

# SEAMLESS CONNECTIVITY ENDLESS OPPORTUNITIES



P R E S E N T I N G



**GOLDEN AURA**

*Golden Way of Prosperity*

**SHOWROOMS | SHOPS | OFFICES**

L O H E G A O N

**Emerging Hub of Greater Pune**

MahaRERA no: P52100047111  
[maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)





# A Place Where Businesses Come to Bloom.

Golden Aura is perfectly positioned on the tri-junction of Lohegaon, Charohli & Dhanori. Located in the heart of greater Pune that is rapidly emerging as hub of commercial, educational activities among tens of thousands of Residential units & attracting people from far & wide.

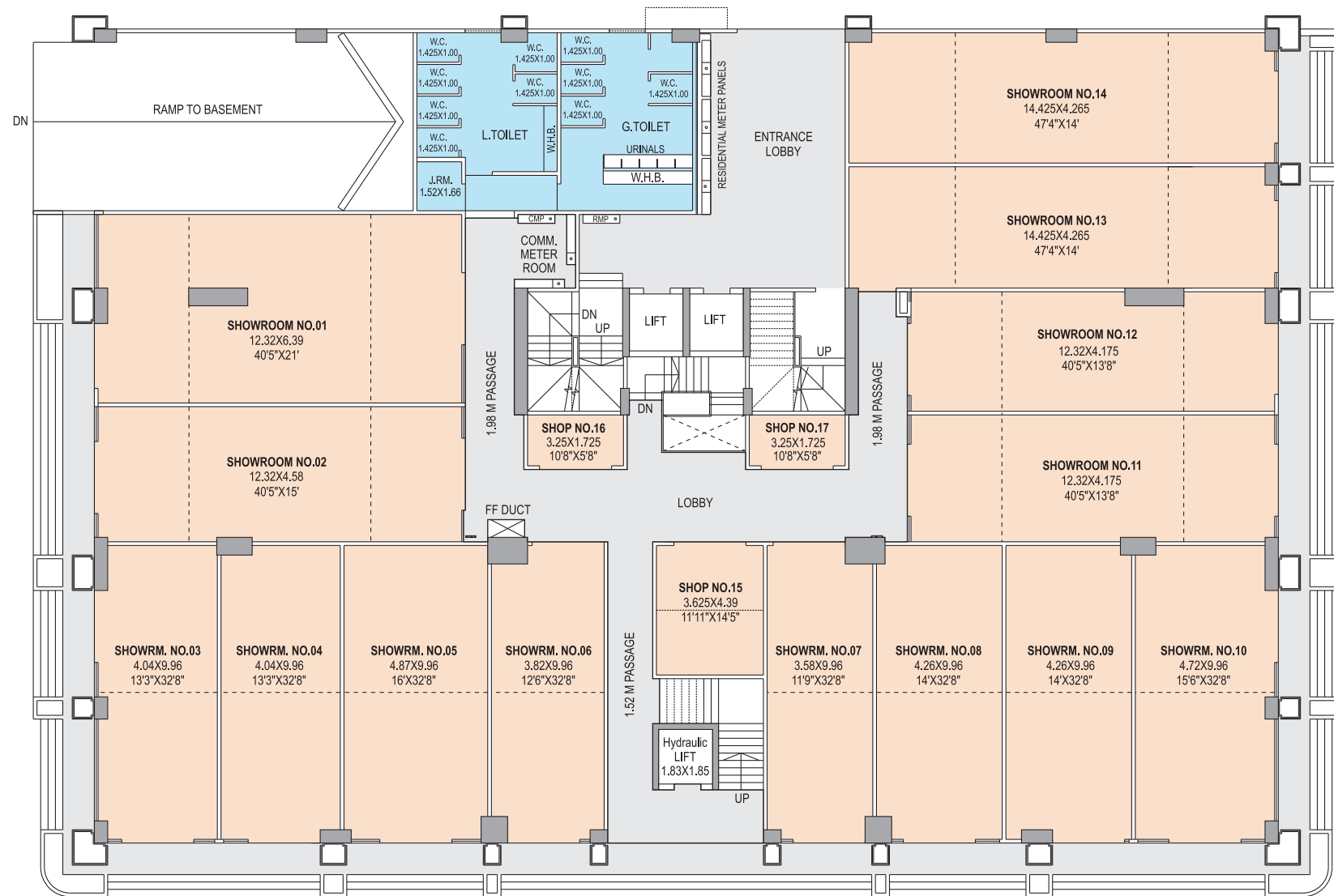
Golden Aura provides a one stop solution to a variety of Business & Professional needs. Beyond just being a popular area for Commercial Spaces, Golden Aura aims to leave a lasting impression with it's thoughtfully designed spaces with signature internal clear heights. Showrooms with dual entrances will act as force multipliers for your prosperity.

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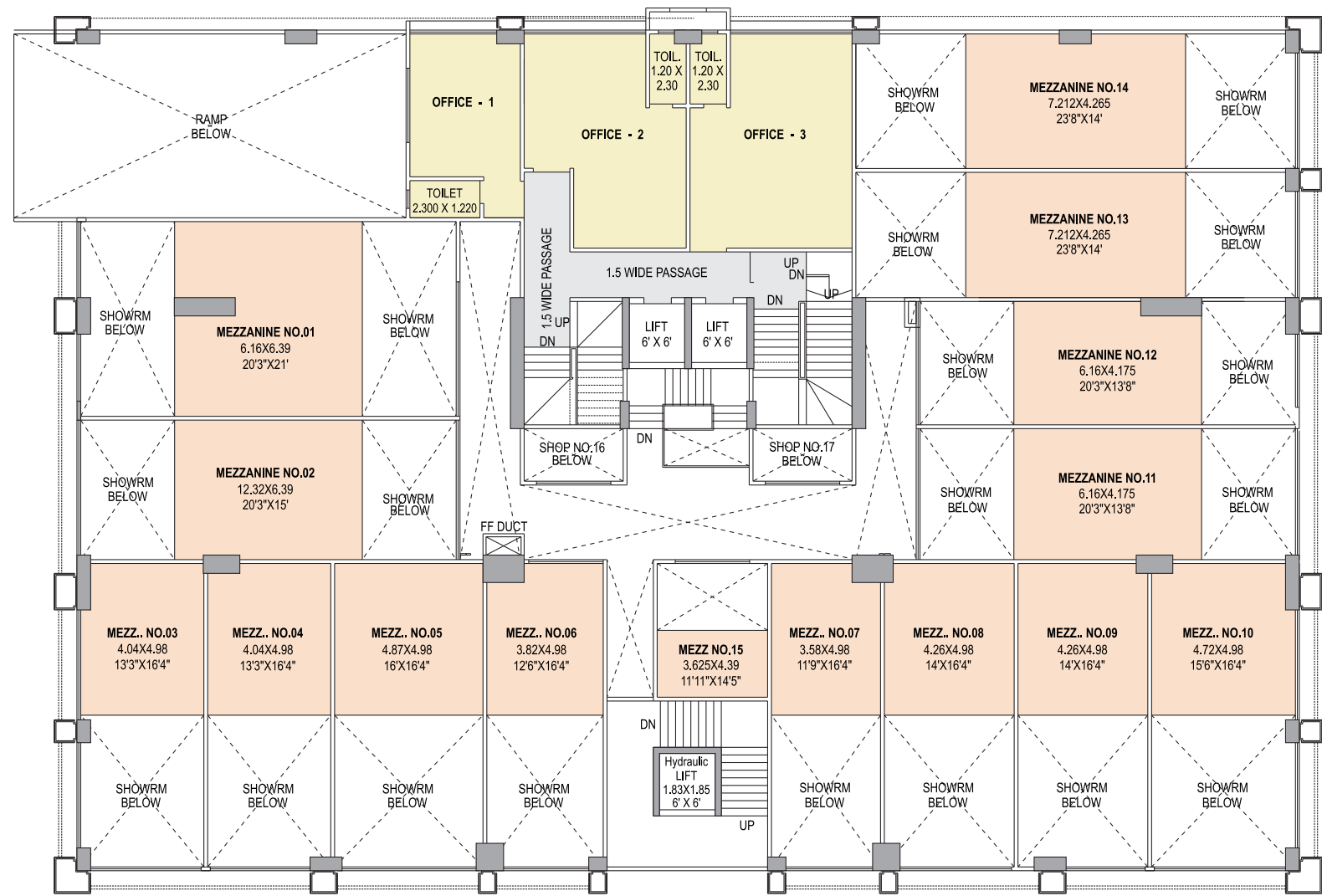
# GROUND FLOOR PLAN



AS PER RERA  
AREA STATEMENT IN SQ.MT.

| SHOWRM. NOS. | CARPET AREA | MEZZ. AREA | TOTAL AREA |
|--------------|-------------|------------|------------|
| 01           | 79.33       | 39.36      | 118.69     |
| 02           | 57.03       | 28.21      | 85.24      |
| 03           | 40.85       | 20.12      | 60.97      |
| 04           | 40.54       | 20.12      | 60.66      |
| 05           | 48.81       | 24.25      | 73.06      |
| 06           | 38.66       | 19.02      | 57.68      |
| 07           | 36.27       | 17.83      | 54.10      |
| 08           | 42.73       | 21.21      | 63.94      |
| 09           | 42.73       | 21.21      | 63.94      |
| 10           | 47.62       | 23.51      | 71.13      |
| 11           | 53.59       | 26.49      | 80.08      |
| 12           | 50.51       | 24.95      | 75.46      |
| 13           | 59.79       | 29.66      | 89.45      |
| 14           | 64.03       | 31.86      | 95.89      |
| 15           | 16.22       | 7.96       | 24.18      |
| 16           | 5.91        | --         | 5.91       |
| 17           | 5.91        | --         | 5.91       |

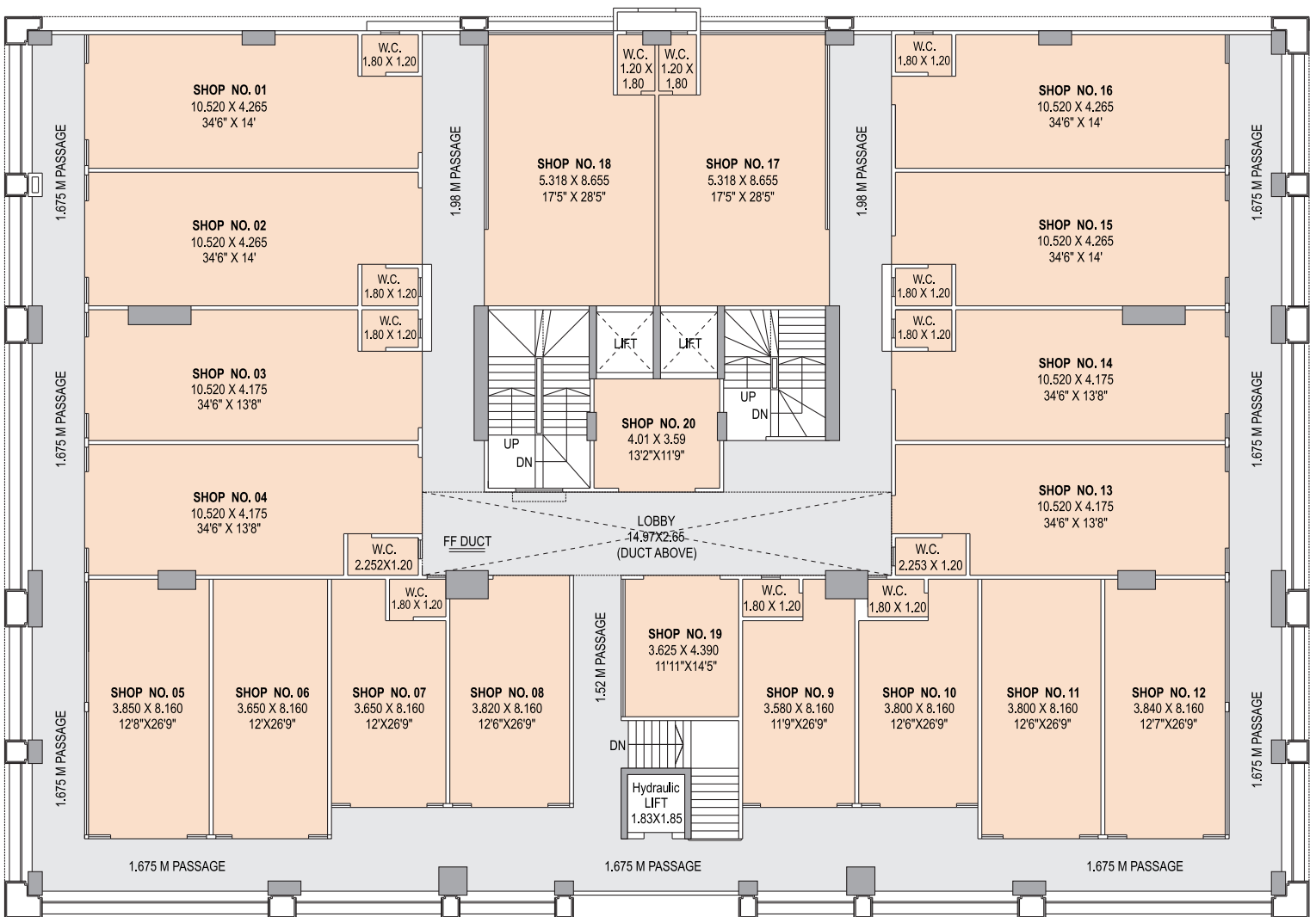
# MEZZANINE FLOOR PLAN



AS PER RERA  
AREA STATEMENT IN SQ.MT.

| OFFICE. NOS. | CARPET |
|--------------|--------|
| OFFICE - 01  | 22.03  |
| OFFICE - 02  | 33.27  |
| OFFICE - 03  | 37.53  |

FIRST FLOOR PLAN



AS PER RERA  
AREA STATEMENT IN SQ.MT.

| SHOWRM. NOS.  | CARPET |
|---------------|--------|
| SHOWROOM - 01 | 45.48  |
| SHOWROOM - 02 | 45.48  |
| SHOWROOM - 03 | 44.53  |
| SHOWROOM - 04 | 44.53  |
| SHOWROOM - 05 | 31.72  |
| SHOWROOM - 06 | 30.09  |
| SHOWROOM - 07 | 26.44  |
| SHOWROOM - 08 | 27.96  |
| SHOWROOM - 09 | 25.94  |
| SHOWROOM - 10 | 27.13  |
| SHOWROOM - 11 | 31.31  |
| SHOWROOM - 12 | 31.64  |
| SHOWROOM - 13 | 44.38  |
| SHOWROOM - 14 | 44.38  |
| SHOWROOM - 15 | 45.29  |
| SHOWROOM - 16 | 45.29  |
| SHOWROOM - 17 | 46.33  |
| SHOWROOM - 18 | 46.33  |
| SHOWROOM - 19 | 16.22  |
| SHOWROOM - 20 | 14.57  |

# Project Overview



**PHASE-III**  
FUTURE  
RESIDENTIAL  
DEVELOPMENT

**PHASE-II**  
RESIDENTIAL

**PHASE-I**  
COMMERCIAL



# Reach Heights of Your Business Ambition



Golden Aura is positioned perfectly at Lohegaon, adjacent to D. Y. Patil Knowledge City and in the immediate neighbourhood of Charholi, PCMC that is fast becoming the hub of major commercial activities and growing residential projects and attracting people from far and wide.

Golden Aura is an assemblage of practically designed shops, showrooms and offices which will be perfect habitat for all the modern brands. Golden Aura will be a perfect destination for all those never-satisfying shopping and entertainment cravings.

The Project's strategic location offers high level of beneficial visibility making it an easily approachable spot for commercial experience.





## Promising Location for Maximum Footfall

At Golden Aura you have multiple choices of spaces that suits your business, so just ideate, ignite and initiate.

### **SHOPS**

Commercially strategic location

### **SHOWROOMS**

A generously spacious outlet with maximum height offering wide possibility of eye-catching display maximising customer's attention

### **OFFICES**

Well-constructed work spaces for all professional requirements.



# PROJECT SPECIFICATIONS

**STRUCTURE:**

RCC Earthquake Resistant structure

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**WALLS:**

External walls with Sand Faced plaster. Internal walls with Gypsum finish.

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**ELECTRICAL:**

12 TPN DB For large showrooms.

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**PAINTING:**

Plastic paint on internal walls, acrylic paint on external walls

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**SHUTTER:**

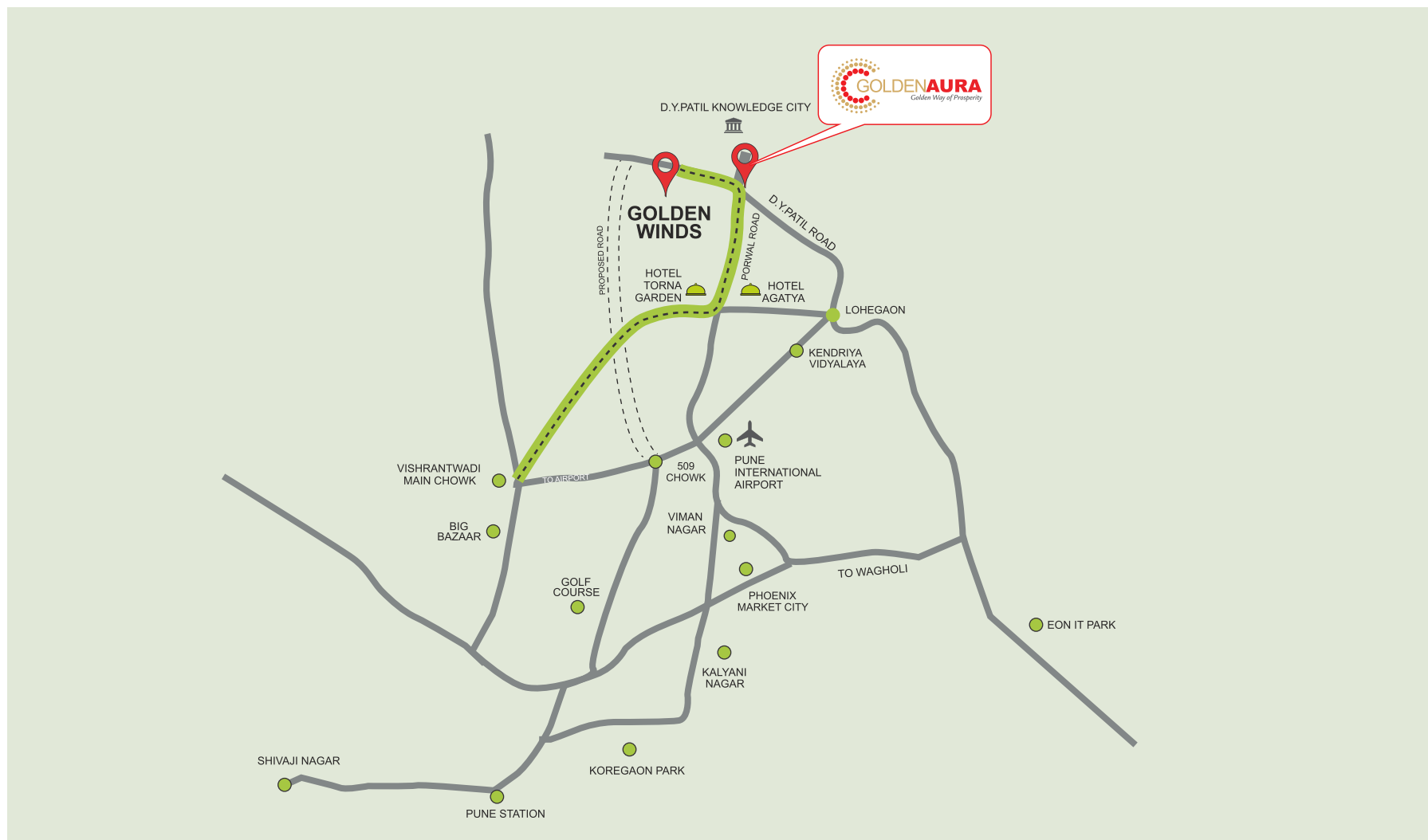
Rolling Shutter

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**FLOORING:**

800x800mm double charged flooring





**Soon to be The Ruling Business Address On upcoming 30mtr/100ft road**

### Key Distance

|                               |          |
|-------------------------------|----------|
| DY Patil Knowledge City       | 190 M.   |
| Kalyani Nagar                 | 9.9 Km.  |
| Pune Airport                  | 5.4 Km.  |
| Koregaon Park                 | 10.9 Km. |
| Kendriya Vidyalaya (Lohegaon) | 5.3 Km.  |
| Pune Station                  | 14 Km.   |

|                            |         |
|----------------------------|---------|
| Viman Nagar                | 7.1 Km. |
| Shivaji Nagar Station      | 13 Km.  |
| Phoenix Market City        | 8.5 Km. |
| Big Bazaar (Vishrant Wadi) | 8.6 Km. |
| Kharadi IT Parks           | 12 Km.  |

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## Excel Homes

### Promoters, Builders & Developers:

Regd. Office: Plot No. 115, Lulla Nagar, Near Mount Carmel School, Pune- 411 040  
**excelhomespune@gmail.com, Call@-85540 02200 / 85540 03300**

### Corporate office :

Office No. 7 & 8, 1st Floor, Kumar Pavilion, adjacent to Victory Theatre, East Street, Camp, Pune 411 001

### Site Address:

Golden Aura, S.No. 300/2, adjacent to D. Y. Patil Knowledge City, Lohegaon, Pune-411 047

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