

An aerial photograph of a rural landscape. A winding river flows through the center, surrounded by lush green vegetation. To the right, there is a large, rectangular pond with a dark green surface. In the lower right, a building with a bright blue roof is visible. The overall scene is a mix of natural beauty and human-made structures. The text "FOR A BETTER FUTURE, INVEST IN EARTH." is overlaid in white, bold, sans-serif font in the center of the image.

FOR A BETTER FUTURE,
INVEST IN EARTH.

LAND IS A FINITE RESOURCE

- No one is making any more land!
- We have got a set amount of land in and around Pune.
- Buildings can be replaced and demolished, whereas land is a valuable and finite resource, with only limited quantities available.

Buy land, they're not making it anymore.

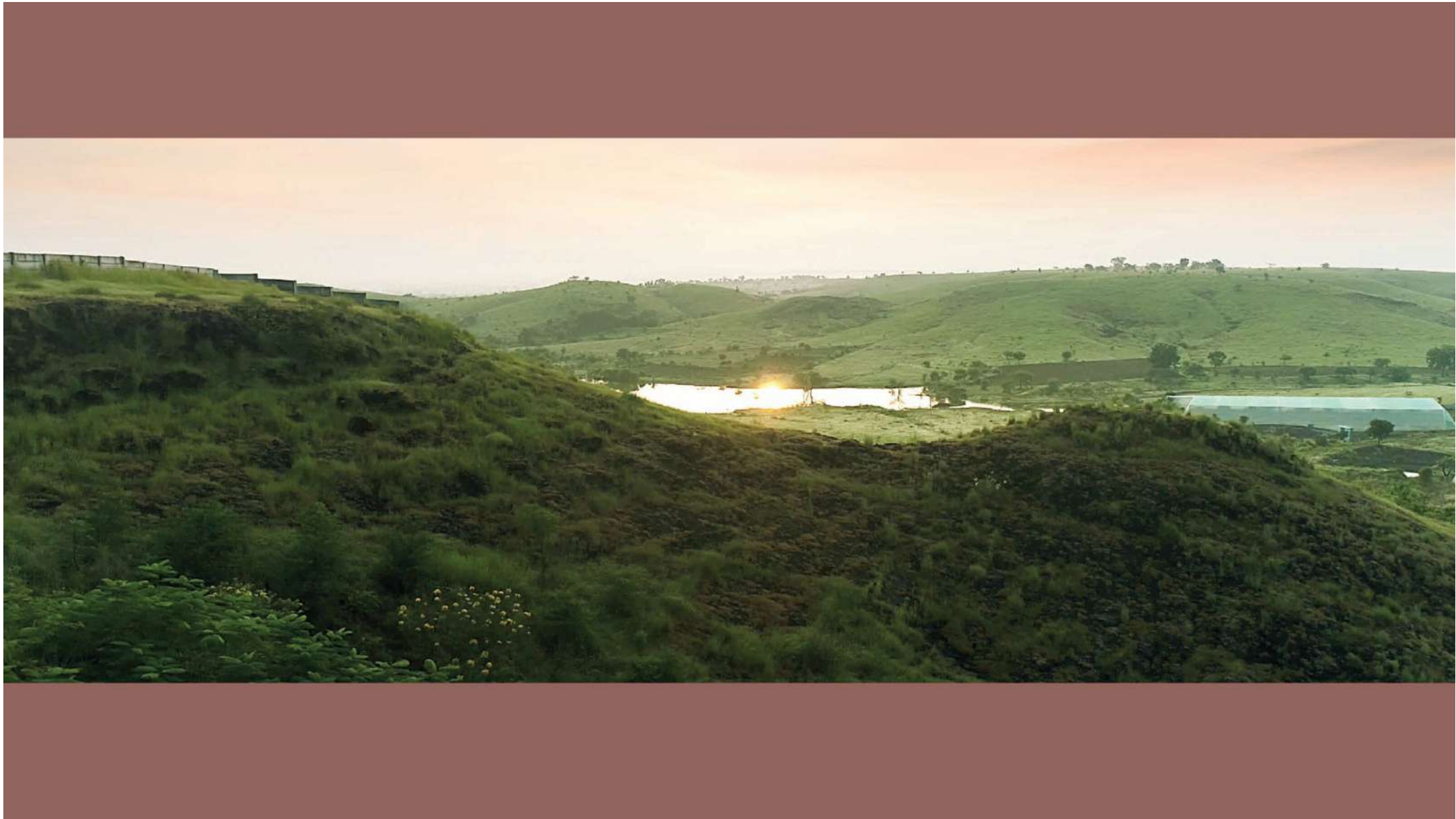
- Mark Twain, *Writer*

LAND GIVES YOU PEACE OF MIND

- Land is the well-behaved, 'golden child' of investing.
- Land can't be stolen or destroyed.
- No extra effort from you is required - especially if it is part of a gated community.
- Land in its natural state will always be worth something!

LAND IS A TANGIBLE RESOURCE

- Land cannot vanish or disappear like shares or stocks.
- If tomorrow the world decided that money was just a useless piece of paper and has no value, land will still be something.
- It will be something tangible and physical that is yours, regardless of what the global economic situation is.



LAND IS GREAT TO HOLD LONG-TERM

- It's for the patient, smart investor, someone who is willing to hold for the long-term or pass it on as a legacy.
- Land is a smart long-term hold, allowing you to win the benefits of rising values.
- Especially if you buy in an area that's sure to expand and grow.

An aerial photograph of a river winding through a verdant, hilly landscape. The river's surface is calm, reflecting the sky and the surrounding greenery. The banks are covered in lush vegetation, including trees and fields. The overall scene conveys a sense of natural beauty and growth. The text "NEW GROWTH OPPORTUNITIES" is centered over the river in a clean, white, sans-serif font.

NEW GROWTH OPPORTUNITIES

- Pimpri Chinchwad not too many years back was considered as a satellite town but gained importance due to rapid industrial growth and IT hubs and is now considered a part of the city.
- The Pune Ahmednagar highway is the poised to be the new growth story of PMRDA region.
- This will be fueled by the ambitious Pune Ring Road project - a 128 Kms 4+4 lane circular route around the city. The Ring Road touches Lonikand near Ranjangaon.

RANJANGAON



RANJANGAON MAHAGANPATI

- The Ranjangaon Ganpati temple or well known as Mahaganpati of Ranjangaon
- This is the eighth temple visited by devotees who set out on the divine Ashtavinayak tour/Darshan.
- The idol at Ranjangaon is of Mahaganpati, the most powerful representation of Lord Ganesha.

A nighttime photograph of an industrial area. In the foreground, two large, white, lattice-boom cranes stand prominently. The background shows a cityscape with numerous lights, including streetlights and building lights, under a twilight sky with shades of purple and blue. The overall scene is illuminated by a mix of natural twilight and artificial city lights.

RANJANGAON INDUSTRIAL AREA

- The Ranjangaon MIDC, area approximately 2,200 acres is rated as a 5-star industrial zone and is a host to 200 plus manufacturing units both Indian and Multinational.
- Some of the leading companies operating from Ranjangaon MIDC are Whirlpool, Fiat-Chrysler (Jeep), LG Electronics, Bombay Dyeing, ITC, Britannia, Swarovski, 3M, Dow-Corning, Jotun Paints, Michelin - Apollo Tyres, Carraro India, Pepsi, Bajaj Electricals etc.
- Sanaswadi and Koregaon-Bhima are nearby industrial areas that are home to companies like John Deere, Kirloskar, Kalyani Forge, Sulzer, Sharp India, and TVS Group.

SOCIAL INFRASTRUCTURE

- Various educational institutes such as Mahaganapati English Medium School, Ujwal International School (CBSE), Z.P. School Khedkarwasti, JSK International School and Gurukul English Medium School are located near Ranjangaon.
- Also, numerous healthcare centres are situated in and around Ranjangaon such as Shree Gajanan Hospital, Vedant Hospital, Primary Health Centre, and Narwade Hospital.
- Further, the famous Sunrise City Shopping Mall is around 17Kms away from Ranjangaon.

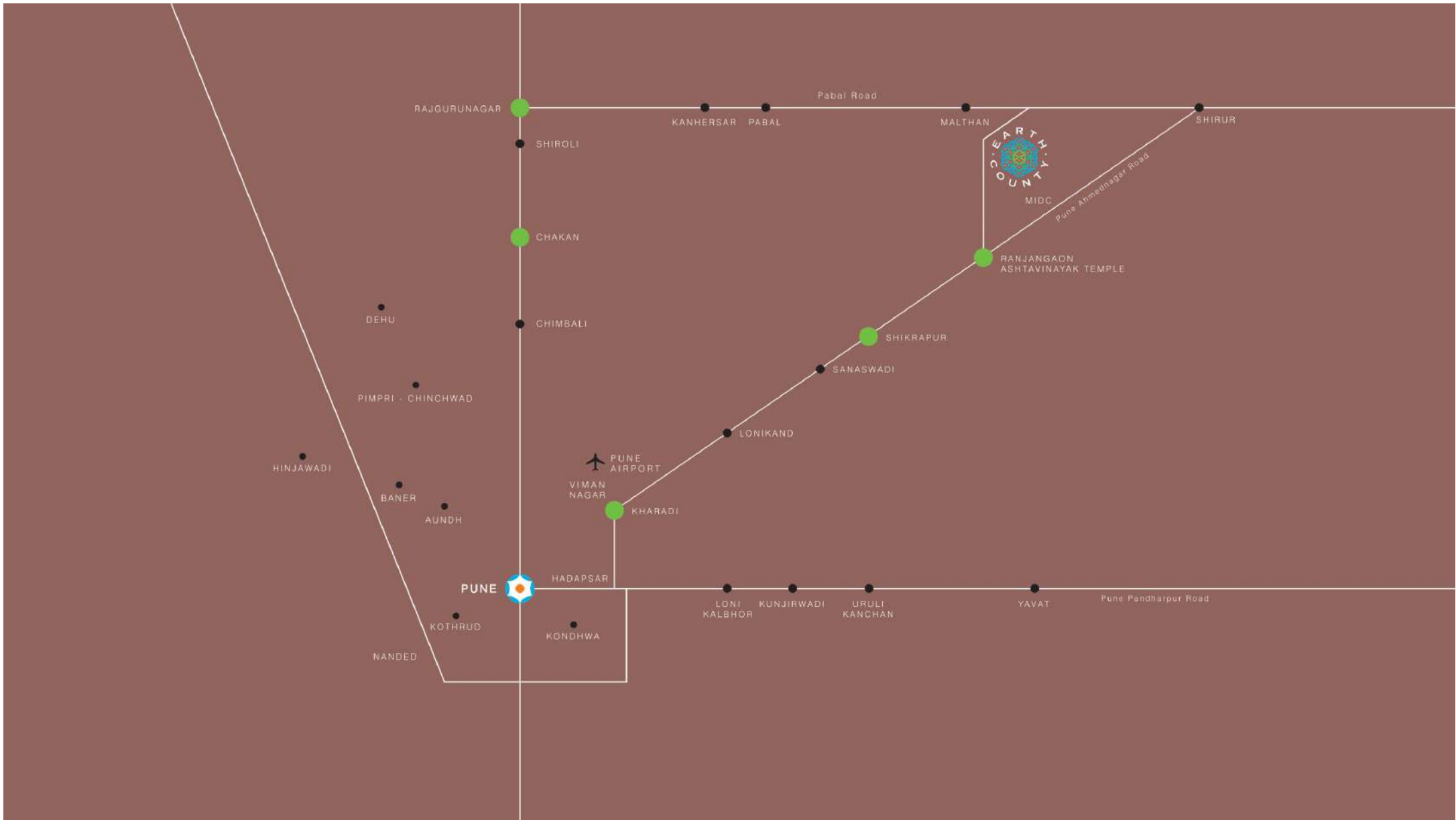
Presenting
an early opportunity
to book a Villa Plot
in Ranjangaon's
largest gated
villa community.



MALTHAN

WHERE

- Earth County is located just 9 Kms. from Ranjangaon Mahaganapati; bang on the State Highway.
- Earth County is better accessed from the eastern parts of the city by people working and living in Kharadi, Magarpatta, Kalyani Nagar, Viman Nagar.
- It's a 102 acre gated villa community which will offer unimaginable lifestyle and even better ROI.
- You will have flexibility to choose your plot size, and also decide when and how to build your villa.



WHY

- Land is always in short supply;
- Non Agricultural (NA) land with clear paperwork and permissions is even rare.
- Earth County is one of the few gated villa communities in the area.
- It has tremendous growth potential owing to its close proximity to Ranjangaon MIDC and industrial areas like Sanaswadi and Koregaon-Bhima.

HOW

- As we have taken care of all legalities, you can avail a home loan to buy your plot.
- While you enjoy benefits of being an early investor and also reap home loan benefits, your investment will keep multiplying steadfastly.

WHEN

- Before we launch the project, limited villa plots are opened for our select patrons.
- If you act early you can enjoy minimum price benefited of Rs. 80,000/-
- All you have to do is give a refundable deposit of Rs. 21,000/- as your Expression of Interest.
- You are also welcome to visit the site and select the plot you like the most.

HILL STATION LIKE WEATHER

- Being at a height of 646.14 meters over the mean sea level, it has pleasant weather all year around.
- The maximum temperature even in the hottest month of May is 31 degrees Celsius and the coolest month of December the average temperature is 20 degrees Celsius.

- Private Villa Plots starting from 1,573 Sq. Ft.
- Private garden and fully customizable interiors
- ISKCON Retreat Centre within the community
- A full fledged clubhouse with swimming pool, restaurant, indoor and outdoor game facilities and party hall.
- Reserved green area abutting the project
- Fruit orchards with over 10,000 grown trees
- Multiple water bodies and hillocks within the community
- Just 45 minutes from Kharadi
- All permissions and documentation in place

ISKCON RETREAT CENTRE

- ISKCON Retreat Centre within the gated community
- Opportunity to learn healthy eating, taking care of body, meditation practices and making yoga part of your lifestyle.
- Plot owners can access the ISKCON retreat and enjoy the facilities like dining and their guests can stay at the Retreat.

MASTER LAYOUT

Available Plots :

Forest facing : 1573 Sq. Ft. onwards

Garden Facing : 1842 Sq. Ft. onwards

Valley Facing : 2227 Sq. Ft. onwards



AN IDENTITY AS UNIQUE AS THE COMMUNITY

Earth County's identity represents everything that this amazing community stands for. There are two key elements in this identity - Logo (Name) and Symbol (Graphic unit).

The symbol is inspired by the Flower of Life. It symbolizes creation, unity and wellbeing.

Each colour and section of this symbol has a unique meaning to it.

Different parts connect with each other to create a holistic community.

The Green colour at the centre represents nature and greenery.

Outward growing Blue colour stands for the open sky and water bodies.

Orange dots complete the design, denoting residents and energy of life.

On the outer side, the name is written in a bold and contemporary font.

The strong yet fine nature of the typeface depicts the kind of development this will be, while the Brown colour aptly stands for earth. The Logo also cocoons the Symbol; the way Earth County will cocoon its residents and help their life flourish.

Together they make Earth County come alive.





**CALL 80427 57345
TO SCHEDULE YOUR SITE VISIT**

Strategic Partner: **MANOR HUB**



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For details visit <https://maharera.mahaonline.gov.in>

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