

WALK THE RAMP. BOOK NOW.

**kanchan** | OSIAN GROUP | AHURA™  
*we are family.*

AHURA BUILDERS | CTS No. 1552/4, Mundhwa, Near Passport Seva Kendra, Taluka Haveli, Pune 411036

**020-66999035**



MAHARERA Reg. No. - P52100030568 | maharera.mahaonline.gov.in

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# PASSCODE / RED CARPET

KOREGAON PARK - NEAR PASSPORT OFFICE

OPULENT 2, 3 & 4 BED  
RESIDENCES

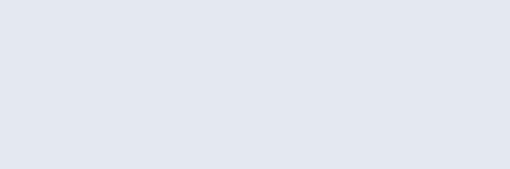
# WE ARE FAMILY!

The legacy of Kanchan Developers has ensured to surpass every parameter of pure perfection across every creation of theirs. They have been doing that by getting associated with some of the biggest names in the industry that have a legacy of 40+ years in real estate.

Osian Group & Ahura are some of the most renowned names in the real estate industry and Kanchan Developers has joined hands for the second time with these two stalwarts to create yet another masterpiece that stands tall as an example of excellence. After all, we believe in our value - "We are family" and we ensure transparency, impeccable quality and thoughtful design in everything we do.

**kanchan**  
*we are family.*

**OSIAN**  
GROUP



**7500+**  
HOMES  
DELIVERED

**70 Lakh+**  
SQ.FT.  
DEVELOPED

**20+**  
PROJECTS  
COMPLETED

**25+**  
YEARS OF  
EXPERIENCE

## COMPLETED PROJECTS BY KANCHAN: —————

### LAKE TOWN

Bibwewadi  
Residential

### SWAYAMBHU HILLS

Market Yard  
Residential

### SHREE PARSHVA NAGAR

Kondhwa Bk.  
Residential

### KANCHAN COMFORTZ

Sangamner  
Residential

### KANCHAN ONYX

Pisoli  
Residential & Commercial

### KANCHAN SUNRATNA

Kondhwa  
Residential

### GAGAN ENCLAVE

Market Yard  
Residential & Commercial

### GAGAN GALAXY

Market Yard  
Residential & Commercial

### GAGAN GARIMA

Bopodi  
Residential & Commercial

### KANCHAN COMFORTZ

Yewlewadi  
Residential

### KANCHAN VRUNDAVAN

Uruli Kanchan  
Residential & Commercial

### AUDI ARCADE

Bibwewadi  
Residential & Commercial

## LANDMARKS BY KANCHAN: —————



### 4 TALJAI HILLS

Dhankawadi  
Residential

### ROYAL EXOTICA

Kondhwa  
Commercial & Residential

YOU'VE ALWAYS LIVED LIKE  
A STAR! NOW EXPERIENCE THE  
LIFESTYLE IN TREND





A GLAMOROUS  
LIVING AWAITS  
YOU ON  
THE OTHER SIDE  
OF THE RED CARPET

WHERE YOUR REGULAR  
EVENING STROLLS  
TURN INTO RAMP WALK





PASSCODE / RED  
CARPET

WHERE THE STREET  
LIGHTS  
TURN INTO SPOTLIGHT /



WHERE YOUR  
LIFESTYLE  
GETS THE  
ATTENTION  
IT DESERVES

- PUNE'S FIRST FITNESS-CENTRIC ROOFTOP TERRACE DESIGNED BY CELEBRATED INDUSTRY EXPERTS
- PUNE'S PRIME LOCATION - KOREGAON PARK, NEAR PASSPORT OFFICE
- 2, 3 & 4 BHK OPULENT RESIDENCES

- 5 HIGH-RISE TOWERS
- 2, 3 & 4 BHK OPULENT RESIDENCES
- 0.5 MILLION SQ.FT OF COMMERCIAL SPACE
- 20+ ROOFTOP & GROUND FLOOR AMENITIES
- 4 APARTMENTS PER FLOOR
- BREATHTAKING VIEWS
- TWO PRIVATE DECKS



Artist's Impression



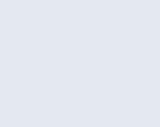
THE  
SHOWSTOPPER  
OF A LOCATION!

- WELL-CONNECTED TO KALYANI NAGAR, MAGARPATTA CITY, DHOLE PATIL ROAD, BUND GARDEN ROAD, VIMAN NAGAR.
- EASY ACCESS TO M.G ROAD, SHIVAJINAGAR AND DECCAN.
- 6 KM FROM PUNE INTERNATIONAL AIRPORT.
- 4 KM FROM PUNE RAILWAY STATION.

# DESTINATION: FASCINATION



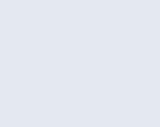
1. The Westin Hotel
2. Vivanta Blue Taj Diamond
3. Hyatt Pune
4. Conrad
5. Sheraton Grand



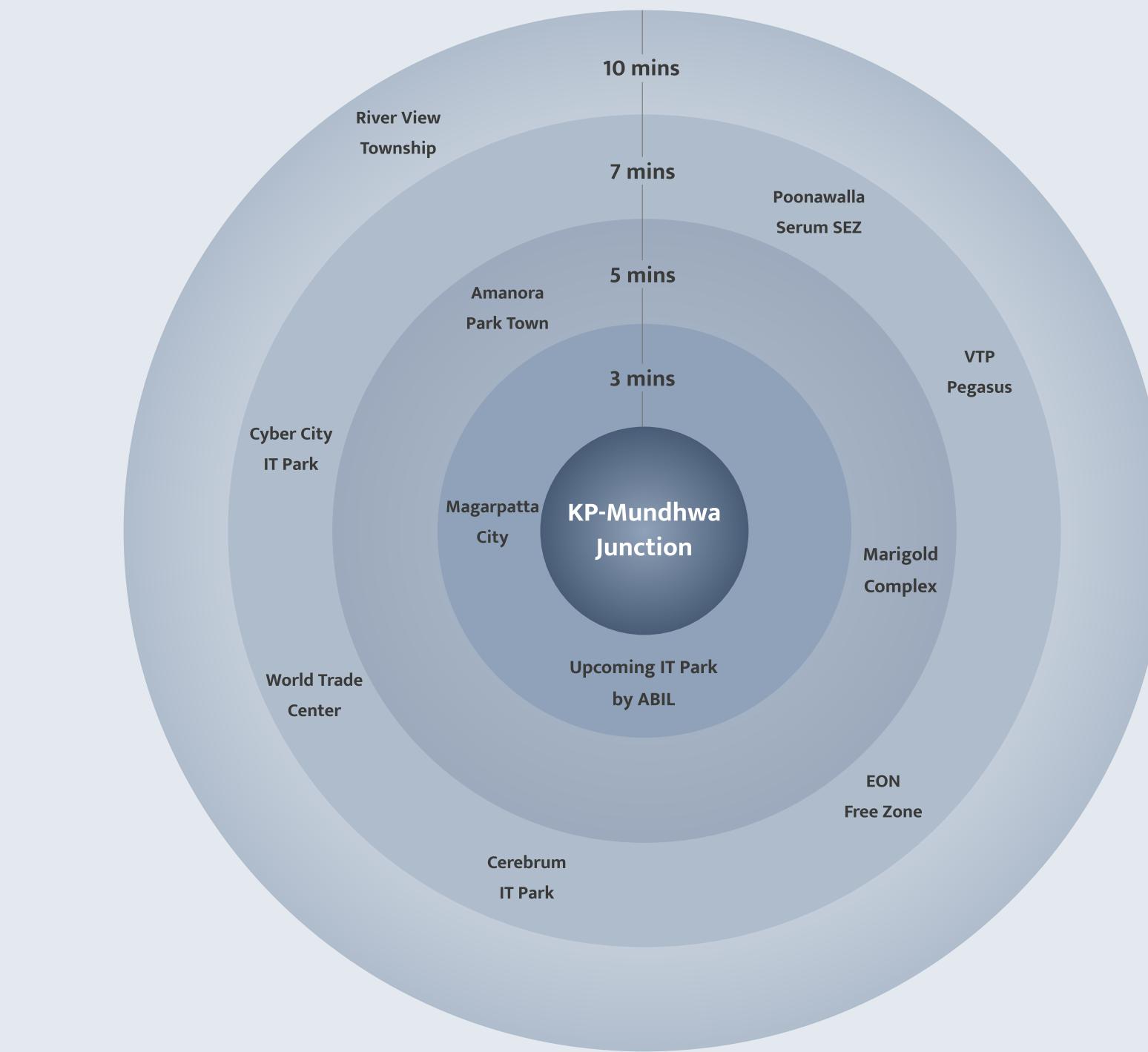
1. Seasons Mall
2. Amanora Mall
3. Phoenix Mall
4. Creaticity Mall
5. Vascon Mariplex Mall



1. Columbia Asia Hospital
2. Ruby Hall
3. Jehangir Hospital
4. Noble Hospital
5. Inamdar Multispeciality Hospital

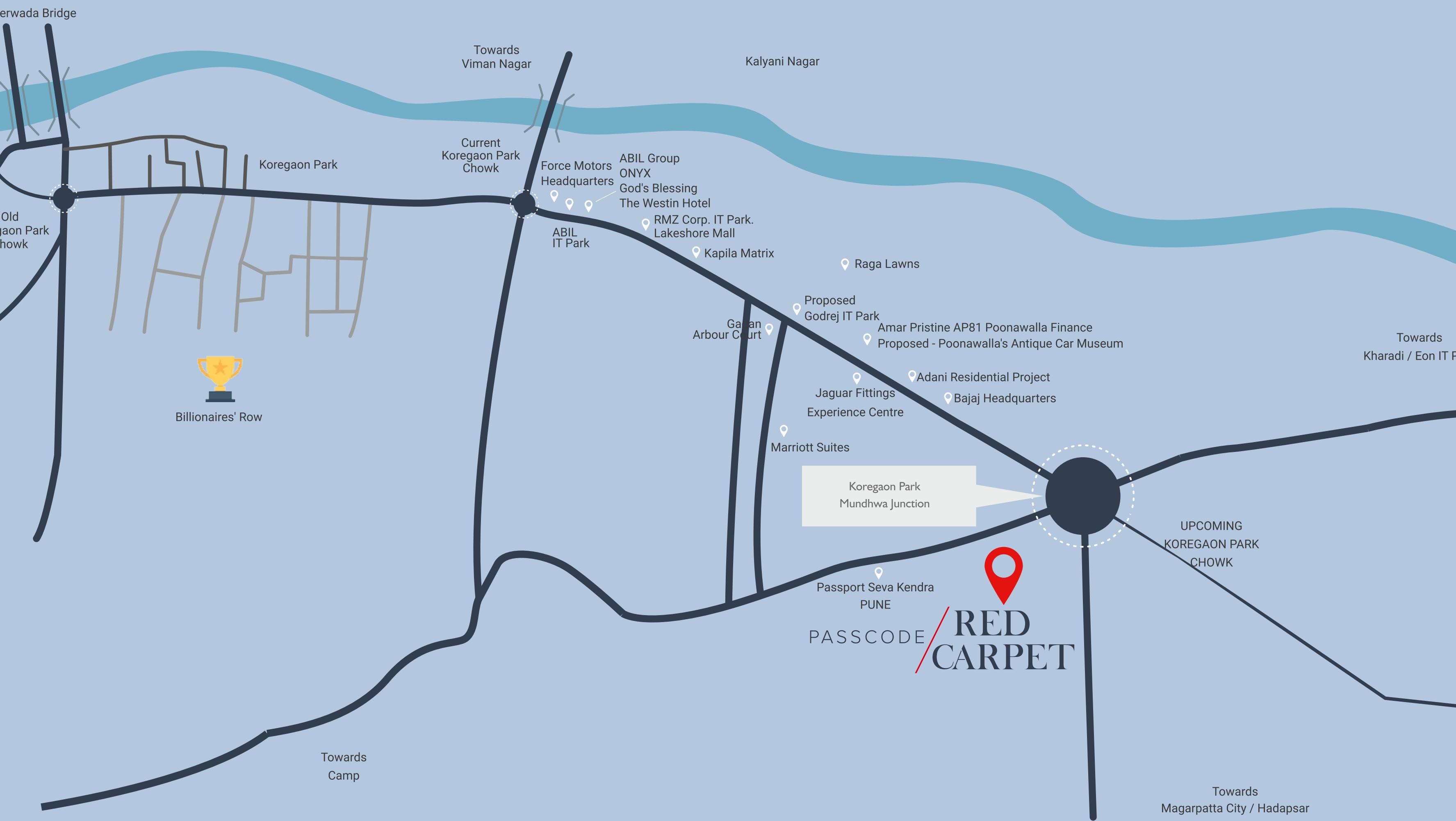


1. The Bishop's Co-Ed School
2. VIBGYOR High School, Magarpatta
3. St. Mary's School
4. St. Vincent's High School
5. Loyola High School & Junior School



# LOCATION MAP

Map not to scale



B E L O N G   T O  
A C L A S S   O F   E L I T E  
C L I Q U E   T H A T  
C O M M A N D S   C H I C  
E L E G A N C E





- VAASTU COMPLAINT
- WELL-VENTILATED HOMES
- LARGE FRENCH WINDOWS
- BALCONY SIT-OUTS
- EAST-WEST FACING HOMES

FLAUNT YOUR  
FITNESS OR  
WELCOME  
WELLNESS -  
YOU GET TO  
HAVE IT ALL





- ROOFTOP STARGAZING PIT
- ROOFTOP CARDIO ROOM WITH SKYLINE VIEWS
- ROOFTOP BAR AND LOUNGE
- SWIMMING POOL WITH RELAXATION DECK

- MULTI-FUNCTIONAL FITNESS AREA
- TODDLER PARK WITH KID-SAFE AMENITIES
- SENIOR CITIZEN KATTAS
- ZUMBA ROOM / YOGA ROOM / DANCE STUDIO WITH STATE-OF-THE-ART TECHNOLOGY FOR ZOOM / YOUTUBE WORKOUTS



*Images for Representation Purpose only.*



STEP OUT IN YOUR LAVISH  
BALCONY & IT WILL /  
TURN INTO THE CENTER STAGE

The moment you wake up and step out into the balcony to soak in the morning sunshine,  
you feel like the paparazzi are waiting to catch your glimpse.  
Even when you go out for a regular stroll, you feel like you are the showstopper doing the  
ramp walk. And let's not forget the fascinating destination that adds more shimmer to your  
sophisticated lifestyle.

# A TRENDING LIFESTYLE, TAILOR-MADE TO SUIT YOUR / FINE TASTE

Living a lavish life means you are spoilt for choices. While Passcode: Red Carpet offers you a multitude of options to experience extravagance from the outside, it also leaves no stones unturned when it comes to delivering that level of excellent variety on the inside. Come, choose your way of life and live like a star.

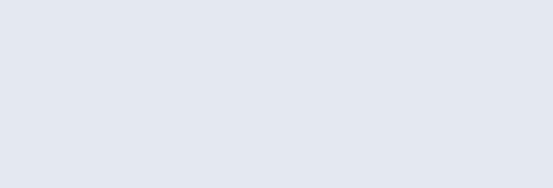
- WORK-FROM-HOME ROOM
- PRIVATE LIBRARY / STUDY ROOM
- ARTIST STUDIO / MUSIC ROOM
- POOJA ROOM / DEV GHAR
- MEDITATION ROOM / YOGA ROOM



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**OSIAN**  
GROUP

 **AHURA™**

3 Of The Oldest  
Real Estate Groups  
In Pune

Reputed  
Developers  
With 40+ Years  
Of Legacy

7.5+ Million Sq.ft  
Already  
Delivered

7500+  
Apartments