



BAZAR MART

Daily Fresh Electric

SALE

SALE

SALE

SALE

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SALE

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SALE

SALE

SAGAR
PROPERTIES
BY KANUBHAI SAGAR

WATER'S EDGE

NEW LOOK

NEW LOOK

NEW LOOK

NEW LOOK

NEW LOOK

WATER'S SQUARE

Hypermarket | Shops | Offices | Restaurants

A Neighbourhood Shopping Centre & More

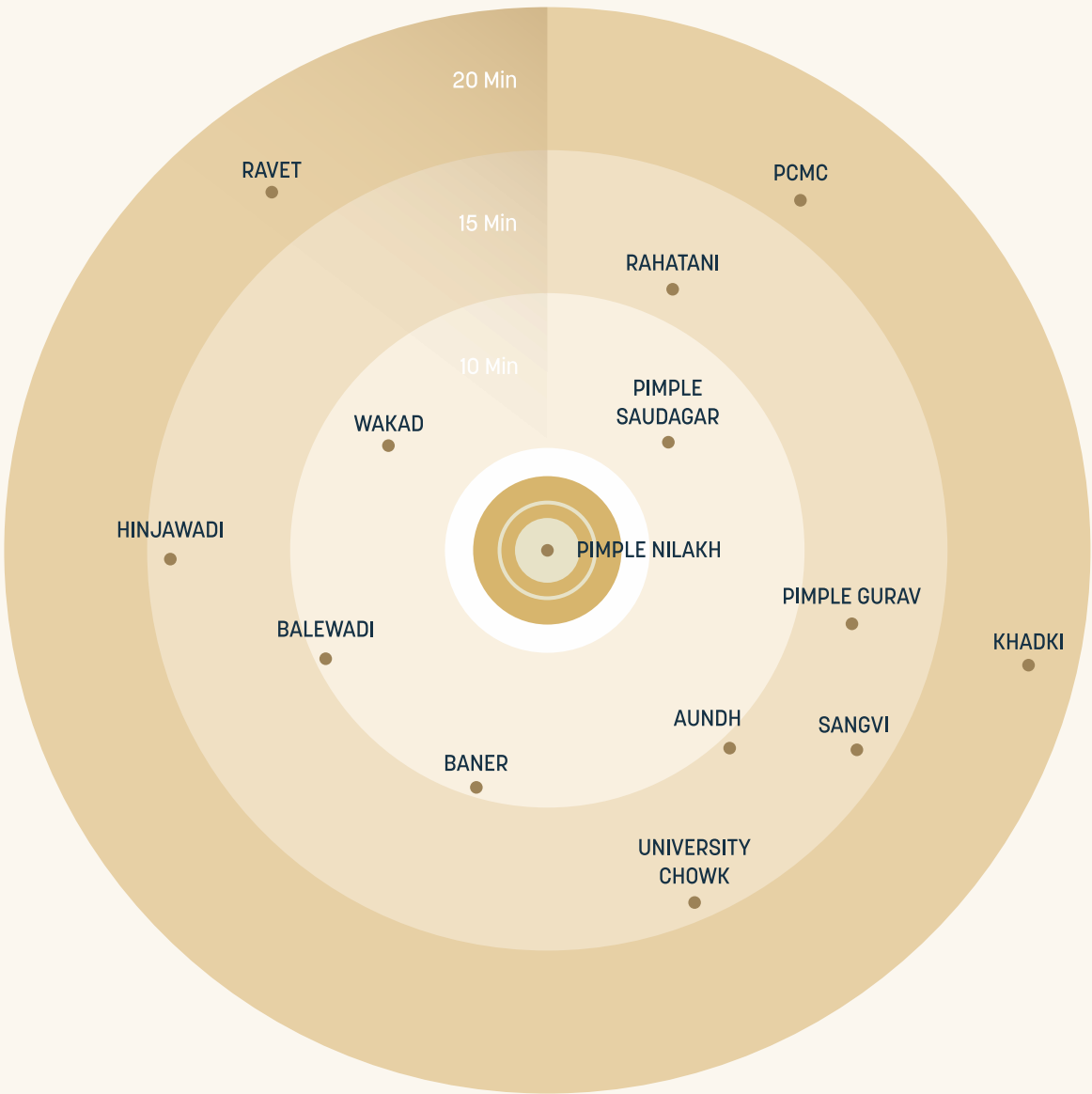
Situated at Water's Edge along DP road, Pimple Nilakh - WATER'S SQUARE is a shopping centre destination, designed to serve the retailing opportunities of the housing complex and the richly populated residential area surrounding Water's Edge. Anchored by a hyper market and four roof-top restaurants the centre features a strong retail mix with a variety of retail stores, offices, customer - service oriented businesses and kiosks. Water's Square possesses all of the attributes of an ideal retail location. It combines a sustainable traffic count, great location, and superb retail demographics. Adding to the remarkable marketing opportunities of Pimple Nilakh are the surrounding, well developed neighbouring areas including Baner, Aundh, and Balewadi etc.

Water's Square is a marketplace where a buyer can quickly drive-in, park, roam around, make purchases and exit but not before noticing other enterprises like offices and restaurants within the complex. Here everyone from the surrounding elite families could frequently come, spend a nice time and grab a few goodies or avail of some services essential for their everyday life.

Pimple Nilakh – The new heavyweight pincode

Pimple Nilakh is a hub of multi-ethnic crowd which makes it ideal for residential and commercial growth. High literacy ratios, purchasing power and presence of business acumen create numerable advantages for the businesses to flourish. Being a preferred choice of HNIs, expatriates and NRIs for their residence and investments due to its convenient and peaceful surroundings, the area is registering thoughtful residential planning and well-planned infrastructure. In other words, this area serves as a future destination of lucrative business opportunities for all.

Pimple Nilakh has got a unique location advantage of being central in the western region of Pune. Any suburb from University Circle to Hinjewadi is comfortably accessible from here. The new and upcoming road developments are certain to multiply the connectivity even more.



Customer Profile

- Well-groomed, educated and well-travelled individuals
- Lifestyle-driven HNI with good purchasing power and net disposable income
- Family oriented and community admirer
- Typical customer is a family of 4 with kids at home, visits shopping centre 2 - 3 times a week

On this fast-developing corridor, a commercial plaza like Water’s Square is a much needed development for a truly urbane shopping experience.

What makes this area promising for blooming businesses?

- An affluent local for an ideal shopping experience
- An iconic spot that has high visibility with beautiful landscaping, abundant lighting and distinctive signage
- Strategically located at the midpoint of a high-flowing road visible to over 5000 cars per day
- A top-class cosmopolitan locality
- Dominant shopping centre in the catchment
- Frequent repeat customers
- Well-connected with renowned schools, lifestyle conveniences and healthcare facilities
- Close proximity with Aundh, Baner, Pimple Saudagar and Wakad
- An excellent opportunity for investors looking for assured & high ROI

Convenience of Location

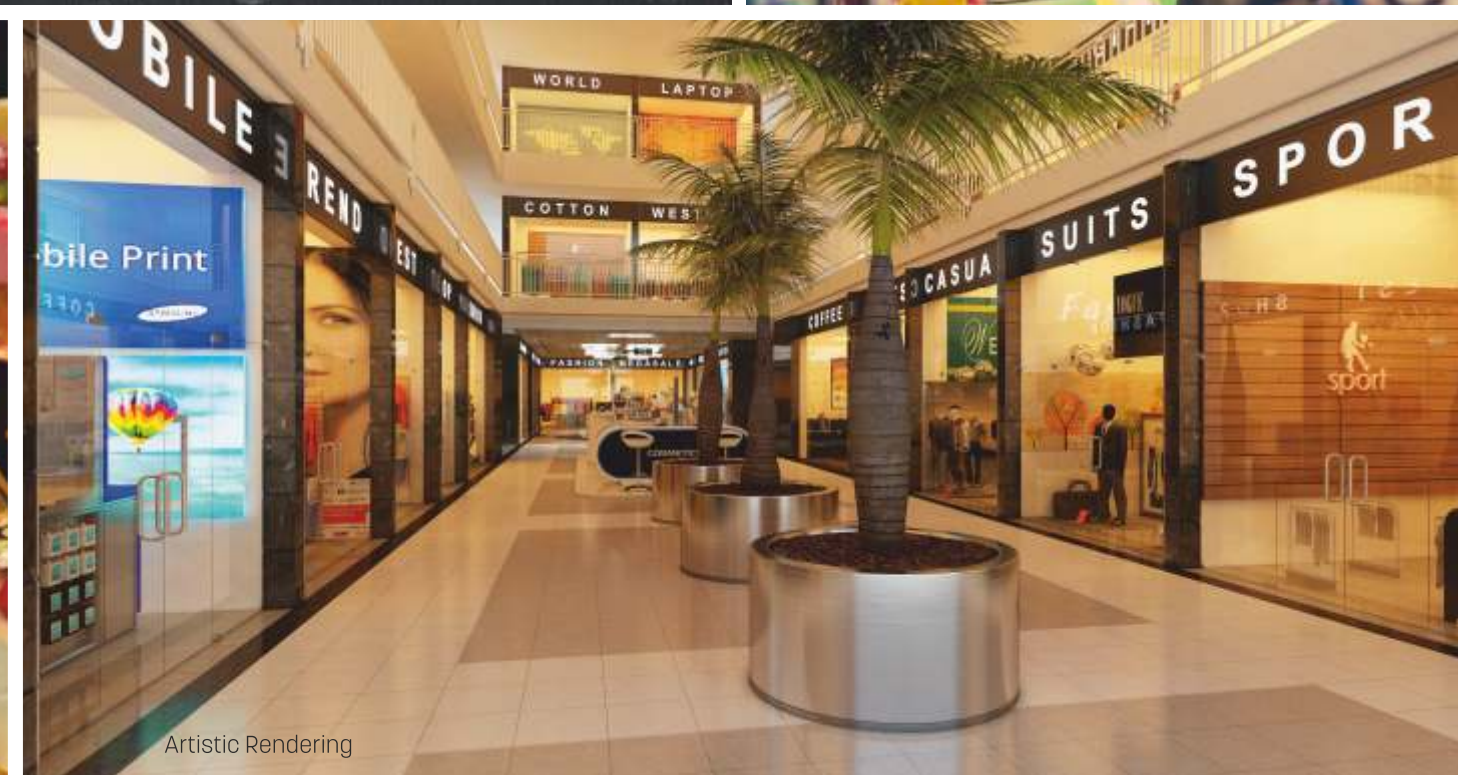
Key distances:

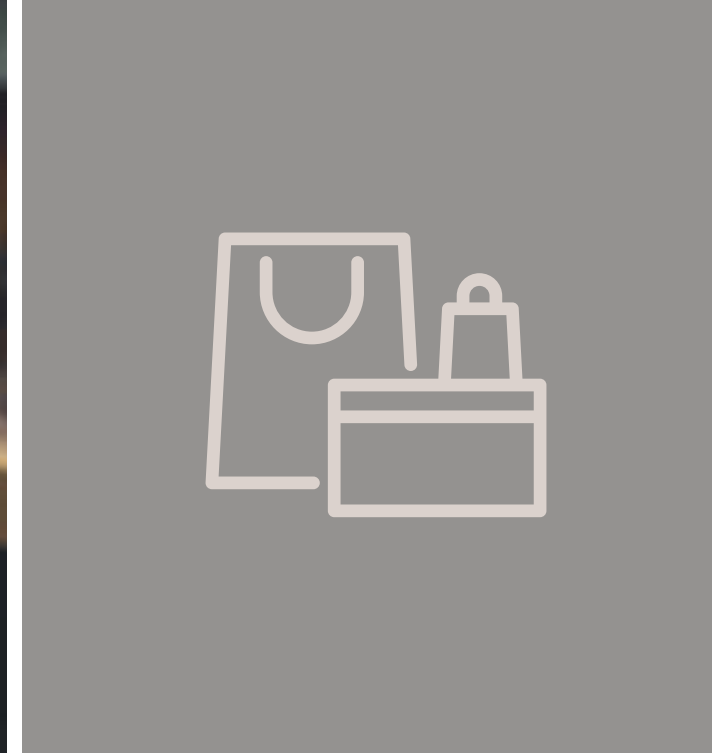
- Pimple Saudagar _____ 3.4 KM
- Baner _____ 3.6 KM
- Wakad _____ 3.8 KM
- Hinjewadi _____ 4.5 Km
- Aundh _____ 6.6 KM
- University Circle _____ 9.3 KM
- Pimpri Chinchwad _____ 10.4 KM
- Ravet _____ 11.9 KM



Maps are not to the scale. Distances are approximate.







HYPERMARKET & SHOPS



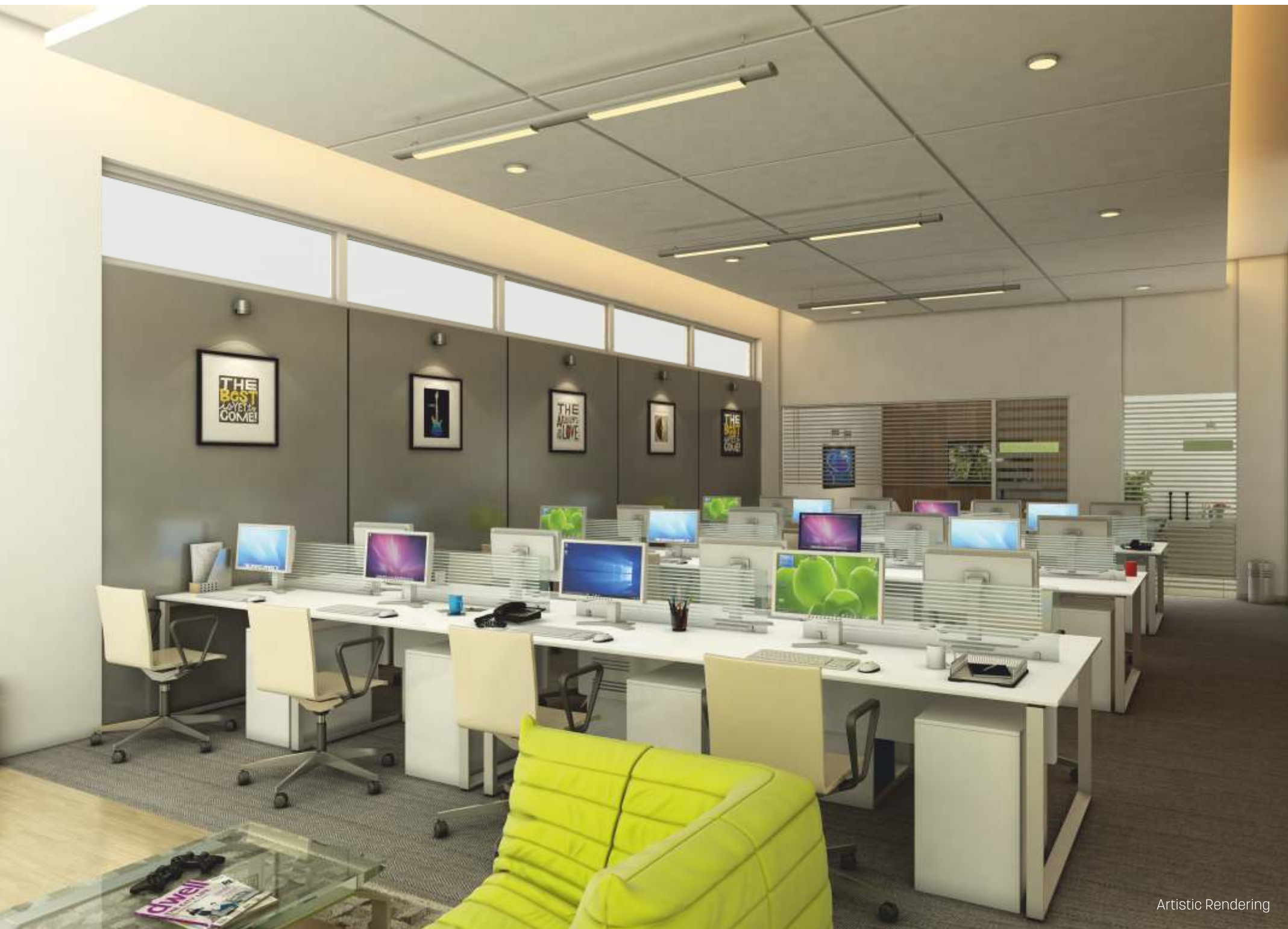
A place that is certain to be recognized as a favourite hotspot of families

3 Floors of Delightful and Convenient Shopping Experience with a Mix of 93 Retail & Service-Oriented Business Units.

Earmark this destination for your retail business. Augmented by fine amenities and well-thought-of facilities, it is just perfect to showcase your products or deliver your service.

- A smartly designed facility comprising ground, 1st, and 2nd floor
- 93 daily-convenience shops of 8 to 148 Sq. Mtrs.
- 4 passenger & 2 service elevators in this commercial zone
- 2 passenger & 1 service elevator in hypermarket
- Good opportunity for people in nearby areas that are willing to invest in retail business
- Ideal for bookstores, pharmacy, confectionary and bakery, cafes, salons, garments, jewellery, watches and electronics, clinics, food franchisee outlets, ice-cream shoppe, financial services, event planners, mobile service centers, ATMs etc.







OFFICES



Rule the market
Be surrounded by growth opportunities

28 Commercial Establishments for progressive entrepreneurs, professionals and service providers.

With finishes & finer touches to match high standards of a professional work environment and ambience invest in a space here to impress your clients and to keep your employees motivated.

- A commercial zone comprising 3rd, 4th & 5th floor
- 28 offices of 52 to 105 Sq. Mtrs.
- 4 passenger & 2 service elevators in this commercial zone
- Ideal for financial, medical, professional and travel services, enterprise and start-ups etc.



Artistic Rendering



Artistic Rendering



RESTAURANTS



A Restaurateur's Delight

4 double height, duplex restaurants to suit every cuisine

Serve connoisseurs at an ambiance to rejoice with people of same taste

- 4 Spaces on the 6th and 7th top floors designed specifically to serve the F & B category with a panoramic view of the cityscape
- Floor space spread over two levels and three zones with a double height ceiling and internal staircase to connect the dining hall, lounge and outdoor open to sky terrace area
- Dedicated kitchen area with provisions for all the services
- Separate Gents \ Ladies restrooms on the restaurant floor
- 4 passenger & 2 service elevators in this commercial zone
- Equipped with special value-adds like provision of piped gas, f & b areas with high electrical load allocation etc.
- Ideal to serve families residing in the catchment area, shoppers, retailers, office personnel, clients, customers and visitors



The finer detailing to exactly match the perfection

Exclusive Features

- Eye-pleasing, well-lit façade that appeals to every passersby
- Atriums at various levels to impose a grand welcoming feel
- 4 passenger & 2 service elevators in commercial zone
- 2 passenger & 1 service elevator in hypermarket
- Very clear demarcation of zones
- Overlapping passages ensuring cross-benefits to multiple businesses
- 2 levels of ample parking

Environment Friendly Building

- Rain water harvesting
- Green landscaping

Fire Safety

- Fire resistant doors
- Wet risers
- Hose reel
- Sprinklers
- Hydrants

Earthquake Resistance

- R.C.C building designed as per norms for seismic resistance

Security Systems

- Building security and access control for offices
- CCTV surveillance in all common areas

Power Backup

- 100% DG back-up for common areas
- Telecommunication line provided within building along with broadband internet connectivity
- Provision of cable TV connection

Parking

- 2 levels of car parking
- Ample 2 wheeler parking

Infrastructure Provision for HVAC Systems

- Dedicated service shafts for electrical cabling and HVAC
- Provision for AHUs on service ledge and roof-top

Internal Finishes

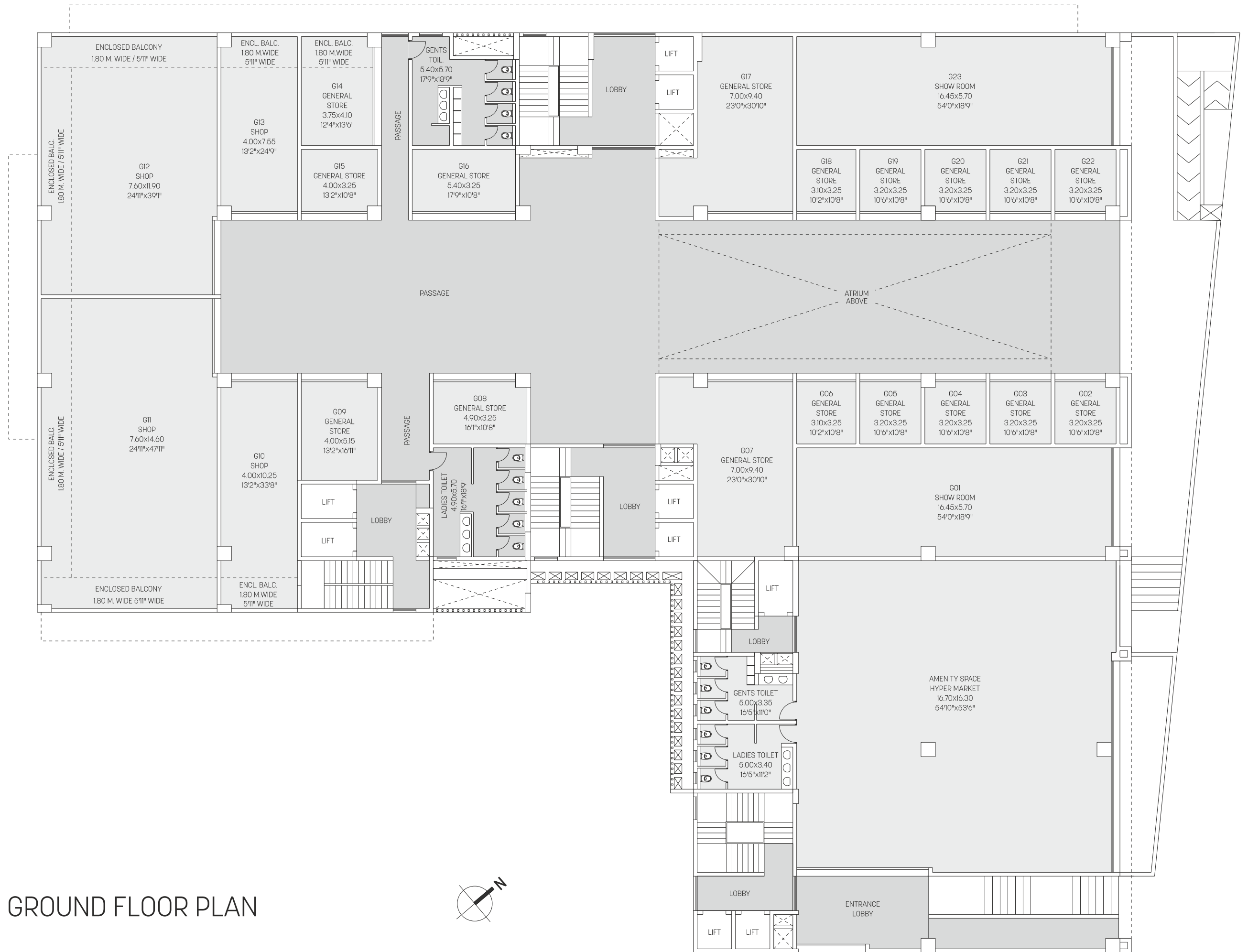
- Vitrified flooring in lobby
- Vitrified / Marble / Granite flooring in common areas
- Vitrified tile 600 x 600 for flooring of showrooms

Elevators

- 4 passenger & 2 service elevators in commercial zone
- 2 passenger & 1 service elevator in hypermarket

Other Specifications

- Heritage texture wall finish for external walls
- Anodised aluminum fins for elevation treatment of service ledges
- Granite cladding for lobby considered full height
- Metal ceiling systems for common passages and common toilets
- Rolling shutters for all shops will be provided
- Pillar between shops will be clad with granite
- Anti skid vitrified tile for common toilets
- Partition system between W.C. in common toilets
- Office front will be aluminium framing with 6mm clear glass
- Internal plumbing CPVC
- CP and sanitary fittings of Jaquar / equivalent
- Solar rooftop for common areas



GROUND FLOOR PLAN

SHOP / OFFICE NO	CARPET AREA AS PER RERA IN SQ. M.	CARPET AREA AS PER RERA IN SQ. FT.	ENCLOSED BALCONY AREA IN SQ. M.	ENCLOSED BALCONY AREA IN SQ. FT.	ATTACHED TERRACE AREA IN SQ. M.	ATTACHED TERRACE AREA IN SQ. FT.
G01	93.76	1009	-	-	-	-
G02	10.40	112	-	-	-	-
G03	10.40	112	-	-	-	-
G04	10.40	112	-	-	-	-
G05	10.40	112	-	-	-	-
G06	10.07	108	-	-	-	-
G07	52.70	567	-	-	-	-
G08	15.92	171	-	-	-	-
G09	20.60	222	-	-	-	-
G10	41.00	441	6.40	69	-	-
G11	109.93	1183	38.08	410	-	-
G12	89.41	962	33.76	363	-	-
G13	30.20	325	6.40	69	-	-
G14	15.37	165	6.00	65	-	-
G15	13.00	140	-	-	-	-
G16	17.55	189	-	-	-	-
G17	51.80	558	-	-	-	-
G18	10.07	108	-	-	-	-
G19	10.40	112	-	-	-	-
G20	10.40	112	-	-	-	-
G21	10.40	112	-	-	-	-
G22	10.40	112	-	-	-	-
G23	93.76	1009	-	-	-	-
AMENITY	301.72	3248	-	-	-	-



FIRST FLOOR PLAN



SHOP / OFFICE NO	CARPET AREA AS PER RERA IN SQ. M.	CARPET AREA AS PER RERA IN SQ. FT.	ENCLOSED BALCONY AREA IN SQ. M.	ENCLOSED BALCONY AREA IN SQ. FT.	ATTACHED TERRACE AREA IN SQ. M.	ATTACHED TERRACE AREA IN SQ. FT.
101	11.68	126	7.99	86	-	-
102	19.68	212	-	-	-	-
103	19.68	212	-	-	-	-
104	19.68	212	-	-	-	-
105	19.06	205	-	-	-	-
106	30.75	331	-	-	-	-
107	8.60	93	-	-	-	-
108	11.40	123	-	-	-	-
109	16.80	181	6.40	69	-	-
110	18.48	199	16.32	176	-	-
111	12.54	135	4.56	49	-	-
112	11.44	123	4.16	45	-	-
113	15.80	170	-	-	-	-
114	15.80	170	-	-	-	-
115	14.61	157	-	-	-	-
116	14.61	157	-	-	-	-
117	13.03	140	-	-	-	-
118	13.03	140	-	-	-	-
119	14.61	157	-	-	-	-
120	14.61	157	-	-	-	-
121	15.80	170	-	-	-	-
122	15.80	170	-	-	-	-
123	11.00	118	4.00	43	-	-
124	11.44	123	4.16	45	-	-
125	8.64	93	9.19	99	-	-
126	13.19	142	4.64	50	-	-
127	13.65	147	4.80	52	-	-
128	18.20	196	6.40	69	-	-
129	18.20	196	6.40	69	-	-
130	22.75	245	8.00	86	-	-
131	14.10	152	4.96	53	-	-
132	14.56	157	5.12	55	-	-
133	14.56	157	5.12	55	-	-
134	14.56	157	5.12	55	-	-
135	8.64	93	11.03	119	-	-
AMENITY	368.34	3965	-	-	-	-



SECOND FLOOR PLAN



SHOP / OFFICE NO	CARPET AREA AS PER RERA IN SQ. M.	CARPET AREA AS PER RERA IN SQ. FT.	ENCLOSED BALCONY AREA IN SQ. M.	ENCLOSED BALCONY AREA IN SQ. FT.	ATTACHED TERRACE AREA IN SQ. M.	ATTACHED TERRACE AREA IN SQ. FT.
201	11.68	126	7.99	86	-	-
202	19.68	212	-	-	-	-
203	19.68	212	-	-	-	-
204	19.68	212	-	-	-	-
205	19.06	205	-	-	-	-
206	30.75	331	-	-	-	-
207	8.60	93	-	-	-	-
208	11.40	123	-	-	-	-
209	16.80	181	6.40	69	-	-
210	18.48	199	16.32	176	-	-
211	12.54	135	4.56	49	-	-
212	11.44	123	4.16	45	-	-
213	15.80	170	-	-	-	-
214	15.80	170	-	-	-	-
215	14.61	157	-	-	-	-
216	14.61	157	-	-	-	-
217	13.03	140	-	-	-	-
218	13.03	140	-	-	-	-
219	14.61	157	-	-	-	-
220	14.61	157	-	-	-	-
221	15.80	170	-	-	-	-
222	15.80	170	-	-	-	-
223	11.00	118	4.00	43	-	-
224	11.44	123	4.16	45	-	-
225	8.64	93	9.19	99	-	-
226	13.19	142	4.64	50	-	-
127	13.65	147	4.80	52	-	-
228	18.20	196	6.40	69	-	-
229	18.20	196	6.40	69	-	-
230	22.75	245	8.00	86	-	-
231	14.10	152	4.96	53	-	-
232	14.56	157	5.12	55	-	-
233	14.56	157	5.12	55	-	-
234	14.56	157	5.12	55	-	-
235	8.64	93	11.03	119	-	-
AMENITY	352.84	3798	15.50	167	-	-



SHOP / OFFICE NO	CARPET AREA AS PER RERA IN SQ. M.	CARPET AREA AS PER RERA IN SQ. FT.	ENCLOSED BALCONY AREA IN SQ. M.	ENCLOSED BALCONY AREA IN SQ. FT.	ATTACHED TERRACE AREA IN SQ. M.	ATTACHED TERRACE AREA IN SQ. FT.
301	164.80	1774	-	-	30.08	324
302	44.52	479	7.84	84	-	-
303	57.77	622	-	-	10.00	108
304	70.14	755	9.84	106	23.00	248
305	57.98	624	22.00	237	-	-
306	59.08	636	13.12	141	-	-
307	55.98	603	5.68	61	-	-
308	86.71	933	18.72	202	-	-
309	61.62	663	28.48	307	-	-
AMENITY	336.94	3627	31.40	338	-	-



FOURTH FLOOR PLAN



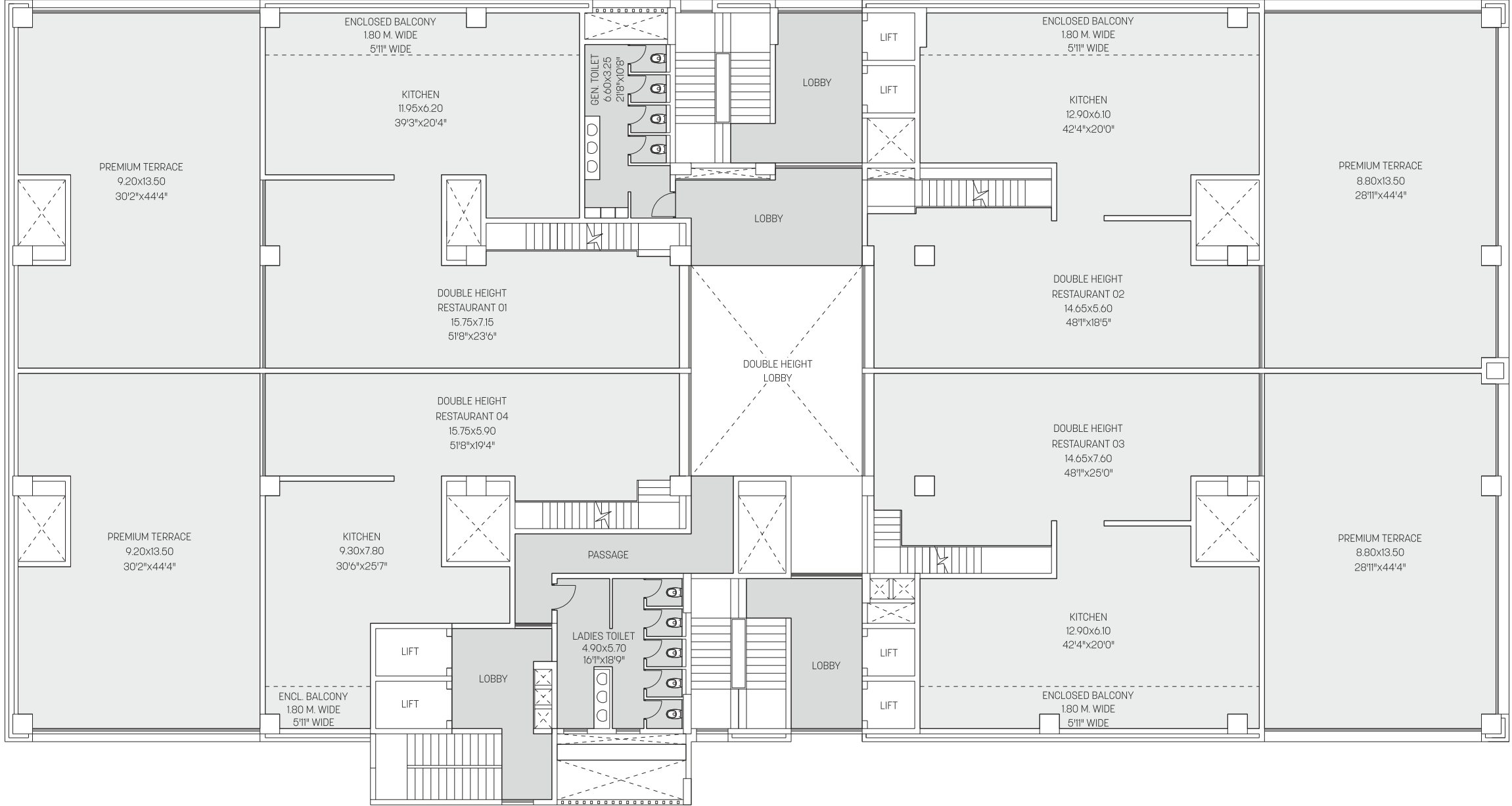
SHOP / OFFICE NO	CARPET AREA AS PER RERA IN SQ. M.	CARPET AREA AS PER RERA IN SQ. FT.	ENCLOSED BALCONY AREA IN SQ. M.	ENCLOSED BALCONY AREA IN SQ. FT.	ATTACHED TERRACE AREA IN SQ. M.	ATTACHED TERRACE AREA IN SQ. FT.
401	123.60	1330	41.20	443	-	-
402	44.52	479	7.84	84	-	-
403	51.37	553	6.40	69	-	-
404	57.98	624	22.00	237	-	-
405	57.98	624	22.00	237	-	-
406	59.08	636	13.12	141	-	-
407	55.98	603	5.68	61	-	-
408	86.71	933	18.72	202	-	-
409	61.62	663	28.47	306	-	-



FIFTH FLOOR PLAN



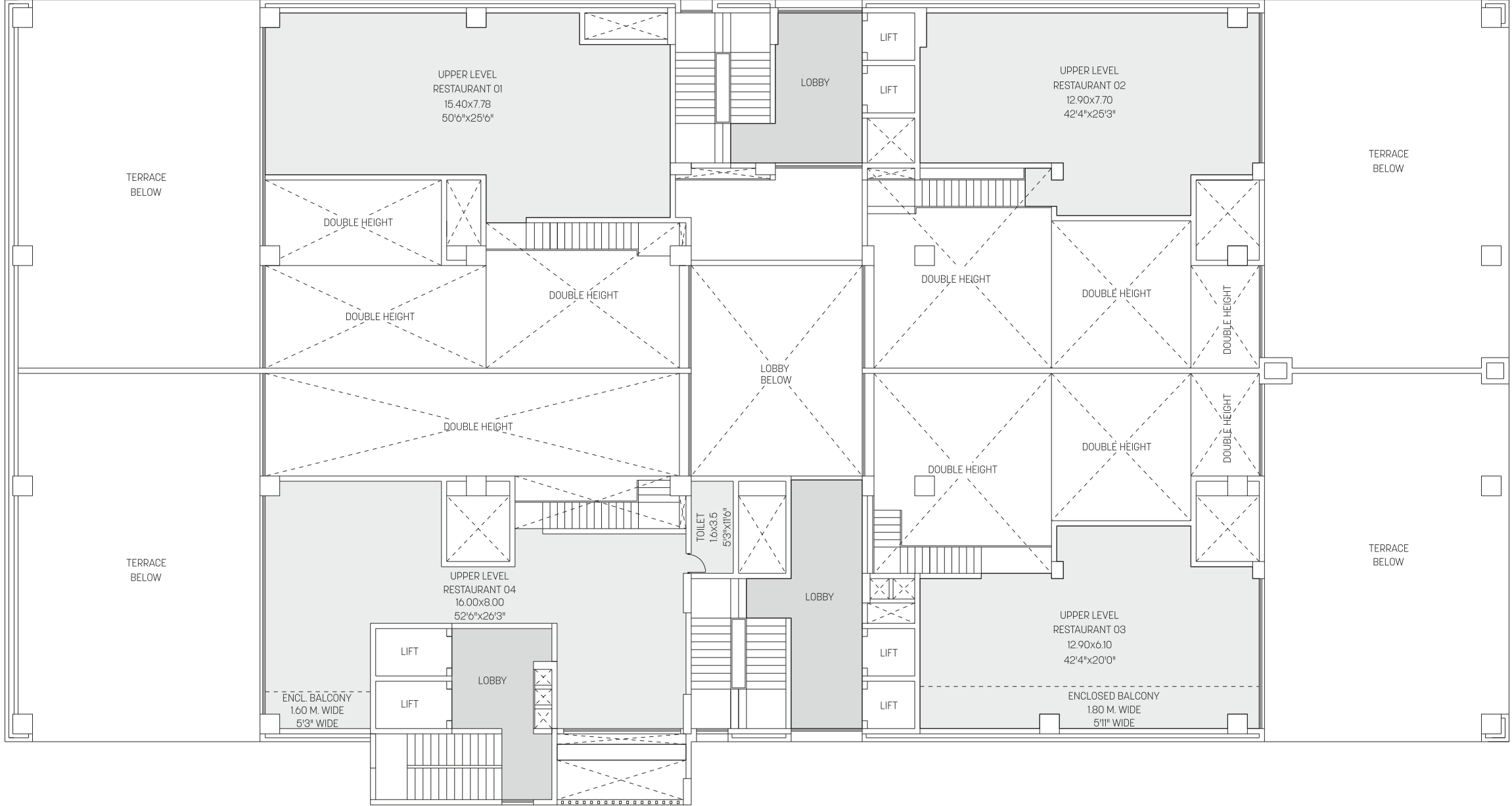
SHOP / OFFICE NO	CARPET AREA AS PER RERA IN SQ. M.	CARPET AREA AS PER RERA IN SQ. FT.	ENCLOSED BALCONY AREA IN SQ. M.	ENCLOSED BALCONY AREA IN SQ. FT.	ATTACHED TERRACE AREA IN SQ. M.	ATTACHED TERRACE AREA IN SQ. FT.
501	61.62	663	28.48	307	-	-
502	86.71	933	18.72	202	-	-
503	44.52	479	7.84	84	-	-
504	51.37	553	6.40	69	-	-
505	57.98	624	22.00	237	-	-
506	57.98	624	22.00	237	-	-
507	59.08	636	13.12	141	-	-
508	55.98	603	5.68	61	-	-
509	86.71	933	18.72	202	-	-
510	61.62	663	28.47	306	-	-



SIXTH FLOOR PLAN

SHOP / OFFICE NO	CARPET AREA AS PER RERA IN SQ. M.	CARPET AREA AS PER RERA IN SQ. FT.	ENCLOSED BALCONY AREA IN SQ. M.	ENCLOSED BALCONY AREA IN SQ. FT.	ATTACHED TERRACE AREA IN SQ. M.	ATTACHED TERRACE AREA IN SQ. FT.
Rest. 1	159.02	1712	19.12	206	117.30	1263
Rest. 2	159.23	1714	20.64	222	118.80	1279
Rest. 3	160.13	1724	20.64	222	118.80	1279
Rest. 4	128.50	1383	6.40	69	117.30	1263

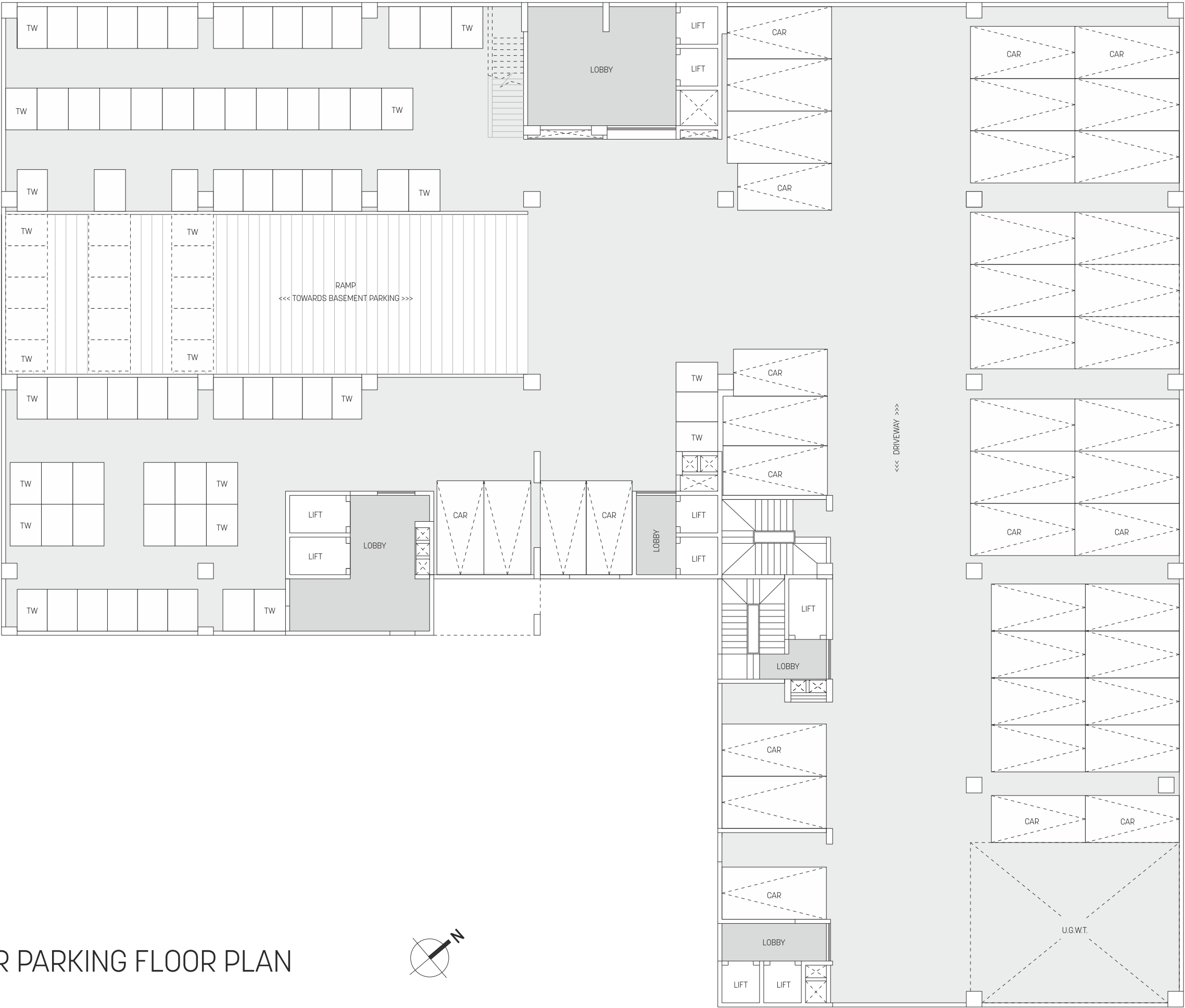




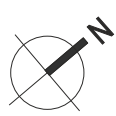
SEVENTH FLOOR PLAN

SHOP / OFFICE NO	CARPET AREA AS PER RERA IN SQ. M.	CARPET AREA AS PER RERA IN SQ. FT.	ENCLOSED BALCONY AREA IN SQ. M.	ENCLOSED BALCONY AREA IN SQ. FT.	ATTACHED TERRACE AREA IN SQ. M.	ATTACHED TERRACE AREA IN SQ. FT.
Rest. 1	101.94	1097	-	-	-	-
Rest. 2	84.90	914	-	-	-	-
Rest. 3	64.26	692	20.64	222	-	-
Rest. 4	100.20	1079	5.60	60	-	-



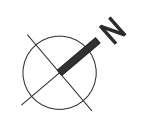


LOWER PARKING FLOOR PLAN





UPPER PARKING FLOOR PLAN





F WATER'S EDGE PHASE V

F WATER'S EDGE PHASE IV

G WATER'S EDGE PHASE VI

E1

E2

A

B

C

VIBE

BAZAR MART

SAGAR





Water's Edge
12 acres of Palatial Living

WATER'S SQUARE
Hyper Market | Shops | Offices | Restaurants

Sagar Properties - A Brand That Has Delivered A Prodigy

SAGAR PROPERTIES is the renowned real estate brand that has created Water's Edge. Standing tall on 12 acres this eye-pleasing prodigy has become a landmark in Pimple Nilakh ! Water's Square, the next phase commercial development of this project, is a befitting compliment to this magnificent creation. The project philosophy was to offer Pune homebuyers a product that would deliver a premium lifestyle at the appropriate price point. This has attracted the right occupant mix of over 250 elite families living at Water's Edge. Today Water's Edge boasts of occupancy greater than 70 per cent with over 20 expatriate families calling it their home. For them, it is sheer convenience well within the premises just at the outer gate!

SAGAR PROPERTIES is the brand identity of Om Sagar Developers; a Mumbai based second generation real estate developer with over 35 years of presence in the realty market of Mumbai. SAGAR PROPERTIES forayed into the Pune realty arena in 2007-08. SAGAR PROPERTIES specializes in the residential and commercial domain. Company is known for its values of trust, quality and penchant for innovative design. SAGAR PROPERTIES' brand promise could simply be recapitulated in just one line - We keep it real!

CREDITS

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Structural Consultants

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Pankaj Dedhia Advocates

WATER'S
SQUARE

Hyper Market | Shops | Offices
Restaurants

SAGARTM

PROPERTIES
BY KANUBHAI SAGAR

OM SAGAR DEVELOPERS

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MAHARERA REGISTRATION NO.:

WATER'S EDGE PHASE VI - P52100001427

Available at website <http://www.maharera.mahaonline.gov.in>



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