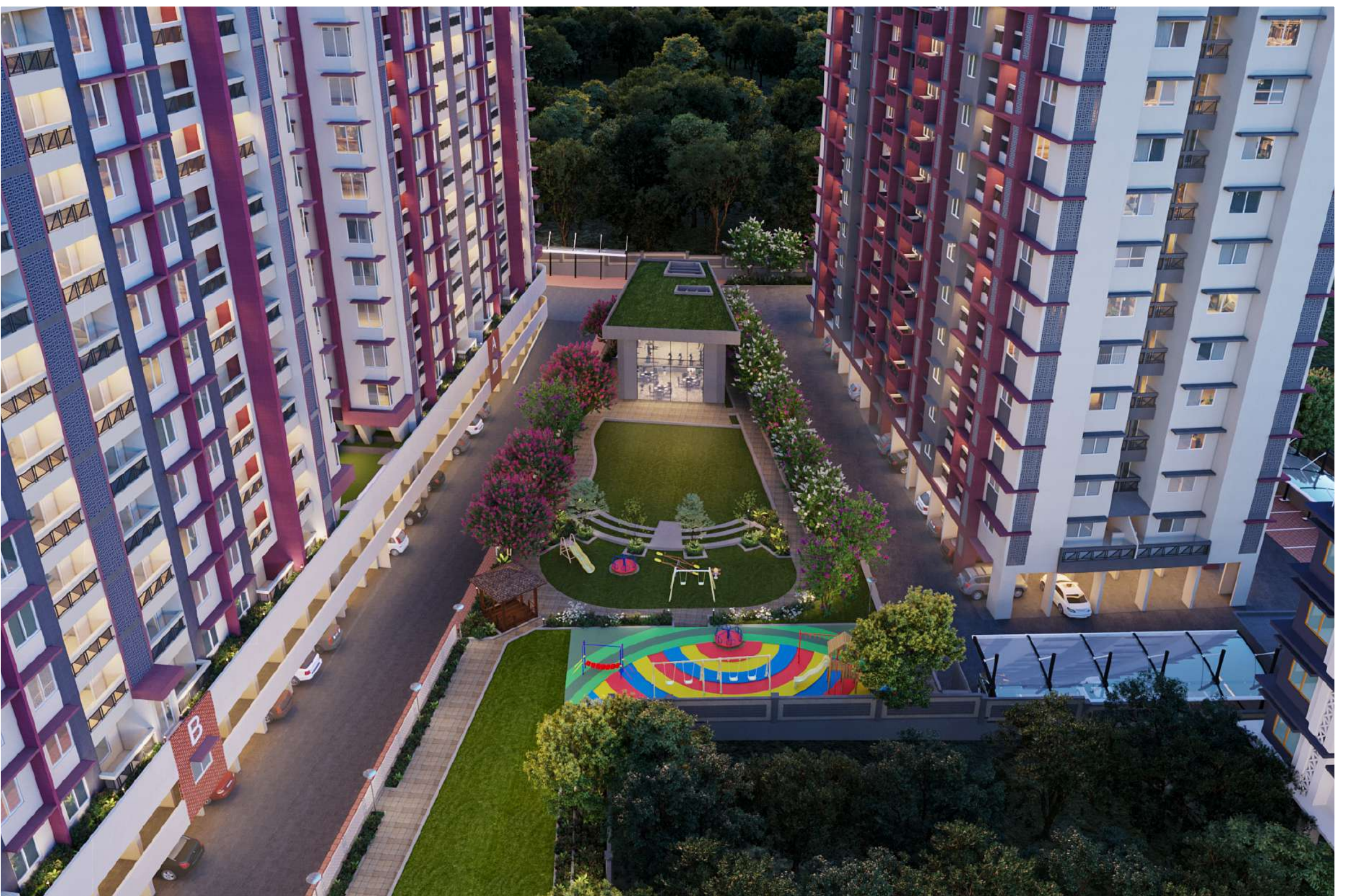




Neelaya



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 January 2023 Edition of Patron's Connect provides near-real time information about the construction progress of Neelaya, 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.**

HOARDING CREATIVES



करा स्वप्नांचा
शुभारंभ

Neelaya
@ Talegaon

NO STAMP DUTY

NO REGISTRATION CHARGES

**1& 2 BHK SMART HOMES
STARTING FROM ₹26.9L**

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

www.naiknavare.com | **Call: 8928 084 084**

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



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

तळेगाव स्टेशन पासून 2 मिनिट अंतरावर

ONLINE CAMPAIGN

0% स्टॅम्प ड्यूटी

0% रजिस्ट्रेशन

100% खुशियाँ



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



**नए साल में शुरू कीजिये
खुशियों की नयी कहानी
@ तळेगाव**



Neelaya

1 और 2 BHK

₹26.90 लाख* से शुरू

MAHARERA - PHASE 1 - P52100000013 | PHASE 2 - P52100021179 | PHASE 3 - P52100030648



Neelaya

तळेगाव मध्ये

करा सुरुवात नव्या वर्ष्याची,

अविस्मरणीय आनंदाची



100%

आनंद

0% स्टॅम्प ड्यूटी

0% रजिस्ट्रेशन

1 व 2 BHK

₹26.90 लाखांपासून*

MAHARERA - PHASE 1 - P52100000013
PHASE 2 - P52100021179 | PHASE 3 - P52100030648

ONLINE CAMPAIGN



The graphic is a vibrant promotional poster for Neelaya Real Estate. It features a light purple background with scattered confetti. At the top left, the 'Neelaya' logo is displayed in a bold, blue font, accompanied by a stylized icon of a house with a blue roof and yellow windows. To the right, the 'NAIKNAVARE DEVELOPERS' logo is shown, featuring a building icon and the tagline 'Not just better housing...but better living, for all...'. The central text, written in Marathi, reads 'आता होणार पैश्यांची महाबचत' (Now a great saving on money), 'बुक करा आणि मिळवा' (Book and get), and '₹7 लाखापर्यंतची सूट' (Discount up to ₹7 lakhs). A yellow circular badge on the right highlights 'स्मार्ट 1 व 2 BHK होम्स' (Smart 1 and 2 BHK homes). A yellow banner at the bottom left states 'ऑफर फक्त दिवाळी पर्यंत मर्यादित' (Offer valid only for Diwali). A large, wrapped gift box with a purple ribbon is positioned on the left. A yellow banner at the bottom right lists the lucky draw prizes: 'लकी ड्रॉ - टीव्ही, फ्रिज, वॉशिंग मशीन, iPhone किंवा स्कूटर' (Lucky Draw - TV, Fridge, Washing Machine, iPhone or Scooter). The location 'तळेगाव, पुणे' (Talegaon, Pune) is indicated at the bottom right with a location pin icon.

Neelaya

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

आता होणार पैश्यांची महाबचत

बुक करा आणि मिळवा

₹7 लाखापर्यंतची सूट

स्मार्ट 1 व 2 BHK होम्स

गृह शोध उत्सव

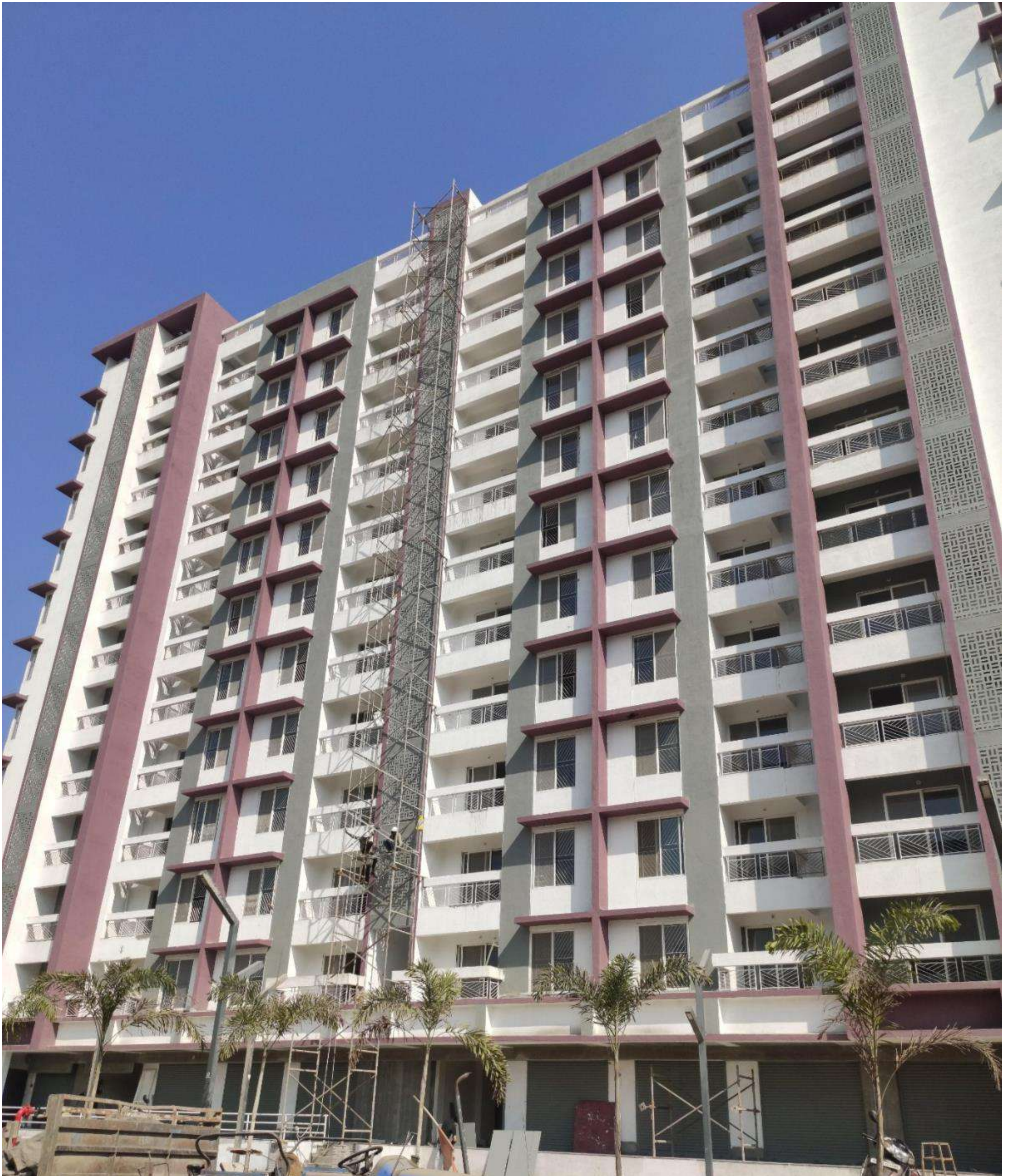
ऑफर फक्त दिवाळी पर्यंत मर्यादित

लकी ड्रॉ -
टीव्ही, फ्रिज, वॉशिंग मशीन, iPhone
किंवा स्कूटर

तळेगाव, पुणे

BUILDING – A CONSTRUCTION UPDATES

SOUTH SIDE VIEW:



NORTH SIDE VIEW:



EAST SIDE VIEW:



WEST SIDE VIEW



PARKING MARKING & CORNER GUARD, SPEED BREAKER FITTING



A-B PODIUM LEVEL LANDSCAPE BBM WORK IN PROGRESS



A-B PODIUM LEVEL GHADAI & CLEANING WORK IN PROGRESS



INTERNAL PAINTING WORK IN PROGRESS



DOOR POLISHING WORK IN PROGRESS



BUILDING LETTER FITTING WORK IN PROGRESS



LETTER BOX FITTING AT LOWER PARKING WORK IN PROGRESS



SOLAR TANK CONNECTION WORK IN PROGRESS



SOLAR KITECH LINE BRANCH CONNECTION AT DUCT WORK IN PROGRESS



DEEP CLEANING FOR POSSESSION FLATS



BUILDING- C CONSTRUCTION WORK IN PROGRESS



CORPORATE SPONSORSHIP PROGRAM

We are proud to announce that Naiknavare Developers Pvt. Ltd. has been associated with IREF (Institute of Real Estate and Finance), Pune for the "Corporate Sponsorship Program". Naiknavare Developers plays an important role in CSR activities and has continued its legacy with it. IREF management trainees with a degree in Real estate and construction management would be given various opportunities at Naiknavare Developers Pvt. Ltd. which would be a stepping stone for their amazing careers ahead.



MOU is signed between **IREF, Pune** &
Naiknavare Developers, Pune
for "Corporate Sponsorship Programme".



BIRTHDAY CELEBRATION

Employee Birthday celebrations for September 2022

Wishing everyone a very Happy Birthday and a Splendid year ahead.



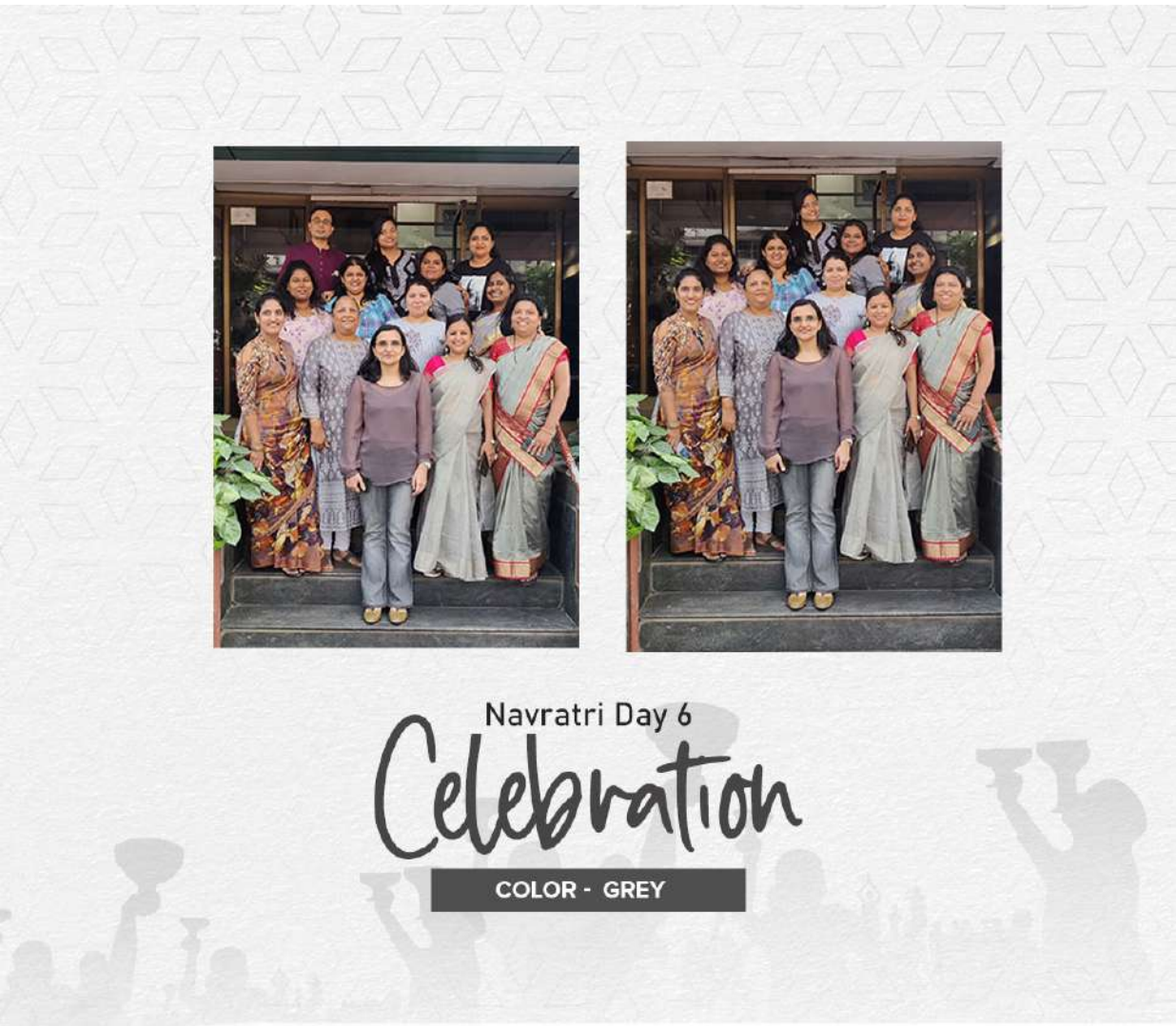
EMPLOYEE APPRECIATION – AUGUST 2022

Your work ethic, involvement and dedication is admirable, we are fortunate to have you guys as our employees.
Employee appreciation for August 2022.



CELEBRATING NAVRATRI DAYS

Celebrating spiritual awakening on Navratri Day 1 when we pray to Maa Shailputri, the Goddess of purity, innocence, and peace.



CREDAI PUNE METRO EXHIBITION

Happy vibes! Premium feel!

Team Naiknavare showcasing Our Residential & Commercial projects in Pune at Stall No.1, CREDAI Pune Metro Exhibition.

If you haven't visited us already, hurry! The mega property exhibition is till 18th September 2022 at Agriculture College Ground, Range Hills.

We look forward to your visit!



MEGA PROPERTY EXHIBITION ORGANIZED BY CREDAI-PUNE METRO

We are honoured and delighted to be awarded the 2nd prize in Sustainable Stall Competition under large category during the Mega Property Exhibition organized by CREDAI-Pune Metro between 16-18th September 2022.

Among the eco-friendly measures used were actual plants, reusable wooden flooring, LED lights and LED TV for low electricity consumption

Use of Plastics and Flex Banners was avoided.



GATHERING FOR INDIA'S FIRST INTER-GENERATIONAL COMMUNITY@ PUNE

Powering ahead together!

On 10th August, at Raga Imperio in Ravet, we hosted a distinctive meet with Pune's esteemed real estate channel partners for our innovative project Kutumb powered by Primus, located at Vadgaon Maval, Pune.

Apart from introducing the concept of India's First Inter-Generational Community at Kutumb through a film starring internationally acclaimed actor Dr. Mohan Agashe, the event included felicitation of our channel partners, a speech by Mr. Anand Naiknavare, Head of Business Process, on Naiknavare's dedication in delivering real estate projects, speech on Primus Services by Mr Adarsh Narahari, Founder and Managing Director, Primus, and Syed Nihas, General Manager-SMC, Primus.



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

GATHERING FOR INDIA'S FIRST INTER-GENERATIONAL COMMUNITY @ PUNE WITH CHANNEL PARTNERS

On 10th August, at Raga Imperio in Ravet, Naiknavare Developers hosted a distinctive meet with Pune's esteemed real estate channel partners for their innovative project Kutumb powered by Primus, located at Vadgaon Maval. With such impressive associations, Naiknavare Developers aims to achieve greater heights together.



Powered by
PRIMUS



THE LAUNCH OF THE PROJECT 'KUTUMB' WAS ATTENDED BY MARATHI VETERAN ACTOR MOHAN AGASHE

Speaking to the media, Hemant Naiknavare, director of Naiknavre Developers, informed that the 'family' project for different generations of grandfathers, sons, grandsons and especially for women has been launched.

On 10th August 2022, the launch of Naiknavre Developers' project 'Kutumb' in Pune was attended by Marathi veteran actor Mohan Agashe. All the directors and office bearers of Naiknavre Developers were present on the occasion.



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



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



VIMAN NAGAR, PUNE

4 & 4.5 BHK LUXURY RESIDENCES



RERA REGISTRATION NO: P52100001061, P52100018108
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



KADAMBA PLATEAU, GOA

STUDIO, 2 & 3 BHK APARTMENTS & PLOTS



RERA REGISTRATION NO: PRG005180276
www.maharera.mahaonline.gov.in



AUNDH, PUNE

4 & 5 BHK TWIN TOWERS



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



AUNDH, PUNE

READY TO VIEW SHOPS & OFFICE SPACES



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



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.

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.

BLOG CORNER

Kutumb By Naiknavare – Inter-Generational Community in Vadgaon Maval Creates Waves in Media!

India got its first InterGenerational Community project at Talegaon, Kutumb by Naiknavare powered by Primus This first-of-its-kind residential project offers homes in Talegaon and is an excellent take on the traditional joint family system with a modern touch. <https://bit.ly/3gd2xrw>

Neelaya's Gruhshodh Offer is Back! See these Flats in 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. The Neelaya project from Naiknavare developers located in Talegaon offers 1 & 2 BHK flats in Talegaon. <https://bit.ly/3TmB2dc>

Enjoy Inter-Generational Community Living with a healthy lifestyle at Kutumb

Fitness and making lifestyle changes have been an emerging trend in recent years. People are conscious of their health like never before. Earlier going to parks for a jog or walk or hitting the gymnasium a bit away from home was quite common. However with the onset of apartment living and the host of amenities. <https://bit.ly/3CBipLP>

Advantage of the Naiknavare Brand | Business Class Offices in Shivajinagar & Aundh

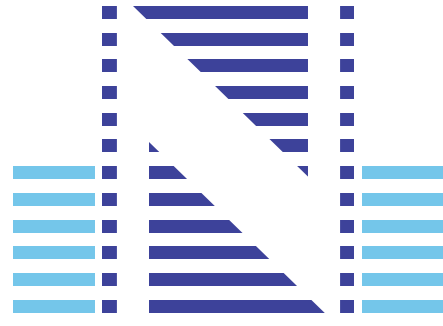
The Naikanavare Group is one of Maharashtra's leading property developers with a prominent presence in Pune & Goa. Since its inception in 1986, the group has developed expertise in building positive experiences for all stakeholders. The group has developed many landmark buildings both residential & commercial and transformed the skyline of Pune, Mumbai. <https://bit.ly/3gh6rzm>

Last Chance to Seal the Deal | Premium office spaces in Aundh

You need an office in Pune with a premium setup, a posh location, an enviable address, and best-in-class amenities. You know that positioning is a critical element of setting up a business and your business success will depend on how well you are positioned to be located. So if you're looking for commercial office spaces in Pune. <https://bit.ly/3S7wmXL>

Café Coffee Day has opened doors at Seasons Business Square by Naiknavare at Aundh Pune

Coffee and coffee shops have been a way of life for many. You would probably be lying if you said you haven't taken a picture of yours with the perfect cup of coffee. India's favorite coffee shop CCD is back in your city now. Yes! You may grab your cuppa' now at Seasons Business Square in Sanewadi, Aundh at Pune. <https://bit.ly/3CGx9Jm>



Neelaya

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.



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

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