



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



AT TALEGAON, PUNE

**Apartments | Row Houses | Townhouses | NA Plots**

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

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.





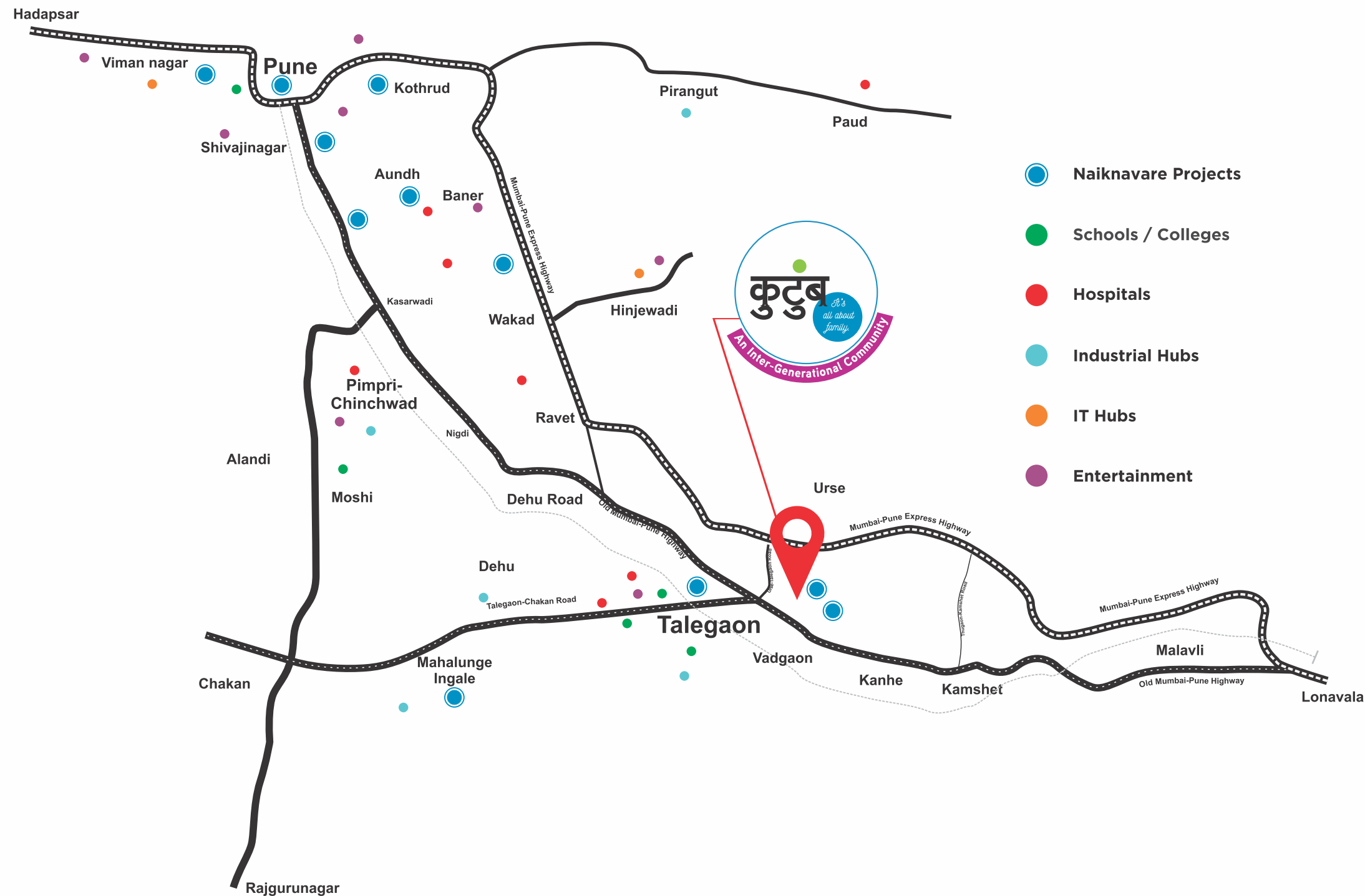
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# Location Advantage



## SCHOOLS



- Empros International School
- Kendriya Vidyalaya
- Poddar International School
- Jain English School and Junior College

## CONNECTIVITY



- Somatne Phata
- Vadgaon Railway Station
- Talegaon Railway Station
- Hinjawadi Phase 1
- Talegaon MIDC
- Chakan MIDC

## INSTITUTES



- MIMER Medical College
- Dr D.Y. Patil Educational Federation
- RUDSET Institute

## HOSPITALS



- Matoshri Hospital
- Pioneer Hospital
- Talegaon General Hospital
- Sai Jeevan Children's Hospital







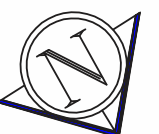
AT TALEGAON, PUNE

#### LEGEND - (AMENITIES)

- A** ENTRANCE GATEWAY
- B** CLUBHOUSE
- C** PARTY LAWN
- D** SWIMMING POOL & KID'S POOL
- E** POOL DECK AREA
- F** AMPHI - THEATER
- G** KID'S PLAY AREA
- H** MULTI-ACTIVITY PLAY COURT
- I** COMMON SERVICES AREA/  
SENIOR CITIZEN PARK
- J** CHANGING ROOMS & TOILETS

#### LEGEND - (BUILDING TYPES)

- 1** DUPLEX APARTMENT BUILDING D1 & D2
- 2** APARTMENT BUILDING D3 & D4
- 3** 3BHK ROW HOUSE-(RH-II) (1 TO 7)
- 4** 3.5BHK TOWN HOUSE-(TH-II) (8 TO 14)
- 5** BUILDING A1(P+9 FLOOR, 3BHK APARTMENT)
- 6** BUILDING A2(P+9 FLOOR, 2BHK APARTMENT)
- 7** PLOT- C LAYOUT OF PLOTS FOR BUNGALOWS
- 8** PLOT- D LAYOUT OF PLOTS FOR BUNGALOWS
- 9** PLOT- E LAYOUT OF PLOTS FOR BUNGALOWS
- 10** PROPOSED KUTUMB CARE
- 11** FRUIT FOREST (NON BUILDABLE AREA)
- 12** VISITOR'S PARKING
- 13** PEDESTRIAN PATHWAY
- 14** NON BUILDABLE AREA
- 15** STP
- 16** AMENITY PLOT











AT TALEGAON, PUNE





# GARDEN DUPLEX

## GROUND/PARKING FLOOR PLAN



AT TALEGAON, PUNE



Artist's Impression | T & C Apply\*



# GARDEN DUPLEX

## PARKING FLOOR PLAN



Isometric View



# GARDEN DUPLEX

## LEVEL 1 / SEMI GROUND FLOOR PLAN



FLAT.NO	CARPET AREA		EXCLUSIVE BALCONY AREA		OPEN GARDEN AREA		TOTAL USEABLE CARPET AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
D3-01,D4-02	152.77	1644.41	6.28	67.59	53.49	575.76	212.54	2287.78
D3-02,D4-01	152.65	1643.12	6.28	67.59	53.46	575.44	212.39	2286.16
SERVANT ROOM D3-01,D4-01	8.73	93.97	0.00	0.00	0.00	0.00	8.73	93.97
SERVANT ROOM D3-02,D4-02								





# GARDEN DUPLEX

## SEMI GROUND FLOOR PLAN



Isometric View



# GARDEN DUPLEX UNIT PLAN



GROUND/PARKING



LEVEL 1 / SEMI GROUND



FIRST FLOOR PLAN - 3 BHK



FLAT.NO	CARPET AREA		EXCLUSIVE BALCONY AREA		TERRACE AREA		TOTAL USEABLE CARPET AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
D3-03,D4-04	107.08	1152.60	2.49	26.80	14.39	154.89	123.96	1334.30
D3-04,D4-03	106.32	1144.42	2.74	29.49	10.76	115.82	119.82	1289.74





FIRST FLOOR UNIT PLAN - 3 BHK



FLAT.NO	CARPET AREA		EXCLUSIVE BALCONY AREA		TERRACE AREA		TOTAL USEABLE CARPET AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
D3-03	107.08	1152.60	2.49	26.80	14.39	154.89	123.96	1334.30





# FIRST FLOOR PLAN - 3 BHK



Isometric View



SECOND & THIRD FLOOR PLAN - 3 BHK



FLAT.NO	CARPET AREA		EXCLUSIVE BALCONY AREA		TERRACE AREA		TOTAL USEABLE CARPET AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
D3-05,07 D4-06,08	106.32	1144.43	8.83	95.04	0.00	0.00	115.15	1239.47
D3-06,08 D4-05,07	105.97	1140.66	9.12	98.16	0.00	0.00	115.09	1238.82





## SECOND & THIRD FLOOR PLAN - 3 BHK



Isometric View



# Modern Amenities for a Holistic Lifestyle



Swimming Pool  
& Kid's Pool



Impressive Entrance  
Gateway & Security  
Cabin



Vehicle-free, Large  
Landscaped Garden  
With Jogging/walking  
Track



Kid's Play-area



Multi-activity  
Play court



Intercom facility  
for all units



Generator Back-up  
For Common Lights,  
Lifts, Pumps, Club House



Paved  
Internal Roads



Amphitheatre



Sewage  
Treatment Plant



Garbage  
Converter System



Rainwater Harvesting-by  
Re-charging Pits And  
Bore-wells



Senior  
Citizen Park



Clubhouse with a Multipurpose Hall, Gym, Indoor Games Room,  
Medical Center, Dinning Hall, Alfresco Dinning and Party-lawn.





# Activity Center

\*ACTUAL PHOTO





Gymnasium

\*ACTUAL PHOTO



# Indoor games



\*ACTUAL PHOTO





**Swimming Pool**

\*ACTUAL PHOTO



# Outdoor Games



\*ACTUAL PHOTO





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## Site Office

Sr. No-126, NH-04, Wadgaon Maval Taluka-Maval, Dist-Pune, Vadgaon, Maharashtra 412106

## Head Office (Pune)

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



MahaRera No:

**P52100077735**

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

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# - UPCOMING DEVELOPMENTS SUBJECT TO GOVT. AND COMPLIANCE APPROVALS.

[www.naiknavare.com](http://www.naiknavare.com)