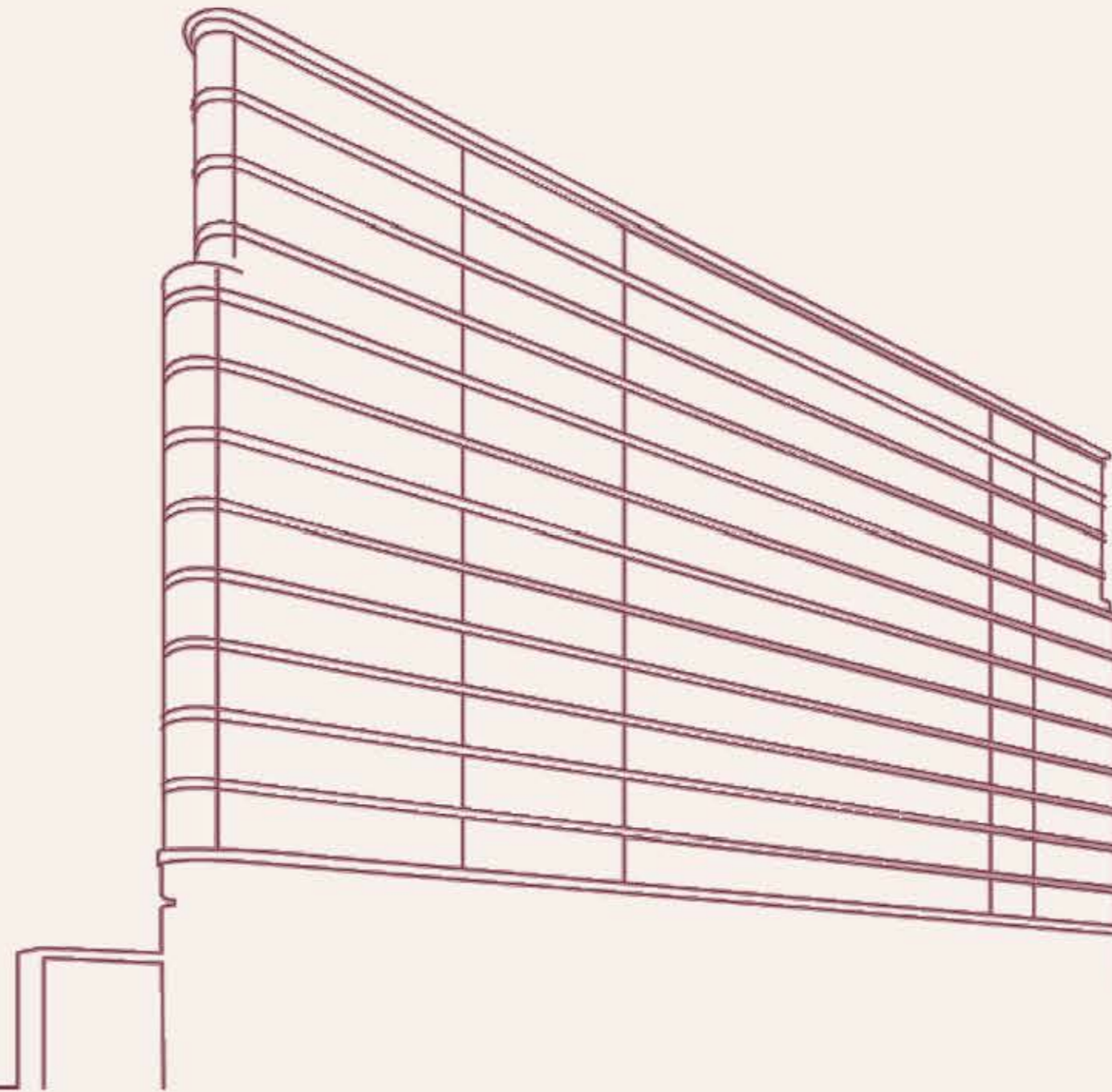


THE
ANTHEM
— ANAND PARK, AUNDH —



BOUTIQUE OFFICES & RETAIL SPACES



Banyan Tree Realty

DEDICATED TO SERVING OUR CUSTOMERS

- Emphasis on exceptional service and customer satisfaction - a hallmark of the company.
- Multiple Awards won on the merit of customer reviews and satisfaction.
- A dedicated team of real estate experts who serve the customers every step of the way.

PROPELLING PROGRESS

- Pioneered Pune's first cluster development project, "Adinath Society".
- Developers of "Anand Park", Pune's first plotting project in Aundh.
- Ongoing projects that span over 150 acres
The creators behind the picturesque "86 Banyan Tree" & 46 Banyan Tree that's now home to many Bollywood celebrities and media personalities. Redefined the concept of Gated Community Living in Pune.

A NEW AGE BUSINESS DESTINATION IN THE HEART OF AUNDH

The Anthem is a striking commercial building situated in the heart of Aundh — a premium commercial space with technological advancements and world-class amenities. Every corner is built to embrace your goals and aspirations, ensuring growth-focused work and results!



150+
UNIQUELY DESIGNED
OFFICE SPACES



150,000 Sq. Ft.
OF PRIME COMMERCIAL
REAL ESTATE



**1st Robotic
Parking System**
IN WESTERN INDIA



7 exclusive
RETAIL UNITS



Vaastu Compliant
ENTRANCE & OFFICES





A NEW BENCHMARK IN WESTERN INDIA

High tech automated robotic car parking system.



3 Entry Exit
Points



Start To Finish
Diagonal Motion



Capacity for
194 Car Parkings



Hassle-free Car
Delivery in **2 Mins***



Secure with **2 Shutters**
At Entry & Exit Points



Made In **INDIA**



HOSPITALS

Kotbagi Hospital
 Jupiter Hospital
 AIMS Hospital
 Apollo Clinic
 Fortis Healthworld
 Manipal Hospital



EDUCATIONAL INSTITUTES

Tatva Pre-School
 Loyola
 St. Joseph's
 City International School
 Symbiosis Skills University
 DY Patil Medical University



LIFESTYLE

Westend Mall
 Gold's Gym
 Cult Fit
 Premium Apple Stores
 High Fashion Outlets
 on Aundh Road



RESTAURANTS

Gong
 Mekong Folks
 1 BHK
 Mr. Rabbit's Bar &
 Burrow
 Effingut Brewery



HOTELS

The Fern, Ecotel
 JW Marriott
 Hotel Sayaji
 Oxford Golf
 Resort



CONNECTED TO EVERYTHING YOU NEED



500M from Baner Main Road



5 Kms From Pune - Mumbai Expressway



45 Mins From Airport



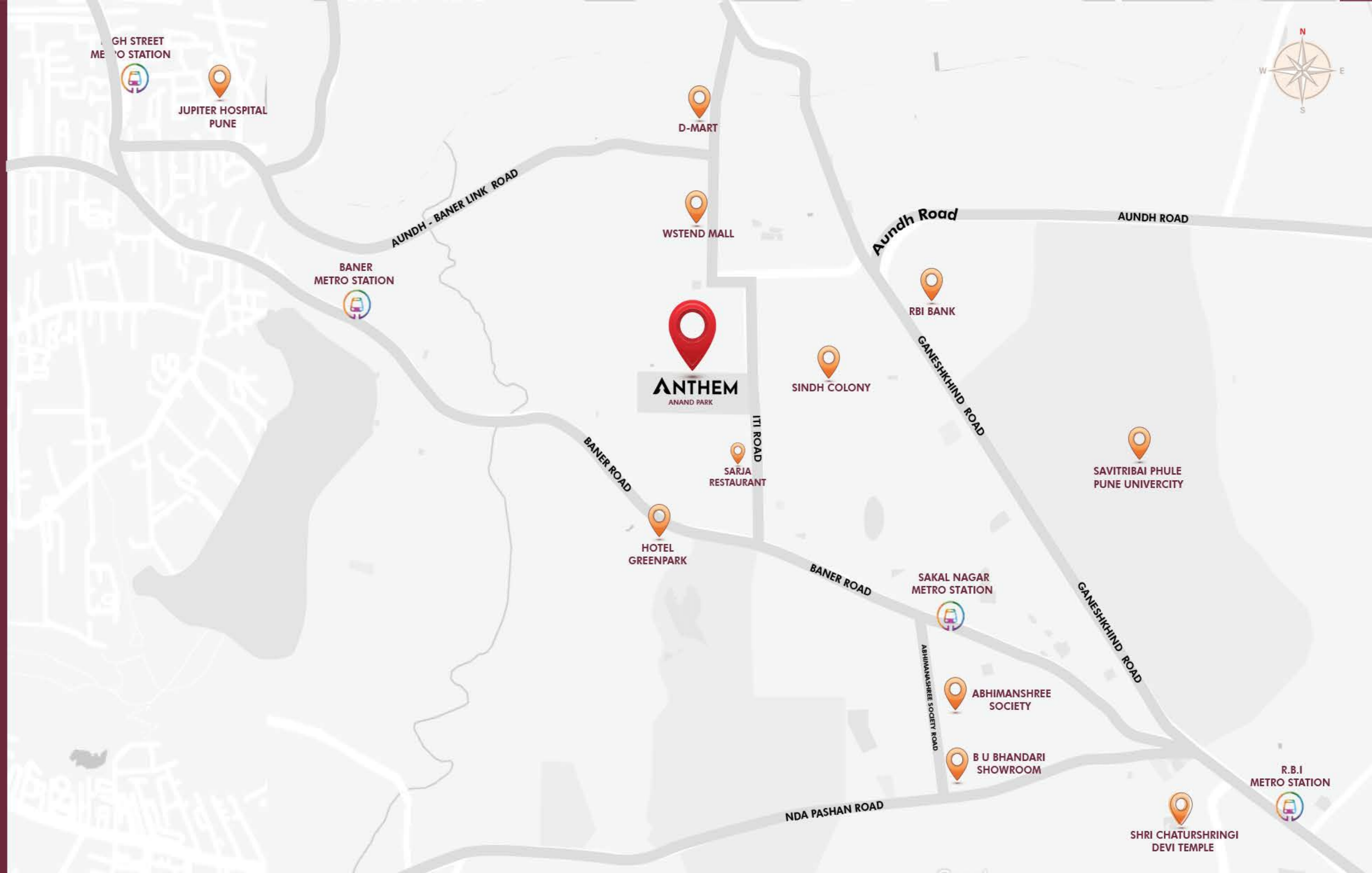
10 Mins From Balewadi High Street



20 Mins From Hinjewadi Phase 1



2.5 kms From Pune University





CONVENIENCE TAKES
CENTER STAGE

- 101 Anag Agarwal
102 Mihir Ahuja
103 Suyesh Mazhi
104 Vijay Deshmukh
105 Sarojini Chawala
106 Shubhangi Deshmukh
107 Ajay Gupta
108 Tejas Vishwakarma
109 Jyeshtha Bhanushali

- 110 Anag Agarwal
112 Anur Jain
113 Suyesh Patra
114 Anshu Gupta
115 Sarojini Chawala
116 Sonali Pawar
117 Sandeep Chahal
118 Tejas Vishwakarma
119 Preeti Jain



REAL ESTATE
Real Estate Sales Agent

Real Estate
Sales Agent

IMPECCABLE DETAILS
IN EVERY CORNER



SPACIOUS,
FUNCTIONAL AND
STYLISH LAYOUTS

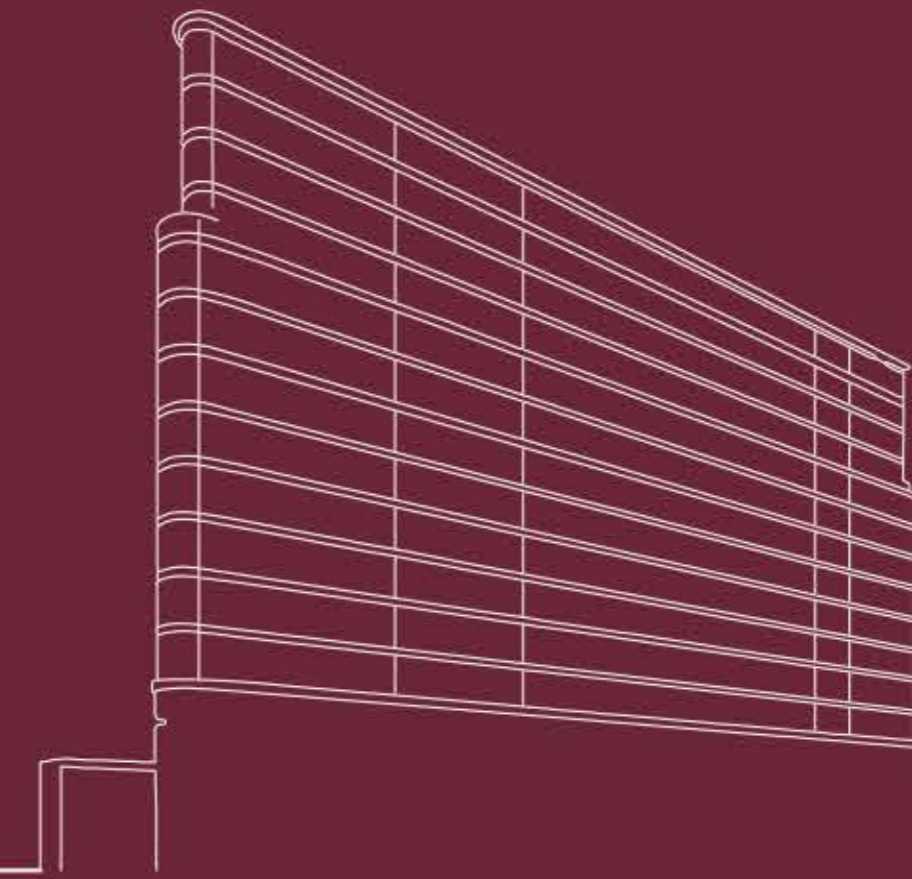


MAKE GREAT THINGS
HAPPEN HERE



AN INVITING SPACE
THAT SYMBOLISES SUCCESS

SPECIFICATIONS



**Majestic
Entrance Lobby**



**External Double
Glazed Glass Facade**



PT Slab



**False Ceiling &
LED Lit Hallways**



**RCC Framed
Structure**



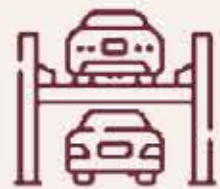
**Managed Security & Boom
barriers at Building Entry & Exits**



**3 High-Speed
Elevators**



**Backlit Pylon &
Building Lobby Signages**



**Fully Automated Robotic
Car Parking System**



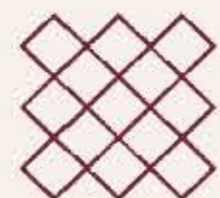
**24X7 CCTV
Secured Campus**



**Fire Detection System
As Per Industry Norms**



**Water Storage - UG Water Tank
& Overhead Water Tank**



**Granite & Marble
Flooring on lobbies**



**Access Control System
In Building Lobby**



**100% DG Backup For
Common Areas**



Conference Room

AREA STATEMENT

SHOP NO'S	CARPET AREA (SQ.M)	MEZZANINE AREA (SQ.M)	TOTAL AREA (SQ.M)	CARPET AREA (SQ.FT)
01	31.26	15.63	46.89	505
02	59.13	32.05	182.35	1963
03				
04				
05	99.69	50.29	149.98	1614
06	85.99	43.49	129.48	1394
07	50.17	25.10	75.27	810
08	40.34	20.31	60.65	653
CONFERENCE	0.00	34.34	34.34	370
TOTAL	425.70	253.26	678.96	7308

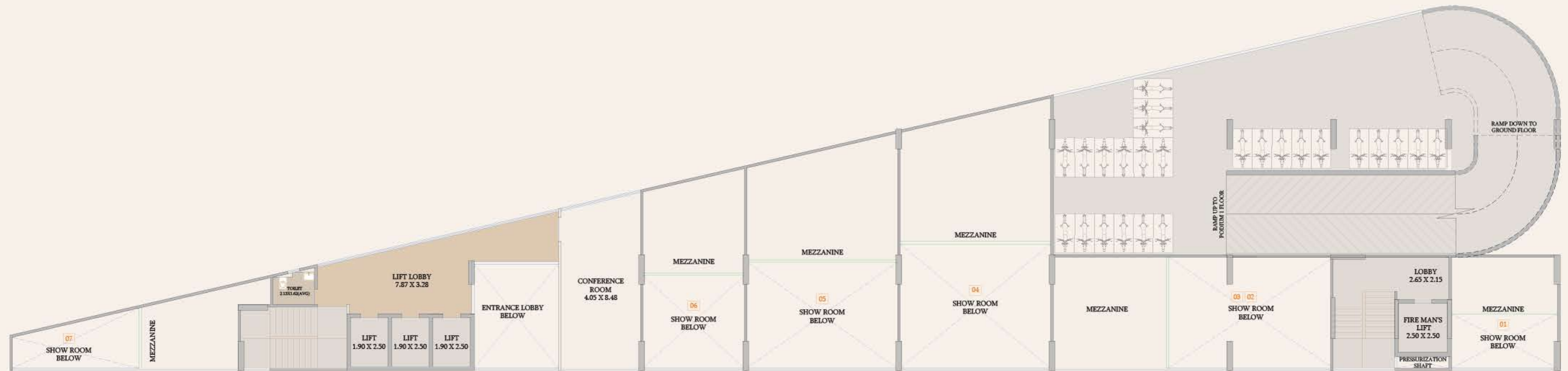


GROUND FLOOR PLAN



DISCLAIMER:
 This brochure is purely conceptual representation and not a legal offering. All images in this brochure are merely for presentation and not literal. The images are only indicative of furniture arrangement, furniture and accessories will not be provided by the developer. All plans are subject to accommodate the changes as per sanctioning authority. All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. All dimensions are shown from unfurnished surfaces.

MEZZANINE = 25 SCOOTER'S
 PODIUM 1 FLOOR = 152 SCOOTER'S
 PODIUM 2 FLOOR = 198 SCOOTER'S
 TOTAL = 375 SCOOTER'S

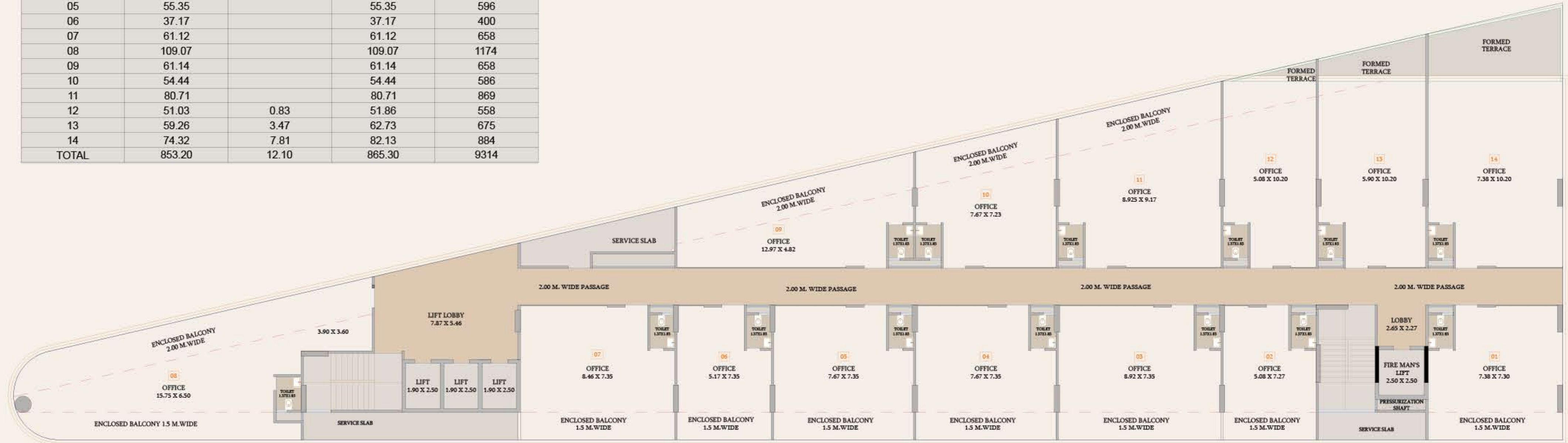


MEZZANINE FLOOR PLAN



DISCLAIMER:
 This brochure is purely conceptual representation and not a legal offering. All images in this brochure are merely for presentation and not literal. The images are only indicative of furniture arrangement, furniture and accessories will not be provided by the developer. All plans are subject to accommodate the changes as per sanctioning authority. All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. All dimensions are shown from unfurnished surfaces.

AREA STATEMENT				
SHOP NO'S	CARPET AREA (SQ.M)	FORMED TERRACE AREA (SQ.M) 33%	TOTAL AREA (SQ.M)	CARPET AREA (SQ.FT)
01	53.26		53.26	573
02	36.53		36.53	393
03	64.45		64.45	694
04	55.35		55.35	596
05	55.35		55.35	596
06	37.17		37.17	400
07	61.12		61.12	658
08	109.07		109.07	1174
09	61.14		61.14	658
10	54.44		54.44	586
11	80.71		80.71	869
12	51.03	0.83	51.86	558
13	59.26	3.47	62.73	675
14	74.32	7.81	82.13	884
TOTAL	853.20	12.10	865.30	9314



FIRST FLOOR PLAN

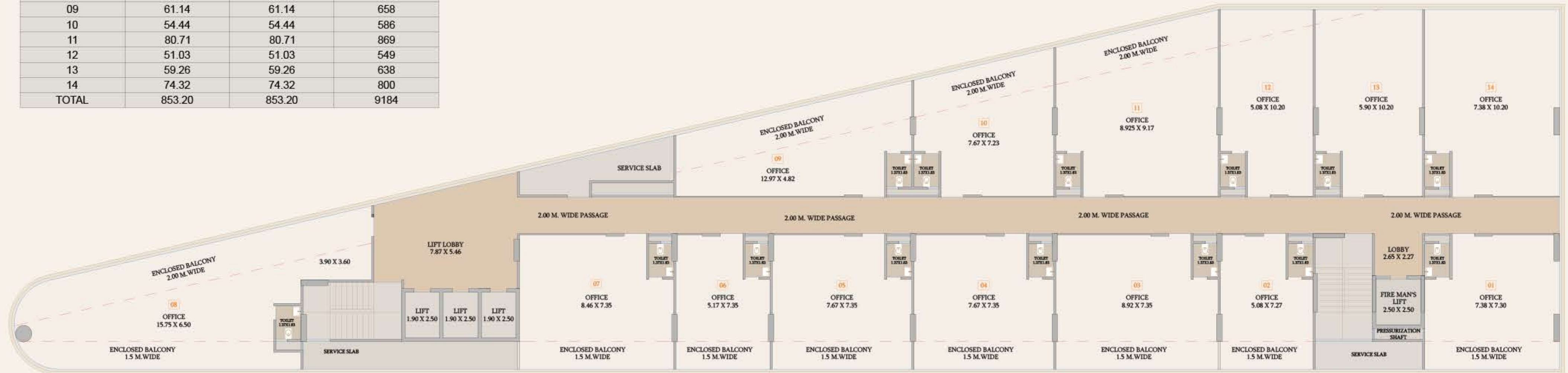


DISCLAIMER:
 This brochure is purely conceptual representation and not a legal offering. All images in this brochure are merely for presentation and not literal. The images are only indicative of furniture arrangement, furniture and accessories will not be provided by the developer. All plans are subject to accommodate the changes as per sanctioning authority. All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. All dimensions are shown from unfurnished surfaces.

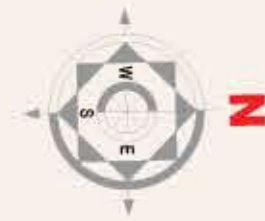
THE
ANTHEM

Anand Park, Aundh

AREA STATEMENT			
SHOP NO'S	CARPET AREA (SQ.M)	TOTAL AREA (SQ.M)	CARPET AREA (SQ.FT)
01	53.26	53.26	573
02	36.53	36.53	393
03	64.45	64.45	694
04	55.35	55.35	596
05	55.35	55.35	596
06	37.17	37.17	400
07	61.12	61.12	658
08	109.07	109.07	1174
09	61.14	61.14	658
10	54.44	54.44	586
11	80.71	80.71	869
12	51.03	51.03	549
13	59.26	59.26	638
14	74.32	74.32	800
TOTAL	853.20	853.20	9184



2nd, 3rd, 5th, 6th, 7th & 8th FLOOR PLAN



DISCLAIMER:
 This brochure is purely conceptual representation and not a legal offering. All images in this brochure are merely for presentation and not literal. The images are only indicative of furniture arrangement, furniture and accessories will not be provided by the developer. All plans are subject to accommodate the changes as per sanctioning authority. All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. All dimensions are shown from unfurnished surfaces.

AREA STATEMENT			
SHOP NO'S	CARPET AREA (SQ.M)	TOTAL AREA (SQ.M)	CARPET AREA (SQ.FT)
01	53.26	53.26	573
02	36.53	36.53	393
03	64.45	64.45	694
04	55.35	55.35	596
05	55.35	55.35	596
06	37.17	37.17	400
07	61.12	61.12	658
08	109.07	109.07	1174
09 REFUGE AREA	0.00	0.00	0
10	54.44	54.44	586
11	80.71	80.71	869
12	51.03	51.03	549
13	59.26	59.26	638
14	74.32	74.32	800
TOTAL	792.06	792.06	8526



4th FLOOR PLAN (REFUGE FLOOR)



DISCLAIMER:
 This brochure is purely conceptual representation and not a legal offering. All images in this brochure are merely for presentation and not literal. The images are only indicative of furniture arrangement, furniture and accessories will not be provided by the developer. All plans are subject to accommodate the changes as per sanctioning authority. All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. All dimensions are shown from unfurnished surfaces.

THE ANTHEM

ANAND PARK, AUNDH

ANTHEM OF ASPIRATIONS

If your aspirations need our premium assistance, become part of a revolutionary commercial space with Anthem.

Showcase your dreams in the best possible way with our premium office and retail spaces, enabling more power to you and your dreams!

DISCLAIMER:

This disclaimer ("Disclaimer") is applicable to the Presentation. By using or accessing the Brochure/Presentation, you agree, acknowledge and accept all the terms and conditions, without any qualification or limitation. You acknowledge and agree that the Company reserves the right to add, alter or delete material from the Brochure/Presentation at any time and may, at any time, revise these terms and conditions without prior notification. You are bound by any such amendments and the Company therefore advises that you periodically visit this page to review the current terms and conditions for usage of the Brochure/Presentation. You agree and acknowledge that it is your responsibility to stay updated with the terms and conditions of the Brochure/Presentation. The Brochure/Presentation and its content is provided with all faults on an "as is" and "as available" basis. No information given under this Presentation creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law. Your use of the Presentation is solely at your own risk. This Presentation is for guidance only. It does not constitute part of any offer or contract. Design & specifications are subject to change without prior notice. Computer generated images are the artist's impression and are only indicative of the actual designs. Communication, content and material within the Presentation may include design, imagery and conceptual representations of the projects/products under development. The same are being modified or even changed entirely, to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder, and may vary from content available as of date. You agree and acknowledge the same and that this content is subject to change at any time. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that the Company is not liable for the same. You are therefore required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the sales team/ Company prior to taking any decision for buying any unit(s) in any of the said projects. Till such time the details are fully updated, the said information will not be construed as an advertisement. To find out more about a project/ development, please telephone our sales representatives or visit our sales office during opening hours and speak to one of our sales staff. In no event will the Company be liable for claim made by the users including seeking any cancellation for any of the inaccuracies in the information provided in this Presentation, though all efforts have been made to ensure accuracy. The Company will under no circumstance be liable for any expense, loss or damage including, without limitation, indirect or consequential loss or damage, or any expense, loss or damage whatsoever arising from use, or loss of use, of data, arising out of or in connection with the use of this Presentation.



Banyan Tree Realty

102 Kalindi Apartments, Behind Hotel Ambassador,
Canal Road, Model Colony, Pune-411 016.

+91 9881731044 • info@banyantreerealty.in