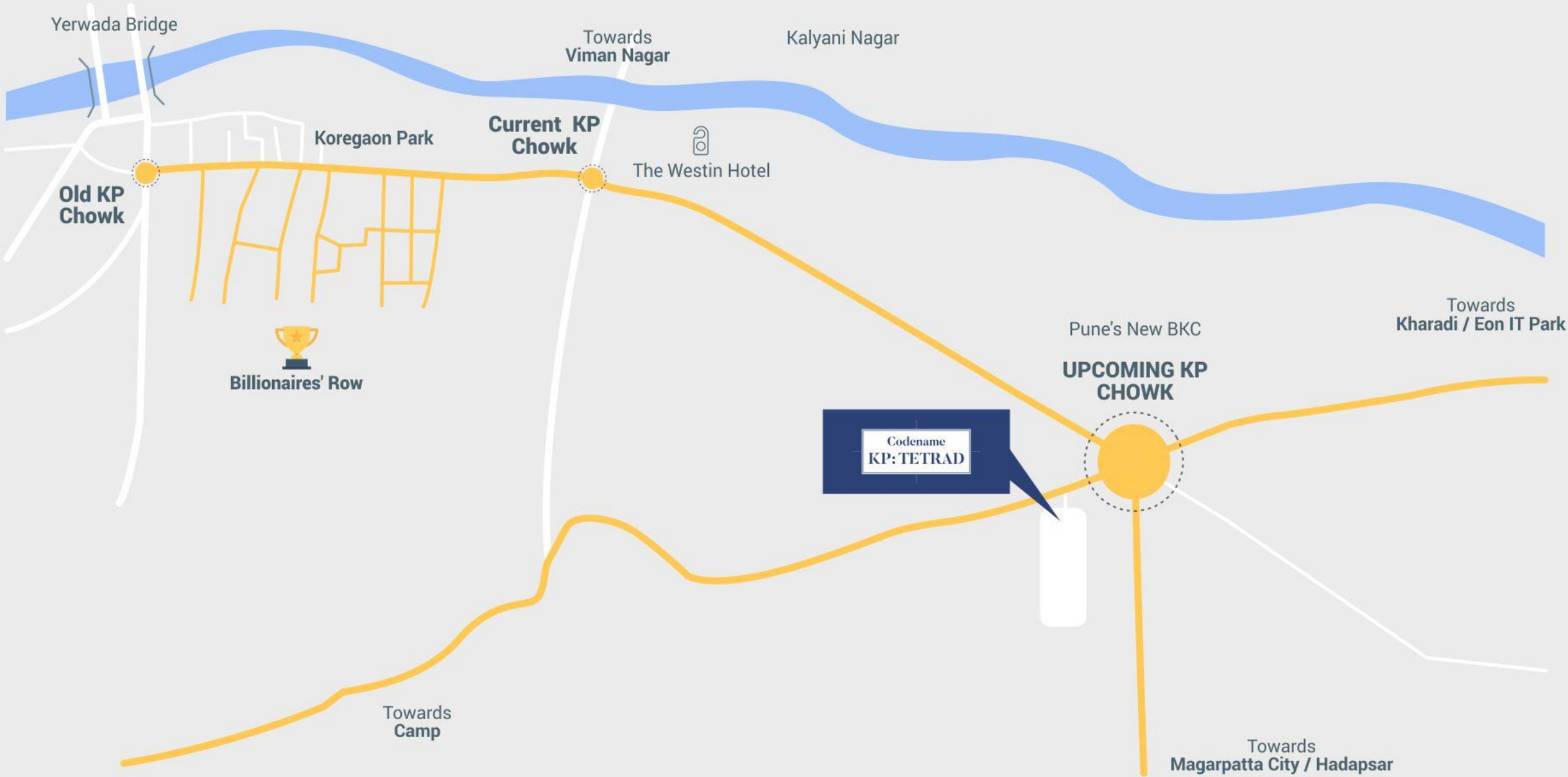




Codename
KP: TETRAD

2 & 3 BHK UPSCALE RESIDENCES
MUNDHWA CBD, NEXT TO PASSPORT OFFICE

w e l c o m e



Yerwada Bridge

Towards Viman Nagar

Kalyani Nagar

Koregaon Park

Current KP Chowk

The Westin Hotel

Old KP Chowk

Billionaires' Row

Pune's New BKC

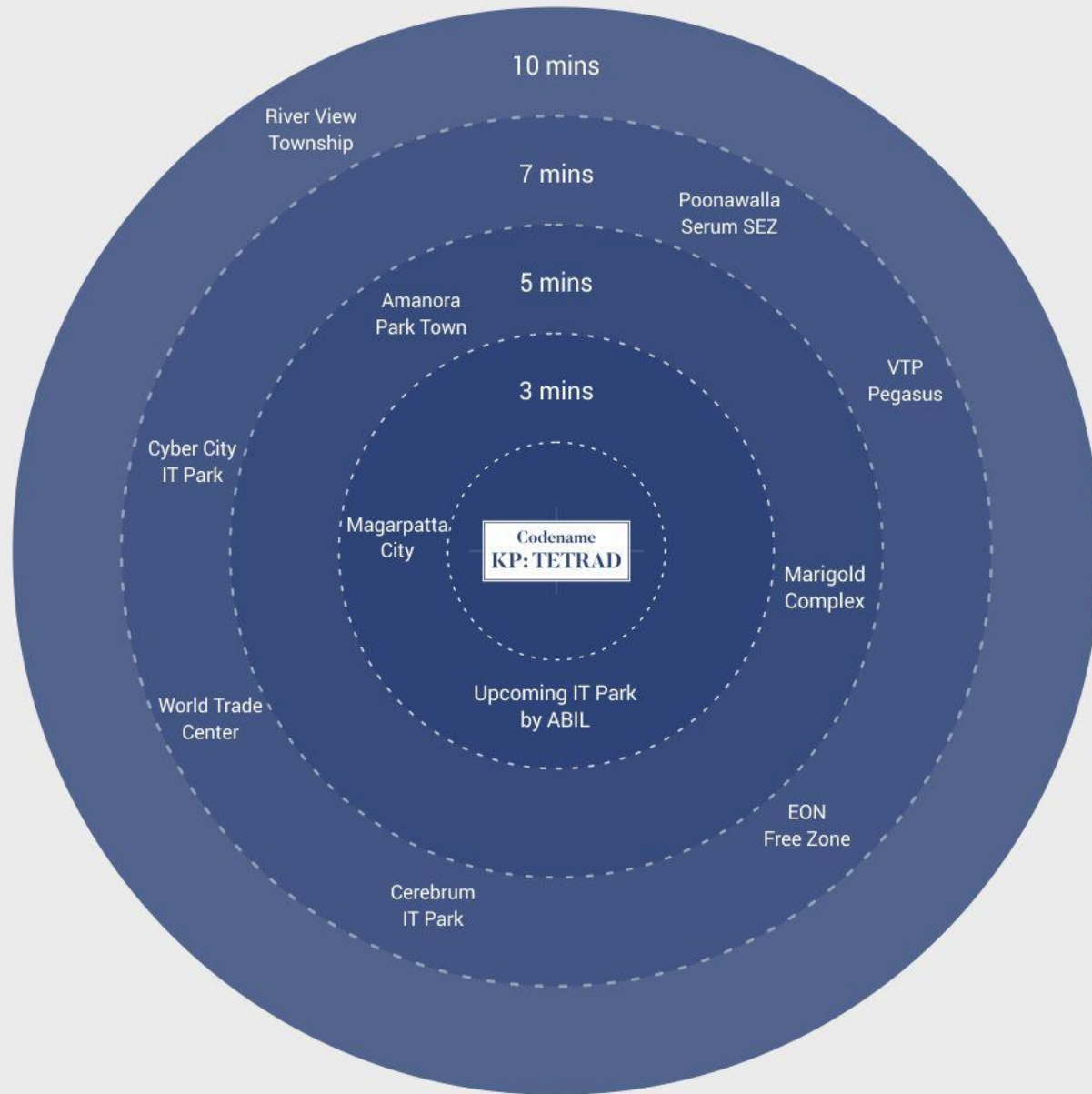
UPCOMING KP CHOWK

Towards Kharadi / Eon IT Park

Codename KP: TETRAD

Towards Camp

Towards Magarpatta City / Hadapsar



- Mundhwa is a **2000-acre** wide space right in the center of the city, which has recently been converted into residential and commercial land.
- Grade A office market dynamics with stock of **28.6 million sq ft**, **3% vacancy** and an average rental growth of **3.2% YoY**.
- Future supply of Grade A office space is strong for the next 3-5 years, which will keep the residential demand on an upward trend.
- Commercial office projects such as **Commerzone SEZ**, **World Trade Center** are under construction and are expected to add another **8.2 million sq ft** of space in the coming years.
- Office rents in this location have been rising due to the supply of better-quality projects every year.

Mundhwa CBD



THE WORLD IS COMING TO MUNDHWA

Existing and upcoming companies around Mundhwa

accenture



Deutsche Bank



Atos | Syntel



Cognizant

CYBAGE
Delivering Value. Scientifically.



icertis



Tech
Mahindra

SIEMENS



/thoughtworks

Infosys

WNS

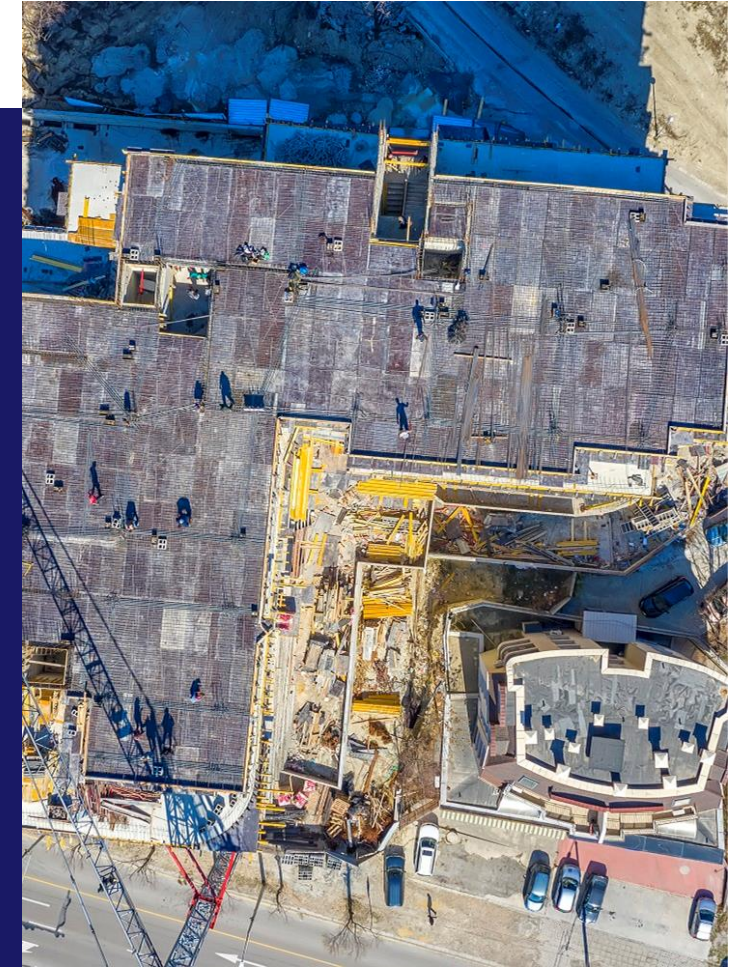


ZenSar
TECHNOLOGIES
Your Transformation Partner

Mundhwa CBD



- The development of IT and business parks in Mundhwa resulted in a surge of launches and demand for residential units in the area.
- Demand in Mundhwa has been rising even when launches were low during 2015 and 2016.
- This indicates that the development of office hubs around Mundhwa kept the demand upbeat for residential units.
- Most of the projects in Mundhwa cater to the mid-income segment.
- The development of the metro rail lines, and ring road will further boost demand due to improved connectivity of the location in future.



KP: Tetrad

3 Of The Oldest
Real Estate
Groups In
Pune

40+
Years' Legacy

6 Million Sq Ft
Already
Delivered

6000+
Apartments



We use modern hybrid formwork design for RCC structure which ensures immaculate finishing and faster turnaround time.

ME Space

Functional

- Work from Home Room
- Private Library/Study Room
- Storage Room
- Servant Room

Leisure

- Artist Studio/Hobby room
- Bar room
- Music Room
- Waiting Lounge

Extension

- Extra-large living room
- Extra-large kitchen

Spiritual

- Pooja Room/Dev Ghar
- Meditation Room
- Yoga Room





Extension for living area



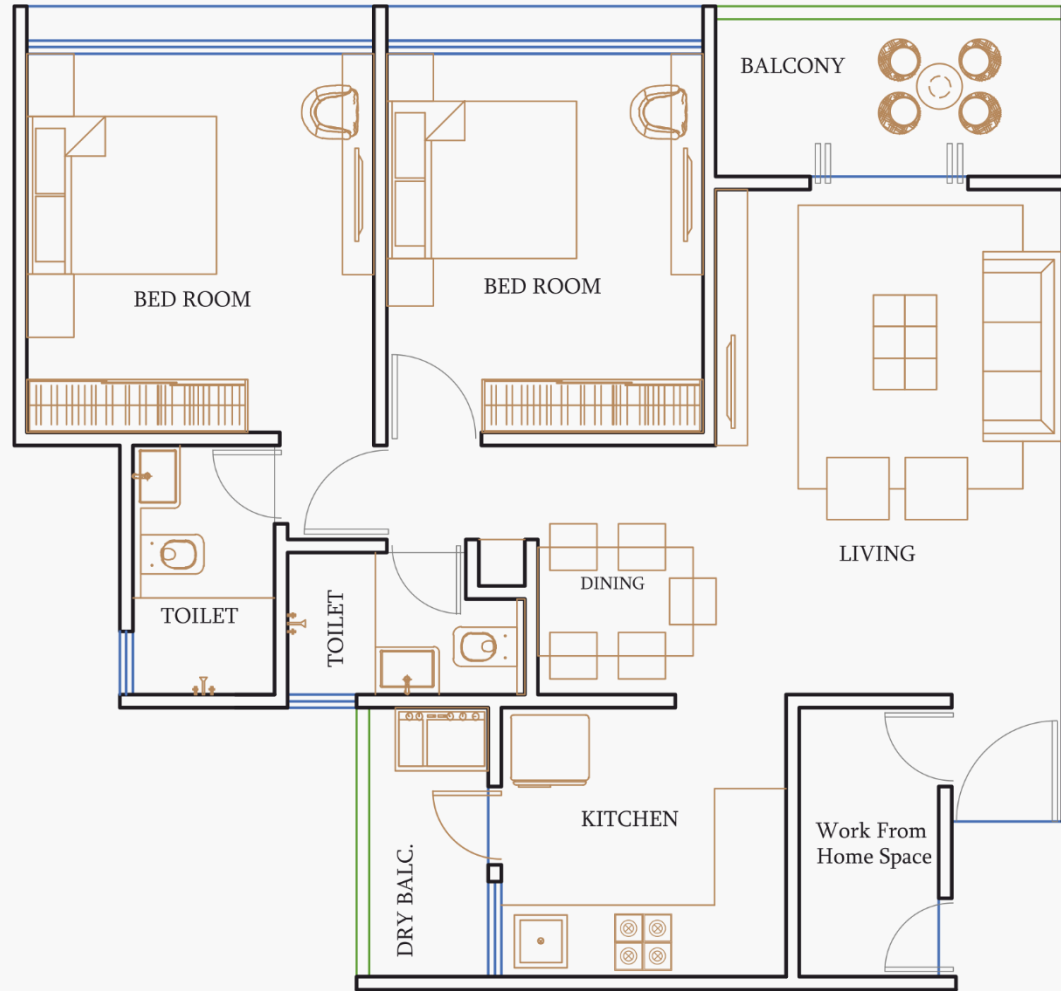
Dedicated dining



Dry balcony



Noise cancellation windows



2 BHK Unit Plan



Extension for living area



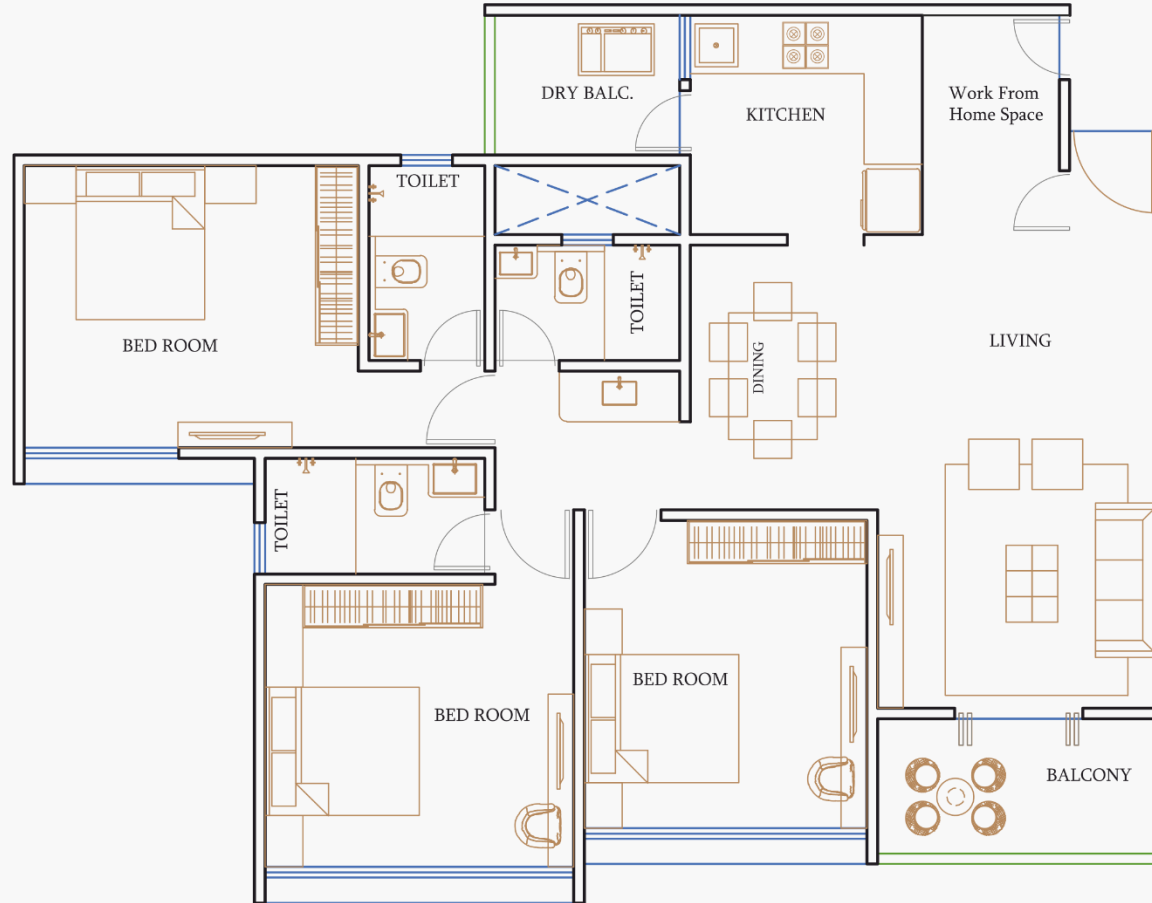
Dedicated dining



Dry balcony



Noise cancellation windows



3 BHK Unit Plan



Possession & Tentative Pricing

2

BHK + MESpace

Carpet: **834 sq.ft.**

Price: **1.11 Cr. to 1.15 Cr.**

3

BHK + MeSpace

Carpet: **1,148 sq.ft.**

Price: **1.5 Cr. to 1.55 Cr.**

**Codename
KP: TETRAD**

2 & 3 BHK UPSCALE RESIDENCES
MUNDHWA CBD, NEXT TO PASSPORT OFFICE

Get your
First Mover Advantage
pass today!

kanchan
we are family.

OSIAN
GROUP

AHURA