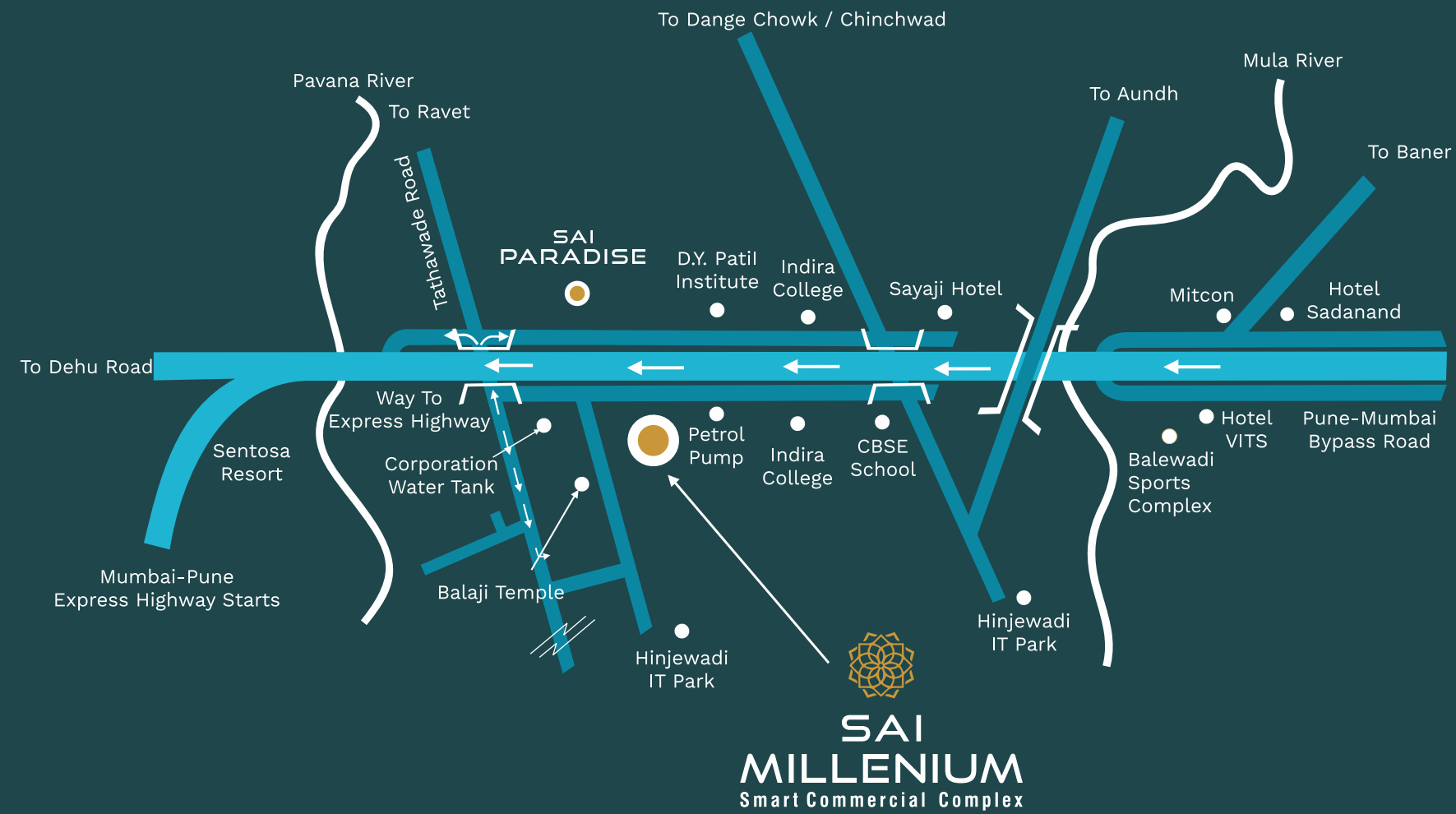


# LOCATION



WELCOME TO  
PROFITABLE PUNAWALE.



Sai Millennium, Survey No. 12, Plot A, On the Mumbai-Bengaluru Bypass,  
Opp. Sai Paradise, Near Sai Petrol Pump, Punawale, Pune 411 033 (Maharashtra)

**99223 77999**

[www.wadhwaniconstruction.com](http://www.wadhwaniconstruction.com)

**99229 48404**

RERA NO: P52100024710  
[maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)

Project Developed by



Disclaimer - This brochure is purely conceptual and the plans shown need not to be scale. Nature and location of all the amenities and the proposed development shown in the brochure are subject to modification. All furniture, fixtures, accessories, images shown in this brochure are indicative and are not the part of actual product offering. This brochure is a preliminary offer document and not the legal one. It does not provide any final commitment. Agreement to sale is the only legal document between developer and the purchaser. This brochure is for private circulation only. Project plan is partially sanctioned.



## Punawale. The fast track of growth.

Punawale is the icon of future growth. When you are in business, you cannot just ignore this evolving economic hub in PCMC. With the exponential growth in residential projects within this neighbourhood, the prospects for future commercial activity are ever bright over the horizon of the next five years. Sai Millenium is a state-of-the-art commercial complex that would lead the way into this hot spot of exponential economic growth. With its unique location next to the proposed metro station, Sai Millenium would be a road touching commercial complex with an enviable frontage. It showcases features designed to give unequaled advantages to businesses and commercial establishments. At Sai Millenium you would be at just a comfortable distance from the renowned Hinjewadi IT hub and Wakad.

Welcome to the perfect destination for serious business growth.





# Business, Offices &

# Commercial Spaces

## Watch your business bloom

Sai Millenium offers the best in commercial and retail spaces in the area. The diverse choice of spaces would include shops with a magnificent frontage, large offices, small offices for professionals such as doctors, architects or lawyers, spaces for gyms, spas or saloons, or for that matter, any commercial activity. The spaces available would be suitable even for hospitals or diagnostic centres.

If you are looking for the ideal place to grow, here it is!



# A growth in future.



Commercial spaces suitable for

- IT & Software
- Jewellery
- Restaurant
- Stationery Store
- Clinic
- Showroom
- Medical Store
- Boutique
- Proposed IT Park

An evolving nucleus of trade and commerce

- Super Market
- Phoenix Market City
- Decathlon
- World Trade Centre
- Ring Road
- Metro Station



Sky Lounge with vast seating  
&  
Restaurants Junction

# Business, Shopping & retail spaces



Connect with brands.  
Connect with  
consumers.

Sai Millenium is designed to become the shopping destination of the future. It would be home to large shops as well as smaller retail spaces. The customer experience that Sai Millenium assures is incomparable. The features at Sai Millenium highlight sprawling lobbies and corridors, sprawling 3-level parking zones, escalators, scenic elevators, restaurants and food courts and many more. The spaces are crafted thoughtfully to accommodate the growing needs of your business. It's the ticket to your business goals!





Artistic Impression

# THE MILLENNIUM MAGIC AT WORK



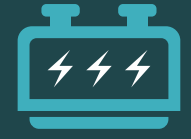
Road Touch



3 Level Parking



Fast Growing  
Residential Suburb



DG Backup  
for Common Areas



Automated  
Shutters



Landscape  
Garden



Elevator



Escalator



Showrooms Height 14'  
Offices Height 11'  
Beamless Large Floor Plate  
for Offices



CCTV

## Common Amenities

- 3 Level Parking Floor
- Landscaped Garden with a well-designed café for the employees to Rejuvenate
- Exclusive lobby for offices with waiting lounge and reception at lower Ground Floor
- Restaurants with large open to sky terraces and dedicated waiting lounge on the Second Floor
- 2 Grand double height entrance lobbies on the Upper Ground floor for retail area
- Provision for AC outdoor units
- Underground water storage facility
- Escalator between Upper Ground and First floor
- Offices and Restaurants with fall ceiling with LED Lights at common passages and lobbies
- Sewage Water Treatment System
- Strom Water System
- 5 Ft Compound Wall with Plaster
- CCTV system (Entrance Area & Main Gate)
- Internal Cement Concrete Road with Streetlight
- Hydropneumatics System for Water Management
- OWC (organic waste convertor)
- Fire System as Per PCMC norms
- DG (Generator Backup for Common Area)

## Specifications

**Structure:** R.C.C. Earth Quick Resistance Structure as Per R.C.C. Drawings.

**Masonry:** External Wall 5" AAC Blocks, Internal Wall 6" Acc Blocks.

**Plaster:** External Wall Double Coat Sand Faced Plaster and Internal Wall Mounted Pop.

**Flooring:** 24" X 24" Vitrified Tiles for Entire unit Flooring.  
Ceramic Tiles for Bathroom Dado 7 Ft Height.

**Electrification:** Light Point-4, Fan point-1, Half Point-1, telephone Point-1,  
Bathroom Light Point-1, Exhaust Fan point-1.

**Doors:** Rolling Shutter for shops, Flush door for Offices & Restaurants,  
Bathroom door Waterproof Flush door with Black Granite door frame.

All above specifications subject to availability in market or shall be provided of equivalent price range.



An enviable location touching  
the corridors of growth



A sky-lounge that is literally...  
On top of the world!





## A Hallmark of Quality Construction and Ethical Business Practices

Wadhvani Constructions since 1996 has been at the forefront of building real estate icons in West of Pune. It's a values-based, honesty-driven establishment that would always feel 'happy to serve you' ! Be it residential or commercial, customer-centricity is the pivotal focus of the company. With an inspiring track record of exemplary projects in Pimple-Saudagar, Wadhvani Construction is now carving a facelift for Punawale. That's why, after the stupendous success of Sai Paradise, the company is now offering a commercial icon called Sai Millenium...