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# NOTICE

A Project by: Siddhivinayak Govind Properties

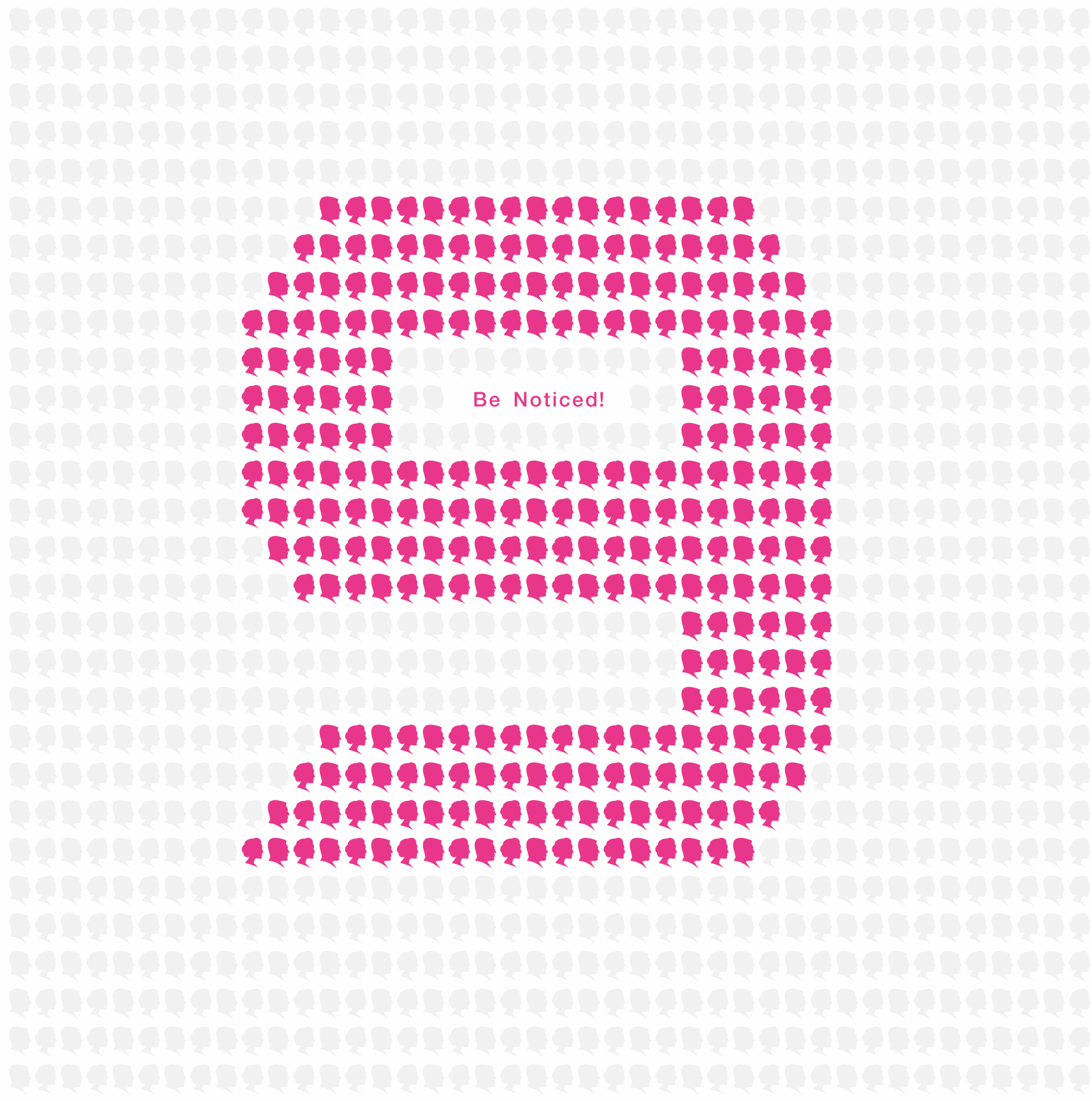


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A+A design



Be Noticed!



# The Indian Retail Story:

The Indian Retail Market is a fast-growing, pulsating sector of the dynamo that is the Indian economy and contributes an impressive 15 per cent to its GDP. Valued approximately at US \$450 billion, its annual growth rate is a phenomenal 20 per cent. In terms of sheer figures, it ranks amongst the top five retail markets of the world. That's not all. India's retail and logistic industry employs about 40 million Indians, with the potential to scale new heights.

For Sure, it will grow in leaps and bounds in the days to come, and only the best shall survive!

# JUST MULTIPLY



## It's a mall, mall, mall world

The concept of 'Retail as Entertainment' came to India with the advent of malls cum retail arcades. Mall fever has touched every facet of Indian society, thereby taking shopping from being a need-based activity to a leisure based one. Whatever the income stratum of consumers, retail arcades make no distinction in offering them most-revered national and global brands.

Not only do they bring it all under one roof, the customer has the option of walking from store to store without interference from traffic...

Creating artificial product scarcity, cheap imitation, and taking the customer for granted are all in the past, thanks to the new retail mindspace. The retail arcade is the paradise where various shopping motives like peer group

association, impulse shopping, status consciousness, economic and utilitarian motives can be fulfilled in one shot. And the ambience makes for a pleasurable experience.

The quality retail space which was just one million square feet in 2002 has accomplished new milestones with 40 million square feet and 60 million square feet in 2007 and 2008 respectively. From just 3 retail spaces in the year 2000; the tally went up to 220 in 2006. By 2015 the number is likely to cross 720 arcades with an estimated cumulative retail space of 100 million sq. ft.

\*Source: Sri Krishna International Research and Educational Consortium

## FDI: the face of change

Upto 2011, the Indian government barred Foreign Direct Investment (FDI) in multi-brand retail. Even single-brand retail was limited to 51 per cent ownership. But in November 2011, the playing field changed forever, even as the government announced major reforms.

As the wheels of change gained momentum, a few things stood out: a wider playing field, stiffer competition and a consumer with a never before exposure to world markets. With multi-brand retailers exploring the opportunities in India, demand for Retail & Mindspace will increase significantly.

A number of mergers and acquisitions have begun in earnest. The multi-brand Retail & Franchise Market is expected to grow to \$220 billion by 2020.

Source: Wikipedia & newspaper articles

## Pune: Embracing the change

Variously labeled the 'Queen of the Deccan' and 'The Oxford of the East', Pune means different things to different people.

A veritable melting pot of various peoples and cultures, it is a city on the verge of change, even as it proudly guards its roots.

The Pune customer—an eclectic blend of local and cosmopolitan. The Pune culture—a delightful mix of old world charm and new age mantras. It has the highest number of students and techies as compared to any other city in India, expats galore and a young population with high spending power.

Even as national and international brands compete to capture this city's consumer, the only way to go is RESEARCH and RESPONSE (to the moods of the market.)

A challenge to put it mildly. For this is a customer, who has to be convinced that you have what it takes to deliver.

Malls and arcades are not limited to being shopping spaces, they need to offer a dynamic and attractive platform for the businessman cum entrepreneur to reach out to the customer. Carefully thought out facilities and amenities that are upgraded continuously, even as the locations stays reassuringly competitive.

That's the only way to STAND OUT. Heads and shoulders above the rest.

**Think Retail. Think Vision 9.**

# 9 C F F IN THE CONSUMERS

## Consumers 9:

Vision 9's consumers are an eclectic mix of the discerning, experimental IT crowd with a well-developed taste for the good things in life as well as the local crowd that wants value for money.

Surrounded by over 10,000 apartments, Vision 9 has the challenge and the privilege to be different things to different people. For the families and professionals that have recently shifted to Pune it doubles up not just as a shopping arcade but also a place to eat, drink and spend quality time with family. For locals, it is a valuable, new option.



# COMPETITION = PROFIT

Even as an assorted range of labels, boutiques, franchisees and showrooms jostle for mindspace at Vision 9, a flourishing shopping experience is guaranteed. An experience which is positive both for buyers and retailers.

Where there is competition there is quality; where there is quality, word of mouth automatically spreads the good word. And business can only profit.

Undoubtedly, competition is a good word.

# SUSTAINABILITY: EXCLUSIVE & INCLUSIVE

Safety lies in numbers; so does sustainability.

Vision 9 is an unique mix of the exclusive and the inclusive. Given the number of retail arcades in the vicinity, the number of footfalls are bound to be more. Which is definitely a big plus from the point of view of long term business stability.

Pimple Saudagar not only provides your business a profitable neighbourhood, it also opens upto a potentially wide catchment area. When demand and supply, need and provision are in sync with each other, your enterprise will SUSTAIN.



# LOCATION

## Strategically Yours

The distance between success and failure of a business may be summed up in one word. Location.

For without a doubt, location is the Oxygen that breathes life into your enterprise, and allows it to go from strength to strength. A close dekho at any thriving business in town will reveal a carefully-selected location that offers the business the advantage of the three vital stepping stones to success: Visibility; Connectivity and Access.

The location you pick for your dream enterprise must ensure you are seen by the audience you seek; it must have good, wide, well-lit roads that make a visit to your workplace a pleasure, and should be connected by all major modes of transport. Close proximity to key educational and medical institutes, public utility facilities and above all, high residential development are integral to success.

## Key Distances

- University Circle - **8.5 kms**
- Aundh - **4.5 kms**
- Baner - **7.5 kms**
- Wakad - **2.5 kms**
- Balewadi - **6.5 kms**
- Hinjewadi - **7 kms**
- Thergaon- **3.5 kms**
- Pimpri - **3 kms**

## Why Vision 9

Vision 9 is more than a retail arcade. It is slated to be the nucleus of activity in Pimple Saudagar, an upcoming, ambitious neighbourhood in the vicinity of both the PMC and the PCMC. Flanked by the IT park of Hinjewadi on one side, and upmarket areas like Baner, Aundh, Wakad, Balewadi, on the other, Vision 9 is at the heart of the action.

Best of all, it is surrounded mostly by residential apartments which are mostly occupied by the high-spending populace that works in Hinjewadi/MIDC. The industrial corridors of PCMC and a significant student base add to the story. Only a few minutes away from the Mumbai-Pune highway, leads to the Pune Nashik Highway and Chakan MIDC, thus making it a focal point of business.

Vision 9 is surrounded by other retail arcades of the same group, guaranteed to further attract customers who will also patronise your business.

On the windward side of the BRTS route, particularly as no other construction may come up on the other side.

Vision 9 is a well-lit facility with good exterior lighting that allows safe shopping even after nightfall.

Not only do you have a SECURE audience, you have a steady supply of skilled / trainable workforce.

Vision 9's strategic location makes it easy for suppliers to make deliveries.

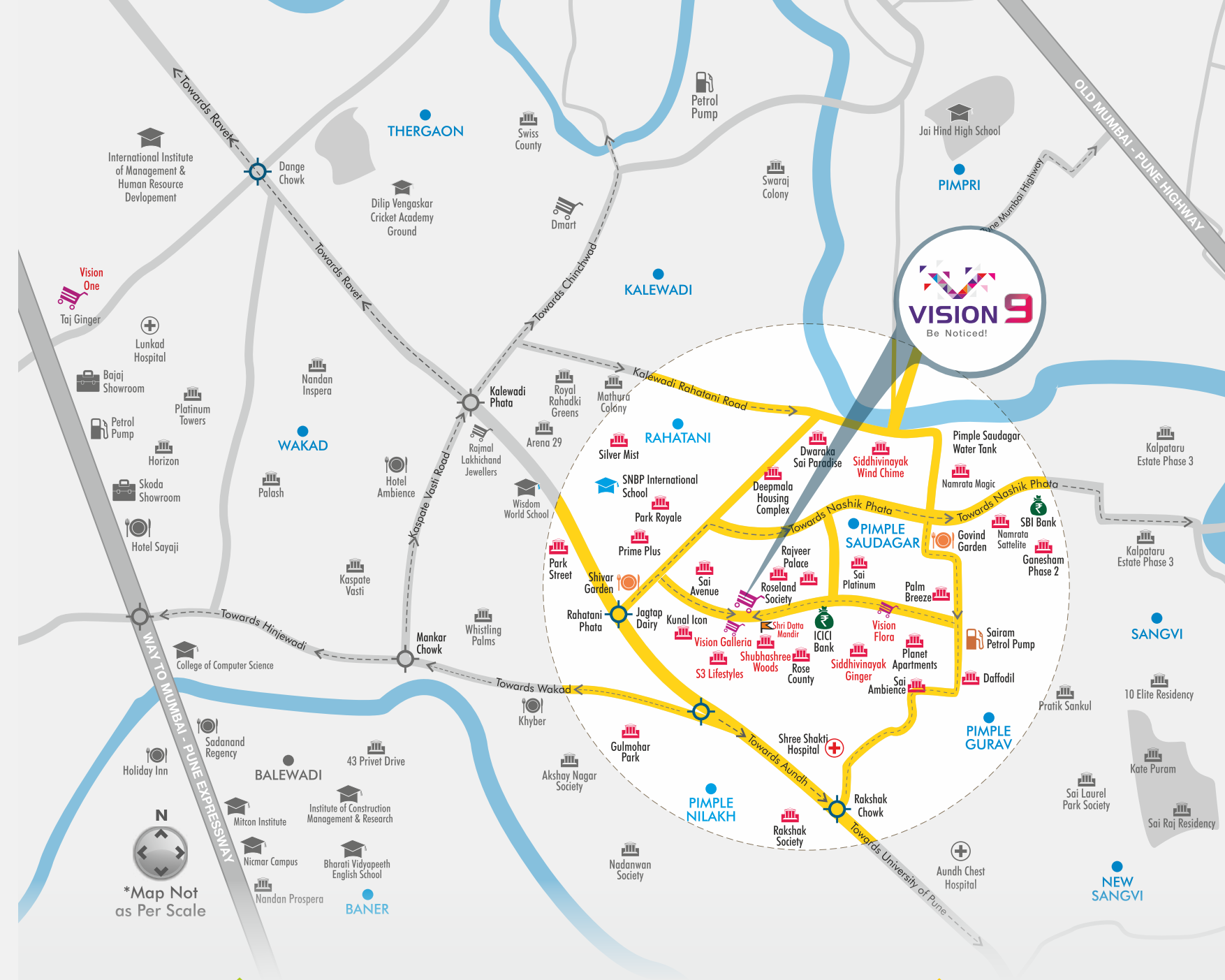
Well-supported by public transport. Ample parking space.

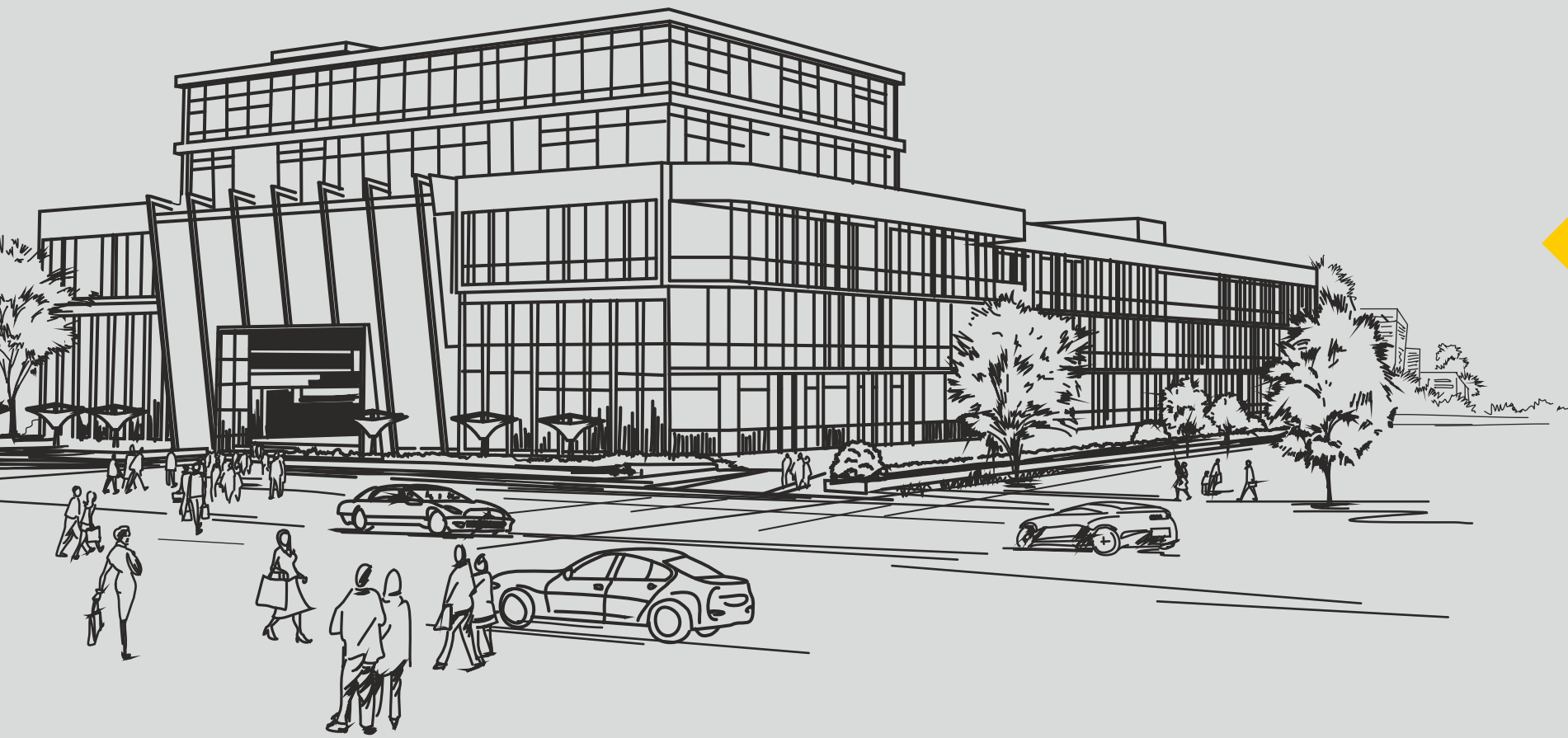
Best of all, Vision 9 has the capacity to accommodate your growth as your business expands. Situated in the busy Pimple Saudagar with central visibility, it's the perfect platform ever!

Location 9: Victory x Survival = Success

## LEGENDS

- Chowk
- Railway Station
- Bank
- Petrol Pump
- Residential Projects
- Hospitals
- School / Institutes
- Offices / Companies
- Shopping Mall
- Movie Theater
- Hotels / Restaurants





# BEAUTY THAT SERVES THE PURPOSE

The first sight of a well-constructed, spacious and imposing architecture of Vision 9 will always elicit the wows. All of humankind has an instinctive ability to respond to visual beauty...but that's not enough, far from it. The technicalities and aesthetics of Vision 9, which add up to its architecture, are important not just for their own sake, but for the values they represent.

The interiors are as appealing to the façade--in order to back the promise--and every constituent of the architecture is there for a concrete reason: from thoughtfully designed common spaces for visitors, to the lighting, landscaping and distribution of essential services.

In other words: Good-looking architecture will draw initial attention; only the intelligent architecture of Vision 9 will sustain in memory. And draw in the business over time.



# THE HEART OF RETAIL

No two ways about it: The first look at the aerial and frontal view of Vision 9 tells you what you need to know. About a structure built for the bigger picture.

Cutting-edge and futuristic, the C shaped design is picturesque not only for its own sake, but also for the equal footing it provides all its shops—thereby allowing all of them sufficient visibility and display from assorted angles and levels-- sans partiality. Its grandeur and location are its signature; and every single entrepreneur would be proud to operate from here.



# DO BUSINESS IN **GOOD COMPANY**

Clarity of thought and perfect execution at every stage, that's Vision 9 for you!

A simple mantra motivates us. If you are going to spend the better part of your day here, a happy, comfortable, stress-free environment is key.

Positivity begets positivity---be it the businessman and entrepreneur setting up his shop or showroom---or the visitor who is looking forward to spending a day with his family, shopping, eating or merely browsing through.

Come, experience the aura of the winner's circle.







# THE ADDRESS OF HEALTHY BUSINESS

Vision 9 offers you smart retail spaces like none other. Flat slabs, good height, fast elevators, designer lobbies, glamorous well-lit spacious passages, landscaped areas and designated parking space, you couldn't ask for a better work atmosphere to keep you stress-free.

Shops as high as 14 feet; a central grand atrium approximately 50 feet & 14,200 square feet wide lobby, carefully planned aesthetics, clean glass facade, hygienic public spaces on every level, to say nothing of internally landscaped areas, Vision 9 nails it on every count.

Vision9 is a feast for the senses--that makes shopping an experience, never to be forgotten.



# INTELLIGENTLY YOURS

The true test of a winner lies not in the light of day, but after nightfall. Equipped with LED Facade lighting, well-lit internal & external seating and tight security, Vision 9 is not only a fun experience, but also a safe one. Complete with water bodies and fairy lights, Vision 9 is a wondrous sight to behold. The perfect place to work late, or simply unwind.

## Little things count

God lies in the details; so does a sustainable business. A spacious walking plaza, pleasant common spaces, efficient & adequate lifts, ample parking space, 24 x7 power back up, hi-tech shutters, professional security----all of these add to your success story.

## Maintenance

The mantra of management It's not enough to have bagged a good deal in a dream venue. Because in order for it to remain premium, it needs to have a responsible, reliable and pro-active management agency that ensures its upkeep, cleanliness and discipline at all times. A well-managed space will add to the value of your asset

## Parking

Rest easy/Make or break It's basic really. If you want your customers to return, you got to provide them with adequate and safe parking space. In a world where parking spaces are at a premium, a well-laid out parking lot is your ticket to the top!



Ample Parking



Generator Back up  
for Common areas



Hi Speed Elevators  
& Escalators



Wi - Fi Zone



24 x 7 Security



Semi - Automatic  
Rolling Shutter



14 ft. height of  
shops



Walkway  
Landscape Garden

# ADDING VALUE TO DETAIL

- RCC- Earthquake Resistant RCC structure with large Column Grids and P.T. Slabs
- 4"/6" BBM with Internal Plaster with Gypsum Finished Walls
- External Sand faced chemically treated plaster
- Concealed Electrical services with Modular switches & FRP wiring
- Ample electrical points for Shops & Offices
- AC and Telephone points in Shops & Offices
- 3 Phase MSEB Meter with separate MCB & ELCB unit
- Battery Backup for Shops and Offices
- Generator Back up for common Areas including Escalators & Elevators

- Concealed Plumbing Services with branded CP & Sanitary fittings
- Underground Water Tank
- Paving Blocks in external pathways
- Municipal water supply
- 1mtr x 1mtr Vitrified Tiles in Shops & Offices
- Grand Central Atrium with Italian marble flooring inlays
- Designer Tiles in Common Toilets
- Premium Emulsion paint for shops & offices
- Separate Designer Lobby for Office Block
- Rolling Shutters
- 14 ft height of shops with loft
- S.T.P. for Sanitation

- 4 High speed elevators and 4 Escalators for retail and office spaces
- Powder coated aluminium glazed doors, with floor springs for offices
- Powder coated aluminium glazed windows with sliding shutters.
- Gas Leak Detectors in Shops
- Backlit Name Boards of standard size for each shop
- Smoke Detector in Parking & Common Areas
- Fire Fighting Systems for Parking & Common Areas
- Attractive Elevation - Clean Glass Facade with Alcobond Cladding
- LED lighting for External Facade
- Common sitting area at Ground Floor Lobby

- Walkway with luxurious Landscaped Garden
- Excellent 24 x 7 Security
- Maintenance by Professional Agency
- Parking - Two Level Parking (lower & upper basement)
- Signage - Common Name Display Panel at the Entrance
- Environmental Graphics for Common Area Signage
- Conceptualised Pattern Roofing for Central Atrium
- 12,500 sq. ft. of Central Grand Atrium at ground floor with landscaped features and common sitting areas.



“  
**Honesty is  
not just our  
best policy,  
it is our  
only policy**”

**Rajesh Sakla**  
Chairman - Managing Director



Siddhivinayak Groups (Naupatlal Sakla Enterprise) has been a leading real estate entity in Pune and PCMC for over 26 years now, Over time, the group has a proud and painstakingly built track record of making homes that last, and relationships that endure.

Top quality material, attention to detail and a rock-solid foundation that stands on the single mantra of TRUST, are our signature. A signature that defines us, and distinguishes us from the rest.

Under the inspiring leadership of our founder Rajesh Kumar Sakla, the company has gone from strength to strength since 1987. The unique combination with the highest quality practices and affordable prices has taken the group to enviable heights. The group has top-of-the line, much talked about projects across Pune and Pimpri Chinchwad.

With over 14,000 families to call our own, 8 million square feet of completed projects and over 4 million square feet under construction, the group enjoys a significant brand presence in both PMC and PCMC.

**VISION:** Vision V is built on the bed-rock of commitment. A commitment that stems from a philosophy of excellence and innovation; a commitment to better our own best effort at every stage, be it with regard to construction practices or customer services.

**MISSION:** Adding value to every home, office or infrastructural facility we touch. Personal & environmental safety norms, above all. Reaching the finish line--on time, every time. Transparent transactions. High quality, fair pricing. Relationships with customers that endure across generations.