

B A S I L
MOUNTLORDS
—

2, 3, & 4 BHK SOPHISTICATED HOMES



ALWAYS MOVING AHEAD
OUR BRAND STORY

The world keeps moving every moment, so we keep moving with time. Our goal is to add a dimension of luxury, comfort, and satisfaction to human life. With this goal, our team keeps on moving ahead. We are very closely connected to our customers to keep ourselves updated and upgraded with their expectations. We also explore infinite possibilities of incorporating the latest technological advancements. Adopting the world-class practices acquired by the pioneers is our passion. We keep on moving with dedication and energy and let others move ahead with us.

19+

Years Legacy

15+

Completed
Projects

4K+

Residential
& Commercial
Units Sold Till Date

5.1M

Sq. Ft. Ongoing
Constructions

10M

Sq. Ft. Upcoming
Constructions

INTRODUCING
B A S I L
MOUNTLORDS
—

2, 3, & 4 BHK SOPHISTICATED HOMES

Mountlords is not merely a collection of residences; it is a carefully composed world of luxury, nature, and distinction. Rising above Taljai's verdant landscape, these **2, 3 and 4 BHK sophisticated homes** offer an extraordinary balance of privacy, elevation, and connectivity. Every experience from the views that stretch endlessly to the calm that surrounds every moment has been envisioned for those who seek a life beyond the ordinary.

A COMPLETE
WORLD
WRAPPED IN RARE PRIVILEGE

4

—
ACRES OF
EXCLUSIVITY

11

—
LEVEL
ICONIC PRESENCE

2

—
TIER DEDICATED
PARKING

6

Units
—
RESIDENCES PER
FLOOR

7

—
TOWERS
SURROUNDED BY
GREEN SERENITY

20K

—
SQ.FT. OF
AMENITIES

384

—
LIMITED EDITION
HOMES

24/7

—
PRIVATE & SECURE
LIVING

10 ft.

—
INTERIOR
CEILING HEIGHT

A COMPLETE
WORLD
WRAPPED IN LUXURY



Artistic Impression

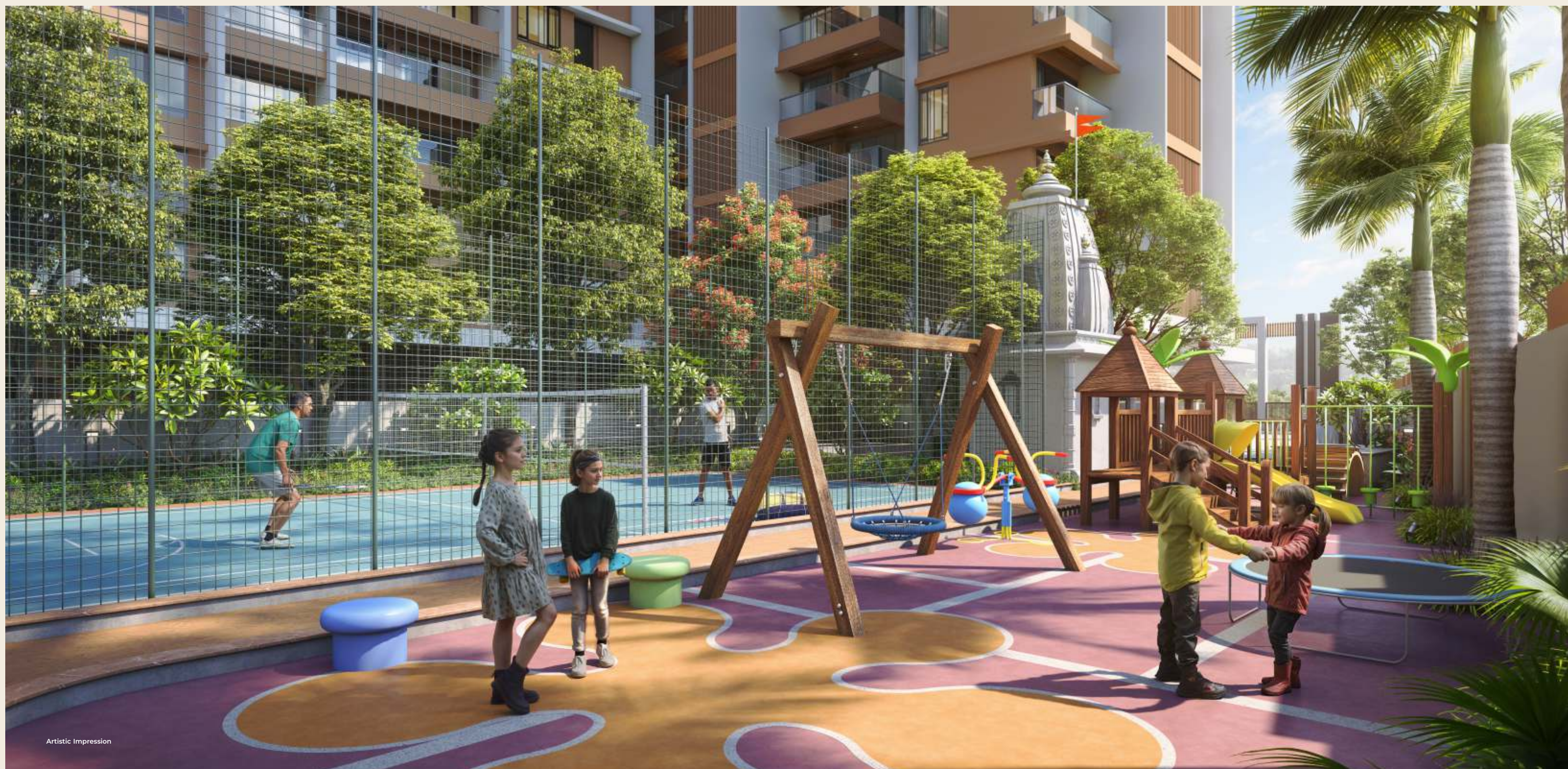


THE GATEWAY TO
A COMPLETE

WORLD

A peaceful arrival into elevated
living, surrounded by hills,
greenery, and timeless calm.





Artistic Impression

A COMPLETE

WORLD

WRAPPED IN JOYFUL &
ACTIVE MOMENTS

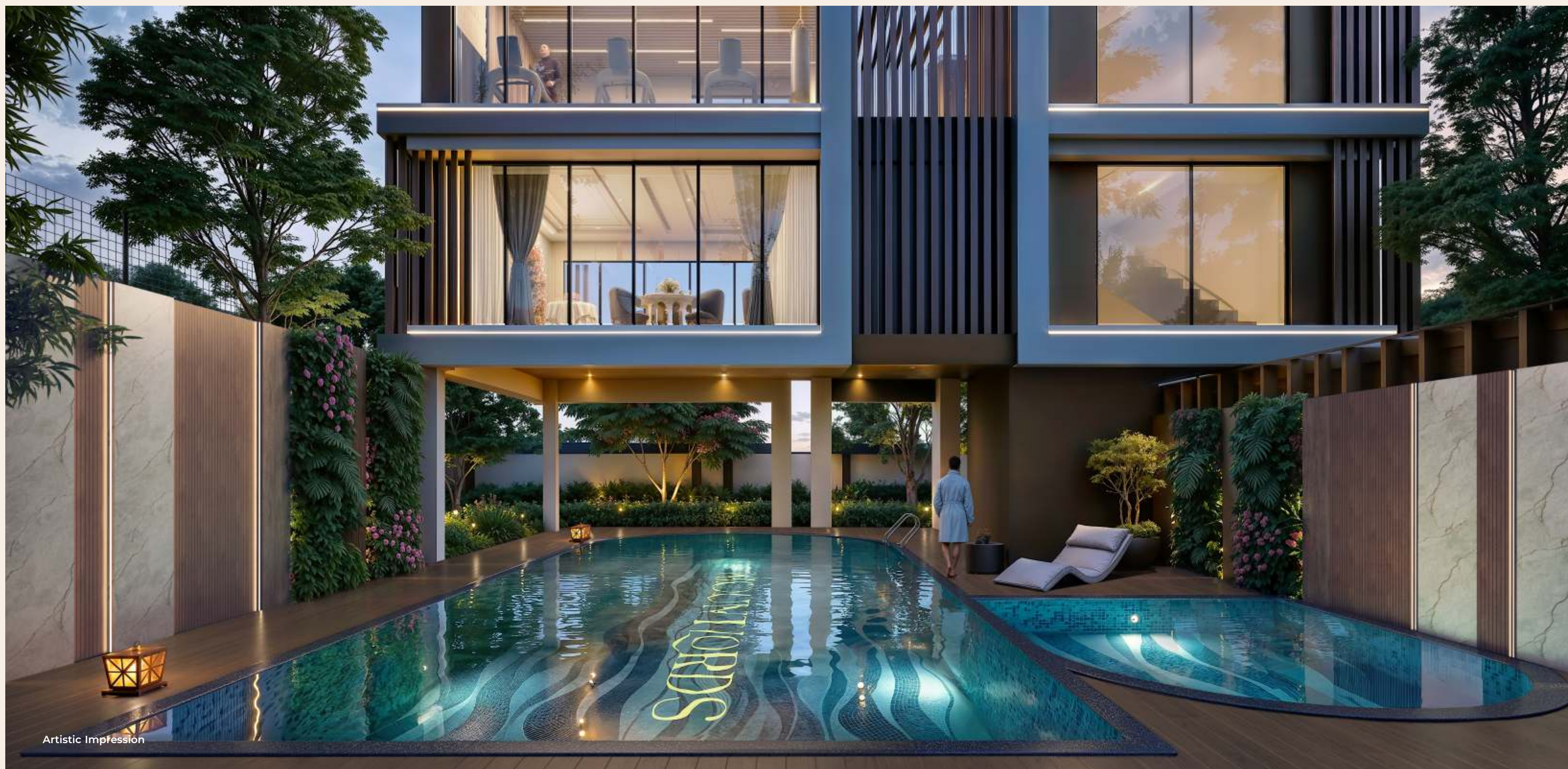


From playful laughter to energising experiences, every space is thoughtfully designed for connection, recreation, and togetherness —creating a vibrant lifestyle embraced by nature's calm.

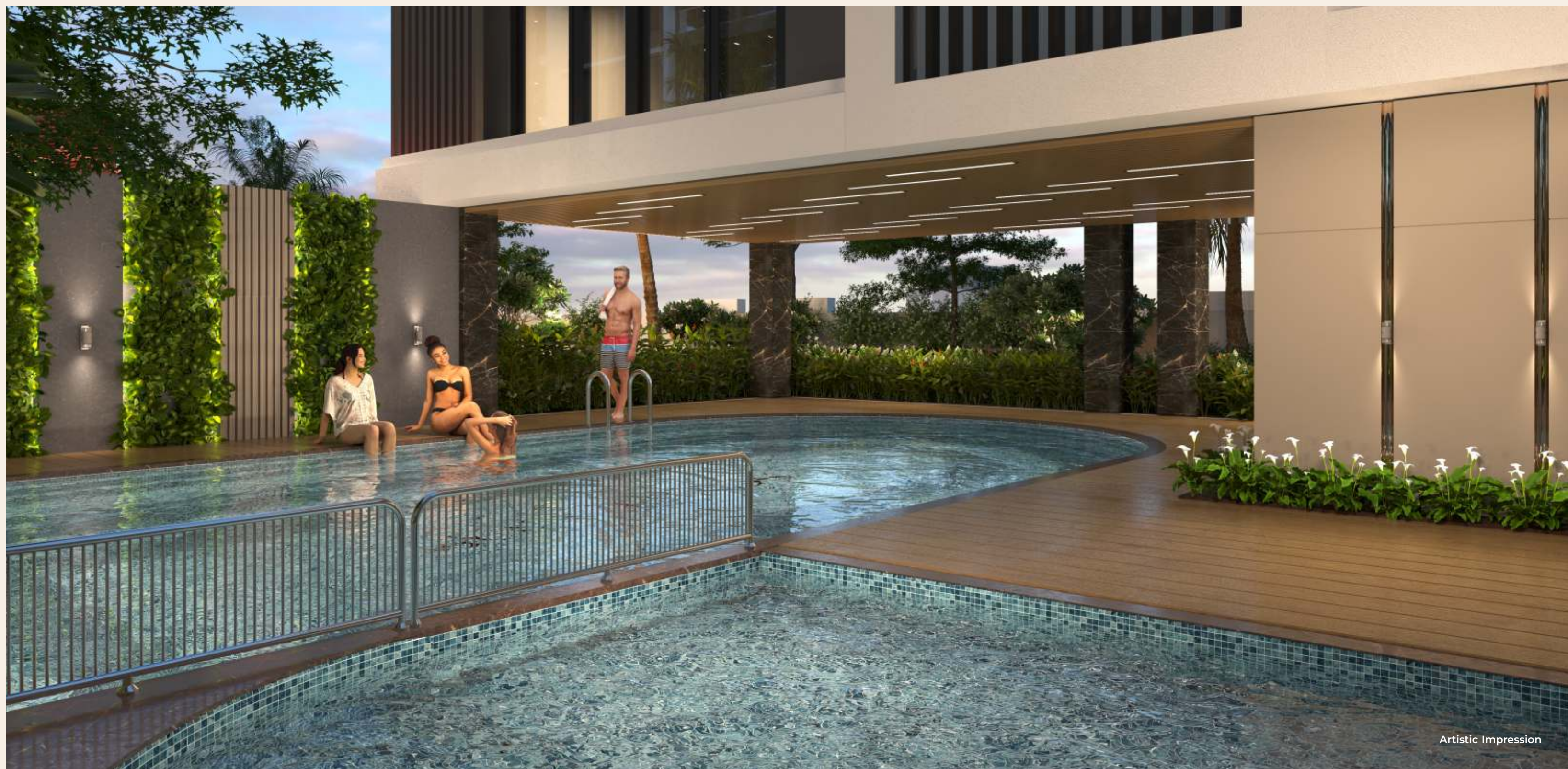
Children's Play Area

Club house

Basketball Court



A COMPLETE **WORLD** WRAPPED IN
REFRESHING MOMENTS



From peaceful mornings by the water to joyful splashes filled with laughter, every moment here feels light, effortless, and refreshing. Thoughtfully designed for both relaxation and playful experiences, these serene waterside spaces create the perfect balance of calm, recreation, and togetherness amidst nature's tranquil embrace.

Covered Swimming Pool

Baby Pool

Changing Room



Artistic Impression

A COMPLETE
WORLD
WRAPPED IN
PEACEFUL MOMENTS

Thoughtfully created for reflection, connection, and quiet comfort, these serene spaces offer a peaceful retreat amidst nature's calming presence. Whether in moments of prayer, conversation, or gentle relaxation, every experience here feels deeply comforting, meaningful, and timeless.

Temple & Meditation Area

Serenity Pavilion

Evergreen Senior Citizen Area



Artistic Impression

A COMPLETE
WORLD
WRAPPED IN
MEMORABLE GATHERINGS

From elegant gatherings under open skies to warm conversations shared over beautifully curated dining experiences, every celebration here feels effortless and memorable. Thoughtfully designed for togetherness, this vibrant social space brings people closer amidst nature's peaceful charm.

Party Lawn

Celebration Stage

Buffet Area



Artistic Impression

A COMPLETE **WORLD** WRAPPED IN ENERGY & EVERYDAY WELLNESS



Artistic Impression

From playful activities to active recreation, every space is thoughtfully designed to inspire movement, wellness, and togetherness. Whether it's a refreshing walk across the hot foot path or lively games at the multipurpose court, every experience here feels vibrant, engaging, and beautifully balanced with nature.

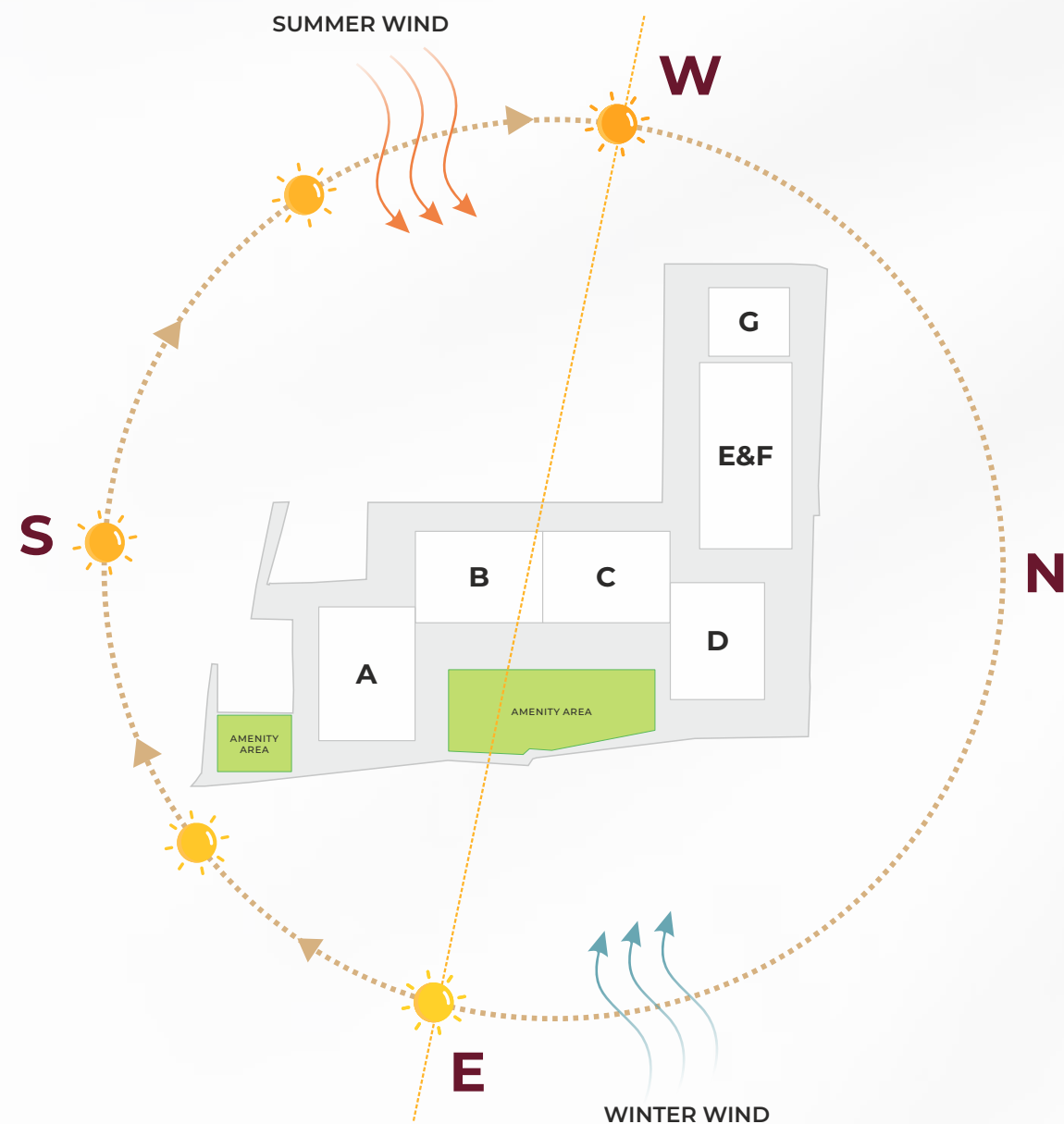
Multipurpose Play Court

Football Court

Serenity Walkway

A COMPLETE WORLD

WRAPPED IN
FRESH AIR & SUNLIGHT



Perched amidst the elevated greens of Taljai Hills, Basil Mountlords is thoughtfully designed to embrace the best of nature through abundant natural ventilation and daylight. Expansive windows, wide openings, spacious layouts, and generous balconies invite fresh hill breezes and warm sunlight to flow effortlessly through every home, creating spaces that feel cooler, brighter, and naturally uplifting throughout the day.

Surrounded by open landscapes, lush greenery, and panoramic views, each residence enjoys a harmonious balance of clean air, natural light, and everyday comfort. Thoughtful planning works in harmony with the landscape to enhance openness, reduce harsh glare, and create a living environment that feels calm, refreshing, and beautifully connected to nature. Here, light and air become more than architectural elements they become an integral part of everyday living.



Spacious Balconies
with Open Views



Higher Air Changes
per Hour (ACH)



Thoughtfully Planned
Large Windows



Natural Light
Throughout the Day



Less Heat, with
Brighter Living Areas



Open Layouts for
Better Light Flow



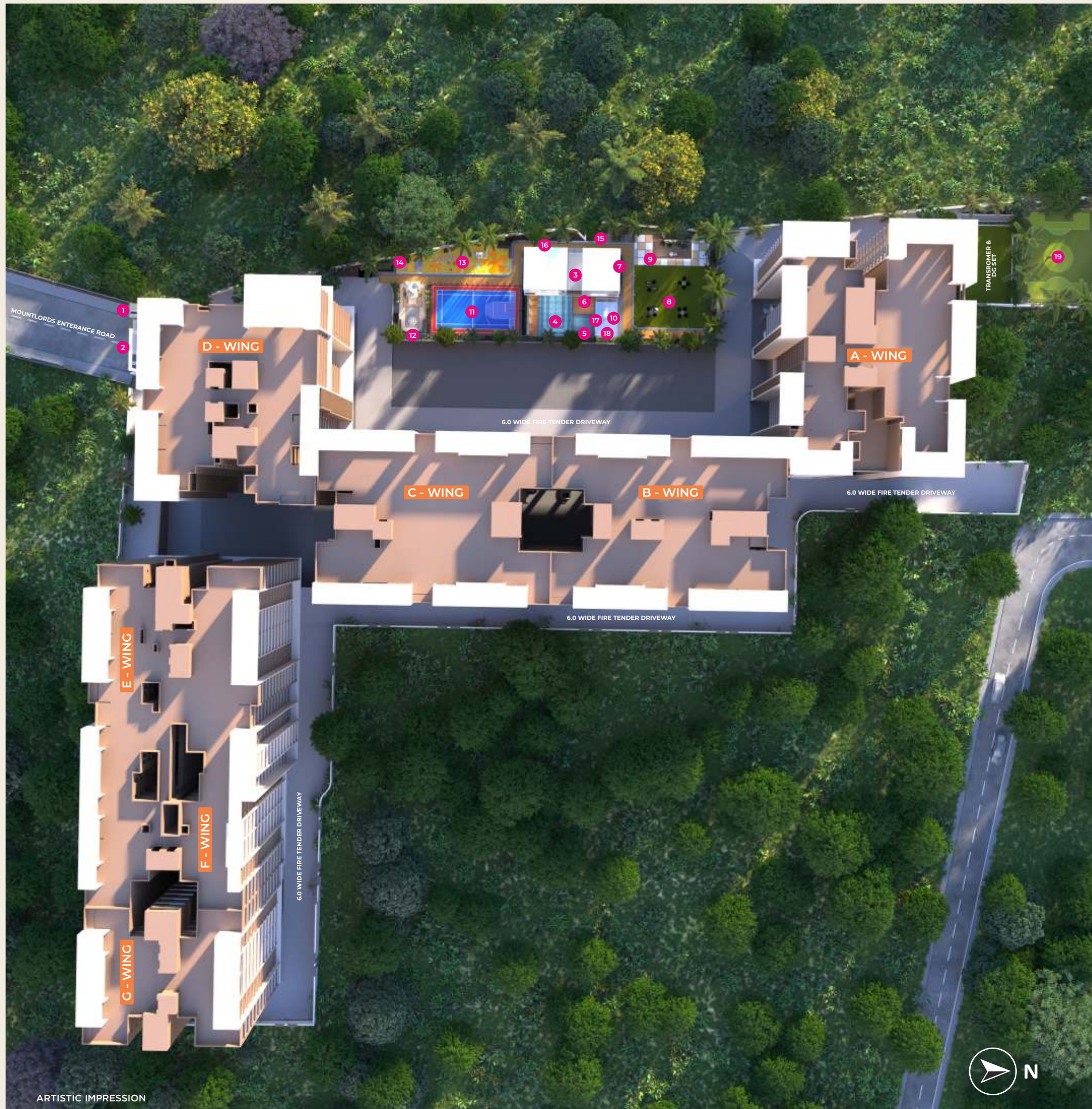


Connectivity	Katraj-Swargate BRTS Road	2.4 KM
	Pune International Airport	17.2 KM
	Pune Railway Station	9.4 KM
	Pune Mumbai Highway	4.7 KM
	Natubaugh Metro Station	1.8 KM
	Swargate Metro Station	4.1 KM
Temples	Taljai Mata Temple	0.27 KM
	Shankar Maharaj Math	1.7 KM
	Padmavati Mata Temple	7.5 KM
	ISKCON Temple	6.5 KM
	Swaminarayan Mandir	7.6 KM
	Dagadusheth Halwai Ganapati Temple	5.8 KM
Entertainment	Taljai Hills & Forest	0.2 KM
	Rajiv Gandhi Park & Zoo	3.6 KM
	Katraj Lake	4.9 KM
	City Pride Theatre	3.2 KM
	Abhiruchi Mall & Multiplex	10.4 KM
	Khadakwasla Lake	14.2 KM
Education	Bharati Vidyapeeth College	4.0 KM
	Bharati Vidyapeeth English Medium High School	4.2 KM
	Pune Cambridge Public School & Junior College	2.9 KM
	Aaryans World School, City Int. School	8.9 KM
	Sarhad School CBSE	4.0 KM
	JSPM Narhe Technical Campus	4.0 KM
Shopping	Sinhgad College & School, Pune	4.0 KM
	KK Market	2.1 KM
	D-Mart, Pune-Satara road	1.9 KM
	Katraj Bhaji Market	4.3 KM
	Market Yard	4.2 KM
	Katraj Dairy, Pune	3.8 KM
Hospitals	Bharati Vidyapeeth Hospital	3.6 KM
	Bharati Hospital	3.6 KM
	Suyog Hospital	3.2 KM
	Rao Nursing Home	2.2 KM
	Lalwani Mother & Child Hospital	2.2 KM

A Masterpiece Nested in Nature

GROUND LEVEL AMENITIES

1. MAIN ENTRANCE GATE
2. SECURITY CABIN
3. CLUB HOUSE
 - FIRST FLOOR = MULTIPURPOSE HALL
 - SECOND FLOOR = GYM
4. SWIMMING POOL
5. BABY POOL
6. POOLSIDE DECK
7. SHOWER / CHANGING ROOMS, W.C.
8. PARTY LAWN AREA
9. STAGE
10. BUFFET AREA
11. MULTIPURPOSE PLAY COURT
12. TEMPLE / MEDITATION AREA
13. CHILDREN'S PLAY AREA (RUBBER FLOOR)
14. SEATING
15. SENIOR CITIZEN SIT-OUT
16. SERENITY PATHWAY / TILE AREA
17. FEATURE WALL
18. PERGOLA / TRELLIS
19. FOOTBALL COURT

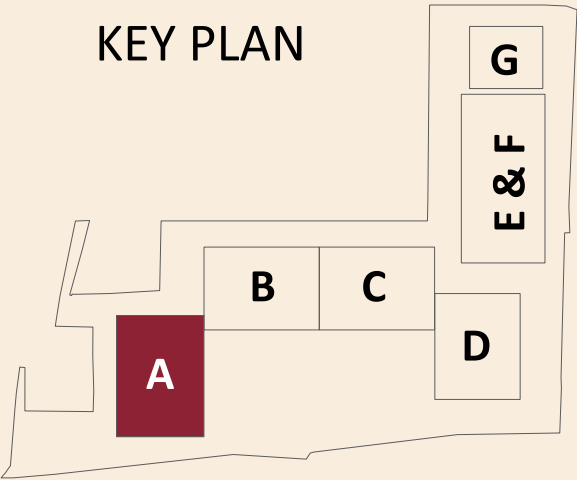


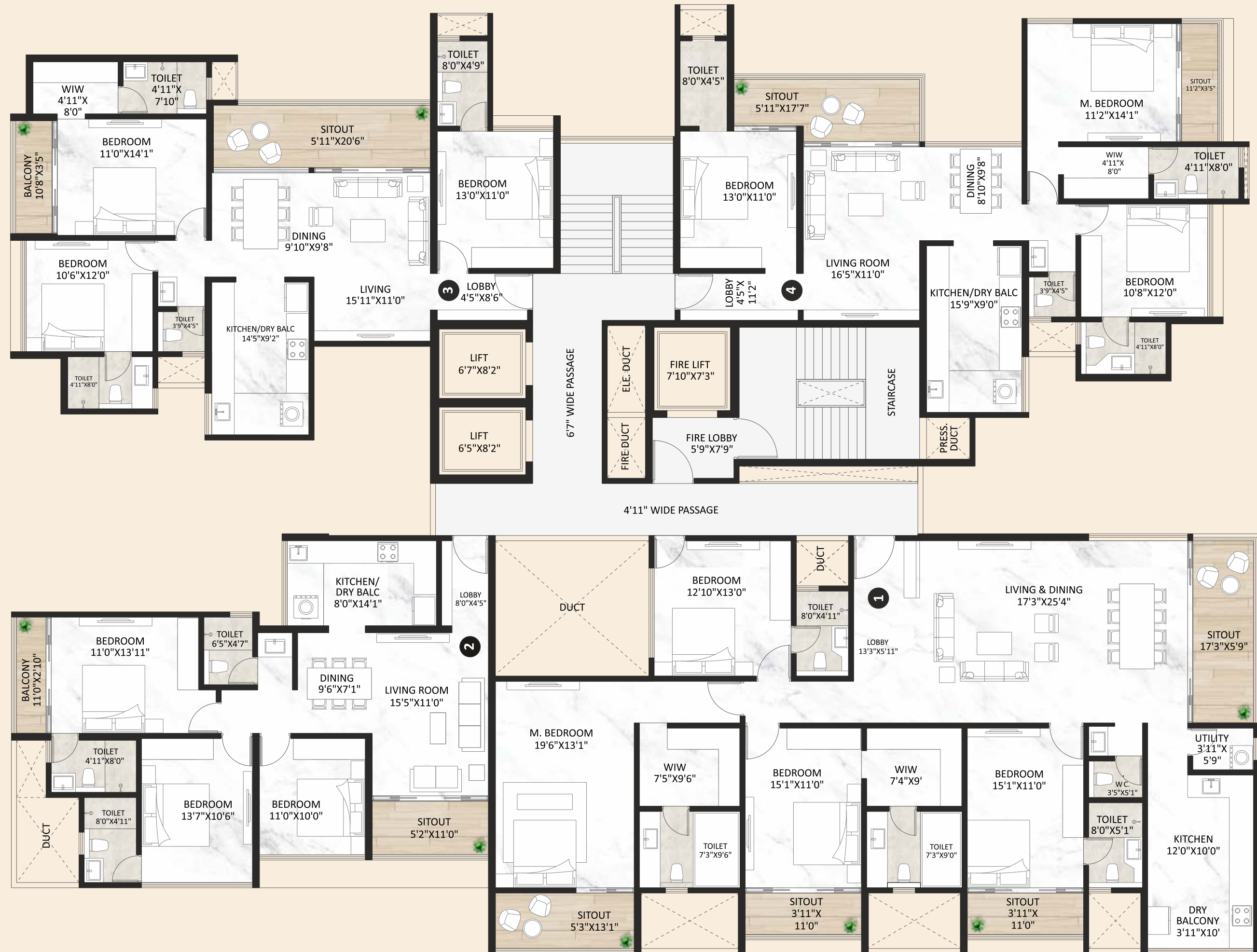
BUILDING A

AREA STATEMENT

Typical Floor Plan Podium 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th & 11th Floor

Flat No.	Type	Rera Carpet Sq.M.	Open Balcony Sq.M.	Total Sq.M.	Total CA Sq.Ft.
01, 101,201,301,401,501,601,701,801,901,1001,1101	4 BHK	195.43	23.62	219.05	2358
02, 102,202,302,402,502,602,702,802,902,1002,1102	3 BHK	96.25	8.03	104.28	1122
03, 103,203,303,403,503,603,703,803,903,1003,1103	3 BHK	107.22	14.66	121.88	1312
04, 104,204,304,404,504,604,704,804,904,1004,1104	3 BHK	110.68	12.3	122.98	1324



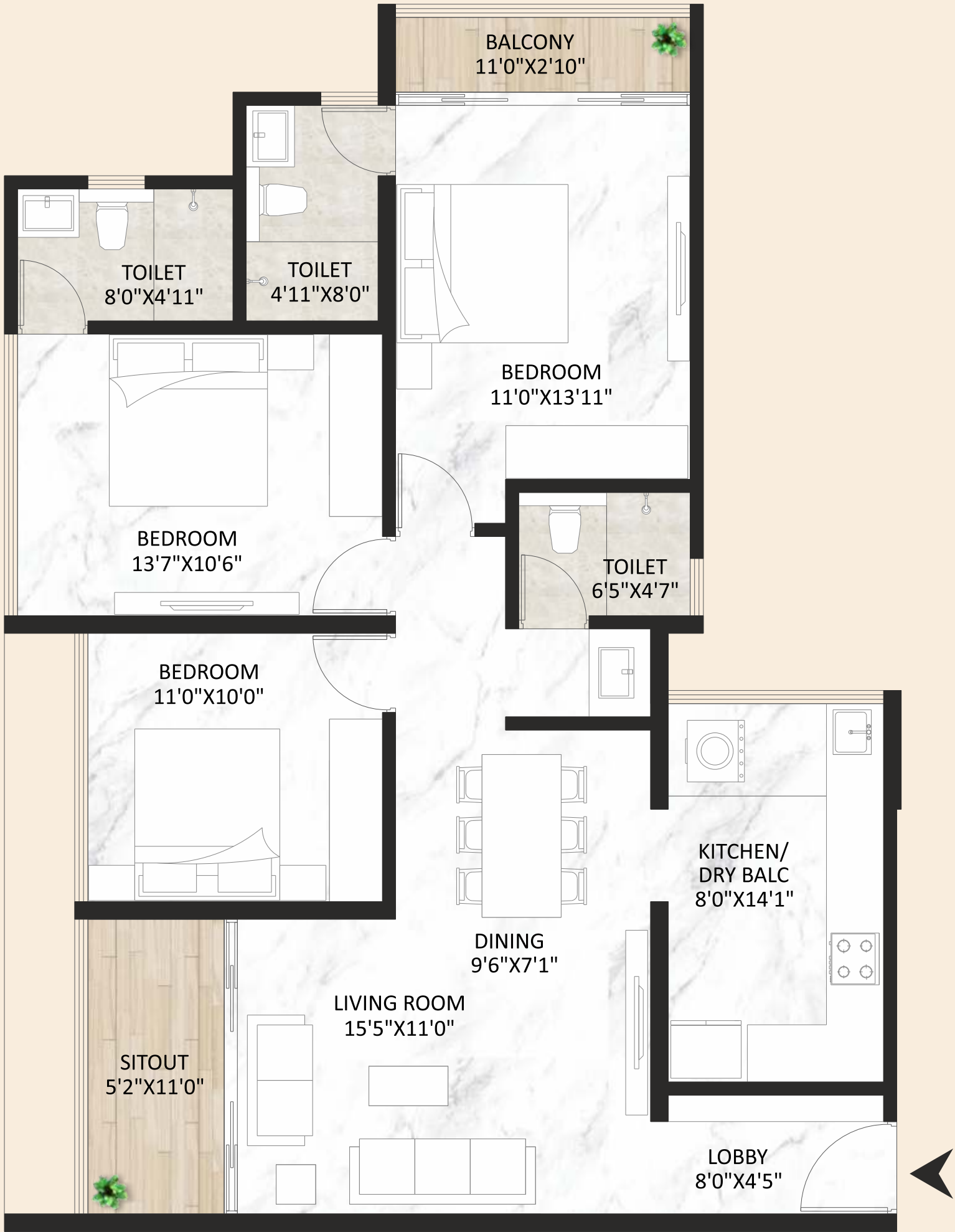


Tower A - Typical Floor Plan

BUILDING - A | 3 BHK

Typical Unit Plan

TYPE	CARPET	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	96.25	8.03	104.28	1122



BUILDING - A | 3 BHK

Typical Unit Plan



TYPE	CARPET	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	107.22	14.66	121.88	1312



BUILDING - A | 3 BHK

Typical Unit Plan



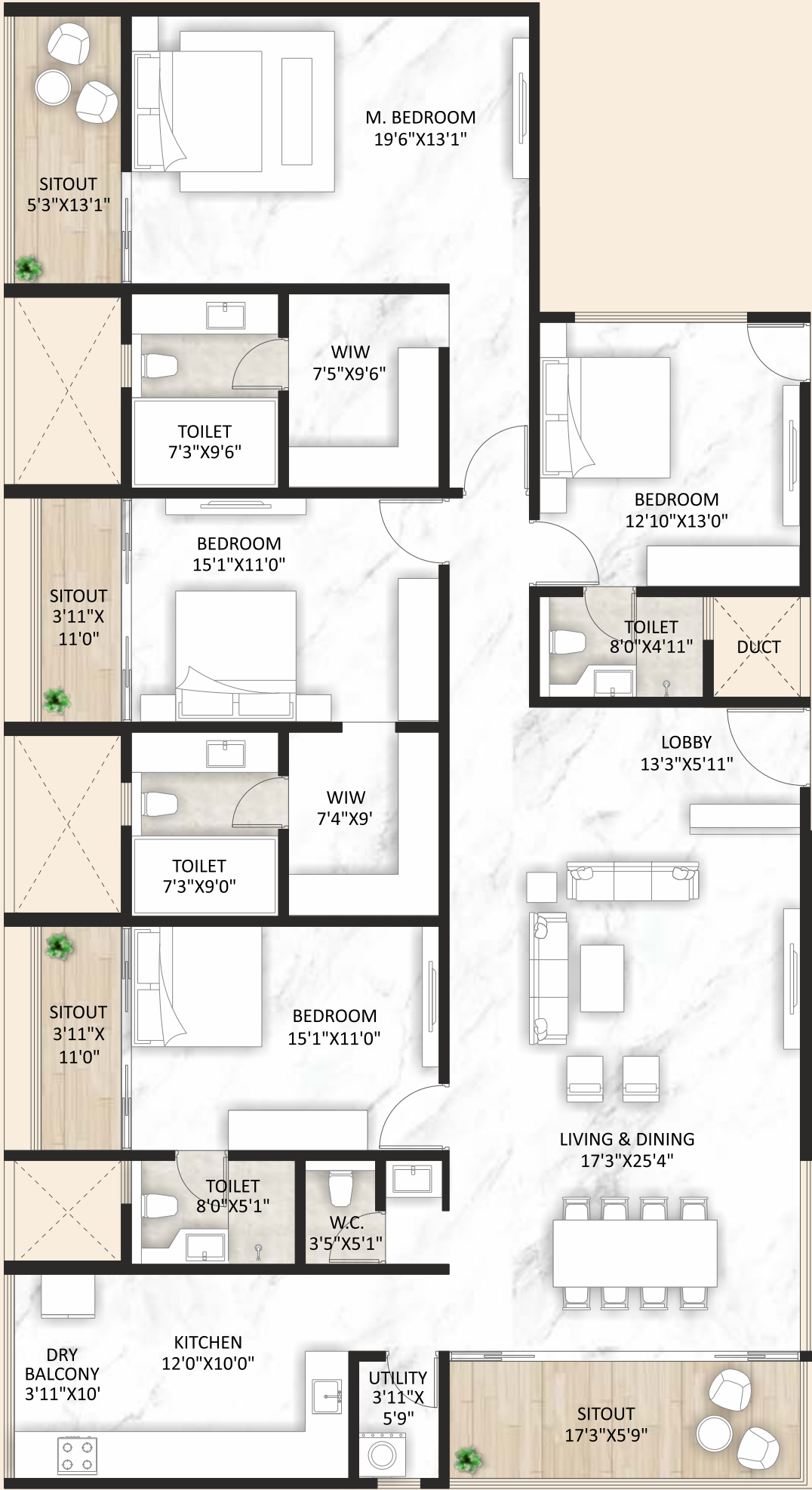
TYPE	CARPET	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	110.68	12.3	122.98	1324



BUILDING - A | 4 BHK

Typical Unit Plan

TYPE	CARPET	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
4 BHK	195.43	23.62	219.05	2358

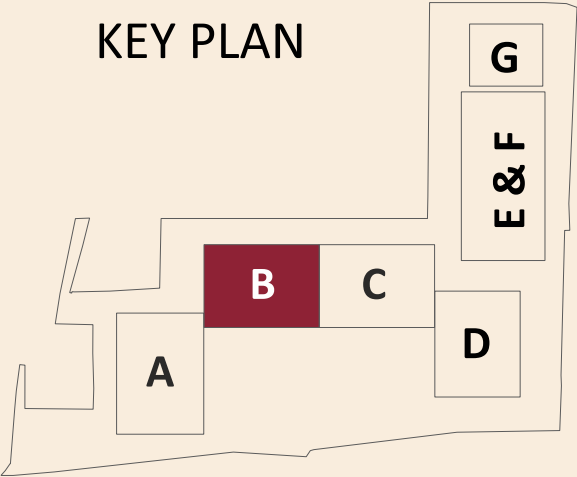


BUILDING B

AREA STATEMENT

Typical Floor Plan Podium 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th & 11th Floor

Flat No.	Type	Rera Carpet Sq.M.	Open Balcony Sq.M.	Total Sq.M.	Total CA Sq.Ft.	Total CA Sq.Ft.
01, 101,201,301,401,501,601,701,801,901,1001,1101	2 BHK	69.88	0	8.31	78.19	842
02, 102,202,302,402,502,602,702,802,902,1002,1102	2 BHK	69.88	0	8.31	78.19	842
03, 103,203,303,403,503,603,703,803,903,1003,1103	3 BHK	97.18	3.52	9.83	110.53	1190
04, 104,204,304,404,504,604,704,804,904,1004,1104	3 BHK	97.53	3.52	9.7	110.75	1192
05, 105,205,305,405,505,605,705,805,905,1005,1105	2 BHK	69.88	0	8.31	78.19	842
06, 106,206,306,406,506,606,706,806,906,1006,1106	2 BHK	69.88	0	8.31	78.19	842





Tower B - Typical Floor Plan



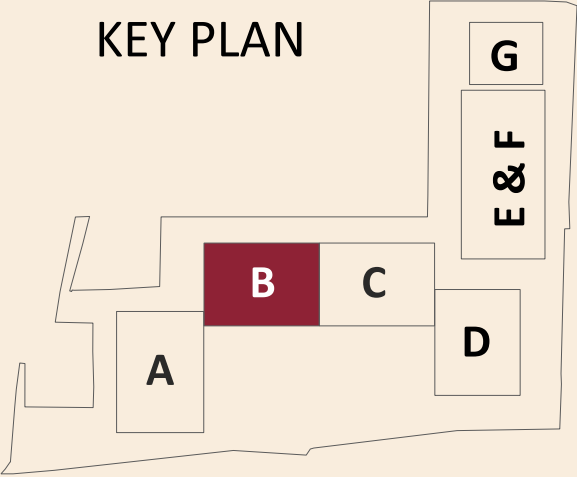
BUILDING B

AREA STATEMENT

Refuge Floor Plan 8th Floor

Flat No.	Type	Rera Carpet Sq.M.	Open Balcony Sq.M.	Total Sq.M.	Total CA Sq.Ft.	Total CA Sq.Ft.
801	2 BHK	69.88	0	8.31	78.19	842
802	2 BHK	69.88	0	8.31	78.19	842
803	3 BHK	97.18	3.52	9.83	110.53	1190
804	2 BHK	76.12	3.52	3.57	83.21	896
805	2 BHK	69.88	0	8.31	78.19	842
806	2 BHK	69.88	0	8.31	78.19	842

KEY PLAN





Tower B - Refuge Floor Plan



BUILDING - B | 2 BHK

Typical Unit Plan

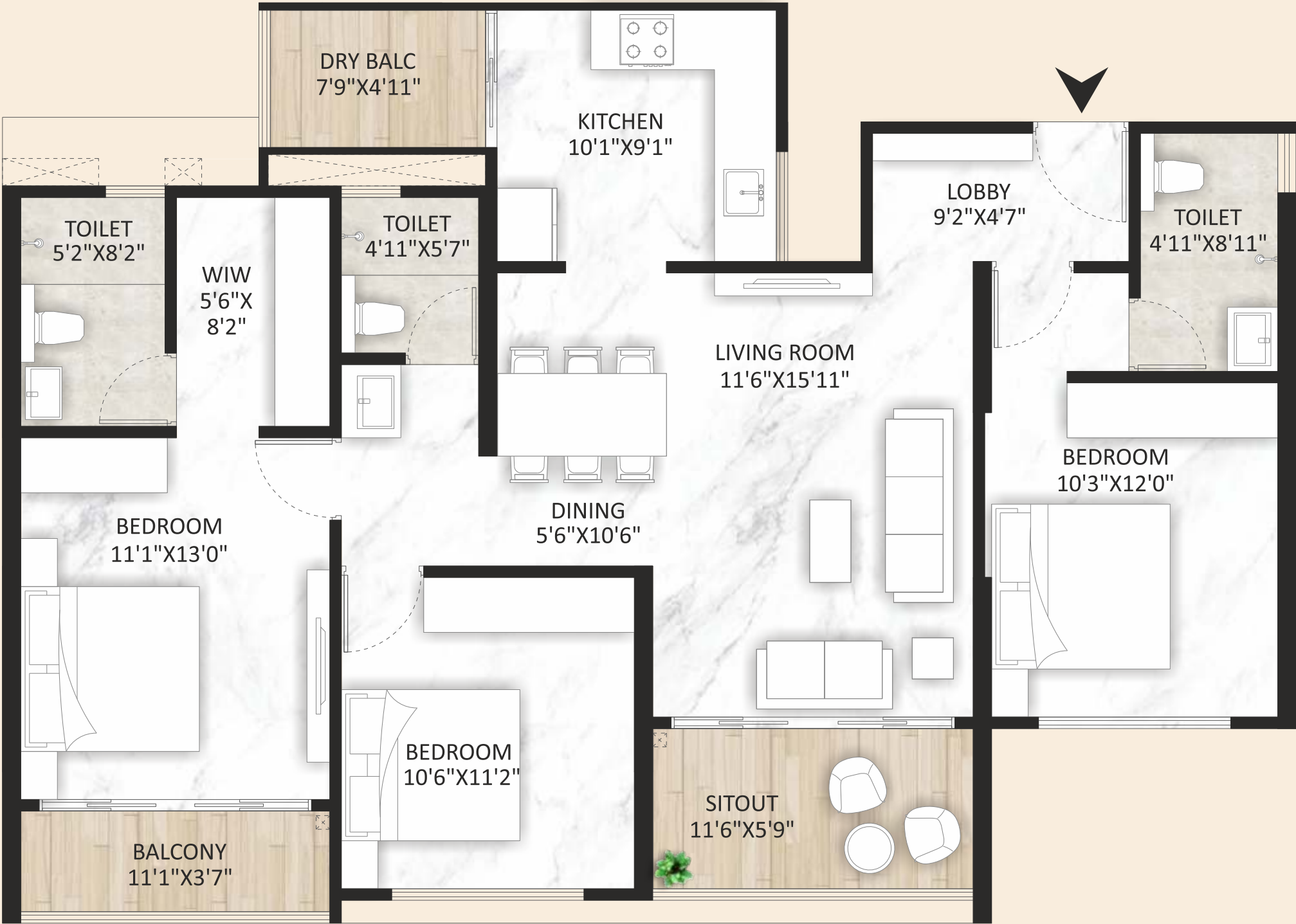


TYPE	CARPET	DRY BALCONY	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
2BHK	69.88	0	8.31	78.19	842



BUILDING - B | 3 BHK

Typical Unit Plan

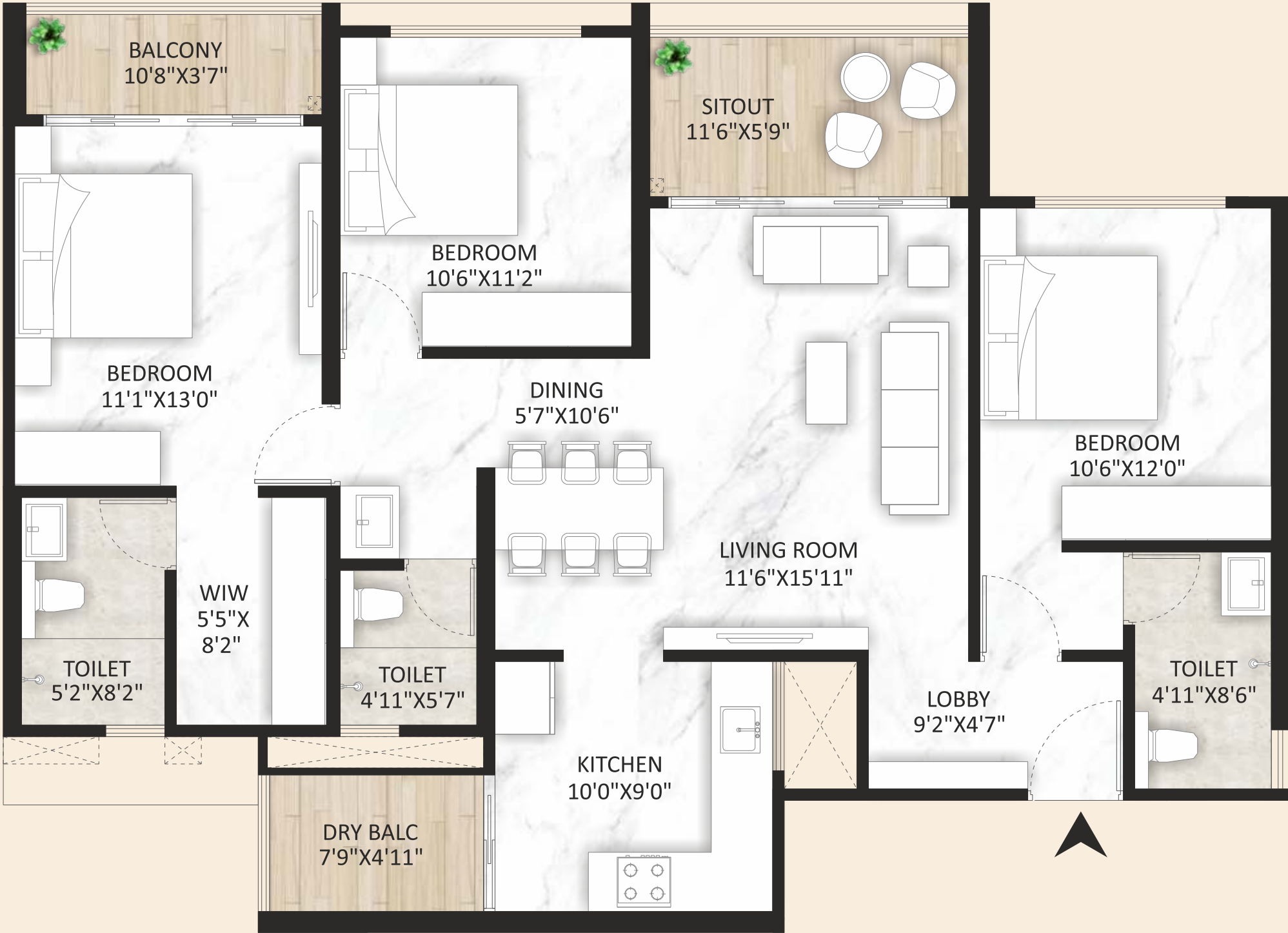


TYPE	CARPET	DRY BALCONY	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	97.18	3.52	9.83	110.53	1190



BUILDING - B | 3 BHK

Typical Unit Plan



TYPE	CARPET	DRY BALCONY	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	97.53	3.52	9.7	110.75	1192



A COMPLETE

W



R L D

WRAPPED IN GREENS

Where every glance settles on
a canvas of living greens.

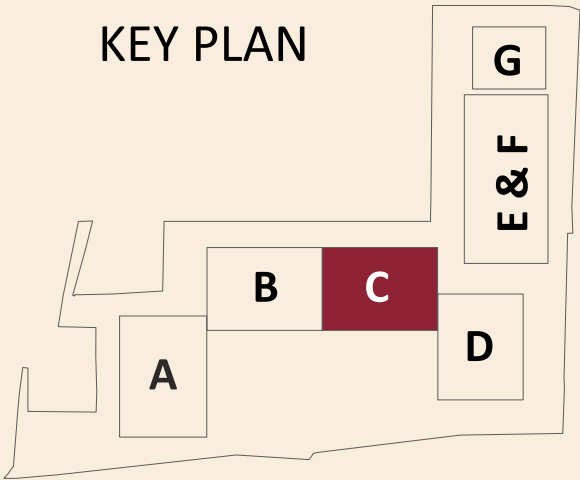
Where nature is not a view
beyond your window, but a
constant presence woven into
everyday life.

BUILDING C

AREA STATEMENT

Typical Floor Plan Podium 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th & 11th Floor

Flat No.	Type	Rera Carpet Sq.M.	Open Balcony Sq.M.	Total Sq.M.	Total CA Sq.Ft.	Total CA Sq.Ft.
01, 101,201,301,401,501,601,701,801,901,1001,1101	3 BHK	98.97	3.52	11.94	114.43	1232
02, 102,202,302,402,502,602,702,802,902,1002,1102	2 BHK	69.88	0	8.31	78.19	842
03, 103,203,303,403,503,603,703,803,903,1003,1103	2 BHK	69.88	0	8.31	78.19	842
04, 104,204,304,404,504,604,704,804,904,1004,1104	2 BHK	69.88	0	8.31	78.19	842
05, 105,205,305,405,505,605,705,805,905,1005,1105	2 BHK	69.88	0	8.31	78.19	842
06, 106,206,306,406,506,606,706,806,906,1006,1106	3 BHK	97.96	3.53	9.75	111.24	1197





Tower C - Typical Floor Plan

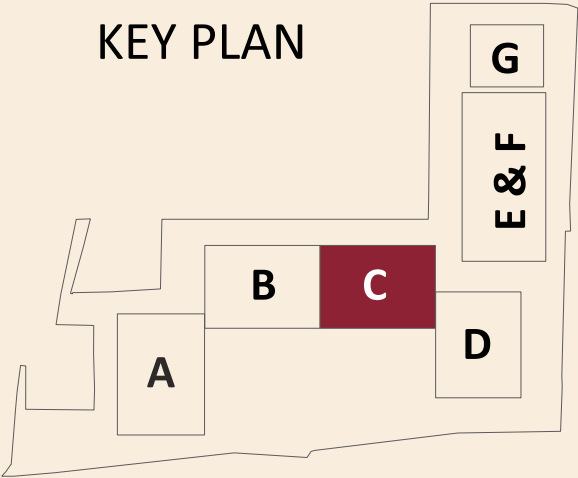


BUILDING C

AREA STATEMENT

Refuge Floor Plan 8th Floor

Flat No.	Type	Rera Carpet Sq.M.	Dry Balcony Sq.M.	Balcony Sq.M.	Total CA Sq.Ft.	Total CA Sq.Ft.
801	3 BHK	98.97	3.52	11.94	114.43	1232
802	2 BHK	69.88	0	8.31	78.19	842
803	2 BHK	69.88	0	8.31	78.19	842
804	2 BHK	69.88	0	8.31	78.19	842
805	2 BHK	69.88	0	8.31	78.19	842
806	2 BHK	76.54	3.53	36.63	83.70	901

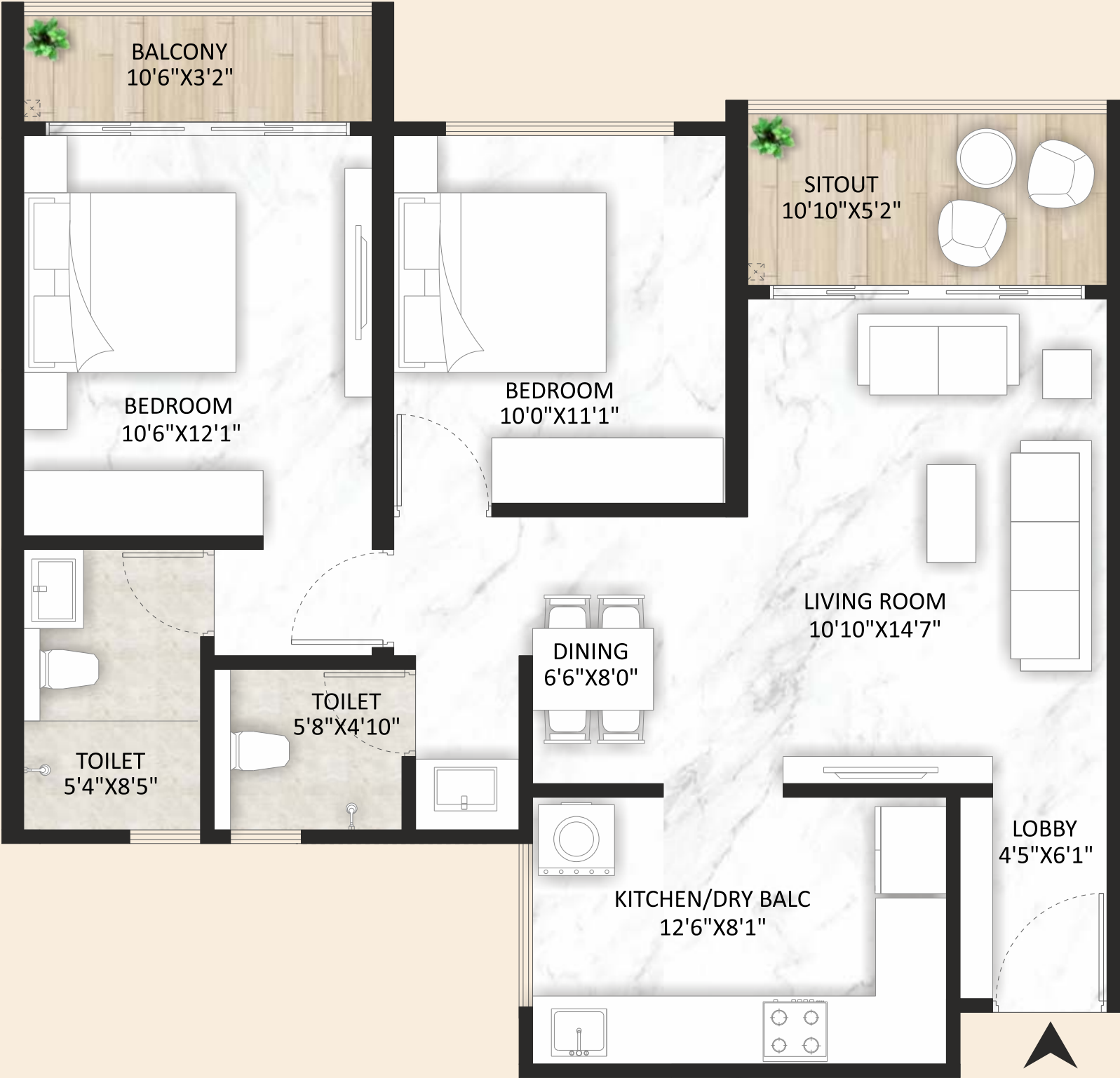




Tower C - Refuge Floor Plan

BUILDING - C | 2 BHK

Typical Unit Plan

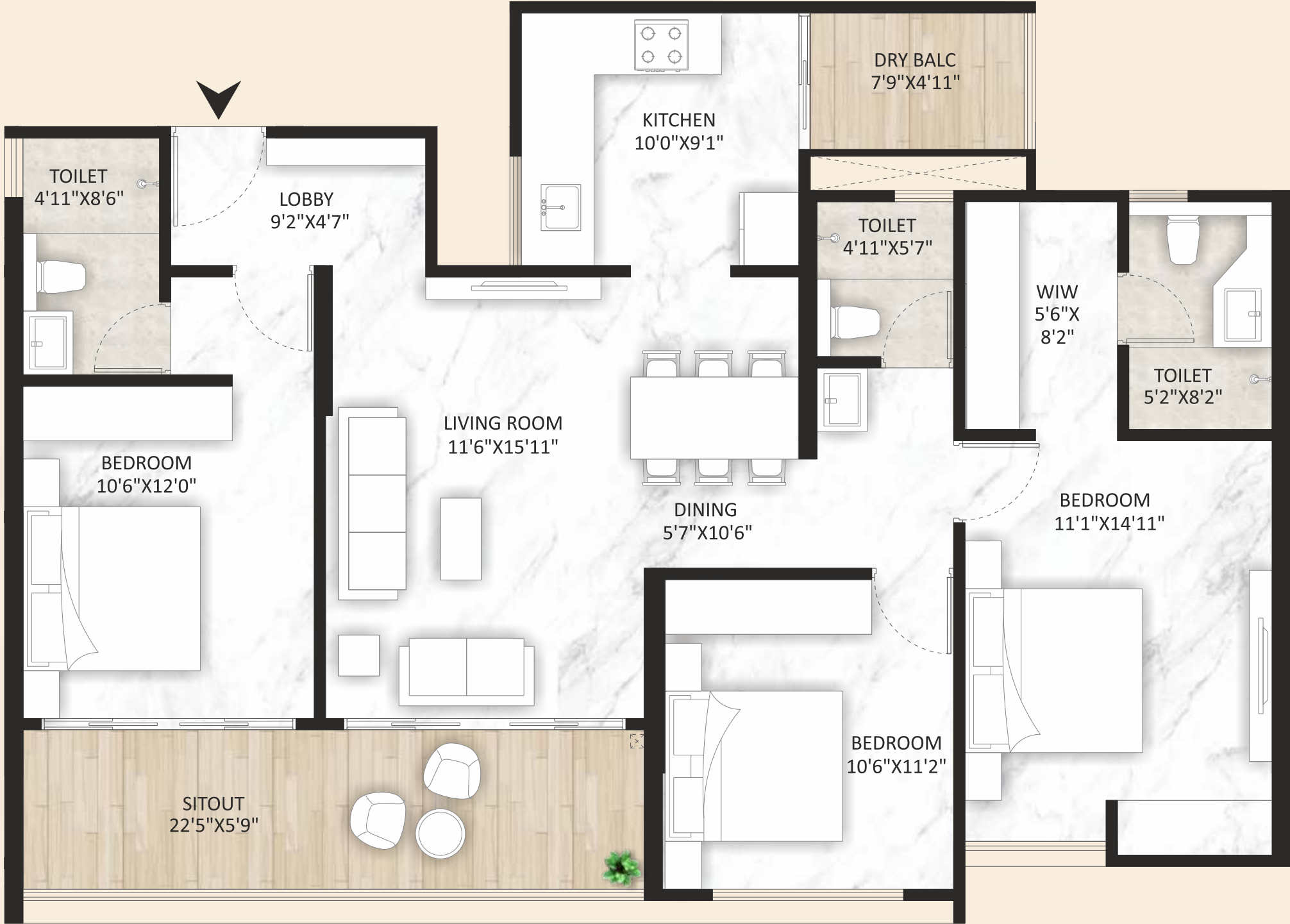


TYPE	CARPET	DRY BALCONY	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
2BHK	69.88	—	8.31	78.19	842



BUILDING - C | 3 BHK

Typical Unit Plan



TYPE	CARPET	DRY BALCONY	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	98.97	3.52	11.94	114.43	1232



BUILDING - C | 3 BHK

Typical Unit Plan

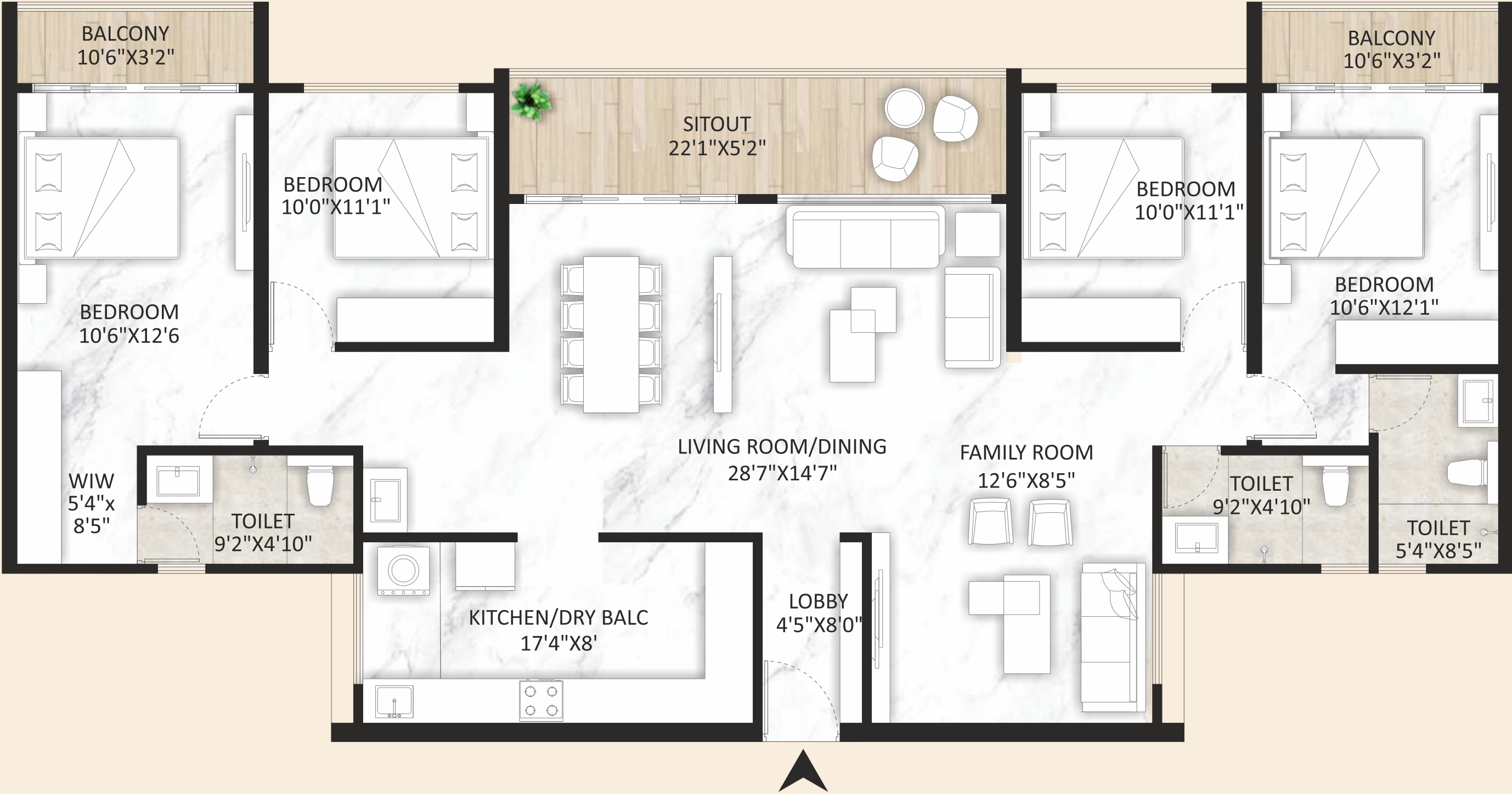


TYPE	CARPET	DRY BALCONY	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	97.96	3.53	9.75	111.24	1197



BUILDING - C | 4 BHK

Typical Unit Plan



TOTAL CARPET AREA 1714 SQ.FT.

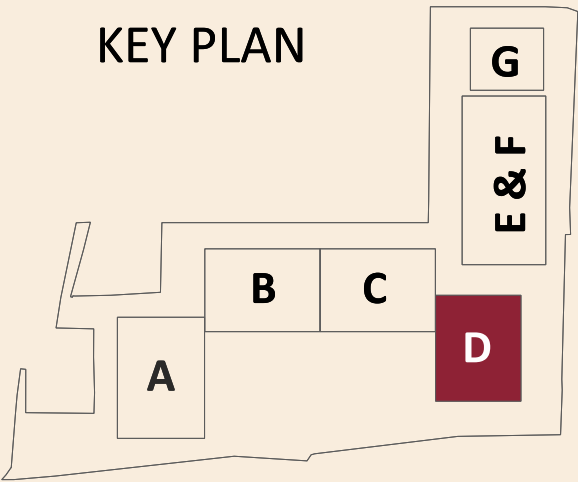


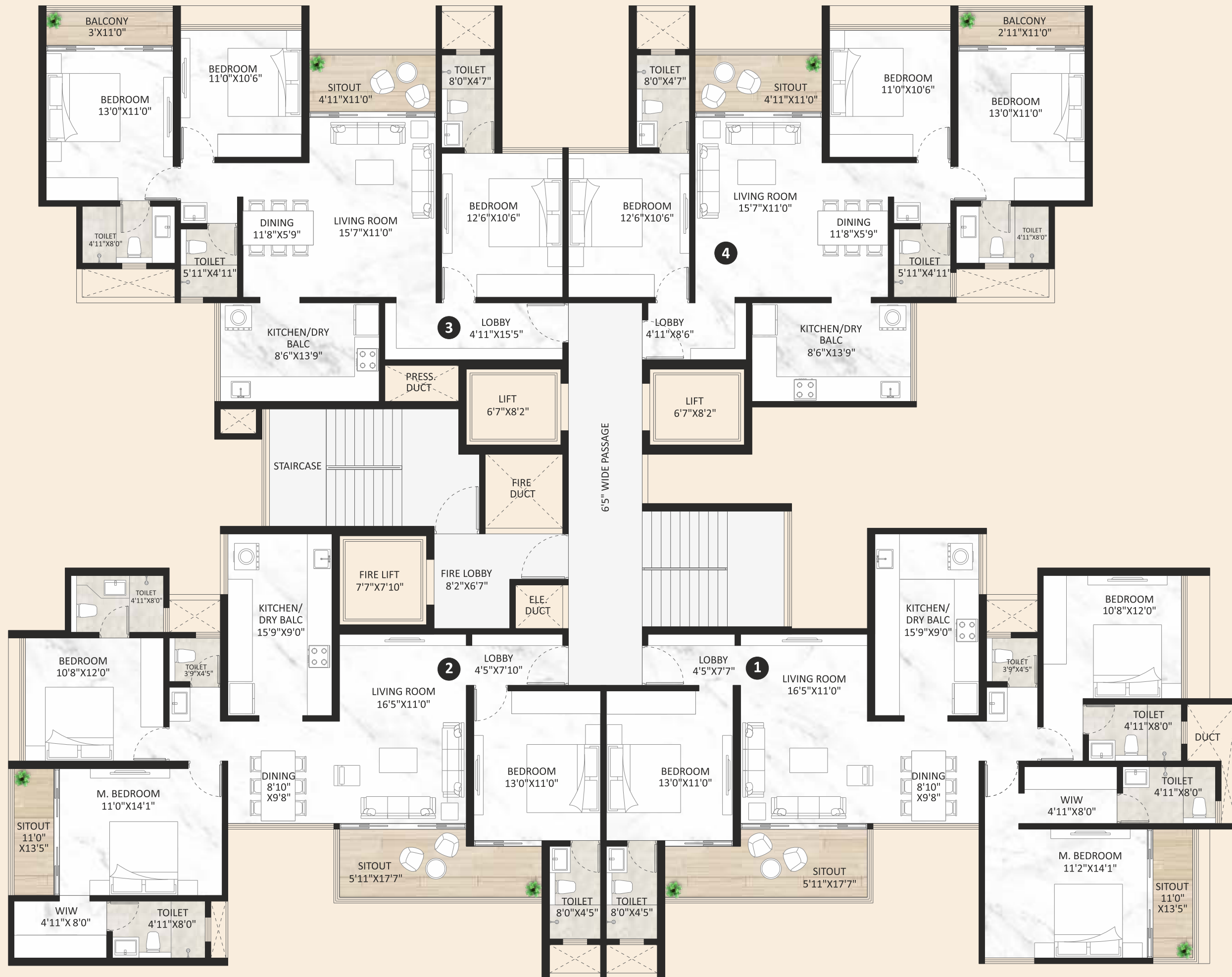
BUILDING D

AREA STATEMENT

Typical Floor Plan Podium 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th & 11th Floor

Flat No.	Type	Rera Carpet Sq.M.	Open Balcony Sq.M.	Total Sq.M.	Total CA Sq.Ft.
01, 101,201,301,401,501,601,701,801,901,1001,1101	3 BHK	110.82	12.3	123.12	1325
02, 102,202,302,402,502,602,702,802,902,1002,1102	3 BHK	107.38	12.24	119.62	1288
03, 103,203,303,403,503,603,703,803,903,1003,1103	3 BHK	95.64	8.03	103.67	1116
04, 104,204,304,404,504,604,704,804,904,1004,1104	3 BHK	92.18	8.03	100.21	1079





Tower D - Typical Floor Plan



BUILDING - D | 3 BHK

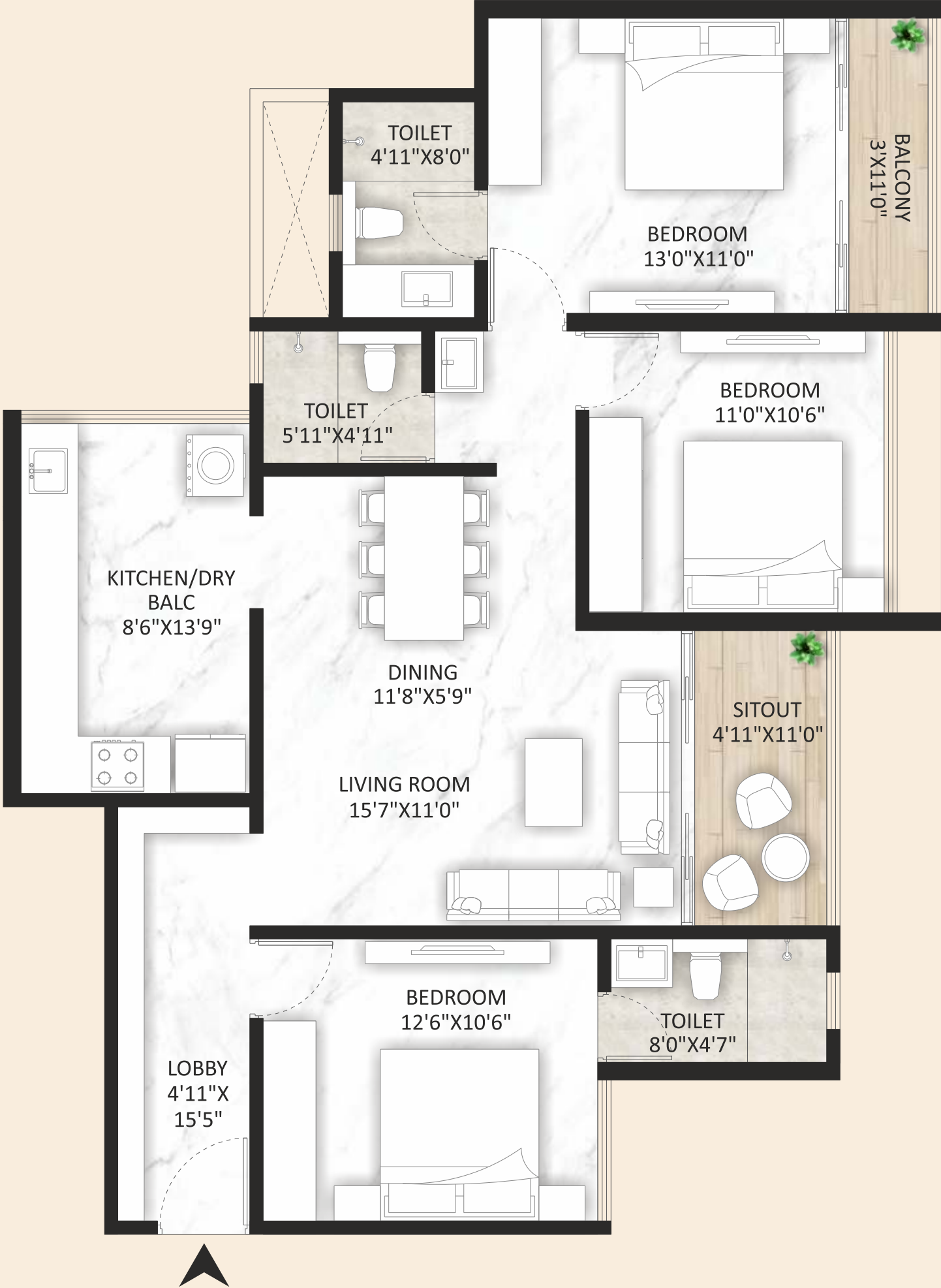
Typical Unit Plan

TYPE	CARPET	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	107.38	12.24	119.62	1288



BUILDING - D | 3 BHK

Typical Unit Plan



TYPE	CARPET	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	95.64	8.03	103.67	1116



BUILDING - D | 3 BHK

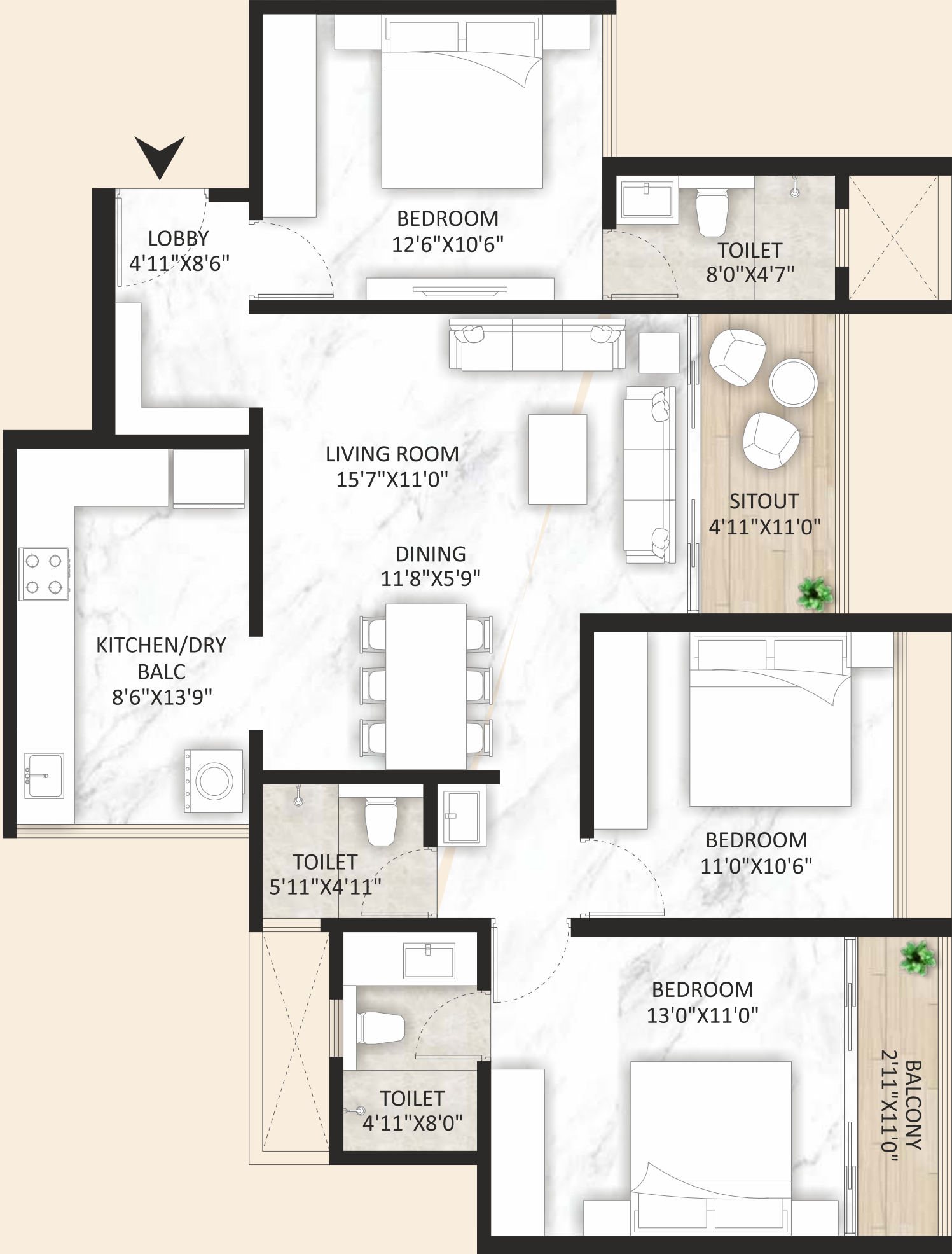
Typical Unit Plan

TYPE	CARPET	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	110.82	12.3	123.12	1325



BUILDING - D | 3 BHK

Typical Unit Plan



TYPE	CARPET	BALCONY	TOTAL CARPET	
	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
3BHK	92.18	8.03	100.21	1079



BUILDING - D | 4 BHK

Typical Unit Plan



TOTAL CARPET AREA 3035 SQ.FT.



A COMPLETE

W

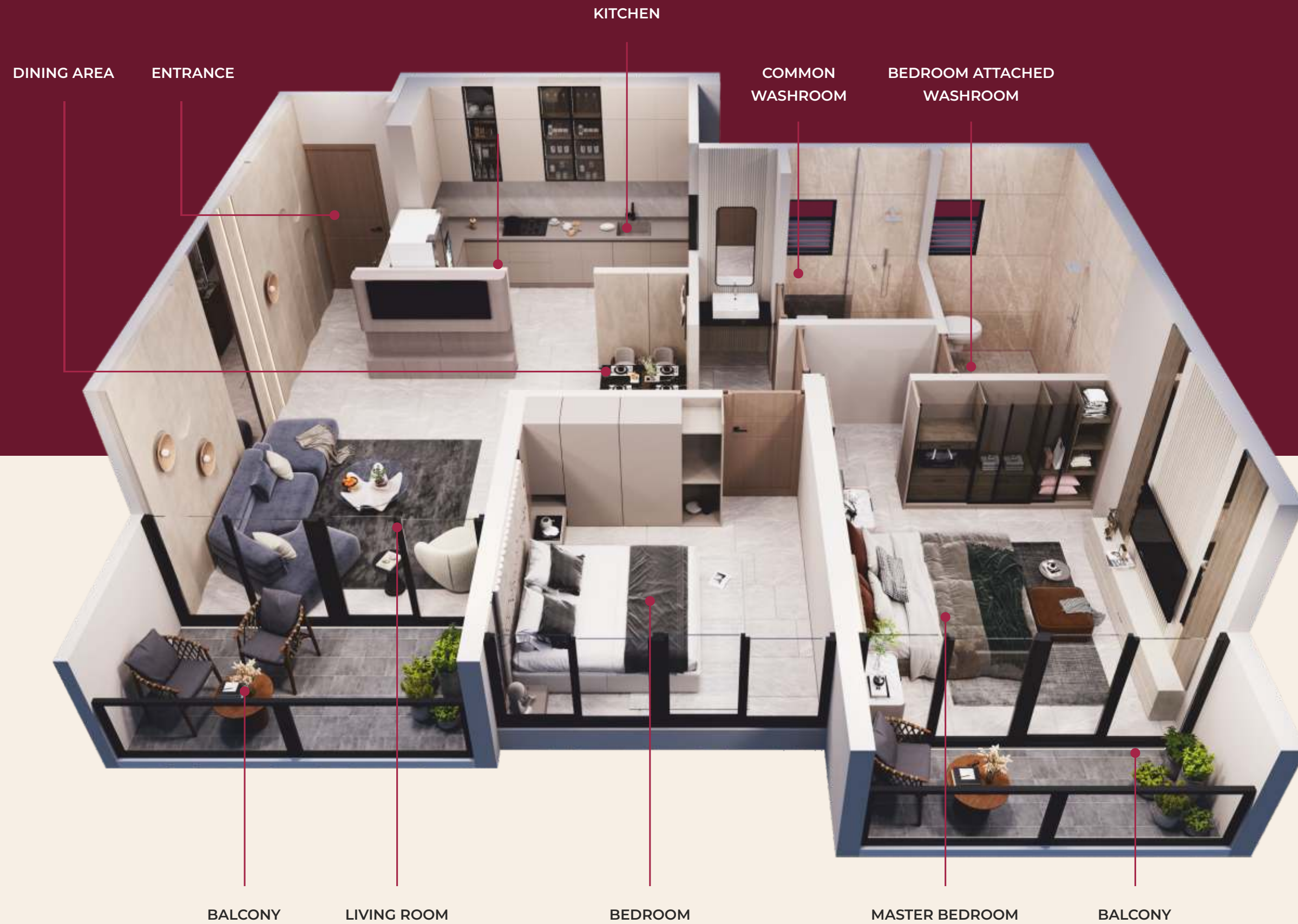
RLD

WRAPPED IN BIRDSONG

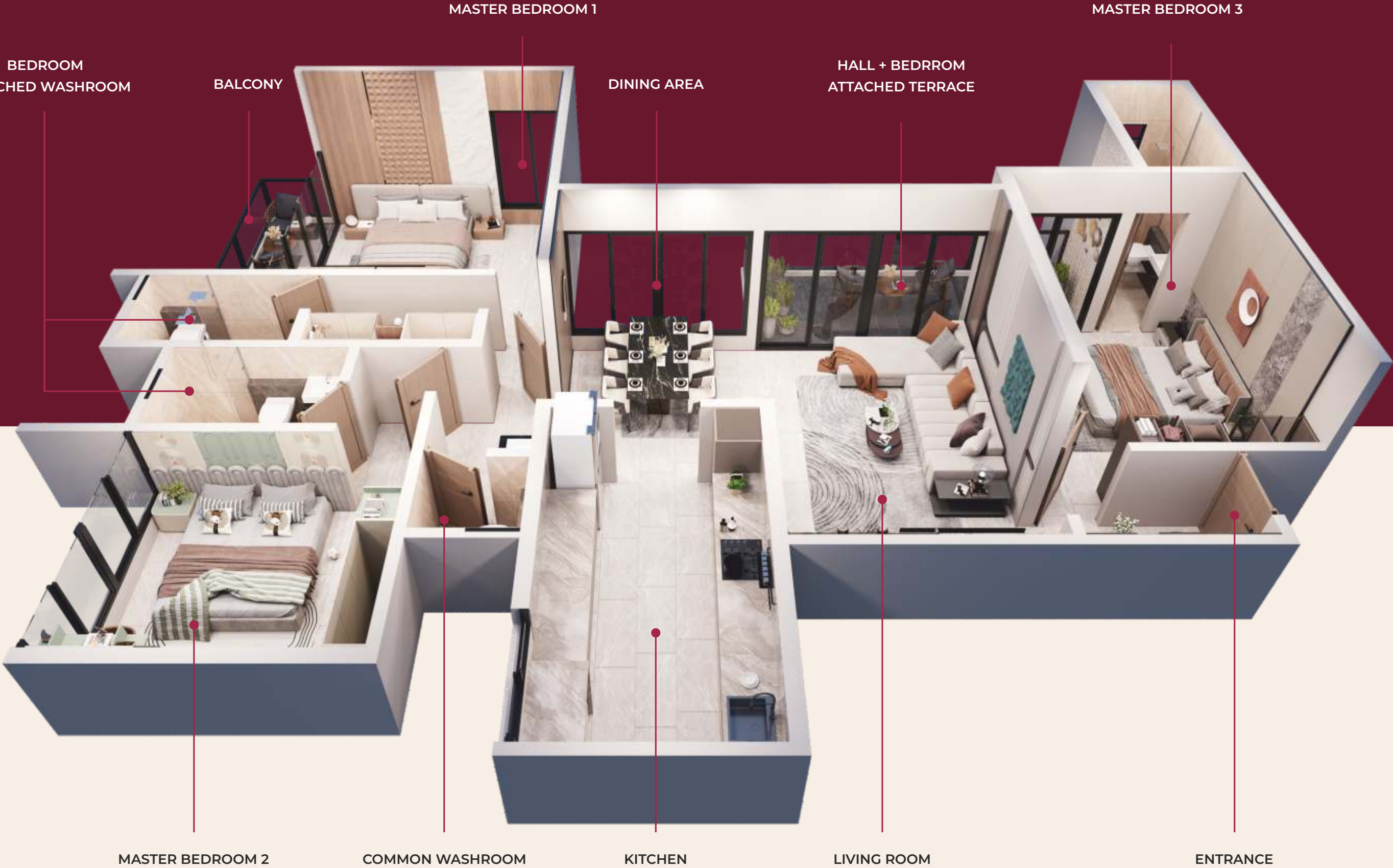
Wake up to melodies that no city can compose. Here, mornings arrive not with noise, but with the gentle rhythm of nature.



| 2 BHK Cut Section



| 3 BHK Cut Section



| Specifications

STRUCTURE & MASONRY

- Earthquake-resistant RCC Frame structure
- Internal wall & ceiling in gypsum finish

WINDOWS

- Full-body tile frame for all windows.
- Sliding 3-track Aluminium powder coated windows
- 18" X 50" series Aluminium sliding shutter

RAILINGS

- Oil-painted MS Railings
- Toughened glass railing for balcony

PAINTING

- Asian Apex exterior paint
- Acrylic paint for all internal walls

FLOORING

- Vitrified tile flooring in living room, dining, kitchen, bedroom, and passage
- Anti-skid ceramic flooring in terrace, dry balcony, and toilet

BATHROOM/TOILETS

- Glazed tile dado up to lintel level in all bathrooms
- Anti-skid Ceramic flooring in all bathrooms
- CPVC concealed plumbing
- Jaquar or equivalent bathroom CP fittings
- Glazed tile dado up to 7 feet level in WC
- Exhaust fan and electrical boiler points
- Solar hot water connection in the master bathroom

KITCHEN

- Full-body tile finish with stainless steel sink and glazed tile dado up to 2 feet above the kitchen platform
- Provision for washing machine plumbing and electrical points in the dry balcony
- Inverter Point Provision At Distribution Box

ELECTRICAL FITTINGS

- Concealed copper wiring with modular switches and adequate points in all rooms
- Electrical provision for split A/C in all rooms
- Ceiling Fan points in all rooms
- TV cable points in living room and master bedroom
- Provision for electrical exhaust fan in kitchen & toilets
- Electrical point in dry balcony for washing machine
- Inverter backup provision for specific lights and fan points
- Light fittings on every terrace and energy-efficient light fixtures for external lighting
- Fire-resistant wires with MCB
- Modular sockets and switches

UTILITIES

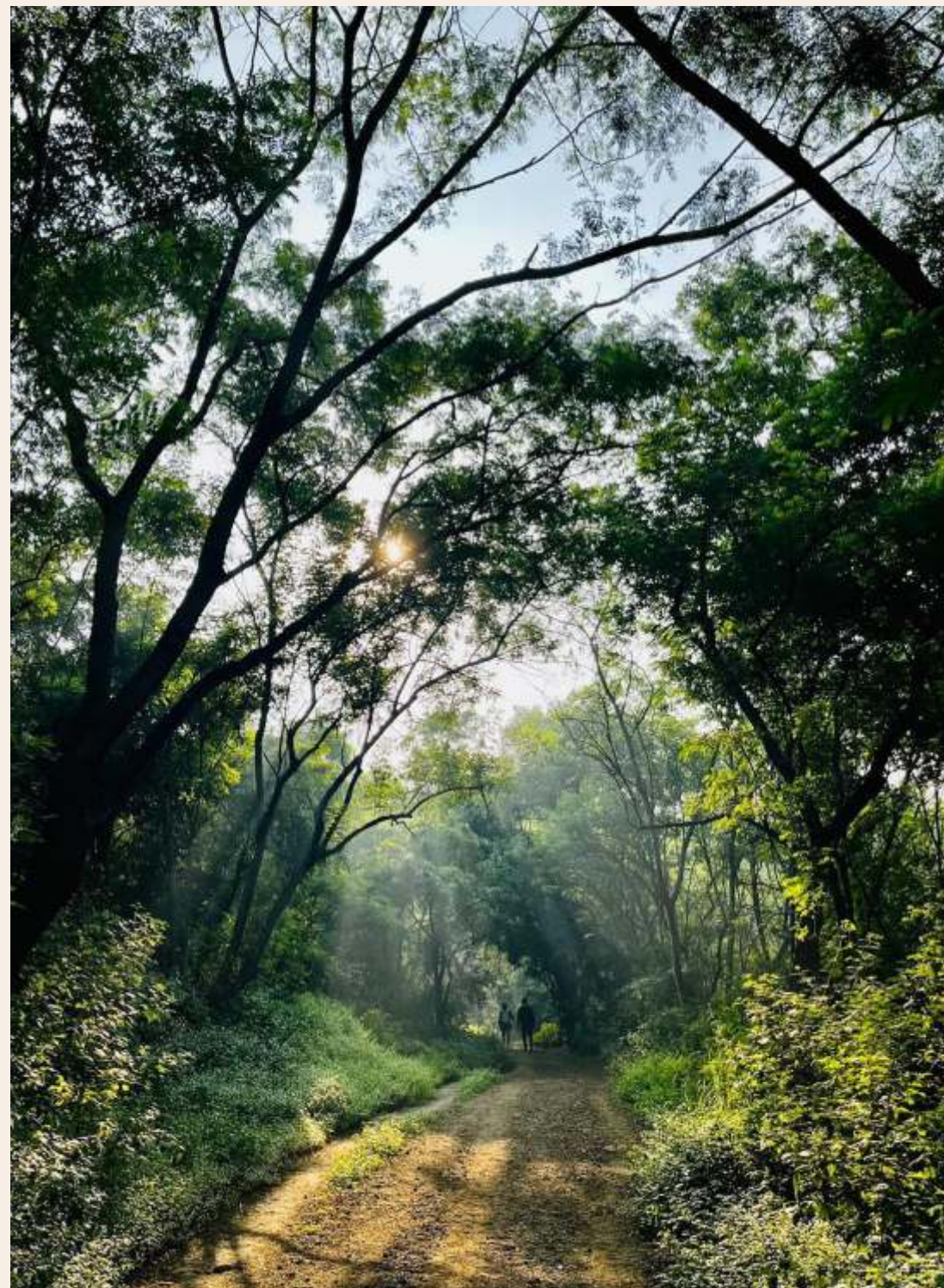
- Entrance Lobby
- Organic Waste Converter
- CCTV Surveillance
- Fire Fighting System
- Generator Backup For Common Areas
- Solar water heating
- Round The Clock Security
- UGWT & OHWT
- Rainwater Harvesting
- STP
- Exclusive Car Parking Space for Each Flat
- High-Speed Elevators with Power Backup
- Arrangement for gas pipeline
- Attractive Entrance Gate with Security Cabin
- Decorative Entrance Lobby with Sit-out
- Visitors' Car Parking
- Covered balcony with wooden PVC ceiling

DOORS & DOOR FRAMES

- Attractive main entrance door with premium quality fittings & fixtures
- All room door frames in plywood with decorative flush doors finished with both side laminate
- Bathroom & WC door frames with full body tile

DRY BALCONY

- Ceramic tiles dado in dry balcony with provision for water inlet and outlet



ACTUAL IMAGES OF TALJAI HILLS



A COMPLETE WORLD WRAPPED IN FOREST CALM

Moments move differently when surrounded by nature. A rare sense of stillness embraces every corner, creating a life of balance, peace, and quiet luxury.



Located beside one of Pune's most cherished green landscapes



Surrounded by abundant greenery and natural biodiversity



Breathtaking views of hills, treetops, and city horizons



Peaceful environment away from the city's everyday rush

An address that offers the calm of the hills and the convenience of the city, all in one complete world.



**COMPLETED
PROJECT**



| Govind Basil @Ambegaon, Pune
1 & 2 BHK Apartments



| Shreeji Basil @Ambegaon, Pune
1 & 2 BHK Apartments



| Basil Amora @Ambegaon, Pune
1 & 2 BHK Apartments



| GSV Vertica @Kharadi, Pune
Shop, Showroom & Office Spaces



| Basil Mondale @Keshavnagar, Mundhwa
1, 2 & 3 BHK Apartments



| Basil Shivraj @Ambegaon
1 & 2 BHK Apartments



| Basil Chandrakant @Ambegaon
1 & 2 BHK Apartments



BASIL MAXIMUS

PRIME 4, 3, 2.5 & 2 BHK RESIDENCES

A **lifestyle masterpiece** that redefines luxury living. Immerse yourself in a world of grandeur and sophistication that transcends expectations. Our meticulously designed residences offer spacious layouts and awe-inspiring views, inviting you to embrace the pinnacle of contemporary living. Experience the epitome of indulgence through our unrivaled amenities. Nestled in the vibrant heart of Punawale, **Basil Maximus** seamlessly weaves **convenience and elegance, presenting a truly exceptional lifestyle.**

MAXIMISE YOUR
LIVING EXPERIENCE



A CULTURE OF GRAND
EXCELLENCE

BASIL VRUNDAVAN

2 & 3 BHK LUXURIOUS HOMES

Here, excellence isn't a mere aspiration—it's ingrained in every brick & every detail. Here, it's not just about homes; it's about cultivating experiences that redefine the meaning of living well. From the elegance of architectural designs to the warmth of the community spirit, we set the bar high. Presenting **Basil Vrundavan**, your **community of culture & class!**



FAB 11

2 & 3 BHK PREMIUM RESIDENCES

At Basil FAB 11, life unfolds in perfect harmony, where the energy of the city meets the calm of your own private retreat. Set in the evolving landscape of Mohammadwadi, this thoughtfully crafted mixed-use address brings together refined living and vibrant retail, creating a lifestyle that is both dynamic and deeply balanced. Here, every home is designed to welcome light, invite fresh air, and offer spaces that feel open, effortless, and truly yours. Above it all, a world of elevated experiences awaits, **where leisure, comfort, and serenity come together seamlessly**.



Niyam VISTTA

2 & 3 BHK LUXURIOUS HOMES

Step Into a World Where Serenity and Sophistication Live in Harmony

At **Niyam Vistta**, modern living is thoughtfully balanced with comfort, calmness, and everyday convenience. Carefully planned spaces, seamless connectivity, and a peaceful environment come together to create a lifestyle that feels refined, effortless, and beautifully composed.

A precious address where every element aligns with convenience—life feels more effortless when everything important is within easy reach. Ideally **located in Mundhwa, Niyam Vistta** offers seamless access to major business hubs, lifestyle destinations, educational institutions, healthcare facilities, and everyday essentials. Here, **connectivity and comfort blend seamlessly to create a truly modern urban living experience**.



Artistic Impression

MAHARERA REGISTRATION NO.:
PR1260002502016
PR1261012500738
MAHARERA.MAHARASHTRA.GOV.IN



A PROJECT BY



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