

S U C C E S S H A S
A N E W A D D R E S S

EXCEPTIONAL CONNECTIVITY FOR ASSURED PROFITS

OVERVIEW

Baner is a suburb located in the western parts of Pune City. It is one of the rapidly developing suburban areas of Pune and is located very close to the industrial zones and the IT hubs of Pune. The area has good civic amenities and is very well-connected to the other parts of the greater city of Pune. Its proximity to Mumbai is one of the major advantages that western Pune suburbs have. Some of the prominent localities located close to Baner are Balewadi, Aundh, Pashan, Pimple Nilakh, Pimple Saudagar, Pimple Gurav, Wakad, Hinjewadi etc. Hinjewadi's development as an IT hub has driven the rental market of Baner. Some medium-sized businesses and IT parks, are also located in Aundh and Kothrud. The area, thus, attracts IT professionals in large numbers and offers plenty of rental options. Industrial pockets in nearby areas, like Pirangut, Talegaon and PCMC, further contribute to the growing demand for residential properties in the region, among working professionals. There is an availability of good public transportation which allows residents to commute to work without any hassles, apart from easy accessibility to Mumbai and Bengaluru.

CONNECTIVITY

Its closeness to the Mumbai-Pune Expressway being yet another advantage. The Expressway is situated off the Katraj-Dehu Bypass (NH 4) that runs right next to the locality. Baner is connected to neighbouring localities via the arterial road - the Mumbai-Bengaluru Highway. There are a few major roads which run through the area, namely The Pune Bypass Road, The Mumbai-Bangalore Highway and the Mumbai-Pune Expressway. It has excellent connectivity to Pune International Airport Which is located at a distance of 25.5 km via Baner Road. The area boasts of an extensive bus service and the Baner Bus Stand and the Shivaji Nagar Bus Stand lie in close vicinity. Dapodi, Khadki, Kasarwadi, Pimpri, Shivajinagar are its nearby Railway stations. However, Khadki is the nearest railway station to Baner, located at a distance of 7.9 km via Aundh-Baner Link Road.

PROPOSED & PLANNED INFRA

With Pune being listed among the smart cities, Baner along with Balewadi and Aundh, have been selected for the pilot phase.

FACTORS FOR PAST GROWTH

Planned roads and excellent infrastructure facilities have successfully established Baner as a favorite destination in Pune. With an increase in the city's population, the IT boom and a resulting large migrant population, the region has seen considerable rental demands for 2 BHK apartments in Baner. The industrial growth and the growth of the IT sector have led to the development of retail and hospitality sectors in the area.

EMPLOYMENT HUBS NEAR BANER

Pune IT Park - 6 kilometres from the locality of Baner | The ICC towers and the Mahratta Chamber of Commerce Industries & Agriculture (MCCIA) - approx 6 km.
RMZ Westend is approximately - 3 kilometres away | Nanospace IT Park is located nearby the locality of Baner.

INFRA DEVELOPMENT (SOCIAL & PHYSICAL)

Baner offers very good social infrastructure to its residents. Some of the reputed schools in Baner to name a few. It also has some prominent colleges in the vicinity. Healthcare facilities are also good in the locality. Some of the leading hospitals in Baner.
The shopping needs of Baner's residents are catered to by malls in Baner. It also house retail outlets of national and international brands in its vicinity.





VIBRANT VISIBILITY FOR PATH-BREAKING SUCCESS

A joint venture in between Rainbow Housing Developers, Valay Realty and Crystal Arch.

The property is located at prime location of Baner Pancard Club road. It's a residential area also having lot of commercial complexes. But, in the vicinity of the property there is no any commercial building come up like westport.

There are shops on upper ground floor and first floor including bigger showrooms and gym spaces. Above this there are office spaces with banquet hall, studio apartments and roof top restaurant. Apart from all this there is ample of two wheeler and four wheeler car parking space.

Westport itself is a good place for investors to invest getting best returns and value appreciation and same for the people to start with their new start ups and new ventures.

Serving as a spectacular brand showcase, showroom spaces at Westport are designed to give your business the extra edge over competitors. Set the stage for higher accomplishments at an address that will soon be home to many innovative businesses, vibrant retail stores, the finest offices and professional chambers. The cutting-edge location ensures the showroom and office spaces enjoy extra visibility, giving you access to thousands of customers every day. Boost your employees' productivity and generate higher profits at exclusive spaces designed for perfection.

KEY BUSINESS ADVANTAGES:

- Grow your business at a rapidly developing destination
- Leverage Baner's residential development to your advantage
- Own an iconic business address
- Expand your clientele, explore new markets and ensure higher revenues
- Welcome success, power and wealth
- Focus on visitor and employee experience for a distinguished brand value



ARCHITECTURAL RENDERING

GREAT FUNCTIONALITY FOR SMOOTH BUSINESS OPERATIONS



WESTPORT

YOUR NEXT SUCCESS STORY

BANER

The bespoke commercial spaces are ideal for companies, institutions and professionals like lawyers, doctors, accountants and designers looking to address their growing needs. An ambiance that works for your business, a layout that ensures plenty of air and sunlight and exceptional features that deliver efficiency in business await you at Westport. Attention to detail, exemplary workmanship, and affordable spaces make your business at Westport a tough one to beat!

KEY FEATURES :

- Designed to offer a work-life balance.
- A premium rooftop restaurant with a stunning panorama of the cityscape.
- The entire 2nd floor is dedicated to a state-of-the-art Gymnasium and Fitness centre to ensure the health and well-being of your employees.
- Enhanced with ultra-modern amenities as well as efficient designs that spell utility and convenience.
- The glamorous project will soon become a value-adding structure at the business core of Pune.



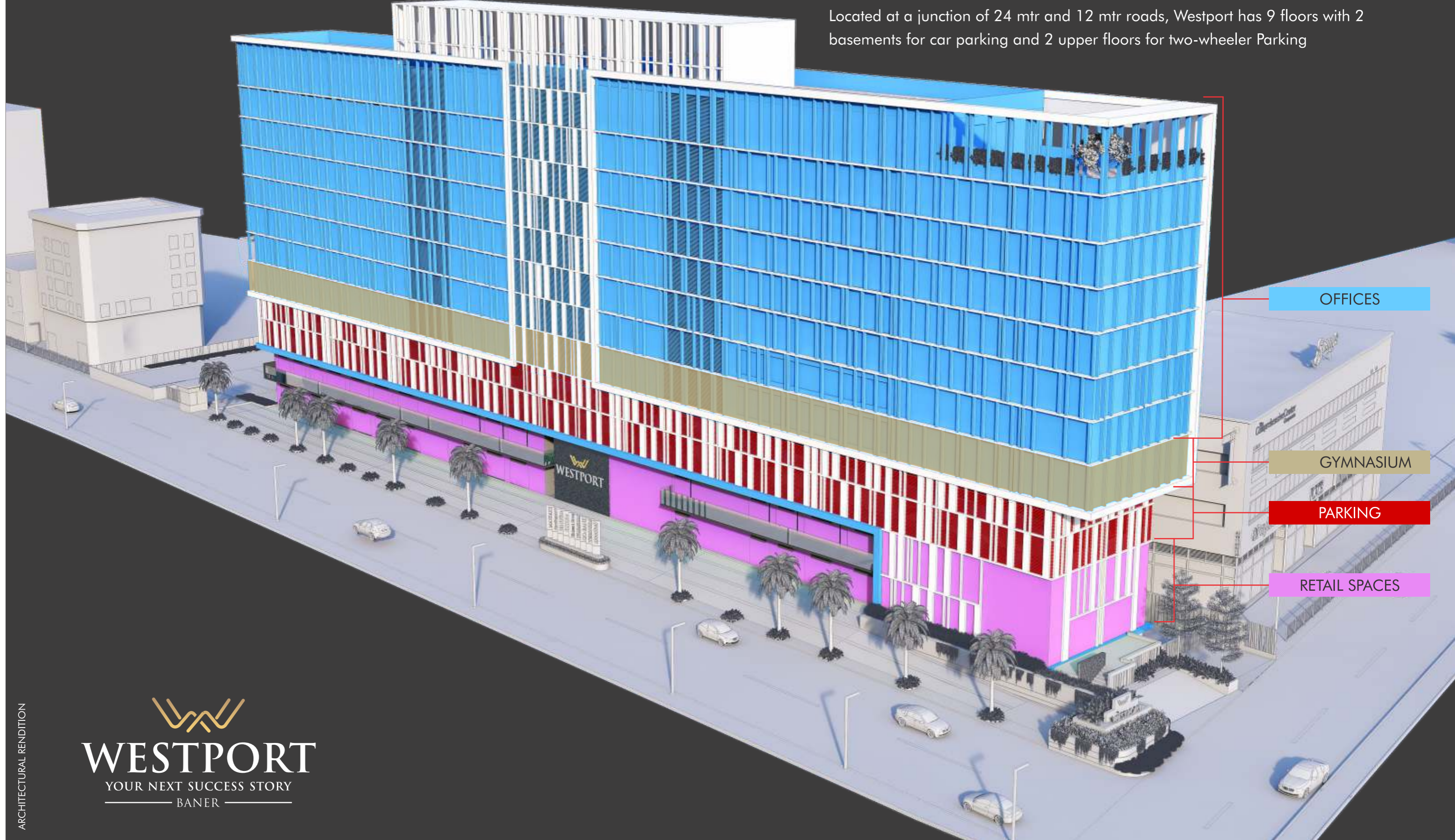
ARCHITECTURAL RENDERING

MODERN AND CONVENIENT
SPACES FOR EFFICIENT WORKING


WESTPORT
YOUR NEXT SUCCESS STORY
— BANER —

Westport - a Grade A Commercial Project at Baner is a Modern architectural design with High-end construction and beautiful interiors.

Located at a junction of 24 mtr and 12 mtr roads, Westport has 9 floors with 2 basements for car parking and 2 upper floors for two-wheeler Parking



OFFICES

GYMNASIUM

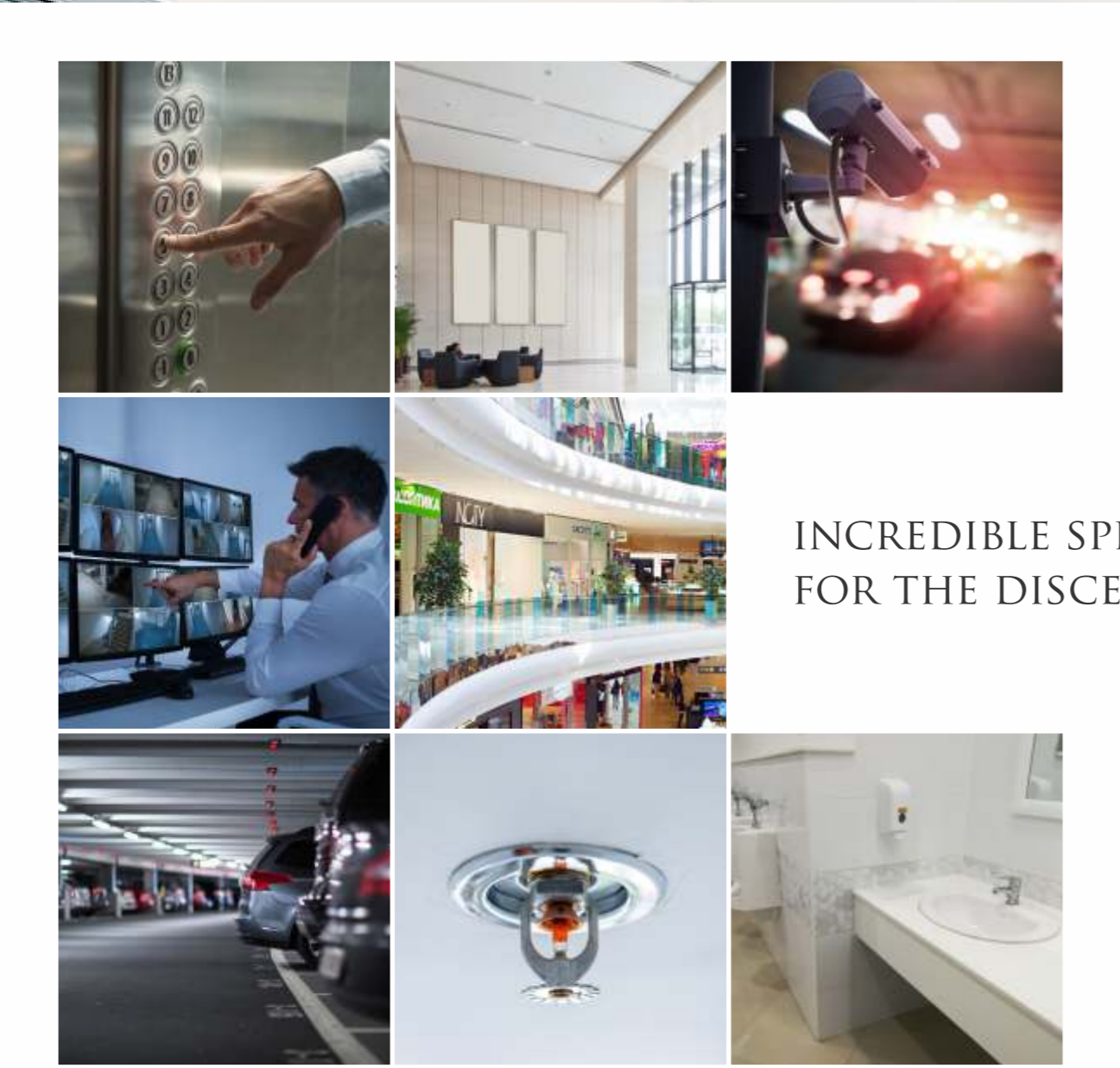
PARKING

RETAIL SPACES



SHOPS, OFFICES & RETAIL SPACES

EMPOWERING AMBITIONS TO BECOME A SUCCESSFUL REALITY



INCREDIBLE SPECIFICATIONS
FOR THE DISCERNING BUSINESSMEN

All Images used for information only

STRUCTURE

- Tall tower with 9 habitable floors
- Individual retail spaces on Lower ground and Upper Ground floor
- Grand double height showroom facing main road
- Top floor for F&B spaces

PARKING

- 2 level basement with 2 upper podium floors for parking
- Accommodating approximately 256 cars and 500 two-wheelers

INTERIORS

- Grand main entrance lobby
- Vitrified flooring
- Finished toilets for each office with premium toilet fittings
- Mechanical ventilation System for all toilets
- Minimum 8 ft wide commodious internal passages

UTILITIES

- Provision for VRF air-conditioning system provision with pre-installed copper piping
- Structural glazing to maximize natural daylight while reducing interior ambient temperature
- S High-Speed passenger elevators
- 100% DG backup (150W per 100 sq. me. carpet area)

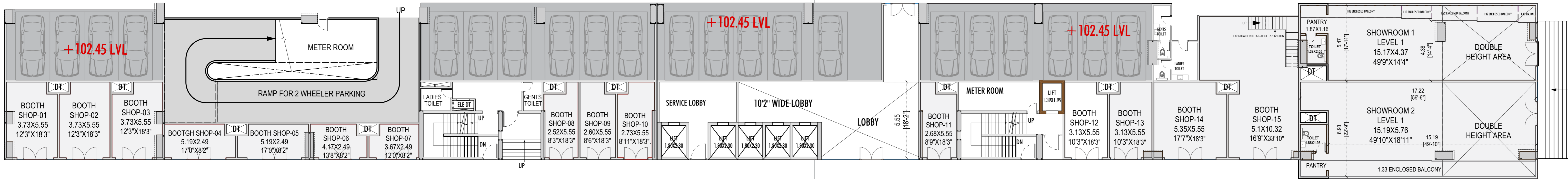
FIRE

- Fire alarm system with sprinklers
- Staircase and elevator shaft pressurization system with smoke extraction

SECURITY

- Networked CCTV video surveillance system for common areas
- Access control system for all entry exit points



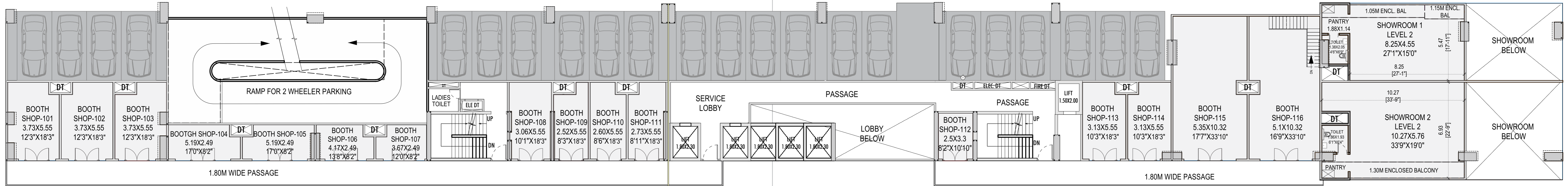


TYPE	CARPET AREA (SQ.MT)	LOFT AREA (SQ.MT)	TOTAL AREA	CARPET	SALABLE
SHOP 1	20.19	0	20.19	218	317
SHOP 2	20.16	0	20.16	218	317
SHOP 3	19.49	0	19.49	210	305
SHOP 4	12.59	0	12.59	136	198
SHOP 5	12.58	0	12.58	136	198
SHOP 6	9.93	0	9.93	107	156
SHOP 7	8.69	0	8.69	94	137
SHOP 8	12.62	0	12.62	136	198
SHOP 9	13.83	0	13.83	149	217

TYPE	CARPET AREA (SQ.MT)	LOFT AREA (SQ.MT)	TOTAL AREA	CARPET	SALABLE
SHOP 10	14.53	0	14.53	157	228
SHOP 11	13.51	0	13.51	146	212
SHOP 12	16.79	0	16.79	181	263
SHOP 13	16.79	0	16.79	181	263
SHOP 14	29.26	0	29.26	315	457
SHOP 15	61.99	0	61.99	668	969
SHOWROOM 1	117.79	27.13	144.92	1561	2342
SHOWROOM 2	153.20	32.05	185.25	1995	2993

UPPER GROUND FLOOR PLAN



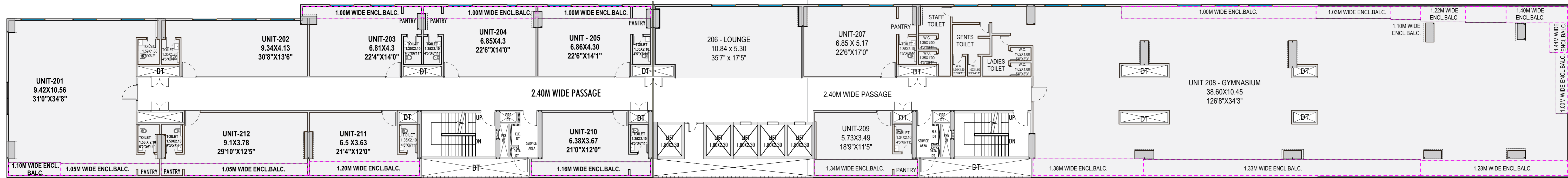


SHOPS	CARPET AREA (SQ.MT)	ENC.BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
101	20.19	0	20.19	218	317
102	20.16	0	20.16	218	317
103	19.49	0	19.49	210	305
104	12.59	0	12.59	136	198
105	12.58	0	12.58	136	198
106	9.93	0	9.93	107	156
107	8.69	0	8.69	94	137
108	17.32	0	17.32	187	272

SHOPS	CARPET AREA (SQ.MT)	ENC.BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
109	12.62	0	12.62	136	198
110	13.84	0	13.84	149	217
111	14.53	0	14.53	157	228
112	8.42	0	8.42	91	132
113	16.79	0	16.79	181	263
114	16.79	0	16.79	181	263
115	54.55	0	54.55	588	853
116	52.11	0	52.11	561	814

1st FLOOR PLAN

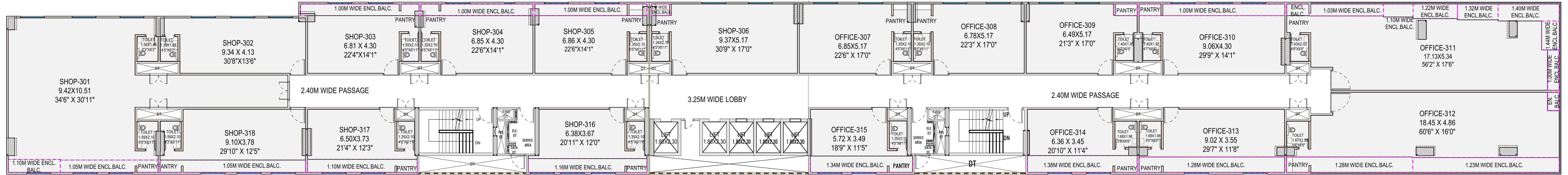




OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
201	109.44	10.34	119.78	1290	1871
202	43.14	0.00	43.14	465	675
203	34.22	7.58	41.80	450	653
204	34.39	7.16	41.55	448	650
205	34.45	7.17	41.62	448	650
206	55.71	0.00	55.71	600	870
207	41.55	0.00	41.55	448	650

OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
207	41.55	0.00	41.55	448	650
208	438.02	85.77	523.79	5639	8177
209	23.81	9.11	32.92	355	515
210	27.65	9.00	36.65	395	573
211	28.08	8.65	36.73	396	575
212	39.26	9.85	49.11	529	768
TOTAL	909.72	154.63	1064.35	11463	16627

2nd FLOOR PLAN

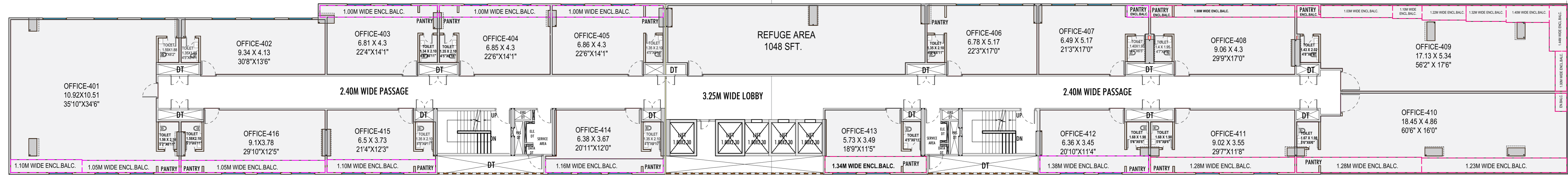


OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
301	136.43	10.34	146.77	1580	2291
302	43.08	0.00	43.08	464	673
303	34.22	7.28	41.50	447	649
304	34.39	7.16	41.55	448	650
305	34.45	7.17	41.62	448	650
306	53.35	1.15	54.50	587	852
307	41.55	0.00	41.55	448	650
308	41.17	0.00	41.17	444	644
309	38.90	1.40	40.30	434	630
310	44.23	9.32	53.55	577	837

OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
311	95.88	26.72	122.60	1320	1914
312	89.96	23.75	113.71	1224	1775
313	36.71	12.33	49.04	528	766
314	26.51	10.11	36.62	395	573
315	23.81	9.11	32.92	355	515
316	27.65	9.00	36.65	395	573
317	28.42	7.82	36.24	391	567
318	39.27	9.85	49.12	529	768
TOTAL	869.98	152.51	1022.49	11014	15977

3rd FLOOR PLAN



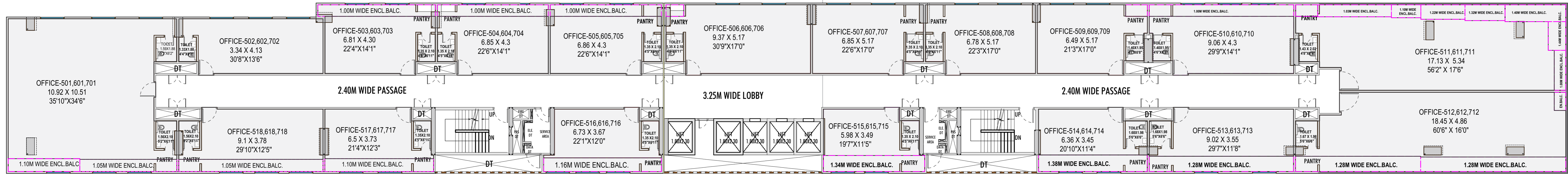


OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
401	125.21	11.78	136.99	1475	2139
402	43.05	0.00	43.05	464	673
403	34.22	7.58	41.80	450	653
404	34.39	7.16	41.55	448	650
405	34.45	7.17	41.62	448	650
406	41.17	0.00	41.17	444	644
407	38.90	1.39	40.29	434	630
408	44.23	9.32	53.55	577	837
409	95.88	26.62	122.50	1319	1913

OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
410	89.98	22.58	112.56	1212	1758
411	36.71	12.33	49.04	528	766
412	26.50	10.11	36.61	395	573
413	23.81	9.11	32.92	355	515
414	28.57	9.00	37.57	405	588
415	28.90	7.82	36.72	396	575
416	39.26	9.85	49.11	529	768
TOTAL	765.23	151.82	917.05	9879	14332

4th FLOOR PLAN



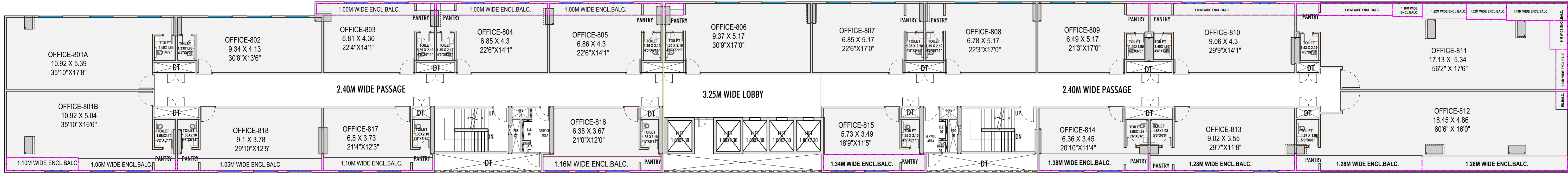


OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
501, 601, 701	125.21	11.78	136.99	1475	2139
502, 602, 702	43.07	0.00	43.07	464	673
503, 603, 703	34.22	7.58	41.80	450	653
504, 604, 704	34.39	7.16	41.55	448	650
505, 605, 705	34.45	7.17	41.62	448	650
506, 606, 706	53.37	1.13	54.50	587	852
507, 607, 707	41.55	0.00	41.55	448	650
508, 608, 708	41.17	0.00	41.17	444	644
509, 609, 709	38.90	1.40	40.30	434	630
510, 610, 710	44.23	9.32	53.55	577	837

OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
511, 611, 711	95.93	26.73	122.66	1321	1916
512, 612, 712	89.96	23.75	113.71	1224	1775
513, 613, 713	36.71	12.33	49.04	528	766
514, 614, 714	26.51	10.11	36.62	395	573
515, 615, 715	23.81	9.11	32.92	355	515
516, 616, 716	27.65	9.00	36.65	395	573
517, 617, 717	28.42	7.83	36.25	391	567
518, 618, 718	39.29	9.85	49.14	529	768
TOTAL	858.84	154.25	1013.09	10913	15831

5th, 6th & 7th FLOOR PLAN



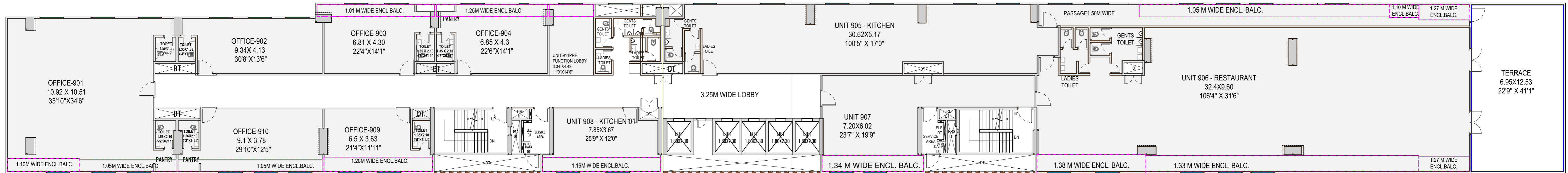


8th FLOOR PLAN

OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
801 A	64.11	0.00	64.11	691	1002
801 B	59.62	11.78	71.40	769	1116
802	43.07	0.00	43.07	464	673
803	34.22	7.58	41.80	450	653
804	34.39	7.16	41.55	448	650
805	34.45	7.17	41.62	448	650
806	53.37	1.13	54.50	587	852
807	41.55	0.00	41.55	448	650
808	41.17	0.00	41.17	444	644
809	38.90	1.40	40.30	434	630

OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TOTAL AREA	CARPET	SALABLE
810	44.23	9.32	53.55	577	837
811	95.93	26.73	122.66	1321	1916
812	89.96	22.57	112.53	1212	1758
813	36.71	12.33	49.04	528	766
814	26.51	10.11	36.62	395	573
815	23.81	9.11	32.92	355	515
816	27.65	9.00	36.65	395	573
817	28.42	7.83	36.25	391	567
818	39.29	9.85	49.14	529	768
TOTAL	857.36	153.07	1010.43	10886	15793





OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TERRACE (SQ.MT)	TOTAL AREA	CARPET	SALABLE
901	125.18	11.78	0.00	136.96	1475	2139
902	43.24	0.00	0.00	43.24	466	676
903	34.14	7.67	0.00	41.81	451	654
904	34.31	7.25	0.00	41.56	448	650
905	141.39	0.00	0.00	141.39	1522	2207
906	337.10	63.43	86.05	486.58	5238	7596

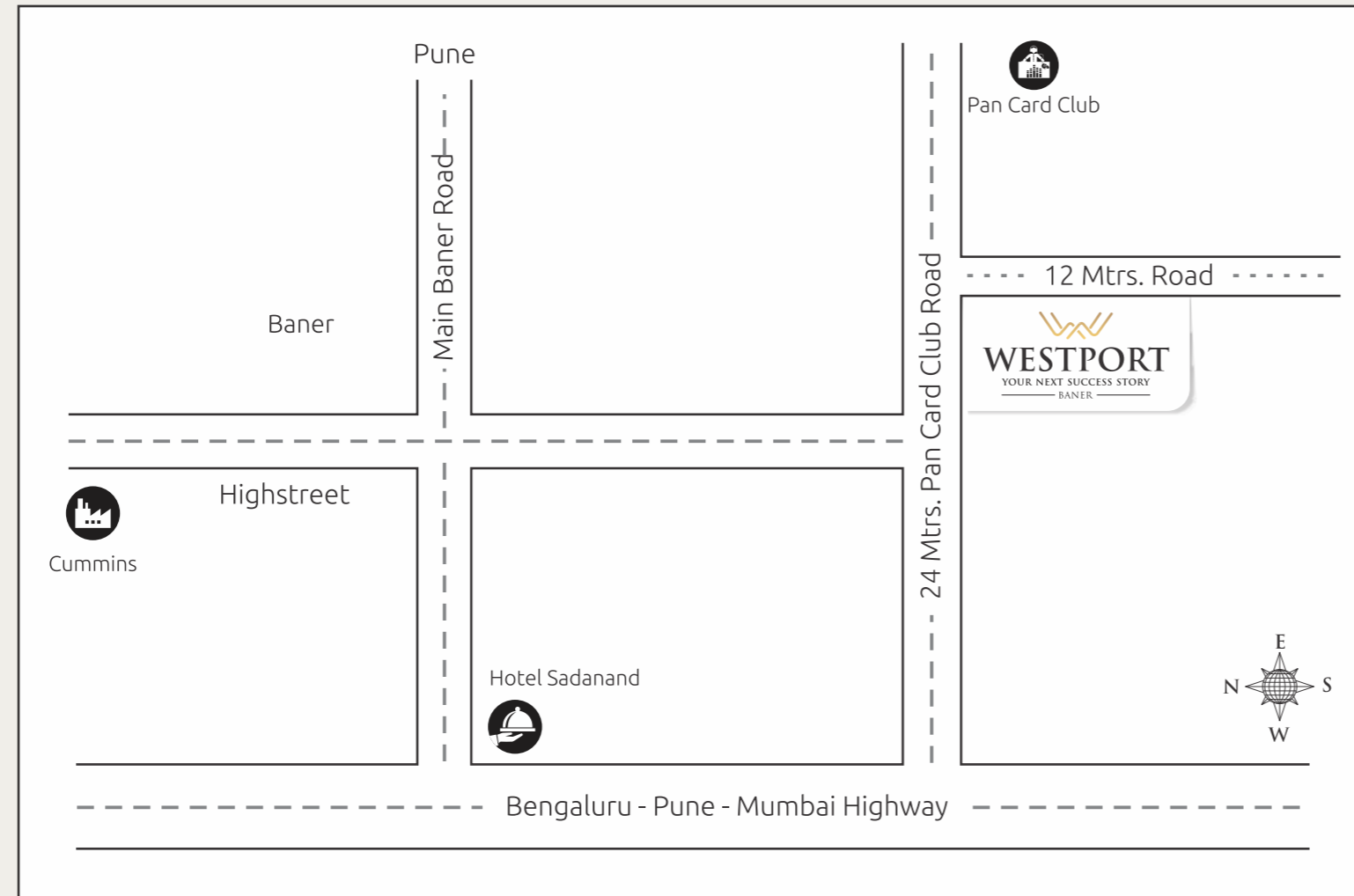
OFFICE NO.	CARPET AREA (SQ.MT)	ENCLOSED BAL (SQ.MT)	TERRACE (SQ.MT)	TOTAL AREA	CARPET	SALABLE
907	64.10	9.11	0.00	73.21	789	1145
908	27.70	9.00	0.00	36.70	396	575
909	29.15	8.65	0.00	37.80	407	591
910	39.26	9.86	0.00	49.12	529	768
911	14.64	2.90	0.00	17.54	189	275
TOTAL	890.21	129.62	86.05	1105.91	11910	17276

9th FLOOR PLAN



LOCATION MAP

Not to Scale

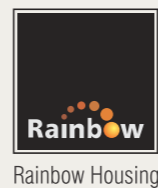


NEARBY LOCATIONS

• Cummins India Office Campus -	0.5 Km
• D Mart -	01 Km
• Sports-Balewadi Stadium -	1.5 Km
• Mercedes Benz Showroom -	02 Km
• Audi Showroom -	03 Km
• Westend Mall -	05 Km
• Cinepolis -	05 Km
• Courtyard Marriot -	5.5 Km
• E-square -	06 Km
• JW Marriot Hotel -	08 Km
• Proposed Range Hills Metro Station -	08 Km
• Rajiv Gandhi Infotech Park Hinjewadi -	09 Km
• Mumbai-Pune Expressway -	12 Km
• Pune Airport -	19 Km

*Distance Are Approx

A Project by



Site : S. No. 32/1A/1/30 to 38 & 54, 'Westport', Pancard Club Road, Baner, Pune - 411045.

Office : Baner Life Spaces LLP, Office No. 5, Shilpa Chambers, J M Road, 118/33, Shivaji Nagar, Pune - 411005.

Call : +91 97673 70000 | sales@westportpune.com | www.westportpune.com

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