



ONE PLACE[®]
BANER



ICONIC SKYSCRAPER ON THE OUTSIDE

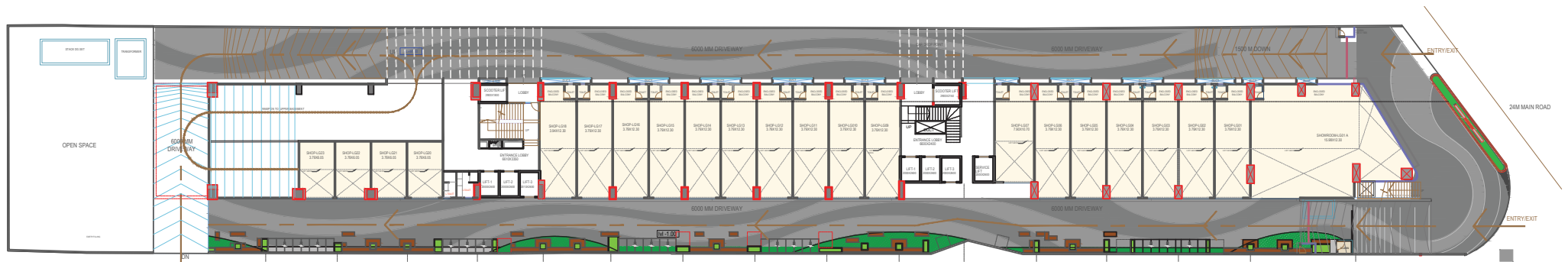






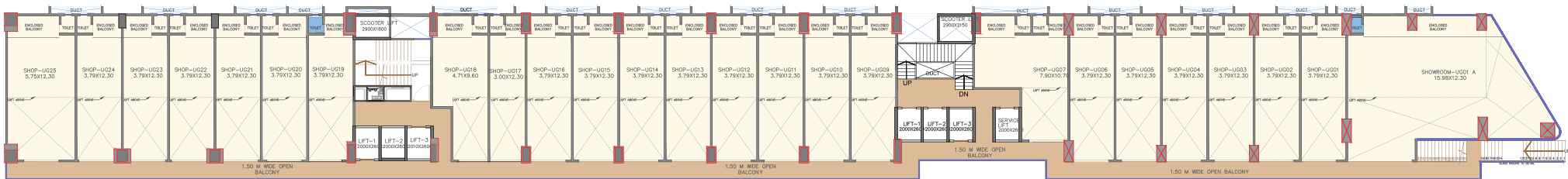
Retail Shops

LOWER GROUND



LOWER GROUND FOOR PLAN

UPPER GROUND





o o o o o
TRIBE

HYBRID HOSPITALITY
COLIVING, HOSTELS & HOTELS

COMPANY PRESENTATION

COMPANY OVERVIEW

Tribe Student Accommodation

My Turf Hospitality Private Limited offers world-class accommodation facilities to travellers, students and working professionals under the brand name “Tribe”. Incorporated in January 2018 and promoted by a senior real estate veteran (20+ years of experience), Mr. Yogesh Mehra, after a long stint with some of the biggest developers in India.

Tribe has successfully launched multiple projects in Pune & Mumbai with Pune being its flagship property.

Currently, Tribe is looking to expand to multiple cities and areas across Metros, travel locations and student cities.

Tribe is aggressively expanding into Hotels and CoLiving hybrid models.



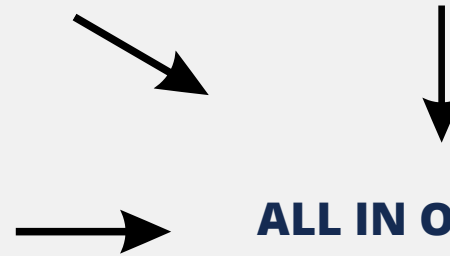
WHAT IS THE TRIBE MODEL?

**CO-LIVING FOR
WORKING
PROFESSIONALS
AND COMPANIES**

**COMMUNITY BASED
SHORT STAYS IN
HOTELS & HOSTELS**

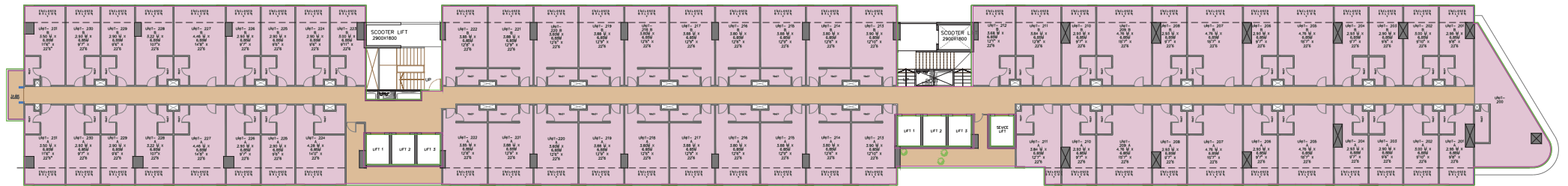
**AWARD-WINNING
STUDENT HOUSING
LONG STAYS**

**ALL IN ONE HYBRID
HOSPITALITY
CONCEPT.**



THE FIRST LUXURY STUDENT HOSTEL

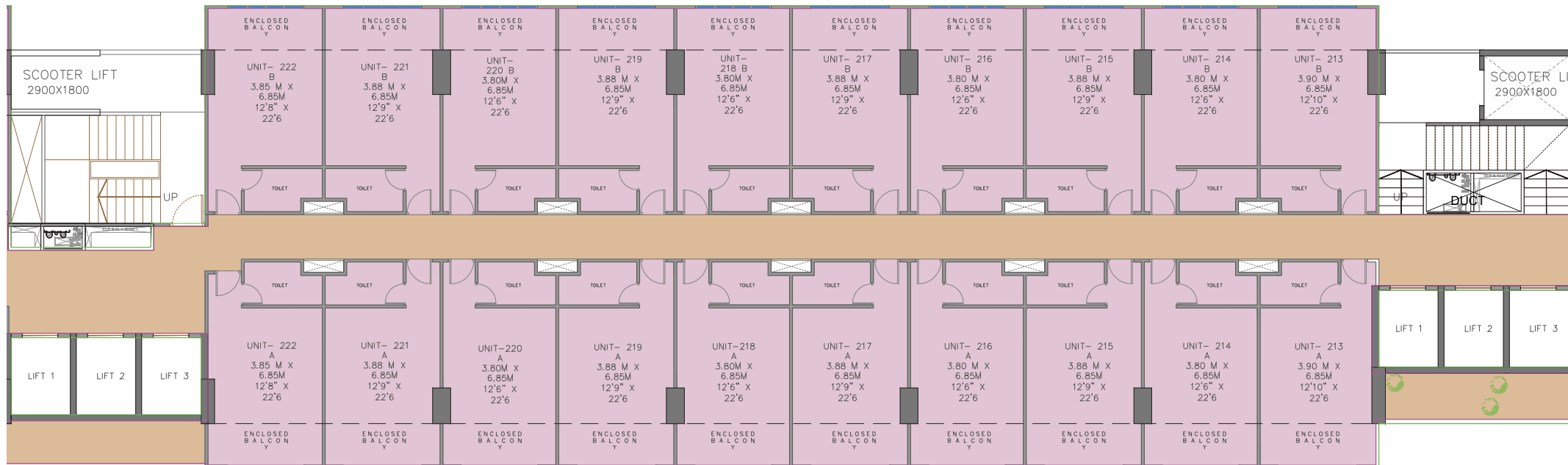
TYPICAL FULL FLOOR PLAN 2ND / 3RD / 4TH FLOOR



TRIBE COLIVING

TYPICAL FLOOR PLAN

2ND / 3RD / 4TH FLOOR

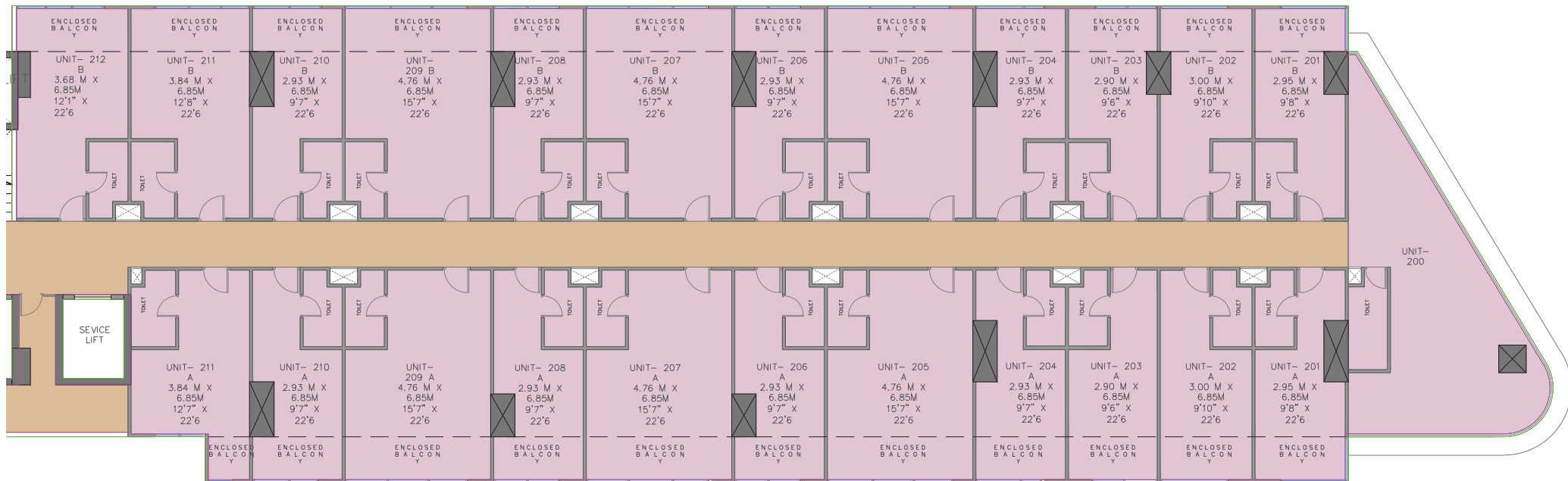


Midwintyng

TRIBE COLIVING

TYPICAL FLOOR PLAN

2ND / 3RD / 4TH FLOOR

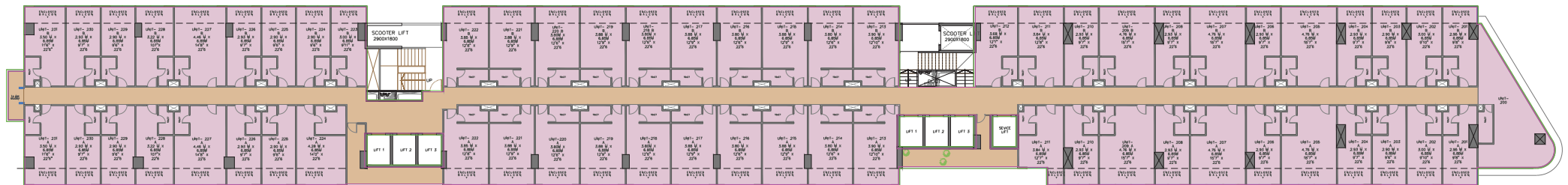


Midwintyng

TRIBE COLIVING

TYPICAL FULL FLOOR PLAN

2ND / 3RD / 4TH FLOOR

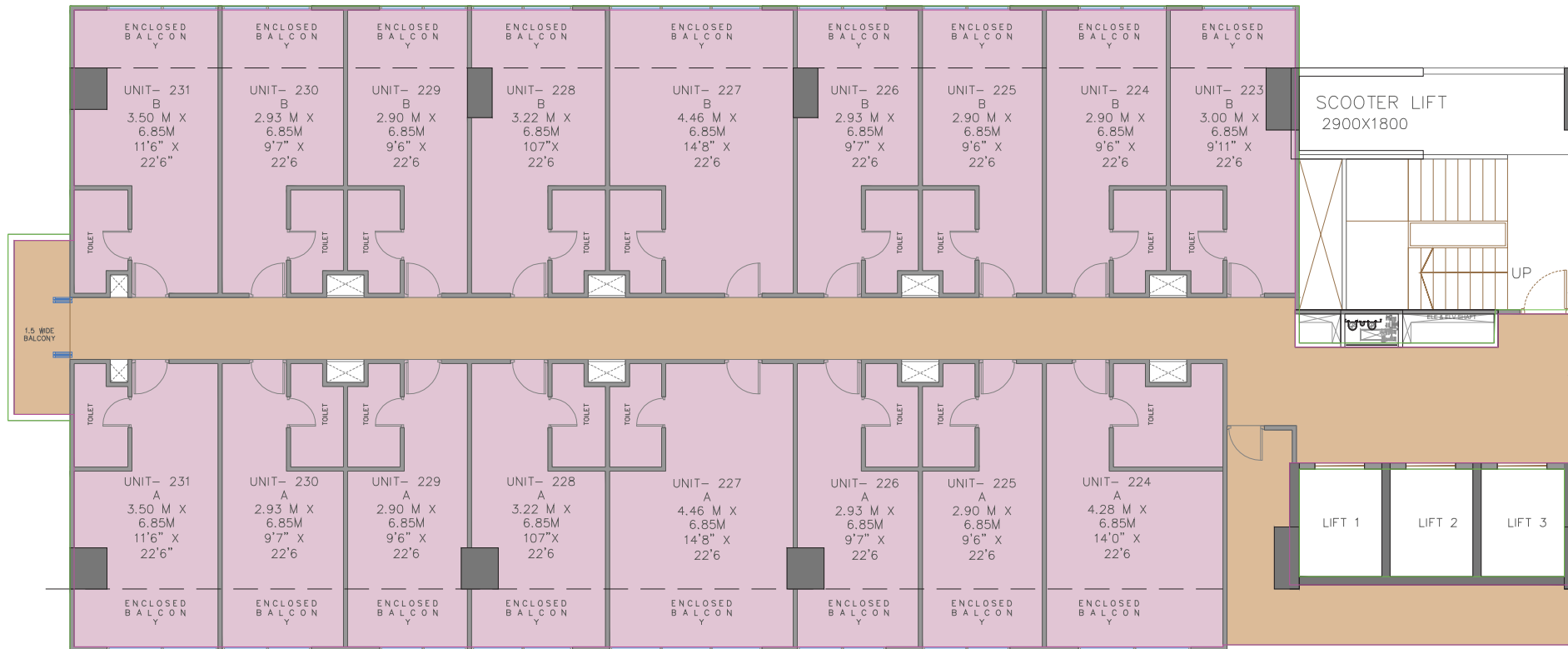


Rear Wing

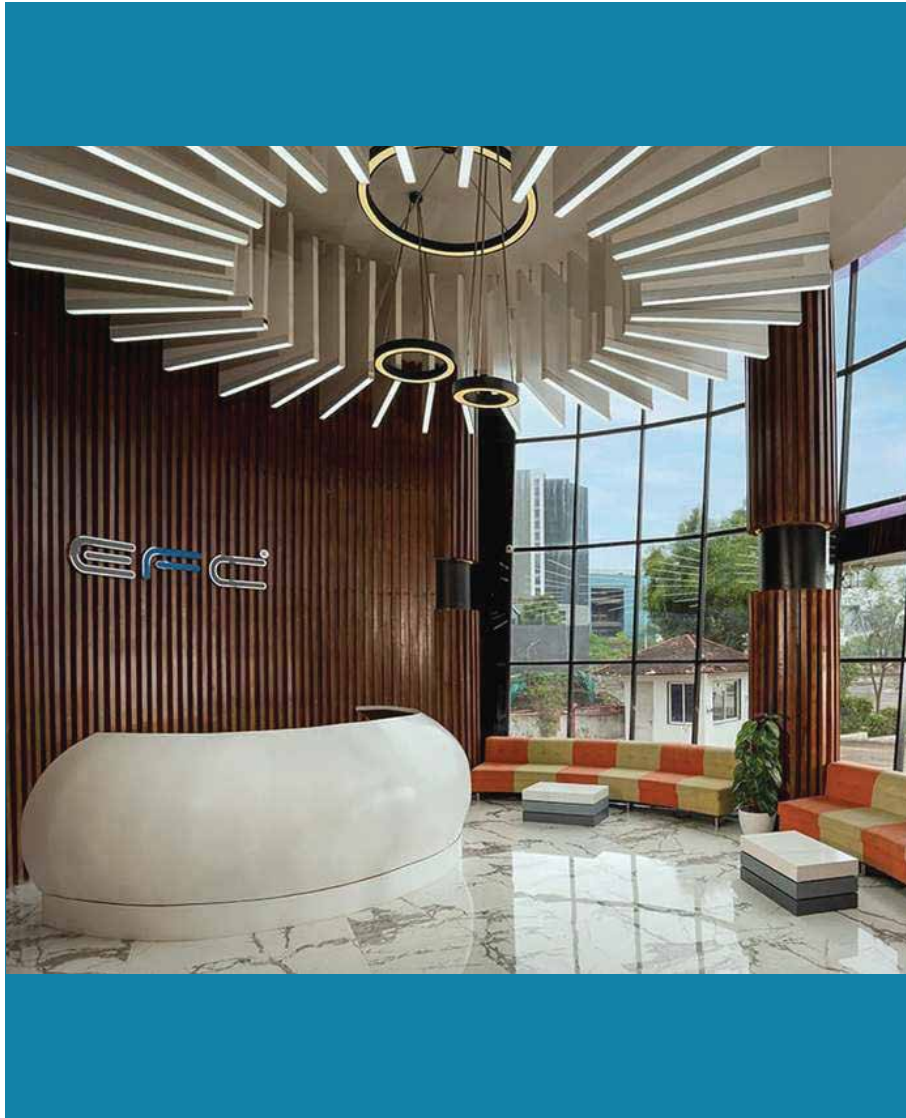
TRIBE COLIVING

TYPICAL FLOOR PLAN

2ND / 3RD / 4TH FLOOR



Rear Wing



EFC, the Entrepreneurial Facilitation Centre, is a community driven by innovative business practices. More than a coworking space, we're committed to elevating client satisfaction and fostering innovation. With top-notch services and curated amenities, we set new benchmarks for success, providing businesses with an ideal platform to thrive.

Embark on a revolutionary journey with EFC India, the trailblazer in co- working spaces! EFC India proudly stand as the FIRST organization in our industry to be listed on BSE, setting unparalleled standards.

SOME KEY CLIENTS WITH EFC





COLLABORATION
WITH EFC

PRE-LEASED OFFICES

EFC, a co-working industry leader, strategically selected ONE PLACE for hassle-free investment through pre-leasing. Backed by EFC, it ensures attractive returns without daily involvement, providing financial stability and peace of mind. This turnkey opportunity is for those seeking a hands-off approach, maximizing returns with minimal effort. EFC Enterprise Business drives monumental growth by selling multiple seats to corporate clients.





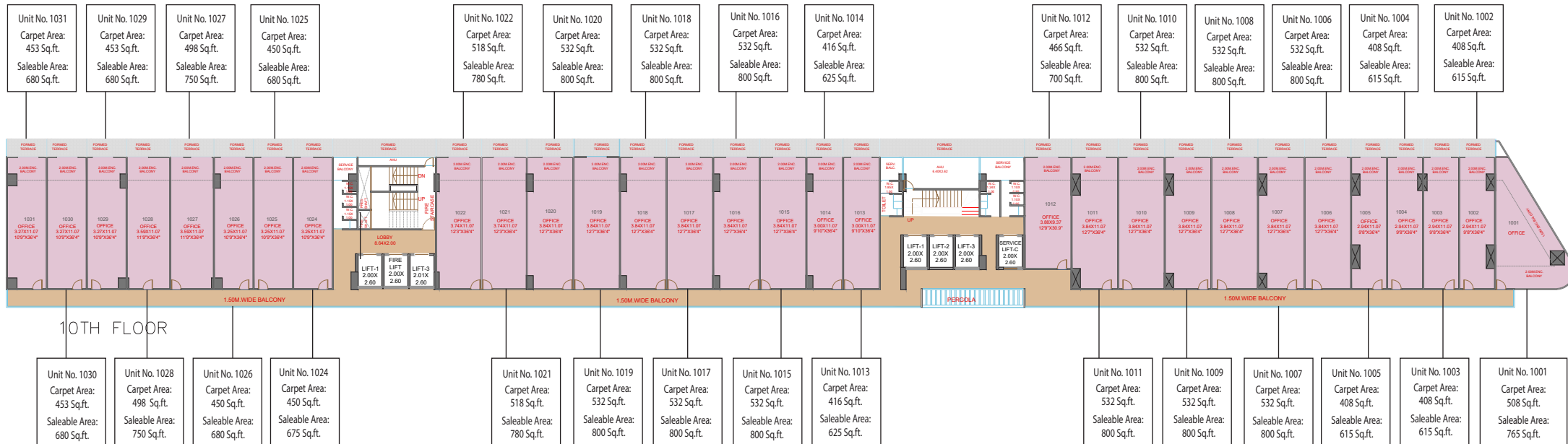
COMMERCIAL UNITS

— STARTING FROM —

₹1.51 Cr* – 1.62 Cr*



10th Floor Plan



The background of the slide features a blurred image of a person's hand pointing upwards. Overlaid on this are numerous blue arrows of varying sizes, all pointing in the same upward direction, creating a sense of growth and progress.

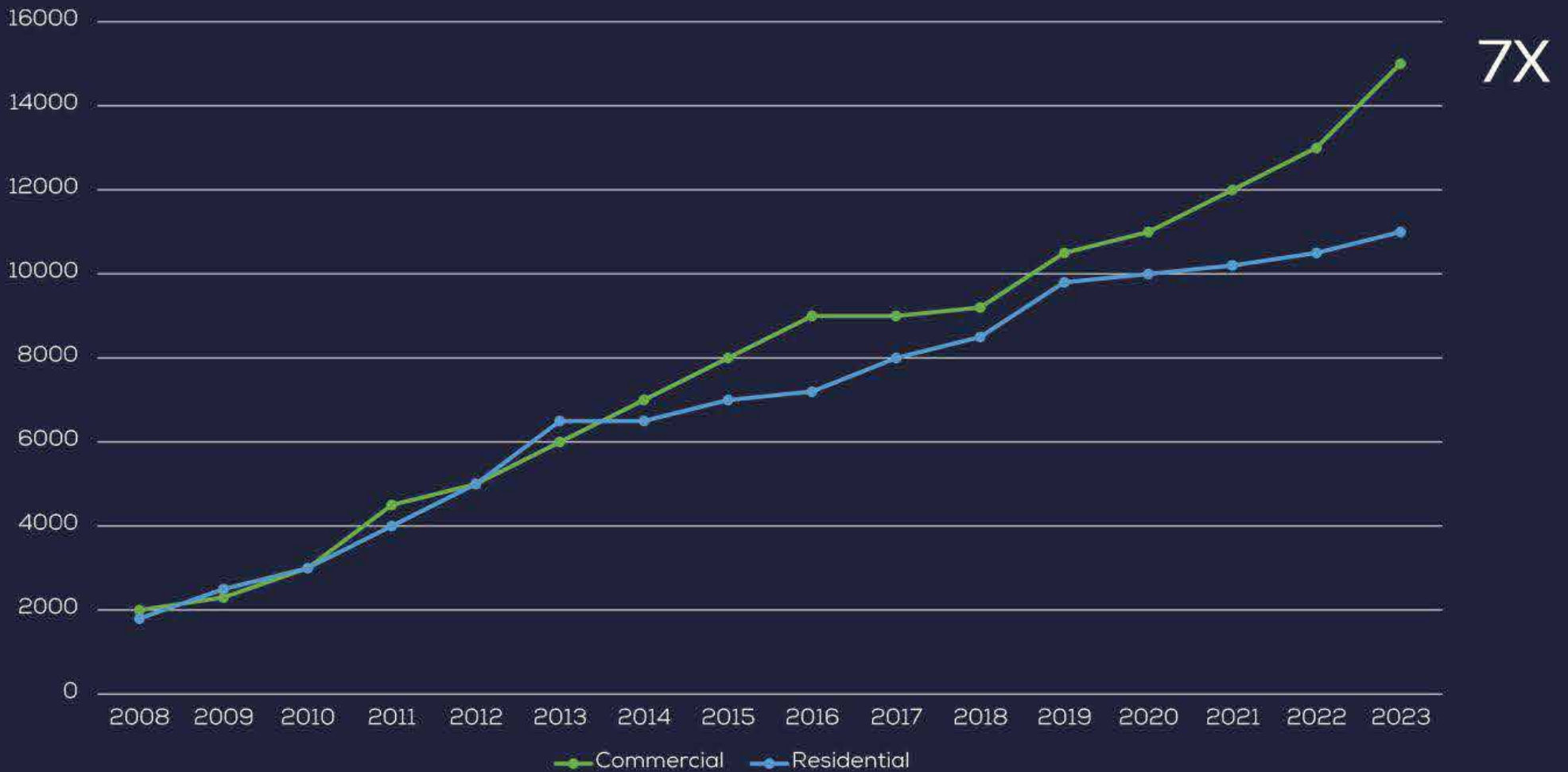
ROI
6%++

AVG ROI
7.55%

LEASE TENURE - 15 YRS
LOCKIN - 6 YRS

ESCALATION -12% EVERY 3 YEAR

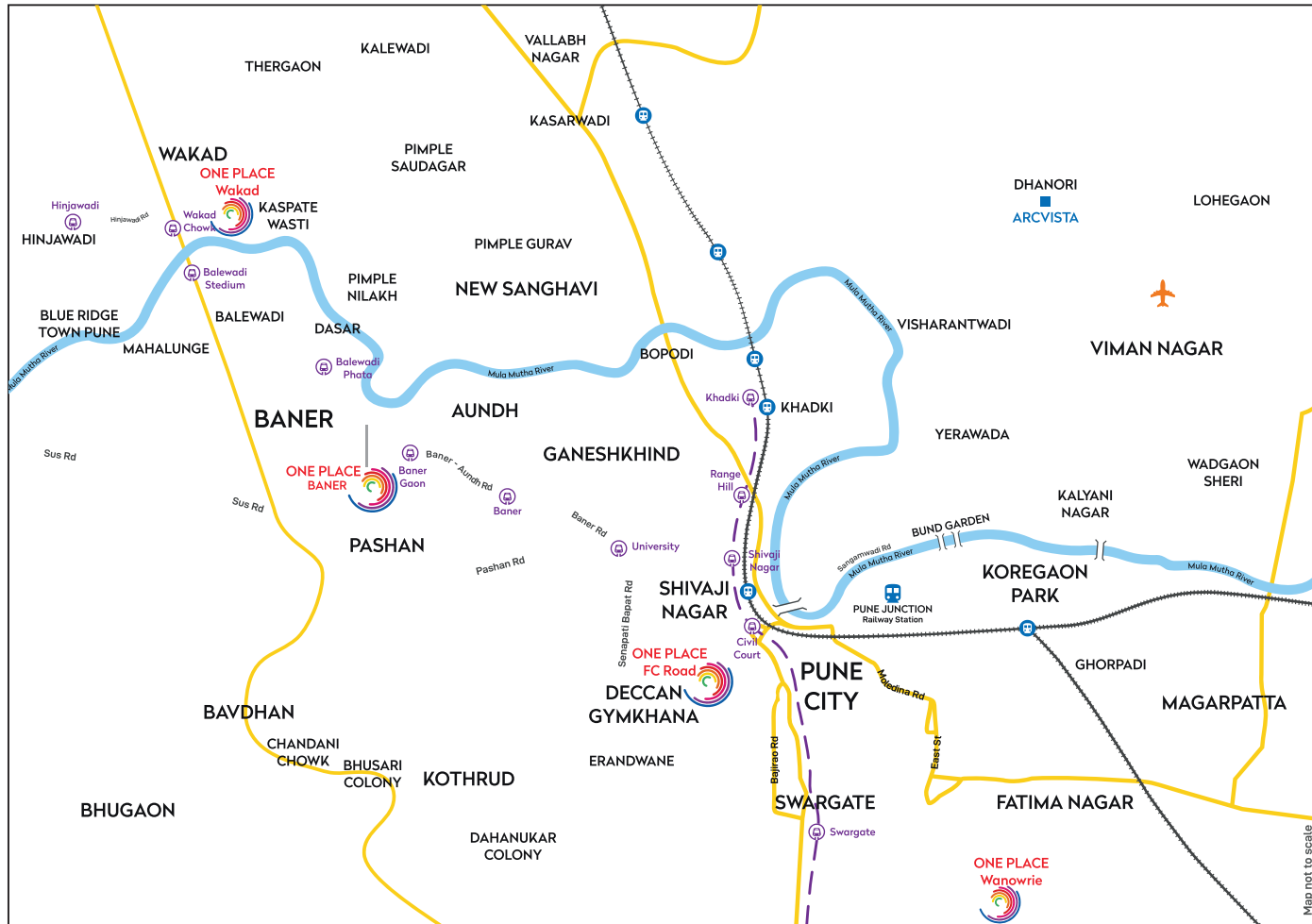
Baner Property Appreciation in Last 15 Yrs – 7x Growth



INSIGHTFUL ANALYSIS, AMPLIFYING RETURNS

	RETURNS	RISK	RECURRING INCOME	LOAN	CAPITAL APPRECIATION
Fixed Deposit	LOW 	LOW 	NO 	NO 	LOW 
Mutual Funds	MEDIUM 	HIGH 	NO 	NO 	MEDIUM 
Stocks	MEDIUM 	HIGH 	NO 	NO 	MEDIUM 
Gold	LOW 	MEDIUM 	NO 	NO 	MEDIUM 
Residential Property Investment	LOW 	LOW 	LOW 	HIGH 	LOW 
Investment in Land	MEDIUM 	HIGH 	NO 	NO 	MEDIUM 
Commercial Property Investment	MEDIUM 	MEDIUM 	MEDIUM 	MEDIUM 	MEDIUM 
Corporate Pre-Lease Property	HIGH 	LOW 	HIGH 	HIGH 	HIGH 

MASTER LOCATION MAP



LEGENDS

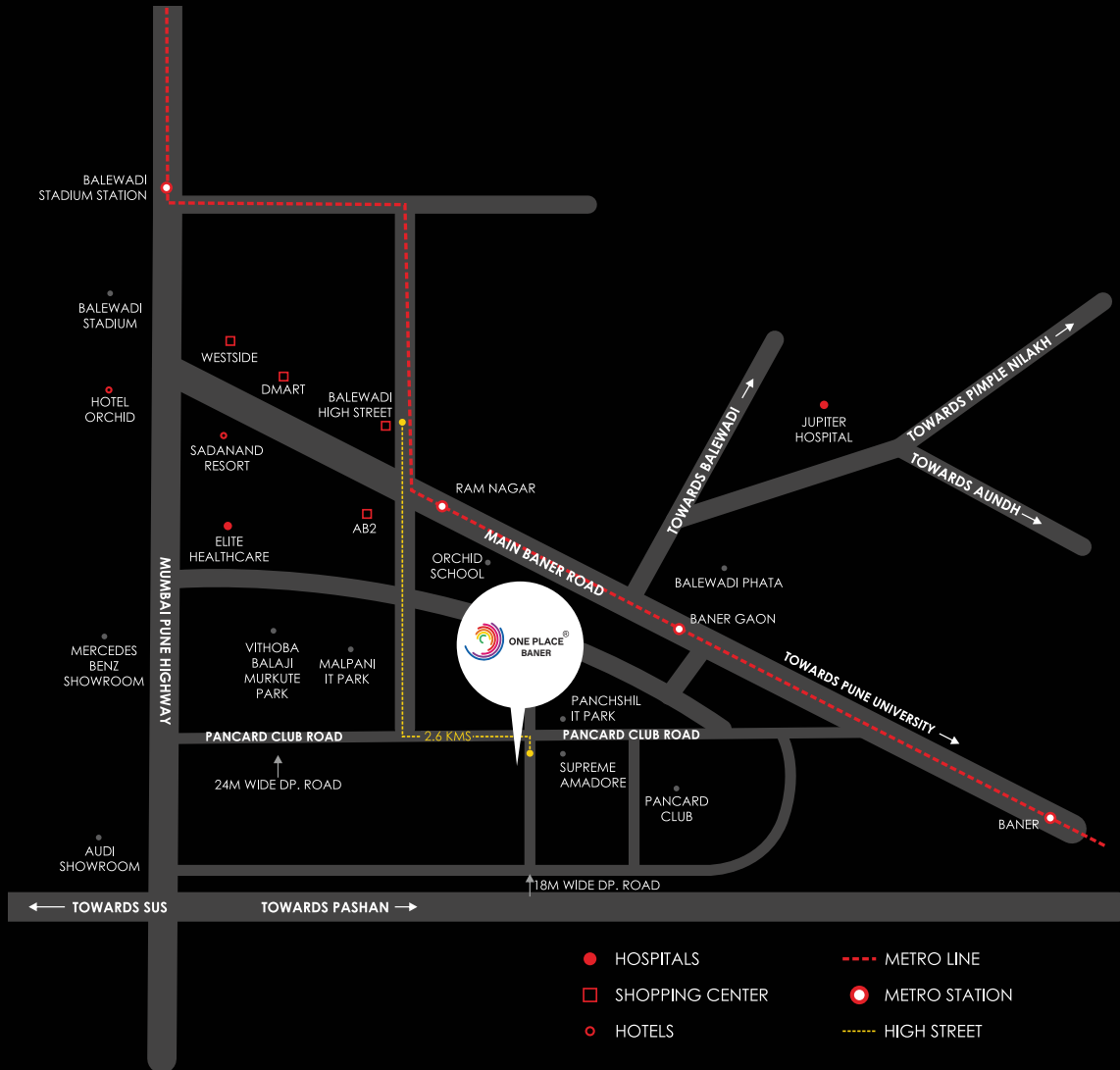
- | | |
|--|--|
|  Residential Projects |  Flyover / Bridge |
|  Commercial Projects |  Railway Station |
|  Major Roads |  Railway Route |
|  Internal Roads |  Metro Station |
|  River |  Metro Route |
|  Airport | |





ONE PLACE FOR MAKING FUTURE

In the west of Pune, a new benchmark for the future is swiftly rising. With its sculptural shape, unique mix of uses, and excellent digital infrastructure, it's like no other high-rise in Pune. ONE PLACE sets new standards in terms of openness, agility, connectivity, and teamwork. In the middle of the Urban, ONE PLACE extends the dynamic area developing at Baner and welcomes its users to the opportunities that tomorrow's world offers.



Project Highlights



COLUMNLESS
& BEAMLESS
SPECES



COMMON /
ATTACHED
DESIGNER
TOILETS



HIGH TECH
SECURITY WITH
CCTV CAMERA



Other Highlights

- * Elegant Facade Treatment.
- * Meticulosly Planned Circulation & Services.
- * Marble Clad Foyers.
- * Provision of WiFi & DTH Connectivity.
- * Provision for AC.
- * Exclusive Finishing for common Areas.



PAY AND
PARK WITH
VALET SERVICE



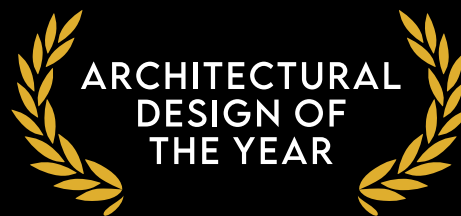
FIRE FIGHTING
SYSTEM



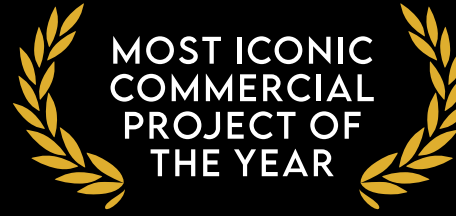
Genset
Backup



🏆 AWARDS & RECOGNITION 🏆



BY REALTY+ EXCELLENCE
AWARDS 2020



BY ASIAN REAL ESTATE
EXCELLENCE AWARD 2022



www.oneplacepune.com



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