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With the onset of modernization and globalization, a chain of transformation has taken place in all social institutions of almost all the societies. This transformation has also touched our most prestigious institution - **Our Family**. The modern pressures of daily work life, social isolation, and financial stress have changed the dynamics of the family. Working professionals, especially young parents, have been finding it challenging to balance household chores while managing the family.

For families struggling with childcare, with the elderly grappling to find meaningful connection, and the growing generational disconnect in society  
**An inter-generational community is the answer.**

# INTER-GENERATIONAL COMMUNITY NEED OF THE HOUR



Average Indian spends close to **12 hours** a day at work in one form or the other

Source: International Labour Organization



People in the age group of **35-49** are the most stressed

Source: Cigna 360 Well-Being Survey



Around **12.5%** of the Indian Population will be 60 years & older by 2030

Source: United Nations Population Fund (UNFPA)



Representative image

**47.49%** of Senior Citizens suffer from loneliness

Source: Agewell Foundation

**76%** of working age people expect a comfortable retired life.

Source: HSBC Future of Retirement Study

# INTER-GENERATIONAL COMMUNITY TAKES MODERN LIVING TO NEW HEIGHTS

Without compromising on the core roots of family.

Inter-generational community aims to keep the family together in a purposeful way that promotes greater understanding and respect between generations and contributes to cementing relations.



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## IT IS A COMMUNITY WHERE



Happy times are unscripted



Care & affection reside



Satisfaction echoes in every corner



Generational barriers are broken



Life begins and affection never ends



**GENERATIONS  
LIVE TOGETHER WITHOUT  
DEPENDING ON EACH OTHER.**



## CARE CONVENIENCE AND COMFORT FOR ALL THREE GENERATIONS

We believe only a happy family transforms a house into a home. This single, powerful force has tied us for centuries with unseen bond, cooperation, and harmony. We aim to reunite that feeling which offers Care for the kids, Convenience for you and Comfort for the parents.

As a society, we are progressing towards a more fast-paced lifestyle. The younger generation is establishing their paths by pursuing opportunities & success. But the seniors are slowing down & are getting used to a relaxed & calmer life, away from the bustling world. While the young needs their primary necessities looked after as they work actively, the seniors need help managing their day-to-day activities.

**Where the young desire independence and the elderly look for support and stability. The challenge is to keep them happy together.**



The Stability of a joint family or the Independence of a nuclear family. How about both?

**PRESENTING  
FIRST OF ITS KIND  
INDIA'S JOINT NUCLEAR FAMILY**





Representative image

WELCOME TO THE LAND OF  
**INDIA'S FIRST**  
**INTER-GENERATIONAL**  
**COMMUNITY.**  
WELCOME TO KUTUMB.



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**Your family is the most important priority for you**

That's why we've built something that keeps them together.

**The time you have for your parents may not be enough**

That's why we've created an environment where they can mingle with like-minded people.

**We understand cooking after working hours can get tough**

So we've built an ecosystem that takes care of the kitchen.

**We understand that your parent's well-being makes you anxious**

That's why we have a system in place to deal with medical emergencies.

**We know that work overload can drain your energy**

That's why we have an arrangement for your daily errands.

**We understand that office time can get extended without any prior notice**

Therefore we've designed a corner that takes care of your kids.

**The elderly in the house may not be tech-savvy, we get it.**

That's why we have people that guide them to connect.

**We know that keeping the family happy is your ultimate goal.**

That's why we have designed Kutumb.



**THOUGHTFULLY IMAGINED  
AND METICULOUSLY PLANNED,  
KUTUMB IS THE IDEAL  
ENVIRONMENT  
TO LIVE, CONNECT AND  
THRIVE TOGETHER.**

Kutumb has been designed to benefit members of the family across their lifespan. It's a cocoon for children where they exhibit more interactive and cooperative play and at the same time experience increased empathy towards the members of the family and the world at large. For parents and elderly it creates better family communication, less worry and social isolation, and greater access to respite care. The elderly benefit from increased strength and balance, decreased social isolation, and improved quality of life. All ages become more accepting of differences and feel more connected to each others.



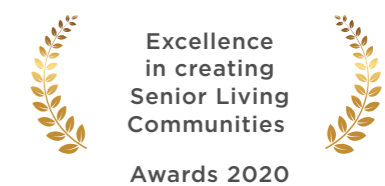


**PRIMUS**

**WE HAVE COLLABORATED  
WITH AN AWARD-WINNING PARTNER - PRIMUS**

## **BUILDING A ROBUST ECOSYSTEM FOR INTER-GENERATIONAL LIVING IN INDIA**

Primus is one of the leading senior living communities in India. Being a pioneer in its category, it is completely reimagining senior living. It is an organization that seeks to redefine the concept of modern living through a range of services that have been carefully crafted for the most convenient and luxurious experiences. The expertise and professional approach they bring are invaluable. What differentiates them is their use of technology and people to create an ecosystem that offers the comfort of security. They focus on promoting holistic living and ensuring all the members of the family get the best of care and comfort.



We have joined forces to offer you world class services. You get to experience care and comfort in a gated community like Kutumb. This collaboration promises to change the way you live. Primus, a Bangalore based company that is focused on Senior Care and inter-generational community is known for insightful and technology-based solutions that enrich people and communities.

**In short, Primus is the software that takes care of  
all the conveniences you need for our hardware – Kutumb.**

# SERVICES DESIGNED BY PRIMUS TO DE-STRESS YOU.

Togetherness grows when things get taken care of without any hassles. Primus ensures absolute freedom from worries, chores, cooking, or daily errands. Be it tea at your table when you want or whenever your elders need any medication when you are away. Everything is taken care of in a professional way.



**ACCOMPANYING YOUR SENIORS IN THE COMFORT OF YOUR HOME**



**ENGAGING PHYSICAL ACTIVITIES**



Representative image



**IN-HOUSE DINING HALL WITH ALL INDIAN CUISINE**



**PROFESSIONAL HOME MAINTAINANCE**



**24X7 MEDICAL ASSISTANCE**



**CONCIERGE SERVICE**



**TIFFIN SERVICE**



**DAY CARE CENTER**



**PHYSIOTHERAPY SESSION**



**AMBULANCE ON CAMPUS**



AT TALEGAON, PUNE

## AN ECOSYSTEM OF APARTMENTS, ROW HOUSES, DUPLEXES, TOWNHOUSES & NA SERVICED PLOTS

Kutumb is an integrated housing project that boasts a vast array of housing options: apartments, row houses and villas. The NA serviced plots have been added to this mix to provide yet another alternative. As opposed to other plotting projects, which bear an isolated look, Kutumb is offering you NA serviced plots in a housing project that is already bubbling with life. This enables you to own a plot within a bustling neighbourhood that is nestled, quite literally, in the lap of nature.



Artist's Impression



AT TALEGAON, PUNE

## MASTER LAYOUT

### LEGEND - (AMENITIES)

- A) Entrance gateway
- B) Clubhouse
- C) Party lawn
- D) Swimming pool & kid's pool
- E) Pool deck area
- F) Amphitheater
- G) Kid's play area
- H) Multi-activity play court
- I) Common services area/Senior citizen park
- J) Changing rooms & toilets

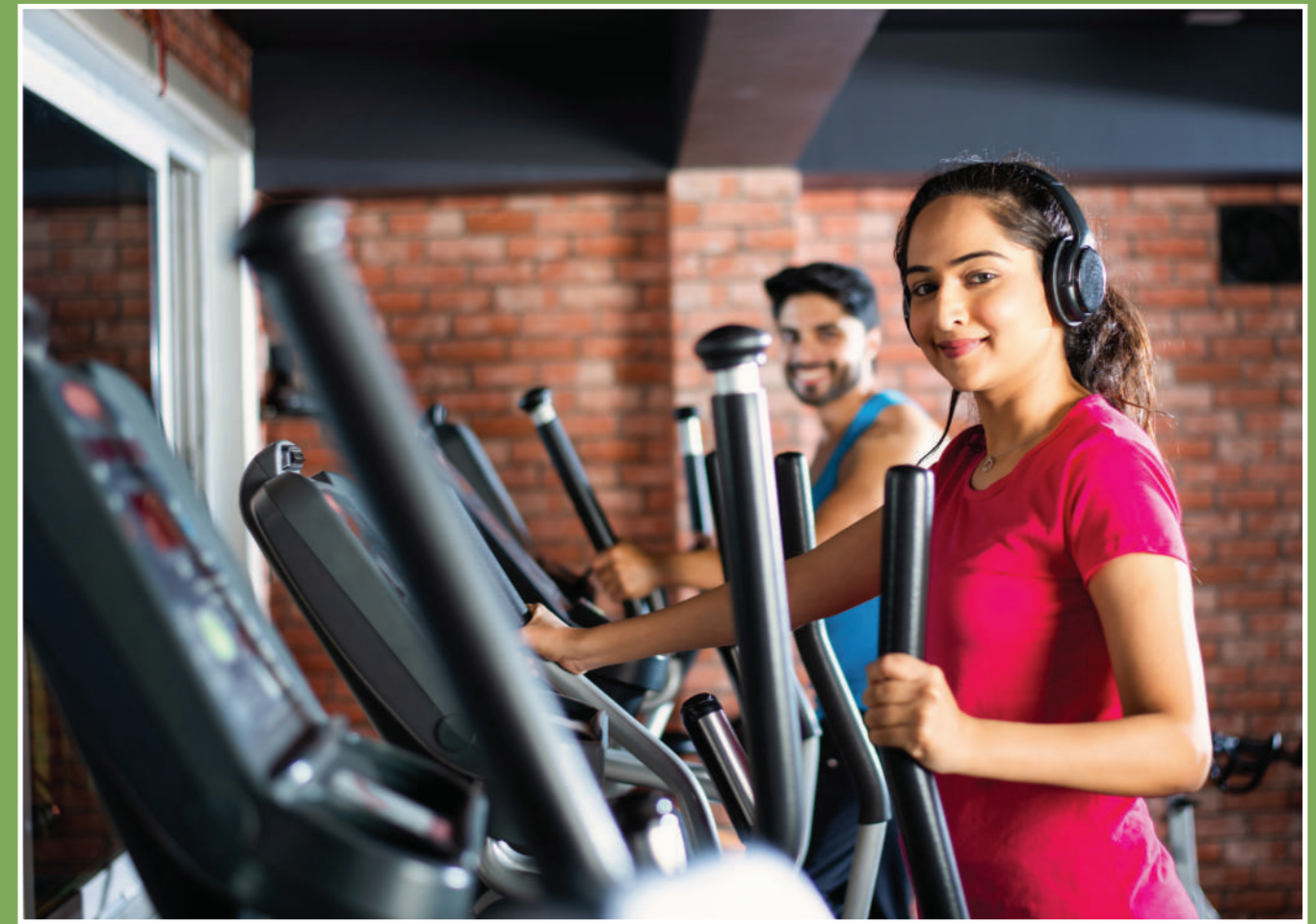
### LEGEND - (BUILDING TYPES)

- 1) Duplex apartment building D1 & D2
- 2) Apartment building D3 & D4
- 3) 3 BHK row House-(RH-II) (1 to 7)
- 4) 3.5 BHK town house-(TH-II) (8 to 14)
- 5) Building A1 (P+9 floor, 3 BHK apartment)
- 6) Building A2 (P+9 floor, 2 BHK 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 (Phase II)
- 11) Fruit Forest (non buildable area)
- 12) Visitor's parking
- 13) Pedestrian pathway
- 14) Proposed Kutumb Care (Phase I)
- 15) STP



# LIFE ENRICHMENT CENTRE TO ENJOY PERFECT GATHERINGS

At Kutumb, you have the luxury of choosing from a host of amenities at the clubhouse. You can sweat it out in the gym or de-stress in the spa, depending on your mood. Or you could just let the azure evening sky keep you company while you unwind by the pool.



# LIFE ENRICHMENT CENTRE

## Ground Floor Plan



### LEGENDS

- |                      |                        |
|----------------------|------------------------|
| 1 CLUB HOUSE ENTRY   | 11 GARBAGE COLL        |
| 2 ENT. LOBBY         | 12 LOADING & UNLOADING |
| 3 MEDICAL CENTER     | 13 GENTS TOILET        |
| 4 MANAGER CANBIN     | 14 LADIES TOILET       |
| 5 PHYSIOTHERAPY      | 15 DINING HALL         |
| 6 PANTRY             | 16 ALFRESCO            |
| 7 KITCHEN            | 17 PARTY LAWN          |
| 8 DISHWASH / POTWASH | 18 SECURITY CABIN      |
| 9 CROCKERY STORAGE   |                        |
| 10 STOREROOM         |                        |

## First Floor Plan



### LEGENDS

- |                               |
|-------------------------------|
| 1 LIBRARY                     |
| 2 OPEN TERRACE GAME ZONE      |
| 3 MULTIPURPOSE HALL / THEATER |
| 4 GYM                         |
| 5 INDOOR GAMES                |
| 6 LADIES TOILET               |
| 7 GENTS TOILET                |



AT TALEGAON, PUNE



AT TALEGAON, PUNE



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NOW THERE ARE  
MORE WAYS TO ENJOY  
**TOGETHER**



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.



Representative image

## SPECIFICATIONS



### STRUCTURE

- Combination of conventional RCC frame-structure & RCC shearwall construction



### FLOORING

- Living, Dining, passage, kitchen, Bedrooms, attached Balcony-designer vitrified tiles
- Toilets : Matt vitrified tiles for flooring and designer ceramic tiles for dado upto 7' height



### KITCHEN

- Granite kitchen platform with S.S. sink



### TOILETS

- Sanitary fittings, cp fittings and wall-mixer of standard make
- Grab bars & Panic switch for grandparents



### ELECTRIFICATION & CABLING

- Concealed copper wiring with modular switches
- Provision of telephone point in living & master bedroom
- Provision of TV point in living room



### DOORS

- Main Door - Designer laminated flush door/skin-moulded door with wooden frame
- Bedroom door - Skin-moulded with paint finish and wooden frame
- Toilet door - Skin-moulded with paint finish and wooden frame
- Wheel chair friendly doors for grandparents bedrooms



### WINDOWS

- Powder-coated aluminium sliding windows with mosquito net



### PAINTING

- Internal Painting - Oil-bound distemper (OBD) paint for all walls and ceilings
- External Painting - Acrylic paint

# LOCATION MAP



AT TALEGAON, PUNE

**Schools:**

- Empros International School : 7.3 KM
- Kendriya Vidyalay : 4.1 KM
- Poddar International School : 3.5 KM
- Jain English School and Junior college : 6.4 KM

**Connectivity:**

- Somatne Phata : 4 KM
- Vadgaon Station : 2.5 KM
- Talegaon Station : 3.5 KM
- Hinjewadi Phase 1 : 18 KM
- Talegaon MIDC : 6.5 KM
- Chakan MIDC : 24.2 KM

**Institutes:**

- MIMER Medical College : 5.3 KM
- Dr. D.Y. Patil Educational Federation : 7.7 KM
- RUDSET Institute : 7 KM

**Entertainment:**

- Fun Square Multiplex : 6.1 KM

**Hospitals:**

- Matoshri Hospital : 2 KM
- Pioneer Hospital : 11.3 KM
- Talegaon General Hospital : 5.2 KM
- Sai Jeevan Children's Hospital : 10.8 KM

**Religious:**

- Jain Mandir : 4 KM
- Prathi Shirdi : 9 KM
- Talegaon Ganpati Mandir : 7 KM

Sandwiched between the Mumbai-Pune expressway and the old Mumbai-Pune highway.



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

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 and 3.1 million sq. ft. under construction, it aims to design and deliver **'better living for all'** as a commitment to the diversity of Indian society.



## BUILD FOR ALL

Naiknavare Developers has been building a legacy of integrity & reliability since 1986. Delivered projects across Residential, Commercial, SRA, Redevelopment, Hospitality & Education segments.

**35+ Years**  
of Industry Leadership

**50+**  
Projects Completed

**5 Cities**  
Presence

**15 Million**  
Sq. Ft. of Built Assets

**3.1 Million**  
Sq. Ft. Under Construction

**4.8 Million**  
Sq. Ft. Under Planning

**300+**  
Skilled Professionals

**30+ Awards**  
Amongst the team



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The images and information contained in this brochure are indicative of the kind of development that is proposed. This brochure is issued for guidance only and does not constitute part of an offer or contract. • The subscription of full services articulated in this brochure will be available for NA serviced plots on demand at additional monthly charges at rates prevalent at the time of demand. • A separate service contract will be entered into between Primus and the Purchaser on registration encompassing a detailed scope of services to be rendered. This bilateral contract will be the point of reference for all the services included in this brochure. • The services rendered may vary on basis of collective customer demands in the community with due consideration to a minimum service standards and will be commenced in phases basis the possession of various sectors required to gain operational efficiencies.

RERA No. - P52100002518, P52100002090, P52100003209, P52100002348 & P52100026636

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