KOTHRUD!

works here!











BOUTIQUE OFFICES FOR CONTEMPORARY BUSINESSES

VJ INDIWORKS

KOTHRUD CENTRAL



VJ INDIWORKS

INDIWORKS IS A BOUTIQUE OFFICE SPACE CONCEPT BY VILAS JAVDEKAR DEVELOPERS, DESIGNED AROUND INTELLIGENT PLANNING, EFFICIENT USE OF SPACE AND STRONG BUSINESS FUNDAMENTALS.

IndiWorks is a compact office ecosystem designed with a clear focus on efficiency, usability and long-term business performance.

- **DESIGN-LED, EFFICIENCY-FIRST BOUTIQUE OFFICES**
- **LOWER CAPITAL ENTRY WITH HIGHER UTILISATION VALUE**
- **OPTIMISED 250-300 SQ. FT. INDEPENDENT OFFICE SPACES**
- **COMPACT, HIGH-DEMAND OFFICE SIZES**
- **CONTEMPORARY COMMERCIAL DESIGN DRIVEN BY FUNCTION**
- **STRONG RENTAL AND SELF-USE POTENTIAL**

INDIA'S MOST INTELLIGENTLY DESIGNED BOUTIQUE OFFICE SPACES, IN THE MOST PREFERRED BUSINESS MICRO MARKETS



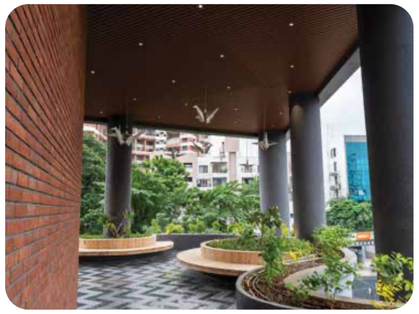
VJ INDIWORKS - BANER CENTRAL

THE FIRST INDIWORKS.
PROVEN. DELIVERED.
FULLY OPERATIONAL.

★ All photos are shot on site.









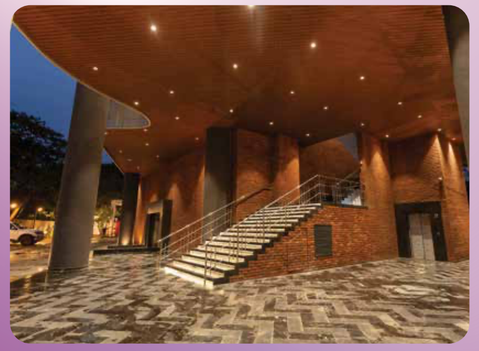














#BanerCentral

VJ INDIWORKS - KHARADI CENTRAL

THE LATEST SUCCESS OF INDIWORKS. LAUNCHED STRONG. ADOPTED FASTER.

★ Photos are of actual customers of IndiWorks Kharadi Central

#KharadiCentral

Name: **Mr. Sachin Ingale**
Age: **39**
Profession: **Field Specialist Oil & Gas (Schlumberger)**

A salaried professional who invested purely for returns, attracted by IndiWorks' flexible payment structure and clear commercial positioning and later became an advocate, referring multiple investors.

Why IndiWorks Kharadi Central?

- Flexible payment plan without bank dependency
- Low upfront capital requirement
- Clear commercial-only development
- Strong confidence in the VJ brand
- Well-planned product and professional marketing approach





Name: **Mr. Manoj Dixit**
Age: **50**
Profession: **Senior IT Professional**

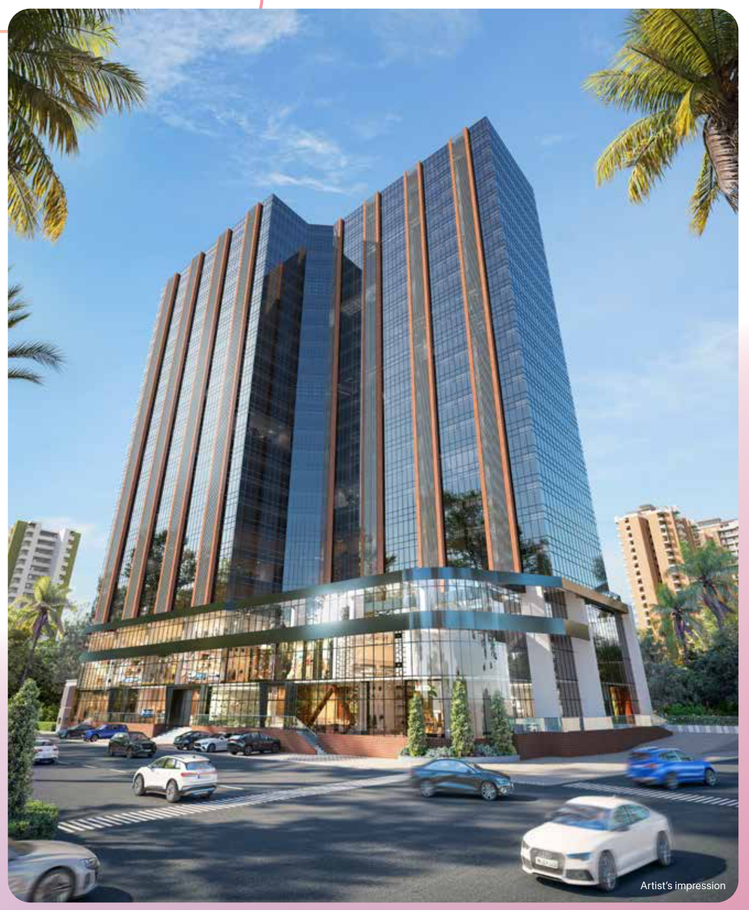
Why IndiWorks Kharadi Central?

- Strong belief in Kharadi as a long-term IT corridor
- High-growth commercial ecosystem
- Confidence in Vilas Javdekar Developers
- Preference for higher floors and clean elevation
- Design suited for consulting and tech-led businesses

An experienced IT professional who saw IndiWorks as a future-proof commercial asset in a high-growth corridor, equally suitable for self-use or long-term leasing.



Artist's impression



Artist's impression

Name: **Mr. Yogesh Varal**
Age: **37**
Profession: **Associate Director IT (Software Engineering)**

A repeat customer who invested in adjacent commercial units at IndiWorks Kharadi Central, driven by strong micro-location insight, metro connectivity, and long-term rental potential, validating IndiWorks as a smart, future-ready commercial investment.

Why IndiWorks Kharadi Central?

- Strong visibility on an under-served commercial stretch towards Hadapsar
- Upcoming PKC Square Metro Station ensuring accessibility & rental demand
- Proximity to his residence in Kharadi for easy management or future self-use
- Practical 4th floor selection for daily professional footfall
- Mixed-use retail + office format creating a strong tenant ecosystem





Artist's impression

Name: **Mr. Umesh Patil**
Age: **47**
Profession: **Assistant Vice President, Finance**

A first-time commercial investor who chose IndiWorks Kharadi Central for its right-sized boutique office format and developer credibility, validating IndiWorks as a flexible, future-ready commercial investment.

Why IndiWorks Kharadi Central?

- Dual-unit purchase enabling flexible leasing (combined or separate offices)
- Right-sized boutique offices suited for startups and growing businesses
- Strong trust in Vilas Javdekar Developers as an existing residential customer
- Commercial entry aligned with long-term appreciation potential





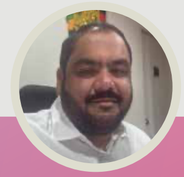
Artist's impression

Name: **Mr. Abhinav Diwakar**
Age: **45**
Profession: **Steel Trading Business**

A first-time commercial investor who chose IndiWorks for its right-sized office format, value pricing, and flexibility to convert from investment to self-use, validating IndiWorks as a practical, low-risk commercial asset.

Why IndiWorks Kharadi Central?

- Right-sized boutique office suited for low-footfall businesses
- Rare commercial pricing at an accessible entry point
- Lower maintenance compared to large office formats
- Strong trust in Vilas Javdekar Developers
- Flexibility to use as an office in the future





Name: **Dr. Yogesh Uplenchwar**
Age: **54**
Profession: **Pulmonologist (MD – Respiratory Medicine)**

Why IndiWorks Kharadi Central?

- Proximity to his Kharadi residence
- Medical-friendly layout with attached washrooms
- Ability to combine multiple units
- Privacy-focused corner unit planning
- Long-term suitability for clinical use

A self-use buyer who invested in multiple units to create future-ready medical clinics for his daughters, validating IndiWorks as a scalable, functional workspace for professional practices.

VJ INDIWORKS
NOW IN KOTHRUD CENTRAL!

The evolved chapter of
Intelligent Boutique Offices.

28 Floors of an iconic, contemporary commercial tower redefining Kothrud's skyline

03 Levels of professionally managed basement parking

04 Levels of retail, showrooms, gym restaurants & food court activating a vibrant commercial podium

500+ Boutique Offices intelligently planned for high utilisation and sustained demand

260-350 Sq. ft. smart, independent office configurations

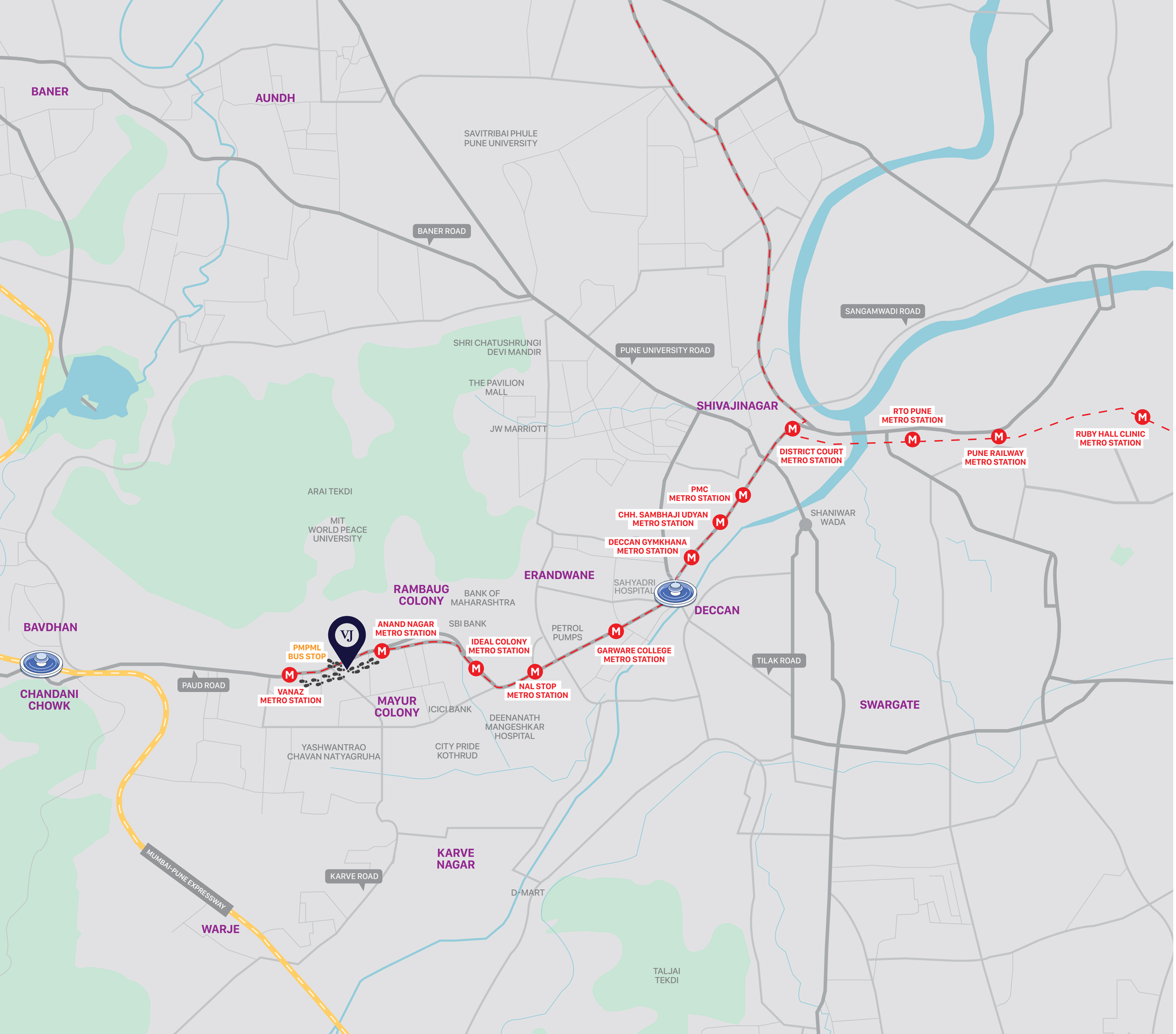
11,300 Sq. ft. dedicated co-working & collaboration spaces

8,350 Sq. ft. open-to-sky cafeteria designed for workday breaks

6,750 Sq. ft. dedicated food court enhancing daily work-life convenience

100% Fully air-conditioned workspaces across all office floors

Artist's impression



CONNECTIVITY THAT DRIVES GROWTH

METRO & PUBLIC TRANSPORT CONNECTIVITY

Vanaz Metro Station – 350 Steps

Anand Nagar Metro Station – 480 Steps

PMPML Bus Stop – 50 Steps

CITY, RAIL & AIRPORT ACCESS

- Pune Railway Station – 8 km
- Pune International Airport – 15 km

MAJOR ROADS & HIGHWAY CONNECTIVITY

- Mumbai–Bangalore Highway – 4 km
- Chandani Chowk – 4 km

ESTABLISHED COMMERCIAL & BUSINESS DISTRICTS

- Deccan – 4 km
- Shivajinagar – 6.5 km
- Swargate – 7 km

IT & CORPORATE GROWTH CORRIDORS

- Baner – 12 km
- Balewadi – 15 km
- Hinjawadi – 18 km
- Kharadi – 19 km

FUEL & MOBILITY SUPPORT

- Sai Sayaji CNG Pump – 800 m
- Petrol Pumps – within 2 km

HEALTHCARE INFRASTRUCTURE

- Sahyadri Hospital – 400 m
- Krushna Hospital – 1.1 km
- Deenanath Mangeshkar Hospital – 3.8 km

BANKS & FINANCIAL SERVICES

- HDFC Bank – 200 m
- SBI – 1 km
- Axis Bank – 1.5 km
- Bank of Maharashtra – 1.3 km
- ICICI Bank – 2 km

SCHOOLS, COLLEGES & TALENT CATCHMENT

- New India School – 600 m
- Paranjape School – 1 km
- Bharati Vidyapeeth University – 1.5 km
- MIT World Peace University – 1.6 km
- Karve Institute – 3.5 km

DESIGNED WITH PURPOSE, STACKED FOR PERFORMANCE

- Exclusive office lobbies & lift systems, completely separate from retail circulation
- East, North & West oriented office stack for optimal daylight, thermal comfort and productivity
- Designed for teams upto 10 members, founders and professionals practices
- Metro-connected business address ensuring high daily accessibility
- Future-ready infrastructure with EV charging provisions and smart building systems
- Institutional-grade fire & safety compliance across all zones
- Professional facility management & leasing support by VJ
- Separate entrances and circulation advantages for IndiWorks offices and the Retail Promenade
- High-speed elevators engineered for commercial footfall efficiency
- A well-thought commercial ecosystem designed to strengthen business outlook, productivity and long-term value

I BLOCK OFFICES

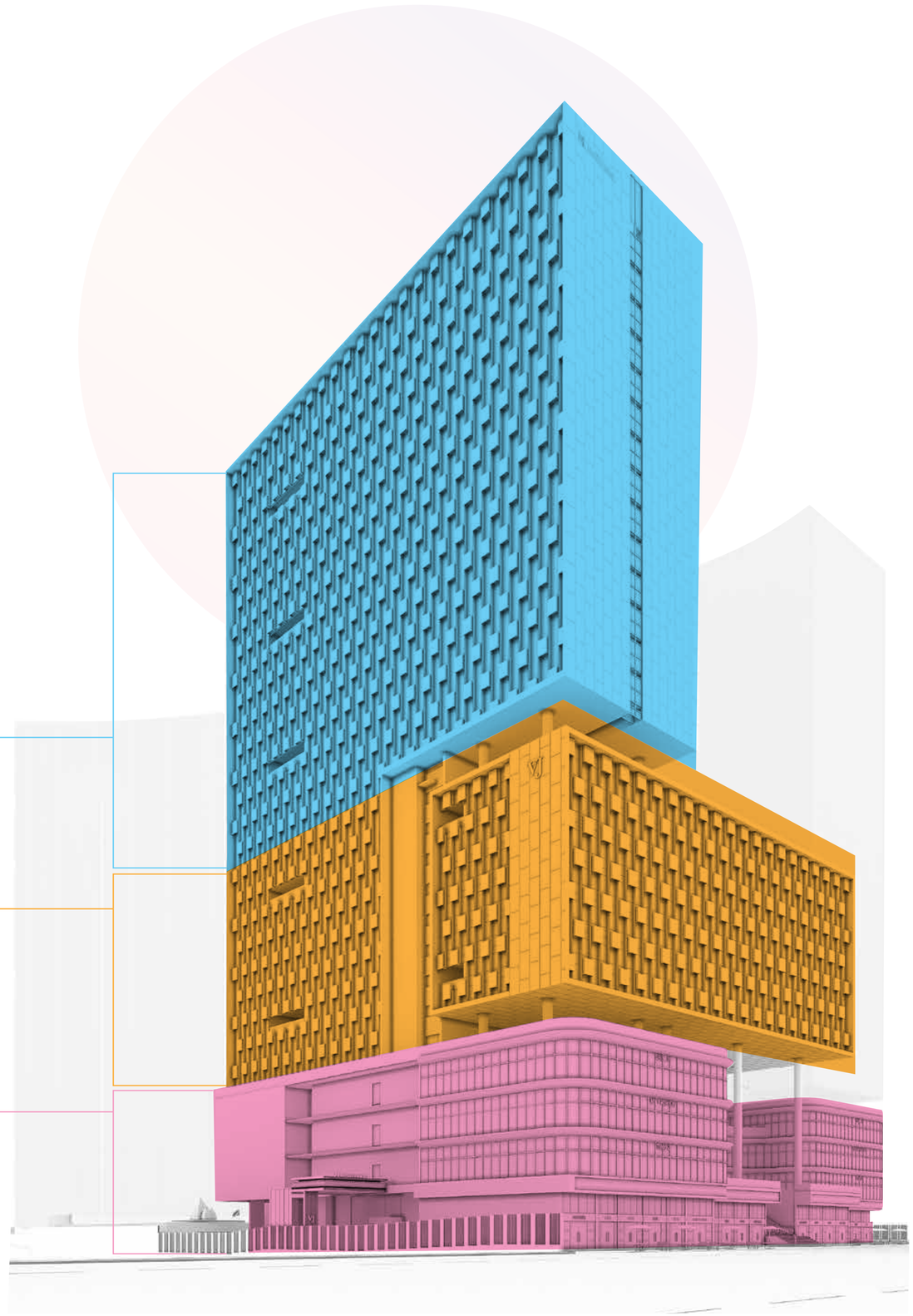
- FLOOR 12 TO FLOOR 26
- INDIWORKS BOUTIQUE OFFICES

L BLOCK OFFICES

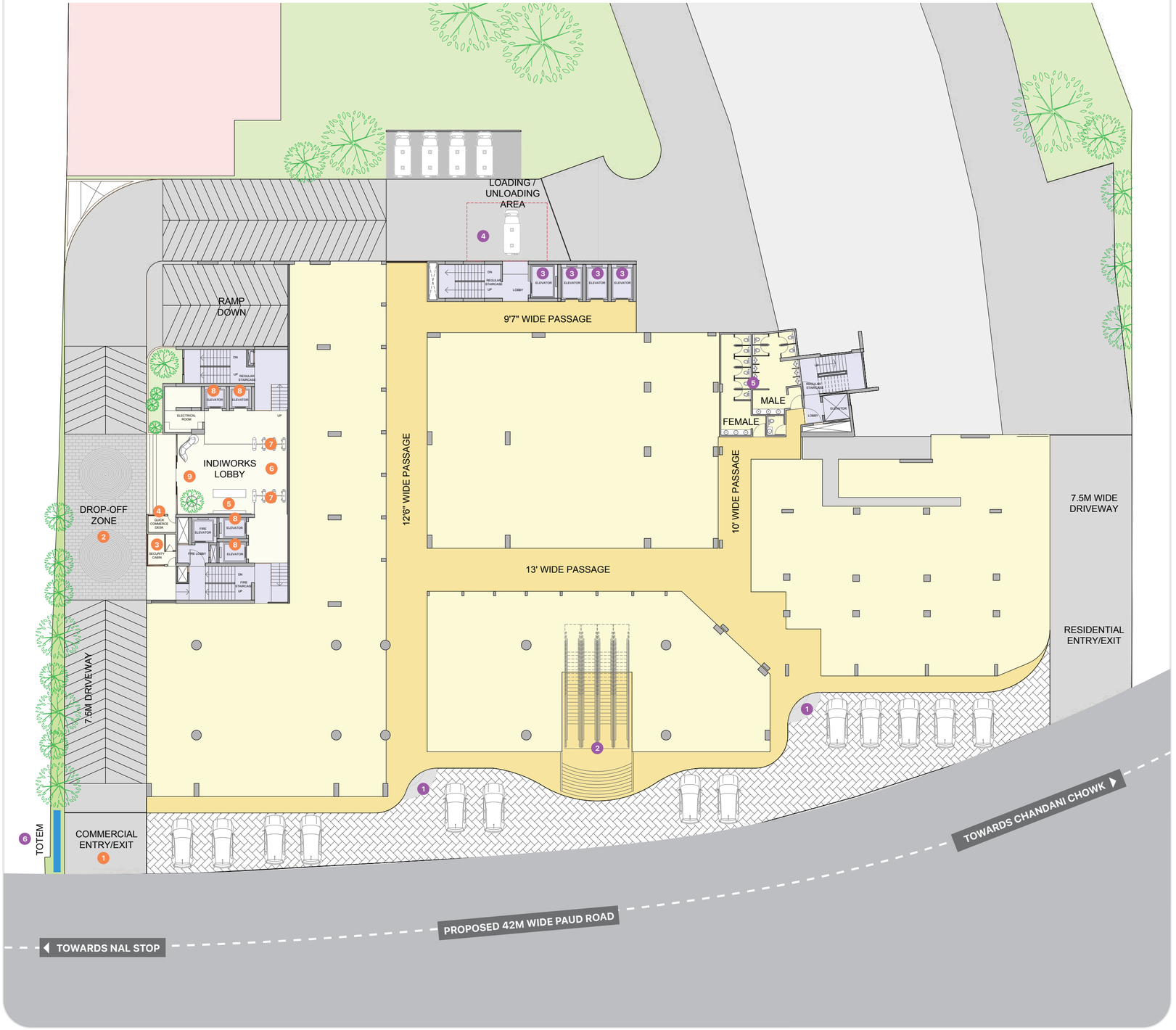
- FLOOR 4 TO FLOOR 11
- INDIWORKS BOUTIQUE OFFICES
- CO-WORKING SPACE ON FLOOR 3
- OPEN-TO-SKY CAFETERIA ON FLOOR 11

RETAIL PROMENADE BLOCK

- FLOOR G TO FLOOR 2
- GYM, RESTAURANTS & FOOD COURT ON FLOOR 2
- SHOWROOMS & BIG BOX RETAIL ON FLOOR UG+1
- OFFICES LOBBY ON GROUND FLOOR (EAST SIDE)
- RETAIL PROMENADE LOBBY ON GROUND FLOOR (SOUTH SIDE)
- RETAIL PROMENADE ENTRANCES ON GROUND FLOOR (NORTH SIDE)



A WELL-ORCHESTRATED COMMERCIAL ECOSYSTEM, POWERED BY EXPERIENCE ENABLERS



EXPERIENCE ENABLERS OF BOUTIQUE OFFICES

Focused office environments with controlled access, high-speed movement and zero retail interference.

1. ENTRY / EXIT FOR BOUTIQUE OFFICES
2. DROP-OFF ZONE / ARRIVAL PORCH
3. SECURITY CABIN
4. QUICK-COMMERCE DESK
5. RECEPTION / CONCIERGE DESK
6. OFFICE FLOOR DIRECTORY
7. TURNSTILES
8. FOUR HIGH-SPEED ELEVATORS
9. DOUBLE HEIGHT LOBBY

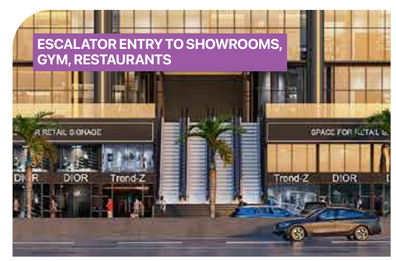












EXPERIENCE ENABLERS OF RETAIL PROMENADE

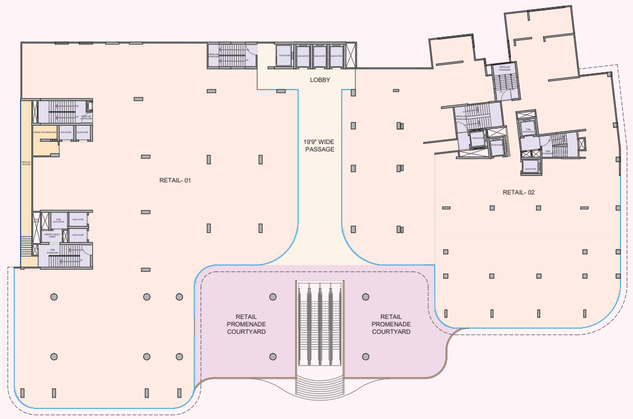
A high-visibility, walkable retail zone designed to activate footfall, brand discovery and daily engagement.



1. ENTRY / EXIT FOR RETAIL PROMENADE OF GROUND FLOOR
2. ESCALATOR ENTRY TO SHOWROOMS, GYM, RESTAURANTS
3. FOUR HIGH-SPEED ELEVATORS
4. LOADING / UNLOADING DECK
5. WASHROOMS (MALE / FEMALE)
6. SIGNAGE TOTEM FOR ANCHOR BRANDS

N

Note - The key plan provided herein is intended solely for reference and is subject to change. Please refer to the plan sanctioned by MahaRERA authorities, for exact details. The final features are at the discretion of the developer and may differ from those shown here. The images are representative in nature.



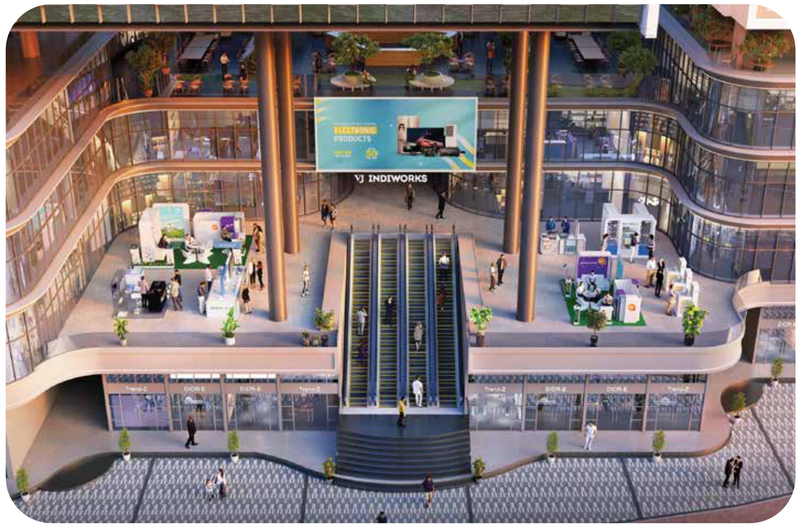
Retail Promenade Courtyard

The Retail Promenade Courtyard is designed as an active, programmable space for events, pop-ups, flea markets, brand showcases and community engagements. Regular activations help generate footfall & great visibility, creating value for both shop owners and the overall ecosystem.

Managed Parking

Managed Parking transforms parking from a passive facility into an active revenue and efficiency driver. Visitor parking, staff parking and long-term parking subscriptions generate recurring income, while structured management improves circulation, discipline and overall user experience.





we earn

A SMARTER WAY TO RUN COMMERCIAL SPACES

In most common buildings, CAM (Common Area Maintenance) is purely an expense. There is little to no recurring income to support upkeep, which eventually leads to rising maintenance charges, compromised facility quality, and ageing premises.

WE.EARN™ changes this equation.

It is Vilas Javdekar Developers' revenue-enablement framework that identifies and activates income-generating spaces within the building. These revenues directly support facility management and common area maintenance, helping maintain high standards while keeping maintenance costs in control. In simple terms, the building earns to maintain itself. A well-maintained commercial building is not an expense. It's an outcome of smart planning.



Totem Signage

Strategically positioned totem signage offers high-impact branding opportunities for select businesses and partners. This creates a steady income stream while maintaining a controlled, well-designed visual identity across the campus.

IndiStore

IndiStore is a dedicated, revenue-generating storage and utility space within the building, designed for office owners to securely store excess materials, documents or equipment. By converting unused building space into paid storage capacity, IndiStore creates recurring income for the society while solving a practical need for compact office users.



A WELL-MAINTAINED COMMERCIAL BUILDING IS NOT AN EXPENSE. IT'S AN OUTCOME OF SMART PLANNING.



Kiosks at the Open-to-Sky Cafeteria

Strategically placed kiosks at the open-to-sky cafeteria enable short-term and long-term food, beverage and experience-based leasing. These flexible formats ensure steady revenue without heavy infrastructure, while enhancing the everyday experience for office users.

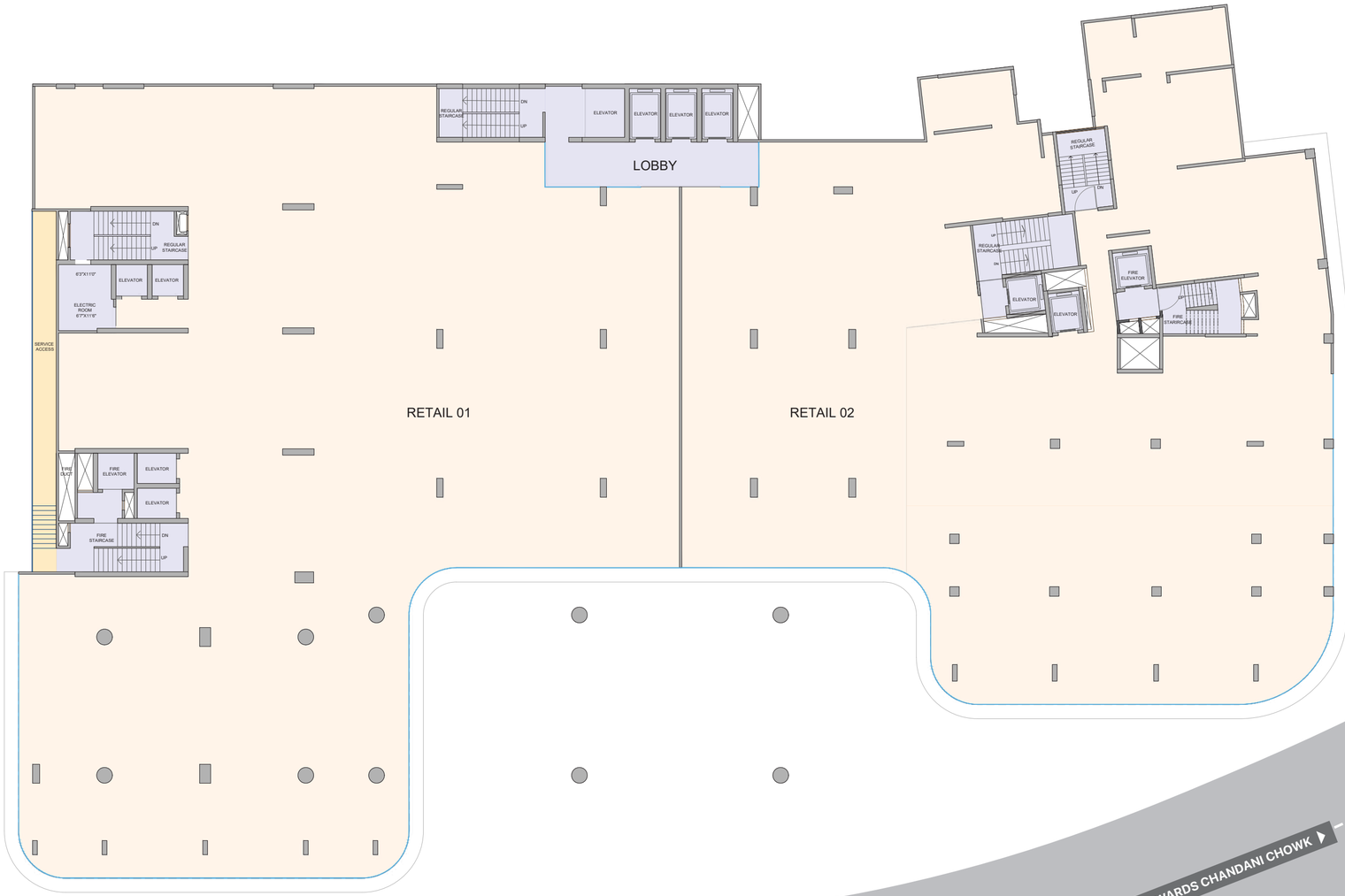


Digital Boards in Lobbies & Elevators

Digital screens in office lobbies and elevators provide premium advertising inventory for brands, services and internal promotions. These high-visibility placements generate recurring revenue while keeping communication within the building dynamic and relevant.

Disclaimer: The spaces shown herein (except the Retail Promenade Courtyard) when rented out, will help generate revenue for the society under We Earn, to help with society maintenance.
Renting out the spaces is not the developer's responsibility. The spaces shown above are indicative and the images shown are representative in nature.

DESIGNED FOR RETAIL THAT COMMANDS ATTENTION



THE HUB OF LIFESTYLE















THE ELECTRONICS DESTINATION











Note - The brands that will actually use these spaces will be decided as and when they are leased out to interested parties by the developer or the respective authority. Please refer to the plan sactioned by MahaRERA authorities, for exact details. The final features are at the discretion of the developer and may differ from those shown here. The images are representative in nature.

THE EXCLUSIVE FOOD COURT

In the times of online ordering, the love for stepping out to enjoy good food with great ambience will never go out of fashion. And so, on the second floor of IndiWorks, a zone is dedicated to host the food lovers across spaces ideal for gourmet experiences. Because, as you know, Pune is full of foodies.









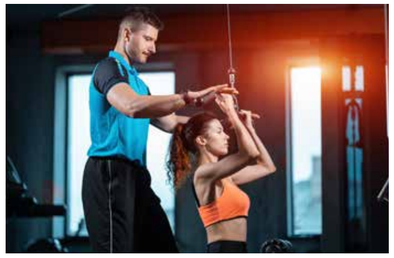






FOR THE FITNESS REVOLUTION

India is in fitness mode. Whether it's the Gen Z's or the earlier generations, everyone is getting more and more passionate about health. IndiWorks Kothrud has a special area, ideal for the best gym brands to setup and cater to this new demand.





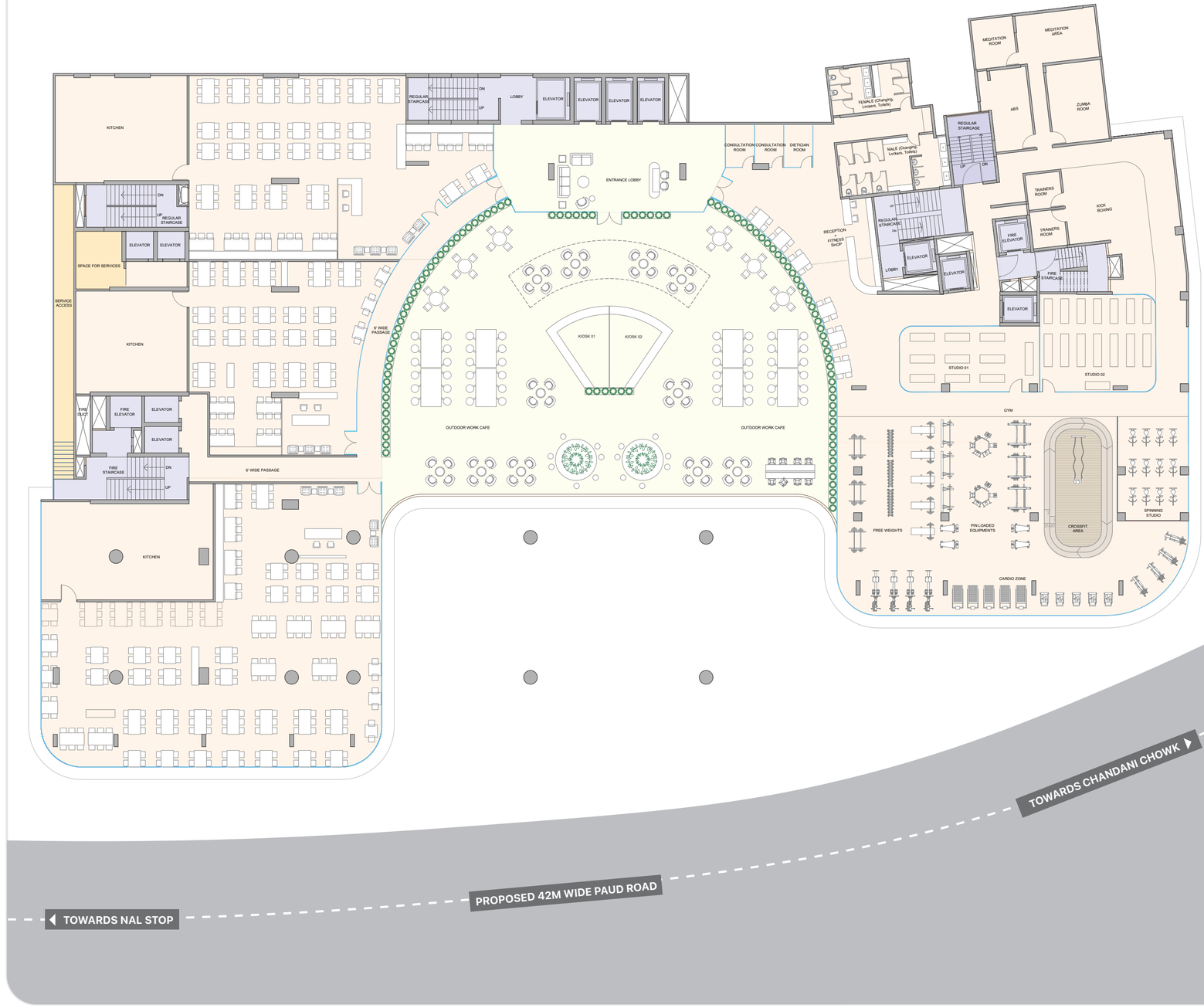






Note - The brands that will actually use these spaces will be decided as and when they are leased out to interested parties by the developer or the respective authority. Please refer to the plan sactioned by MahaRERA authorities, for exact details. The final features are at the discretion of the developer and may differ from those shown here. The images are representative in nature.

DESIGNED FOR WORKDAYS BEYOND THE DESK GYM, RESTAURANTS & FOOD COURT ON FLOOR 2



CO-WORKING SPACE ON FLOOR 3
11,300 SQ. FT.

A professionally operated, pay-per-use co-working ecosystem designed to offer flexibility, scalability and convenience for businesses within IndiWorks.

1. INDOOR WORKSTATION SEATING
2. MEETING PODS
3. SMALL OFFICES
4. CONFERENCE ROOMS
5. OUTDOOR WORKSTATION SEATING





INDOOR WORKSTATION SEATING

A more traditionally designed workspace, these indoor workstations let the professionals sit and do their work in a cosy, office-like seating.

MULTIPLE MEETING PODS

Some discussions or brainstorming sessions need an exclusive space. These meeting pods are designed to fulfill this growing corporate requirement of small meeting spaces.





SMALL OFFICES

Compact in size, strong in functionality. Ideal workspace for growing teams and independent professionals.

CONFERENCE ROOMS

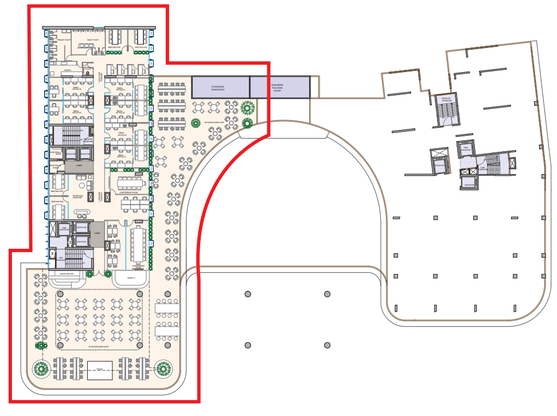
A big client is showing up? An entire team is coming together for a session of brainstorming? Worry not! The conference rooms are designed for exactly such instances.





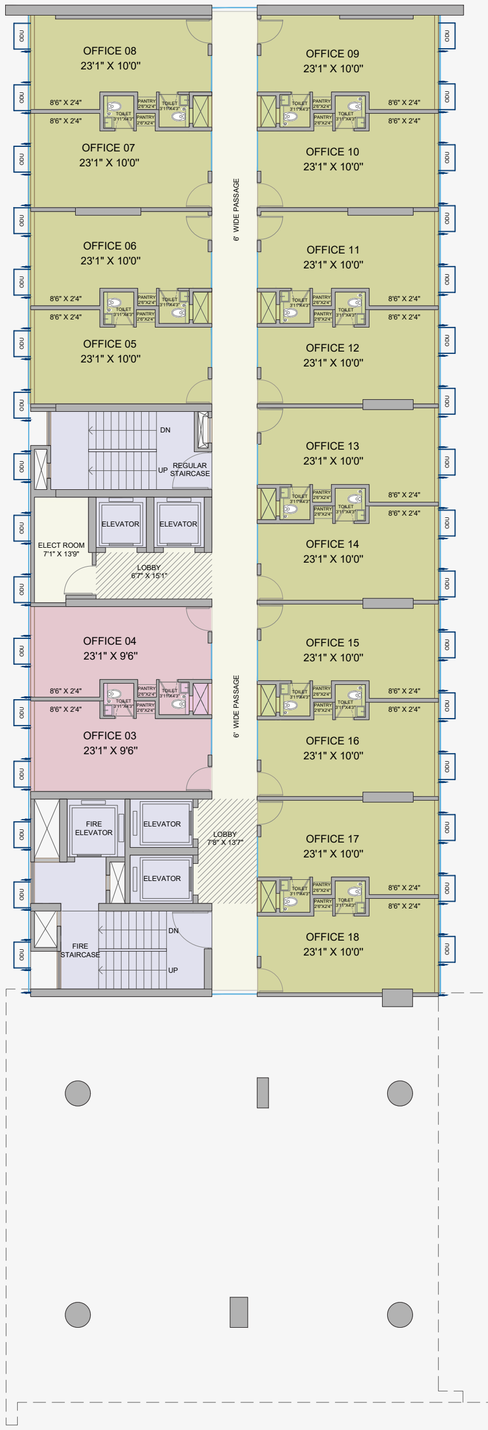
OUTDOOR WORKSTATION SEATING

The indoors can get monotonous. And so, for those who like to “work with a view”, the outdoor workstations present the perfect solution.



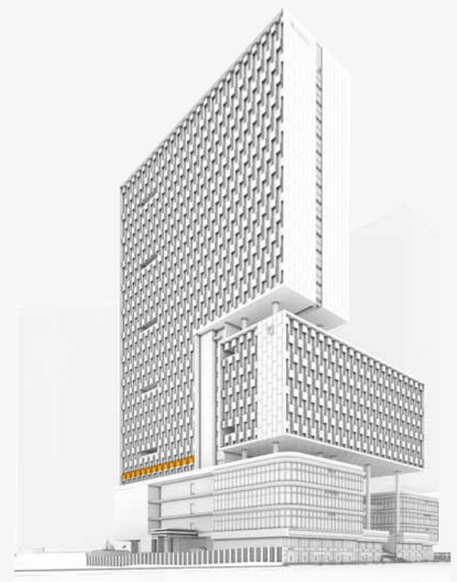
Note - Layouts and facilities are indicative and subject to change based on the final appointed co-working operator at the time of completion. The above visuals are a mix of representative images and the artist’s impressions.

FLOOR 4



AREA STATEMENT

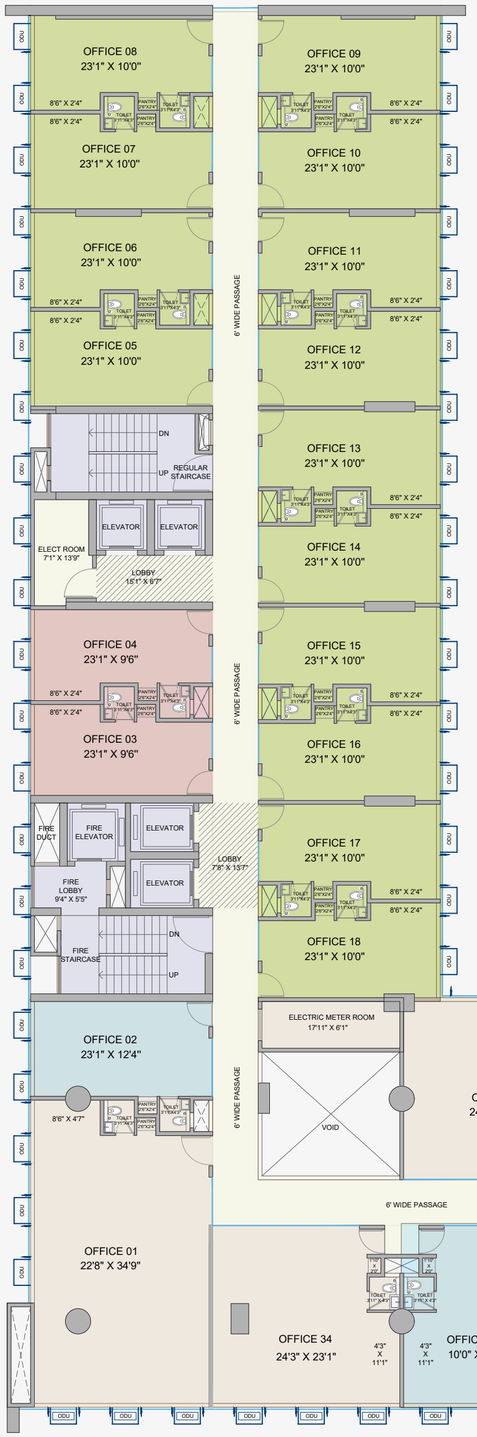
SERIES	RERA CARPET (Area in sq. m.)	ENCLOSED BALCONY (Area in sq. m.)	TOTAL AREA (Area in sq. m.)	TOTAL AREA (Area in sq. ft.)
TYPE A				
03	20.40	4.14	24.54	264
04	20.30	4.14	24.44	263
TYPE B				
05	21.28	4.31	25.59	275
06	21.16	4.31	25.47	274
07	21.28	4.31	25.59	275
08	21.16	4.31	25.47	274
09	25.47	0.00	25.47	274
10	25.60	0.00	25.60	276
11	25.47	0.00	25.47	274
12	25.60	0.00	25.60	276
13	25.49	0.00	25.49	274
14	25.60	0.00	25.60	276
15	25.49	0.00	25.49	274
16	25.60	0.00	25.60	276
17	25.49	0.00	25.49	274
18	25.60	0.00	25.60	276

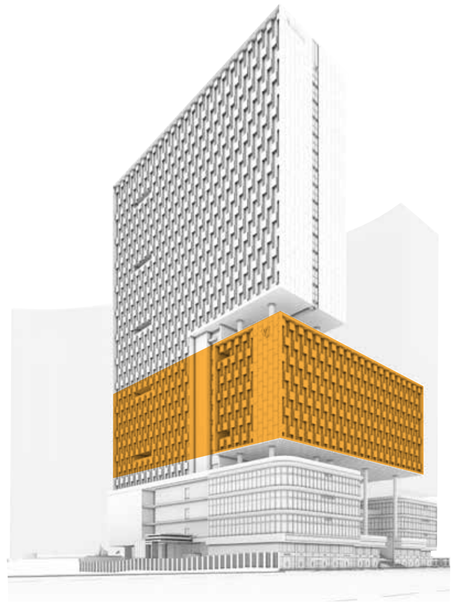


N

Note - The floor plans provided herein are intended solely for the reference only. The dimensions mentioned represent the maximum internal room measurements and a tolerance of ±3% might be applicable in the areas to all unit layouts on account for construction variations and technical adjustments. Please refer to the sanctioned plans by MahaRERA authority for exact details. All the units marked as ODU are indicative and will be finalised based on the final approved elevation design.

FLOOR 5 - FLOOR 10





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Floor numbers 5, 10, 15, 20, 25 are Refuge Floors.
Unit numbers 502, 505, 506, 1002, 1005, 1006 are not available for sale on the Refuge Floors.
The carpet areas of 5th Floor Unit Nos. 501, 522, and 523 are different.

Note - The floor/unit plans provided herein are intended solely for the reference only. The dimensions mentioned represent the maximum internal room measurements and a tolerance of ±3% might be applicable in the areas to all unit layouts on account for construction variations and technical adjustments. Please refer to the sanctioned plans by MahaRERA authority for exact details. All the units marked as ODU are indicative and will be finalised based on the final approved elevation design.

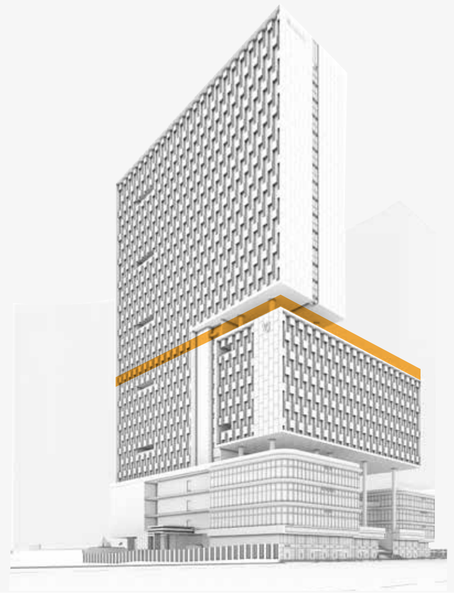
SERIES	RERA CARPET (Area in sq. m.)	ENCLOSED BALCONY (Area in sq. m.)	TOTAL AREA (Area in sq. m.)	TOTAL AREA (Area in sq. ft.)
TYPE E				
01	57.26	22.43	79.69	858
TYPE C				
02	24.28	4.31	28.59	308
TYPE A				
03	20.40	4.14	24.54	264
04	20.30	4.14	24.44	263
TYPE B				
05	21.28	4.31	25.59	275
06	21.16	4.31	25.47	274
07	21.28	4.31	25.59	275
08	21.16	4.31	25.47	274
09	25.47	0.00	25.47	274
10	25.60	0.00	25.60	276
11	25.47	0.00	25.47	274
12	25.60	0.00	25.60	276
13	25.49	0.00	25.49	274
14	25.60	0.00	25.60	276
15	25.49	0.00	25.49	274
16	25.60	0.00	25.60	276
17	25.49	0.00	25.49	274
18	25.60	0.00	25.60	276
TYPE E				
19	56.38	0.00	56.38	607
TYPE A				
20	24.87	0.00	24.87	268
TYPE D				
21	32.95	0.00	32.95	355
22	32.95	0.00	32.95	355
TYPE A				
23	24.76	0.00	24.76	267
24	24.87	0.00	24.87	268
TYPE C				
25	27.57	0.00	27.57	297
26	21.95	5.63	27.58	297
TYPE A				
27	19.43	5.44	24.87	268
28	19.33	5.44	24.77	267
TYPE D				
29	25.60	7.35	32.95	355
30	25.60	7.35	32.95	355
TYPE A				
31	19.44	5.44	24.88	268
32	19.33	5.44	24.77	267
TYPE C				
33	22.56	6.53	29.09	313
TYPE E				
34	39.41	11.10	50.51	544

FLOOR 11



AREA STATEMENT

SERIES	RERA CARPET (Area in sq. m.)	ENCLOSED BALCONY (Area in sq. m.)	TOTAL AREA (Area in sq. m.)	TOTAL AREA (Area in sq. ft.)
TYPE A				
03	20.40	4.14	24.54	264
04	20.30	4.14	24.44	263
TYPE B				
05	21.28	4.31	25.59	275
06	21.16	4.31	25.47	274
07	21.28	4.31	25.59	275
08	21.16	4.31	25.47	274
09	25.47	0.00	25.47	274
10	25.60	0.00	25.60	276
11	25.47	0.00	25.47	274
12	25.60	0.00	25.60	276
13	25.49	0.00	25.49	274
14	25.60	0.00	25.60	276
15	25.49	0.00	25.49	274
16	25.60	0.00	25.60	276
17	25.49	0.00	25.49	274
18	25.60	0.00	25.60	276

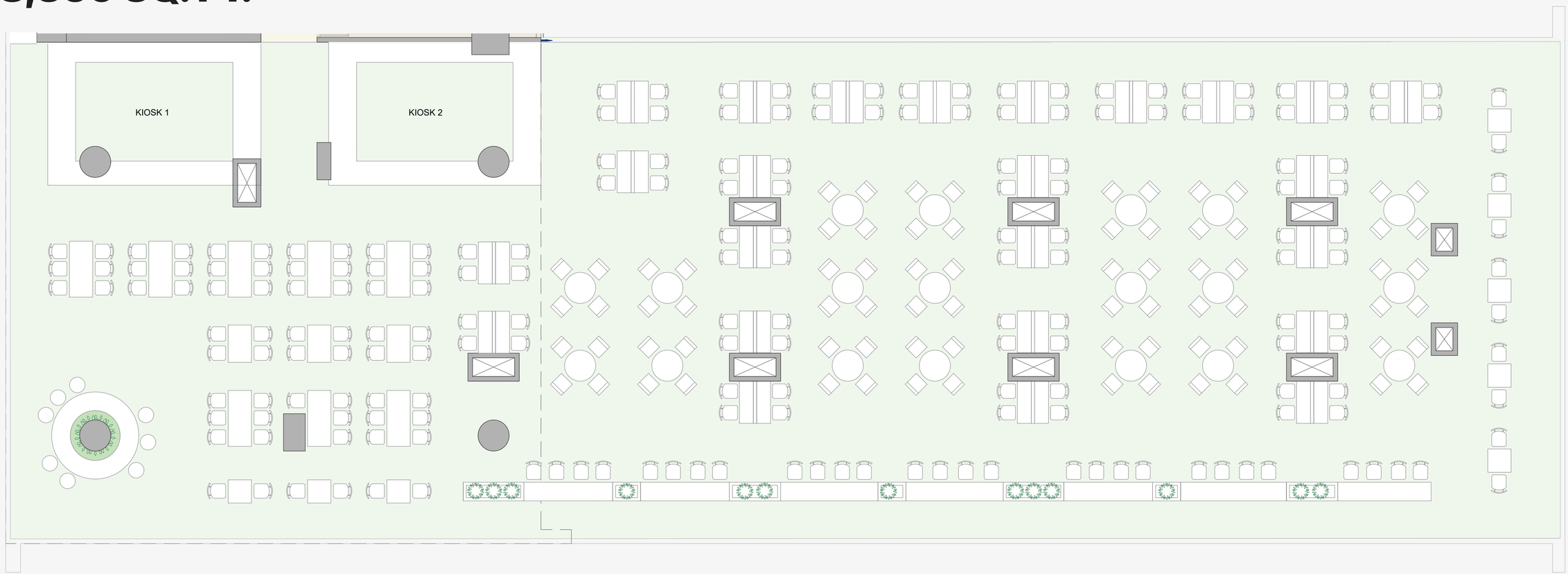


N

Note - The floor/unit plans provided herein are intended solely for the reference only. The dimensions mentioned represent the maximum internal room measurements and a tolerance of ±3% might be applicable in the areas to all unit layouts on account for construction variations and technical adjustments. Please refer to the sanctioned plans by MahaRERA authority for exact details. All the units marked as ODU are indicative and will be finalised based on the final approved elevation design.

AN OPEN-TO-SKY CAFETERIA DESIGNED FOR OFFICE LIFE
8,350 SQ. FT.

Open-to-sky cafeteria for employees to have a shared space for meals and laughter. Designed to encourage interaction and collaboration. A comfortable setting that supports well-being and team bonding.



Note - The furniture layout and arrangements shown here are representative and subject to change. The images shown are representative in nature.

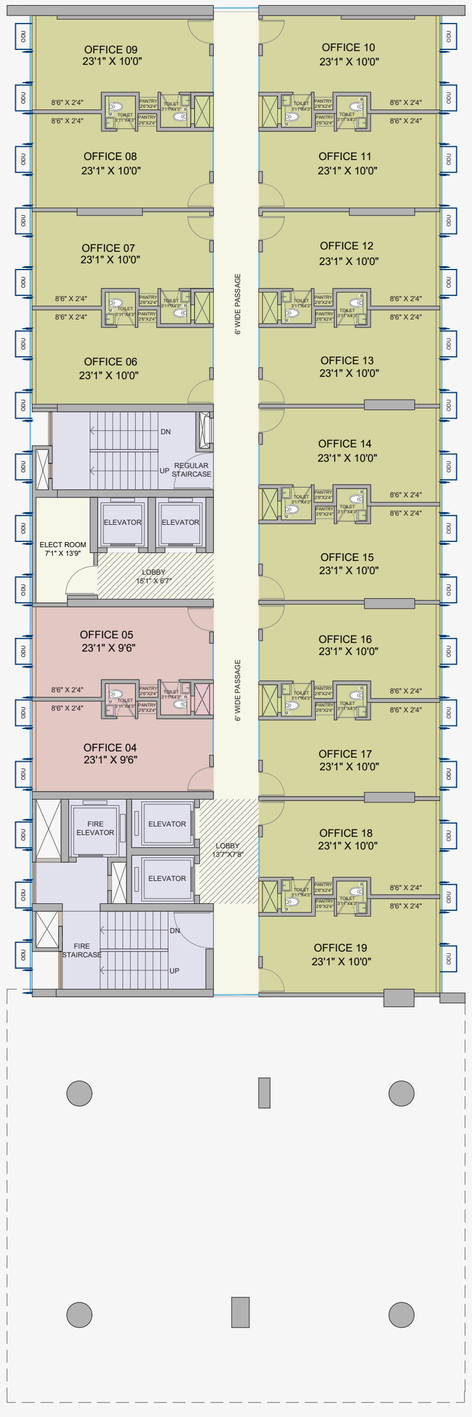




- OPEN-TO-SKY SEATING
- DESIGNED EXCLUSIVELY FOR OFFICE USERS
- THOUGHTFULLY PLANNED TABLE LAYOUTS
- A SOCIAL PAUSE-POINT

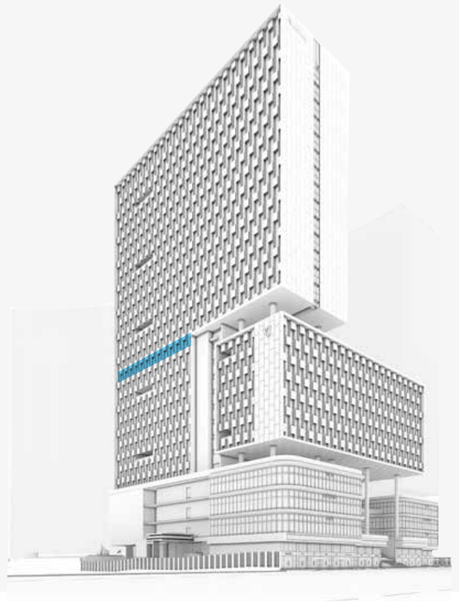


FLOOR 12



AREA STATEMENT

SERIES	RERA CARPET (Area in sq. m.)	ENCLOSED BALCONY (Area in sq. m.)	TOTAL AREA (Area in sq. m.)	TOTAL AREA (Area in sq. ft.)
TYPE A				
04	20.40	4.14	24.54	264
05	20.30	4.14	24.44	263
TYPE B				
06	21.28	4.31	25.59	275
07	21.16	4.31	25.47	274
08	21.28	4.31	25.59	275
09	21.16	4.31	25.47	274
10	25.47	0.00	25.47	274
11	25.60	0.00	25.60	276
12	25.47	0.00	25.47	274
13	25.60	0.00	25.60	276
14	25.49	0.00	25.49	274
15	25.60	0.00	25.60	276
16	25.49	0.00	25.49	274
17	25.60	0.00	25.60	276
18	25.49	0.00	25.49	274
19	25.60	0.00	25.60	276



TOWARDS NAL STOP

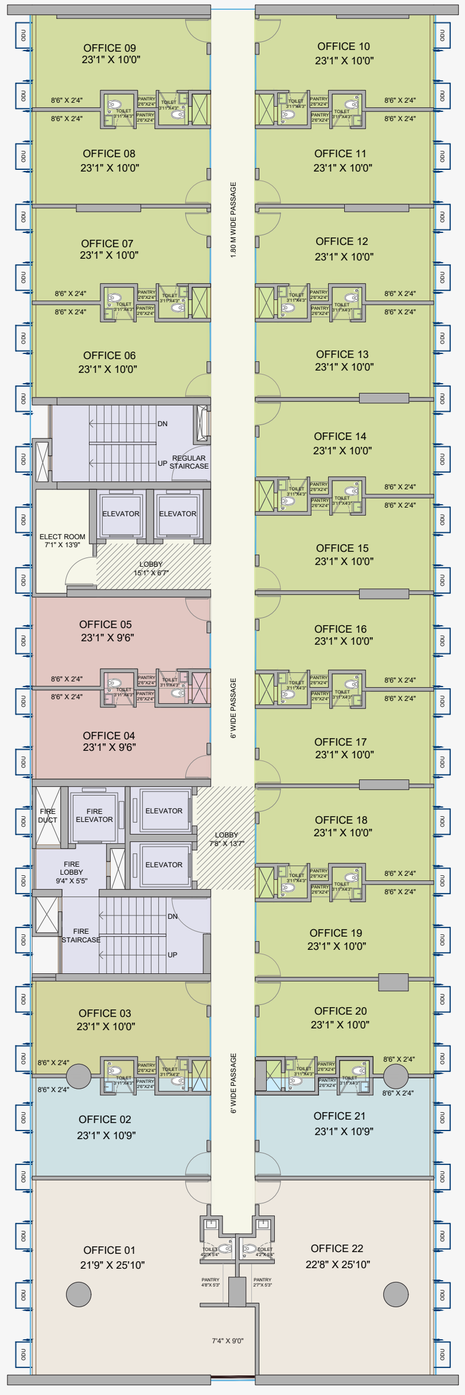
PROPOSED 42M WIDE PAUD ROAD

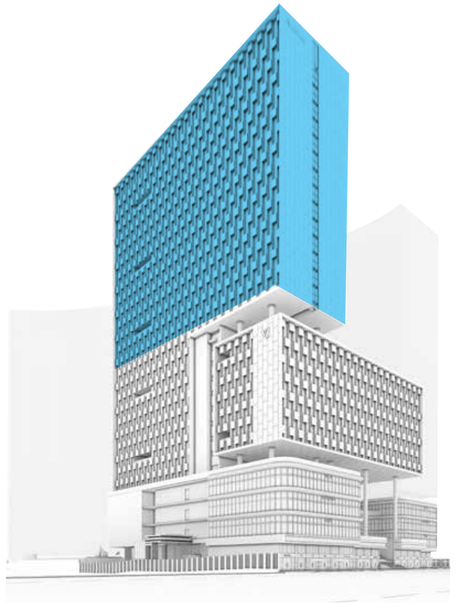
TOWARDS CHANDANI CHOWK

N

Note - The floor/unit plans provided herein are intended solely for the reference only. The dimensions mentioned represent the maximum internal room measurements and a tolerance of ±3% might be applicable in the areas to all unit layouts on account for construction variations and technical adjustments. Please refer to the sanctioned plans by MahaRERA authority for exact details. All the units marked as ODU are indicative and will be finalised based on the final approved elevation design.

FLOOR 13 - FLOOR 26





N

Floor numbers 5, 10, 15, 20, 25 are Refuge Floors.
Unit numbers 1506, 1507, 2006, 2007, 2506, 2507 are not available for sale on the Refuge Floors.

Note - The floor/unit plans provided herein are intended solely for the reference only. The dimensions mentioned represent the maximum internal room measurements and a tolerance of ±3% might be applicable in the areas to all unit layouts on account for construction variations and technical adjustments. Please refer to the sanctioned plans by MahaRERA authority for exact details. All the units marked as ODU are indicative and will be finalised based on the final approved elevation design.

AREA STATEMENT

SERIES	RERA CARPET (Area in sq. m.)	ENCLOSED BALCONY (Area in sq. m.)	TOTAL AREA (Area in sq. m.)	TOTAL AREA (Area in sq. ft.)
TYPE E				
01	54.36	9.06	63.42	683
TYPE C				
02	22.60	4.57	27.17	292
TYPE B				
03	21.18	4.31	25.49	274
TYPE A				
04	20.40	4.14	24.54	264
05	20.30	4.14	24.44	263
TYPE B				
06	21.28	4.31	25.59	275
07	21.16	4.31	25.47	274
08	21.28	4.31	25.59	275
09	21.16	4.31	25.47	274
10	25.47	0.00	25.47	274
11	25.60	0.00	25.60	276
12	25.47	0.00	25.47	274
13	25.60	0.00	25.60	276
14	25.49	0.00	25.49	274
15	25.60	0.00	25.60	276
16	25.49	0.00	25.49	274
17	25.60	0.00	25.60	276
18	25.49	0.00	25.49	274
19	25.60	0.00	25.60	276
20	25.28	0.00	25.28	272
TYPE C				
21	26.97	0.00	26.97	290
TYPE E				
22	56.70	0.00	56.70	610

TOWARDS NAL STOP

PROPOSED 42M WIDE PAUD ROAD

TOWARDS CHANDANI CHOWK



SHOWROOMS & RETAIL

Visibility & daily convenience at your doorstep.

Active retail at the lower levels ensures constant footfall, better building vibrancy and everyday convenience for office users. It enhances the business address while allowing professionals to access essentials without stepping out of the ecosystem.



100% DG BACKUP

Uninterrupted operations, always.

Power outages won't interrupt productivity here. IndiWorks offers 100% DG backup so that every office, every floor, and every function runs seamlessly. For self-users, it means uninterrupted business. For investors, it means your property always meets tenant expectations.



EAST-WEST ENTRANCES (VASTU-FRIENDLY)

Spaces aligned with prosperity & positivity.

Each office is vastu-compliant with East-West entrances, bringing balance, prosperity, and positivity. For many buyers, this isn't just a preference, it's a non-negotiable, making IndiWorks an easy "yes" for investment and self-use alike.

DIGITAL NAME BOARD AT ENTRANCE LOBBY

Professional directory for effortless discoverability.

A central name board in the grand lobby ensures every office gains visibility. It acts as a professional directory, enhancing discoverability for visitors and clients.



DEDICATED OFFICE SIGNAGE

OUTSIDE EACH UNIT

Ensure visibility for every brand and practice.

Each office comes with its own signage area outside the unit ensuring visibility and identity for every business, whether you're a doctor, consultant, startup, or SME.



FIBRE OPTIC CABLES

FOR HIGH-SPEED INTERNET

Seamless connectivity for modern businesses.

With fibre-optic enabled infrastructure, IndiWorks guarantees blazing-fast internet speeds. For IT, consulting, creative or medical practices, connectivity becomes the backbone and IndiWorks ensures you're always ahead.

BUSINESS ENABLERS

DESIGNED FOR GROWTH



BREAKOUT SPACE

SOCIAL & STRESS-FREE ZONES TO RECHARGE AND IDEATE.

The breakout space is a stress-buster and social hub rolled into one. It offers users a place to unwind, ideate, and recharge, essential in today's high-performance work culture.



CO-WORKING HUB ACROSS 11,300 SQ. FT.

WITH BUSINESS FACILITIES

Flexibility to scale, network & collaborate.

IndiWorks combines ownership with flexibility. The large co-working hub, complete with a terrace breakout, creates opportunities for collaboration, networking, and scaling businesses. Owners and users alike can enjoy a balance of private office ownership with a dynamic co-working paid service community.

LIFESTYLE & WELLNESS

WORK-LIFE IN BALANCE

OPEN-TO-SKY CAFETERIA 8,350 SQ. FT.

An open space for lunch, breaks, and conversations.

An open-to-sky cafeteria provides a refreshing space to relax and recharge. Natural light and open surroundings create a pleasant dining experience, helping teams unwind and return to work feeling energised.



RESTAURANTS & GYM

On-site restaurants and a gym add everyday convenience for occupants. They support better work-life balance by offering dining and fitness options within the premises, reducing travel time and enhancing overall comfort.



ICONIC ELEVATION

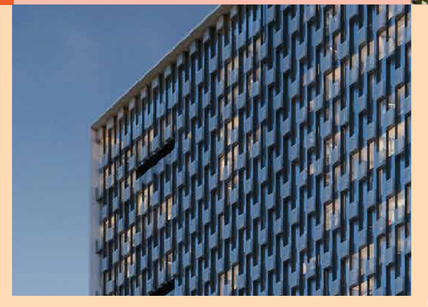
A STYLISH LANDMARK IN KOTHRUD CENTRAL.

The stylish elevation turns the building into an urban landmark. This is more than just real estate; it's an address with pride, instantly raising the perceived value of every office inside.

SEMI-UNITISED GLASS FACADE

Thermal efficiency with striking design.

A semi-unitised glass facade enhances natural light while maintaining structural efficiency. It improves energy performance, adds a modern look, and creates brighter interiors that contribute to a comfortable and productive work environment.



MAIN DOOR IN WOOD & GLASS

Elegance in every entrance.

Each office's main door combines wood with glass, striking the perfect balance between privacy and sophistication. It gives your workspace an upscale, professional look from the very first impression.



FULL-HEIGHT GLASS WALLS

IN PASSAGES

Openness and visual connectivity.

Full-height glass walls maximise natural light and create a sense of openness. They enhance visual connectivity while maintaining a modern aesthetic, contributing to brighter, more engaging workspaces.



GRAND ENTRANCE LOBBY

FIRST IMPRESSIONS THAT IMPRESS.

Step into a world of grandeur with a double height entrance lobby, a statement of scale and sophistication. It sets the tone for what lies inside: a workplace designed to impress clients, inspire employees, and reflect your ambition.



COMMON EV CHARGING STATIONS

IndiWorks is future-ready with common EV charging stations for both cars and bikes. This isn't just about convenience; it's about staying aligned with the mobility shift that defines new-age professionals. Your office investment comes with the assurance of sustainable infrastructure for years to come.

DESIGN & AESTHETICS

A LANDMARK TO BELONG TO

Note - The amenities and features shown here are subject to change, and are at the discretion of the developer. The images shown here are representative in nature.

SPRINKLERS, SMOKE DETECTORS & FIRE ALARMS IN EACH OFFICE

Personal fire safety systems built into every office.

Advanced fire safety systems ensure quick detection and response. This enhances everyday safety, protects assets, and offers peace of mind for teams and visitors, meeting modern safety expectations for commercial spaces.



BOOM BARRIERS

AT ENTRY & EXIT

Controlled vehicle flow ensuring safety & exclusivity.

Automated boom barriers help regulate vehicle entry and exit. They improve security, reduce congestion, and ensure smooth traffic movement within the premises, creating a controlled and organised access system for occupants and visitors.



PARKING MANAGEMENT

SYSTEM FOR 2 & 4 WHEELERS

Smart allocation for seamless mobility.

Efficient parking management ensures better space utilisation and easy navigation. Clearly marked zones and controlled access reduce confusion, save time, and offer a smoother experience for employees, clients, and service vehicles.





DEDICATED WASHROOM

FOR EACH OFFICE

Privacy and hygiene for every user.

Dedicated washrooms provide added comfort and convenience for every office. They ensure privacy, better hygiene, and reduced dependency on shared facilities, supporting a more professional and self-sufficient workspace environment.



DEDICATED OUTDOOR UNIT SPACE FOR AC

Organised planning for hassle-free maintenance.

Exclusive outdoor unit space for air conditioning systems ensures efficient installation and maintenance. This keeps office interiors clutter-free while improving performance, airflow management, and long-term equipment durability.



DEDICATED PANTRY SPACE IN EACH OFFICE

Independence and comfort within your space.

A dedicated pantry within each office adds everyday convenience. It allows teams to manage refreshments independently, supports hygiene, and creates a comfortable work routine without relying on shared common areas.

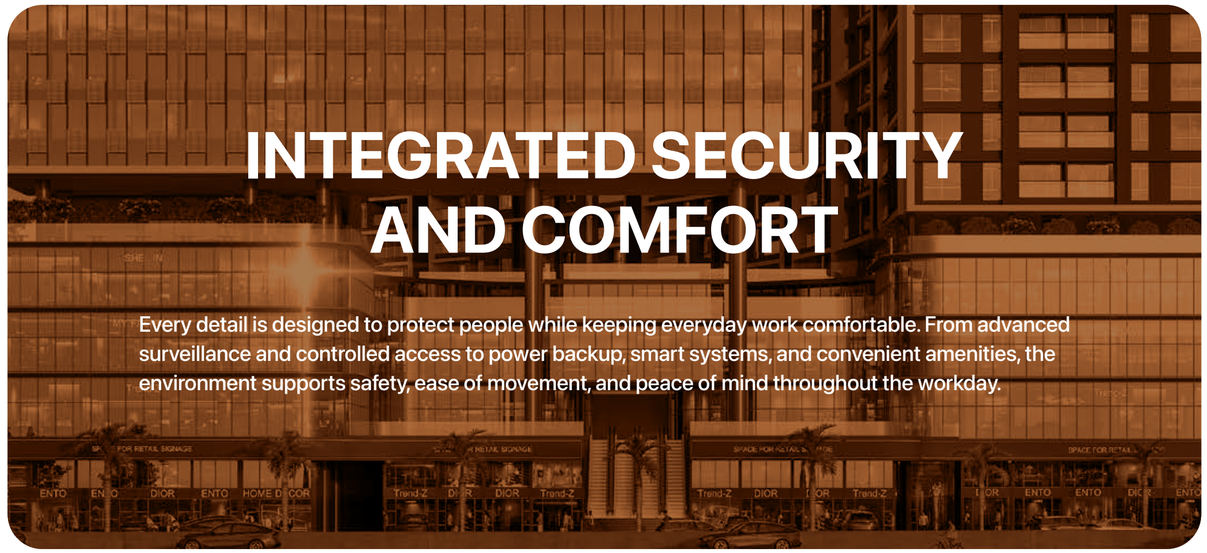


Swift daily transit with dedicated safety backup.

Multiple high-speed & separate elevators ensure quick movement without any clashes. They reduce waiting time, support efficient circulation, and enhance the daily experience for employees, clients, and visitors within the building.

HIGH-SPEED ELEVATORS

4 PASSENGER + 1 FIRE EVACUATION ELEVATORS FOR OFFICES & 4 SEPARATE ELEVATORS FOR RETAIL



INTEGRATED SECURITY AND COMFORT

Every detail is designed to protect people while keeping everyday work comfortable. From advanced surveillance and controlled access to power backup, smart systems, and convenient amenities, the environment supports safety, ease of movement, and peace of mind throughout the workday.



ESCALATORS

Escalators enable easy and continuous movement across floors. They improve accessibility, reduce waiting time, and enhance overall convenience, especially during peak hours and high footfall periods.

QUICK-COMMERCE DESK (SWIGGY AND ZOMATO)

A dedicated quick-commerce desk simplifies food and parcel deliveries. It helps manage frequent orders efficiently, reduces crowding at entrances, and ensures smooth coordination with delivery partners throughout the day.



SMART LOCK

FOR EACH UNIT

Technology-driven security, giving owners peace of mind.

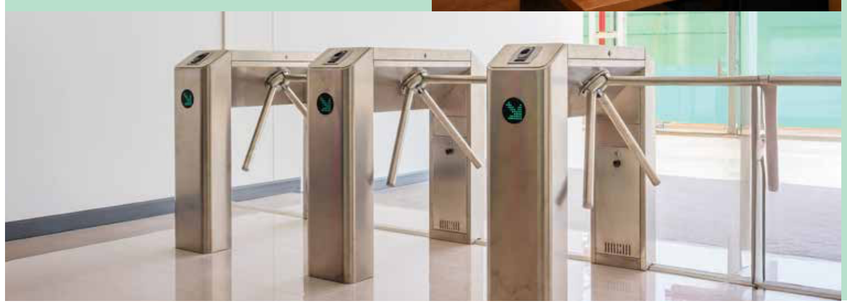
Smart lock systems offer enhanced access control and security. They allow authorised entry, reduce dependency on physical keys, and add a modern, tech-enabled layer of convenience for business owners and teams.



BABY NURSING AREA

A thoughtfully designed baby nursing area supports working parents. It offers privacy, comfort, and hygiene, creating an inclusive workplace environment that values employee well-being and everyday needs.





TURNSTILE

Turnstile systems regulate entry and exit efficiently. They enhance security by allowing only authorised access, manage footfall during peak hours, and help maintain an organised and controlled movement within the premises.



CCTVS

IN COMMON AREAS

Continuous surveillance for a safe environment.

Comprehensive CCTV surveillance enhances safety across the premises. Continuous monitoring of common areas and entry points helps detect unauthorized activity, supports secure operations, and provides peace of mind for businesses, employees, and visitors throughout the day.

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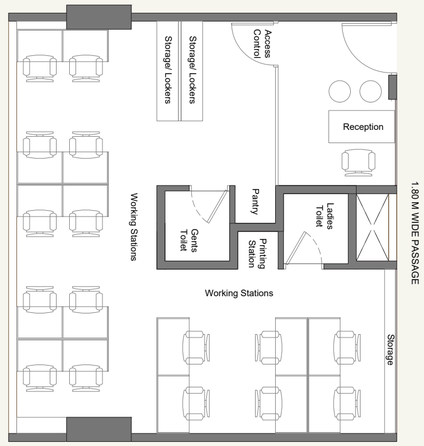
BOUTIQUE SPACES FOR TAILORED BUSINESSES

From healthcare and wellness to learning, creativity, and professional services, IndiWorks offers thoughtfully designed spaces that adapt to every ambition. Whether you're building a practice, running a business, or nurturing a community, everything you need to work, grow, and thrive comes together seamlessly under one roof.

YOGA STUDIO

Designed spaces with natural light and peaceful surroundings. The flexible layouts allow comfortable session planning while maintaining a peaceful atmosphere. The setting encourages mindfulness, balance, and relaxation, helping practitioners and clients experience wellness in a focused environment.





BOUTIQUE OFFICES COMBINED

STARTUP SETUP

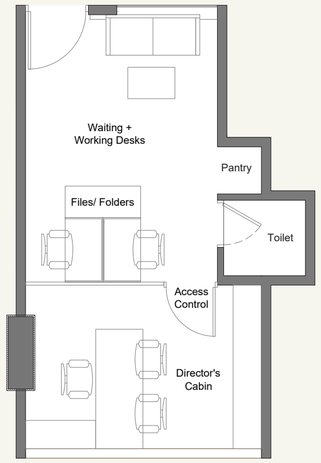
An ideal space for you to give your desired business a place where it can flourish. Whether it is your apparel brand or a new IT venture, this space offers flexible layouts for every business to grow and thrive.



DIAGNOSTICS CENTRE

A calm, organised office environment is ideal for diagnostic centres. Well-planned layouts support smooth patient movement, privacy, and hygiene requirements. The professional setting helps build trust, ensures operational efficiency, and allows healthcare teams to focus on accurate testing and patient care.





BOUTIQUE OFFICES

BEAUTY SALON

Well-designed office spaces suit boutique beauty salons focused on premium services. The layout supports hygiene standards, smooth movement, and dedicated treatment areas. A refined setting enhances the overall experience, helping clients feel relaxed while elevating the brand's perception.



LEARNING CENTRE

Structured office spaces suit learning centres that require focus and organisation. Well-designed interiors accommodate classrooms, discussion areas, and administrative needs. A professional environment promotes discipline and comfort, helping students stay engaged while educators conduct sessions smoothly.



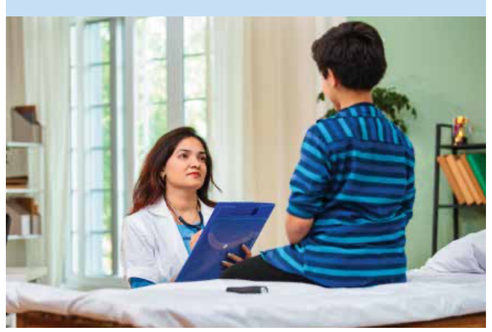
CO-WORKING SPACE

Boutique office layouts are ideal for co-working spaces that value comfort and productivity. The environment supports collaboration without overcrowding while maintaining privacy. Modern infrastructure and a professional setting help freelancers and teams work efficiently and project a credible business image.



MENTAL HEALTH CLINIC

Quiet, mindfully planned spaces are essential for mental health clinics. The layout supports confidential consultations and creates a reassuring atmosphere. A calm environment helps patients feel comfortable and secure while allowing professionals to deliver focused and compassionate care.



TRAVEL AGENCY

A professional office setting adds credibility to travel agencies handling important client decisions. Comfortable meeting areas support detailed planning and discussions.
The structured environment helps clients feel confident while agents manage itineraries, bookings, and customer service efficiently.



PHOTO STUDIO

With ample natural light & an inviting surrounding, this offers a flexible layout for every requirement. Adaptable office spaces with controlled interiors and a professional address elevate the client experience. The layout supports creativity while ensuring photographers have a functional, polished space to deliver quality work.



CA OFFICE

Confidential and organised spaces are essential for CA offices. The layout supports focused work, secure documentation, and client meetings. A professional environment builds trust and allows financial and advisory services to be delivered efficiently and with complete discretion.



DENTIST CLINIC

Clean, organised office spaces work well for dental clinics requiring patient comfort and hygiene. Thoughtful layouts allow smooth separation of consultation and treatment areas. A professional setting reassures patients while supporting efficient and well-managed clinical operations.



Note - All images are used for representative purposes only. Unit plans are used for explanation purposes only.

THERE'S MORE TO EXPLORE!

For a complete understanding, explore our other tools and discover everything IndiWorks Kothrud Central has to offer.



ONE FOR MANY BOOKLET

Learn how one space can support multiple business possibilities.



WE EARN BOOKLET

A booklet that explains how IndiWorks can serve as a reliable income-generating opportunity for the societies in terms of reduced maintenance and savings.



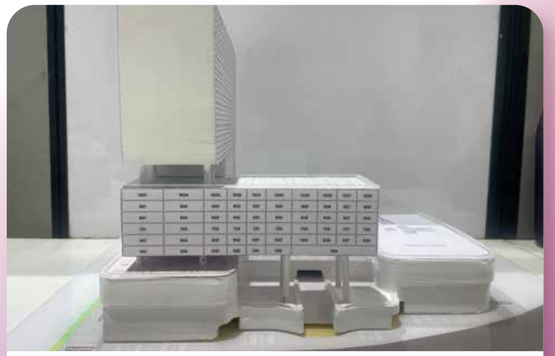
UNITS COMBINED BOOKLET

Understand how multiple spaces can be merged to create better utility and flexibility.



INVESTOR DECK

Explore insights tailored for investors, including value, potential, and long-term advantages.



BUILDING MODEL

A detailed building model that offers a clear preview of planning, scale, and design vision.

VJ | VILAS JAVDEKAR DEVELOPERS

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