



**GRAMHACORP**  
**BUSINESS PARK**

NEW KALYANI NAGAR

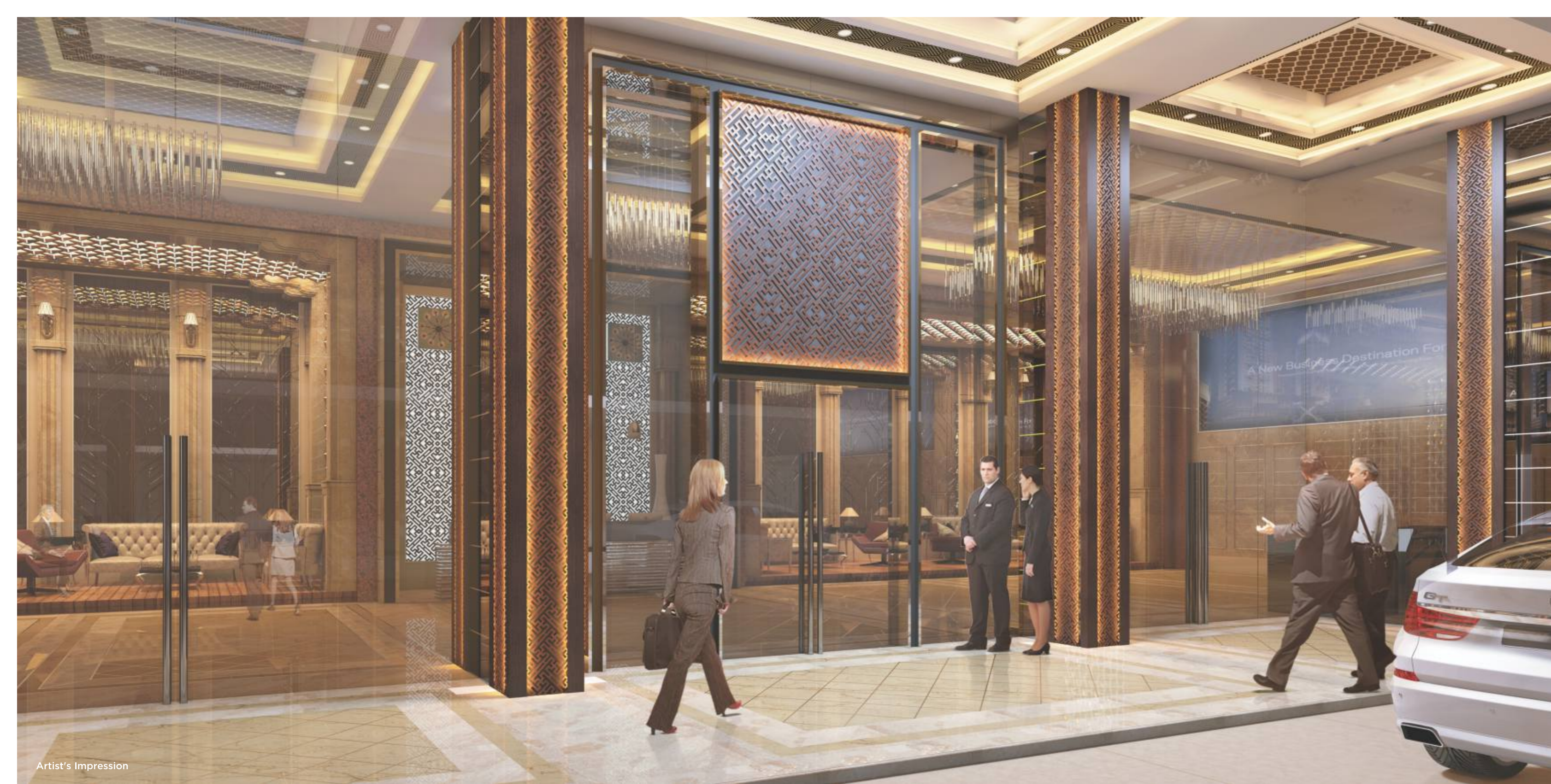


Image for representational purpose only

## **PLAN YOUR WINNING STRATEGY AT BRAMHACORP BUSINESS PARK**

BramhaCorp Business Park presents perfect boutique office spaces for all aspiring business tycoons. Our space is designed to kick-start your million dollar ideas that will change the world forever.

Our commercial space is built for entrepreneurs and professionals and is more importantly, profitable.



Artist's Impression

## PULL A MASTER STROKE

A prosperous future demands an astute beginning.

Step-up your game.

Inspire yourself.

Peak into your splendid future.

Immerse your enterprise in highly functional design,  
contemporary architecture, and a business center,  
perfected for a booming success.

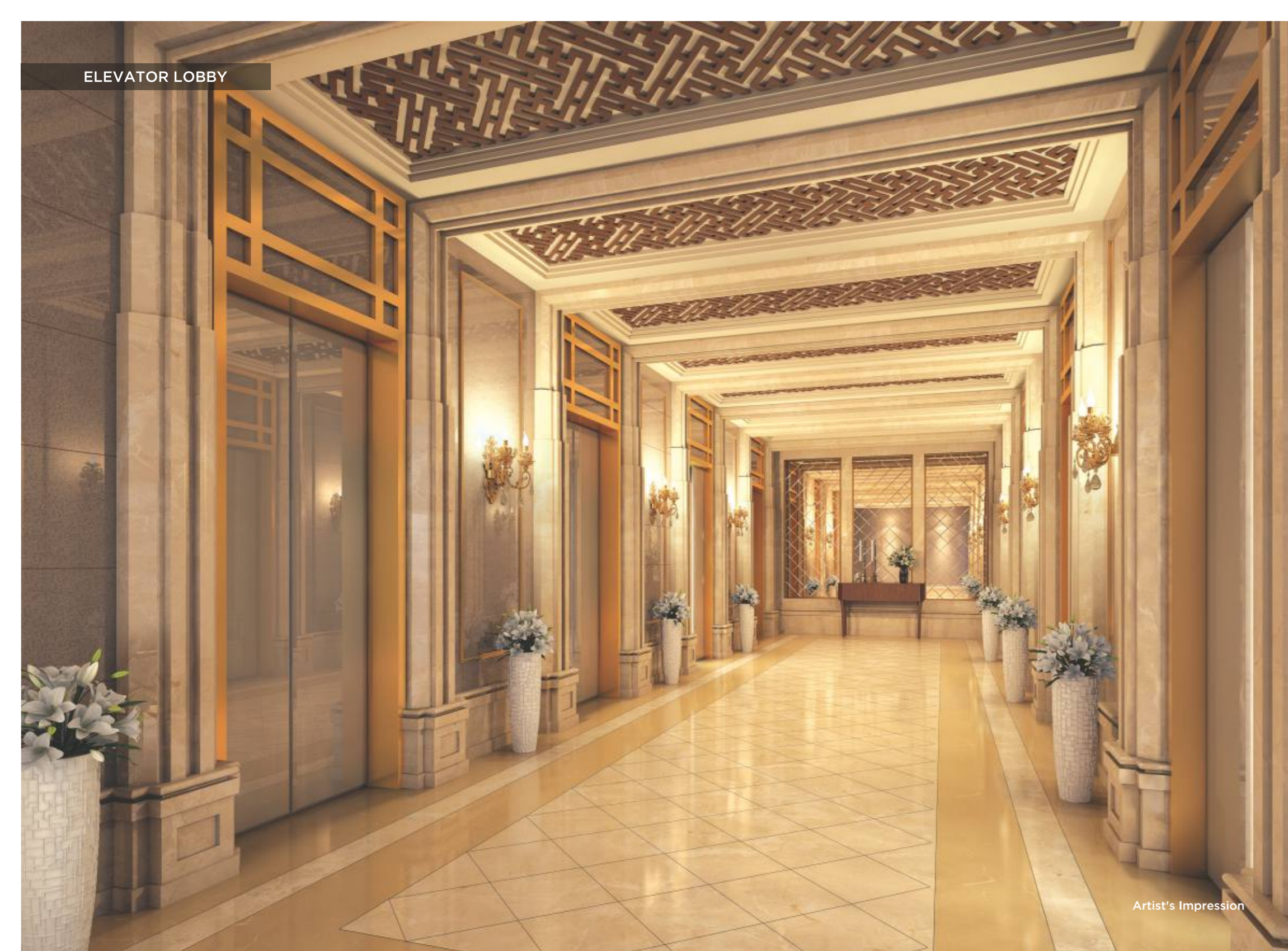
\*Subject to 'Important Note' mentioned on the last page



## YOUR BLUEPRINT FOR SUCCESS

Our space is specifically made for your dreams and perfect for your ambitions. From a grand lobby that'll make for a great first impression on your clientele, to a conference area & a food court that accommodates your ever-growing passion and needs. Our many amenities help you focus on your business, while we take care of the rest.

\*Subject to 'Important Note' mentioned on the last page



Artist's Impression

## PLAN YOUR SUCCESS COMFORTABLY

### BUSINESS CENTRE SERVICES\*

- Concierge Desk
- Conference Room
- Meeting Room
- Seminar Room
- Travel Desk

### INTERIORS

- Grand double height entrance lobby at ground level
- Elegantly-designed exclusive common areas
- Elegantly designed lobbies, lounge, meeting room and boardroom

### RETAIL

- Large storefront and great visibility
- Independent retail spaces
- Strategic drop-off zones

### BACK-UP

- Load Management Generators
- Generator backup for common area
- Wi-Fi connectivity in Lounge Area

### SECURITY

- Manned security and RFID enabled boom barriers at traffic entry and exits
- CCTV surveillance for all common areas

### ELECTRICAL

- LED lights in all common areas
- Fire-resist and concealed electrical wiring
- Motion sensor based lighting systems in common areas

### UTILITY

- High-speed elevators with intelligent controls and Automatic Rescue Doors (ARD)
- Lift Lobby on each floor

### PARKING

- Sufficient parking space including mechanical parking system
- Traffic management systems across the campus

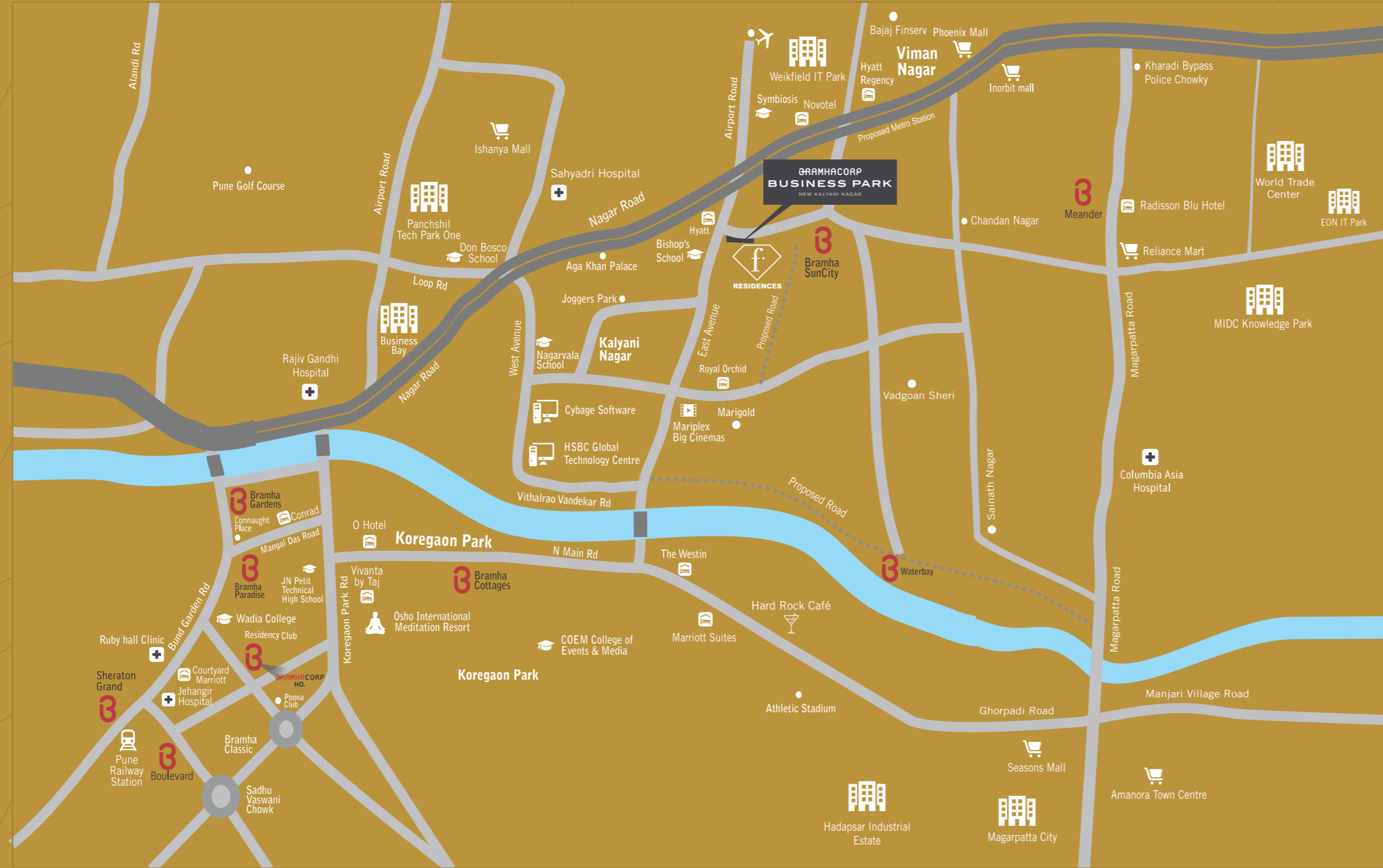
### RESALE & RENTAL SERVICES

- Resale & Rental services provided exclusively for BramhaCorp Ltd. customers

\*Business Center services, and resale & rental services are provided on chargeable basis. Services are provided and will be maintained by BramhaCorp Ltd.

\*Subject to 'Important Note' mentioned on the last page

LOCATION MAP



This is an indicative Map and not to scale. Approximate Distances



ALWAYS STAY ONE STEP AHEAD

Encompassed by so many benefits, comforts are always in vicinity. BramhaCorp Business Park stands amidst all the conveniences any entrepreneur desires for a hassle-free professional life so they can focus on their sole objective - to reach the epitome of their trade.

New Kalyani Nagar's strategic location is one of the emerging real estate destination situated on the Eastern Corridor of Pune, and between Koregaon Park and Viman Nagar, which is in proximity to Kharadi and Hadapsar that makes it a perfect destination for commercial business. Easy access to Pune International Airport, Phoenix Market City Mall and key locations makes it a profitable investment and an advantageous address.

KEY DISTANCES



Pune International Airport  
-4.6 KM



Pune Railway Station  
-7.5 KM



Magarpatta IT City  
-6.5 KM

# TYPICAL ODD FLOOR PLAN



SERIES	CARPET AREA (SQ. MT.)	BALCONY (SQ. MT.)	TOTAL AREA (SQ. MT.)
O-00	41.19	6.28	47.47
O-01	54.11	7.99	62.10
O-02	38.73	5.72	44.45
O-03	41.16	6.28	47.44
O-04	53.89	8.16	62.05
O-05	35.49	5.24	40.73
O-06	35.49	5.24	40.73
O-07	37.95	5.80	43.75
O-08	35.25	5.40	40.65
O-09	35.21	5.39	40.60
O-10	40.69	6.20	46.89
O-11	40.60	6.19	46.79
O-12	32.60	5.00	37.60
O-14	30.00	4.92	36.92
O-15	71.57	30.44	102.01
O-16	38.01	5.62	43.63
O-17	37.96	5.61	43.57
O-18	38.12	5.64	43.76
O-19	39.84	5.89	45.73
O-20	43.72	7.51	51.23
O-21	39.90	5.90	45.80
O-22	51.17	6.76	57.93
O-23	50.43	8.66	59.09
O-24	47.07	8.09	55.16
O-25	43.44	4.56	48.00
O-26	34.78	5.97	40.75
O-27	35.90	6.16	42.06
O-28	27.70	10.01	37.71
O-29	25.58	9.24	34.82
O-30	53.78	9.24	63.02

# TYPICAL EVEN FLOOR PLAN



SERIES	CARPET AREA (SQ. MT.)	BALCONY (SQ. MT.)	TOTAL AREA (SQ. MT.)
O-00	41.19	6.28	47.47
O-01	54.11	7.99	62.10
O-02	38.73	5.72	44.45
O-03	41.16	6.28	47.44
O-04	53.89	8.16	62.05
O-05	35.49	5.24	40.73
O-06	35.49	5.24	40.73
O-07	37.95	5.80	43.75
O-08	35.25	5.40	40.65
O-09	35.21	5.39	40.60
O-10	40.69	6.20	46.89
O-11	40.60	6.19	46.79
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O-28	27.70	10.01	37.71
O-29	25.58	9.24	34.82
O-30	53.78	9.24	63.02



## CREATING BENCHMARKS



Best Luxury Segment Home  
East Pune 2019

**F-Residences**  
By Times Realty Icons



India's Top 50  
Best Real Estate Brands of 2018

**BramhaCorp Ltd**  
By International Brand Equity



Best Themed Project Award  
Year 2017

**F-Residences**  
By Realty Plus



Best Residential Property award  
Year 2016

**Suncity Platinum**  
By Realty Plus



Best Hospitality Project Award  
Year 2015

**Le Meridien**  
(Mahabaleshwar)



Best Designed Project of The Year 2014

**F-Residences**  
By Silicon India



Best Project of The Year 2013 West

**F-Residences**  
By Estate World



Best Innovative & Marquee Developer of The Year 2013

**BramhaCorp Ltd**  
By Estate World



Best Learning & Development Center Award 2012-13

**BramhaCorp Ltd**  
By Estate World



Ranked Amongst The Top 15 Real Estate Developers - CRISIL, Standard and Poor's rating

**BramhaCorp Ltd**  
By CRISIL



# 39 YEARS OF RICH LEGACY

PIONEERING THE PUNE REAL ESTATE MARKET SINCE 1982



**SHERATON GRAND**  
Pune Bund Garden Hotel



**Le MERIDIEN**  
MAHABALESHWAR RESORT & SPA



**RESIDENCY LAKE RESORT & SPA**  
MULSHI DIST. PUNE



**RESIDENCY CLUB**  
PUNE



**RESIDENCES**  
new kalyani nagar



**BOULEVARD  
TOWERS**

PRIME OFFICE SPACES & SHOWROOM  
SADHU VASWANI CHOWK,  
CAMP, PUNE

ARCHITECTURAL REPRESENTATION SURROUNDING NEIGHBOURHOOD NOT AS ACTUAL



**THE  
COLLECTION**

New Kalyani Nagar

ULTRA-LUXE 2, 3 & 4 BED RESIDENCES

Architectural Representation



Architectural Representation

With style and sophistication nurtured at every corner, Boulevard Towers is the most preferred commercial address in Pune. A vision to bring exclusivity and luxury in this milestone landmark helps create a mark forever. Achieve business success here, just like the way you have always dreamt of.

MahaRERA No: P52100004150 | P52100024126  
maharera.mahaonline.gov.in

IMPORTANT NOTE - The subject projects identified as Boulevard and Boulevard Towers AT are registered via MahaRERA Registration Nos. P5200004150 and P52100024126, details of which are available on the MAHA RERA website (https://maharera.mahaonline.gov.in). The subject projects are registered for identified and defined part portion of larger project having multiple buildings as shown in the entire display of larger project. The entire larger multiple buildings shown are not part of the subject registered projects. The subject projects under this correspondence includes apartments as registered with MahaRERA authority. These apartments under MahaRERA registered projects are only offered for advertisement and sale under this correspondence and no other parts from larger project buildings are offered for advertisement and sale. The other upper vertical and horizontal attached and continuous parts of larger proposed project buildings will be registered as separate projects and those vertical and horizontal sections of buildings are not part and parcel of subject project for which this advertisement and correspondence is issued. This clarification is issued as per provisions mentioned in Real Estate (Regulation and Development) Act, 2016, to avoid any kind of loss or damage to any person and to disclose true and correct information about registered project. The registered projects shall be developed and completed in accordance with the sanctioned plans, layout plan and specifications approved by the Competent Authorities. For any queries or for better understanding you are requested to contact the Promoter's address with prior appointment and intimation. \*T&C Apply



Architectural Representation

THE COLLECTION is passionately crafted and designed to match your unparalleled lifestyle and stature with Ultra-Luxe 2, 3 & 4 Bed Residences. A place where every corner exudes elegance. In addition, the classy designer styled homes come with world-class fixtures to satisfy your everyday needs.

Maharera No: P2100022019 | P2100022277 | P2100022048  
http://maharera.mahaonline.gov.in

IMPORTANT NOTE - The subject projects identified as THE COLLECTION - RESIDENTIAL W1, MAHA RERA Registration No. P2100022019, THE COLLECTION - RESIDENTIAL W2, MAHA RERA Registration No. P2100022277, THE COLLECTION COMMERCIAL W1, MAHA RERA Registration No. P2100022048, details of which are available on the MAHA RERA website (https://maharera.mahaonline.gov.in). The subject projects are registered for identified and defined part portion of larger project having multiple buildings as shown in the entire display of larger project. The entire larger multiple buildings shown are not part of the subject registered projects. The subject projects under this correspondence includes apartments as registered with MahaRERA authority. These apartments under MahaRERA registered projects are only offered for advertisement and sale under this correspondence and no other parts from larger project buildings are offered for advertisement and sale. The other upper vertical and horizontal attached and continuous parts of larger proposed project buildings will be registered as separate projects and those vertical and horizontal sections of buildings are not part and parcel of subject project for which this advertisement and correspondence is issued. This clarification is issued as per provisions mentioned in Real Estate (Regulation and Development) Act, 2016, to avoid any kind of loss or damage to any person and to disclose true and correct information about registered project. The registered projects shall be developed and completed in accordance with the sanctioned plans, layout plan and specifications approved by the Competent Authorities. For any queries or for better understanding you are requested to contact the Promoter's address with prior appointment and intimation. \*T&C Apply



**BRAMHACORP**

Realty • Hospitality • Leisure



Maha RERA Registration No.:  
P52100017050 | P52100023050  
<https://maharera.mahaonline.gov.in/>

**Site Address:** BramhaCorp Business Park, Next to F-Residences, New Kalyani Nagar, Pune - 411 014

**Head Office:** Residency Club, 3, Queen's Garden, Camp, Pune - 411 001

**Call:** +91 76720 00666 | [www.bramhacorp.in](http://www.bramhacorp.in)

**IMPORTANT NOTE** – The subject projects identified as 'BRAMHACORP BUSINESS PARK T9-A1' and 'BRAMHACORP BUSINESS PARK T9-A2' are registered via MahaRERA Registration Nos. P52100017050 & P52100023050 respectively; details of which are available on the MAHARERA website 'https://maharera.mahaonline.gov.in'. The subject project are registered for identified and defined part portion of larger project having multiple buildings as shown in the entire display of larger project. The entire larger multiple buildings shown are not part of the subject registered projects. The subject projects under this correspondence includes apartments as registered with MahaRERA authority. These apartments under MahaRERA registered projects are only offered for advertisement and sale under this correspondence and no other part/s from larger project buildings are offered for advertisement and sale. The other upper vertical and horizontal attached and continuous part/s of larger proposed project building/s will be registered as separate projects and those vertical and horizontal sections of building/s are not part and parcel of subject project for which this advertisement and correspondence is issued. This clarification is issued as per provisions mentioned in Real Estate (Regulation and Development) Act, 2016, to avoid any kind of loss or damage to any person and to disclose true and correct information about registered projects. The registered projects shall be developed and completed in accordance with the sanctioned plans, layout plan and specifications approved by the Competent Authorities. For any queries or for better understanding you are requested to contact the Promoter's add<sup>r</sup>.  
\*T&C Apply. Version: 003/April/2022

PROJECT IS FUNDED BY  
AND MORTGAGED WITH  
**TATA CAPITAL**  
HOUSING FINANCE LIMITED