

**THE FUTURE OF BUSINESS STARTS HERE.**

PASSCODE  
**ROI**  
HINJAWADI





**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 Opportunities Flourish.

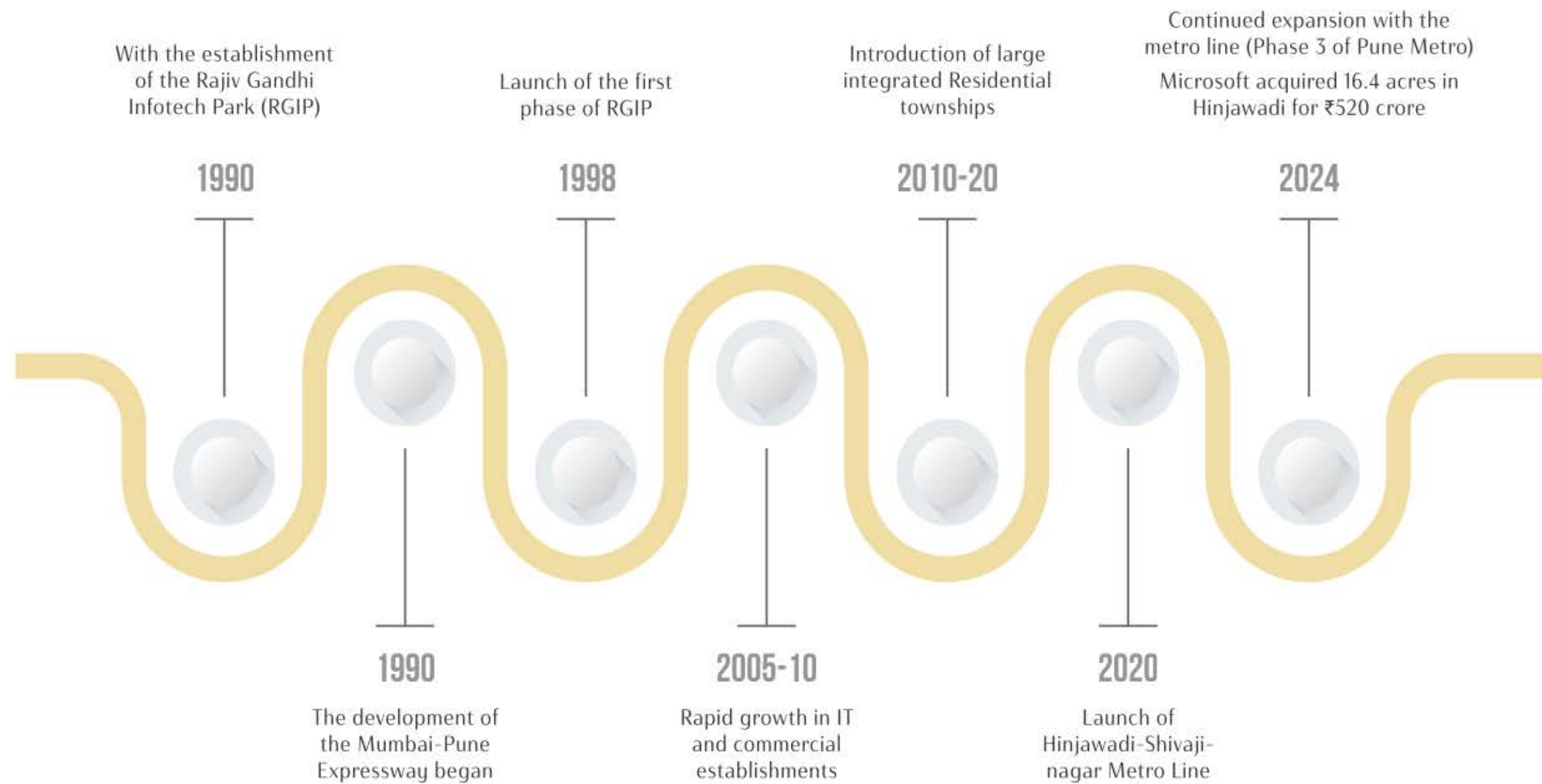
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Presenting an unparalleled opportunity in the heart of Hinjawadi, Pune's most dynamic commercial hub. This iconic commercial development, with its prime location, strategic positioning, and extraordinary growth potential, is set to redefine the skyline. 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









## 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

Sanjeevani Hospital	1.2 Km
Ruby Hall Clinic	3.9 Km
Aditya Birla Hospital	6.0 Km
Jupiter Hospital	7.0 Km

### IT PARKS

Persistent	1.4 Km
Rajiv Gandhi IT Park	1.5 Km
Infosys	2.2 Km
Accenture	3.0 Km
Wipro	4.9 Km
TCS	8.5 Km

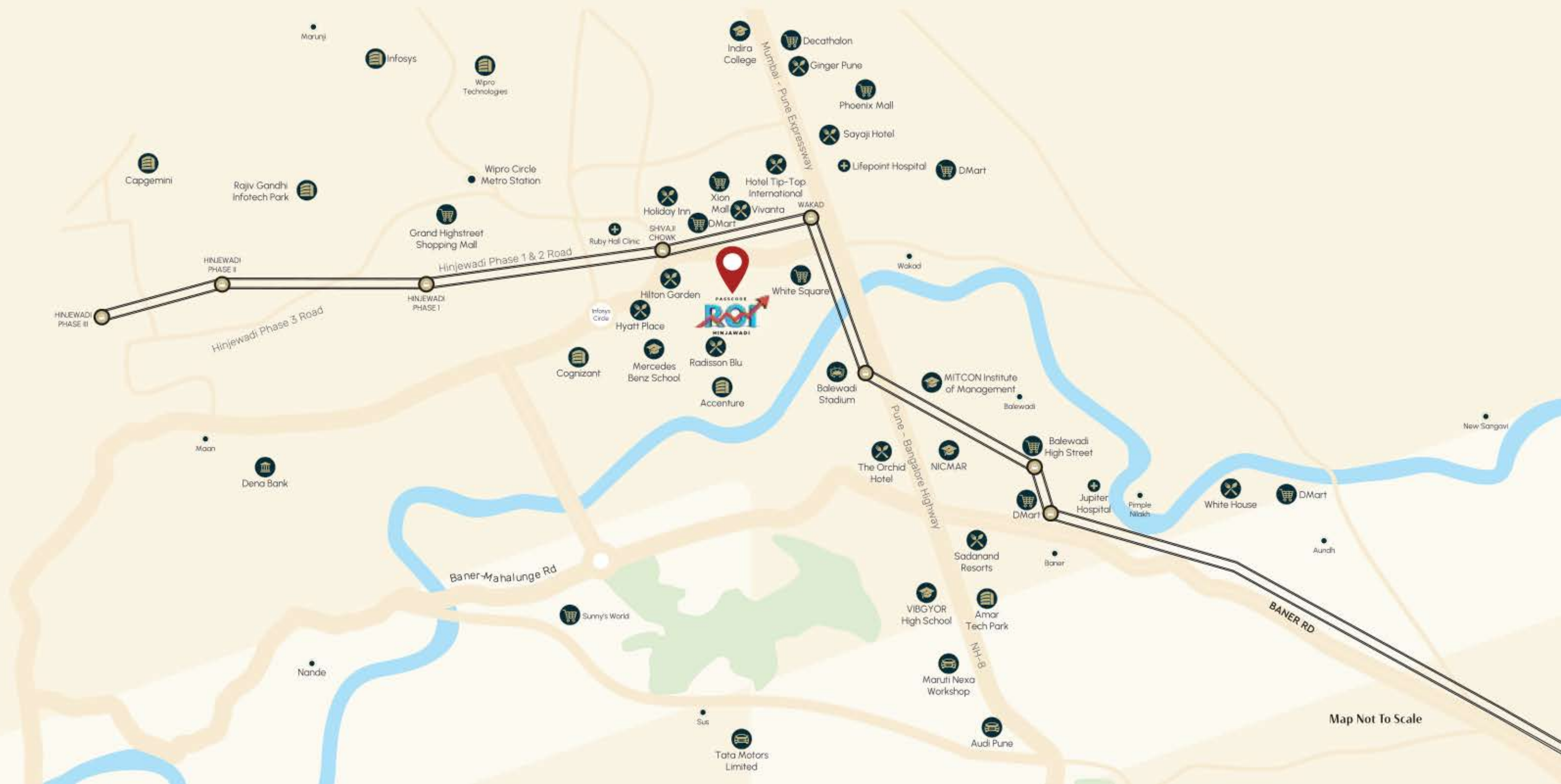
### HOTELS

Courtyard By Marriott	500 M
Vivanta	700 M
Hilton Garden	1.4 Km
Hyatt Place	1.7 Km
Radisson Blu	2.6 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.







PRESENTING



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.



## 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.





## Design & Architecture

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.





## 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



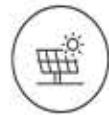
Ample Car  
Parking Spaces



Escalator & High-Speed  
Elevators



Recreation &  
Breakout Zone



Solar Panels



CCTV  
Surveillance



Parking Space  
For Visitors



Common Washroom  
& Pantry On Each Floor



140 Tree Plantation &  
Rain Water Harvesting



Sewage Treatment  
Plant



Wi-fi Enabled  
Tower



EV Charging  
Station



Organic Waste  
Disposal Plant



Fire Fighting System  
& Emergency Exit



Housekeeping &  
24 Hours Security

And Many More...



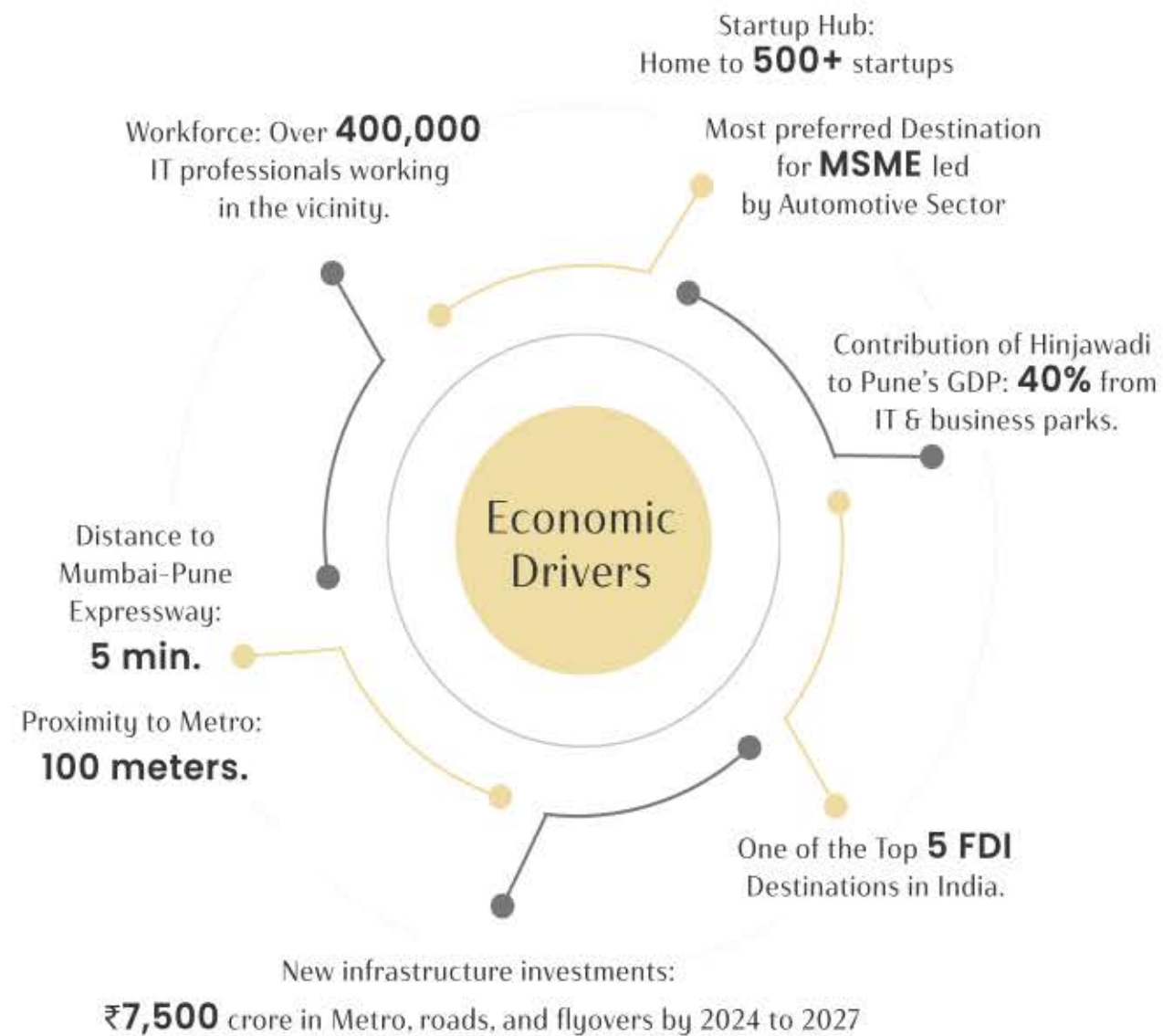


## Uncompromising Quality & Sustainability. Elevating the Experience.

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

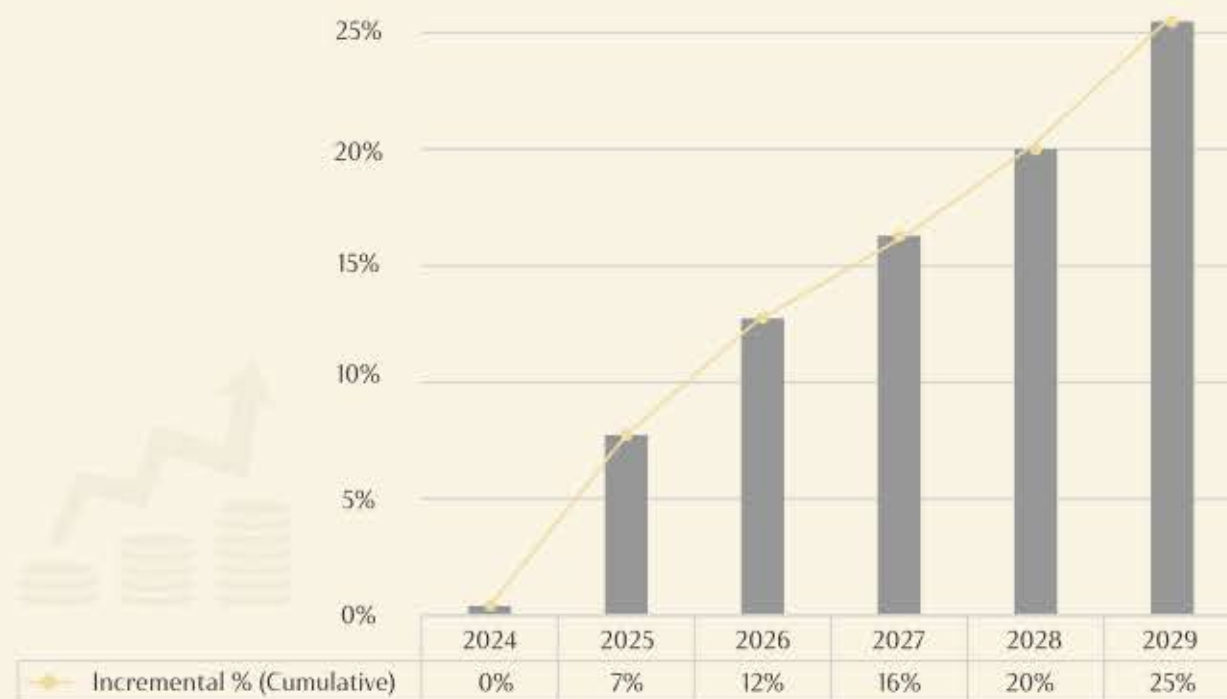


Project ROI Potential	15% p.a. over the last 5 years.		25% capital appreciation expected over Next 5 years.		Pune accounts <b>10 -12%</b> share in PAN India office demand and supply
	Rental Yields upto <b>8-10%</b> annually, exceeding the national average of 6-7%.		Lease Rates upto <b>₹80-120/sq. ft.</b> , depending on property grade.		



## 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





Infrastructure Development

Target Market Potential		
Hinjawadi IT Growth	IT employee growth projection: <b>25%</b> 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: <b>₹100-250</b> per sq. ft. in premium areas.	Attracting <b>500+</b> startups and MSME's



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

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## The Brightest Minds in the Industry

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Architect:

**DRUSSHTIKON ARCHITECTS & CO RELATES**

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RCC designer:

**STRUDCOM CONSULTANTS PVT LTD**

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Facade Design consultant:

**HS - INTEGRAL LLP**

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Landscape Design Consultant:

**HS - INTEGRAL LLP**

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Interior Design and Signage Design consultant:

**HS - INTEGRAL LLP**

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MEP Consultant:

**MR.MAHESH DESHPANDE**

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Legal Advisor:

**ADV KIRAN KOTHADIYA**

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Facade Engineering & Consultants:

**EXTERIAA GROUP**

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Environment Consultant:

**SHRIKRISHNA ENVIRONMENT CONSULTANTS PVT LTD**

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A NSE, BSE LISTED  
REAL ESTATE COMPANY



## 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



# Project Layout Plan

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## BUILDING - C, D, E

### TYPICAL FLOOR PLAN - 1<sup>st</sup> Floor plan



**BUILDING - C (1ST FLOOR)**

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
1620	C 101	100.30	1080
1370	C 102	84.86	913
1250	C 103	77.36	833
1514	C 104	93.72	1009
2144	C 105	132.80	1429

**BUILDING - D (1ST FLOOR)**

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
1299	D 101	80.46	866
1388	D 102	85.90	925
1455	D 103	90.10	970
1368	D 104	84.75	912
1355	D 105	83.85	903
1394	D 106	86.35	929

**BUILDING - E (1ST FLOOR)**

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
1460	E 101	90.44	973
1433	E 102	88.69	955
1427	E 103	88.34	951
1152	E 104	71.38	768
1082	E 105	67.01	721
1230	E 106	76.16	820
1089	E 107	67.44	726
1347	E 108	83.44	898
1353	E 109	83.78	902
1800	E 110	111.49	1200



# BUILDING - C, D, E

## TYPICAL FLOOR PLAN - 2<sup>nd</sup>, 7<sup>th</sup>, 8<sup>th</sup> & 9<sup>th</sup> Floor



**BUILDING - C ( 2ND, 7TH, 8TH & 9TH FLOOR)**

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
1620	C 201,701,801,901	100.30	1080
1370	C 202,702,802,902	84.86	913
1250	C 203,703,803,903	77.36	833
1514	C 204,704,804,904	93.72	1009
2144	C 205,705,805,905	132.80	1429

**BUILDING - D ( 2ND, 7TH, 8TH & 9TH FLOOR)**

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
1299	D 201,701,801,901	80.46	866
1388	D 202,702,802,902	85.90	925
1455	D 203,703,803,903	90.10	970
1368	D 204,704,804,904	84.75	912
1355	D 205,705,805,905	83.85	903
1394	D 206,706,806,906	86.35	929

**BUILDING - E ( 2ND, 7TH, 8TH & 9TH FLOOR )**

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
1460	E 201,701,801,901	90.44	973
1433	E 202,702,802,902	88.69	955
1427	E 203,703,803,903	88.34	951
1152	E 204,704,804,904	71.38	768
1082	E 205,705,805,905	67.01	721
1230	E 206,706,806,906	76.16	820
1089	E 207,707,807,907	67.44	726
1347	E 208,708,808,908	83.44	898
1353	E 209,709,809,909	83.78	902
1800	E 210,710,810,910	111.49	1200



## BUILDING - C

### TYPICAL FLOOR PLAN - 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Floor



**BUILDING - C (TYPICAL 3RD, 4TH & 5TH FLOOR)**

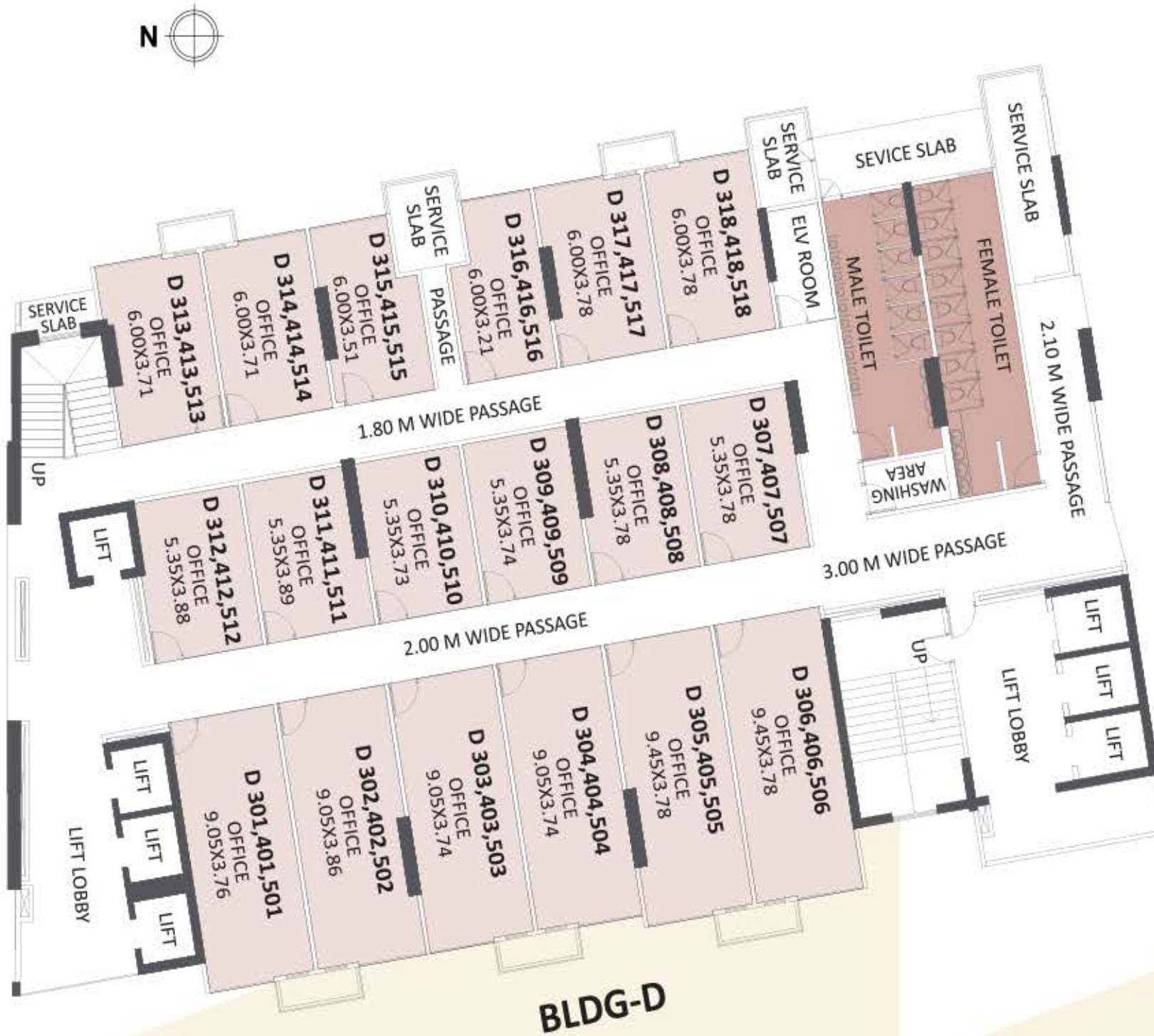
CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
800	C 301,401,501	49.53	533
795	C 302,402,502	49.22	530
653	C 303,403,503	40.46	436
695	C 304,404,504	43.04	463
404	C 305,405,505	25.05	270
403	C 306,406,506	24.99	269
405	C 307,407,507	25.06	270
296	C 308,408,508	18.32	197
293	C 309,409,509	18.16	195
291	C 310,410,510	18.02	194
521	C 311,411,511	32.29	348
459	C 312,412,512	28.42	306
292	C 313,413,513	18.08	195
398	C 314,414,514	24.68	266
403	C 315,415,515	24.98	269

**BLDG-C**



# BUILDING - D

## TYPICAL FLOOR PLAN - 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Floor plan



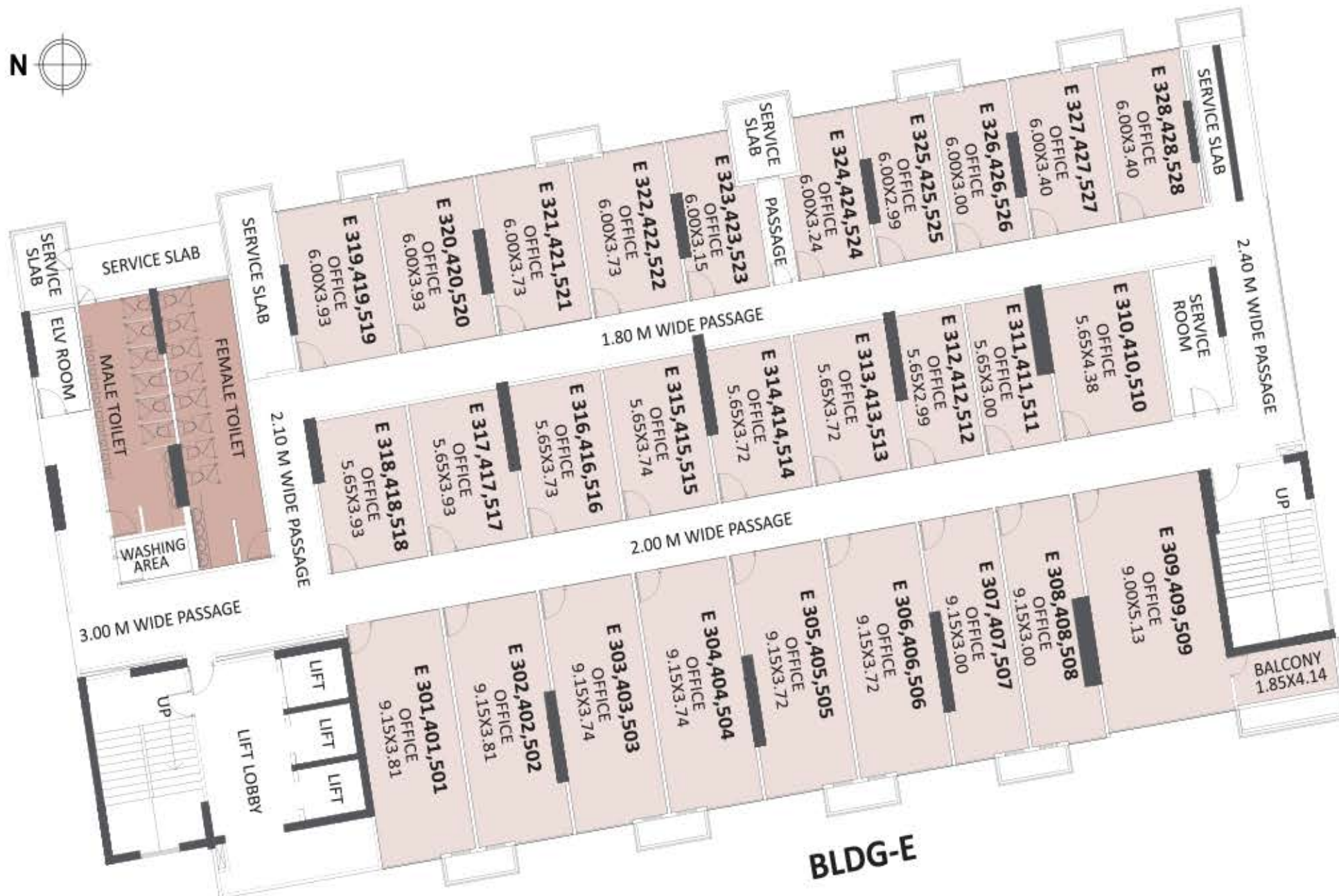
BUILDING - D (TYPICAL 3RD, 4TH & 5TH FLOOR)

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
546	D 301,401,501	33.80	364
560	D 302,402,502	34.71	374
542	D 303,403,503	33.57	361
542	D 304,404,504	33.57	361
573	D 305,405,505	35.49	382
574	D 306,406,506	35.57	383
327	D 307,407,507	20.24	218
327	3D 08,408,508	20.24	218
323	D 309,409,509	19.99	215
323	D 310,410,510	19.99	215
336	D 311,411,511	20.79	224
336	D 312,412,512	20.79	224
357	D 313,413,513	22.11	238
356	D 314,414,514	22.07	238
314	D 315,415,515	19.42	209
285	D 316,416,516	17.68	190
363	D 317,417,517	22.49	242
363	D 318,418,518	22.49	242



# BUILDING - E

## TYPICAL FLOOR PLAN - 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> Floor plan



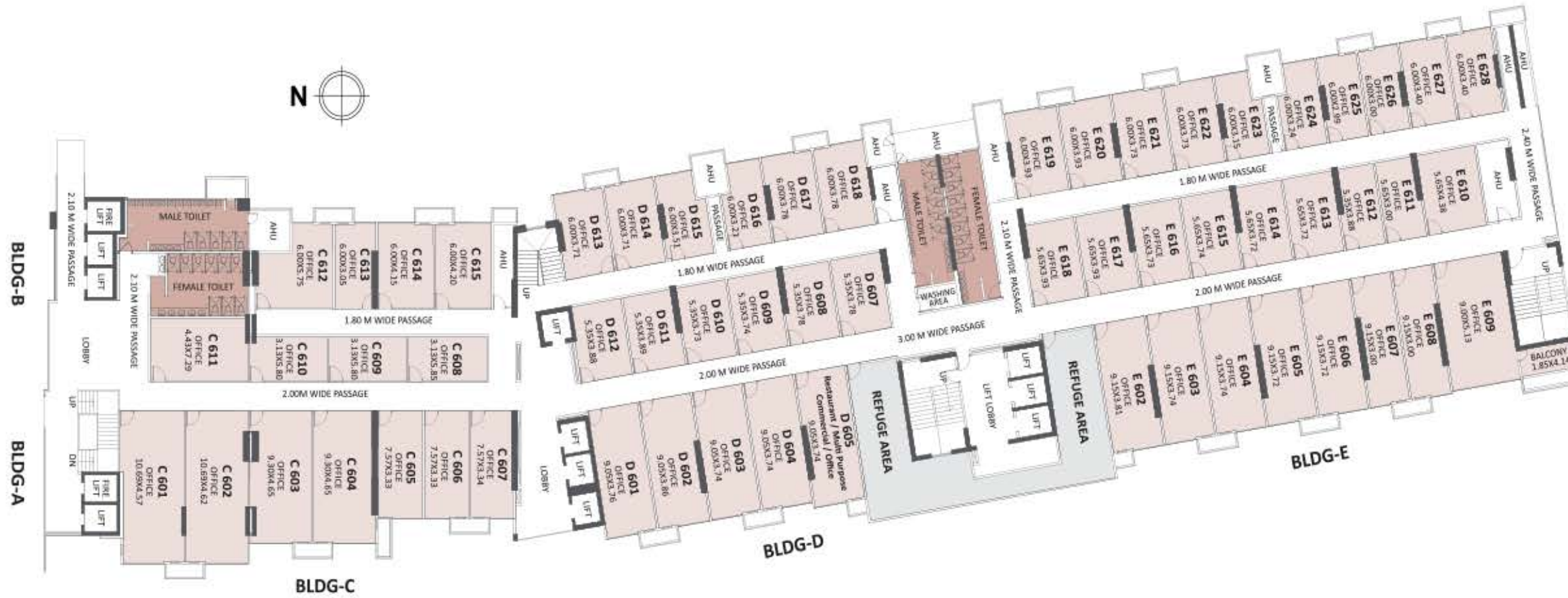
BUILDING - E (TYPICAL 3RD, 4TH & 5TH FLOOR)

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
559	E 301,401,501	34.64	373
559	E 302,402,502	34.64	373
548	E 303,403,503	33.95	365
548	E 304,404,504	33.95	365
547	E 305,405,505	33.85	364
547	E 306,406,506	33.85	364
439	E 307,407,507	27.18	293
439	E 308,408,508	27.18	293
870	E 309,409,509	53.88	580
400	E 310,410,510	24.75	266
274	E 311,411,511	16.95	182
274	E 312,412,512	16.95	182
340	E 313,413,513	21.06	227
340	E 314,414,514	21.06	227
339	E 315,415,515	21.00	226
341	E 316,416,516	21.10	227
358	E 317,417,517	22.20	239
358	E 318,418,518	22.20	239
378	E 319,419,519	23.39	252
378	E 320,420,520	23.39	252
359	E 321,421,521	22.21	239
359	E 322,422,522	22.21	239
288	E 323,423,523	17.83	192
279	E 324,424,524	17.30	186
288	E 325,425,525	17.81	192
288	E 326,426,526	17.81	192
325	E 327,427,527	20.15	217
325	E 328,428,528	20.15	217



# BUILDING - C, D & E

## TYPICAL FLOOR PLAN - 6<sup>th</sup> Floor plan



**BUILDING - C (6TH FLOOR)**

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
800	C 601	49.53	533
795	C 602	49.22	530
653	C 603	40.46	436
695	C 604	43.04	463
404	C 605	25.05	270
403	C 606	24.99	269
405	C 607	25.06	270
296	C 608	18.32	197
293	C 609	18.16	195
291	C 610	18.02	194
521	C 611	32.29	348
459	C 612	28.42	306
292	C 613	18.08	195
398	C 614	24.68	266
403	C 615	24.98	269

**BUILDING - D (6TH FLOOR)**

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
546	D 601	33.80	364
560	D 602	34.71	374
542	D 603	33.57	361
542	D 604	33.57	361
573	D 605 (Multi Purpose)	35.49	382
327	D 607	20.24	218
327	D 608	20.24	218
323	D 609	19.99	215
323	D 610	19.99	215
336	D 611	20.79	224
336	D 612	20.79	224
357	D 613	22.11	238
356	D 614	22.07	238
314	D 615	19.42	209
285	D 616	17.68	190
363	D 617	22.49	242
363	D 618	22.49	242

**BUILDING - E (6TH FLOOR)**

CODE	OFFICE NO.	CARPET AREA	
		SQ.M.	SQ.FT.
559	E 602	34.64	373
548	E 603	33.95	365
548	E 604	33.95	365
547	E 605	33.85	364
547	E 606	33.85	364
439	E 607	27.18	293
439	E 608	27.18	293
870	E 609	53.88	580
400	E 610	24.75	266
274	E 611	16.95	182
274	E 612	16.95	182
340	E 613	21.06	227
340	E 614	21.06	227
339	E 615	21.00	226
341	E 616	21.10	227
358	E 617	22.20	239
358	E 618	22.20	239
378	E 619	23.39	252
378	E 620	23.39	252
359	E 621	22.21	239
359	E 622	22.21	239
288	E 623	17.83	192
379	E 624	17.30	186
288	E 625	17.81	192
288	E 626	17.81	192
325	E 627	20.15	217
325	E 628	20.15	217

# Suratwala®

*Promising Excellence*

A NSE, BSE LISTED REAL ESTATE COMPANY

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**THE GUARDIANS®**  
REAL ESTATE ADVISORY



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