
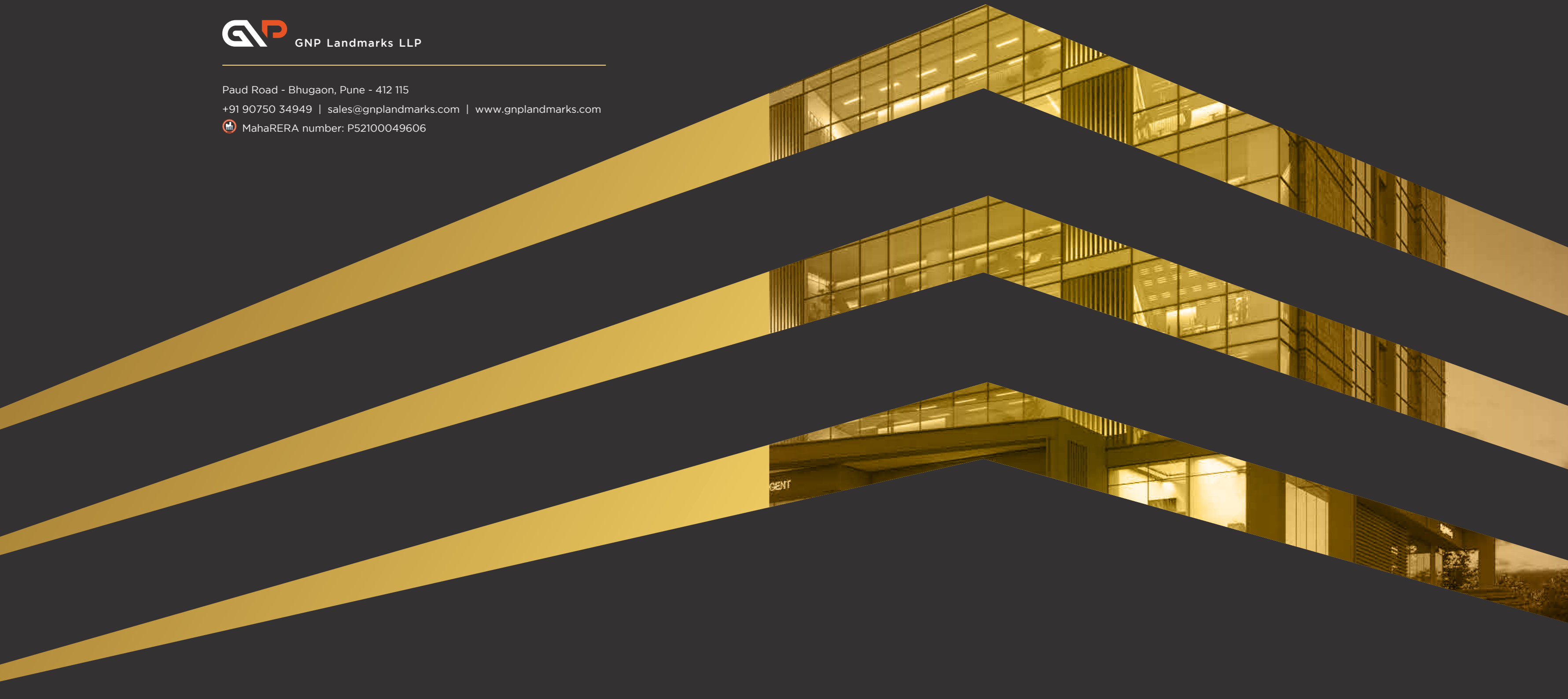




Paud Road - Bhugaon, Pune - 412 115

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 MahaRERA number: P52100049606



VALUES THAT DRIVE US



QRSV (Quality - Reliability - Service - Value) is a vision the GNP Landmarks was born with. We take pride in enacting and implementing our values to address the needs of our customers. With this vision minutely embedded in everything we do, we aspire to raise a world that brings aspirations to life.



LOCATION MAP

Connectivity:

- Hinjewadi - 18 kms
- Baner - 12 kms
- Pashan - 9 kms
- Kothrud - 4 kms

Proximity:

- Pune-Bangalore Highway - 2 kms
- Chandni Chowk Metro Station - 2 kms
- Chellaram Multispeciality Hospital - 6 kms
- Sahyadri Hospital - 5 kms
- Pirangut Industrial Area - 10 kms
- Pune Railway Station: 14 kms
- Airport: 24 kms



Map not to scale



Artist impression



THE SIGNATURE BUSINESS NUCLEUS

Rising proudly in the bustling heart of West Pune, the Signature Business Centre epitomizes all the advantages of a commercial hotspot with a prime location that signifies success and inspires growth. The Grade-A Commercial Spaces available at the Signature Business Centre represent incomparable growth, amazing aesthetics, and spectacular functionality, and are sure to impress and motivate.

Within Paud Road's expanding and flourishing backdrop, if there is one specific commercial destination that is poised to become the new address for success; it is the Signature Business Centre.

Passion, preparation and progress are set to come together at Signature Business Centre.

BAVDHAN

THE SIGNATURE COMMERCIAL DESTINATION

When choosing a space for business, the project location should be such that it offers great connectivity for clients, partners and employees brings amenities and conveniences within easy reach and helps create a distinct brand identity. Paud Road - Bavdhan, is one such location that has grown exponentially in recent times, assuring high-rental yield and a good RoI.

The proximity to the Mumbai-Pune Expressway and nearness to revered educational institutes, hospitals, banks, ATMs, petrol pumps, restaurants and cafes, supermarkets, malls and shopping centres, add to the rising commercial value and viability of the area. The thriving location of Paud Road is approximately 12km from Shivajinagar Railway Station via Paud Road and NDA Pashan Road. Furthermore, it is well-connected to the Pune International Airport, and to the entire Pune city by well-networked roads, city buses and on-demand cabs. The proposed metro station is further set to transform Paud Road in more ways than one.

At Paud Road - Bavdhan, connectivity and expansion are set to come together at Signature Business Centre.



Artist impression



PAUD ROAD - BAVDHAN A SIGNATURE ADDRESS

Once a quaint region close to Pune city, Paud Road today is primed with limitless energy, pace, and umpteen opportunities. Paud road's strategic location, close to major IT hubs and business districts, is complemented by picturesque settings and upcoming urban infrastructure. A desirable address today for both residents and business owners, Paud Road and the nearby areas are growing at lightning speed.

An attractive address for modern-day residents and growth-oriented enterprises, Paud Road - Bavdhan has become a magnet of business and is the most sought-after real estate destination in Pune's Western Zone, owing to the upscale residential and commercial developments and convenient proximity to Mumbai-Pune Expressway, Bavdhan, Bhugaon and Chandni Chowk.

At Paud Road - Bavdhan, success and business are set to come together at Signature Business Centre.

THE UPCOMING INFRASTRUCTURE THE SIGNATURE RING ROAD

The Pune Inner Ring Road, a circular route totalling 128 kilometres in length, is envisioned to do more than only ease traffic congestion in the city's important areas. While improving road connectivity in Pune, is being planned to pave the way for boosting socioeconomic development and creating numerous business opportunities in and around the entire stretch.

The proposed improvements at Chandni Chowk – including a new vehicular underpass, two new rotaries, and a new wide bridge, will make commuting easier, travel simpler, and will help reduce traffic congestion. Signature Business Centre's strategic location, at Paud Road - Bavdhan, close to the upcoming connectivity corridor near Chandni Chowk, is perfect for those who value high-speed and unparalleled growth.

Close to the Ring Road, speed and business are set to come together at Signature Business Centre.



Image for representation purpose only.



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BENGALURU-PUNE EXPRESSWAY: A TRADE OPPORTUNITY

The Union Ministry of Road Transport and Highways is bringing the business community a new trade opportunity with the development of the Bengaluru-Pune Expressway. This 700 km greenfield expressway will connect two major cities in India and revolutionize the way goods are transported between them.

The expressway will feature six lanes, allowing for efficient and fast transport of goods, with vehicle speeds reaching up to 120 km/h. The travel time between the two cities will be reduced to just 6 hours, providing a significant time advantage for businesses. The expressway will have interchanges with other road networks at 22 points, providing access to new markets and customer bases.

The expressway will pass through several industrial clusters, boosting economic growth and job creation in these areas. This will also provide new trade opportunities for businesses in these regions. The expressway will have two emergency airstrips, ensuring the safe and secure transport of goods.

The Bengaluru-Pune Expressway is expected to be opened to the public in 2028, bringing a new era of trade opportunities for businesses in India.

OFFICE SPACES

Signature Business Centre, just as the name suggests, is a cut above the rest. Designed to unlock newer opportunities, higher efficiency, and great productivity, Signature Business Centre is a showstopper in the truest sense, right from the project location to the internal space and amenities design.

Demanding attention and admiration from business owners, professionals, entrepreneurs and true achievers, the office spaces here are brilliantly designed keeping in mind the present business needs and the future industry demands. Snuggled between the serenity of nature and the élans of modern life, the offices at Signature Business Centre help strike a seamless balance between work, life and play.

Business skills and productivity are set to come together at Signature Business Centre.

- Self-contained office spaces
- Flexible boutique office spaces
- Naturally lit work environment
- Access to business lounge

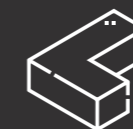


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RETAIL AND HEALTH & WELLNESS SPACES

Standing tall in a location that is known for its vibrance, the Retail, Health & Wellness spaces at the Signature Business Centre are meant to craft larger-than-life shopping experiences and wellness needs. Every storey and step of this modern business destination is curated with timeless perfection and attention to the smallest details. With heightened floors, easy access via escalators and elevators, dedicated walking areas, a washroom in every shop and an executive washroom lobby - the super functional floors are designed with the needs of the Retail and Health & Wellness industry in mind. Additionally, a dedicated branding space allows you to showcase your brand in the most compelling way, making it an ideal space for your brand to thrive.



L-Shape frontage to highway NH753F and Pune inner ring road



Grand entrance lobby



Warm shell finished shop with designer lobby



Easy access via escalators and elevators



Executive washroom lobby



Dedicated branding space

SPACIOUS AND SIGNATURE PARKING SPACES

Every element of the blueprint of Signature Business Centre is thoughtful and comprehensive. The convenience thus extends from inside the office and retail spaces to the outside to the inspiring atrium and dedicated parking space. Quality parking lots can make or break a business centre that has a high amount of vehicles accessing it daily. Thus, while designing Signature Business Centre the end-user has been kept at the center of all planning.

Signature Business Centre offers a thoughtfully-designed parking space which is easily maneuverable and spacious. It is designed to accommodate a large number of vehicles with easy access, lesser congestion and hassle-free vehicle and pedestrian flow.

Class, comfort and convenience are set to come together at Signature Business Centre.

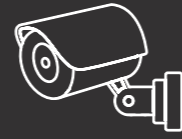
- Multi-level ample parking
- High-tech security
- CCTV camera surveillance



WELL PLANNED AMENITIES



Dedicated Designer Lobbies for Office and Retail



3-tier Security with CCTV camera Surveillance



Rain Water Harvesting



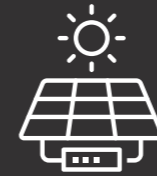
Designer facade with anti-glare reflective glazing



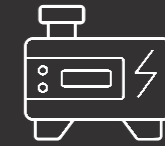
Dedicated Sit-Outs in the Ground Floor Lobby



Sprinklers and Smoke Detection System



Solar Power Infrastructure for Common Spaces



DG Unit for 100% Power Backup for Common Areas



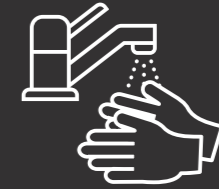
Ample car parking



Provision for Nameplate and Security Door for Each Office



Well-planned energy and water management system



Executive Washroom Lobby and Janitor Room on Each Floor



Access to Business Lounge



Provision for Fibre Optic Internet Connectivity



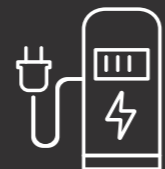
Lightning Protection System



Professional Facility Management



Best-in-class Lifts and Escalators



Provision for EV Charging Points



Top-hung windows for optimum ventilation



Provision for Recreation Area on the Terrace

ABOUT GNP

We, at GNP Landmarks, incorporate best practices in engineering expertise, technology, and sustainability at the heart of every space we create while ensuring complete customer satisfaction.

We always strive to continue providing our clients with perfection in the form of quality, value creation, safety, and transparency in our dealings. With continuous innovation at the forefront, we aim to change the real estate landscape of Pune and become the upcoming masters of the industry.

With an ambition to own the future of commercial space, presenting an inspiring commercial edifice with a larger-than-life stature - the Signature Business Centre.

THE LEGACY

We have a strong legacy to back us with our in-depth understanding and vast experience of working with the best brands in the real estate industry. We carry our legacy in the form of years of experience coming from working with the eminent brand Kolte Patil while establishing our relationships on a firm foundation of trust.

We aspire in building the legacy further with our venture by upholding the beliefs and value systems of trust and quality that are so deeply ingrained within us.

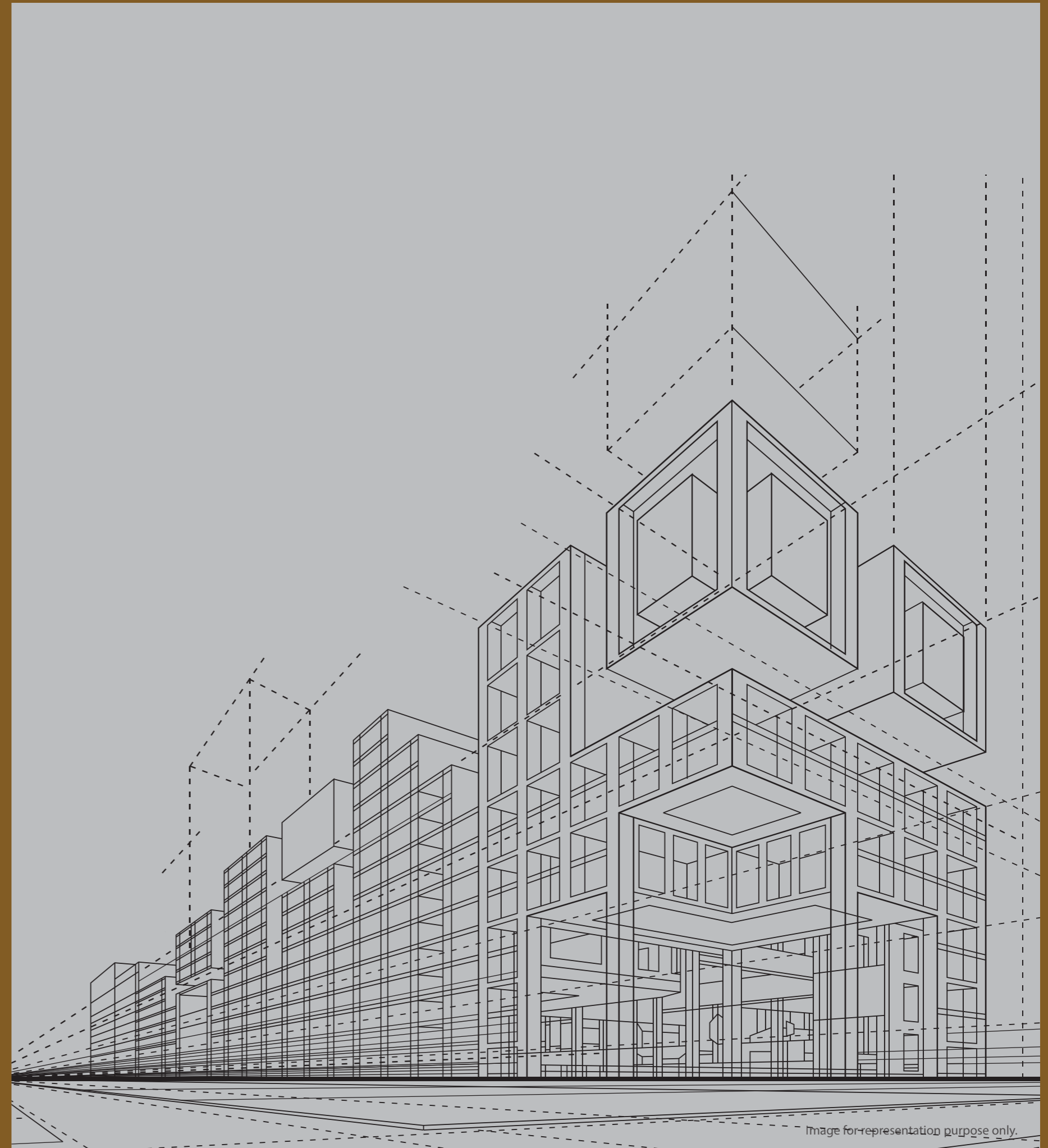


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BOARD OF DIRECTORS

VASANT GAIKWAD

Vasant Gaikwad, a qualified CA, joined Kolte Patil developers after a four-year tenure at Gera. As a CFO for Kolte Patil Developers Ltd for over 24 years, he successfully worked on multiple portfolios, including fundraising, IPO drive, land procurement, legal compliance, and corporate finance. He also oversaw the company's growth, legalities, and financial complexities at each stage.



PRAMOD NEMADE

Pramod Nemade has been a driving force in the execution of luxury and premium residential and commercial projects, as well as being involved in various aspects of the construction business, such as product development, material procurement, project management, and IT interior fit-outs.

He has led strategic business development and brand alliances at Kolte Patil to procure world-class materials and services from Germany, the United States, Singapore, China, Spain, Italy, Malaysia, Israel, Turkey, and Dubai.



TORNA PATIL

With a master's in civil engineering and a speciality in structures from the USA, Torna Patil provides a unique viewpoint and understanding of the most recent trends and technology in the construction industry. She managed several important responsibilities as a junior structural engineer at a design firm in Washington, DC, USA, using her exceptional abilities as a diligent worker and an engineer with new ideas.

She has had a diverse experience of working on major, multi-million to billion dollar luxury projects in the USA, where her responsibilities included overseeing construction activities, collaborating with architects on planning projects, and designing structural elements.



OUR ASSOCIATES

STRUCTURAL CONSULTANT

JW Consultants LLP

ARCHITECT

Ar. Prakash Chandak - Archtype

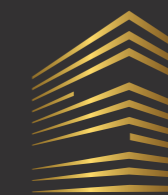
MEP CONSULTANT

Rahul Manurkar - Kusumaa Project &
Management Solutions Pvt. Ltd.

LIASONING ARCHITECT

Milind Panchal and Associates

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SIGNATURE
BUSINESS CENTRE