

www.trustfortrealty.com

Artistic Impression



#STAY
CONNECTED



TRUSTFORT
ICON



#STAY CONNECTED to the Future!

Koregaon Park Annexe, the vibrant heart of Pune, offers you seamless connectivity and modern living. It provides effortless access to IT hubs, renowned educational institutions, and lively entertainment zones. With robust infrastructure, urban development, and unmatched convenience, Koregaon Park Annexe perfectly blends work, leisure, and lifestyle. It's where aspirations meet opportunities, ensuring you stay ahead in every aspect of life.



WHY KP ANNEXE?

01.

Proximity to major business hubs

Kharadi | Magarpatta | Yerwada
Viman Nagar

02.

High rental potential

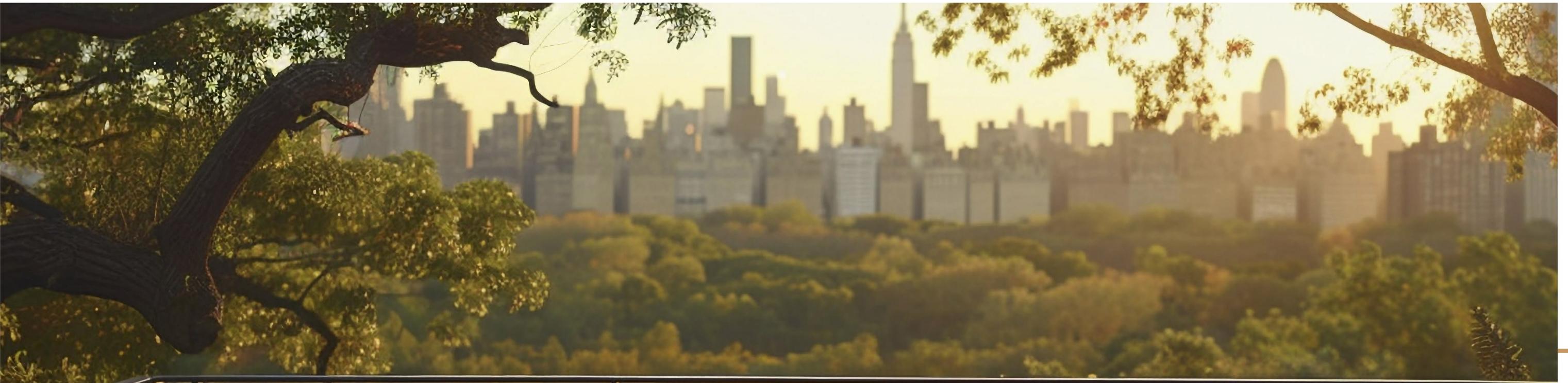
Increase in migration of working population

03.

Proposed infrastructure developments

Kharadi-Mundhwa Bridge | Mundhwa Flyover on Ghorpadi Road | Mula-Mutha Riverfront Development Project





Artistic Impression



#STAY CONNECTED to Inner Peace!

Surround yourself with calmness at Trustfort Icon, where lush green botanical gardens invite you to disconnect from the bustling city. Enjoy picturesque strolls, peaceful moments, and refreshing escapes. Designed to bring balance to your busy lifestyle, these greens provide a space to unwind, recharge, and reconnect with nature, all within your living community.

UPDATE: TIMES OF INDIA (27th Aug, 2024)

The Botanical Survey of India (BSI) is set to inaugurate a botanical garden in Mundhwa, Pune, spanning 44 acres and dedicated to preserving the state's endemic plant species. The garden will feature over 400 species of plants native to India, with 50 of them being exclusively endemic to Maharashtra.



#STAY CONNECTED

to the World of Conveniences!

Situated in Koregaon Park Annexe, Trustfort Icon connects you to Pune's major destinations effortlessly. With schools, hospitals, shopping centers, and offices just minutes away, enjoy the convenience of living in a well-connected neighborhood. It ensures that everything you need is always within reach, making life stress-free and time-efficient. Here, you transform your everyday living into a seamless experience.

Key Locations

- Koregaon Park **800 M (5 Mins)**
- Kalyani Nagar **2.5 KM (12 Mins)**
- Hadapsar **3 KM (15 Mins)**
- Kharadi **5 KM (18 Mins)**
- Viman Nagar **5.5 KM (19 Mins)**

Hotel

- Westin **1.5 KM (2 Mins)**
- Conrad **4.3 KM (14 Mins)**
- Hyatt Regency **5.5 KM (15 Mins)**
- Novotel **5.7 KM (15 Mins)**

Education

- Mentor Int. School **1.8 KM (6 Mins)**
- VIBGYOR School **1.8 KM (6 Mins)**
- The Bishop's School **3.3 KM (9 Mins)**
- The HDFC School **4.0 KM (11 Mins)**
- The Orbis School **4.2 KM (13 Mins)**
- Pawar School **4.5 KM (15 Mins)**
- Symbiosis College **4.8 KM (20 Mins)**

Leisure

- KOPA Mall **1.4 KM (2 Mins)**
- Seasons Mall **3.4 KM (5 Mins)**
- Amanora Mall **3.5 KM (10 Mins)**
- Phoenix Mall **5.7 KM (15 Mins)**

Hospitals

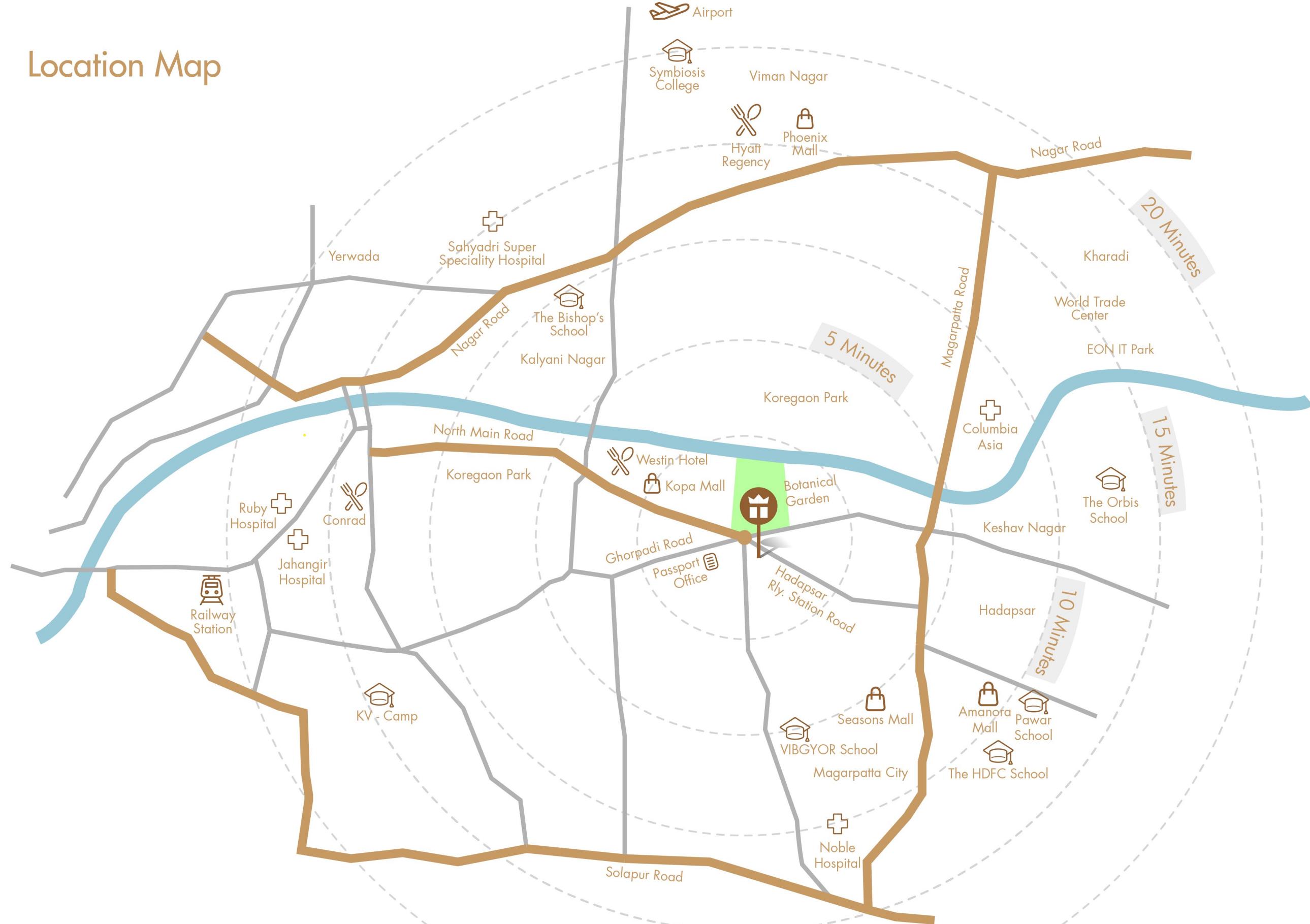
- Columbia Asia **3.7 KM (8 Mins)**
- Noble Hospital **4.1 KM (11 Mins)**
- Sahyadri Hospital **4.6 KM (15 Mins)**
- Jahangir Hospital **5.3 KM (16 Mins)**
- Ruby Hospital **5.3 KM (18 Mins)**

Travel

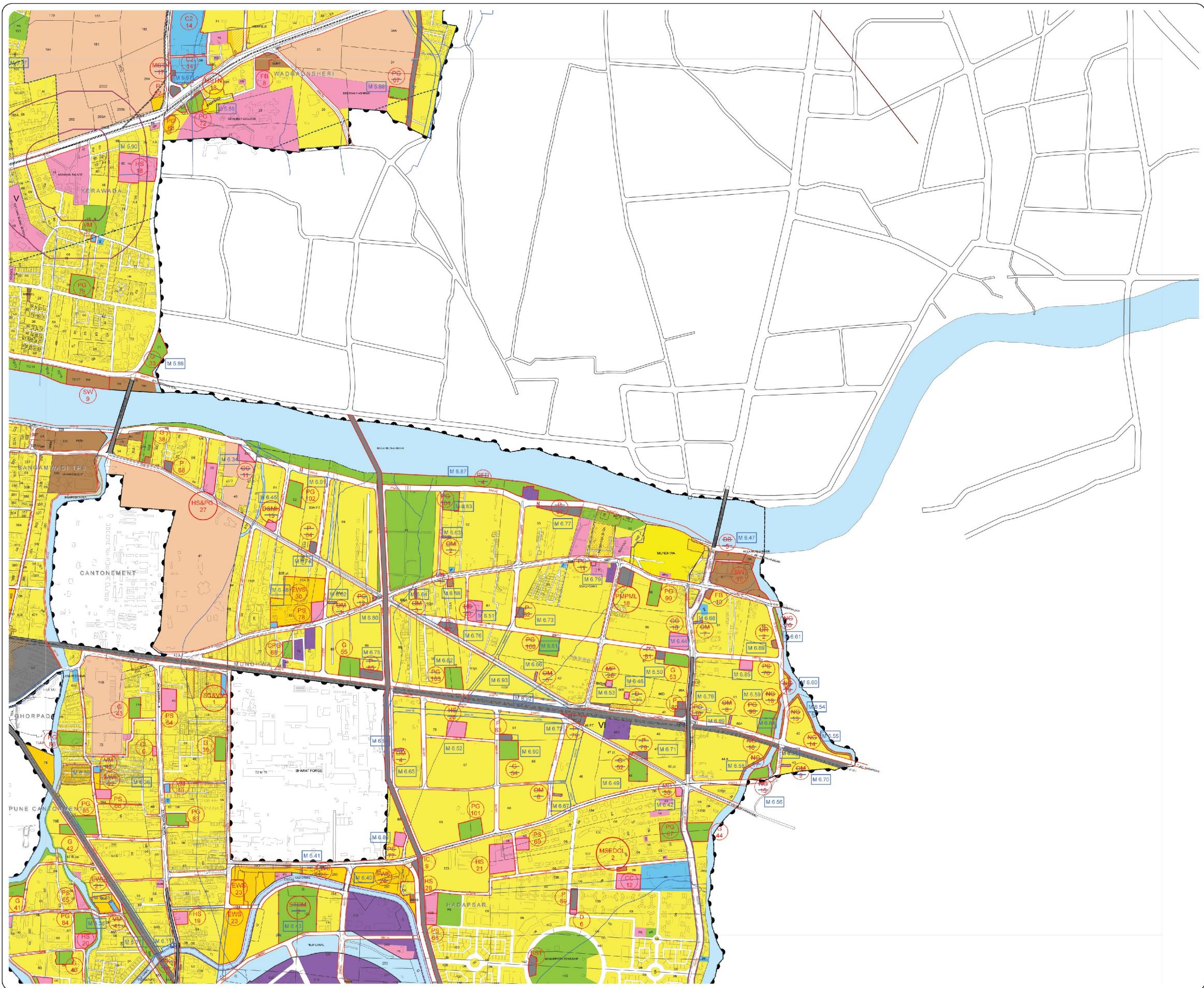
- Railway Station **6.1 KM (21 Mins)**
- Airport **6.2 KM (22 Mins)**



Location Map



Time mentioned is based on the time shown by Google Map Location during non-traffic hours.



| MODIFICATION NUMBER | RESERVATION NUMBER/OP FLOOR NUMBER | DETAILS | | SHEET NUMBER |
|---------------------|------------------------------------|---|------|--------------|
| | | DESCRIPTION | NOTE | |
| M 6.86 | MSTN-18 | MSTN-18 Reservation rearranged with additional area as shown on plan. | | 7 |
| M 6.87 | MSTN-17 | MSTN-17 Reservation relocated and area there under included in Reservation C2-14 as shown on plan. | | 7 |
| M 5.88 | PG-67 | PG-67 Reservation deleted and included in Residential Zone. | | 7 |
| M 5.89 | G-31 | Part area of G-33 Reservation on southern side deleted and included in PSP Zone. | | 7 |
| M 5.90 | HS-18 | Part area of HS-18 Reservation on Eastern side deleted and included in PSP Zone, part on north-western side retained as Sodha. | | 7 |
| M 6.34 | CC-11 | CC-11 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.35 | EWS-21 | EWS-21 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.36 | EWS-22 | EWS-22 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.38 | VM-41 | VM-41 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.39 | VM-42 | VM-42 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.40 | EWS-24 | EWS-24 Reservation deleted and included in Industrial Zone. | | 7 |
| M 6.41 | EWS-25 | EWS-25 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.42 | MP-30 | MP-30 Reservation redesignated as Shopping Center. | | 7 |
| M 6.43 | STDM-2 | STDM-2 Deleted and included in Residential Zone. | | 7 |
| M 6.44 | CC-16 | CC-16 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.45 | DMS-13 | DMS-13 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.46 | D-7 | D-7 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.47 | DB-5 | DB-5 Reservation deleted and included in Green Belt. | | 7 |
| M 6.48 | EWS-30 | EWS-30 Reservation rearranged, showing the alignment of existing road on west side of Reservation, as shown on plan. | | 7 |
| M 6.49 | G-52 | G-52 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.50 | G-53 | G-53 Reservation continued with additional area of Reservation P-81 and Western side Residential area as shown on plan. | | 7 |
| M 6.51 | HS-25 | HS-25 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.52 | HS-26 | HS-26 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.53 | MP-28 | MP-28 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.54 | NG-13 | NG-13 Reservation deleted and included in Green Belt. | | 7 |
| M 6.55 | NG-14 | NG-14 Reservation deleted and included in Green Belt. | | 7 |
| M 6.56 | NG-15 | NG-15 Reservation deleted and included in Green Belt. | | 7 |
| M 6.57 | NG-16 | NG-16 Reservation deleted and included in Green Belt. | | 7 |
| M 6.58 | NG-17 | NG-17 Reservation deleted and included in Green Belt. | | 7 |
| M 6.59 | NG-18 | NG-18 Reservation deleted and included in Green Belt. | | 7 |
| M 6.60 | NG-19 | NG-19 Reservation deleted and included in Green Belt. | | 7 |
| M 6.61 | NC-20 | NC-20 Reservation deleted and included in Green Belt. | | 7 |
| M 6.62 | CM-1 | CM-1 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.63 | OM-2 | OM-2 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.64 | OM-3 | OM-3 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.65 | OM-4 | OM-4 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.66 | OM-5 | OM-5 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.67 | OM-6 | OM-6 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.68 | OM-7 | OM-7 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.69 | OM-8 | OM-8 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.70 | OM-9 | OM-9 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.71 | P-78 | P-78 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.72 | P-79 | P-79 Reservation redesignated as Railway Extension Reservation with additional area as shown on plan. | | 7 |
| M 6.73 | P-82 | P-82 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.74 | P-84 | P-84 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.75 | P-85, P-56 | P-85, P-56 Reservation continued with additional area of Reservation P-85 and Eastern side Residential area as shown on plan. | | 7 |
| M 6.76 | P-96 | P-96 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.77 | P-87 | P-87 Reservation deleted and included in Green Belt. | | 7 |
| M 6.78 | PC-10 | PC-10 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.79 | PC-11 | PC-11 Reservation deleted and included in PSP Zone. | | 7 |
| M 6.80 | PC-12 | PC-12 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.81 | PG-100 | PG-100 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.82 | PG-103 | PG-103 Reservation redesignated as PMPM. | | 7 |
| M 6.83 | PG-104 | PG-104 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.84 | PG-98 | PG-98 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.85 | PS-78 | PS-78 Reservation redesigned as HS & PS. | | 7 |
| M 6.86 | PS-79 | PS-79 Reservation deleted and included in Residential Zone. | | 7 |
| M 6.87 | RID-4 | RID-4 Reservation deleted and included in Green Belt. | | 7 |
| M 6.88 | UR-1 | UR-1 Reservation deleted and included in Residential. | | 7 |
| M 6.89 | UR-2 | UR-2 Reservation deleted and included in Residential. | | 7 |
| M 6.90 | P-83, P-54 | P-83 Reservation continued with additional area of Reservation G-54 and Eastern side Residential area as shown on plan. | | 7 |
| M 6.91 | PG-102 | PG-102 Reservation Continued with additional area of Eastern & Northern side Residential area as shown on plan. | | 7 |
| M 6.92 | O/P ROAD | Part of 24 mtr O/P Road and Residential Zone on both side of Railway Track is included in New Reservation Railway Extension as shown on plan. | | 7 |
| M 6.93 | RESIDENTIAL | Included in New Reservation Transportation Hub as shown on plan. | | 7 |
| M 6.94 | INDUSTRIAL | Road Alignment shifted towards East in PMC limit as shown on plan. | | 7 |
| M 6.95 | O/P ROAD | Road widening deleted is shown as cut lines (//) and modified road width shown in blue lines and written in text as shown on plan. | All | |

SHEET NO - 7

MODIFICATION U/S 28(4) SHOWN AS



NOTES:

1. METRO ALIGNMENT SHOWN IN THIS MAP IS INDICATIVE AND MAY CHANGE AS PER THE SITE CONDITION.

2. FLOOD LINES (RED AND BLUE) ALONG MULA AND MUTHA RIVER, SHALL BE PART OF DEVELOPMENT PLAN AS AND WHEN RECEIVED FROM IRRIGATION DEPT DULY MARKED WITH REFERENCE TO SURVEY NO.C.T.S.NO/F.P.NO BOUNDARY.

3. THE LAND AVAILABLE DUE TO MODIFICATION IN ROAD/ROAD WIDENING SHALL BE INCLUDED IN ADJOINING RESERVATIONZONE.

COMMITTEE APPOINTED U/S 162 OF M.R.T.PACT 1966

-sd-

-sd-

-SDC-

PRAKASH BHUKTE
CONVENOR
AND
JOINT DIRECTOR
TOWN PLANNING,
PUNE DIVISION

KUNAL KUMAR
MEMBER
AND
MUNICIPAL COMMISSIONER,
PUNE MUNICIPAL CORPORATION

S.CHOOKALINGAM
CHAIRMAN
AND
DIVISIONAL COMMISSIONER,
PUNE



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PUNE MUNICIPAL CORPORATION
SHIVAJINAGAR,PUNE-411005

DRAFT DEVELOPMENT PLAN (2007-2027)
FOR OLD PMC LIMIT OF
PUNE MUNICIPAL CORPORATION
PUBLISHED U/S 28(4) OF M.R.T.P. ACT 1966



Artistic Impression





3D View - Amenity Floor (17th)

#STAY CONNECTED to New Excitements!

Discover a world of endless possibilities with Trustfort Icon's thoughtfully curated amenities. From state-of-the-art fitness center and swimming pool to kids' play area and community space, every facility is designed to keep you energized, entertained, and engaged. Whether it's fitness, relaxation, or socializing, something is exciting for every family member, ensuring life is always filled with joy.



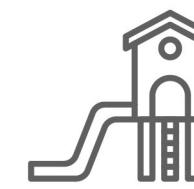
Amenities At Trustfort Icon



Swimming Pool
with Deck



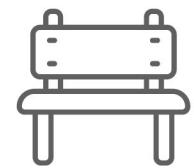
Gymnasium



Children's
Play Area



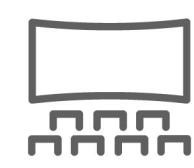
Senior Citizen
Zone



Seating
Plaza



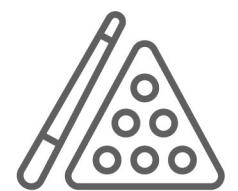
Toddler's
Corner



Open Screen
Theatre



Gazebo



Game Zone



Barbeque Deck



Pantry



Yoga Deck /
Dance Floor





#STAY CONNECTED

to Big Sized Living!

Trustfort Icon redefines comfort with generously designed spaces that suit modern living. Enjoy open layouts, expansive balconies, and thoughtfully planned interiors that provide a sense of freedom and functionality. Big-size living means more room to create memories, cherish moments, and celebrate life without compromise. Welcome to a home that truly breathes.



3 BHK

1310 SQ. FT.

ONWARDS



4 BHK

1775 SQ. FT.

ONWARDS



Artistic Impression

#STAY CONNECTED to the World of Opulence!

Trustfort Icon offers an elevated lifestyle with a premium experience and attention to detail. From high-end fittings to robust construction quality, every home reflects timeless elegance and quality craftsmanship. Experience a life of unparalleled sophistication, where opulence is elevated to create the perfect living space for you and your family.



Specifications At Trustfort Icon

| Flooring

- Foyer / Living / Dining / Bedrooms & Kitchen
Vitrified Tiles (800x1600mm)
- Toilets
Vitrified Tiles Anti-slip Tiles (600x600mm)
- Dry Balcony
Matt Finished Vitrified Tiles (800x1600mm)
- Balconies
Vitrified Wooden Finished Tiles (200x1200mm)

| Kitchen Fitting/ Counter

- Full Body Vitrified Tile for Kitchen Counter
- Matt Finished SS Sink with Drain Board
- Plumbing and Electrical Provision for Water Purifier
- Electrical Provision for Inverter
- Provision for Chimney
- Provision for Gas Pipeline

| CP & Sanitary Fixtures

- Sanitary Fixtures of Jaquar or Equivalent Make
- CP Fixtures of Jaquar or Equivalent Make
- Electrical & Plumbing Provision for Geyser

| DADO

- Toilets
Dado Tiles upto False Ceiling (600x1200)
- Kitchen Platform
Full Body Vitrified Tile

| Door & Windows

- UPVC Sliding Windows with Mosquito mesh
- Post Forming Door for Main Door & Bedroom Door
- Post Forming Door with Granite Frame for Toilet

| Electricals

- Concealed Copper Wiring
- Switches of Schindler or Equivalent Make

| Finishing

- Walls & Ceiling
Gypsum Finish with Semi-Acrylic Paint
- Toilet
Grid False Ceiling

| Security

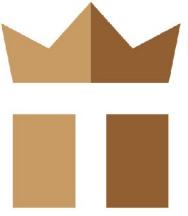
- Video Door Phone
- CCTV System in Common Areas
- Security Check-point at Entrance
- Fire Fighting System
- Common Area Power Backup

3 BHK



4 BHK





TRUSTFORT
REALTY

TRUSTFORT REALTY

Trustfort Realty, founded by visionary entrepreneur Maayur Joshi, stands as a hallmark of excellence in the real estate landscape. It is committed to craft bespoke high-rise towers that redefine city skylines, Trustfort Realty merges precision, creativity, and integrity into every project. Their philosophy is built on working alongside the city's most celebrated architects, distinguished interior designers, legal experts, and top-tier associates—an approach that ensures each creation embodies unparalleled craftsmanship and sophistication.

What truly sets Trustfort Realty apart is its unwavering commitment to transparency and professionalism. The company operates with an ethos of openness, where clients are empowered with clear insights into every stage of the development process. Trustfort Realty's business model exudes trust and credibility, cementing enduring relationships with investors, partners, and homeowners alike.

Focused on developing iconic high-rise structures in key urban locations, the company curates spaces that not only elevate modern living but also become landmarks of architectural brilliance. Each project reflects a harmonious blend of functionality, aesthetics, and luxury—tailored to meet the evolving aspirations of contemporary lifestyles.

Under the dynamic leadership of Maayur Joshi, Trustfort Realty continues to inspire confidence, shaping the future of urban living with bold vision and meticulous execution. With an unyielding commitment to quality and innovation, Trustfort Realty isn't just building towers; it's crafting enduring legacies that stand tall for generations to come.

Upcoming Project Locations



[Bibwewadi](#)



[Salisbury Park](#)



[SB Road](#)



Project Associates

Landowner Partner: **Pathare Family**

Architect: **ANA Consortium Pvt. Ltd.**

Liasoning: **ANA Consortium Pvt. Ltd.**

Structural Consultant: **Design Werks Engineering Pvt. Ltd.**

Legal: **Geeta Atre Kaujalkar (Atre and Associates)**

Interior Designer: **Poonam Shende Studio**

Strategic Partner: **Pushpamitra Das (JUSTO Realfintech Pvt. Ltd.)**

3D Design: **Ajay Parge (Digital Art VRe)**

Project Consultants: **A to Z Utility Services LLP**



90286 54534

www.trustfortrealty.com



MahaRERA No.
P52100078450

Sr. No. 89, Pingale Wasti, Koregaon Park Annexe, Pune - 411036

A Project by

TRUSTFORT
R E A L T Y

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