



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

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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.**

ONLINE MARKETING CAMPAIGN CREATIVE

Convenience that is real and not just in words. Come live a comfortable life at Chakan's finest self-sufficient township - Dwarka that offers 1 & 2 BHK spacious homes.

Visit - <https://www.naiknavare.com/dwarka-township-1-2-3-bhk.../>

Explore the Location Conveniences of **DWARKA TOWNSHIP**



1 & 2 BHK in Chakan



TRANSPORTATION HUBS:

Chakan Bus Stand: 16 minutes
Talegaon Railway Station: 30 minutes
Pimpri Railway Station: 40 minutes
Chinchwad Railway Station:
17 kms - 40 minutes

COMMERCIAL HUBS:

Chakan MIDC: 2Kms - 5 minutes
Embassy Industrial Park: 14 minutes
Mercedes-Benz India: 19 minutes
MIDC Technology Park: 17 minutes
Bhosari MIDC - 14 Kms - 30 minutes

NEIGHBOURHOOD:

Pune: 60 minutes
Pimpri-Chinchwad: 30 minutes
Mumbai-Pune Expressway: 30 minutes
Pune Airport: 60 minutes
Lonavala: 60 minutes



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

www.naiknavare.com

ONLINE MARKETING CAMPAIGN CREATIVE

The Best Home Deal on 1 & 2 BHK flats in Chakan, Pune is here!

Visit – <https://www.naiknavare.com/dwarka-township-1-2-3-bhk.../>

Grab the opportunity at this self sufficient township soon!

DWARKA TOWNSHIP!
10 on 10
HOME DEAL

- No GST
- No EMI till Possession
- Nearing Possession
- Pay 10% Now, Rest on Possession
- Large Carpet area & Locality
- 3+ acres of forest park in township
- School & Hospital within township
- Clubhouse & Amenities

1 & 2 BHK starting
At 20.99L* only

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

DWARKA
130-Acre Bharat Pattern Township
Mhalunge-Chakan, Pune

www.naiknavare.com

ONLINE MARKETING CAMPAIGN CREATIVE

The perfect investment opportunity is here!

Buy a home at Dwarka Township in Chakan, Pune today.

Visit – <https://www.naiknavare.com/dwarka-township-1-2-3-bhk.../>



NAIKNAVARE'S DWARKA
130 Acres Bharat Pattern Township
Mhalunge-Chakan, Pune

03 FACTORS OF PROPERTY VALUE APPRECIATION

- ✓ LOCATION
- ✓ FUTURE DEVELOPMENTS
- ✓ PROPERTY QUALITY

INVEST IN 1 & 2 BHK AT CHAKAN

ONE OF ASIA'S FASTEST DEVELOPING
INDUSTRIAL HUBS.

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

www.naiknavare.com

ONLINE MARKETING CAMPAIGN CREATIVE



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

10 ON 10

HOMEDeAL

PAY **10%** NOW.
REST AT POSSESSION

NO GST

NO EMI TILL
POSSESSION

NEARING POSSESSION

1 & 2 BHK

@ ₹20.99 Lakh* Onwards



HURRY!

VISIT TODAY

NAIKNAVARE'S
DWARKA

MahaRERA: P52100000163



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

10 ON 10

HOMEDeAL

PAY **10%** NOW
REST AT POSSESSION

NO GST

NO EMI TILL
POSSESSION

NEARING POSSESSION

1 & 2 BHK ₹ 20.99 Lacs* onwards

Offer valid till 31st March 2022 only.

Opp. Dwarka School, Chakan-Talegaon Road

RERA Nos.: P1: P52100000164, P2: P52100000166, P3: P52100000163, P4: P52100000240



NAIKNAVARE'S
DWARKA

*T&C Apply.



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

10 ON 10

HOMEDeAL

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REST AT POSSESSION

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*T&C Apply.



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NAIKNAVARE'S
DWARKA



10 ON 10

HOMEDeAL

PAY **10%** NOW
REST AT POSSESSION

NO GST

NO EMI TILL
POSSESSION

[NO GST]

NEARING POSSESSION

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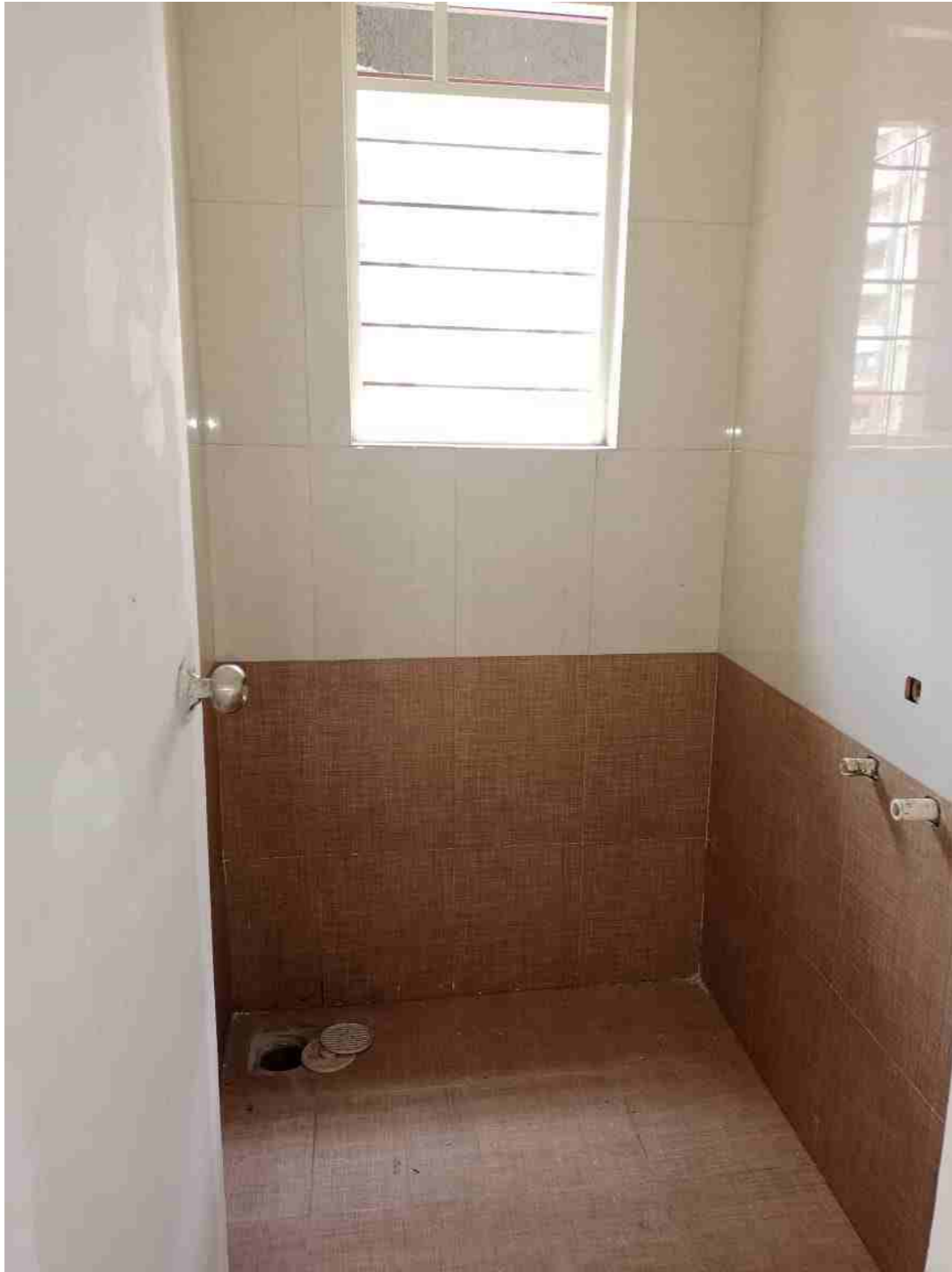
*T&C Apply.

BUILDING - C41 CONSTRUCTION UPDATES

EXTERNAL PAINT WORK IN PROGRESS



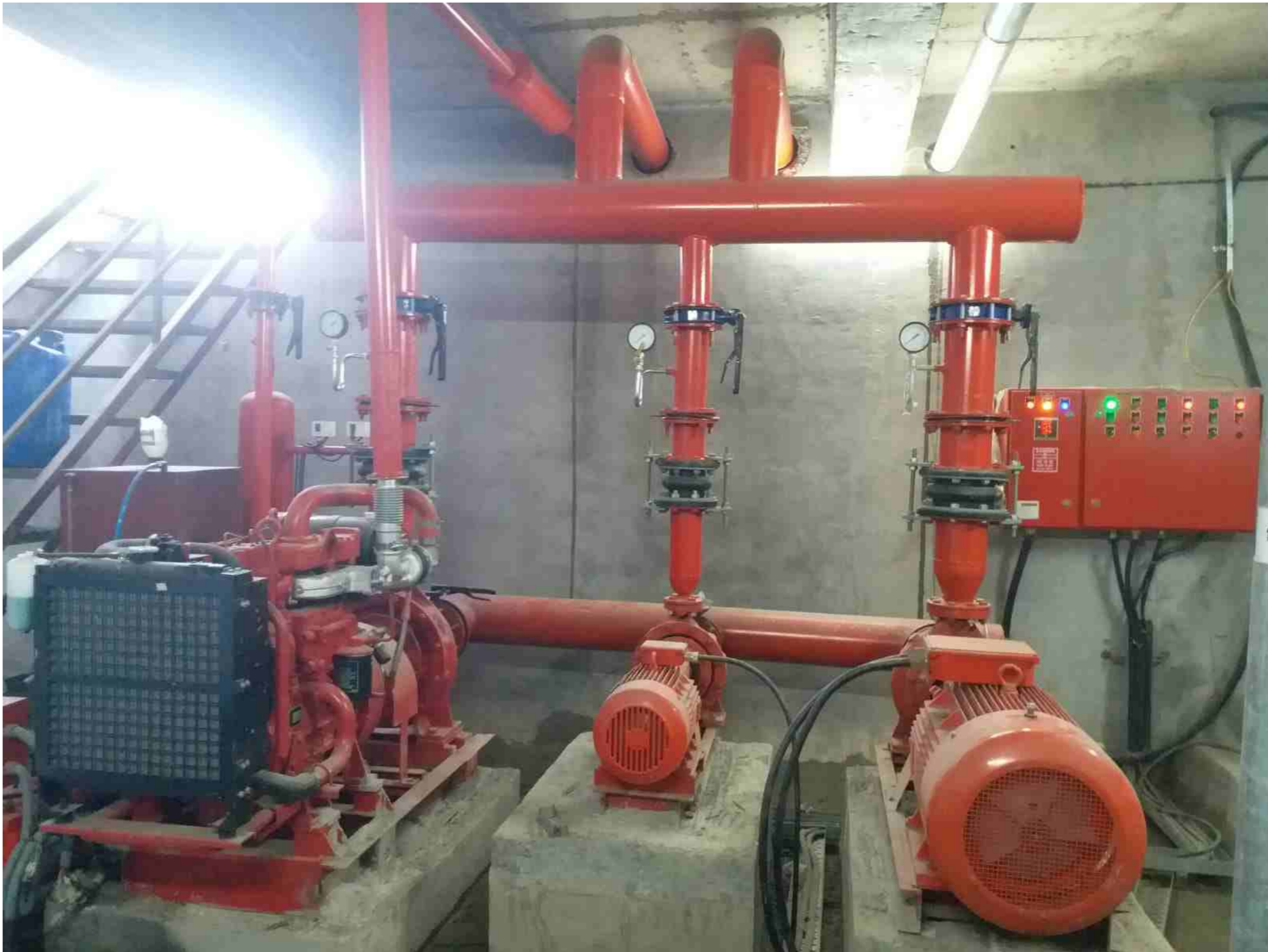
2nd FLOOR FLAT NO. 5th & 6th INTERNAL WORK IN PROGRESS



FIRST FLOOR PAINTING WORK IN PROGRESS



FIRE SYSTEM INSTALLATION WORK COMPLETED



PARKING AREA



LIFT INSTALLATION WORK COMPLETED & BOTH LIFT IS STARTED



METER PANEL LIFT INSTALLATION WORK COMPLETED



SOLAR PANNEL INSTALLATION WORK COMPLETED



TREE PLANTATION WORK COMPLETED



DRIVE WAY ROAD WORK IN PROGRESS



FOUNDATION DAY

We celebrated 'Foundation Day' on the 95th birth anniversary of our beloved late Shri Dattaji Prabhuji Naiknavare on 10th March 2022.

- The programme included:
- An inspirational keynote speech
- Naiknavare Management presentation for the year 2022-23
- Felicitations for the staff who were promoted in the appraisals for the year 2020-21
- Felicitations for the staff who scored Grade A /A+ in the appraisals for the year 2020-21
- Felicitations for newly appointed key positions in the year 2021-22
- Presentation on the 'Naiknavare Journey till now' by our senior staff members.

Here are some wonderful memories from the celebration of Our Glorious Legacy of 36 Years.



TRAINING PROGRAM

We hosted a 2-day training program on personal effectiveness and sales excellence & techniques for our teams with the Business and Leadership Coach, Chirag Shah. The 1st batch included plenty of interaction and findings on ways and means to get more efficient and result oriented. Followed by the 2nd batch of a 2nd-day training program for our Pre-Sales, Sales, Marketing & CRM team. The event included an Intensive Workshop with plenty of discussions, activities and attempting to find solutions for day-to-day business challenges and inputs on the sales process and client handling. The event concluded on an excellent note with a great learning experience for our teams under the professional guidance of the Business and Leadership Coach. We would like to extend our warmest thanks to Mr.Chirag Shah for such an enriching learning experience



NEELAYA GRUHSODH EVENT

The success and phenomenal achievements of our 'Neelaya Gruhshodh Event' have left us overwhelmed with happiness. With a series of fun activities by singers, comedians and anchors, great audience participation, a massive lucky draw where many won Refrigerators & TVs and a Bumper offer of Bike, the event was an emotional moment for our dear homebuyers as well as a very big motivation for the Naiknavare Team.

We Congratulate the homebuyers and the winners and thank everyone for the participation, support and efforts.



COMMERCIAL & RESIDENTIAL PROPERTY EXPO PARTICIPATION

Team Naiknavare participated in the Lokmat Property Exhibition on 26th and 27th March at PCMC. We are delighted by the wonderful response of prospective home buyers and the great effort by our team to ensure all their questions are answered.



NAIKNAVARE INTER – DEPARTMENT CRICKET TOURNAMENT 2022

“Coming together is a beginning. Keeping together is progress. Working together is success.”

We organized a Cricket tournament (NPL – Naiknavare Premiere League) as part of our team building activities at Agriculture College Grounds, Shivajinagar on 19th March 2022 Saturday.

The games were followed by a prize distribution for:

- Tournament winning team
- Man of the match
- Best Bowler of the tournament
- Best Female player of the tournament
- Best fielder of the tournament



WOMEN'S DAY CELEBRATION

Shining, Achieving and Inspiring together! Women's Day Celebration at Naiknavare.



NATIONAL SAFETY DAY 2022 CELEBRATION AT ALL SITES

Celebrating National Safety Day 2022 at Avon Vista on 10th March with activities, games and prize distribution organized at Naiknavare.



NATIONAL SAFETY DAY 2022 CELEBRATION AT ALL SITES

Celebrating National Safety Week 2022 at Eminence with activities, games and prize distribution organized at Naiknavare.



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



MAHALUNGE BALEWADI , PUNE

2 & 3 BHK PREMIUM RIVER FRONT APARTMENTS



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



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.

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.

BLOGS CORNER

Common property fraud tactics to look out for & tips to avoid them

Real estate is considered a better investment option when compared to others like the stock market (risky) and FDs (less return on investment). While you may fetch higher ROI investing in real estate, it can also be a breeding ground for people who want to take advantage of unsuspecting buyers. In these property frauds, they deceive buyers with deals that are too good to be true. <https://bit.ly/3MBGLZw>

Benefits of buying under construction projects in Pune

If you've long been cherishing the dream of buying a flat in Pune, the right opportunity is here. Buying a house has become easier as banks have reduced interest rates and made it easier for the middle-class to buy houses. You are spoilt for choice when it comes to under construction projects in Pune. Deciding on which one to buy: a ready-possession flat or under-construction flat is not easy. <https://bit.ly/3rTvRWK>

Location benefits of living in Eminence by Naiknavare

The choice of location is the toughest part while buying a property. While home buying you want your house should be far enough from hustle bustle to allow for peaceful existence and also have the amenities in place. Choosing a location will largely depend upon your lifestyle choices too. <https://bit.ly/3vO80cs>

Gudi Padwa – The most auspicious time to book flats in Pune

When it comes to home buying in India, the trend continues around the year but peaks significantly on auspicious days. Recognizing the underlying importance of festive buying in India, the developers and their marketing teams plan well in advance. Festivals add happiness and cheer to our lives, and what better occasion to invest in real estate. <https://bit.ly/3MDF3qx>

Book 1 BHK & Get a Master Bedroom FREE at Neelaya, 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. <https://bit.ly/3MC0Q1N>

Walkthrough the Highlights of Union Budget 2022

Finance Minister Nirmala Sitharaman presented the Union Budget 2022-23 to the Parliament on 1st, Feb 2022. The Union Budget 2022-23 focuses heavily on digitization, urban development, and sustainability. Like any other business, Indian Real Estate was also looking forward to any path-breaking announcements in Budget 2022. <https://bit.ly/3xWzaAp>



EMINENCE

At Eminence, 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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Sr.No.230/3/1/1, New VIP Airport,
Viman Nagar, Pune, Maharashtra - 410501



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