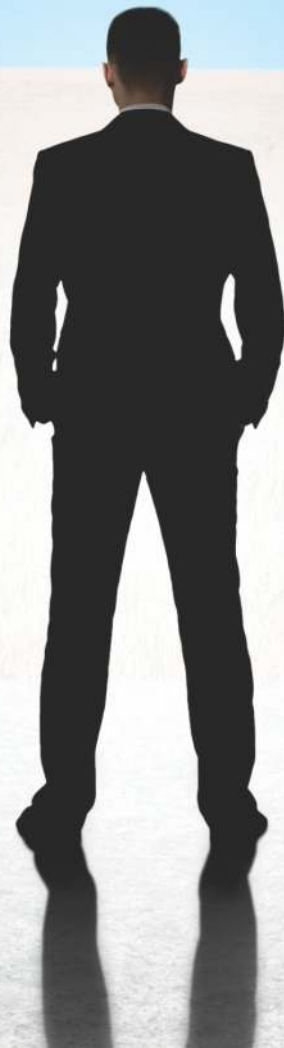




Opportunity only
knocks once.
OPEN THE DOOR!

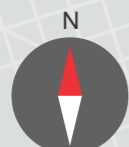


 **MAGNOLIA**
BUSINESS CENTRE



An artistic impression.

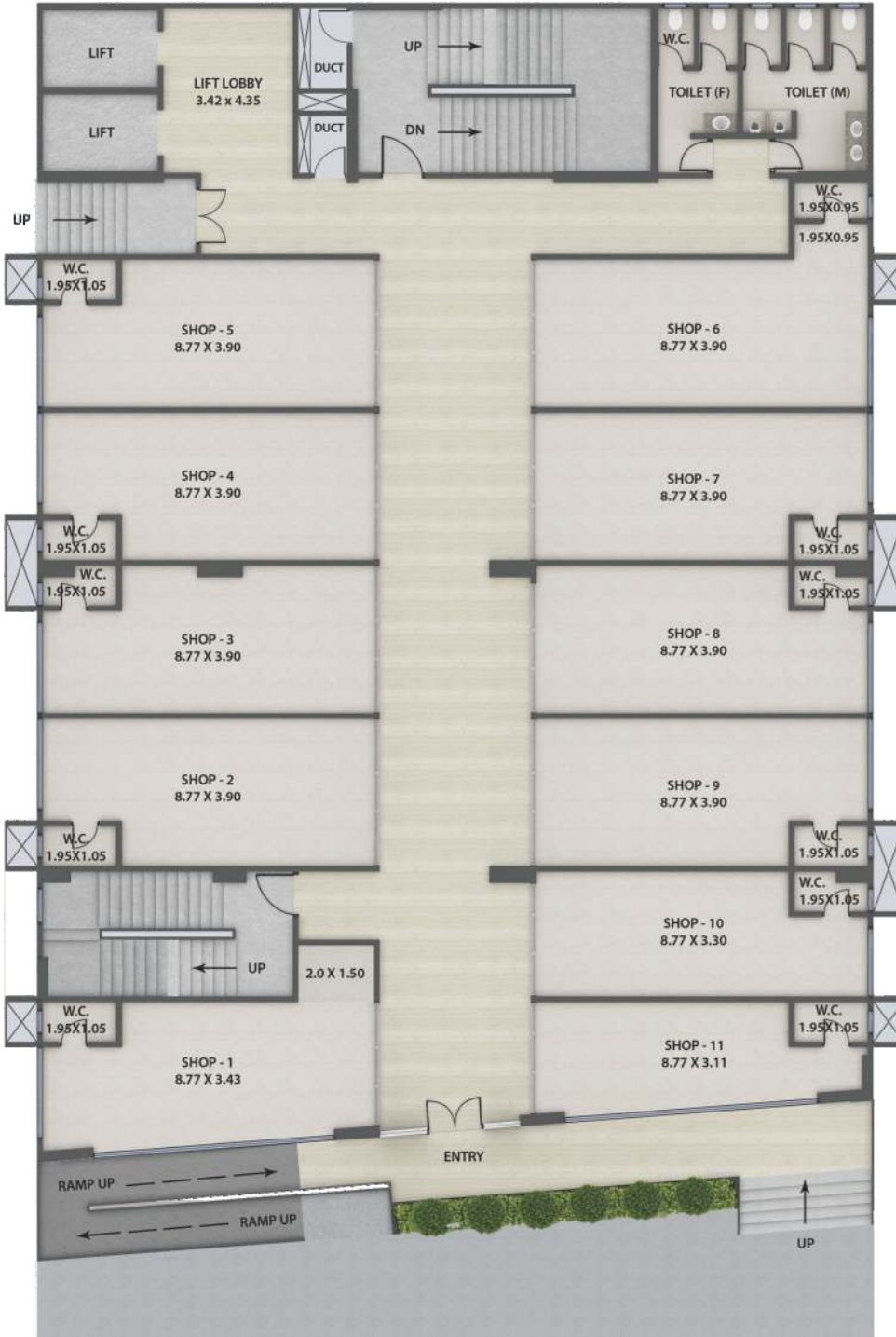
LOCATION MAP



Location Map not to scale



GROUND FLOOR PLAN



AREA STATEMENT IN SQ.MT

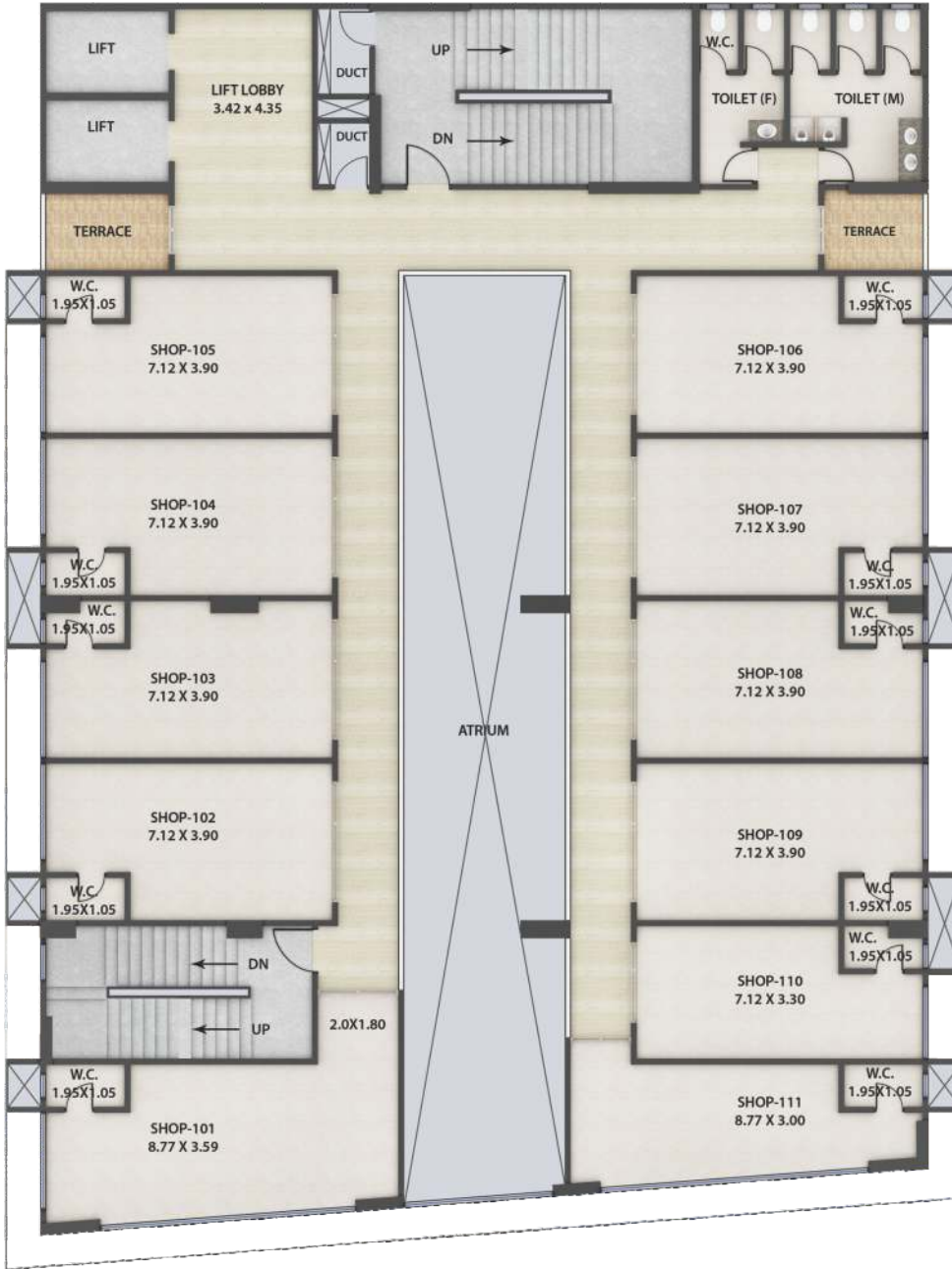
Shop No.	Carpet Area
1	36.18
2	34.81
3	34.56
4	34.81
5	34.81
6	38.81
7	34.81
8	34.51
9	34.81
10	29.15
11	24.39

FACTOR OF CONVERSION
FROM SQ.MT. TO SQ.FT. is 10.764

*NOTE: "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



1ST FLOOR PLAN



AREA STATEMENT IN SQ.MT

Shop No.	Carpet Area
101	36.59
102	28.37
103	28.11
104	28.37
105	28.37
106	28.37
107	28.37
108	28.11
109	28.37
110	23.66
111	25.09

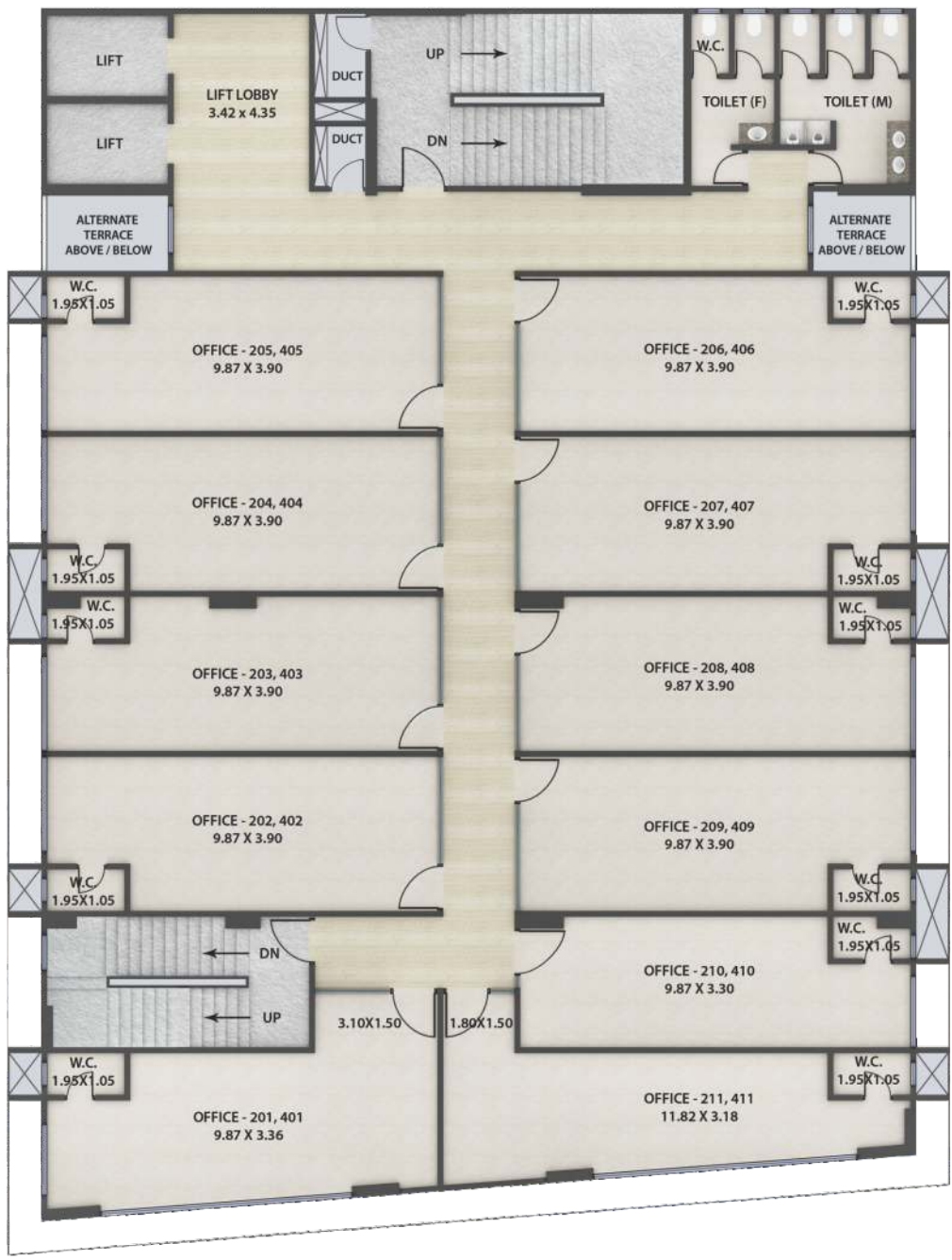
FACTOR OF CONVERSION
FROM SQ.MT. TO SQ.FT. is 10.764



*NOTE: "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



2ND & 4TH FLOOR PLAN



AREA STATEMENT IN SQ.MT

Office No.	Carpet Area
201, 401	41.53
202, 402	39.09
203, 403	38.85
204, 404	39.09
205, 405	39.09
206, 406	39.09
207, 407	39.09
208, 408	38.47
209, 409	39.09
210, 410	32.22
211, 411	36.71

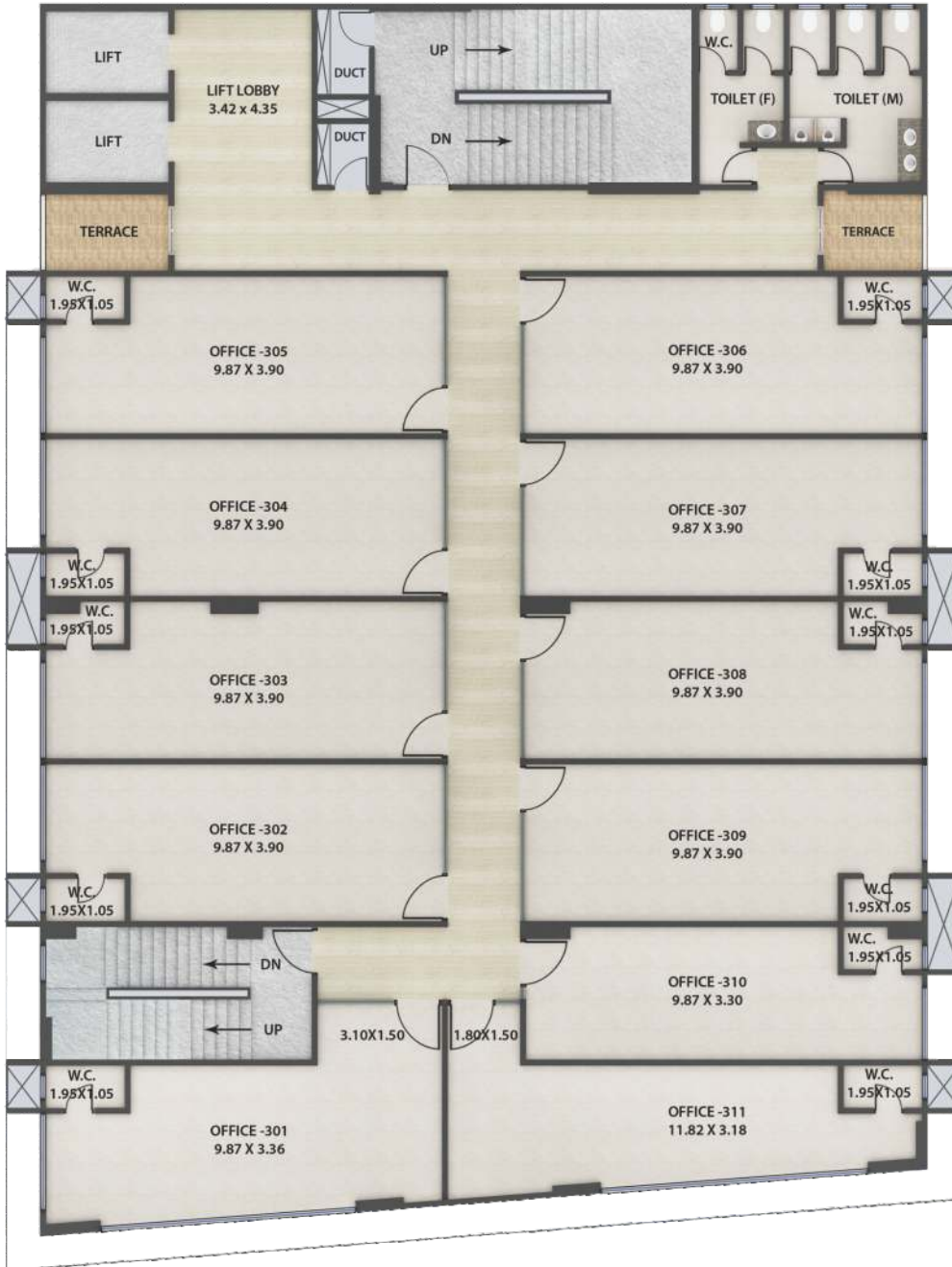
FACTOR OF CONVERSION
FROM SQ.MT. TO SQ.FT. is 10.764



*NOTE: "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



3RD FLOOR PLAN



AREA STATEMENT IN SQ.MT

Office No.	Carpet Area
301	41.53
302	39.09
303	38.85
304	39.09
305	39.09
306	39.09
307	39.09
308	38.47
309	39.09
310	32.22
311	36.71

FACTOR OF CONVERSION
FROM SQ.MT. TO SQ.FT. is 10.764



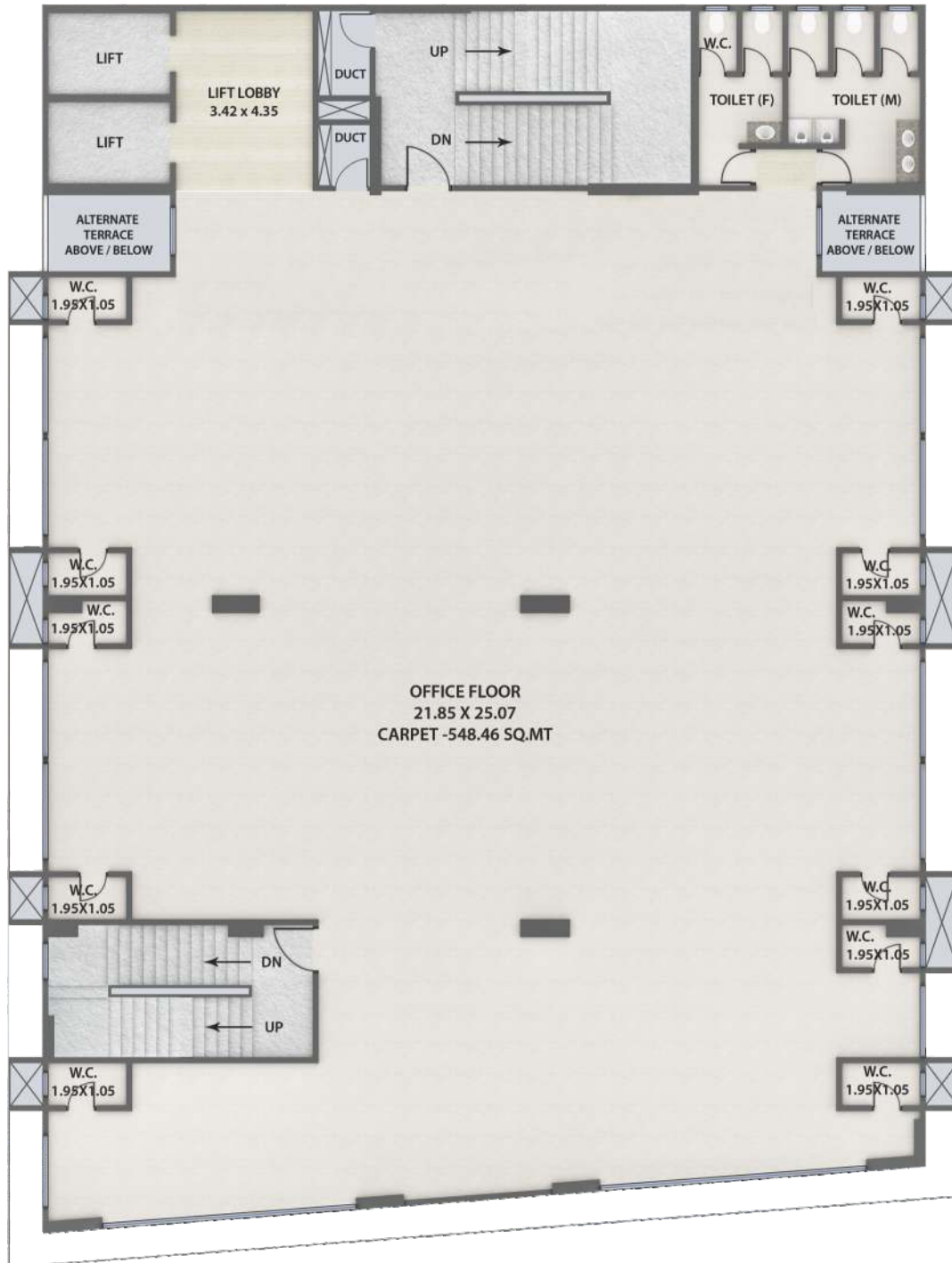
*NOTE: "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



4TH FLOOR OFFICE PLAN

Alternate layout for full floor plate

Optional / Alternate layout



*NOTE: "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



ALTERNATE LAYOUT FOR FULL FLOOR PLATE



*NOTE: Furniture representation is used to simply convey the essence of suggested layout of the office.



COMMERCIAL OFFICE

Alternate furniture layout



*NOTE: Furniture representation is used to simply convey the essence of suggested layout of the office.



DOCTOR'S CLINIC

Alternate furniture layout



*NOTE: Furniture representation is used to simply convey the essence of suggested layout of the clinic.

INFRASTRUCTURE THAT SUPPORTS OPPORTUNITY

Good infrastructure is key in ensuring the success of any commercial complex. Magnolia Commercial Centre offers not just good but excellent infrastructure to support your business.



2 high speed elevators



Wide passages



Washrooms on each floor



Multi level car park



Designated visitor parking



Designated provision for ODU



100% power backup for common areas, shops & offices



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Separate service entry



Provision for private washroom



High tech security & surveillance system



Modern glass façade

SPECIFICATIONS

Specifications are the solid foundations upon which the heights of any structure are built. We bring the most efficient ones for a smooth running of affairs.



FLOORING AND DADO WORK

- Vitrified tiles for Shops & offices
- Ceramic floor tiles for toilets
- Dado tiles up to lintel level in toilets



ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Concealed plumbing with C.P plumbing fixtures.
- Electrical provision for exhaust fan in toilet.



DOORS

- M.S Rolling Shutter for Shops
- Glass door for Offices
- Flush door with laminate on both sides for attached toilet



PAINTING AND FINISHES

- Gypsum punning and Plastic emulsion paint for all internal walls (except toilet area)



INSPIRED BY YOU

Over three decades' track record of customer care and trust has seen Paranjape Schemes Construction Limited evolve into a multi-dimensional, multi-locational real estate company that stays in tune with the changing customers' needs and aspirations.

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- Transparent • Dependable • Rooted • Progressive • Excellence • Caring
- Inclusive



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