

**The Chronicles of  
Success.  
The Aura of  
Corporate Legends.**

Transcend the ordinary and be where you always wanted to be. This is your paradigm of magnificence, that stands tall in the commerce capital of Balewadi, awaiting to create history with your business growth. Crafted with excellence in every square inch, Tower 108 is the ultimate choice of those, who believe they are here to conquer the global corporate landscape.



108 Meter  
Tall Tower.  
108 Meter  
Greater Ambitions.

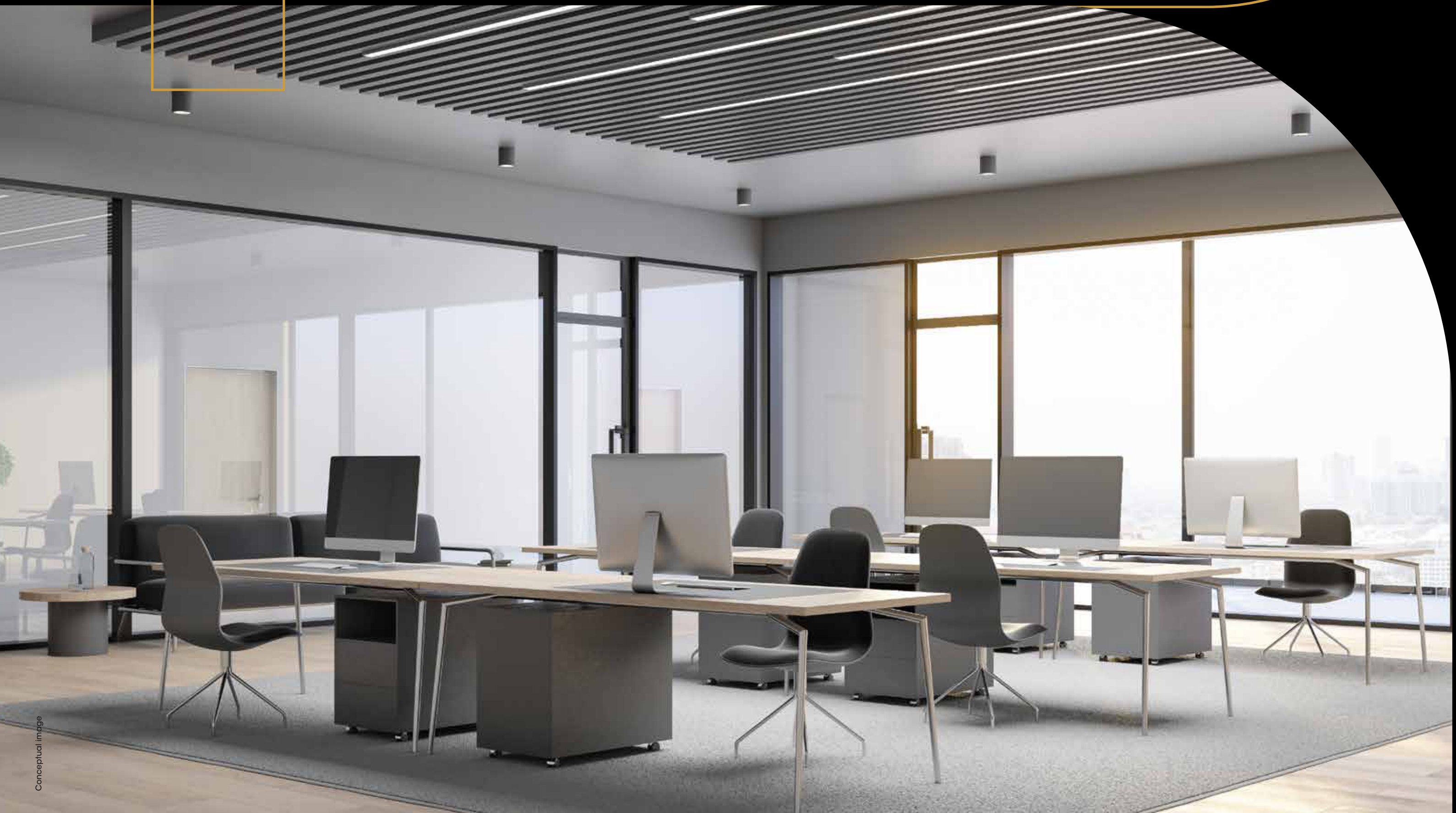
Located in the heart of  
Balewadi.  
Located in the heart of  
a Business Sphere.





450+ Office Spaces.  
450+ Remarkable Tales.

26 Floors.  
26 Corporate Worlds.

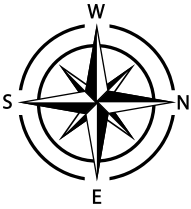


17,000 sq. ft.  
Recreational Space.  
17,000 sq. ft.  
of Life at Work.

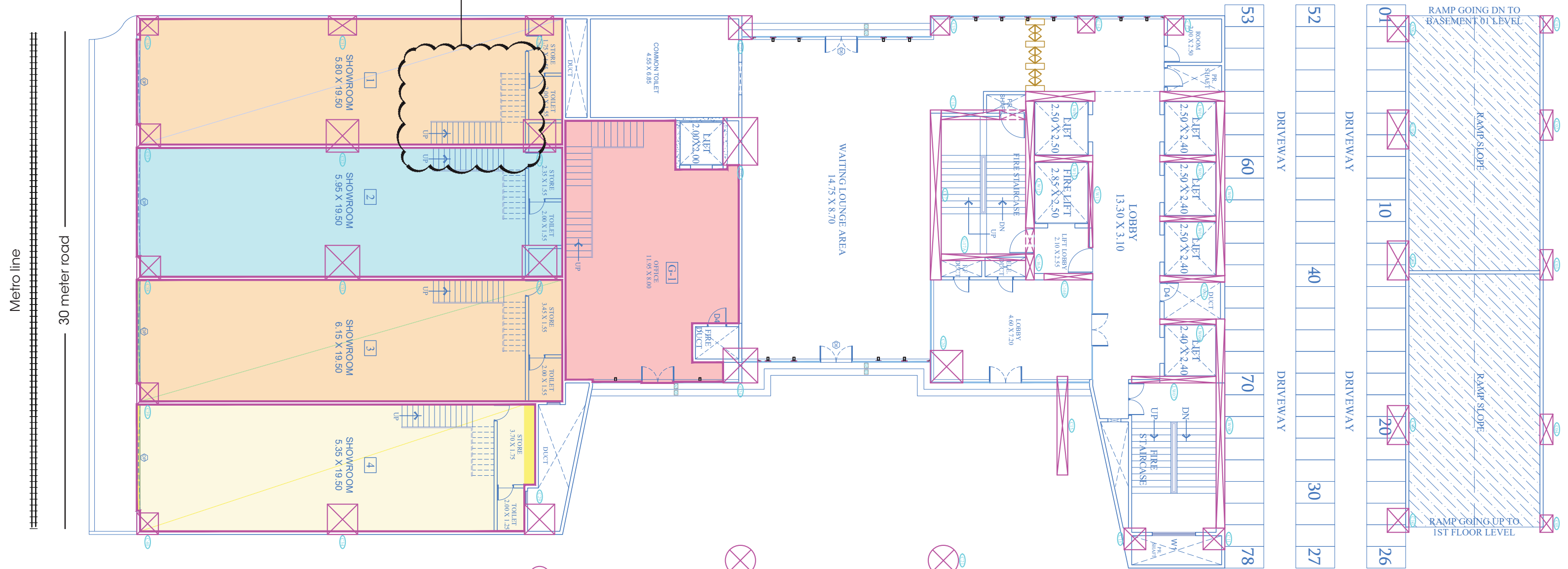




4 Grand Showroom Spaces.  
4 Perfect Brand Stories.

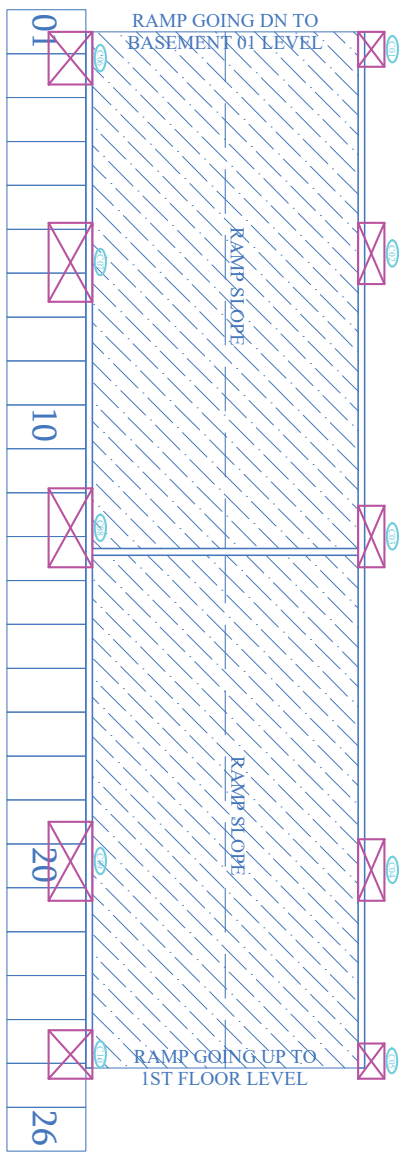


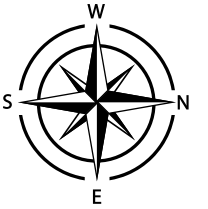
# GROUND FLOOR PLAN



OFFICE NO.	OFFICE CARPET AREA	MEZZANINE CARPET AREA	TOTAL CARPET AREA
	SQM.	SQM.	SQM.
G1	85.35	123.57	208.92

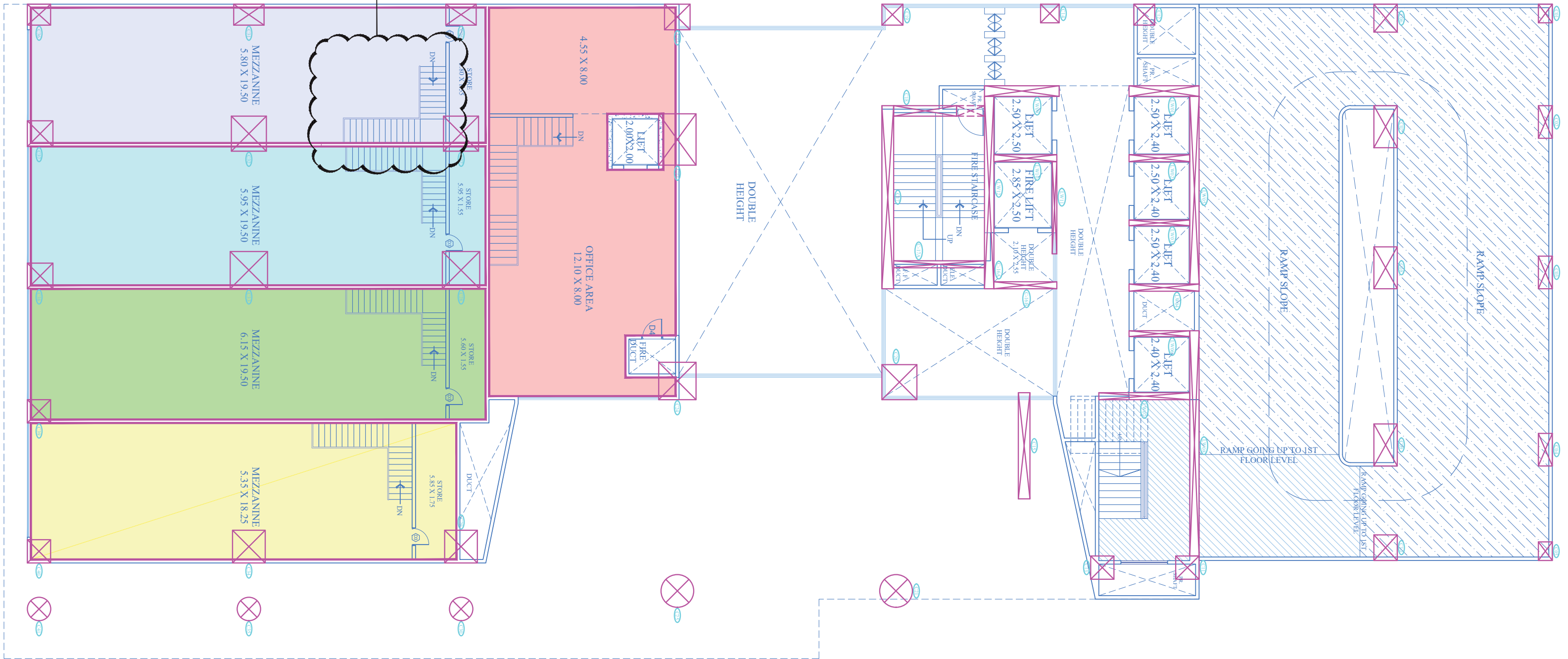
SHOW ROOM NOS.	SHOW ROOM CARPET AREA	MEZZANINE CARPET AREA	TOTAL CARPET AREA
	SQM.	SQM.	SQM.
1	113.68	113.10	226.78
2	116.77	116.03	232.80
3	109.91	109.20	219.11
4	106.42	106.76	213.18





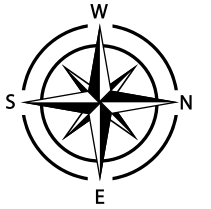
# MEZZANINE FLOOR PLAN

THIS STAIRCASE MAY CHANGE AS PER VASTU





# SIXTH FLOOR PLAN (REFUGE AREA)



OFFICE NO.	OFFICE CARPET AREA	ENCLOSED BALCONY CARPET AREA	TOTAL CARPET AREA
	SQM.	SQM.	SQM.
601	49.26	- - -	49.26
602	52.65	5.83	58.48
603	49.67	5.92	55.59
604,605	53.21	5.92	59.13
606	50.87	5.55	56.42
607	117.56	16.10	133.66
608	120.99	14.98	135.97
609	52.39	5.55	57.94

OFFICE NO.	OFFICE CARPET AREA	ENCLOSED BALCONY CARPET AREA	TOTAL CARPET AREA
	SQM.	SQM.	SQM.
610,611,612	54.81	5.92	60.73
613	54.22	5.83	60.05
614	REFUGE AREA		
615	55.73	9.81	65.54
616	50.59	5.27	55.86
617	78.30	9.53	87.83
618	68.23	6.95	75.18
619	44.08	3.85	47.93
620	73.40	- - -	73.40

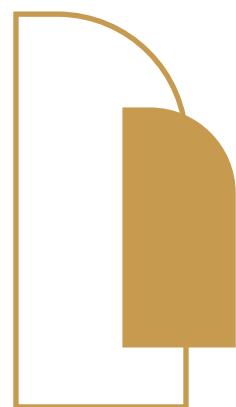




7 Floors of  
Dedicated Parking.  
7 Floors of  
Abundant Convenience.

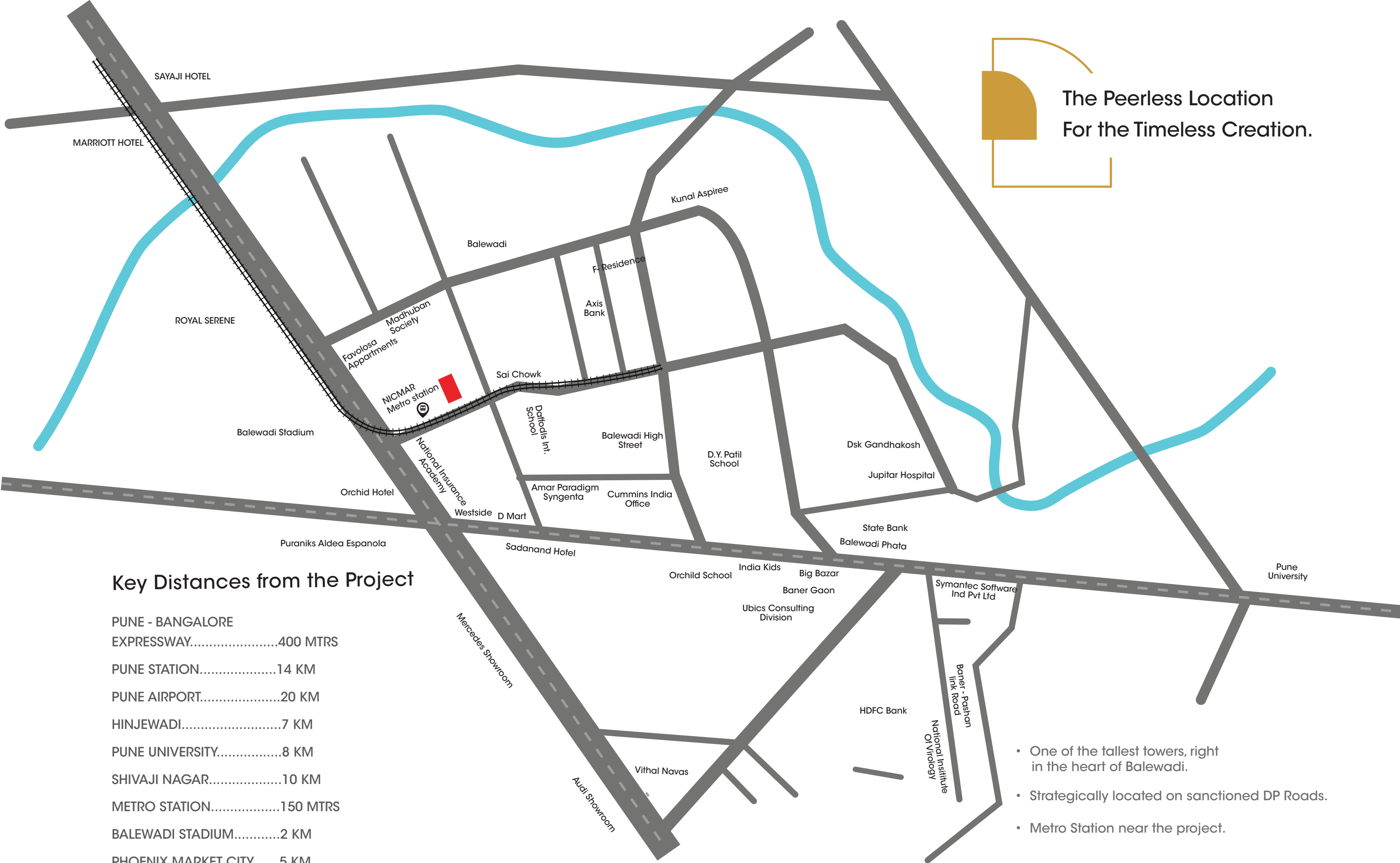


Artistic Impression



## Timeless Excellence At Every Step.

- **Grand Entrance** that welcomes everyone.
- **Office Spaces** from **516** sq. ft. to **1470** sq. ft.
- **Showroom Spaces** from **2295** sq. ft. to **2500** sq. ft.
- **Lease Assistance** for buyers.



The Peerless Location  
For the Timeless Creation.

### Key Distances from the Project

- PUNE - BANGALORE EXPRESSWAY.....400 MTRS
- PUNE STATION.....14 KM
- PUNE AIRPORT.....20 KM
- HINJEWADI.....7 KM
- PUNE UNIVERSITY.....8 KM
- SHIVAJI NAGAR.....10 KM
- METRO STATION.....150 MTRS
- BALEWADI STADIUM.....2 KM
- PHOENIX MARKET CITY.....5 KM

- One of the tallest towers, right in the heart of Balewadi.
- Strategically located on sanctioned DP Roads.
- Metro Station near the project.



Artistic Impression

## Timeless Efficiency Every Time.

- State-of-the-art energy-efficient LED lighting
- Rainwater harvesting infrastructure
- 6 high-speed elevators
- Seamless Wi-Fi connectivity in the grand lobby
- Comprehensive 24/7 CCTV surveillance ensuring a secure campus
- Manned security personnel and controlled traffic entry/exit barriers
- Thoughtfully designed air conditioning provision
- Elegant cafeteria for a refined dining experience
- Welcoming reception area with a dedicated visitors waiting lounge
- Peaceful meditation/yoga room
- Impressive conference area for business gatherings
- Designated smoking zone



Artistic Impression

Because Timeless  
Begins With Fineness.

## SPECIFICATIONS



### ELECTRIFICATION

- Concealed polycab/equivalent wiring with modular switches
- Wi-fi provision
- AC provision



### STRUCTURE

- Earthquake resistant
- R.C.C. frame structure
- 6" thick brick work for external wall
- 6",4" thick brick work for internal wall
- Sand face cement plaster external walls & gypsum finish for internal walls



### ENTRANCE LOBBY

- Double height entrance lobby
- Access control systems for building entry & exit
- False ceiling with LED in lobby & passage
- Signage and directory
- Visitor waiting lounge
- Marble flooring in lounge



### BUILDING

- Rain water harvesting
- Laminated flush main doors for offices
- DG backup for common areas
- Full power backup on chargeable basis
- Glass facade for exterior elevation, Structural glazing to maximize natural daylight



### TOILET

- Concealed plumbing
- Branded CP & sanitary ware
- Ceramic tiles dado upto lintel level



### SECURITY

- Security system
- Boom-barriers at the entrance gate
- Security assistance in parking area
- Access controlled lobby



## The Legacy of Creating the Timeless

Ceratec Group is swiftly ascending the ranks to become a premier brand in Pune's dynamic real estate sector. Our ascent is rooted in a profound set of beliefs that make way for our success. Acknowledging that our customers' investment extends beyond mere finances, we value the profound trust they place in us. With a dedication to crafting lifestyles in real estate, we have laid a robust foundation of quality and expertise, keeping our customers at the core of our focus.

Our vision revolves around presenting accessible lifestyle possibilities, accompanied by an enduring value that appreciates over time. Through numerous triumphs in project delivery over the years, we have earned a reputation as a name synonymous with reliability and trust. Established in the year 2000, Ceratec Group embarked on a journey to create comprehensive lifestyle spaces, constructing forward-thinking, state-of-the-art homes tailored to every budget. Our commitment to this vision remains unwavering, ensuring that we continue to stand as a beacon of excellence in the industry.

