

ELEVENWEST
B A N E R



Established in 2002, Panchshil Realty is one of India's finest luxury real-estate developers. Driven by the sole vision of creating exemplary real-estate properties across the city, Panchshil has always prided itself in building world-class commercial, residential, retail and hospitality spaces that foster collaboration, innovation and provide a lifestyle that commands appreciation in value and identity.

**23 MILLION SQ.FT.
DELIVERED**

**20 MILLION SQ. FT.
UNDER DEVELOPMENT**

PANCHSHIL REALTY
PIONEERING LUXURY REAL ESTATE IN INDIA

TRUMP®
TOWERS



KELLY HOPPEN



OTHER COMMERCIAL PROPERTIES OF PANCHSHIL





Architectural Rendition

ELEVENWEST

B A N E R

Located strategically within the business and social hotspot of western Pune, Eleven West, Baner, brings together spacious and modern, integrated office spaces meticulously designed to meet international standards of construction and quality.

Spread across 9872.50 sq. mt., the office spaces at Eleven West are designed to power companies by providing an environment that is contemporary, impressive and maximises the usage of internal space to support bifurcation into sleeker, smaller offices.

- 106 offices
- Carpet area ranging between 1,493.73 sq. ft to 19384.85 sq. ft.
- Close proximity to Aundh, Hinjewadi, Pashan and Wakad
- Designed in compliance with statutory and FCPA norms

BANER

A GATEWAY TO PUNE'S WESTERN IT CORRIDOR

Located just off the banks of river Mula, Baner is a residential and commercial hotspot bordered by Pashan, Balewadi, Aundh and the Pune University. Often considered as a gateway to Pune's western IT corridor, Baner, over the last decade has transitioned into a prominent commercial and residential hotspot. The close proximity it enjoys to Rajiv Gandhi InfoTech Park and other commercial hubs, exceptional connectivity, unparalleled civic infrastructure along with a scenic location and excellent social amenities has made Baner a preferred choice for real-estate investors.

- 13.1 km from Pune International Airport
- 10.5 km from Pune Railway Station
- 5 km from Mumbai-Pune Expressway
- 9.7 km from Rajiv Gandhi InfoTech Park

Established factories in Baner

Veritas Technologies | Cummins India Ltd | Bitwise Solutions Pvt. Ltd
Siemens | T-Systems | VMware

LOCATION ADVANTAGES

- Pancard Club Road, Baner

INDUSTRIAL AND CORPORATE CLUSTERS IN THE VICINITY

- 9.1 km from Hinjewadi Industrial Area
- 7.4 km to Wakad Industrial Area
- 7.1 km from Aundh IT Corridor

MAIN ACCESS

- Pan Card Club Road

DISTANCE TO EXPRESSWAY

- 1.9 km from Pune-Bangalore Highway
- 1.9 km from Mumbai-Pune Expressway
- 16.7 km from Pune-Solapur Highway
- 25.9 km from Old Mumbai-Pune Highway

CONNECTIVITY

- 13.1 km from Pune International Airport
- 10.5 km from Pune Railway Stations

COMPLIANCE WITH STATUTORY REQUIREMENTS

- Appropriate registrations, licenses and approvals will be obtained prior to leasing
- Clear title deeds and full compliance with statutory requirements, enables our clients to operate in an unhindered manner

KEY FEATURES

- 3-level parking provision
- Separate parking for 4 wheelers and 2 wheelers
- 5 passenger elevators and 1 service elevator
- 24-hour CCTV surveillance
- Motorised Main Gate
- Access controlled Boom Barrier for Entry and Exit
- Fire Hydrant system with hoses and extinguishers in common areas
- Fire-sprinkler and fire-detection system in common areas



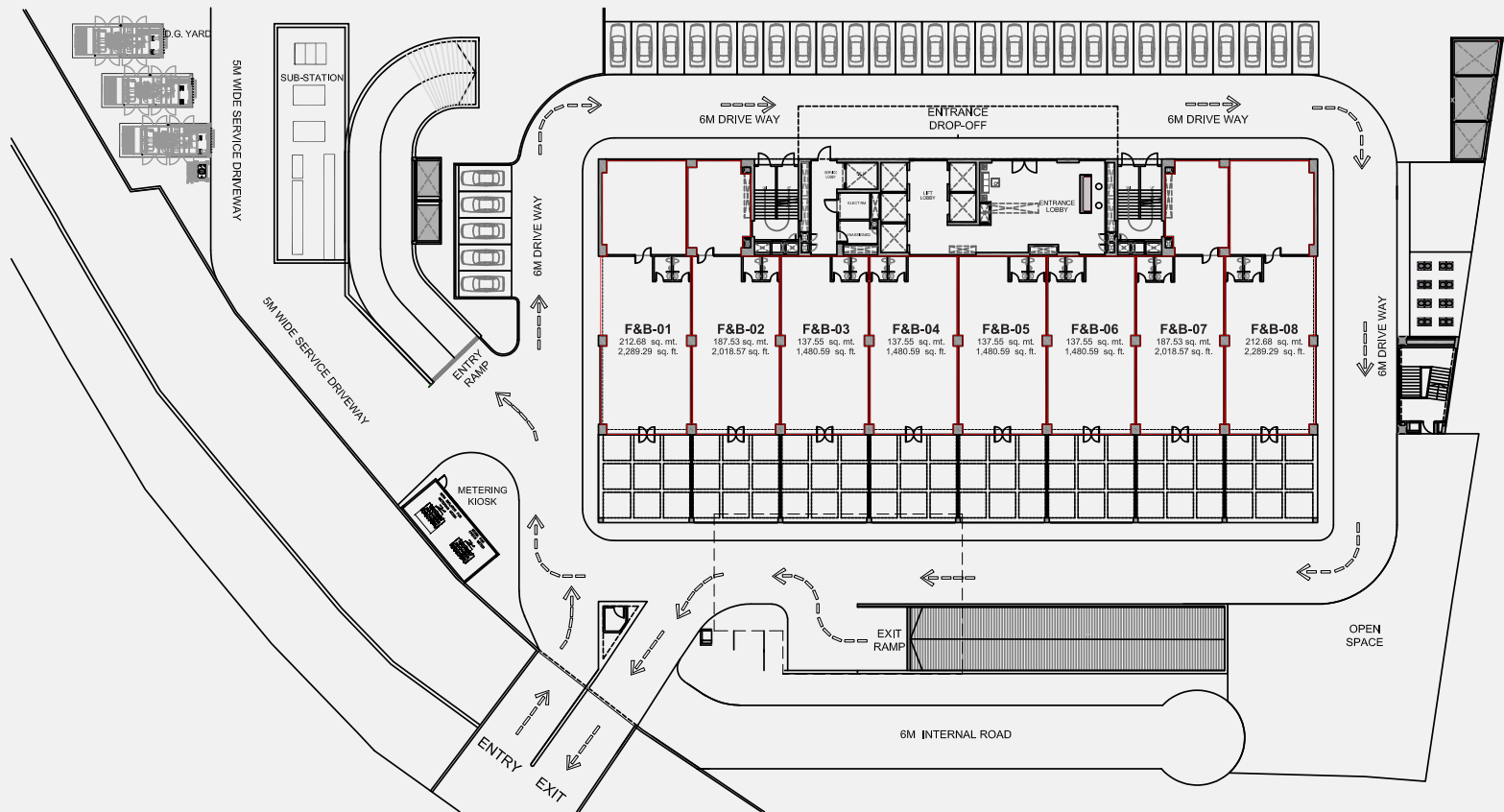
Images for representative purpose



Architectural Rendition

SITE AND PROJECT DESCRIPTION

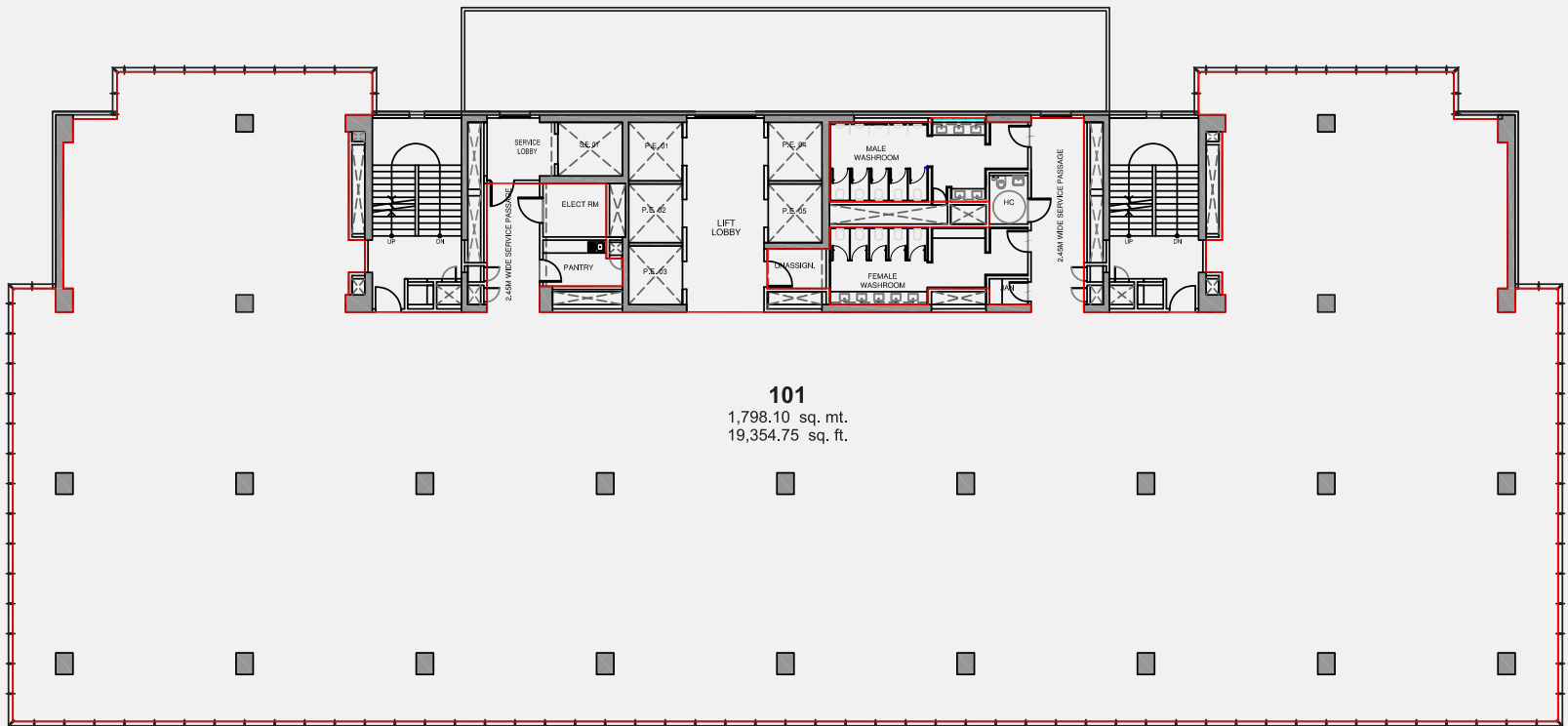
- Total Area: 9872.50 Sq.mt.
- Total Development Potential: 40063.78 Sq.mt.
- Type of Building: Commercial
- Carpet Area: Between 1493.73 sq. ft. to 19384.85 sq. ft.
- Floor to Floor Height: 3.75 meter including slab
- Internal Column Grid: 8.4 x 8.4 meter
- Height of Building: 51.30 meter
- Cladding: Glass, ACP & Stone
- Office Size: varies from 128 sq.mt. to 239 sq.mt.
- Entry: North West
- Fire escape staircase: 2 fire-rated doors with panic bars
- Flooring: Granite/Marble Mosaic/Vitrified Tile
- Water Supply: Centralised network along with tanks of suitable capacity
- Electricity Infrastructure: Continuous power supply with 100 % DG Backup, external lighting along roads and common areas
- Fire Protection System: Fire Hydrant system with hoses and fire extinguishers in common areas.
 - Fire Sprinkler system in common areas with tap-offs.
 - Fire Alarm, detection system and Public address for all the common area
- Safety and Security: Manned guards, CCTV surveillance, access-controlled boom barrier for entry and exit, Accessed controlled swing barrier for individual entry at lobby, motorised main gate.
- Internal Signage: Directional Signage for Navigation



RERA Carpet Area ———

GROUND FLOOR PLAN



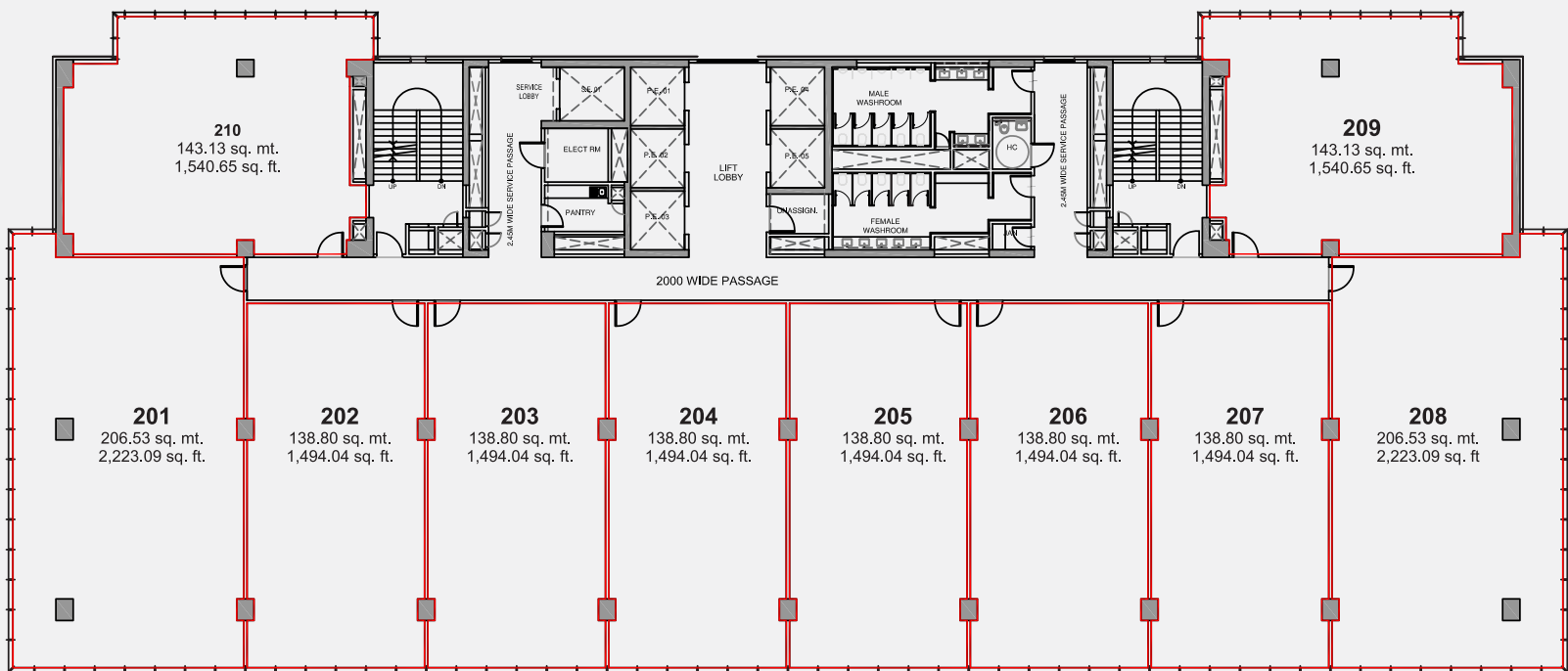


101
 1,798.10 sq. mt.
 19,354.75 sq. ft.

RERA Carpet Area ———

FIRST FLOOR OFFICE PLAN

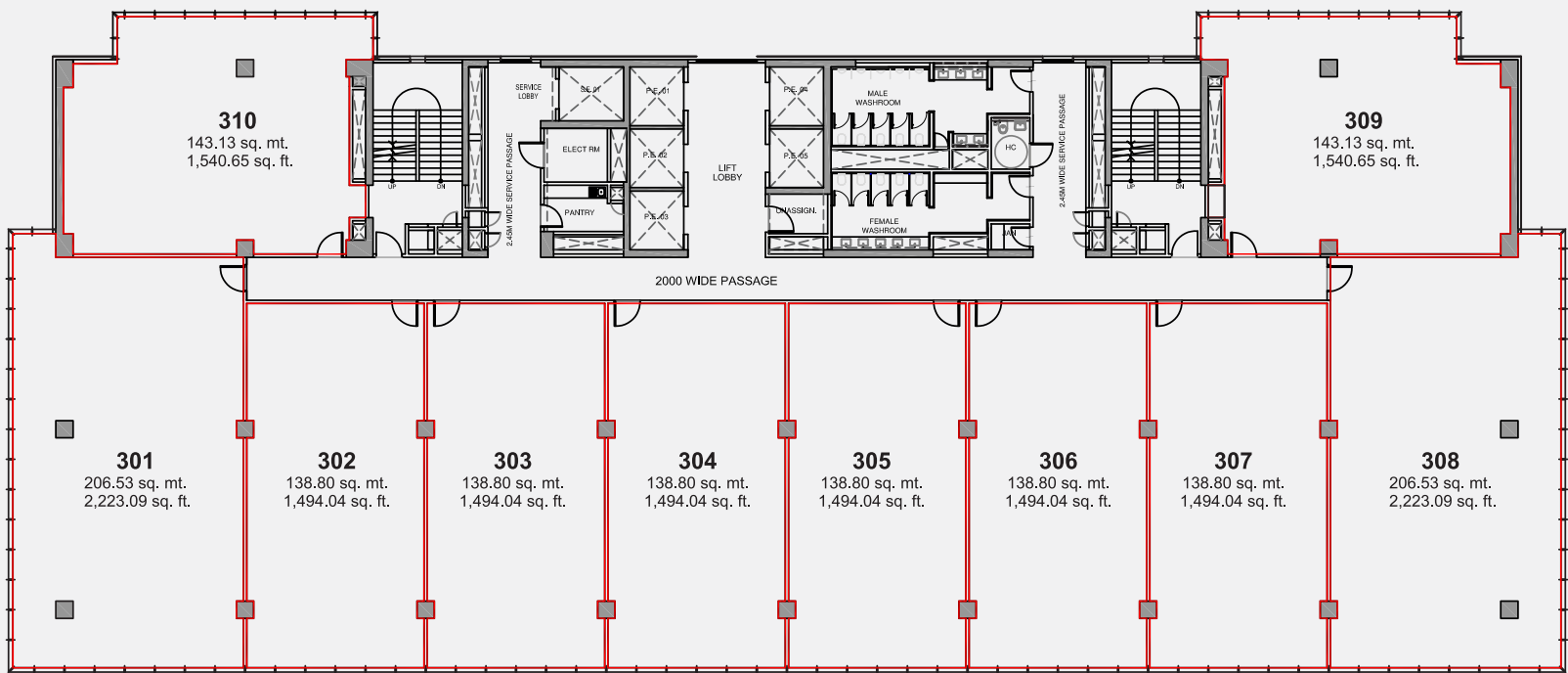




RERA Carpet Area ———

SECOND FLOOR OFFICE PLAN

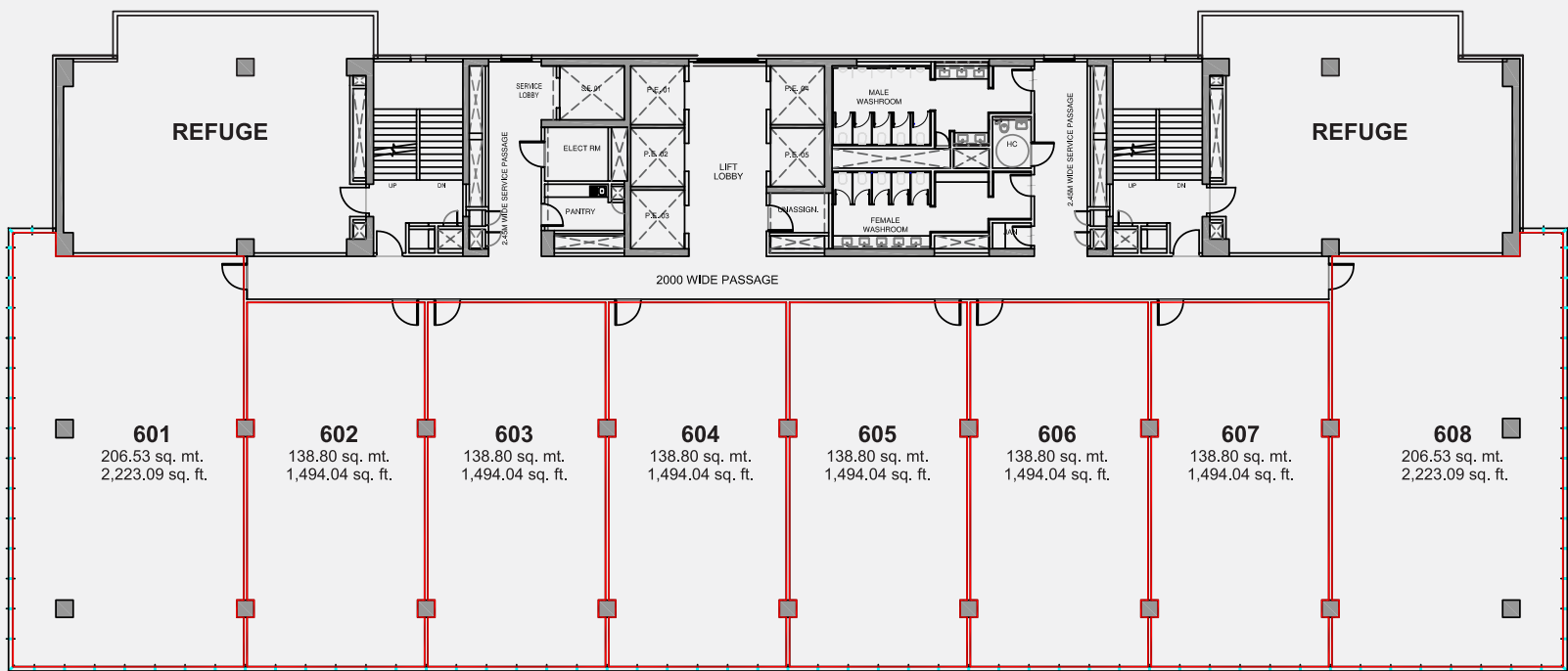




RERA Carpet Area ———

TYPICAL FLOOR (3RD, 4TH, 5TH, 7TH, 8TH & 9TH) OFFICE PLAN

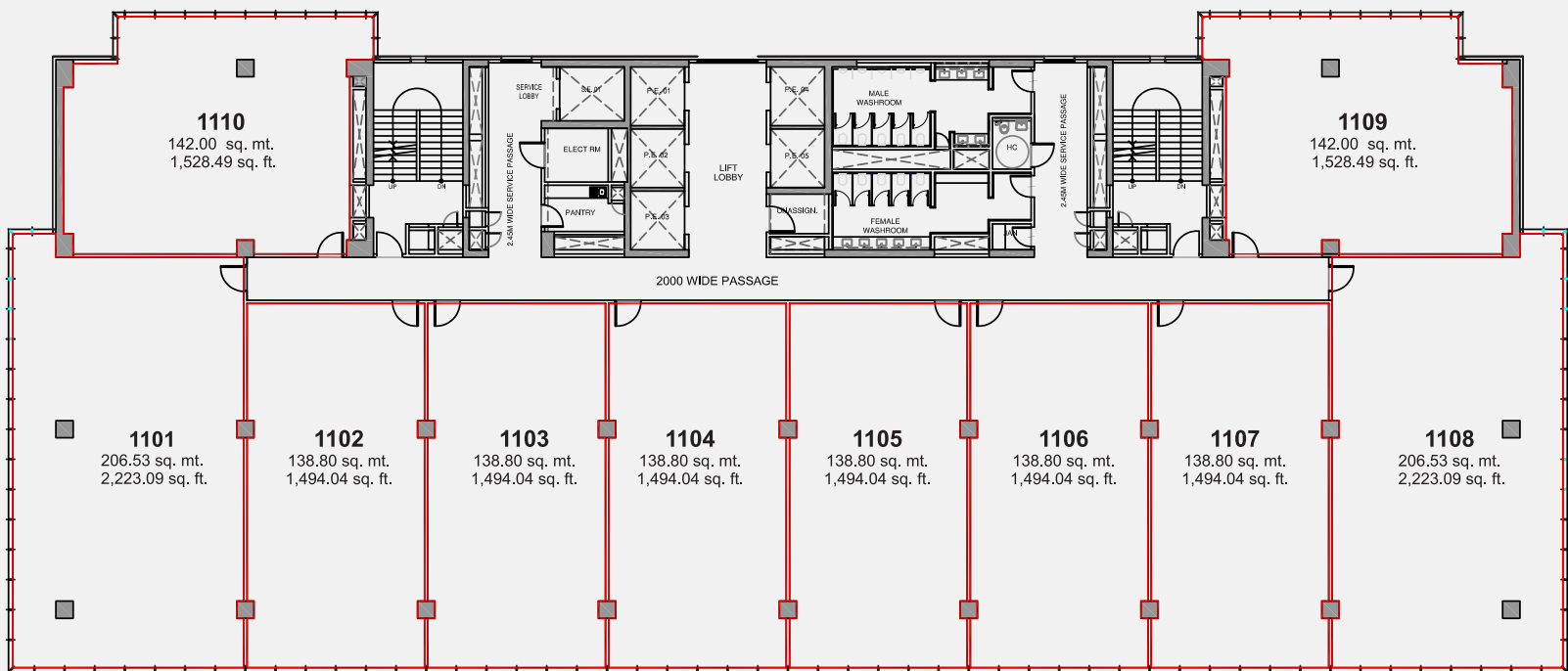




RERA Carpet Area ———

REFUGE (6TH & 10TH) FLOOR OFFICE PLAN

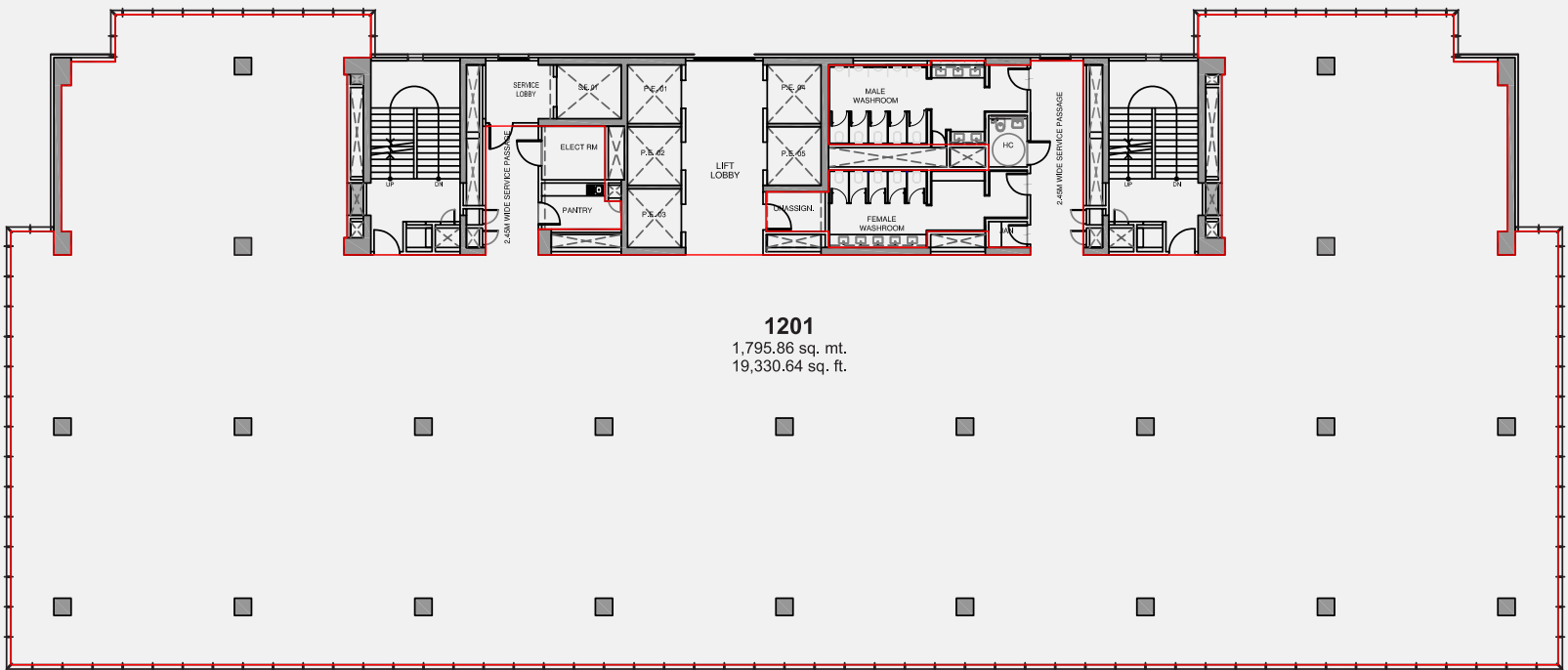




RERA Carpet Area ———

ELEVENTH FLOOR OFFICE PLAN





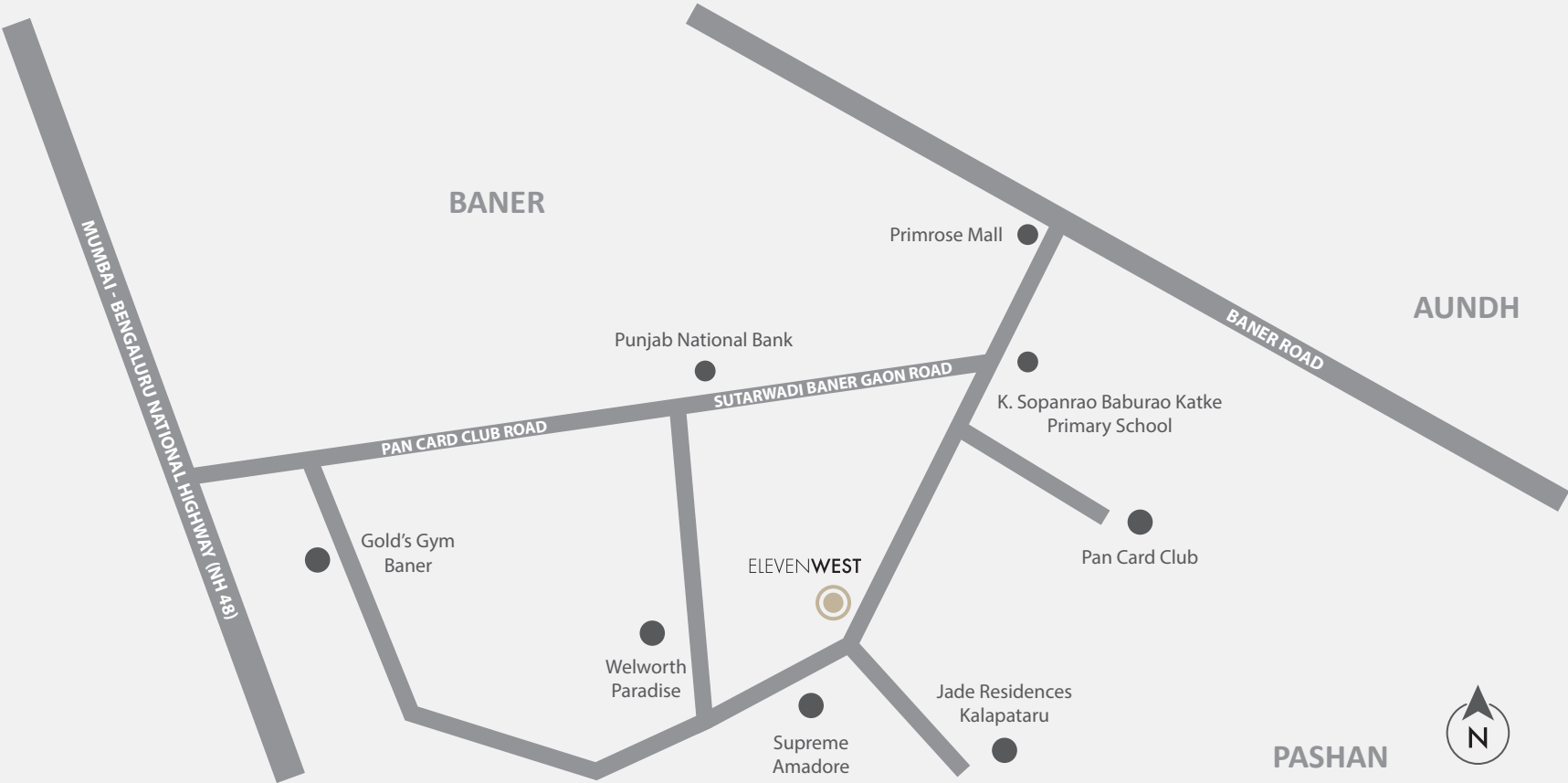
1201
 1,795.86 sq. mt.
 19,330.64 sq. ft.

RERA Carpet Area ———

TWELFTH FLOOR OFFICE PLAN



LOCATION MAP



DISCLAIMER: The map provided here is for general information only. We provide this information with the understanding that it is not guaranteed to be accurate or complete and conclusions drawn from such information are the responsibility of the user.

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