



# 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 May 2022 Edition of Patron's Connect provides near-real time information about the construction progress of Eminence, 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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## 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.**



# ONGOING MARKETING CAMPAIGN CREATIVES



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

**EVER LIVED IN A MARVEL?  
NOW YOU CAN**

**OC RECEIVED  
READY POSSESSION  
LIMITED INVENTORY**

**EMINENCE**  
4 & 4.5 BHK LUXURY RESIDENCES  
VIMAN NAGAR, PUNE

#YourBestHome

STRATEGIC PARTNER  
**JUSTO**  
advise · create · nurture

Let's Discuss **8956 084 084**  
MahaRERA No: P52100001061, P52100018108 | JUSTO REALTY PVT LTD REGD. NO: A5900020277 | <https://naiknavareandjusto.com/>



**HAVE YOU EXPERIENCED  
PUNE'S ENGINEERING MARVEL?**

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**NAIKNAVARE DEVELOPERS**  
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# EMINENCE SITE BRANDING





# **BUILDING – A CONSTRUCTION UPDATES**



## BUILDING VIEW





BUILDING NIGHT VIEW



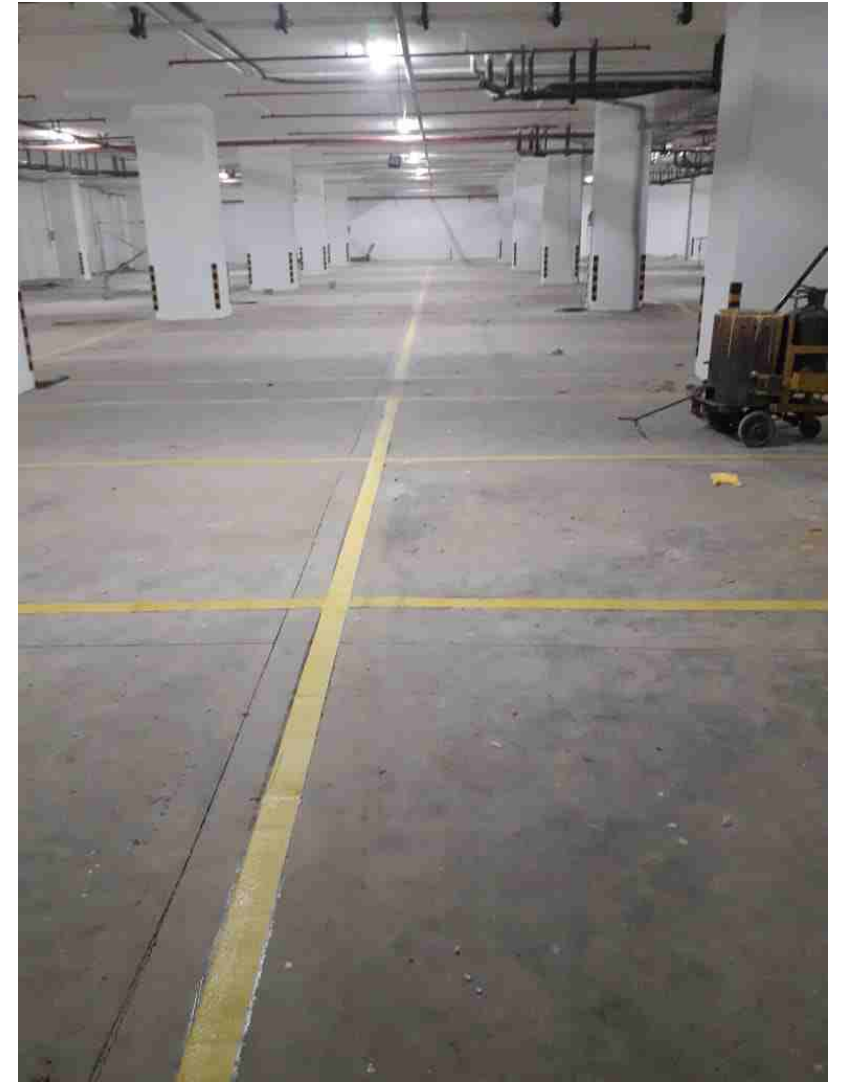
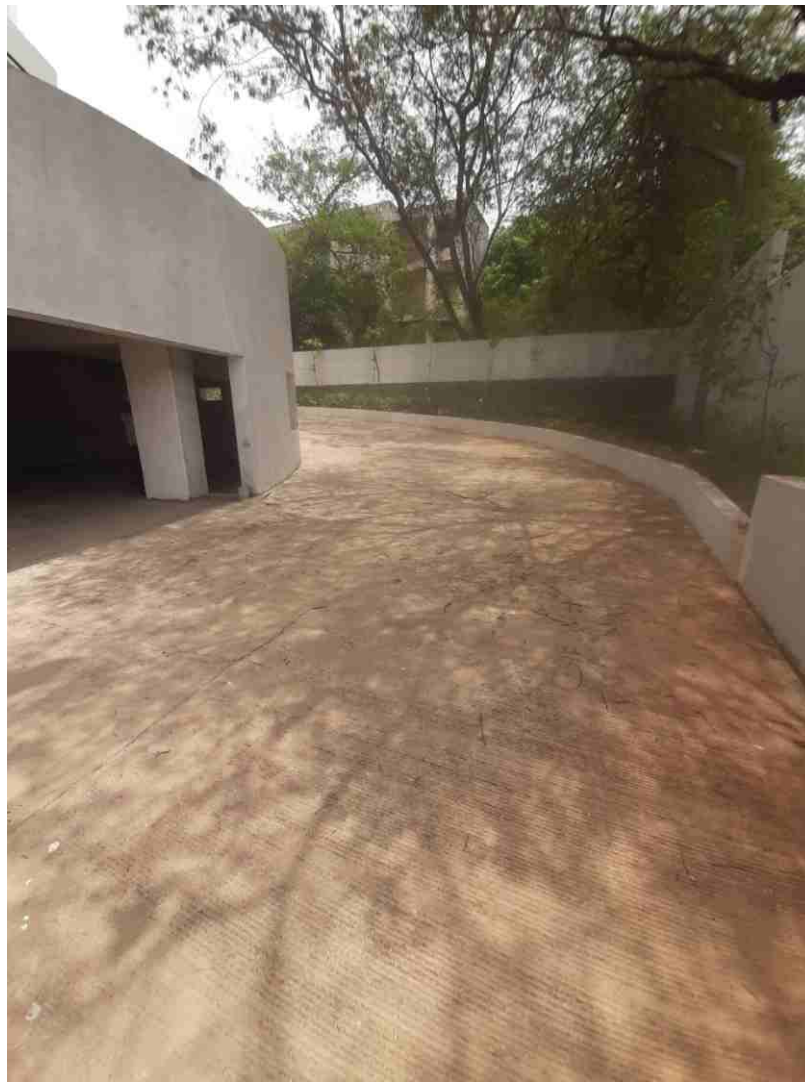
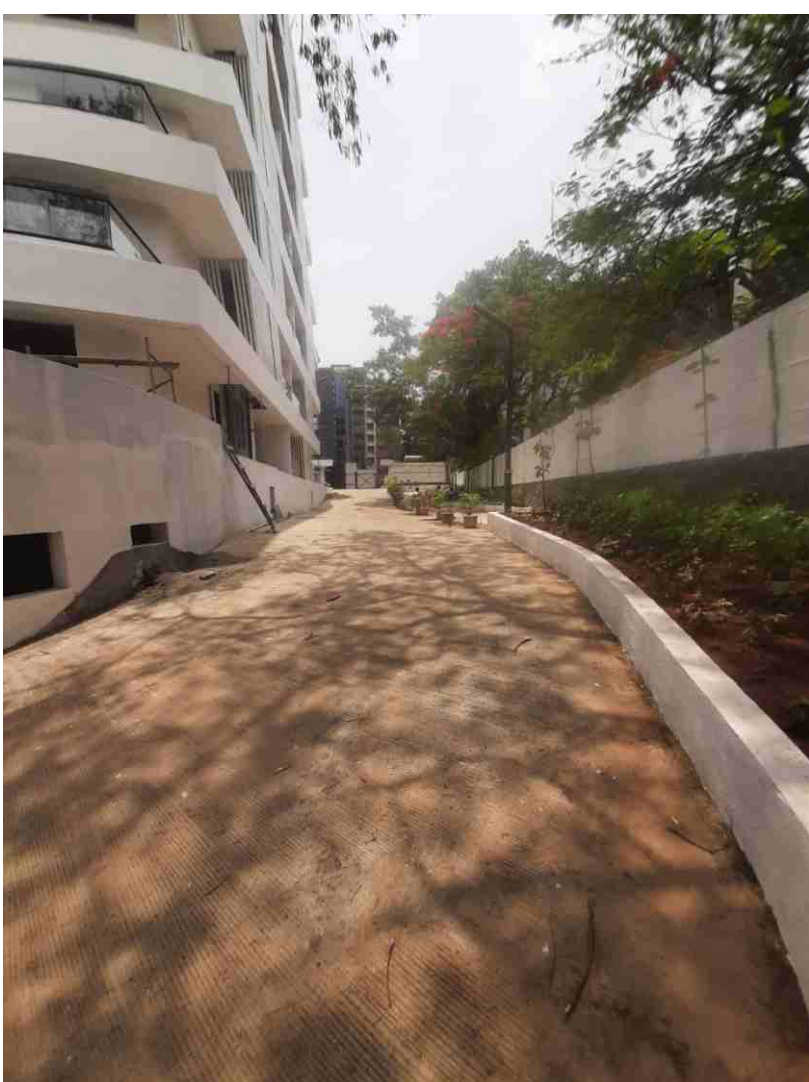


## SECURITY CABIN FINISHING WORK IN PROGRESS



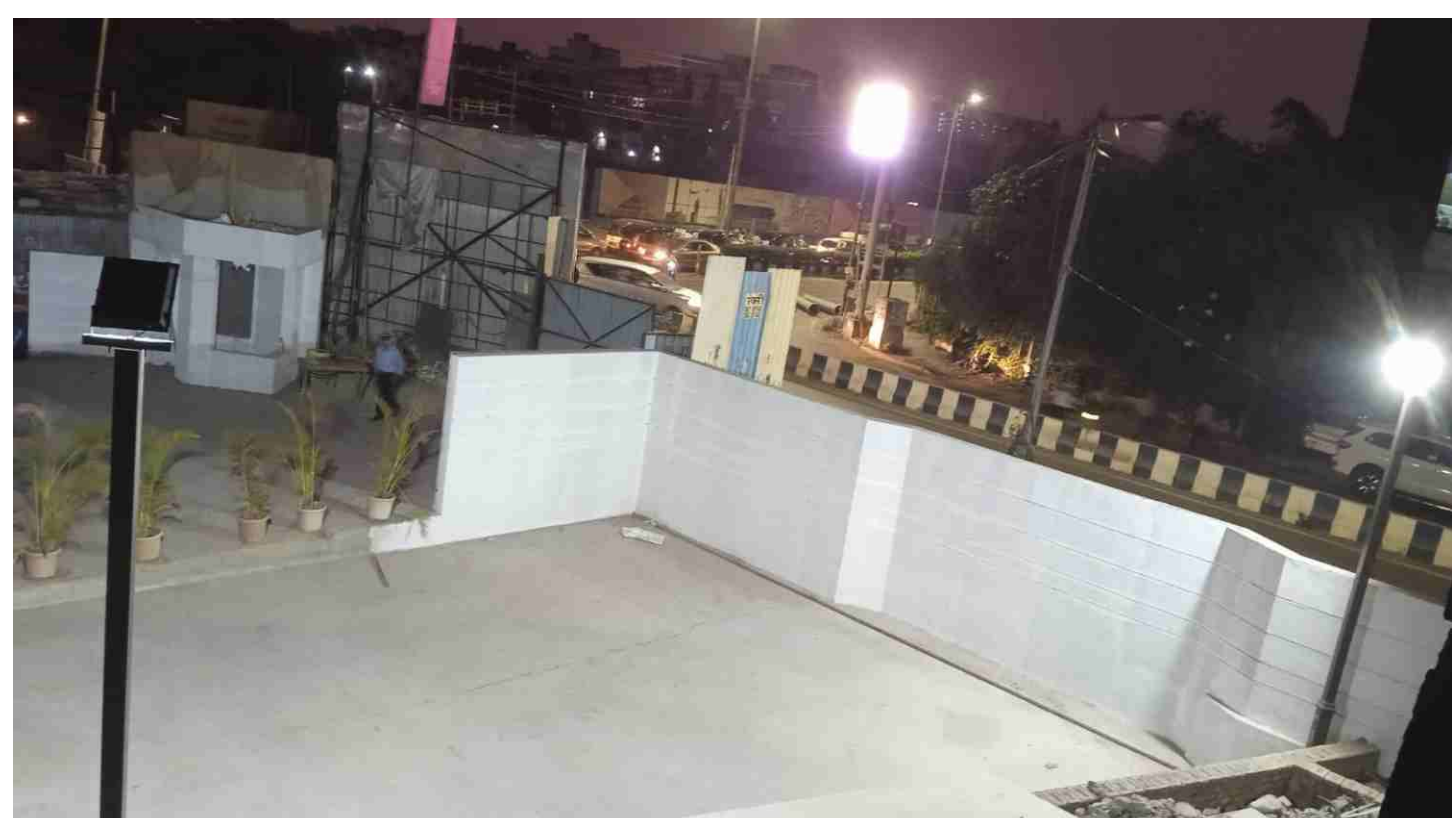
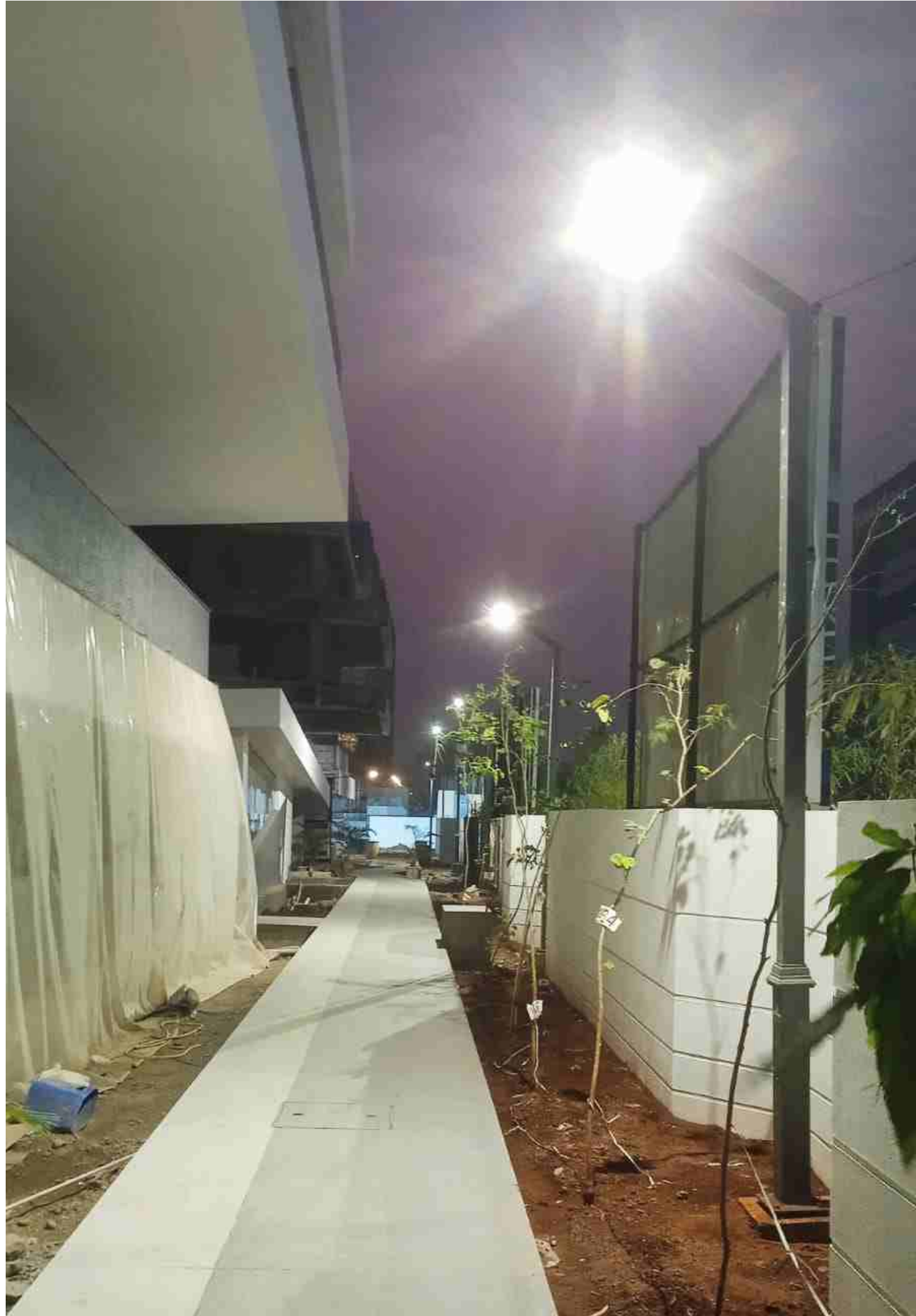


## BASEMENT PARKING CONSTRUCTION WORK COMPLETED





## INTERNAL WALK WAY & DRIVE DAY STREET LIGHT INSTALLATION WORK COMPLETED



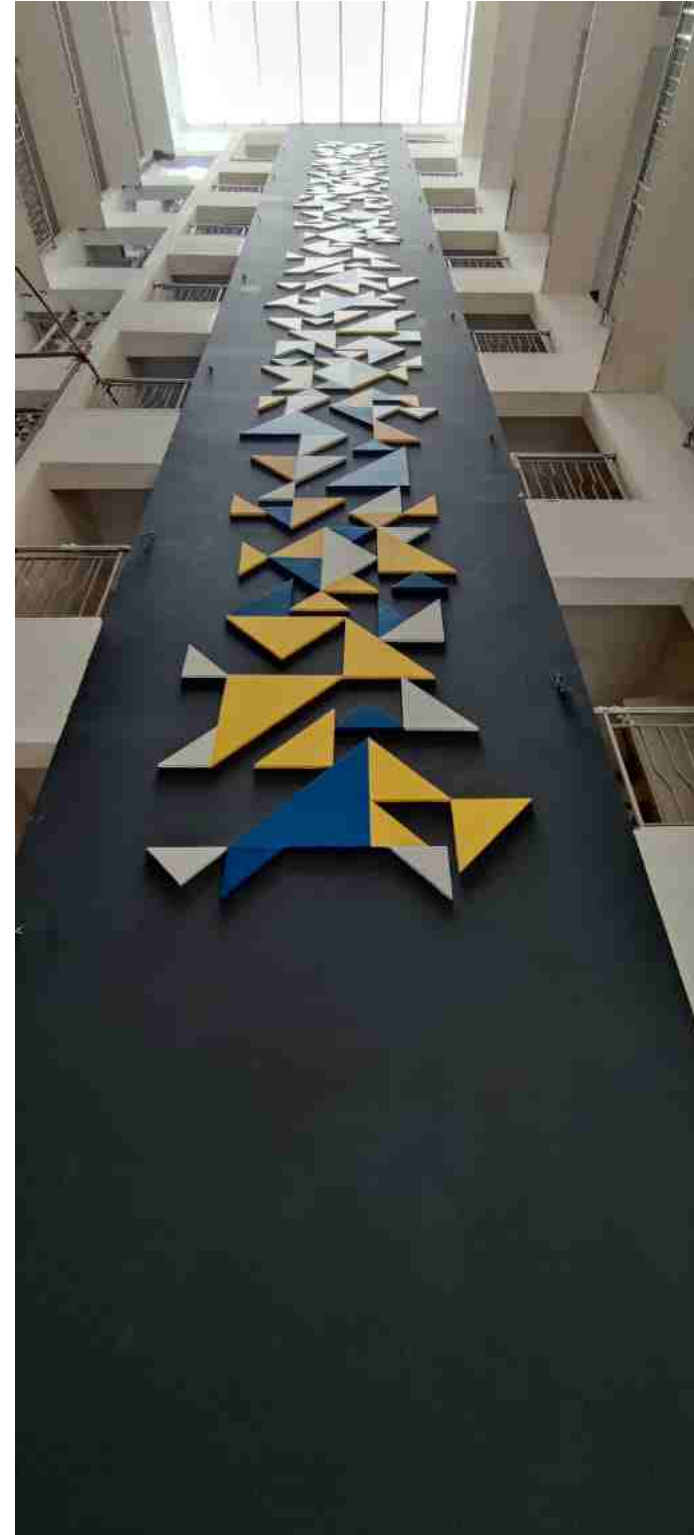


## COMMON AREA WIFI ZONE CONSTRUCTION WORK COMPLETED





## INTERNAL LOBBY VERTICAL DESIGNER WALL WORK COMPLETED



## ALL FLOORS COMMON LOBBY GRILL INSTALLATION WORK COMPLETED



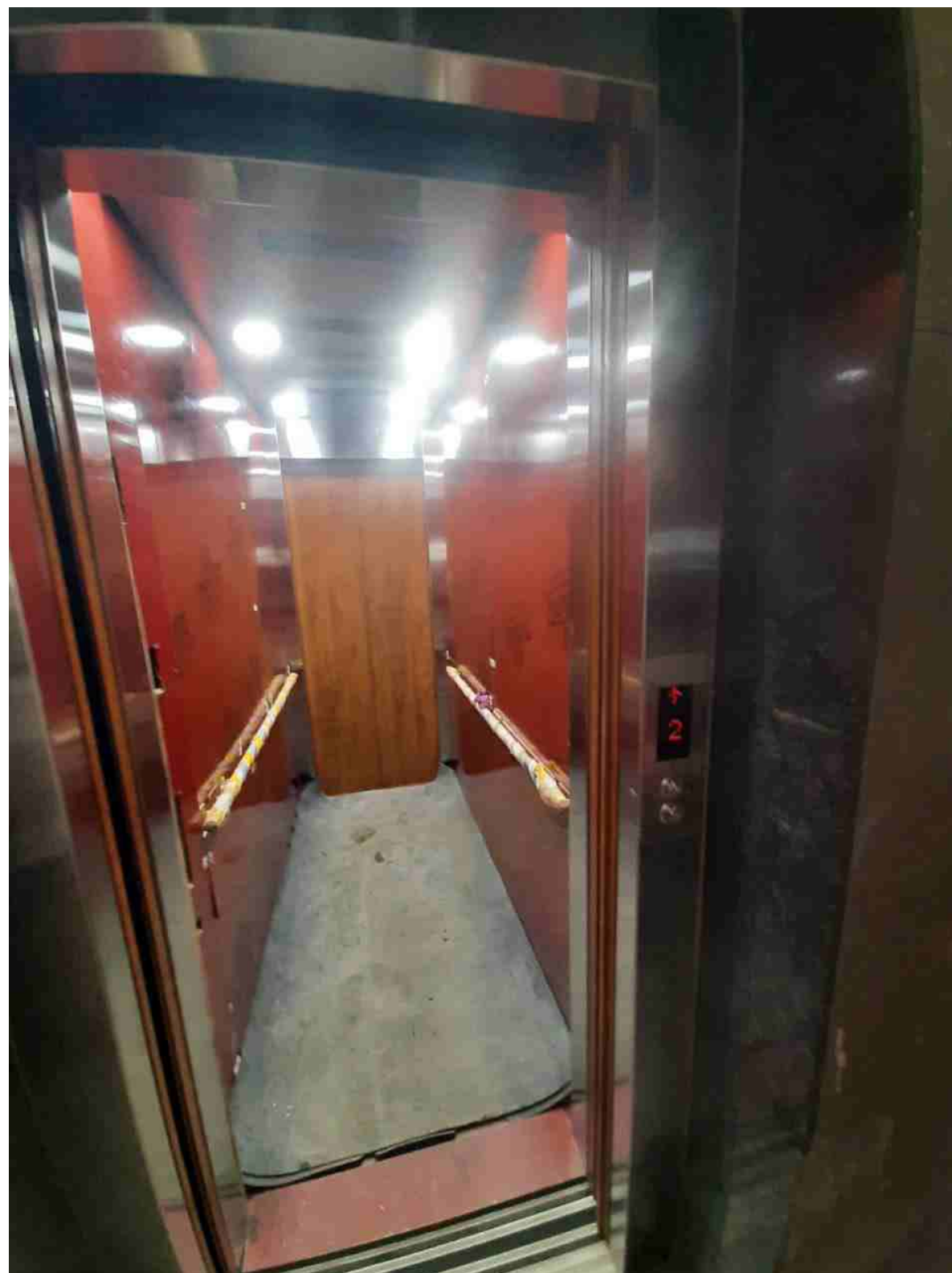


## ROOF TOP AMENITIES CONSTRUCTION WORK COMPLETED





## COMMON & SERVICE LIFT 100% FUNCTIONAL





## CLUBHOUSE INTERNAL PAINTING & ELECTRICAL WORK IN PROGRESS





# **BUILDING – B CONSTRUCTION UPDATES**



**Blockwork -**

a) lintel level work 60% completed upto 2nd Floor

b) Above sill level work 40% completed upto 3rd Floor





## 65% RCC Work Completed upto 5th Floor Slab





## 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](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)



**VIMAN NAGAR, PUNE**

**4 & 4.5 BHK LUXURY RESIDENCES**



RERA REGISTRATION NO: P52100001061, P52100018108  
[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



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



*Sylvan H*  
A PUNE

**AUNDH, PUNE**

**4 BHK APARTMENTS**



RERA REGISTRATION NO: P52100021048

[www.maharera.mahaonline.gov.in](http://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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