

**ROYAL  
PURANDAR**



EXCELLENCE : GLORY : INNOVATION



# THE GLORIOUS SUCCESS

Royal Purandar is guided by the sole motive of delivering a quality lifestyle, immersed in nature.

After the triumphant success of Phase 1, we are back with a lifestyle, handcrafted with opulent experiences, driving you to the roots of Bali.



Actual Site Image

LAUNCHING  
**The Elite Series**  
A Paradise Reserved for Few



DISCOVER BREATHTAKING

# Bali

AT



Premium NA Plots | Serviced Farms | Customised Villas

JUST 45 MINS FROM PUNE

Actual Site Image

*A Tropical Paradise*  
for a Tranquil Life

THIS IS BALI, RECREATED FOR YOU!

Royal Purandar welcomes you to an oasis of natural charm infused with  
Bali's exotic lifestyle, just 45 minutes from Pune.  
Dwell in richness of serene breeze all-year around while dining next to misty mountains & valleys.





Actual Site Image



## PROJECT HIGHLIGHTS



Phase 1 Sold Out



Gated Community



Artificial Lakes & Water Bodies



Organic Farming



Iconic Clubhouse



20+ Amenities

*Move into a land*  
where the essence of Bali enriches your life & take you  
to a dreamy world.

As you stride through the hilly terrains, immerse yourself in the Bali breeze,  
3000 feet above sea level. Indulge in a healthy way of life, where organic produce is  
grown in the fertile soil, just right at your doorstep.





## *The Serenity of Bali*

RECREATED FOR YOU!

When you shall trudge the unexplored trails while immersing in the symphony of nature's tune, you shall be convinced that you are akin to the tropics of Bali.





# *The Land of Bali,* RECREATED FOR YOU!

When you shall soak  
in the orange hues of breathtaking sunsets  
dropping right between  
the mighty peaks, you shall be  
convinced that you are in the land of Bali.

# *The Environs of Bali*

## RECREATED FOR YOU!

When you shall savour the mouth-watering cuisines while immersing in the splendid views of mountains & waterfalls, you shall be convinced that you are in the environs of Bali.





Image for representation purpose only

## *The Landscapes of Bali*

RECREATED FOR YOU!

When you shall find every view worth capturing & get stunned by the stunning panoramas of nature, you shall be convinced that you are in the landscapes of Bali.



# *The Terrains Bali*

RECREATED FOR YOU!

When you shall feast on  
the purest yields of crops, fruits &  
vegetables, grown at your doorstep,  
you shall be convinced  
that you are living in the terrains of Bali.

# *The Heritage of Bali*

## RECREATED FOR YOU!

When you shall get a chance to meditate on a land set aside amidst thriving greens,  
you shall be convinced that you are relishing the heritage of Bali.





## *The Opulence of Bali*

### RECREATED FOR YOU!

When you shall spoil yourselves in the astounding indulgences by world-renowned hospitality brand, you shall be convinced that you are living a vacation-life like Bali.

# A SUMPTUOUS LIFESTYLE WITH SPLENDID INDULGENCES

THIS IS BALI, RECREATED FOR YOU!

At Royal Purandar,  
we have designed every experience for you to live a vacation life, every day.





Artistic Impression

## ICONIC CLUBHOUSE

Dive into the exotic indulgences at the clubhouse, crafted for your enriching experience to let you live a resort-like lifestyle, forever.



Refreshing Spa



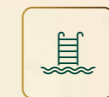
Private Café



Well-equipped Gym



Banquet Hall



Azure Swimming Pool



Conference Hall



Private Theatre



Luxurious Rooms



Restaurant with Lounge



Billiards Table





## PICTURESQUE LANDSCAPING

Lose yourself into the tranquil air of Bali at Royal Purandar, a project with bigger plot areas & unsullied architecture.



## ORGANIC FARMING

Royal Purandar believes in an earthy way of life, thus, enriching your experience by offering organic produce grown in the unadulterated soil & water.

## ARTIFICIAL LAKES & WATER BODIES

Pamper yourself with the magnificence of Bali, residing close to artificial lakes & water bodies. At Royal Purandar, you are welcome to indulge in a vacation-like life, each day.



## INHOUSE MANAGEMENT FACILITY & SERVICES

At Royal Purandar, allow your stress to drown in the mesmerizing views as we have in-house management services, including gardening, housekeeping, and essential facilities to let you lead a stress-free life.





### 24x7, 3 TIER SECURITY

As you sleep listening to the harmony of nature, our very own security force stands rigid to take care of you.



### SUPERMARKET & MEDICAL STORE

Royal Purandar has planned every aspect carefully to never let you come out of the resort-like by offering have an in-house supermarket & medical store.



### PRIVATE BANK & ATM

As a self-sufficient gated community, Royal Purandar brings all the conveniences right at your doorstep. At this 160-acre gated community, you have a private bank & ATM.



OUTDOOR & INDOOR AMENITIES



AMAZING OUTDOORS

Blissful Water Bodies

Jogging Track

Children's Play Area

Community Park

Organic Farming



JOYFUL INDOORS

Azure Swimming Pool

Private Theatre

Spacious Gym

Refreshing Spa

Barbeque Lawn



EXCELLENT INFRASTRUCTURE  
FOR RELATED LIVING!

*This is Bali, Recreated for You!*



## WATER INFRASTRUCTURE

We harness 6 man-made water bodies amounting to a storage capacity of 300 Million Litres per water body. Each Society has an Overhead Water Tank - OHWT with a minimum capacity of 1 lac litres.



## INTERNET INFRASTRUCTURE

100% Fibre Optic Lines for Broadband Connections across the length and breadth of the development.

## ELECTRICITY INFRASTRUCTURE

100% DG back-up for all common areas along with individual electrical junction points, to ensure that no other estates get affected, if one is under maintenance.



## ROAD INFRASTRUCTURE

Our Road infrastructure comprises of 15 Mtrs. of spine road that connects 200-acres of gated community and 9 mtrs. to 7 mtrs. of internal Roads with hedge plantation beds on either side.





## LIGHT INFRASTRUCTURE

Designer Street lights line the spine road and the driveway which also serves as indirect lighting for the entire property



## MAIN GATE

The Main Gate is empowered with the provision of Personalized Proximity Cards required for entering the premises.

## CCTV SURVEILLANCE

With 24/7 CCTV surveillance, every inch of the estate is monitored and secured by the electric eye.



## NIGHT PATROLLING

Keeping your Safety in mind a 3-tier security system operates at the helm of Royal Purandar. Proficient Security Guards are enabled for Night Patrolling.



# Customised Villa

At Royal Purandar ,the experience of buying a villa plot is curated and customized for your discerning exclusivity with every nuance taken care of right to the ‘T’.

The Only Project to offer Villa Plots of all Categories

Whatever be your liking we have for you multifarious Villa Plots that will suit your fine palate. The choice is yours and it's all for your taking. Step in and Live it Up. Fort View Plots - Sunset View Plots - Plots on Hill Slopes - Plots on Flat Land - Valley View Plots - Plots with Rice Paddy Fields - Plots by Water Bodies



## VILLA GUIDELINES

As Royal Purandar we aim to ensure and maintain the feel, ambience and environment of the Villas and its surrounding verdant topography. By adhering to certain specific guidelines we endeavour to preserve the prevalent flora, fauna, water bodies and air quality while sustaining this nature's gift for ages to enjoy.

- Elevation uniformity and discipline of external colour paint for all Villas.
- Maximum utilization of open spaces within each plot
- Compound wall guidelines : ( 2.5 Ft UCR/Brickwork, 2.5 Ft Grill, 12-15 Ft Hedge Plantations)
- The architectural designs of the Villas and the surrounding setting will ensure that every single property has unhindered views.
- The colour tone for the facade is articulated in a manner as to merge into the immediate surroundings, so that the edifice blends seamlessly with the verdant backdrop.
- The landscape guidelines are thought through as such to create a lush green vista within the privacy of the compound perimeter of your villa.
- All the technical specs and numbers will be communicated by the design team through an educational tour during the site visit , in a strategic and planned manner.

### UNDERSTANDING THE PERFECT CHOICE

With the luxury of a wide variety, we first understand the requirement of our client's lifestyle, family & purpose of purchase on the basis of the extensive analysis and research conducted at our clients, behest.

### DYNAMIC DESIGN PROCESS

Once the choice of plot is finalized our Experts comprising of our Design Team & Landscape Architects will assist you with inhouse Horticulture and Organic Farming thus crafting your dream Villa in the greenest possible way.

### IDENTIFICATION AND SELECTION PROCESS

Our Experts will identify the plots that best suits our client's requirements while hand holding them in identifying the finest spaces that fits their very aspect thus making their choice extremely easy and convenient.

### EFFORTLESS DECISION MAKING

The process of choosing your Villa is calibrated and seamless right from the time you step foot into Royal Purandar. With one visit you will walk out with complete clarity on your dream Villa which is situated 3000 ft from Sea Level



Images used for representation purpose only

## *This is Bali, Recreated for You!*

Nestled in Dewadi Village close to Saswad, Royal Purandar is right off NH-4. Burrowed between lush forests and misty mountains, this 160-acre project is well connected to the city of Pune.

## LOCATION DISTANCES

• SWARGATE	32 KMS	• PUNE AIRPORT: 40 KMS	40 KMS
• NIBM	29 KMS	• MUMBAI-PUNE-BANGLORE HIGHWAY (NH4): 6 KMS	6 KMS
• BALEWADI	58 KMS	• PURANDAR FORT: 3 KMS	3 KMS
• HADAPSAR	35 KMS	• BALAJI TEMPLE: 4 KMS	4 KMS
• KHARADI	40 KMS	• JEJURI TEMPLE: 15 KMS	15 KMS
• KOREGAON PARK	35 KMS	• SHIRAWAL MIDC: 20 KMS	20 KMS
• PUNE RAILWAY STATION	35 KMS		



EXCEPTIONAL DETAILS  
BY EXCELLENT CRAFTSMEN

*This is Bali, Recreated for You!*

At Royal Purandar, every ounce of detailing has been refined to perfection while making a considerate contribution to the environment.



## SUSTAINABLE LIVING POINTERS



Heat and ventilation studies at the design stage



Use of energy efficient LED fixtures



Architectural design that ensures good ventilation and maximum use of natural lightning



Segregation of organic waste via vermiculture



Renewable energy via solar heating systems



Use of environment friendly construction material



Rainwater harvesting



Large terraces with ample landscaping



Ensuring the plants in our large, landscaped gardens are indigenous and drought-tolerant



Efficient irrigation systems



Utilizing recycled water for flushing and landscaping



Forest tree plantation

## COMMITTED TO YOUR TRUST

### *The Minds behind the recreation of Bali*

Carc Janet Infra Projects brings to you a Company embellished with the values of excellence, integrity, trust, and commitment. Carc Janet has proven track record that is second to none with over 75 years of experience in the Real Estate business. Ethically strong and symbolic of unyielding quality, capability and dynamism the Company is driven by a passion for progression. Where the customer always remains an important cornerstone in every project that we plan, execute and undertake.