

An aerial night photograph of a city skyline, likely in the Philippines, featuring numerous high-rise buildings and a prominent road with light trails. The sky is a mix of deep blue and orange from the setting or rising sun. The text "COME HOME TO TALEGAON" is overlaid in white, bold, sans-serif font. There are also small orange and blue decorative squares on the left and right sides of the image respectively.

COME HOME TO  
**TALEGAON**



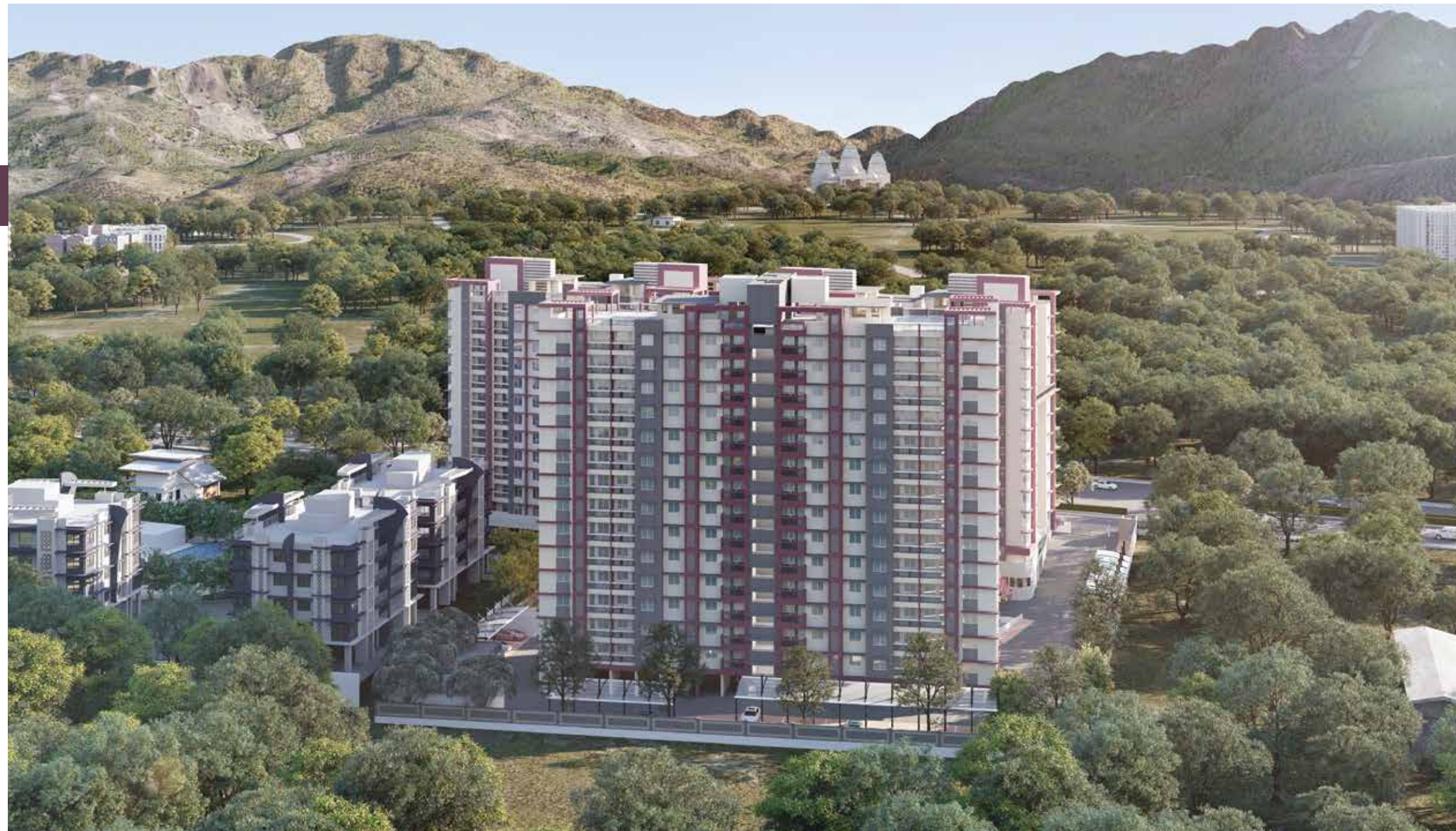


Artist Impression



# Neelaya





Artist Impression

# THE NEW FUTURE OF TALEGAON

**AWE-INSPIRING** VIEWS

**UPGRADED HOMES** & LIFESTYLES

DEVELOPED **ECOSYSTEMS**

SEAMLESS **CONNECTIVITY**





## TALEGAON BEHOLD BEDAZZLING BEAUTY. FORESEE A FANTASTIC FUTURE.

It has an eternal charm. Located strategically between Pune and Mumbai, Talegaon has been a richly endowed with Nature. Clean, fresh air, clear lakes, green views all around and beautiful bio-diversity have always made it a coveted locale.

Over the years, this beautiful town also embraced new development, drawing many a global corporate to choose it as their home, bringing employment and prosperity to the place.

Talegaon has adorned natural beauty and modern development with panache and is today a location pulsating with potential for the future.





Representative Image

# THE NEW FUTURE OF TALEGAON

Envisioned to be a nodal hub of development, Talegaon is taking giant leaps towards being the most preferred residential and commercial destinations. Here are a few factors that have contributed immensely to it being one of the fastest growing micro-markets in Pune.



To be developed as Pune's first Electronics and Engineering City (TEEC)



MIDC has made heavy investments to develop Talegaon as a commercial and industrial facility sprawling across 6000 acres



Proximity to Mumbai-Pune Highway, the IT hubs of Hinjewadi and Talawade, and the industrial hubs of Chakan and Pimpri-Chinchwad

With all these favorable reasons and more, Talegaon is fast becoming the next booming micro market, crowned with the recognition it truly deserves.





Artist Impression

## RELISH THE LIFE AT NEELAYA

Introducing Neelaya by Naiknavare Developers,  
a mixed-use development of 420 smartly designed  
**smart 1 & 2 BHK apartments and 22 commercial units.**

Now you can choose your home as per your requirement from smart 1 & 2 BHK homes. Strategically situated in picturesque Talegaon, the development offers the best of both worlds – scenic environs and unmatched connectivity. Every flat has a mountain view on one side and a lake view on the other. This majestic development of 3 towers of 12 storeys each stands at a centrally situated locale, bringing everything you need within easy reach.





Artist Impression

Imagine when every moment is picture perfect and life showers you with endless joys...

The mesmerizing lake and hill view makes this project a delightful place to dwell.

Imagine the joy of living at a higher altitude(2198 ft above ground) and waking up to beauty and tranquility everyday.

Wake up in the morning with a beautiful sunrise and a rejuvenating river view.





Representative Image

# CONNECT WITH EASE

Neelaya effortlessly connects you to prime destinations in and around Pune. It not only makes your commute quicker and helps you spend more time with your loved ones, but also opens up a world of opportunities for you.

## KEY DISTANCES

5 MINS	20 MINS	30 MINS
From Mumbai-Pune Expressway and Talegaon Toll Plaza	From industrial hubs of Chakan, Chinchwad	From Pune International Airport
10 MINS	20 mins	
From Talegaon market, Railway station and bus stop	From IT hubs - Talawade	

SOCIAL INFRASTRUCTURE	SCHOOLS	ATM
<ul style="list-style-type: none"><li>• D-Mart</li><li>• Javan Mall</li><li>• Pilgrims-Birla</li><li>• Temple &amp; Jain Temple</li></ul>	<ul style="list-style-type: none"><li>• Podar International School</li><li>• Empros International School</li><li>• Mamasahab Khandge English School</li></ul>	<ul style="list-style-type: none"><li>• Syndicate Bank ATM</li><li>• State bank of India ATM</li><li>• Central bank of India ATM</li></ul>
ENTERTAINMENT& SPORTS	COLLEGES	BANK
<ul style="list-style-type: none"><li>• MCA Pune International Cricket Stadium</li><li>• INOX</li></ul>	<ul style="list-style-type: none"><li>• DY Patil Engineering College</li><li>• Nutan Maharashtra of Engineering &amp; Technology</li><li>• BE Engineering College</li></ul>	<ul style="list-style-type: none"><li>• Axis Bank</li><li>• ICICI Bank</li><li>• IDBI Bank</li></ul>





Artist Impression



Representative Image



Representative Image

# STATE-OF-THE-ART AMENITIES

An array of world-class indulgences at Neelaya introduce you to sheer luxury, so that you pamper your desires, follow your passion, and celebrate every moment of life.

## AMENITIES

Clubhouse	Solar water heating system
Amphitheatre lawn	Multi-purpose hall
Open lawn	Gymnasium
Children's play area	Jogging Track
Rainwater harvesting	and many more



# MASTER PLAN



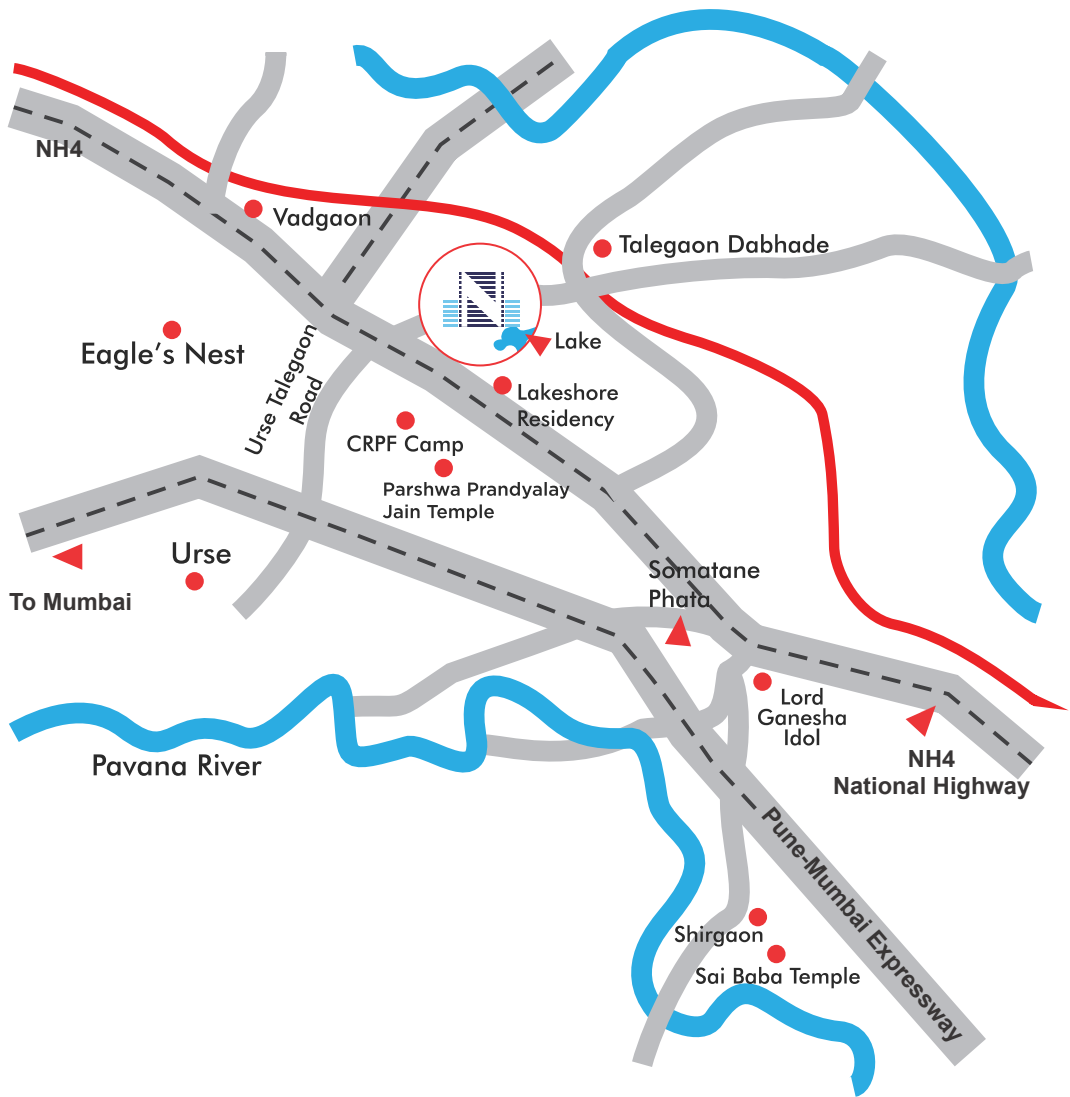
## LEGEND

- 1 EMERGENCY GATE FOR FIRE ENGINE CIRCULATION
- 2 EMERGENCY GATE-2 (BETWEEN PLOT A & PLOT B)
- 3 REALIGNED NALA
- 4 ENTRY & EXIT
- 5 SECURITY CABIN
- 6 COVERED CAR PARKING BELOW LANDSCAPED AREA
- 7 LANDSCAPE AREA FOR RESIDENTIAL
- 8 AREA FOR SHOPS
- 9 EXCLUSIVE TERRACE FOR SHOP NO. 11
- 10 SCOOTER PARKING
- 11 CYCLE PARKING
- 12 ENTRY/ EXIT FOR SHOP
- 13 OPEN CAR PARKING
- 14 COVERED CAR PARKING
- 15 UNDERGROUND STP
- 16 WET LAND BEDS
- 17 TRANSFORMER ROOM + D.G
- 18 ORGANIC WASTE CONVERTER
- 19 UNDERGROUND WATER TANK
- 20 CHILDREN'S PLAY AREA
- 21 OPEN AIR AMPHITHEATRE
- 22 LAWN
- 23 CLUB HOUSE
- 24 EHV LINE



Artist Impression

# LOCATION MAP



Talegaon is a beautiful lakeside town situated in the Maval Taluka of Pune district. Emerging as a town of opportunities, thanks to its strategic location off Mumbai-Pune Highway. Along with, the town also hosts a number of multinational companies. The town is a growing commercial as well as a residential hub offering serenity wherever you go.



Talegaon Dabhade Bus Stop - 2.5 km  
Talegaon Railway Station - 2.6 km



Sevadham Hospital - 2.5 km  
Moraya Specialty Hospital - 1.2 km  
Pawar Hospital - 3.2 km



Podar International School - 2.5 km  
Empros International School - 1.0 km  
Mamasheeb Khandge English School - 2.0 km



Syndicate Bank ATM - 3.5 km  
State Bank of India ATM - 1.0 km  
Central Bank of India ATM - 2.5 km



Old Mumbai-Pune Highway - 0 km  
Mumbai-Pune Expressway - 3 km



Nutan Maharashtra Institute of Engineering and Technology - 2.7 km  
Dr. D.Y. Patil College of Engineering - 7 km



CRPF Camp - 500 mtr  
Dehu Road Army Cantonment - 7 km



More Retail - 1.5 km



MCA Pune International Cricket Stadium - 7 km



# A GLORIOUS LEAGACY OF EXCELLENCE

35+ Years

of Industry Leadership

15 Million

Sq. Ft. of Built Assets

300+

Skilled Professionals

50+

Projects Completed

3.1 Million

Sq. Ft. Under Construction

30+ Awards

Amongst the Team

5 Cities

Presence

4.8 Million

Sq. Ft. Under Planning

# ABOUT DEVELOPER

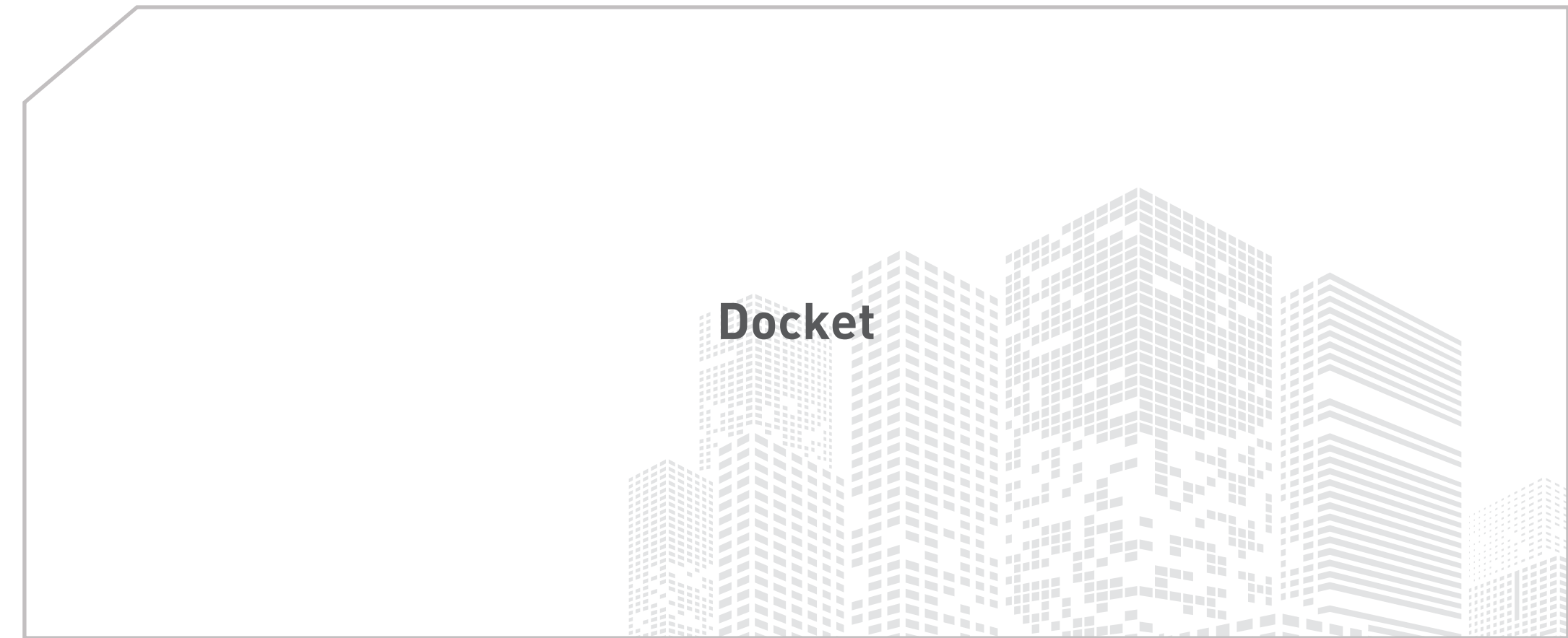


Established in 1986 with a vision to create something that can serve & uplift all strata of society, Naiknavare Developers has made a name for itself in Pune, Mumbai Goa, Kolhapur and Navi Mumbai's rapidly growing real estate markets. With 15 million sq. ft. constructed assets, they have 3.1 million sq. ft. under construction & 4.8 million sq. ft. under planning. The three generation entrepreneurial management team is technically qualified as civil engineers, structural engineers, architects and lawyers, bringing a distinct advantage to the value chain in real estate.

Naiknavare Developers aim to design and deliver '**better living for all**' as a commitment to the diversity of Indian society. Their creative ethos is driven by building successful communities that are not only sustainable from an environmental point of view but also from an operational and legal transition standpoint. They have handheld nearly 70 such flourishing communities across the western geographies of the country. Adapting to more collaborative business models & quality partnerships has allowed them to focus on execution & strategic expansion of business operations over the past few years.

In the last 35+ years, the enterprise has built a legacy of excellence in residential, commercial, educational, redevelopment as well as hospitality sectors. As part of their core belief of giving back to society, they hold the largest portfolio of slum redevelopment in Pune with an increasing footprint in Mumbai as a mission to uplift urban centers for a better future. In the years to come they plan to strengthen their presence in redevelopment of old group housing projects in city centric areas. From affordable homes to luxury as well as ultra-premium life spaces, they have delivered better living to 12,000+ families across 5 different cities.







# COME HOME TO NEELAYA

A home that holds you,  
nurtures you and gives  
happiness to you!

Representative Image

## Site Address:

S. No. 393/2 – a/1, 393/2 – b, Talegaon Dabhade,  
Mumbai–Pune NH4, Taluka: Maval, Dist: Pune - 410 506

## Head Office

1204/4, Ghole Road, Shivajinagar, Pune - 411 004

+91-020 41471111 | [presales@naiknavare.in](mailto:presales@naiknavare.in)



RERA REGISTRATION NO: P1: P52100000013 | P2: P52100021179 | P3: P52100030648  
[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

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