



EXCELLAA

T2



With 22+ massively successful real estate projects under their belt, coupled with 10+ prestigious awards and 4500+ families delighted beyond imagination, Excellaa Realty is now a name to be reckoned with in the ever-transforming real estate domain.

Driven by the timeless values of quality, integrity, innovation, community and a people-first approach; Excellaa Realty continues to create and deliver phenomenal landmarks and legacies for the world to marvel at with each passing day.



Over 32 years ago, Excellaa Realty, previously known as the Kalyanee Fortune Group, embarked on a journey to transform the face of real estate. With a marked presence across the domains of textiles, diamonds, engineering and contracting; they have successfully crafted and delivered well over 5 million sq. ft. of prime real estate across coveted locales in Pune, Mumbai, and Gujarat.

Crafting
lifestyle
with
ethos 

Experience the excellence

50+ Lac sq.ft. of
Area Transformed

4,500+ Families
Delighted

22+ Successful
Projects

32+ Years of
Legacy

10+ Prestigious
Awards



THE PLATINA COLLECTION

Crafted to captivate the senses and leave you utterly spellbound; the Platina Collection by Excellaa Realty is as enchanting as it is exclusive. Featuring a preset selection of guaranteed amenities and specifications that leave nothing further to be desired.

Imagine stepping onto 5 x 2.5 feet wide designer tiles that evoke awe and wonder with every stride. These are beautifully complemented by gold series CP fittings - an ode to those who cherish everything luxe. The elegance continues with modular kitchen featuring a chimney and a hob, as well as a glorious walk-in wardrobe. Further enhanced by home automation systems that double as a 3-tier security system, this is a collection crafted for a select few by a select few.



EXCELLAA

T2

Located in the heart of Mundhwa, Tremont by Excellaa Realty is an exceptional residential project. After the remarkable success of Phase 1, T2 - Tremont's Phase 2 now offers a spectacular living experience with luxuriously spacious 3 BHK residences. Boasting a curated collection of world-class amenities and set in a vibrant location, T2 is Excellaa's way of fulfilling the growing demand for the Tremont lifestyle in Mundhwa!

T2

Your first look at
an architectural
enigma





The T2 Experience

Anyone who has an eye for the finer things, knows that T2 is the place-to-be, for those never-ending comforts and unparalleled luxuries. Rising tall and graceful on Mundhwa's coveted landscape, T2 offers a singular lifestyle experience that elevates the legacy of Tremont Phase 1, offering a collection of 3 BHK residences that capture the true essence of sophistication.



An enclave centred around convenience

At T2, life is a perfect blend of elevated living and everyday convenience. With top malls like Amanora, Phoenix Marketcity, Seasons Mall and IT hubs like EON, Magarpatta, and Zensar just minutes away, everything you need is within easy reach.

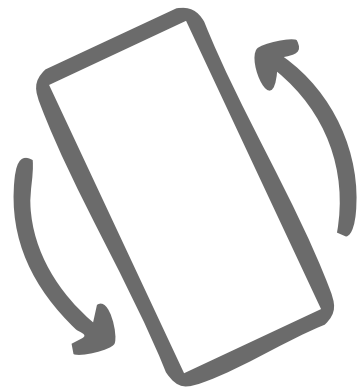
Indulge in 5-star experiences at Westin, Hyatt, and Radisson or unwind at lifestyle hotspots like Koregaon Park, Kalyani Nagar, and Kharadi — all within a 5 km radius. Add to that renowned schools and healthcare facilities right around the corner, and you've found a home that truly has it all.





Live life skybound

This is your portal to experience leisure time in the luxury of the clouds! Immerse yourself in an array of elevated experiences, from a climatized swimming pool and an open-air amphitheatre to a soul-soothing musical garden and a serene sky lawn. Add to that a like up of engaging sky amenities and endless recreational luxuries that make the good times feel infinite!



Project Amenities

1. TEMPERATURE CONTROLLED SKY SWIMMING POOL
2. SKY - POOL SIDE DECK
3. SKY - GAZEBO/PERGOLA FOR SIT-OUT
4. SKY - SHOWER/CHANGING ROOM
5. SKY - DESIGNER PATHWAY
6. SKY - CABANA SEATING
7. ECO-FRIENDLY SKY LAWN
8. SKY - WALK/JOGGING TRACK
9. SKY - STAR GAZING AREA
10. SKY - KITTY PARTY CORNER
11. SKY - TRELIS STRUCTURE
12. SKY - CHIT-CHAT CORNER
13. SKY - FEATURE WALL WITH PERGOLA
14. SKY - GREEN GYM FOR HEALTHY LIFESTYLE
15. SKY - ARTISTIC SCULPTURE
16. SKY - READERS' DEN
17. SKY - PARENTS' GOSSIP CORNER
18. SKY - MOUNT GARDEN
19. SKY - KIDS' CLIMBING WALL
20. SKY WHATSAPP ZONE
21. SKY - LUDO
22. SKY - SNAKE & LADDER
23. SKY - CHESS
24. SKY - TIPRI PANI
25. SKY - MUSICAL GARDEN
26. SKY - AMPHITHEATRE WITH LAWN
27. SKY - MULTIPURPOSE PERFORMANCE STAGE
28. SKY - HOBBY DESK

29. SKY - CO-WORKING CUBICALS
30. SKY - POTLUCK PARTY AREA
31. SKY - YOGA CORNER
32. SKY - BUFFET PREPARATION WITH COUNTER
33. SKY - BARBECUE
34. SKY - LOUNGE WITH PARTY LAWN
35. SKY - DANCE FLOOR
36. SKY - KIDS' PLAY AREA WITH ECO-FRIENDLY FLOORING
37. SKY - HERBAL OXY GARDEN
38. SKY - CHILDREN'S ACTIVITY AREA
39. SKY - MEDITATION AREA
40. MULTIPURPOSE PLAY COURT
41. NET CRICKET PITCH
42. ACUPRESSURE TRACK
43. SENIOR CITIZENS' SIT-OUT
44. GREEN SIT-OUT ZONE
45. FULLY AIR-CONDITIONED MODERN GYMNASIUM
46. PAVILION SEATING
47. ZUMBA & FLOOR EXERCISE AREA
48. FRUIT GROOVE
49. EXCLUSIVE MULTIPURPOSE HALL
50. ELEGANT ENTRANCE GATE WITH SECURITY CABIN
51. SCHOOL BUS/CAB WAITING AREA
52. FLAG HOISTING AREA
53. ELEGANT PARTY LAWN WITH STAGE
54. WORSHIP PLACE
55. DESIGNER CLUB HOUSE
56. THREE-TIER SECURITY
57. CONVENIENT SHOPPING



Temperature Controlled Swimming Pool



Rock Climbing Wall



Rooftop Green Gym



Temple



Party Lawn



Rooftop Party Lawn



Net Cricket



Basketball Court





Specifications

STRUCTURE

- RCC framed structure with 5"/6" AAC block wall

WALL FINISHES & PAINTS

- External Wall: Eco-friendly bricks/AAC blocks with sand faced/RMP plaster with Cement paint/Apex acrylic paint of Berger Asian/Nippon brand
- Internal Plaster: Gypsum/POP smooth finish Neeru Sanla plaster with oil bound distemper paint with roller finish of Berger/Asian/Nippon or equivalent brand

RAILING

- SS/Aluminium glass railing for balconies

ELECTRICAL & WIRING

- Concealed copper wiring with premium quality modular switches of Schneider/Legrand/L&T Brand/GM or equivalent brand
- Miniature Leakage Circuit Breaker (MCB)
- Earth Leakage Circuit Breaker (ECB)
- Adequate light points for staircase, common lobbies common passage, parking & basement with DG backup

FLOORING

- Anti-skid designer tiles for balconies (600mm x 600mm) and dry balcony (800mm x 1600 mm)
- Vitrified/PGVT finished designer tiles for the entire flat of size (800mm x 1600mm) in living, kitchen and dry balcony
- Heron oak wooden finish designer tiles for all bedrooms (200mm x 1200mm/600mm x 1200mm/600mm x 600mm)

DOORS & WINDOWS

- Main door and bedroom doors with both side laminates & laminated door frames with good architrave and good quality hardware fittings for the doors
- All bathroom doors with both side laminate finish and its door frames of Granite/Marble Granite-Wood combination, except in one master bathroom
- Powder coated aluminium sliding doors with mosquito net for living room balconies & master bedroom balconies
- Partial fixed & partial sliding powder coated aluminium sliding windows with mosquito net and with Granite/ Marble sill for all bedrooms windows w/o safety grill
- Oil painted MS safety grills for bathrooms & kitchen windows only
- Bedroom & bathroom doors with cylindrical mortise door locks or equivalent

BATHROOM

- Designer bathroom with anti-skid Ceramic/Vitrified/PGVT finish tiles (Dado/flooring of size 600mm x 1200mm in master toilets, Dado of size 600mm x 1200mm in common toilet with flooring of 600mm x 600mm)
- Premium quality combination of CP-rose gold finish, CP fittings and sanitaryware of Kerovit/Kohler/ Jaquar or equivalent brand
- Wall tiles upto 7' height
- Powder coated aluminum louvers with frosted pinhead glass, exhaust fan provision with safety grill and 4-sided Granite/Marble frame
- Concealed plumbing with single lever diverter arrangement and provision for boiler
- Internal plumbing in CPVC/UPVC of astral or any other good brand and external plumbing in PP/SWR of Huliot/ Astral or equivalent brand

KITCHEN

- Designer Marble/Granite/full body vitrified slab for kitchen platform with stainless steel sink of Franke/Futura and glazed dado tiles upto 2' height above platform
- Electrical points for microwave, mixer/grinder, fridge, chimney & dishwasher
- Electrical point for washing machine in dry balcony
- Provision for Aquaguard (Water Purifier) with electrical point
- Powder coated aluminium window (tracks) w/o net and exhaust fan provision with safety grill

LEISURE IN STYLE, CONVENIENCE IN EFFORTS & COMFORT WITH LIFE BY UNIQUE SPECS.

- Adequate electrical points with respect to all usage points
- One master bathroom with fixed glass on one side and glass door on other side with shower handle
- TV Points in living & both master bedrooms
- AC Points in living & all bedrooms
- Wi-Fi Point in living and provision for Wi-Fi via conduit in all bedrooms
- Designer name plates outside flats
- Provision for inverter in each flat
- Centrally treated RO water inlet in kitchen for cooking & drinking
- Smart VDP/Multi Apartment System/Card Access Control Systems (3-tier security system)
- Main door with digital door lock of Onetouch/Godrej/Yale, or equivalent brand
- One-of-its-kind designer tiles for living, bedrooms and bathrooms
- Alexa/Google assistant enabled touch panel switch automation in living and all bedrooms for one board only and many other smart features
- Aesthetically designed modular kitchen with hob & chimney of Faber/Elica/Haffle/Kuchina or equivalent brand

Exclusive features of

THE PLATINA COLLECTION



KITCHEN

- Centrally-treated RO water inlet in kitchen for cooking & drinking purposes
- Aesthetically-designed modular kitchen with hob & chimney by Faber Elica/Haffle/Kuchina or equivalent brand



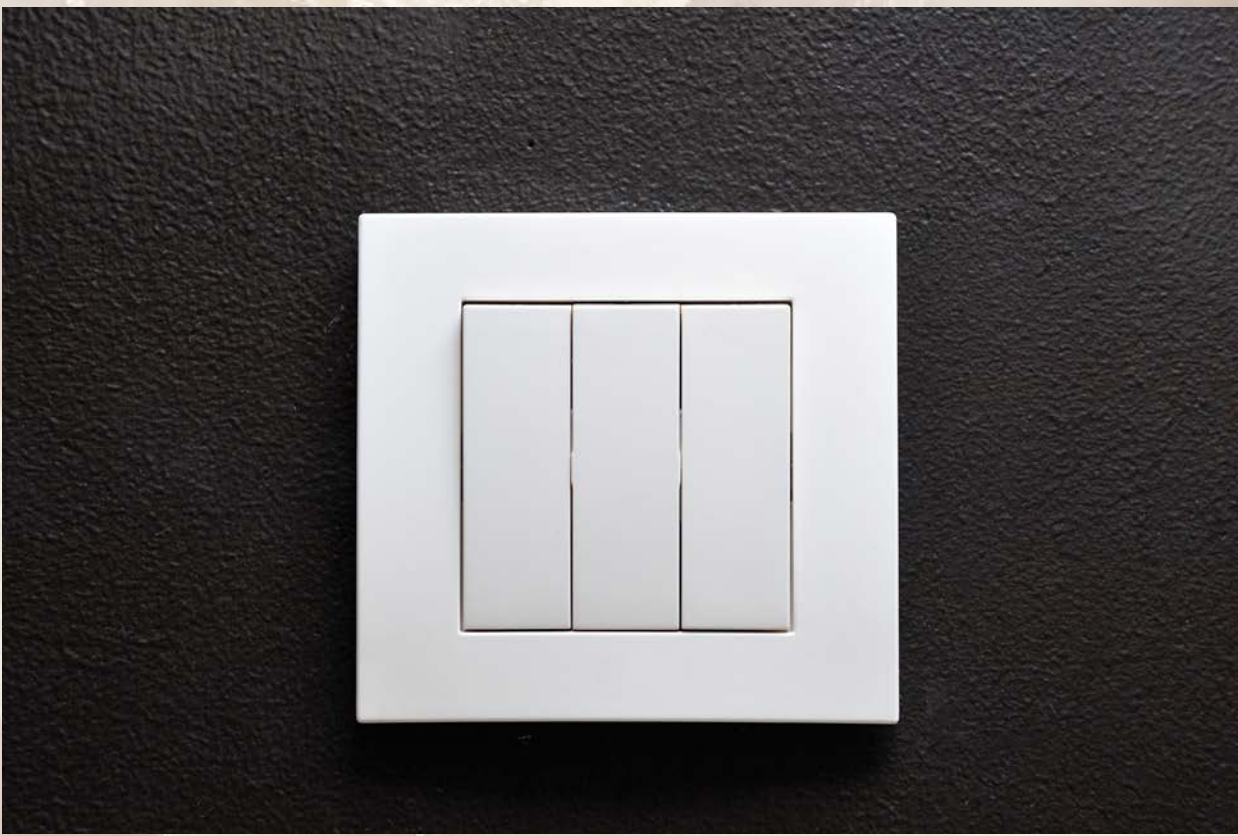
SECURITY

- Automatic boom barriers at entrance/exit gates with Hi-tech RFID system
- Main door with digital lock by Onetouch/Godrej/ Yale or equivalent brand



RESTROOMS

- Premium quality CP fittings in gold & rose gold finish
- Sanitaryware by Kerovit/Kohler/Jaquar or equivalent brand
- Master washroom with fixed glass along with glass door and shower handle



ELECTRICAL FIXTURES

- Inverter provision for all flats
- AC points in living room & all bedrooms
- Adequate electrical points for all types of devices
- TV & Wi-Fi points in all the rooms



SUSTAINABILITY

- Dedicated EV charging station for cars & bikes
- Partial solar power backup for parking, clubhouse, common amenities, etc.



DESIGNER FIXTURES

- Designer name plates for all flats
- One-of-a-kind designer tiling for living room, bedrooms & restrooms
- Heron oak wooden-finish designer tiling in all bedrooms (200 mm x 1200 mm/600 mm x 600 mm/600 mm x 1200 mm)



SMART HOME FEATURES

- Smart VDP (Video Door Phone) for multi-apartment system with card access control system (3-Tier Security)
- One-of-a-kind Alexa/Google Assistant enabled automated touch panel switches in living room & all bedrooms

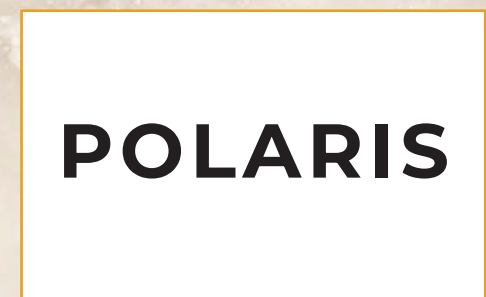
Our Projects



Ongoing



📍 BAVDHAN



📍 BAVDHAN



📍 MUNDHWA



📍 PIRANGUT PRIME



📍 PIMPLE NILAKH



📍 HINJAWADI MAAN



📍 MUNDHWA

Completed

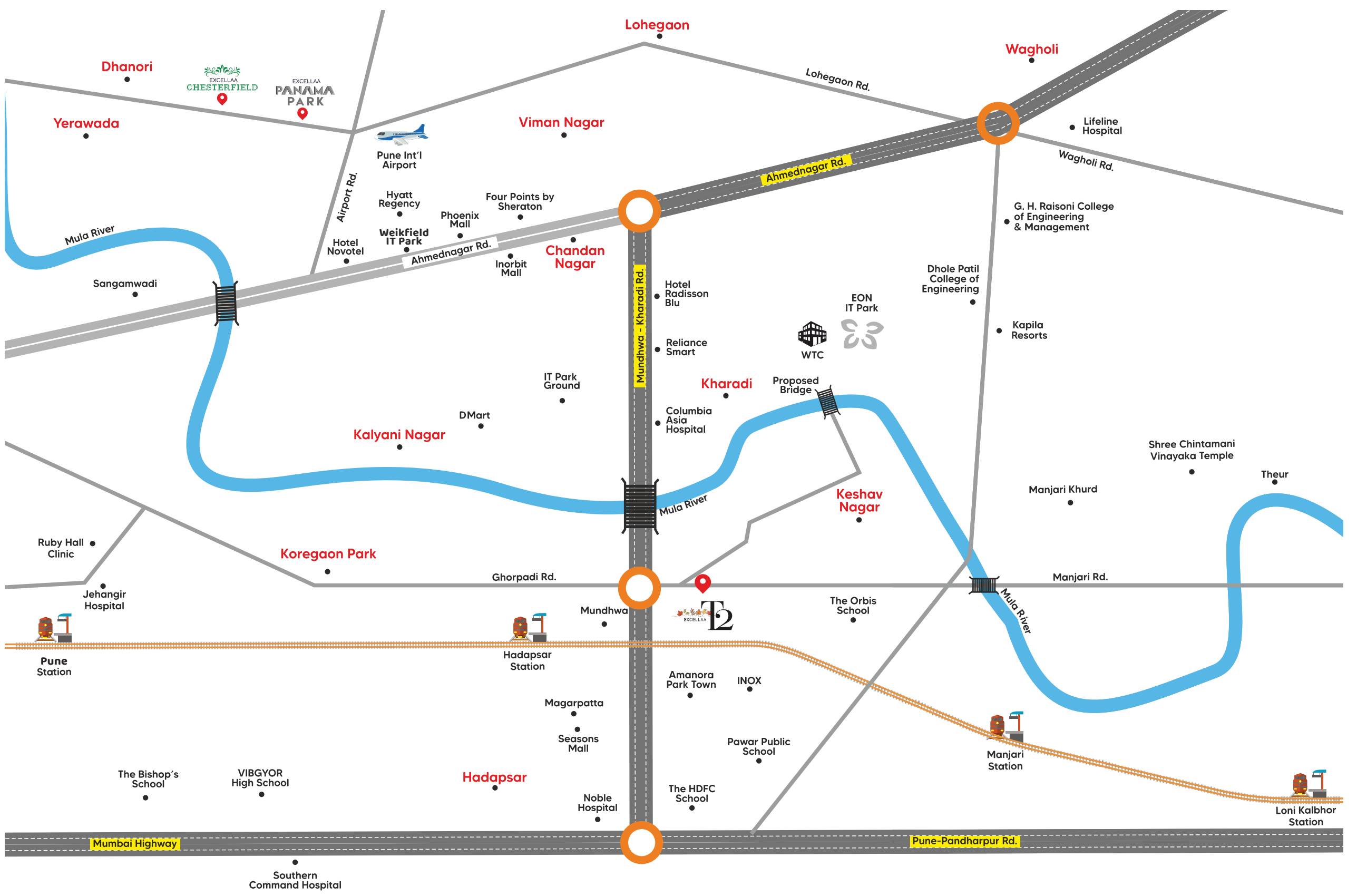
Excellaa Residency

Excellaa Panama Park

Excellaa Plazzo

Chesterfield

Ganga Acropolis



Key Distances

Mundhwa Chowk	750 Mtrs
Hadapsar Railway Station	1.9 Kms
Amanora Mall	2.4 Kms
Magarpatta City	2.9 Kms
Passport Office	3.3 Kms
KOPA Mall	3.6 Kms
Kalyani Nagar Metro Station	4.7 Kms
EON IT Park	5.0 Kms
Pune International Airport	8.5 Kms
Pune Railway Station	8.5 Kms





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EXCELLAA
REALTY

Credits

Architect

Cubix Architects Associates

Landscape

Mahesh Chinchalkar
Landscape Designer & Consultant

Liasioning

Landmark Planners

Structural Consultant

Structure Vizion

MEP

Siddhivinayak Mep Consultant

3D & Branding

Square One

Site & Sales:

Excellaa Tremont, S.No, 41/14-A, Keshavnagar, Mundhwa Rd., Pune - 411036

Corporate Office:

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www.excellaa.com

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