities, honest transactions and fair dealing, nurturing innovation and creativity in all its projects.

Our Associates

Mani Chowfla Associates, New Delhi - Master Planner

P & T Consultants, Singapore - Architect

Intel Corporation, Bangalore - Digital City

Times of India Group - Media

Little & Co., Mumbai - Legal

Y. S. Sane Associates, Pune - Structural

Prof. Shaheer, New Delhi - Landscape Designer

Kshitij, Mumbai - Amanora Market City

MITCON, Pune - Solid Waste Management

NEERI, Nagpur - Environment

Trammell Crow Meghraj - Property Consultants

