



BUILDING THE FUTURE



Company

Class, comfort, luxury, peace of mind... a company that believes in creating a modern masterpiece every time it imagines and builds.

**Shagun** Developers is a company incorporated to provide state of the art, residential and commercial buildings.

Established in 1995, **Shagun** Developers have built residential townships, commercial office buildings and shopping malls. The company takes into consideration present-day requirements, location and environmental considerations before undertaking any project. The focus is to develop properties with modern facilities and

specifications, which match all the required standards. Since inception, the company has undertaken and delivered several prestigious projects and visualizes a tomorrow that can cater to a customer's every need and a promise to provide them with the best solutions



People

The driving force of the company is the Board of Directors. Comprising of technically qualified, experienced and dynamic personalities; their out of-the-box thinking has made them visionaries in the industry.

The strength of the company however lies within a team of highly dedicated and skilled professionals. The team members are all well trained, highly qualified and experienced in their respective genres.





To imagine, design and create properties of international quality, **Shagun** Developers will go to all lengths to fulfil the dreams and aspirations of their customers.

The company aims to take an edge in the real estate market by developing properties that meet world-class standards.

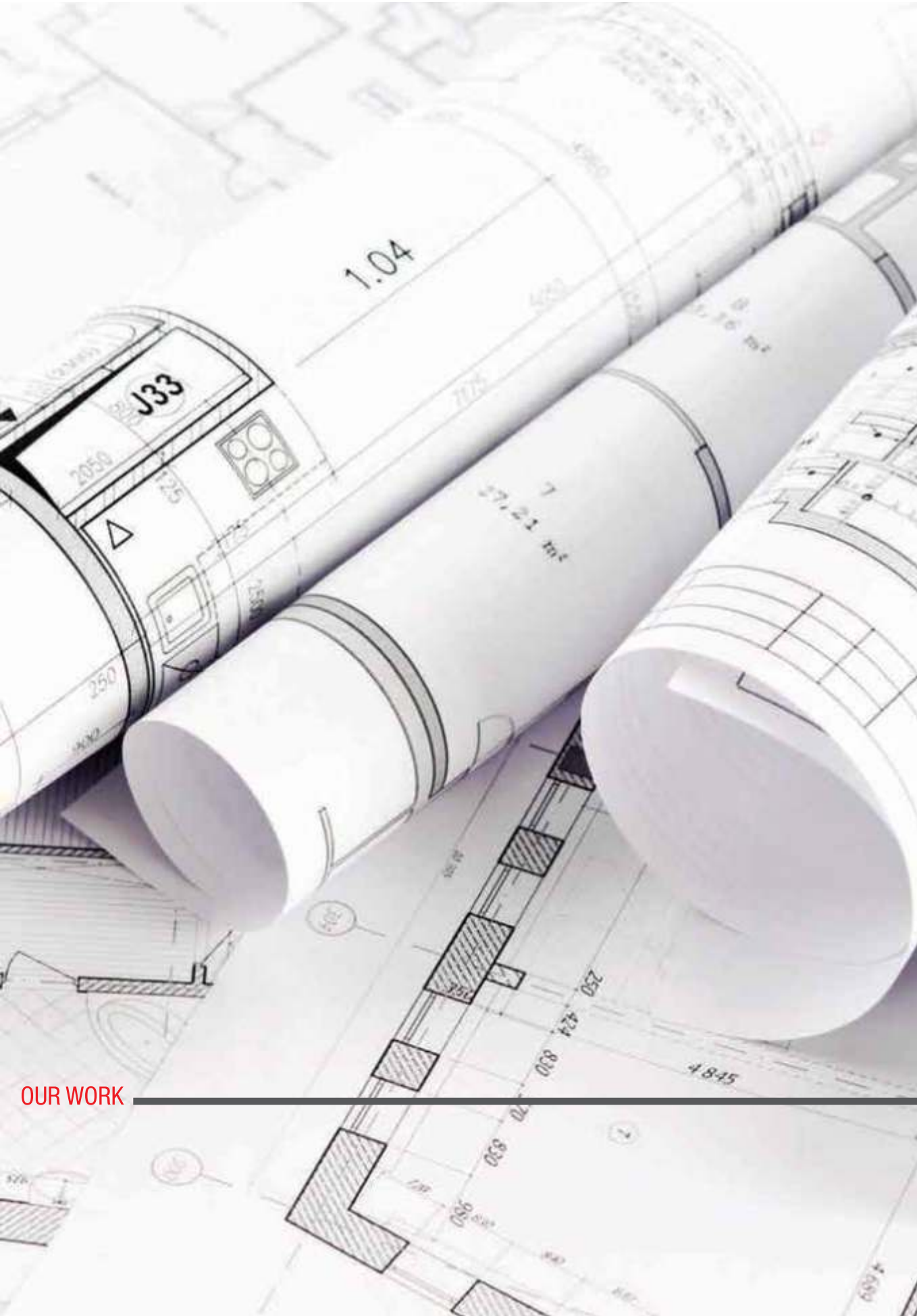
**Shagun** Developers is committed to achieve new landmarks in the property development and real estate markets of India as well as overseas.



Philosophy

Shagun Developers have built spaces for all strata’s of society, ranging from apartments, commercial buildings to land development and restaurants. Through all our endeavours, our Philosophy stays constant – to build customer centric structures.

The company stays true to the needs of clients and always goes a step further to ensure that they get more than what is promised. Our primary aim is Customer Delight.



OUR WORK



Location

Residential

Commercial

Hospitality

Real Estate Development



No.	NAME	LOCATION	TYPE
1	Comfort Zone	Balewadi	Residential
2	Perfect 10	Balewadi	Residential
3	Eternelle	Baner	Residential
4	Wish Tower	Baner	Residential
5	Comfort Zone Plus	Balewadi	Residential
6	Comfort Zone Nest	Balewadi	Residential
7	Aditya Shagun	Kothrud Annexe	Residential
8	Sunshine Hills	NIBM Annexe	Residential
9	Green Zone	Baner	Residential
10	Nisarg Palms	Bavdhan	Residential
11	Shagun Nisarg	Kothrud Annexe	Residential
12	Beverly Towers	Lulla Nagar	Residential
13	Nisarg Bunglow Plots	Kothrud Annexe	Real Estate Development
14	Aditya Shagun Mall	Kothrud Annexe	Commercial
15	Aditya Shagun Plaza	Kothrud Annexe	Commercial
16	Trikaya Restaurant	Kothrud Annexe	Hospitality



- ▲ Location
- Residential
- Commercial
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- Real Estate Development



RESIDENTIAL



Comfort Zone



‘Putting you into your comfort zone’  
... that’s what the planners intend to  
achieve at Comfort Zone.  
A linear setting (where the buildings

do not face each other) ensures  
privacy from the neighbour,  
optimum and equal sunlight and  
ventilation to all homes.

Beautifully landscaped gardens  
along with the clubhouse complex  
provide adequate green cover for  
the buildings from the main road.

Name – Comfort Zone  
Location – Baner  
Type – 2 & 3 BHK Luxurious Flats  
Status – Completed  
Size – 6,50,000 sq. ft.  
Apartments – 504

PERFECT 10



Perfect 10 offers an impeccable living experience for its residents with the perfect mix of luxury and warmth. We offer a range of select amenities that will make your life here restful, pampered and without want. The location of Perfect 10 is another plus. A verdant, serene and blissfully

quiet site in Balewadi, Perfect 10 is a stone's throw from Hinjewadi and Mumbai-Pune Expressway. No wonder, we call this ideal project 'Perfect 10'!

Name: Perfect 10  
Location: Balewadi  
Type: 2 & 3 BHK luxurious flats  
Status: Current  
Size: 5,00,000 sq.ft.  
Apartments: 450



Eternelle



Eternelle is a high-rise of open and inviting homes that are beyond luxurious.

These spectacular 3 and 4 bedroom apartments are at a prime location in Baner.

Contemporary architecture and modern amenities come together, each in their own element, to make every home resonate eternally.

Name – Eternelle  
Location – Baner  
Type – 3 & 4 BHK Luxurious Flats  
Status – Current  
Size – 1,00,000 sq. ft.  
Apartments – 34

Wish Towers



Designed for those with exquisite taste, Wish Towers is a seamless combination of picture-perfect location and convenience with unmatched exclusivity and comfort.

Located at a coveted spot in Baner, touching the Mumbai-Bengaluru Highway, Wish Towers fulfills your wish for convenience and connectivity. As for the homes, with the exquisite

design, state-of-the-art finishes and the alluring amenities, all set in lush landscaped surroundings, Wish Towers indulges your desire to live life king-size!

Name: Wish Towers  
Location: Baner  
Type: 2 & 3 BHK Premium Residences  
Status: Current  
Size: 2,00,000 sq.ft.  
Apartments: 128



Comfort Zone Plus



Experience the ‘plus’ life at Comfort Zone Plus. Located at an enviable spot in Balewadi, just a stone’s throw from Comfort Zone, this project is an upgraded version with just 6 exclusive buildings offering spacious 2 BHK homes. Here, linear planning ensures privacy and fine ventilation. The modern amenities add health and happiness, and beautifully landscaped surroundings infuse life with a rare serenity.

Name: Comfort Zone Plus  
Location: Balewadi  
Type: 2 & 3 BHK luxurious flats  
Status: Completed  
Size: 65,000 sq.ft.  
Apartments: 60

- ▲
- Location
- Residential
- Commercial
- Hospitality
- Real Estate Development

Comfort Zone Nest



The legacy of Comfort Zone continues in the compact 2BHK apartment of comfort zone NEST. These homes are modest in size but big in comfort and

lifestyle. Living up to its name, everything about Comfort Zone NEST is cozy. From the smart size apartment to the 4 stories building; the modern

amenities to the serene setting and quality specification – every element is carefully selected for comfort, and design for residential bliss.

Name: Comfort Zone Nest

Location: Balewadi

Type: 2 BHK Flats

Status: Current

Size: 40,000 sq. ft.

Apartments: 56



- ▲
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Aditya Shagun



This 4 Lac square foot project is strategically located in Kothrud and features large open spaces, which are full of natural greenery.

Every resident and guest that arrives is instantaneously delighted with the natural beauty and refreshing surrounds.

Name – Aditya Shagun  
Location – Kothrud Annexe  
Type – 1, 2 & 3 BHK  
Status – Completed  
Size – 4,00,000 sq. ft.  
Apartments – 427

- ▲
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Sunshine Hills



At Sunshine Hills, you get much more than just a home. You get the lifestyle you’ve always dreamt of.

A lifestyle, where you’re pampered with amenities like a clubhouse, swimming pool, gymnasium and

many more. Discover the soothing, serene aura of nature all around you at Sunshine Hills.

Name – Sunshine Hills

Location – NIBM Annexe

Type – 1 & 2 BHK Luxurious Flats

Status – Current

Size – 4,00,000 sq. ft.

Apartments – 425



Green Zone



Green Zone offers a variety of 2BHK and 3BHK apartments designed to accommodate your dreams.

Every apartment is well - designed and well - ventilated, with plenty of natural light and a scenic view of the soothing surroundings.

Discover the serene aura of Nature all around you at Green Zone.

Name: Green Zone  
Location: Baner  
Type: 2 & 3 BHK luxurious flats  
Status: Completed  
Size: 1,75,000 sq.ft.  
Apartments: 180



- Location
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Nisarg Palms



Situated in a surrounding of natural beauty and abundant sunlight, Nisarg Palms is the ideal residence for those who

appreciate nature and the outdoors. The central amenity area is uniquely landscaped and ensures that there is

something for everybody - from toddlers to youngsters and senior citizens.

Name: Nisarg Palms  
Location: Bavdhan  
Type: 2 & 3 BHK Flats  
Status: Current  
Size: 83,000 sq ft  
Apartments: 110



- ▲
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Shagun Nisarg



Situated in a surrounding of natural beauty and abundant sunlight, Shagun Nisarg is the ideal residence

for those who appreciate nature and the outdoors. The central amenity area is uniquely landscaped and

ensures that there is something for everybody – from toddlers to youngsters and senior citizens.

Name – Shagun Nisarg

Location – Kothrud Annexe

Type – 1 & 2 BHK

Status – Completed

Size – 1,00,000 sq. ft.

Apartments – 100

- ▲
- Location
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Beverly Tower



Located in the prime neighbourhood of Lulla Nagar, Beverly Towers is an exclusive residential tower for discerning individuals. With only 18 apartments this stand - alone building caters to every luxury.

Name – Beverly Tower

Location – Lulla Nagar

Type – 3 BHK Super Luxurious Flats

Status – Completed

Size – 50,000 sq. ft.

Apartments – 18





- Location
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REAL ESTATE DEVELOPMENT

- ▲
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Nisarg



Nisarg is a one-of-its-kind development with security provided by an aesthetically designed entrance gate and compound wall around the entire perimeter.

With infrastructure fully in place, a ready to use Club and other amenities, Nisarg has a pastoral ambience in an urban environment.

In this entire 27 acre project, the wind, the view, the mist in the winters, will never be barred from your bungalow.

- Name – Nisarg
- Location – Kothrud Annexe
- Type – Real Estate Development
- Status – Completed
- Size – 27 acres
- No. of plots – 140



- ▲
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COMMERCIAL



- ▲
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Aditya Shagun Mall



The First Shopping Mall in West Pune, Kothrud Annexe is truly a strategic location vis-à-vis a prosperous neighbourhood of

Aundh, Baner, Pashan and Kothrud. This locality thus, has many more prospects for entrepreneurs, as a captive market is readily available

that remains yet to be explored.

Name: Aditya Shagun Mall  
Location: Kothrud Annexe  
Type: Shops, Showrooms, Offices  
Status: Completed  
Size: 1,00,000 sq.ft.  
Units: 90

- ▲  
Location  
Residential  
Commercial  
Hospitality  
Real Estate Development

Aditya Shagun Plaza



Housing some of the biggest brands, Aditya Shagun Plaza is a large-scale shopping mall that

spans across 75 thousand square feet. Catering to all types of businesses, the plaza offers great

value for offices and shop owners, and provides a variety of options for customers.

Name – Aditya Shagun Plaza

Location – Kothrud Annexe

Type – Shop, Showroom and Offices

Status – Current

Size – 75,000 sq. ft.

No. of units – 75

- ▲
- Location
- Residential
- Commercial
- Hospitality
- Real Estate Development



HOSPITALITY



Trikaya Restaurant



Set on a massive rooftop, the restaurant has a wonderful ambience and incredible views of

the Pune city landscape. With great food, impeccable service and a luxurious environment, Trikaya is a popular city favorite.

Name – Trikaya Restaurant  
Location – Kothrud Annexe  
Type – Restaurant  
Status – Completed  
Size – 15,000 sq. ft.



The company visualizes a future where the world perceives **Shagun** Developers as a trusted and reputed name in the real estate industry in India and overseas.

With a large number of clients having already found their prized possessions, **Shagun** Developers look forward to BUILDING THE FUTURE.



### Corporate Office

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