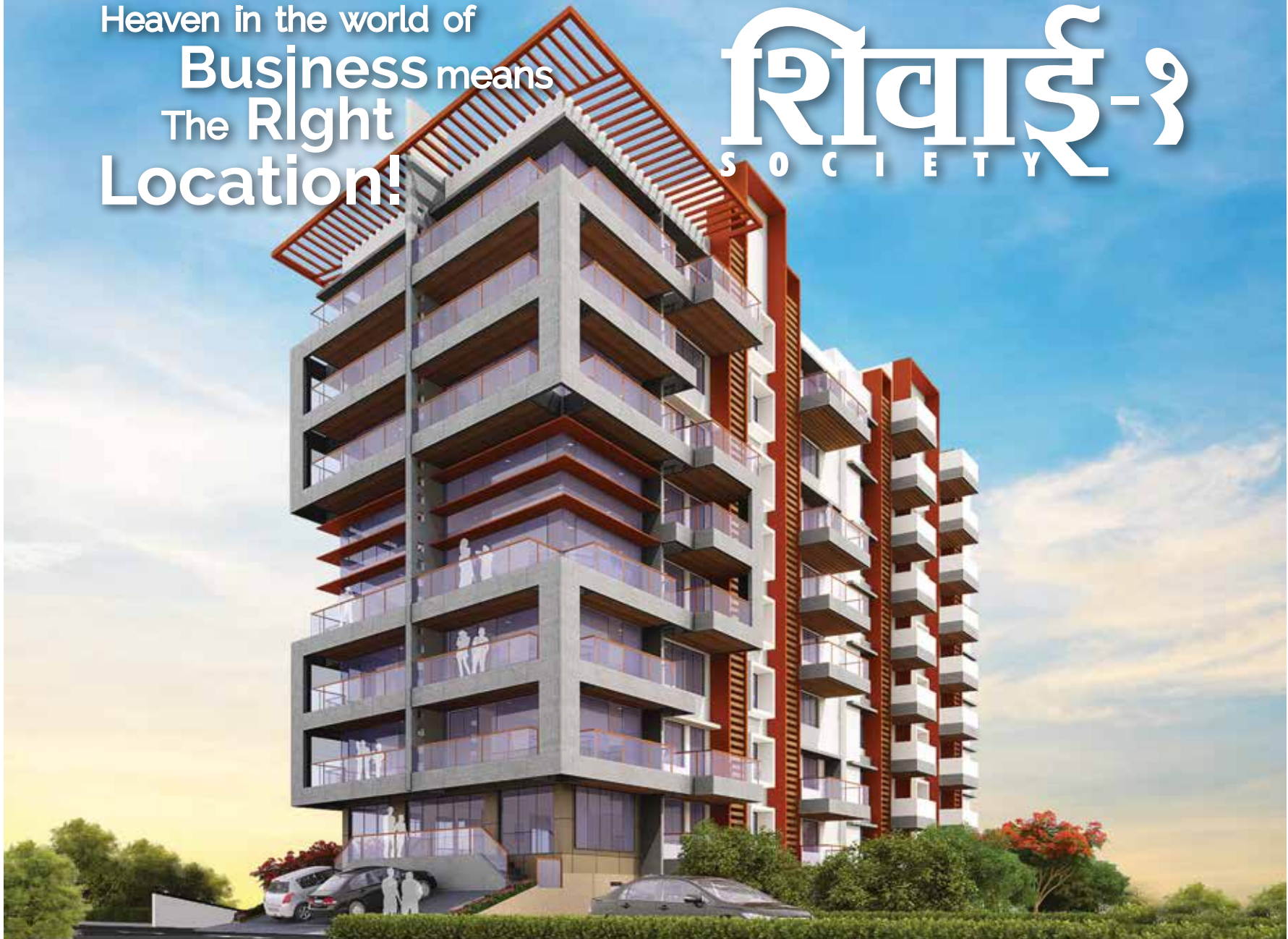


Heaven in the world of  
**Business** means  
The Right  
**Location!**

# शिवाई-३

S O C I E T Y



RERA Registration Number: P52100017963

A Project by  
**रिसवडकर-बक्षी**  
**असोसिएट्स्**

ISO-9001-2015 Registered

We help you

**build**  
**businesses**

where they matter...





## Businesses thrive where there are markets!

And where there are markets, there will obviously be business!

The catch : The ideal location to start a venture, more so in a happening city like Pune where strategically located real-estate is in short supply.

For the lucky few though, there shall still be such a place! **Shivai 1** shall come up at Parvati Payatha abutting the 45 mt. wide Tanaji Malusare (Sinhagad) Road proximate to Pune's known commercial & residential hubs where businesses thrive and shall remain successful in every season due to multiple locational advantages.

Built by Pune's trusted **Riswadkar Bakshi Associates**, there shall be a profusion of both showrooms and offices which shall always be in business given its proximity to markets on

**LBS Road at just 1.2 km**


**Tilak Road at just 1.6 km**

**Swargate at just 2.4 km**

and prominent residential areas such Bibwewadi, Mukundnagar, Sahkarnagar and Pune's famed Peth areas to name a few.

Coupled with a strategically awesome location, these showroom & office premises would have the facility of suitable customization to facilitate most business requirements, thus generating abundant resources.

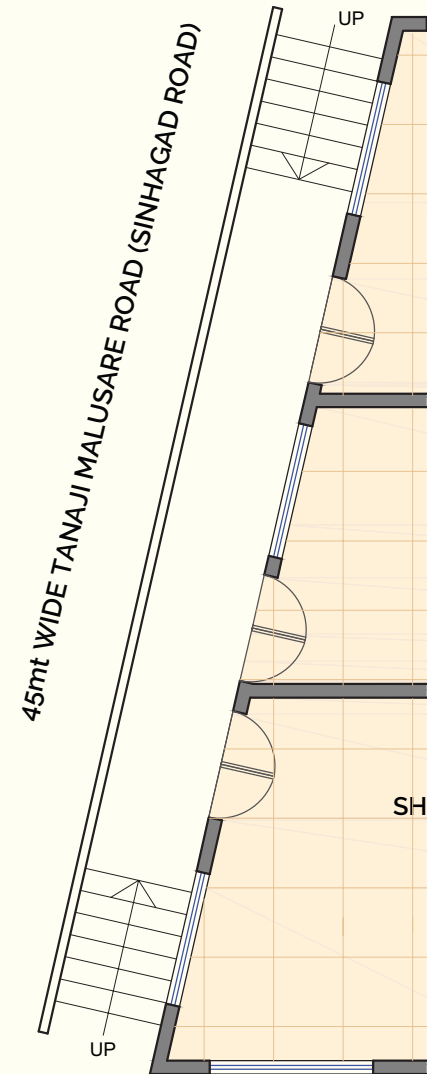
If it is business you intend to do, do it from a place that guarantees success right from the word GO! And Shivai1 could be just that place!



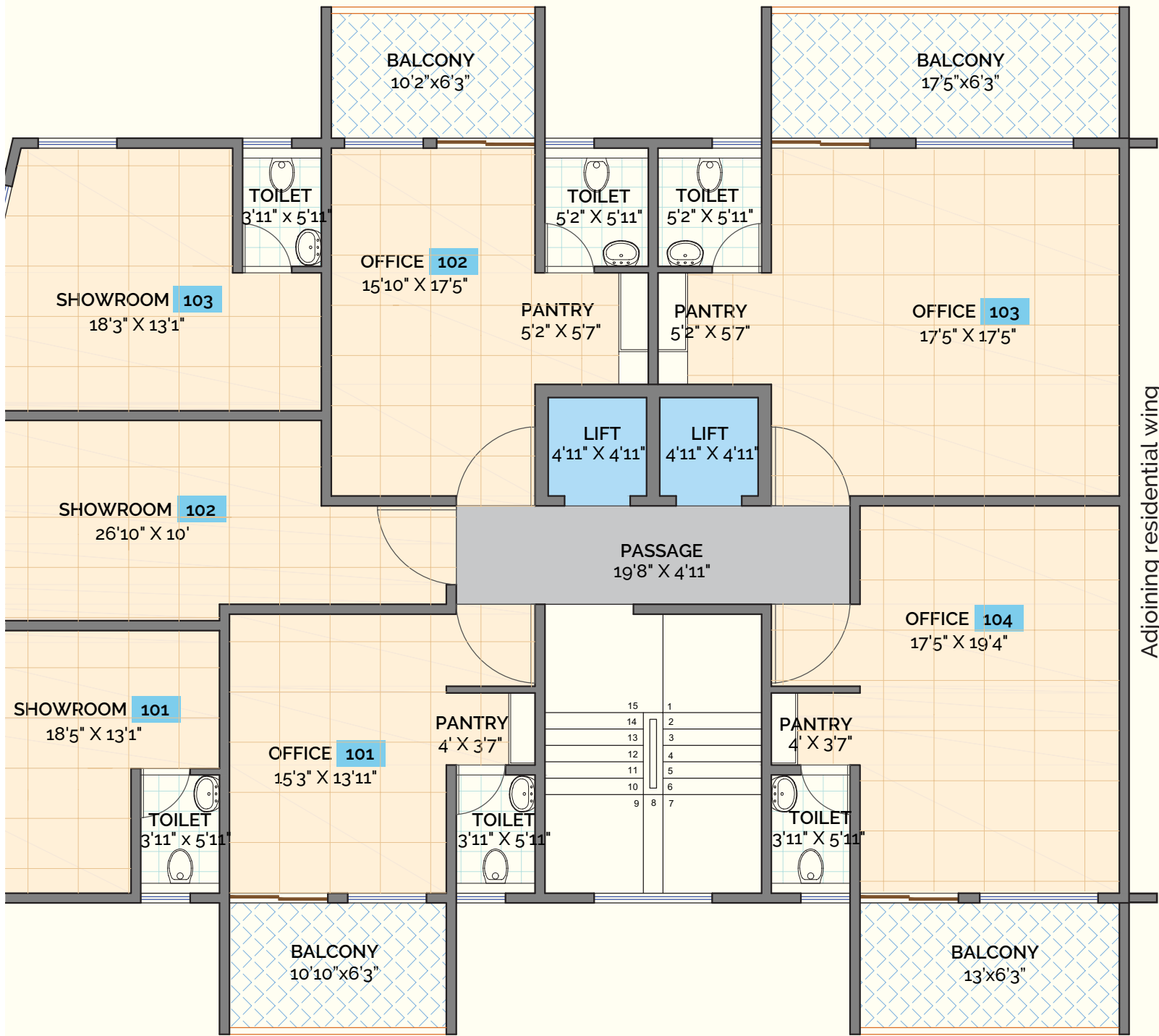


# 1<sup>st</sup> Floor

Units	Carpet Area of Units Sq. M.	Area of Balcony Sq. M.	Area of Terrace Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area sq. Ft.
Showroom 101	20.84	-	-	20.84	224.00
Showroom 102	20.75	-	-	20.75	223.00
Showroom 101	20.32	-	-	20.32	219.00
Office 101	20.45	6.28	-	26.73	288.00
Office 102	23.31	5.90	-	29.21	314.00
Office 103	35.27	10.06	-	45.33	488.00
Office 104	29.83	7.50	-	37.33	402.00





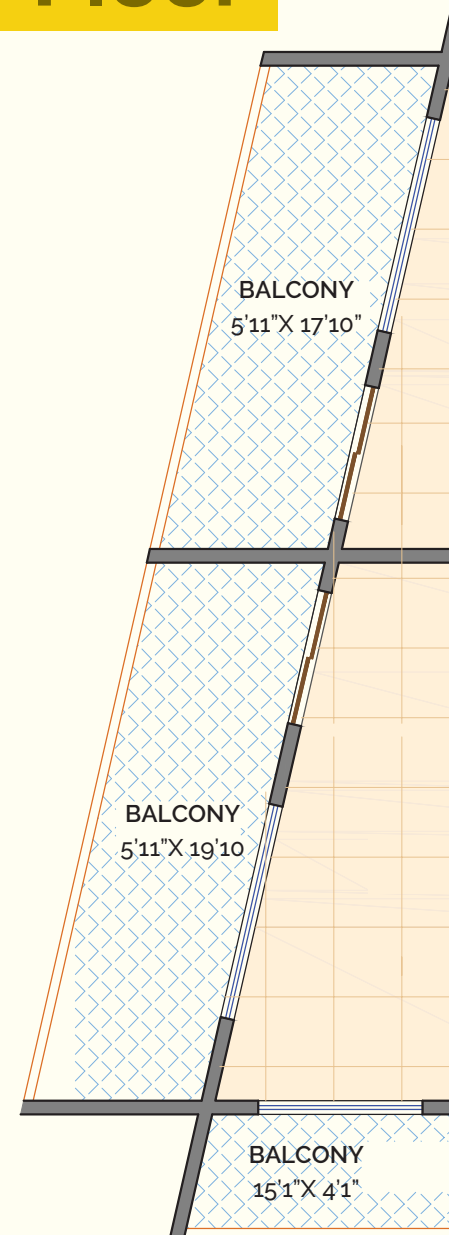


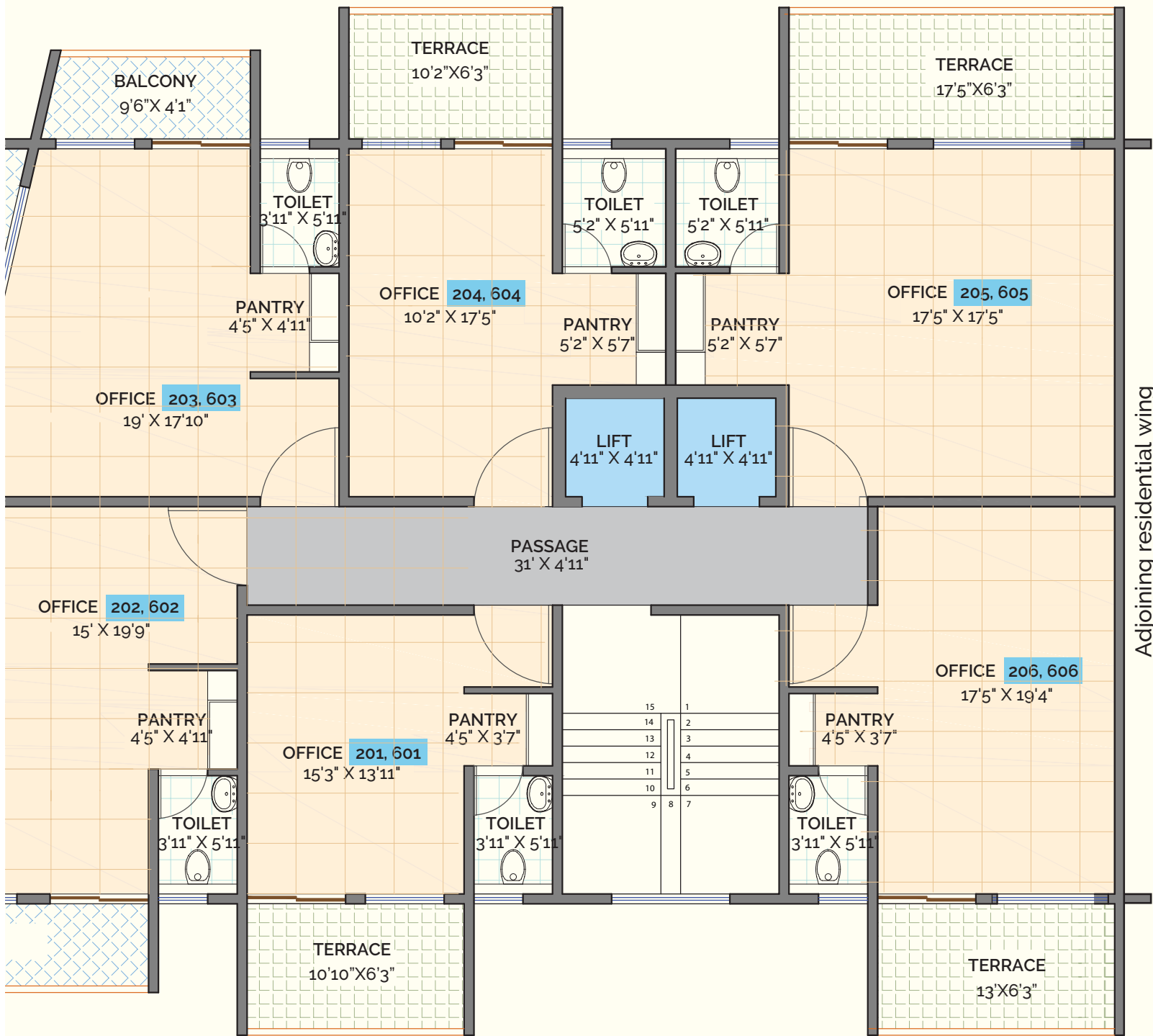
Adjoining residential wing



## 2<sup>nd</sup> & 6<sup>th</sup> Floor

Offices	Carpet Area of Units Sq. M.	Area of Balcony Sq. M.	Area of Terrace Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area sq. Ft.
Office 201, 601	20.45	-	6.28	26.73	288.00
Office 202, 602	30.96	16.45	-	47.41	510.00
Office 203, 603	28.97	13.59	-	42.56	458.00
Office 204, 604	23.31	-	5.90	29.21	314.00
Office 205, 605	35.27	-	10.06	45.33	488.00
Office 206, 606	29.83	-	7.50	37.33	402.00



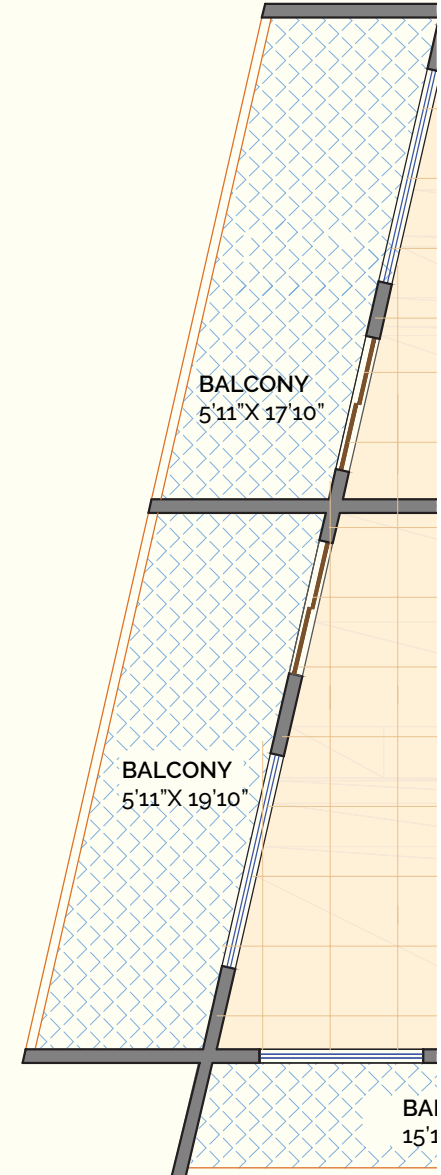


Adjoining residential wing

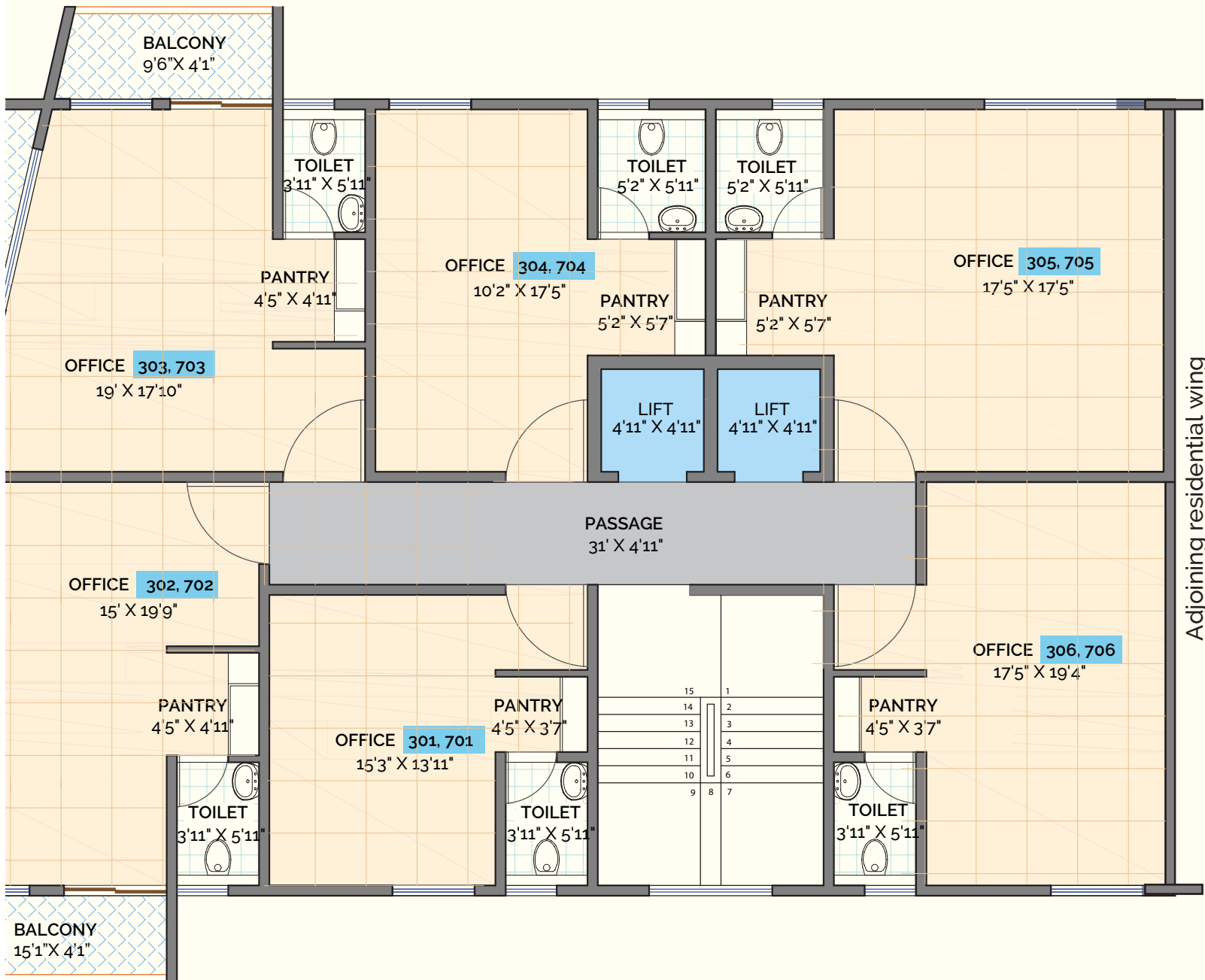


## 3<sup>rd</sup> & 7<sup>th</sup> Floor

Offices	Carpet Area of Units Sq. M.	Area of Balcony Sq. M.	Area of Terrace Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area sq. Ft.
Office 301, 701	19.96	-	-	19.96	215.00
Office 302, 702	30.96	16.45	-	47.41	510.00
Office 303, 703	28.97	13.59	-	42.56	458.00
Office 304, 704	22.84	-	-	22.84	246.00
Office 305, 705	34.48	-	-	34.48	371.00
Office 306, 706	29.24	-	-	29.24	315.00





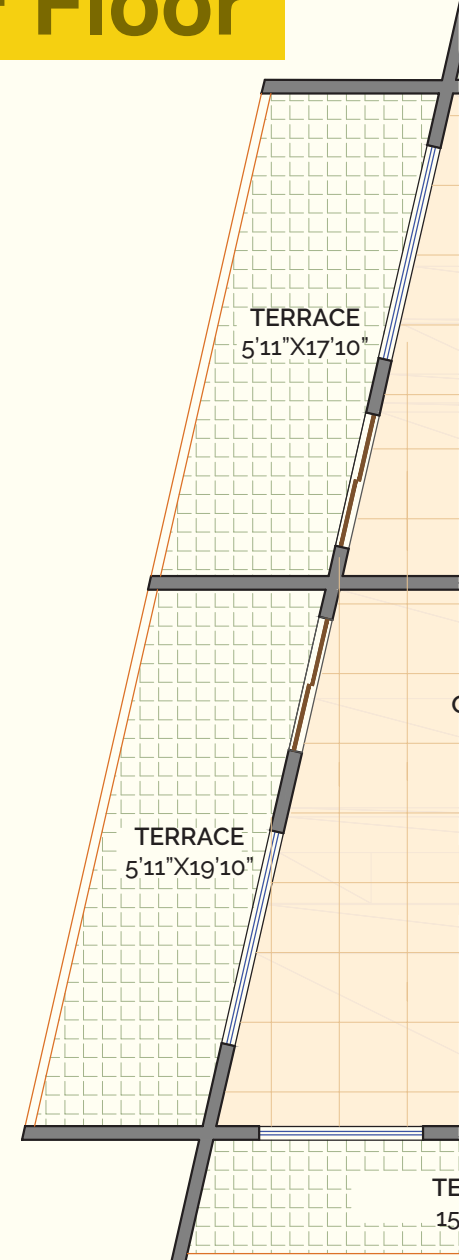


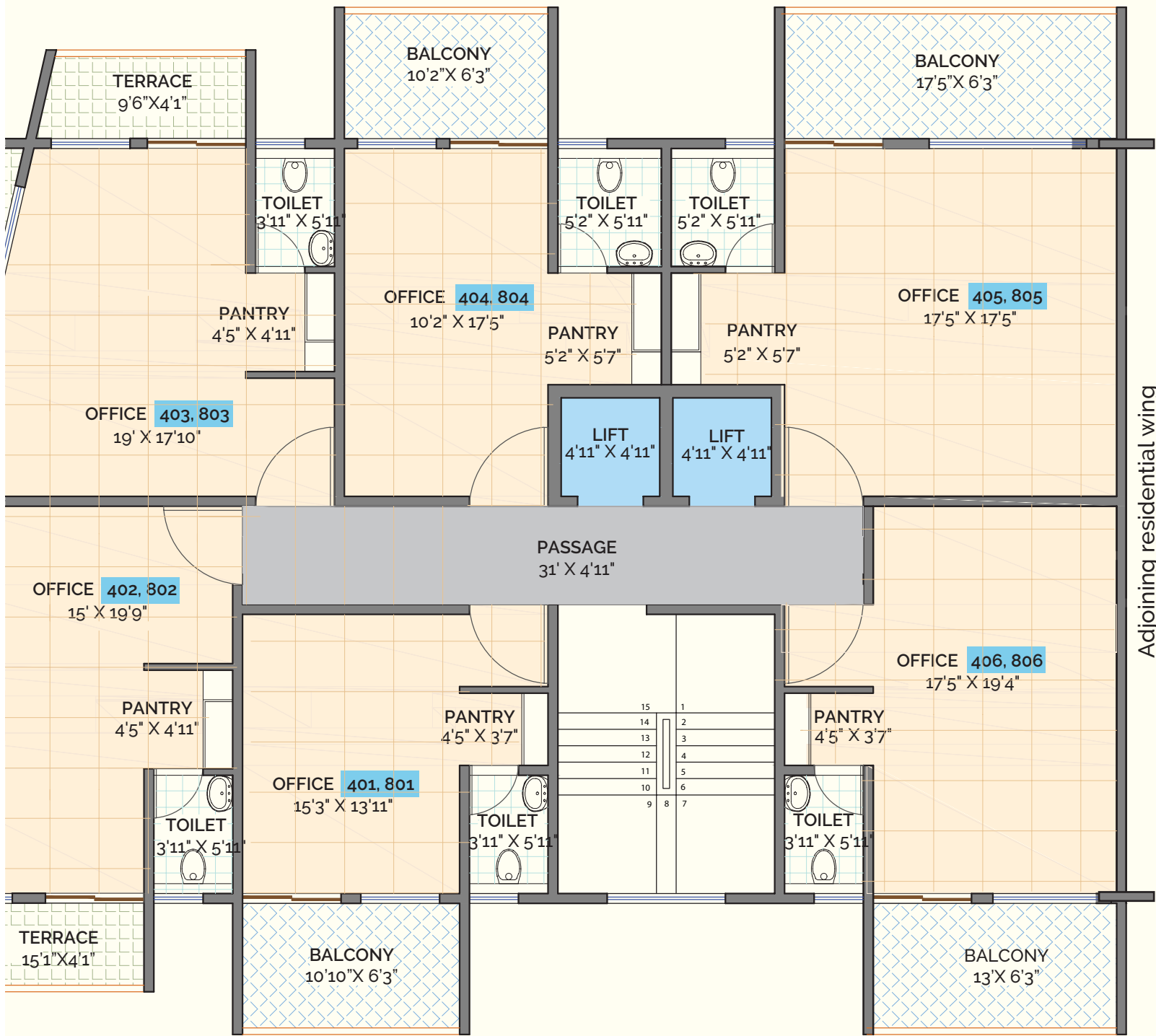
Adjoining residential wing



## 4<sup>th</sup> & 8<sup>th</sup> Floor

Offices	Carpet Area of Units Sq. M.	Area of Balcony Sq. M.	Area of Terrace Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area sq. Ft.
Office 401, 801	20.45	6.28	-	26.73	288.00
Office 402, 802	30.96	-	16.45	47.41	510.00
Office 403, 803	28.97	-	13.59	42.56	458.00
Office 404, 804	23.31	5.90	-	29.21	314.00
Office 405, 805	35.27	10.06	-	45.33	488.00
Office 406, 806	29.83	7.50	-	37.33	402.00

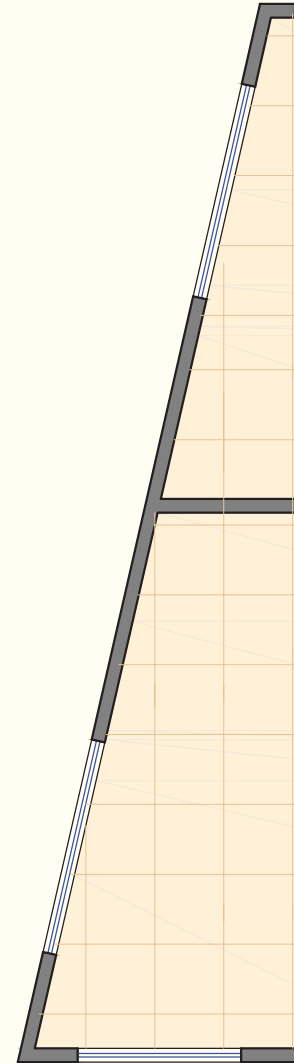


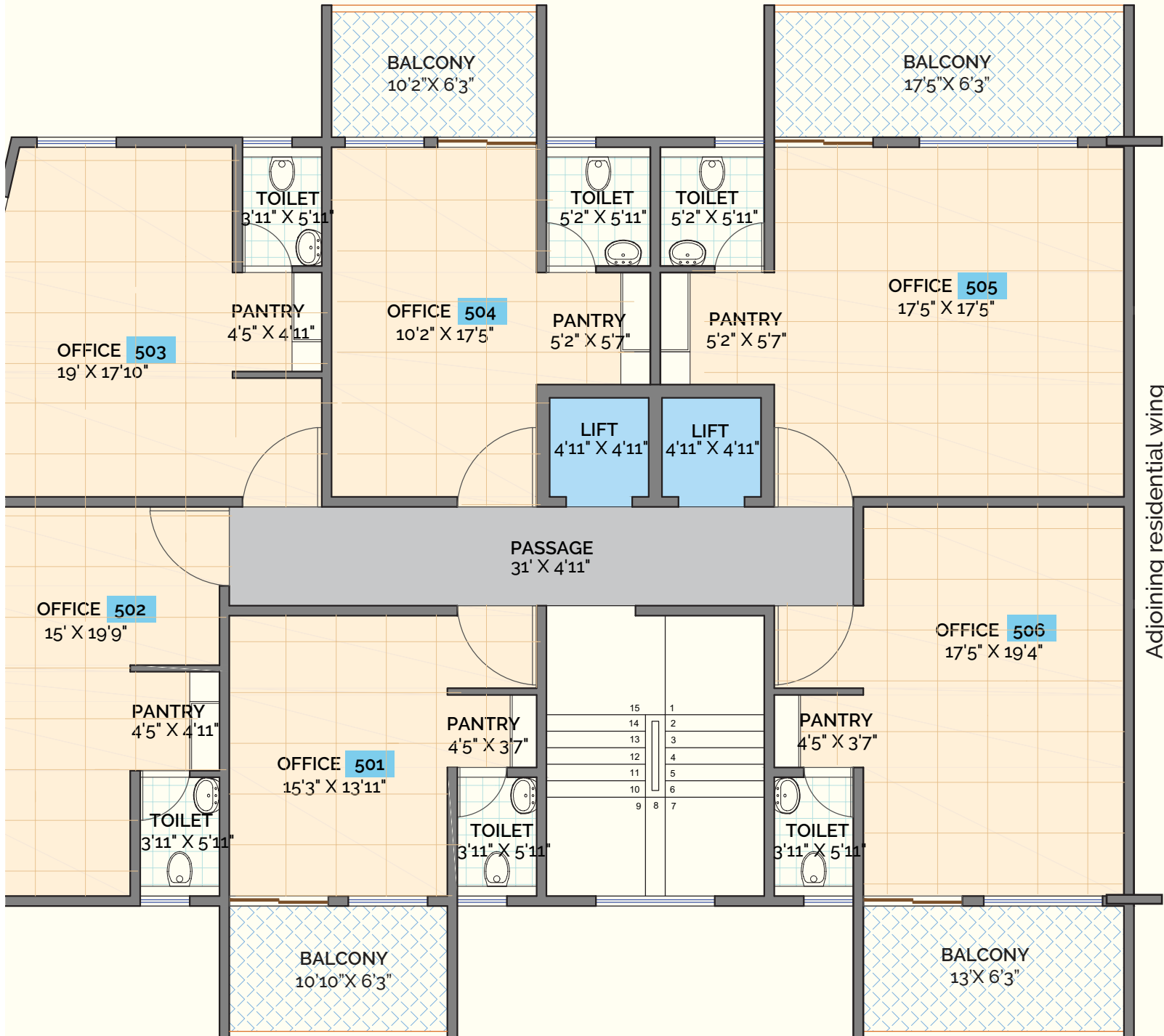




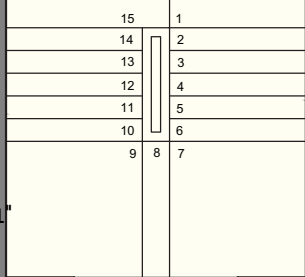
## 5<sup>th</sup> Floor

Offices	Carpet Area of Units Sq. M.	Area of Balcony Sq. M.	Area of Terrace Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area sq. Ft.
Office 501	20.45	6.28	-	26.73	288.00
Office 502	29.38	-	-	29.38	316.00
Office 503	27.65	-	-	27.65	298.00
Office 504	23.31	5.90	-	29.21	314.00
Office 505	35.27	10.06	-	45.33	488.00
Office 506	29.83	7.50	-	37.33	402.00





Adjoining residential wing





# Nurture **your business** in the **right environment...**

## Structure

- Earthquake resistant R.C.C. framed structure up to hard strata will be provided.
- All external and internal walls will be provided in 6" thick Fly Ash bricks in cement mortar.

## Finishes

- **External Plaster** : Sand faced cement plaster finish.
- **Internal Plaster**: Cement plaster with smooth POP finish.
- **Painting**: Apex Waterproof Emulsion paint for external wall & Oil Bound Distemper for all internal walls & ceilings.
- **Flooring**: Vitrified tile flooring will be provided in all office spaces. Antiskid Ceramic flooring will be provided for toilets. Interlocking paving blocks will be provided surrounding the building.
- **Dado**: Designer glazed wall tiles will be provided up-to the lintel level in toilets.

## Doors & Windows

- **Windows**: 3 Track powder coated aluminium sliding windows with 2 plain glass shutters & one mosquito net shutter. Powder coated aluminium windows with opaque fixed glass & louvers will be provided for Toilets. All Windows with M.S. safety grills.
- **Door**: Designer flush main doors will be provided in commercial ply with safety door & night latch. Waterproof PVC Doors & Granite Door Frames will be provided for Toilets.

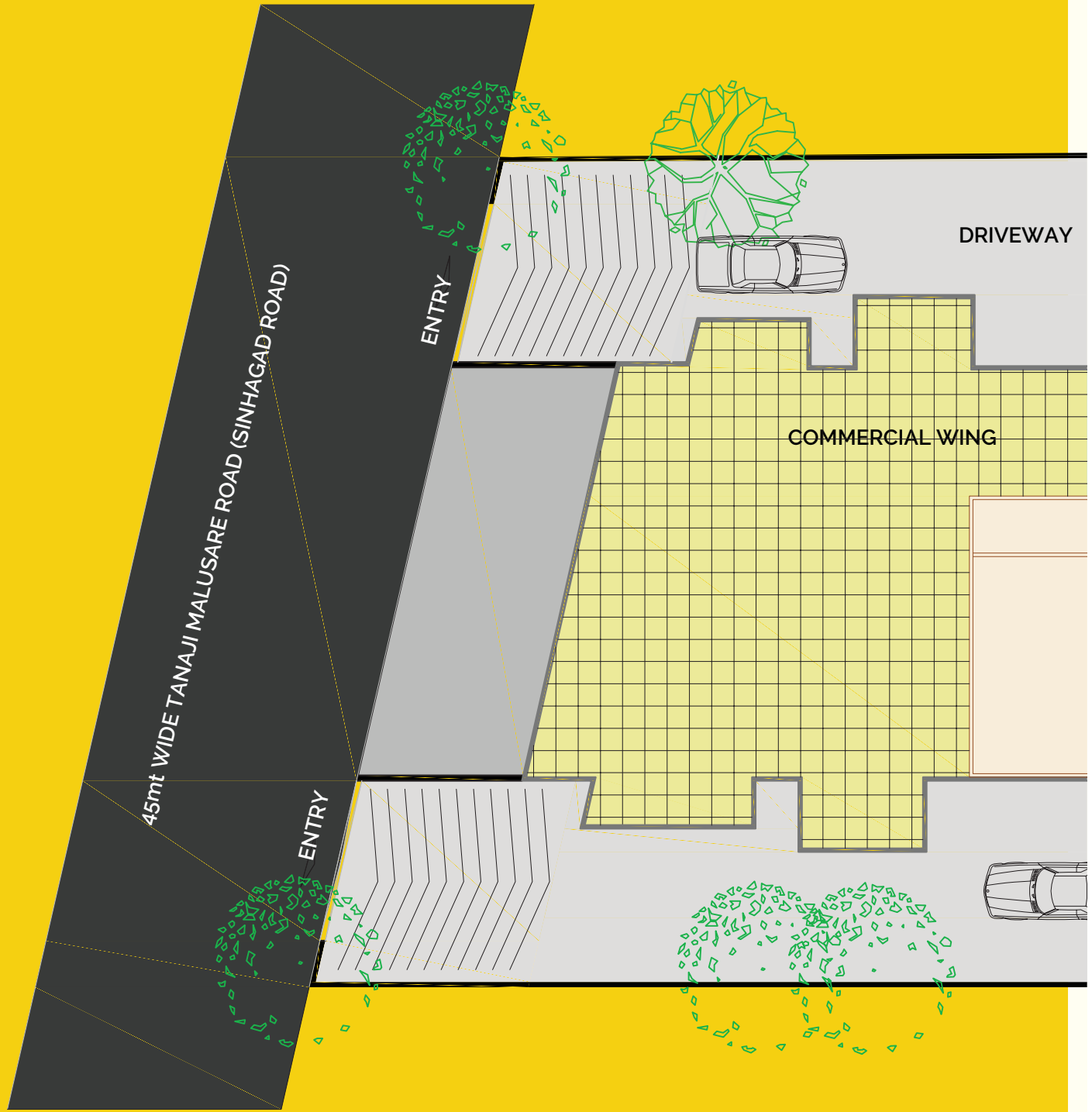
## Services

- **Plumbing**: Concealed CPVC pipes, with Jaguar or equivalent C.P. fittings & external plumbing in UPVC pipes.
- **Basin**: W.H.B with glazed tile dado & mirror.
- **Water Proofing**: All terraces, balcony, toilets shall be water proofed with brick bat coba method.
- **Electrical**: Concealed wiring with Modular Switches with A/C and Telephone points.
- **Lifts**: Schindler or equivalent make lift with battery backup.

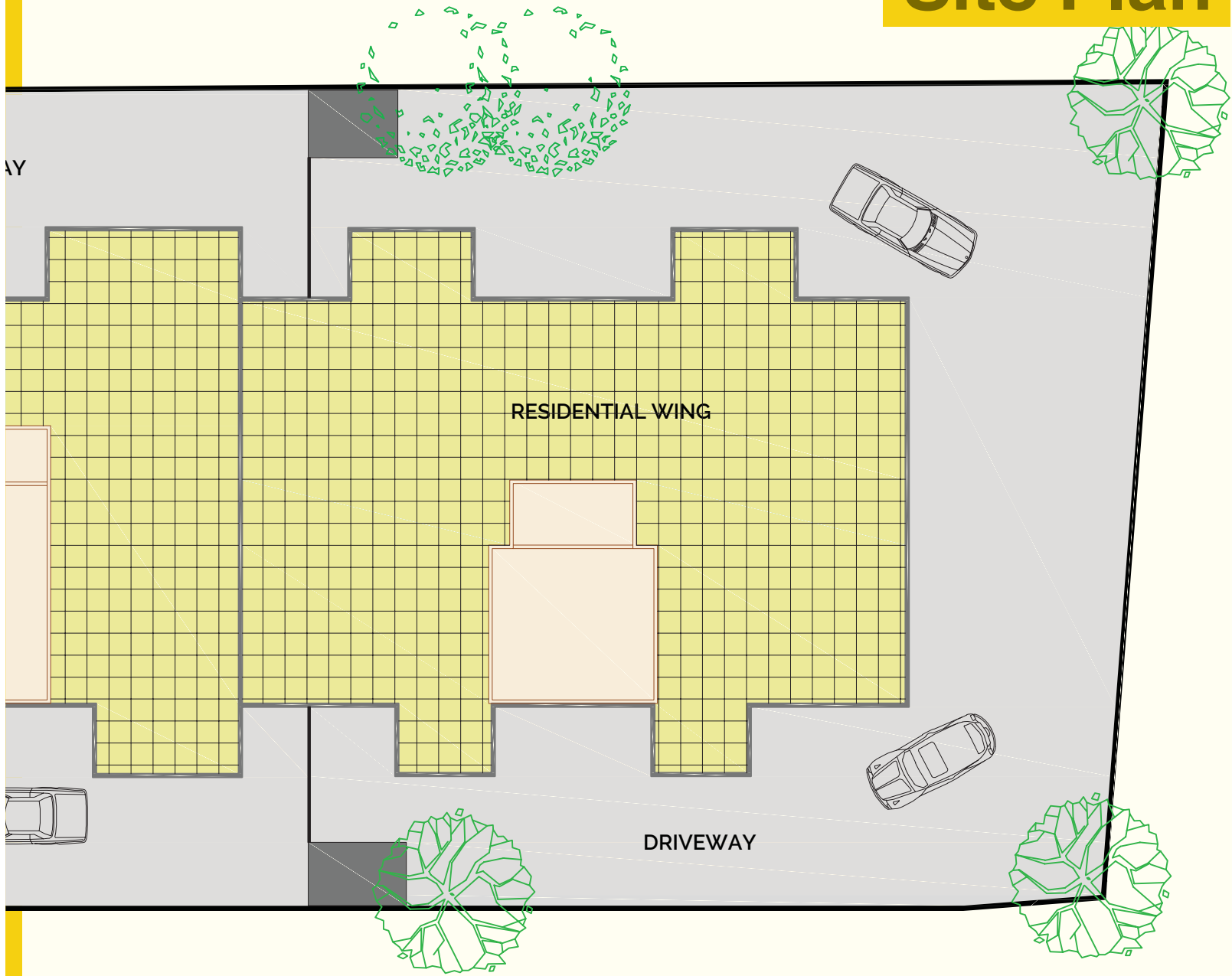
## Special Features

- Rain Water Harvesting.
- Provision of Internet and WLAN.
- CCTV in common passage.
- Black Granite top with Stainless Steel sink for pantry.
- Multiple level CarParking system.





# Site Plan





# Prestigious Accomplishments

of Riswadkar - Bakshi Associates and its group firms...



- **Amrut Kumbha** - Navi Peth, Pune
- **Gandhamnagar Phase I** - Yerwada, Pune
- **Gandhamnagar Phase II** - Yerwada, Pune
- **Saraswati Apartments** - Erandwane, Pune
- **Janhavi Apartments** - Kothrud, Pune
- **Pragati Apartments** - Kothrud, Pune
- **Jaytirtha Apartments** - Parvati, Pune
- **Prathamesh Apartments** - Karvenagar, Pune
- **Nivrutti Apartments** - Dhankawadi, Pune

## Residential

- **Amrutvel Phase I** - Warje, Pune
- **Amrutvel Phase II** - Warje, Pune
- **Prestige Panorama** - Mundhwa, Pune
- **Bandish Apartments** - Karvenagar, Pune
- **Rajdeep Apartments** - Navi Peth, Pune
- **Amrut Kalash** - Karvenagar, Pune
- **Amrut Siddhi** - Navi Peth, Pune
- **Shiva Shakti Complex** - Baner, Pune







- **Daulatnagar Phase I** - Vadgaon, Pune
- **Daulatnagar Phase II** - Vadgaon, Pune
- **Suman Sudha** - Bawdhan, Pune
- **Anandmayee Apartments** - Dattawadi, Pune

### Commercial

- **Mayuresh Condominiums** - Kothrud, Pune
- **KPCS House** - Kothrud, Pune
- **Lokmanya House** - Kothrud, Pune





**शिवार्ड-३**  
SOCIETY

A Project by  
**रिसवडकर-बक्षी**  
**असोसिएट्स**  
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**RERA Registration Number: P52100017963**

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