

CGOS MODEL

- Rooftop Restaurants
- Corporate & Office Spaces
- Tuition & Hobby Classes
- Gym, Food Court, Crèche & Entertainment Zone
- Shops & Showrooms



INTRODUCING CGOS (Collaborative Growth Operating System)

A unique business model benefiting each and every business segment by providing a ready customer base within the complex and thus generating consistent business for you.

- Symbiotic business growth model
- Cross-selling dynamics ensure business to all
- Week-long business setup as opposed to weekend malls



READY CUSTOMER BASE

- Access to over 4 lakh high-income individuals
- Nearly 20,000 employees working nearby
- Students from 5 colleges in the neighbourhood



FIRST BUSINESS HOT SPOT

- Get the first mover's advantage!
- Book your berth in the first community business mall in Baner-Balewadi locality
- Let your business acquire:
 - Competitive Advantage
 - Superior Brand Recognition
 - Customer Loyalty
- Give your business a pole position



FACILITY MANAGEMENT SERVICES

- Round-the-clock property care solutions
- Managed by a professional maintenance team
- Janitor support on each floor
- Cleaning services
- Periodic reports on preventive maintenance & repairs



www.nandanbuildcon.com



NANDAN PROBIZ

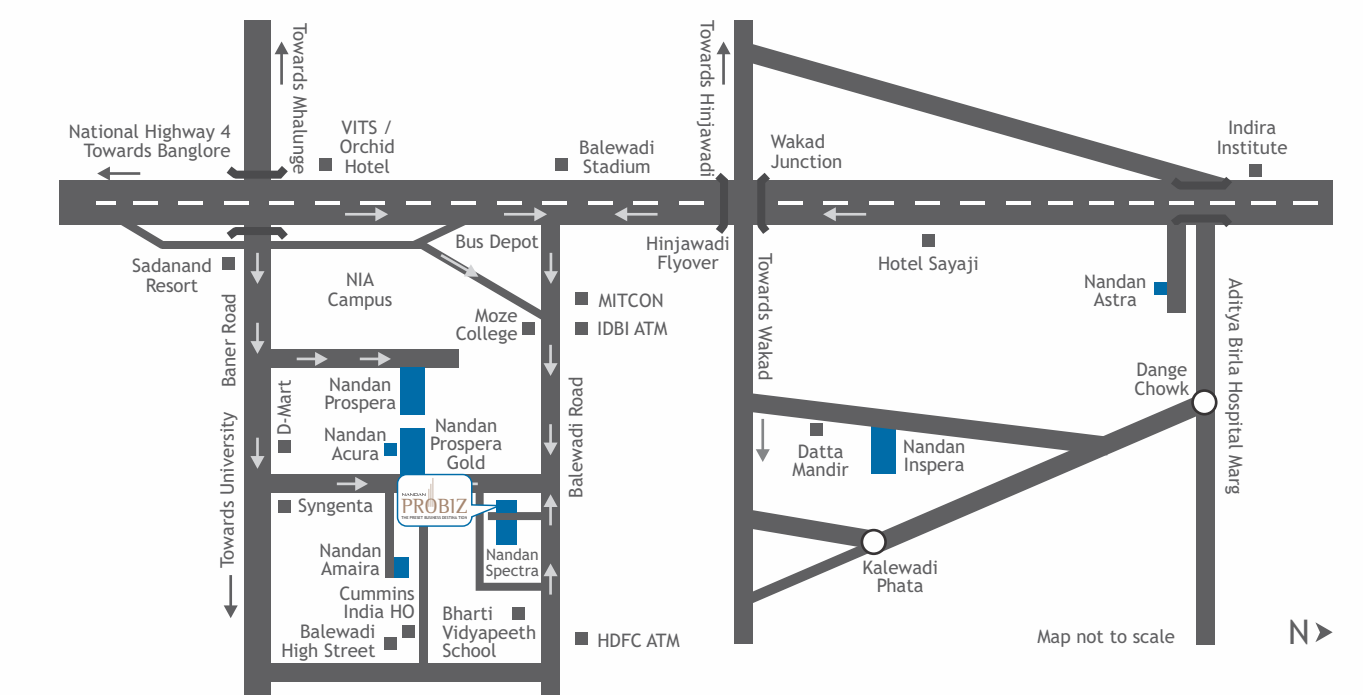
THE PRESET BUSINESS DESTINATION
BANER-BALEWADI, PUNE

SHOPS | SHOWROOMS | HOBBY CLASSES
FOOD COURTS | OFFICE SPACES

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



Call: 95525 03815 | 98500 96777 | SMS <Nandan> to 54646 | www.nandanbuildcon.com

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.
Corporate Office: Nandan House, Plot No. 52, Shivaji Housing Society, Behind I.C.C. Tower, Senapati Bapat Road, Pune-16. | Ph: 020 4141 3777/34 sales@nandanbuildcon.com

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 purchase is governed by T&Cs of Sale Agreement, booking is subject to confirmation and acceptance of T&Cs.
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 (Maharashtra) File no. 27/84/2017 of Maharashtra.
2) Internal room dimensions written is as per Marketing plan are from lin-finished wall to wall, to match with sanction plans.

UPPER GROUND FLOOR

Type - Shops

No.	Carpet Area in Sq. Mts.	Encl. Balc. Carpet Area	Total Carpet
01+101	146.81	30.23	177.04
02+102	105.79	21.79	127.58
03+103	105.82	21.79	127.61
4+104	160.68	73.99	234.67
5	14.73	10.83	25.56
6	25.65	0	25.65
7	21.67	0	21.67
8	18.56	0	18.56
9	20.16	0	20.16
10	29.47	0	29.47
11	27.11	0	27.11
12	31.7	0	31.70
13	37.4	0	37.40
14	21.53	15.87	37.40
15	28.76	8.57	37.33
16	28.76	8.57	37.33
17	28.72	8.57	37.29
18	30.75	9.18	39.93
19	28.73	8.57	37.30
20	28.71	8.57	37.28
21	29.31	8.75	38.06
22	12.87	0	12.87
23	17.88	0	17.88
24	18.28	0	18.28
25	31.7	0	31.70
26	27.11	0	27.11
27	29.47	0	29.47
28	20.16	0	20.16
29	18.56	0	18.56
30	21.67	0	21.67
31	26.12	0	26.12
32	17.83	7.28	25.11
33+135	160.68	73.99	234.67
34	55.05	8.75	63.80
35	55.04	8.75	63.79
36+138	146.81	30.23	177.04



FIRST FLOOR FLOOR

Type - Shops

No.	Carpet Area in Sq. Mts.	Encl. Balc. Carpet Area	Total Carpet
105	14.77	10.85	25.62
106	25.65	0	25.65
107	21.67	0	21.67
108	18.56	0	18.56
109	20.16	0	20.16
110	29.48	0	29.48
111	27.11	0	27.11
112	31.70	0	31.70
113	37.40	0	37.40
114	21.51	15.89	37.40
115	28.72	8.57	37.29
116	28.76	8.58	37.34
117	28.76	8.58	37.34
118	28.72	8.57	37.29
119	30.69	9.18	39.87
120	28.73	8.57	37.30
121	28.71	8.57	37.28
122	29.31	8.75	38.06
123	12.88	0	12.88
124	10.21	7.74	17.95
125	18.64	0	18.64
126	18.60	0	18.60
127	31.70	0	31.70
128	27.11	0	27.11
129	29.47	0	29.47
130	20.16	0	20.16
131	18.56	0	18.56
132	21.67	0	21.67
133	26.11	0	26.11
134	24.83	18.98	43.81
136	50.77	13.04	63.81
137	50.75	13.04	63.79



SECOND FLOOR FLOOR

Type - Shops

No.	Carpet Area in Sq. Mts.	Encl. Balc. Carpet Area	Total Carpet
201	76.65	42.14	118.79
202	50.76	13.04	63.80
203	50.77	13.04	63.81
204	73.71	43.6	117.31
205	14.72	10.85	25.57
206	25.65	0	25.65
207	21.67	0	21.67
208	18.56	0	18.56
209	20.16	0	20.16
210	29.47	0	29.47
211	27.12	0	27.12
212	31.7	0	31.70
213	37.4	0	37.40
214	21.51	15.89	37.40
215	28.72	8.57	37.29
216	28.72	8.58	37.30
217	28.76	8.58	37.34
218	28.72	8.57	37.29
219	30.75	9.18	39.93
220	28.73	8.57	37.30
221	28.71	8.57	37.28
222	29.30	8.75	38.05
223	12.87	0	12.87
224	10.09	7.65	17.74
225	18.41	0	18.41
226	18.83	0	18.83
227	31.7	0	31.70
228	27.12	0	27.12
229	29.47	0	29.47
230	20.16	0	20.16
231	18.56	0	18.56
232	21.67	0	21.67
233	26.11	0	26.11
234	24.98	19.08	44.06
235	73.71	43.6	117.31
236	50.77	13.04	63.81
237	50.76	13.04	63.80
238	76.65	42.14	118.79



PRO SHOPPING

- 38 FT. HIGH AND 40 FT. WIDE ENTRANCE FOYER
- CARPET AREAS RANGING FROM 18.56 SQ. M. TO 234.67 SQ. M.
- 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



6,7,8,10,11,12,14,15TH FLOOR PLAN

Type - Office

No.	Carpet Area in Sq. Mts.	Encl. Balc. Carpet Area	AC Gantry	Total Carpet
601	30.74	9.18	0	39.92
602	28.76	8.57	0	37.33
603	28.76	8.57	0	37.33
604	29.36	8.75	0	38.11
605	76.59	19.05	3.52	99.16
606	90.24	23.16	3.52	116.92
607	117.7	31.4	3.52	152.62
608	117.7	31.4	3.52	152.62
609	90.25	23.16	3.52	116.93
610	76.58	19.05	3.52	99.15
611	28.76	8.57	0	37.33
612	28.83	8.6	0	37.43
613	28.76	8.57	0	37.33
614	28.76	8.57	0	37.33

PRO COMMERCE

- ENTRANCE PORCH
- 126 OFFICE SPACES
- CARPET AREAS RANGING FROM 37.33 SQ. M. TO 200.84 SQ. M.
- SEPARATE OFFICE ENTRANCE
- TWO FIRE ESCAPE STAIRCASES
- GRAND HEIGHTED LOBBY
- COMMON DRINKING WATER FOUNTAIN
- ATTACHED RESTROOMS FOR LARGE OFFICE SPACES
- EAST-WEST ENTRY TO EVERY OFFICE
- AC GANTRIES FOR LARGE OFFICE SPACES
- PROVISION FOR AC
- WIDE COMMON CORRIDORS
- COMMON RESTROOMS FOR SMALL OFFICE SPACES