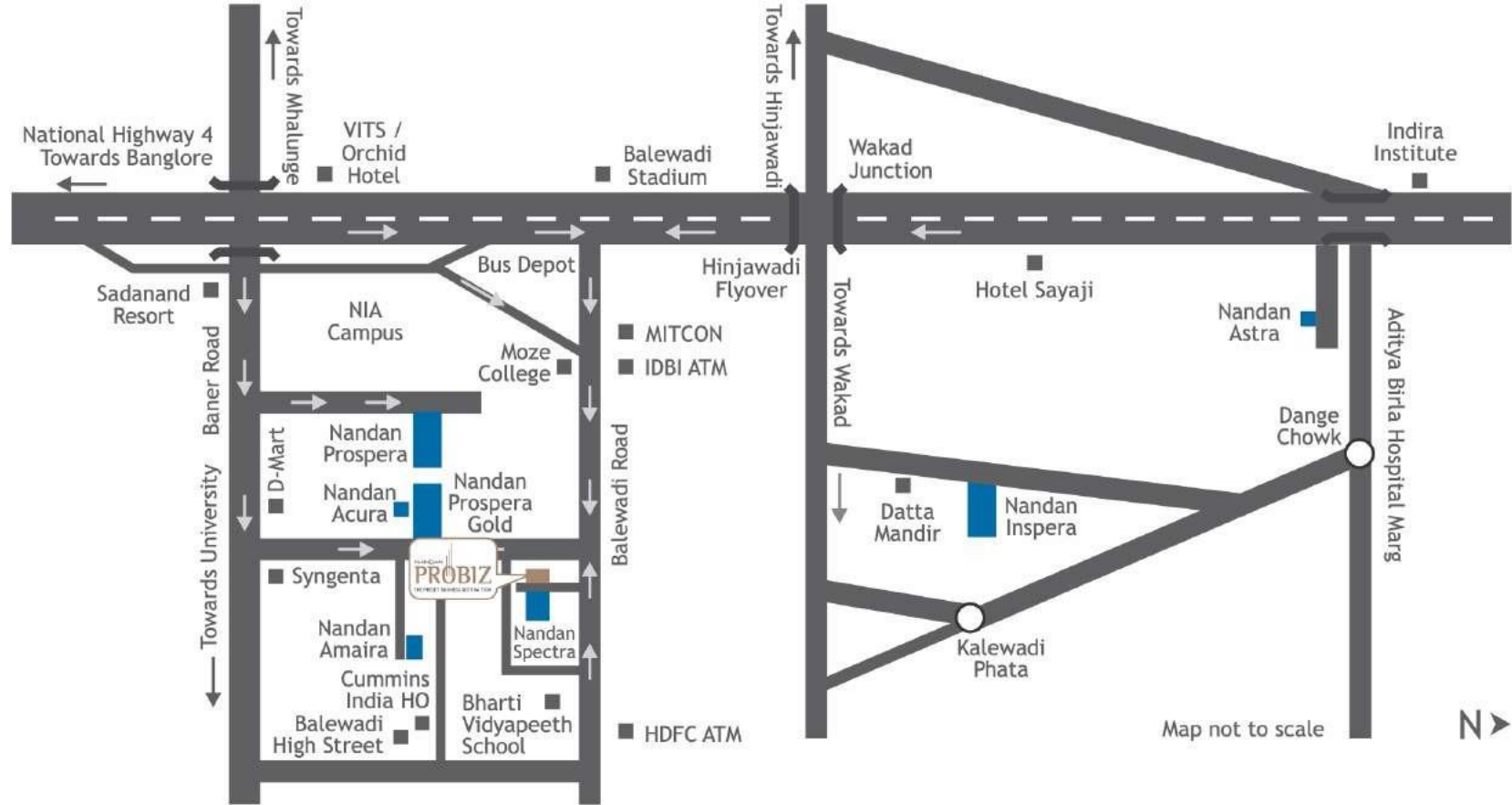


NANDAN  
**PROBIZ**  
THE PRESET BUSINESS DESTINATION  
BANER-BALEWADI, PUNE

Strategic Partner



# LOCATION





## SUPERB CONNECTIVITY



- Mumbai-Bangalore Bypass - 0.5 Kms
- Cummins India - 0.5 Kms
- D Mart - 0.7 Kms
- Bharti Vidyapeeth School - 0.9 Kms
- Jupiter Hospital - 2.5 Kms
- Lifepoint Hospital - 3.7 Kms
- Hinjawadi Flyover - 4.0 Kms
- Sayaji Hotel - 4.0 Kms
- Courtyard by Marriott - 5.5 Kms
- Aundh - 7.0 Kms
- Mumbai-Pune Expressway - 13.9 Kms

## Area highlights – Baner - Balewadi

- Strategic location - Approx. 52 lakhs sq ft of operational IT/ITES/Commercial spaces reaching to 1 Cr Sq.ft. in next 1 year.
- Renowned corporate entities - Cummins, T-Systems, Veritas, Siemens, Smartworks, 91Springboard, Regus, etc. and upcoming IT/ITES buildings.
- This part of the town is coming under the Smart City development witnessing the better and wide road connectivity.
- Improved connectivity: Being a commercial hub of West Pune, Baner has better transportation and will improve further with the upcoming Metro.
- 80,000 apartments within 1.5 KM radius accommodating HNIs and upper middle class.
- Close proximity to IT/ITES sectors like Aundh, Wakad and Hinjewadi.
- Prestigious Schools and Colleges within 3 km radius.





BLACKROCK  
REAL ESTATE



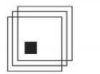
Vicinity Brands

## Retail space – Pro Shopping

- 38 ft. High and 40 ft. wide entrance foyer
- Carpet Areas Ranging from 18.56 Sq. mtr. To 234.67 Sq. mtr.
- 6 Ultramodern escalators
- Grand Plaza in front of Retail Shops
- Wide Easy Stairs
- Dedicated Space for promotional events
- 52 ft. High Atrium
- Contemporary Interior Designing



## Retail space- Shops/ Lobby Passage



**BLACKROCK**  
REAL ESTATE

## Commercial- Pro Commerce

- Separate Entrance for Office Spaces
- 76 Small Office Spaces and 6 Large Office Spaces
- Carpet Areas ranging from 37.33 Sq. mtr. to 200.84 Sq. mtr.
- Entrance Porch
- Two fires escape staircases
- Grand Heighted Lobby
- Common drinking water fountain
- AC gantries for large office spaces
- Provision for AC
- Common restrooms for small office spaces
- Attached restrooms for large office spaces
- East- West entry to every office
- Wide common corridors







**BLACKROCK**  
REAL ESTATE

Commercial- Office Space/ Lobby/ Passage



Under construction photos



Floor Plan - Ground Floor



Floor Plan – First Floor



Floor Plan - Second Floor



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REAL ESTATE



Typical Office Floor Plan



## Strategic Partner

**Site Office:** Nandan Probiz, Survey No. 23,  
Next to Nandan Spectra, Adjacent to Amar Paradigm,  
on 18 mtr. D.P. Road, Baner-Balewadi Road, Pune - 45.



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Registration No:  
**P52100001376**



**Disclaimer:** This Nandan Probiz brochure is purely conceptual. The pictures, images are for representative purpose only. The areas, prices, elevation & visuals are proposed and indicative and are subject to change. The areas, prices, elevation and specifications in the Sale Agreement signed between you and the Company shall be final and binding. This brochure does not constitute any form of offer, the purchaser is governed by T&Cs of Sale Agreement. Booking is subject to confirmation and acceptance of T&Cs.

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**Note:** 1) The carpet area of the unit mentioned is the usable Shop/ office area, after excluding external walls, but including the area under internal partition wall, as defined in the real estate (Regulation and Development) Act, as illustrated in circular no 4/2017 (MahaRERA/Secy/File No. 27/84/2017) of MahaRERA  
2) Internal room dimensions written in Sale/ Marketing plan are from unfinished wall to wall, to match with sanction plans.

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