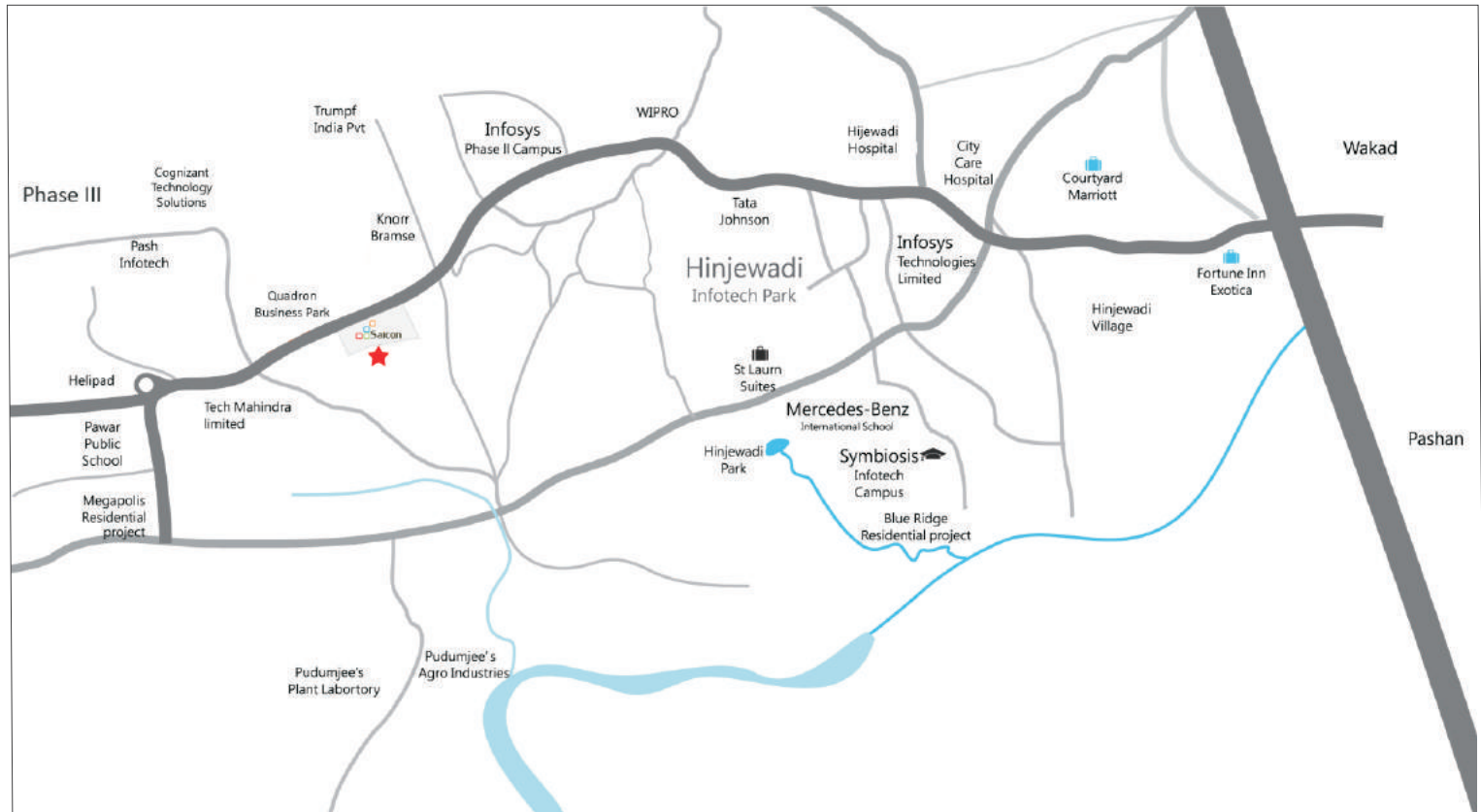


PROPOSED I.T. BUILDING AT HINJEWADI, PUNE

IT PARK LOCATION ADDRESS

Plot No. 27/1 & 30, Rajiv Gandhi Infotech Park Phase - II, Opp. Quadron Business Park Hinjewadi, Pune - 411 057.

LOCATION MAP



ABOUT HINJEWADI :

Hinjewadi, Rajiv Gandhi infotech park is one of the most sortout after destination in India with all the Top companies of India and worldwide have setup their campus viz Infosys, TCS, Wipro, Tech Mahindra, Cognizaut, Hexaware, KPIT, SQS, Persistent, Ascendas, I-gate, L&T, etc. there are almost 2 Lac people also are directly employed in Hinjewadi.

Hinjewadi is in the North - west outskirts of Pune and within commuting distance from heart of Pune city. It is close to Mumbai - Pune Expressway & Mumbai International Airport.

BENEFITS TO IT / ITES UNITS

- Registered IT units to be exempted from Octroi/ LBT / Entry Tax or other less
- IT/ITES Industry will be permitted to work 24x7x365 days.
- Special encouragement for animation, visual effects, gaming & comic sector.
- Available FSI of 3 as per 2015 IT policy of IT/ITES units purpose.
- Special Incentive for Pune area where 20% of the built up area can be used for other activities like Recreational, Residential facilities & support facilities like Banking Services, Medical Stores, Shopping Outlets, Travel Agencies, Cafe terias & Coffee Shops, Hotels / Service apartments etc.
- IT / ITES units shall be exempted from payment of electicity duty & power will be supplied at industrial rates.
- Stamp duty exemption Available .

SAICON INFRAVENTURES LLP

A-1, Shelter,Gr. Floor, Shradhanand Cr. Rd. Extn, Behind Milan Subway, Vile Parle (E), Mumbai - 400 057. www.saiconinfra.com
Jatin : 9869408113, Prasad : 9821061251, Rupesh : 9594126999 Office : 26101918 / 26111918 Email : info@saiconinfra.com

INFRASTRUCTURE:

SECURITY:

The entire property will be under 24/7 surveillance and equipped with CCTV cameras.

PARKING:

Ample open basement parking space available as per MIDC rules.

ELECTRICAL BACKUP:

We ensure 100% power backup so that productivity is never compromised.

AREA STATEMENT:

Total plot area : 6000 sq.mtr. / 64560 sq.ft.

FSI Available : 3FSI

FSI consumed : 2.5 FSI

Total build up area : 15000 sq.mtr. / 161400 sq.ft.

20% Area support service/ commercial : 32280 sq.ft.

on ground floor

Podium parking 1st & 2nd level.

Total IT/ ITES area : 129120 sq.ft.

This will be divided in four floors

Total saleable area:

a) Commercial / support service: 42000 sq.ft.

b) IT/ ITES/ Financial service: 168000 sq.ft.



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