

Suratwala®

Promising Excellence

A NSE, BSE LISTED REAL ESTATE COMPANY

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THE GUARDIANS®
REAL ESTATE ADVISORY



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Suratwala®
Promising Excellence

**THE FUTURE OF
BUSINESS
STARTS HERE.**

PASSCODE

ROI

HINJAWADI

Representative Image



DUBAI DAZZES WITH DOWNTOWN DUBAI,

DELHI BOASTS CONNAUGHT PLACE,

AHMEDABAD SHOWCASES GIFT CITY

AND MUMBAI RISES WITH BKC

**PUNE CLAIMS HINJAWADI...
THE NUCLEUS OF INNOVATION AND GROWTH**

The Innovation Capital Where Oppotunities Flourish.

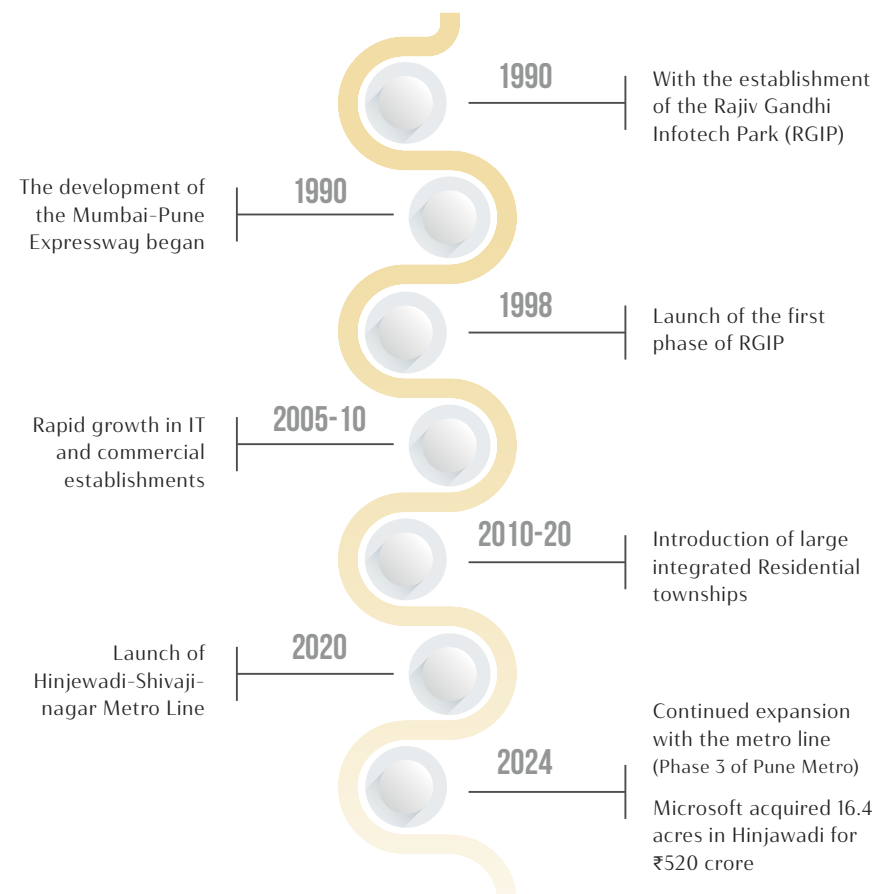
Presenting an unparalleled opportunity in the heart of Hinjawadi, Pune's most dynamic commercial hub. This iconic commercial development, with its prime location, strategic positioning, and extraordinary growth potential, is set to redefine the skyline. With seamless connectivity to highways, tech parks, and transport nodes, it offers an enviable address for businesses looking to thrive. Its cutting-edge design and world-class amenities make it a standout in the region.

This is not just an investment—it's a chance to be part of a legacy shaping the future of Pune's commercial real estate.

HINJAWADI



Hinjawadi: The Growth Story



Representative Image

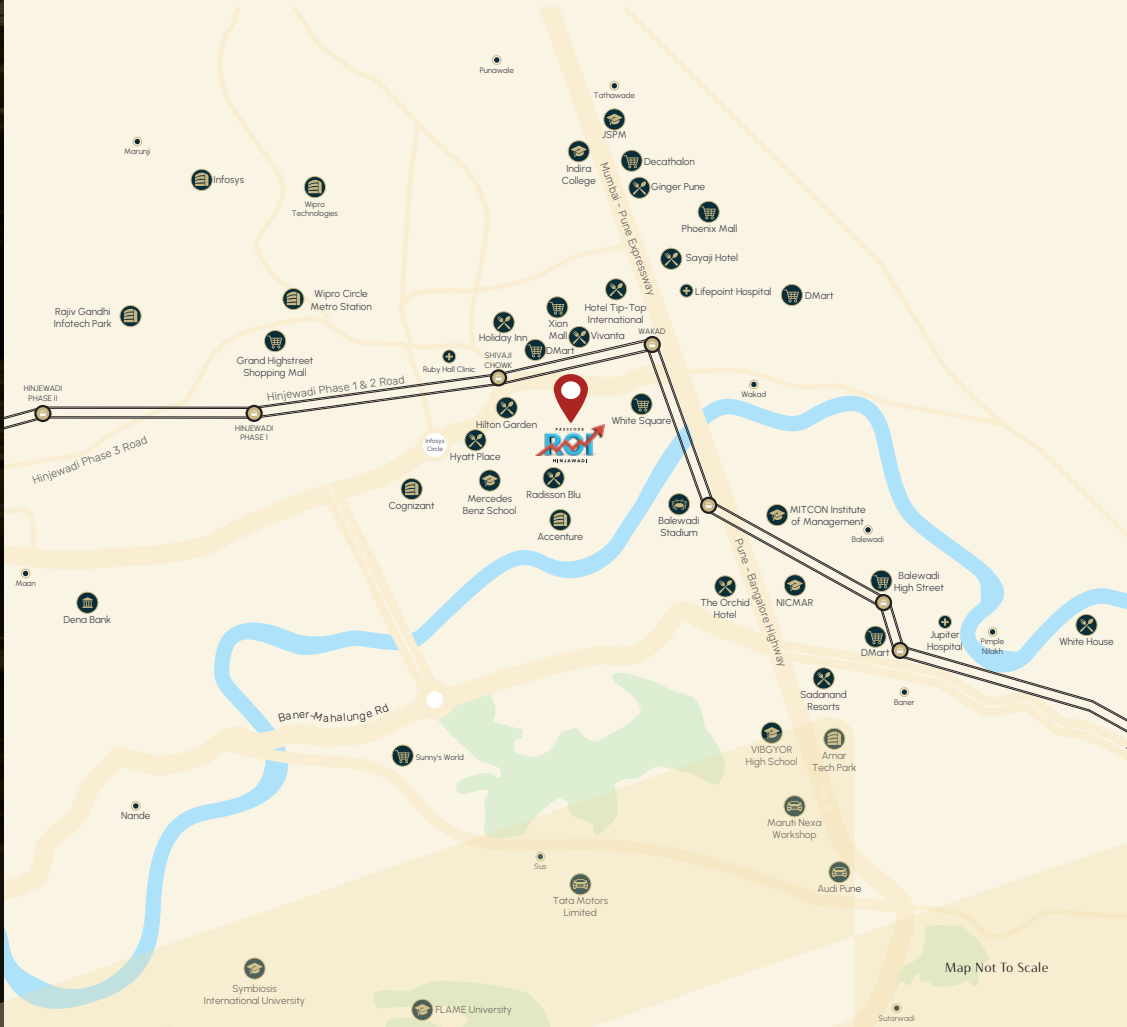
The Heart of Pune's Economic Ascent

- 15 km from Pune's city center, strategically positioned for both urban access and future growth.
- Direct access to the Pune-Mumbai Expressway, linking key trade routes with ease.
- Close to Rajiv Gandhi Infotech Park & Talwade IT Park, at the heart of Pune's tech ecosystem.
- 45 minutes from Pune International Airport, providing national and global connectivity.
- Seamlessly connected via radial roads to Talegaon, Chakan, Shivajinagar, and major IT hubs like Baner and Balewadi.
- Superior connectivity by road, rail, and air to key economic hubs across India.

HOSPITAL		IT PARKS		HOTELS	
Sanjeevani Hospital	1.2 Km	Persistent	1.4 Km	Courtyard By Marriott	500 M
Ruby Hall Clinic	3.9 Km	Rajiv Gandhi IT Park	1.5 Km	Vivanta	700 M
Aditya Birla Hospital	6.0 Km	Infosys	2.2 Km	Hilton Garden	1.4 Km
Jupiter Hospital	7.0 Km	Accenture	3.0 Km	Hyatt Place	1.7 Km
		Wipro	4.9 Km	Radisson Blu	2.6 Km
		TCS	8.5 Km		

A Landmark Investment in Pune's Premier Location

Hinjewadi stands as Pune's economic epicenter, where innovation converges with boundless opportunity. As the city's foremost IT hub, it draws top talent and enterprises, fueling consistent growth. With the imminent metro, direct access to the Mumbai-Pune Expressway, and extensive road networks, it offers unparalleled connectivity. The surrounding infrastructure—luxury residential projects, prestigious educational institutions, and world-class healthcare—adds immense value. With rapid expansion on the horizon, Hinjewadi is set for extraordinary commercial growth, solidifying its status as the premier destination for visionary investments.





Representative Image

PRESENTING

PASSCODE
ROI
HINJAWADI

Passcode ROI offers a rare opportunity to invest in Pune's most dynamic business location. Positioned at the heart of innovation and growth, this project promises exceptional returns, blending prime real estate with forward-thinking design. It's not just another commercial space; it's a gateway to the future of business in Pune.

Design & Architecture

Crafted by renowned architects, Passcode ROI showcases a seamless combination of aesthetic elegance and functional brilliance, providing a professional environment that inspires success.



Representative Image



Representative Image

Tailored for Growth

Featuring versatile, customizable units, Passcode ROI caters to a variety of business needs—from office spaces to retail, offering the flexibility to scale with your vision.



Built for Success






Equipped with cutting-edge features, Passcode ROI is designed to maximize productivity and operational efficiency, ensuring your business thrives in a space that supports its growth ambitions.



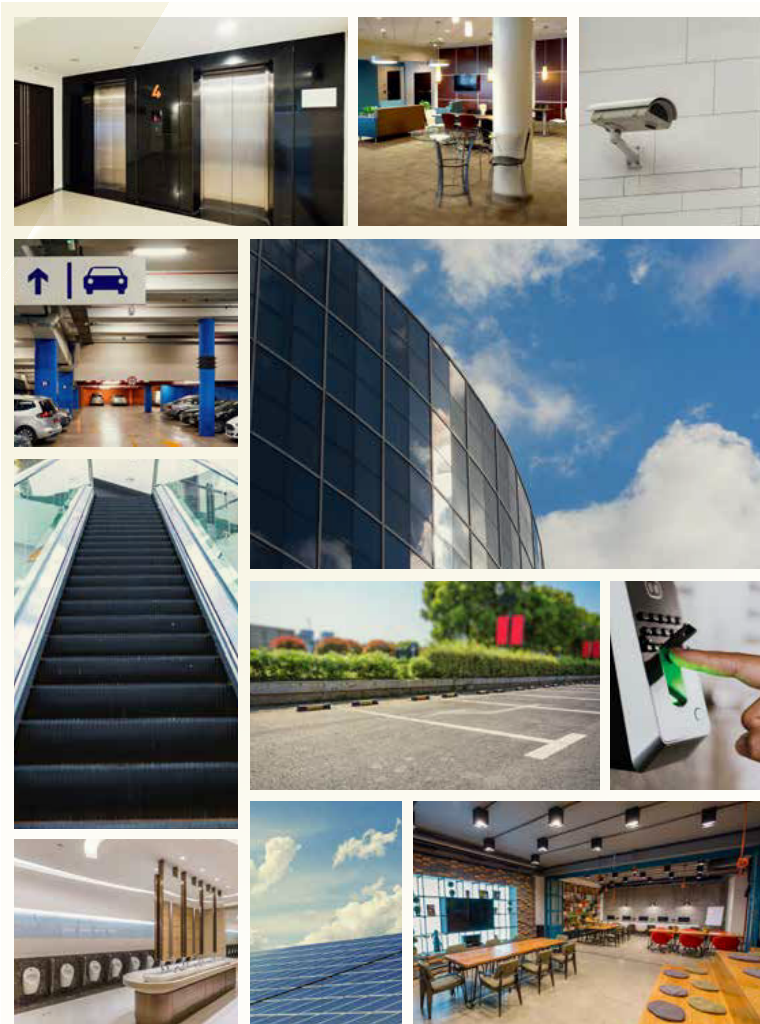
Representative Image

Amenities & Facilities Designed for Excellence: A Space Tailored for Success

Every detail at Passcode ROI is crafted with precision, focusing on comfort, convenience, and sophistication. The design attracts top-tier tenants who seek a prestigious space where their business can flourish and succeed. With abundant parking for both four-wheelers and two-wheelers, as well as spacious common areas, Passcode ROI ensures smooth operations and a seamless experience for businesses, clients, and visitors alike.

- | | |
|--|---|
|  Waiting Lounge & Reception |  Cafeteria |
|  Recreation & Breakout Zone |  Solar |
|  Common Washroom & Pantry On Each Floor |  140 Tree Plantation & Rain Water Harvesting |
|  EV Charging Station |  Organic Waste Disposal Plant |
|  Ample Car Parking Spaces |  Sewage Treatment Plant |
|  Escalator & High-Speed Elevators |  Wi-fi Enabled Tower |
|  CCTV Surveillance |  Fire Fighting System & Emergency Exit |
|  Parking Space for Visitors |  Housekeeping & 24 Hours Security |

And Many More...

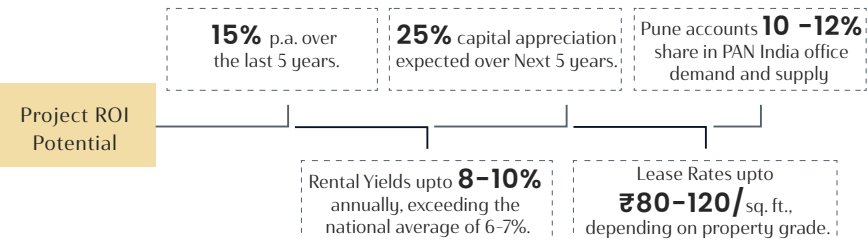
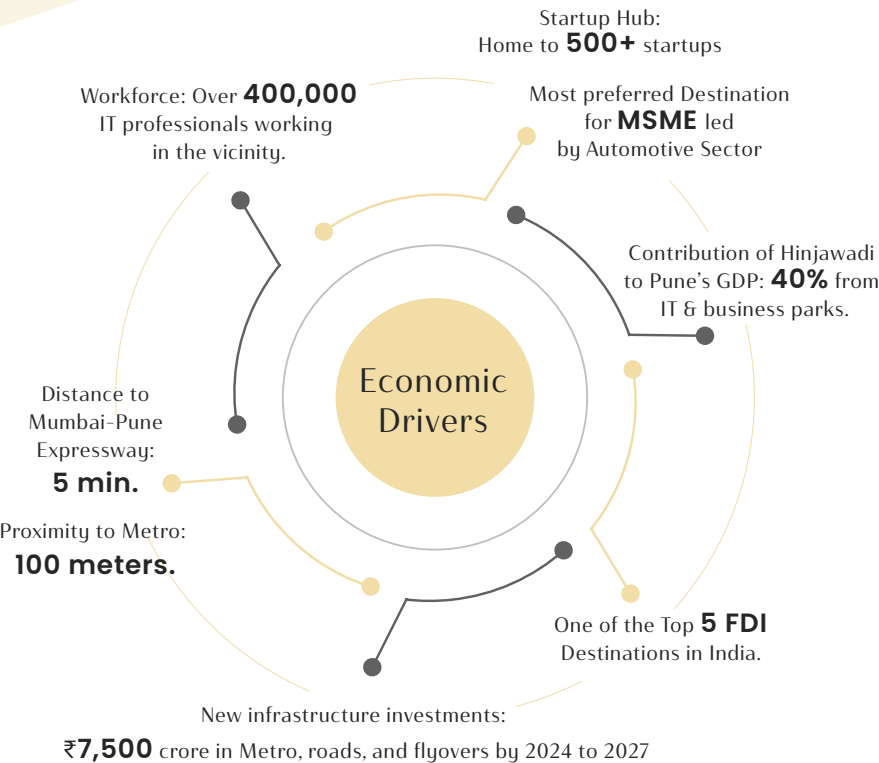


Representative Images

Uncompromising Quality & Sustainability: Elevating the Experience

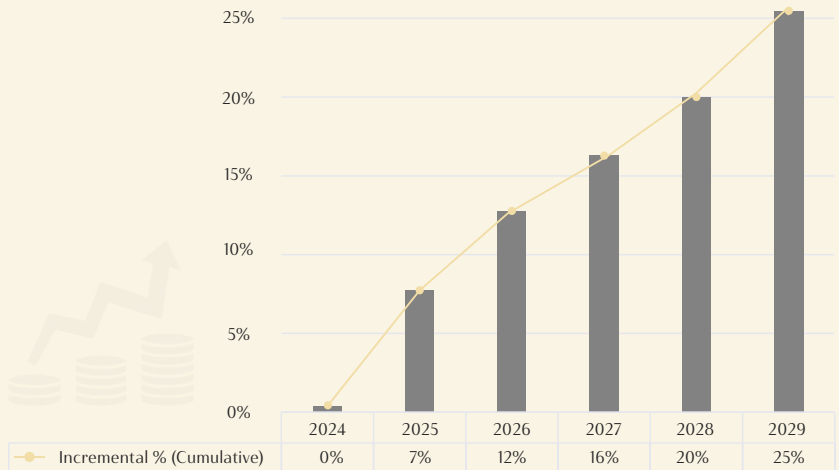
Passcode ROI redefines luxury with top-tier offerings like rooftop lounges, state-of-the-art security systems, and energy-efficient infrastructure, ensuring an unparalleled business environment.

The ROI Proposition



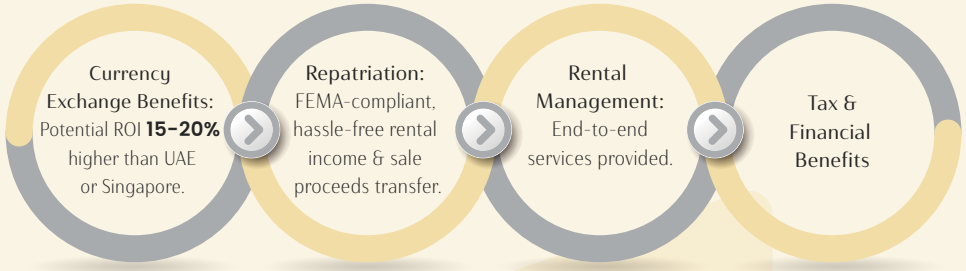
Appreciation Trends

By 2029 the approx. price appreciation of the commercial property in Hinjawadi region would be around 25% from 2025 levels. This is due to the cumulative impact of the infrastructure developments and natural market growth



Note: The price is calculated on the basis of the estimation of upcoming infrastructure around the region. This may vary as per the initiatives and their completion year

NRI-Specific Advantages



Target Market Potential

Hinjawadi IT Growth	IT employee growth projection: 25% annually due to upcoming global investments.	Expansion of IT hubs & co-working spaces driving demand for Grade-A commercial offices.
Office & Business Opportunities	Commercial leasing rates: ₹100-250 per sq. ft. in premium areas.	Attracting 500+ startups and MSME's

Infrastructure Development



New Infrastructure

- Metro - Phase 1 operational (Hinjawadi to Shivajinagar), Phase 3 launching in March 2025
- ₹5,000 crore invested in tech parks, retail, and housing between 2024-2027.



Proposed Ring Roads (2026)

- MSRDC Ring Road of 8 lanes
- PMRDA Ring Road of 4 lanes
- HCMTR Ring Road of 4 lanes

Global Giants at Hinjawadi



KEY DRIVING FACTORS

1

Hinjawadi is home to 2,800 acres of IT parks, employing over **200,000** professionals, making it a critical hub for technology and business operations.

Strategic IT Ecosystem:

2

Microsoft acquired 16.4 acres in Hinjawadi for ₹520 crore (August 2024) to expand its data centers and support its Azure platform, reinforcing Pune's global IT prominence

Punenow News - Silicon Valley Journals

Global Investments:

3

Seamlessly connected by Metro Line 3, the NH-4 Expressway, and significant infrastructure upgrades worth **₹16,000** crore, including the proposed **170 km** Ring Road by 2026.

Superior Connectivity:

4

Scenic setting with year-round pleasant weather enhances quality of life. **60% of buyers** in the region are young professionals, driving demand for smart homes and integrated townships.

Thriving Residential & Business Environment:

PRICING & UNIT DETAILS

PRICING

20% lower than Mumbai or Bangalore yet commanding similar demand

Flexible spaces from **200** sq. ft. to **1500** sq. ft.

DEVELOPER LEGACY

TRACK RECORD

Suratwala has successfully delivered **2.5 million** sq. ft. of commercial and residential spaces.

Previous projects sold out within **6 months** of launch.

More than **350** corporates occupying spaces in Suratwala projects.

Tax & Financial Benefits

Tax Benefits for Domestic Buyers:
Up to ₹2 lakh/year under Sections 24.

Commercial Tax Benefits:
Depreciation deductions
lower tax liabilities.

Competitive Market Data



Hinjawadi properties cost 30% less than IT hubs in leading metro cities with similar rental potential.



Weighted Average Rentals: ₹82 -85/sq. ft./month in Q3 2024, growing 7-8% YoY.



Projected Appreciation: 25% price growth from 2025 to 2029.

The Future of Commercial Real Estate in Pune: A Vision of Growth

Rising Demand for Premium Office Spaces:

Pune's IT and startup ecosystem, housing **400+ tech firms**, is driving a **20-25%** growth in demand for Grade-A office spaces over the next five years.

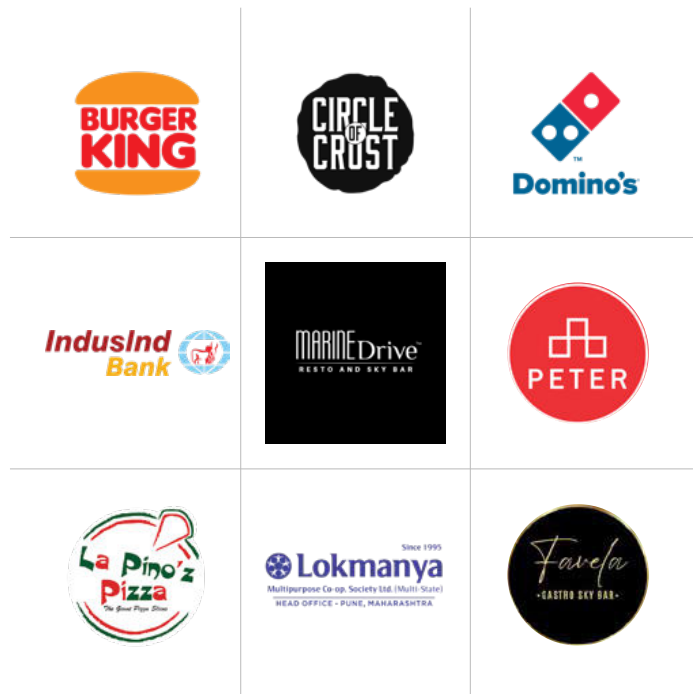
Investor Confidence:

Institutional investments in commercial real estate grew by **15%** in 2023, with over **₹5,000** crore transacted, indicating strong economic fundamentals.

Global Commercial Hub:

Pune's commercial real estate is projected to grow by **25%** by 2027, cementing its position as a key global business destination.

Current Success Stories



The Brightest Minds in the Industry

Architect:

DRUSSHTIKON ARCHITECTS & CO RELATES

RCC designer:

STRUDCOM CONSULTANTS PVT LTD

Facade Design consultant:

HS - INTEGRAL LLP

Landscape Design Consultant:

HS - INTEGRAL LLP

Interior Design and Signage Design consultant:

HS - INTEGRAL LLP

MEP Consultant:

MR. MAHESH DESHPANDE

Legal Advisor:

ADV KIRAN KOTHADIYA

Facade Engineering & Consultants:

EXTERIAA GROUP

Environment Consultant:

SHRIKRISHNA ENVIRONMENT CONSULTANTS PVT LTD

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The Suratwala Legacy: A Testament to Excellence:

Suratwala Business Group has consistently set the gold standard in delivering transformative, landmark projects that endure through generations. With an unwavering commitment to excellence, the brand has garnered widespread acclaim for its innovative approach, unparalleled quality, and steadfast dedication to customer satisfaction. Over the years, Suratwala has achieved monumental milestones, earning prestigious accolades that affirm its stature as a preeminent developer. Acclaimed for its forward-thinking vision and exceptional execution, Suratwala continues to redefine the future of real estate with each endeavor.

17

Years of Legacy

2.5 M

Sq. Ft. Delivered

300+

Happy Families

10+

Awards

89 M

Sq. Ft. Land Bank

5+

Upcoming &
Ongoing Projects

“We don't just build spaces;
we create ecosystems where
businesses grow, dreams take shape,
and legacies are forged.
For us, every project is a promise to
redefine excellence & inspire the
future of commerce”

From the Director's Desk

This vision is rooted in a deep commitment to crafting more than just infrastructure—we design environments that empower innovation and productivity. Our projects are tailored to foster connectivity, support growth, and uphold sustainability, ensuring long-term value for businesses and communities alike. Driven by a passion for excellence and a forward-thinking approach, we aim to set new benchmarks in commercial real estate, offering opportunities where ambition meets opportunity.

Board Members

JATIN SURATWALA
CEO

HITENDRA SURATWALA
Director - Sales