



Newsletter

At Naiknavare, we're not just about creating valuable real state, we're also committed to building enduring relationships with our customers. Our newsletter is one such initiative. Through our newsletters, we strive to provide our valuable customers with information about all that's happening in the Naiknavare family, and specially about their own projects.

The January 2023 Edition of Patron's Connect provides near-real time information about the construction progress of 7 Business Square, and other related updates. We're pleased to also share glimpses of various newsworthy events, including customer out reach programs, marketing efforts, and social gatherings held in the premises of your own project. We hope you enjoy this communique.



**7 BUSINESS
SQUARE**
A VISION OF PASSION

GANESHKHIND, UNIVERSITY ROAD

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BLOG CORNER

CUSTOMER RELATIONSHIP MANAGEMENT (CRM)

At Naiknavare Developers, we believe not just in creating quality homes/ corporate spaces, but also in building endearing relationships too. For us, selling a property is not an end in itself, but a link in the process of building relationships and ensuring absolute peace of mind for our clients.

We believe clients are our only priority, and we work hard to earn their confidence and lasting good will. Naiknavare Developers has introduced a customer care department for addressing any issue faced by a customer through a single window system. Our aim is to make it a pleasant experience for the occupants who have bought properties at our premium projects, as well as tenants. The department will address the following issues:

- Any post possession related issues
- Customer feedback
- Customer grievances

As a valued customer, you can communicate with us through the Customer Care Department. You may register your concerns with our CRM dept. by just dialing our

IVR No.: **020 – 41471111, 8956 382 382**

Working hours: 9:30 am to 6:00 pm, Monday to Friday & 1st & 3rd Saturdays.

You may also send us an email at customerservices1@naiknavare.com and customerservices@naiknavare.com

Your continued patronage and suggestions are a vital part of our growth and we are most grateful to you for that.

Please note that, it is mandatory to register your defect liability concerns through IVR for further attention and resolution

Happy to serve you....!

**CRM Team,
Naiknavare Developers Pvt. Ltd.**

ONLINE CAMPAIGN



A PERFECT LANDMARK
FOR ALL YOUR
BUSINESS REQUISITES

EXCLUSIVE
Showrooms

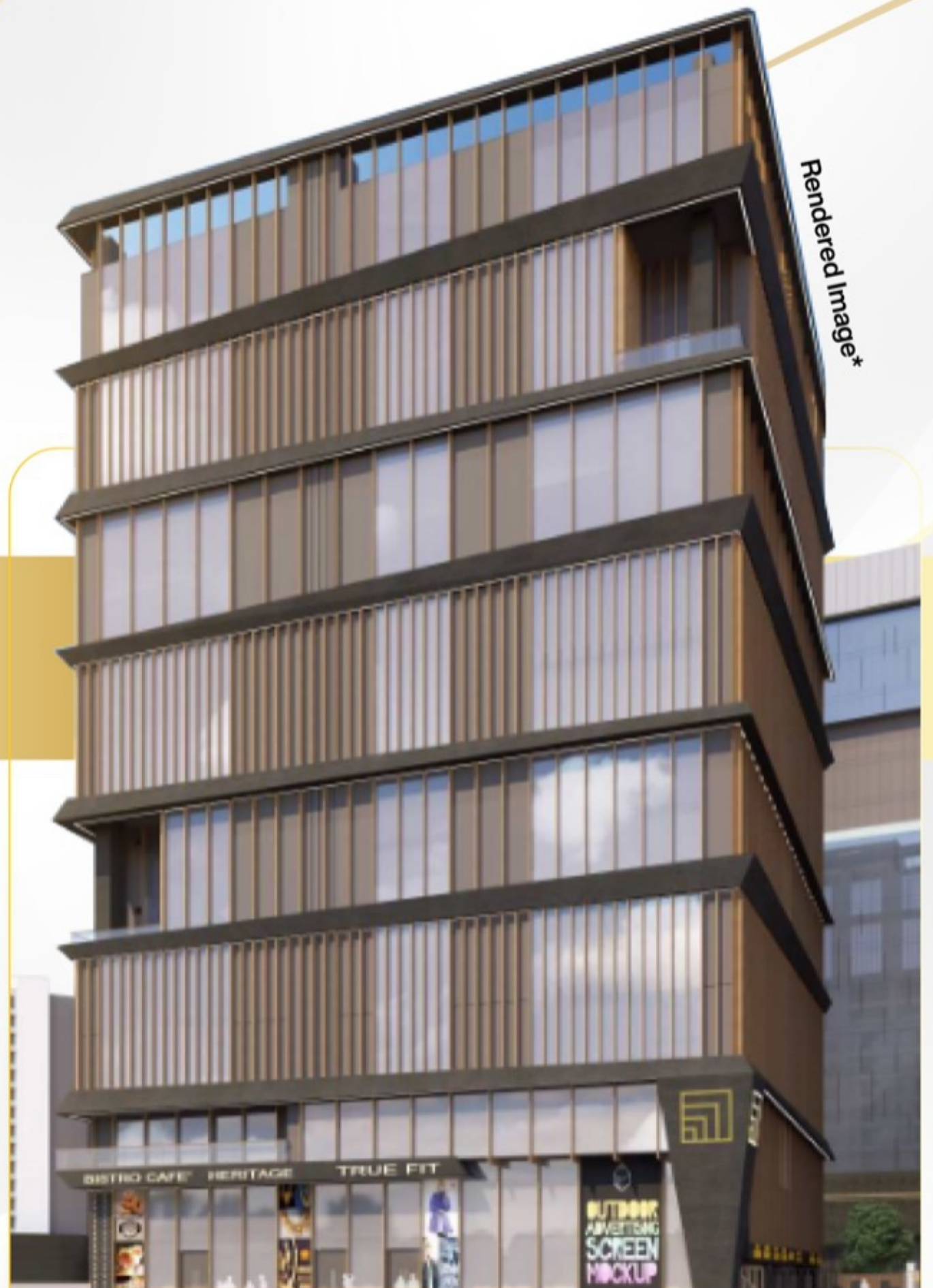
PRICE STARTS

₹13.6 CR* (ALL INCL)



**7 BUSINESS
SQUARE**
A VISION OF PASSION

GANESHKHIND, UNIVERSITY ROAD



POSSESSION - DEC 2023

SHIVAJI NAGAR, PUNE

CONSTRUCTION UPDATES



NORTH SIDE VIEW

SOUTH SIDE VIEW





SIDE VIEW

EAST SIDE VIEW



EXTERNAL PLASTER WORK IN PROGRESS



FIRE DUCT PLASTER WORK IN PROGRESS UPTO 9th FLOOR



ELECTRICAL DUCT PLASTER WORK IN PROGRESS UPTO SRA 9th FLOOR



SRA ELECTRICAL TAR PASSING WORK IN PROGRESS



SRA COMMON STAIR CASE GYPSUM WALL MOUNTING WORK IN PROGRESS UPTO 10th FLOOR



FIRE FIGHTING WORK IN PROGRESS UPTO 10th FLOOR



BLOCK WORK COMPLETED UPTO 10th FLOOR



PLUMBING DUCT PLASTER WORK IN PROGRESS AT SRA WEST SIDE



SOUTH SIDE RETAINING WALL WATER PROOFING WORK IN PROGRESS



AREA CLEARANCE FOR HT LINE WORK IN PROGRESS



11th FLOOR AAC BLOCK WORK IS IN PROGRESS



9th FLOOR GYPSUM WORK IS IN PROGRESS



COMMERCIAL 2nd FLOOR LOBBY INTERIOR WORK IS IN PROGRESS



CORPORATE SPONSORSHIP PROGRAM

We are proud to announce that Naiknavare Developers Pvt. Ltd. has been associated with IREF (Institute of Real Estate and Finance), Pune for the "Corporate Sponsorship Program". Naiknavare Developers plays an important role in CSR activities and has continued its legacy with it. IREF management trainees with a degree in Real estate and construction management would be given various opportunities at Naiknavare Developers Pvt. Ltd. which would be a stepping stone for their amazing careers ahead.



MOU is signed between **IREF, Pune & Naiknavare Developers, Pune** for "Corporate Sponsorship Programme".



BIRTHDAY CELEBRATION

Employee Birthday celebrations for September 2022

Wishing everyone a very Happy Birthday and a Splendid year ahead.



EMPLOYEE APPRECIATION – AUGUST 2022

Your work ethic, involvement and dedication is admirable, we are fortunate to have you guys as our employees. Employee appreciation for August 2022.



CELEBRATING NAVRATRI DAYS

Celebrating spiritual awakening on Navratri Day 1 when we pray to Maa Shailputri, the Goddess of purity, innocence, and peace.



CREDAI PUNE METRO EXHIBITION

Happy vibes! Premium feel!

Team Naiknavare showcasing Our Residential & Commercial projects in Pune at Stall no.1, CREDAI Pune Metro Exhibition.

If you haven't visited us already, hurry! The mega property exhibition is till 18th September 2022 at Agriculture College Ground, Range Hills.

We look forward to your visit!



MEGA PROPERTY EXHIBITION ORGANIZED BY CREDAI-PUNE METRO

We are honoured and delighted to be awarded the 2nd prize in Sustainable Stall Competition under large category during the Mega Property Exhibition organized by CREDAI-Pune Metro between 16-18th September 2022.

Among the eco-friendly measures used were actual plants, reusable wooden flooring, LED lights and LED TV for low electricity consumption

Use of Plastics and Flex Banners was avoided.



GATHERING FOR INDIA'S FIRST INTER-GENERATIONAL COMMUNITY@ PUNE

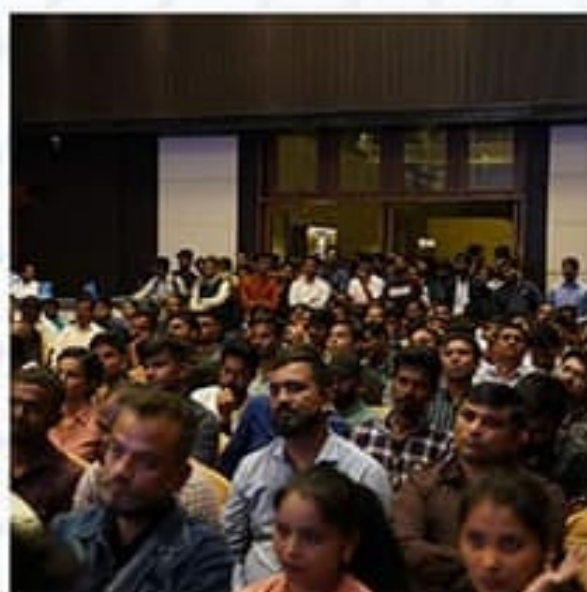
Powering ahead together!

On 10th August, at Raga Imperio in Ravet, we hosted a distinctive meet with Pune's esteemed real estate channel partners for our innovative project Kutumb powered by Primus, located at Vadgaon Maval, Pune. Apart from introducing the concept of India's First Inter-Generational Community at Kutumb through a film starring internationally acclaimed actor Dr. Mohan Agashe, the event included felicitation of our channel partners, a speech by Mr. Anand Naiknavare, Head of Business Process, on Naiknavare's dedication in delivering real estate projects, speech on Primus Services by Mr Adarsh Narahari, Founder and Managing Director, Primus, and Syed Nihas, General Manager-SMC, Primus.



GATHERING FOR INDIA'S FIRST INTER-GENERATIONAL COMMUNITY @ PUNE WITH CHANNEL PARTNERS

On 10th August, at Raga Imperio in Ravet, Naiknavare Developers hosted a distinctive meet with Pune's esteemed real estate channel partners for their innovative project Kutumb powered by Primus, located at Vadgaon Maval. With such impressive associations, Naiknavare Developers aims to achieve greater heights together.



TIMES OF INDIA HOSTED THE REAL ESTATE ICONS OF PUNE AWARDS ON 14TH OCT'22

Times Of India hosted the Real Estate Icons of Pune awards on 14th Oct'22. Naiknavare Developers is delighted to receive this recognition.

It was an essential part for us that one of the most reputed events for the real estate industry is giving us this award.

Realty Icons of Pune

CONSUMER CONNECT INITIATIVE





Mangal Prabhat Lodha

Honouring shapers of Pune's evolving skyline

Remarkable contributions of the city's leading realtors have been chronicled in a coffee-table-book **The Real Estate Icons of Pune**, which was unveiled at a glittering ceremony



Neha Dhupia

 ATUL CHORDIA	 ROHIT GERA	 SHRIKANT PARANJAPE	 SHASHANK PARANJAPE	 VILASKUMAR T PALRESHA	 ANIRUDDHA DESHPANDE	 SATISH MAGAR	 SIDDHARTH VASUDEVAN	 ATUL GOEL
 ARVIND JAIN	 RAJAS JAIN	 SUHAS LUNKAD	 RAVINDRA SAKLA	 AMOL RAVETKAR	 MOTI PANJABI	 RAJESHKUMAR SAKLA	 RUSHABH SAKLA	 HEMANT NAIKNAVARE


RAJIT NAIKNAVARE
 CMD
 Vascon Engineers Ltd


KISHORE JAIN
 MD
 The Excella


NILESH AGARWAL
 CMD
 The Excella


ANKUSH ASABE
 CMD
 Venkatesh Buildcon


VIKRAM PALESHA
 CMD
 ONYX Realty

ATUL CHORDIA
Chairman
Panchshil Realty

ROHIT GERA
MD
Gera Developments

SHRIKANT PARANJAPE
Chairman
Paranjape Schemes (Constructions) Ltd

SHASHANK PARANJAPE
CMD
VTP Realty

VILASKUMAR THANMAL PALRESHA
MD
City Corporation Ltd.

SATISH MAGAR
MD
Magarpatta Township Development & Construction Company Ltd

SIDDHARTH VASUDEVAN
MD
Vascon Engineers Ltd

ATUL GOEL
MD
Goel Ganga Group

ARVIND JAIN
MD
Pride Group

RAJAS JAIN
MD
Kumar Properties

SUHAS LUNKAD
Founder and CMD
Rohan Builders

RAVINDRA SAKLA
Chairman
Raviraj Realty

AMOL RAVETKAR
CMD
Ravetkar Group

MOTI PANJABI
MD
Rama Group

RAJESHKUMAR SAKLA
CMD
Rushabh Sakla

RUSHABH SAKLA
Vice Chairman and Executive Director
Siddhivinayak Groups

HEMANT NAIKNAVARE
Director
Naiknavare Developers

RAJIT NAIKNAVARE
Director
Naiknavare Developers

KISHORE JAIN
MD
The Excella

NILESH AGARWAL
Director
The Excella

ANKUSH ASABE
CMD
Venkatesh Buildcon

VIKRAM PALESHA
Chairman
ONYX Realty

Vikas Asware
ResponsePune@timesgroup.com

A coffee-table-book (CTB) titled **The Real Estate Icons of Pune** was unveiled at a glittering ceremony organised at Ritz Carlton Pune. The CTB chronicles remarkable contributions of the city's eminent realtors. The programme brought them all under one roof, appreciated them, and encouraged them to share their ideas.

The chief guest was Mangal Prabhat Lodha, Minister of Skill Development and Entrepreneurship, Maharashtra State. In his keynote address, he said, "I had a humble journey like most developers and was able to rise higher through hard work. The most important rules that aided my success are: Never be afraid of anyone, never lose hope, always think big, dream big and work hard to convert it to reality. When you make a sincere effort with your heart, God will protect and help you."

He also stressed that creativity is of utmost importance in business. If a project is creative and well-managed, nothing can stop it. One should plan ahead of time and think of obstacles one may face in the project, then find solutions to it and proceed with determination. This will keep one at ease and make things simple in reaching their goals.

Bollywood actress Neha Dhupia was the celebrity guest. Congratulating the realtors she said, "As I come from a Defence family, my mother has always wanted that I should own a home as a top priority since it gives the greatest peace of mind to a family. The developers don't just provide homes; they also give us safety, security and comfort. Their hard work results in making homes available for people and comforting the society."

After receiving mementos, the dignitaries were urged to briefly express their ideas to the audience. They explained how events like this inspired them to serve the people of Pune better.

Praising the programme, Atul Chordia, chairman, Panchshil Realty, added, "It was a fabulous event, well organised by **The Times Group**. This will boost the industry, set up new standards, and create new leaders for tomorrow."

Appreciating the organisers, Rohit Gera, managing director, Gera Developments, said, "The programme to recognise the hard work done by real estate companies would go a long way and encourage others to follow the suit. This will result in developers raising their standards."

Speaking about the event, Sachin Bhandari, CEO, VTP Realty said, "We have been associated with **The Times Group** for several years now. Events like these are highly motivating and encourage developers to dream big and convert their vision into reality. One should always aim high in life and if one sincerely works at the root level, they can achieve any goal."

On behalf of Paranjape Schemes Constructions Ltd., Amit Paranjape said, "It is a great moment for us to be recognised at this event. **The Times Group** has always encouraged and supported us, so we hope our relationship with them continues for many years."

Aniruddha Deshpande, MD, City Corporation Ltd, said "The **Times Group** initiative is great. It's been one of the cherished experiences during our journey to be profiled in this CTB. Recognition does encourage one to do better. It was a very well organised classy event with high production value."

Thanking the organisers, Rajeshkumar Sakla, chief managing director, Siddhivinayak Groups, added, "The **Times Group** is known to organise such grand events. Their hard work is well received by the people. It also shows the kind of dedication they have towards their work."

Ravindra Sakla, chairman, Raviraj Realty, said, "It is a great feeling to be appreciated by Mangal Prabhat Lodha. He has always been an inspiration to me. I thank **The Times Group** for organising such a wonderful event."

On behalf of Magarpatta Township Development and Construction Company Ltd., Ishaan Magar, said, "I thank **The Times Group** for such a lovely event. People recognising our work gives us a pat and acknowledge that we are moving in the right direction."

Praising the event, Kaajal Shah, AVP Marketing, VTP Realty, said, "The media plays a vital role in delivering our message to the world and **The Times Group** has shown how efficient their teams are. Our partnership with them helps us to take our message to the people and serve them better."

Explaining the importance of real estate, Anand Naiknavare, head business process, Naiknavare Developers, said, "Real estate is like a cruise that is meant to give people comfort and safety. It is an important aspect in the journey of our life."

Thanking the organisers, Kirankumar Devi, executive director, Goel Ganga Group, said, "The **Times Group** has played a vital role in coordinating with people. Even in this era of digital marketing, they stand tall and hold a leading position in the market. No wonder that businesses have full faith in them."

Roshan Ara, marketing head, Pride World City said "Events like these give appreciation to our work. It also allows us to get acquainted with the current developments and the work."

Congratulating the organisers, Vikram Palesha, chairman of Onyx Realty, said, "It was a top-class event. **The Times Group** has taken great efforts to make it successful. It encourages one to dream big, aspire big, and do something big."

Expressing his view on the programme, Amol Ravetkar, chief managing director, Ravetkar Group said, "It is a great pleasure to receive recognition for our work. Real estate is an important part of our lives. Such recognition encourages us to move forward with ease and assurance."

Complimenting the event, Nilesh Agarwal, director, Excella, stated, "The **Times Group** keeps improving all the time and, every year, them come up with innovative ideas. Their acknowledgement of our work motivates us."

On behalf of Rohan Builders, Pooja Bhagwat, general manager, sales and marketing, said, "The **Times Group** came up with brilliant way to connect with the developers, whose contributions have shaped the city's skyline."

Moti Panjabi, managing director, Rama Group, added, "We are serving Pune for twenty years now. Events like these encourage us. Thanks to **The Times Group** for the appreciation."

Expressing his gratitude, Amit Modgi, director, sales and marketing, Venkatesh Buildcon, said, "The **Times Group** is well-known for innovation. Events like these empower us and assure us that our work is being recognised."

In a nutshell, the programme offered an opportunity to appreciate the important work done by the developers and their contribution to change the city's landscape.


 Santarav artist Santarav mesmerised the audience


 Santarav artist Santarav Gokhale and Tabla artist Yash Sonam performing at the event


 Illustrator Mangesh Desai was at his best


Rushabh Palesha and Sachin Bhandari, VTP Realty


Amit Paranjape, Paranjape Schemes (Constructions) Ltd


Ishaan Magar, Magarpatta Township Development & Construction Company Ltd


Pooja Bhagwat, Rohan Builders


Rohit Jain, The Excella


Abhinandan Sakla, Raviraj Realty


Anand Naiknavare, Naiknavare Developers Pvt Ltd


Kirankumar Devi, Goel Ganga Group


Amit Modgi, Venkatesh Buildcon

THE LAUNCH OF THE PROJECT 'KUTUMB' WAS ATTENDED BY MARATHI VETERAN ACTOR MOHAN AGASHE

Speaking to the media, Hemant Naiknavare, director of Naiknavare Developers, informed that the 'family' project for different generations of grandfathers, sons, grandsons and especially for women has been launched.

On 10th August 2022, the launch of Naiknavare Developers' project 'Kutumb' in Pune was attended by Marathi veteran actor Mohan Agashe. All the directors and office bearers of Naiknavare Developers were present on the occasion.

Watch Now - <https://youtu.be/qShQ157aMsg>



ONGOING RESIDENTIAL PROJECT HIGHLIGHTS

Luxury residences, value homes, budget housing or commercial, Naiknavare excels in all residential and commercial segments. Here is a selection of our current projects.



TALEGAON, PUNE

1, 2 BHK APARTMENTS & SHOPS



RERA REGISTRATION NO: Phase 1 - P52100000013 | Phase 2 - P52100021179
www.maharera.mahaonline.gov.in



VADGAON MAVAL, PUNE

2, 3 BHK APARTMENTS & 3BHK GARDEN DUPLEX
3 BHK ROW HOUSES & 3.5 BHK TOWN HOUSES



RERA REGISTRATION NO: P52100002518, P52100002090,
P52100003209, P52100002348 & P52100026636
www.maharera.mahaonline.gov.in



CHAKAN - TALEGAON ROAD, PUNE

1, 2 & 3 BHK APARTMENTS & 3 BHK ROW HOUSES



RERA REGISTRATION NO: P52100000164, P52100000168, P52100000163 &
P52100000240
www.maharera.mahaonline.gov.in



AUNDH, PUNE

3 & 4 BHK PREMIUM HOMES



RERA REGISTRATION NO: P52100029791
www.maharera.mahaonline.gov.in

ONGOING RESIDENTIAL PROJECT HIGHLIGHTS



EMINENCE



VIMAN NAGAR, PUNE

4 & 4.5 BHK LUXURY RESIDENCES



RERA REGISTRATION NO: P52100001061, P52100018108
www.maharera.mahaonline.gov.in



AVON VISTA
PREMIUM RIVER FRONT LIVING



MAHALUNGE BALEWADI , PUNE

2 & 3 BHK PREMIUM RIVER FRONT APARTMENTS



RERA REGISTRATION NO: P52100000371, P52100017914
www.maharera.mahaonline.gov.in

ONGOING COMMERCIAL PROJECT HIGHLIGHTS



GANESH KHIND ROAD, PUNE

READY TO VIEW SHOWROOMS & OFFICE SPACES



RERA REGISTRATION NO: P52100022523
www.maharera.mahaonline.gov.in



KADAMBA PLATEAU, GOA

READY TO VIEW SHOPS & OFFICE SPACES



RERA REGISTRATION NO: PRG005180276
www.maharera.mahaonline.gov.in

PROJECTS SOLD OUT IN 2021



KADAMBA PLATEAU, GOA

STUDIO, 2 & 3 BHK APARTMENTS & PLOTS



RERA REGISTRATION NO: PRG005180276
www.maharera.mahaonline.gov.in



AUNDH, PUNE

4 & 5 BHK TWIN TOWERS



RERA REGISTRATION NO: P52100000485
www.maharera.mahaonline.gov.in



AUNDH, PUNE

READY TO VIEW SHOWROOMS & OFFICE SPACES



RERA REGISTRATION NO: P52100017008
www.maharera.mahaonline.gov.in



AUNDH, PUNE

4 BHK APARTMENTS



RERA REGISTRATION NO: P52100021048
www.maharera.mahaonline.gov.in

ONGOING SRA PROJECTS

PRATHAMA (RAMTEKDI, PUNE)



The Ramtekdi slum is spread across 50 acres. To rehabilitate the slum dwellers in this area, we took over 15 acres of this land and started our pilot project 'Prathama'. This redevelopment programme consists of 7 buildings with 11-stories providing a permanent roof to 1176 families. We completed the first phase of this project in 2015 and handed over well-built homes to 516 families. Each unit in these buildings is a self-contained house of 25 square meters and is equipped with basic civic amenities and community facilities.

PARIVARTAN (DANDEKAR BRIDGE, PUNE)



For our second slum rehabilitation project, we set our eyes on the slum dwellers located near Dandekar Bridge. We aimed to transform the lifestyle of the people dwelling in that locality, hence the project was named Parivartan.

To ensure that we preserve the fabric of community living, Parivartan has large common areas, common spaces on every floor, and lively wall painting to enable the residents in coming together as a happy community.

VAKOLA (SANTACRUZ, MUMBAI)



Situated in Vakola, Santacruz East, our slum rehabilitation project aims to offer quality homes to 3000 slum dwellers. To achieve this objective, we have already started the construction process. Our first building consists of 13 storeys with seven units of 1 BHK flats on each floor. We offer 300 square feet per 1 BHK unit; following the regulations made by the government and the Slum Rehabilitation Authority.

UPCOMING SRA PROJECTS

Shirole Vasti, Raut Property near Parvati, Mahatma Phule Peth, Juna Bazar.

BLOG CORNER

Kutumb By Naiknavare – Inter-Generational Community in Vadgaon Maval Creates Waves in Media!

India got its first InterGenerational Community project at Talegaon, Kutumb by Naiknavare powered by Primus This first-of-its-kind residential project offers homes in Talegaon and is an excellent take on the traditional joint family system with a modern touch. <https://bit.ly/3gd2xrw>

Neelaya's Gruhshodh Offer is Back! See these Flats in Talegaon

Pune is a bustling real estate hub given the employment and academic opportunities the city offers. However, if you are looking at economic and affordable homes, then Pune city may not have much to offer. Talegaon is one suburb, a smart city that is bursting with opportunities for homebuyers looking for affordable housing options. The Neelaya project from Naiknavare developers located in Talegaon offers 1 & 2 BHK flats in Talegaon. <https://bit.ly/3TmB2dc>

Enjoy Inter-Generational Community Living with a healthy lifestyle at Kutumb

Fitness and making lifestyle changes have been an emerging trend in recent years. People are conscious of their health like never before. Earlier going to parks for a jog or walk or hitting the gymnasium a bit away from home was quite common. However with the onset of apartment living and the host of amenities. <https://bit.ly/3CBipLP>

Advantage of the Naiknavare Brand | Business Class Offices in Shivajinagar & Aundh

The Naikanavare Group is one of Maharashtra's leading property developers with a prominent presence in Pune & Goa. Since its inception in 1986, the group has developed expertise in building positive experiences for all stakeholders. The group has developed many landmark buildings both residential & commercial and transformed the skyline of Pune, Mumbai. <https://bit.ly/3gh6rzm>

Last Chance to Seal the Deal | Premium office spaces in Aundh

You need an office in Pune with a premium setup, a posh location, an enviable address, and best-in-class amenities. You know that positioning is a critical element of setting up a business and your business success will depend on how well you are positioned to be located. So if you're looking for commercial office spaces in Pune. <https://bit.ly/3S7wmXL>

Café Coffee Day has opened doors at Seasons Business Square by Naiknavare at Aundh Pune

Coffee and coffee shops have been a way of life for many. You would probably be lying if you said you haven't taken a picture of yours with the perfect cup of coffee. India's favorite coffee shop CCD is back in your city now. Yes! You may grab your cuppa' now at Seasons Business Square in Sanewadi, Aundh at Pune. <https://bit.ly/3CGx9Jm>



A PROJECT BY NAIKNAVARE BUILDCON PVT. LTD.

At 7 Business Square, the journey till date has been exciting as well as rewarding primarily because of our valued clientele. We follow the best practices and deliver the best to our customers. In turn, every sign of satisfaction makes us more inclined towards maintaining highest standards of construction and service.

Through this newsletter, you can have a glimpse of how the project you put your trust in, has developed during the last few months. We value our association with you; your confidence and trust drives us to meet, and indeed, exceed your expectations. Do stay in touch with us to share your opinions and suggestions and help us excel in this endeavor.



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