

JANUARY - 2022
VOLUME -V



Neelaya

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 & 1st & 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.**

NEELAYA HOARDING CREATIVES



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

**घर टप्प्यातलं,
मनाच्या कप्प्यातलं.**

इथून सगळंच जवळ...
सुखसोयी अन स्वप्नं ही!



Neelaya
@ Talegaon

Smart 1 & 2 bhk
₹23.52 lacs*
onwards.

Call: 7304 005 533

www.naiknavare.com

A P52100021179 | B P52100000013 | C P52100030648
<https://maharera.mahaonline.gov.in> MEMBER OF **CREDAI**

UNPARALLELED CONNECTIVITY

FUTURISTIC HOMES

DEVELOPED COMMUNITIES

AWE-INSPIRING VIEWS





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

COME HOME TO TALEGAON

LIVE. THRIVE. CONNECT.

AT PUNE'S 1ST ELECTRONIC AND ENGINEERING CITY

The opportunity to be a part of Talegaon's growth story

COMING SOON

Disclaimer: The image of the project is purely conceptual. The images are for representative purposes only. The areas, prices, elevation & visuals are proposed and indicative and are subject to change. Booking is subject to confirmation and acceptance of T&Cs.



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



**घर टप्प्यातलं,
मनाच्या कप्प्यातलं.**

इथून सगळंच जवळ...
सुखसोयी अन स्वप्नं ही!

UNPARALLELED CONNECTIVITY

FUTURISTIC HOMES

DEVELOPED COMMUNITIES

AWE-INSPIRING VIEWS

Smart 1 & 2 bhk ₹23.52 lacs* onwards.

Call: 8928 084 084
www.naiknavare.com

0 K.M.

A P52100021179 | B P52100000013 | C P52100030648
<https://maharera.mahaonline.gov.in> MEMBER OF **CREDAI**



Neelaya
@ Talegaon

NEELAYA MARKETING CREATIVES





Smart 1 & 2 BHK

@Terrific Talegaon

1 BHK	2 BHK
23.52 Lacs*	32.73 Lacs*
(+Gov.Taxes)	(+Gov.Taxes)

Book Now!

Artistic Impression

A P52100021179 | B P52100000013 <https://maharera.mahaonline.gov.in>

*T&C Apply





Smart 1 & 2 BHK

@Terrific Talegaon

1 BHK	2 BHK
23.52 Lacs*	32.73 Lacs*
(+Gov.Taxes)	(+Gov.Taxes)

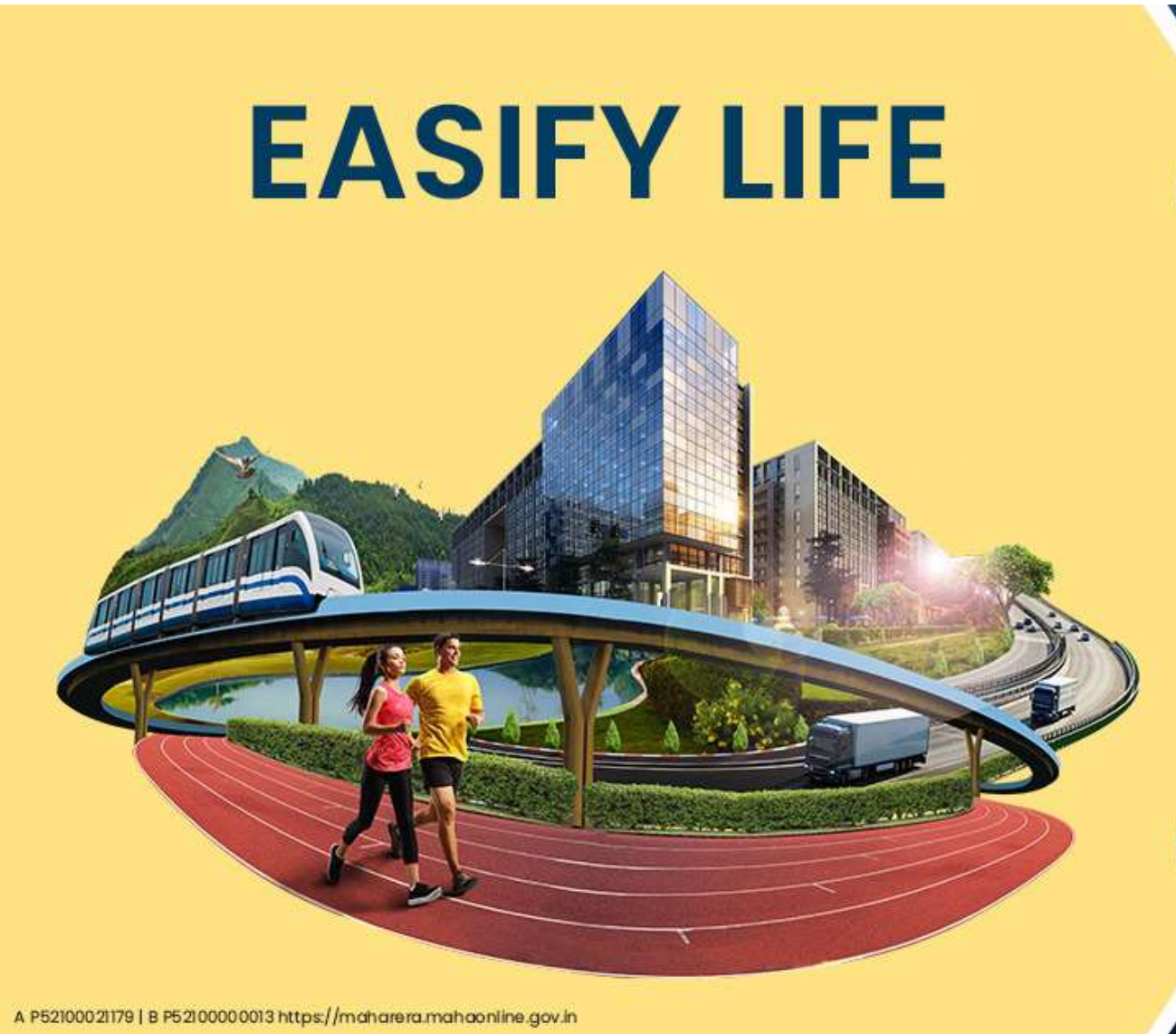
Book Now!

Actual Site Image

A P52100021179 | B P52100000013 <https://maharera.mahaonline.gov.in>

*T&C Apply

EASIFY LIFE





Smart 1 & 2 BHK

@Terrific Talegaon

1 BHK	2 BHK
23.52 Lacs*	32.73 Lacs*
(+Gov.Taxes)	(+Gov.Taxes)

Book Now!

A P52100021179 | B P52100000013 <https://maharera.mahaonline.gov.in>

*T&C Apply

NEELAYA SITE BRANDING



NEELAYA INTERNAL SITE BRANDING



NEELAYA ONLINE CAMPAIGN

Smart 1 & 2 BHK flats in Talegaon starting from 22.45 Lakh* only! Live where everything is within reach for the ideal life you envisioned in Pune.

Visit - <https://www.naiknavare.com/neelaya-1-2-bhk-flats-in...>



Naiknavare Developers Pvt. Ltd. - Official
Published by Yatin Garg · 26 October 2021 ·

This festive season, make a new beginning with a smart investment. Smart homes in Terrific Talegaon - the future growth corridor of Pune. Diwali Offer: 1 BHK starting from @ ₹ 22.45 Lacs, 2 BHK starting from @ ₹ 29.85 Lacs

- ✓ Gated community spread across 3.5 acres with enhanced security of MyGate
- ✓ World-class Amenities: Children's play area, Gym, multi-purpose hall, Amphitheatre and more
- ✓ Seamless connectivity with Wifi homes
- ✓ Picturesque views with lake therapy ambience and natural mountain beauty.
- ✓ Proximity to the top educational institutes, Hospitals & state-of-the-art facilities.

Book now at just ₹ 9,999/-
*T&C apply

Smart 1 & 2 BHK
@Terrific Talegaon
Diwali Offer
1 BHK starts from **22.45 Lacs*** 2 BHK starts from **29.85 Lacs***
Book now at just ₹ 9,999/-
Offer valid till 7th Nov 2021

1 and 2 BHK Smart Lifestyle Homes at Talegaon Book Now

Naiknavare Developers Pvt. Ltd. - Official
Sponsored ·

Your dream home at its lowest price!
Book your home @Neelaya, Talegaon and avail the cheapest price before 21st Nov.

*T&C apply

Neelaya
LAST CHANCE TO EASIFY YOUR FUTURE
LAST FEW UNITS LEFT.

	Before 21st Nov.	After 21st Nov.
1 BHK	22.50 Lacs*	28.50 Lacs*
2 BHK	29.95 Lacs*	35.00 Lacs*

BOOK BY 21st NOV. SAVE UPTO 5 LACS

NEELAYA.IN
Book now at just ₹ 9,999/-
Easify Life with 1 & 2 BHK Smart H.L.

BOOK NOW

Naiknavare Developers Pvt. Ltd. - Official
Published by Yatin Garg · 11 November at 17:05 ·

Naiknavare Developers presents 1 & 2 BHK smart homes in Terrific Talegaon.

- ✓ Gated community spread across 3.5 acres with enhanced security of MyGate
- ✓ World-class Amenities: Children's play area, Gym, multi-purpose hall, Amphitheatre and more
- ✓ Seamless connectivity with Wifi homes
- ✓ Picturesque views with lake therapy ambience and natural mountain beauty.
- ✓ Proximity to the top educational institutes, Hospitals & state-of-the-art facilities.

Book now at just ₹ 9,999/-
*T&C apply

EASIFY LIFE
@Terrific Talegaon

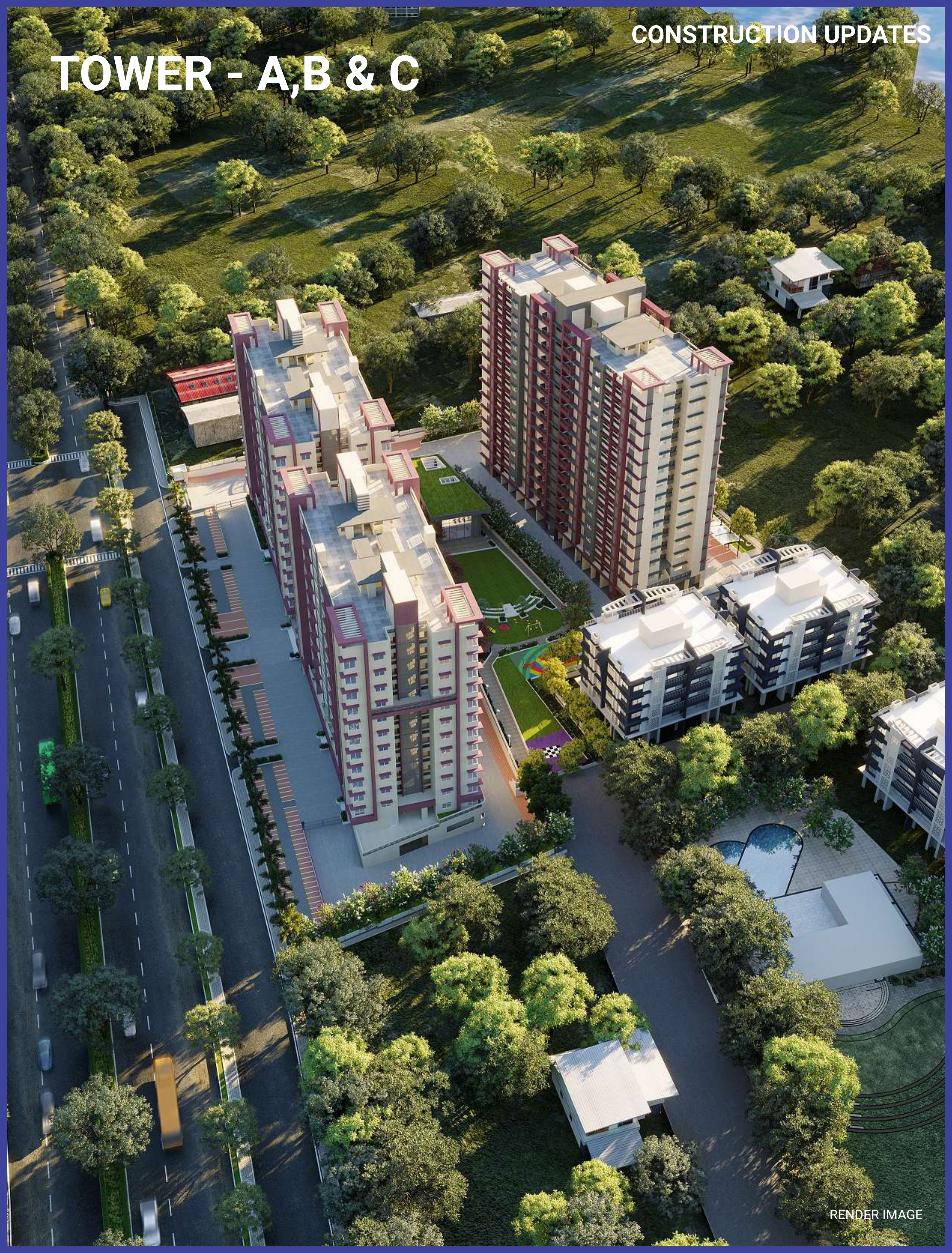
Neelaya
Smart 1 & 2 BHK
@Terrific Talegaon

1 BHK starts from **22.45 Lacs*** 2 BHK starts from **29.85 Lacs***
Book now at just ₹ 9,999/-

NEELAYA.IN
1 and 2 BHK Smart Lifestyle Homes at Talegaon
Enquiry Now THE FASTEST GROWING MICRO-MARKET IS NOW WITHIN REAC...

Book Now

TOWER - A,B & C





TOWER - A, SOUTH SIDE VIEW



TOWER - A, 2nd FLOOR GYPSUM WORK IN PROGRESS



TOWER - A, 2nd FLOOR KITCHEN GRANITE & DADO FIXING WORK IN PROGRESS



**TOWER - A,
2nd FLOOR BONDED APPLICATION FOR GYPSUM WORK COMPLETED**



TOWER - A, 2nd FLOOR GYPSUM WORK IN PROGRESS



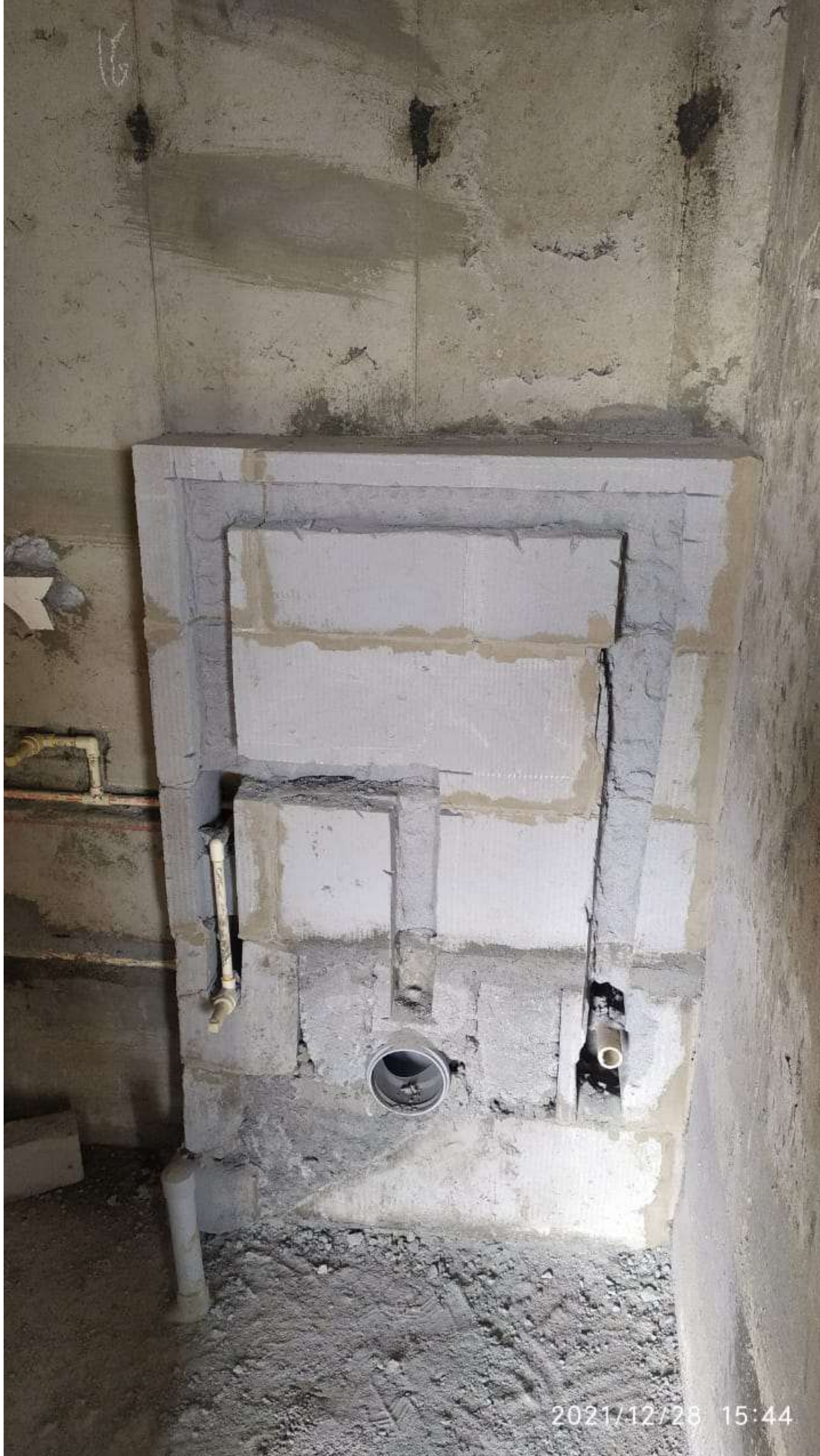


**TOWER - A,
5th FLOOR INTERNAL TOILET
PLASTER WORK IN PROGRESS**



**TOWER - A,
5th FLOOR TOILET DADO
WORK IN PROGRESS**

TOWER - A, 6th FLOOR LEDGE WALL WORK COMPLETED



TOWER - A, 7th FLOOR BALCONY BASE COAT WORK COMPLETED



TOWER - A, 7th FLOOR CONCEALED PLUMBING WORK IN PROGRESS



TOWER - A, 7th & 8th FLOOR KITCHEN KADDPA FIXING WORK IN PROGRESS



TOWER - A, 8th FLOOR BALCONY CHEMICAL COAT WORK COMPLETED





**TOWER - A,
8th BALCONY PLASTER COMPLETED**



**TOWER - A,
8th FLOOR MAIN DOOR FRAME
FIXING COMPLETED**

TOWER - A, 8th FLOOR DRY BALCONY PLASTER COMPLETED





**TOWER - A,
8th FLOOR TOILET BASE
COAT WORK COMPLETED**

TOWER - A, 9th FLOOR KITCHEN KADDPA VERTICAL FIXING COMPLETED



TOWER - A, 10th FLOOR 9Nos. OF FLAT SHUTTERING DONE



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).



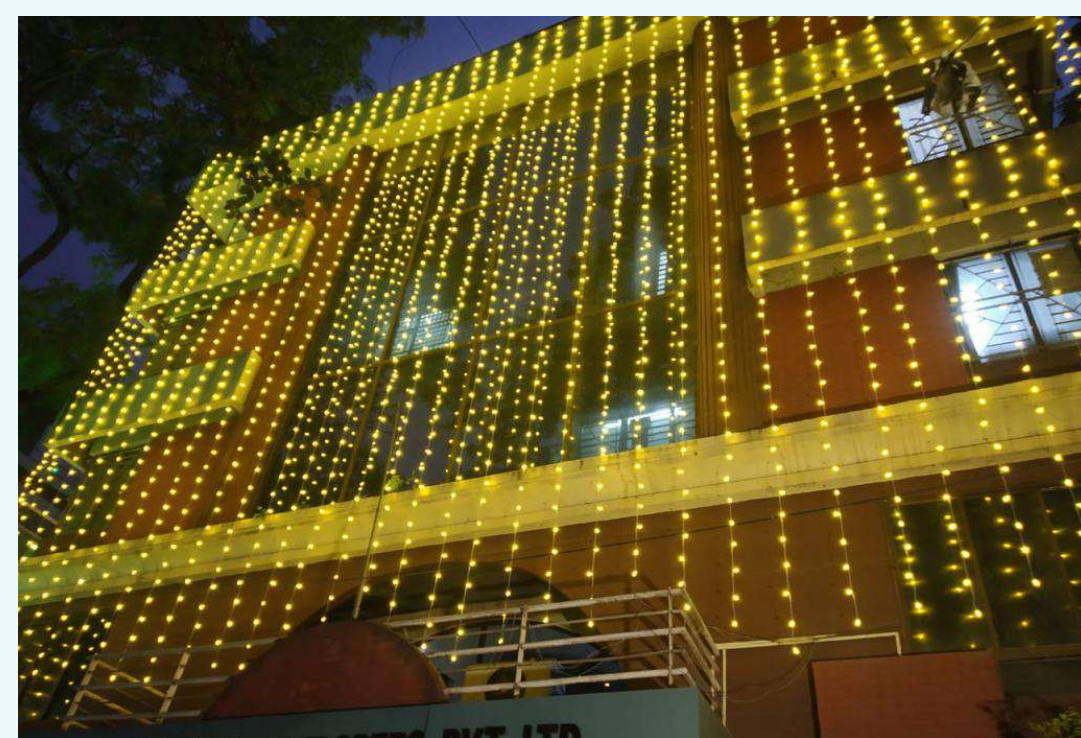
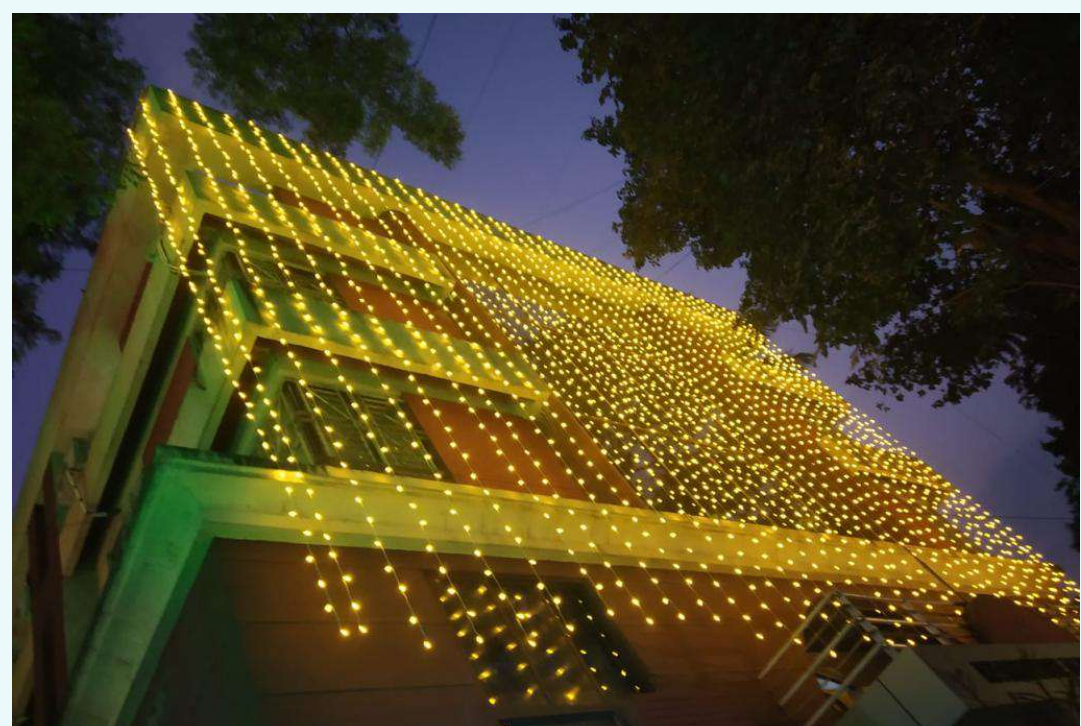
NAVRATRI CELEBRATION

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

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



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.



VIMAN NAGAR, PUNE

4 & 4.5 BHK LUXURY RESIDENCES



RERA REGISTRATION NO: P52100001061, P52100018108
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



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



AUNDH, PUNE

3 & 4 BHK PREMIUM HOMES



RERA REGISTRATION NO: P52100029791
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


ONGOING COMMERCIAL PROJECT HIGHLIGHTS





GANESH KHIND ROAD, PUNE

READY TO VIEW SHOPS & OFFICE SPACES



RERA REGISTRATION NO: P52100022523
www.maharera.mahaonline.gov.in



KADAMBA PLATEAU, GOA

READY TO VIEW SHOPS & OFFICE SPACES



RERA REGISTRATION NO: PRG005180276
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



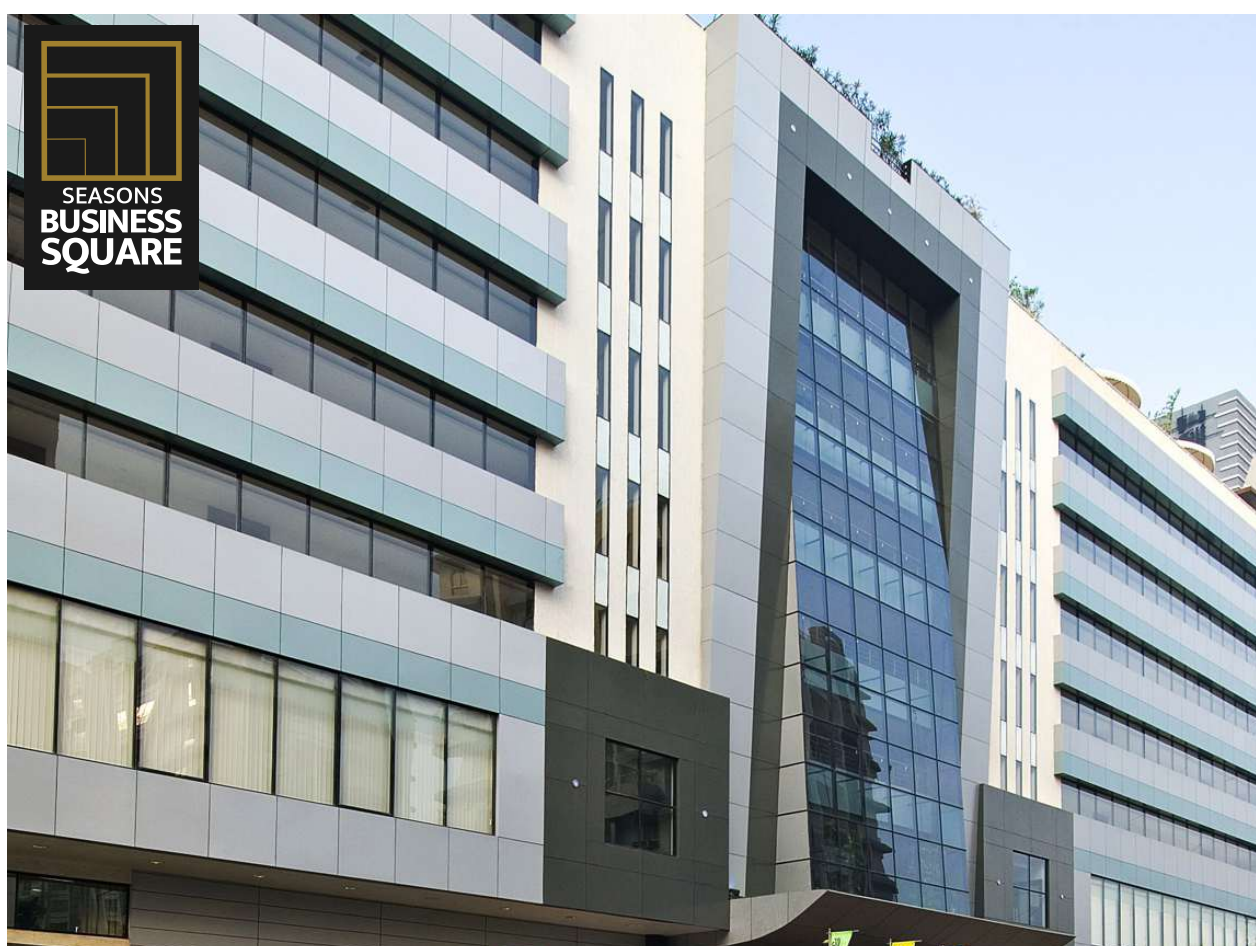
THE SPIRES
ULTRA LUXURIOUS TWIN TOWERS

AUNDH, PUNE

4 & 5 BHK TWIN TOWERS



RERA REGISTRATION NO: P52100000485
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



Sylvan H
AUNDH

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.

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

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>



At Neelaya, 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.

📞 For enquiry call +91 20 41471111 ✉ Email - presales@naiknavare.in 🌐 <https://www.naiknavare.com/avonvista>



🏠 Head Office (Pune):

1204/4, Ghole Road, Shivajinagar, Pune, Maharashtra - 411004.
Telephone: +91-020 41471111

📍 Site Address:

Old Mumbai - Pune Hwy, near Lakeshore Residency,
Lilavati Greens, Talegaon Dabhade, Pune, Maharashtra 410506



RERA REGISTRATION NO.
Phase 1 - P52100000013 | Phase 2 - P52100021179
www.maharera.mahaonline.gov.in