



MahaRERA No.
PC1260002501665
www.maharera.mahaonline.gov.in



**Where Ambition Meets
the Space to Prosper**



Artistic impression

**Premium A-Grade Office Spaces,
Purpose-Built for Growth**

Project Developed by



The Address of Ambition. Six Storeys to Prosper.

Discover a workspace that reflects your ambition. Nestled in a prime, conveniently accessible location in Kothrud, this boutique six-storey commercial building offers premium A-grade office spaces, with just two distinct units available on each floor. This unique offering with modern infrastructure and thoughtful layouts ensures a focused and efficient work environment crafted for success.

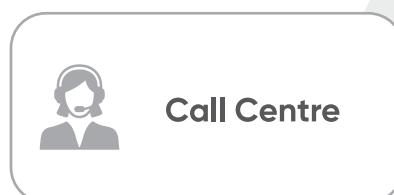
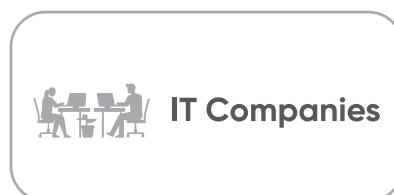
Beyond our **ready-to-move-in options**, we also provide flexible **built-to-suit solutions**, empowering you to create a custom workspace that perfectly aligns with your company's ambitions.

Seize this opportunity of an ideal address to establish, expand, or elevate your business and secure your space to prosper with us today!

Key Highlights

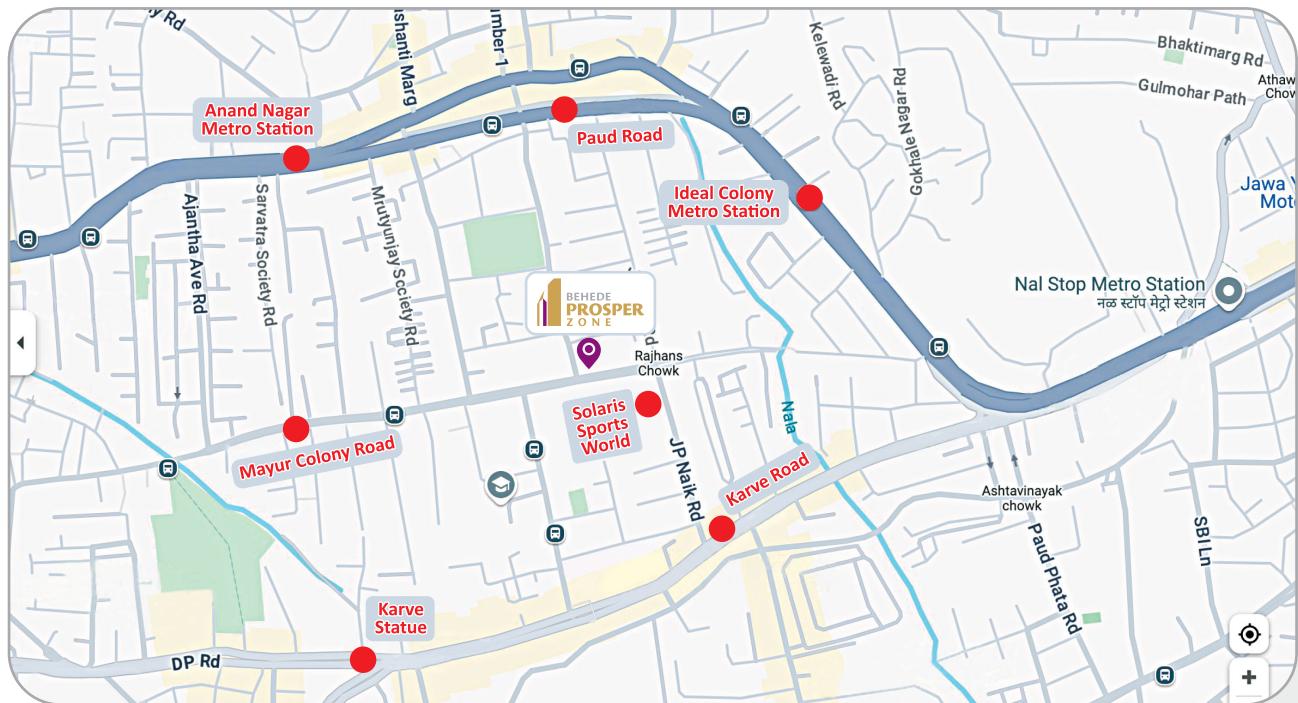
- **Plan for Six Floors :**
Built-Up Area of 13168 sq.ft.
Built-to-Suit as per requirements
- **Parking:** Covered Mechanised System with 1 car park per unit and ample parking for 2 wheelers
- **Spacious Height of over 10 feet** from floor to ceiling
- **PT Slab Design** for Spacious Layout
- **Office configurations in two sizes** on each floor
735 sq.ft. carpet area and
1090 sq.ft. carpet area
- **Glass Façade** for a Modern and Elegant Building Elevation
- **100% Power Back-up** for Lifts and Common Areas
- All Units with **Toilet** attached

Premium A-Grade Offices, Perfectly Designed for Modern Businesses, and Ideally Suited for :



Prime Location

Strategically located for visibility, convenience and connectivity in a prime locality of Kothrud – Your Bespoke Space to Prosper



Your Business deserves the best connectivity:

Paud Road

400 m

Karve Road

450 m

Anand Nagar
Metro Station

800 m

Solaris
Sports World

220 m

Nal Stop

1.6 kms

MIT WPU

1.5 kms

Deccan
Gymkhana

3.2 kms

Chandni
Chowk

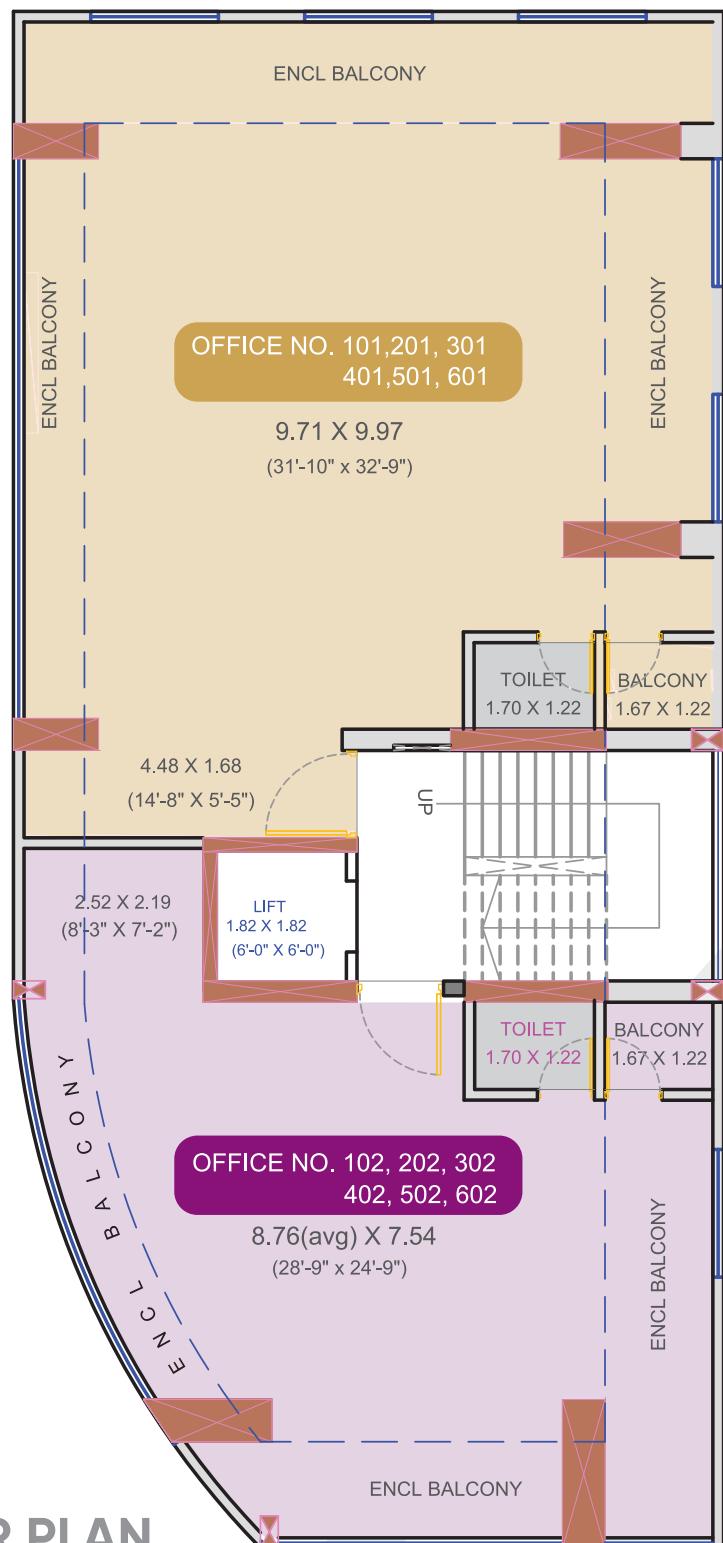
4.5 kms

Floor Plan

Step into a space where every element is designed to support focus and collaboration; where growth feels natural and success, inevitable.



TYPICAL 1ST TO 6TH FLOOR PLAN



AREA STATEMENT

FLOOR	OFFICE NO.	CARPET AREA SQ. M	BALCONY AREA SQ. M	TOTAL AREA SQ. M	TOTAL AREA SQ. FT
1 st To 6 th	101, 201, 301 401, 501, 601	67.74	33.51	101.25	1090.00
1 st To 6 th	102, 202, 302 402, 502, 602	43.47	24.78	68.25	735.00
	TOTAL	111.21	58.29	169.50	1825.00

Specifications and Amenities

Behede Prosper Zone brings together premium specifications, tech-enabled infrastructure, energy-efficient systems and sustainable design features.

Structure, Walls and Paints



- RCC Framed Structure.
- Masonry Walls in AAC Blocks.
- Façade/Glass Elevation.
- External Wall with Sand Faced Plaster and Acrylic Paint.
- Internal walls- Gypsum finished walls.
- Internal walls- Oil Bound Distemper (Dulux/Asian/Berger/Nerolac).
- PT Slab Design for Spacious Layout

Flooring



- Vitrified tiles flooring inside Offices.
- Vitrified tiles flooring & Dado inside toilets. (Asian/Johnson/Equivalent)
- Lift Lobby and Common Passage- Granite flooring and Dado.

Toilet Area



- Concealed plumbing lines (Finolex/Prince/Supreme/Equivalent).
- External plumbing lines- White UPVC (Astral/Prince/Supreme/Equivalent).
- Premium brand Sanitaryware inside toilets(RAK/ Jaguar/Kohler/Equivalent).

Electrification & Cabling



- Concealed copper wiring till DB.
- Concealed copper wiring with modular switches in Common Areas (Polycab/Finolex/Havells/Equivalent).

Doors



- Laminated flush Door for all Offices.
- Laminated flush doors for toilets.

Lifts



- Passenger Lift (Schindler/Kone/Johnson/Equivalent).

Amenities



DG Backup for Lift & Common Areas.



LED Fixtures for Common Areas



Internal Tremix/Paver for driveway.



Covered Stack/Mechanical Parking.



Fire and Smoke Detectors and Sprinklers in Parking and Common Areas



Environment Friendly Design



Solar Power for Common Areas



Security System for Common Areas



CAT 6 Connectivity for internet

Credible Leadership. Reliable Team.

Manoj Behede, the Promoter Director of Behede Prosper Zone, is a Fellow member of Institute of Chartered Accountants of India and Associate Member of Institute of Cost & Management Accountants of India with an experience of over two decades. He is Director of Bizsolindia Services Pvt. Ltd and a Senior Partner in MPAS & Associates,

Raisoni Corp, the Project Developer, is a reputed brand in Infrastructure Development and Real Estate, blending innovative designs, cutting-edge technology with extensive industry expertise to drive advancements in these sectors. Established in 2016, Raisoni Corp is renowned for its track record of successes; the company champions a proactive, forward-looking strategy in infrastructure development as well as real estate to address the evolving needs of the industry. With a commitment to innovation and excellence, we continuously strive to shape the landscape of tomorrow's infrastructure.



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Our Consultants

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Branding Agency

Krreativ Strategic Consulting LLP

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