

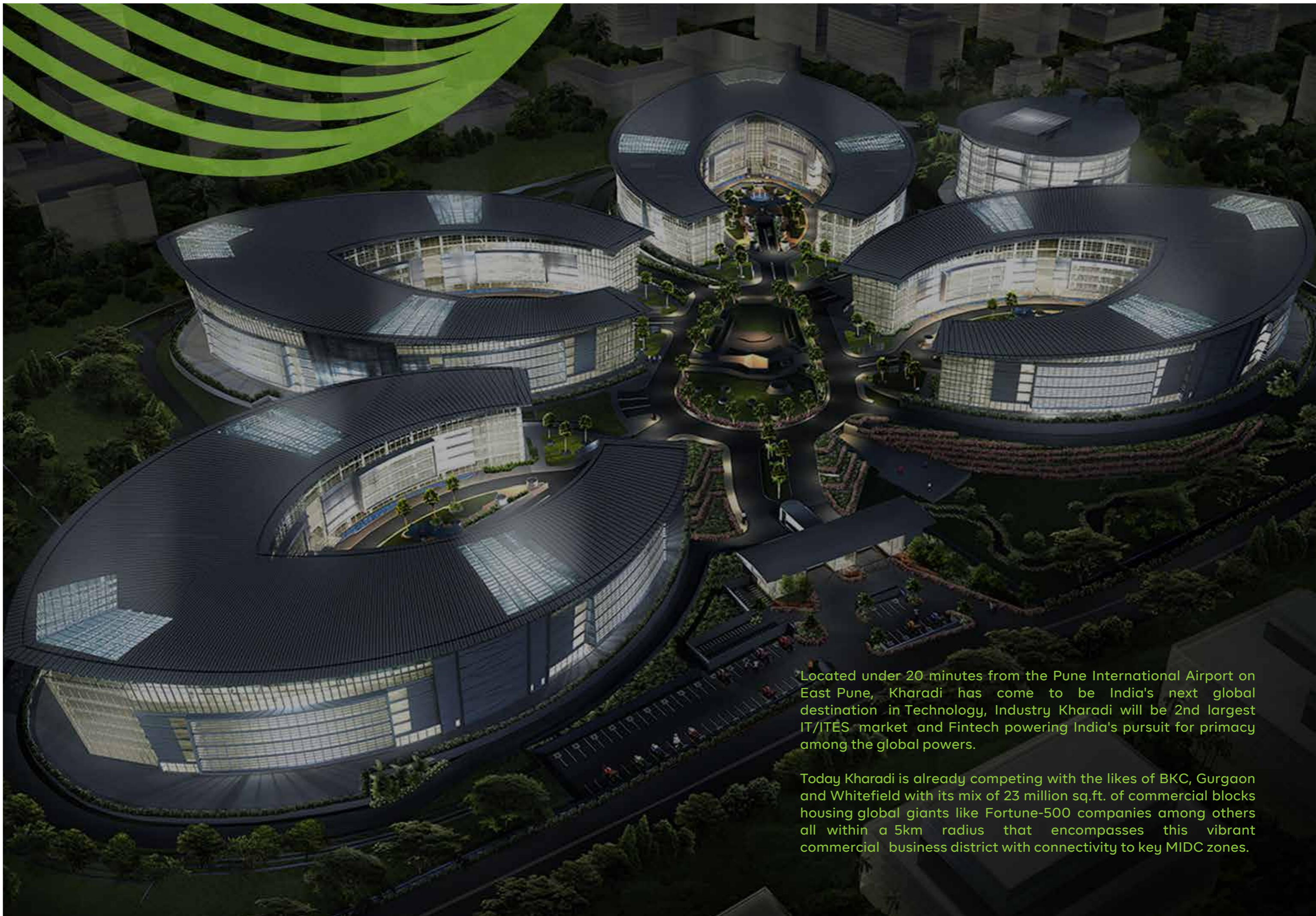


The Next Generation Homes

Where we build the future

Pristine[®]
O₂world





Located under 20 minutes from the Pune International Airport on East Pune, Kharadi has come to be India's next global destination in Technology, Industry Kharadi will be 2nd largest IT/ITES market and Fintech powering India's pursuit for primacy among the global powers.

Today Kharadi is already competing with the likes of BKC, Gurgaon and Whitefield with its mix of 23 million sq.ft. of commercial blocks housing global giants like Fortune-500 companies among others all within a 5km radius that encompasses this vibrant commercial business district with connectivity to key MIDC zones.

Kharadi: Key Drivers of Growth

-  Planned Infrastructure
-  Connectivity to transport and Industry
-  Space for future Urban Expansion
-  40mm of leasing demand
-  5 lac new corporate jobs
-  Premium hospitality, retail and social infra
-  Close to all other prime markets
-  Growth powered by IT/ITes, Services, COEs and GCCS

Step into Pune's
Most Desirable Pincode



KHARADI

Kharadi in the News

Construction Week

BUSINESS

Global tech giants flock to Kharadi's International Tech Park Pune as operations begin

CapitaLand Investment now has 12 business parks across six cities in India

May 18, 2023

ET THE ECONOMIC TIMES

PROPERTY / CONSTRUCTION

Amazon Development Center leases 200,000 SqFt office space in Pune's Kharadi

Jan 24, 2023

CapitaLand

International Tech Park Pune, Kharadi commences operations with 80% leasing commitment from leading multinational companies

CapitaLand Investment now has 12 business parks across six cities in India

May 16, 2023

THE ECONOMIC TIMES **wealth**

REAL ESTATE

Ascendas buys Pune land for Rs 200 crore

July 19, 2017

ET THE ECONOMIC TIMES **ETPrime**

BNY Mellon close to leasing nearly one million sq ft office space in Pune for nine years

Oct 27, 2023

mint

Helicopter services launched closer to Pune IT hub

Nov 09, 2020

Kharadi in the News

THE TIMES OF INDIA

NielsenIQ opens 1,700-seat centre

Pune: Consumer data analytics firm NielsenIQ has announced the opening of its global capability centre in Kharadi, which will employ 1,700 professionals by the end of next year. tnn

April 28, 2022



Pune: Oxygen park to be Developed at kharadi On 7.5 Acre Land

Jan 31, 2021



CapitaLand receives 80% leasing commitments for tech park in Pune

May 16, 2023

BW SMARTCITIES

REAL ESTATE

Kharadi: An Accelerating Momentum at Pune

May 11, 2018



INDUSTRY

Operative leases 300 seats at 315Work Avenue's Pune coworking hub

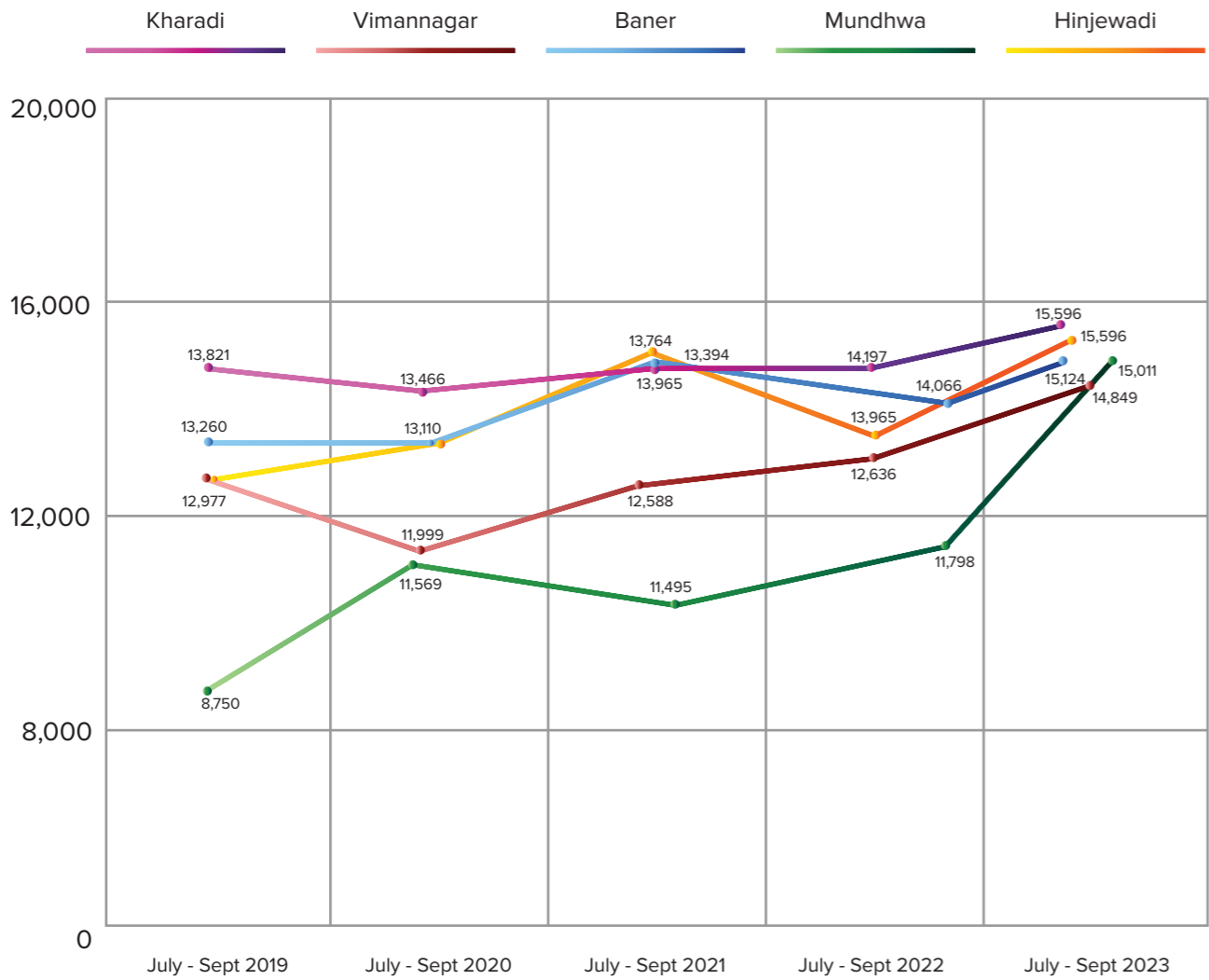
Nov 09, 2021



PMC gives go ahead to Phase 2 of Pune Metro

May 16, 2023

Markets Capital Value Comparison (Y-O-Y)



Commercial Cap Value Comparison *Kharadi VS Viman Nagar VS Baner*

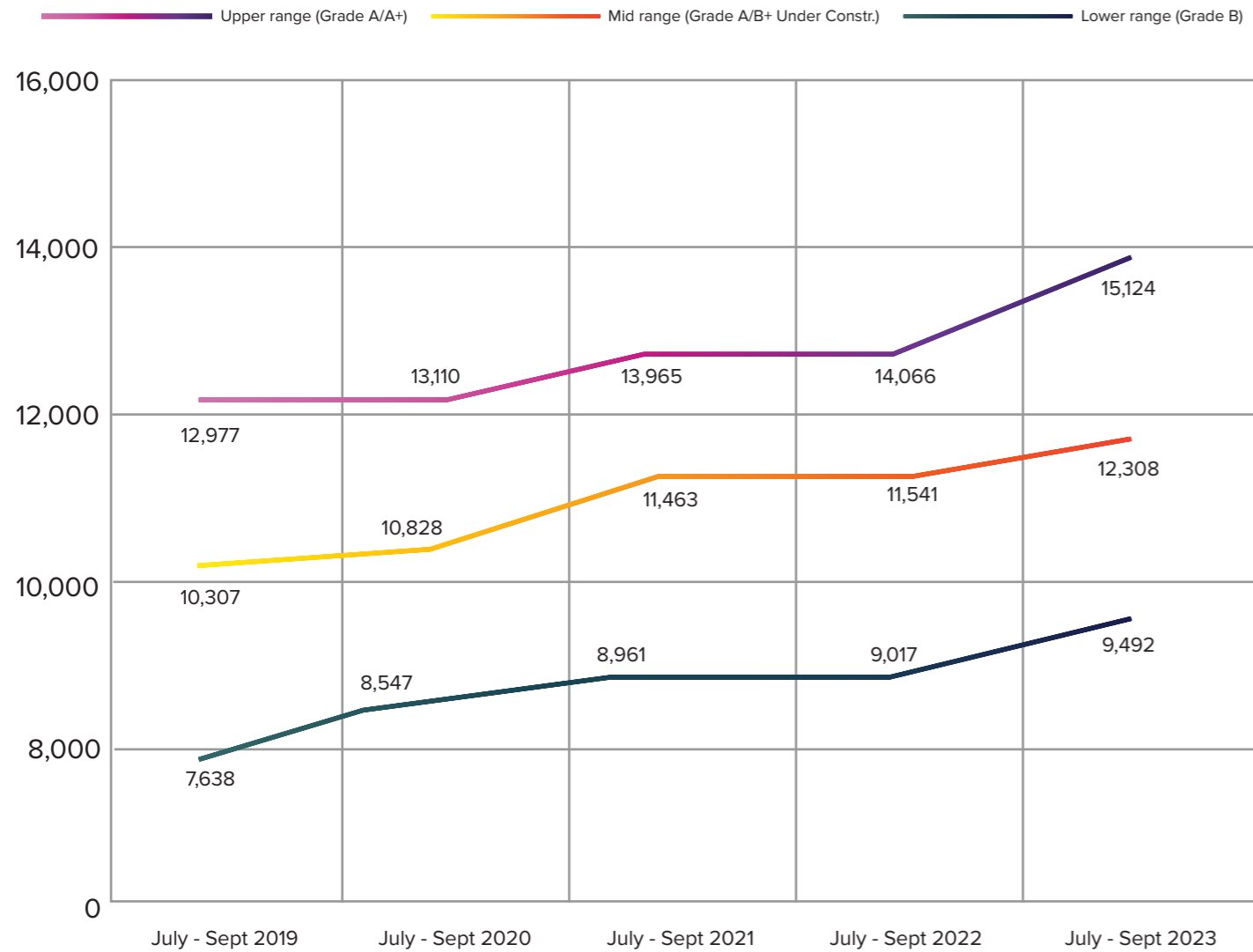
Markets Capital Value Comparison (Y-O-Y)	July-Sept 2019	July-Sept 2020	July-Sept 2021	July-Sept 2022	July-Sept 2023	5 Year Appreciation	Avg. 5 Year Rate
Kharadi	12,977	13,110	13,965	14,066	15,124	17%	13,848
Viman Nagar	13,260	11,959	12,588	12,636	14,849	12%	13,058
Baner	13,821	13,466	13,394	14,197	15,596	13%	14,095
Mundhwa	8,750	11,569	11,495	11,798	15,011	72%	11,725
Hinjewadi	12,977	13,110	13,764	13,074	14,315	10%	13,448

*Mundhwa: 2010, 2016, 2022, 2023 Q Only

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Source: Magic Bricks Data Platform
<https://www.magicbricks.com/Property-Rates-Trends/Commercial-Office-Space-rates-Kharadi-in-Pune>

Kharadi Capital Value Movement



Kharadi rate movement

(Historic Data Analysis)

Kharadi Capital Value Movement (all incl.)	5 Yr./2019	5 Yr./2020	5 Yr./2021	5 Yr./2022	5 Yr./2023	Avg. Appreciation
Upper Range (Grade A/A+)	33%	24%	29%	26%	28%	28%
Mid Range (Grade A/B+ Under Const.)	20%	17%	19%	8%	15%	16%

Market Average	5 Yr./2019	5 Yr./2020	5 Yr./2021	5 Yr./2022	5 Yr./2023	Avg. Appreciation
Upper Range (Grade A/A+)	29%	26%	33%	30%	29%	29%
Mid Range (Grade A/B+ Under Const.)	19%	22%	20%	12%	14%	17%

*Covid Impact

Kharadi Capital Value Movement (all incl.)	July-Sept 2019	July-Sept 2020	July-Sept 2021	July-Sept 2022	July-Sept 2023
Upper Range (Grade A/A+)	12,977	13,110	13,965	15,124	15,124
Mid Range (Grade A/B+ Under Const.)	10,307	10,828	11,463	11,541	12,308
Lower Range (Grade B)	7,638	8,547	8,961	9,017	9,492

*MB Platform Data, Oct 2023

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A hub of 30,000 corporate professionals



New corporated setting up operations in Kharadi



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World-class

Social Infra





Top School & Education Institute in the Vicinity

*Distance from Pristine O2 World, Pune.

Orchids The International School, Kharadi	4 min/1.3km
Victorious Kidss Educares, Kharadi, Pune	4 min/1.3km
Euro School, Kharadi, Pune	5 min/2.1km
Dhole Patil School for Excellence, Kharadi, Pune	7 min/2.6km
Phoenix World School, Kharadi, Pune	8 min/3.3km
Oxford World School	9 min/3.3km
Wellington College International School	9 min/3.4km
Billabong High International School	18 min/6.7km
Bishops School, Kalyani Nagar	19 min/5.8km
Lexicon International School, Kalyani Nagar	2 min/8.2km
Symbiosis International School, Viman Nagar	27 min/7.3km

Primary Schools



Pre-Primary Schools



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Fairfield, Pune



Ritz Carlton, Pune



Radisson Blu, Pune



Novotel, Pune

Hotels near Kharadi

*Distance from Pristine O2 World, Pune.

Fairfield by Marriott	6 min/2km
Radisson Blu	9 min/5km
Four Points Sheraton	14 min/5km
Hyatt Regency & Suites	17 min/6km
Hyatt Pune (adj. Aga Khan Palace)	19 min/7km
Novotel	20 min/8km
The Ritz Carlton	22 min/8km
Marriott Suites	23 min/6km
Westin	24 min/8.5km
Taj Blue Diamond	26 min/10km
The Conrad	28 min/10km



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Retail and F&B Hubs near Kharadi

*Distance from Pristine O2 World, Pune.

Cityhub in World Trade Centre 2	4 min/1km
Nyati Ethral	5 min/2km
Reliance SMART Superstore	5 min/2km
SOHO Street	6 min/2.5km
Phoenix Market City	14 min/5km
Seasons Mall	16 min/4km
Amanora Mall	17 min/5km
Nyati Empress	18 min/5.1km
Koregaon Park High Street	29 min/10km



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World-class Healthcare in close proximity

*Distance from Pristine O2 World, Pune.

Manipal Hospital Kharadi 7 min/3km

Medipoint Hospital 8 min/4km

Nobel Hospital 21 min/7km

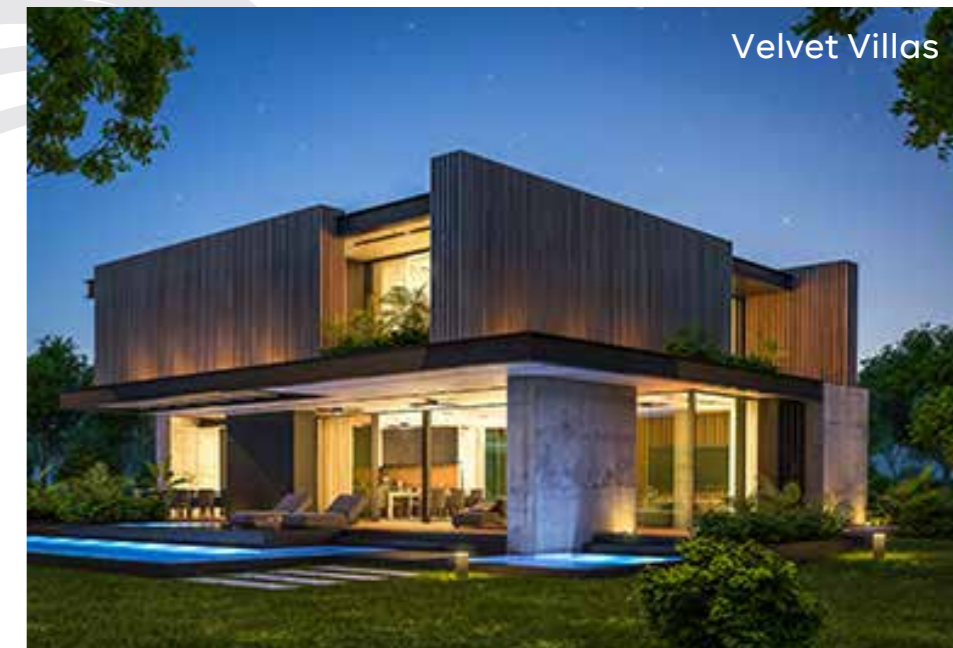
Sahyadri Super Specialty Hospital 22 min/8km

Ruby Hall Multi-specialty Hospital 31 min/11km

Jehangir Hospital Multispecialty 31 min/11km



A community of luxury & super-luxury addresses



Address of the Future

Kharadi Commercial Map



Lease

TOTAL MILLION SQ.FT. **44.4**

Panchshil Trade Centre 1Mn sq.ft.	Mapletree 2.4 Mn sq.ft.	Keppel Land 1.1 Mn sq.ft.
Sattva Techpoint 1.5 Mn sq.ft.	Commerzone IT Park 5.5 Mn sq.ft.	Ascendas 2.5 Mn sq.ft.
Prestige Alphatech 3 Mn sq.ft.	Hines Business Park 8 Mn sq.ft.	Panchshil Vantage Tower 3.6 Mn sq.ft.
Panchshil EON- I & II 6.5 Mn sq.ft.	Panchshil Apollo 3.1 Mn sq.ft.	Raheja Shah 2.2 Mn sq.ft.
Pristine AP4 Tech Park* 4 Mn sq.ft.		


















*Includes leasing and strata.

Sale

TOTAL MILLION SQ.FT. **2.25**

Nyati Enthral 5 lacs sq.ft.	SSPL The Strand 3.4 lacs sq.ft.	Vascon Ascend 2 lacs sq.ft.
Shroff Escala 90,000 sq.ft.	ONYX 11 lacs sq.ft.	Zen Square 24,000 sq.ft.

*In lacs sq.ft.

- | | |
|---|---|
| 1  Sattva Techpoint
0.35 million sq.ft. | 2  Nyati Enthral
0.12 million sq.ft. |
| 3  Prestige Alphatech
3 million sq.ft. | 4  Panchshil Apollo
3.1 million sq.ft. |
| 5  Mapletree Global Business City
2.4 million sq.ft. | 6  World Trade Center
2 million sq.ft. |
| 7  Vascon Tower of Ascend
0.2 million sq.ft. | 8  Panchshil EON Ph. - I & II
6.5 million sq.ft. |
| 9  Panchshil Trade Center
1 million sq.ft. | 10  Keppel Land Zen One
1.1 million sq.ft. |
| 11  Sattva Verve IT Park
1.15 million sq.ft. | 12  Commerzone IT Park
5.5 million sq.ft. |
| 13  Ascendas ITBP
2.5 million sq.ft. | 14  Pristine AP4 IT Park
4 million sq.ft. |
| 15  Panchshil Vantage Tower
3.6 million sq.ft. | 16  Hines Business Park
8 million sq.ft. |
| 17  Pristine Allure
0.10 million sq.ft. | |

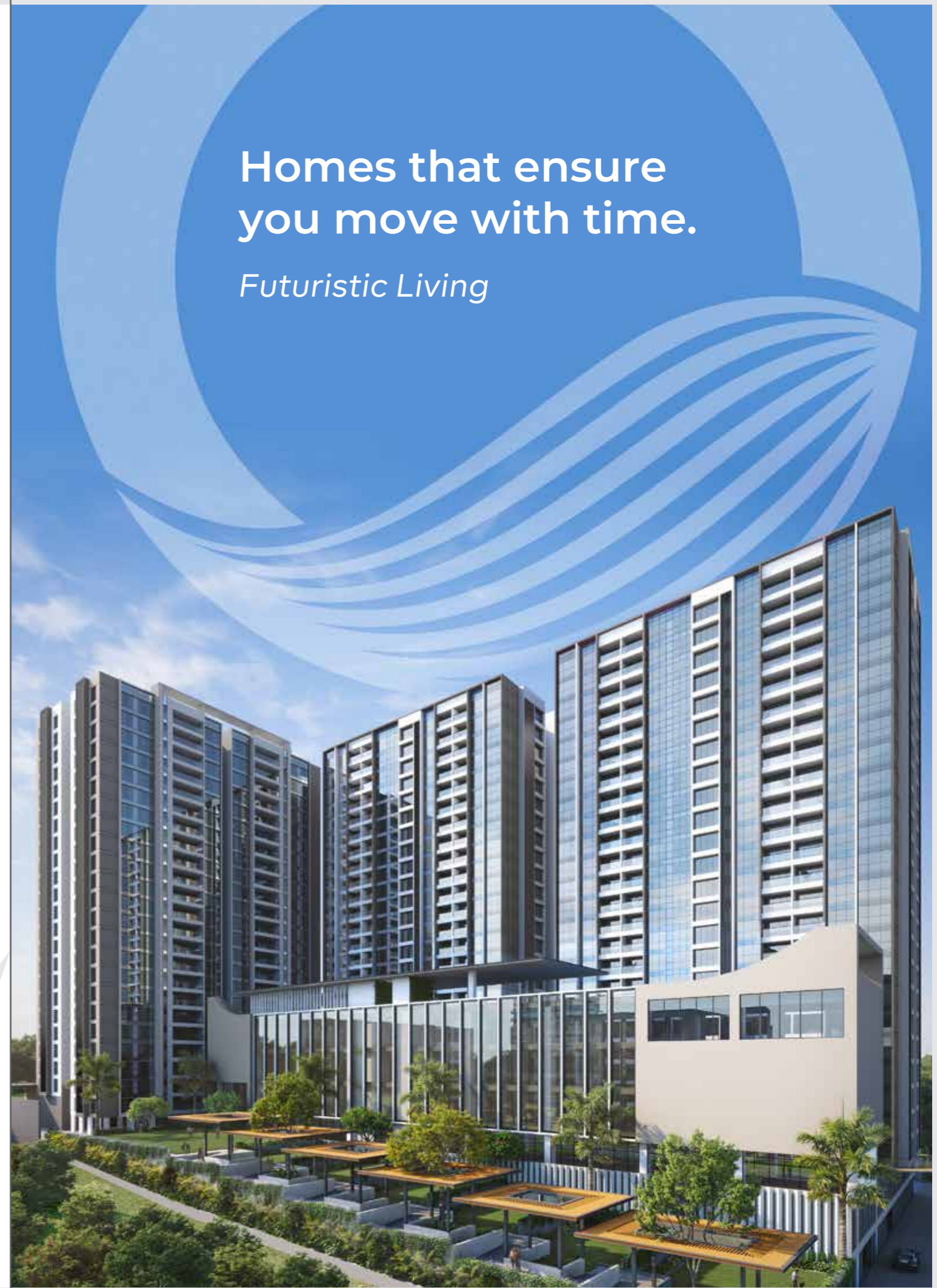
 Proposed Riverside Road

*Map not to scale. The creators and publishers of this document cannot be held responsible for the accuracy of data displayed here with. The information has been compiled from various verified and unverified secondary sources, advisory partner feedback, asking prices, and other research, and the reader is required to re-verify and authenticate the same separately through their sources.

Redefining Kharadi

Plot area	20 acre
Built up area	314201.49 sq. ft.
Towers	13
No of levels	3P + G + 25
No of parking levels	3
No of 4 Wheeler parking	4093
No of lifts	5 Per Tower
Largest Unit size	1688 sq. ft.
Smallest unit size	811 sq. ft.
Construction Type	Aluminum Foam Work

*Disclaimer : Above information is as per proposed plan in actual it may differ.



Homes that ensure
you move with time.

Futuristic Living



Scan Me



Website



Location




Instagram



MahaRera: P52100054937
<https://maharera.mahaonline.gov.in>

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 www.pristinedeveloper.com

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