

A PROJECT BY:



LMS REALTY

BUILDERS & DEVELOPERS

BY : LALWANI | MULIK | SAKLA



www.maharera.mahaonline.gov.in
FINSWELL

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FINSWELL
A PROJECT BY LMS REALTY

THE ONE AGENCY

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Artistic impression for reference purpose only.

WORLD CLASS INFRASTRUCTURE WITH AESTHETIC DESIGNS

It all starts with a good foundation.

Finswell is designed to perform & built to last with world class infrastructure brought to reality by experienced architects & engineers who take pride in bringing your dream office to reality.

With skilled craftsmanship in creating a modern & well designed workspace, Finswell reflects the highest level of sophistication.





EXCLUSIVE OFFICE SPACES MADE FOR A SELECTED FEW

Presenting office spaces that are as exclusive as its occupants.

An office space that matches your expectations & reflects your unique style is as rare as a limited edition artifact. We have brought this rarity in reality but for a selected few. Only 140 offices build for those who invest in rare, exclusive possessions.

Finswell by LMS Realty - where exclusive becomes accessible.



A COMMERCIAL LANDMARK AT AN ENVIABLE LOCATION

Finswell by LMS Realty is conveniently located right around the corner, near everything you need. At a well-connected locality of Viman Nagar, Finswell has excellent connectivity to the Pune-Nagar Highway, Pune Airport & Pune Junction with nearest proximity to commercial & IT hubs. You can now turn the long hours spent in traffic into productive work. With several Restaurants, Clubs & Entertainment Destination at walking distance, your after work hours can start earlier.

Artistic impression for reference purpose only.



A REWARDING INVESTMENT IN THE HEART OF VIMAN NAGAR

As Viman Nagar currently witnesses a tremendous boom in infrastructure & a high demand for rentals, it is an affordable investment destination commanding high returns in terms of rental income as well as appreciations.

Finswell - a well situated commercial complex in the heart of Viman Nagar is a desire's destination where your investments are not just secured but multiplied in the years to come.





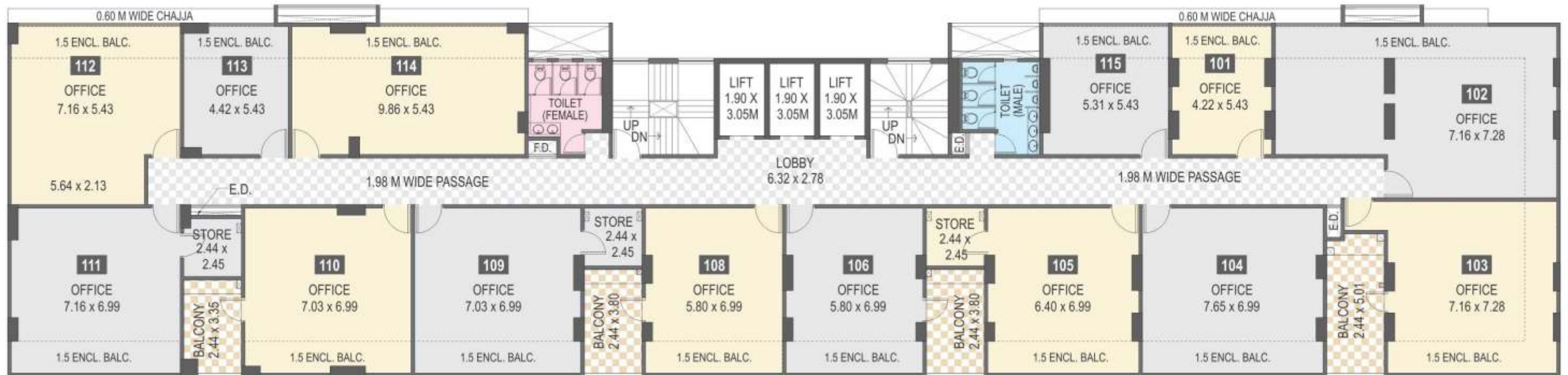
MODERN AMENITIES THAT MERGE CONVENIENCE WITH LUXURY

Finswell is built with a host of modern amenities within the premises. Amenities include:

- 3 high speed elevators for quick transit within the premises,
- Hassle free 6 level parking
- UPVC windows for a panoramic view of the city skyline
- 100% power backup for uninterrupted power supply
- Toilets on each floor for the convenience of your team

Artistic impression for reference purpose only.

FLOOR PLAN: 1ST FLOOR

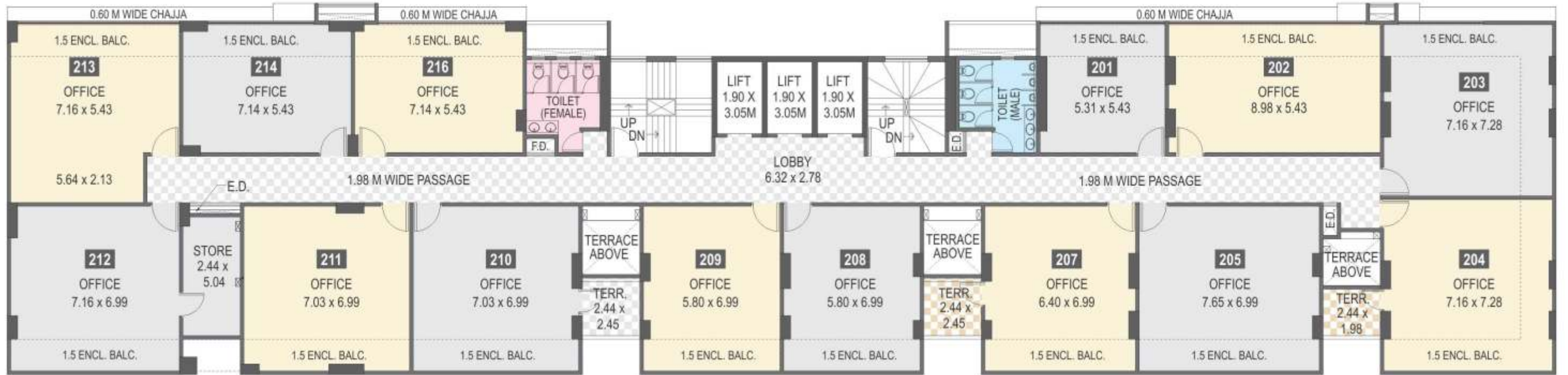


OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		BALCONY AREA (OPEN)		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
101	17.40	187.29	5.7	61.35	-	-	23.10	249.00
102	53.97	580.93	24.15	259.95	-	-	78.12	841.00
103	36.92	397.41	17.72	190.74	12.16	130.89	66.80	719.00
104	43.33	466.40	10.32	111.08	-	-	53.65	577.00
105	42.42	456.61	8.64	93.00	-	-	51.06	550.00
106	33.05	355.75	7.83	84.28	9.26	99.675	50.14	540.00
108	33.05	355.75	7.83	84.28	9.26	99.675	50.14	540.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		BALCONY AREA (OPEN)		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
109	45.97	494.82	9.5	102.26	-	-	55.47	597.00
110	39.99	430.45	9.5	102.26	8.17	87.942	57.66	621.00
111	46.69	502.57	9.67	104.09	-	-	56.36	607.00
112	41.41	445.74	9.67	104.09	-	-	51.08	550.00
113	18.22	196.12	5.97	64.26	-	-	24.19	260.00
114	40.41	434.97	13.31	143.27	-	-	53.72	578.00
115	21.86	235.30	7.17	77.18	-	-	29.03	312.00



FLOOR PLAN: 2ND FLOOR

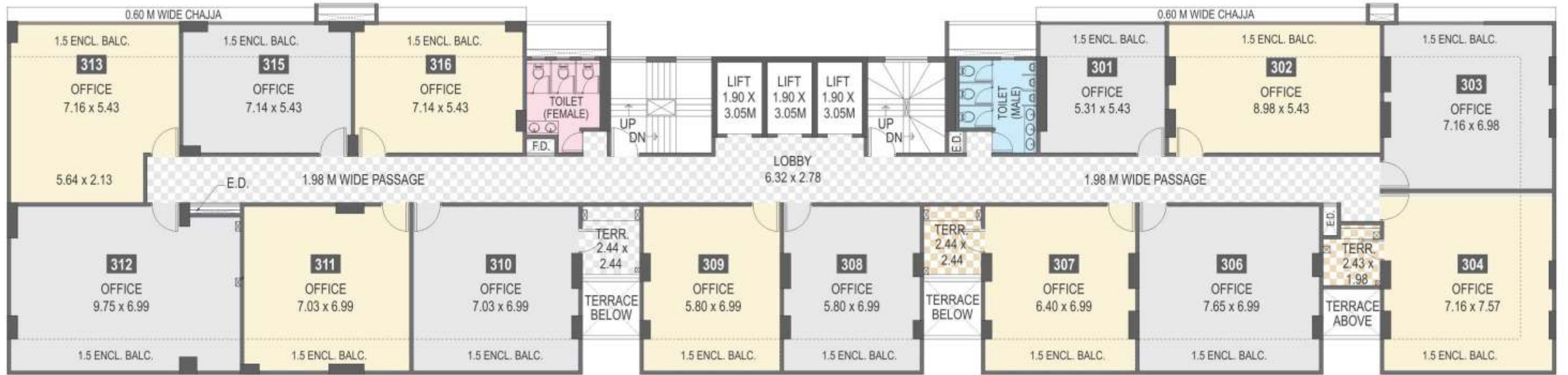


OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
201	21.86	235.30	7.17	77.18	-	-	29.03	312.00
202	36.82	396.33	12.12	130.46	-	-	48.94	527.00
203	34.61	372.54	17.67	190.20	-	-	52.28	563.00
204	34.75	374.05	17.67	190.20	4.8	51.67	57.22	616.00
205	43.33	466.40	10.32	111.08	-	-	53.65	577.00
207	36.44	392.24	8.64	93.00	5.96	64.15	51.04	549.00
208	32.89	354.03	7.83	84.28	-	-	40.72	438.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
209	32.89	354.03	7.83	84.28	-	-	40.72	438.00
210	39.99	430.45	9.5	102.26	5.96	64.15	55.45	597.00
211	39.83	428.73	9.5	102.26	-	-	49.33	531.00
212	53.02	570.71	9.67	104.09	-	-	62.69	675.00
213	41.41	445.74	9.67	104.09	-	-	51.08	550.00
214	29.31	315.49	9.64	103.76	-	-	38.95	419.00
216	29.31	315.49	9.64	103.76	-	-	38.95	419.00



FLOOR PLAN: 3RD FLOOR

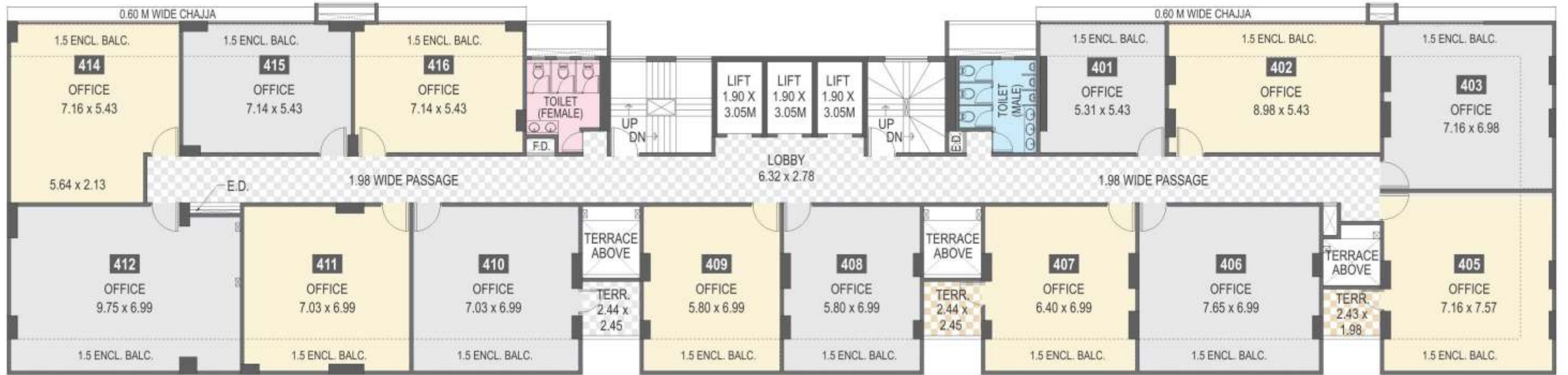


OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
301	21.86	235.30	7.17	77.18	-	-	29.03	312.00
302	36.82	396.33	12.12	130.46	-	-	48.94	527.00
303	32.86	353.71	17.26	185.79	-	-	50.12	539.00
304	36.49	392.78	18.07	194.51	4.8	51.67	59.36	639.00
306	43.33	466.40	10.32	111.08	-	-	53.65	577.00
307	36.44	392.24	8.64	93.00	5.96	64.15	51.04	549.00
308	32.89	354.03	7.83	84.28	-	-	40.72	438.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
309	32.89	354.03	7.83	84.28	-	-	40.72	438.00
310	39.99	430.45	9.5	102.26	5.96	64.15	55.45	597.00
311	39.83	428.73	9.5	102.26	-	-	49.33	531.00
312	54	581.26	13.16	141.65	-	-	67.16	723.00
313	41.41	445.74	9.67	104.09	-	-	51.08	550.00
315	29.31	315.49	9.64	103.76	-	-	38.95	419.00
316	29.31	315.49	9.64	103.76	-	-	38.95	419.00



FLOOR PLAN: 4TH FLOOR

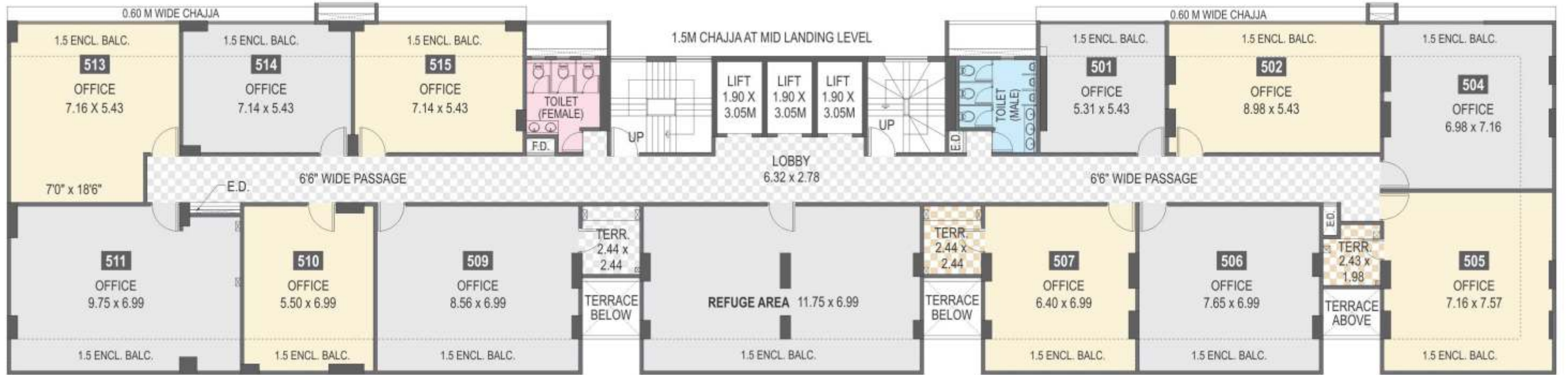


OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
401	21.86	235.30	7.17	77.18	-	-	29.03	312.00
402	36.82	396.33	12.12	130.46	-	-	48.94	527.00
403	32.86	353.71	17.26	185.79	-	-	50.12	539.00
405	36.49	392.78	18.07	194.51	4.8	51.67	59.36	639.00
406	43.33	466.40	10.32	111.08	-	-	53.65	577.00
407	36.44	392.24	8.64	93.00	5.96	64.15	51.04	549.00
408	32.89	354.03	7.83	84.28	-	-	40.72	438.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
409	32.89	354.03	7.83	84.28	-	-	40.72	438.00
410	39.99	430.45	9.5	102.26	5.96	64.15	55.45	597.00
411	39.83	428.73	9.5	102.26	-	-	49.33	531.00
412	54	581.26	13.16	141.65	-	-	67.16	723.00
414	41.41	445.74	9.67	104.09	-	-	51.08	550.00
415	29.31	315.49	9.64	103.76	-	-	38.95	419.00
416	29.31	315.49	9.64	103.76	-	-	38.95	419.00



FLOOR PLAN: 5TH FLOOR

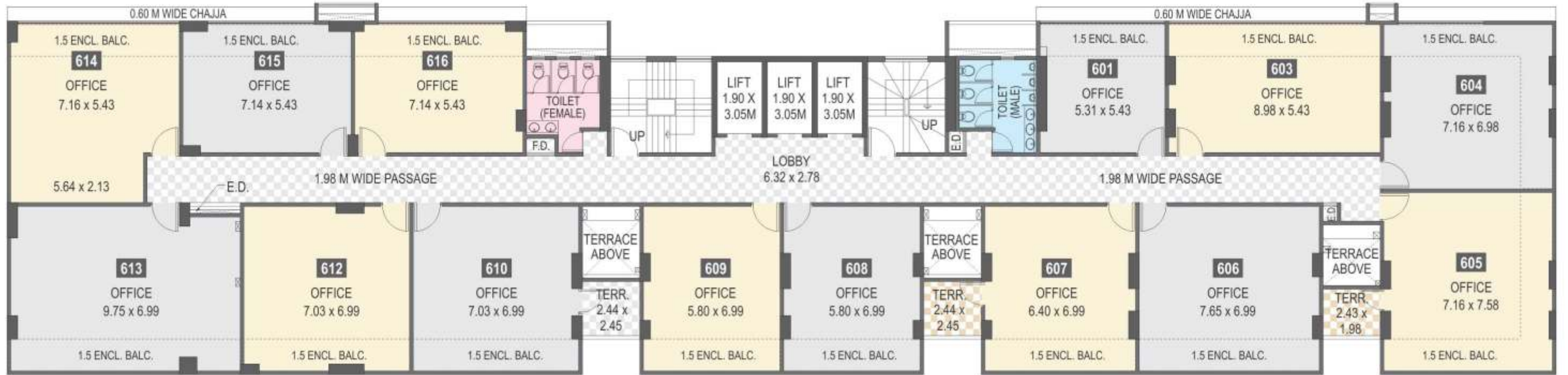


OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
501	21.86	235.30	7.17	77.18	-	-	29.03	312.00
502	36.82	396.33	12.12	130.46	-	-	48.94	527.00
504	32.86	353.71	17.26	185.79	-	-	50.12	539.00
505	36.49	392.78	18.07	194.51	4.8	51.67	59.36	639.00
506	43.33	466.40	10.32	111.08	-	-	53.65	577.00
507	36.44	392.24	8.64	93.00	5.96	64.15	51.04	549.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
509	48.63	523.45	11.55	124.32	5.96	64.153	66.14	712.00
510	31.19	335.73	7.42	79.87	-	-	38.61	416.00
511	54	581.26	13.16	141.65	-	-	67.16	723.00
513	41.41	445.74	9.67	104.09	-	-	51.08	550.00
514	29.31	315.49	9.64	103.76	-	-	38.95	419.00
515	29.31	315.49	9.64	103.76	-	-	38.95	419.00



FLOOR PLAN: 6TH FLOOR

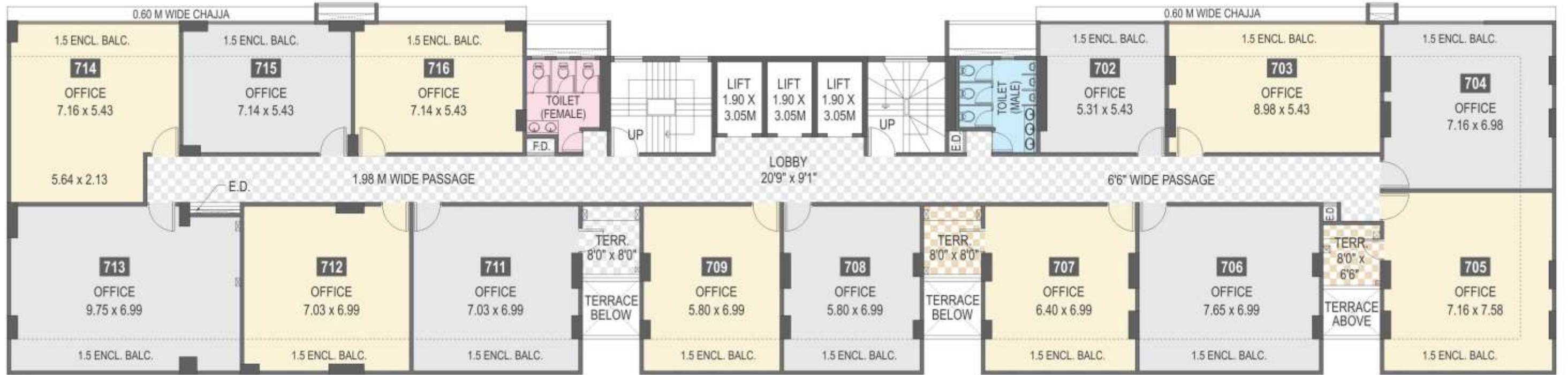


OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
601	21.86	235.30	7.17	77.18	-	-	29.03	312.00
603	36.82	396.33	12.12	130.46	-	-	48.94	527.00
604	32.86	353.71	17.26	185.79	-	-	50.12	539.00
605	36.49	392.78	18.07	194.51	4.8	51.67	59.36	639.00
606	43.33	466.40	10.32	111.08	-	-	53.65	577.00
607	36.44	392.24	8.64	93.00	5.96	64.15	51.04	549.00
608	32.89	354.03	7.83	84.28	-	-	40.72	438.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
609	32.89	354.03	7.83	84.28	-	-	40.72	438.00
610	39.99	430.45	9.5	102.26	5.96	64.15	55.45	597.00
612	39.83	428.73	9.5	102.26	-	-	49.33	531.00
613	54	581.26	13.16	141.65	-	-	67.16	723.00
614	41.41	445.74	9.67	104.09	-	-	51.08	550.00
615	29.31	315.49	9.64	103.76	-	-	38.95	419.00
616	29.31	315.49	9.64	103.76	-	-	38.95	419.00



FLOOR PLAN: 7TH FLOOR

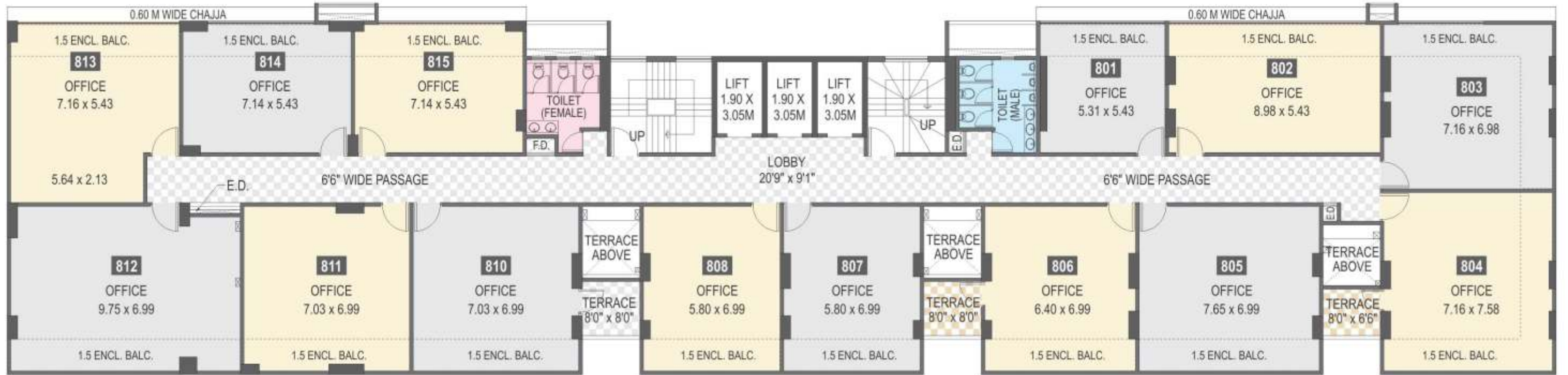


OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
702	21.86	235.30	7.17	77.18	-	-	29.03	312.00
703	36.82	396.33	12.12	130.46	-	-	48.94	527.00
704	32.86	353.71	17.26	185.79	-	-	50.12	539.00
705	36.49	392.78	18.07	194.51	4.8	51.67	59.36	639.00
706	43.33	466.40	10.32	111.08	-	-	53.65	577.00
707	36.44	392.24	8.64	93.00	5.96	64.15	51.04	549.00
708	32.89	354.03	7.83	84.28	-	-	40.72	438.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
709	32.89	354.03	7.83	84.28	-	-	40.72	438.00
711	39.99	430.45	9.5	102.26	5.96	64.15	55.45	597.00
712	39.83	428.73	9.5	102.26	-	-	49.33	531.00
713	54	581.26	13.16	141.65	-	-	67.16	723.00
714	41.41	445.74	9.67	104.09	-	-	51.08	550.00
715	29.31	315.49	9.64	103.76	-	-	38.95	419.00
716	29.31	315.49	9.64	103.76	-	-	38.95	419.00



FLOOR PLAN: 8TH FLOOR

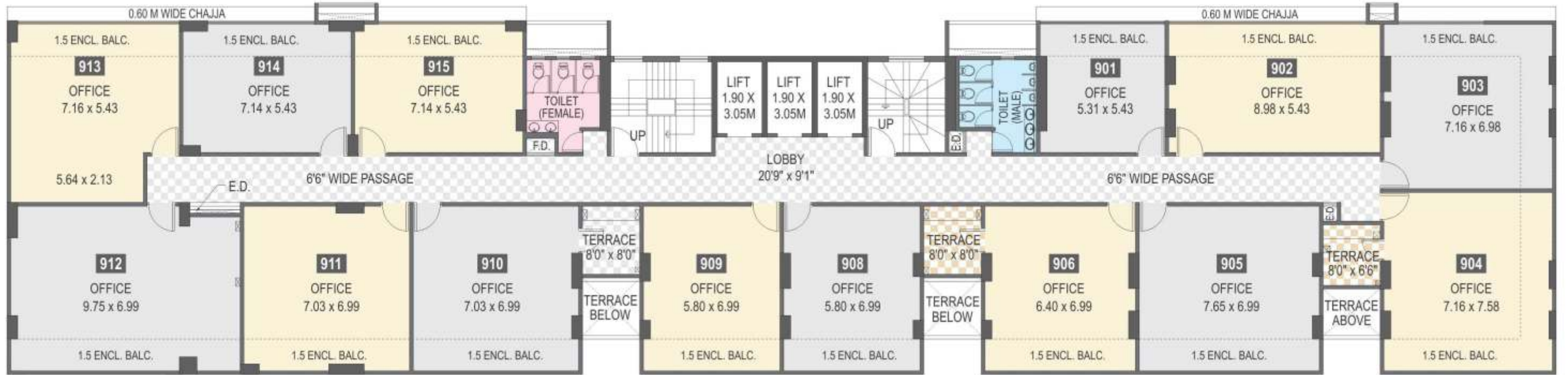


OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
801	21.86	235.30	7.17	77.18	-	-	29.03	312.00
802	36.82	396.33	12.12	130.46	-	-	48.94	527.00
803	32.86	353.71	17.26	185.79	-	-	50.12	539.00
804	36.49	392.78	18.07	194.51	4.8	51.67	59.36	639.00
805	43.33	466.40	10.32	111.08	-	-	53.65	577.00
806	36.44	392.24	8.64	93.00	5.96	64.15	51.04	549.00
807	32.89	354.03	7.83	84.28	-	-	40.72	438.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
808	32.89	354.03	7.83	84.28	-	-	40.72	438.00
810	39.99	430.45	9.5	102.26	5.96	64.15	55.45	597.00
811	39.83	428.73	9.5	102.26	-	-	49.33	531.00
812	54	581.26	13.16	141.65	-	-	67.16	723.00
813	41.41	445.74	9.67	104.09	-	-	51.08	550.00
814	29.31	315.49	9.64	103.76	-	-	38.95	419.00
815	29.31	315.49	9.64	103.76	-	-	38.95	419.00



FLOOR PLAN: 9TH FLOOR

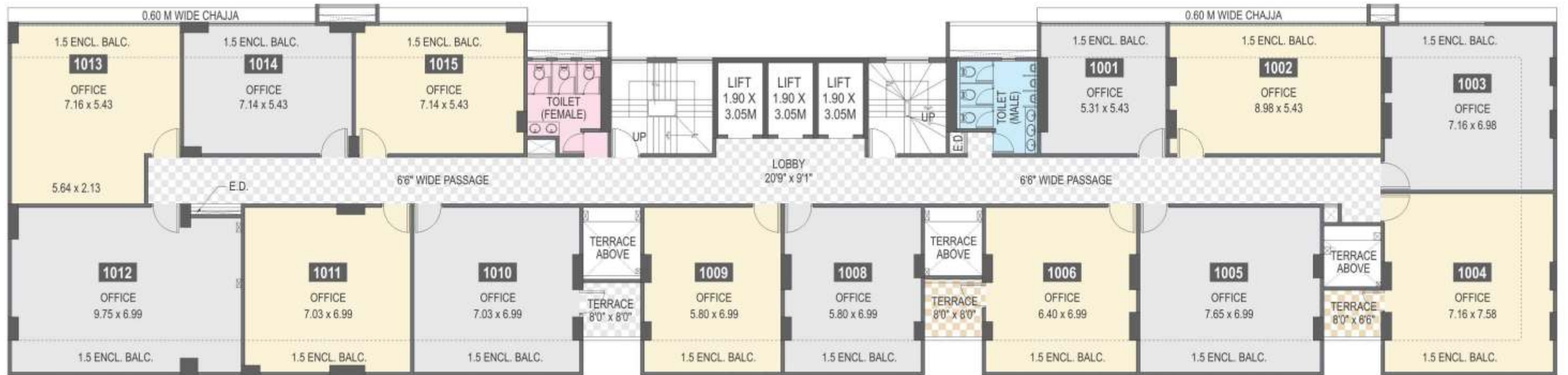


OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
901	21.86	235.30	7.17	77.18	-	-	29.03	312.00
902	36.82	396.33	12.12	130.46	-	-	48.94	527.00
903	32.86	353.71	17.26	185.79	-	-	50.12	539.00
904	36.49	392.78	18.07	194.51	4.8	51.67	59.36	639.00
905	43.33	466.40	10.32	111.08	-	-	53.65	577.00
906	36.44	392.24	8.64	93.00	5.96	64.15	51.04	549.00
907	32.89	354.03	7.83	84.28	-	-	40.72	438.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
909	32.89	354.03	7.83	84.28	-	-	40.72	438.00
910	39.99	430.45	9.5	102.26	5.96	64.15	55.45	597.00
911	39.83	428.73	9.5	102.26	-	-	49.33	531.00
912	54	581.26	13.16	141.65	-	-	67.16	723.00
913	41.41	445.74	9.67	104.09	-	-	51.08	550.00
914	29.31	315.49	9.64	103.76	-	-	38.95	419.00
915	29.31	315.49	9.64	103.76	-	-	38.95	419.00



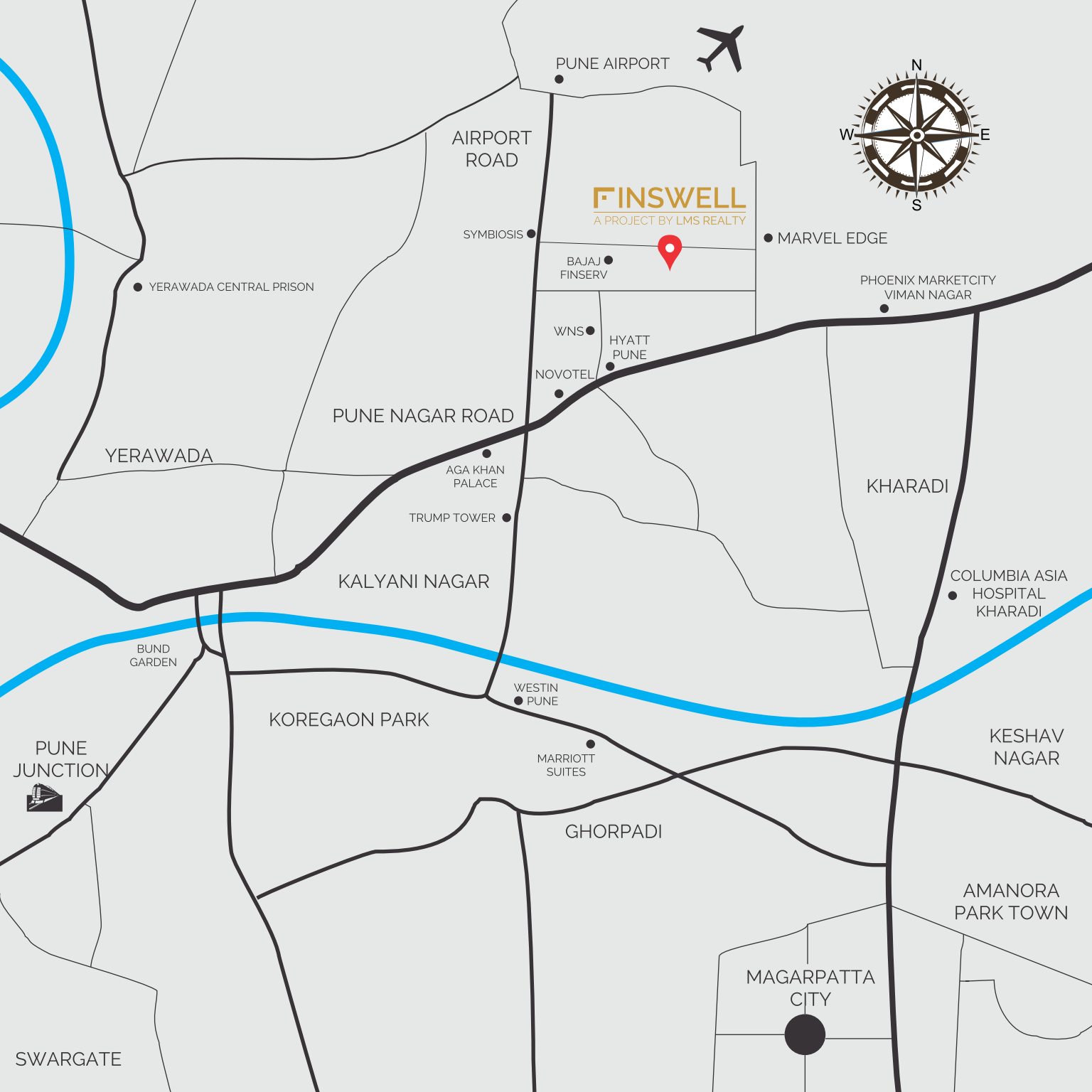
FLOOR PLAN: 10TH FLOOR



OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
1001	21.86	235.30	7.17	77.18	-	-	29.03	312.00
1002	36.82	396.33	12.12	130.46	-	-	48.94	527.00
1003	32.86	353.71	17.26	185.79	-	-	50.12	539.00
1004	36.49	392.78	18.07	194.51	4.8	51.67	59.36	639.00
1005	43.33	466.40	10.32	111.08	-	-	53.65	577.00
1006	36.44	392.24	8.64	93.00	5.96	64.15	51.04	549.00
1008	32.89	354.03	7.83	84.28	-	-	40.72	438.00

OFFICE NO.	CARPET AREA AS PER RERA		BALCONY AREA (ENCLOSED)		TERRACE AREA		TOTAL AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
1009	32.89	354.03	7.83	84.28	-	-	40.72	438.00
1010	39.99	430.45	9.5	102.26	5.96	64.15	55.45	597.00
1011	39.83	428.73	9.5	102.26	-	-	49.33	531.00
1012	54	581.26	13.16	141.65	-	-	67.16	723.00
1013	41.41	445.74	9.67	104.09	-	-	51.08	550.00
1014	29.31	315.49	9.64	103.76	-	-	38.95	419.00
1015	29.31	315.49	9.64	103.76	-	-	38.95	419.00



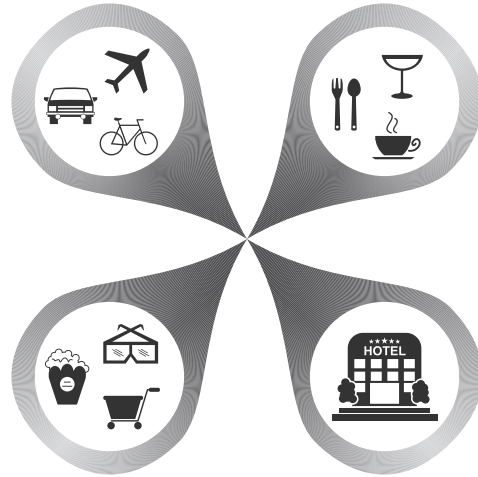


COMMUTE & NEARBY AREAS

	DISTANCE
Pune International Airport	15 KMS
Pune Railway Station	6 KMS
Auto Rikshaw Stand	0 KMS
Pune - Ahmednagar Highway	0.5 KMS
Kalyani Nagar	2 KMS
Koregaon Park	3 KMS
Kharadi	4 KMS
Shivaji Nagar	8 KMS

RESTAURANTS & CAFES

	DISTANCE
Malaka Spice	0.8 KMS
Sambar	0.8 KMS
Legacy	1 KMS
China Grill	1 KMS
Cream Centre	0.7 KMS
Atmosphere 6	0.6 KMS
Café Coffee Day	0.3 KMS
Chai Café	1 KMS



ENTERTAINMENT & SHOPPING

	DISTANCE
Phoenix Market City	0.5 KMS
Sky Max Mall	0.6 KMS
Amanora Town Centre	7 KMS
Seasons Mall	7 KMS
Nitesh Hub Koregaon Park	4 KMS
PVR Cinemas	0.5 KMS
Cinopolis	1 KMS
Carnival Cinemas	2 KMS

HOTELS (3, 4 & 5 STAR)

	DISTANCE
Hyatt Regency Pune	0.4 KMS
Novotel Pune Nagar Road	0.5 KMS
Hotel Fidalgo Viman Nagar	0.5 KMS
Four Points By Sheraton	1 KMS
Hotel Ibis Pune Nagar Road	0.5 KMS
Radisson Blu Kharadi	4 KMS
Westin Koregaon Park	3 KMS
Mariott Suites Mundhwa	4 KMS

TOP OF THE LINE SPECIFICATIONS

Office spaces & common areas at Finswell are loaded with top of the line specifications, high quality material & the latest equipments from well reputed brands.



- First building in Viman Nagar with 6 level parking
- Exclusive parking for every office
- Smoke detector on each floor
- Underground water tank
- Municipal water supply
- Firefighting system as per Government norms
- Single common name display at entrance
- Provision for board in front of every office
- 3 phase MSEB meter
- Separate MCB & ELCB
- Jaguar CP & sanitary fittings in common toilets
- Beautifully designed common toilets
- UPVC Windows
- Pantry provision for every office
- Wi Fi zone at atrium or entrance lobby
- 3 High speed elevators (Capacity - 15 people)
- 100% backup in offices & common areas
- CCTV cameras in common areas
- Maintenance by professional agency
- Intelligently planned column grids

BUILDING LANDMARKS WITH A LEGACY OF EXCELLENCE & TRUST

LMS Realty is an established Pune based Real Estate Development Company with an in-house team experienced in development, planning, design, sales, marketing & customer service. With a combined legacy of all partners that spans over 4 decades of developing world class projects, LMS brings the philosophy of combining innovation & experience together in all the projects.