



HIGH-END RETAIL | SCALABLE OFFICES | GRAND 7-SCREEN MULTIPLEX | FINE DINING



**GET ENTHRALLED**

WITH THE COMMERCIAL MASTERPIECE IN KHARADI!

# KHARADI: A WINNING LOCATION.

## THE STRATEGIC BUSINESS CAPITAL OF EAST PUNE.

The first praise-worthy opportunity to expand your business to one of the most established locations in Pune is here. In the recent years, Kharadi has witnessed exponential growth and has become a hotspot amongst IT, ITES and various businesses. Nyati Enthral is your key to unparalleled success with Kharadi's sprawling commercial neighbourhood, global hospitality brands nearby and modern infrastructure.

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Close Proximity to Pune Airport | Upcoming Proposed Metro Station | A Well-Developed IT Locale | Kharadi Bypass Connecting Pune-Ahmednagar State Highway to Pune-Solapur National Highway | Excellent Healthcare, Educational & Residential Infrastructure

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## KEY DISTANCES (APPROX.)



### COMMUTE

- » Pune Airport – 6.9 kms
- » Pune Railway Station – 10 kms



### MALLS

- » Phoenix Market City – 4.1 kms
- » Amanora Park Town – 5.2 kms
- » Seasons Mall – 5.4 kms



### STRATEGIC LOCATIONS

- » Viman Nagar – 4.9 kms
- » Kalyani Nagar – 5 kms
- » Koregaon Park – 6.9 kms
- » Magarpatta City – 4.9 kms



### BUSINESS HUBS

- » EON IT Park – 2 kms
- » World Trade Center – 2 kms



### HOTELS

- » Hyatt Regency – 5.1 kms
- » Novotel – 7 kms
- » Radisson Blu – 2.4 kms
- » Ritz Carlton – 7.4 kms

RARE TO FIND. HARD TO REPLICATE.



**WELCOME TO THE FINEST  
INTEGRATED BUSINESS PARK OF  
KHARADI**

# GET ENTHRALLED WITH

HIGH-END RETAIL

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SCALABLE OFFICES

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GRAND 7-SCREEN MULTIPLEX

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FINE DINING



# YOUR SPOT IN THE LIMELIGHT.

WITH INTEGRATED BUSINESS SPACES OF  
OVER 1 MILLION\* SQ. FT.

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The finest commercial destination has emerged in Kharadi to offer a melangé of offices, shopping, dining and entertainment. Intelligently planned for flourishing businesses, this iconic commercial address is the perfect backdrop for your arrival.

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PROPOSED  
IGBC/LEED  
CERTIFIED  
GREEN  
COMMERCIAL  
VENTURE



PROFESSIONALLY  
MANAGED  
FACILITY



GLOBAL  
DESIGN

\*Being total buildable potential of the property





# AN INCREDIBLE ADVANTAGE:

## ABUNDANT PARKING FOR OVER 2000 VEHICLES



ARTISTIC IMPRESSION





ARTISTIC IMPRESSION

**EFFICIENT BY NATURE:**  
GRAND LOBBIES

# CUSTOMISABLE OFFICES WITH SINGLE FLOOR PLATE AREA UP TO 62000\* SQ. FT.

A TOWERING PRESENCE OF  
164 FT. IN THE SKYLINE.

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An ideal choice for growing businesses, Nyati Enthral is set to offer enviable connectivity and a spotlight for your business amongst the high-end businesses in Kharadi. Built to match international standards of style and design, these state-of-the-art offices are well-planned and customisable to match your precise business requirements.

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EFFICIENT  
DESIGN



BRILLIANT  
CONNECTIVITY



ABUNDANT  
PARKING



DESIGNATED AREA  
FOR BRAND SIGNAGES

\*Subject to amalgamation of multiple units on the same level









# IMPRESSIVE IN FORM: SCALABLE ERGONOMIC OFFICES



ARTISTIC IMPRESSION







ARTISTIC IMPRESSION

**EXCEPTIONAL SPLENDOR:**  
OVER 8000 SQ. FT. OF WELCOMING LOBBIES







# HIGH-END RETAIL SPACES.

WITH AN IMPRESSIVE FRONTAGE OF OVER  
1000 FT. FOR BRAND VISIBILITY.

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As a part of this expansive venture, Nyati Plaza houses world class retail spaces which make sure that your brand has all the visibility it needs, along with an array of features to ensure ultimate convenience. Designed to offer maximum visibility for your brand and a trendy & comforting setting to engage your consumers, it is the perfect fit for your business.

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HIGH BRAND  
VISIBILITY



VIBRANT  
AMBIENCE



NATURALLY  
LIT SPACES





# UNPARALLELED ALLURE: FASHIONED FOR A BETTER SHOPPING EXPERIENCE



ARTISTIC IMPRESSION





**DESIGNED FOR POWERFUL VISIBILITY:**  
IDEAL FOR MODERN RETAIL



# GRAND 7-SCREEN MULTIPLEX.

## MADE FOR A DRAMATIC MOVIE EXPERIENCE.

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Presenting a movie experience that's larger than life and memorable! Inox's 7-screen multiplex complements this grand venture with its smart & immersive design, spacious layouts and wide lobbies to offer complete ease of movement and an amplified movie experience. Add to it the dedicated space for exclusive dining outlets & food courts on the same level of the multiplex and this is a perfect treat for urban movie-goers!

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IMMERSIVE  
EXPERIENCE



GREAT  
ACCESSIBILITY



FOOD  
COURT









ARTISTIC IMPRESSION





# PREMIUM FINE DINING SPACES.

INFUSED WITH GLOBAL  
HOSPITALITY STANDARDS.

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The exclusive dining spaces at Nyati Plaza are crafted to meet and exceed all the requisites of a premium setting for your gastronomic experience! Created with a deep understanding of the preferences of modern-day recreation-seekers, these 13 curated dining spaces shall incite memorable moments and leave a lasting taste of finesse and grandeur.

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BOULEVARD  
DINING EXPERIENCE



EXCLUSIVE BRANDS  
ONBOARD





# 13 ASSORTED INDULGENCES: PAIRED WITH LIVE ENTERTAINMENT FOR 400\* GUESTS



ARTISTIC IMPRESSION

\*Being the maximum capacity for the open air amphitheatre





ARTISTIC IMPRESSION

**A BREATHTAKING EXPERIENCE:**  
OVER 40000 SQ. FT. OF MANICURED GREENS





# NYATI ENTHRAL-I SPECIFICATIONS

## STRUCTURE, MASONRY WALLS, EXTERNAL FACE & PLASTER/PAINTS

- » RCC framed structure.
- » Masonry walls in AAC blocks.
- » Aluminium composite panels and glazing for elevation as per design.
- » Passage walls dado up to 1.5m vitrified tile and gypsum finished walls with acrylic paint above dado.
- » Gypsum finished internal walls inside offices.

## FLOORING & DADO

- » Vitrified tiles flooring inside offices.
- » Vitrified tile flooring & dado inside common toilets.
- » Vitrified tiles in common terrace area.
- » Staircase – Vitrified tiles for treads, risers and skirting.
- » Lift lobby & common passage – Combination of marble and vitrified tiles.

## LIFTS

- » Passenger lifts and service lift. Brand – Kone/Otis/Schindler/Johnson/Mitsubishi

## COMMON TOILETS

- » Concealed PEX pipes plumbing lines. Brand – Finolex/Prince/Supreme/TECE
- » External plumbing lines – White UPVC. Brand – Astral Wavin
- » CP fittings. Brand – Jaquar/Grohe/Isenberg/Kohler
- » Sanitary ware. Brand – RAK/Hindware/Jaquar/Kohler/TOTO

## ELECTRIFICATION & CABLING

- » Concealed copper wiring with modular switches in common areas & common toilet area. Brand for electrical switches – Legrand/Schneider/Anchor. Brand for electrical wiring – Polycab/Finolex R.R.Kabel/Havells
- » Electric supply of appropriate load from transformer up to DB at every floor/unit.

## Doors

- » Laminated flush doors for offices.
- » Laminated flush doors for common toilets.

## FALSE CEILING AT COMMON PASSAGE

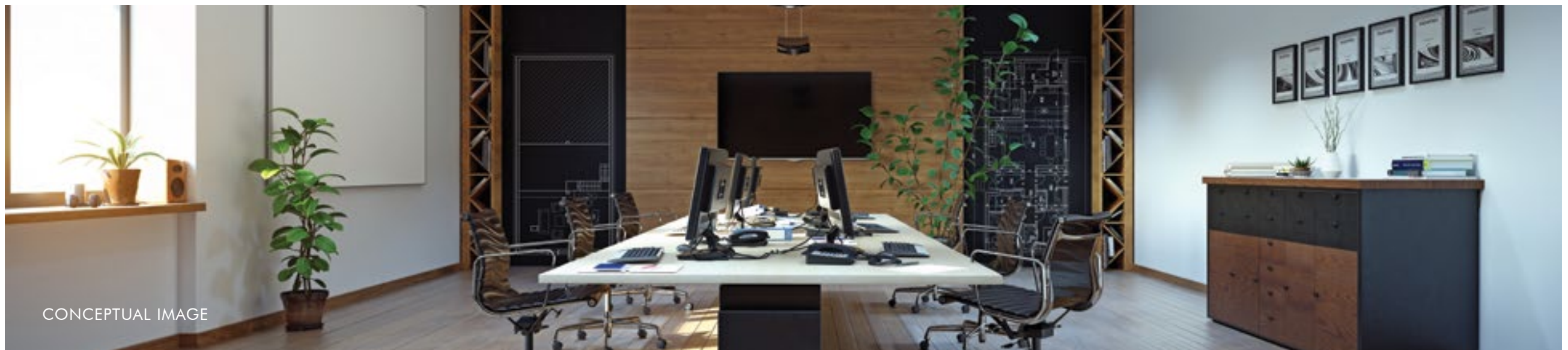
- » False ceiling at common passage with modular gypsum board. Brand – Armstrong/AMF/Gyproc/Knauf/Danoline

## PAINTING

- » All internal walls inside offices – Oil Bound Distemper. Brand – Dulux-ICI/Asian/Berger/Nerolac
- » Passage area – Acrylic paint above dado.

## AC & FIRE FIGHTING

- » AC and fire fighting facility shall be provided at the entrance of every office/unit.



CONCEPTUAL IMAGE



CONCEPTUAL IMAGE

# NYATI PLAZA SPECIFICATIONS

## STRUCTURE, MASONRY WALLS, EXTERNAL FACE & PLASTER/PAINTS

- » RCC framed structure.
- » Masonry walls in AAC blocks.
- » Aluminium composite panels and glazing for elevation as per design.
- » External wall with sand faced plaster with textured finish and acrylic paint.
- » Passage walls up to 1.5m vitrified tile and gypsum finished wall with acrylic paint above dado.
- » Gypsum finished internal walls inside shops and restaurants.

## FLOORING & DADO

- » Vitrified tiles for flooring inside restaurants and shops.
- » Vitrified tile flooring & dado inside common toilets.
- » Vitrified tiles in common terrace area and food court area.
- » Staircase – Vitrified tiles for treads, risers and skirting.
- » Lift lobby & common passage – Combination of marble and vitrified tiles.

## COMMON TOILETS

- » Concealed PEX pipes plumbing lines. Brand – Finolex/Prince/Supreme/TECE
- » External Plumbing Lines – White UPVC. Brand – Astral Wavin
- » CP fittings. Brand – Jaquar/Grohe/Isenberg/Kohler/TOTO
- » Sanitary ware. Brand – RAK/Hindware/Jaquar/Kohler/TOTO

## ELECTRIFICATION & CABLING

- » Concealed copper wiring with modular switches in common areas & common toilet area. Brand for electrical switches – Legrand/Schneider/Anchor. Brand for electrical wiring – Polycab/Finolex/R.R.Kabel/Havells
- » Electric supply of appropriate load from transformer up to DB at every floor/unit.

## DOORS

- » Motorised MS rolling shutter for shops & restaurants.
- » Laminated flush doors for common toilets.

## FALSE CEILING AT COMMON PASSAGE

- » False ceiling at common passage with modular gypsum board. Brand – Armstrong/AMF/Gyproc/Knauf/Danoline.

## LIFTS

- » Passenger lifts, service lift and escalators. Brand – Kone/Otis/Schindler/Johnson/Mitsubishi

## PAINTING

- » All internal walls inside shops and restaurants - Oil Bound Distemper. Brand – Dulux-ICI/Asian/Berger/Nerolac
- » Passage area – Acrylic paint above dado.

## AC AND FIRE FIGHTING

- » AC and fire fighting shall be provided at the entrance of every shop/unit.



ARTISTIC IMPRESSION





# PROJECT OVERVIEW



Generator back-up for  
shops & common areas



Rain water  
harvesting



LED fixtures for  
common areas



Stacked car  
parking



Internal tremix/concrete/  
pavers for driveways



OWC



STP as per statutory  
requirements



# COMPLETED PROJECTS

**NYATI UNITREE**  
YERWADA



**NYATI WINDCHIMES**  
UNDRI



**NYATI TECHPARK**  
KALYANI NAGAR



**NYATI ENCLAVE**  
UNDRI





# ONGOING PROJECTS





# EPC PROJECTS

**SYMBIOSIS INTERNATIONAL UNIVERSITY**  
NAGPUR



Actual Photograph

**PATANJALI FOOD & HERBAL PARK**  
TEZPUR, ASSAM



Artistic Impression

**SAINIK SCHOOL**  
CHANDRAPUR



Actual Photograph

**SRPF HOUSING**  
GOREGAON



Artistic Impression





CORPORATE OFFICE:

Nyati Unitree, Near Gunjan Theatre, Nagar Road, Yerwada, Pune - 411006  
+91 20 6686 3333

SITE ADDRESS:

S. No. 12/1A, Mundhwa-Kharadi Bypass, Kharadi South Main Road, Kharadi, Pune - 411014

MUMBAI:

804, Landmark Platinum, Junction of SV Road and 34<sup>th</sup> Road, Khar(W), Mumbai - 400 050

DUBAI:

102, Burlington Tower, Opp. Oberoi Hotel, Business Bay, P.O. Box: 62396, Dubai, UAE

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MAHARERA REG. NO.: Nyati Plaza - P52100023288 | Nyati Enthral-I - P52100023291 | <https://maharera.mahaonline.gov.in>

Disclaimer: The furniture layouts displayed in the floor plans are indicative in nature and not included in the actual unit. The client can consult an interior designer as per his preference to design his own furniture layout. Note:- The dimensions of the unit as mentioned are from "bare wall" to "bare wall". Brand's names & images are for reference only and are purely for representational purposes.

**CREDAI**  
PUNE METRO

*Filament*