



Construction **Petrochemical**  
**Hospitality** Transportation  
Agriculture **S.V.S Waste**  
**Management Petrochemical**

# CORPORATE PORTFOLIO



# Chairman Message



*Excellence is not an act, but a habit. At AB Groups, we turn innovation into standard practice*



**Dear Valued Partners and Clients,**

As the CEO of AB Groups, I am both proud and enthusiastic to share the essence of our journey and the vision that drives our organization. Since our founding, AB Groups has been committed to excellence in designing and manufacturing industrial composite products that cater to a diverse range of sectors. Our dedication to innovation and quality is evident in the solutions we provide for Construction, Hospitality, Agriculture, Landscaping, and Transportation. Each industry presents unique challenges, and at AB Groups, we are driven by a passion to deliver products that not only meet but exceed the highest standards of functionality, durability, and design. We believe that our success is grounded in our unwavering commitment to integrity, excellence, and collaboration. Our team of skilled professionals works relentlessly to advance our technology and design capabilities, ensuring that we remain at the forefront of industry trends and evolving needs. As we look to the future, we remain steadfast in our mission to offer unparalleled value and service to our partners and clients. We are excited about the opportunities that lie ahead and are eager to continue building strong relationships and achieving new milestones together. Thank you for your ongoing support and trust in AB Groups. Together, we will shape a more innovative and successful future.

Warm regards,

*Swapnil Bahirat*

**Swapnil Suresh Bahirat**  
Chief Executive Officer

# Managing Director



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**Dear Valued Partners and Clients,**

As the Managing Director of AB Groups, I am both proud and enthusiastic to share the essence of our journey and the vision that drives our organization. Since our founding, AB Groups has been committed to excellence in designing and manufacturing industrial composite products that cater to a diverse range of sectors. Our dedication to innovation and quality is evident in the solutions we provide for Construction, Hospitality, Agriculture, Landscaping, and Transportation. Each industry presents unique challenges, and at AB Groups, we are driven by a passion to deliver products that not only meet but exceed the highest standards of functionality, durability, and design.

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Warm regards,

**Sumeet Suresh Bahirat**

Managing Director

## AB Group Vision

To be the leading force in real estate, hospitality, transportation, agriculture, and petrochemicals by delivering excellence, innovation, and sustainability in every venture, creating lasting value for our clients, communities, and stakeholders across the globe.

## AB Group Mission

Our mission is to excel in each sector we operate in by adhering to the highest standards of quality, efficiency, and integrity. We are committed to transforming landscapes and enhancing lives through innovative solutions in real estate development, unparalleled hospitality experiences, cutting-edge transportation logistics, sustainable agricultural practices, and reliable fuel distribution. By leveraging our diverse expertise and fostering a culture of continuous improvement, we aim to drive growth and success while making a positive impact on the communities we serve.

## AB Group Values

**Innovation:** We embrace creativity and forward-thinking solutions to stay at the forefront of our industries, continuously improving and adapting to meet emerging challenges and opportunities.

**Quality:** We are committed to delivering excellence in every project and service, ensuring that our standards exceed client expectations and industry benchmarks.

**Integrity:** We conduct our business with honesty, transparency, and fairness, building trust with our clients, partners, and stakeholders through ethical practices and accountability.

**Sustainability:** We are dedicated to implementing environmentally responsible practices and sustainable solutions that protect and preserve resources for future generations.

**Customer-Centricity:** Our clients are at the heart of everything we do. We strive to understand their needs, provide exceptional service, and build lasting relationships based on mutual respect and satisfaction.

**Excellence:** We pursue the highest level of performance in all our endeavors, setting ambitious goals and striving to achieve them with precision and commitment.

# About Us

## LAND CASLE Profile

LAND CASLE, led by Mr. Swapnil Bahirat, has been a pioneer in real estate development and construction for over a decade. Known for setting high standards in property development, LAND CASLE excels in creating residential and commercial spaces in prime locations across Maharashtra.



With a strategic vision to meet diverse housing needs, LAND CASLE offers a unified standard of quality and value through its end-to-end housing solutions. Our dynamic team of professionals manages projects with a commitment to quality, timely delivery, and client satisfaction.

Our expertise spans residential, commercial, IT parks, and integrated townships, supported by our in-house construction team and advanced machinery. LAND CASLE is dedicated to harmonizing aesthetics, technology, and sustainability in every project we undertake.



**WHAT WE DO, WHO  
WE ARE, AND  
HOW WE DO IT...  
EVERY DAY.**

*Our passion for construction and our commitment to our clients drive everything we do. It shapes who we are and defines how we deliver exceptional projects—every single day*





## We at LANDCASTLE have expertise in the following construction segments:

We work with efficient manpower, effective machinery, and advanced technology. We provide luxurious flats with royal finishes and construct according to Vastu Shastra, ensuring that customers enjoy a harmonious living experience.

*“ We adhere to a single principle when constructing flats and row houses for our valued customers ”*

1

Land  
Development



2

Construction of residential  
and commercial complex



3

Construction of  
Row Houses



4

Construction of  
5 Star Hotels etc



# Projects Completed



## For Magarpatta City

### Project Name: Jasminium

Spread over 430 acres, Magarpatta City is an award-winning and internationally acclaimed model of integrated development and self-sustainability.

A city within a city, Magarpatta City features a commercial zone, residential neighborhoods, two schools, a multi-specialty hospital, a shopping mall, multiple restaurants, a gym, and a large 25-acre serene park called Aditi Garden. All of this is complemented by a verdant environment and a pollution-free ambiance, an ideal setting for both life and business.

Through its sustainable development model, Magarpatta City has introduced eco-friendly practices and maintains green spaces that account for 50 percent of the area. Comprehensive waste management and sustainable systems further contribute to environmental preservation.

It has received accolades at the Sydney World Congress of Metropolis in 2008, and the Maharashtra Economic Development Council lists Magarpatta City among the 'Top 10 Success Stories of the State.'

Today, Magarpatta City is synonymous with quality construction, innovative design, and impeccable planning. It is the only fully functional and privately managed township in the country and is regarded as a remarkable reality, achieved through immaculate vision and brilliant execution.

We are proud to be part of this award-winning project located in the heart of Pune city. Project Jasminium is a residential housing development consisting of 4 towers, each with 11 floors, and each floor contains 4 flats. This project was successfully completed in 2007, and all flats in the scheme have been sold.

## Our Clients

### Handewadi Road

#### Project Name: Green City

Green City is a residential housing project comprising 1 tower with 9 floors, and each floor contains 6 flats. This project was launched in Pune on Handewadi Road, Hadapsar, and all the flats in the scheme have been successfully sold out.



Apart from the above, the applicant has a manufacturing plant for bricks and is a regular supplier of bricks to esteemed and reputed builders in Pune. Their names are listed below for your reference.





## Marvel Diva, Magarpatta

Marvel Diva on Magarpatta Road understands your need to escape from the hustle and bustle. It offers you a chance to spend quality time with yourself and your loved ones. With private apartments starting at 3,000 sq. ft., you can enjoy the privacy of one apartment per floor. Each residence features its own private swimming pool, and you can unwind in the jacuzzi. It's the perfect way to relax and rejuvenate after a busy day in the spotlight.



## Active Project

### Kalaburagi (Gulbarga, Karnataka)

We are pleased to inform you that we are launching a new project in Gulbarga. It is an integrated project consisting of:

**Residential | 5 Star Hotel | Commercial Complex | Row Houses**

### Features of the Project:

- This project will be the first large-scale development in the rapidly growing city of Gulbarga and is prominently located on a major highway.
- Gulbarga is evolving into a Smart City, with nearly 2,000 acres of land acquired by the government for Special Economic Zones (SEZs).

- The market in Gulbarga is expanding rapidly, making it a promising opportunity. As one of the developing cities in India, it attracts many families, especially those with members working abroad, who are interested in purchasing property for their loved ones.
- The project is strategically located with easy access to key transport routes and essential services.



# On Going Project

Some investors, including actors and politicians, have shown interest in our project and are expected to invest once it commences. We plan to provide the following amenities, which will make our project more competitive:

## **Our housing project includes the following features:**

- *Optimum Space Management*
- *Residence Club & Restaurant*
- *Swimming Pool and Gymnasium*
- *Badminton and Basketball Courts*
- *24-hour, 5-tier Security Arrangement*
- *Convenient Shopping Facilities*
- *Bank Branch Outside the Premises*
- *Ample Parking Space*
- *Earthquake-Resistant Structure*
- *Two High-Speed Lifts in Each Block*





# Upcoming Project

## Announcing Our Exciting New Project in Al Furjan, Dubai

We are thrilled to unveil our latest development project in Al Furjan, Dubai a landmark endeavor that will redefine modern living and business in one of Dubai's most sought-after neighborhoods.

### Project Overview

#### Prime Location:

Our project is strategically situated on a 30,000 square-foot plot in Al Furjan, an area known for its vibrant community and rapid growth. This prime location ensures excellent connectivity and accessibility, making it an ideal spot for both residential and commercial ventures.

#### Development Details:

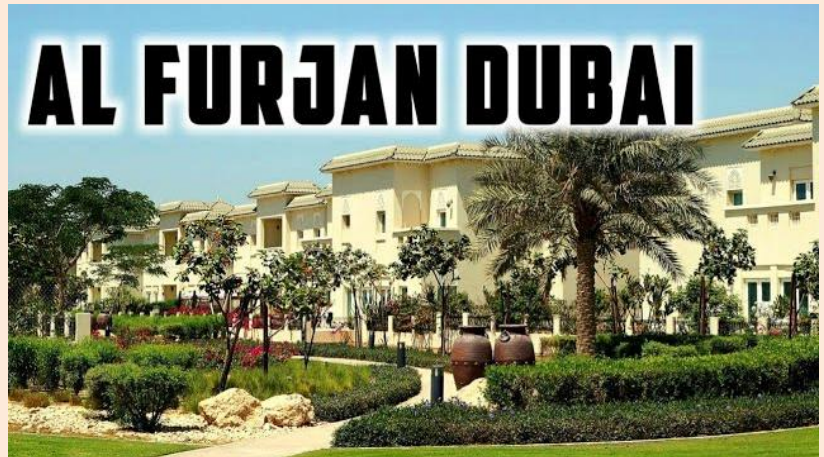
The development will feature a total built-up area of 134,000 square feet, meticulously designed to include both residential and commercial spaces. Our vision is to create a harmonious blend of living and business environments that cater to the diverse needs of the community.

#### Residential Spaces:

The residential component will offer modern, high-quality living spaces designed for comfort and convenience. With thoughtfully planned layouts and premium amenities, these residences will provide an ideal home for families and individuals seeking a sophisticated urban lifestyle.

#### Commercial Spaces:

The commercial area will be designed to accommodate a variety of businesses, from retail shops and restaurants to office spaces. This versatile setup aims to foster a thriving business environment, contributing to the economic vibrancy of the neighborhood.



## Design and Construction:

Our development will adhere to the highest standards of design and construction, incorporating innovative architectural elements and sustainable practices. The project will be executed with precision, ensuring that every detail aligns with our commitment to quality and excellence.

## Completion and Launch:

As we move forward with construction, we will keep you updated on key milestones and progress. Our goal is to complete the project on schedule and deliver a development that exceeds expectations in both functionality and aesthetic appeal.

## Experience Modern Living and Business Excellence

This project represents a significant step in enhancing the Al Furjan community, offering unparalleled residential and commercial opportunities. We are excited about the future and look forward to introducing this remarkable development to the market.

*Stay tuned for further updates as we progress with this groundbreaking project. Our dedication to excellence will ensure that this development becomes a distinguished landmark in Dubai.*





# Hospitality (Liquid Culinary)



## Welcome to Caava – Where Contemporary Elegance Meets Eclectic Charm

Amidst the stunning skyline of Dubai and its endless sand dunes, Caava stands as a beacon of refined luxury and exceptional service. Located in the vibrant Marriott Courtyard Terrace, our company is an oasis of exquisite greenery, offering a unique blend of world-class amenities. We specialize in delivering unparalleled experiences that combine fine dining, enlightening entertainment, and distinctive shisha blends. At Caava, we are dedicated to creating extraordinary moments through our innovative approach and commitment to excellence.



## In the Heart of Dubai: A Stream of Endless Luxury and Excitement

Nestled in the Courtyard by Marriott, at the epicenter of Dubai's renowned World Trade Centre area, Caava's contemporary lounge injects vibrant energy and modern elegance into the cityscape. Immerse yourself in a panoramic skyline view that narrates the story of Dubai's most glamorous lifestyle. At Caava, we redefine luxury

with an infusion of sophistication and excitement, creating an unforgettable experience in the heart of the city.

## Caava's Special Dishes

Our unique selection of food and drinks offers a distinct fusion of Pan-Asian dishes with a modern twist and elevated flavors. Experience a tailored gastronomic adventure that caters to all tastes and occasions. Don't miss out on our exceptional shisha!



## Transportation

### Welcome to AB Transportation: Your Premier Partner in Logistics

At AB Transportation, we are dedicated to delivering excellence in logistics and transportation. With a robust fleet of 50 diverse trucks, we are equipped to handle a wide range of transportation needs, ensuring that your goods are delivered safely and efficiently across all regions.

Our fleet includes a variety of truck types, from flatbeds and refrigerated trucks to container carriers and heavy-duty haulage. This versatility allows us to cater to a broad spectrum of industries and transportation requirements, offering tailored solutions to meet your specific needs.

With a commitment to reliability, safety, and customer satisfaction, AB Transportation stands out as a leader in the industry. Our experienced team and state-of-the-art vehicles ensure that every shipment is managed with the utmost care and precision.

Experience Unmatched Logistics Solutions with AB Transportation

Whether you require local, regional, or long-distance transport services, AB Transportation is your trusted partner for seamless logistics solutions. Contact us today to learn how we can support your transportation needs and contribute to your success.

*With AB Transportation, you can rely on us to deliver excellence, every time.*

# Agriculture

## Welcome to AB Agriculture: Cultivating Excellence in Sugarcane Production

At AB Agriculture, we specialize in the cultivation of premium sugarcane across 500 acres of lush, fertile land. Our commitment to quality and innovation ensures that we produce some of the finest sugarcane available, setting the standard for excellence in the agricultural sector.

Our extensive acreage allows us to utilize advanced farming techniques and sustainable practices to maximize yield and ensure the health of our crops. We focus exclusively on sugarcane, applying our expertise and state-of-the-art technology to deliver top-quality produce that meets the highest industry standards.



## Experience the Excellence of AB Agriculture

With AB Agriculture, you are partnering with a leader in sugarcane production, dedicated to quality, efficiency, and sustainability. Contact us today to learn more about our practices and how we can contribute to your success with our superior sugarcane.

*At AB Agriculture, our dedication to cultivating excellence is evident in every aspect of our operations.*

## Upcoming Project

**Introducing Our Upcoming Project:  
Expanding Horizons with a New Wine  
Venture in Armenia**





We are excited to announce our upcoming project: the acquisition of 7,500 acres of prime land in Armenia, where we will establish a state-of-the-art wine production facility. This ambitious venture represents our commitment to expanding our portfolio and tapping into Armenia's rich viticultural potential.



## Project Overview

### Land Acquisition and Preparation:

Our new 7,500-acre estate in Armenia is carefully selected for its ideal climate and soil conditions, which are perfect for cultivating high-quality grapevines. The initial phase involves comprehensive land preparation, including soil analysis and site development, to ensure optimal conditions for viticulture.

### Vineyard Establishment:

We will plant a diverse range of grape varieties, chosen for their compatibility with the local terroir. The vineyard setup will incorporate advanced agricultural techniques and sustainable practices to enhance growth and yield while maintaining environmental responsibility.

### Winery Development:

Our facility will feature cutting-edge technology for wine production, from fermentation tanks to aging barrels. We plan to integrate traditional wine-making methods with modern innovations to create a range of exceptional wines that highlight the unique characteristics of Armenian grapes.

### Production and Quality Control:

The wine-making process will follow rigorous quality control measures, from harvesting and fermentation to bottling and aging. Our expert team will oversee every stage to ensure that each bottle meets the highest standards of excellence.

## Market Launch and Distribution:

Upon completion, we will launch our wine collection to both domestic and international markets. Our distribution strategy will focus on reaching wine enthusiasts and connoisseurs, highlighting the distinct flavors and heritage of Armenian wine.

### *Experience the Future of Wine with Us*

This project marks an exciting chapter in our growth, combining our expertise in agriculture with Armenia's rich wine-making tradition. We look forward to sharing our journey and the exceptional wines that will emerge from this new venture.

*Stay tuned for updates as we move forward with this innovative project. We are committed to delivering excellence and contributing to the legacy of Armenian viticulture.*

## Petrochemical

### Introducing AB : Expanding Our Reach Across Three States

We are excited to announce AB Petrochemical's ambitious new venture, set to revolutionize the distribution of fuel across three key states in India: Madhya Pradesh (MP), Chhattisgarh, and Maharashtra. This extensive project aims to enhance fuel accessibility and infrastructure, positioning AB Petrochemical as a leading force in the industry.



### Project Overview

Geographical Scope:

Our project will span three strategically selected states: Madhya Pradesh, Chhattisgarh, and Maharashtra. Each state was chosen for its significant market potential and growing demand for reliable fuel distribution networks.

### Deployment of Petrol Pumps:

We are set to establish and operate a total of 7,000+ petrol pumps across these states. This expansive network is designed to ensure widespread access to high-quality fuel, supporting both areas.



## Infrastructure and Operations:

The development will include the construction and setup of state-of-the-art petrol stations, equipped with advanced technology for efficient and safe fuel distribution. Each site will be meticulously designed to meet industry standards and regulatory requirements.

## Commitment to Quality and Service:

At AB Petrochemical, we are committed to delivering exceptional service and maintaining the highest quality standards. Our network of petrol pumps will be staffed with trained professionals dedicated to providing a reliable and customer-focused experience.

## Environmental and Safety Standards:

We will implement robust environmental and safety measures across all our petrol stations to minimize ecological impact and ensure the safety of our operations. Our approach includes advanced fuel handling technologies and sustainable practices.

## Launch and Expansion:

The rollout of our petrol pump network will be phased to ensure a smooth and efficient launch. We will keep stakeholders informed of progress and key milestones, working diligently to achieve full operational capacity.

Driving Forward with AB Petrochemical

This project marks a significant milestone in AB Petrochemical's growth strategy, bringing enhanced fuel distribution capabilities to three vital regions. Our goal is to set a new benchmark in the industry, combining extensive coverage with superior service.

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We look forward to the successful implementation of this project and to serving communities across Madhya Pradesh, Chhattisgarh, and Maharashtra with excellence and reliability.

*Stay tuned for updates as we embark on this trans-formative journey, driving progress and setting new standards in fuel distribution.*

## Shree Samarth Phosphates Pvt. Ltd.

### *Leading Manufacturer of Super Single Phosphate in the State*

We are proud to be a leading manufacturer of Super Single Phosphate (SSP) in the state, committed to delivering high-quality fertilizers to support agricultural growth. Our state-of-the-art facility operates with a capacity of 400 tons per day, providing farmers with essential nutrients for optimal crop yield and soil health.

### Project Overview

#### *Strategic Manufacturing and Supply:*

Located in the heart of the state, Shree Samarth Phosphates Pvt. Ltd. plays a crucial role in meeting the demand for quality fertilizers. We import high-grade rock phosphate from Egypt, sulfuric acid, and water to produce Super Single Phosphate, which is an essential nutrient for boosting crop growth and improving soil fertility.

### Key Features

#### High Production Capacity:

With a daily capacity of 400 tons, our factory is designed to meet the growing demand for Super Single Phosphate across the state. Our efficient manufacturing process ensures consistent production and timely delivery to our customers.

#### Imported Raw Materials:

To maintain the highest quality of Super Single Phosphate, we import premium rock phosphate from Egypt, sulfuric acid, and water. This ensures that the final product is rich in essential nutrients and meets international standards for agricultural use.

#### Commitment to Quality:

At Shree Samarth Phosphates, quality is at the forefront of everything we do. We adhere to stringent quality control measures to ensure that every batch of Super Single Phosphate produced is of the highest standard. Our products are trusted by farmers to enhance soil fertility and improve agricultural productivity.

## Sustainability and Environmental Responsibility

We are dedicated to sustainable practices in every aspect of our manufacturing process. Our facility operates with a focus on minimizing waste and reducing environmental impact. We strive to ensure that our production processes align with environmental standards and contribute to long-term agricultural sustainability.

## Future Goals and Expansion

As we continue to grow, Shree Samarth Phosphates aims to expand its capacity and enhance its product offerings. We are committed to exploring new opportunities to meet the evolving needs of the agricultural sector and to further our contributions to improving crop yields and soil health.

***We invite you to be part of our journey as we continue to lead the way in fertilizer manufacturing. Stay tuned for updates on our expanding operations, new initiatives, and our ongoing commitment to delivering high-quality Super Single Phosphate to farmers across the state.***

We invite you to be part of our journey as we continue to lead and innovate across diverse sectors such as real estate, hospitality, transportation, agriculture, and petrochemicals. Our commitment to excellence, sustainability, and customer-centric solutions drives us to create lasting value for our clients, communities, and stakeholders globally.

For more information about AB Group and our ventures, visit our website at <https://abgroupinternational.com> or contact us via email at [landcastleconstruction@gmail.com](mailto:landcastleconstruction@gmail.com)