



**We don't just offer great real-estate solutions,  
WE ENGINEER GREAT LIVING SPACES**

A wide-angle landscape photograph of a mountain range. The foreground features a prominent, flat-topped plateau covered in dense, vibrant green forest. The plateau has a small waterfall on its left side. Beyond the plateau, the terrain descends into a valley and then rises again into more forested hills. The background is shrouded in a thick, white mist or low clouds, creating a sense of depth and mystery. The overall color palette is dominated by various shades of green and blue-grey.

A very rare opportunity to acquire an enchanting  
paradise amidst nature.

FOR INTERNAL PURPOSE ONLY



An aerial photograph of a lush green hillside in the foreground, overlooking a valley. In the valley, there is a small lake or pond surrounded by trees and some buildings. The background shows rolling hills and a hazy, misty atmosphere, suggesting a sunrise or sunset. The sky is a soft, warm orange color.

*Amidst the gorgeous vista of Bavdhan, an enchanting landscape of green hills welcomes you. And within this landscape lies our upcoming project near Bavdhan.*

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An aerial photograph of a valley shrouded in mist. A dirt road winds through the foreground, leading into a valley where terraced agricultural fields are visible. The background shows rolling hills and a hazy sky, suggesting a rural or semi-rural setting. The overall atmosphere is serene and quiet.

*Located near Bavdhan, just 10 mins from Chandani Chowk & Kothrud.*

FOR INTERNAL PURPOSE ONLY



# BHUGAON

An aerial photograph of the Bhugaon area. The foreground shows a hilly landscape with patches of green vegetation and brown soil. A prominent feature is a path or boundary marked with bright blue lines, winding through the terrain. In the middle ground, there are more hills and some small structures. The background features a dense urban skyline with numerous high-rise buildings under a clear sky.

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## Prime Location with Excellent Connectivity

Improved connectivity  
with 4 lane road from  
Chandani Chowk

Proposed Metro  
connectivity

Ring road of 132 Km in  
close proximity



# ROHAN SAROHA

— NEAR BAVDHAN —

[Rohan Saroha - Near Bavdhan \(youtube.com\)](https://www.youtube.com/watch?v=...)





# ROBUST INFRASTRUCTURE







New India School

Suryadatta Institute of Management (SIMMC)



Sri Sri Ravishankar Bal Mandir (SSRBM)



MIT Campus



Ryan International School Bavdhan



SNBP Bavdhan



VIT's PVP College of Architecture



PVPIT Administrative Building



Pune Institute of Business Management (PIBM)



Education (within 7kms radius)



Indus International School

Google Earth

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Entertainment (within 10kms radius)



Phoenix Mall of the Millennium



Westend Mall



The Pavillion Mall



Garden Court Restaurant



Ambrosia Resort and Spa



City Pride - Kothrud



Manas Resort



JZ Lake view Resto



Sarovarr Multicuisine Restaurant



Cafe CO2



**H** Hospitals (within 10kms radius)

**H** Chellaram Hospital



**H** Asian Speciality Hospital

Sahyadri Hospital Kothrud **H**

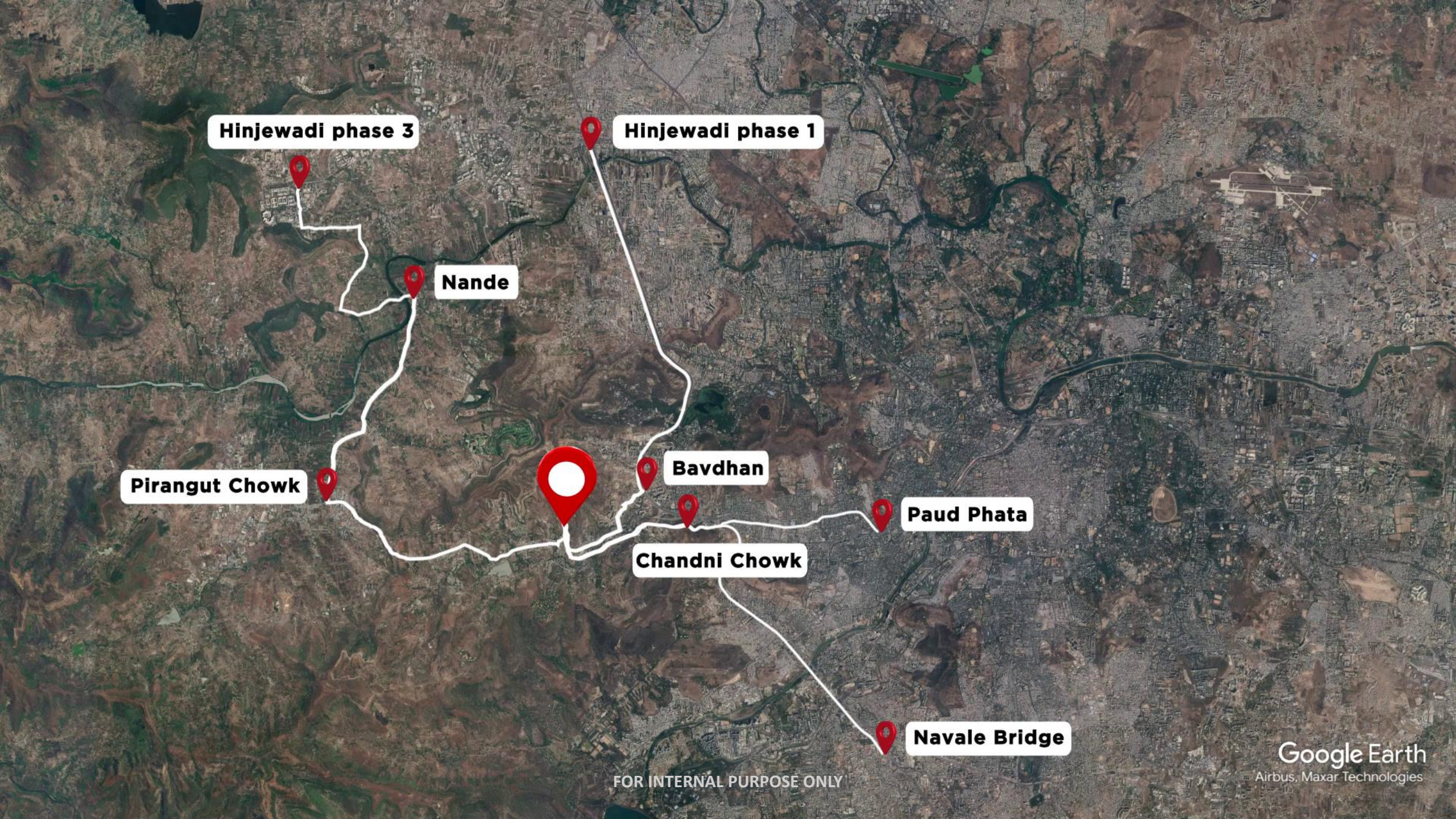
**H** Krishna Hospital

Sanjeevan Hospital **H**

**H** Mai Mangeshkar Hospital

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**Hinjewadi phase 3**

**Hinjewadi phase 1**

**Nande**

**Pirangut Chowk**

**Bavdhan**

**Paud Phata**

**Chandni Chowk**

**Navale Bridge**

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# SOCIAL INFRASTRUCTURE



## HOSPITALS

- Asian Speciality Hospital - 1.1 Kms
- Chellaram Hospital - 6 Kms
- Sahyadri Hospital - 6.9 Kms
- Krishna Hospital - 8.3 Kms
- Mai Mangeshkar Hospital - 8.5 Kms
- Sanjeevan Hospital - 9.4 Kms



## RESTAURANTS & HOTELS

- Manas Lake Resort - 2.5 Kms
- Ambrosia Resort and Spa - 3.2 Kms
- Sarovar Multicuisine Restaurant - 3.2 Kms
- Up & Above, Garden Court Hotel - 5.3 Kms
- JZ lake view resto - 2.7 Kms
- Cafe CO2 - 4.2 Kms



## OFFICES

- Lohia Jain IT Park - 5.1 Kms
- Cummins India Ltd, Kothrud - 9.2 Kms
- Kirloskar Oil Engines Ltd - 9.4 Kms
- Sharda Center - 10.4 Kms
- Hinjawadi Phase 1 - 17.3 Kms



## COLLEGES & SCHOOLS

- SNBP - 2.8 Kms
- Ryan International School - 3.8 Kms
- Sri Sri Ravishankar Vidya Mandir - 4 Kms
- PVPIT - 4.8 Kms
- New India School - 6.1 Kms
- Indus International school - 6.1 Kms
- Surya Dutta Institute of Management & Mass Communication - 6.3 Kms
- VIT's PVP College of Architecture - 6.6 Kms
- PIBM - 6.6 Kms
- MIT School & College - 9.2 Kms



## SPORTS & LEISURE

- Karishma Society - 10 Kms
- Oxford Golf course - 10.2 Kms
- Deccan Gymkhana - 11.2 Kms
- Balewadi High Street - 14 Kms





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NDA FOREST

WARJE





**BUILT**

- Well – equipped Gymnasium
- Games Area
- Multipurpose Hall with Pantry Area
- Guest Rooms
- Swimming Pool, Kids Pool with Deck Area
- Badminton Court
- Double Height Multi use Spaces
- Courtyards

**LANDSCAPE**

- Outdoor Seating Alcoves
- Meandering Pathways
- Amphitheatre
- Yoga Deck
- Meditation Deck
- Oxygen Park Trail
- Aroma Garden
- BBQ Pavilion
- Senior Citizens Park
- Open Air Gym

- Reflexology Path
- Pet Zone
- Co working Space
- Play Area
- Sand Pit

**SPORTS AREA**

- Tennis Court
- Half Basket Ball Court
- Cricket Practice Pitch

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# 2 BHK

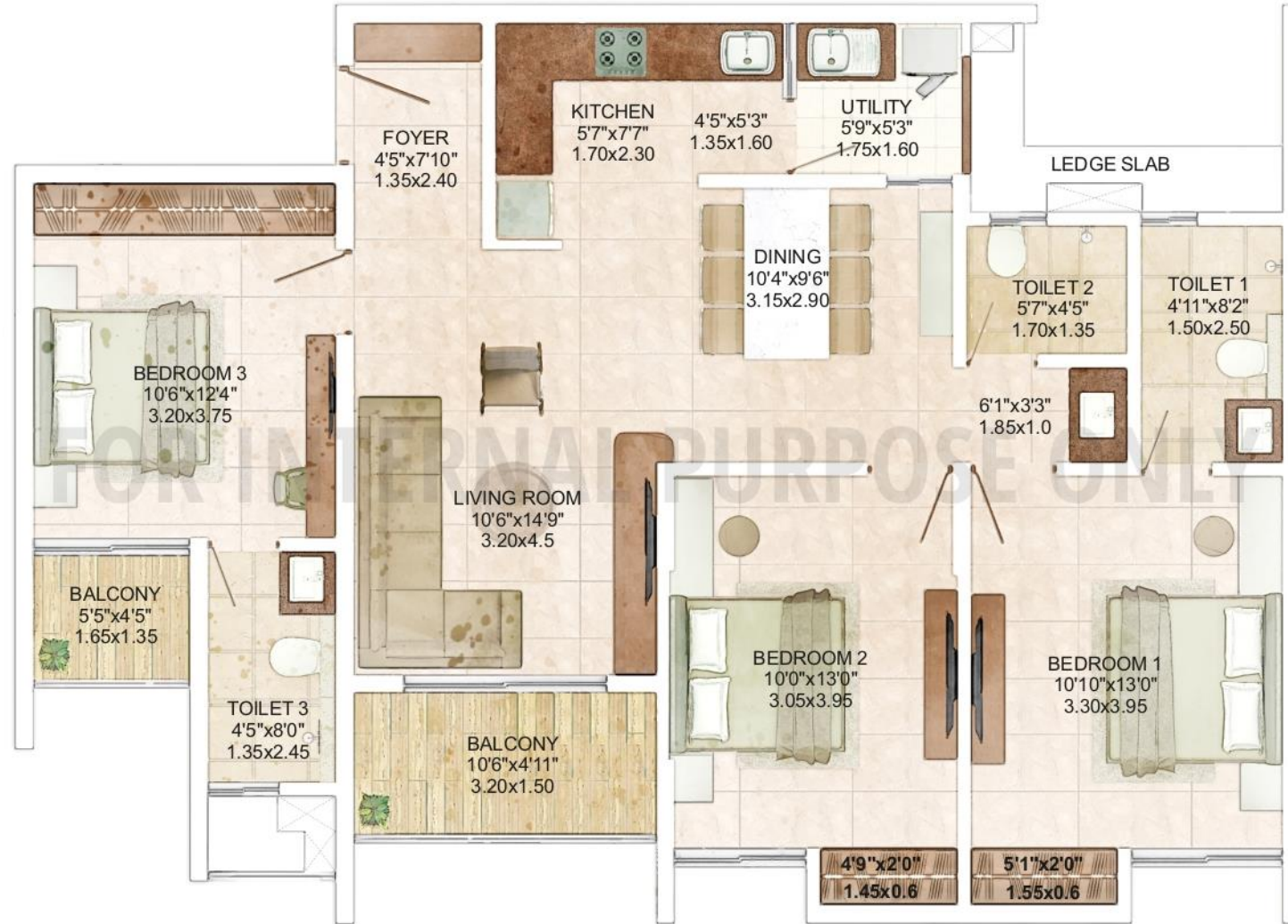


Area statement (sq. ft.).

Unit Type	Carpet area	Utility area	Balcony	Uable Area
2 BHK	781.9	30.14	51.67	863.71



# 3 BHK Type 1



Area statement (sq. ft.).

Unit Type	Carpet area	Utility area	Balcony	Uable Area
3 BHK Type 1	970.27	30.14	75.56	1075.97



## 3 BHK Type 2



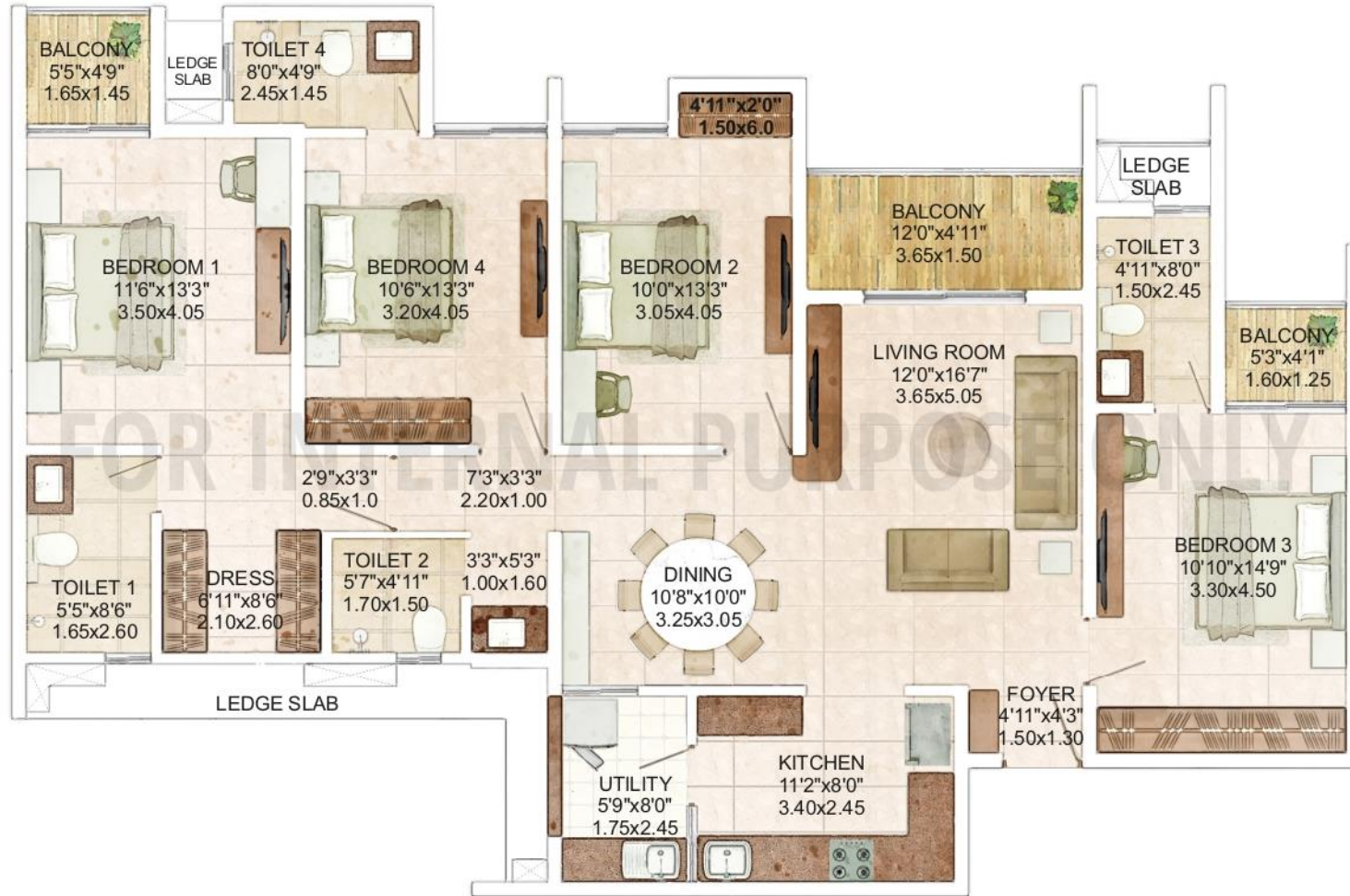
Area statement (sq. ft.).

Unit Type	Carpet area	Utility area	Balcony	Uable Area
3 BHK Type 2	1016.98	33.91	80.73	1131.62

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# 4 BHK

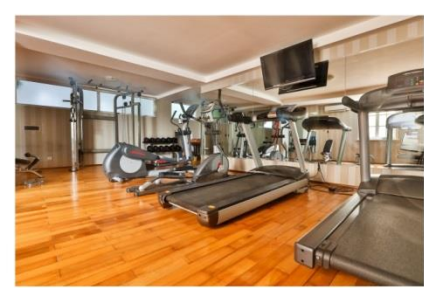


Area statement (sq. ft.).

Unit Type	Carpet area	Utility area	Balcony	Uable Area
4 BHK	1383.39	46.18	106.13	1535.7

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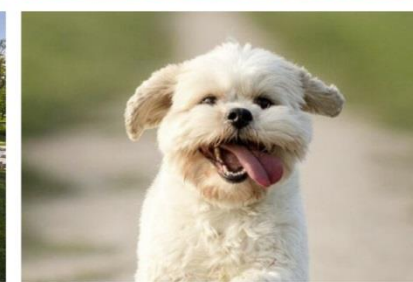
# AMENITIES



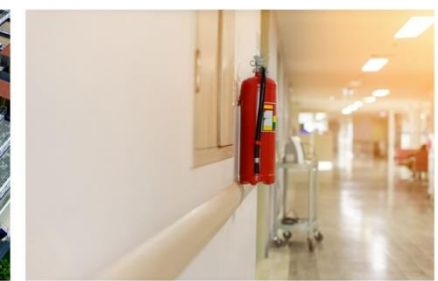
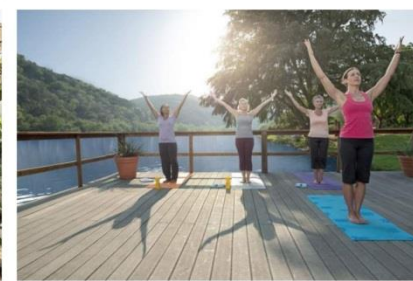
# LANDSCAPE



# SPORTS & PLAY AREA



# SERVICES



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An aerial photograph of a mountain range with a blue color cast. The mountains are covered in green forest, and the sky is blue with white clouds. The text 'THANK YOU' is centered in white, bold, serif font.

THANK YOU

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