

# addressOne

LUXURY FOR ALL

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GAHUNJE, PUNE

# ASHOK PIRAMAL GROUP:

- Ashok Piramal Group (Founded in **1934**) is a Mumbai-based business conglomerate with diversified business interests in Textiles, Real Estate & Cutting Tools.
- It consists of Group Companies like **Morarjee Textiles Limited, Peninsula Land Limited** and **Miranda Tools**.
- The Group has operations spread across India with more than **6000 employees** working for the Group.
- The key strengths of the Group come from its strong values, Group lineage and management skills. It underlines the Group's philosophy to deliver '**Quality**' through world-class **Products and Services**.

# JOURNEY OF THE GROUP:

Morarjee Goculdas  
Spinning & Weaving  
Co. Ltd

**1934**

PMP Auto Comp &  
Miranda Tools

**1970-80**

Peninsula Land  
Limited

**1996**

Pune Football Club

**2007**

Piramal Renewable  
Energy

**2012**

- Track record of 20 years in real estate development
- 7.4 million sq.ft. of projects delivered & 9.3 million sq.ft. of projects are underdevelopment by itself or through its Affiliate Co's
- 290 professionals with vast real estate experience
- One of the first real estate companies to get listed on BSE
- Developed Mumbai's first luxurious residential tower - Ashok Towers
  - Built Mumbai's first retail mall - Crossroads
- Set a commercial benchmark in Lower Parel with Peninsula Corporate Park
- Re-development of Mumbai's first textile mill project
  - Access to multiple sources of capital in JV, JD & PMC with landowners

 **PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades, set against a clear blue sky. A large, dark teal diamond shape is overlaid on the left side of the image, containing the text 'OUR ONGOING PROJECTS' in white, uppercase letters.

OUR ONGOING  
PROJECTS





CELESTIA  
SPACES

A HEM BHATTAD PROJECT

BY BHATTAD GROUP AND PENINSULA LAND LTD.

Sewri, Mumbai

MUMBAI

- Two iconic high rises in Sewri, Mumbai
- 2,3 BHK & 3 BHK Majestic Residences, four apartments per floor
- Views of the city's Eastern Harbour, Sea & Skyline
- More than 60% area for the clubhouse and green landscape gardens

To know more  
SMS LEGACY to 56677

Project funded by  
ICICI Bank Ltd



The project has been registered via MahaRERA registration number: P51900005432 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Please Note: "The images of the apartments/building/Projects are merely artist's conception of the Projects. We are offering for sale, un-furnished apartments and the ad-ons in the marketing materials will not form part of any contract/offer/sale unless specifically incorporated in the Agreement for Sale. The terms and conditions of Sale shall be incorporated in the Agreement for Sale only."



# Salsette 27

Mumbai  
BYCULLA

- Good old Mumbai returns to Byculla, the heart of South Mumbai
- 2 & 3 BHK homes, each with a unique vista
- A pond surrounded by abundant trees
- Views of Mahalaxmi Race Course, Jijamata Udyan and Arabian Sea
- A fully equipped clubhouse with an array of modern amenities
- An IGBC green initiative project, promoting a healthy living environment

To know more  
SMS S27 to 56677

Project funded by Standard  
Chartered Bank and IDBI  
Trusteeship Services Limited

The Promoter under  
RERA is Goodtime  
Real Estate  
Development  
Private Limited

The project has been registered via MahaRERA registration number: P51900000642 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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CARMICHAEL  
RESIDENCES

Carmichael Road,  
Mumbai

- Located on Mumbai's premium billionaire street
- Luxurious 4 & 6 BHK apartments
- Private elevators for each home
- Entirely customizable floor plans
- 'Vastu' compliant homes

Consultation

By Appointment Only

Project funded by HDFC

Limited

The Promoter under  
RERA is R A Realty  
Ventures LLP



The project has been registered via MahaRERA registration number: P51900001442 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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## BISHOPS GATE

Breach Candy,  
Mumbai

- Located at Breach Candy, opposite the Breach Candy Club
- Luxurious 5 BHK penthouses
- Scenic sea views from every home

Consultation  
By Appointment Only

The Promoter under RERA is  
Bridgeview Real Estate  
Development LLP

Project funded by  
Kotak Mahindra  
Prime Limited.  
J.M.Financial  
Credit Solutions  
Limited.



The project has been registered via MahaRERA registration number: P51900001325 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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- The Crown and Ascent towers, bringing your body, heart and soul together, in J.P. Nagar, Bengaluru
- 3, 4 & 5 BHK villa sized duplex apartments
- One home per floor, per wing with private elevators, in the Ascent Tower
- Experience a secure community lifestyle
- A two level clubhouse with modern amenities & comfort

To know more  
SMS HEIGHTS to 56161

Project funded by ICICI Bank  
Limited and ICICI Home  
Finance Co. Ltd.

The Promoter under  
RERA is Goodhome  
Realty Limited

The project has been registered via RERA Karnataka registration number: PR/KN/170727/000072 and is available on the website <https://rera.karnataka.gov.in>

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OC Received

- A gated community lifestyle in Lonavala
- 4 BHK Villas with customizable design options
- Personal swimming pool and private lawn
- Modern clubhouse embellished with modern comforts

To know more  
SMS NIRVAAN to 56767



Actual Image

OC Received

Ready  
Possession  
Homes

- Homes with sea and hill views, in Alto Betim, the heart of Goa
- 3 BHK apartments, 3 BHK duplex Townhomes and 3 & 4 BHK Villa with a pool
- Club Marissa - Offering modern contemporary luxuries
- State-of-the-art green facilities to promote a healthy environment to live in

To know more  
SMS  
BELEZA  
to 56161



Actual Image

OC Received

Ready  
Possession  
Homes

- Residential complex spread across vast green spaces, near Sula Vineyards
- Inspired by Art Deco architecture
- Modern amenities surrounded by nature
- Bayside Plaza - An urban shopping experience down your street

To know more  
SMS ASTORIA  
to 56767



Actual Image





OUR COMPLETED  
PROJECTS



## ASHOK GARDENS

Sewri, Mumbai



- 2, 3, 4, 5 BHK apartments and 4 BHK duplexes
- The prominent landmark of Sewri
- 6 fold appreciation for residents
- Panoramic views of harbour, sea and city
  - Huge landscaped areas
  - Well-equipped clubhouse

## ASHOK TOWERS

Parel, Mumbai



- 2, 3, 4 And 5 BHK apartments
- Garden Duplexes and Penthouses
- Lifestyle that redefines Lower Parel
- 10 fold appreciation for residents
- Full sized cricket pitch cum football ground
- Well-equipped Clubhouse

# MUMBAI

## PENINSULA CORPORATE PARK

Lower Parel, Mumbai



- The golden mile of South Mumbai
- Landmark commercial destination in the heart of Lower Parel
- One of Mumbai's largest commercial complex with open spaces
- 5 modern multi-storied commercial buildings

## PENINSULA BUSINESS PARK

Lower Parel, Mumbai



- The golden mile of South Mumbai
- Landmark commercial destination in the heart of Lower Parel
  - Over 1.2 million sq.ft. of premium workspace
- Clear view of the Arabian Sea and Mahalaxmi Race Course
  - Low E-energy efficient glass

## PENINSULA CENTRE

Parel, Mumbai



- State-of-the-art business complex
- New age sophisticated office spaces
- Well connected to the Western and Central suburbs

## CENTRE POINT

Parel, Mumbai



- 4-storey ultra-modern commercial edifice
- Equipped with cutting-edge communication and security systems
- Connected to the most prominent business, retail and entertainment centres of the city

## CROSSROAD

Haji Ali, Mumbai



- First luxury mall of South Mumbai
  - Total area: 1,50,000 sq.ft.
- Houses several international brands
- Shopping and entertainment spaces at Mumbai's cherished seaside promenade at Haji Ali

## CR2 MALL

Nariman Point, Mumbai



- South Mumbai's first premium shopping mall-cum-multiplex
  - Total area: 2,59,000 sq. ft.
- Flaunts some of the biggest international brands
- 8 floors of multi-storied parking for 485 cars



OC Received

Ready Possession  
Homes

- Near the centre of Pune's thriving IT industry, Hinjawadi
- 2 and 3 BHK apartments
- Garden flats on podium level
- Clubhouse with state of the art amenities
- All the apartments come with either a patio or two decks

To Know More  
SMS MEADOWS  
to 56677



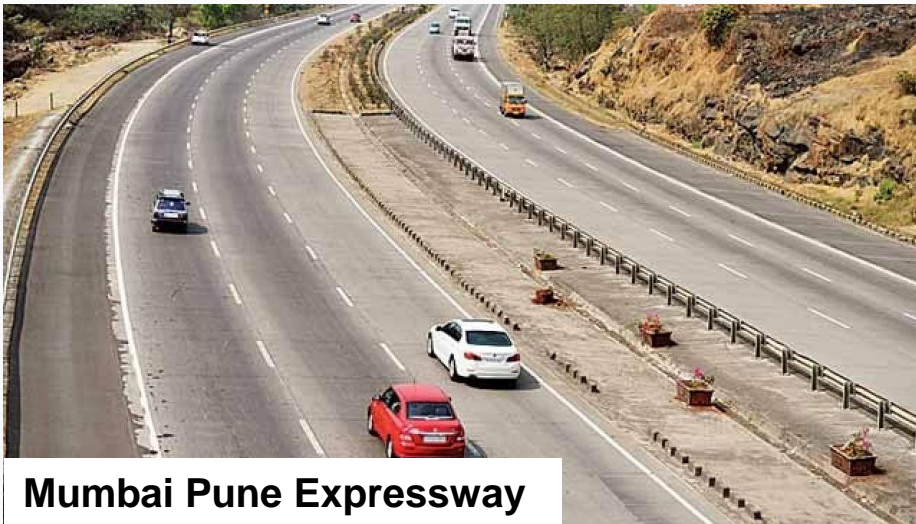


# GAHUNJE LOCATION: (LANDMARKS IN THE VICINITY )

**MCA Stadium**



**Symbiosis Skills & Open University**



**Mumbai Pune Expressway**



# ADDRESS ONE: NEXT TO MCA STADIUM



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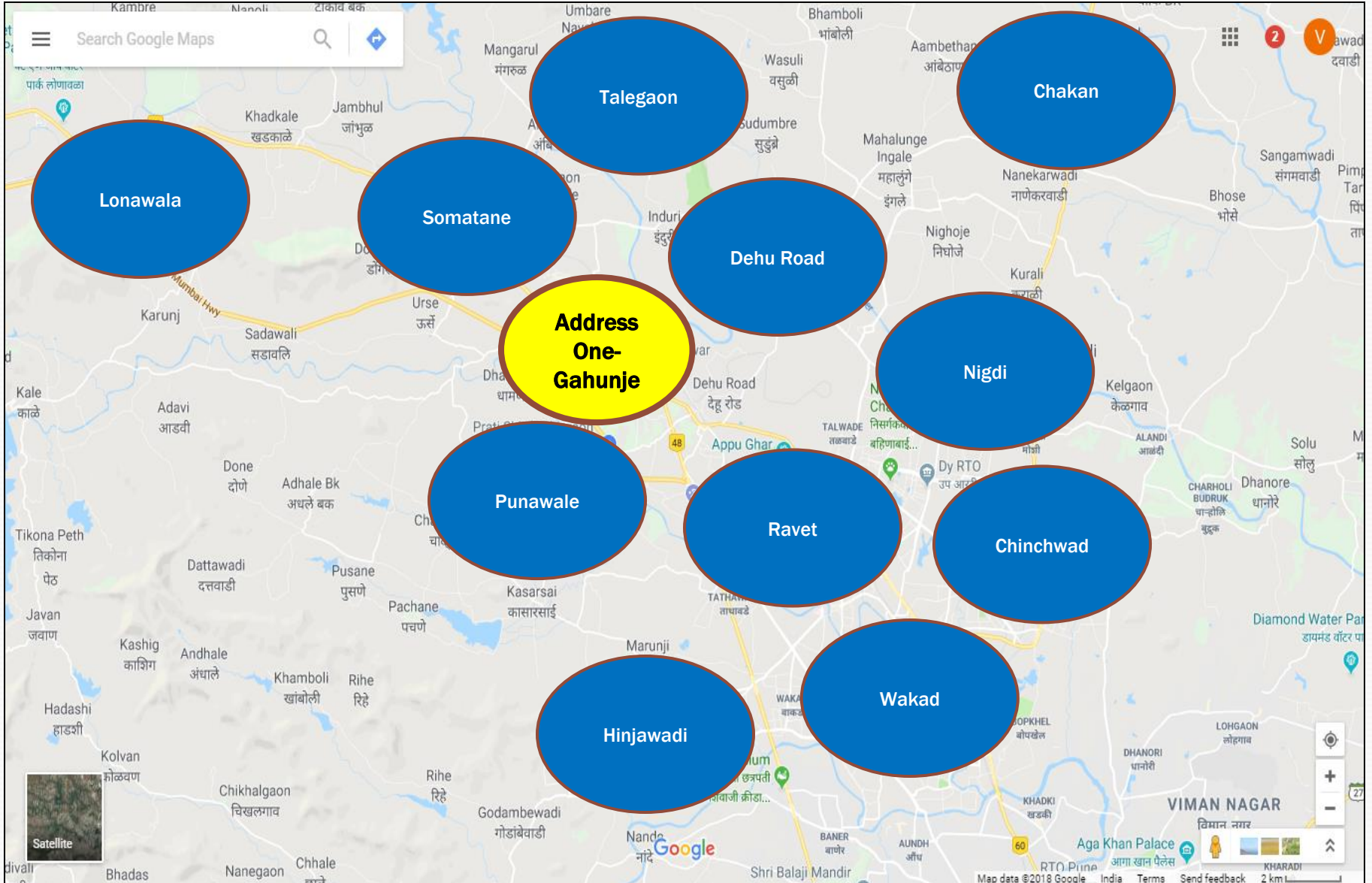
addressOne

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Proposed Future  
Development



# NEARBY LOCATIONS:





# SCHOOLS:

Schools	Location	Distance In Kms
B K Birla Centre for Education	Somatane	5.7 Kms
Kendriya Vidyalaya 1	Dehu Road	7.9 Kms
S B Patil Public School	Ravet	6.5 Kms
Podar International School	Tathawade	7.5 Kms
Akshara International School	Tathawade	7.4 Kms
Indira National School	Tathawade	10 Kms
Orchid International School	Nigdi	8.5 Kms

Source : Internet Research

# COLLEGES:

Colleges	Location	Distance In Kms
Symbiosis Skills & Open University	Gahunje	1.5Kms
Indira Institutes	Tathawade	10 Kms
D Y Patil College of Engineering	Akurdi	6.5Kms
Lotus Business School	Punawale	5.8 Kms
Balaji Institutes,	Tathawade	8 Kms
JSPM Institutes	Tathawade	6.5Kms
PCCOE	Akurdi	5.7 Kms



# HOSPITALS:

Hospitals	Location	Distance In Kms
Aditya Birla Hospital	Thergaon	9.2 Kms
Lokmanya Hospital	Nigdi	8.9 Kms
Lifepoint Multispecialty Hospital	Wakad	10 Kms
Sparsh Hospital	Somatane	9.1 Kms
Unique Multispecialty Hospital	Ravet	6.5 Kms
Ruby Hall	Hinjawadi	13 Kms
Ojas Multispecialty Hospital	Ravet	6.2 Kms

Source : Internet Research

# MALLS & SHOPPING COMPLEXES:

Malls & Shopping Complex	Location	Distance In Kms
D Mart	Ravet	6.7 Kms
Xion Mall	Hinjawadi	12 Kms
Vision one Mall	Wakad	8.8 Kms
Big Bazar	Chinchwad	12 Kms
Croma	Wakad	11 Kms
Star Bazaar	Akurdi	8.3 Kms
City One Mall	Chinchwad	13 Kms

Source : Internet Research



# HOTELS & RESTAURANTS:

Hotels & Restaurants	Location	Distance In Kms
Sentosa Resort & Water Park	Punawale	2.9 Kms
Sayaji Hotel	Wakad	8.8 Kms
Ginger Hotel	Wakad	9 Kms
Courtyard Marriot	Hinjawadi	12 Kms
The Gateway Hotel	Hinjawadi	12 Kms
The Orriotel Hotel	Hinjawadi	11 Kms
Hotel Bluewater	Ravet	6.5 Kms

# PROPOSED UPCOMING INFRASTRUCTURE:

**Phoenix Mall at Wakad**

**Upcoming Mall at Aundh Ravet BRT Road by Nirmaan Group**

**Merger of Gahunje with PCMC**

**Pune Metro Phase 3 from Shivaji Nagar to Hinjawadi Phase 3**

**Ring Road Development around Gahunje**

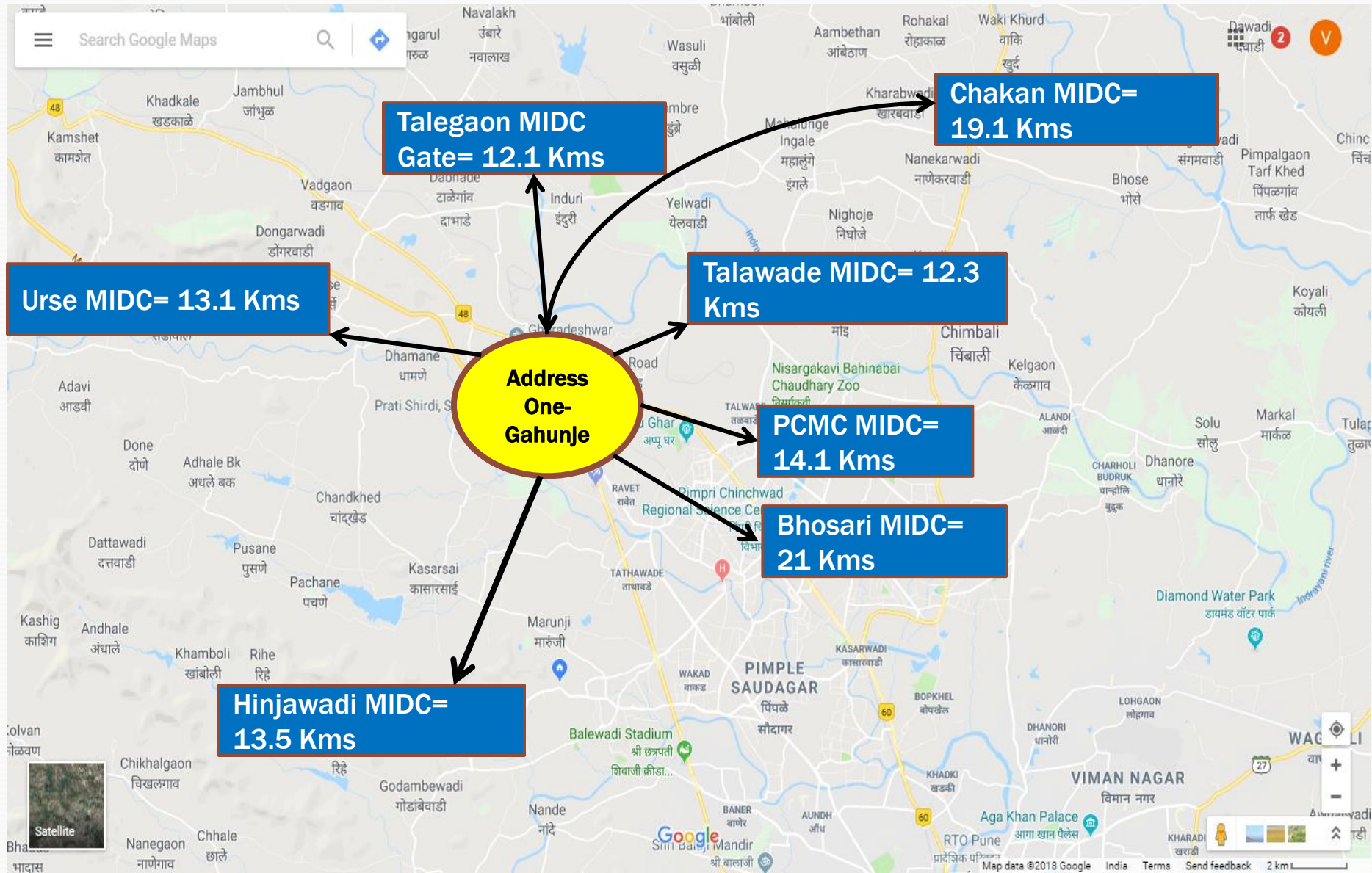
**Pune Metro Phase 1 from Swargate to Nigdi**

**Connectivity of Gahunje to Hinjawadi through Proposed DP Road**

**Upcoming Airport at Navi Mumbai**



# PROXIMITY: INDUSTRIAL HUBS





# ADDRESS ONE: PLOT A



**FUTURE  
DEVELOPMENT**

**RERA APPROVED  
PHASE 1 to 4**



# MASTER LAYOUT PLAN: PHASE 1,2,3 & 4





# AMENITIES:



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# CENTRAL GREENS & SHOPPING:



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# SALIENT FEATURES: MASTER LAYOUT

- **~47.8 Acres of Total Land Parcel with residential and shopping development**
- **Plot A – 27.4 Acres, Plot B – 20.4 Acres**
  - **addressOne – 9.5 Acres**
  - **Balance – 38.3 Acres (Proposed future development)**
- **Buildings designed at the Periphery allowing Central Open Green Space for each building cluster**
- **~60% Open area spaces (For Phase 1,2,3,& 4)**
- **Multiple community halls and amenities like Outdoor/Indoor Sports/Kid's play area provided within the Complex.**
- **Well spaced out courtyard style design with distance between buildings ranging from 100 to 210 Feet**
- **24X7 CCTV Cameras to ensure complex security**
- **Rain Water Harvesting, STP, Organic Waste Converter, Solar street lightings being designed to ensure an environment friendly community living**
- **Power Back up for Common areas**

# **SALIENT FEATURES: APARTMENTS**

- **Only 4 apartments per floor and 20 apartments per building to ensure privacy and spacious living areas**
- **Max Apartments designed as per Vastu Principles with East & West door entries**
- **Covered Dry Balcony, ample electrical Points, Solar heated water being provided**
- **Built in Cupboard Niche provided in the apartments to ensure maximum usable area in the Rooms**

# SAMPLE APARTMENT: ACTUAL IMAGES



**Please Note: The images of the flat shown above are of the show flat. We are offering for sale, un-furnished flats and the add-ons in the marketing materials will not form part of any contract/offer/sale unless specifically incorporated in the Agreement for Sale. The terms and conditions of Sale shall be incorporated in the Agreement for Sale only. Terms and Conditions Apply. Project funded by ICICI Bank Limited and ICICI Home Finance Company Limited**



# PRODUCT MIX & TICKET SIZES:

Type of the Product	Carpet Area (as per RERA)	Total usable area#	Tentative All Inclusive Ticket Size*	Tentative All Inclusive Ticket Size**
1BHK Prima	22.3-25.5 (240-274 sqft)	25.5-27.4 sqm (274-294 sqft)	18L onwards	14.8L onwards
1BHK Splendora	27.1-38.3 sqm (291-412 sqft)	29.7-39.6 sqm (318- 425 sqft)	22.5L onwards	19L onwards
2BHK Luxuria	36.8-39.9 sqm (395-430 sqft)	41.4-44.3 sqm (445- 476 sqft)	28L onwards	24.50L onwards
2BHK Regalia	43.5-49.4 sqm (468-531 sqft)	50.7-54.7 sqm (544- 586 sqft)	33L onwards	29.25L onwards
3BHK Grande	50.6-57.3 sqm (544-616 sqft)	58.9-62.5 sqm (633- 671 sqft)	38.5L onwards	34.5L onwards

*#Total usable area = Carpet area + Enc. Balcony + Utility area + Terrace + Cupboard Niche*

*\*Includes Agreement value, Stamp Duty - Registration charges, GST & Possession charges*

*\*\*Assuming customer avails a loan subsidy under CLSS (part of the PMAY scheme) ; Loan subsidy assumed 2.67L, GST charged at 8% for customers under CLSS*

Please Note: "Terms and conditions apply. All Prices and related information can be changed anytime without prior intimation.

# THANK YOU!

The Projects of addressOne have been registered via MahaRERA registration numbers: Phase 1: P52100015756 | Phase 2: P52100015747 | Phase 3: P52100015779 | Phase 4: P52100015803 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

ANAROCK Property Consultants Pvt. Ltd. (Formerly Jones Lang Lasalle Residential Pvt. Ltd) MahaRERA Registration No. A51900000108 available at [maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in)