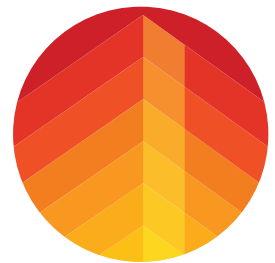


93 AVENUE

converge.connect.celebrate

CONVERGE
CONNECT
CELEBRATE



RAVIRAJ REALTY
We Build Benchmarks

Site Address: Raviraj Bokadia Creative, 93 Avenue,
Fatima Nagar Junction, Wanowrie, Pune - 411022
Call: +91 9766000093 +91 9172000093
E-mail: 93avenue@ravirajrealty.com
Website: www.ravirajrealty.com



www.maharera.mahaonline.gov.in
93 Avenue Phase 1

Disclaimer: Visual photographs, elevations in the brochure are an artistic impression. All the plans, Layouts, Drawings, Amenities, Specifications, Facilities, etc are not to scale & subject to approval of the respective authorities and would be changed if necessary. The discretion remains with the developers.





93 AVENUE

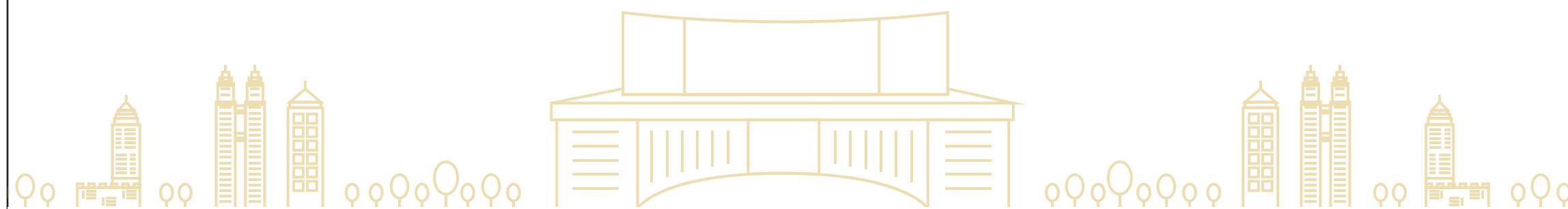
converge.connect.celebrate

ENTERTAINMENT, RETAIL & OFFICE SPACES

Raviraj Bokadia Creative, 93 Avenue, Fatima Nagar Junction, Wanowrie, Pune - 411022

93avenue@ravirajrealty.com | +91 9766000093 +91 9172000093 | www.ravirajrealty.com

RERA Registration No. - P52100015538



93 AVENUE

converge.connect.celebrate



93 AVENUE



Our Goal for 93 Avenue is to create an all round centre and perfect space for modern businesses. Bringing that goal to life has meant finding an outstanding location, assembling the ideal team, and striving for perfection in all aspects of the project.

Creating that space meant designing not just for the present, but also for the future. From highly functional design to stunning contemporary architecture with art sustainability features, every element of 93 Avenue has been designed to make each day more productive, inspired and satisfactory. Because, success tomorrow must be designed today.

So here are the core values that we have with our customers:



Converge

A Place where people Converge for spending time, for entertainment and for other daily and business purposes.



Connect

After converging they Connect with each other, have experiences and further connect for other purposes.



Celebrate

After connecting together these people create a place to live, share and Celebrate life.



LIFESTYLE



OFFICE



COMMERCIAL



RETAIL



RESTAURANT



ENTERTAINMENT

WITH SURPRISES EXCITEMENT AND FUN

People's lifestyles are becoming increasingly diversified and their needs are changing day by day. In response, 93 Avenue is developing space that fulfill multiple functions, including the provisions of most advanced products, services and information.

By incorporating a range of function into a place so that it can provide a variety of goods, food and amusement facilities including a cineplex and other commercial spaces. We can create a pleasant and convenient space where visitors from any age group can converge, connect and celebrate.

WHERE INSPIRED SPACES MAKE FOR INSPIRED BUSINESSES

- Destinations where people meet, eat, relax, indulge, work, play & shop.
- A community venue to promote wellbeing & lifestyle activities.
- A place where people want to be again and again!

CONNECTIVITY

Since its establishment, Wanowrie is one of the most sought after locations for commercial address. It is both, separate from the manic energy of the city that surrounds it and connected via every mode of public and private transport that Pune has to offer. Located close to all public transport systems, it is a convenient arrival point for partners across India. Proximity to popular residential areas like Fatimanagar, Magarpatta, NIBM, Camp, Koregaon Park, Sopan Baug and BT Kawde Road. It is equally convenient for work and shopping, making it a perfect destination for everyone.



DEFINING NEW ADDRESS IN EASTERN PUNE



WANOWRIE: 93 Avenue
Pune's new landmark

HADAPSAR

- Major industrial area.
- Densely populated eastern suburb of Pune.

MG ROAD

- Well known commercial & residential area.
- Shopping market with shops, malls & movie theatres.

MAGARPATTA CITY

- One of the largest gated community in Pune.
- Commercial, Residential, Hospitality & IT hub.

MUNDHWA

- Developing residential area with new restaurants coming up.
- New passport office.

SOPAN BAUG

- One of the most premiere Residential areas in Pune.
- Luxury apartments, societies & an upmarket locality.

NIBM

- National Institute of Bank Management.
- Highly populated residential area.

KOREGAON PARK

- Most sought after location for recreational activities.
- Restaurants, Hotels with Residential & Commercial complexes.

KONDHWA

- Residential area with developing educational hub.
- Multiplex: E-Square Konark.

FATIMA NAGAR

- Highly populated Residential area.
- Multiplex: Inox.

SWARGATE

- Central & busiest area of Pune.
- Pune Bus station.

93 AVENUE
converge.connect.celebrate





PROJECT FEATURES

- Attractive elevation
- LED Lighting for external facade
- Beautifully designed passages
- Generator backup for common areas
- Intelligently planned column grids
- Internal wall with POP
- Paving blocks in external pathway
- Beautifully designed common seating area
- Vitrified tiles in all units
- Rolling shutters for every unit
- Plumbing services with branded CP & sanitary fittings in common toilets
- Cobble Stone in front promenade
- 3 phase MSEB meter with MCB
- Smoke detectors on every floor and in all units



Ample Car parking space



Integrated security features



Dedicated Wi-fi zone



Fire Fighting system as per government norms



100% power Back-up system



Air cooling ventilation



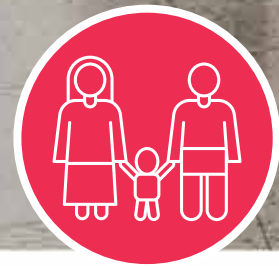
8 Escalators & Controlled Elevators



CCTV Cameras in common areas



MULTIPLEX



ENTERTAINMENT



HYPER MARKET



FOOD COURT



RESTAURANT



SPA & SALONS



GYMNASIUM



OFFICES

RETAIL

Beautifully crafted shops welcome your business at 93 Avenue. These are designed for a lucrative growth in your business.

The extensive internal connectivity between the shops is a great value addition as it seamlessly enhances the consumer's window shopping experience.

This area is best suited for small, medium and large-scale businesses with the best amenities & specifications.

CORPORATE SPACE

Plush, eminently visible and easily accessible office blocks. From the upscale entrance lobby you'll find a sophisticated design language that will engage you at every step. The building's innovative design showcases the intermingling of quality, creativity and convenience. Office spaces are designed from 30 sq.m. (323 sq. ft.) onwards for all type of businesses.

OPERATIONAL SPACES

The project has an exclusive collection of commercial spaces, retail shops, office spaces, and even a few other options like hyper market with finest architectural design and extraordinary amenities. These operational spaces are a standout feature for 93 Avenue.

A tremendous commercial development is designed to provide a grand life style and fruitful investment.

ENTERTAINMENT

An amazing cinematic experience. Cinema's cafe lounge. Unmatched entertainment and fun zone.

Expansive multi cuisine food court. Famous fast food brands. Great cafes for corporate lunches.

93 Avenue promises to be a place where you find the best of what you want.

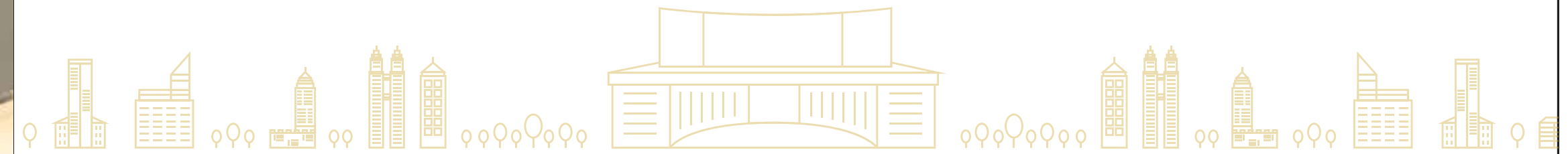


SOME OF OUR BENCHMARKS

Amenity Building - Kalyani Nagar
Ariiana - Kharadi
Astria - Kondhwa
Business Guild - Law College Road
Citadel - B.T. Kawade Road
Citadel Empress - B.T. Kawade Road
Citadel Enclave - B.T. Kawade Road
Crossroads - Wakad
CRU - Market Yard
Commerical IT Park - Baner (Veritas)
Fortaleza - Kalyani Nagar

Florentine Villas - Sopan Baug
Hotel IBIS - Viman Nagar
Millennium Star - Dhole Patil Road
Park Island - Yerwada
Rakshak Nagar - Kharadi
Rakshak Nagar Gold - Kharadi
Sicillia - B.T. Kawade Road
Solace Park - B.T. Kawade Road
Vitoria I & II (Fortaleza) - Kalyani Nagar
Winners Court - Lulla Nagar
Yellow Blossom - B.T. Kawade Road

...and more than 50+ successful projects completed.



93 AVENUE
converge.connect.celebrate