



JANUARY - 2022 VOLUME -VI



**AVON
VISTA**

PREMIUM RIVER FRONT LIVING

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 2022 Edition of Patron's Connect provides near-real time information about the construction progress of your home, 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.

Index



SPOTLIGHT



MARKETING INITIATIVES



PROJECT UPDATES



NDPL EVENTS & HAPPENINGS



OTHER NDPL PROJECTS



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.**

NAIKNAVARE DEVELOPERS COLLABORATES WITH JUSTO

Justo recently forayed into the Pune Real Estate segment after establishing a firm foothold in MMR and Bangalore regions. Justo Realty brings its institutional growth and marketing expertise to a portfolio sign-up for three ongoing projects in the Pune region with Naiknavare Developers, one of Pune's top real estate developers. We at Naiknavare Developers welcome Justo Realty at Avon Vista.



FACILITY SERVICES AT AVON VISTA MANAGED BY JLL

Welcome Letter.

Dear Patron,

We are pleased to inform you that **NDPL** has appointed Jones Lang LaSalle, an internationally acclaimed market leader in Property & Asset Management as Property Managers for **Avon Vista**. Jones Lang LaSalle will endeavor to further enhance your experience in-line with global standards and make the Property a Best in class Building.

First and foremost, we are indeed privileged and excited for being given an opportunity by **NDPL** to serve you.

With our wide-ranging experience and world-class processes, we are here to raise the levels of property management deliverables to your premises. We firmly believe that we shall be able to add value to the trust imposed in us by you. It is our commitment to you that we will always endeavor to bring in our global best practices which we have successfully implemented a number of times in the best Residential complexes around the world. It is these tried-and-tested processes that will result in improving the standard of living that you are used to enjoying at **Avon Vista**.

In order to keep our communication more direct and seamless, we have deployed a dedicated resource to take care of your inputs and valuable feedbacks. For any of your concerns, queries or clarifications-please contact at +91 8805573660; vivek.ambare@ap.jll.com

Property Manager is dedicated resource to act as SPOC for all your concerns, queries, feedback and escalations. Rest assured, anything brought to his notice and knowledge, requiring my personal attention, will reach me as a standard process of Jones Lang LaSalle.

Though it would be needless to add that our success will largely depend on your kind co-operation, we can assure you that we will not leave any stone unturned to provide you a best in class living experience.

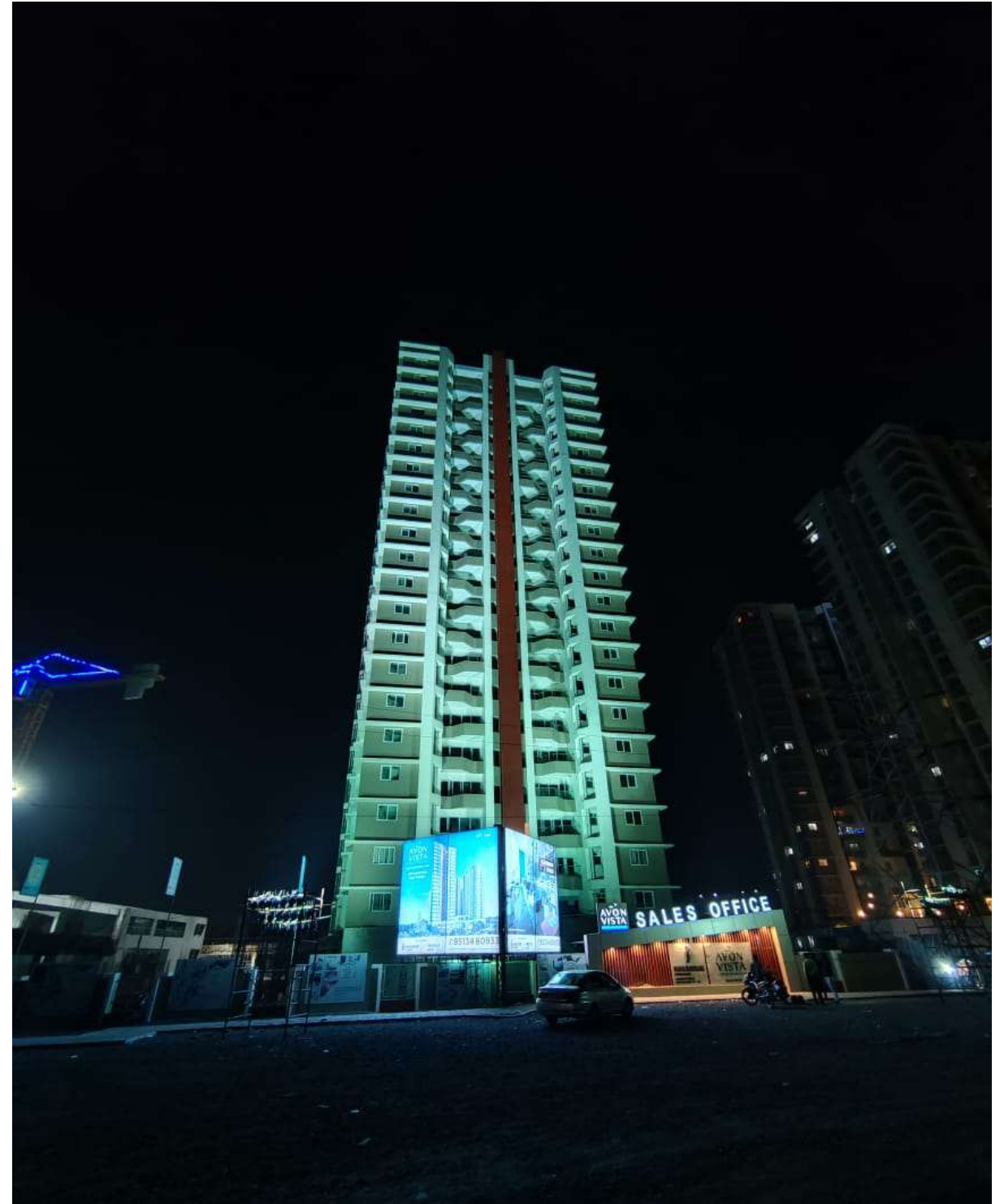
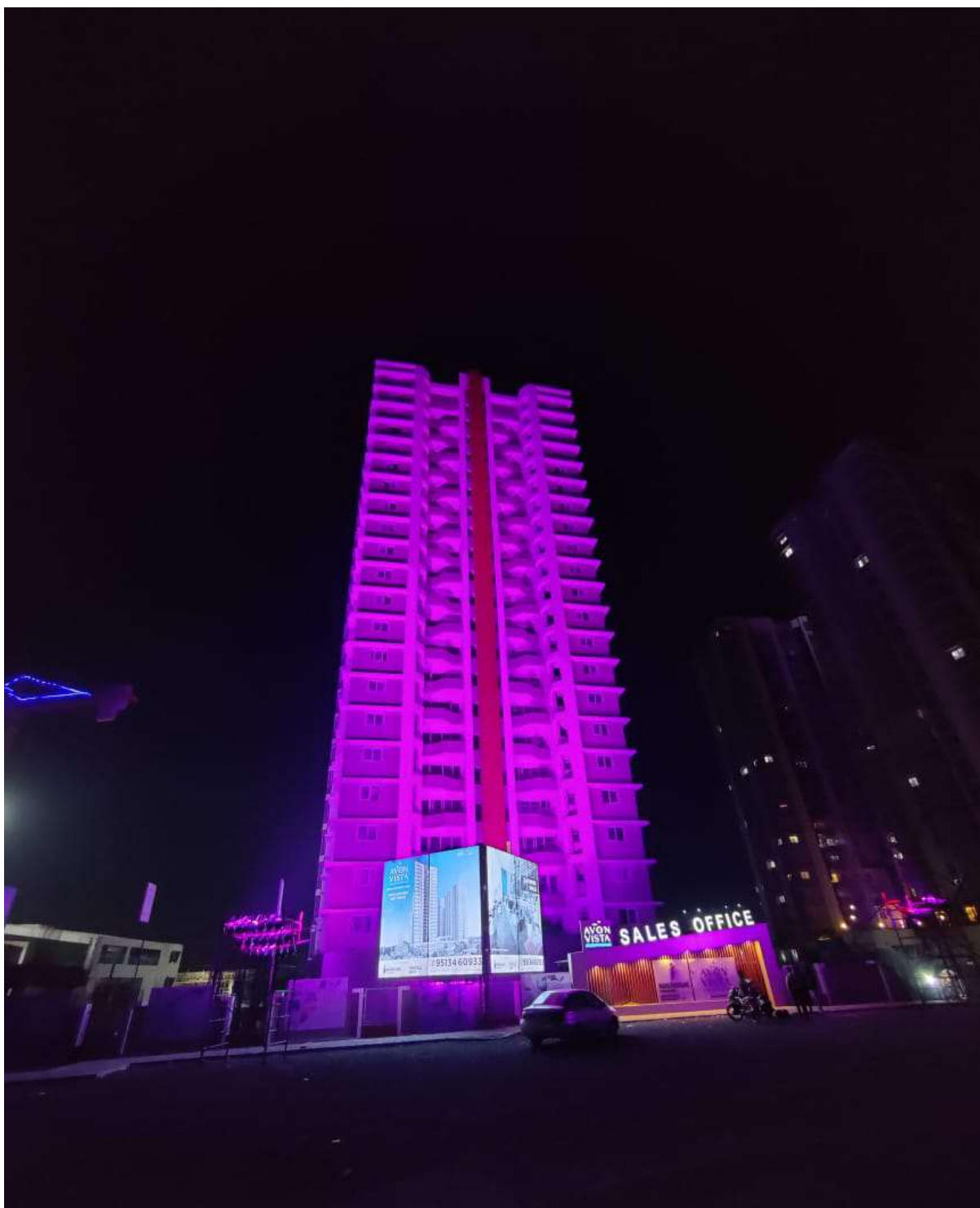
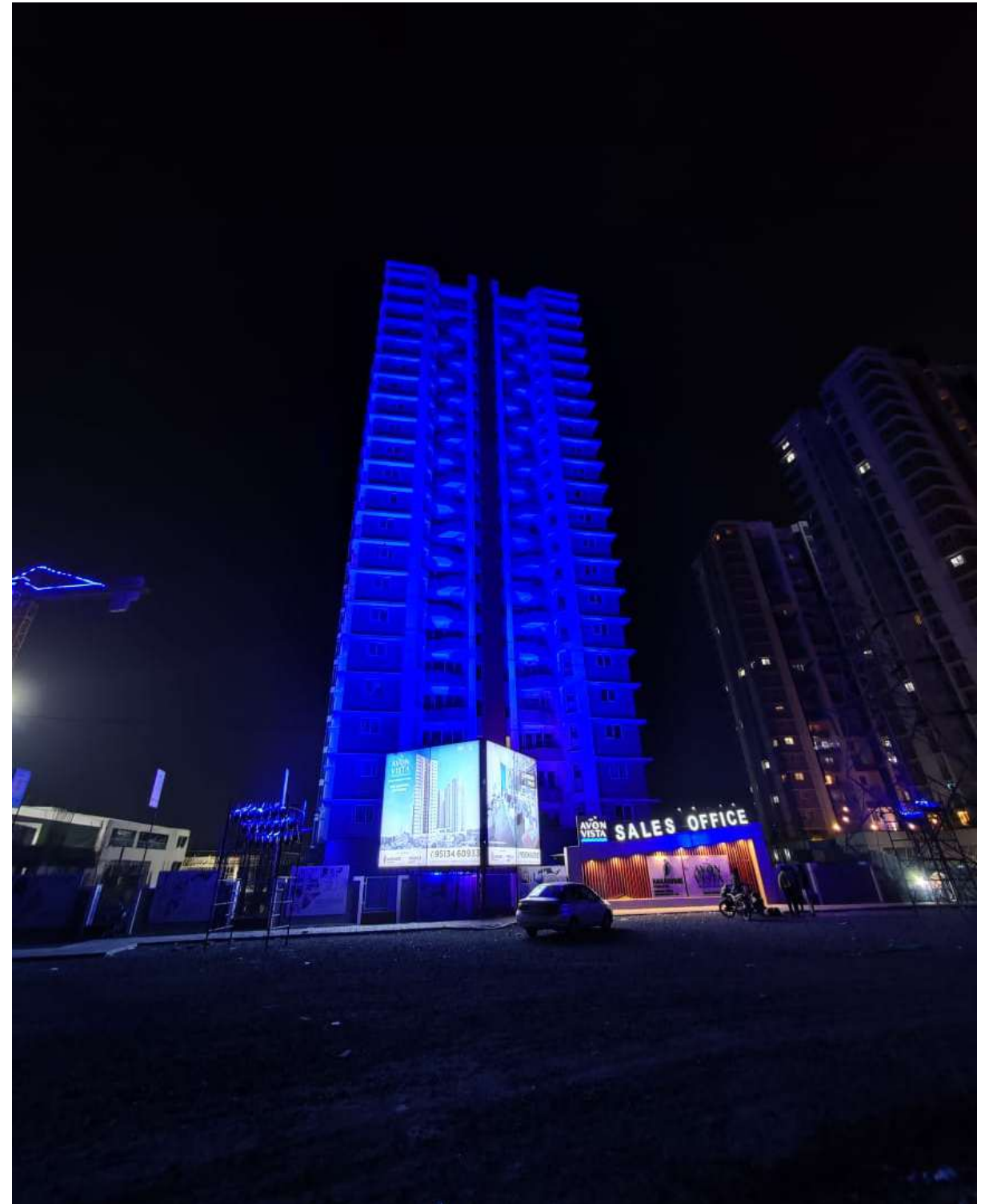
Last but certainly not the least, with earnest sincerity, we solicit your kind co-operation to enable us to make your living at Avon Vista, a pleasant, safe and secure living.

Warm Regards,
Property and Asset Management- West
Jones Lang LaSalle

Achieve Ambitions

DIWALI CELEBRATION

AVON VISTA A2 TOWER MULTI COLOR LIT-UP



AVON VISTA HOARDING CREATIVES

NOW LAUNCHING

RIVERFRONT 4 BHK VIEWPLEXES

WHISTLING WINDSONG



CAREFREE LAUGHTER



ALL INCLUSIVE

1.80 CR. ONWARDS

NOW LAUNCHING

RIVERFRONT 4 BHK VIEWPLEXES

RIVER FRONT LIVING ROOMS



ACTUAL VIEW



ALL INCLUSIVE

1.80 CR. ONWARDS





Not just better housing... but better living, for all...





9513 460 911

AVON VISTA A3 & B3 - MahaRERA No.: Phase 4 - P52100029724
JUSTO REALFINTECH PVT LTD RERA REG. NO.: A51900020277 | Website: <https://maharera.mahareraonline.gov.in>



STRATEGIC PARTNER
advice . create . nurture .



Not just better housing... but better living, for all...





9513 460 911

AVON VISTA A3 & B3 - MahaRERA No.: Phase 4 - P52100029724
JUSTO REALFINTECH PVT LTD RERA REG. NO.: A51900020277 | Website: <https://maharera.mahareraonline.gov.in>



STRATEGIC PARTNER
advice . create . nurture .

NOW LAUNCHING

RIVERFRONT 4 BHK VIEWPLEXES

QUIET PEACE



YOU HAVE ARRIVED

ACTIVE LIFE



ALL INCLUSIVE

1.80 CR. ONWARDS



9513 460 911



JOINT VENTURE BY
Not just better housing... but better living, for all...





AVON VISTA A3 & B3 - MahaRERA No.: PHASE 4 - P52100029724
JUSTO REALFINTECH PVT LTD RERA REG. NO.: A51900020277
(<https://maharera.mahareraonline.gov.in>)



STRATEGIC PARTNER
advice . create . nurture .

AVON VISTA HOARDING CREATIVES



WHO SAYS BENEFIT ON
STAMP DUTY IS OVER?



PREMIUM VIEW FLATS AT MAHALUNGE BALEWADI

2 BHK ₹85 LAKHS*

3 BHK ₹1.20 CR.*

* Terms & Conditions Apply

YOU HAVE ARRIVED

OFFER VALID FROM 01ST DEC TO 31ST DEC, 2021

 **9513 460 911**

 **NAIKNAVARE
DEVELOPERS**
Not just better housing...but better living, for all...

 **PROFILE
GROUP**

CONSTRUCTION IN FULL SWING

AVON VISTA A3 & B3 - MahaRERA No.: Phase 4 - P52100029724
JUSTO REALFINTECH PVT LTD RERA REG. NO.: A51900020277 | Website: <https://maharera.mahaonline.gov.in>

STRATEGIC PARTNER
JUSTO
advice . create . nurture .



WHO SAYS BENEFIT ON
STAMP DUTY IS OVER?



PREMIUM VIEW FLATS AT MAHALUNGE BALEWADI

2 BHK

₹85
LAKHS*

3 BHK

₹1.20
CR.*

* Terms & Conditions Apply



CONSTRUCTION IN FULL SWING

OFFER VALID FROM 01ST DEC TO 31ST DEC, 2021

 **NAIKNAVARE
DEVELOPERS**
Not just better housing...but better living, for all...

 **PROFILE
GROUP**

 **9513 460 911**

AVON VISTA A3 & B3 - MahaRERA No.: Phase 4 - P52100029724
JUSTO REALFINTECH PVT LTD RERA REG. NO.: A51900020277 | Website: <https://maharera.mahaonline.gov.in>

STRATEGIC PARTNER
JUSTO
advice . create . nurture .

AVON VISTA SITE BRANDING



AVON VISTA ONLINE CAMPAIGN

Experience the World at Your Doorstep! 2 & 3 BHK apartments in Balewadi offering limitless living with 30+ amenities and seamless connectivity to work & recreation. Visit - <https://naiknavare.com/avon-vista-2-3-bhk-flats-in...>

**PREMIUM VIEW FLATS AT MAHALUNGE BALEWADI.**

● **VIEW SITE FOR BEST OFFERS.** ● **CONSTRUCTION IN FULL SWING.**

2 BHK ₹85 LAKHS***3 BHK ₹1.20 CR.***

TOWER - A2, FRONT ELEVATION

CONSTRUCTION UPDATES



TOWER - A2, EAST SIDE ELEVATION

CONSTRUCTION UPDATES

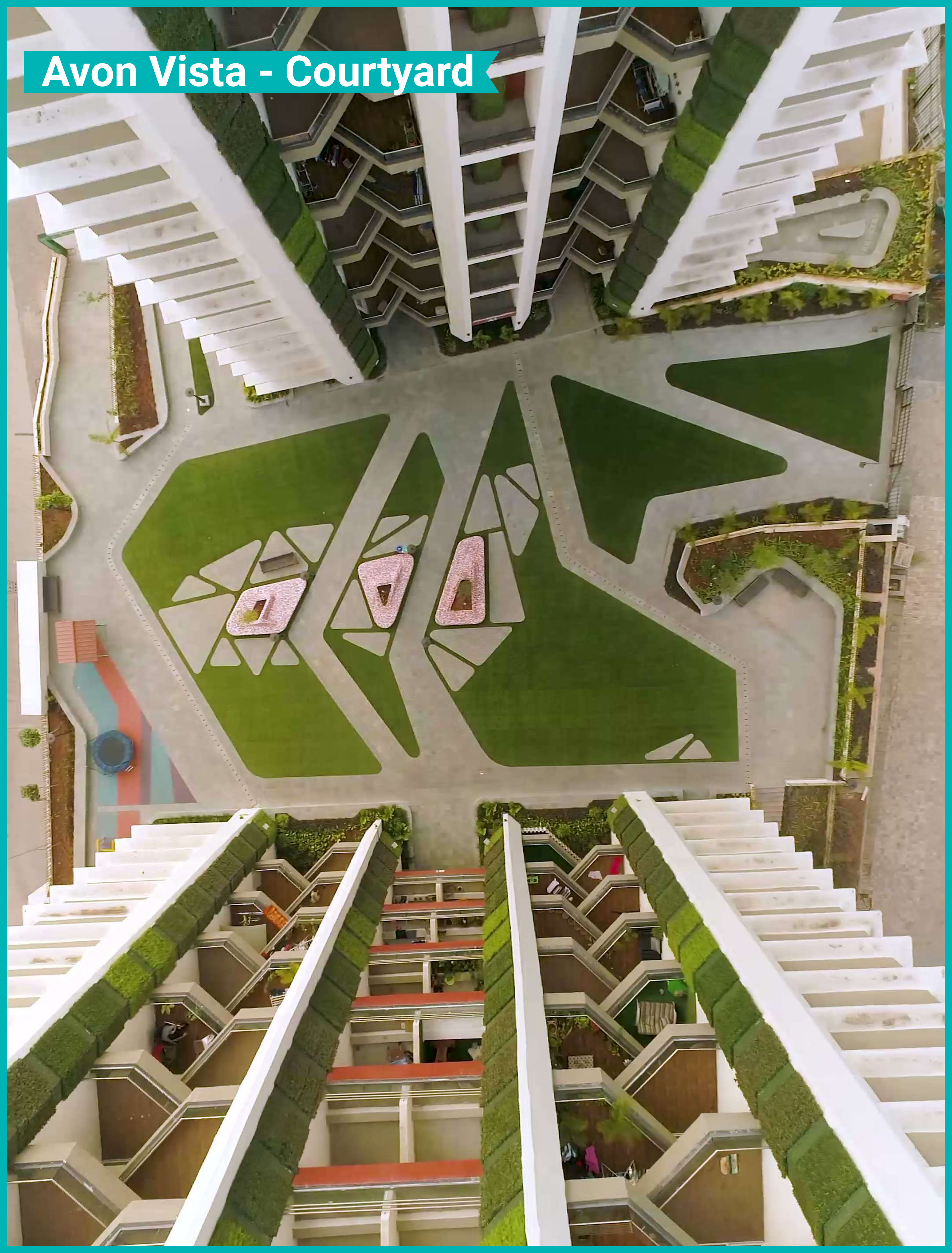




TOWER - A2, WEST SIDE ELEVATION

CONSTRUCTION UPDATES

Avon Vista - Courtyard





**TOWER - A2,
FIRE STAIRCASE
WORK COMPLETED**



**TOWER - A2,
STAIRCASE LIGHTS
INSTALLATION
WORK COMPLETED**



**TOWER - A2,
CP SANITARY INSTALLATION
WORK COMPLETED**



**TOWER - A2,
TOILET FITTINGS
INSTALLATION WORK
IN PROGRESS**



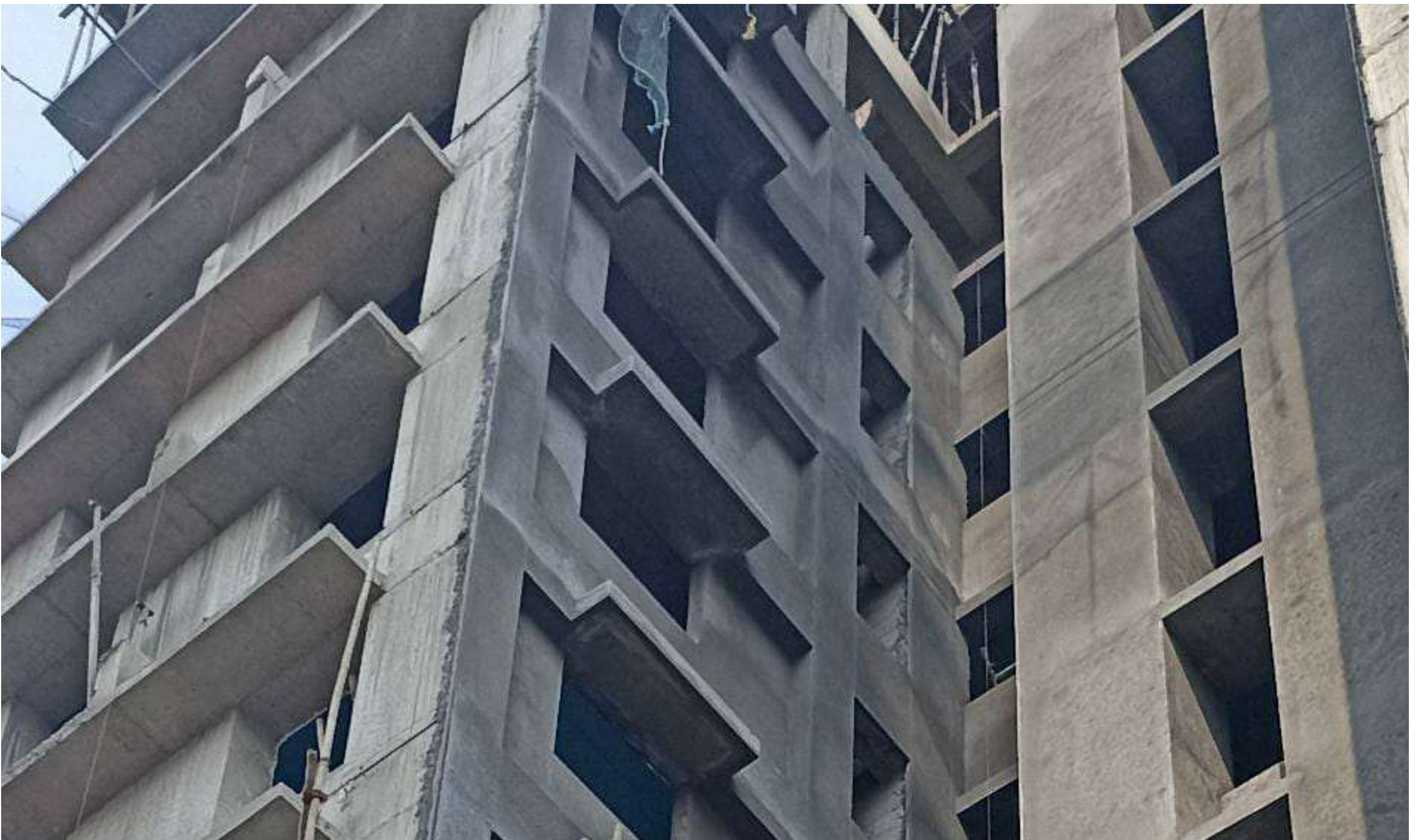
TOWER - B2, ELEVATION

CONSTRUCTION UPDATES

TOWER - B2, TOP VIEW ELEVATION



TOWER - B2, EXTERNAL PLASTER WORK IN PROGRESS



TOWER - B2, CONCEALED PLUMBING WORK IN PROGRESS



TOWER - B2, INTERNAL WALL BLOCKS WORK IN PROGRESS



TOWER - B2, ATTACHED TERRACE EXTERNAL PLASTER WORK IN PROGRESS



TOWER - B2, ATTACHED TERRACE WATERPROOFING WORK IN PROGRESS



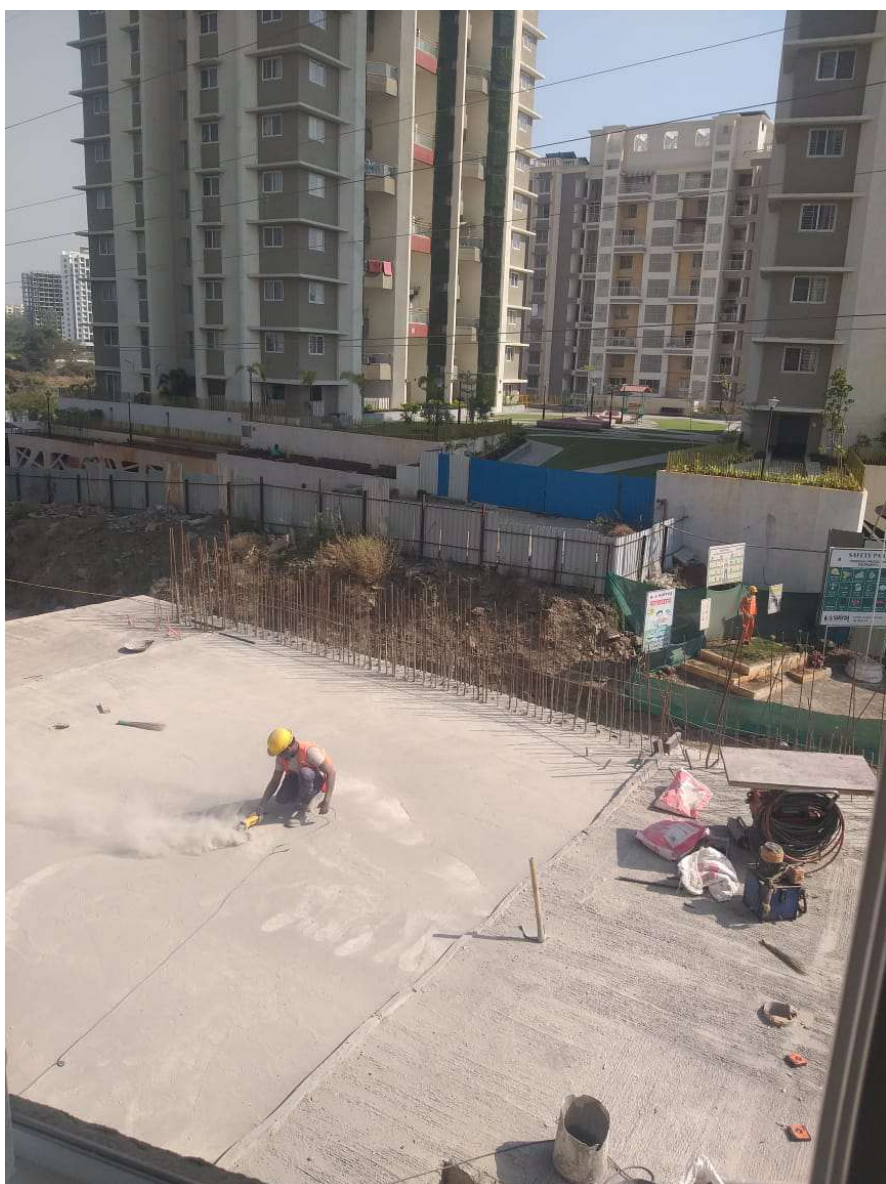
TOWER - B2, WALL GYPSUM WORK IN PROGRESS



TOWER - B2, INTERNAL PLUMBING WORK IN PROGRESS



Podium Construction between Tower A2 & B2



TOWER - A3, TOP VIEW ELEVATION



TOWER - B3, ELEVATION WORK IN PROGRESS



TOWER - B3, TOP VIEW WORK IN PROGRESS



7 BUSINESS SQUARE JBP MEET IN HOTEL PRIDE

Naiknavare Developers organised a Joint Business Planning event in association at Pride Hotel on 18 & 19th Aug 2021.



SLUMS REHABILITATION PROGRAM

With a motive to rehabilitate slums & provide residents with permanent houses, Mr. Naiknavare and Former Standing Committee Chairman Mr. Sadanand Krishna Shetty paid a visit to Mangalwar Peth on the 30th of November 2021. A strong support & co-operation from Honourable Mr. Ajit Pawar gives more confidence in this rehabilitation project. Mr. Sadanand Krishna Shetty & Mr. Naiknavare will take up the SRA project in a collaborative effort & help to fulfill the dreams of many. The recent site visit at Mangalwar Peth was also attended by Mr. Pandurang Ji, Mr. Amar Pawar, Mr. Gappar Sheikh, Mr. Amar Kore & Mr. Vishal Shinde.



DWARKA CITY PMPML BUS SERVICE INAUGURATED BY NDPL

Happy to announce that PMPML Bus Number 314 for route Nigdi to Dwarka City has commenced from 9th December 2021. This has been of great convenience for residents living in and around Dwarka Township.



DWARKA SCHOOL STUDENTS FELICITATION EVENT FOR SPORTS MERIT

A Moment of Great Pride for us!

We feel privileged to announce that Students of Naiknavare's Dwarka School have won accolades at the National and State Level Championships for Skating & Running. Students & Teachers being felicitated by Mr. Vilas Naiknavare (Naiknavare Developers Management).



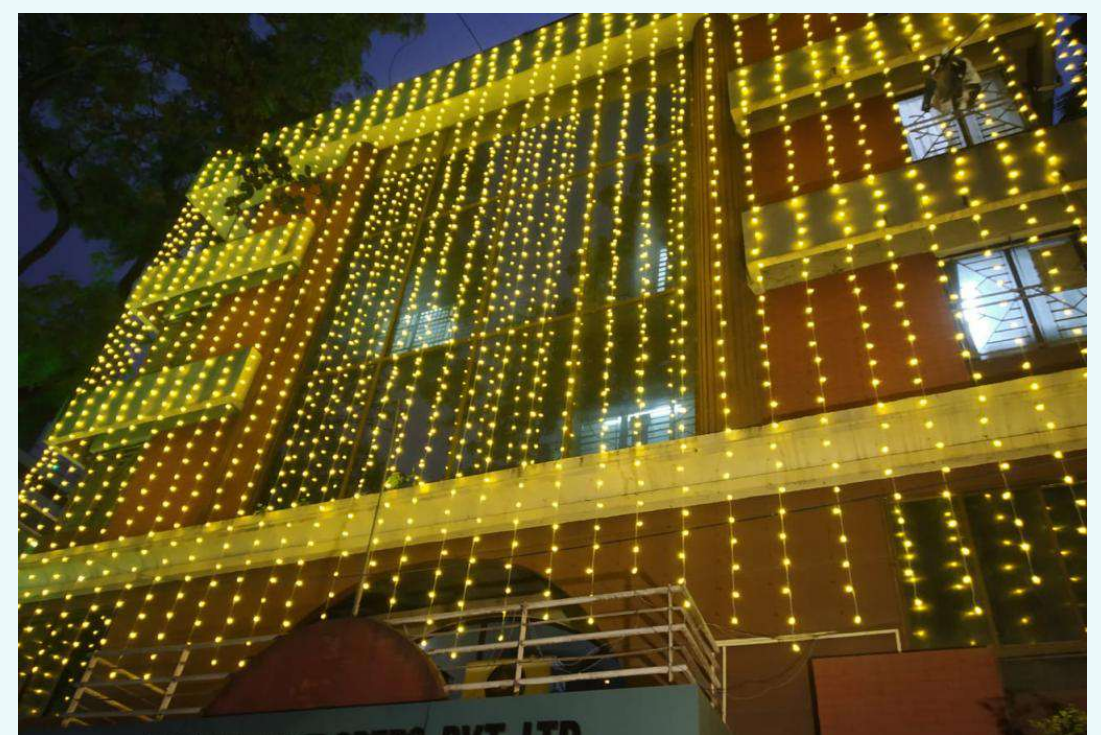
NAVRATRI CELEBRATION

Simple, yet moving beyond dimensions. We celebrated **Navratri Days** in the 9 Diffrent colours!



DIWALI CELEBRATION

Naiknavare Developers head office located at shivajingar pune, Beings decorated on the occasion of Diwali Festival.



CHILDREN'S EDUCATION AWARENESS PROGRAM

Awareness program for Children at the Labor Camp of The Spires & Avon Vista Project.

Here are some moments from an awareness program organized as part of our CSR activities for children at labour camps of The Spires and Avon Vista Projects.

We are committed to building a better life for all.



AWARENESS PROGRAM FOR CHILDREN

At the Labour Camp of The Spires & Avon Vista Projects

NAIKNAVARE
DEVELOPERS
Not just better housing...but better living, for all...



CHRISTMAS CELEBRATION

Celebrating the magic of Christmas with Secret Santa gifts and a Joyous time together.



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

ONGOING COMMERCIAL PROJECT HIGHLIGHTS





GANESH KHIND ROAD, PUNE

READY TO VIEW SHOPS & 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



Esmeralda
The upper crust living
Come experience blissful spring, all round the year

KADAMBA PLATEAU, GOA

STUDIO, 2 & 3 BHK APARTMENTS & PLOTS



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



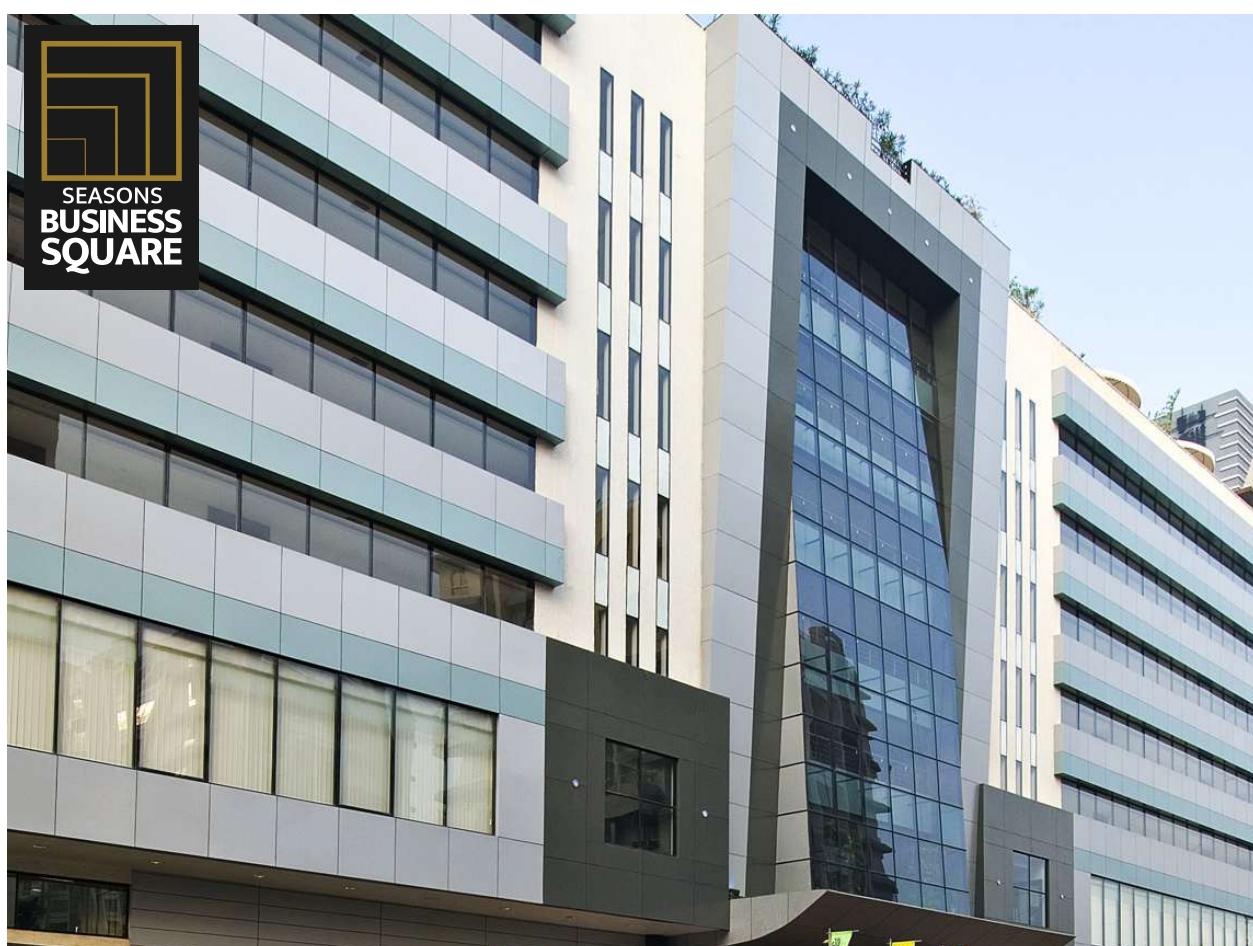
THE SPIRES
ULTRA LUXURIOUS TWIN TOWERS

AUNDH, PUNE

4 & 5 BHK TWIN TOWERS



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



SEASONS
BUSINESS
SQUARE

AUNDH, PUNE

READY TO VIEW SHOPS & OFFICE SPACES



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



Sylvan H
AUNDH

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.

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.

PARIVARTAN (DANDEKAR BRIDGE, PUNE)



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 Parvaati, Mahatma
Phule Peth, Juna Bazar

Commercial Spaces in Kadamba Plateau, Goa – The Next Upmarket Address

Goa real estate is witnessing unprecedented growth in the construction of residential and commercial properties. The once quiet and laid back city is now buzzing with opportunities for businesses. If there is one commercially viable location in Goa that any investor may look at, it should be Kadamba Plateau. Commercial Spaces in Kadamba Plateau offer your business an enviable and upmarket address in Goa. <https://bit.ly/3o1AoVH>

Couture Living at Naiknavare's 4 BHK Apartments in Aundh

Couture living is the new ultra-luxurious living style for those unique individuals looking to buy luxury apartments that are the top tier in both price and quality. These 'trophy homes' are placed at the pinnacle of quality design, build, and finishes. Pune real estate offers you an exclusive home buying opportunity with some finest abodes ... <https://bit.ly/3D7SVUK>

Why Kids will love a Township Like Dwarka in Pune?

Pune's real estate sector is witnessing increased demand for township projects. Integrated townships are a perfect solution to the cities' congestion and planned expansion. Integrated townships are mini-cities that offer essential facilities like housing, education, workplace, shopping, healthcare, etc in a relatively small area. Pune offers various options to choose from. If you are ... <https://bit.ly/3E7tsvX>

A Glimpse into the Beauteous Dwarka Township in Chakan

Revered as Lord Krishna's capital city, Dwarka means 'gateway to heaven', an element that has stood the test of time. The city of Pune is home to Dwarka Township in Chakan, an enchanting 130-acre township reminiscent of the divine aura. Dwarka Township is built along the Chakan-Talegaon Road, which is an intersection of two <https://bit.ly/3cZXHcc>

Effective Lighting Ideas to Enhance Your Home Decor

Lighting around us tremendously affects our quality of life every day. Right from natural light that defines our work schedules and sleep-timings to incorporating advanced forms of lighting in our homes, light is of paramount importance. It's not just the regular bulbs and tube lights, this new world offers intelligent lighting systems that are controlled ... <https://bit.ly/2ZALbN9>

Why has Pune become a Residential Hotspot?

Pune is a budding cosmopolitan city, an emerging residential hotspot of India. Investors consider the city as one of the most viable and lucrative places for investing in residential reality spaces. Real estate in Pune has seen steady growth compared to its neighboring city Mumbai. A steady influx of various workforces from across the ... <https://bit.ly/3xFWSiq>



At Avon Vista, 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.

📞 For enquiry call +91 20 41471111 ✉ Email - presales@naiknavare.in 🌐 <https://www.naiknavare.com/avonvista>

Joint Venture by



**PROFILE
GROUP**

🏠 **Head Office (Pune):**

1204/4, Ghole Road, Shivajinagar, Pune, Maharashtra - 411004.
Telephone: +91-020 41471111

📍 **Site Address:**

Nh4, Patil Nagar, Balewadi,
Pune, Maharashtra - 411045



RERA REGISTRATION NO.
P52100000371, P52100017914, P52100023133, P52100029724
www.maharere.mahaonline.gov.in