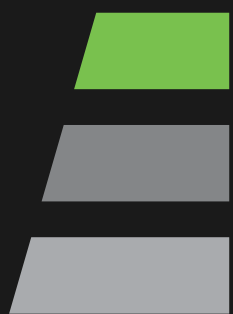




**JANUARY - 2022**  
**VOLUME -III**



**EMINENCE**

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 & 1<sup>st</sup> & 3<sup>rd</sup> Saturdays.

You may also send us an email at [customerservices1@naiknavare.com](mailto:customerservices1@naiknavare.com) and [customerservices@naiknavare.com](mailto: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 Eminence.



## NAIKNAVARE HAS INTRODUCED JLL AS FACILITY MANAGEMENT



Date – 11<sup>th</sup> September 2021

To Whomsoever It May Concern

Respected Sir/ Madam,

It gives us immense pleasure to get associated with Naiknavare Developers Portfolio & specifically with Eminence project which is another feather in the cap.

Eminence is a landmark project which is a perfect combination of contemporary architecture and features to provide comfortable living. We are extremely excited to take over the facility management services of Eminence & provide the best services of JLL with ultimate client satisfaction.

We are looking forward to starting the services & serve our esteemed clients with outstanding services.

Thanking you,

For **Jones Lang LaSalle Building Operations Pvt Ltd,**  
**Authorized Signatory,**

A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text 'Jones Lang LaSalle Building Operations Pvt. Ltd. \* Mumbai' around the perimeter.

**Prashant Sangle**

**Lead - Solutions Development – Residential & Zonal Lead (West) - Residential**

*Jones Lang LaSalle Building Operations Pvt Ltd  
Level 16 Tower C Eptome Building No 5  
DLF Cyber City Phase III Gurugram 122002*

*T +91 124 460 5000 F +91 124 460 5001  
admin.pam@ap.jll.com | jll.co.in*

*Registered Office:  
No 1110 Level 11 Ashoka Estate 24 Barakhamba Road New Delhi 110001*

*T +91 11 3314 1000  
F +91 11 3314 1001  
Company CIN No. U74140DL2002PTC117573*

MASKING BETWEEN A & B TOWER.



EMINENCE INTERNAL SITE BRANDING



EMINENCE EXTERNAL SITE BRANDING



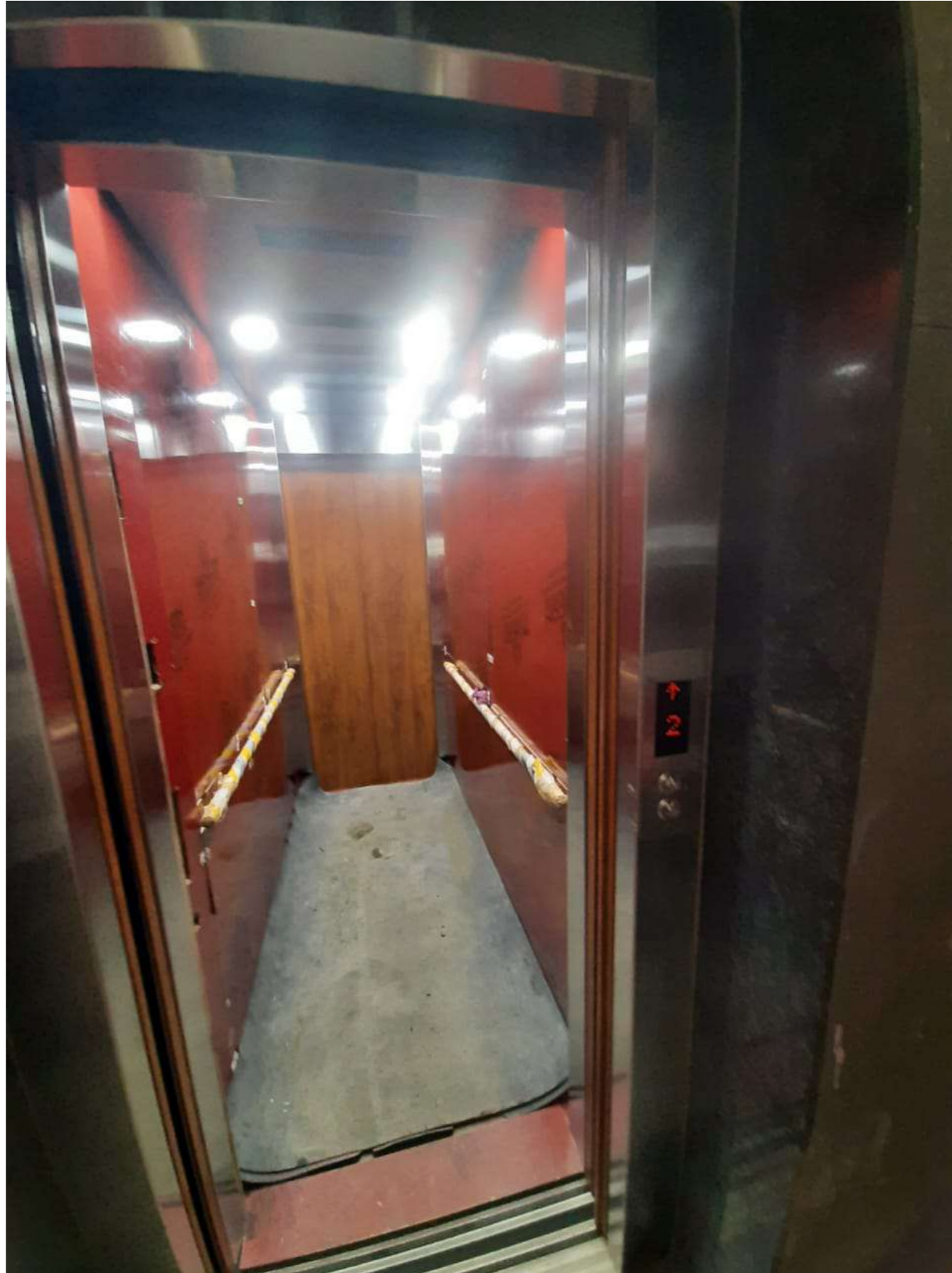
TOWER - A ELEVATION



TOWER - B ELEVATION



TOWER - A, BOTH LIGHTS INSTALLED AND FULLY FUNCTIONAL WORK COMPLETED



TOWER - A, TERRACE SIT OUT AREA TILING WORK COMPLETE



TOWER - A, UPVC WINDOWS UPTO 3<sup>rd</sup> FLOOR 80% COMPLETE



**TOWER - A, DOOR SHUTTER UPTO 5<sup>TH</sup> FLOOR COMPLETE AND  
FITTING WORK IN PROGRESS**



**TOWER - A, FLAT TERRACE FALSE CEILING TILL 7<sup>th</sup> FLOOR 95%  
COMPLETED AND PAINTING IN PROGRESS.**



**TOWER - A, KITCHEN PLATFORM INSTALLATION WORK 95% COMPLETED  
UPTO 7<sup>th</sup> FLOOR**



TOWER - A, LOOBY AREA PAINTING 1<sup>ST</sup> COAT COMPLETED UPTO 7<sup>th</sup> FLOOR



**TOWER - A, SWITCH PLATE FITTING UP TO 6<sup>th</sup> FLOOR COMPLETE**



## 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).



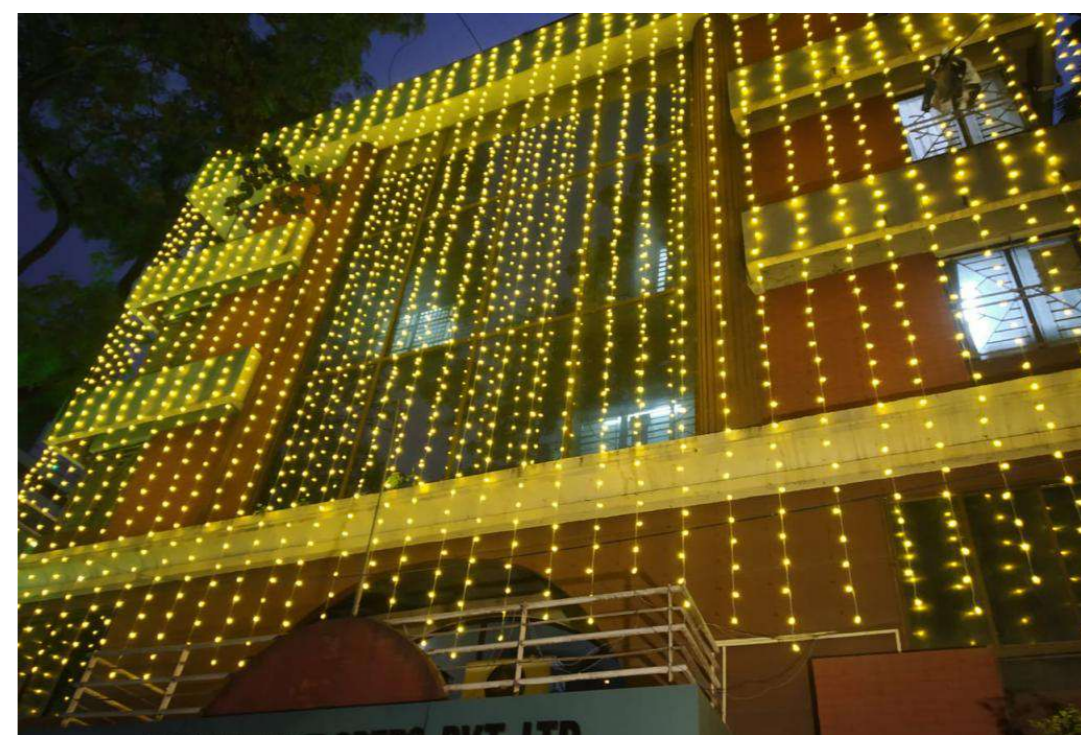
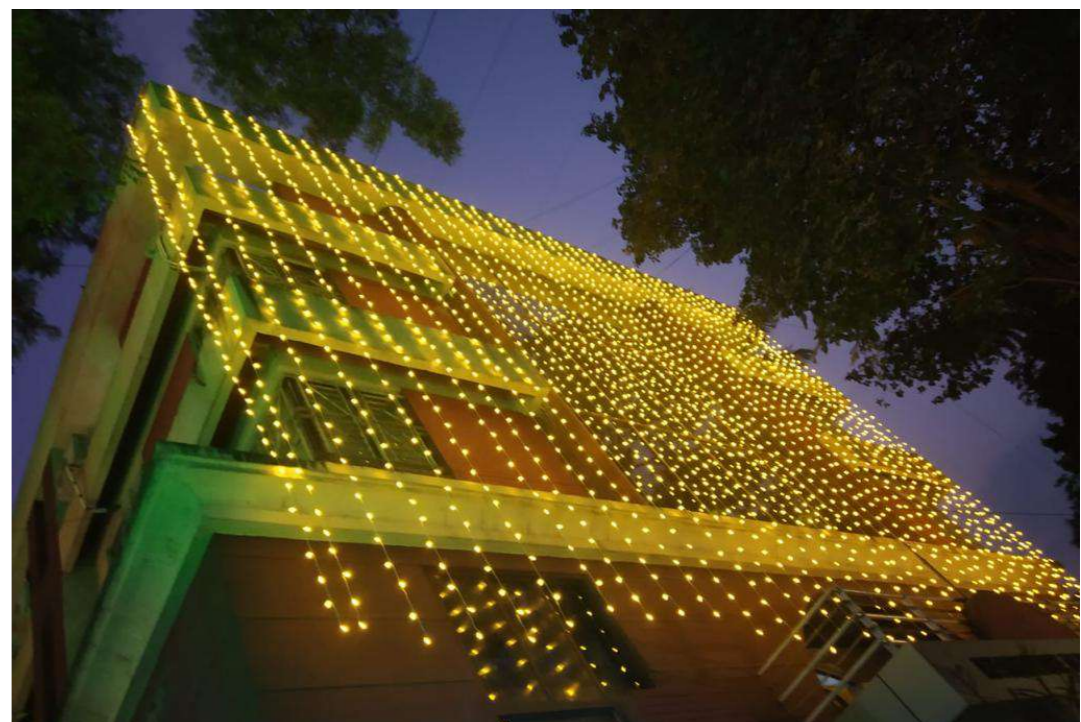
# NAVRATRI CELEBRATION

Simple, yet moving beyond dimensions. We celebrated **Navratri Days** in the 9 Different 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

# 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](http://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](http://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](http://www.maharera.mahaonline.gov.in)



**AUNDH, PUNE**

**3 & 4 BHK PREMIUM HOMES**



RERA REGISTRATION NO: P52100029791  
[www.maharera.mahaonline.gov.in](http://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](http://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](http://www.maharera.mahaonline.gov.in)



**KADAMBA PLATEAU, GOA**

**READY TO VIEW SHOPS & OFFICE SPACES**



RERA REGISTRATION NO: PRG005180276  
[www.maharera.mahaonline.gov.in](http://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 SHOPS & 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 Parvaati, Mahatma  
Phule Peth, Juna Bazar

## BLOG CORNER

### 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>



# 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.



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

## **Head Office (Pune):**

1204/4, Ghole Road, Shivajinagar, Pune, Maharashtra - 411004.

**Telephone:** +91-020 41471111

## **Site Address:**

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



**RERA REGISTRATION NO: P52100001061, P52100018108**  
**[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)**