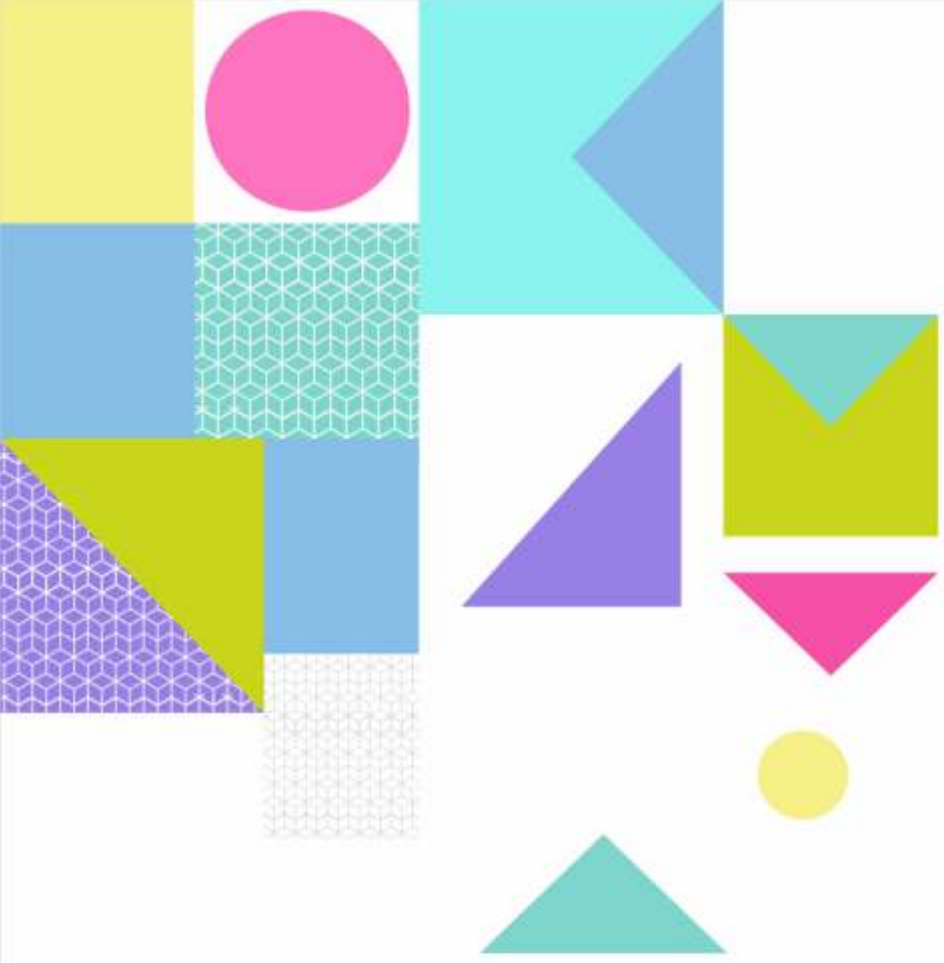




VISION 7

HAUTE RETAIL & OFFICE SPACES



YOUNG & VIBRANT INDIAN RETAIL

RETAIL SPACES

How the young professionals are triggering a boom

The steady growth of retail shopping has had a very interesting effect: physical stores have become wiser, smarter and sharper. Life's most important purchases are never just purchases. They are a sensory experience. You use your entire being to make a decision. While it may not appear to be much, it is inherent in human beings to seek and enjoy experiences they can touch and feel.

Let's say you are looking for that perfect pair of jeans in which you can live in. Such purchases are best made by first seeing a design in its actual state, and then touching the garment so you know whether you like its feel or not. You have to try it on to really know if this pair of jeans was made for you. If it fits like a glove, you are sold. Also, this negates the probability of a return. Add to that the great family time you have actually shopping, and you are on solid ground. A physical retail store is an impregnable idea. After all, it isn't just about buying something. It's about a 360 degree life experience.

Now, let's get into the numbers. According to a 2014 study by A T Kearney, the preference for physical stores is undeniable and 95% shopping happens through it. In fact, brick-and-mortar retailing is not only the industry's cornerstone today, but also its future, the study predicts.

In the US, where online stores are still very popular, 90% of retail shopping still happens in physical stores. Ironically, 72% of young shoppers research online before purchasing in a store.

Young and Matchless

India is one of the youngest nations of the world. Over 500 million people are under 25, many of whom are also young professionals. They are driving retail sales with a force that has not been seen before. Pune is a great example of this phenomenon. One does not need statistics to see the kind of footfalls a dedicated shopping arcade sees on weekends. If you take the case of Pimple Saudagar, which is in the neighbourhood of Hinjewadi, you are looking a sizeable number of double income young families.

INDIA, the big pie!

The Indian retail sector is fragmented and the unorganised sector has around 13 million retail outlets, which is around 95-96% of the total Indian retail industry. The organised sector's growth potential has increased due to globalisation, high economic growth, and changing lifestyles. Also, the young population is spending more and disposable incomes are rising, pushing retail growth.

If you want a clearer perspective, way back in 2007 the Indian retail industry was valued at INR 13,300 billion, while the organised segment constituted 5.9% of the value at INR 783 billion. Of these, the clothing and accessories sales had a majority share of 38.1% followed by the food and grocery segment at 11.5% and electronics segment at 9.1%. The organised retail industry grew at a CAGR of 33% during 2004-2007.

PUNE: A crucial retail cluster

Pune's retail space is poised to double, according to a new report by real estate consultancy firm Jones Lang LaSalle. When 2013 ended, the built-up mall area across seven metro cities of India stood at 76 million sq feet. Analysts predict that this will cross the 100 million sq feet mark in 2016, touching 107.8 million sq feet in 2017. It is also crucial to know that a significant chunk of this action will happen in Pune and Pimpri Chinchwad, which are among the top-10 retail clusters in the country.

Think Retail. Think Vision 7.

7 SENSES OF VISION 7

FEEL THE SEVEN SENSES OF BETTER RETAIL

The biggest contributor to the success of a commercial space lies in better management, adventurous marketing, mix of popular multi-brand stores and trained staff that can give a personalised experience. Which is why, in the next few pages, we have described the 'Seven Senses' that make for a wholesome physical retail store experience.



FEEL

THE POWER OF PUNE'S HIGH-SPENDING GROUP



SMELL

THE GOODNESS OF A PERFECT LOCATION



TOUCH

A WHOPPING FOOTFALL OF 60,000+



SEE

THE POTENTIAL IN MOVIE GOERS



TASTE

THE SWEETNESS OF PROFITABILITY



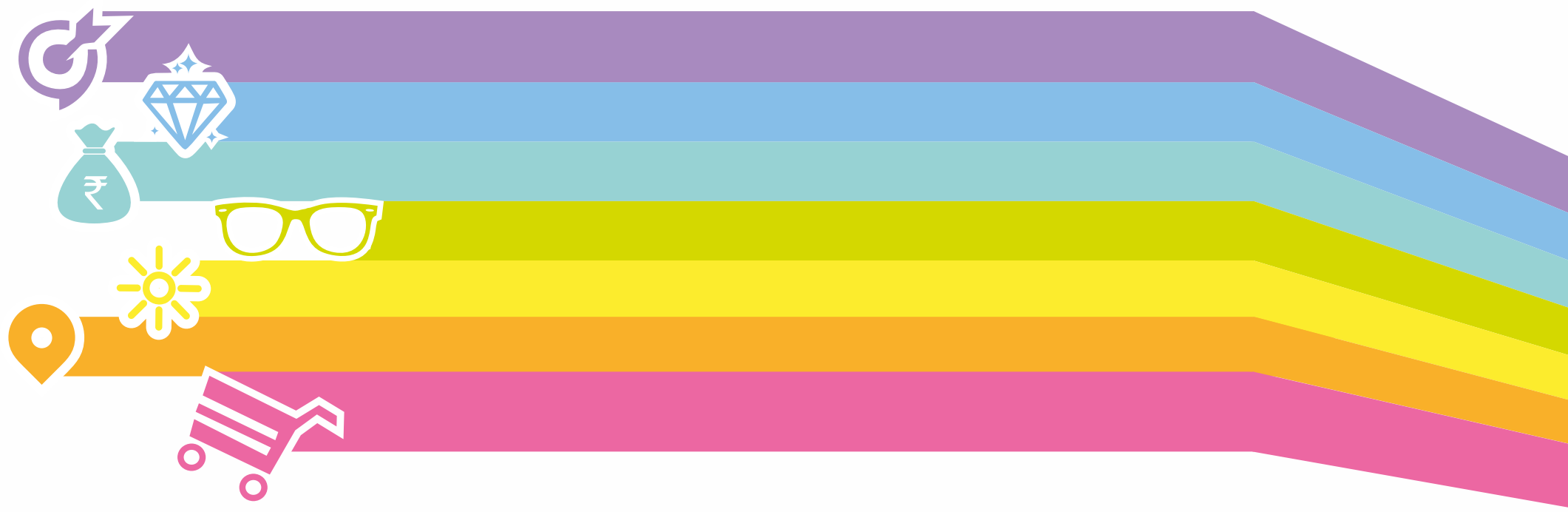
LOOK

CHARMING, CONTEMPORARY & COOL



EXPERIENCE

THE AURA OF 7



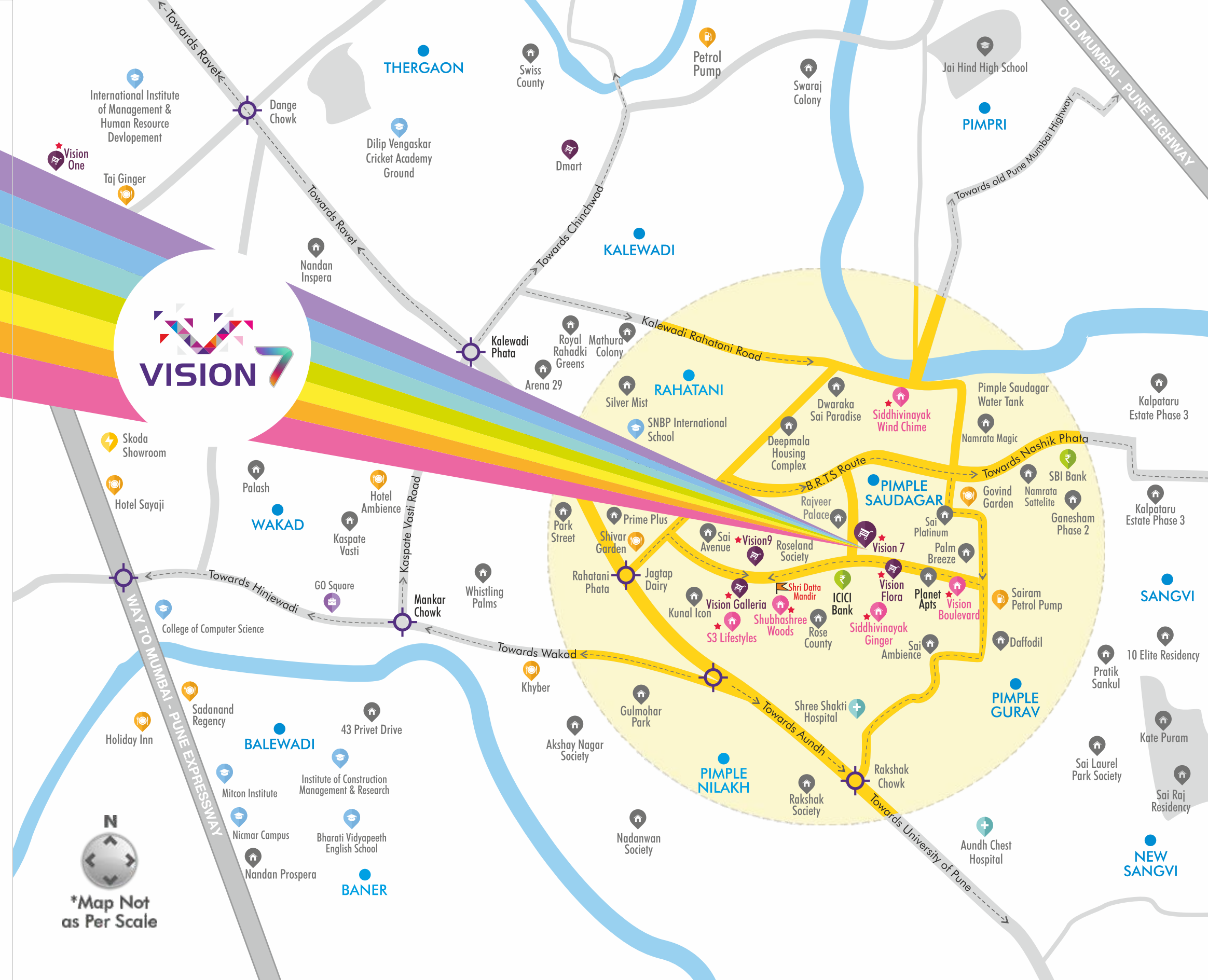
SMELL THE GOODNESS OF A PERFECT LOCATION

Over the last 5 years, Pimple Saudagar has become a property hotspot for the new young cosmopolitan people who have a taste for the good life. Thousands of youngsters who work in MNCs in Hinjewadi and industrial corridors of PCMC area, have made Pimple Saudagar their home. More than 60,000 people, from the high-spending group, live here. Investing in a commercial property here will attract a captive audience spread across 5 square kilometres.

Pimple Saudagar is one property market that has seen one of the highest growth rates in terms of residential properties and small to medium commercial establishments. The area is well connected to neighbourhood suburbs like Hinjewadi, Pimple Nilakh, Thergaon, Wakad and even Aundh and Baner. Over the last few years, Pimple Saudagar has received attention from some serious investors. Currently there are several small eateries, restaurants, departmental stores and a few retail shops but the real potential of this area lies in Vision 7 as it will open the 'mall' culture to the residents here.

LEGENDS

- | | | | |
|-------------------|----------------------|--------------------------------|-------------------|
| Chowks | Hotels/Restaurants | Hospitals | Commercial Spaces |
| School/Institutes | Offices/Companies | Petrol Pump | Bank |
| Auto Showrooms | Residential Projects | Siddhivinayak Group - Projects | |

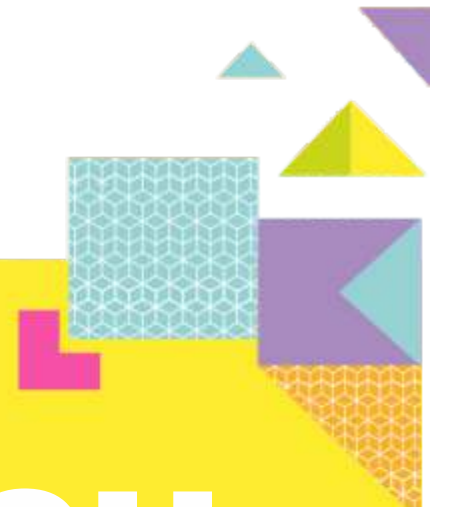


WHAT YOU NEED TO KNOW

- | | |
|---|---|
| Population of 70,000 Residents (*Approximate) | Premium Luxury Hotels in the Vicinity. |
| Over 10,000+ apartments | First 2 Screen Multiplex of Pimple Saudagar |
| Surrounded by over 35,000 students | Secure audience with steady supply of skilled workforce |

Key Distances

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



TOUCH

A WHOPPING FOOTFALL OF 60,000+

With 60,000 people who work in nearby IT/ITES firms, just imagine the potential footfall here every day. The new urban Indians want to spend their weekends with friends and family at commercial avenues where they can shop, eat and have fun. The IT professional is brand conscious and wants the best from a shopping experience and Vision 7 will give her/ him just that. No more trips to the city in dense traffic just to shop, eat and play. Also, Vision 7's proximity to Hinjewadi will make it a hub for business lunches and meetings. Situated on 'L' shaped plot with over *600 ft (*approx) of high visibility will make an opportune destination for your buzz filled venture. The contemporary mind will be aesthetically drawn to Vision 7's precise and minimalist design. The architectural play with natural light and uninterrupted visibility make this address a futuristic landmark.



SEE

THE POTENTIAL IN MOVIE GOERS

While this area has witnessed a rapid infrastructural growth, there's one thing that was missing: a multiplex. Vision 7 is here to fill this gap as it will have its own 2-screen multiplex and entertainment hub. You will not just have shoppers and eaters but also movie goers who generally want to look around and might even shop. Once the multiplex is up, Vision 7 will see a weekly footfall of over 5,000 movie goers. It is a known fact that an average Indian family spends on shopping / eating / entertainment every weekend or whenever they go for a movie. Having your retail store here can open up new avenues for this section of people who want to spend their weekends outside.





TASTE

THE SWEETNESS OF PROFITABILITY

The residents who bought properties in Pimple Saudagar and Rahatani areas in its initial years have seen their property rates double up recently. The area is bound to see a boom of residential and commercial properties in the coming years. A healthy rate of appreciation is expected on both commercial and residential properties. Currently, Pimple Saudagar enjoys an annual property appreciation rate of 12-15% and it is expected to grow even further. You can rest assured that you will see a consistent rise in the inflow of customers.



LOOK

CHARMING, CONTEMPORARY & COOL

Vision 7 is all about smart retail spaces that offer a happy shopping experience. Every inch of your property is made with the best materials. Flat slabs, good height, contemporary aesthetic, thoughtfully designed lobbies, well-lit spacious passages, landscaped areas and designated parking space for over 150 cars and 200 two-wheelers, a 14,200 sq.ft grand central atrium, high-speed elevators, clean glass facade and hygienic public places maintained regularly by a professional agency, will make your commercial property at Vision 7 even more desirable.




EXPERIENCE THE AURA OF 7



A futuristic design that gives equal opportunity of display and visibility to all shops from all angles and levels, is one more reason why you should make this property yours. The frontal view of Vision 7 redefines commercial grandeur, while its premium location makes it desirable for entrepreneurs to invest here. To operate your office or shop from Vision 7 means having a vibrant market of young urban India right in front of you.


2 Level Parking


Generator Back up
for Common areas


Hi Speed Elevators
& Escalators


2 Screen Multiplex


24 x 7 Security


Wi - Fi Zone


4.2 mtr height of
shops


Walkway
Landscape Garden

SPECIFICALLY LOADED

- 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 upto 1 point
- AC and Telephone points in shops
- 3 Phase MSEB meter with separate MCB & ELCB unit
- Generator back up for common areas including escalators & elevators
- Designer paving blocks in external pathways
- Concealed plumbing services with branded CP & Sanitary fittings for toilets
- Underground water tank
- Municipal water supply
- 800mm x 800mm Vitrified Tiles in shops
- Designer atrium
- Designer tiles in common toilets
- Premium emulsion paint for shops
- Rolling shutters
- 4.2 mtr Height of shops with loft
- S.T.P. for sanitation

- Powder coated aluminium glazed doors, with floor springs for offices
- Powder coated aluminium glazed windows with sliding shutters.
- Backlit name board provision of standard size for each shop
- Smoke detector in parking & common areas
- Fire fighting systems for parking
- Attractive Elevation - Clean glass facade with alcobond cladding
- LED lighting for external facade
- Common sitting area at ground floor lobby
- Signage - Common name display panel at the entrance
- 4 High speed elevators and 4 escalators for retail and office spaces
- Walkway with luxurious landscaped garden
- Excellent 24 x 7 security
- Maintenance by professional a gency
- 150* Cars & 200* Two wheelers parking
- 60 ft. High central atrium
- 10,000 sq. ft. of Central grand atrium at ground floor
- Landscaped features in common areas and pathways
- Environment design for common area signage



“
**WE CREATE
SPACES
THAT NOURISH
YOUR DREAMS.**
”

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 built a reputation for making homes and commercial spaces 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, define us and allow us to stand apart 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 of high quality practices and affordable prices, has taken the group to enviable heights. The group has top-of-the line 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.

VISION: Vision 7 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 and 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.

www.sgworld.in

J.V. Partner



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