



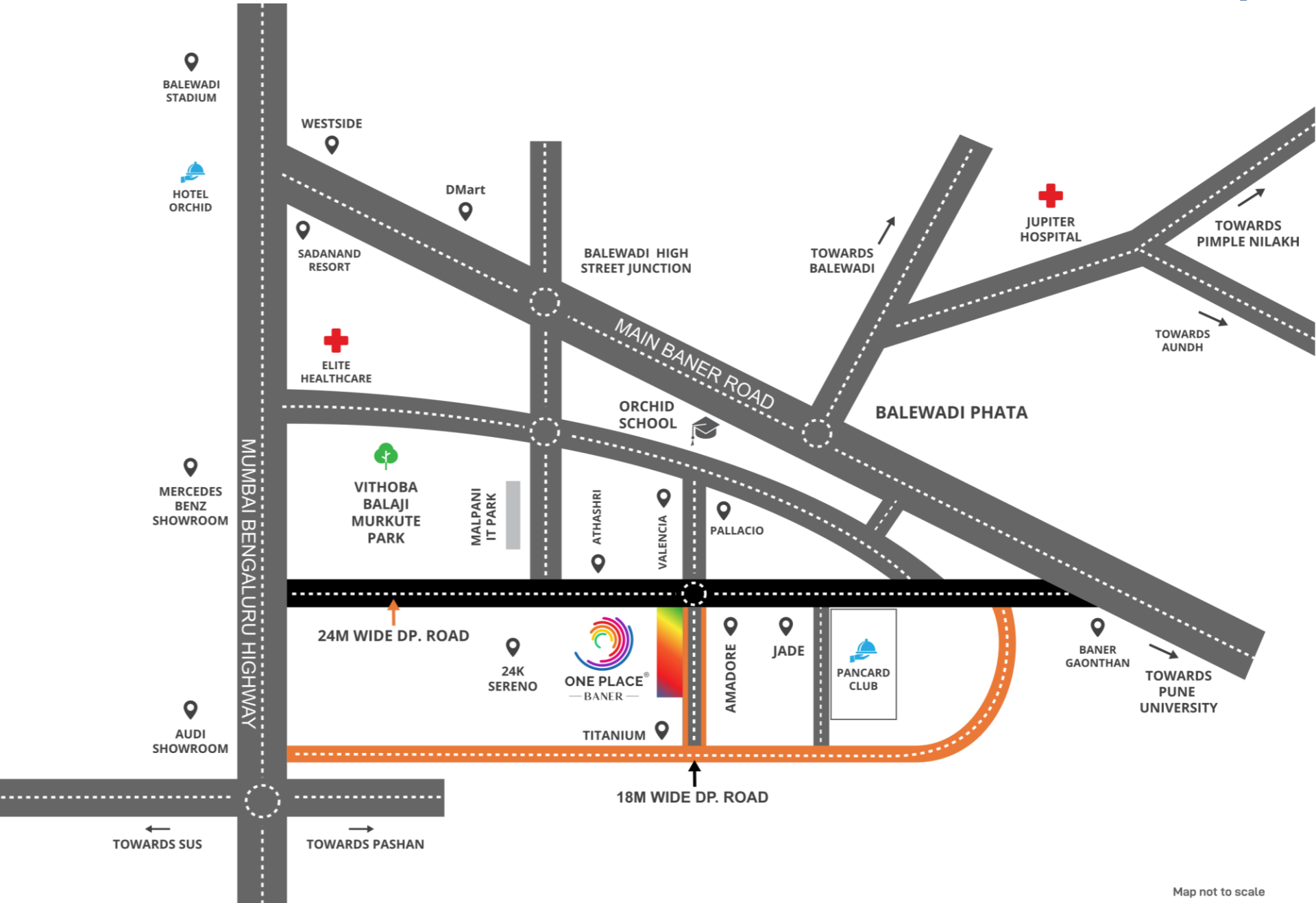
THERE'S ONLY ONE PLACE[®] TO BE



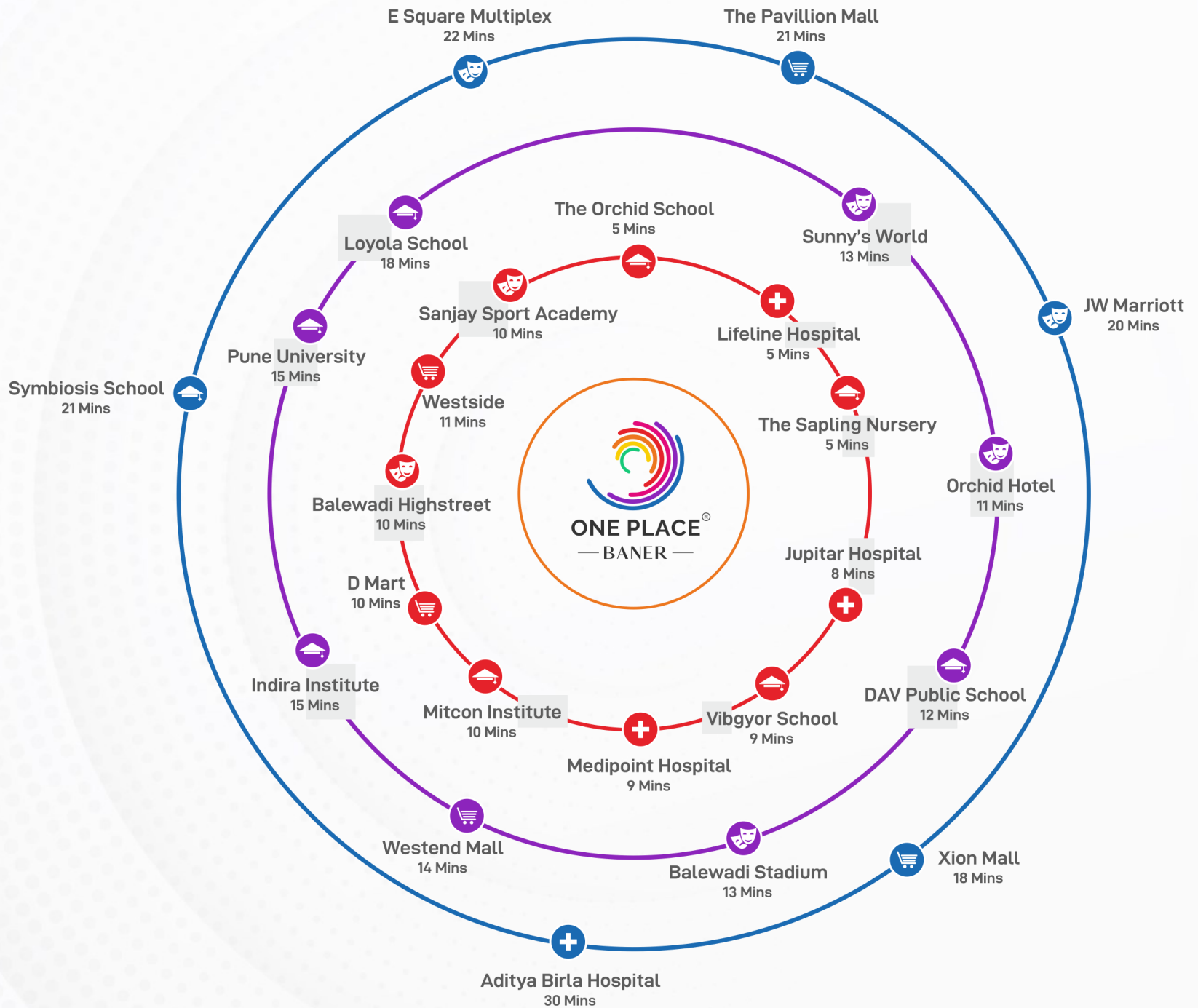
ONE PLACE[®]
BANER

Shops & Pre-Leased Units

Location Map









YOUR SUCCESS STORY IN THE MAKING

one place market

BANER



The logo for EFC is mounted on a wall with horizontal wood slats. The letters 'E', 'F', and 'C' are stylized and three-dimensional. The 'E' and 'C' are dark grey, while the 'F' is a vibrant blue. A small blue circular icon is positioned to the right of the 'C'.

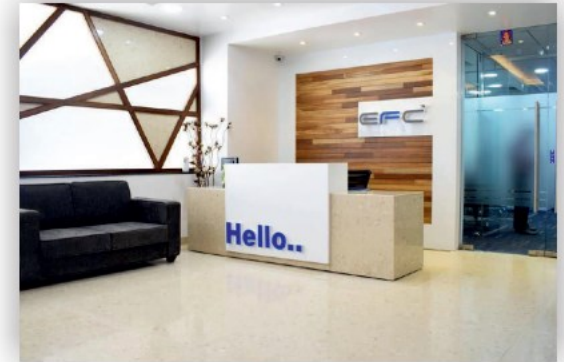
EFC

6th to 10th Floor

EFC - Coworking Spaces

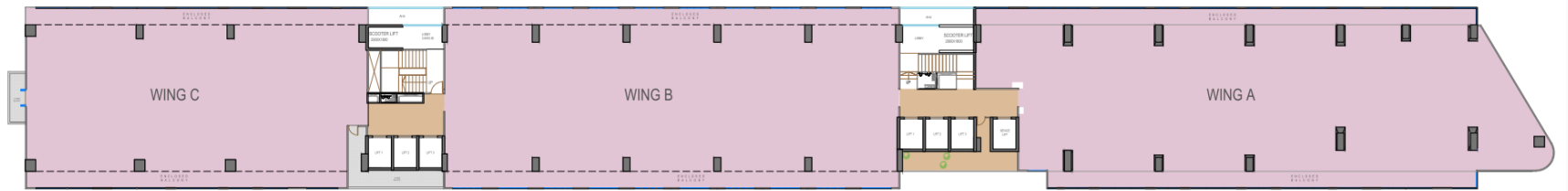
6th to 10th Floor

EFC - Coworking Spaces



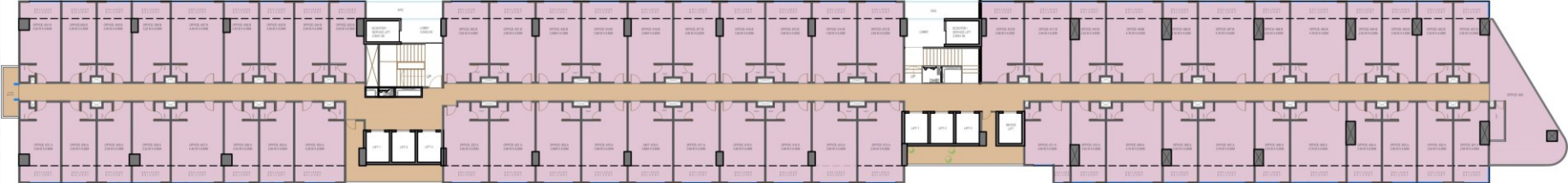
6th & 7th Floor

EFC Co-Working Spaces – Full Floor



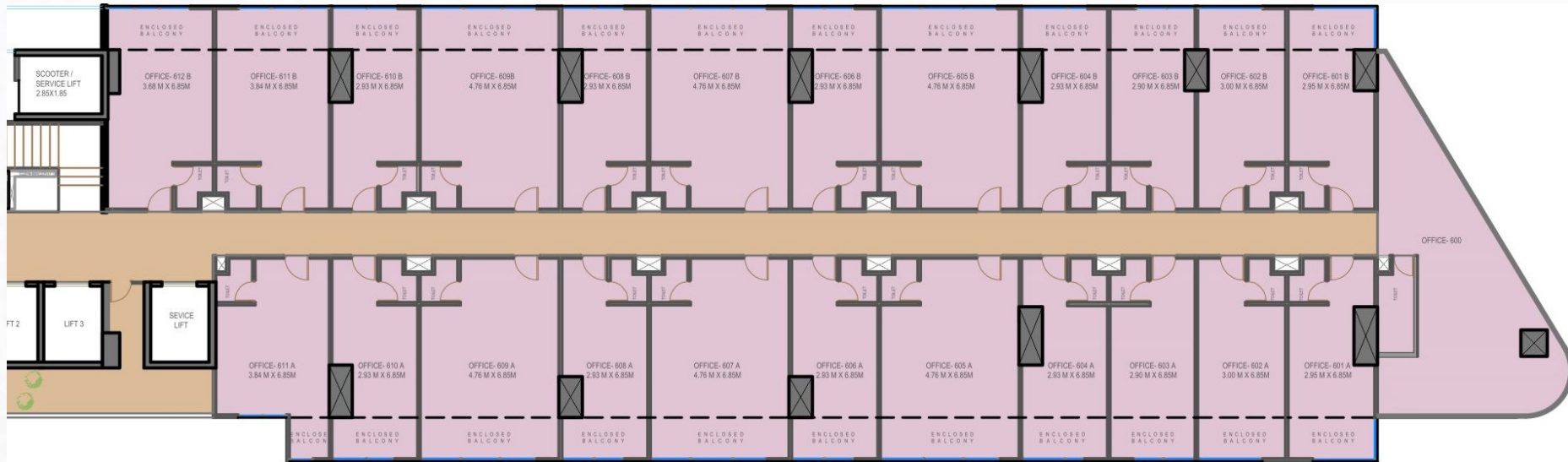
6th & 7th Floor

EFC Co-Working Spaces – Unit Plans



6th & 7th Floor

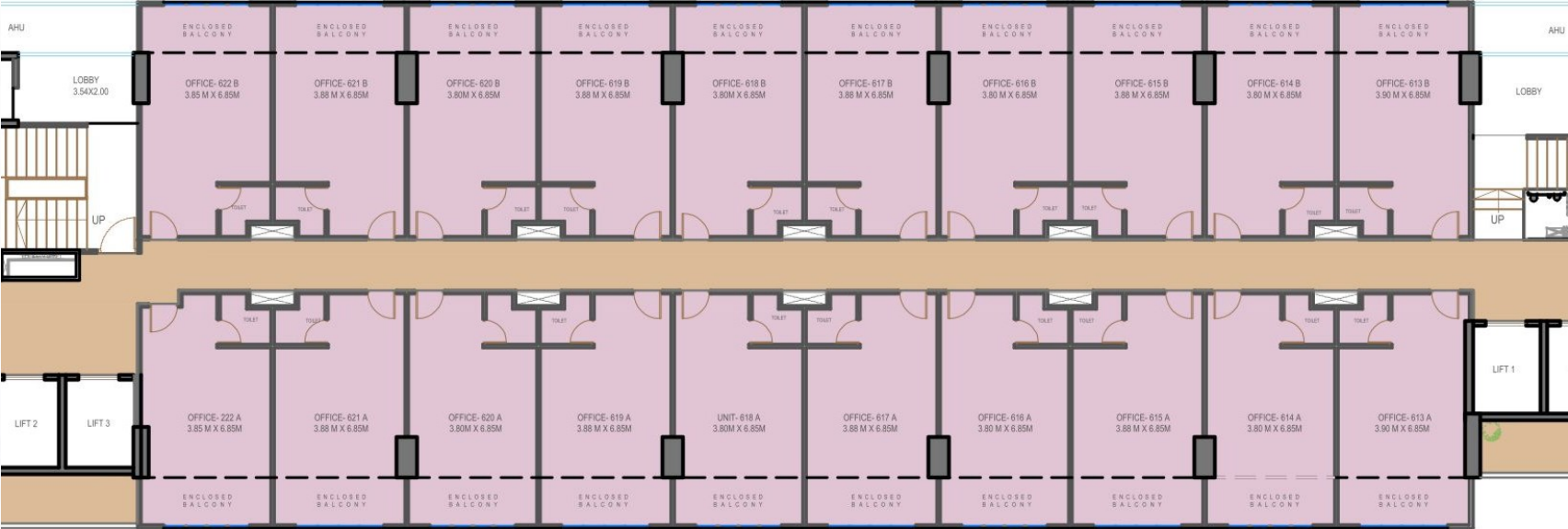
EFC Co-Working Spaces – Front Wing



Carpet Area: 212 Sqft, 278 sqft, 283 sqft & 349 Sqft

6th & 7th Floor

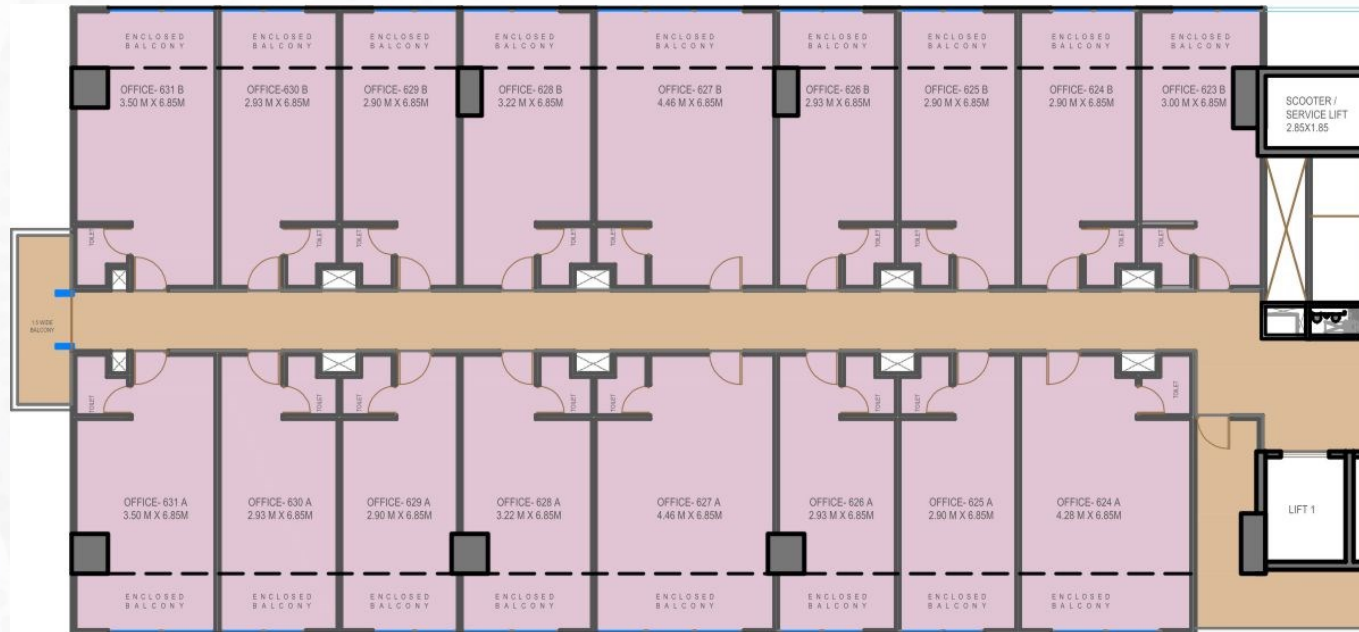
EFC Co-Working Spaces – Mid Wing



Carpet Area: 278, 283 sqft

6th & 7th Floor

EFC Co-Working Spaces – Rear Wing



Carpet Area: 214, 289, 327 Sqft

PRE-LEASED PROPERTY

@ BANER, PUNE...

Grade-A Commercial Project

ROI 6% ++

Units Starting **57**^{*} lacs onwards

Avg. ROI: 7.63% | Lease Period: 10 + 5 Yrs | Lockin: 6 Yrs

Monthly Rental: 28k/-⁺⁺ | 12% Escalation every 3 Yrs



Project Highlights

Wide Columnless & Beamless Spaces with Flat Slab



PAY & PARK with Valet Service



Designer Well Finished Common / Attached Toilets



High-Tech Security with CCTV Cameras



Fire Fighting System



Genset Backup



Other Highlights

- **Elegant Facade Treatment**
- **Meticulously Planned Circulation & Services**
- **Marble Clad Foyers**
- **Provision of Wi-Fi & DTH Connectivity**
- **Designer Well Finised Common / Attached Toilets**
- **Provision for AC**
- **Exclusive Finishing for Common Areas**

Awards & Recognition



By
Times Realty Icons 2018



Awards & Recognition



MOST AWAITED
BOUTIQUE
COMMERCIAL
PROJECT

By
Global Business Awards 2019



Awards & Recognition



Most Iconic
Commercial Project
of the Year

By
Asian real estate excellence award 2022



Awards & Recognition



By
Times Realty Icons 2019



Awards & Recognition



By
Realty+ Excellence Awards 2020



Awards & Recognition



ARCHITECTURAL
DESIGN OF
THE YEAR

By
Global Business Award 2019



THANK YOU



MITTAL[®]
BROTHERS

You first.