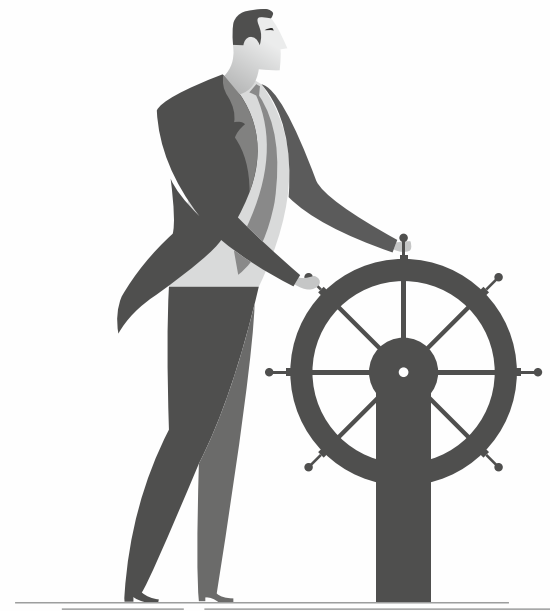


ABZ
A M A R
BUSINESS
Z O N E



AMAR BUSINESS ZONE



 THE DESIGN

 LOCATION

 PLANNING

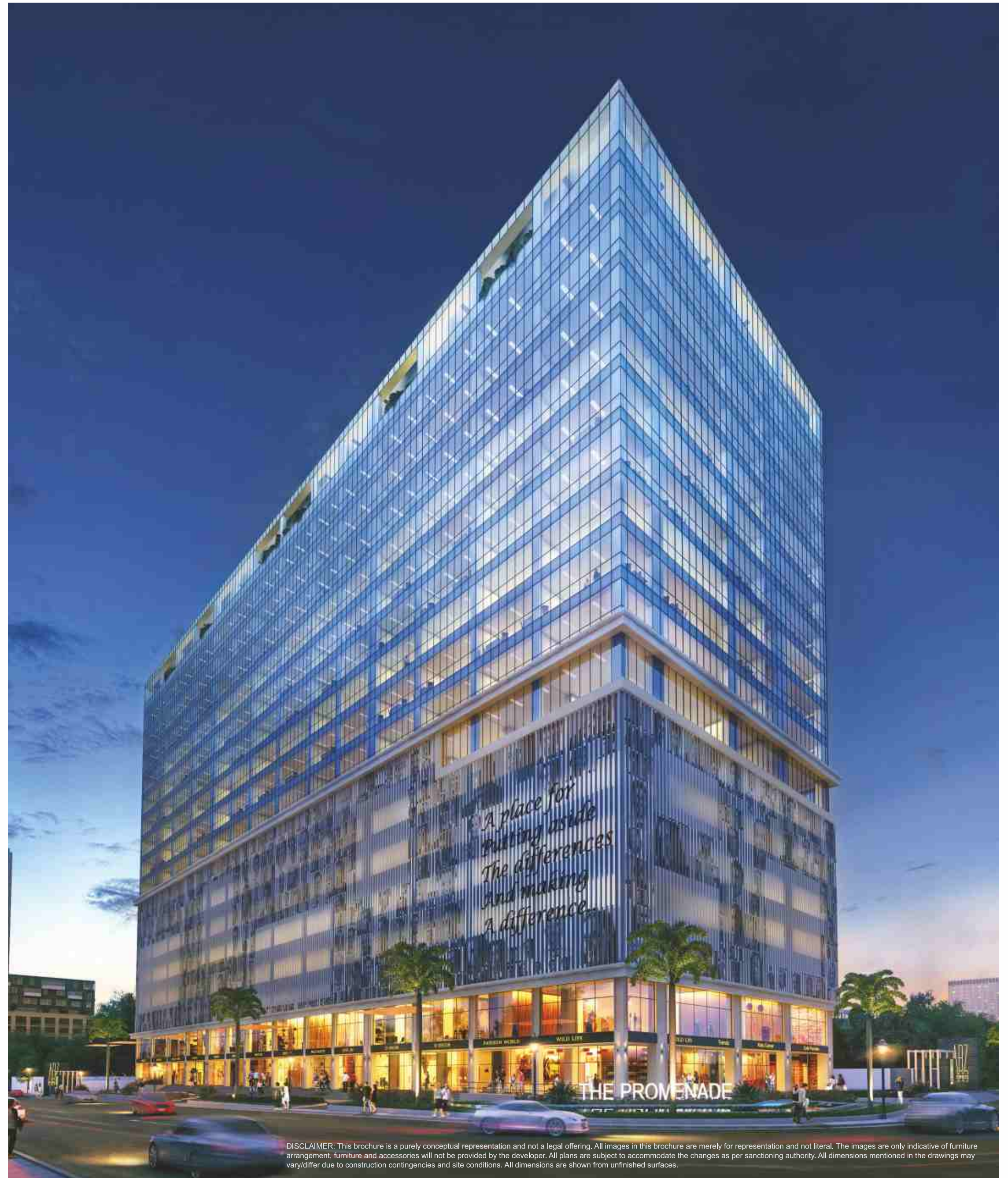
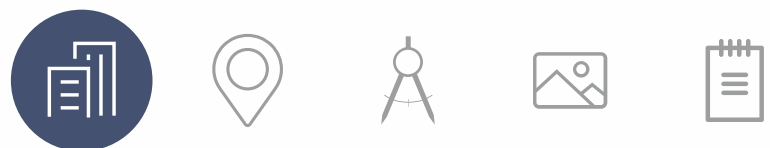
 GALLERY

 FEATURES

A PLACE FOR
THOSE WHO KNOW
THE WORTH OF
THEIR BUSINESS..

THE FACADE

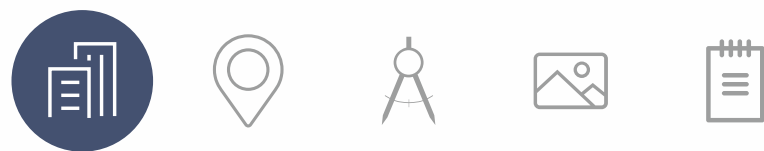
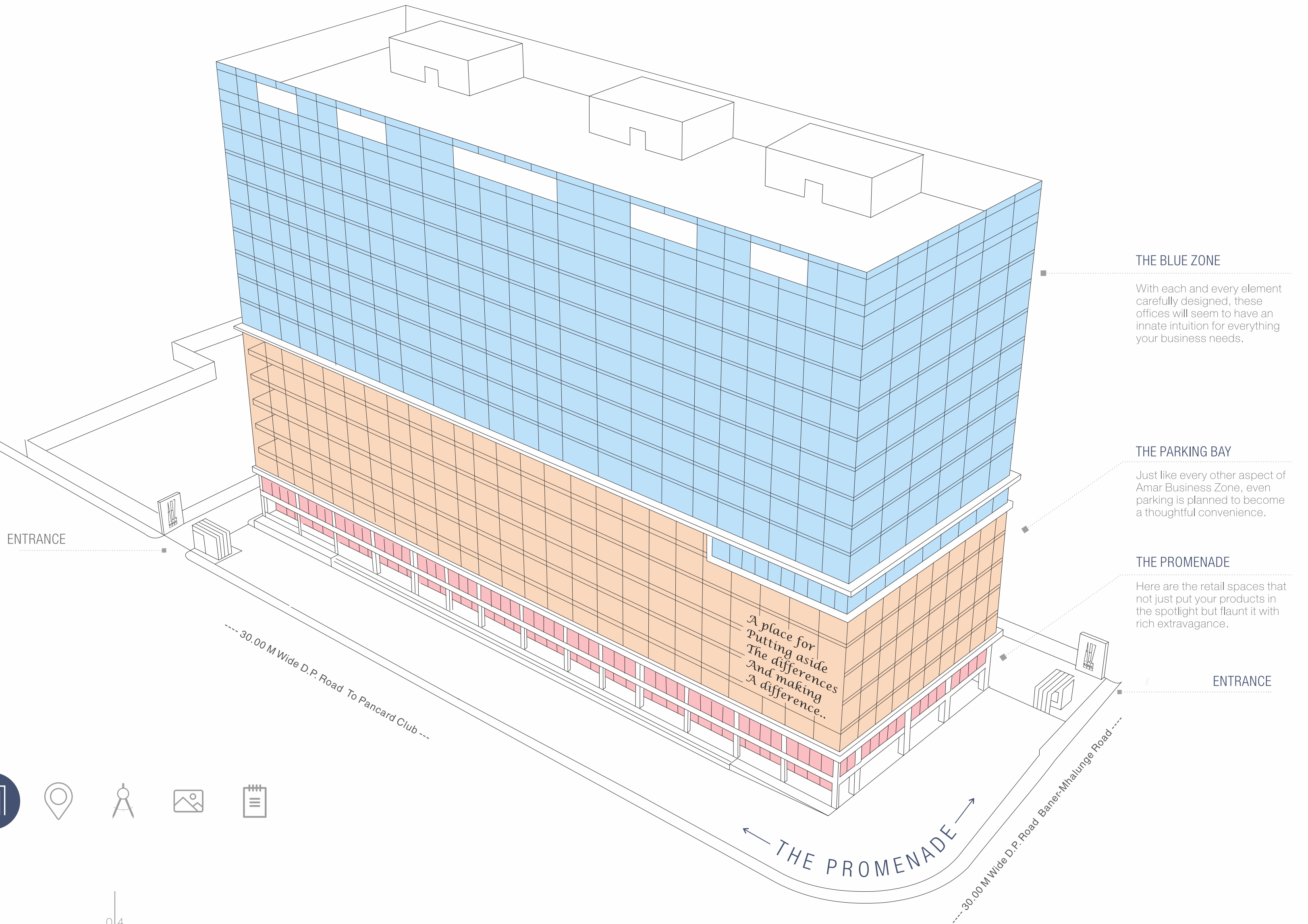
The sheer elegance as well as the unparalleled exquisiteness of the facade is matched by the matchless reflection of pure professionalism that can be seen imbued in each and every element of ABZ.



DISCLAIMER: This brochure is a purely conceptual representation and not a legal offering. All images in this brochure are merely for representation 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 unfinished surfaces.

HOW IT WORKS

The elements that make up Amar Business Zone are : the Promenade, the Parking Bay, and the Blue Zone. All have been carefully designed for simplicity and efficiency.



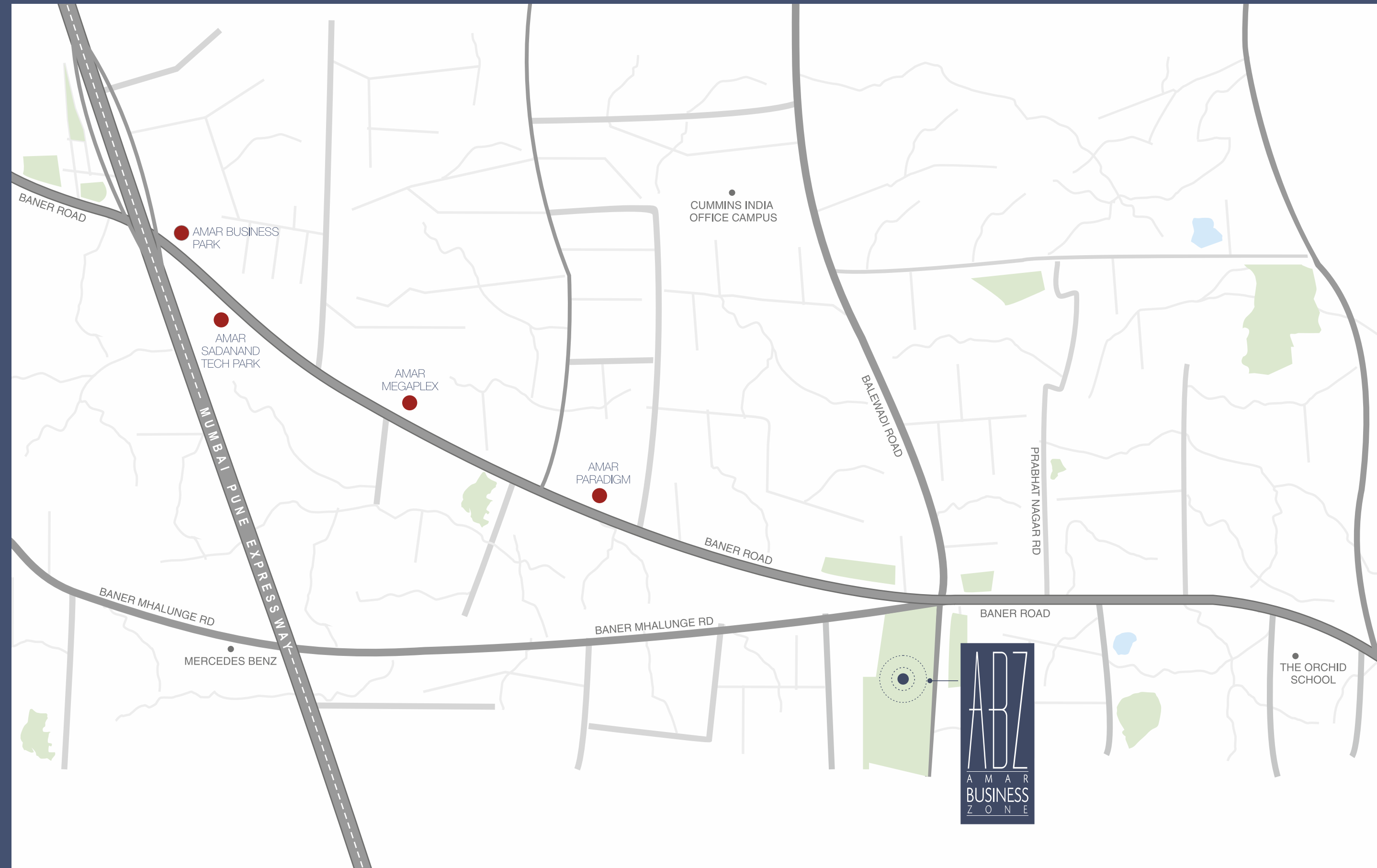
LOCATION

Located in what is already a hub for forward thinking and fast growing businesses, Baner Road sits in a unique position in the centre axis of the renowned Cummins India Office road and Baner-Mhalunge road.

CONNECTION

DRIVING DISTANCES FROM AMAR BUSINESS ZONE

LOCATION	Kms.
Mercedes Benz Showroom	02 Km.
Audi Showroom	03 Km.
JW Marriot Hotel	08 Km.
Courtyard Marriot	5.5 Km.
Sports - Balewadi Stadium	1.5 Km.
Westend Mall	05 Km.
D Mart	01 Km.
Rajiv Gandhi Infotech Park Hinjewadi	09 Km.
Cummins India Office Campus	00 Km.
Esquare	06 Km.
Cinapolis	05 Km.
Mumbai-Pune Expressway	12 Km.
Pune Airport	19 Km.





BECOME PART OF THE LOCALE THAT SETS THE PARAMETERS FOR BEING THE HOTSPOT.

Being located at Baner is not just about being at one of the most revered location in Pune, it's also about being connected to every possible and potential opportunities of business. With a close connectivity to Aundh, Pashan, Hinjewadi, and Pune-Mumbai expressway, this business destination truly surpasses all others.



- Amar Megaplex
- Amar Business Park
- Cummins India Office Campus
- Balewadi High-street
- Amar Paradigm
- Hinjewadi



VIEW TOWARDS NORTH



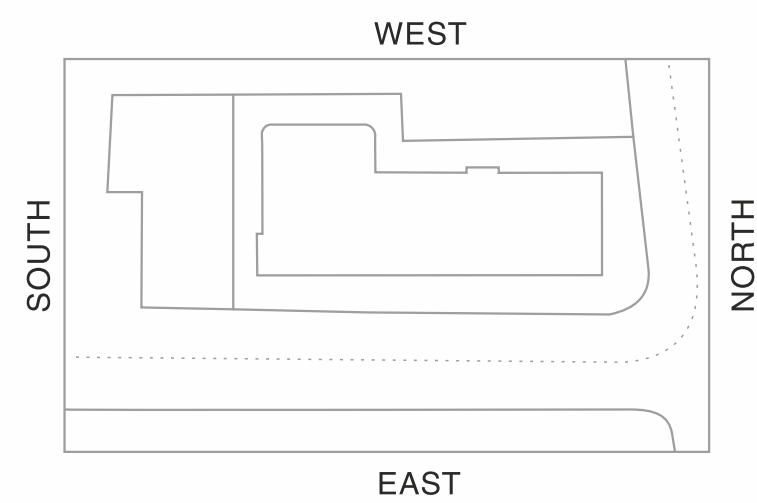
VIEW TOWARDS EAST



VIEW TOWARDS SOUTH

THE PANORAMIC VIEWS FROM THE “SKY ZONE” OF ABZ

Being one of the tallest building in the vicinity makes ABZ offer a priceless unobstructed view of the beatific and energetic vistas. This is a sight for a privileged few, the elite few who know the value of always being at the top.



VIEW TOWARDS WEST

SPACE PLANNING





SITE LAYOUT 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.

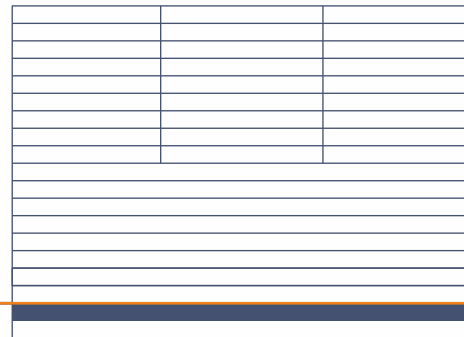


LOWER BASEMENT PLAN - PARKING



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.



■ UPPER BASEMENT

AMAR BUSINESS ZONE | PLANNING



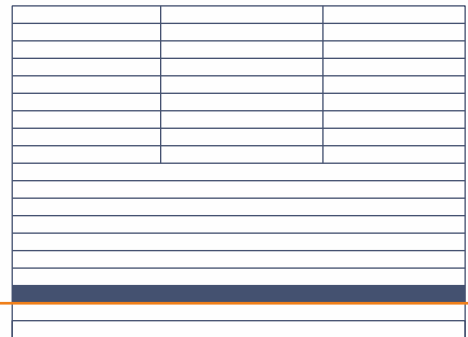
UPPER BASEMENT PLAN - PARKING



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.

*ALL CAR PARKING ARE MECHANICAL STACKED



■ GROUND FLOOR



GROUND FLOOR PLAN- SHOPS



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.



FIRST FLOOR PLAN-SHOPS

AREA STATEMENT (AS PER MAHA R.E.R.A ACT)

SHOP NO. (WING A)	GROUND FLOOR CARPET AREA	FIRST FLOOR CARPET AREA	FIRST FLR ENCL. BALC. CARPET AREA
1	SQ M 119.51	89.39	50.81
	SQ FT 1286	962	547
2	SQ M 119.50	120.81	19.38
	SQ FT 1286	1300	208
3A	SQ M 21.24	--	--
	SQ FT 229	--	--
3B	SQ M 21.24	--	--
	SQ FT 229	--	--
3C	SQ M 154.78	204.51	68.13
	SQ FT 1666	2201	733
4	SQ M 167.54	168.37	17.31
	SQ FT 1803	1812	186

SHOP NO. (WING B)	GROUND FLOOR CARPET AREA	FIRST FLOOR CARPET AREA	FIRST FLR ENCL. BALC. CARPET AREA
5	SQ M 167.54	168.37	17.31
	SQ FT 1803	1812	186
6	SQ M 141.50	142.64	14.69
	SQ FT 1523	1535	158
7	SQ M 141.51	142.61	14.68
	SQ FT 1523	1535	158
8	SQ M 167.23	168.39	17.31
	SQ FT 1800	1812	186
9	SQ M 167.23	168.39	17.31
	SQ FT 1800	1812	186

SHOP NO. (WING C)	GROUND FLOOR CARPET AREA	FIRST FLOOR CARPET AREA	FIRST FLR ENCL. BALC. CARPET AREA
10	SQ M 141.75	142.71	14.70
	SQ FT 1526	1536	158
11	SQ M 141.59	143.43	14.69
	SQ FT 1524	1544	158
12	SQ M 179.39	103.44	18.55
	SQ FT 1931	1113	200
13	SQ M 179.39	103.38	18.55
	SQ FT 1931	1113	200
14	SQ M 391.99	182.57	65.61
	SQ FT 4219	1965	706

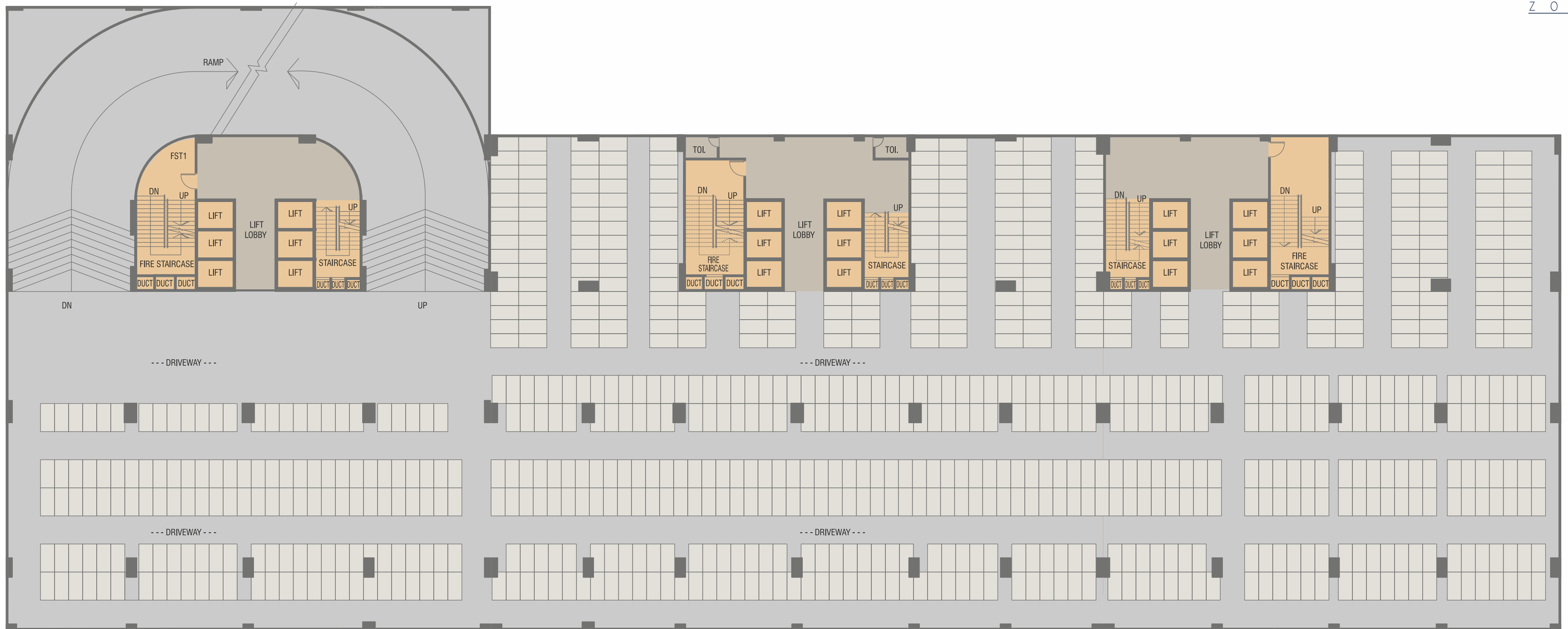


NOTE- THE DOTTED LINE (- - - -) REPRESENTS THE NOTIONAL BOUNDARY OF ENCLOSED BALCONY.

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.



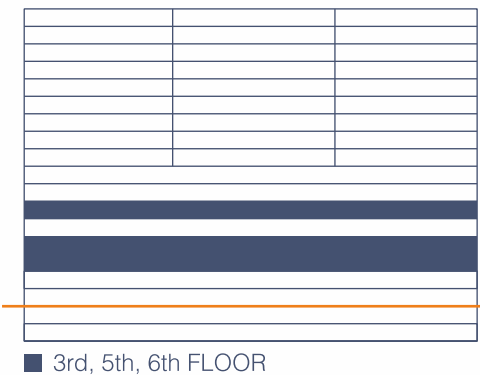
2ND FLOOR PLAN-PARKING



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.

*ALL CAR PARKING ARE MECHANICAL STACKED



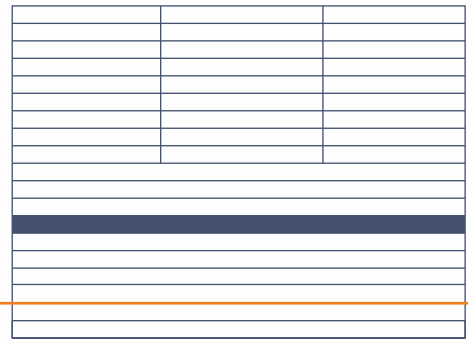
3RD, 4TH, 6TH FLOOR PLANS-PARKING



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.

*ALL CAR PARKING ARE MECHANICAL STACKED



■ 5th FLOOR



5TH FLOOR PLAN - PARKING

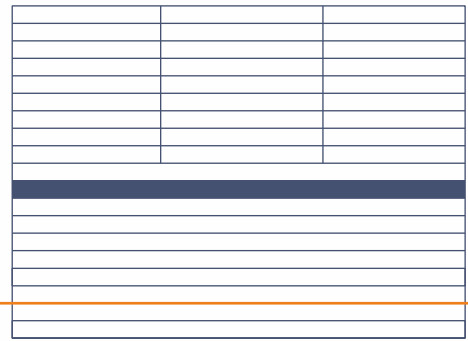


DISCLAIMER :

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.

*ALL CAR PARKING ARE MECHANICAL STACKED



AMAR BUSINESS ZONE | PLANNING

■ 7th FLOOR



7TH FLOOR PLAN - PARKING

AREA STATEMENT (AS PER MAHA R.E.R.A ACT)

OFFICE NO. (WING A)		OFFICE CARPET AREA	ENCL. BALC. CARPET AREA	AC GANTRY CARPET AREA
A701	SQ M	95.11	39.72	10.33
	SQ FT	1024	428	111
A702	SQ M	63.38	12.49	6.69
	SQ FT	682	134	72
A703	SQ M	243.93	76.00	21.87
	SQ FT	2626	818	235

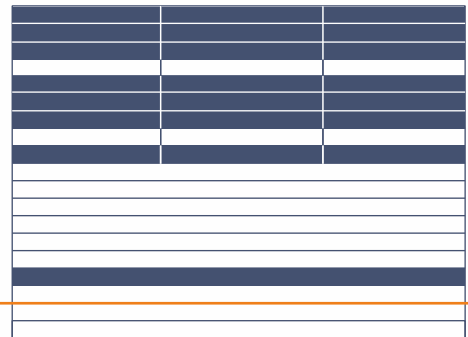


NOTE- THE DOTTED LINE (- - - -) REPRESENTS THE NOTIONAL BOUNDARY OF ENCLOSED BALCONY.

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.

*ALL CAR PARKING ARE MECHANICAL STACKED



8TH, 10TH, 11TH, 12TH, 14TH, 15TH, 16TH FLOOR PLAN - OFFICES

AREA STATEMENT (AS PER MAHA R.E.R.A ACT)

OFFICE NO. (WING A)	OFFICE CARPET AREA	ENCL. BALC. CARPET AREA	AC GANTRY CARPET AREA
A801, A1001, A1101, A1201, A1401, A1501, A1601	SQ M 83.47	--	6.54
A802, A1002, A1102, A1202, A1402, A1502, A1602	SQ FT 633	410	69
A803, A1003, A1103, A1203, A1403, A1503, A1603	SQ M 123.11	61.79	6.43
A804, A1004, A1104, A1204, A1404, A1504, A1604	SQ M 140.56	16.57	6.43
A805, A1005, A1105, A1205, A1405, A1505, A1605	SQ FT 1695	200	69
A806, A1006, A1106, A1206, A1406, A1506, A1606	SQ FT 1782	190	71

OFFICE NO. (WING B)	OFFICE CARPET AREA	ENCL. BALC. CARPET AREA	AC GANTRY CARPET AREA
B801, B1001, B1101, B1201, B1401, B1501, B1601	SQ M 154.06	23.87	7.84
B802, B1002, B1102, B1202, B1402, B1502, B1602	SQ M 261.31	30.41	7.84
B803, B1003, B1103, B1203, B1403, B1503, B1603	SQ M 249.55	35.78	7.79
B804, B1004, B1104, B1204, B1404, B1504, B1604	SQ M 261.41	30.42	7.84
B805, B1005, B1105, B1205, B1405, B1505, B1605	SQ M 177.71	--	7.84

OFFICE NO. (WING C)	OFFICE CARPET AREA	ENCL. BALC. CARPET AREA	AC GANTRY CARPET AREA
C801, C1001, C1101, C1201, C1401, C1501, C1601	SQ M 121.48	--	7.89
C802, C1002, C1102, C1202, C1402, C1502, C1602	SQ M 203.09	23.61	7.76
C803, C1003, C1103, C1203, C1403, C1503, C1603	SQ M 214.16	29.03	7.76
C804, C1004, C1104, C1204, C1404, C1504, C1604	SQ M 166.71	60.16	7.78
C805, C1005, C1105, C1205, C1405, C1505, C1605	SQ M 92.20	29.68	7.88

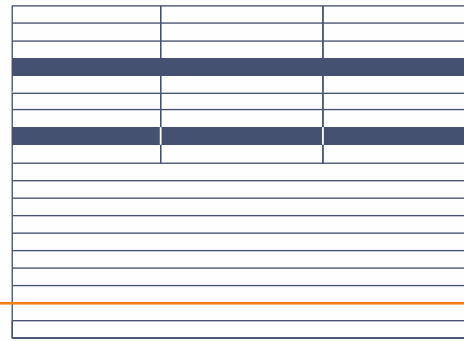


NOTE- THE DOTTED LINE (- - - -) REPRESENTS THE NOTIONAL BOUNDARY OF ENCLOSED BALCONY.

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.

Note: The entire Tower B 8th floor is subdivided in two equal offices rather than the typical 5 units



■ 9th & 4th plan



WING C

WING B

WING A

9TH & 13TH FLOOR PLANS-OFFICES

AREA STATEMENT (AS PER MAHA R.E.R.A ACT)

OFFICE NO. (WING A)	OFFICE CARPET AREA	ENCL. BALC. CARPET AREA	AC GANTRY CARPET AREA
A901, A1301	SQ M	--	5.82
	SQ FT	--	63
A902, A1302	SQ M	38.06	5.73
	SQ FT	410	62
A903, A1303	SQ M	61.79	5.70
	SQ FT	665	61
A904, A1304	SQ M	16.57	5.71
	SQ FT	178	61
A905, A1305	SQ M	18.55	5.71
	SQ FT	200	61
A906, A1306	SQ M	17.70	5.82
	SQ FT	190	63

OFFICE NO. (WING B)	OFFICE CARPET AREA	ENCL. BALC. CARPET AREA	AC GANTRY CARPET AREA
B901, B1301	SQ M	23.87	7.01
	SQ FT	257	75
B902, B1302	SQ M	30.41	7.14
	SQ FT	327	77
B903, B1303	SQ M	35.78	7.14
	SQ FT	385	77
B904, B1304	SQ M	30.42	7.14
	SQ FT	327	77
B905, B1305	SQ M	--	7.00
	SQ FT	--	75

OFFICE NO. (WING C)	OFFICE CARPET AREA	ENCL. BALC. CARPET AREA	AC GANTRY CARPET AREA
C901, C1301	SQ M	--	7.21
	SQ FT	--	78
C902, C1302	SQ M	23.61	6.96
	SQ FT	254	75
C903, C1303	SQ M	29.03	6.96
	SQ FT	312	75
C904, C1304	SQ M	60.16	6.96
	SQ FT	648	75
C905, C1305	SQ M	29.68	7.88
	SQ FT	319	85



NOTE- THE DOTTED LINE (- - - -) REPRESENTS THE NOTIONAL BOUNDARY OF ENCLOSED BALCONY.

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.

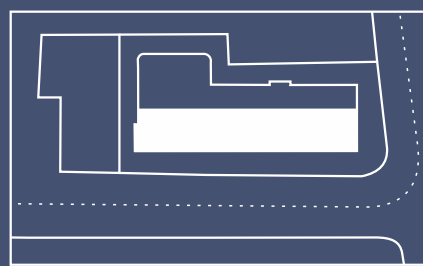
All plans are subject to accommodate the changes as per sanctioning authority. All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. All dimensions are shown from unfurnished surfaces.

THE PROMENADE

VIBRANT AND DISTINCT SHOW SPACES

The wide glass panes, the spacious showcases and ultimate sense of aesthetics create a matchless class.

- F & B RETAIL
- FASHION RETAIL
- BANKS & SERVICES
- SHOWROOMS



KEY PLAN



THE PROMENADE



Disclaimer*



KEY PLAN



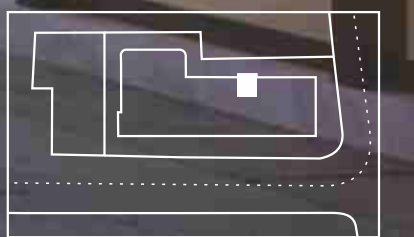
SHOPS THAT OOZE ELEGANCE

With an impeccable sense of aesthetics, the showrooms at ABZ create an irreplaceable and everlasting impression in every person passing by.



THE ENTRANCE AT ABZ

The grandeur of this entrance is the perfect match for the luxe your business. Here's a welcome everyone looks forward to.

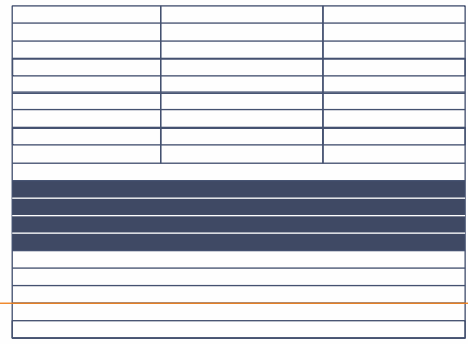


KEY PLAN



MEET THE GREET

We understand the importance of time as well as indulgence. With 2 restaurants in the building, we have struck the right balance.



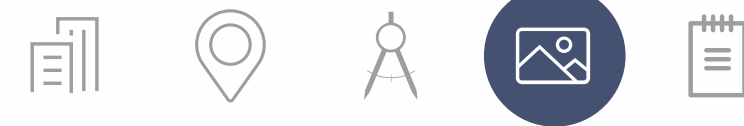
AMAR BUSINESS ZONE | PLANNING

■ Parking



THE PARKING BAY

When we say, ABZ is built purely for business, we mean it. That is why, we have taken care even the most elemental requirements of business. Ample parking is one of them.





SPECIFICATIONS

- Type of structure - RCC framed structure
- Floor system- flat slab/ pt slab
- External facade- designer front facade
- Bare shell offices* (Walls and floors in bare condition)
- Power supply- 10 kva per 1000 sq ft (office carpet area)
- 6 passenger lifts in each wing
- Dg back up- 100% dg back up with 60% diversity
- Security system- boom barrier and cctv coverage over campus and internal areas
- Fire prevention system as per local building code
- Finished toilets inside each office.

AMENITIES

- Grand exclusive entrance lobby
- Spectacular gate and security cabin design
- Power supply with heavy duty power cables
- Landscaped area





AMAR BUSINESS PARK



AMAR BUSINESS PARK



AMAR MEGAPLEX



PARC ESTIQUE



AMAR MEGAPLEX



AMAR GENESIS



AMAR NEPTUNE



AMAR PARADIGM



AMAR PRESTIGE
(KROME MALL HADAPSAR)



SERUM GROUP (HQ)



AMAR SYNERGY



OUR COMMERCIAL DEVELOPMENTS

AMAR BUILDERS understands the pulse of business and of businessmen. When we create commercial complexes, the rewards for the investors are plentiful. The locations and designs of these cost effective business venues ensure a high return on investment. IT parks, shopping plazas, business houses, office complexes, trade towers, industrial buildings, multiplexes and mega malls - whatever the requirement, AMAR BUILDERS is a complete turnkey solution provider for the ambitious businessman.



AMAR AVINASH
CORPORATE PLAZA



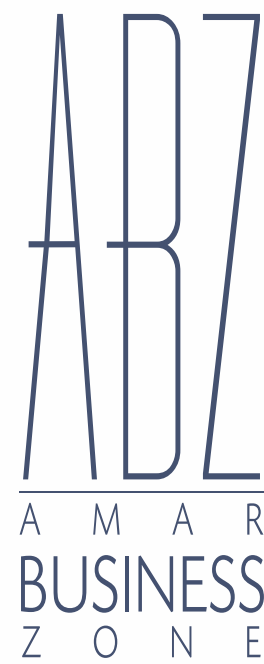
AMAR SYNERGY

FEW OF OUR COMMERCIAL PROJECTS

- Amar Manor
- Amar Avinash Corporate City
- Amar Center
- Amar Avinash Corporate Plaza
- Amar Saket
- Gupte Hospital
- Amar Arcade
- Amar Caliber
- Amar Genesis
- Amar Prestige Mall
- Amar Apex
- Serum Institute
- 32 B
- Amar Paradigm
- Park Estique
- Amar Megaplex
- Amar Synergy
- Amar Neptune
- Amar Business Park

OUR CORPORATE CLIENTS

- Pubmatic
- Beakeret
- HSBC
- Talentica
- Religare
- Parc Estique
- Hotel Central Park
- ING Life Insurance
- Aqua Farm
- Icertics
- Sas Ideas
- BPO/ DIGICOM
- Maharashtra Cricket Association
- Symphony Services
- Big Bazaar
- D – Mart
- SunGard
- Bitwise
- Brain visa
- Jone lang la sale
- Food Bazar
- Future Group
- Alcatel Lucent
- Netscout
- Reliance
- HDFC
- Central Park Studios
- Poonawala Group
- Serum Institute
- Syngenta
- BCCI
- GS Labs
- Nihilent Technologies
- Garware Group
- Hindustan Unilever
- Croma Tata Group
- Krome Furniture Mall
- Samsung
- Vijay Sales



(Baner 87 Realty)



(Amar Builders & Developers)

Site Address: "Amar Business Zone", S. No. 87/1A, Plot No. 1 & S. No. 87 (part), Sayakar Chowk, Baner Road, Baner, Pune - 411 045

www.abzpune.com

MAHA REARA NO. P52100004353



DISCLAIMER - The Promoter has appointed Development Manager i.e. Amar Builders and Developers in the capacity of Consultant to supervise, monitor and coordinate the entire project.

DISCLAIMER: All Rights Reserved: This brochure is purely conceptual and not a legal offering. The developer reserves all the rights to add, delete, alter any detail, specifications, elevation mentioned herein. The brochure is indicative of how the furniture can be arranged in the residential unit. No furniture is to be supplied to the purchaser by the developer unless otherwise mentioned. All images, unless otherwise indicated are used for illustrative purpose only.

Media Consultants : Square One Media Solutions Pvt. Ltd.

The project has been registered via Maha RERA registration number : P52100004353 and is available on the website <https://maharera.mahaonline.gov.in/> under registered projects.