



**PROSPERA  
PALMS**

Plots with growing Prosperity

**Residential NA Urban Plots  
At Katvi, Near Talegaon**

“ BUY LAND. THEY ARE  
NOT MAKING IT ANYONE ”

- Mark Twain



# Welcome to Prospera Palms

Prospera Palms is a premium residential NA plotting project located at Katavi, near Talegaon. Located in a Developed area, touching proposed metro & ring road, Prospera Palms offers you a rare opportunity to buy premium land at an affordable cost.

**Plots: 1000 to 3000 sq ft**





## Residential Land – A Scarce Resource

For many generations, we have been taught that residential land is the real gold and that its value never depreciates. That is because residential land is a scarce resource.

In Pune, a very small fraction of the total land is residential land. It is further limited by the fast growing urbanization and development of its supporting infrastructure and facilities.

Pune has witnessed a massive growth of population leading to huge spur in demand for residential land.



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# Land Investment, The need of the hour

Land investment is a rewarding & stable investment option. In volatile market situations, investment in land stays with you and appreciates. You can build your dream home or a holiday home on it. With a piece of land, you own your future, literally.

## Benefits of Land Investment

Low investment

Excellent long  
term asset

Quick appreciation &  
higher resale value

No depreciation

Low maintenance

No GST



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# An Investment In Life

## A home tailored for you

A home should fit your lifestyle, not the other way around. You can decide to construct now or later and as per your needs.

- ✓ Home designed just for you
- ✓ Garden, Terraces & spaces you can't get in a flat
- ✓ Construct more floors as per need
- ✓ Complete Privacy
- ✓ Higher FSI
- ✓ Immediate Possession




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## Lucrative gateway to prosperous future

Prospera Palms is located at Katvi, near Talegaon. This area has always been the first choice of every smart investor. Strategically situated in the fast growing Pune-Mumbai Corridor, it is the growth engine for industrial and residential development for Pune. With fully developed urban necessities like schools, colleges, hospitals, MNCs etc, it is a natural extension of the Pune city.





# A multitude of advantages for an enriched life

Lifestyle, luxury, nature, urbanity, connectivity, Prospera Palms has it all. Renowned educational institutes ensure its importance if you want your next gen to live there for higher education. Close to defence establishments and airport, your investment can fetch rich rewards as rental as well.



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# URBANITY AT ITS BEST



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A fine blend of nature and urbanity, that's Prospera Palm for you. Close to upcoming construction projects, Industrial and IT hubs, shops, markets, schools, colleges, banks and hospitals, this residential opportunity spells progress and prosperity.



## Exclusive Connectivity Advantage

- Pune-Mumbai Highway just 2 minutes away
- Well connected to Pune, Mumbai and Lonavala
- In close proximity to Hinjewadi IT parks and Pimpri Chinchwad
- Touching 4 Lane MIDC Road and Proposed 360 ft. Ring Road
- Easy access to Industrial Belts of PCMC, Chakan and Talegaon
- 5 mins from Talegaon Railway Station



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## CONNECTING PLACES

### OVERVIEW

- PMRDA's total area: 7,248 sq km
- PMRDA covers 40% of the total district area
- Population: 73 lakh
- Talukas covered: 4
- Partial coverage of 6 talukas
- 2 municipal corporations
- 842 villages



### NEED FOR PUNE RING ROAD

- Provides orbital linkage to 6 national highways - Pune-Nashik, Pune-Ahmednagar, Pune-Solapur, Pune-Saswad, Pune-Bangalore, Pune-Dighi and Pune-Mumbai expressway
- No leaves congestion in the metropolitan area
- Development of satellite townships
- Multimodal ring road
- Access to Parandur international airport

**TOTAL LENGTH** 128.08KM

1981Cr Allocated by centre



326Cr Allocated by PMRDA

### PROPOSED SEGMENTS

**FIRST PHASE** 32.3KM

(Expected to commence in October)

- Segment 2 | 21.45km (Pune-Ahmednagar to Pune-Alandi Road)
- Segment 3 | 27.53km (Pune-Nashik Road to Pune-Mumbai expressway)
- Segment 4 | 15.74km (Mumbai-Pune expressway to Wakad-Hinjewadi Road)
- Segment 5 | 21.88km (Wakad-Hinjewadi Road to Pune-Shivane Road)
- Segment 6 | 9.18km (Pune-Shivane Road to Western bypass)

Western bypass to Pune-Sasara Road

192KM

Pune-Sasara Road to Hadapsar-Saswad Road

12.97KM

Hadapsar-Saswad Road to Pune-Solapur Road

6.34KM

Pune-Solapur Road to Pune-Nagar Road

11.07KM

## 'रिंगरोड'च्या कामाला गती

गोदावरीदेई या अटिकावाकडून पावली अतिवेगळी प्रगती

## रिंगरोड 'गतिमान'

गोदावरीदेई रंग प्रकल्प: सुरुवात झाली

श्रीमंत दामोदर सावरकर यांनी प्रारंभ

# Touching 360 ft Proposed Ring Road

The 360 ft (110 mtrs) ring road is one of the biggest infrastructure project approved for Pune. Prospera Palms is touching the upcoming Ring Road.



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# Grand & Glorious Ring Road

Total Length 128 km

Will link all the 6 National Highways-  
Pune-Mumbai Expressway and the  
highways to Nashik, Ahmednagar,  
Saswad, Solapur & Satara

Easy access to Purander international  
Airport, Hinjewadi IT park and  
industrial hubs of PCMC, Talegaon,  
Chakan, Ranjangaon, Wadaki etc.

Proposed development of Satellite  
Towns, offices, IT industries, Shopping  
malls, Theatres, Nightlife, Markets  
and lifestyle destinations

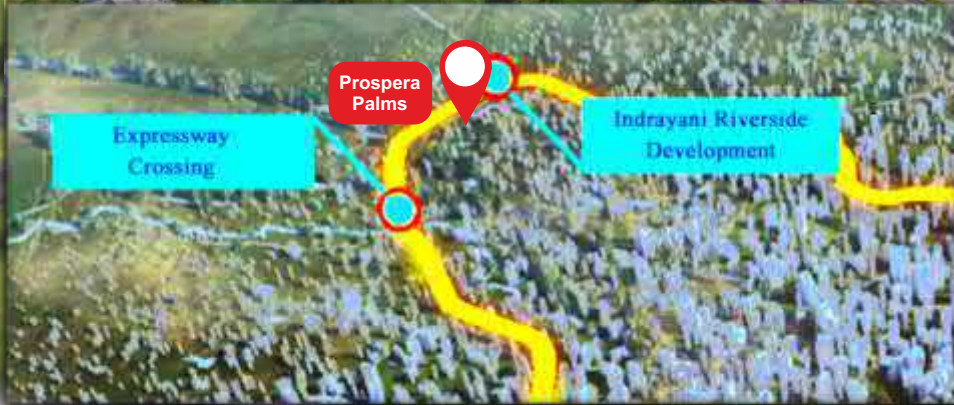


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# Located Near Two Connection Hubs

## Your connection to lucrative future

Prospera Palms is strategically close to two connecting hubs at Indrayani Riverside and Expressway Crossing, enabling you to enter and exit the ring road easily. Poised for tremendous growth in near future, this is a lucrative opportunity for you.



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# Two Ring Roads, The Double Benefit

NOT JUST ONE , BUT TWO RING ROADS

Two Ring Roads are sanctioned for Pune. The 6 Lane Outer Ring Road will meet the Inner Ring Road near Talegaon. The Ring Road Section near Prospera Palms will give you direct access to Outer as well as Inner Ring Road.



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# There's more to the Ring Road than just progress

With its stunning vistas, it guarantees beautiful, open views and attractive riverside development for citizens and tourists alike.



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# Metro, the growth engine Touching Prospera Palms

Along with the Ring Road comes the Metro Corridor assuring fast, comfortable, cost efficient and convenient commute for professional, students, tourists and citizens. This biggest growth engine is sure to take your investment on a fast track.



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## Railway Ring Project

Under PMRDA proposed Railway Ring Project, business hubs of Talegaon Dabhade, Chakan, Shikrapur and Uruli Kanchan, Purander Airport and Pune Railway Station will be connected. 3.4 lakh passengers will commute daily



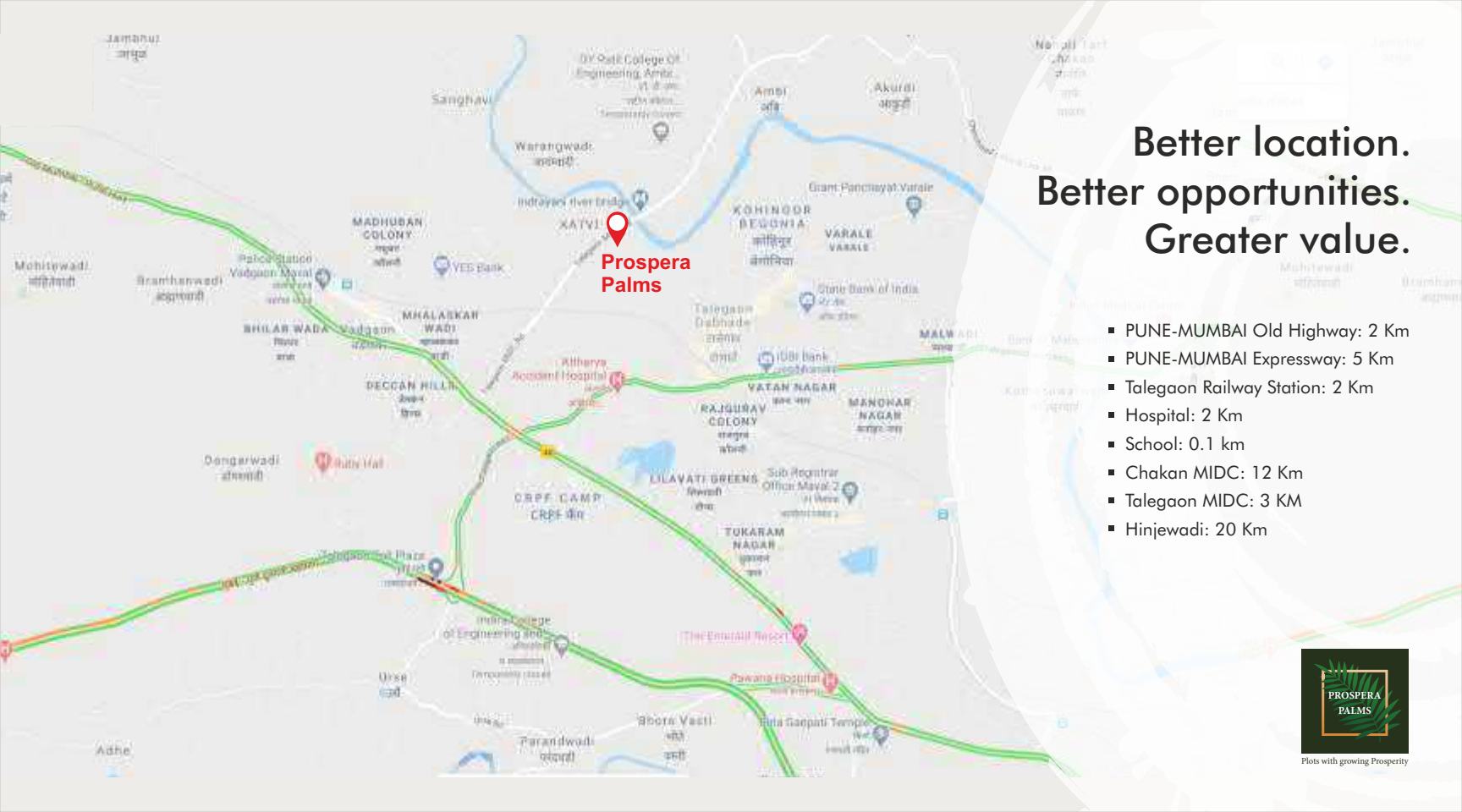
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# A home in harmony with nature

At Katvi, near Talegaon, Prospera Palm basks in the glory of nature. Proximity to Sahyadri hills & Indrayani river have created a hill station ambience with greenery, cool breeze, pollution free air and stunning views. A delightful experience indeed!



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**Better location.  
Better opportunities.  
Greater value.**

- PUNE-MUMBAI Old Highway: 2 Km
- PUNE-MUMBAI Expressway: 5 Km
- Talegaon Railway Station: 2 Km
- Hospital: 2 Km
- School: 0.1 km
- Chakan MIDC: 12 Km
- Talegaon MIDC: 3 Km
- Hinjewadi: 20 Km



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# Be Future Ready

## Work from Home

Prospera Palms offers an ideal space for Work from Home Setting. Do your work in a relaxed surrounding, peaceful ambience and cool breeze flowing from the hills. Feel refreshed, not stressed!

## Social Distancing

Now social distancing comes easily with having your own homes. No more common lobbies and lifts or fear of stepping out of your house or walking in your own garden.

## Safe, Secure Community

Here your safety will be the first priority. Prospera Palms is a safe and secure gated community.



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# Prospera Palm an array of advantages

1000 to  
3000 sq. ft.  
plots

RERA  
registered &  
fully approved  
project

In the limits of  
municipal body  
with easy access  
to municipal  
services


Compound  
wall for  
each plot

Individual  
owner's name  
in 7/12

Quick  
Possession



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# Prospera Palm an array of advantages

Name plate for each plot

Exquisite hill view from all plots

Clean pollution free living without compromising on comfort

Loans from Banks available

Privacy assured

Value for money investment



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# Feel of a weekend day after day!

Activity and tranquillity, Prospera Palms gifts you the best of both. With a sparkling spectrum of amenities, your lifestyle will be transformed



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# Amenities at Prospera Palms



Party Lawn

CCTV  
cameras at  
entrance  
& exit



Swimming Pool

- Compound wall for the entire project
- Community Zone
- Indoor and Outdoor games area
- Storm Water Drainage
- Water Fountains & water features



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# Amenities at Prospera Palms



Children's  
Play area

Potable  
water line  
till every  
plot



Designer  
Street lights



- Theme Based Designer Entrance Gate
- 9m Concrete / Paving block for road in the entire project with road side plantation
- Potable water line till every plot
- Designer Street lights
- Electricity connection to each plot
- 24 X 7 security with Security Cabin



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# Amenities at Prospera Palms



Indoor &  
Open Gym

Yoga &  
Meditation  
Zone



Senior  
Citizen Park

- Changing room & shower facilities
- Carom Room
- Table Tennis
- Walking Track
- Landscaped Garden
- Underground Drainage & Water supply till plot
- Levelled Plot
- Live streaming Cameras
- Wi Fi Enabled Clubhouse



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Project By



## KBD Group, Synonymous with trust

KBD Group is trusted for its quality and credibility. Customer delight is at the centre of the Group's philosophy. Transparent transactions & complete commitment are our assets. Our projects are much sought after for their location, amenities & investment potential. Prospera Palm is the hallmark of our high standard.



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# BE WHERE THE FUTURE IS.



Project By



**KBD GROUP**

## KBD Group

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