



SOLITAIRE
BUSINESS HUB

BANER



MAHA-RERA NO. P52100008740

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THE NEW HEART OF PUNE

THE WORD IS OUT,
PUNE'S SMARTEST BUSINESSES
ARE HEADING WEST.

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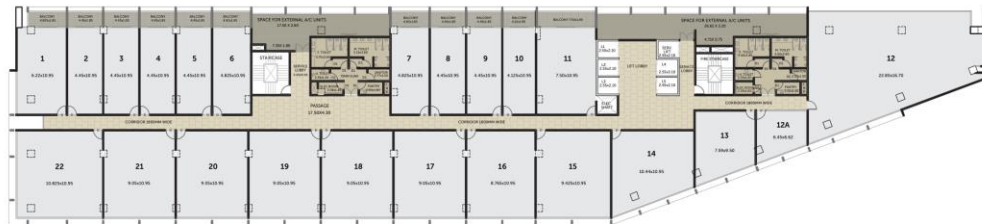
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4TH FLOOR PLAN

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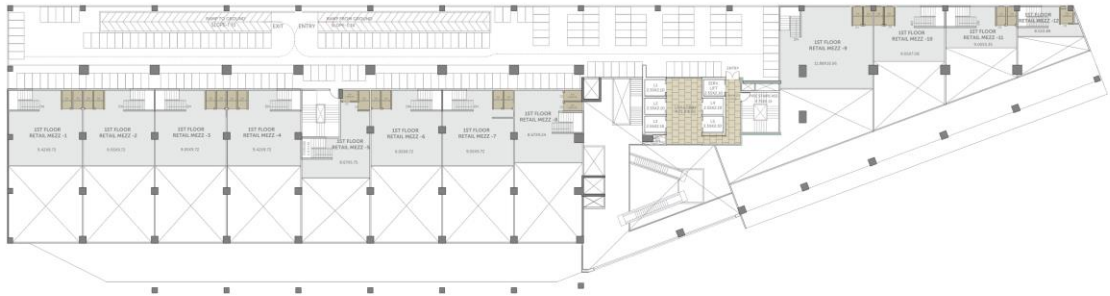
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3RD, 6TH, 7TH, 8TH & 10TH FLOOR PLAN

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FIRST FLOOR MEZZANINE PLAN

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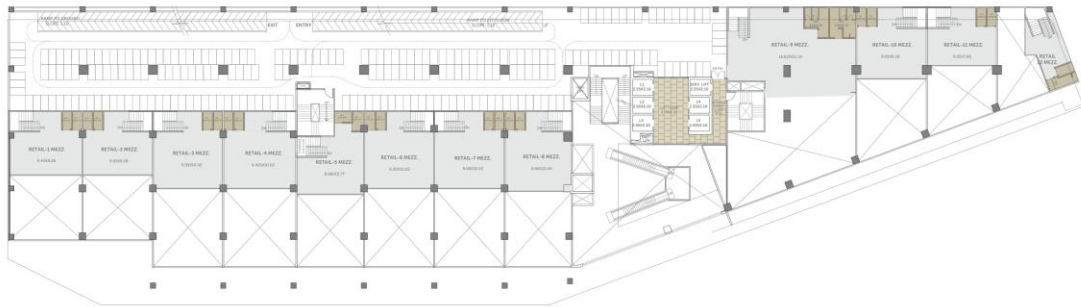
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FIRST FLOOR PLAN

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GROUND FLOOR MEZZANINE PLAN

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MASTER LAYOUT

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RETAIL SPACES

SUITABLE FOR ALL TYPES OF RETAIL OPTIONS
GROUND FLOOR - SHOWROOM SPACES
LEVEL 1ST - F&B SPACES

TAILOR-MADE RETAIL SPACES TO MEET
YOUR REQUIREMENTS

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CORPORATE OFFICE

SUITABLE FOR ALL TYPES OF
LARGE ENTERPRISES

TAILOR-MADE OFFICE SIZES TO MEET
YOUR BUSINESS REQUIREMENTS
2900 SQ.FT. ONWARDS

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CORE OFFICE

SUITABLE FOR ALL TYPES OF
SMALL - MEDIUM ENTERPRISES

SELECT OFFICES FROM
500 TO 1277 SQ. FT

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INSPIRED BY WHAT YOU DO

AND WHERE YOU WANT TO BE


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<p>ENVIRONMENT</p> <ul style="list-style-type: none"> • Sun breakers to maximize daylight and prevent glare • Building designed to accommodate energy efficient water-less VRF system of air-conditioning • Acoustically treated enclosures for minimizing noise pollution <p>INTERIORS</p> <ul style="list-style-type: none"> • Grand entrance lobby • Specially branded Signage and directory for the entire campus and its occupants <p>RETAIL</p> <ul style="list-style-type: none"> • Main Road frontage of over 100 meters • Large storefront and great visibility • Individual Retail Spaces • Strategic Drop-Off zones 	<p>WORKSPACES</p> <ul style="list-style-type: none"> • IBE(Integrated Business Ecosystem) accessible on demand. <p>BACKUP</p> <ul style="list-style-type: none"> • Intelligent Load Management Generators • 100% DG Backup in all offices and common areas • 24X7 Wi-Fi connectivity in lobby <p>SECURITY</p> <ul style="list-style-type: none"> • Secured campus with constant video surveillance • Manned security and barriers at all traffic entry and exits • Access control system • Lightning arrestors 	<p>FIRE</p> <ul style="list-style-type: none"> • Compliance with local fire norms • Analogue addressable fire alarm system and sprinklers • Public address - system • Fire detection, alarm and suppression system, staircase and elevator pressurization and basement smoke extraction system <p>UTILITY</p> <ul style="list-style-type: none"> • Independent service areas with pantry & executive washrooms <p>PARKING</p> <ul style="list-style-type: none"> • 3 levels below the ground floor, ample parking for in-house 2 wheelers and 4 wheelers • Discrete provision for visitor parking • Globally benchmarked traffic management system across the campus
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LOCATION

- Baner - The new Heart of Pune City's Businesses.
- A thriving Cosmopolitan locality - home to several bright minds working in Pune's IT Sector.
- Encompasses architectural business landmarks like Cummins, Regus, Siemens, Pubmatic, Bitwise, Veritas etc.
- Located on the arterial Baner road which connects the area to the main city on one end and the IT companies, manufacturing hubs & Mumbai-Pune expressway on the other end.

STRUCTURE

- A magnificent tall tower of approx 50m.
- Built-Up and spread across a campus of 5,90,000 sft
- Ground /first floor of premium retail and F & B spaces.
- Linear structure with light dispersion from all directions
- Segregation between Retail & Office spaces
- Dedicated 5 passenger and 1 service elevator for offices and 2 elevators for retail with intelligent controls.

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BACK

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FRONT

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SALE PRICE TREND IN BANER



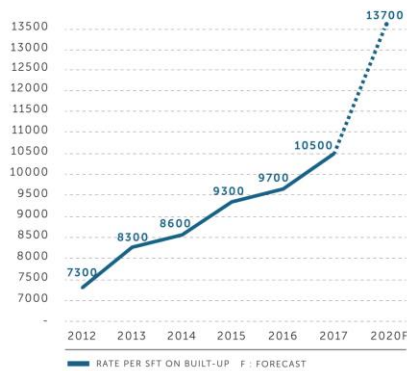
Source: Leading Real Estate Agencies & Property Experts

Disclaimer: Subject to Market conditions, Ready Reckoner Rate & Appreciation. This doesn't constitute in any manner legally binding promise.

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CAPITAL APPRECIATION TREND



— RATE PER SFT ON BUILT-UP F : FORECAST

Average 23% Capital Appreciation in 5yrs.

Average 30% Capital Appreciation by 2020.

Source: Leading Real Estate Agencies & Property Experts

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GRADE A RENTAL VALUES

Micromarkets	INR	\$US ²	Percentage Change	
			Per sq ft/Month	q-o-q y-o-y
Baner	65-82	1.02-1.33	4.3%	10.9%
Bund Garden	55-70	0.9-1.1	0.8%	4.2%
Airport Road	60-90	0.9-1.4	0.0%	4.9%
Aundh	57-65	0.9-1.0	4.3%	5.3%
Senapati Bapat Road	65-120	1.0-1.9	0.0%	5.7%
Kalyani Nagar	52-65	0.8-1.0	0.0%	0.0%
Nagar Road	55-65	0.9-1.0	2.6%	2.6%
Hinjewadi	44-55	0.7-0.9	0.0%	2.1%
Hadapsar/Fursungi	65-75	1.0-1.2	0.0%	10.2%
Kharadi	57-100	0.9-1.6	0.0%	10.1%

¹ Rental range of both Grade A IT/ITeS and IT/ ITe Building

² \$US= INR 63.59 (Us Dollar rate as on 27/01/2018)

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DEMAND, SUPPLY & VACANCY FORECAST



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BUSINESS IS BOOMING IN BANER

AND THERE IS A REASON FOR THAT

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5TH & 9TH REFUGE FLOOR PLAN

