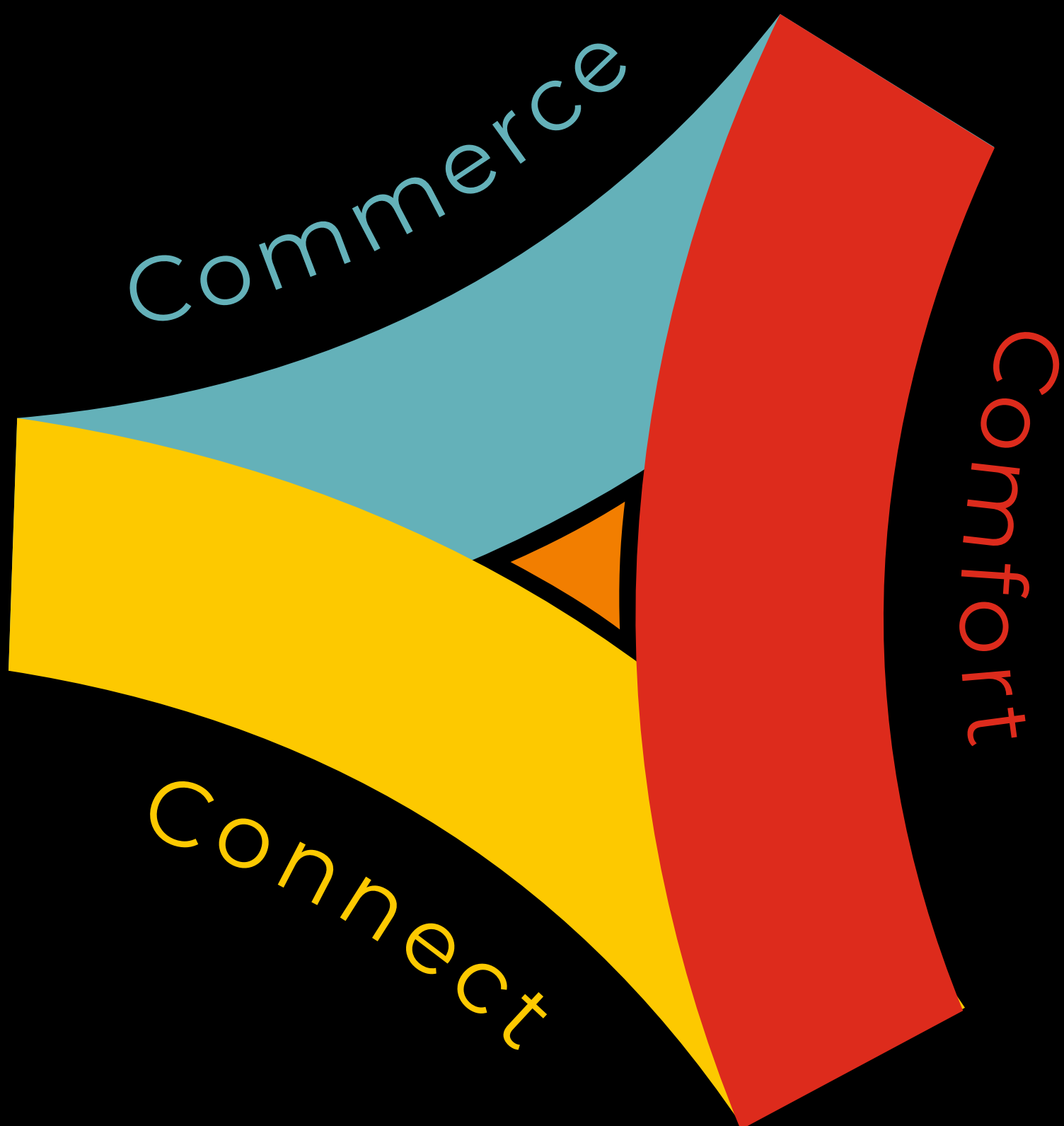


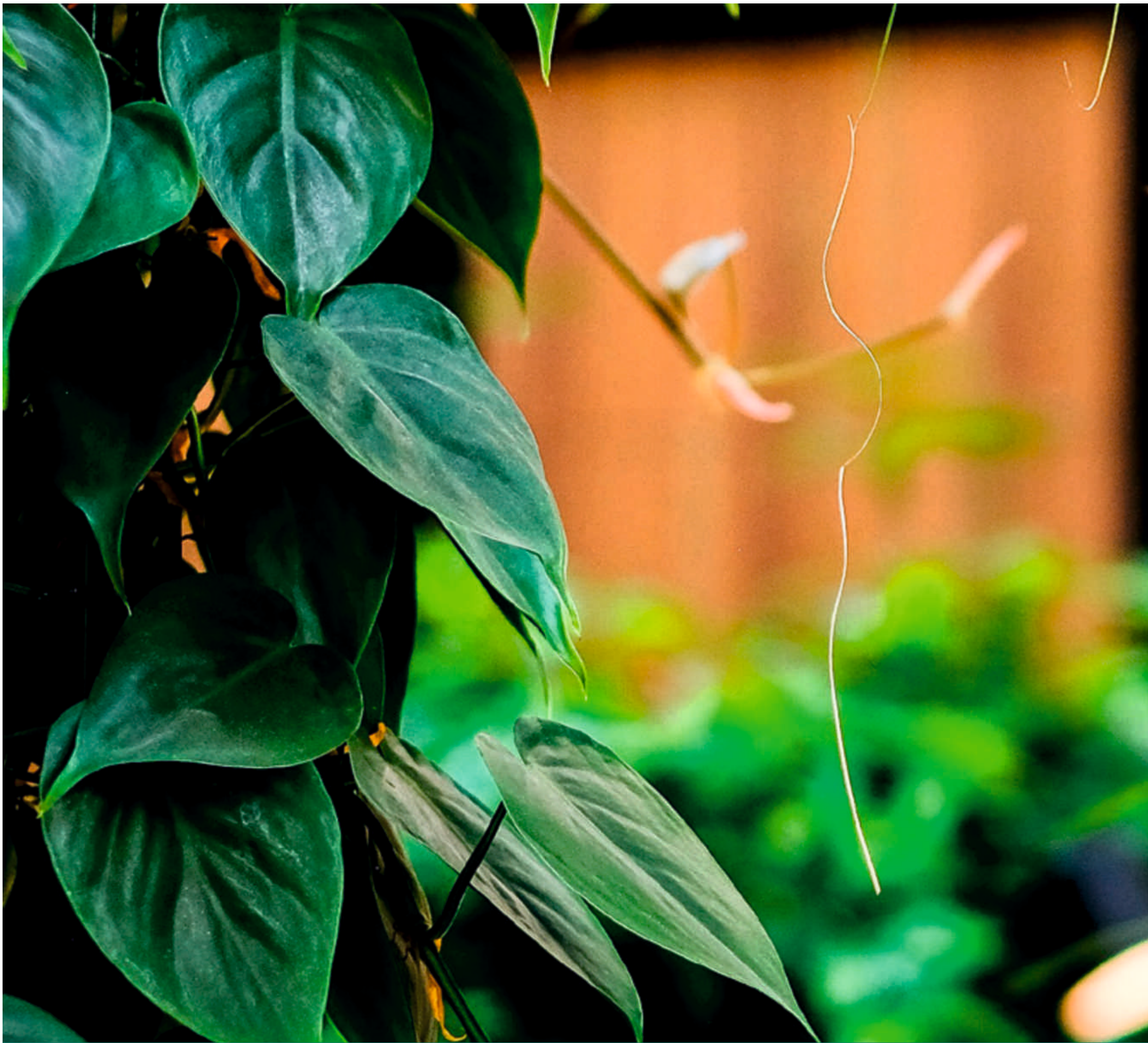


**Multiply Your
Business**



**DNK Group
Delivers A Life You Desire**







Welcome to the heaven of inspiration
DNK CAPITAL



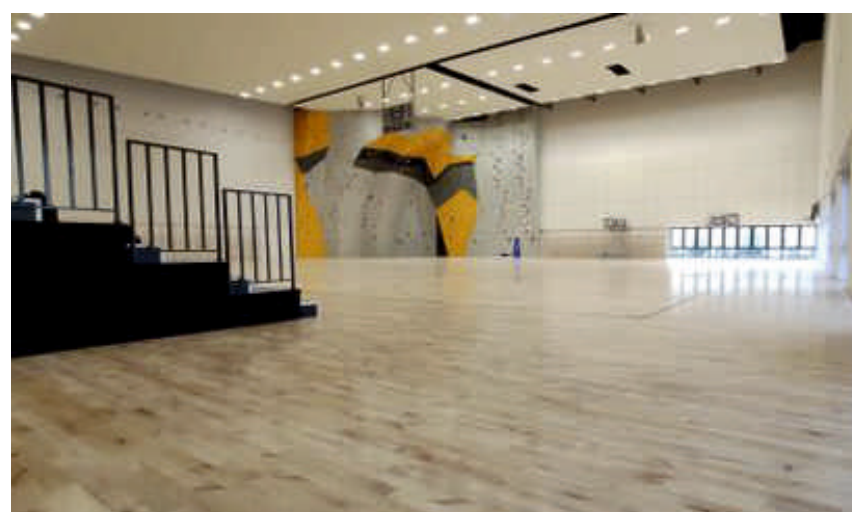


Introduction

Welcome to DNK Capital, Katraj - Kondhwa Road, Pune an area full of life and the Perfect dimension in Smart Time and Space.

it's a mix of Prime Office, Lobby, Work Spaces, Informal Spaces. Within the urban landscape it stands out as an exceptional quality office, combining stunning architecture. with the high Level Technologies of sustainability & Smart - tech Solutions. As a next generation high Level Technologies Building. it Continues the trend of setting high new market Standards for smart & healthy buildings that put Business first.

Commerical Spaces @ Katraj - Kondhwa Road, Pune



Multi Utility Floors



Glass Elevated Building



SMART OFFICES

Growing businesses and corporate front offices do not just need space they need the right space that will not just enable the business to grow in scale but also in terms of image.

The smart-sized office spaces at DNK Capital will catapult your visibility amongst your circle of clients and also add credible weight to your business card

- **Ranging from 570 sq. ft. to 5000 sq. ft.**
- **Opportunities for all Service Sectors**
- **Seamless Connectivity**
- **Pleasurable Climate**
- **Ranked Top 12 Happiest Cities of India**
- **Expressway Connecting to Mumbai & Bangaluru**



3 sides Road Connectivity



Spacious Office Sizes



Drop off Lobby



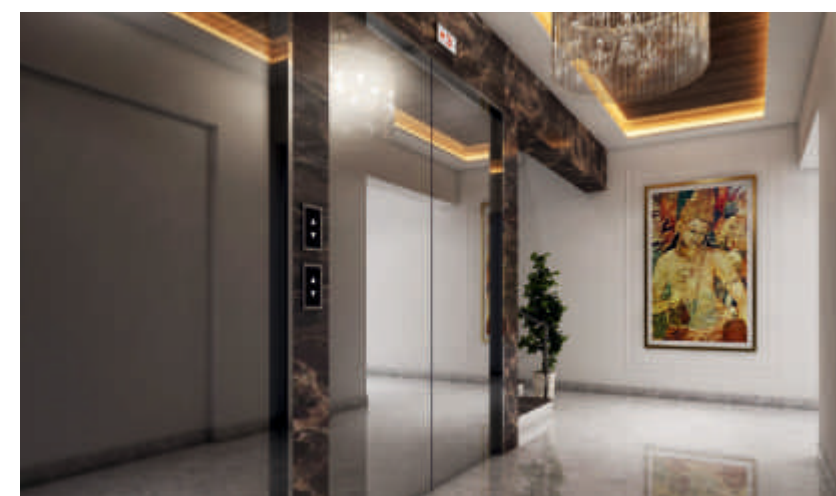
The Atrium

The atrium is cleverly designed to be a great welcome zone, it is a social space for everyone to meet, share ideas and inspiration over coffee, all in the spirit of collaboration.

The main feature of this centrally located atrium is the accentuated staircase, a design feature which connects the meeting and communication sections of each area of the building, and forms an inviting entrance. The clever design ensures that those working or visiting DNK Capital always have a visual and physical connection to the spectacular atrium.



Designer Lobby



Branded Lifts

Building Concept

DNK Capital is inspired by the district of Pune City and its diversity. Its inviting architecture attracts everyone who sees it. Inside the building, at the top of the terraced stairs, a variety of flexible office and work spaces spark collaborative exchange and the productive meeting of everyone inside.





The Lobby is designed as the dramatic and stunning centre stage, and can be used in a variety of ways. The floor plans follow the guiding principle of modularity, and can therefore be as efficient and flexible as they are required to be. Two Elevators - support the building and allow for quick and easy navigation throughout.



The central atrium has been designed with a staircase that creates a way of reaching informal and tenant areas, and encourages physical activity throughout the day. This embraces the WELL concept of a healthier building design, putting Business well-being first. And it is only one of a series of well-being initiatives within the building.

DESIGN

We believe that life comes first, not last...

We design for inspiration, placing the individual user at the centre of our design ambition. We recognize that the office users of today and tomorrow have quite different needs to the users of the past. Changing job profiles and aspirations of the emerging workforce indicate the demand for more user Friendly work environments.

Through carefully designing functional programming, as well as spatial and technical design, we aim to increase the health, engagement and productivity of every person in our buildings. This help our Clients to excel. We believe that when business and pleasure align, productivity soars.

A signature element to our building is the creation of different spaces which function just like a market square, green park or high-street in a city. These spaces cater both to the human need for retreat, as well as the inspirational power of informal interactions.

“ We believe life comes first, not last.”



Plantation & Landscape



3 floors of Premium Retails



24 x 7 Security with CCTV

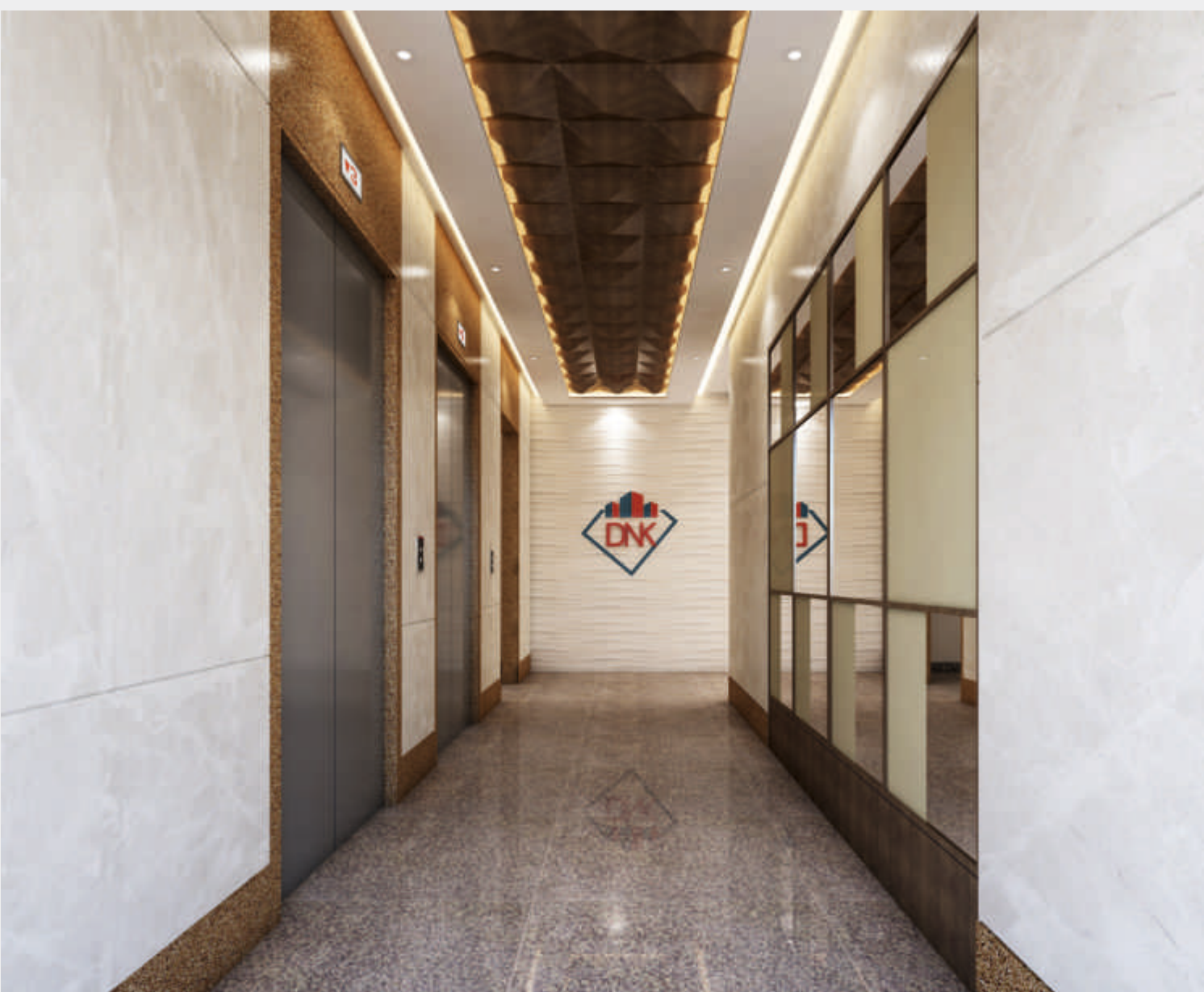






Project highlights

- Glass Elevated Building
- Spacious Office Sizes
- 3 sides Highway road connectivity
- Drop off Lobby
- 2 Branded Car Lifts
- 1 Cargo / Structure Lift
- 1 Branded Passenger Lift
- Multi Level Car Parking
- Puzzled Car Parks
- Plantation and Landscape
- 24 x 7 Security With CCTV
- Digital Door Locks
- Spacious Lobby with 4 x 2 Vitrified Tiles



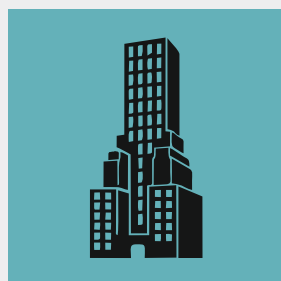


New 280 Ft Wide Road

Existing Katraj - Kondhwa Road

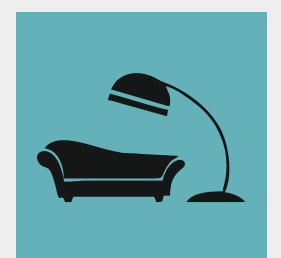


Specifications



Structure

- RCC framed structure with PT slab
- A Magnificent tall tower of approx 48 Meter
- 3 floors of premium retails
- Linear structure with light dispersion from all direction
- Segregation between retail & office spaces



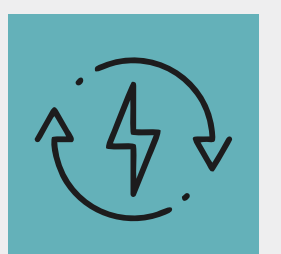
Interiors

- Designed grand entrance lobby
- Internal passage 2 mts wide with Premium flooring



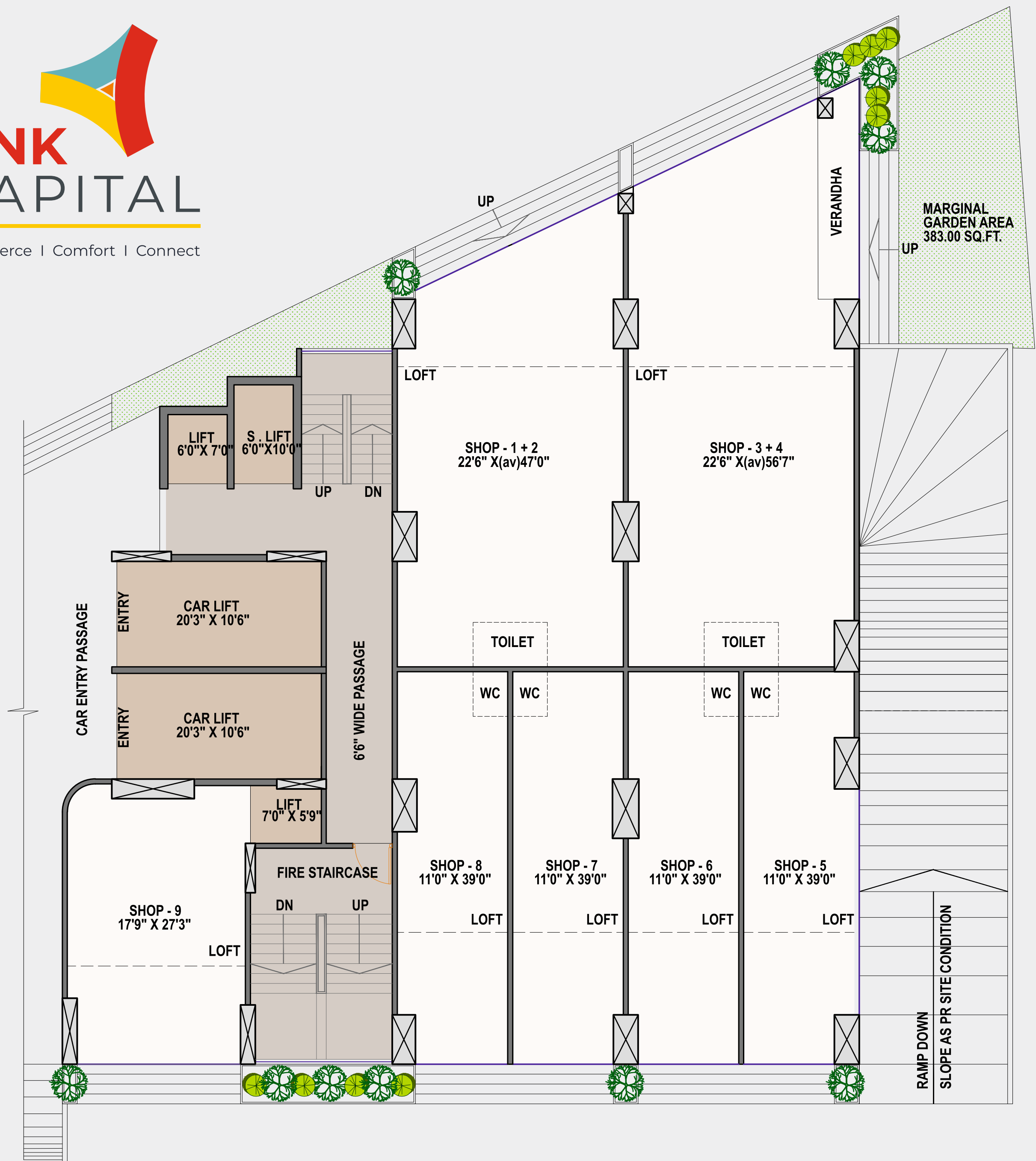
Retail

- Frontage of over 42 meters.
- Large storefront and great visibility.
- Individual retail Spaces with Visitor parking.
- Strategic Drop-of Zone.



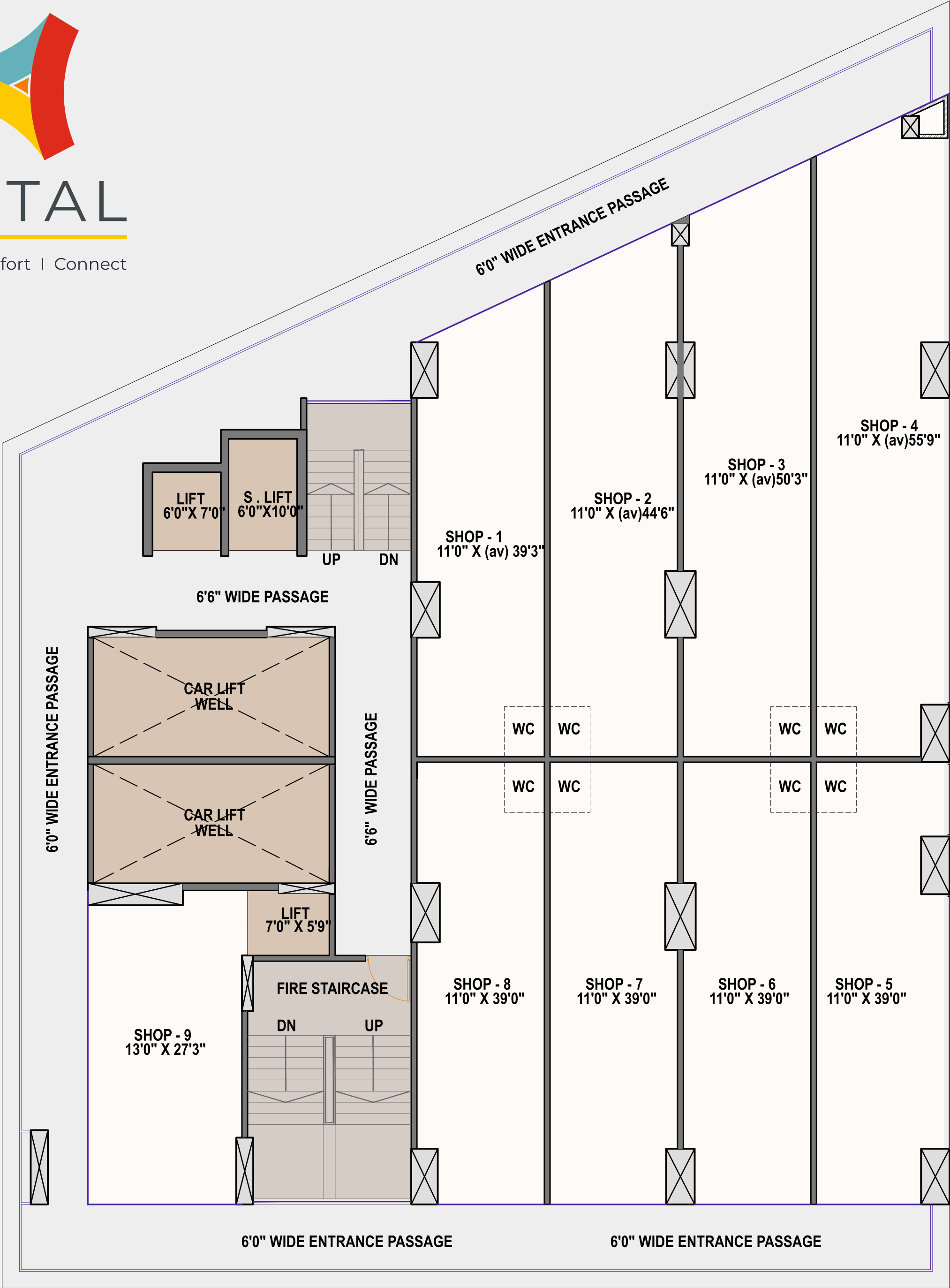
Backup

- Intelligent load management generator
- 100% DG backup for Common area



Area Statement In Sq. Ft

SHOP NO	CARPET	LOFT	VERANDAH	TOTAL	MARGINAL GARDEN 0.35	CODE
1 + 2	942	671	00	1613	00	2420
3 + 4	1114	671	86	1871	383	3190
5	429	285	00	714	00	1071
6	429	285	00	714	00	1071
7	429	285	00	714	00	1071
8	429	285	00	714	00	1071
9	493	320	00	813	00	1220

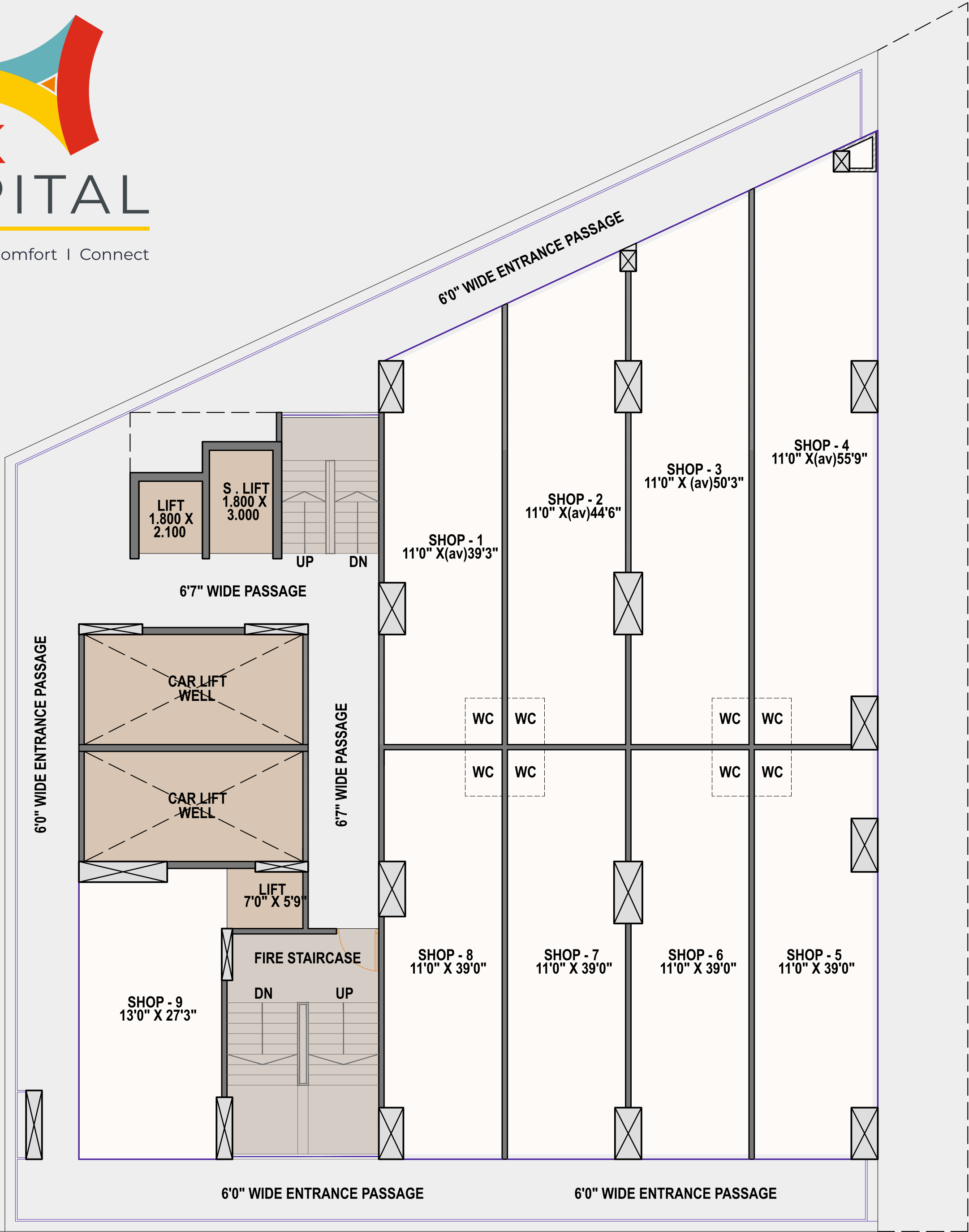


Area Statement In Sq. Ft

SHOP NO	CARPET	CODE
1	431	603
2	491	688
3	552	772
4	602	842
5, 6, 7, 8	429	601
9	371	520

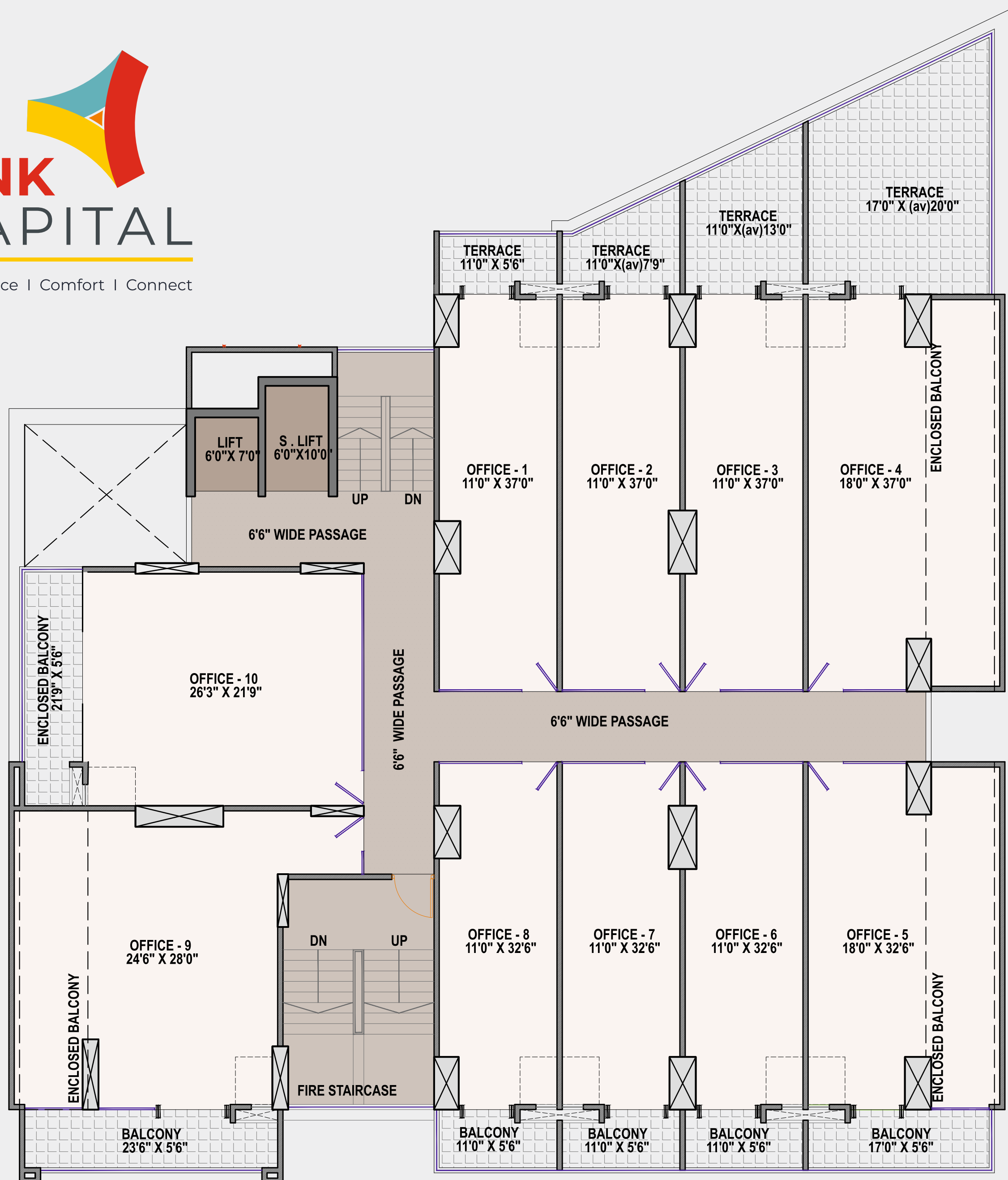


FIRST FLOOR PLAN



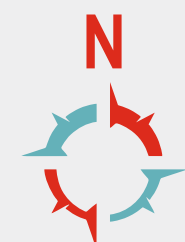
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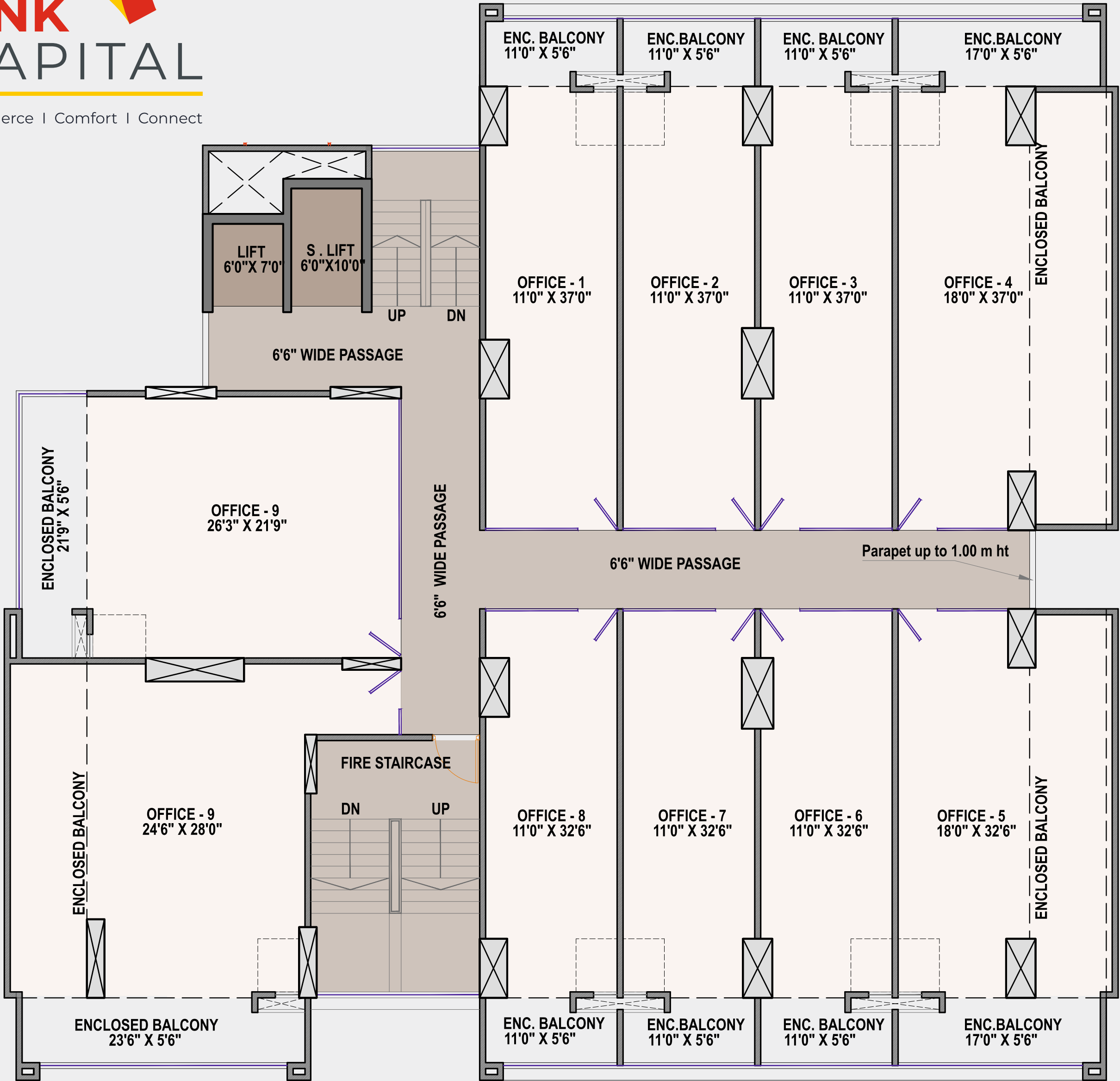


Area Statement In Sq. Ft

OFFICE NO	CARPET	ENC BALCONY	TERRACE	TOTAL	CODE
1	405	00	55	459	643
2	406	00	79	484	678
3	406	00	139	544	762
4	423	234	332	990	1386
5	371	291	00	662	926
6, 7, 8	355	55	00	410	574
9	553	301	00	853	1195
10	571	113	00	684	957

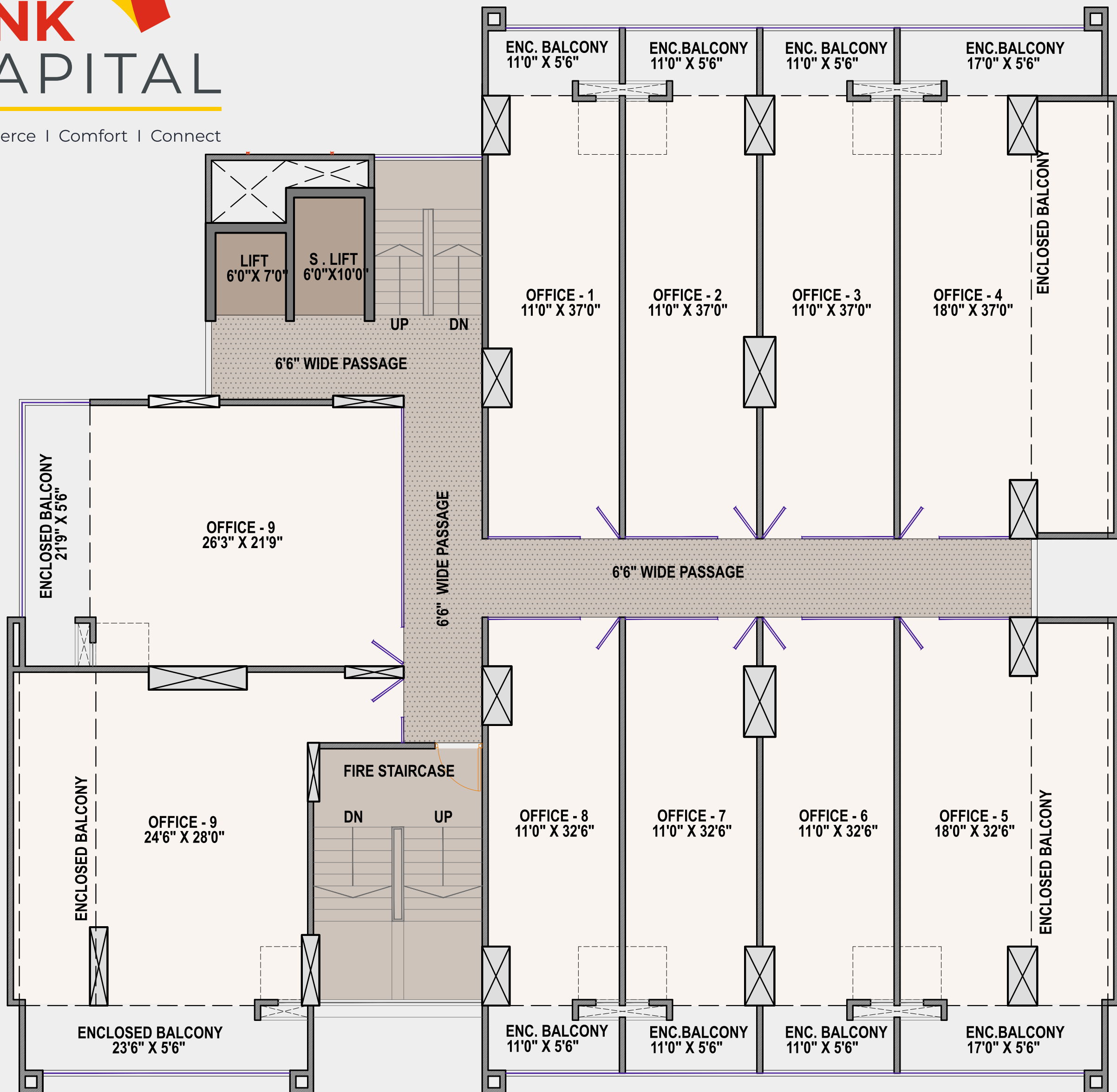


SIXTH FLOOR PLAN



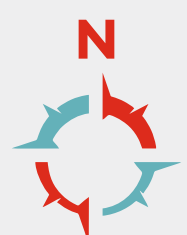
Area Statement In Sq. Ft

OFFICE NO	CARPET	ENC BALCONY	TOTAL	CODE
1, 2, 3	406	55	460	644
4	422	321	743	1040
5	370	291	661	925
6, 7, 8	355	55	410	574
9	553	301	854	1195
10	571	113	684	957

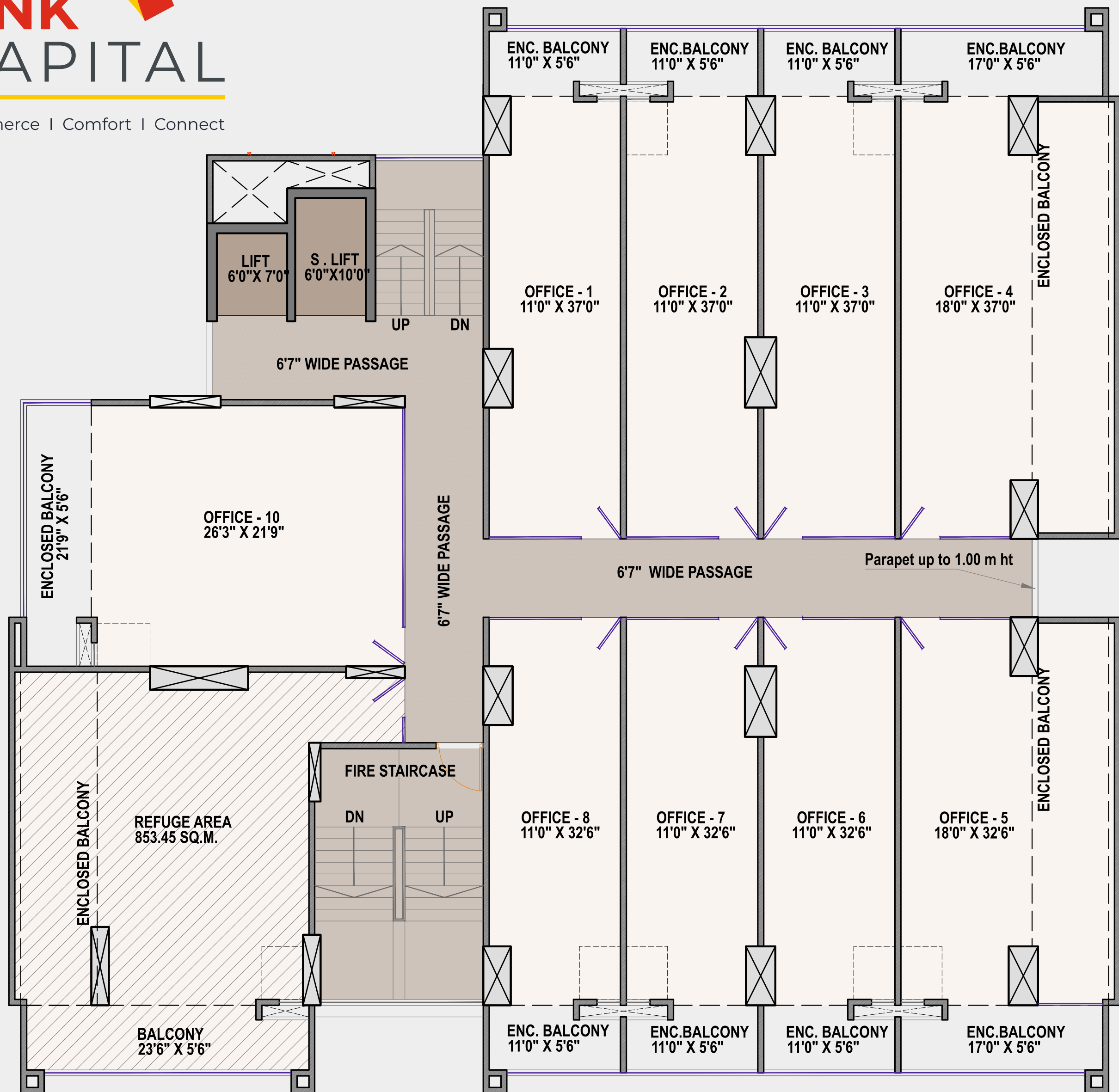


Area Statement In Sq. Ft

OFFICE NO	CARPET	ENC. BALCONY	TOTAL	CODE
1, 2, 3	406	55	460	644
4	422	321	743	1040
5	370	291	661	925
6, 7, 8	355	55	410	574
9	553	301	854	1195
10	571	113	684	957

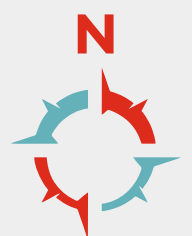


8TH, 9TH FLOOR PLAN

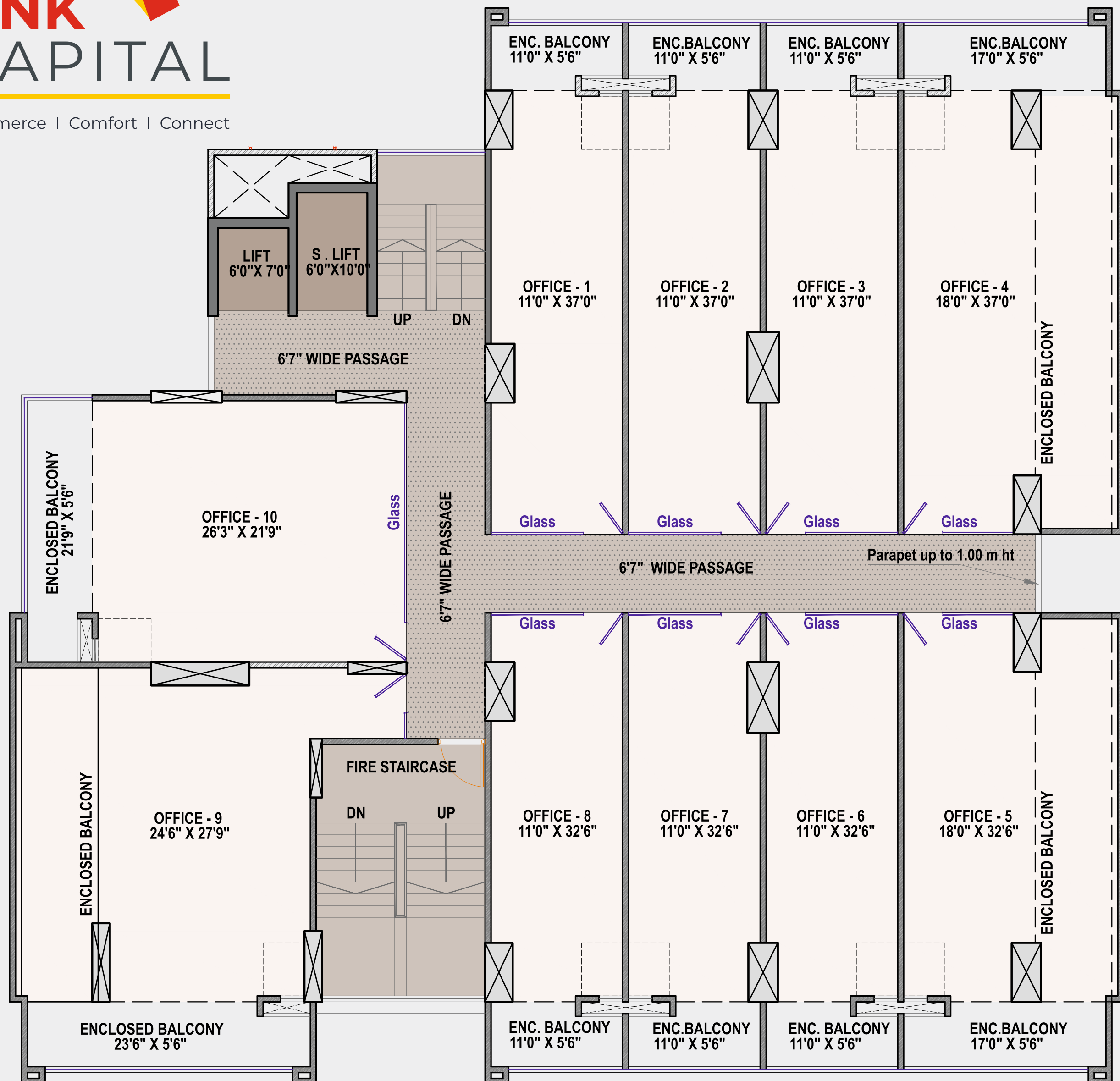


Area Statement In Sq. Ft

OFFICE NO	CARPET	ENC BALCONY	TOTAL	CODE
1, 2, 3	406	55	460	644
4	422	321	743	1040
5	370	291	661	925
6, 7, 8	355	55	410	574
9	REFUGE AREA			
10	571	113	684	957

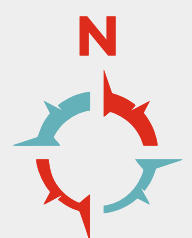


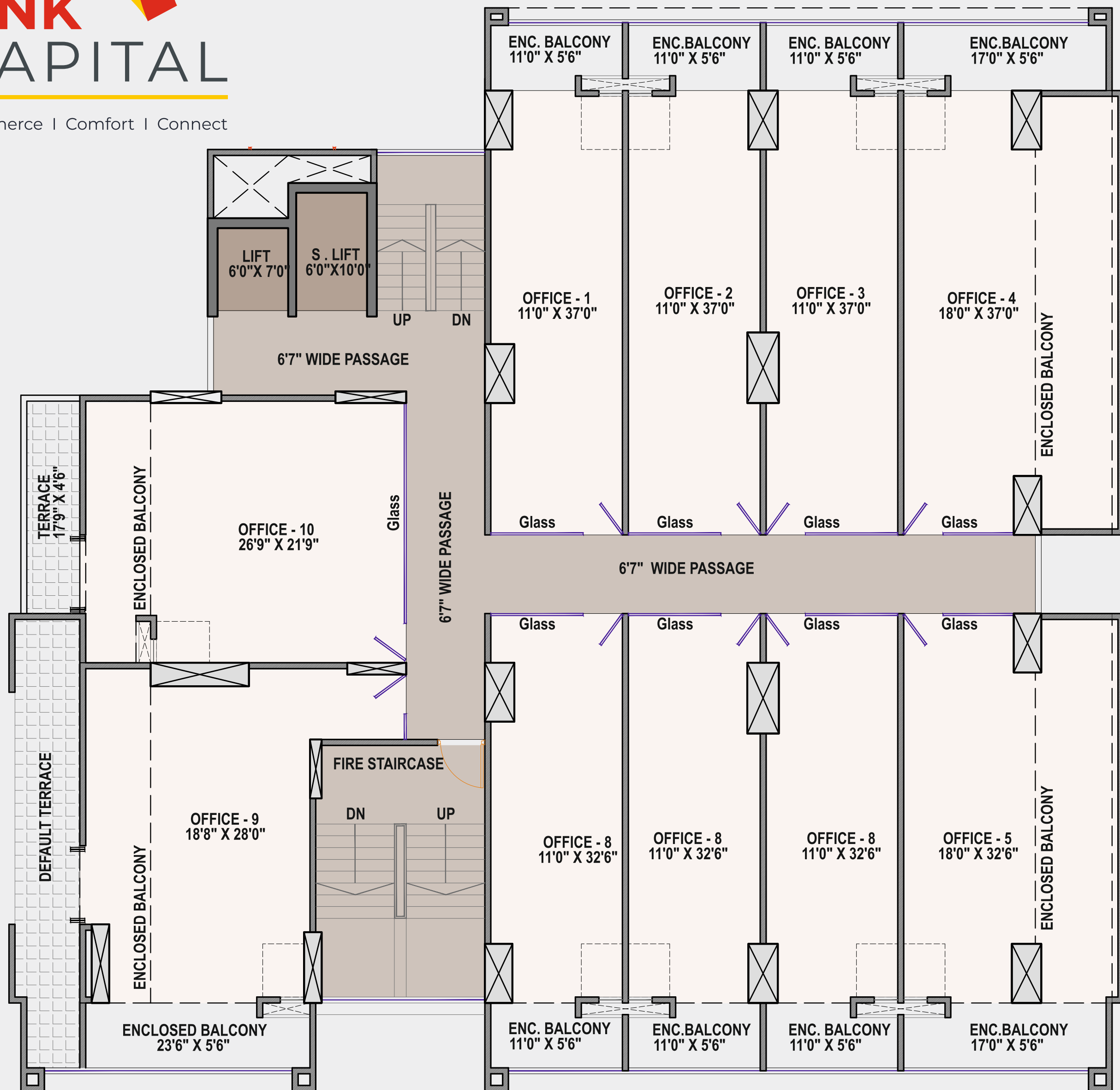
TENTH FLOOR PLAN



Area Statement In Sq. Ft

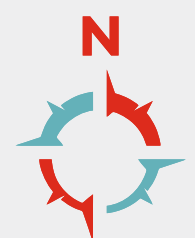
OFFICE NO	CARPET	ENC BALCONY	TOTAL	CODE
1, 2, 3	406	55	460	644
4	422	321	743	1040
5	370	291	661	925
6, 7, 8	355	55	410	574
9	553	301	854	1195
10	571	113	684	957





Area Statement In Sq. Ft

OFFICE NO	CARPET	ENC. BALCONY	TERRACE	TOTAL	CODE
1, 2, 3	406	55	00	460	644
4	422	321	00	743	1040
5	370	291	00	661	925
6, 7, 8	355	55	00	410	574
9	413	244	199	857	1200
10	463	122	78	664	929



TWELTH FLOOR PLAN



Well-being

We believe that a healthy work environment inspires the best workforce. Through careful design both inside and out, we increase the health, engagement and productivity of everyone. We are changing how the world works for the better, through people's physical and mental well-being.

It has been shown that there is a strong link between buildings and a user's well-being from giving great comfort and joy down to causing severe sick building syndrome. We strongly believe that today's demanding work environment requires work spaces where people can feel their best.

“We believe that a healthy work environment inspires the best workforce.”



Digital Door Locks



Puzzled Car Parks



Pune City



CITY



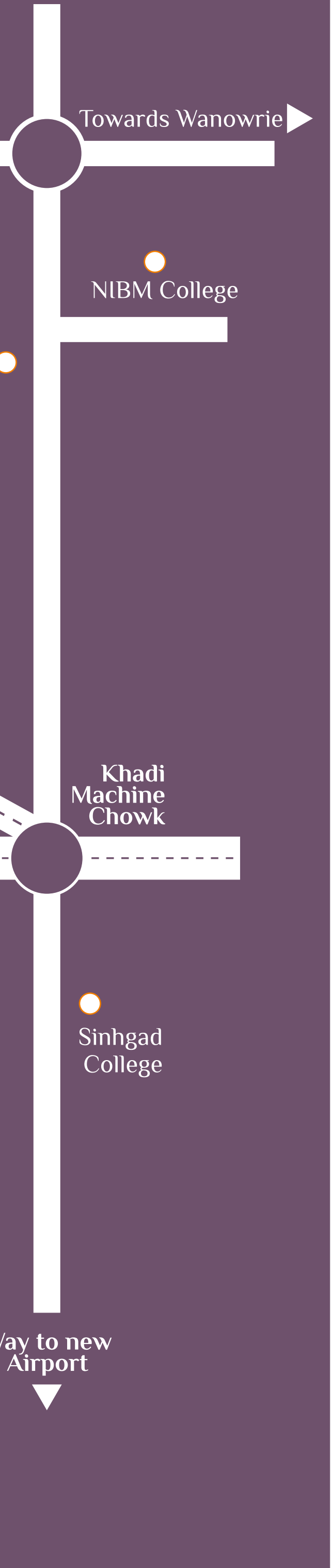
When someone says Pune, a laid back yet lively image is evoked in the mind – the image of a city that is young and vibrant, a city where time runs at its own pace. Nestled amidst the hills, the city of Pune is a thriving urban metropolis that is a center for academia and business.

One of the leading cities in India today, Pune has maintained the perfect balance between modernity and its age-old culture and heritage, making it an ideal choice for living.

Location Map

(Do not scale)





Multiply Your Reach

One of the biggest advantages of DNK Capital is its connectivity. While its road-touch location offers easy access to Pune - Bangalore Highway, Pune - Mumbai Expressway Via Katraj, and other convenient places like Excellent Schools & Colleges, Market place, Malls, Hospitals, Garden, Restaurants & Shopping Outlets. it also provides quick connectivity to the residential pockets of the city, making it hassle-free for employees to commute to work every day. Blended with conveniences & Serenity. the place is a good & healthy place to dwell with your Family.

Key Distance

♦ Ganga Dham	2.5 Km	♦ Pune International Airport	18 Km
♦ Katraj Jain Temple	03 Km	♦ Pune Railway Station	10 Km
♦ Pisoli Industrial Area	02 KM	♦ Hinjewadi	28 Km
♦ Market Yard	3.5 Km	♦ Wakad	27 KM
♦ NIBM	04 Km	♦ Kharadi	17 KM
♦ 7 Loves Chowk	04 Km	♦ Fursungi	13 KM
♦ Timber Market	05 Km	♦ Hadapsar	12 KM
♦ City Pride	05 Km	♦ Magarpatta	13 KM
♦ Salisbury Park	05 Km	♦ Amanora Park	14 KM
♦ Swargate	05 Km	♦ Koregaon Park	13 KM



Who we are

DNK Group specialises in a new age generation of healthy, technologically innovative and highly sustainable office buildings.

Our goal is to reinvent the modern workplace as a driver for health, sustainability, and innovation. To do that, we combine decades of experience in real estate with proven innovation, big data analytics, smart technology, and smart systems.

Our team makes the built environment greener, smarter, and healthier, with a user-centered approach that learns intuitively.







Our Creations

DNK Business Bay

Katraj - Kondhwa Road

DNK Square

Airport Road, Viman Nagar

Dugad Heights

Katraj

Shriniwas Sankul

Katraj - Kondhwa Road

Landmark Business Park

Narayangaon

Manik Moti

Katraj Chowk

Canopy

Katraj

Balaji Complex

Katraj - Kondhwa Road

Balaji Enclave

Katraj

Shriniwas Heights

Katraj - Kondhwa Road

PNK Heights

Dhayari

Yashashree Tower

Katraj - Kondhwa Road

DNK Landmark

Lonikand

Pushpa Prestige

Pune - Satara Road

**Nahar Leasing
& Investments**

Katraj

Credits

Liasoning Architect

V. M. Dhere Associates
93710 16240

Architect

Element 5 Architectural Design Studio
83789 97727

Legal Advisor

Adv. Avinash Kothari
98220 25120

PT Consultant

Ergoninfra
020 - 4670 0860

RCC Consultant

G. A. Bhilare Consultants Pvt. Ltd.
020 - 6721 5499

Brand Consultants

Namo Design
99224 47824

A Project By



KOTHARI
GROUP



Site Add.: Sr. No. 56, Near ISKCON Temple, Katraj - Kondhwa Road, Kondhwa BK, Pune - 411 048

Email : dnkcrop56@gmail.com | Website : www.dnkgroups.in

CALL FOR BOOKINGS : +91 99601 86060 / 84460 00880



The project has been registered via
Maha RERA Registration No.: P51800016329
& is available on the website <https://maharera.mahaonline.gov.in>

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