

97 SONIGARA
Bizz

Shops | Showrooms | Offices

MULTIPLY YOUR PROFITS FOR LIFE



RISE BEYOND THE ORDINARY.

27+

Completed
Projects

4+

Million Sq. Ft.
Delivered

5000+

Happy
Families

Sonigara Corp is one of the leading real estate companies that has been a part of Pune's growth story since 1999. Through unmatched excellence, it is rising beyond the conventional and bringing many dreams to life.



BOOST YOUR BUSINESS IN A FAST-GROWING LOCALITY

Hinjawadi Phase 1: 22 mins

Pimpri MIDC: 23 mins

DMart: 9 mins

Hotel Krishna Veg: 6 mins

Blue Water: 8 mins

PCMC Garden: 15 mins

Indira Institute of Management: 14 mins

PCCOE: 11 mins

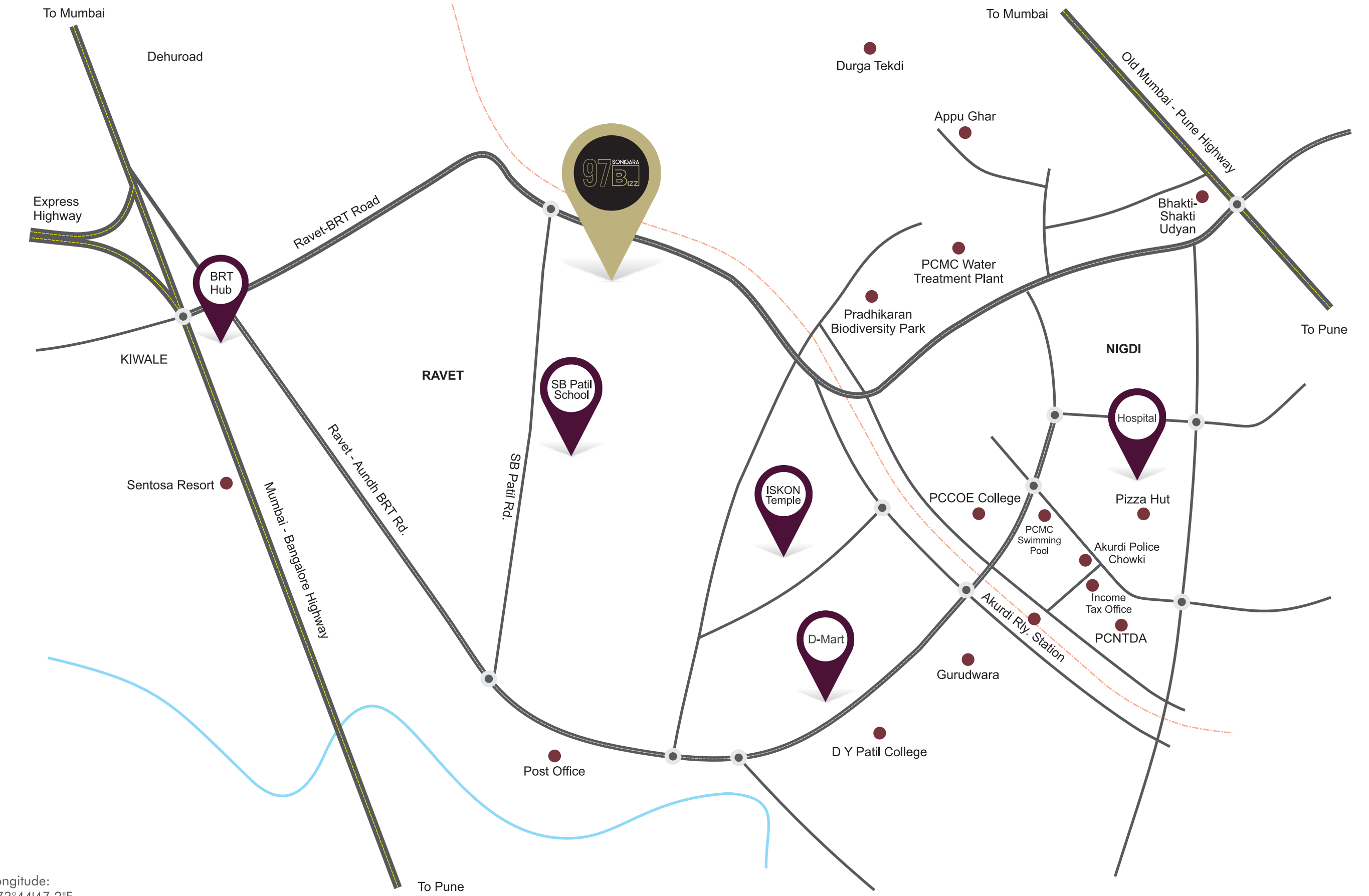
OjasMultispeciality Hospital: 8 mins

HIGHLIGHTS

- Excellent South Road Connectivity to BRT Road
- Proximity to Mumbai-Bangalore Highway
- NIGDI BRT Road provides the Site with NORTH connectivity to other regions
- Bus stops and Railway Station approx. 5 mins from site
- Get Cabs (Uber & Ola) with ease
- A number of residential societies and commercial spaces are all set to come up



Location Map:



*Not to scale
Latitude and Longitude:
18°39'47.9"N 73°44'47.2"E

*A creative conceptualization for presentation purpose only

RAVET: THE SHINING CORRIDOR OF GROWTH



UNFOLD GREAT POSSIBILITIES WITH AN EMERGING DESTINATION

-  Exceptional infrastructure
-  Smart residential and commercial hub;
preferred commercial and residential destination
-  Urbanized area with expansive green views and
serene environment
-  Top-notch connectivity to prime suburbs across Pune
-  Discover the best of healthcare, education, etc.
-  Well-planned neighbourhoods





ACCESS REDEFINED.

WORK HUBS

Hinjewadi IT Park
TCS
Tech Mahindra
Wipro
Atos Syntel

HOSPITALS

Ojas Hospital
Yashshree Hospital

HOTELS AND DINING

Blue Water
Barbeque
Dominos Pizza
Krishna Veg

SCHOOLS & COLLEGES

SB Patil School
Indira Institute
Symbiosis University
DYPatil Colleges

INDUSTRIAL

Pimpri MIDC
Talegaon MIDC
Chakan MIDC

WHY INVEST AT SONIGARA BIZZ?

Attractive frontage

Smart spaces tailored for your business

Greater footfalls will ensure higher profits for you

Close to a number of suburbs in West Pune

MAXIMIZE YOUR GROWTH WITH SONIGARA BIZZ

Some opportunities are rare. They empower your ambition. They let you thrive without any bounds. Here's one such chance to scale new highs. Own a space at Sonigara Presidency and let the magic unfold.

THE RIGHT SPACE FOR YOUR BUSINESS

SHOWROOM SPACES: 634 SQ. FT. ONWARDS

SHOPS/OFFICES: 332 SQ. FT. ONWARDS

Quick Service Restaurants or Coffee Shops, etc.

Fitness centres

Spa and salons

Training centres

Startups

Clinics

Consultancies

Admin offices



DESIGNED FOR NEW-AGE ENTREPRENEURS

Attractive Elevation- Clean Glass Façade with Alucobond

Cladding

Provision for 24X7 Security

Adequate Parking Space

Attractive Entrance Lobby

Ambiant Daylight & Cross Ventilation Throughout the building

Attached Restroom with each Shop

Separate Restrooms also for Gents & Ladies on Each Floor

LED light in passage

5 Automatic lifts of reputed make

Signage- Common Name Display Panel at the Entrance

Fire Safety System throughout the building





SPECIFICATIONS

- RCC-Earthquake Resistance RCC Frame Structure with Brick/Block Masonry
- Plaster: External Sand Faced Plaster
- Internal POP/Gypsum Finished Plaster
- 800 X 800 Vitrified Tiles in Shop & Offices
- Concealed Wiring with FRP cables
- Separate MCB Unit
- Painting: Internal OBD for entire Premises
- External Acrylic Paint

WHY CHOOSE SONIGARA BIZZ BY SONIGARA CORP?

- An investment for a lifetime
- Utmost transparency
- Easy to own and invest with shops starting at xxx sq. ft. onwards
- Award-winning organization that has successfully delivered residential projects in PCMC Region, i.e.Wakad, Ravet, Kiwale, Chikhali, etc.
- More than 2 decades in the industry
- Customer Commitment and Customer service our top priority
- Uncompromising excellence

LANDMARKS THAT RISE BEYOND THE ORDINARY



**BLUE DICE
PHASE II**
1 AND 2 BHK HOMES
CHIKHALI



SONIGARA LANDMARK
COMMERCIAL
WAKAD



TWIN TOWERS
2 AND 3 BHK, SHOPS
RAVET



**OMEGA PARADISE
M WING**
2 BHK HOMES
WAKAD



57 AVENUE COMMERCIAL
SHOPS & SHOWROOMS
WAKAD



SONIGARA NEELANGAN
1 AND 2 BHK HOMES
CHIKHALI



SONIGARA LAUREL
1 AND 2 BHK HOMES
WAKAD



**SONIGARA
PRESIDENCY**
1, 2 & 3 BHK HOMES
RAVET



57 MIDTOWN
3 & 4 BHK HOMES
WAKAD



57 MIDTOWN COMMERCIAL
SHOPS & SHOWROOMS
WAKAD

UPPER GROUND FLOOR



AREA STATEMENT

SHOP NO.	CARPET SQ.MTR.	MEZZANINE SQ.MTR.	PASSAGE SQ.MTR.	TOTAL SQ.MTR.	TOTAL SQ.FT.
1	35.41	18.99	4.54	58.94	635
2,3,4,5,8,9,10,11	35.41	18.99	5.2	59.6	642
6,7	35.41	18.99	5.3	59.7	643
12	27.20	13.49	4.47	45.16	487
13	31.83	18.73	00	50.56	545
14	29.11	14.37	00	43.48	469
15	31.30	00	00	31.3	337
16,17,18	30.85	00	00	30.85	333
19	36.97	00	00	36.97	398



Note: • The carpet area of the unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) act, as shown in circular No. 4/2017 (MahaRera/ Secy/ File No. 27/84/2017) of MahaRera dated: 14/06/2017. • For internal room dimensions written in sale plan is as per sanction plans. • Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.

FIRST FLOOR



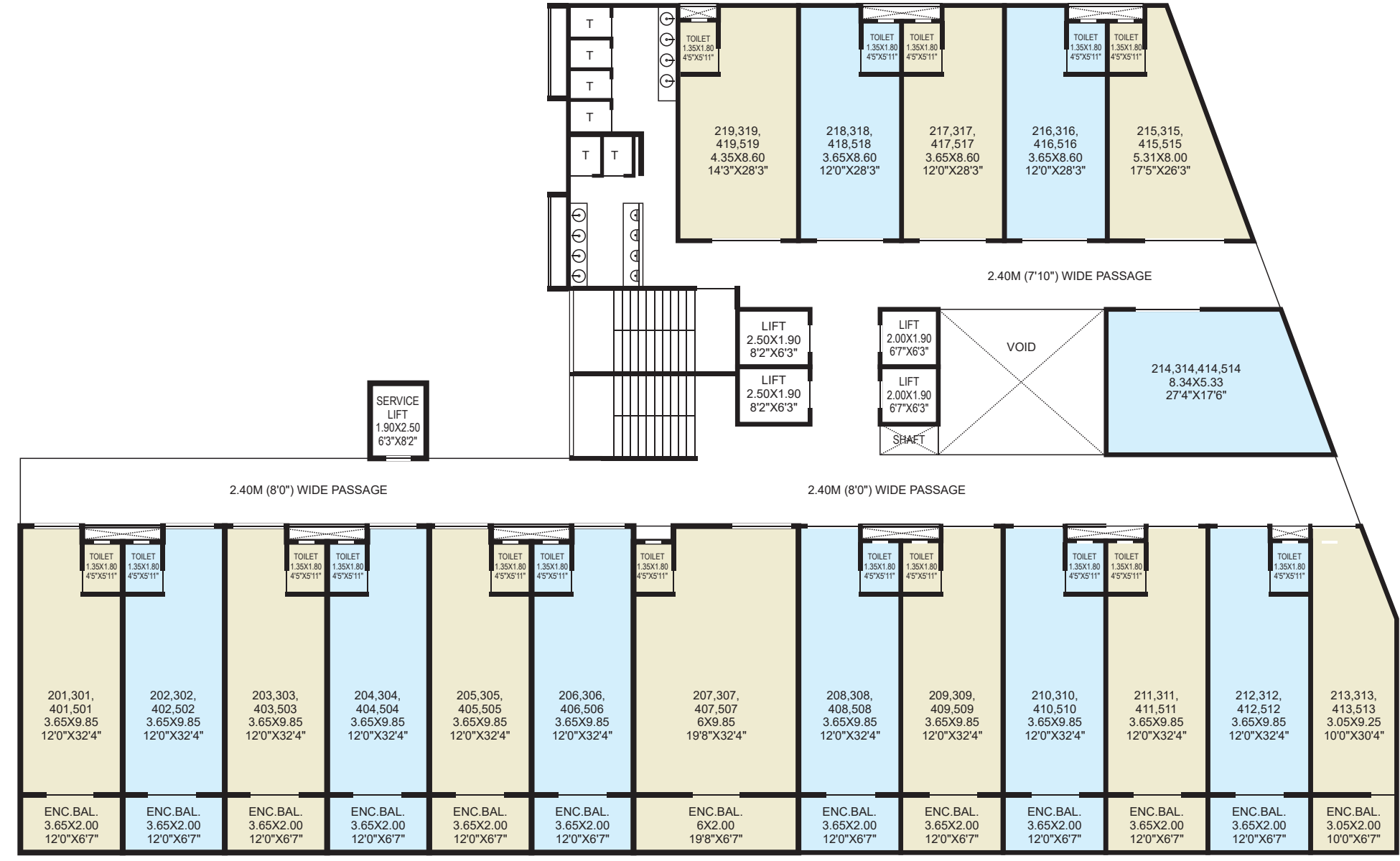
AREA STATEMENT

SHOP NO.	CARPET SQ.MTR.	TOTAL SQ.FT.
115	31.30	337
116	30.85	333
117	30.85	333
118	30.85	333
119	36.97	398



Note: • The carpet area of the unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) act, as shown in circular No. 4/2017 (MahaRera/ Secy/ File No. 27/84/2017) of MahaRera dated: 14/06/2017. • For internal room dimensions written in sale plan is as per sanction plans. • Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.

TYPICAL 2ND, 3RD, 4TH & 5TH FLOOR



AREA STATEMENT

OFFICE NO.	CARPET SQ.MTR.	BALCONY & VERANDHA SQ.MTR.	TOTAL SQ.MTR.	TOTAL SQ.FT.
201.301, 401.501 TO 205.305, 405.505	35.92	7.3	43.22	465
206.306, 406.506 TO 212.312, 412.512	59.46	12.00	71.46	769
213.313, 413.513	28.53	6.09	34.62	373
214.314, 414.514	39.43	0.00	39.43	424
215.315, 415.515	31.30	0.00	31.3	337
216.316, 416.516	30.85	0.00	30.85	332
217.317, 417.517	30.85	0.00	30.85	332
218.318, 418.518	30.85	0.00	30.85	332
219.319, 419.519	36.87	0.00	36.87	397



Note: • The carpet area of the unit mentioned is the usable flat area, after excluding external walls, but including the area under internal partition walls, as defined in the Real Estate (Regulation and Development) act, as shown in circular No. 4/2017 (MahaRera/ Secy/ File No. 27/84/2017) of MahaRera dated: 14/06/2017. • For internal room dimensions written in sale plan is as per sanction plans. • Furniture shown in the sale plan are indicative and as per the design imagination of the Architect.



DHANASHRI CONSTRUCTION

SITE ADDRESS: 97, MASKEVASTI, NIGDI, BRTS, KIWALE, RAVET, PIMPRI-CHINCHWAD, MAHARASHTRA 412101

OFFICE ADDRESS: LAXMITARA MARKET, MATAI NAGAR, DANGE CHOWK, THERGAON, PUNE, 411033

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MAHARERA NO.: P52100052052