

# Khushiya  
Milke  
Manaye

# SIDDHIVINAYAK

A RAJESH NAUPATLAL SAKLA VENTURE GROUPS

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3  
Years

of  
Bonding  
Gratitude  
Prosperity



Made  
possible by  
you

Years

It all started in the year 1987. A journey kindled by passion and a mission to accomplish against all odds. The beginning set the tone for something greater. We forged ahead with a single-minded goal to create spaces to prosper.

As we look back, we are proud of this glorious journey adorned by milestones, path-breaking endeavours, partnerships, collaborations and more. We've built landmarks but more importantly, we've built eternal bonds.

So, as we complete 35 years, we would like to celebrate these wonderful moments with those who made this journey possible. Those who encouraged us; those who believed in us; those who partnered with us; and those who were always there for us.

Toh chalo,

# Khushiya  
Milke  
Manaye

Our journey would have been impossible without your trust, inspiration and support. Our timeless bond has ensured our progress, enabling us to launch new ventures. Thanks to your unending support, all of us have embraced prosperity. If Siddhivinayak Groups has reached great heights, it's because of you. And like we've always said, we express our gratitude for always being a part of the family. Let this relationship shine forever.

As a **property seeker**, you've inspired us to adapt, innovate, evolve.

As a **customer**, you've always stood rock solid behind us.

As an **advisor**, you've helped us chart the right path.

As a **channel partner**, you've partnered with us in scaling new heights.

As a **vendor partner**, you've enabled us to bring our vision to life.

As an **employee**, you've always put your best foot forward.

If there is anyone who deserves  
the applause for our glory, It's

**you.**



You have the ambition,  
we have the space

# COMMERCIAL



Exclusive Office Spaces  
**Tathawade**

 MAHARERA REG. NO. P52100015755

**Office Sizes** 272 sq.ft. Onwards

**Elegant enterprise spaces  
for you to make a mark**

### Business friendly and conducive environment

As your entrepreneurial dream gets bigger and bigger, a business-friendly and conducive environment to flourish to its full potential comes into play. Vision One phase 2 is a commercial project which will give a much-needed thrust to your entrepreneurial journey, located at the heart of Tathawade-Wakad, along the bustling Mumbai Pune highway, the project gives you the best connectively options and commercially booming locale.



Banks, Corporates



Health Makers



Training Institutes



Professional Services



Start-up Firms



Consultants



### A perfect corporate neighbourhood of Tathawade

Location is everything. You can make it big or break it all when it comes to location. Vision One Phase 2 is nestled in a perfect corporate neighbourhood at Tathawade - Wakad. Get an edge over others with an easy accessibility to all major corporate hubs like Hinjawadi IT Park, Baner, industrial zones of PCMC, Chakan, Talegaon and educational institutes.



Exclusive Retail Spaces  
**Tathawade**

 MAHARERA REG. NO. P52100022621

**Shop Sizes** 326 sq.ft. Onwards

**Cutting-edge  
 corporate spaces**

## The perfect setting for business

Welcome to a new-age business destination that works on every front. Vision One promises a conducive environment for you to flourish. With a number of world-class features and facilities, you can truly give your business the address it deserves. The perfect icing on the cake is the location that brings a set of advantages. So, get set to unlock new business possibilities with Vision One.



3 Level Parking



Grand Entrance Atrium



300 Ft. Frontage Facing



High Speed Elevators



Over 20,000 Projected Footfall



Walkway With Luxurious Gardens



## A perfect corporate neighbourhood of Tathawade

Location is everything. You can make it big or break it all when it comes to location. Vision One Next Phase 1 is nestled in a perfect corporate neighborhood at Tathawade - Wakad. Get an edge over others with easy accessibility to all major corporate hubs like Hinjawadi IT Park, Baner, industrial zones of PCMC, Chakan, Talegaon, and educational institutes. In addition, enjoy effortless connectivity to Pune-Mumbai Expressway and Mumbai-Bangalore Highway.




**VISION FLORA**  
RETAIL & OFFICE SPACES

Retail & Office Spaces  
**Pimple Saudagar**

MAHARERA REG. NO. P52100029188

<b>Shop Sizes</b>	291 sq.ft. Onwards
<b>Office Sizes</b>	250 sq.ft. Onwards

**Get the power of attraction**

**The stage is set for you to flourish**

Be it the desirable location, amazing connectivity, easy access to neighbouring commercial hubs, proximity of a promising locale or a neighbourhood with fast-growing business potential... Vision Flora scores high on every count. It has become a prominent & prosperous hotspot with the unmatched power of attraction. Featuring smart, multi-sized workspaces with best-in-class facilities, this awe-inspiring masterpiece continually attracts progress, stability & opportunity. Choose from ready possession and under construction units and grab the power of attraction.

-  Topmost Location in PCMC
-  Garden nearby with 200mtr Skating Rink
-  Chill Out Zone – Roof top Cafeteria
-  Well Equipped Meeting Room
-  Excellent for Corporates
-  Luxurious Reception Lobby



**Here the Connectivity is the power of attraction**

Here's where you can experience the real power of connectivity. Located just 5.5 km from Baner, Pimple Saudagar is a suburb surrounded by many suburbs. It is adjacent to the Aundh-Ravet 60 mtr. BRTS Road; the Pune-Nashik Road BRTS adorned by wide landscaped gardens and sitouts passes through Pimple Saudagar. The min. road width of 18 mtr. speaks volumes about the seamless movement. Last but not the least, there is a strong banking network along the road.



Retail Spaces  
**Pimple Saudagar**

MAHARERA REG. NO. P52100005128

**Shop Sizes** 80 sq.ft. Onwards

**The right angle  
of success**

**Experience the aura of 7**

A futuristic design that gives the equal opportunity of display & visibility to all shops from all angles & levels, is one more reason why you should make this property yours. The frontal view of Vision7 redefines commercial grandeur, while its premium location makes it desirable for entrepreneurs to invest here. To operate your office or shop from Vision7 means having a vibrant market of young urban India right in front of you.



2 Level Parking



Health Makers



2 Screen Multiplex



Professional Services



4.2 Mtr height of shops



Consultants



**The Profitable Pimple Saudagar**

Located at just 5.5 Km away from Baner. Pimple Saudagar is adjacent to Aundh-Ravet 60mtr BRTS Road towards Pune-Mumbai Expressway. Pune-Nasik 45mtr BRTS Rd. with 30mtr wide landscaped Gardens & Sitouts parallelly, passes through Pimple Saudagar. In Pimple Saudagar Min. Road Width is 18mtr. Very Strong Banking network alongside the Road.



Exclusive Retail Spaces  
**Pimple Saudagar**

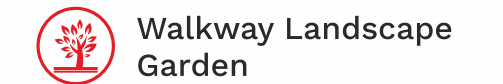
MAHARERA REG. NO. P52100004019

**Shop Sizes** 165 sq.ft. Onwards

**Built for your business  
to get noticed**

**Strategically yours.**

A close dekho at any thriving business in town will reveal a carefully selected location that offers the business the advantage of the three vital stepping stones to success: visibility; connectivity and access. The location you pick for your dream enterprise must ensure you are seen by the audience you seek; it must have good, wide, well-lit roads that make a visit to your workplace a pleasure, and should be connected by all major modes of transport. Close proximity to key educational and medical institutes, public utility facilities, and above all, high residential development are integral to success.



**The Profitable Pimple Saudagar**

Located at just 5.5 Km away from Baner. Pimple Saudagar is adjacent to Aundh-Ravet 60mtr BRTS Road towards Pune-Mumbai Expressway. Pune-Nasik 45mtr BRTS Rd. with 30mtr wide landscaped Gardens & Sitouts parallelly, passes through Pimple Saudagar. In Pimple Saudagar Min. Road Width is 18mtr. Very Strong Banking network alongside the Road.



**VISION PLUS**  
RETAIL & OFFICE SPACES

Retail & Office Spaces

## Bhakti Shakti-Nigdi

MAHARERA REG. NO. P52100029565

**Shop Sizes** 311 sq.ft. Onwards

**Office Sizes** 289 sq.ft. Onwards

## Winning business spaces offering plus profits

### Built for your #BusinessSuccess

Connectivity, amenities, utility space, appreciation & most importantly, the potential to turn your business into a success. To find a perfect balance among all these factors is truly difficult. Well, not anymore! Introducing a commercial wonder that's built for your #BusinessSuccess. Vision Plus offers truly spacious retail and office spaces with an attached terrace and a ceiling height of 20 feet.



Just 800 M From Proposed Metro Station



20 Ft. Height Of Shops & Offices



Centrally Located In PCMC, Next To Bhakti Shakti Garden



Ample Parking Spaces



### Nigdi - PCMC's Best Location

Welcome to a business address that is ready to take your venture to the next level. Strategically placed in the coveted neighborhood in PCMC, Vision Plus is positioned to be a commercial landmark near the prime location in Nigdi, PCMC. The project provides spacious shops & offices equipped with modern amenities to help you drive scalability, sustainability & business growth opportunities, all at one central spot.



Retail & Office Spaces  
**Akurdi**  
 Completed

<b>Shop Sizes</b>	213 sq.ft. Onwards
<b>Office Sizes</b>	116 sq.ft. Onwards

**The right place for a great business vision**

### The biggest visionary commercial township

The right place. The right time & the right people are three basic demands of any modern business. When all this is available, success is a must. At Jai Ganesh Vision not only are these elements available but the ambiance helps one be emotionally and physically fit and live a stress-free life, which helps one in conducting the business more effectively and productively. Jai Ganesh Vision is the biggest visionary commercial township, which includes: Jai Ganesh Fame - a multiplex with three screens – the first ever in the Pimpri-Chinchwad Akurdi area.



Ample Common Parking Space



Large Lobbies



Fire Fighting Systems

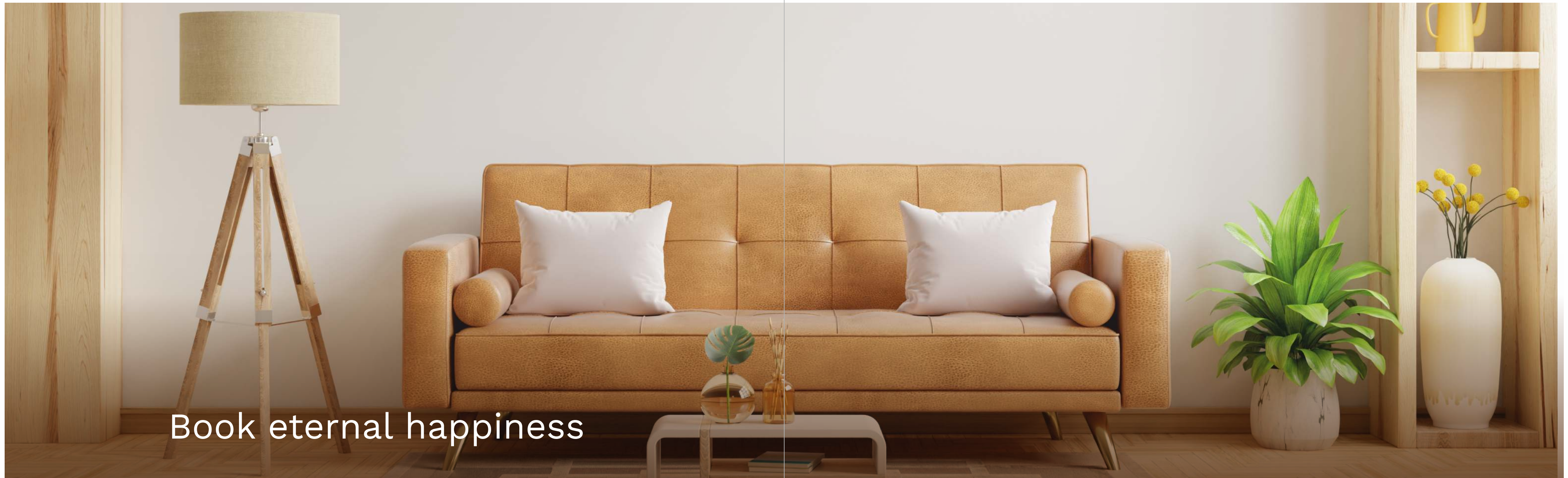


Finolux Wiring



### Akurdi - PCMC's Best Location

Akurdi has risen to popularity primarily owing to its proximity to the Old Mumbai-Pune Road and Pimpri Chinchwad New Town Development Authority (PCNTDA), Besides, the commercial expansion has also been a critical benefactor in Akurdi's evolution. Akurdi has excellent bus and road connectivity. markets, shopping complexes, schools, and hospitals are nearby too.



Book eternal happiness

# RESIDENTIAL



# vision EXOTICA

2 & 3 BHK Homes  
**Spine Road**

MAHARERA REG. NO. P52100030324

**Treats you with the  
luxury of an exotic lifestyle**

## A tropical paradise where you'll find everything

A perfect blend of nature's charm infused with a vibrant lifestyle at PCMC's exotic location, spine road. Vision Exotica serves you with the finest location, which lets you unfold a palette of indulgences every day. Explore the impeccably designed residences fitted with fixtures to last for a lifetime. With 30+ exotic amenities & exclusive recreational club, Vision Exotica treats you to the luxury of an exotic lifestyle.



Kids park and  
Senior Citizen's park



Round-the-clock  
security



Private telephone  
exchange facility



Solar WH system



### The Exotic Location of Spine Road - Pradhikaran

Pradhikaran is a prime residential cum commercial locality in PCMC, It is a developed residential locality dominated by multi-storied residential apartments. Proximity to Bhosari MIDC and various IT/ Business Parks, coupled with proximity to other employment hubs, drive the residential demand in the area. It adjoins the other key localities such as Talawade, Ravet, Akurdi.



3 BHK Smart Homes  
**Tathawade**

MAHARERA REG. NO. P52100017748

**A whole new is  
futuristically smart!**

**#LiveSmarter**

We say, effortless is smart. We say, controlling your home with a tap on your smartphone is smart. Or better yet, control it through your voice! We say, living more and commuting less is smart. We say the maximum usable space is smart. We say... Vision Ace is smart. Welcome to a home where smart will have a whole new futuristic meaning. #LiveSmarter.



Alexa voice assistant



Internet of Things



Biometric Main Door Lock



24\*7 Security



**Well connected location**

Location is everything. You can make it big or break it all when it comes to location. Vision One Phase 2 is in a vibrant neighborhood at Tathawade - Wakad. Get an edge over others with easy accessibility to all major commercial hubs like Hinjawadi IT Park, Baner, industrial zones of PCMC, Chakan, Talegaon, and educational institutes.



2, 3 & 4 BHK Homes

**Pimple Saudagar**

Completed

**The definition of  
a superior lifestyle**

### Truly spacious and airy homes

Each and every 2, 3 & 4 BHK flat is designed to be cluster free & roomy. Spacious and airy homes that seem a lot bigger than they really make your home exquisite & exclusive. 2 towers each of 9, 10, 11 levels each line up to provide a charming view of the campus of Shubhshree Woods. You get a choice of 2, 3 & 4 bedroom apartments with well-designed spaces & lovely terraces. All the amenities & specifications provided are high end & are in sync with your superior home, your superior lifestyle & also your superior expectations!



Kids park and Senior Citizen's park



Round-the-clock security



Private telephone exchange facility



Solar WH system



### Pimple Saudagar - The Residential hub

The residents who bought properties in Pimple Saudagar in its initial years have seen their property rates double recently. The area is bound to see a boom in residential and commercial properties in the coming years. A healthy rate of appreciation is expected on both commercial and residential properties. Pimple Saudagar enjoys an annual property appreciation rate of 12-15% and it is expected to grow even further.

# Other Projects

## Vision Woods

1 & 2 BHK Flats  
AT JAMBHUL, TALEGAON

## Vision City

2.5 & 3 BHK Flats  
AT JAMBHUL, TALEGAON

## Vision County

Bungalow Plots  
AT KANHE PHATA

## Vision Galleria

Retail & Office Spaces  
AT PIMPLE SAUDAGAR

# Launching Soon

## Vision NewVille

2 & 3 BHK Boutique Apartments  
AT WAKAD

## Vision HighClere

Luxury Bungalows  
AT WAKAD

## Vision Selekt

High Street Retail  
AT PUNE-NASHIK HIGHWAY

## Vision Ace Commercial

Retail & Offices  
AT WAKAD

## Vision Woods II

N.A. Residential Plots  
AT JAMBHUL, TALEGAON

## Vision Green County

N.A. Bungalow Plots  
AT KANHE PHATA



We  
promise  
you...

We intend to create the perfect launchpad for aspiring entrepreneurs and thereby enable them to prosper. We believe that it's our responsibility to contribute. We believe It's our duty to give it back to the society; the society that shaped us.

Every success story has a start. And we aspire to ensure the perfect start for go-getting entrepreneurs. Because, we want them to set on a journey of progress and prosperity

**Thank you.**