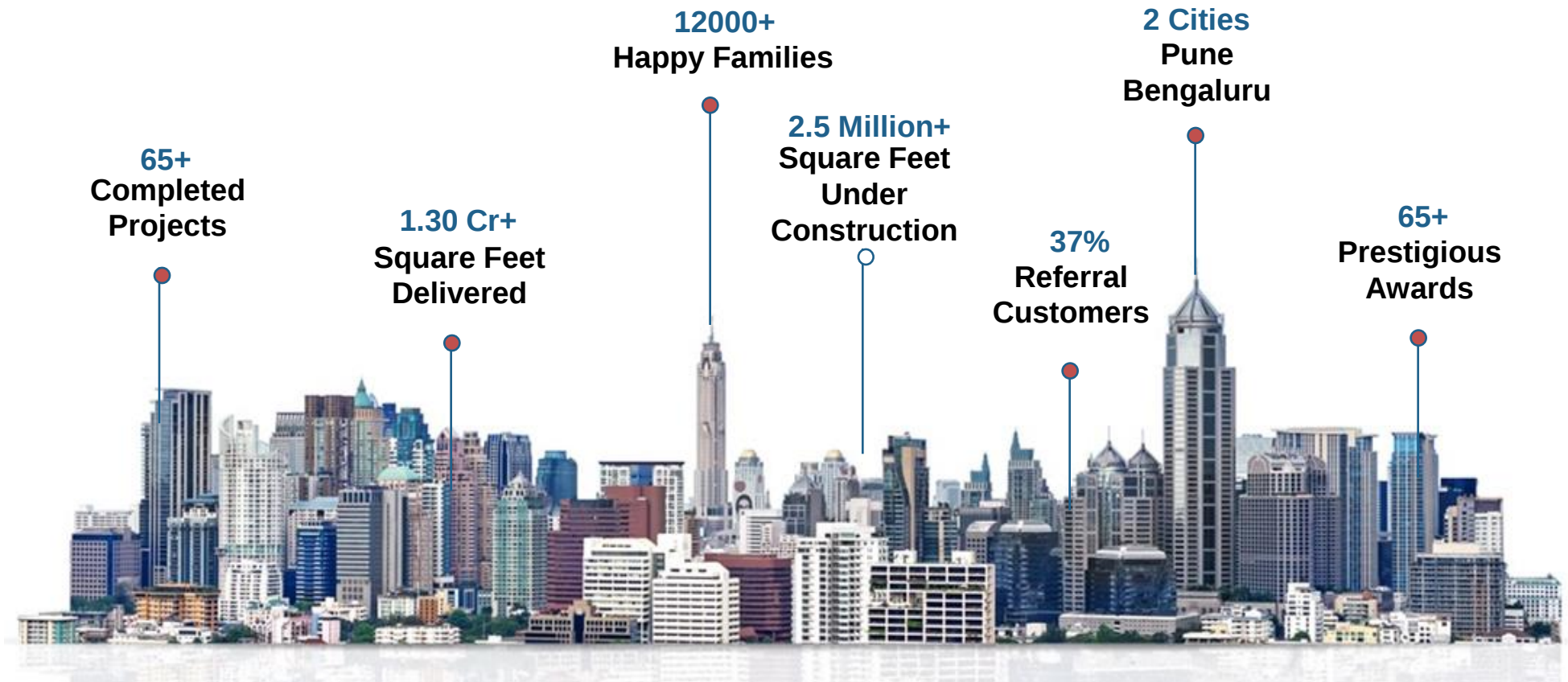




**We don't just offer great real-estate solutions,
WE ENGINEER GREAT LIVING SPACES**



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

FOR INTERNAL PURPOSE ONLY

An aerial photograph of a vast, misty landscape. In the foreground, a dense forest of green trees covers a hillside. Beyond this, a wide valley is filled with rolling hills and fields, partially obscured by a thick layer of white mist or fog. In the far distance, a body of water is visible, with some structures and trees on the opposite shore. The sky is a pale, hazy blue, suggesting an early morning or late afternoon setting. The overall atmosphere is serene and ethereal.

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

FOR INTERNAL PURPOSE ONLY

An aerial photograph of a lush, green valley shrouded in a thick layer of mist or fog. A dirt road winds through the foreground, leading into the distance. The valley floor is filled with terraced fields, some of which are partially obscured by the low-lying clouds. The surrounding hills are covered in dense forest. The overall atmosphere is serene and ethereal, with soft lighting suggesting early morning or late afternoon.

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

FOR INTERNAL PURPOSE ONLY

BHUGAON

An aerial photograph of a hilly landscape. The foreground and middle ground are covered with dense green trees and shrubs, interspersed with patches of brown, cleared land. A winding dirt road or path is visible. In the background, a city skyline with numerous high-rise buildings is visible under a hazy sky. The word "BHUGAON" is overlaid in large, white, bold, sans-serif capital letters across the top of the image.

FOR INTERNAL PURPOSE ONLY



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

An aerial photograph of a large, multi-level highway interchange. The interchange features several overpasses and ramps, with vehicles visible on the roads. The surrounding area includes urban buildings, a prominent tall building under construction with a crane, and hills in the background. The sky is overcast.

FOR INTERNAL PURPOSE ONLY



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



Pune Institute of
Business Management (PIBM)



PVPIT Administrative Building



Education (within 7kms radius)



Indus International School

Google Earth

FOR INTERNAL PURPOSE ONLY



Entertainment (within 10kms radius)



Phoenix Mall of the Millennium



Westend Mall



The Pavillion Mall



Garden Court Restaurant



Ambrosia Resort and Spa



Manas Resort



JZ Lake view Resto



Sarovarr Multicuisine Restaurant



Cafe CO2



City Pride - Kothrud

FOR INTERNAL PURPOSE ONLY

 Hospitals (within 10kms radius)



Asian Speciality Hospital



Chellaram Hospital

Sahyadri Hospital Kothrud



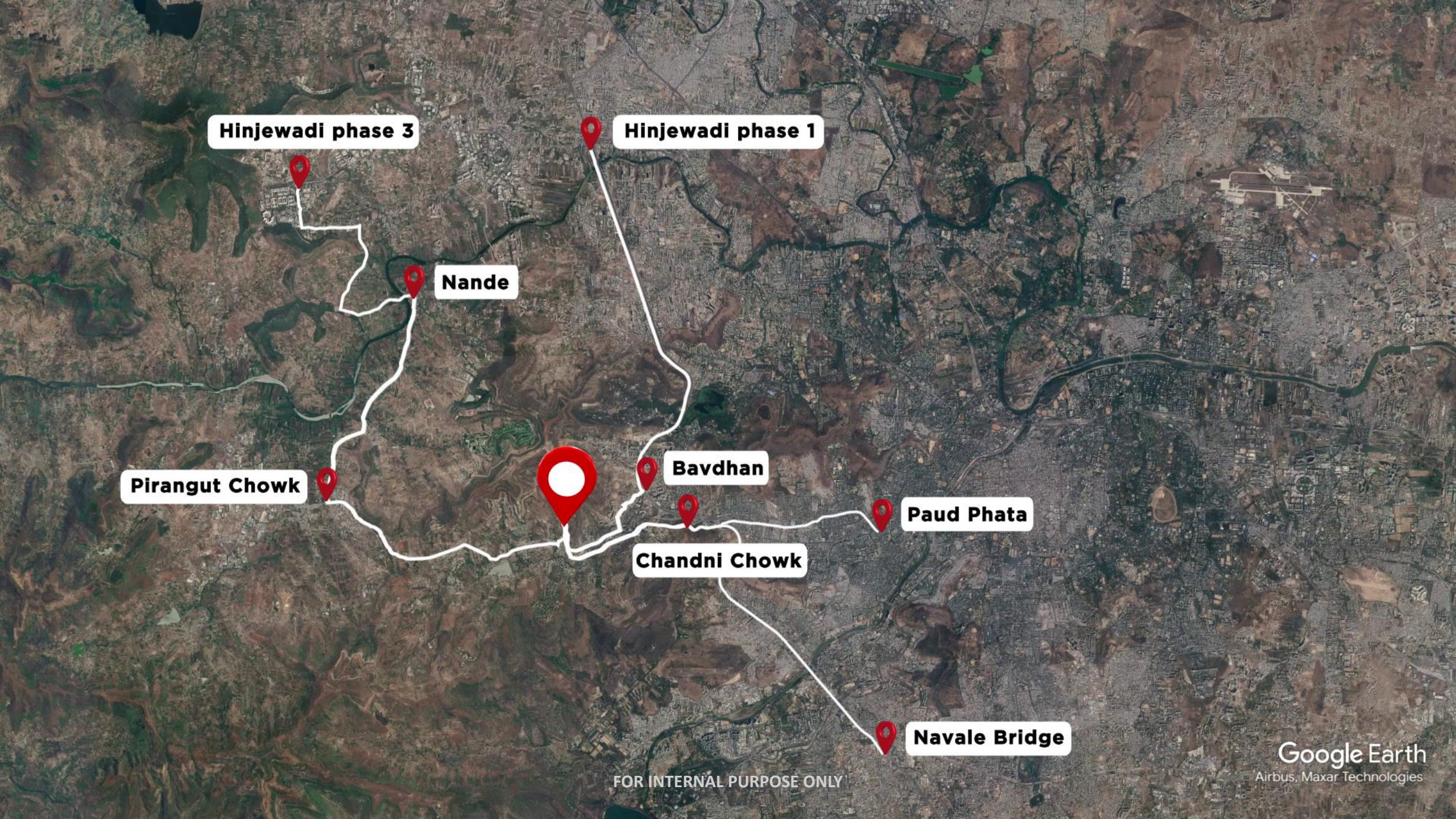
Krishna Hospital

Sanjeevan Hospital



Mai Mangeshkar Hospital

FOR INTERNAL PURPOSE ONLY



Hinjewadi phase 3

Hinjewadi phase 1

Nande

Pirangut Chowk

Bavdhan

Chandni Chowk

Paud Phata

Navale Bridge

FOR INTERNAL PURPOSE ONLY

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





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

FOR INTERNAL PURPOSE ONLY

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

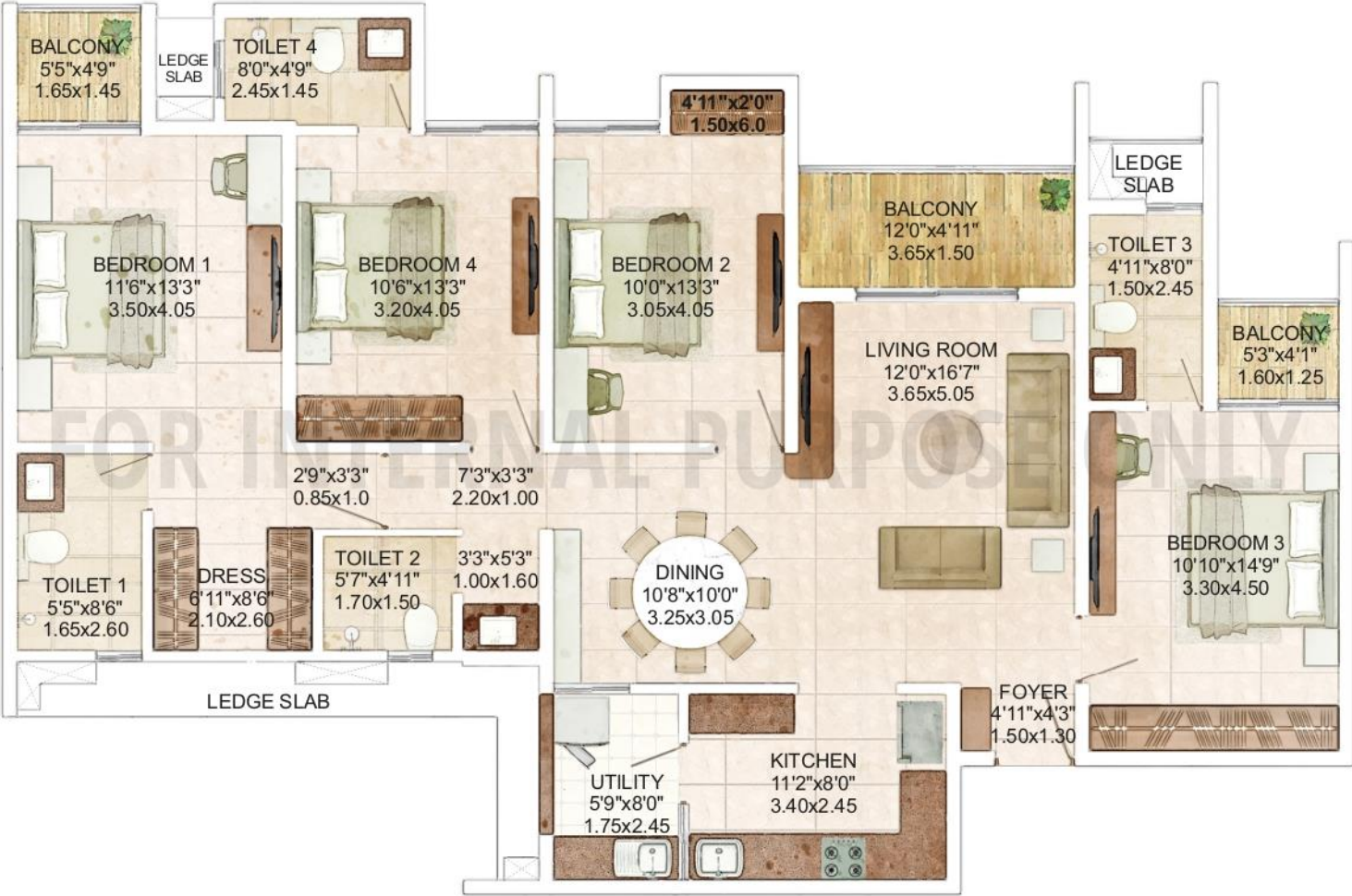
3 BHK Type 2



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

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

FOR INTERNAL PURPOSE ONLY



AMENITIES



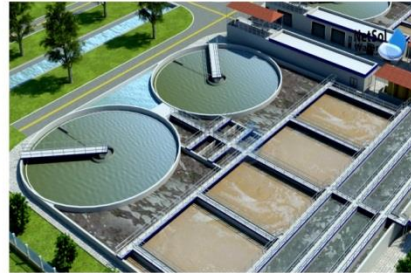
LANDSCAPE



SPORTS & PLAY AREA



SERVICES



FOR INTERNAL PURPOSE ONLY

An aerial photograph of a mountain range, likely the Blue Mountains, with a strong blue color cast and a thin yellow border. The text "THANK YOU" is centered in white serif font.

THANK YOU

FOR INTERNAL PURPOSE ONLY