



**PAHUJA GROUP**

**INVESTOR'S  
KIT FOR**



**Pahuja Business  
Avenue**



**SHAKTI CONSTRUCTIONS**

**POWERED BY**





# Contents

- About Shakti Constructions
- About Nalin Pahuja
- Past Projects
- Companies included in Pahuja Group.
- The Team Today
- Pahuja Business Avenue



# About Pahuja Group

Pahuja Group, houses two extremally distinctive businesses, both acing the game in their own respective paths ;

Shakti International and Shakti Constructions.

We at Pahuja Group pride ourselves in delivering superior quality products, both in the field of innovative and niche engineering via Shakti International,

As well as enhancing Mumbai's Suburban skyline with artistic and unique buildings, creating landmarks ,  
with Shakti Constructions.

We aim to be pioneers and examples of excellence in both our respective fields, making not just our team, but also our customers proud in owning our products ; be it Shakti International's excellent CNC creations or Shakti Construction's state of the art architectural property that is appreciated by multiple generations.

We don't just Aim to deliver, We Deliver.



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# About Shakti Constructions

Shakti Constructions is a part of the Pahuja Group, which focuses on Real Estate Development in Mumbai, with 35 years of experience in the line.

Shakti Constructions thrives to be continuously innovative in the area of real estate, and provide a superior quality property to property owners.

We at Shakti Constructions, pride ourselves on providing a high quality property upon its promised completion date.

At Shakti Constructions, we focus on creative and Distinctive Architectural designs to add to the Mumbai skyline with Unique Buildings. As reflected amply in our recent project, the Pahuja Business Avenue.

Our core values at the company emphasize on continuing legacies and respecting market ethics.



# About Nalin Pahuja

Nalin Pahuja, Matriarch of the Pahuja Family, Chairperson of the Pahuja Group , and Founder & Chairperson of Shakti Constructions - Began this journey 35 years ago in prime Mumbai.

He Began working at the age of 17, and now at 53, has accomplished building an Empire including Shakti Constructions and Shakti International ( a 100% export unit providing CNC Engineering solutions to world renowned companies in Germany & Switzerland ).

Nalin Pahuja , is also an active member in Lions Club and has been the driving force for the 2019 Swiss-Indian charitable partnership for Endoscopy and Analscopy , for Kartar Singh Hospital and the Dentistry sector in Lions Club of Marol Clinic both in the Suburbs of Mumbai.



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# Past Projects

## Arya Apartments

Address: Plot No 105, 1, New Mill Rd, BMC Colony, Kurla West, Kurla, Mumbai, Maharashtra 400070

Type of Construction : Residential

## Karma Stambh

Address: Karma Stambh, LBS Rd, Vikhroli West, Mumbai, Maharashtra 400083.

Type of Construction : Industrial



# Past Projects

## Mahananda Society

Address: AH Wadia Marg, Ambedkar  
Nagar, Kurla, Mumbai, Maharashtra  
400070

Type of Construction : Residential

## Dream Valley Bungalow Project

Address: Village Talegaon,  
Panvel

Type of Construction : Residential





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# Past Projects

**Menakshi Nagar**

**Address: Usarli Khurd, Panvel , Navi  
Mumbai, Maharashtra 410206**

**Type of Construction : Residential**

**Arti Biotech ltd (Civil Contract)**

**Address: Turbhe , New Bombay**

**Type of Construction : Industrial**

**Sindhudurg Agro Distilleries Pvt.Ltd.  
(Civil Contract)**

**Address: Kudal, Sindhudurgh District.**

**Type of Construction : Industrial**



# Companies Included in PAHUJA GROUP





**Shakti International**  
Engineering . Excellence

**Shakti International is a 100% export unit, that specializes in manufacturing sensor housing for various type of transducers, flow indicators, level gauges, and pressure transmitters to name a few.**

**These are subsequently used in various fields like Medical, Aerial and Industrial.**

**Shakti International is a 25 year old company that provides custom products to prestigious companies in Germany and Swizerland.**

**website : [www.shaktiintl.in](http://www.shaktiintl.in)**



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# SR<sub>PVT</sub> SHAKTI REALITIES

**Shakti Realities is a supporting  
counterpart of Shakti Constructions.**



# The Team Today



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# Nalin Pahuja

Senior Chairperson & President

# Shalu Pahuja

Chairperson

# Navya Pahuja

Managing Director / CEO

# Salil Khandekar

Senior Executive Manager



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# Sanjay Bhoite

Designing Architect

# Kaushik Ghate

Liasoning Architect

# Pradeep Deshmukh

RCC Consultants And Engineers



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# Bipin Joshi

Senior Legal Consultant / Lawyer

# Sudhir Ghate

Project and Liasoning Advisory



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# Pahuja Business Avenue



Pahuja Business Avenue, Saki Vihar Road,  
SakiNaka,  
Andheri East,  
Mumbai 400072



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# Pahuja Business Avenue

We at Pahuja Group are, honoured and humbled by your interest in our Project, “Pahuja Business Avenue” at Saki Naka.

## Contents

1. Location and It's advantages
2. Elevation & Inclusion of new Technology
3. Pictures and Elevation of the Project
4. Advantages of IT PARK
5. Sale Plans for Road facing Building
6. Total Saleable Area



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# Location and its Advantages

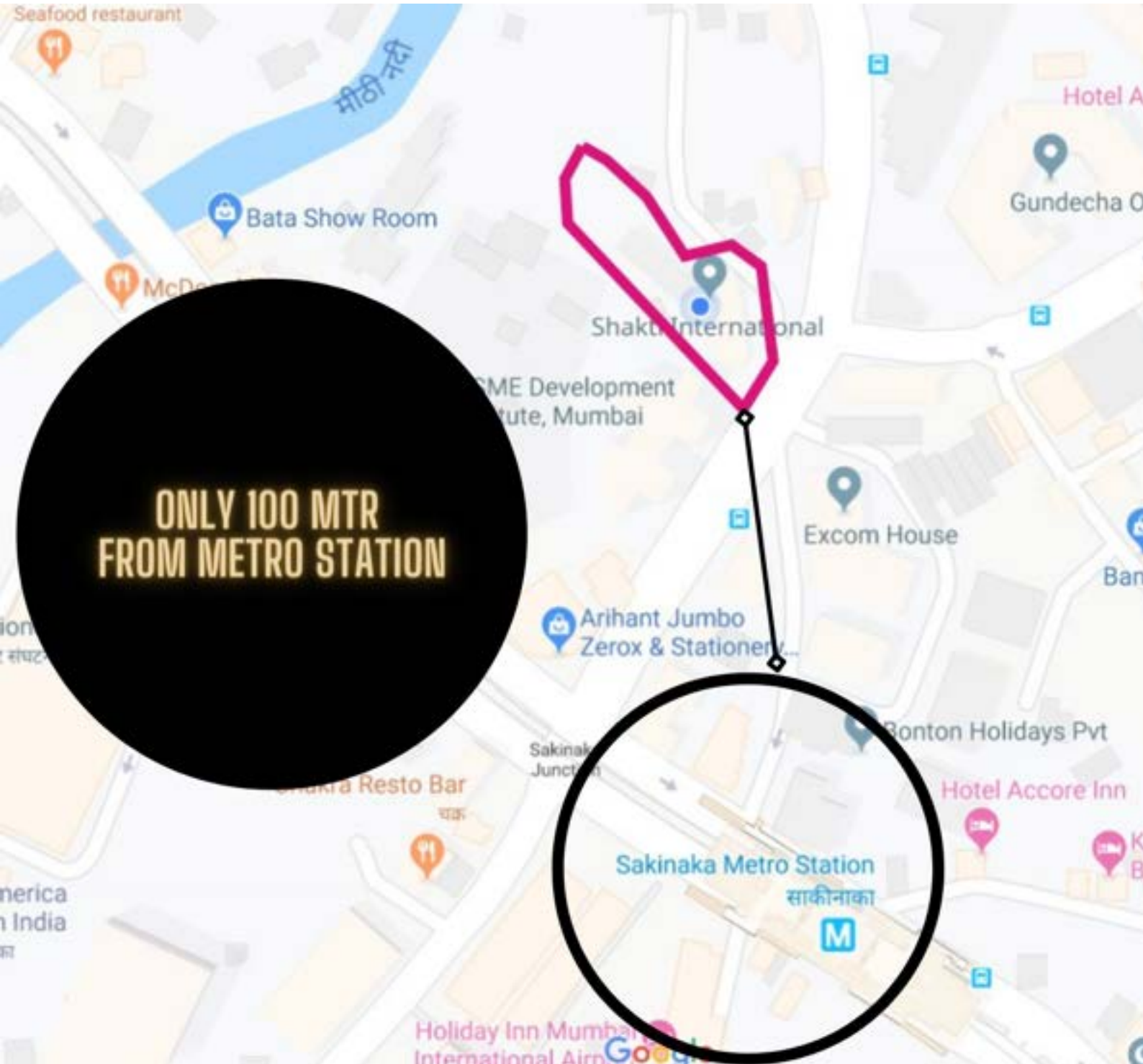
Pahuja Group's Latest: Pahuja Business Avenue is set in the heart of the energetic and ambitious area of Saki Naka, which is believed to be the future of Commercial Suburbia.

Our Site is right opposite to the Saki Naka Metro Station, and about 5 minutes from the International Airport, and walking distance from the suburbs most exclusive 5 star hotels and new age restaurants.

Also an added advantage is that, Pahuja Business Avenue touches the main road, so there is easy access to the building via all avenues.



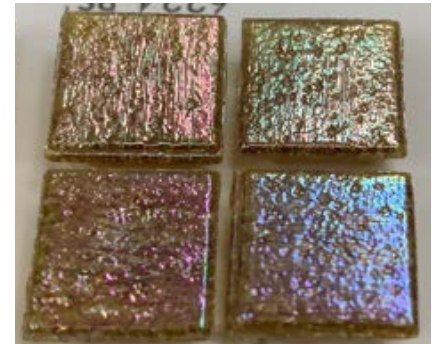
# Location Map



# Elevation & Introduction of a New Creative Concept

Pahuja Business Avenue is aimed and Designed to be the "Landmark" of the Saki Naka Area.

Applying Glass Tiles and whilst creating an unforgetting symphony with extravagant holographic brown, Gold and cream/beige is a concept that's never been done before in the City of Mumbai.



This Combination of Colours emanate the essence of prosperity, abundance and Royalty.

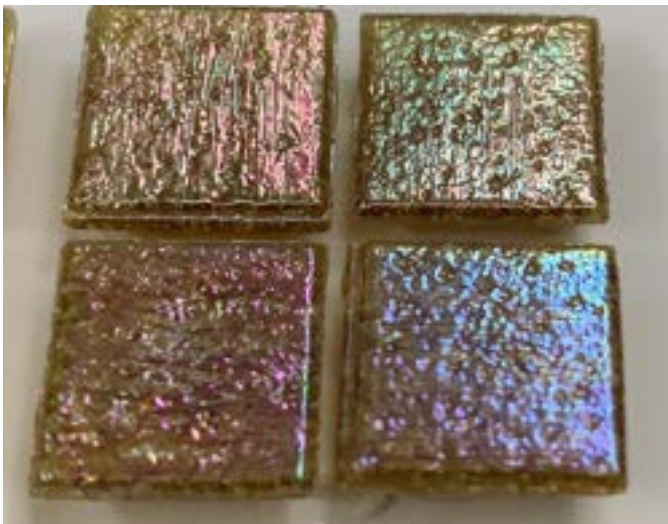




This combination of colors emanate the essence of Prosperity, Abundance and Royalty.

These tiles are not only beautiful to look at , but they also have eco friendly advantages:

- A mode for waterproofing
- Heat Resistant -So the indoors stay cooler
- Never fading color
- No long-term recurring costs of painting and maintaining exterior.



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# Use of Cutting Edge technology in our Parking System

The Pahuja Business Avenue has planned to house one of the City's best and most exclusive designer mechanical parking systems.

The Project is to install an mechanical underground + designated tower to hold as many as 248 cars.

This fully automated parking system uses a Car Lift to move the car to the parking level - where a robotic trolley then carries it to its designated parking spot, and brings your car back the same way.



**Total Parking Spaces : 248**

**60%=40% SUV/Sedan Ratio**

**SUV car parking : 149 parking spaces**

**Sedan car parking : 91 parking spaces**











# Pahuja Business Avenue Elevation

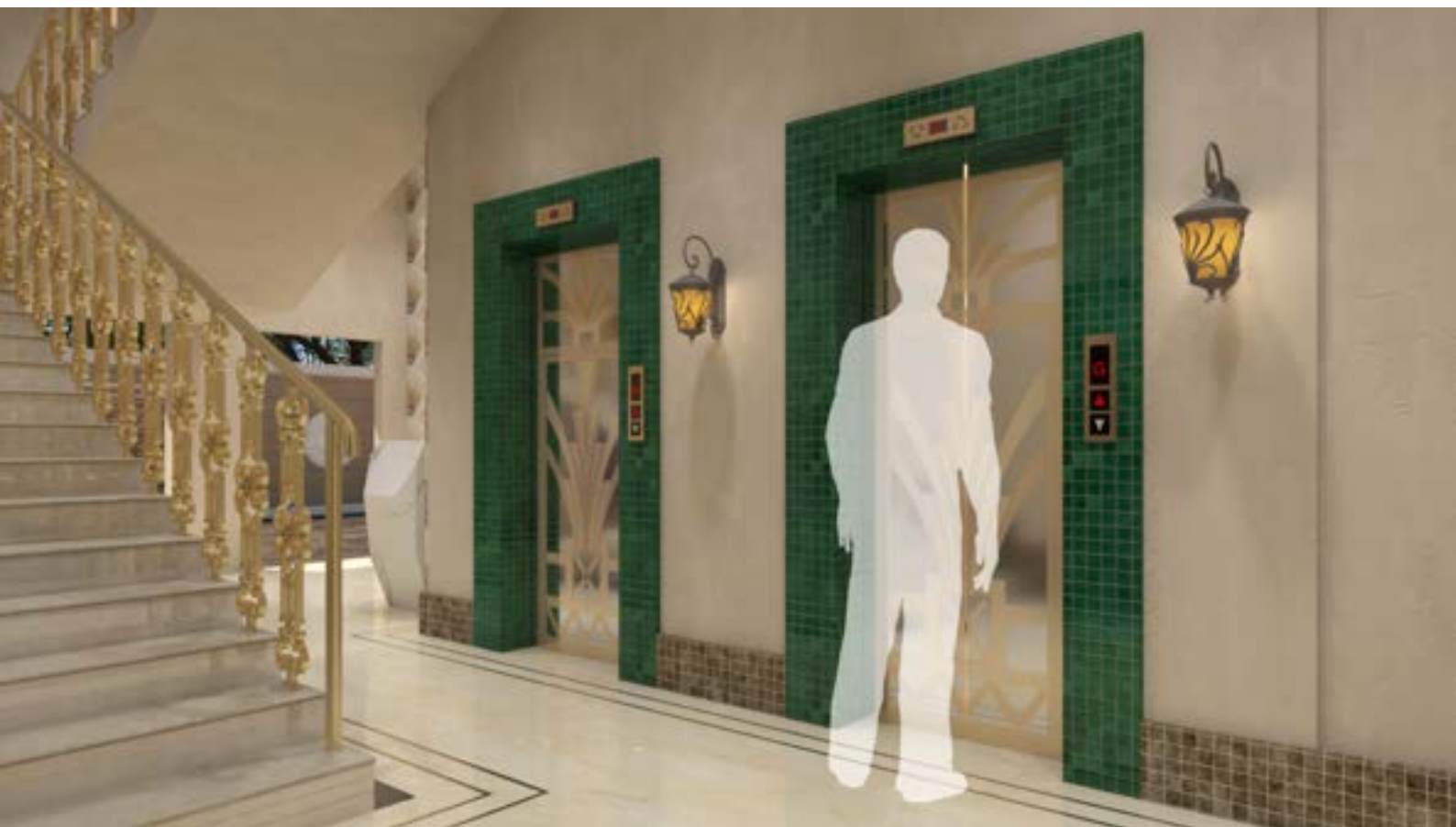




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# Advantages of IT PARK

- 1. Electricity/Power consumption in common spaces will be charged at Industrial Rates . Which is significantly lesser than commercial rates.
- 2. Stamp Duty Exemption from 75% to 100% for select business types ( Please note this differs business to business, kindly read fine print)
- 3. IT/ITES buildings will be exempt from payment of electricity duty from the date of commencement for an activity period of 10 years.
- 3. IT Parks will be eligible to get power tariff subsidy for 3 years at Rs.1 .
- 4. Property Tax shall be Levied at Residential Rates . Which is significantly lower than commercial rates.
- 5. Continuous Industry Status : Continuous industry status shall be granted to the registered IT/ITES units, this means they will be allowed to work 24 x 7 x 365 days without any close downs ( except for emergencies levied and supported by state govt)



# Sale Plan & Total Saleable Area PHASE 1



**Total RERA / Saleable area  
for Phase 1 is:  
58,009.5 SQFT**



## WING-B



9TH FLOOR PLAN (WING-'B')

DESCRIPTION OF PROPOSAL & PROPERTY:  
 PROPOSED COMMERCIAL BUILDING ON PLOT BEARING  
 S.NO. 5 (PT) C.T. 5 NO 674(PT) AT VILLAGE MAROL  
 ANDHERI (EAST) MUMBAI.

**Total Saleable area per Floor =  
6,445.5 SQFT**

**Number of Floors in Front Facing  
Wing : 9 Floors**

**6,445.5 SQFT x 9 Floors  
= 58,009.5 SQFT**

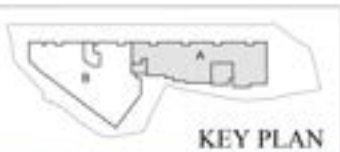


# Phase 2 Floor Plans : 16 Floors

12-10-2019



WING-A



1ST TO 7TH, 9TH TO 14TH & 16TH TO 18TH FLOOR PLAN

<p>Owner <b>NALIN PAHJJA</b></p>	<p>Project <b>PAHJJA BUSINESS AVENUE</b> PROPOSED COMMERCIAL BUILDING ON PLOT BEARING S.NO. 5 (PT) C.T.S NO 674(PT) AT VILLAGE,MAROL ANDHERI (EAST) MUMBAI.</p>	<p>North </p>	<p>Architect <b>DESIGNEXUS STUDIOS</b> KAUSHIK GHATE designexusstudio@gmail.com +91 - 22 - 25690003</p>	<p>Project Consultant  <b>SnG Consultants</b> sarjaybhole2008@gmail.com (022) 2548 4988</p>
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# Phase 2 Floor Plans : 16 Floors

12-10-2019



WING-A



5TH FLOOR PLAN (REFUGE FLOOR)

<p>Owner <b>NALIN PAHUJA</b></p>	<p>Project <b>PAHUJA BUSINESS AVENUE PROPOSED COMMERCIAL BUILDING ON PLOT BEARING S.NO. 5 (PT) C.T.S NO 674(PT) AT VILLAGE, MAROL ANDHERI (EAST) MUMBAI.</b></p>	<p>North </p>	<p>Architect <b>DESIGNEXUS STUDIOS</b> KALISHK GHATE designexusstudio@gmail.com +91 - 22 - 25690003</p>	<p>Project Consultant  <b>SnG Consultants</b> sarjaybhole2008@gmail.com (022) 2548 4988</p>
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# Phase 2 Floor Plans : 16 Floors

12-10-2019



WING-A



KEY PLAN

19TH FLOOR PLAN

<p>Owner NALIN PAHUJA</p>	<p>Project PAHUJA BUSINESS AVENUE PROPOSED COMMERCIAL BUILDING ON PLOT BEARING S.NO. 5 (PT) C.T.S NO 674(PT) AT VILLAGE, MAROL ANDHERI (EAST) MUMBAI.</p>	<p>North </p>	<p>Architect <b>DESIGNEXUS</b> 3 7 0 5 7 6 KALUSHK GHATE designexustudio@gmail.com +91 - 22 - 25690003</p>	<p>Project Consultant  SnG Consultants sngp@vsnl.com   sngc@vsnl.com   022 2648 4088</p>
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# Complete Project Overview





# Pahuja Business Avenue







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*inherit a*  
**LEGACY  
DESTINED  
FOR  
SUCCESS**



**Pahuja Business  
Avenue**



# Pahuja Business Avenue



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