



**KUSHAL
WALLSTREET**

FC ROAD, PUNE.





**THE STREET
OF SUCCESS**



SUCCESS IS AN ADDRESS

AT THE HEART
OF PUNE



SUCCESS IS AN ATTITUDE

**WITH THE ESSENCE
OF ENTERPRISE**



THE STREET OF SUCCESS

The saying goes that life is street of opportunities and challenges and destiny beckons those who play their cards right. The world of business is no different where the street ahead will look as diverse and distinct in every avenue and aspect, but it's paved in gold with the promises and gifts that lay hidden until we unveil them with the tools of our ambition, passion and determination.

Your enterprise deserves a street that's dynamic and progressive not unlike you the entrepreneur at the very brink of glory. The Street of Success is a mission statement that sets the standard for the art of enterprise where its full speed ahead and seat belts are mandatory.

INTRODUCING



FC ROAD, PUNE.

Discover a dimension unlike none other, a paradigm that amplifies your ambitions and exemplifies your enterprise. Located at FC Road, the address that beckons the best at the pinnacle of pride, 'Kushal Wallstreet' is the clarion call for that entrepreneur in you that is ready to dare, reach for the unknown and realize your destiny.

Welcome to a space where the future will be truly yours and yours alone. As you know that there are no second comings, when its time to brace up, reach out and propel yourself to the stars of glory, where progress is a passion and success is business.

GRADE - A OFFICES | INTELLIGENT WORKSPACES
EXCLUSIVE RETAIL | PREMIUM RESTAURANT & LOUNGES

WHERE SUCCESS IS BUSINESS



**FC ROAD'S
ICON OF
ENTERPRISE.**



THE ADDRESS OF PROGRESS

FC Road is centrally located at the heart of Pune, putting you in the vicinity of major business networks and financial activities. The bustling streets of Fergusson College Road have it all, from popular media houses to banking and finance centres to leisure hotspots. It is the Central Business District of Pune.

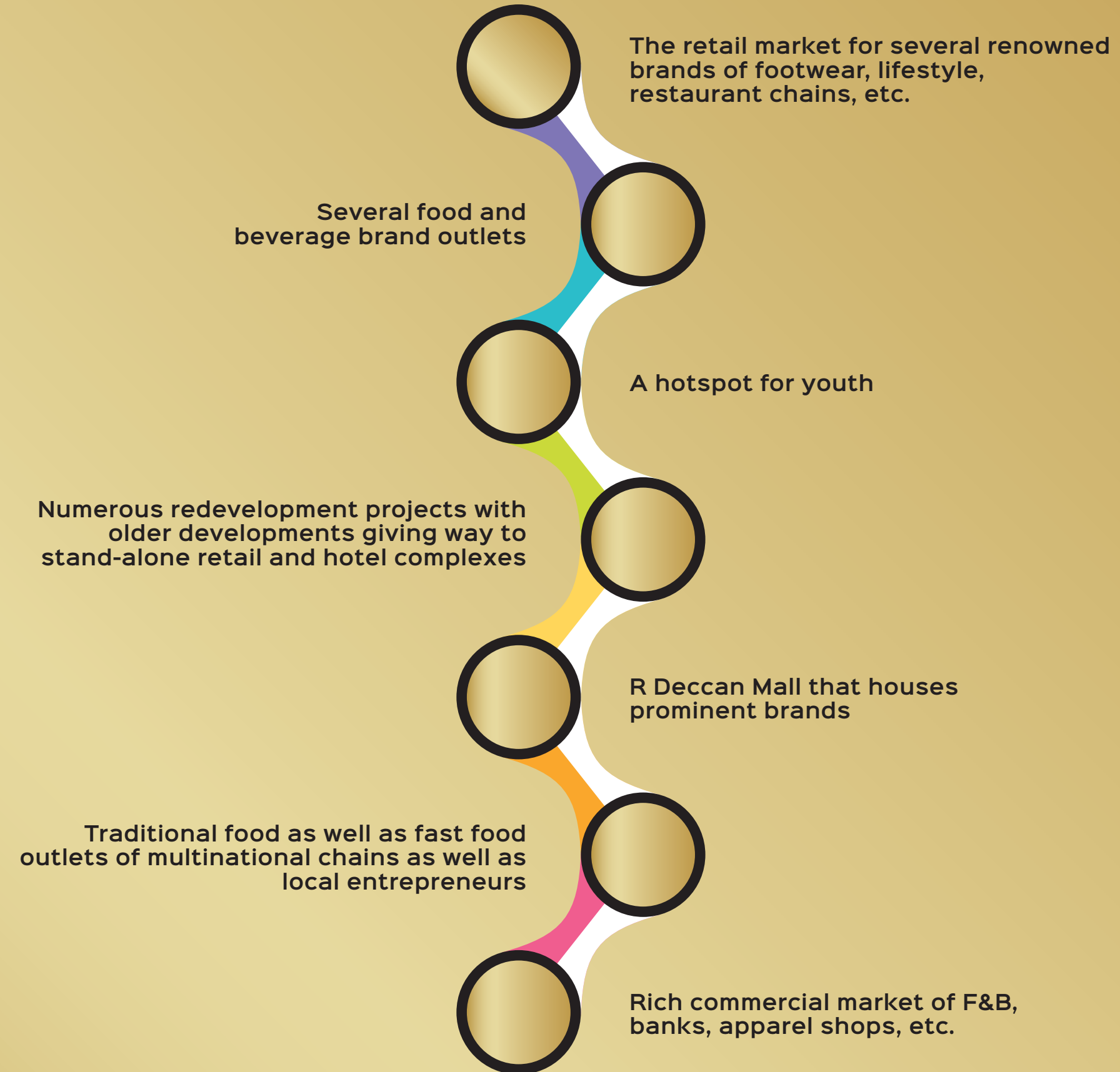
KEY HIGHLIGHTS:

- Strategic Location.
- Central to all Corridors of Pune.
- Transportation Convenience for Clients, Customers, Service Providers & Employees.
- Near to Shopping Malls, Corporate Hubs, Hospitals, Educational Institutions, etc.
- Strong Proximity to Established Residential Neighbourhoods.
- World Class Amenities & Services.

KEY DISTANCES:

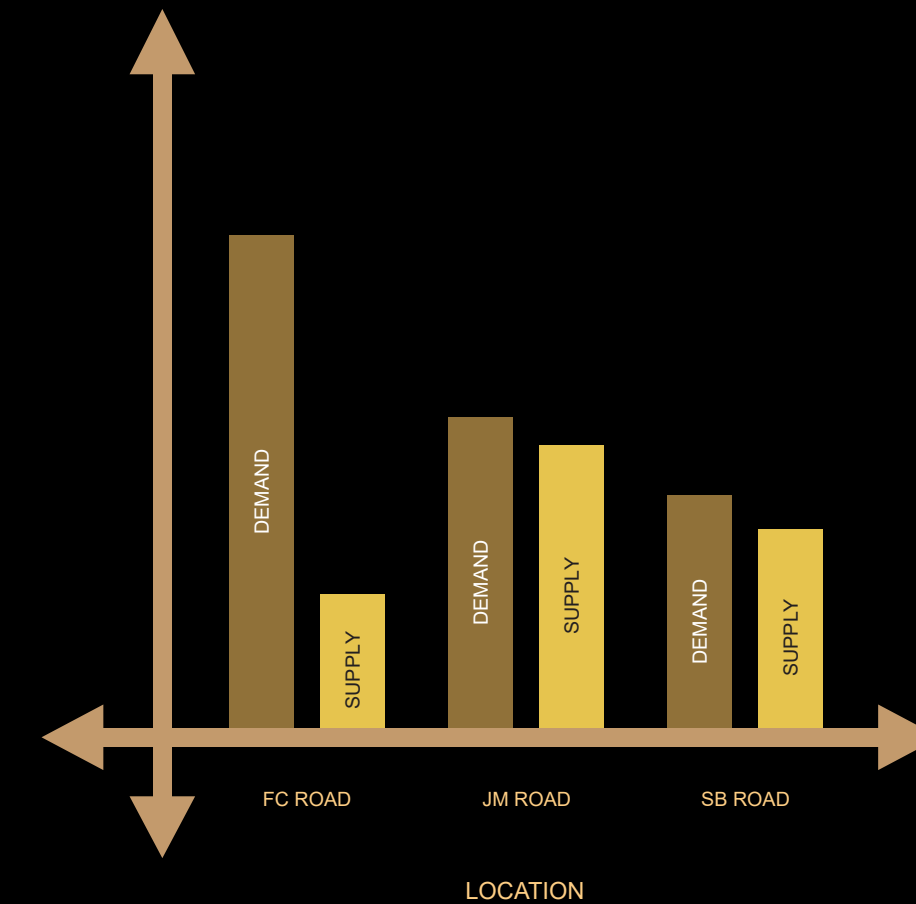
- Pune Airport - 11 kms
- Law Firms, Courts & Corporations - 2 km radius
- Banks & Financial institutions - 2 km radius
- Major Brand Showrooms - 2 km radius
- Fergusson College - 50 m radius
- Reputed Educational & Healthcare Facilities - 2 km radius
- Cafes, Restaurants, Hotels & Clubs - 2 km radius

FC ROAD'S UP-MARKET



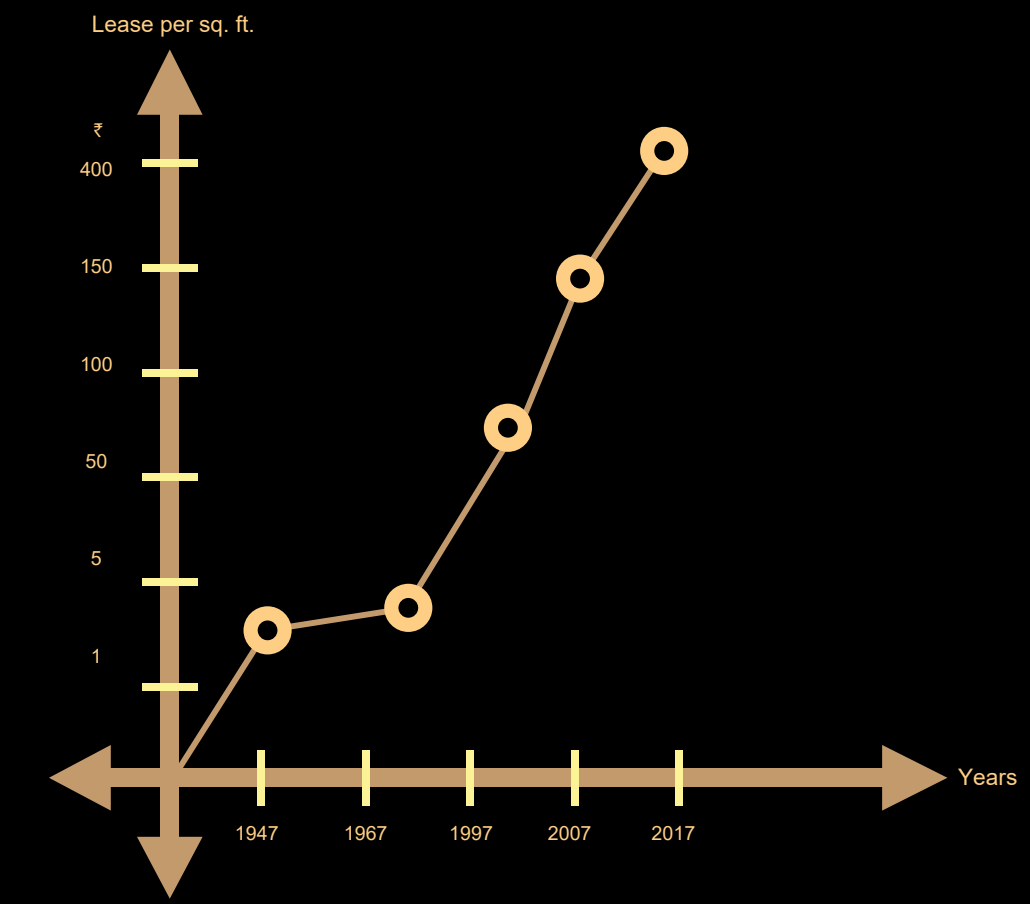
SUPPLY AND DEMAND FOR COMMERCIAL REAL ESTATE

Pune has evolved into a desired cosmopolitan city with older infrastructure making way for the new ones. Among its fastest growing locales is FC Road which has witnessed major redevelopment in the last 5 years. With an ever-increasing demand for real estate on FC Road, people have preferred aesthetically pleasing spaces at this location time and again.



LOCATION ECONOMICS

Once FC Road started developing as a commercial hotspot, the demand for real estate in this area grew tremendously. It rose to 300% more than the supply and the rentals were up by 3 times the yield at that time. With people unwilling to part their ways with their properties on FC Road, these figures have only risen through the years. Be a part of FC Road's affluent legacy today, with Kushal Wallstreet!





FC ROAD, PUNE.



PUNE'S MOST PRESTIGIOUS BUSINESS ADDRESS

A VIBRANT DESTINATION FOR

- ↳ Large Corporate Powerhouses
- ↳ Professional Businesses
- ↳ BFSI Regional Headquarters
- ↳ HNI Corporations
- ↳ Reputed Educational Establishments
- ↳ Food And Hospitality Businesses

PROJECTING THE PROMINENCE

MAGNIFICENT
LED SCREEN



Artist's Impression

PREMIUM GRADE A COMMERCIAL SPACES AT PUNE'S FINEST CORPORATE EDIFICE

As we move ahead on a constantly changing timeline of the business world, our spaces should evolve too. Presenting KUSHAL WALLSTREET - an ultra-premium commercial landmark on FC Road designed to accelerate your business' growth, exclusively.



High Rise Tower



Integrated Management System



Professional Property Management Spaces

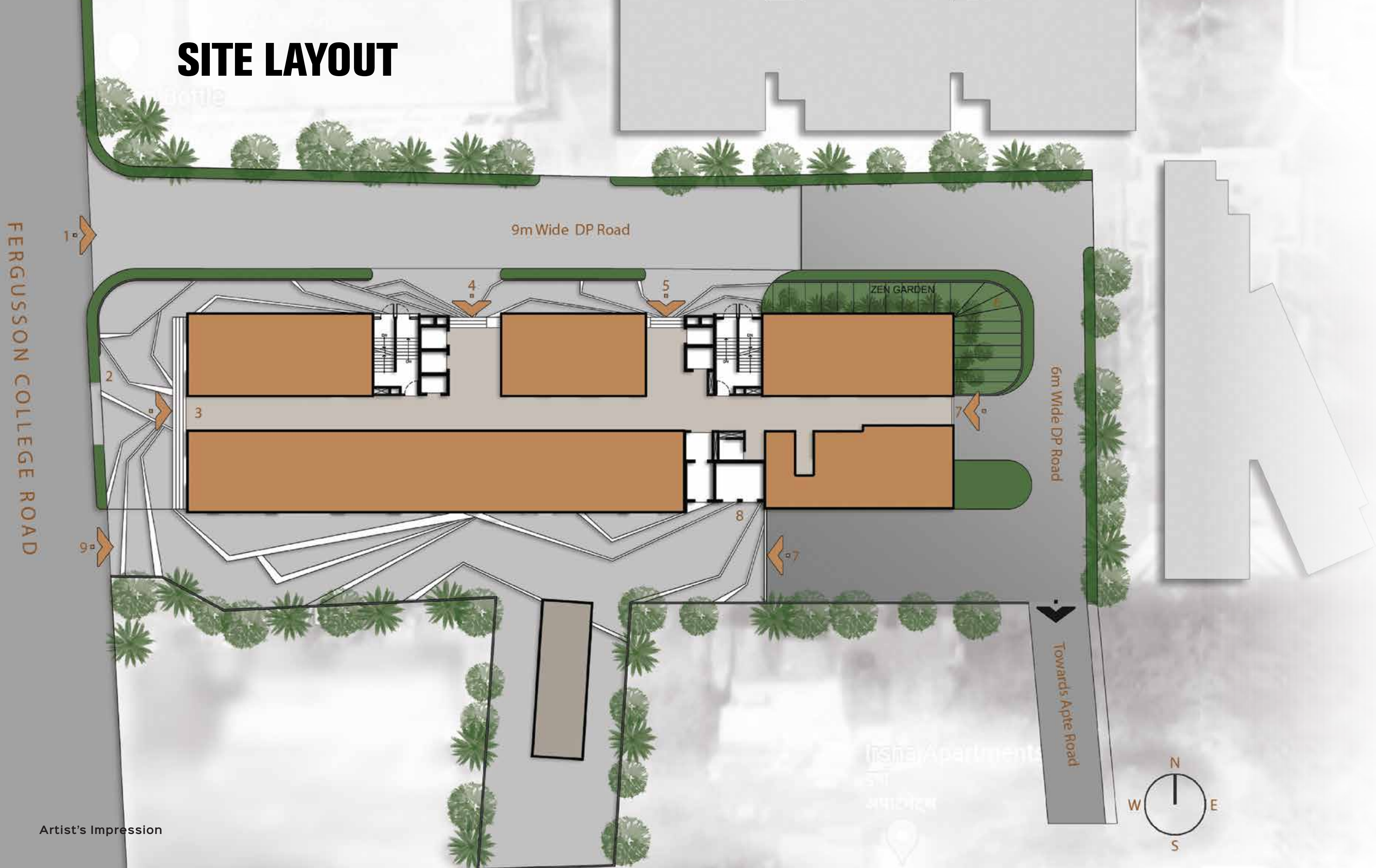


3-Side Access to the Property



IGBC Pre-Certified

SITE LAYOUT



PLANNED TO PERFECTION

LEGENDS:

1. Entry / Exit 4 Wheeler
2. Wallstreet Feature
3. Entry Retail Lobby
4. Drop off 1 - Executive and Guest Lobby
5. Drop off 2 - Employees and Rooftop Restaurant Access Lobby
6. Zen Garden
7. Basement Entry / Exit
8. Lift - 2 Wheeler
9. Entry / Exit 2 Wheeler

SCHEMATIC SECTION



ROOFTOP SPACE + AMENITIES

OFFICES

2 WHEELER PARKING

RETAIL

GR. LVL. DROP OFF + LOBBIES

BASEMENT CAR PARKING

HIGH PERFORMANCE FACADE

FIN SHADING

Metallic Fins acting as Shading Devices

TOP HUNG WINDOWS

For Ample Light and Ventilation

PANORAMIC VIEWS

Glazed Glass Facades & Windows From Floor to Ceiling for Panoramic Views of FC Road & the Cityscape

REFLECTIVE LOW E GLASS

Low E Reflective Façade Glazing that offers Anti-glare Feature

BIOPHILIC TERRACES

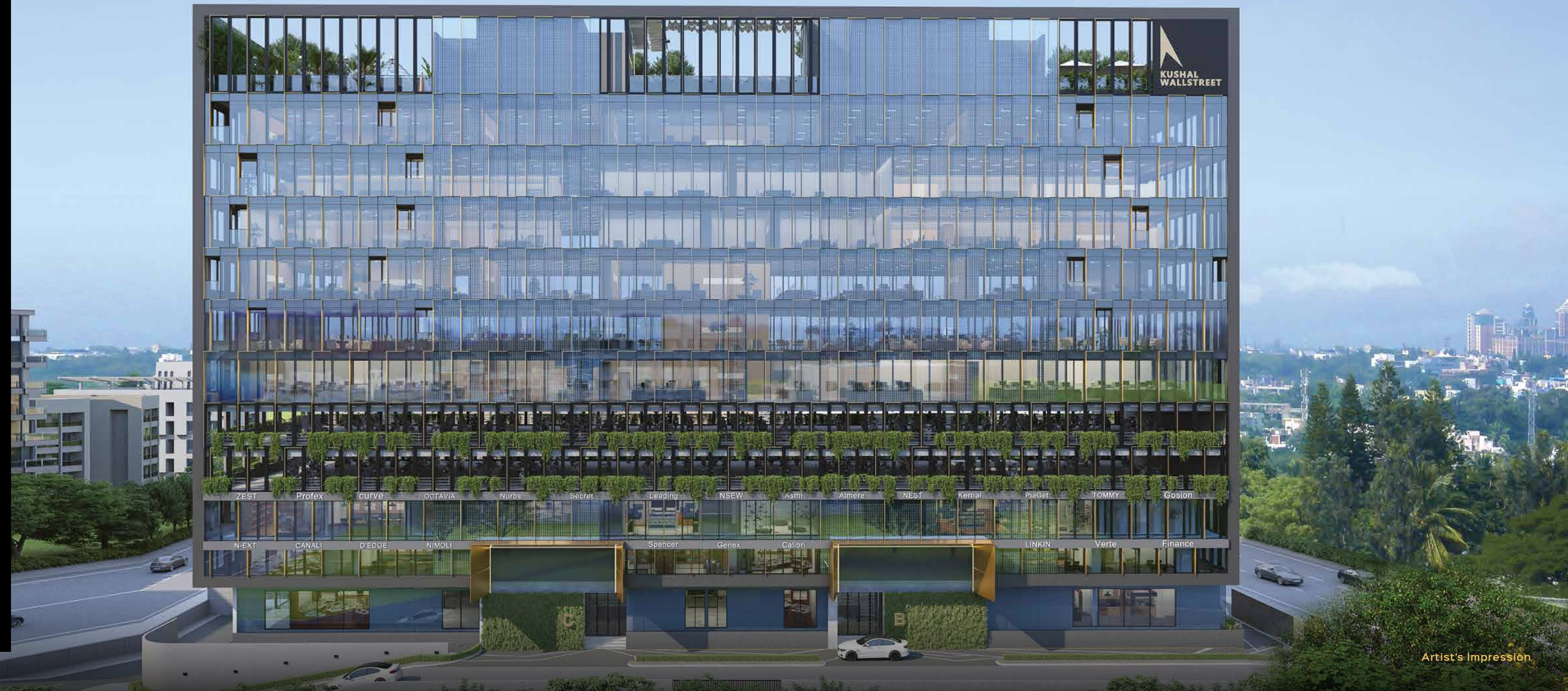
Lush Green Plantation to Enhance Air Quality for Rooftop Restaurants

JULIET BALCONY

Balconies to Enjoy Panoramic Views of FC Road & the Cityscape

ACTIVE FACADE LIGHTING

On the Fins to Enliven the Façade



DEDICATED LOBBIES

3 Purpose Driven Dedicated Lobbies with 7 Elevators

- Retail Lobby
- Executive Lobby
- Lobby for Restaurants and Employees

Special Drop Off & Pick Up Zone





THE PROMENADE - RETAIL THERAPY

The unending bustle of FC Road brings in great opportunities for retail businesses to thrive. Adding a golden edge to these opportunities with glamorous spaces, here are some of the selective amenities that go a long way to shape a coveted retail experience at Kushal Wallstreet

- ↳ Designer Passage Area with Adequate Signages
- ↳ Rolling Shutters
- ↳ Dedicated Lavatories in Shops
- ↳ Common Restrooms
- ↳ Dedicated Entry and Lift for Offices & Restaurants, and Retail
- ↳ Ample Parking Space
- ↳ Double Height Lobby
- ↳ LED Screen for Advertisement on the Facade

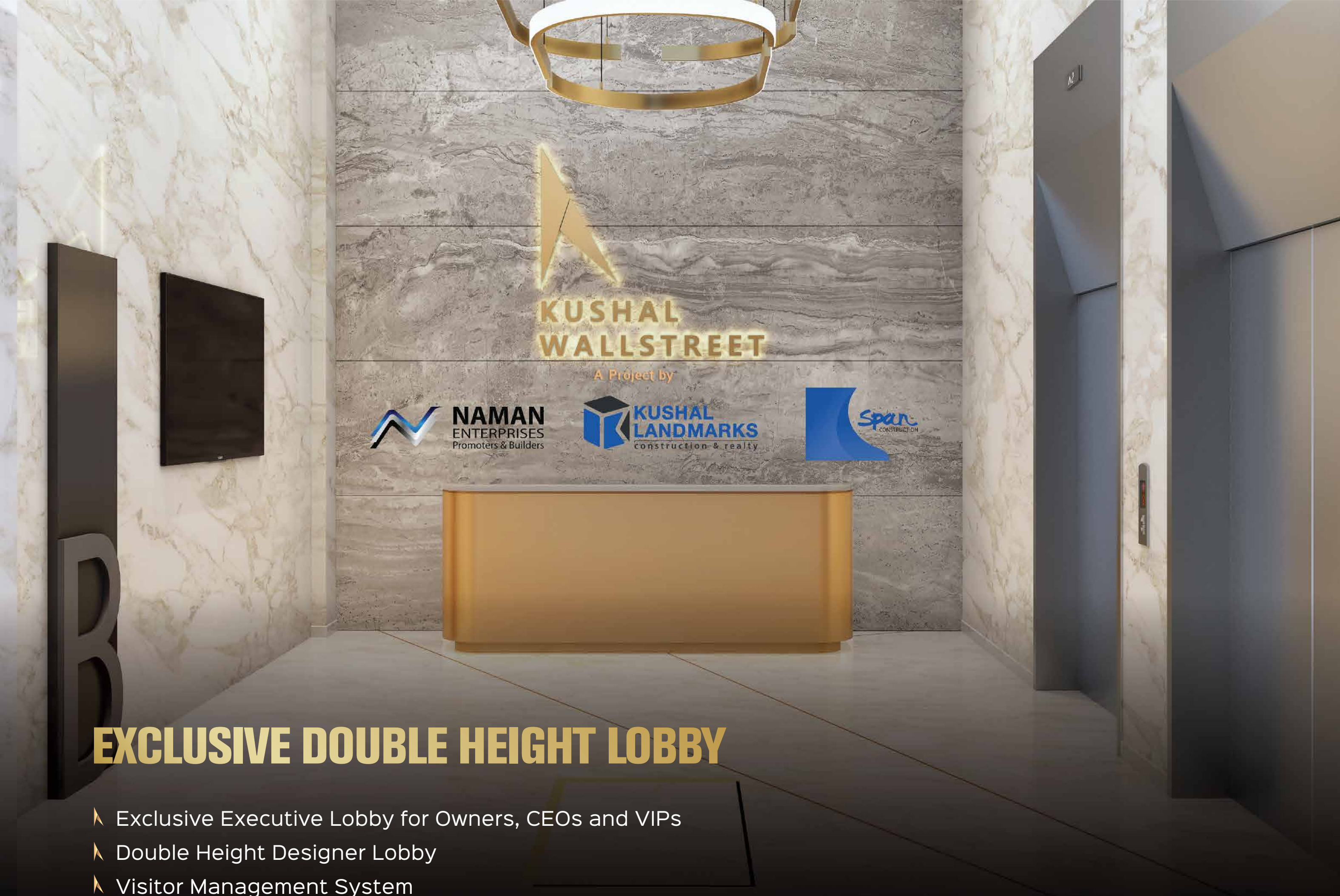


A PERFECT RETAIL DESTINATION FOR:

- ↳ Retail Banking
- ↳ Apparel Brands
- ↳ F&B Zone
- ↳ Travel Companies
- ↳ Premium Beauty Salons
- ↳ Mobile and Electronic Showrooms



2 Floors of Exclusive Retail Experience with Modern Conveniences and Amenities



EXCLUSIVE DOUBLE HEIGHT LOBBY

- Exclusive Executive Lobby for Owners, CEOs and VIPs
- Double Height Designer Lobby
- Visitor Management System

Artist's Impression



OPULENT OFFICES

- Multi-configurable Floor Plates
- Optimum Light and Ventilation
- 3.35 Meters Floor to Floor
- Juliet Balconies
- Large Spaced Column Structure
- Panoramic Views
- Full Height Reflective Windows

Stock Image

INTELLIGENT WORK SPACES

IDEAL DESTINATION FOR:

- Corporate and MNC Offices
- Banking and Financial Institutes (BFSI)
- Real Estate Developers and High Profile Industries
- Legal and Solicitor Firms
- Health Care Centers
- Media Houses
- Co-working Office Spaces



ROOFTOP SKY LOUNGE

The abundantly spacious, grand and urban dining areas, and rooftop restaurant spaces at Kushal Wallstreet are any gastronome's delight.

- ▶ Ideal Space for Multi-cuisine Rooftop Restaurants, Fine Dining Spaces & Lounges
- ▶ Dedicated Lobby and Lift with Service Elevator
- ▶ Panoramic Views of the City with Terraces



Stock Image

ROOFTOP BREAKOUT LOUNGE AND CREATIVITY ZONE

Ingenious ideas, ambitions and growth take flight when your team is ever-inspired and stress-free. Enjoy a happy work culture with special amenities created exclusively for your team at Kushal Wallstreet.

- Dedicated DIY/Self-serviced Breakout Lounge for Owners and Employees
- Creative Zen Garden for Harnessing Creativity and Street Art



Artist's Impression

BUILDING FEATURES

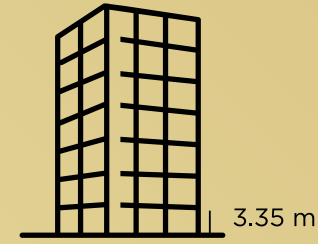
AMENITIES AND SPECIFICATIONS:



Dedicated Designer Lobbies for Offices, Retail and Restaurant Spaces



Executive Lobby with Access Control



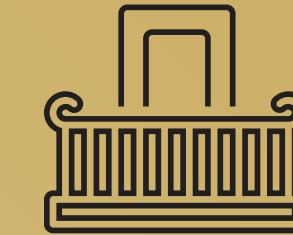
Floor to Floor Height: 3.35 Metres



Zen Garden on Ground Floor



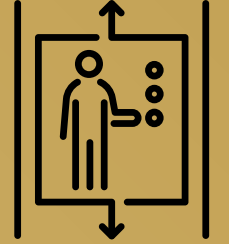
Designer Facade with Anti-glare Reflective Glazing



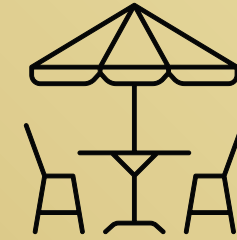
Juliet Balconies and Top Hung Windows for Optimum Ventilation



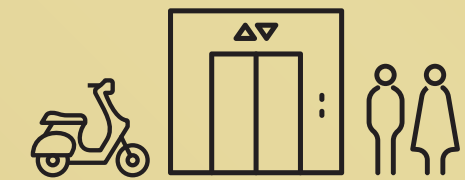
IGBC Pre-certified Building



Employee and Rooftop Elevator Lobby



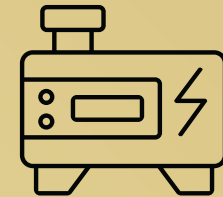
Cafeteria with a Biophilic Garden



5 High Speed Passenger Elevators + 1 Service Elevator + 1 Two-wheeler Elevator



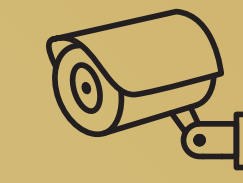
Provision for Fibre Optic Internet Connectivity



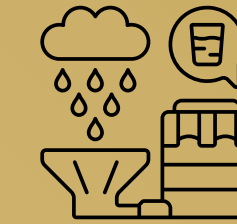
100% DG Back-up *100% Back-up for Common Areas and 1kw/1000 Sq. Ft. for Shops and Offices



Fire-fighting Systems with Fire Alarm and Sprinkler System



3-tier Campus Security with Peripheral CCTV Security Cameras



Rain Water Harvesting



Treated Fresh Air in Common Passage Area



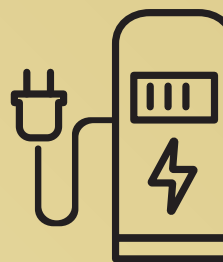
Well-planned Energy and Water Management System



Ample Mechanical Car Parking



Ample 2-wheeler Parking



Provision for EV Charging Points



Hassle-free Parking Management System



LED Screen and Digital Signages for Advertisements



Public Address System



Maintenance and Management by Professional Facility Management Consultants



Stock Images

MANY AVENUES ONE LANDMARK

When success beckons your being, you know you have made it in life. Now, it's the time to take a pause and lay back on the joys of your ascension. Kushal Wallstreet serves you all the bells and whistles in great magnanimity, while adorning your eminence with the fine art of prominence. With state-of-the-art amenities decked to the brim, your pleasures will be redefined with indulges that mark your arrival in grand style for a glorious event called progress.

EXCELLENCE PERSONIFIED

PROJECT SPECIFICATIONS:

STRUCTURE

- Environmentally Sensitive Building, Designed to Resist Seismic Force of Zone 3

MASONRY

- AAC Block Masonry

INTERNAL PLASTER

- Gypsum Finish Plaster in Common areas

EXTERNAL PLASTER

- Double Coat Sand Faced Plaster with Recron Fibres

PAINT

- Lustre Finish Internal Paint in Common area
- Weather Shield External Paint

FLOORING & DADO

- Entrance Lobby Area
- Elegant Italian Marble Laid with Paper Joints and Finished with Eight Coats (Mirror) Polish in Entrance Lobby area

COMMON PASSAGE AREA

- Designer Vitrified Tile Flooring

COMMON TOILETS

- Stain Resistant Vitrified Tile Flooring
- Digital Tile Dado
- Granite Wash Basin & Platform

DOORS

- Rolling Shutters in Shops

SANITARY & PLUMBING

- Water Closets (Common Toilet)
- Western Style Wall Mounted WC Cisterns (Common Toilet)
- Concealed Cistern - Water-saving, Dual-flush with Wall Plate Wash Basins (Common Toilet)
- Common Toilets - Countertop WHB
- C.P. FITTINGS
- WHB Faucets (Common Toilet)
- Wash Basins - CP, Heavy Body Metal Faucets

PLUMBING

- Drainage & Sewage Lines with PVC Piping System
- Pex Type Water Supply Plumbing System

ELECTRICALS

- Concealed Wiring with 19 MM PVC Conduits of 2 MM Thickness

- 15A Power Points Provided with 3/20 Copper Wiring of 660/440v
- Adequate for all Equipments of capacity upto 3KW > 5A Power Points with Wiring of 3/22 Rating - Adequate for Equipment of Capacity upto 1100W.
- Earthing - 1/18 Copper Wire (Loop System)
- Earth Leakage Circuit Breaker and MCB Provided in each Apartment
- Pits Provided with Separate Earth Points for Elevators

ELEVATORS

- Designer Hi-speed Elevators with Automatic Doors

CAR PARK

- Ample Multilevel Car Parking

UTILITIES / SERVICES

- Back-up Power Provided for Common area Lighting
- Acoustic Enclosed Generators & AMF Panels with Automatic Changeover Switches

COMMON FACILITIES

- Common Area Lights
- CCTV Night-vision Cameras at all Strategic Locations



ABOUT KUSHAL LANDMARKS

Conceived by our beloved founder late Shri Bhimrajji Chhajer, Kushal Landmarks with its rich legacy of 26+ years has built numerous premium real estate projects in Pune, spread across 3 million sq. ft. With over 15 construction projects (Completed + Ongoing), Kushal Landmarks is dotting the city elegantly with its expertise in the field of real estate development. We have done transactions of more than 3000+ acres with corporates like Forbes Marshall, Minda, Bharat Forge and many more. Our company is backed by a substantial land bank in Pune and Jodhpur. We stand strong and tall on the strength of our core values - undeterred dedication towards work and focus on customer satisfaction. We practise transparency, innovation and technological upgradation in all our processes. Timely delivery, quality construction and fostering trust are the virtues that drive Kushal Landmarks to newer accomplishments, in the long run.



ABOUT NAMAN ENTERPRISES

Known for its construction expertise, Naman Enterprises has delivered various projects till date exceeding the clients expectations in terms of quality, value, safety and timely delivery. The company has been instrumental in developing many commercial & residential projects in Pune. It brings your vision to life with its exhaustive experience & brilliance. Our rich rich engineering experience and strong hold over modern technology has made us Pune's leading construction company. The group's portfolio includes number of high end residential, commercial and redevelopment projects at premium strategic locations. Naman Enterprises is a professionally run and technically sound Pune based organization. It has constructed experience of over one million sq. ft. and an exhaustive expertise in the areas of commercial, residential and SRA projects.



ABOUT SPAN CONSTRUCTION

An esteemed name in Pune's luxury real estate market, Span Construction has carved a niche in curating lavish gated communities. Oering the best of living spaces, amenities and comfort in all its projects, the company is today trusted for its focus on quality in every detail and innovation in designs as well as processes.

NAMAN DEVELOPERS: AN AMALGAM OF THREE ACES

Kushal Landmarks, Span Construction and Naman Enterprises together form Naman Developers, an association with a common vision has contributed elegantly to the ultra premium residential development of Pune. Kushal Landmarks with its landmarks spread across 3 million sq. ft. and over 15 construction projects, some completed and others underway, is dotting Pune with innovation in realty developments. Span Construction is a reputed enterprise focused on developing luxurious gated communities with the best of amenities, quality and innovation. Naman Enterprises, on the other hand, with its footprint spread over 1 million sq. ft. of developed land, has an exhaustive expertise in the areas of commercial and residential construction.

Bringing together the prowesses of three big names in the industry, Naman Developers proudly presents Kushal Wallstreet - a landmark set to change the way you perceive luxury & convenience in Pune's commercial market.

COMPLETED PROJECTS:



INDRAPRASTHA COMPLEX
Rasta Peth, Pune, MH.



KUSHAL NIVRITI
Kondhwa, Pune, MH.



BELLA CASA
Baner Sus Annex, Pune, MH.



KUNDAN KUSHAL NAGAR
Khadki, Pune, MH.



EKAAKSH
Model Colony, Pune, MH.



SHEETAL PLAZA
Model Colony, Pune, MH.

CREDITS / PARTNERS AND STATUTORY DETAILS:

Architect	- Omkar Associates
Design Architect	- Madane Design Workshop LLP
Structural Consultant	- Spectrum Consultants
MEP Consultant	- SN Joshi Consultants Pvt. Ltd.
Facade Consultant	- Vishal Shah
Banking Partner	- SBI

ONGOING PROJECTS:



KUSHAL SWARNALI
Chakan, Pune, MH.



ROHAN MITHILA
Vimannagar, Pune, MH.



INDRAPRASTHA PLUS
Rasta Peth, Pune, MH.

A PROJECT BY



Address:

Kushal Landmarks, Poona Small Scale Industrial Estate, 427, Plot No. 2, Sau. Minatai
Thakre Vasahat Road, Gultekdi, Pune, Maharashtra 411037.

Contact:

020-2426 3233 / 020-2426 3234 / 020-2426 3235
info@kushallandmarks.com | www.kushallandmarks.com

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