

Edition October 2024

# NEWSLETTER



**NAIKNAVARE**  
BUILT ON VALUES. TESTED OVER TIME.



AT TALEGAON, PUNE





AT TALEGAON, PUNE

At Naiknavare, our commitment goes beyond creating valuable real estate. We believe in building enduring relationships with our customers, and our newsletter is one way we strive to achieve that. Through our newsletters, we aim to keep our valuable customers informed about the latest happenings within the Naiknavare family, specifically regarding their own projects.

In the October 2024 Edition of Patron's Connect, we bring you near-real-time updates on the construction progress of **Kutumb** and other related developments. We are delighted to share glimpses of noteworthy events, including customer outreach programs and social gatherings held within the premises of your own project. We hope you find this communication both informative and enjoyable.



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# Luxurious Apartments, Villas & NA Serviced Plots in Talegaon, Pune



AT TALEGAON, PUNE



Welcome to Kutumb by Naiknavare, a one-of-a-kind inter-generational living experience thoughtfully crafted to rekindle the essence of Indian family culture. Located in the scenic area of Vadgaon Maval on the Old Mumbai-Pune Highway, Kutumb brings together luxurious homes and serviced plots, designed to foster family connections across generations. Kutumb by Naiknavare is more than just a housing project; it's a vibrant community built to nurture relationships, celebrate family traditions, and support each resident's unique lifestyle needs.

## An Inclusive Inter-Generational Community

Kutumb offers a range of beautiful living spaces tailored to families of all sizes, including row houses, duplex homes, townhouses, 2 BHK, and 3 BHK flats. Spanning over 15.55 acres of lush landscape, the project is powered by Primus and surrounded by the breathtaking views of the Indrayani Valley and neighboring reserve forest. Only five minutes from the Talegaon Expressway toll plaza, Kutumb provides a serene yet well-connected haven for those seeking a balanced lifestyle close to nature.

# Construction Updates



## A2 - Building

- Kutumb A2 possession in progress.



## D3 & D4 - Buildings

- D3 +2 level slab casting completed..

# Construction Updates

## D3 & D4 - Building

- D3 -1 & Parking level slab RCC work in progress.



# Health is Wealth at Naiknavare Developers!

Date of Activity : 5<sup>th</sup> August 2024

Location: Avon Vista

At Naiknavare Developers, we prioritize health as the cornerstone of a fulfilling life and successful career. Our "Health is Wealth" session on 5th August reminded us to embrace wellness with easy yet impactful practices that support long-term well-being.

## Highlights from the Session:

- **Exercise Activity:** Light exercises to boost physical fitness and well-being
- **Mindfulness Techniques:** Practical ways to reduce stress and maintain focus
- **Fitness Tips:** Simple routines to incorporate into daily life
- **Nutrition Advice:** Quick, healthy meal ideas to keep energy levels high
- **Work-Life Balance:** Tips for managing well-being amidst a busy schedule



# Aranya - Honored for Excellence!



Launched on 4<sup>th</sup> November 2023, this project embodies our vision to create affordable, high-quality homes that blend comfort and functionality, making homeownership a reality for many.

We are proud to share that Aranya was awarded 'Budget Housing Project of the Year' at the 16<sup>th</sup> Realty+ Excellence Awards 2024! This accolade honours our dedication to affordable housing, and we extend our gratitude to our incredible team, partners, and customers who made this achievement possible.



Artistic Impression\*





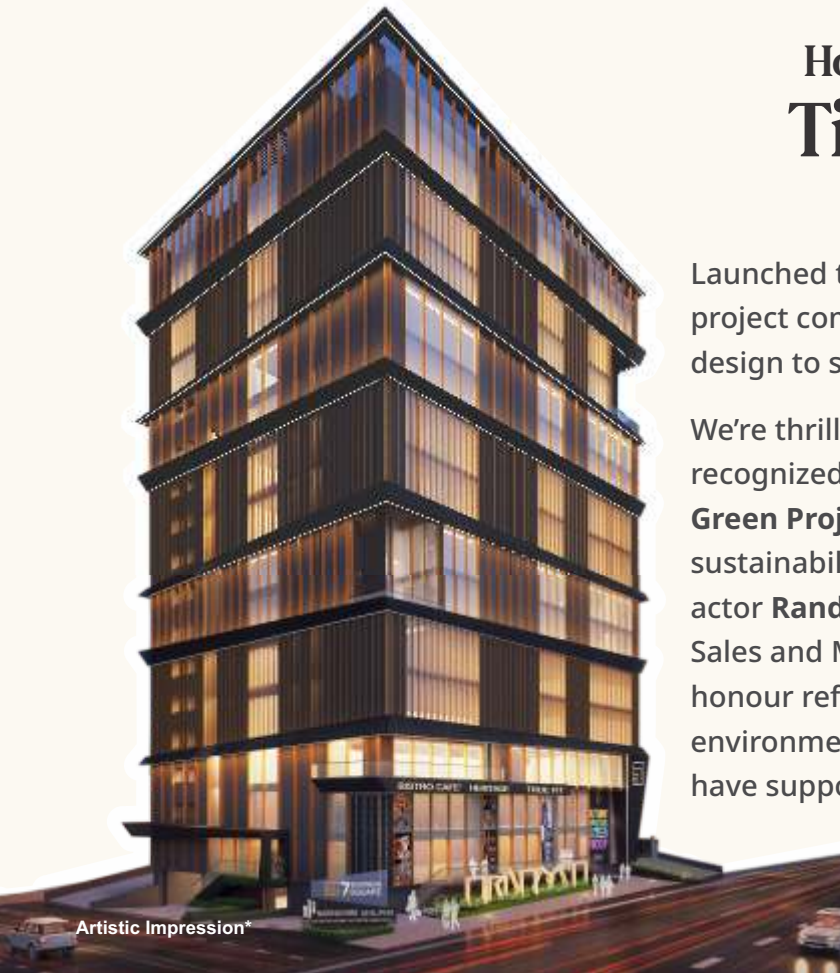
## 7 business Square – Honoured for Commercial Green Project



### Honoured to be Recognized by Times Realty Icons Maharashtra 2024

Launched to redefine sustainable commercial spaces, this project combines eco-friendly practices with modern design to support thriving businesses in Pune.

We're thrilled to share that **The Times of India** has recognized 7 Business Square in the **Pune Commercial Green Project** category for its commitment to sustainability. The award was presented by acclaimed actor **Randeep Hooda** and proudly accepted by our Chief Sales and Marketing Officer, **Swapnil Manikpure**. This honour reflects our dedication to creating environmentally responsible spaces, and we thank all who have supported this journey!



Artistic Impression\*

## Eminence – Honoured for Best Iconic Residential Design



Honoured to be Recognized by  
**Times Realty Icons**  
Maharashtra 2024

Launched as an architectural marvel in East Pune, this residential project is designed to provide luxury and functionality, creating iconic living experiences for residents.

We're proud to announce that The Times of India has awarded Eminence the title of Best Iconic Residential Design for East Pune! The award was presented by the esteemed actor Randeep Hooda, making this achievement even more memorable. This recognition reflects our unwavering commitment to excellence, and we extend our gratitude to our talented team and supporters for their dedication to this success.

# Celebrating the Spirit and Well-being of Our Senior Residents

At Kutumb, we believe in fostering a community that thrives on health and happiness. Recently, our senior residents demonstrated incredible enthusiasm and energy at the medical camp held within our community. Their participation was a testament to their commitment to maintaining a healthy lifestyle, and we couldn't be prouder of their efforts!

## Highlights from the Medical Camp

The event saw a fantastic turnout, with residents eagerly engaging in various health check-ups and consultations. The camp offered a range of services, including:

- **General Health Check-ups:** Comprehensive examinations, ensuring our seniors stay on top of their wellness.
- **Specialized Consultations:** Access to cardiologists, dietitians, and more, tailored to the needs of our senior community.
- **Fitness and Nutrition Tips:** Expert guidance on maintaining a balanced diet and incorporating gentle exercise routines into their daily lives.

At Kutumb, we cherish every moment spent together and strive to create a safe, healthy, and joyous environment for all. Let's continue to support each other and embrace a lifestyle that prioritizes well-being.



# Celebrating Friendship Day at Naiknavare Developers

On 4<sup>th</sup> August 2024, we came together to celebrate the bonds that make our community special. Friendship Day is a reminder of the connections that transform our workplace into a supportive family. To symbolize our unity, our team wore friendship bands, reflecting the spirit of camaraderie that defines us.

## Highlights from the Celebration:

- Team members proudly donned friendship bands to signify unity and support.
- Acknowledged the importance of relationships in fostering collaboration and creativity.
- Shared laughter and memorable moments during the festivities.
- Celebrated the friendships that enhance our workplace environment.



# Mastering Technical Skills: A Special Session with Mr. Dipesh Bafna and Mr. Vivek Borate



On 31<sup>st</sup> August 2024, we successfully conducted a dynamic knowledge-sharing session aimed at enhancing the technical expertise of architects & planners. Led by industry experts Mr. Dipesh Bafna & Mr. Vivek Borate, this inspiring event provided invaluable insights that opened new perspectives on navigating complex design challenges and optimizing workflows.

## Key Takeaways from the Session:

- Engaging discussions on advanced technical strategies for real-world applications.
- Insights from industry stalwarts that inspired innovative thinking and problem-solving.
- Enhanced understanding of streamlined processes to improve project outcomes.
- Attendees left equipped with practical skills to elevate their current and future projects.

## Mastering Technical Skills presentation with team



A heartfelt thank you to Mr. Dipesh Bafna and Mr. Vivek Borate for sharing their expertise and fostering an enriching experience. Your contributions are paving the way for greater innovation and excellence in our architectural and planning endeavors!



## A Celebration of Culinary Talent!

On 13<sup>th</sup> September 2024, the much-anticipated Naiknavare Developers Food Festival took place, uniting employees in a vibrant celebration of food, creativity, and camaraderie. Participants from various departments showcased their incredible talents, decorating stalls and preparing mouth-watering dishes that highlighted diverse culinary traditions. With the directors in attendance, the festival turned into an unforgettable day filled with laughter, warmth, and delicious flavors.

### Highlights from the Food Festival:

- Vibrant stalls featuring a wide array of dishes representing various culinary traditions.
- Employees showcased their creativity in both cooking and stall decoration.
- Directors attended, adding to the event's significance and joy.
- Each participant was recognized and awarded for their contributions to the festival's success.
- An atmosphere of unity and teamwork that fostered lasting memories.



Watch the video for exciting highlights from the event!



# Pune's Developmental Future – Insights from Mr. Ranjit Naiknavare



Pune is on the brink of transformation, with Mr. Ranjit Naiknavare, CEO of Naiknavare Developers and President of Pune CREDAI, leading the charge. His insights into urban development are shaping the future of the city, ensuring it meets the demands of a growing population while maintaining a high quality of life.

Mr. Naiknavare's commitment to sustainable and strategic development positions Pune as a key hub in Maharashtra and across India. His leadership is not only addressing the city's challenges but also leveraging its strengths to create a balanced ecosystem of residential, commercial, and infrastructural growth.

## Highlights:

- Vision for Urban Development:** Advocating for future-ready solutions that focus on integrated townships, enhanced connectivity, and well-planned urban spaces to improve livability.
- Supporting Real Estate Growth:** Fostering collaboration among developers to drive innovation in housing that aligns with national policies and modern buyer needs.
- Focus on Affordability:** Strongly advocating for affordable housing projects aimed at middle-income groups, ensuring access to modern amenities without compromising quality.

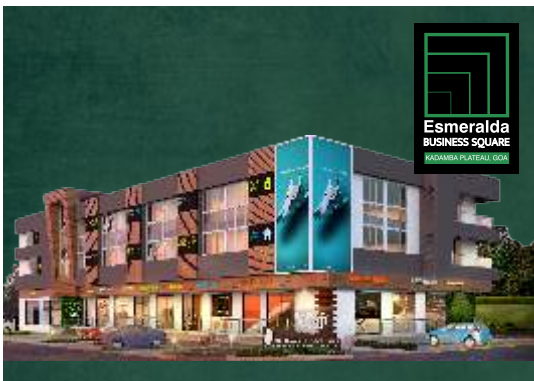
# Ongoing Projects



**1 & 2 BHK FLATS**  
**CHAKAN, PUNE**



**2 & 3 BHK FLATS**  
**SHIVAJINAGAR, PUNE**



**SHOPS & OFFICES**  
**GOA**



**FULLY SERVICED NA PLOTS**  
**CHAKAN, PUNE**



**COMMERCIAL OFFICE & RETAIL SPACES**  
**SHIVAJINAGAR, PUNE**



**1 & 2 BHK FLATS**  
**TALEGAON, PUNE**



# Upcoming Projects



|                        |  |
|------------------------|--|
| <b>KOTHRUD</b>         | <b>PREMIUM COMMERCIAL PROJECT</b>                            |
| <b>BANER</b>           | <b>PREMIUM COMMERCIAL PROJECT</b>                            |
| <b>MODEL COLONY</b>    | <b>4 BHK SUPER PREMIUM RESIDENCES</b>                        |
| <b>WANOWRIE</b>        | <b>PREMIUM RESIDENTIAL</b>                                   |
| <b>DANDEKAR BRIDGE</b> | <b>RETAIL, COMMERCIAL &amp; 2, 3 &amp; 4 BHK RESIDENTIAL</b> |
| <b>TALEGAON</b>        | <b>RESIDENTIAL &amp; NA PLOTTING</b>                         |
| <b>CHAKAN</b>          | <b>OFFICES &amp; SHOWROOMS</b>                               |
| <b>KALYANI NAGAR</b>   | <b>COMMERCIAL &amp; RESIDENTIAL</b>                          |
| <b>VAKOLA, MUMBAI</b>  | <b>COMMERCIAL &amp; RESIDENTIAL</b>                          |

## ABOUT NAIKNAVARE

Naiknavare Developers, one of India's leading real estate companies, has been at the forefront of the industry for nearly four decades. Starting as a family-run business, the company has built a reputation for delivering innovative, high-quality projects across residential, commercial, and retail spaces. Guided by the core values of knowledge, integrity, and commitment, Naiknavare has completed over 60 projects, with 18 million square feet of development delivered and 6 million square feet underway.

Their projects span key cities such as Pune, Mumbai, Navi Mumbai, Kolhapur, and Goa, offering thoughtfully designed spaces equipped with top-tier amenities like fitness centers, swimming pools, and community spaces. Each project reflects their dedication to providing a holistic living experience while maintaining the highest standards of craftsmanship.

In addition to their real estate developments, Naiknavare is committed to social responsibility. Their slum rehabilitation projects aim to improve the living conditions of the underprivileged, promoting cleaner, healthier, and more equitable communities. This reflects their broader vision of contributing to a more civilized and slum-free society.

With a strong track record of overcoming challenges in a dynamic industry, Naiknavare Developers remains dedicated to creating spaces that redefine luxury living and urban landscapes, always adhering to their motto: "BUILT ON VALUES. TESTED OVER TIME." As they continue to grow, the company stays focused on delivering value and excellence to all stakeholders.

### Vision

Our vision is to become one of India's most trusted brands by creating high-quality urban communities.

### Legacy

# 38+ Years

## of Industry Leadership



**60+**

Projects Completed



**3.1 MILLION**

Sq. Ft. Under Construction



**6 MILLION**

Sq. Ft. Under Planning



**18 MILLION**

Sq. Ft. of Built Assets



**400+**

Skilled Professionals



**5**

Cities Presence

### Mission

We bring this vision to life through a knowledge, integrity, and commitment-driven approach, ensuring guaranteed value for all our stakeholders. To effectively deliver our vision, our mission undertakes to create high-quality urban communities for all the diverse income levels in our nation to positively touch all strata of Indian society.

# Values

**BUILT ON  
KNOWLEDGE.  
TESTED  
OVER TIME.**

**NEW AGE TRENDSETTERS  
IN REAL ESTATE.**



As the popular saying goes “Knowledge is Power”, we at Naiknavare are fuelled with a passion to accumulate and acquire knowledge across all domains to help us to stay ahead of the curve and adapt to the evolving needs of society. We blend our team's knowledge with the needs of our customers to shape and drive our business activity to stand apart from our competitors.

**BUILT ON  
INTEGRITY.  
TESTED  
OVER TIME.**

**LEGACY OF 38+ YEARS**



Integrity is a deeply ingrained principle that guides our actions and is the cornerstone of our success. As a brand, we are committed to our promise of performing our activities and operations with honesty, transparency and righteousness with all our stakeholders. Our integrity along with our strong ethical values ensure we maintain sustainable and long-term relationships with all our stakeholders.

**BUILT ON  
COMMITMENT.  
TESTED  
OVER TIME.**







**OVER 13,000+  
HAPPY FAMILIES.**



Our commitment is our dedication and loyalty towards fulfilling our responsibilities as a brand. We boldly take on challenges, while also keeping our focus on our dedication to delivering value to all stakeholders. We value our relationships and inculcate trust in our relationships laying the foundation for growth and progress.

# Diverse Portfolio:

Naiknavare Developers has achieved significant milestones and continues to foster growth across every segment, ensuring that every project reflects our commitment to quality, sustainability, and value creation.

-  **RESIDENTIAL**
-  **COMMERCIAL**
-  **NA PLOTTING**
-  **REDEVELOPMENT**
-  **EDUCATION**
-  **SLUM REHAB**

GROWTH  
ACROSS  
EVERY  
SEGMENT



AT TALEGAON, PUNE

At Kutumb, 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..



# NAIKNAVARE

BUILT ON VALUES. TESTED OVER TIME.

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