



At Naiknavare & Pride AOP, 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 July 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 communicate.

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BLOGS CORNER

## 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: Monday to Saturday, 9:30 am to 6:00 pm, (Accept 2nd & 4th Saturday & All Sundays)

You may also send us an email at [customerservices1@naiknavare.com](mailto:customerservices1@naiknavare.com) and [customerservices@naiknavare.com](mailto: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.**

## PUNE OFFICIALLY BECOMES SECOND LARGEST CITY IN MAHARASHTRA

The PMC will now have a geographical area of 516.18 sq km, thus replacing the Brihanmumbai Municipal Corporation (BMC), which has 440 sq km area, as the civic body with the largest area. <https://bit.ly/3AfK4jA>

≡ The Indian EXPRESS

Home / Cities / Pune / Largest area under PMC, Pune officially becomes biggest city in Maharashtra

### Largest area under PMC, Pune officially becomes biggest city in Maharashtra

The PMC will now have a geographical area of 516.18 sq km, thus replacing the Brihanmumbai Municipal Corporation (BMC), which has 440 sq km area, as the civic body with the largest area.

Written By **Ajay Jadhav** | Pune |

Updated: July 1, 2021 9:18:35 am



Pune has officially become the city with the largest geographical area in Maharashtra after the state government on Wednesday issued an order for extending the boundaries of Pune Municipal Corporation (PMC) to include 23 new villages in the existing city limits.

The PMC will now have a geographical area of 516.18 sq km, thus replacing the Brihanmumbai Municipal Corporation (BMC), which has 440 sq km area, as the civic body with the largest area. With the new urban limits, Pune also becomes the seventh largest city in the country.

Incidentally, the PMC has an estimated budget of Rs 8,370 crore for 2021-22, as compared to the Rs 39,038 crore budget of the BMC.

The state Urban Development department had issued the notification on December 23 last year announcing its intention to extend PMC boundaries to include the new areas. "The state government has considered the objections and suggestions received to the notification," the order stated, adding that the government has decided to alter the limits of the civic body.

**– Stay updated with the latest Pune news. Follow Express Pune on [Twitter here](#) and on [Facebook here](#). You can also join our Express Pune [Telegram channel here](#).**

The 23 adjoining villages merged in PMC limits are Mhalunge, Sus, Bavdhan Budruk, Kirkatwadi, Pisoli, Kondhwe-Dhawade, Kopre, Nanded, Khadakwasla, Manjari Budhruk, Narhe, Holkarwadi, Autade-Handewadi, Wadachiwadi, Shewalewadi, Nandoshi, Sanasnagar, Mangdewadi, Bhilarewadi, Gujar Nimbalkarwadi, Jambhulwadi, Kolewadi and Wagholi.

The state government had first declared its intention to include 34 villages in PMC limits in 2014, but the process was delayed and only 11 villages were merged in the PMC, that too after an intervention by the Bombay High Court in 2017. The High Court had urged the state government for a response over its delay in merging the villages in PMC limits, after the villagers approached the court.

The 11 villages merged in 2017 were Lohegaon, Mundhwa, Hadapsar, Uttamnagar, Shivane, Ambegaon Khurd, Undri, Dhayari, Ambegaon Budruk, Phursungi and Urli Devachi.

# Marketing Initiatives

## HOARDING CREATIVE



**A PENTHOUSE WITH  
A ROOFTOP PRIVATE POOL**

Final chance to claim your very own  
Penthouse with Private Pool

**4 BHK:** Carpet 3220.05 (Sq.mtr. 299.15) to  
3522.84 (Sq.mtr. 327.28)  
**Penthouse:** Carpet 6327.62 (sq.mtr. 587.85)

**4 FLATS REMAINING**



A Project by Naiknavare Pride AOP  
☎ +91 90715 35085 | 🌐 [Naiknavare.com/thespires](https://www.naiknavare.com/thespires)  
Aundh - Baner Link Road, Near Medipoint Hospital,  
Aundh, Pune 411007

**RERA REGISTRATION NO. P52100000485**  
[maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in)

# Project Update

## NEWLY PAINTED A & B TOWER



# Project Update

## ROAD DIVIDER MAINTENANCE UNDER TACKING BY NAIKNAVARE DEVELOPERS



# Project Update

## ROAD DIVIDER PALMS TREES



# Project Update

## PEDESTRIAN WALKWAY



# Project Update

## ENTRANCE WATER DESK



# Project Update

## ENTRANCE WATER FOUNTAIN & KIDS PLAY AREA



# Project Update

XYZ



# Project Update

XYZ



# Project Update

XYZ



# Project Update

XYZ



# Project Update

XYZ



# Project Update

XYZ



# Project Update

## 5-STATION INTEGRATED EXERCISE MACHINE.



# Project Update

GYM TV

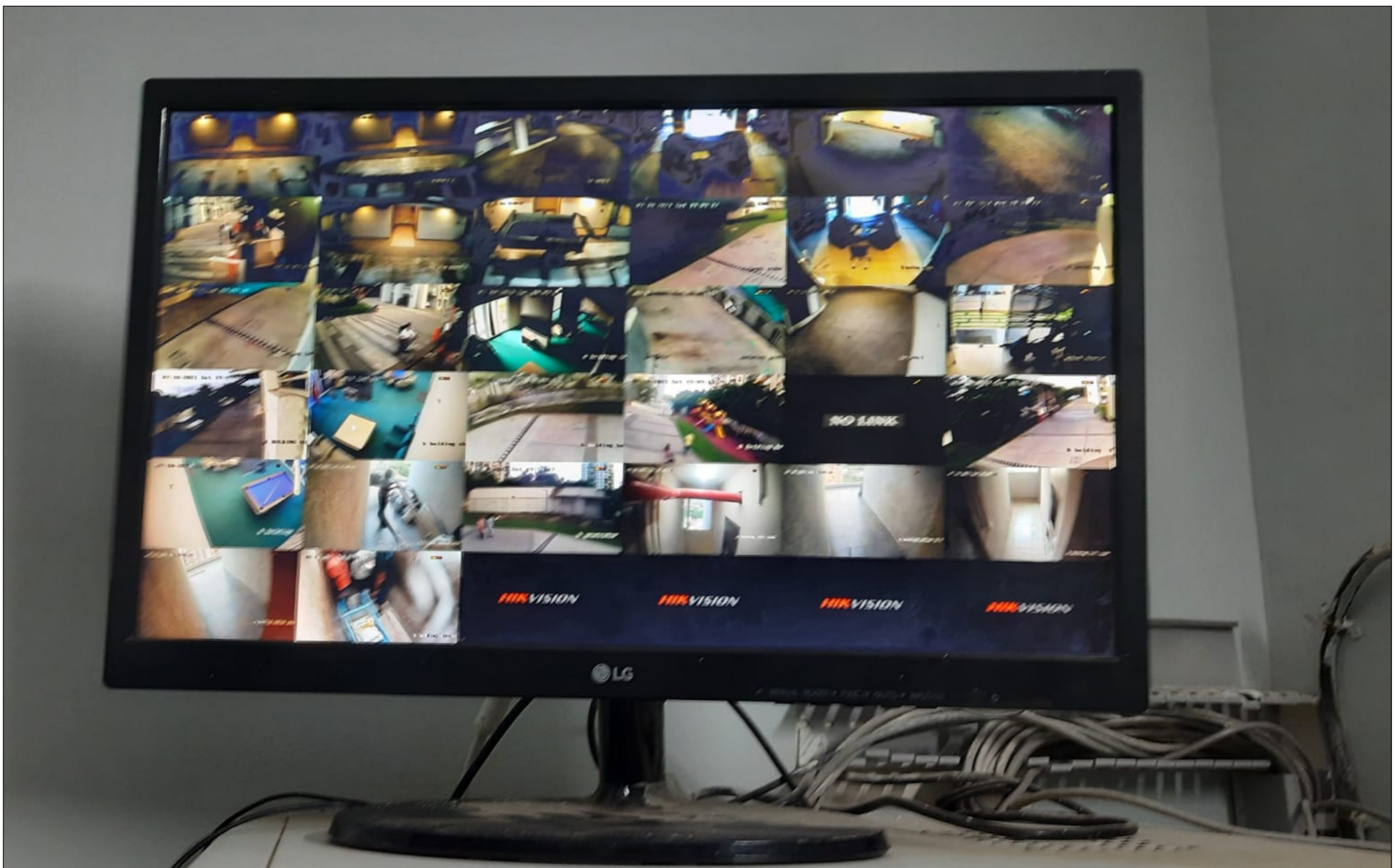


Security Main Gate TV



# Project Update

## 32 CAMERA FITTING



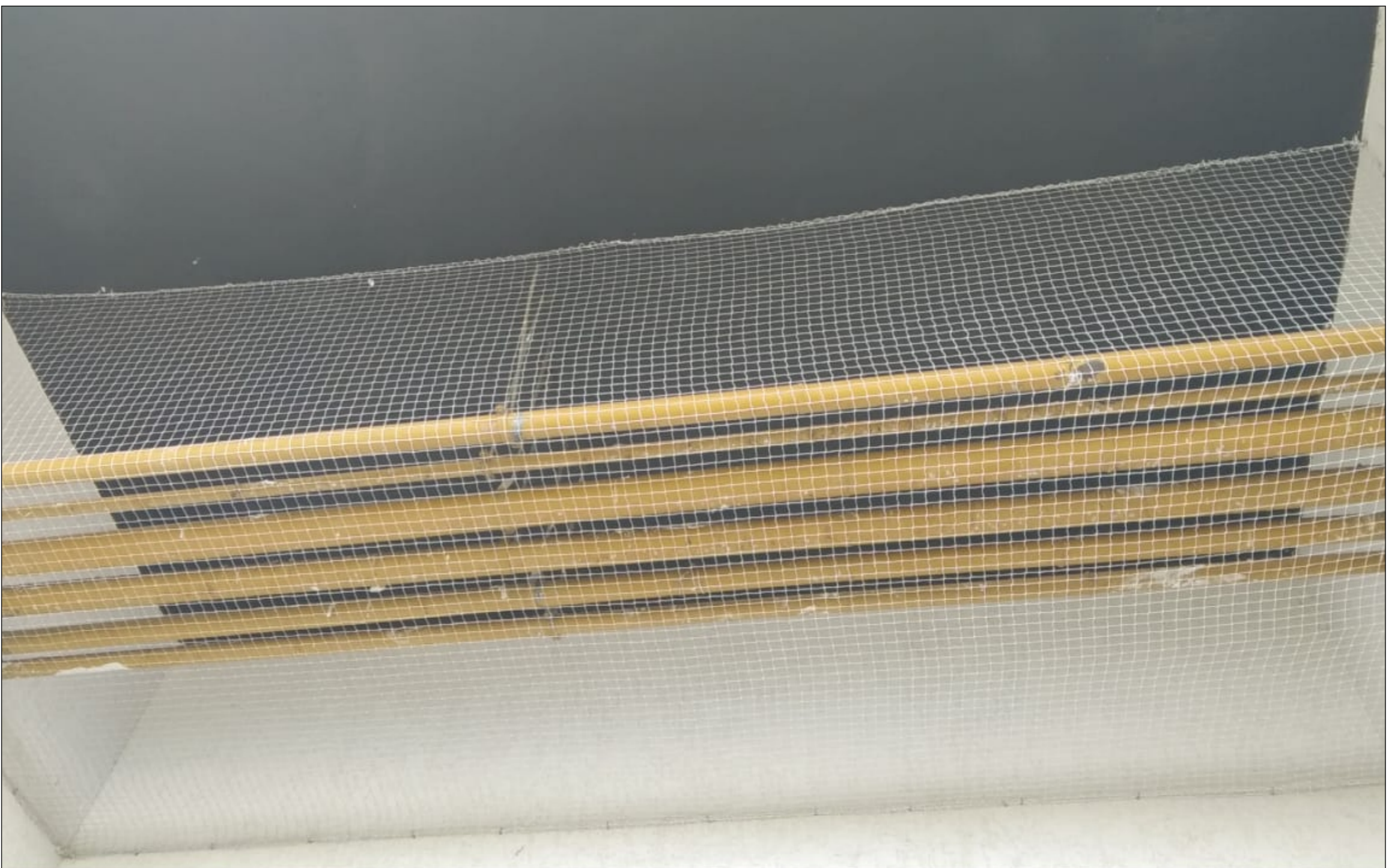
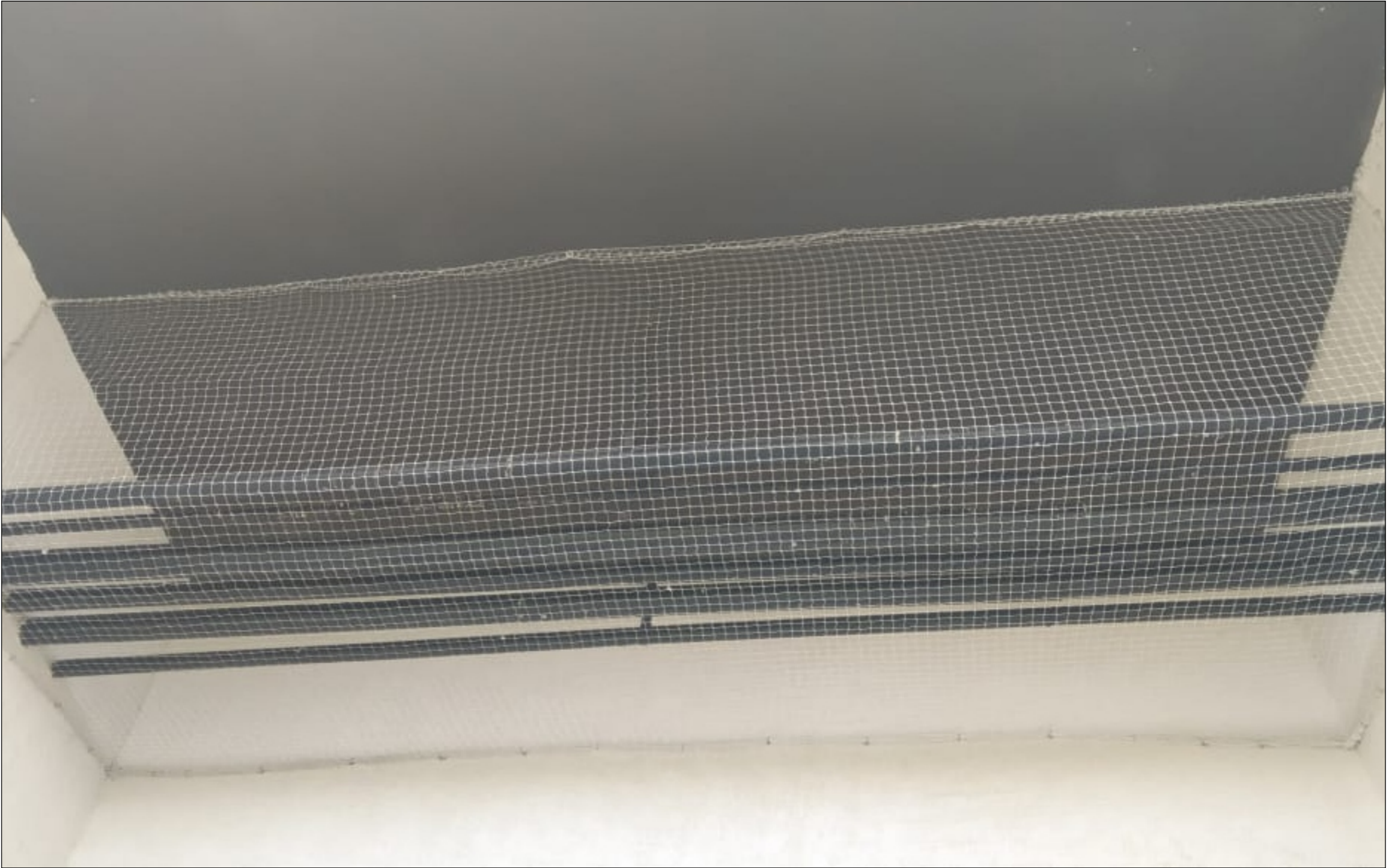
# Project Update

## A BUILDING COUNTER TABLE



# Project Update

## A BUILDING SKY LOUNGE NET



# Project Update

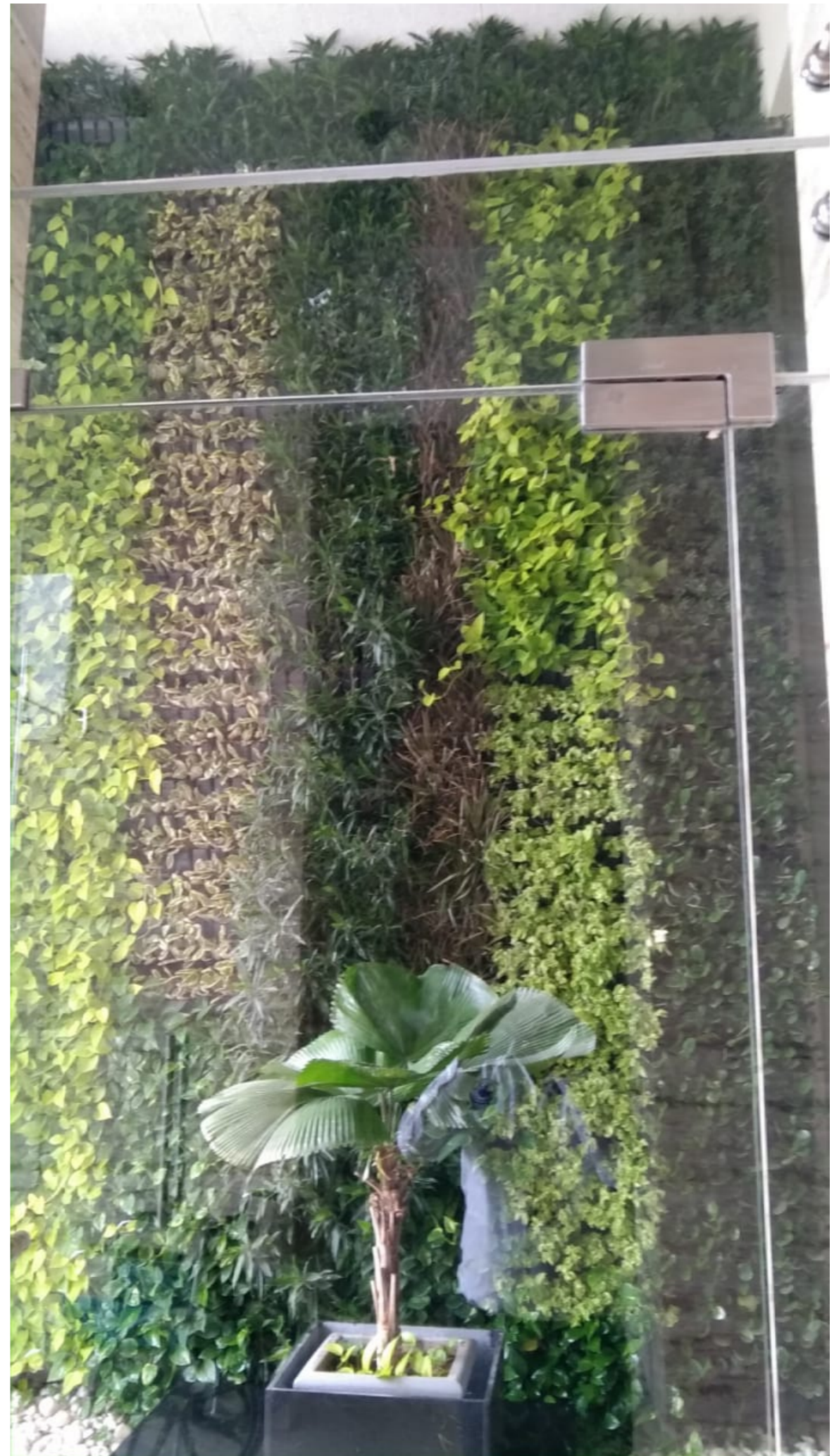
## 5-STATION INTEGRATED EXERCISE MACHINE.

5 Station Multi Gym Features Exercise Function – leg press, Leg extension / curl, Chest press, pec fly/ Rear delt, Lat pull, Rowing, Knee raise, Push up stand, Chest extension, pedaling, high pull, sit pull, low pull and parallel bar etc.



# Project Update

## B BUILDING VERTICAL GARDEN



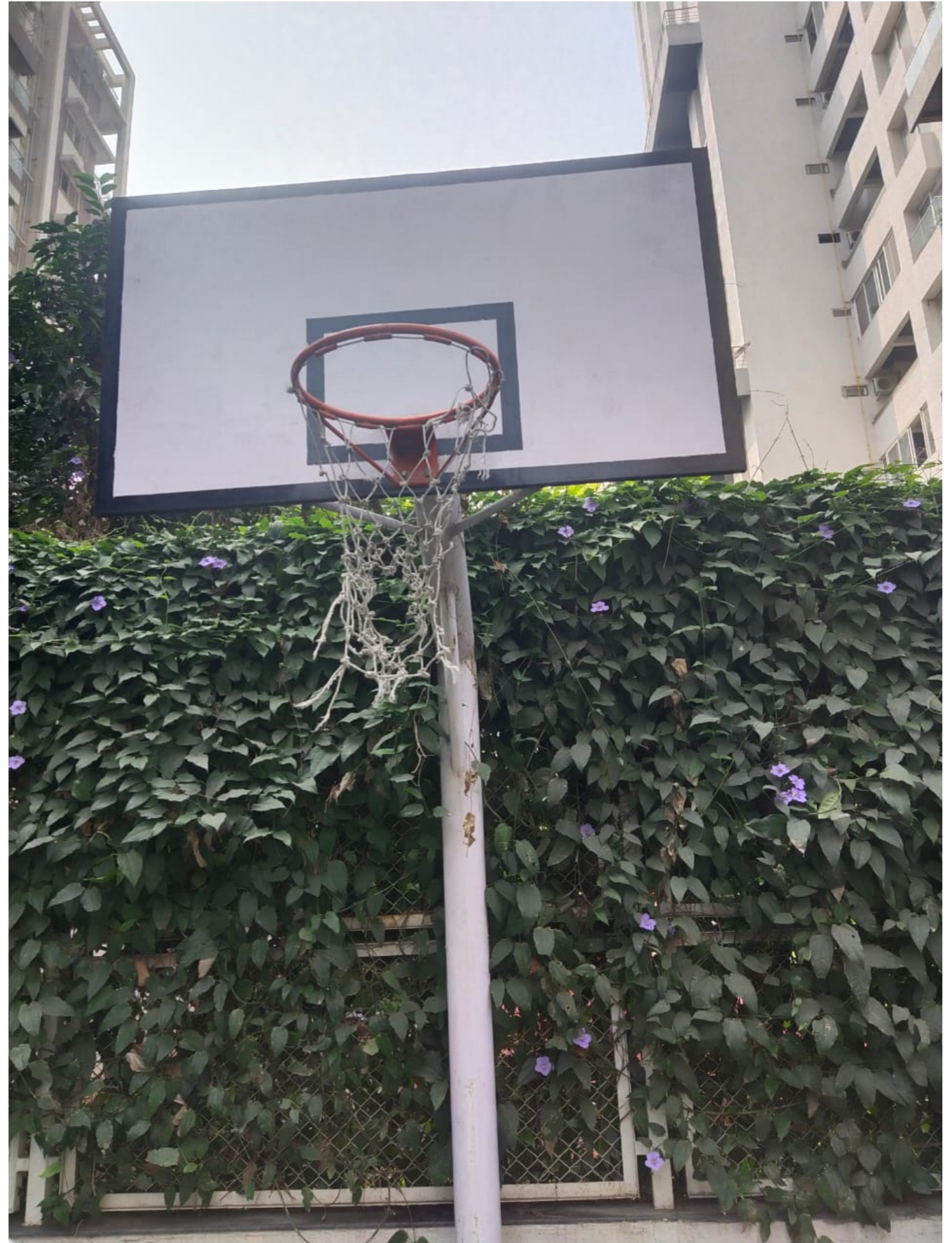
# Project Update

## B BUILDING SKY LOUNGE NET



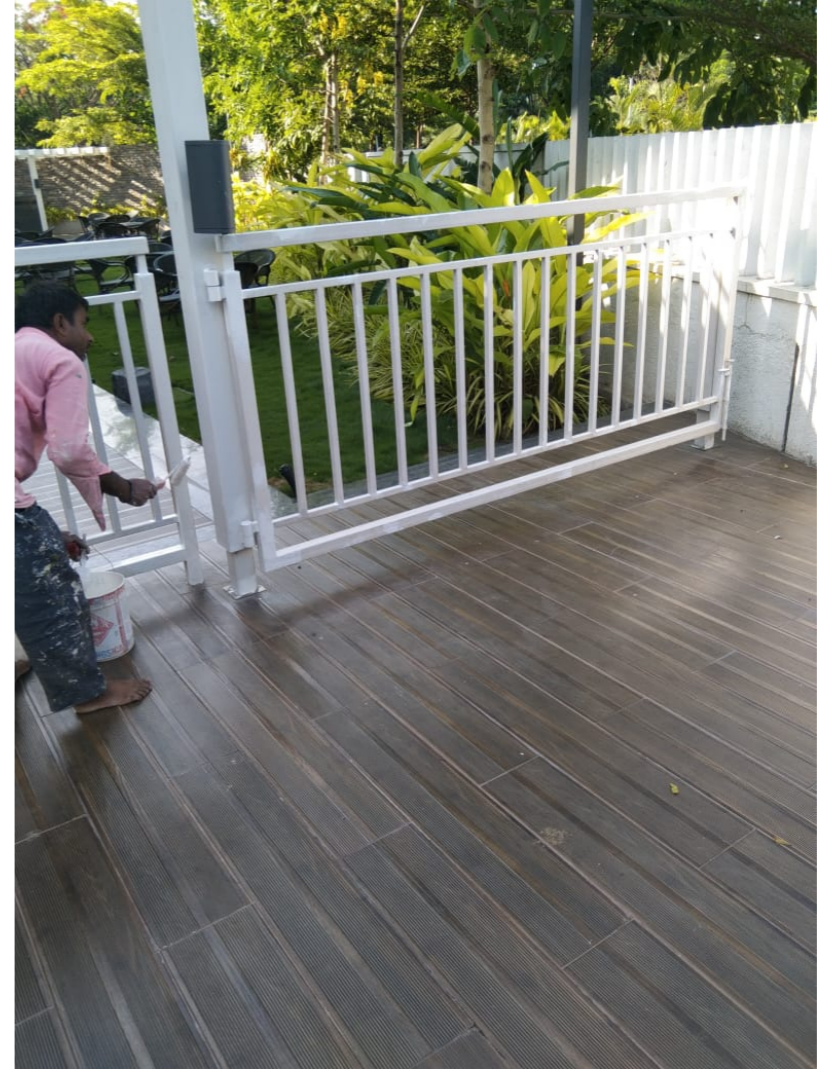
# Project Update

## BEFORE AFTER SPIRES PLAY AREA



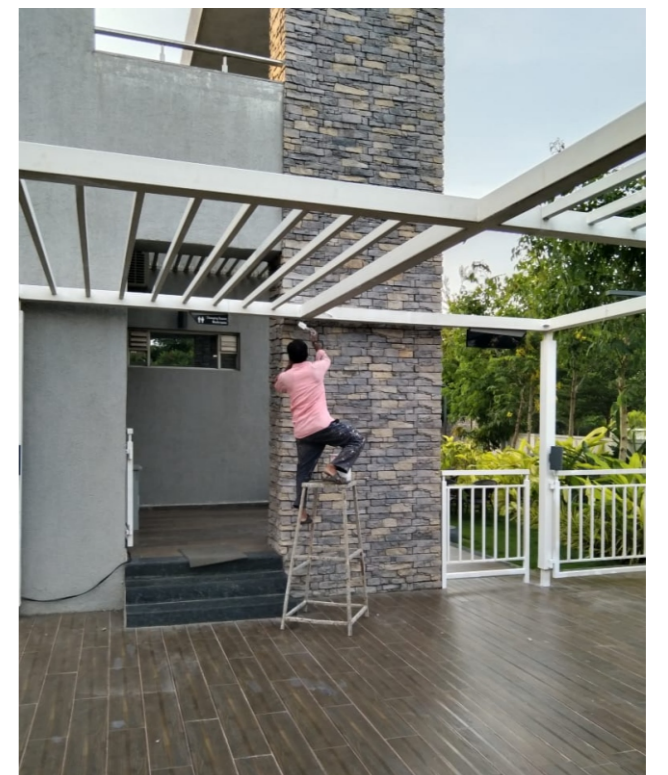
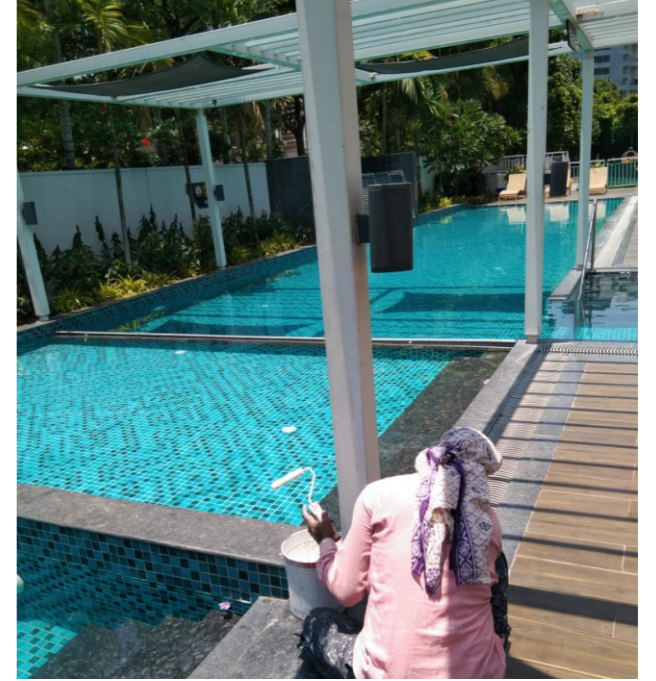
# Project Update

## BEFORE AFTER COMMON AREA PAINTING WORK SPIRES



# Project Update

## BEFORE AFTER COMMON AREA PAINTING WORK SPIRES



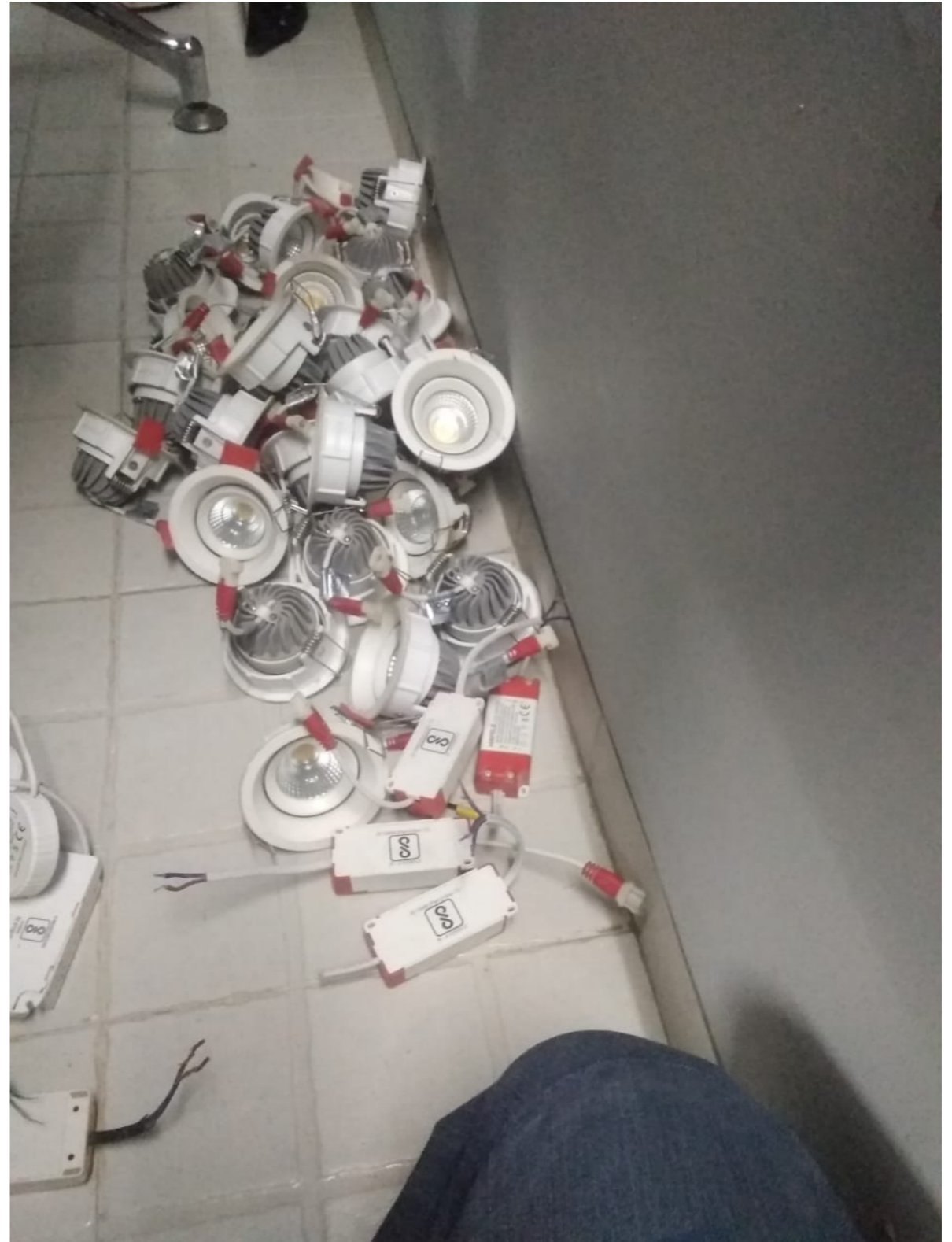
# Project Update

## BEFORE AFTER COMMON AREA FIRE FIGHTING WORK SPIRES



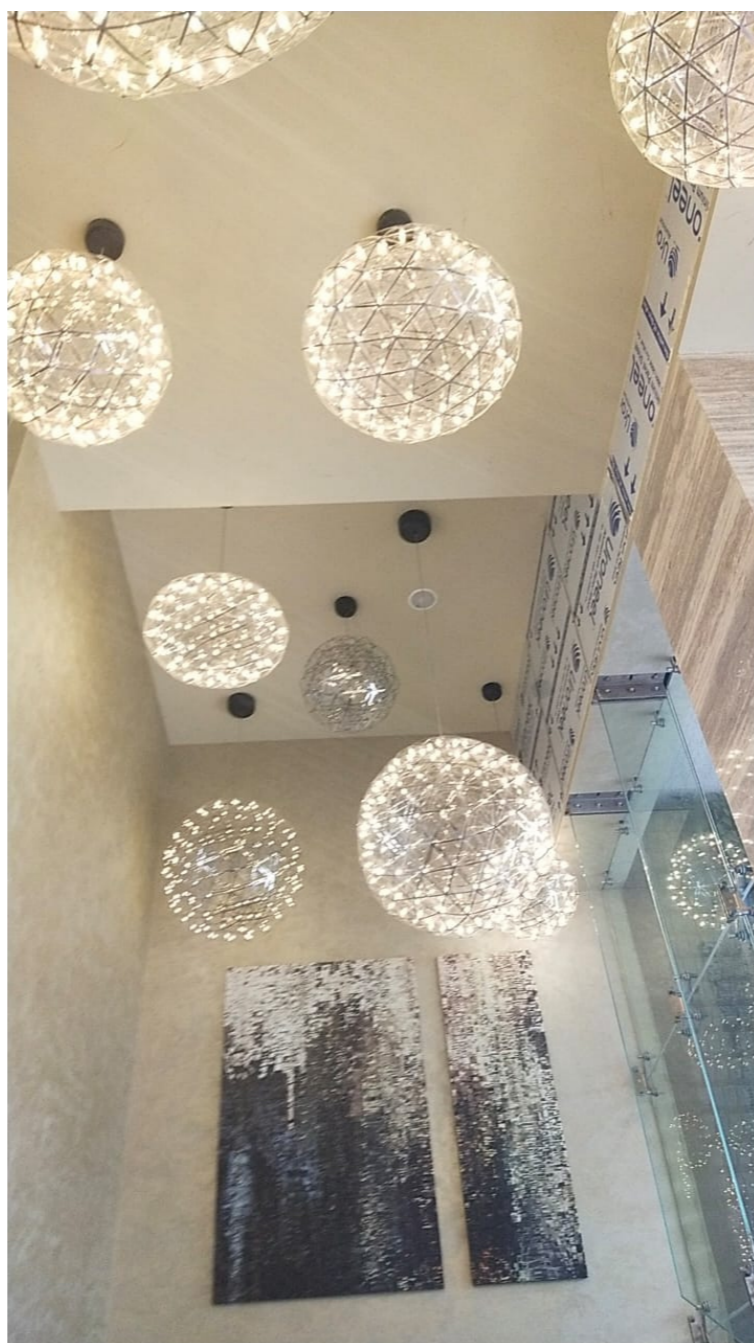
# Project Update

## COMMON AREA LIGHT REPLACEMENT



# Project Update

## BEFORE AFTER SPIRES LOBBY ECLECTIC CHANDELIER



# Project Update

BEFORE AFTER LIGHT RECTIFICATION WORK



# Project Update

## B BUILDING SKY LOUNGE NET



# Project Update

## BEFORE AFTER TV REPLACEMENT WORK



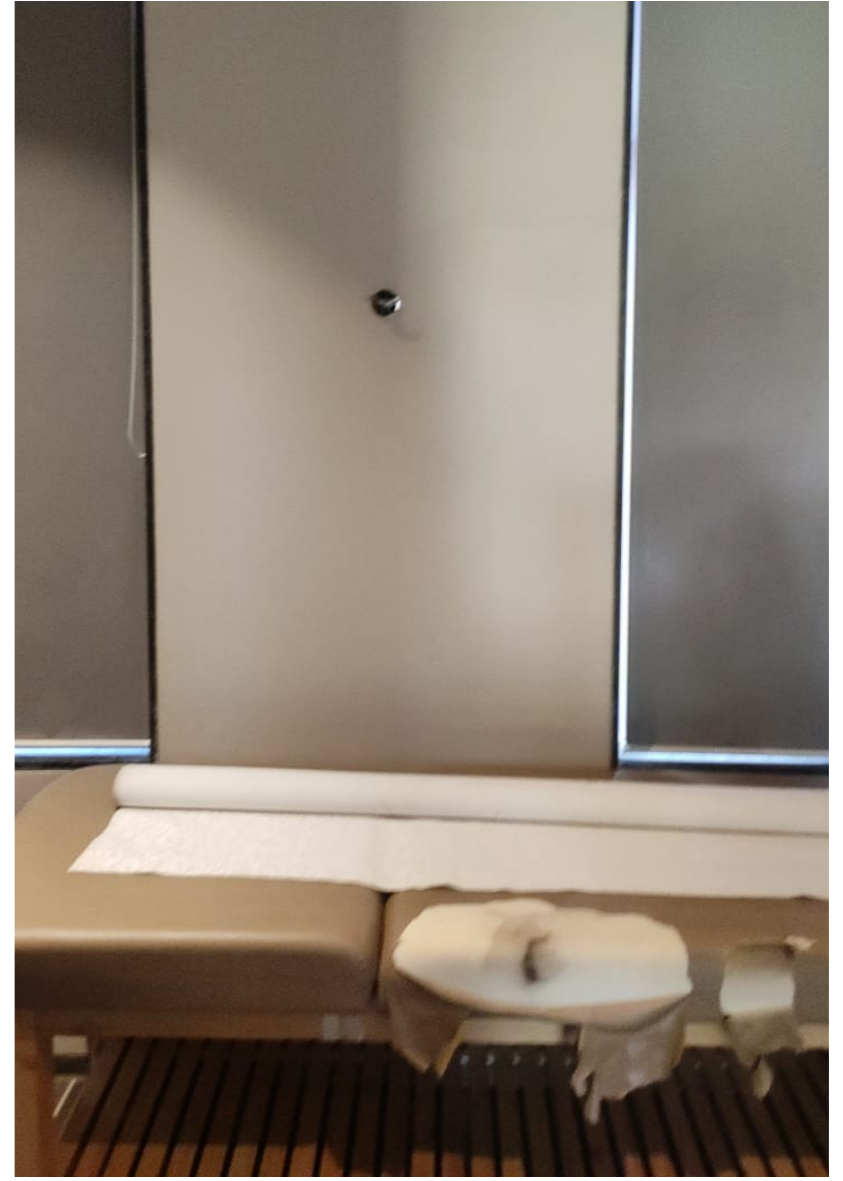
# Project Update

## SLOPE & MARBLE ISSUE



# Project Update

## SLOPE & MARBLE ISSUE

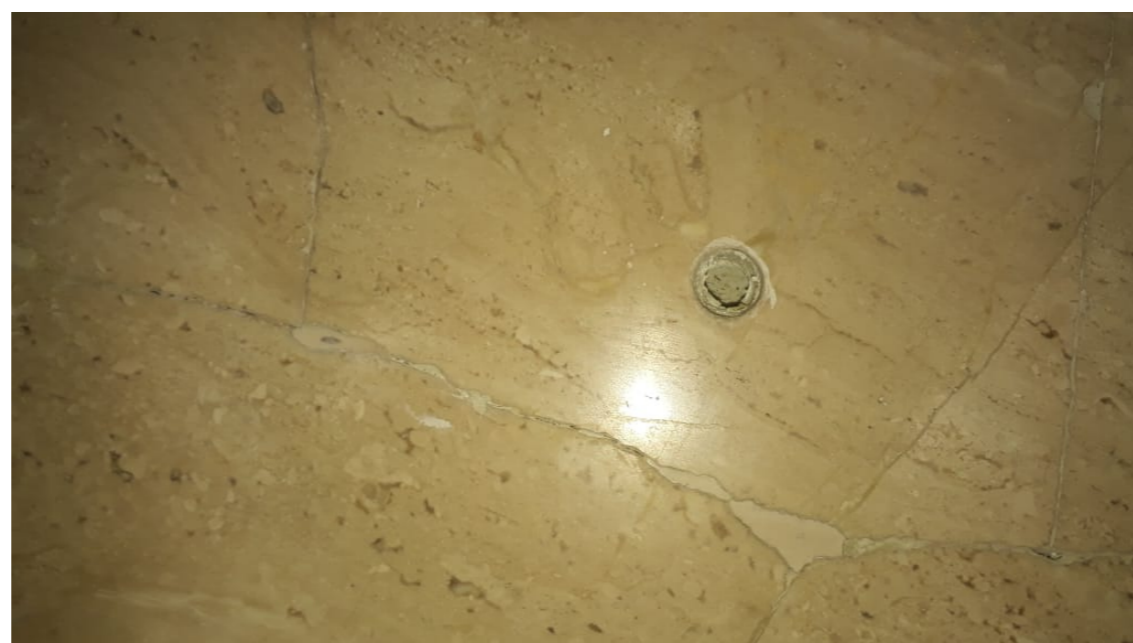


# Project Update

BEFORE OF SLOPE ISSUE WATER IS CLOGGED DUE TO IMPROPER SLOPE



RECTIFICATION OF MARBLE CRACKS



# Project Update

## AFTER RECTIFICATION OF SLOPE ISSUE AT LIVING TERRACE



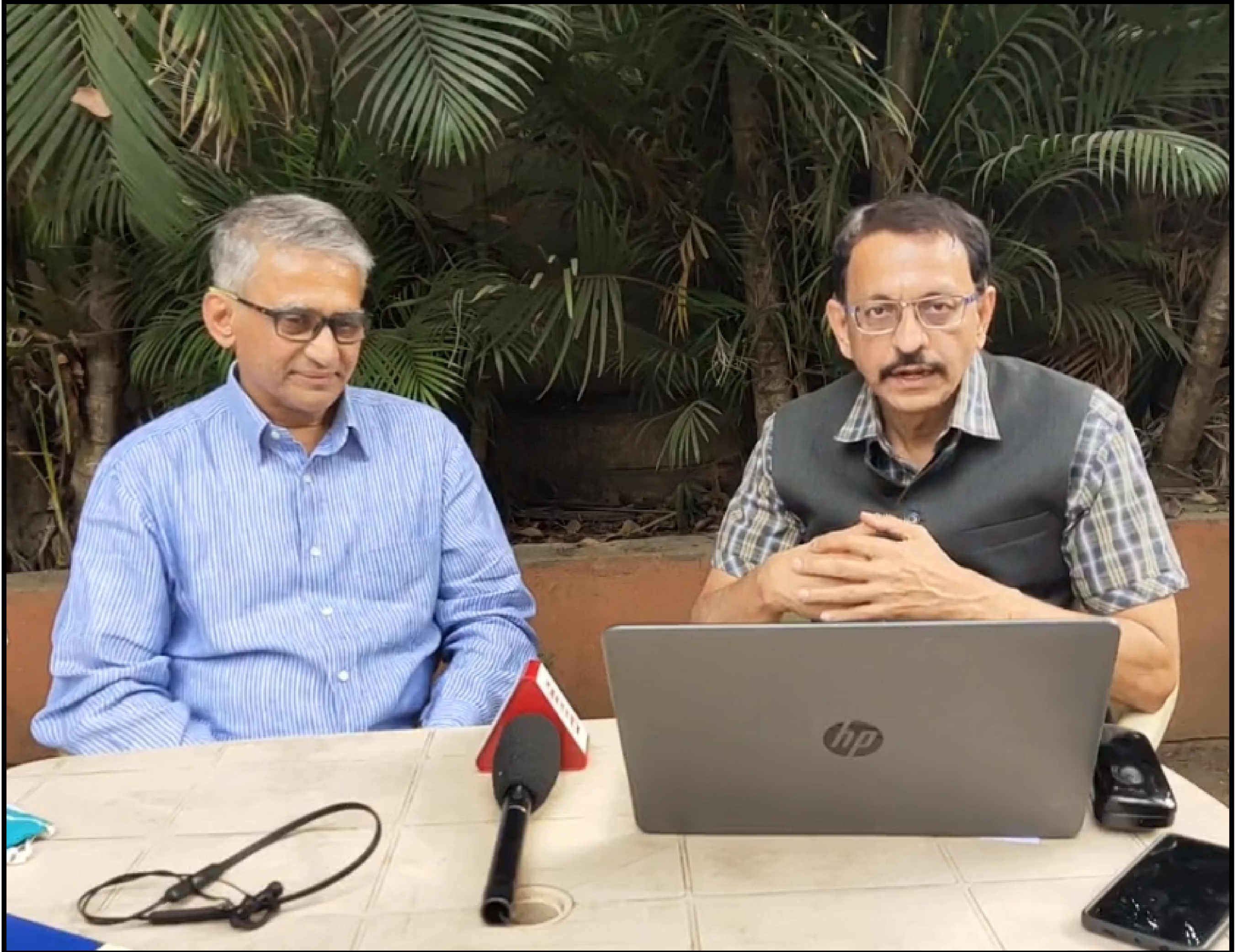
## AFTER RECTIFICATION OF MARBLE CRACKS



# Events & Happening

## 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 & Happening

## AURANGABAD PROPERTY EXHIBITION -

Here are some moments from the Divya Marathi Expo 2021.




# Other NDPL Project

## 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\*



**EMINENCE**  
Future Preponed

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- P521000001061, P2 - P52100018108  
www.maharera.mahaonline.gov.in

AUNDH  
PUNE

₹ 13.3 Crore



**THE SPIRES**

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\*



**AVON VISTA**  
PREMIUM RIVER FRONT LIVING

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\*



**Sylvan H**  
AUNDH

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\*



**Esmeralda**  
The upper crust living

Come experience blissful spring, all round the year

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:PRGO05180276,  
www.rera.goa.gov.in

SANEWADI, AUNDH  
PUNE

₹ 96 Lakh Onwards\*



**SEASONS  
BUSINESS  
SQUARE**

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\*



**7 BUSINESS  
SQUARE**

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\*



**Esmeralda**  
BUSINESS SQUARE  
KADAMBA PLATEAU, GOA

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\*



**NAIKNAVARE'S  
DWARKA**  
A Bharat Pattern Township

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\*



**Neelaya**

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\*



**eagle's  
nest**

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 Project

## ONGOING SRA PROJECT

### **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>



PROJECT BY NAIKNAVARE & PRIDE AOP

At The Spires, 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](mailto:presales@naiknavare.in) 🌐 <https://www.naiknavare.com/thespires>



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**Telephone:** +91-020 41471111

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behind Medipoint Hospital, Aundh,  
Pune, Maharashtra 411007



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[www.maharere.mahaonline.gov.in](http://www.maharere.mahaonline.gov.in)