

OPEN DOOR TO



LIMITLESS OPPORTUNITIES

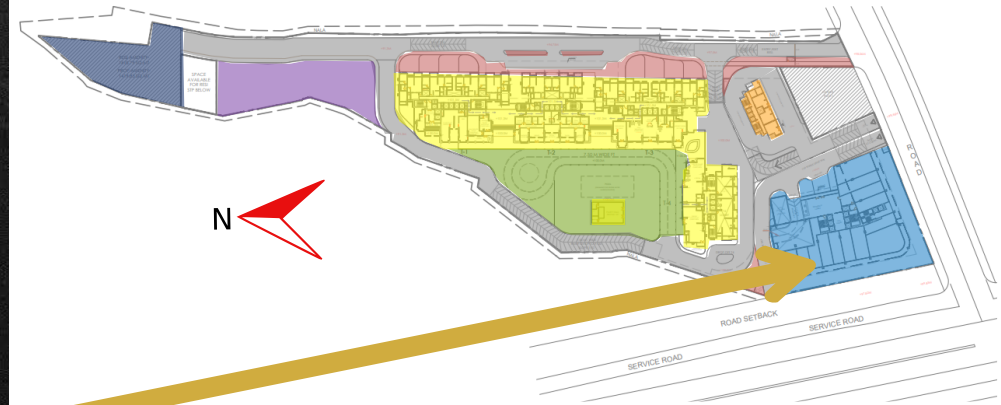
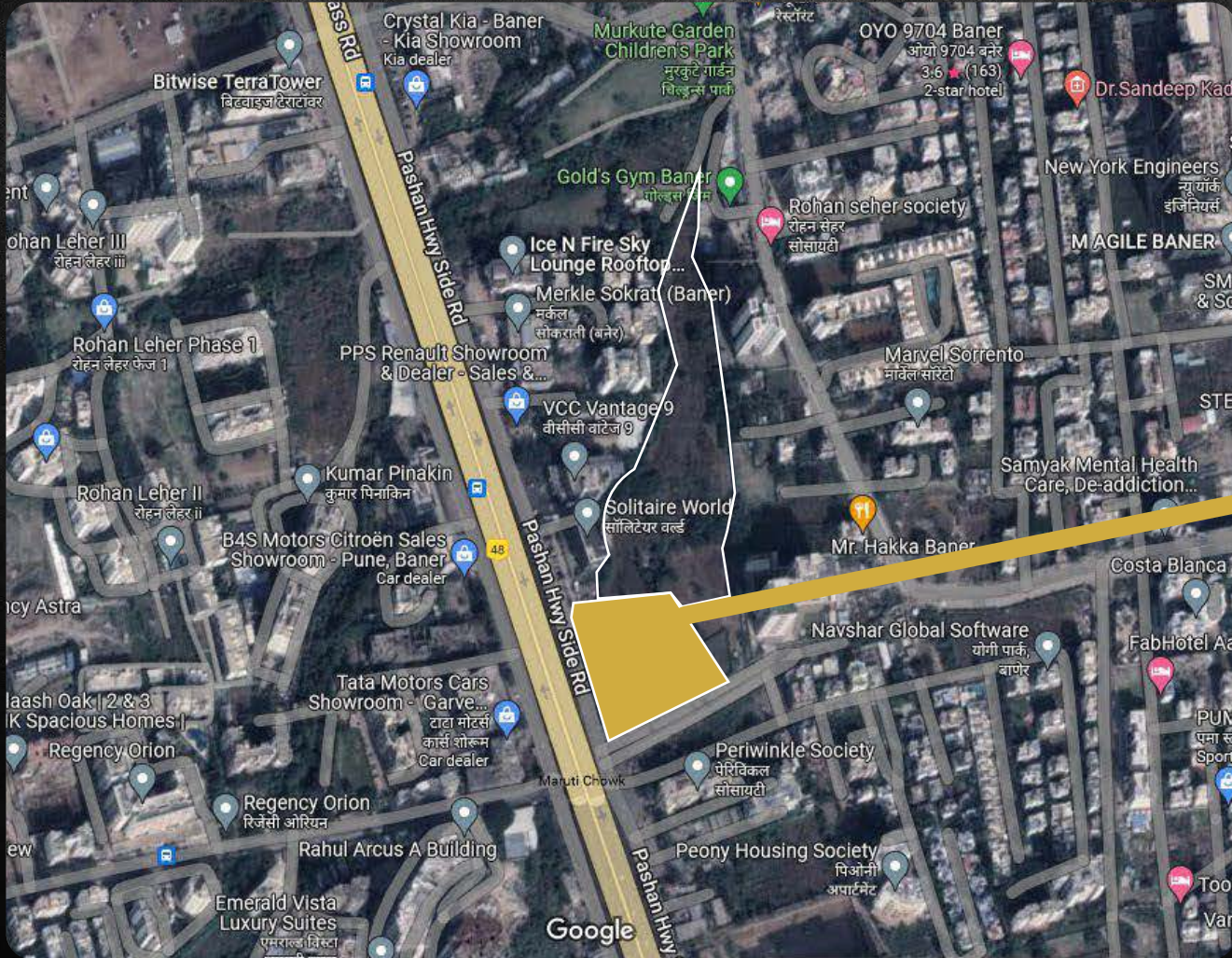


COMMERCIAL PLANNED DEVELOPMENT

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GOOGLE COORDINATES

18.552904523339443, 73.77230932785552



Drone View:

<https://www.aerialphotoindia.com/360VR/output/>



Balewadi Sports Stadium

Cummins India Office Campus

Pan Card Club Road

The Orchid Hotel

Manipal Hospitals

State Bank of India

Wakad

DMart

Balewadi High Street

M Agile Baner

Amar Business Zone

Mumbai - Bengaluru Highway

ABIL Imperial

The view is from top of the subject property.

VISUAL SNIPPETS



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GRADE A - COMMERCIAL OFFICE & RETAIL

Type	Commercial Building
Building Structure	3 Basement + Ground + 2 Retail Floors + Service Floor + 14 Office Floors
Location	Located in the western region of Pune, Baner. Strategically located project along the Mumbai Bangalore Highway
Construction Commencement Date	2023
Total Leasable Area	Approx. 3,44,000 sq.ft.
Typical Floor Area (Office)	Approx. 25,000 sq.ft.
Typical Floor Area (Retail)	Approx. 20,000 sq.ft.

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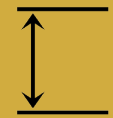
PROJECT HIGHLIGHTS



Solar System



Double Glazed
Glass Façade



Office with Floor to
Floor Height 3.90 Mtrs.



100% Power Backup



6 High Speed Passenger
and 1 Service Elevator
for Offices



2 Elevators for Retail



EV Charging Points

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PROJECT AMENITIES



Parking Facilities



24 x 7 Security



WiFi connectivity in
Common Lobby



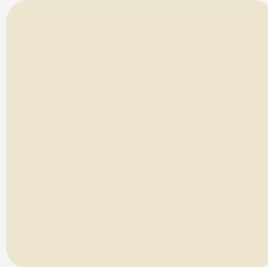
CCTV Surveillance



Access Control System



Showrooms on
Ground Floor





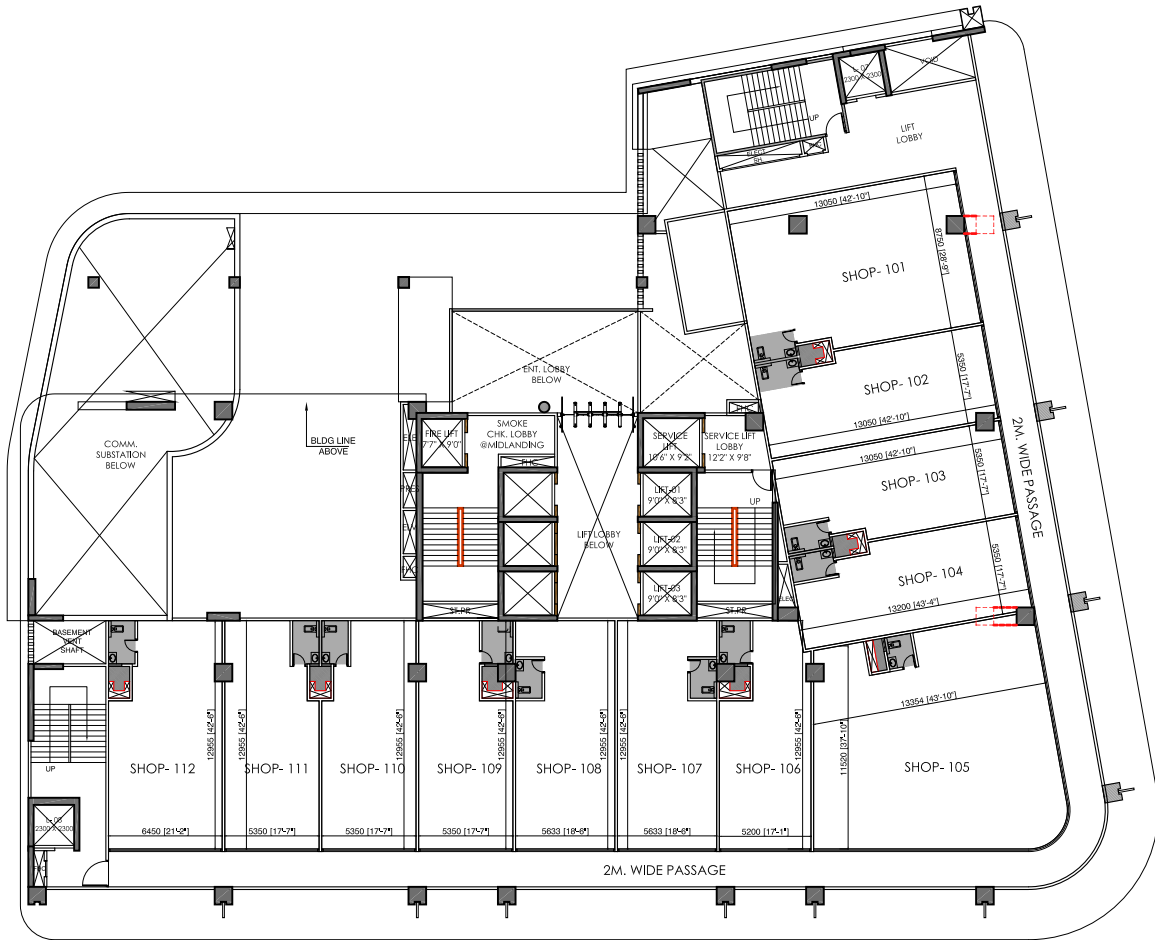
RETAIL FLOOR PLAN

GROUND FLOOR

GROUND FLOOR		
SHOP NO.	RERA CA (SQM.)	RERA CA (SQFT.)
SHOP -01	118.14	1272
SHOP -02	80.07	862
SHOP -03	80.19	863
SHOP -04	80.19	863
SHOP -05	78.66	847
SHOP -06	143.93	1549
SHOP -07	75.72	815
SHOP -08	85.50	920
SHOP -09	85.50	920
SHOP -10	76.95	828
SHOP -11	79.68	858
SHOP -12	79.68	858
SHOP -13	85.83	924
TOTAL	1150.40	12379



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RETAIL FLOOR PLAN FIRST FLOOR

FIRST FLOOR		
SHOP NO.	RERA CA (SQM.)	RERA CA (SQFT.)
SHOP -101	113.65	1223
SHOP -102	68.81	741
SHOP -103	68.81	741
SHOP -104	68.81	741
SHOP -105	167.23	1800
SHOP -106	62.70	675
SHOP -107	73.43	790
SHOP -108	73.43	790
SHOP -109	65.69	707
SHOP -110	68.30	735
SHOP -111	68.30	735
SHOP -112	81.27	875
TOTAL	980.43	10553.3000





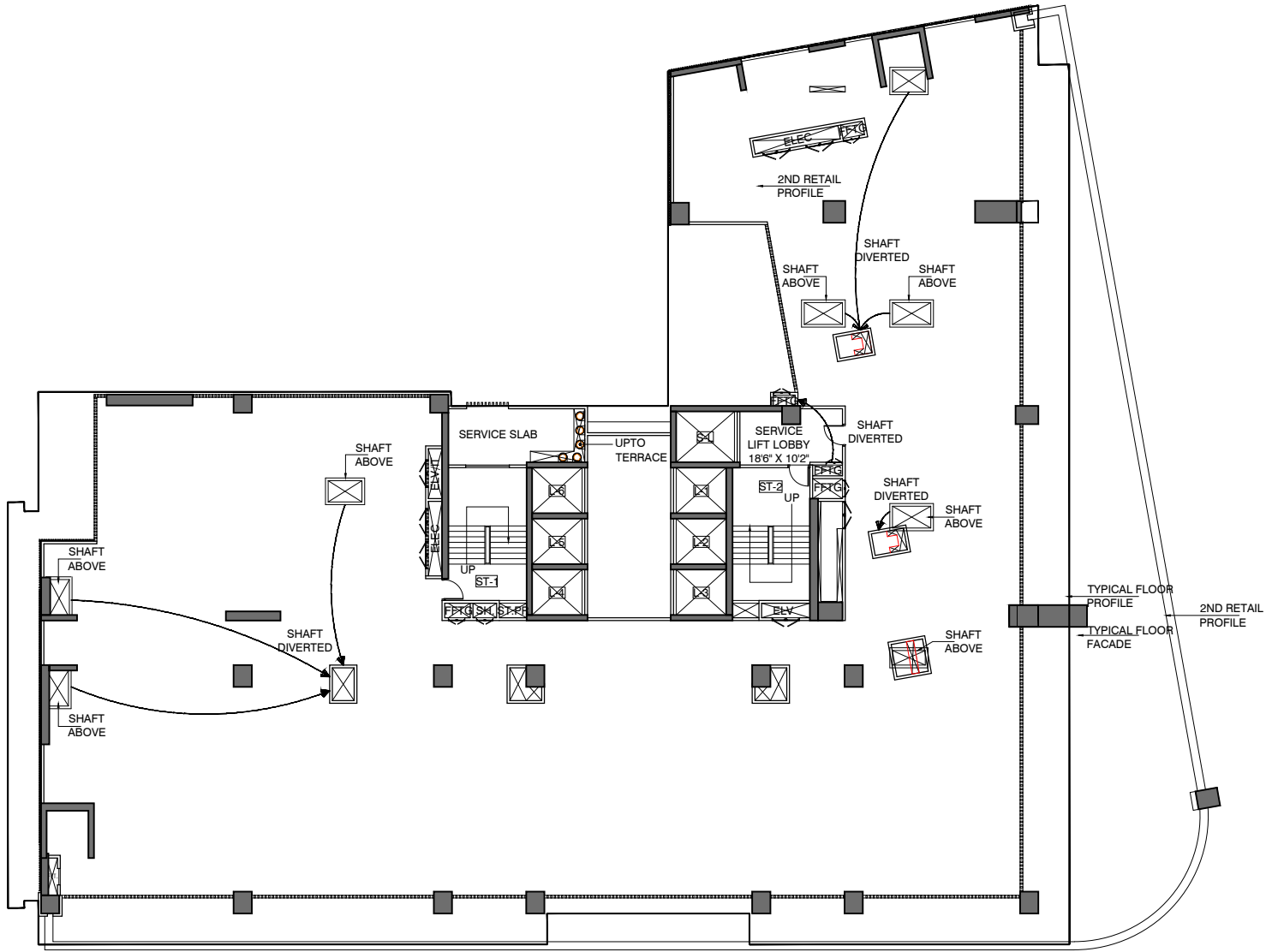
RETAIL FLOOR PLAN

SECOND FLOOR

SECOND FLOOR		
SHOP NO.	RERA CA (SQM.)	RERA CA (SQFT.)
SHOP -201	185.00	1991
SHOP -202	78.72	847
SHOP -203	78.70	847
SHOP -204	78.70	847
SHOP -205	301.46	3245
SHOP -206	75.81	816
SHOP -207	83.72	901
SHOP -208	83.72	901
SHOP -209	75.81	816
SHOP -210	78.20	842
SHOP -211	137.77	1483
TOTAL	1257.61	13537



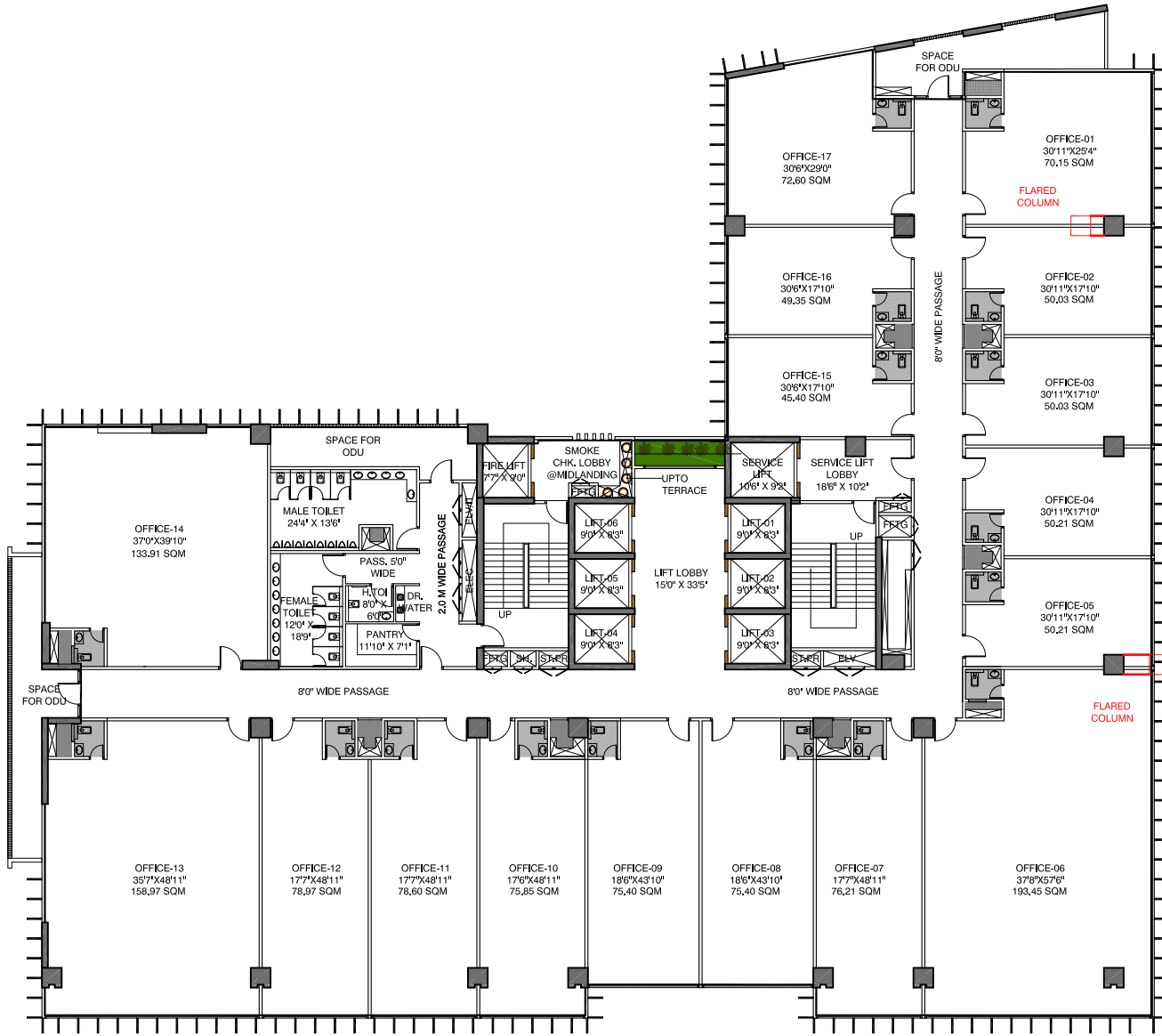
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SERVICE FLOOR PLAN



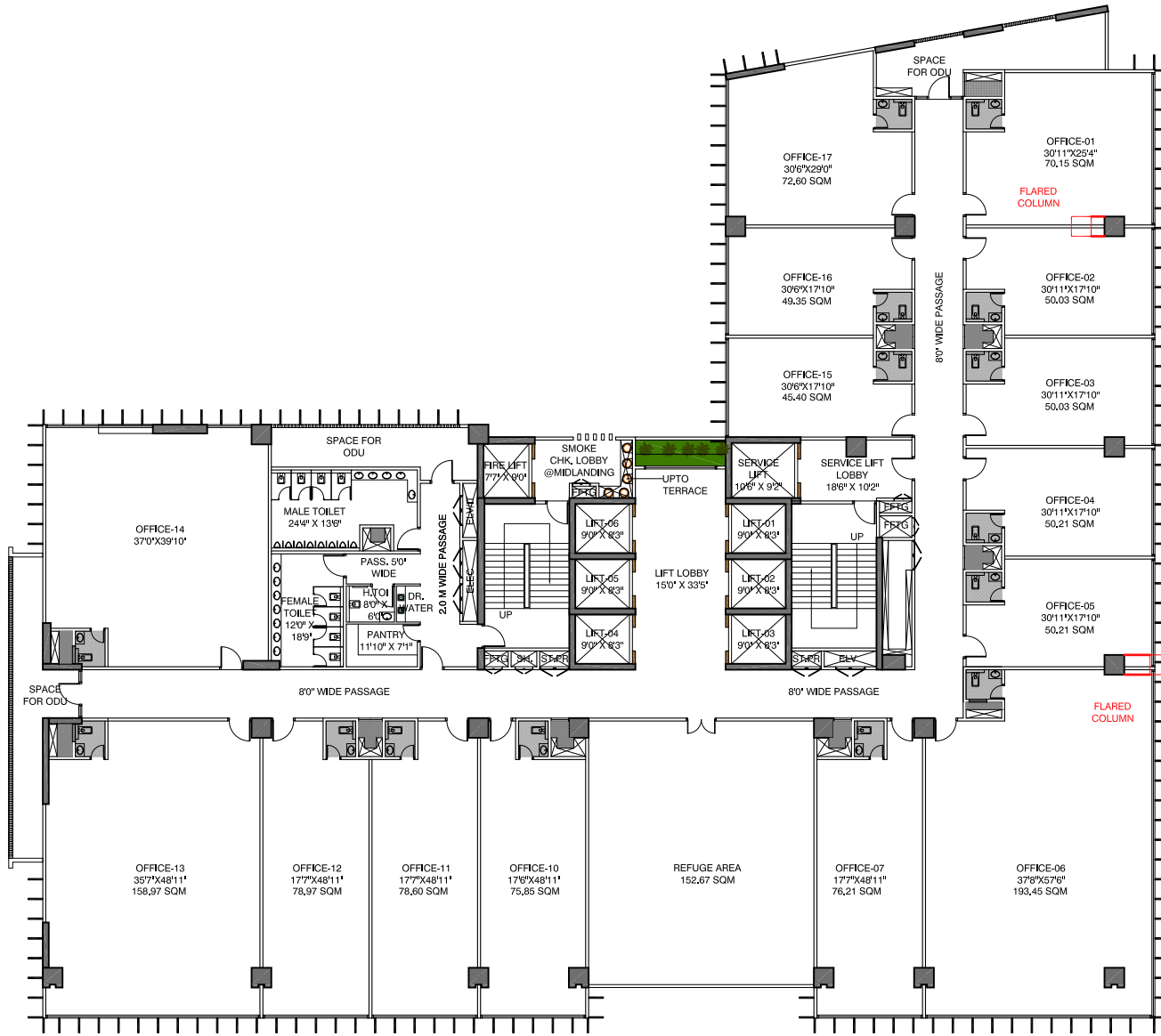
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TYPICAL OFFICE FLOOR

3RD, 4TH, 7TH, 8TH, 11TH,
12TH, 15TH & 16TH FLOOR



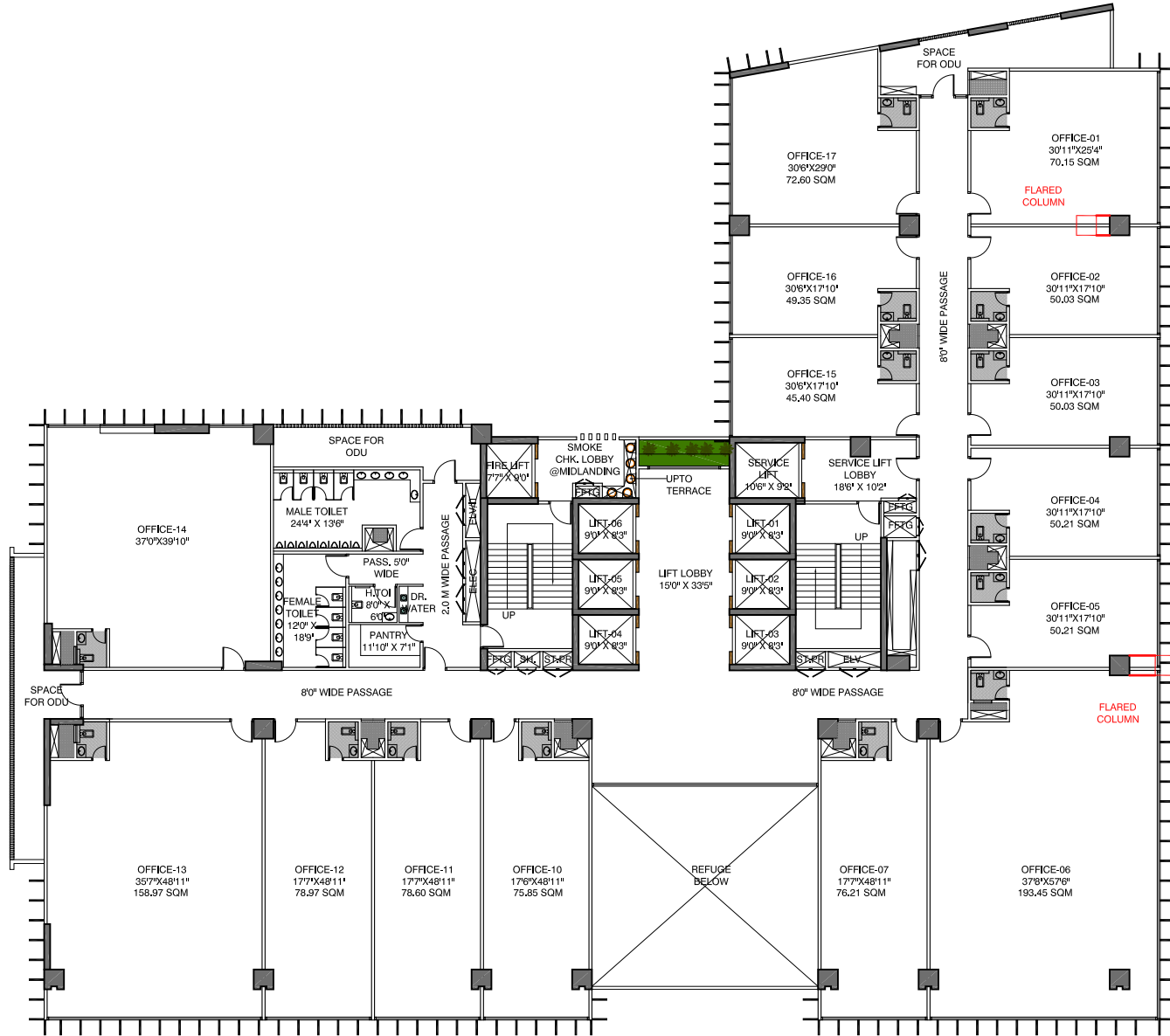


REFUGE FLOOR

5TH, 9TH, 13TH FLOOR



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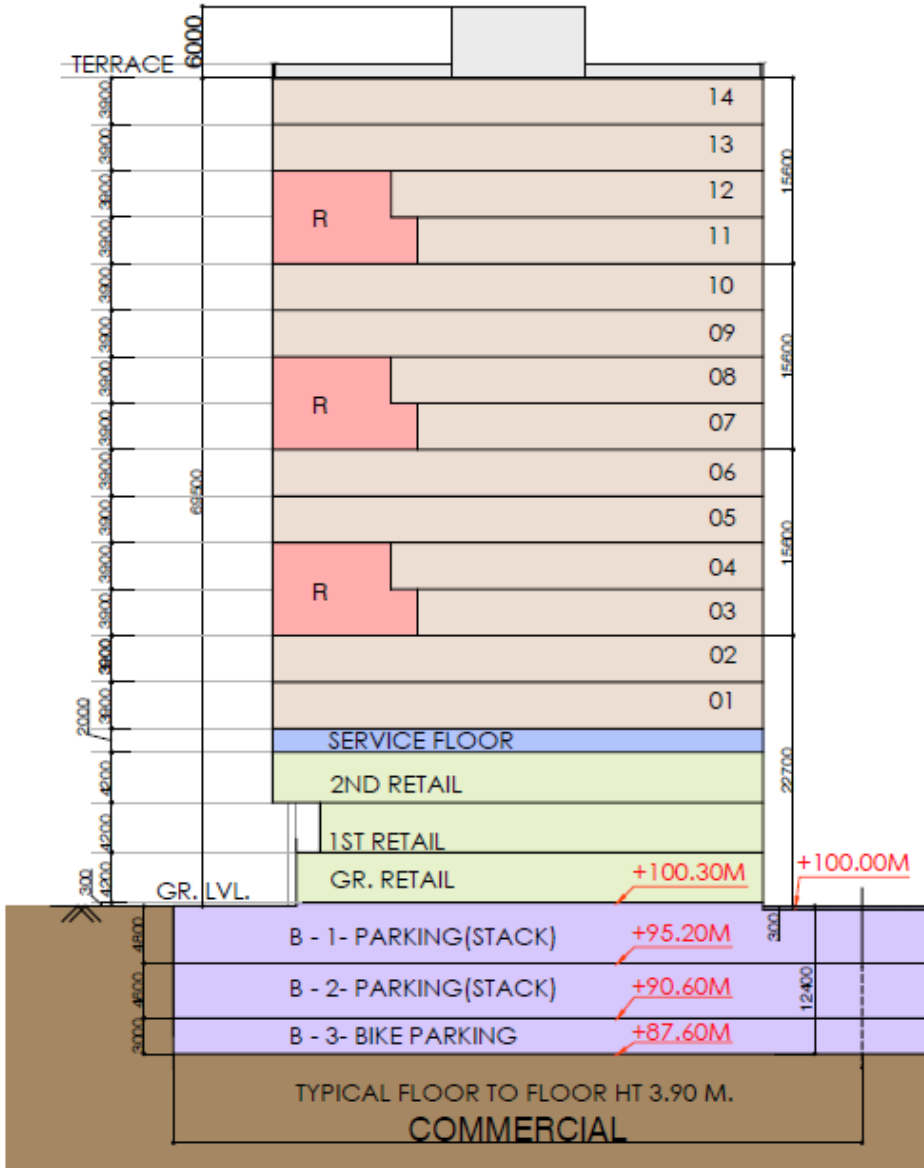
TYPICAL FLOOR

TYPE 2

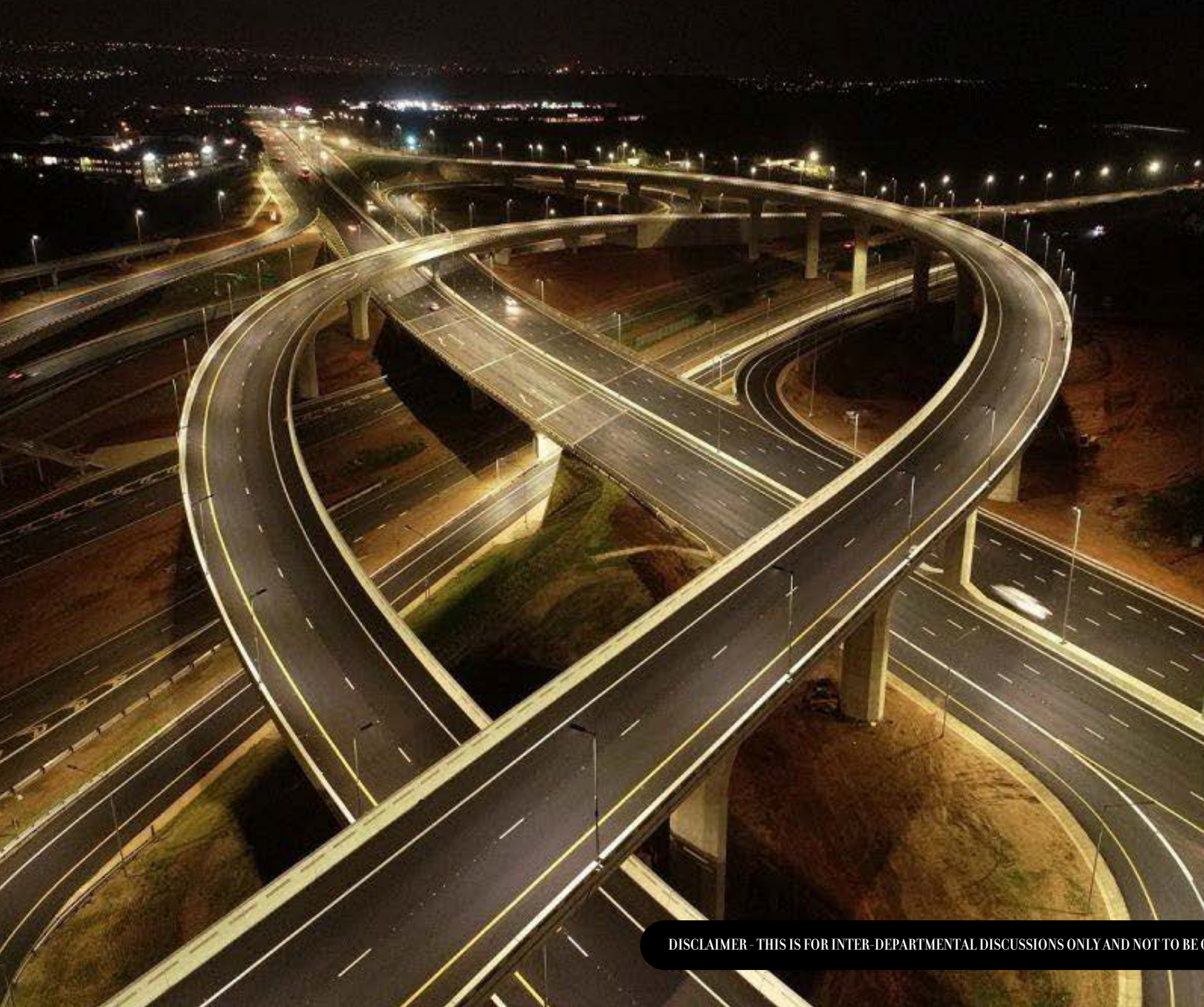
6TH, 10TH, 14TH FLOOR



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SCHEMATIC SECTION FOR COMMERCIAL BUILDING



ROAD CONNECTIVITY

- The subject property is strategically located in Baner along the Mumbai Bangalore Highway.
- It is well connected to other western region market of Pune.
- Mumbai Bangalore Highway connects to other western parts of Pune i.e. Bavdhan, Pashan, Wakad, Hinjewadi etc.
- The upcoming Metro Line will enhance the connectivity with other regions of Pune.
- The nearest Metro station is 2 KM away (5 Mins) from subject property.



GROWTH POTENTIAL OF BANER

- A well established market having good MNC companies.
- Established social and physical infrastructure.
- Availability of talent pool.
- Baner has competitive capital values and appreciation.
- Baner market has walk to office culture.

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PROJECT CONSULTANTS

Architect — Hafeez Contractor

RCC — JW Consultants LLP

MEP - Plumbing — Pankaj Dharkar & Associates

MEP - Electrical — Pankaj Dharkar & Associates

MEP – HVAC — Pankaj Dharkar & Associates

MEP – Fire — Loss Prevention Advisory

Landscape — AO Design Company

Lift / Vertical Transport Consultant — TAK Consulting Pvt. Ltd.

THANK YOU!