



T H E R E ' S O N L Y **O N E P L A C E**[®] T O B E



ONE PLACE[®]
— BANER —



YOUR GROWTH STORY IN THE MAKING

Every little effort adds up to success. Believing in this philosophy, One Place has been carefully planned and designed to ensure that your business experiences the best opportunities, comfort and convenience. We have taken care of even the smallest details to offer you a place where the advancement of your business would be the only thing on your mind.

To reduce the burden of our customers we have introduced the zero maintenance payment. Also, we have enhanced the parking facilities to end everyday parking issues.

Providing ample space for health club & restaurants, we have designed our project in a manner that every retail & office space gets complete visibility from the road. Through initiatives like these, we aim to contribute to your growth & be a part of your success story.



Artistic Impression / Subject to change



A SUCCESS STORY IN THE MAKING

Our lives are made up of different goals, big and small, and we constantly pursue them until we finally taste success. This is a journey of determination, intelligence, focus, and hard work that becomes our success story in the making, until we reach our One Place.

One Place is the destination where your dreams and goals finally meet, where your aspirations become the reality, where your growth converts to prosperity and your achievements lead up to victory.

It is the story of your success...



Smart Pre-Leased Property Investment



Pre Leased Details - Special Payment Plan



Rented to:
Fastest growing
Co-Living Brand



Minimum Investment

32Lacs

All Incl.



Lock-in Period

9Yrs



Leasing Period

15 yrs



12%

Escalation / **3 yrs**



Minimum Rent

16k /month



ROI

6 %

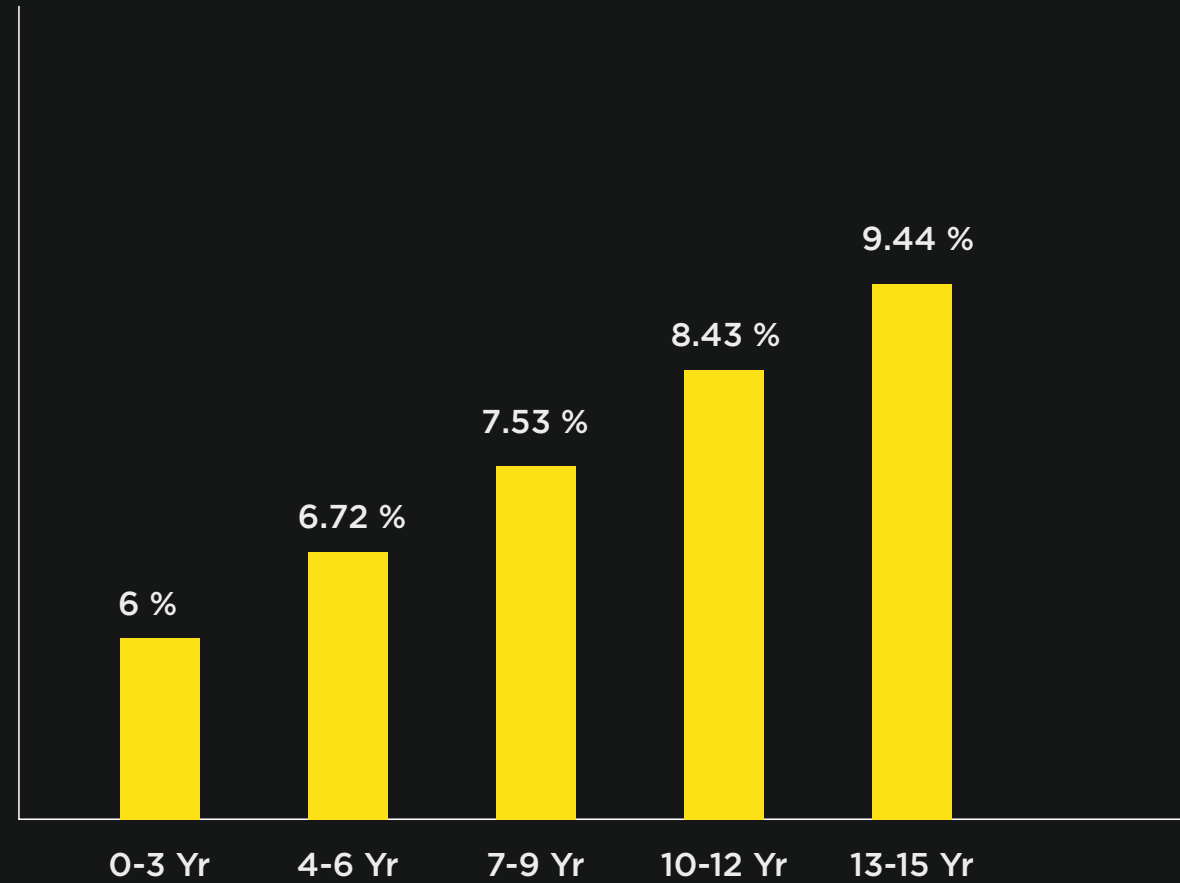


Average ROI

7.62 %

Rental Escalation

↑
ROI



→
YEARS









Average ROI
7.62 %

12% / 3 Yrs



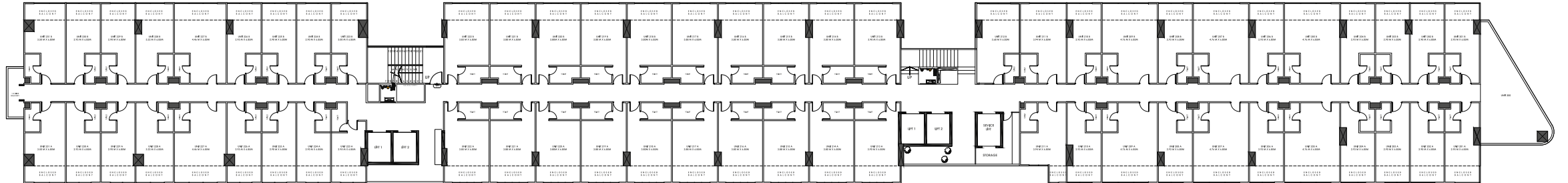
HighLights



-  ZERO MAINTENANCE
 -  AFFORDABLE
 -  SMART SIZE
 -  NO TENANT HUNTING FOR NEXT 15 YRS
 -  ONE TIME AGREEMENT FOR 15 YRS
 -  FULLY FURNISHED UNIT
- 
- 



2, 3rd & 4th Floor Plan



“One Place – Baner” Phase II is under revised sanctions from the concerned authority and thereafter updating and uploading on RERA. The data and information including brochures, plans, specifications, images, pictures, conceptual designs, dimensions, configurations and other details in respect of the Project presently on advertisement material in circulation, is for illustrative purpose only and may not be accurate and could be based on information which is tentative and subject to change as per law. Accordingly, the data and other information on the advertisement in circulation does not constitute or form the basis of an offer or proposal or invitation to purchase a Unit in any of the Projects of the Promoter. It is further clarified that the data and information including plans, specifications, designs, dimensions, configurations and other details in respect of the Project presently on any website and/or on Maharashtra RERA website is subject to change and may vary and change any or all of these in the interest of the project/development, without prior notice or obligation, but subject to the approval of the concerned competent authorities and applicable laws.

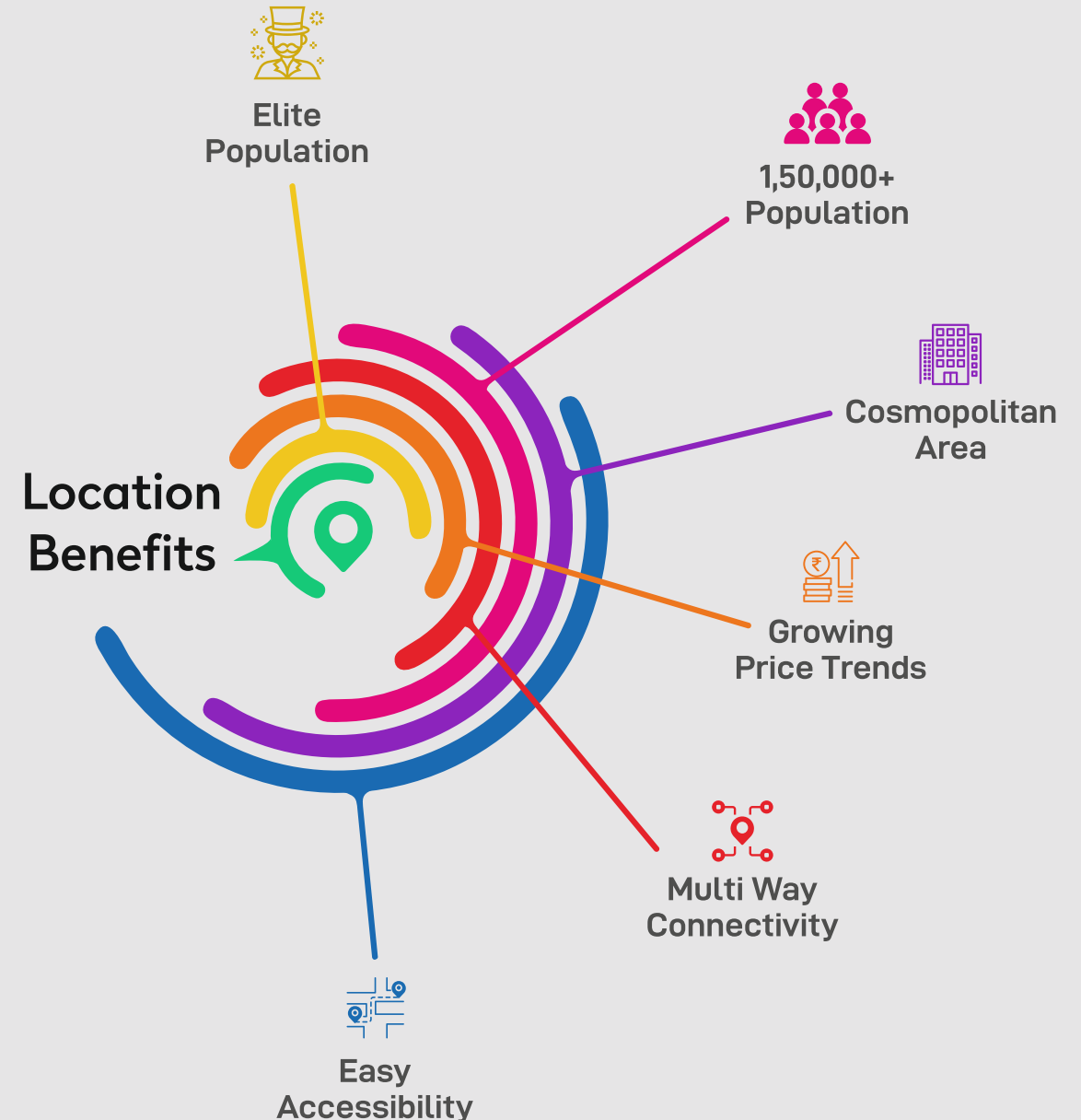
Location Advantages

We believe that location plays a very important role in the growth and success of any business. Which why we have always chosen the most prominent and upcoming locations across Pune.

After Wanowrie and FC Road, One Place is now coming up in Pune's most sought after location Baner.

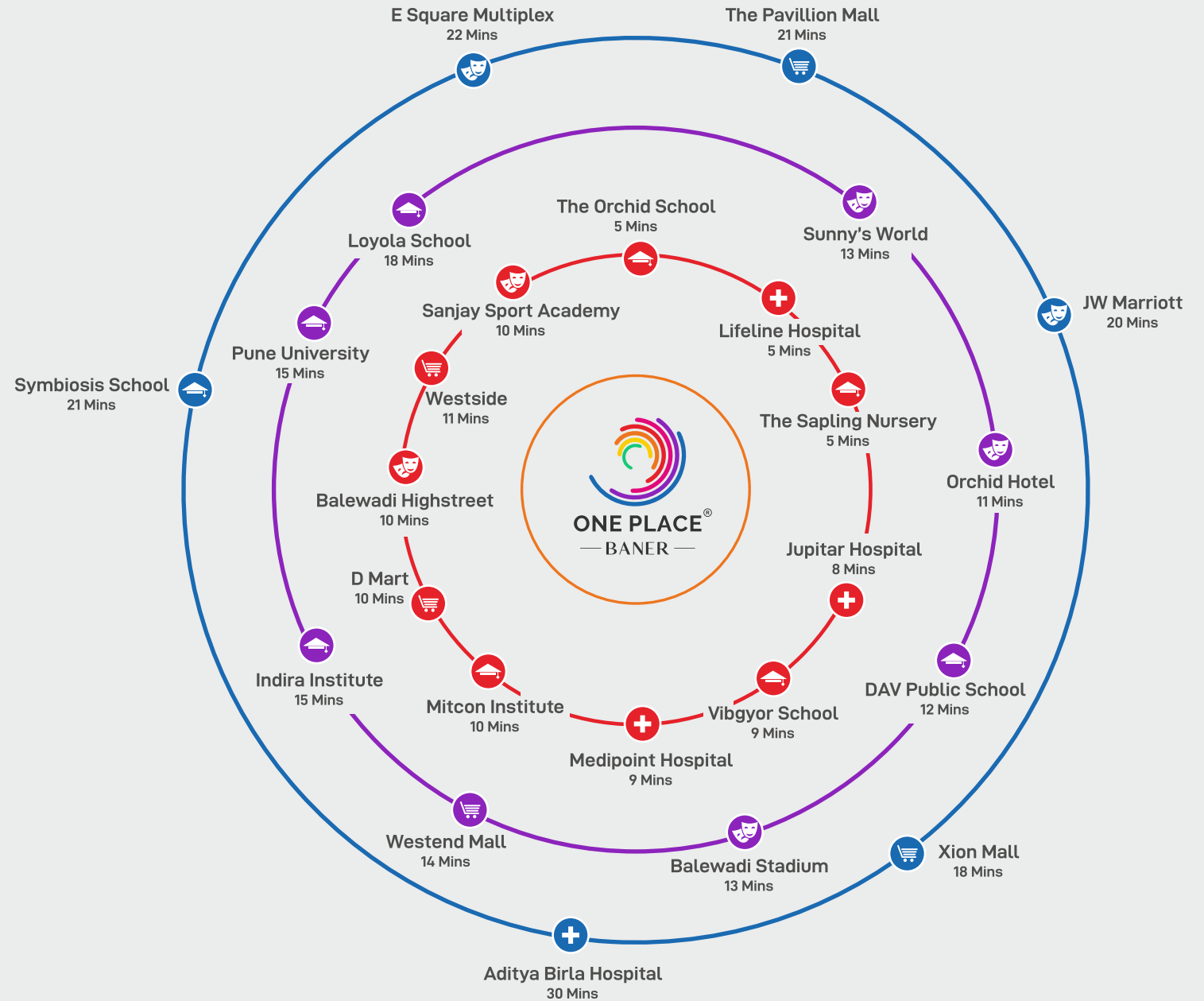
Close to Hinjewadi Pune's biggest IT hub, and the center of start-ups, Baner is where the crowd is today. It has grown into a big residential belt, offering the best of nightlives, education, hospitality and more. This makes Baner a prime commercial destination that has an excellent scope for development in the near future.

Proximity to the upcoming Metro lines will add to the easy connectivity to many prominent parts of the city and make it a more enviable location. Moreover, the Mumbai-Pune expressway runs through Baner, making it easily accessible to Mumbai.



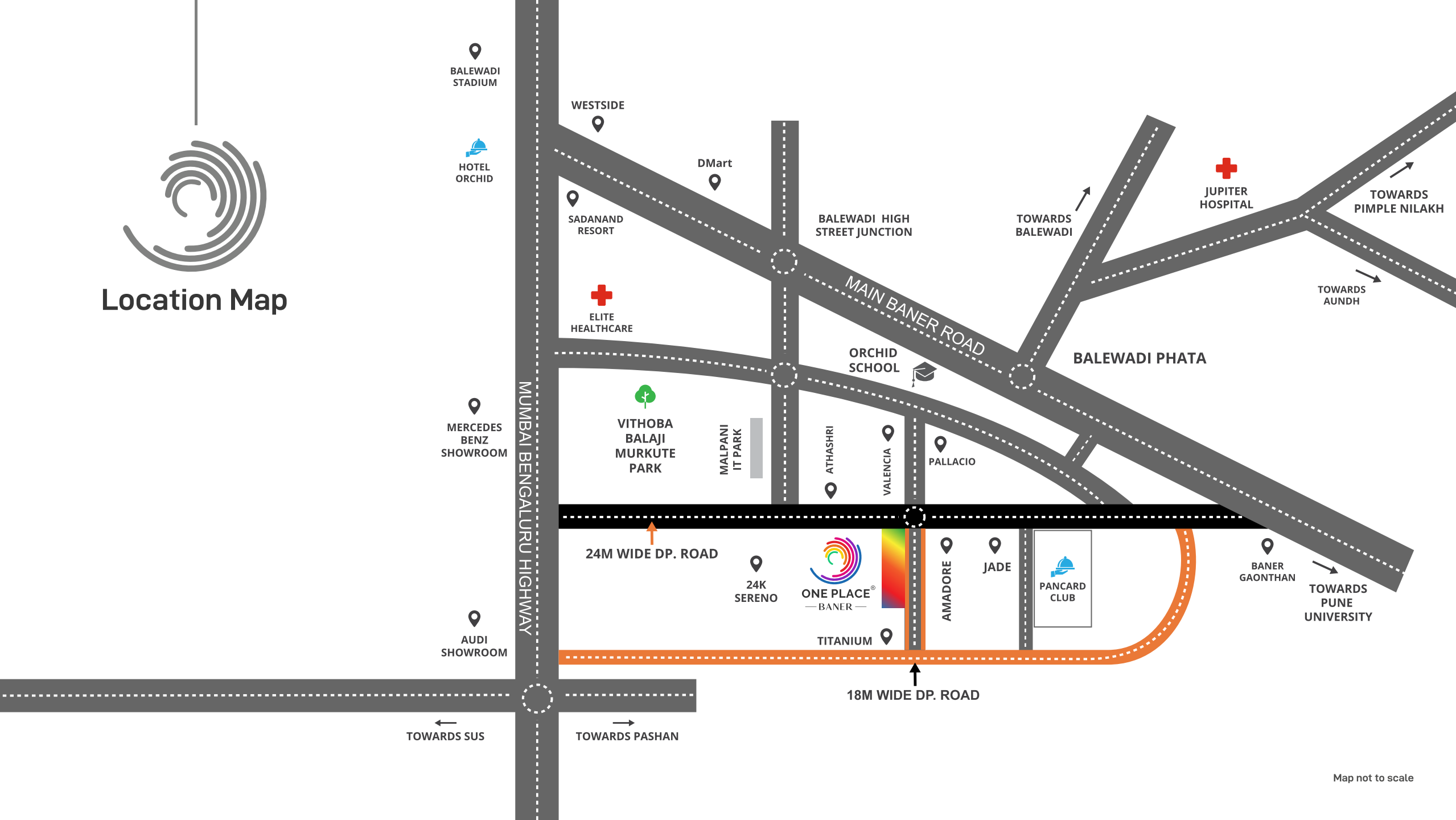


CONVENIENCE





Location Map



MASTER
LOCATION MAP



LEGENDS

- Residential Projects
- Commercial Projects
- Major Roads
- Internal Roads
- River
- Flyover / Bridge
- Railway Station
- Railway Route
- Metro Station
- Metro Route
- Airport



ACHIEVEMENTS

MOST AWAITED
BOUTIQUE
COMMERCIAL
PROJECT

By Realty+
Conclave & Excellence Award 2020

ARCHITECTURAL
DESIGN OF
THE YEAR

By
Global Business Award 2019

BEST
EMERGING
COMMERCIAL
PROJECT

By
Times Realty Icons 2019





PROJECT HIGHLIGHTS

High-Tech Security with CCTV Cameras



Designer Well Finished Common / Attached Toilets



PAY & PARK with Valet Service, Maintenance Free Complex



Fire Fighting System



Genset Backup





OTHER HIGHLIGHTS

- **Elegant Facade Treatment**
- **Meticulously Planned Circulation & Services**
- **Marble Clad Foyers**
- **Provision of Wi-Fi & DTH Connectivity**
- **Designer Well Finised Common / Attached Toilets**
- **Provision for AC**
- **Exclusive Finishing for Common Areas**



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For details visit MahaRERA website: www.maharera.mahaonline.gov.in | One Place - Baner Ph-2 MahaRERA No.: P52100019578