

# ESMERALDA RESIDENCIAL OPEN PLOTS FOR SALE

*Esmeralda*  
The upper crust living  
Kadamba Plateau, GOA



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

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 October 2021 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.

October - 2021  
Volume - I



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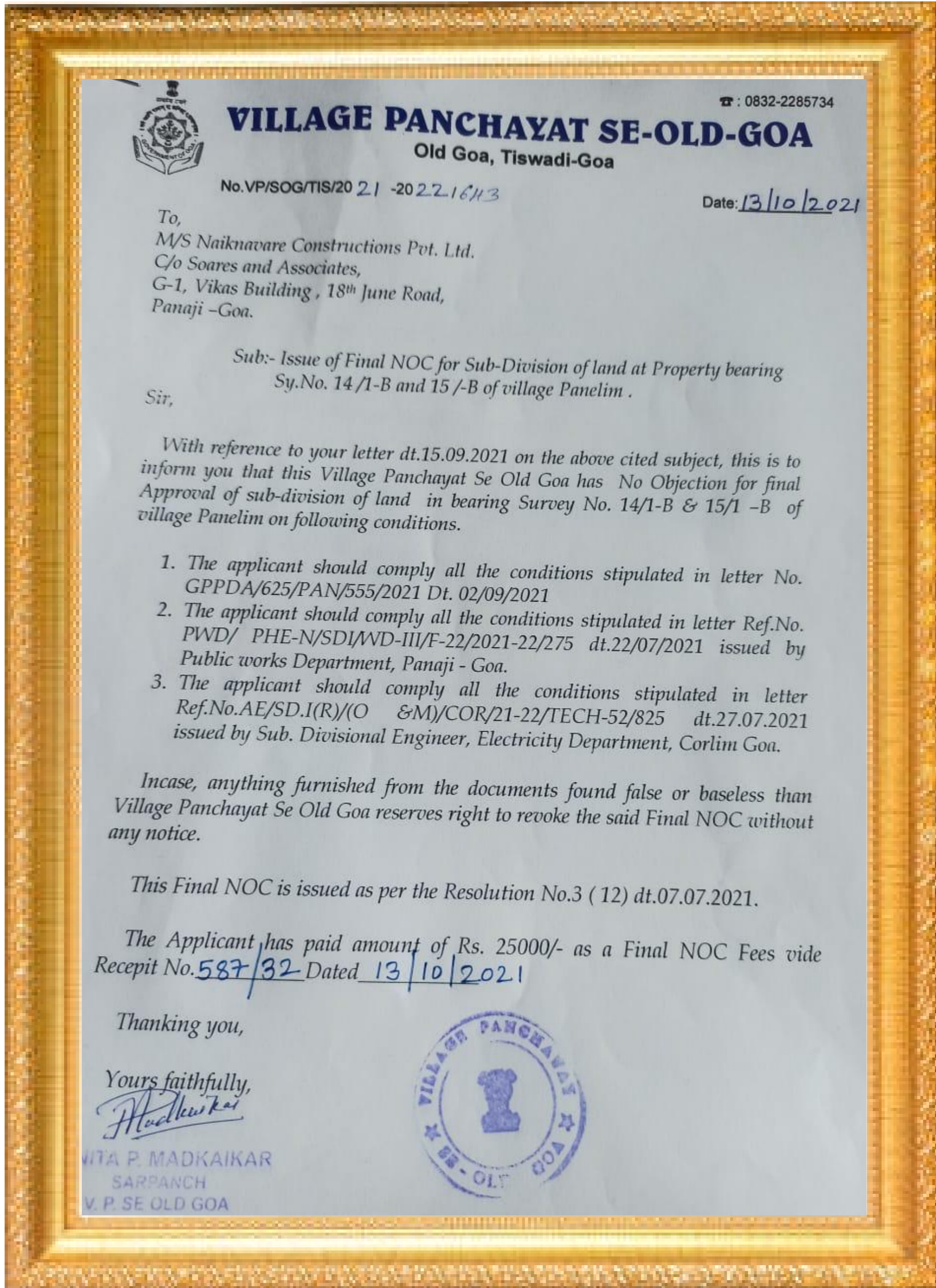


BLOGS CORNER

# Spotlight

## NAIKNAVARE HAS RECEIVED THE OCCUPANCY CERTIFICATE

Naiknavare has received the occupancy certificate from Panchayat for the proposed NA Plots at Esmeralda. Please find below the certificate photos for your kind perusal.



# Spotlight

## CUSTOMER RELATIONSHIP MANAGEMENT (CRM)

At Naiknavare Developers, we believe not just in creating quality homes /corporate spaces, but 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 goodwill. NDPL 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 - 4147 1111, 8956 382 382**

Working hours: 9:30 am to 6:00 pm, Monday to Friday & 2nd & 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.**

# Project Updates

## ESMERALDA NA PLOTS

Street Light poles installation work in progress



# Project Updates

## ESMERALDA NA PLOTS

Paving Block installation work in progress



# Project Updates

## Plot Development

- All the electrical poles have been erected and tested
- Foundation and poles are fixed for gate works
- Plumbing works are nearing finishing stages
- Compound wall, Road works will be starting as soon as Gate works and pavers works are over



# Events & Happenings

## Live Pune-Special chat with Hemant Naiknavare, a leading name in the construction sector

Watch Mr. Hemant Naiknavare (Director, Naiknavare Developers) talk about the challenges faced by real estate developers for slum rehabilitation projects as well as the future and vast scope that exists ahead of us in this field. <https://bit.ly/2ZzUGIY>





# Events & Happenings

## AURANGABAD PROPERTY EXHIBITION -

Here are some moments from the Divya Marathi Expo 2021.




# Other NDPL Projects

## ONGOING 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.

**VIMAN NAGAR PUNE**

₹ 3.20 Crore Onwards\*



PROJECT BY NAIKNAVARE DEVELOPERS PRIVATE LIMITED


Avant - garde design | Intelligent creation with BIM  
Roof top amenities

**3, 4 & 4.5 BHK HIVEMENTS**

RERA REGISTRATION NO: P1 - P52100001061, P2 - P52100018108  
www.maharera.mahaonline.gov.in

**AUNDH PUNE**

₹ 13.3 Crore



PROJECT BY NAIKNAVARE AND PRIDE AOP


180 Forest view | Ultra-premium amenities  
Picturesque sky lounge

**4 & 5 BHK TWIN TOWERS**

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

**MAHALUNGE - BALEWADI PUNE**

₹ 85 Lakh Onwards\*



PROJECT BY NAIKNAVARE PROFILE CONSTRUCTION PVT.LTD


77% Open Spaces | Children & Sports Centric Amenities  
Vehicle Free Podium

**2 & 3 BHK RIVER FRONT ABODES**

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

**AUNDH, PUNE**

₹ 4.10 Crore All Inclusive\*



PROJECT BY NAIKNAVARE DEVELOPERS PVT. LTD.


USPs- Rooftop Amenities, One Floor Living,  
One Home 360° Views & The Way To A Better Life

**4 BHK Apartments**

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

**KADAMBA PLATEAU GOA**

₹ 50 Lakh Onwards\*



PROJECT BY NAIKNAVARE CONSTRUCTIONS PRIVATE LIMITED


Traffic free podium living | International landscape design  
Phase 1 handed over

**STUDIO, 2 & 3 BHK APARTMENTS & PLOTS**

RERA Registration No: PRG005180276,  
www.rera.goa.gov.in

**SANEWADI, AUNDH PUNE**

₹ 96 Lakh Onwards\*



PROJECT BY NAIKNAVARE DEVELOPERS PVT. LTD.


Valet and concierge services  
Multi level automated parking | Strategic location

**READY TO VIEW SHOPS & OFFICE SPACES**

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

**GANESH KHIND ROAD, PUNE**

₹ 2.50 Crore Onwards\*



PROJECT BY NAIKNAVARE DEVELOPERS PVT. LTD.


Valet and concierge services  
Multi level automated parking | Strategic location

**READY TO VIEW SHOPS & OFFICE SPACES**

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

**KADAMBA PLATEAU GOA**

₹ 40 Lakh Onwards\*



PROJECT BY NAIKNAVARE CONSTRUCTIONS PRIVATE LIMITED

**READY TO VIEW SHOPS & OFFICE SPACES**

RERA Registration No. PRG005180276  
www.rera.goa.gov.in

**MHALUNGE - CHAKAN PUNE**

₹ 20.64 Lakh Onwards\*



PROJECT BY NAIKNAVARE HOUSING DEVELOPMENT PRIVATE LIMITED

Dwarka CBSE School | ECO friendly project with  
water conservation | Water supply from Bhama-Askhed dam

**1, 2 & 3 BHK Apartments & 3 BHK Row houses**

RERA REGISTRATION NO: P1-52100000164,  
P2-P52100000168, P3-P52100000163,  
Project4-P52100000240 | www.maharera.mahaonline.gov.in

**TALEGAON PUNE**

₹ 24.83 Lakh Onwards\*



PROJECT BY NAIKNAVARE DEVELOPERS PRIVATE LIMITED

Scenic lake views | Smartly built homes  
Mumbai- pune highway touch

**1, 2 BHK Apartments & Shops**

RERA Registration No:P521000000013,  
www.maharera.mahaonline.gov.in

**VADGAON MAVAL PUNE**

₹ 45 Lakh Onwards\*



PROJECT BY NAIKNAVARE TOWNSHIPS LLP

300 degree breathtaking views | 70% green space  
Largest floor space in the vicinity

**2 & 3 BHK Apartments, 3 BHK Garden Duplexes,  
3 BHK Rowhouses, 3.5 BHK Town houses**

RERA REGISTRATION NO:  
P1 - P52100002518, P3 - P52100003209, P2 - P52100002090,  
P4 - P52100002348 | www.maharera.mahaonline.gov.in

## UPCOMING PROJECTS

- **Residential Upcoming Project:** Balewadi (Avon Vista New Towers), Aundh - Banner Link Road, Shivajinagar, Hadapsar.
- **Commercial & Retail Upcoming Projects:** Dandekar Bridge, Sinhgad Road, Hadapsar.

# Other NDPL Projects

## 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

## **2021: The Right Time to Invest in Indian Real Estate | Must Read**

Coronavirus has disrupted almost every industry, including real estate. The first half of 2020 was dismal with the onset of Covid-19 but in the latter half of the year, demand slowly started to build with low lending rates, easy payment options from developers, etc.

<https://bit.ly/3ipdoNX>

## **Your Essential Guide to Types of Home Loans in India**

For most of us, buying a home we can call our own is a goal we wish to do our utmost to achieve. However, in today's world, buying property is no easy task. While an array of schemes, rates, and offers are being advertised by financial institutions to induce prospective homebuyers, buyers need to make the right decision and choose the right type of home loan. The process begins with identifying the right kind of home loan and then going ahead judiciously. <https://bit.ly/3gfSpuk>

## **Check out these Home Decor Tips for the Rainy Season**

Cool showers in the rainy season bring in the soothing breeze and greenery all around, much-needed relief from the blazing sun. Sitting in a covered balcony or verandah and sipping warm cups of tea or coffee with hot snacks while watching the rain is all that one wants to do during this season. <https://bit.ly/2SkJT5p>

## **Home Loan Interest Rates Further Reduced – What this means for Home Buyers**

the Covid-19 pandemic has hit the Indian economy hard across all sectors, real estate no exception. To give a boost to home-buying the RBI has helped push banks to offer lower interest rates on home loans. This reduction in home loan rates has in turn spurred demand for residential properties. <https://bit.ly/3puhmq6>

## **Home Office Ideas | Convert these small areas to a Work Space**

The COVID-19 virus has unleashed untold hardships on all of us. As the world has been grappling with the worsening claws of the virus, the concept of work from home (WFH) is proving to be an effective solution to keep it going. Organizations around the world have switched over to the WFH mode and looking at the current situation, it is evident that home offices are here to stay. <https://bit.ly/3z8inbL>

## **Behold the Awe-Inspiring Design Features of these Homes in Pune**

A beautiful home nestling in exquisite premises and surroundings is all you need to lead a blissful and content life. Your abode that exudes vibes of warmth and looks inviting makes you feel rejuvenated and joyous, no matter how a day is spent outside. If you're on the threshold of buying a new home in Pune and feeling all upbeat about choosing the best residence, you have to identify the right property developers and projects that meet your needs and are fairly priced too. <https://bit.ly/3pwRGcj>

# Esmeralda

The upper crust living  
**Kadamba Plateau, GOA**  
PROJECT BY NAIKNAVARE CONSTRUCTION PRIVATE LIMITED

At Esmeralda, 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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