MONT VERT
LUXURY HOMES

A residence by
Mont Vert · ARHAM Realty · EKATVA

ARION

Premium 3 BHK Residences

BALEWADI · PUNE

Tower B, now launching: spacious homes of 1,156 and 1,164 sq.ft., four to a floor, one minute from Jupiter Hospital.

2.8	4	43+	₹1.85 Cr*
ACRE PARCEL	TOWERS	AMENITIES	ALL INCLUSIVE

SITE VISITS & BOOKINGS

Prashant: +91 91454 10079

Marketed by Prime Picks · Agent MahaRERA A52100021447
Project MahaRERA PR1261012600090 · maharera.mahaonline.gov.in

01 · WELCOME

A home that holds the whole family.

Arion is a 2.8-acre residential community on Jupiter Hospital Lane, Balewadi, Pune. It is a joint venture of Mont Vert, ARHAM Realty and EKATVA Enterprises, planned as four towers, A, B, C and D, of which Tower B is the first to launch.

Tower B rises over four basements, a podium and seventeen floors, and offers a single configuration: the 3 BHK, in two sizes of 1,156 and 1,164 sq.ft. Only four homes share each floor, served by two lifts, and every home has its own entrance lobby.

What follows sets out the homes, the plans, the amenities and the price, plainly and in full, so that you can decide with confidence and at your own pace.

Four homes to a floor.

A 27'6" open balcony in every home.

One minute from Jupiter Hospital.

1,156 – 1,164
SQ.FT. TOTAL AREA

4 homes
PER FLOOR, TWO LIFTS

Aug 2029
DEVELOPER-COMMITTED POSSESSION

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02 · WHY ARION

Four reasons to look closer

01

Care, one minute away

Jupiter Hospital is a minute from your door. For families with young children or ageing parents, proximity like this is a quiet reassurance that shapes every ordinary day.

02

Privacy by design

Just four residences on each floor, served by two lifts around a central core. Each home has its own 5′ × 5′ entrance lobby, so arriving and leaving feel private rather than shared.

03

A long open deck

A 27′6″ × 6′ open balcony runs alongside the living room and a bedroom, and every home adds a further 135 sq.ft. of enclosed balcony. Indoors and outdoors read as one space.

04

Three developers, one address

Arion is a joint venture of Mont Vert, ARHAM Realty and EKATVA Enterprises, with Shankha Developers LLP as promoter. The project is registered with MahaRERA as PR1261012600090.

03 · THE PROJECT

Arion at a glance

2.8	4	17	43+
ACRE PARCEL	TOWERS A–D	FLOORS ABOVE PODIUM	AMENITIES, 7 ZONES

Land parcel	2.8 acres
Towers	A, B, C & D
Current launch	Tower B
Structure	4 Basements + Podium + 17 Floors
Configuration	3 BHK only
Homes per floor	4, with 2 lifts
Total area	1,156 & 1,164 sq.ft.
RERA carpet	864 – 871 sq.ft.
Promoter	Shankha Developers LLP
MahaRERA	PR1261012600090

POSSESSION

Aug 2029
Developer committed

31 Mar 2031
RERA possession

LOCATION

Sr. No. 15, Jupiter Hospital Lane, Balewadi, Pune 411069

One minute from Jupiter Hospital.

SCAN FOR MAP

Mont Vert · ARHAM Realty · EKATVA Enterprises

Three developers, one 2.8-acre address.

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04 · LIFESTYLE

43+ amenities across 7 lifestyle zones

Arion's amenities are organised into seven dedicated lifestyle zones, forty-three and more in all. These are the highlights.

01 Swimming pool

Long weekends and slow mornings at the water's edge.

02 Fully equipped gym

Train at home, on your own schedule.

03 Landscaped gardens

Open green space for morning walks and evening strolls.

04 Indoor games

Games for every age, rain or shine.

05 Kids' play area

A dedicated space for children to play.

06 Wellness & relaxation

Quiet corners to slow down, close to home.

07 Community & leisure zones

Where neighbours become friends.

08 And much more

43+ amenities in all, across levels and seven curated zones.

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05 · LIFE AT ARION

A day at Arion

Morning

The day begins on the open balcony, 27'6" long, beside the living room and a bedroom. Tea is slower here. Later there are the landscaped gardens for a walk, or the gym before the rest of the household wakes.

Afternoon

The children have a play area of their own. The adults have wellness and relaxation spaces to step into when the day asks for a pause. Jupiter Hospital is a minute away, the kind of thing you seldom think about and always value.

Evening

The pool, the indoor games and the community and leisure zones bring neighbours together, across ages and generations. Then the lift, a quiet floor of just four homes, and your own entrance lobby: private again.

Space, quiet and time: that is what a good home gives back.

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06 · TOWER B

Four homes per floor. Every one a corner of light.

A central core with two lifts serves just four residences, each with its own 5′×5′ entrance lobby and a 27′6″×6′ open balcony.



AREA STATEMENT (SQ.FT.)

FLAT NOS.	RERA CARPET	ENCL. BALCONY	OPEN BALCONY	TOTAL
101 – 1601 · 104 – 1604	864	135	165	**1,164**
102 – 1602 · 103 – 1603	871	135	150	**1,156**
701, 1201, 1701 · 704, 1204, 1704	864	135	129	**1,128**
702, 1202, 1702 · 703, 1203, 1703	871	135	150	**1,156**

7th, 12th and 17th are fire-refuge floors; series 1 & 4 on these floors have a 21′6″ balcony.

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07 · RESIDENCES

Three bedrooms. One long open deck.

SERIES 1 & 4

3 BHK · 1,164 sq.ft.

RERA carpet 864 · Enclosed balcony 135 · Open balcony 165
Flats x01 & x04



SERIES 2 & 3

3 BHK · 1,156 sq.ft.

RERA carpet 871 · Enclosed balcony 135 · Open balcony 150
Flats x02 & x03



08 · ROOM BY ROOM

Generous rooms, planned with care

Every 3 BHK in Tower B shares the same room sizes, with small variations in the toilets and balconies between series.

ROOM	METRES	FEET
Living	3.35 × 5.03	**11′ × 16′6″**
Dining	2.29 × 2.58	**7′6″ × 8′6″**
Kitchen	2.75 × 3.50	**9′ × 11′6″**
Bedroom 1	3.65 × 4.56	**12′ × 15′**
Bedroom 2	3.35 × 3.50	**11′ × 11′6″**
Bedroom 3	3.05 × 3.35	**10′ × 11′**
Toilet, Bedroom 3 · series 1 & 4	1.67 × 2.44	**5′6″ × 8′**
Toilet, Bedroom 3 · series 2 & 3	1.67 × 2.82	**5′6″ × 9′3″**
Toilet	2.13 × 1.52	**7′ × 5′**
Toilet	2.28 × 1.52	**7′6″ × 5′**
Entrance lobby	1.55 × 1.53	**5′ × 5′**
Open balcony	8.37 × 1.83	**27′6″ × 6′**

3
bedrooms, with three toilets

135 sq.ft.
enclosed balcony in every home

27′6″
long open balcony beside the living room

Sizes as shown on the developer's unit plans, measured before plastering. 1 foot = 0.3048 m. Indicative only; refer to the sanctioned plans.

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09 · INVESTMENT

Transparent, all-inclusive pricing

3 BHK	1,156 SQ.FT.	1,164 SQ.FT.
Total area (sq.ft.)	1,156	1,164
Agreement value	₹1,64,42,944	₹1,65,56,736
Stamp duty @ 7%	₹11,51,006	₹11,58,972
Registration	₹30,000	₹30,000
GST @ 5%	₹8,22,200	₹8,27,900
Total cost	**₹1,84,46,150**	**₹1,85,73,608**

CONSTRUCTION-LINKED PAYMENT PLAN

On or before agreement	**10%**
Within 15 days of agreement	**19%**
TDS, within 15 days of agreement	**1%**
Plinth / parking slab	**15%**
3rd, 6th, 10th, 14th & 17th slab	**5% each**
Walls, plaster, flooring, doors, windows	**5%**
Sanitary fittings, staircase, lift lobbies	**5%**
External plumbing, plaster, elevation, terrace	**5%**
Lifts, pumps, electrical fittings	**10%**
Possession, on occupancy certificate	**5%**

ALSO PAYABLE

Booking amount ₹5,00,000. Legal charges ₹20,000 at registration. At possession: 18 months' advance maintenance at ₹8,000/month and a corpus fund of ₹1,50,000 (GST as applicable).

BOOK YOUR SITE VISIT

Call or WhatsApp

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Sales office: Sr. No. 15, Jupiter Hospital Lane, Balewadi, Pune 411069

*Prices as per the developer's estimation sheet, subject to revision without notice; the sheet does not supersede the Agreement for Sale. TDS @ 1% of agreement value payable by purchaser where applicable. E&OE.

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LUXURY HOMES

MahaRERA
PR1261012600090

ARION

Come home to Arion.

Spacious 3 BHK residences in Balewadi, one minute from Jupiter Hospital. Visit the site and see Tower B for yourself.

BOOK A SITE VISIT · CALL OR WHATSAPP

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SCAN FOR LOCATION

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Plans are not to scale; refer to the sanctioned plans. Prices, specifications and timelines are subject to change without notice and do not form an offer. Please refer to the Agreement for Sale. E&OE.