



FOR INTERNAL TRAINING PURPOSE ONLY

## Our Business Verticals

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The SSPL Group has established itself as an exceptional organization with a distinguished reputation for excellence in the areas of public infrastructure, real estate, land development, and investment. Our portfolio spans over one million square meters and is designed to enhance the quality of life for our occupants. We value personalized customer service and strong business relationships and are committed to delivering world-class projects that shape a better future through exceptional spaces.



INFRASTRUCTURE



REALTY



LAND DEVELOPMENT



INVESTMENT

# COMPANY OVERVIEW



## Our Awards & Recognition

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**TIMES POWER BRAND -  
RISING DEVELOPER 2022  
BY THE TIMES GROUP**



**FASTEST GROWING REALTY  
BRAND OF THE YEAR 2023  
BY REALTY+**



**ICONIC WOMEN 2022  
BY ZHEP FOUNDATION,  
GOV. OF MAHARASHTRA  
& MINISTRY OF MSME**



**ICONS OF  
MAHARASHTRA  
SAKAL MEDIA GROUP**



**ACHIEVERS IN  
COMMERCIAL REALTY  
2023 BY REALTY+**

## Our Associations

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**Indian Green Building Council**

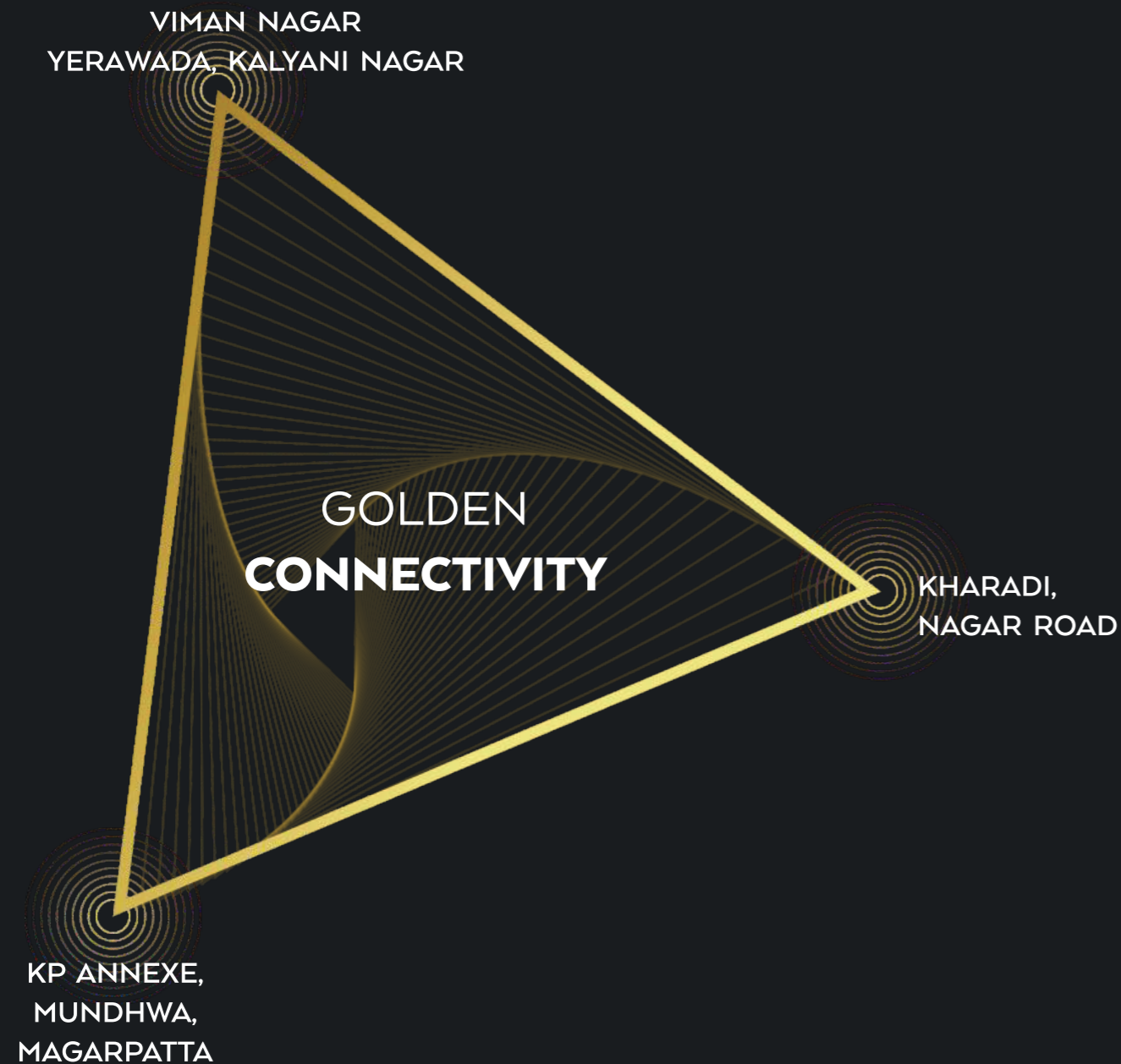


**Confederation of Indian Industry**



## The Project Location

## GOLDEN TRADE TRIANGLE - A MIGHTY CONFLUENCE



### IGNITING GROWTH POTENTIAL IN EAST PUNE'S PREMIER HUB

The Golden Trade Triangle: East Pune's premier hub where businesses thrive, ecosystems flourish, and opportunities abound. With robust infrastructure and a vibrant mix of amenities including business parks, entertainment, education, and healthcare facilities, it's a strategic destination where entrepreneurship meets luxury, igniting boundless growth potential.



## LOCATION CONNECTIVITY BENEFITS OF THE STRAND

Reimagine commute a few minutes away from all major routes and landmarks Manipal Hospital

Manipal Hospital	4 Min
Reliance Smart Mall	6 Min
Zensar IT Park	4 Min
World Trade Center	4 Min
EON IT Park	4 Min
Phoenix Mall	15 Min
Amanora Mall	10 Min
Magarpatta City	12 Min
Trion Business Park	13 Min
Airport	20 Min
Ramwadi Metro Station	16 Min
Pune Railway Station	25 Min





THE  
STRAND

—  
ABODES



For a  
blissful life  
ahead



THE  
STRAND  
—  
ABODE

They  
Give  
You

S P A C E





THE  
STRAND  
—  
ABODE

They  
Give  
You

V I E W



THE  
STRAND  
—  
ABODE

They  
Give  
You

COMFORT



THE  
STRAND  
—  
ABODE

They  
Give  
You

EXCLUSIVITY

## Key Features

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### THE STRAND ABODES

A Life by the River awaits at an up and coming landmark in Kharadi.



2 High-rise Towers



Exclusive Campus of Spacious Residences



Low Density Housing - 136 Limited Edition Residences



4 Apartments on Each Floor



3 Side Open Apartments



Luxurious Apartments  
with a Riverview

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**Two Balconies Overlooking  
the River**

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**Step into the Master  
Bedroom with a  
Walk-in Wardrobe**

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**Apartments with the  
Perfect Circulation through  
10.2 ft Clear Height**

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**A Magnificent Welcome  
with an 8 Ft Door Height**

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**Embrace the View with  
Maximum Glass Elevation**

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**Live A Wide Life with  
Naturally Lit &  
Ventilated Homes**

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**A Grand Lobby Entrance  
for Welcome**

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**A Smart Lifestyle for  
Modern Luxury**

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**Park with Ease with  
Ample Parking**

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Premium Specs in  
Every Corner

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**EXQUISITE BLEND OF  
EXCLUSIVITY AND LUXURY**

Experience an expansive space spanning over 20,000 square feet, offering breathtaking panoramic views of the majestic Mula-Mutha River and the captivating city skyline.



## Introducing the Riverview Club

Strike a conversation, mingle with your folks, or relax - our sleek breakout zones allow you to unwind and recollect your focus.



Settled on the 21st Floor



Magnificent View of the River and City Skyline



4.5 Metre Height



An Array of Lifestyle Amenities



Dive into the  
Temperature-controlled  
Indoor Infinity Pool

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**Workout at a Gym with  
a View**












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**Celebrate Precious Moments  
in the Party Area**

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# GROUND LEVEL AMENITIES

-  MULTIPURPOSE PLAY COURT
-  CAFETERIA
-  CHILDREN'S PLAY AREA
-  CLUB HOUSE
-  GROUND FLOOR - MULTIPURPOSE HALL
-  FIRST FLOOR - DAYCARE
-  BUFFET AREA
-  PARTY LAWN AREA
-  STAGE
-  PET PARK
-  HERBAL PLANTATION
-  JOGGING TRACK/WALKING TRACK





## THE RIVERVIEW CLUB FEATURES

-  INDOOR GAMES ROOM
-  TODDLER'S PLAY AREA
-  PATHWAY
-  BUSINESS LOUNGE
-  ZUMBA & DANCE ROOM
-  FULLY EQUIPPED GYMNASIUM
-  PARTY LAWN
-  BUFFET AREA
-  RECEPTION WITH LOUNGE SEATING
-  STEAM ROOM
-  CHANGING ROOM
-  POOL SIDE DECK
-  INFINITY EDGE SWIMMING POOL
-  JACUZZI SEATING

## CONFIGURATIONS

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### **3 BHK**

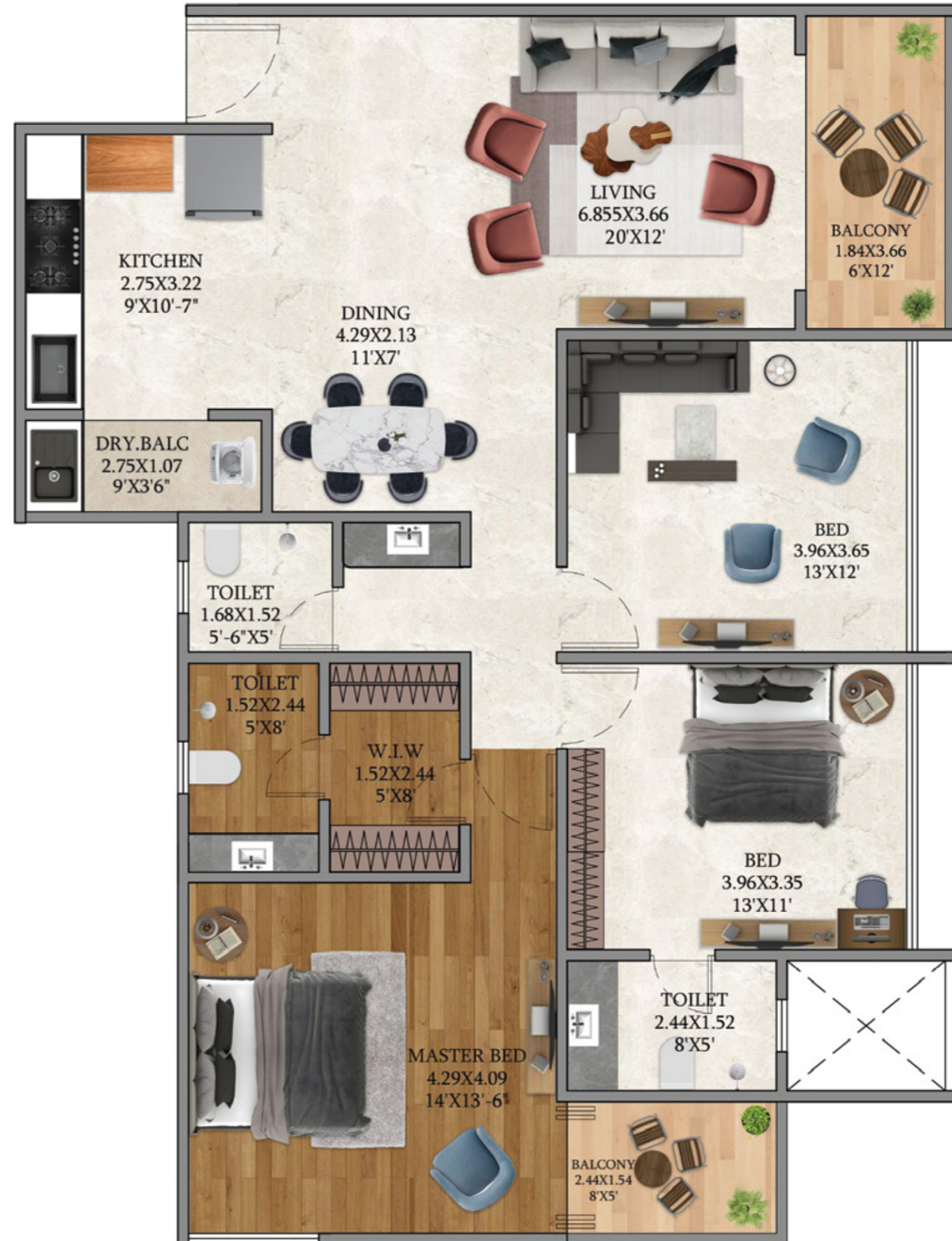
1336 & 1400 sq. ft. carpet area

### **4 BHK**

1567 sq. ft. carpet area

### **4.5 BHK**

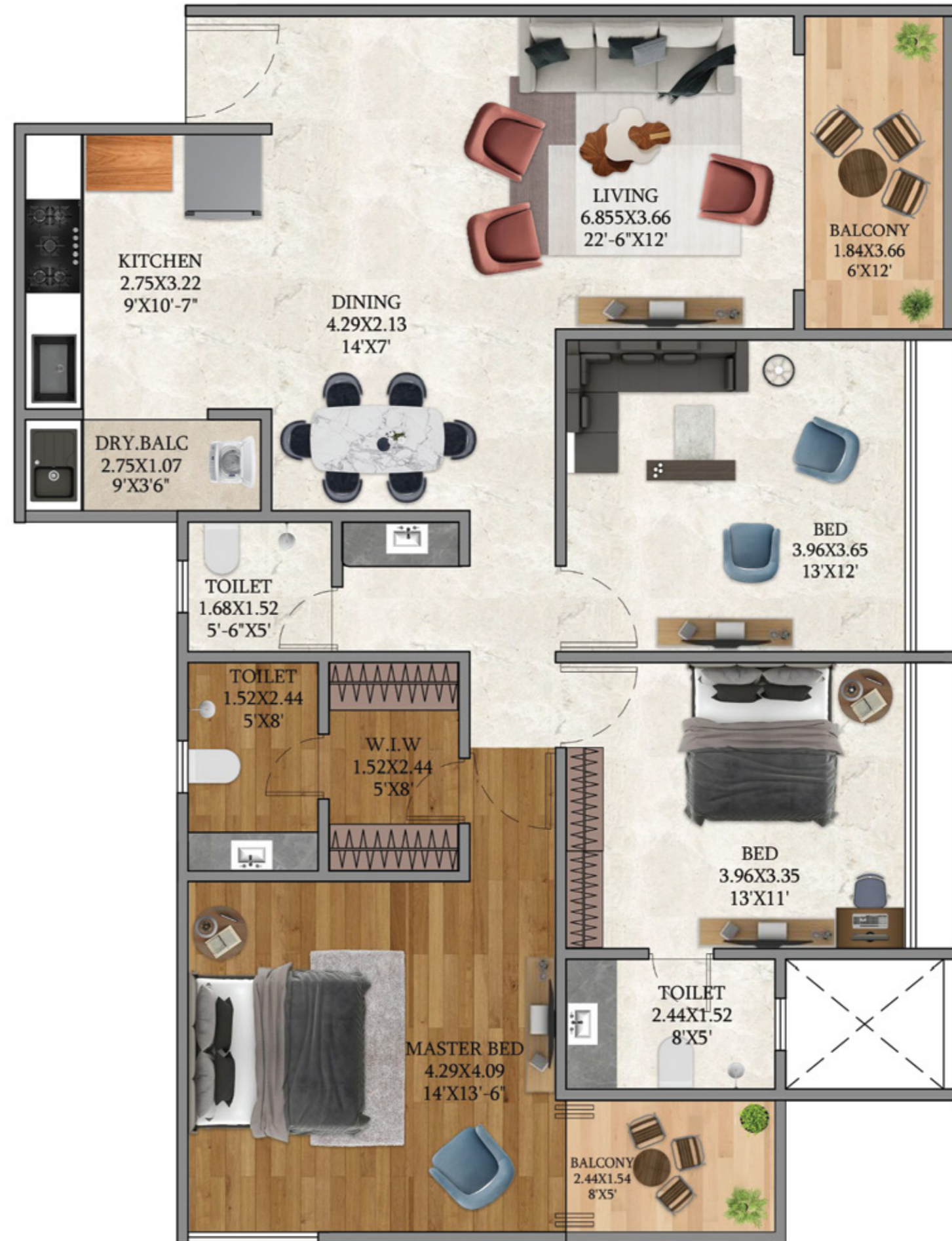
2456 & 2909 sq. ft. carpet



### 3 BHK

1336 sq. ft. Carpet

2 Reserved Non-stack Car Parkings



### 3 BHK

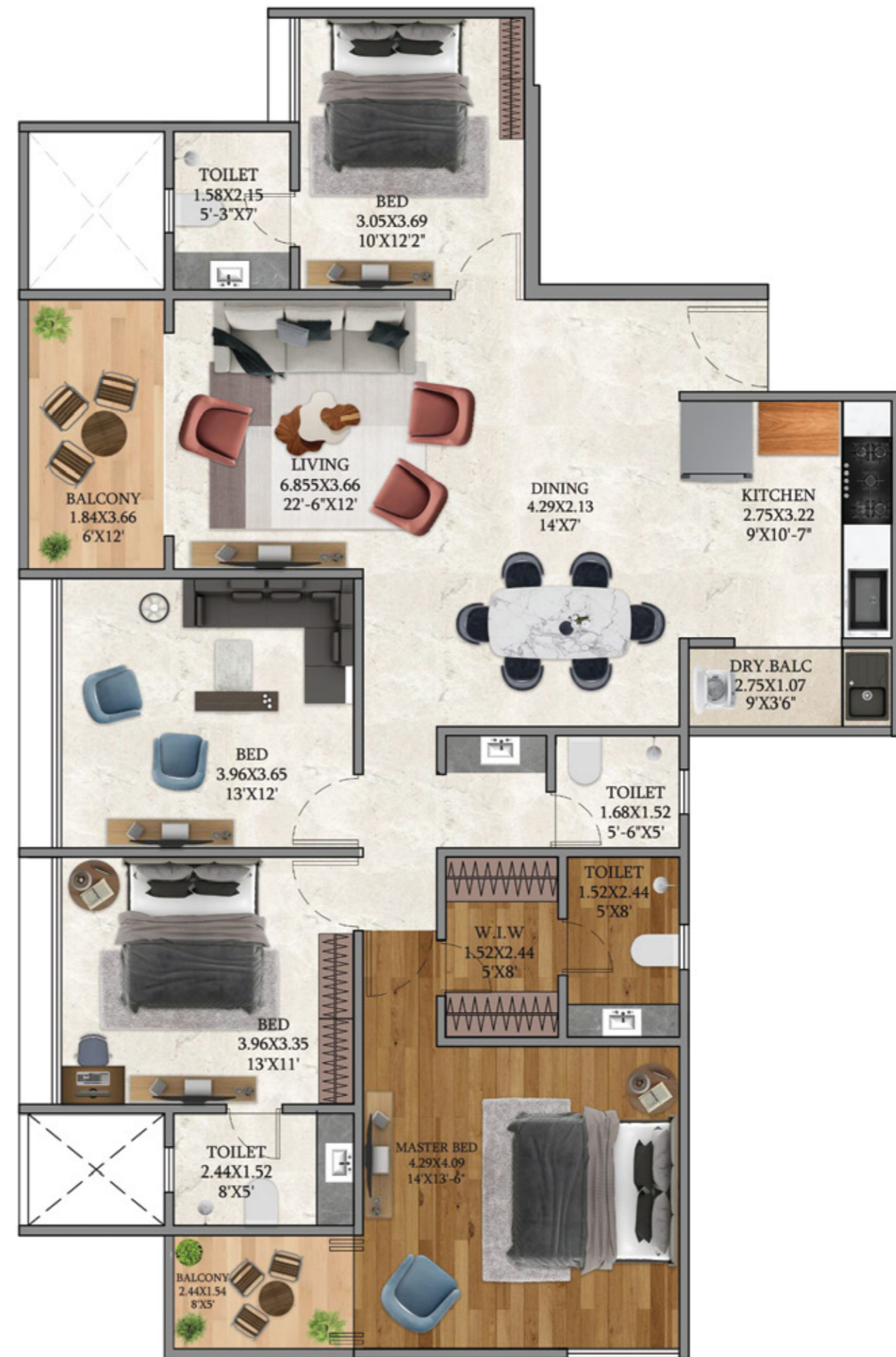
1400 sq. ft. Carpet

2 Reserved Non-stack Car Parkings

# 4 BHK

1566.7 sq. ft. Carpet

2 Reserved Non-stack Car Parkings



## 4.5 BHK Duplex

2453 sq.ft. Carpet

3 Reserved Non-stack  
Car Parkings



## 4.5 BHK Duplex

2909 sq.ft. Carpet

3 Reserved Non-stack  
Car Parkings



## PRICE RANGE

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**3 BHK**

Rs. **1.75 Cr.** Onwards

**4 BHK**

Rs. **2.02 Cr.** Onwards

**4.5 BHK**

Rs. **3.21 Cr.** Onwards

\*All inclusive prices

3 & 4 Bed Apartments with 2 car parkings

Duplexes with 3 car parkings

Excluding annual maintenance



EOI

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## EOI

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Type	Regular (Refundable)
Amount	Rs. 1,00,000/-
Priority	Token Number Wise Allotment Slots
Assured Benefits	<ul style="list-style-type: none"><li>• Discount up to Rs.1,00,000/-*</li><li>• Creaticity Branded Interiors Discount Voucher</li><li>• Interior Design Assistance by Creaticity Branded Interiors</li></ul>
Refund Duration	7 working days after cancellation by signing the cancellation form

## EOI

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Type	Priority (Non-refundable)
Amount	Rs. 5,00,000/-
Priority	Token Number Wise Allotment Slots
Assured Benefits	<ul style="list-style-type: none"><li>• Pre-selection of Unit</li><li>• Early access to floor plan / elevation</li><li>• Discount up to Rs. 4,50,000/-*</li><li>• No Floor Rise / PLC</li><li>• Creaticity Branded Interior Discount Voucher</li><li>• Interior Design Assistance by Creaticity Branded Interiors</li><li>• Membership of Club Marriott / Hyatt Dining Club or equivalent</li></ul>

**A PROJECT BY**

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**FOR INTERNAL TRAINING PURPOSE ONLY**

The projects shown in the brochure are of proposed nature. The promoter/developer notify to all the proposed allottees that they reserve all the rights to commence, construct and complete the project and its various amenities described in various phases. The brochure is purely conceptual and not a legal offer/advice/representation/Inducement. Nothing else other than the amenities and specifications enshrined in standard agreement is committed to be supplied to the purchaser by the developer unless otherwise mentioned. All Images unless otherwise mentioned are used for illustrative purpose only. For more information on the project regarding its approvals/sanctions/phase-wise permissions/phase-wise amenities etc. please visit the Real Estate Regulatory Act (RERA) website. Please ensure its diligent view before booking of unit to promote healthy and prosperous association.