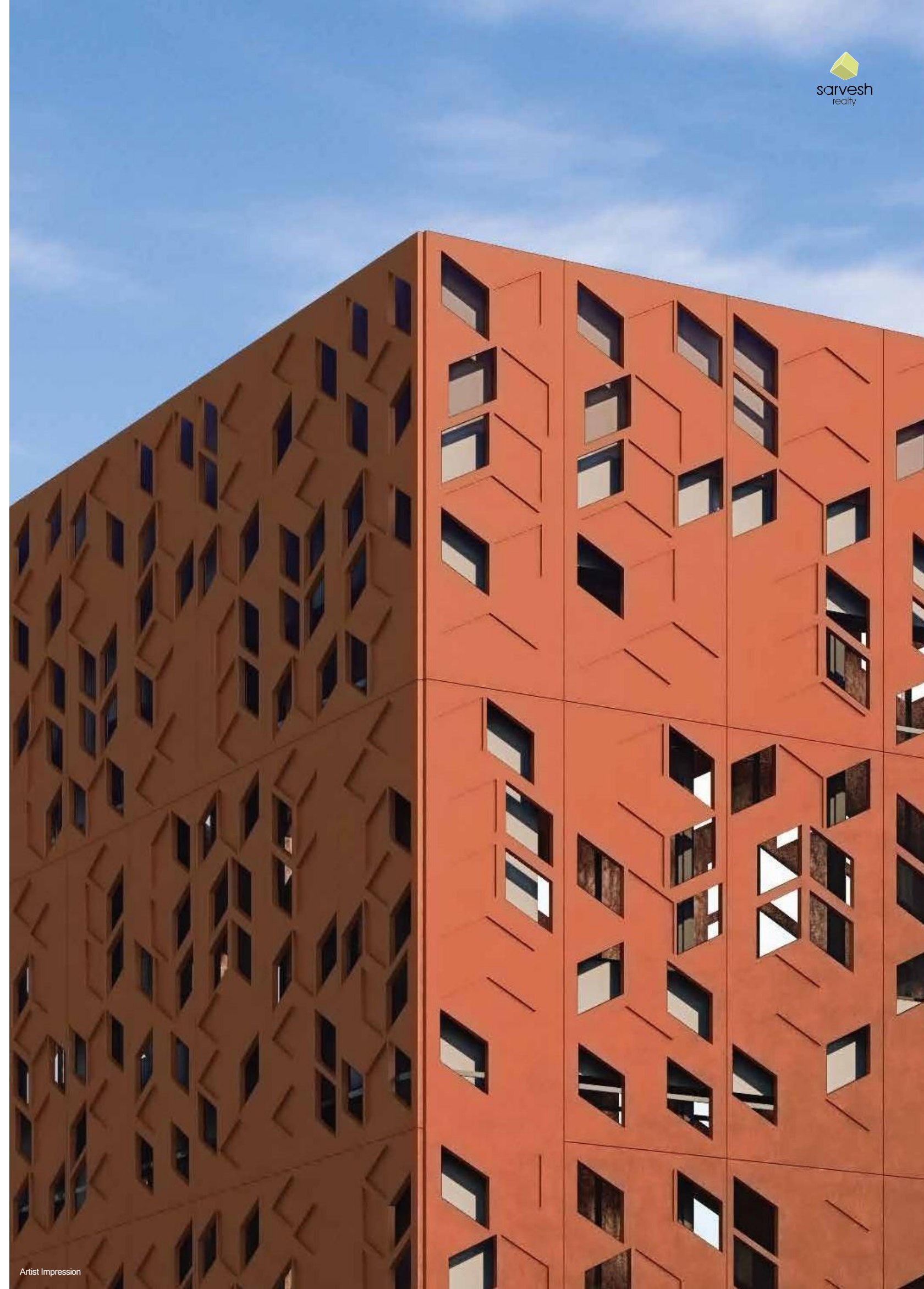


ONE PIRANGUT

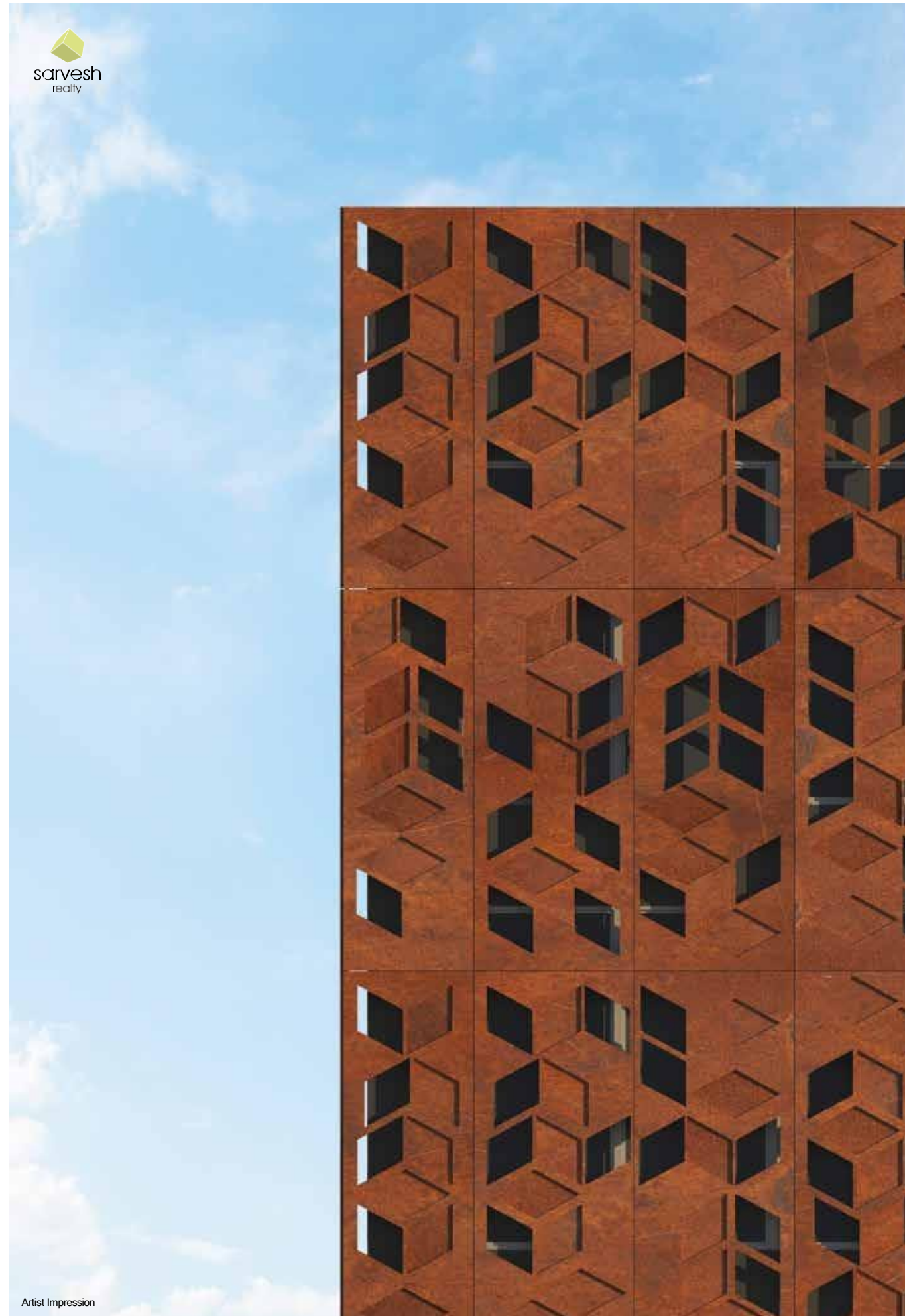




Artist Impression

Aesthetics Meet Functionality

An unmissable feature of these buildings is the unique jali pattern that clads the exterior. This serves as more than just a pattern for the façade.



While the jali itself shields the building from the harsh sun, the narrow openings in the design allow cool air to pass through, thereby keeping the interiors cooler. This means less dependency on air conditioning and reduced electricity bills.

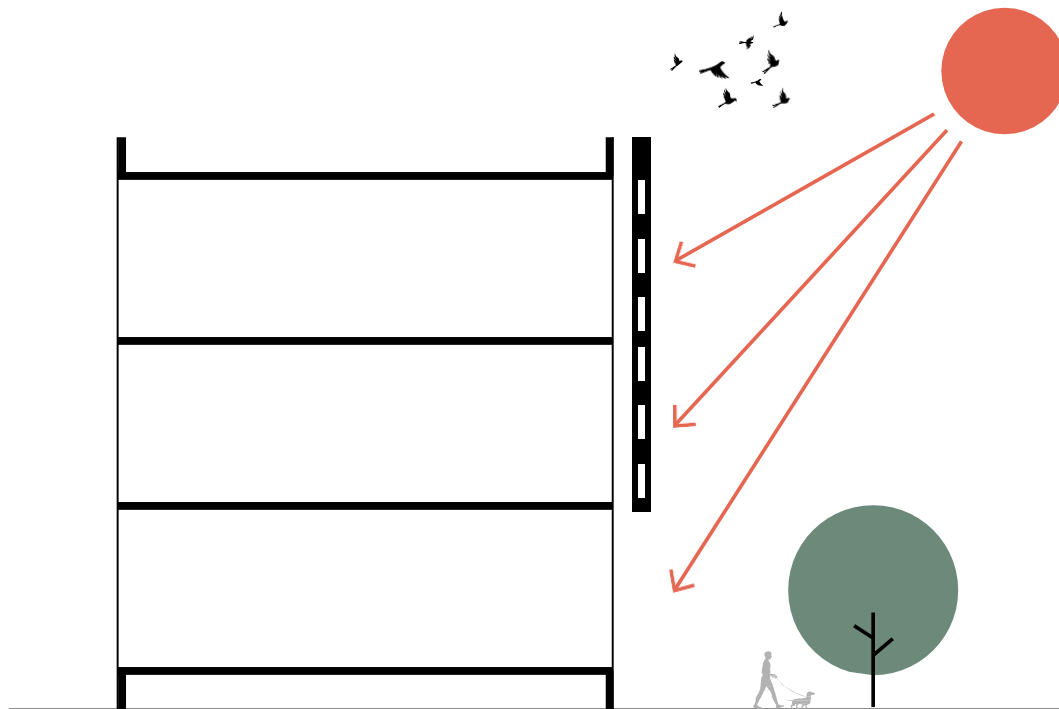
The opaque structure also helps reduce light reflection, while the voids in the design cleverly control the light, allowing more light in winter than summer. It also forms a barrier reducing noise from the surrounding areas.

Shop, work, dine.
Welcome to the meeting
place for possibilities.
A sensible commercial
space designed for
productivity and comfort.

Large spaces. Climate-controlled environments. Easy access.
Going to work just became delightful.



HIGHLIGHTS



Better Microclimate

This julifuçuds dsflscts harsh sunlight, keeping the interiors cool and making these workspaces more snsrjy sfficisnt.

Easy Access

The building sits at the corner of two roads— National Highway 753F (C0m) and State Highway (24m wide DP road)—making commuting to work a hassle-free experience.

Modern Approach

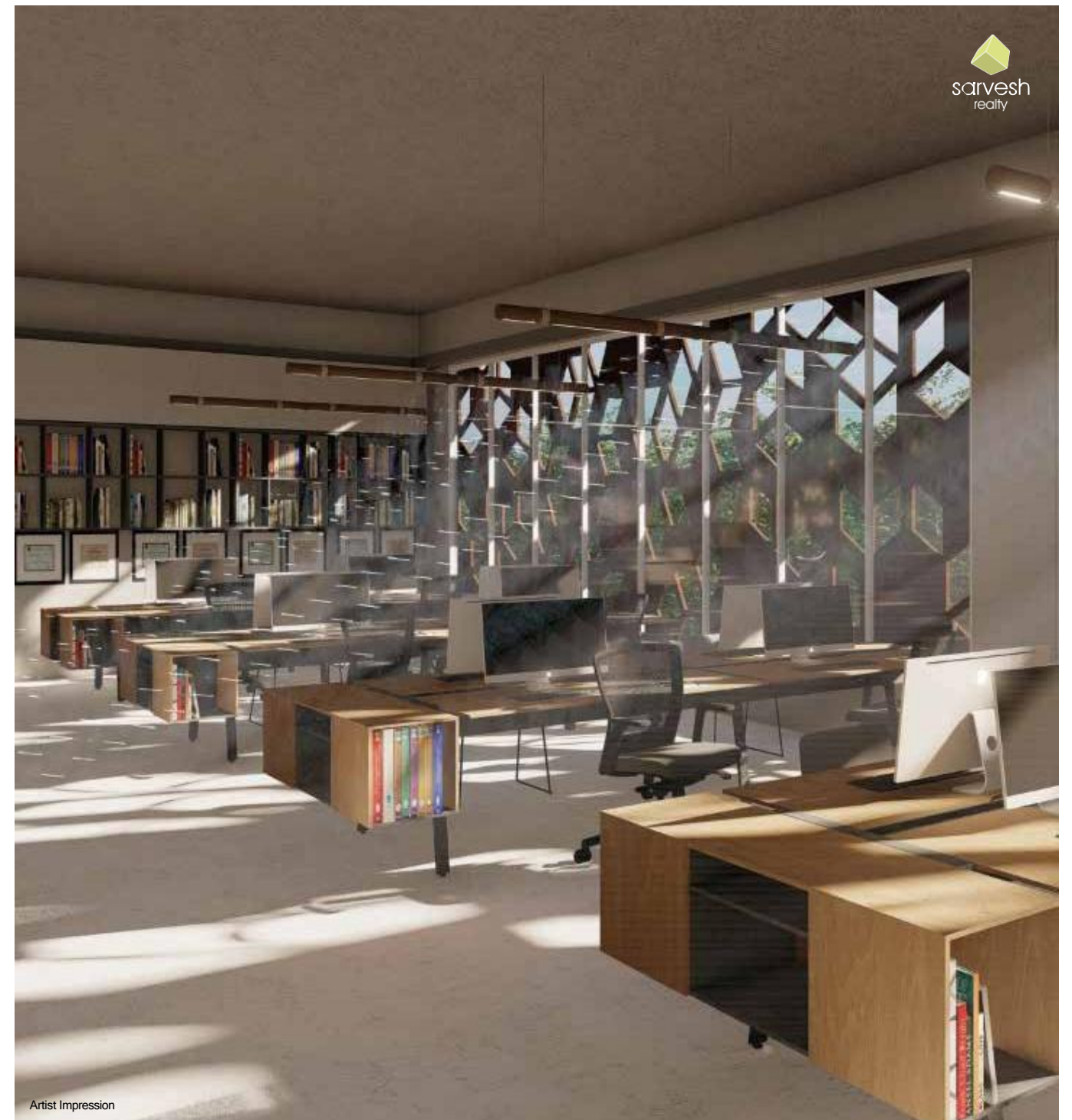
A column-less lobby offers a grand welcome for everyone.

Break Zone

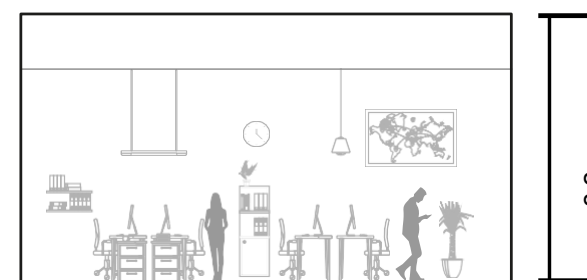
A central balcony provides the perfect place for a coffee break.

Spacious Workspaces

The absence of columns, coupled with high ceilings, creates the illusion of openness.



Artist Impression



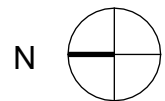
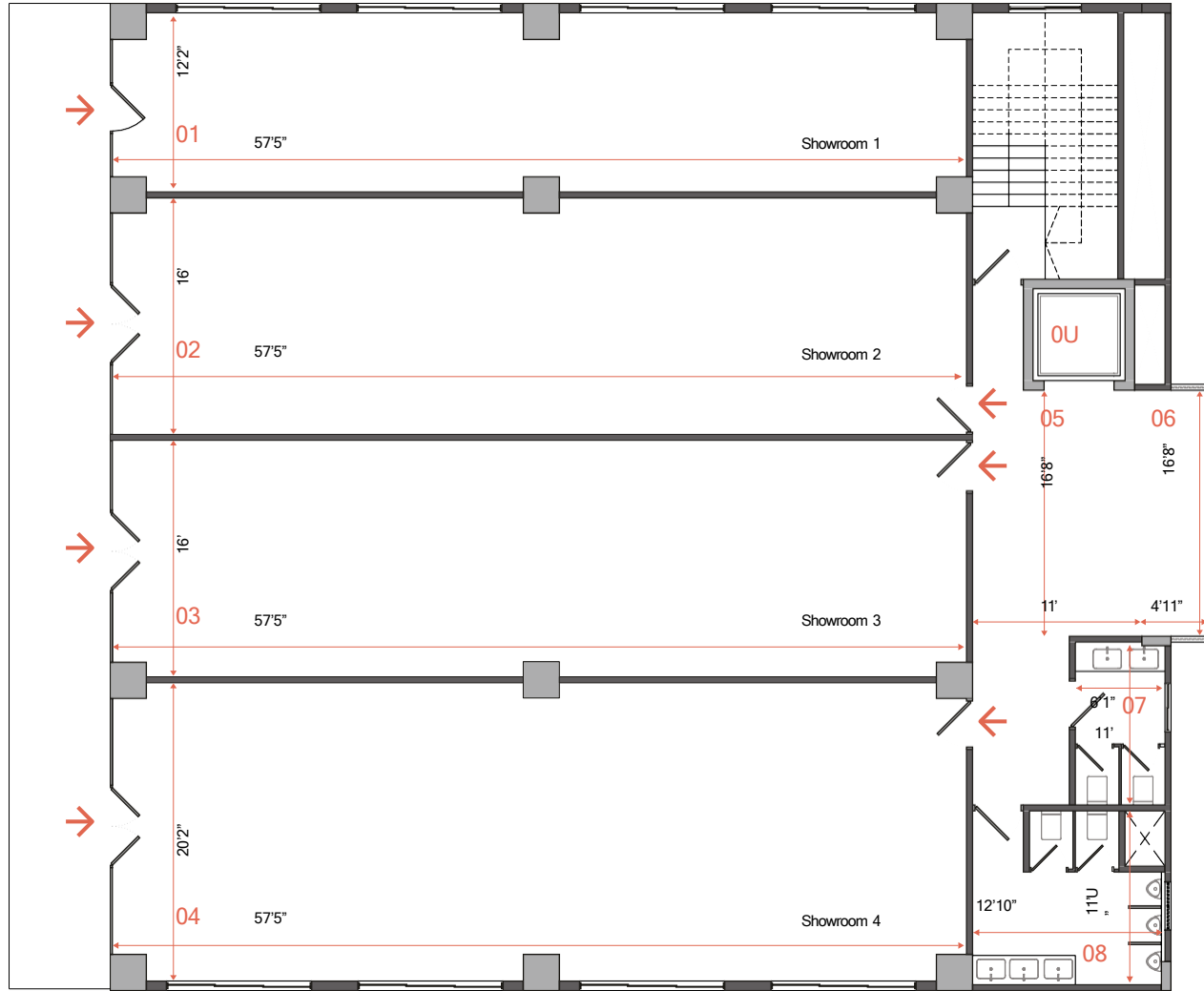
Office
10'4"
floor to floor height



Showroom
11'4"
floor to floor height

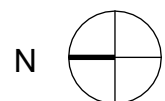


Artist Impression



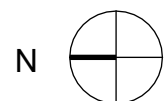
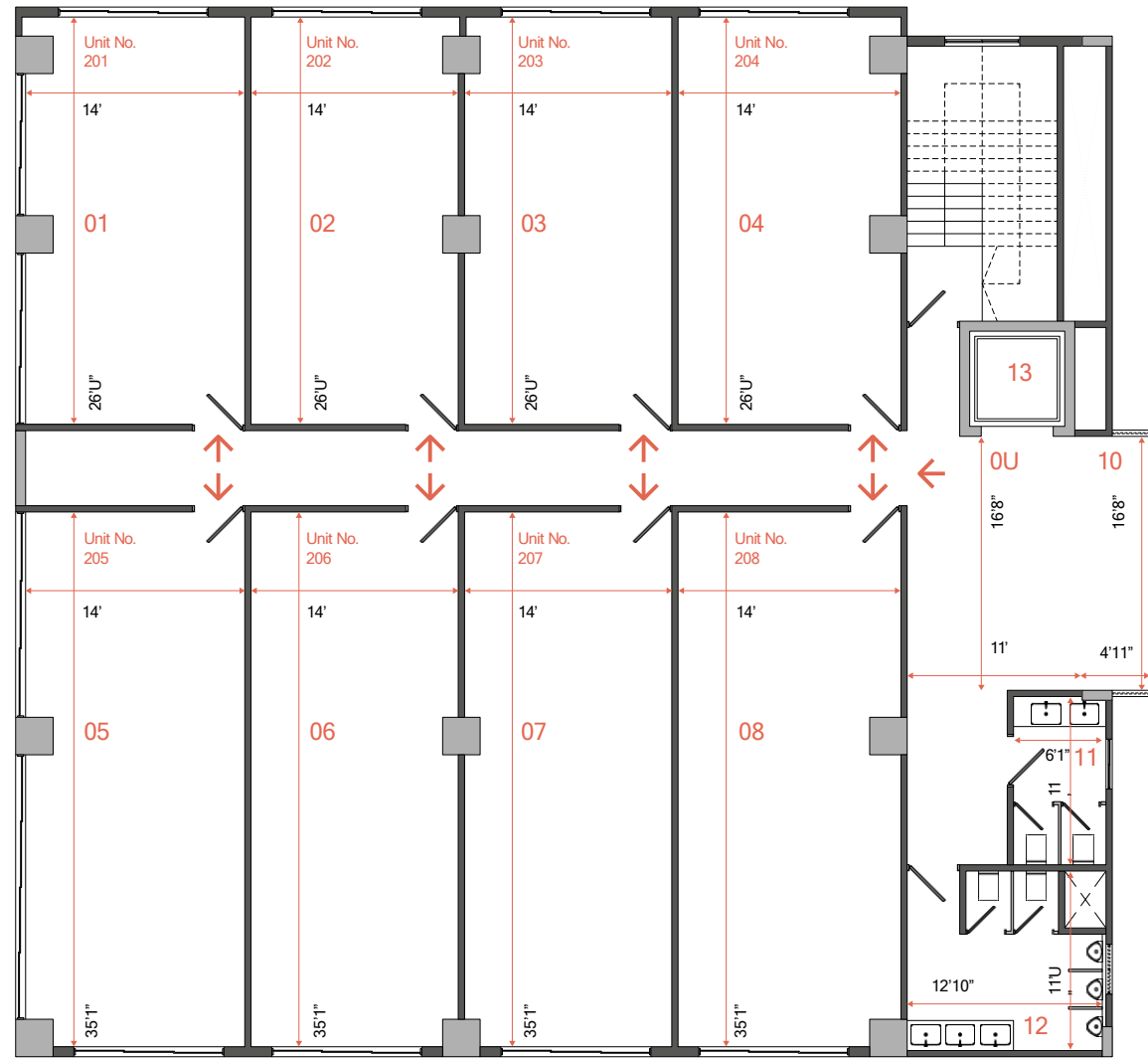
| | |
|--------------------|----------------|
| 01. SHOWROOM 1 | 57'5" X 12'2" |
| 02. SHOWROOM 2 | 57'5" X 16' |
| 03. SHOWROOM 3 | 57'5" X 16' |
| 04. SHOWROOM 4 | 57'5" X 20'2" |
| 05. ENTRANCE LOBBY | 11' X 16'8" |
| 06. BALCONY | 4'11" X 16'8" |
| 07. LADIES TOILET | 6'1" X 11' |
| 08. GENTS TOILET | 12'10" X 11'9" |
| 09. LIFT | 6'3" X 6'3" |

| Ground Floor | | |
|--------------|--------------|----------------|
| | In Metres | Total Carpet |
| SHOWROOM 1 | C3.51 sq.m. | C83.C1 sq.ft. |
| SHOWROOM 2 | 85.77 sq.m. | 923.22 sq.ft. |
| SHOWROOM 3 | 85.77 sq.m. | 923.22 sq.ft. |
| SHOWROOM 4 | 10C.8C sq.m. | 1150.23 sq.ft. |



| | |
|--------------------|----------------|
| 01. UNIT NO. 101 | 9'2" X 26'9" |
| 02. UNIT NO. 102 | 9'2" X 26'9" |
| 03. UNIT NO. 103 | 9'2" X 26'9" |
| 04. UNIT NO. 104 | 9'2" X 26'9" |
| 05. UNIT NO. 105 | 9'2" X 26'9" |
| 06. UNIT NO. 106 | 9'2" X 26'9" |
| 07. UNIT NO. 107 | 14' X 35'1" |
| 08. UNIT NO. 108 | 14' X 35'1" |
| 09. UNIT NO. 109 | 14' X 35'1" |
| 10. UNIT NO. 110 | 14' X 35'1" |
| 11. ENTRANCE LOBBY | 11' X 16'8" |
| 12. BALCONY | 4'11" X 16'8" |
| 13. LADIES TOILET | 6'1" X 11' |
| 14. GENTS TOILET | 12'10" X 11'9" |
| 15. LIFT | 6'3" X 6'3" |

| First Floor | | |
|-------------|-------------|---------------|
| | In Metres | Total Carpet |
| OFFICE 101. | 22.35 sq.m. | 240.57 sq.ft. |
| OFFICE 102. | 22.91 sq.m. | 24C.C0 sq.ft. |
| OFFICE 103. | 22.45 sq.m. | 241.C4 sq.ft. |
| OFFICE 104. | 22.45 sq.m. | 241.C4 sq.ft. |
| OFFICE 105. | 22.91 sq.m. | 246.60 sq.ft. |
| OFFICE 106. | 22.35 sq.m. | 240.57 sq.ft. |
| OFFICE 107. | 4C.24 sq.m. | 497.72 sq.ft. |
| OFFICE 108. | 44.02 sq.m. | 473.82 sq.ft. |
| OFFICE 109. | 44.02 sq.m. | 473.82 sq.ft. |
| OFFICE 110. | 4C.24 sq.m. | 497.72 sq.ft. |



| | |
|--------------------|----------------|
| 01. UNIT NO. 201 | 14' X 26'9" |
| 02. UNIT NO. 202 | 14' X 26'9" |
| 03. UNIT NO. 203 | 14' X 26'9" |
| 04. UNIT NO. 204 | 14' X 26'9" |
| 05. UNIT NO. 205 | 14' X 35'1" |
| 06. UNIT NO. 206 | 14' X 35'1" |
| 07. UNIT NO. 207 | 14' X 35'1" |
| 08. UNIT NO. 208 | 14' X 35'1" |
| 09. ENTRANCE LOBBY | 11' X 16'8" |
| 10. BALCONY | 4'11" X 16'8" |
| 11. LADIES TOILET | 6'1" X 11' |
| 12. GENTS TOILET | 12'10" X 11'9" |
| 13. LIFT | 6'3" X 6'3" |

Second Floor

| | In Metres | Total Carpet |
|-------------|-------------|---------------|
| OFFICE 201. | 35.20 sq.m. | 378.88 sq.ft. |
| OFFICE 202. | 33.39 sq.m. | 359.40 sq.ft. |
| OFFICE 203. | 33.39 sq.m. | 359.40 sq.ft. |
| OFFICE 204. | 35.20 sq.m. | 378.88 sq.ft. |
| OFFICE 205. | 40.24 sq.m. | 497.72 sq.ft. |
| OFFICE 20C. | 44.02 sq.m. | 473.82 sq.ft. |
| OFFICE 207. | 44.02 sq.m. | 473.82 sq.ft. |
| OFFICE 208. | 40.24 sq.m. | 497.72 sq.ft. |

ARCHITECTS



Integrid Design Consultants

Khushboo Dugad, *Associate Architect*

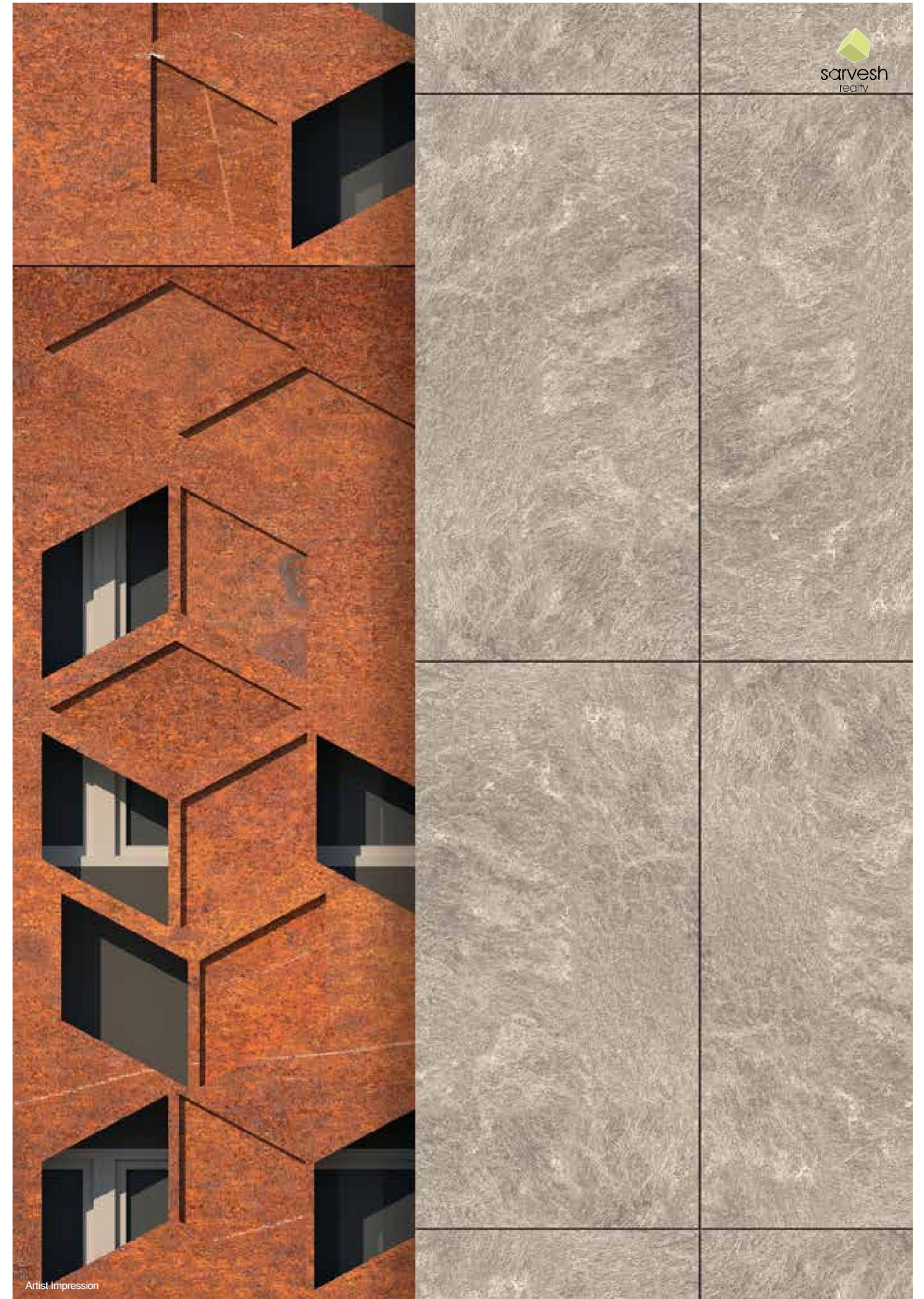
Ravi Kadam, *Principal Architect*

Designed for Life

The starting point of any great project begins with designs that are thoughtful, functional and relevant. That's what we believe at Integrid Design Consultants. Everything we create is based on strong values, experience and a deep understanding of the land and the environment. It's this attitude that allows us to create spaces that are technically sound, progressive and durable.

Ravi Kadam

Urban Designer and Founder



Artist Impression

OUR TEAM

Developer

Sarvesh Realty

Architects

Integrid Design Consultants

Structural Consultant

Andromeda Engineers LLP

Legal Adviser

Adv. Shirish Bhujbal

CONTACT DETAILS

Registered Office

301, Annapurna, Lane No. 3,
Erandawana, Behind SBI, Opp. SNTD,
Karve Road, Pune 411004

Site

1240 & 1241, Pirangut,
Mulshi, Pune 412115

Telephone

+U1 U7670 06300
+U1 20 25420043

Email

sales@onepirangut.com

Website

www.onepirangut.com

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Artist Impression (Artist Rendition)

Products, features, equipment, furniture, furnishings, light fittings, false ceiling etc. shown in the render are illustrations for reference only and are not part of the flat to be sold to the customers.

Drawings

We are offering, for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Maximum Variance (+/-) 3% in REPA carpet area may occur on account of planning constraints/site conditions/column/finishing. All these dimensions are unfinished structural dimensions. In the toilet the carpet area is inclusive of ledge walls. This plan is for space-planning purpose only.



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