



# Welcome to ONIR

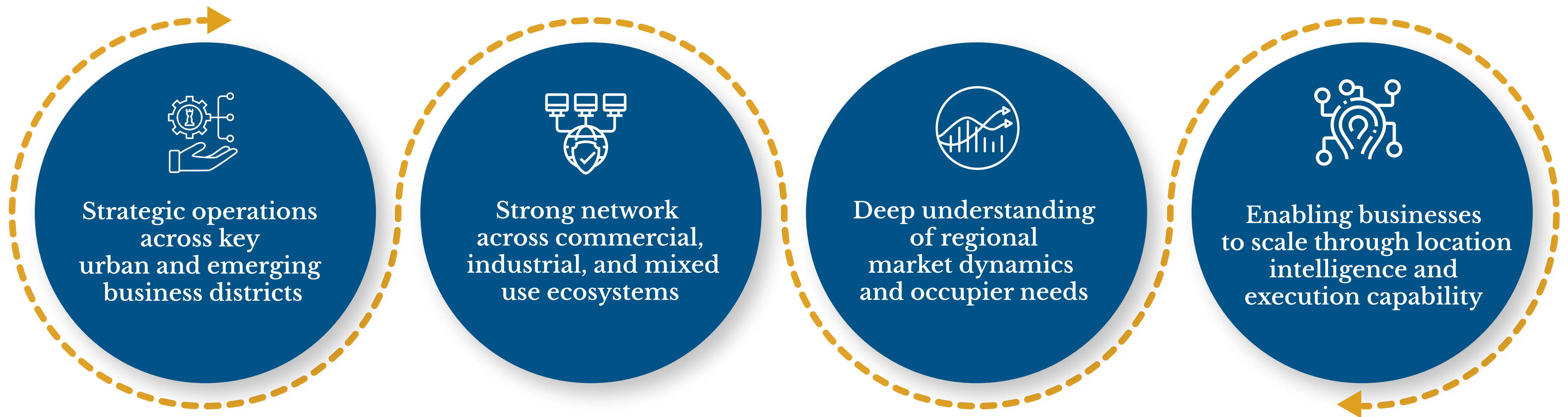
Delivering Integrated Real Estate Solutions that align strategy, space, and business performance.

We partner with occupiers, investors, and developers to create environments that enable growth, efficiency, and long-term value.



# Our Footprint

A Growing Presence Across High-Potential Markets



# Founder's Message

Real estate is not just about buildings—it is about enabling ambition, creating ecosystems, and supporting the journeys of businesses and communities.

ONIR was built to bridge strategy with execution, ensuring every space delivers purpose, performance, and long-term value.

**Mr. Rajendra Pawar**

Founder & Visionary



# Our Impact

Creating Measurable Value for Clients and Communities



# Our Core Services

We provide end-to-end real estate expertise across the full lifecycle:

Property  
Search

Advisory  
& Strategy

Capital  
Markets

Leasing  
Solutions

Operations  
&  
Management

Strategy  
& Design



# Property Search

Find the Right Space. Power the Right Outcomes.

01

Commercial  
properties  
for sale or lease

02

Retail, office  
&  
industrial spaces

03

Investment  
property  
sourcing

04

Residential  
property  
solutions

# Advisory

Insight-Led Decisions for Business Success



# Capital Markets



Investment sales  
and acquisitions



Real estate  
financing solutions



Risk and  
value analysis



Portfolio repositioning  
strategies

**Unlocking  
Investment Value**

# Leasing

Insight-Led Decisions for Business Success

## Leasing for Property Owners

End-to-end leasing support to reduce vacancy, attract quality tenants, and secure long-term returns.

## Tenant Mix Optimization

Curating the ideal tenant mix to enhance footfall, strengthen positioning, and improve overall asset value.

## Tenant Leasing Solutions

Helping businesses identify the right space, negotiate favorable terms, and scale efficiently.

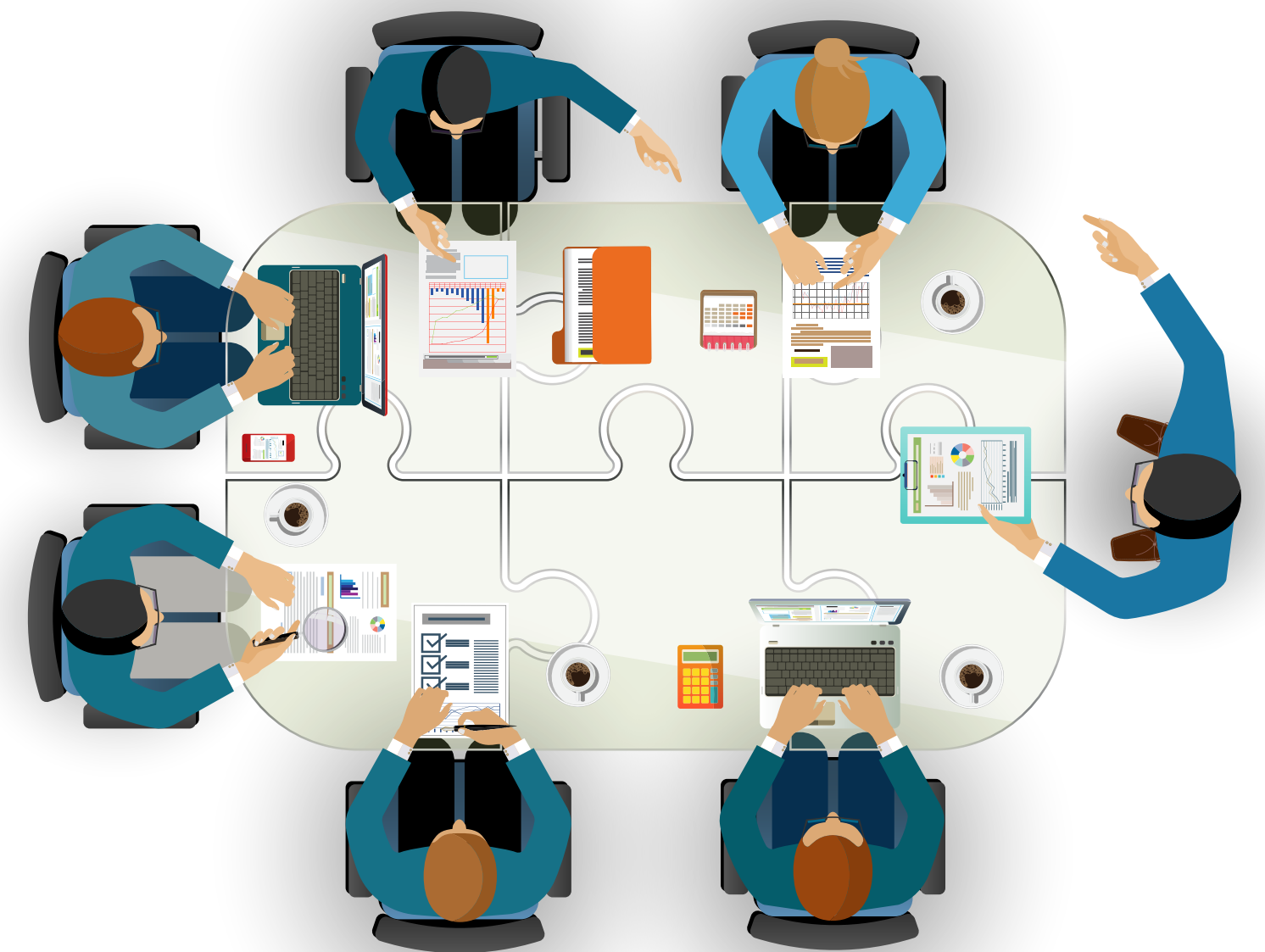
## Revenue & Value Enhancement

Data-driven strategies focused on rental growth, asset appreciation, and sustained performance.



# Operations & Management

Optimizing Assets Through Expert Management



# Strategy & Design

Human-Centered Environments That Perform



## Project Management & Workplace Design

End-to-end execution from concept to completion, delivering functional, future-ready workplaces aligned with business goals.



## Occupancy & Space Planning

Data-driven planning that optimizes layouts, improves space utilization, and supports workforce productivity.



## Experience-Led Environments

Designing spaces that enhance employee engagement, collaboration, and brand identity.



## Cost Optimization Through Smart Design

Strategic material selection, efficient layouts, and lifecycle focused planning to reduce capital and operational costs.



# Industry Expertise

ONIR serves diverse sectors with tailored solutions



**Global Capability  
Centres**



**Data Centres**



**Financial Services**



**Education**



# Industry Expertise

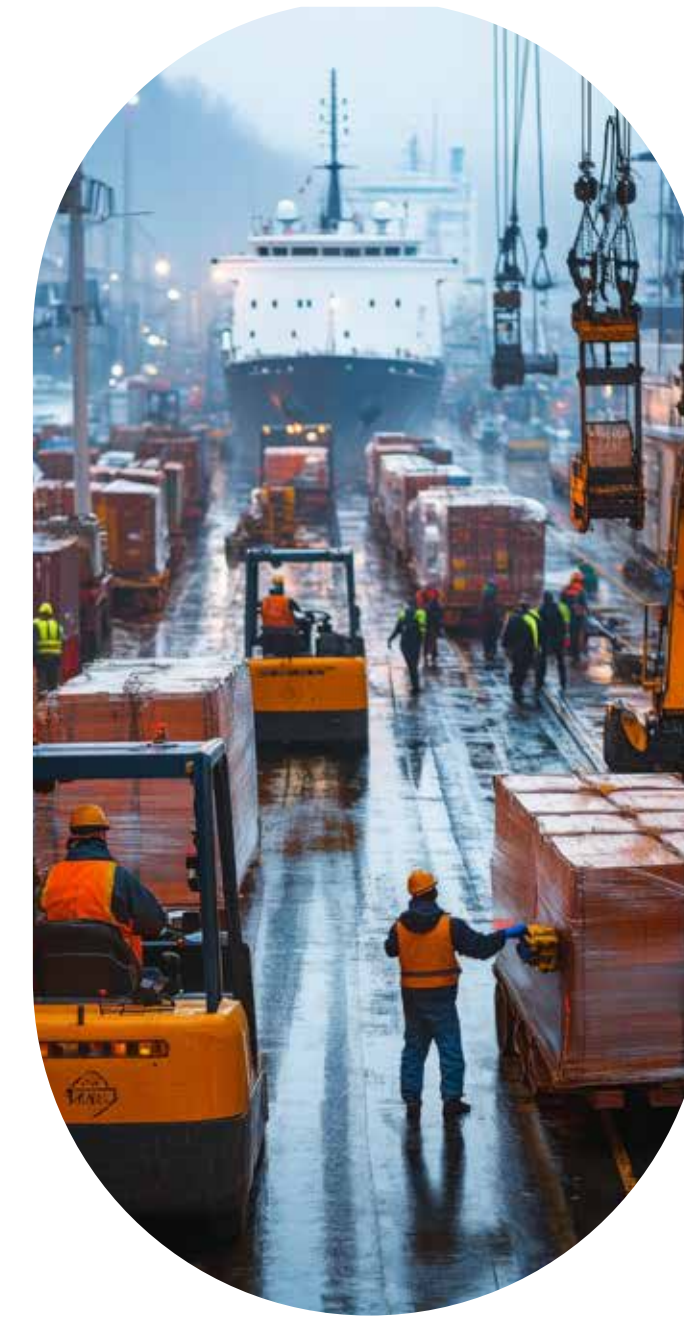
ONIR serves diverse sectors with tailored solutions



**Healthcare**



**Hotels & Hospitality**



**Industrial & Logistics**



**Land Development**



# Industry Expertise

ONIR serves diverse sectors with tailored solutions



**Manufacturing**



**Office**



**Retail**



**Technology**



# Our Approach

Strategic. Integrated. Outcome-Driven.

**We combine market intelligence, design thinking, and execution expertise to create spaces that enable productivity, investment growth, and long-term sustainability.**

# Why ONIR

1

## End-to-End Real Estate Lifecycle Expertise

From strategy and acquisition to leasing, operations, and value enhancement we manage every stage seamlessly.

2

## Sector-Specialized Advisory

Deep market knowledge across commercial, retail, and corporate real estate sectors ensures informed, high-impact decisions.

3

## Data-Driven Decision Making

Insights backed by market intelligence, analytics, and performance metrics to reduce risk and maximize returns.

4

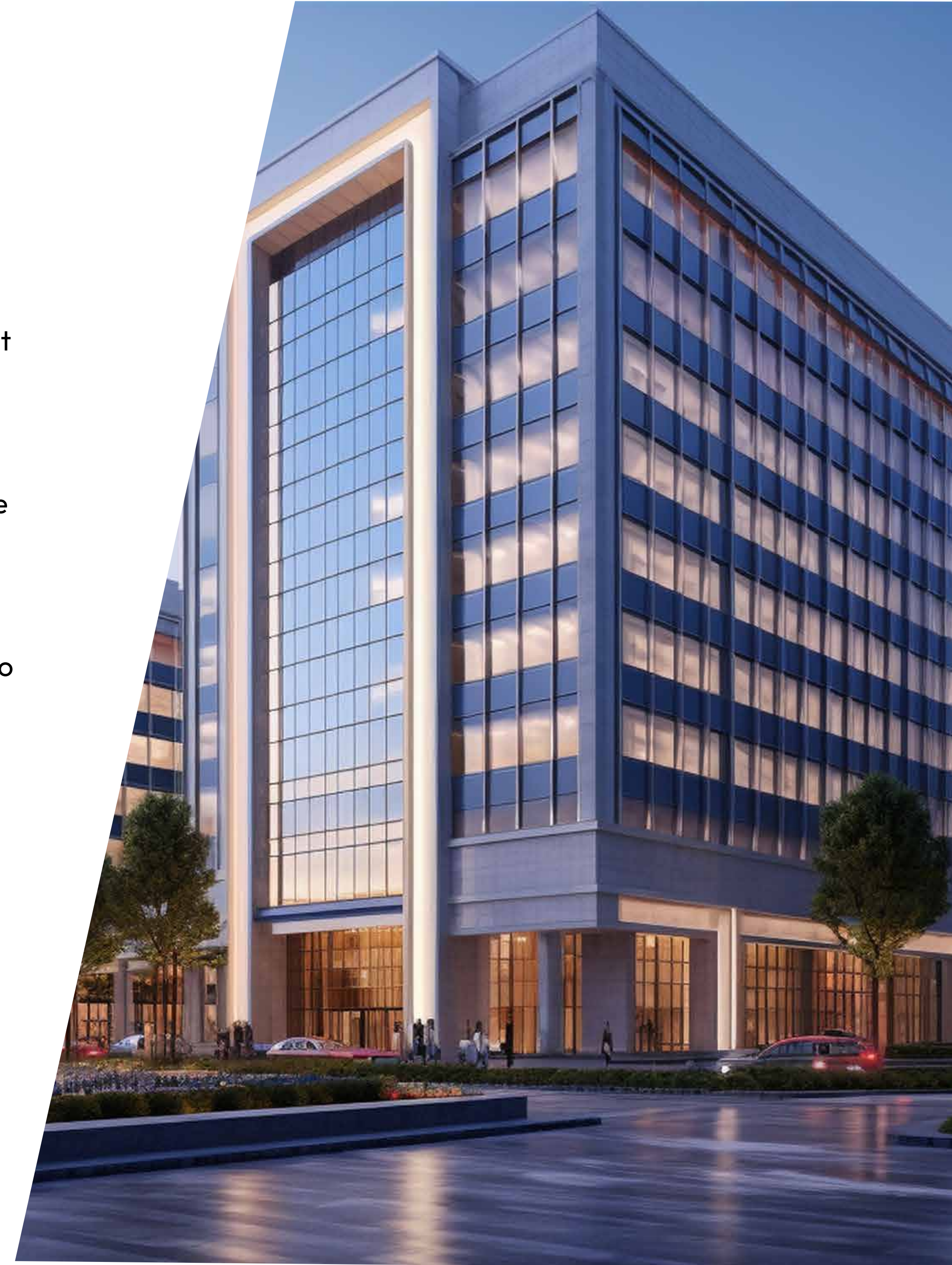
## Execution-Backed Strategy

Practical strategies supported by strong on-ground execution capabilities ensuring plans translate into result

5

## Client-First Partnership Model

We prioritize long-term relationships, aligning our success with our clients' growth and asset performance.



**Let's Build the Future of Real Estate Together  
ONIR — Where Strategy Meets Space.**

## **CONTACT US**

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