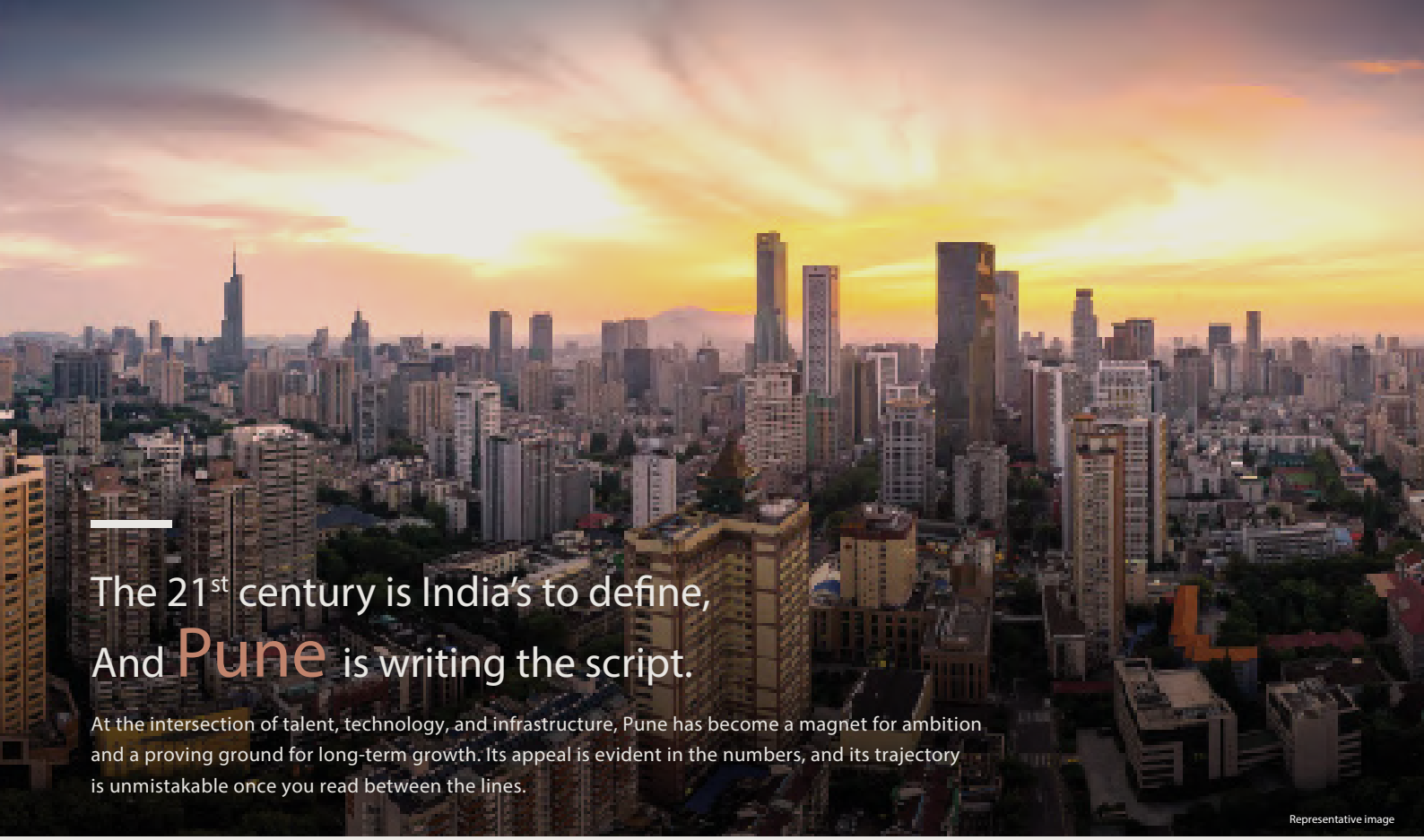
RAHEJA
VISTAS
WEST PUNE

Where vision goes first, growth follows.

Step into West Pune's
coveted growth corridor.





The 21st century is India's to define, And Pune is writing the script.

At the intersection of talent, technology, and infrastructure, Pune has become a magnet for ambition and a proving ground for long-term growth. Its appeal is evident in the numbers, and its trajectory is unmistakable once you read between the lines.

Representative image

56%
surge in units sold
(CY '20–'24)

123%
surge in total sales value
(₹65,000 cr in CY '24 vs ₹29,160 cr in 2019)

Consistent Growth, Competitive Pricing, and India's Highest Housing Absorption.

CAGR of 22%
(in unit sales value over 5 years)

11–15%
annual price appreciation
(in key neighbourhoods)

5X growth in homes priced above ₹1 cr,
(That's 16%, reflecting a rising affluent class)

16%
higher property registrations
(H1 '25 vs H1 '24)

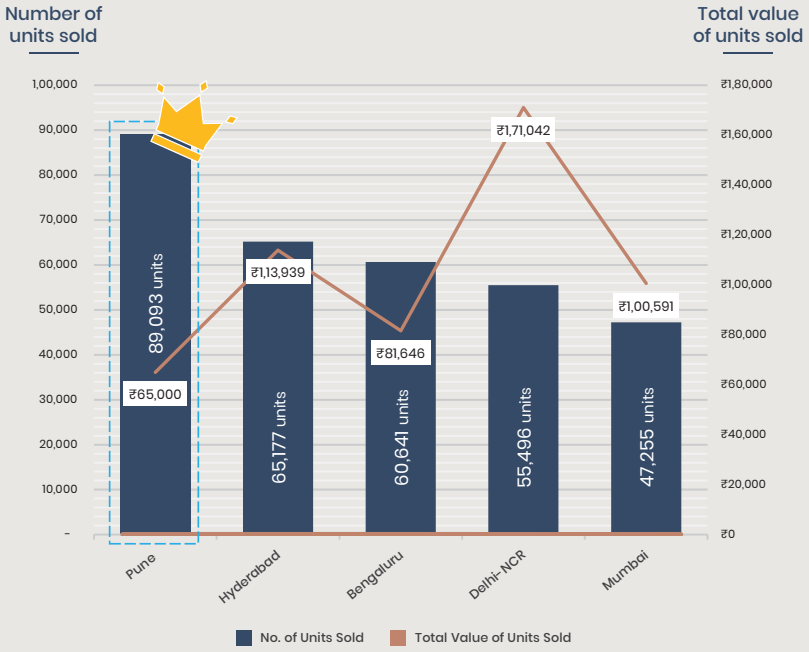
Real estate: India's most preferred asset
(51% favour property over equities, gold, deposits)

5+ lakh IT professionals

Metro extensions, ring road, and airport upgrades = irreversible momentum

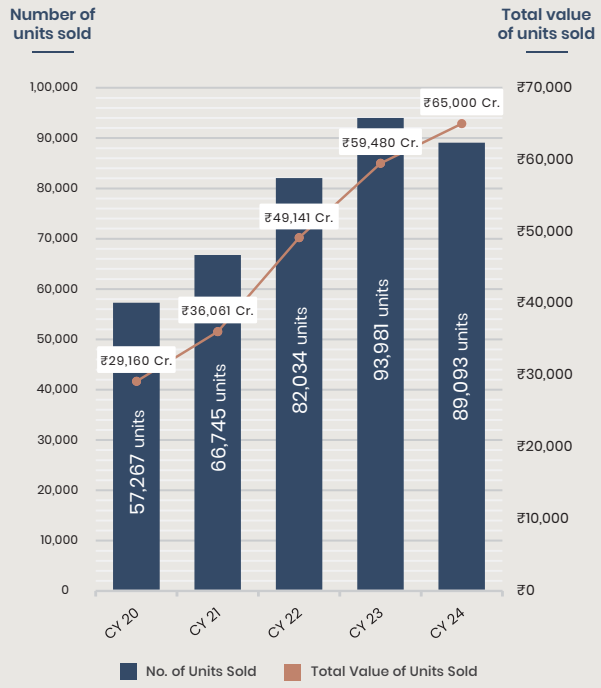
Pune stands tall over other metros.





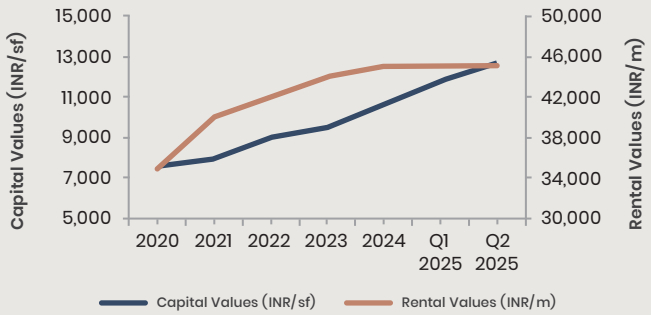
Source : MahaRERA, IGR Maharashtra and CRE Matrix Research - CREDAI Pune Metro

PUNE Units sold & total value



Source : MahaRERA, IGR Maharashtra and CRE Matrix Research - CREDAI Pune Metro

Capital values/ Rental Values



PUNE: TOP OF THE CHARTS.

Nearly
90,000 UNITS
sold in 2024

Real Estate Sales - Top position for
4TH CONSECUTIVE YEAR

India's most
COMPETITIVELY PRICED CITY

RANKS 2ND
in Ease of Living Index

Source:. Pune Housing Report by CRE Matrix, Cushman & Wakefield, Times Property article 'Pune: India's Real Estate Hotspot In 2025'

West Pune.

Welcome to the city's growth engine and lifestyle hub.

West Pune is home to Hinjawadi's IT powerhouse, as well as Mahalunge and Baner–Balewadi's hubs, and is closest to Mumbai. Here, Pune's tomorrow is already taking shape.



Tech magnet

Home to Infosys, Wipro, Tata Motors + 400 IT/ITES firms

Strategic location

At the crossroads of NH-4 and the Hinjewadi IT hub

Talent hotspot

Thousands are relocating annually for jobs, education, and lifestyle from across India

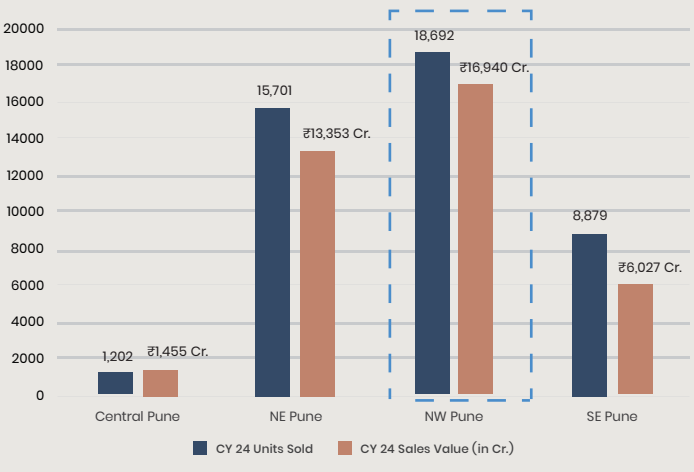
Lifestyle edge

Strong social infra, schools, restaurants, and nightlife

Future-proof

IT jobs are projected to grow 15–20% in 2025, fuelling housing demand

City Scan: Pune's Northwest region leads with the highest sales in CY '24



Source: MahaRERA, IGR Maharashtra and CRE Matrix Research - CREDAI Pune Metro

117%
surge in the value of units sold
In Northwest Pune (CY '24 vs CY '20)

46%
surge in sales of units
In Northwest Pune (CY '24 vs CY '20)

CAGR of 21%
Impressive returns over the past 5 years in the total value of unit sales

Mahalunge:
The Heart of Pune's Next Chapter

★ ★ ★ ★

Every growth story has a centre of gravity. In West Pune, that centre is shifting to Mahalunge, the hinge between IT powerhouses and lifestyle hubs.

Intersection of IT & Business Parks

5 km from Hinjewadi IT hub | Surrounded by Baner and Aundh | Saves commute time | Fuels strong housing demand

Multi-modal Connectivity

Direct links to the city centre and the Mumbai–Pune Expressway + Upcoming Wakad Chowk Metro (Line 3)
New four-lane corridors | 170-km Ring Road

Social Infra & Lifestyle

Schools, healthcare, shopping, and recreation within 5–20 minutes. | Close to Lavasa and Mulshi Dam weekend getaways

Riverfront, Hill Views & Green Spaces

Overlooks the Mula River and hills | Planned riverfront promenade | Central Park

Attractive Price Points

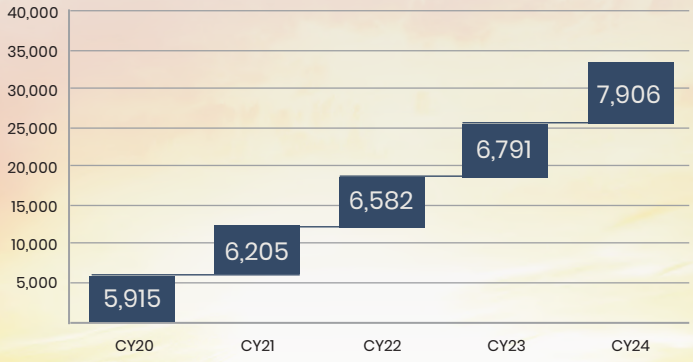
More affordable than Baner, Hinjewadi, Wakad, yet with high growth potential
Early investors gain a clear first-mover advantage.

MAHALUNGE PROPERTY TRENDS (2020–2024)

- Price Appreciation (5 Years): **33%**
- Annual Appreciation (2023–2024): **17%**
- Avg. Area Sold (5 Years): **2** million sq.ft.

Attractive price growth + a large volume of home sales over 5 years, with notable acceleration in the latest year.

AVG PRICE PSF IN MAHALUNGE





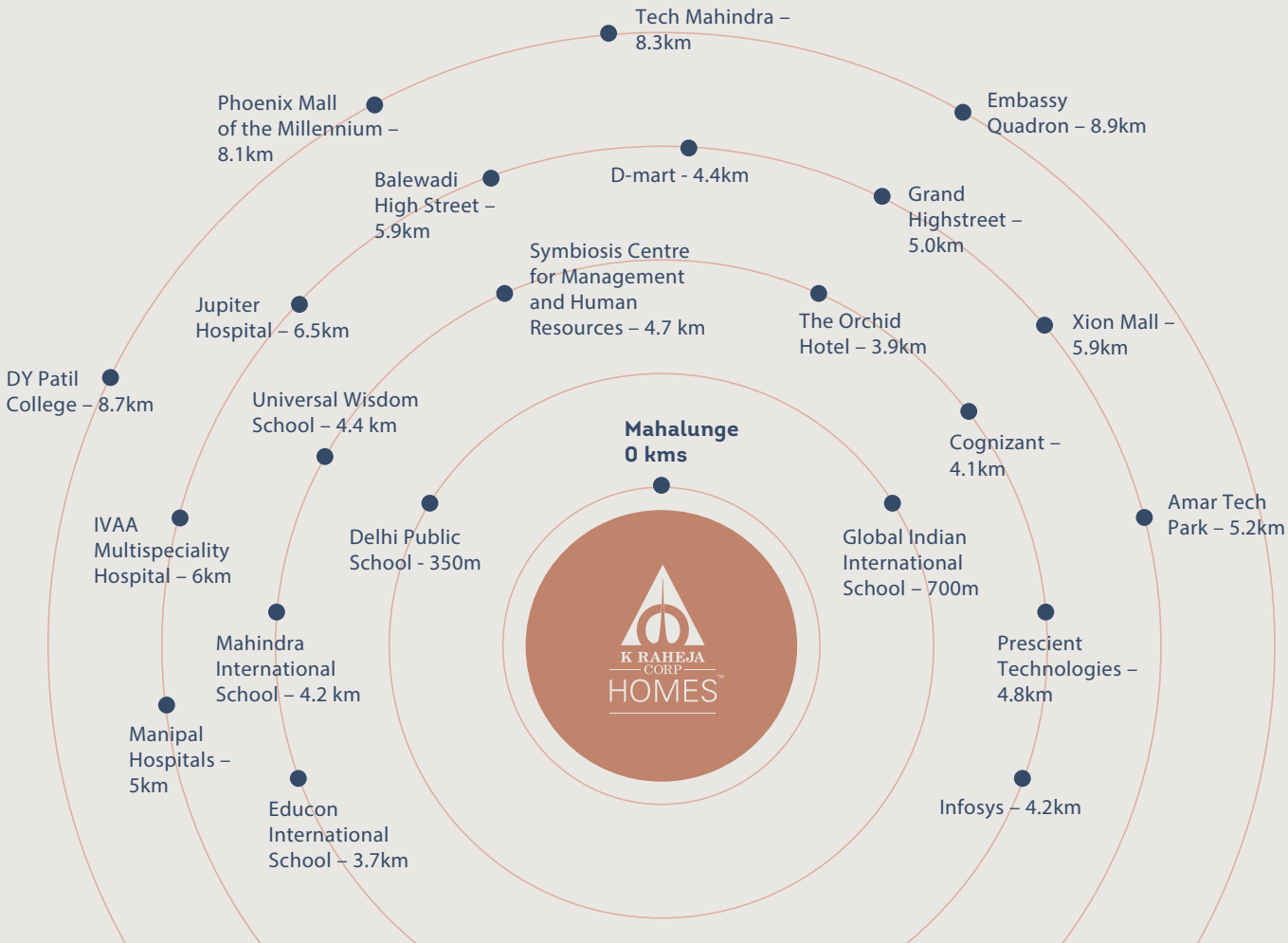
Representative image

Finally, Pune's IT hub gets the lifestyle it deserves for its future.

In minutes, reach Infosys, Tech Mahindra, and Cognizant. Top schools like DPS and GIIS are right here. Balewadi High Street and Phoenix Mall are a short drive away. With the Metro and Ring Road underway, Mahalunge is not just connected today, it is built for tomorrow.



CRAFTED FOR CONVENIENCE



The distances shown from the project location are approximate and may vary.

When legacy builds tomorrow, trust follows.

K RAHEJA CORP HOMES™

For over five decades, K Raheja Corp has shaped India's skylines, including IT parks, commercial hubs, malls, hotels, and residences.
With 50+ million sq. ft. delivered and a reputation for vision and credibility, the group stands for long-term trust.

In Pune, at NIBM, K Raheja Corp put luxury communities firmly on the map:

- **Multiple-acre community planning**
- **Fully equipped clubs, landscaped areas, trails, social infrastructure**
- **A reputation built on trust and timely delivery**

Now, that same legacy arrives in West Pune, at the heart of its growth corridor. Because when both the market and your family look for assurance, legacy matters.

THE WESTIN | JW MARRIOTT HOTELS & RESORTS (Co-owned) | The Resort MUMBAI

MARRIOTT BENGALURU WHITEFIELD | LAKESIDE CHALET MUMBAI, INDIA MARRIOTT EXECUTIVE APARTMENTS | FOUR POINTS BY SHERATON Navi Mumbai, Vashi

HOSPITALITY: 5,000+ KEYS IN ASSOCIATION WITH GLOBALLY RECOGNISED. HIGH-END, BRANDED HOTELS.

RETAIL AND MALLS: Inorbit

MALLS: 4 OPERATIONAL MALLS AND 3 UNDER CONSTRUCTION

SHOPPERS STOP START SOMETHING NEW

RETAIL: 299 OUTLETS ACROSS INDIA

MINDSPACE BUSINESS PARKS | commerzone New - age business Destination

COMMERCIAL: OVER 60 MSF LEASABLE AREA. ONE OF THE LARGEST GRADE A OFFICE PORTFOLIOS IN INDIA

RESIDENTIAL:
SETS NEW BENCHMARKS IN RESIDENTIAL LUXURY AND QUALITY ACROSS MUMBAI, PUNE, HYDERABAD, BENGALURU AND GOA, DRIVEN BY INTEGRITY AND CUSTOMER FOCUS.

VALLETTA | VIVAREA | RAHEJA MODERN VIVAREA | HELIOS AT RAHEJA GALAXY | MAESTRO BY HOUSE, R.H. | RAHEJA JADE CITY JUINAGAR

RAHEJA AMALTIS NEXT TO THE BKC CONNECTOR, SION. | RAHEJA VIVA PAUD ROAD, PUNE | RAHEJA STELLAR OFF NIBM | RAHEJAVISTAS | RAHEJA ANTARES

DATA: 400 MW AND GROWING DATA CENTRE FOOTPRINT

Over 6 Decades of Experience | Pan India Presence
Market Capitalisation of US$ 5.9 Bn for 3 Listed Entities

Let Your Growth Find Its Centre.

Why you should invest in Mahalunge now.



West Pune's story has a new protagonist - Mahalunge. It's the next address for homeowners and investors who want both appreciation and assurance. With infrastructure momentum and lifestyle capital converging, this is where tomorrow's Pune is already taking shape.

- **High-growth corridor:** **117%** surge in unit sales value (CY '24 vs '20).
- **First-mover advantage:** More affordable than Baner/Wakad, but catching up fast.
- **Job-driven demand:** Solid **15–20%** IT job growth projected in 2025.
- **Rental magnet:** Thriving tenant base within **10 km** of Hinjewadi + Baner.
- **Multi-modal connectivity:** Metro, Ring Road, and expressways converge here.
- **Lifestyle edge:** Riverfront, central park, top schools, malls, and healthcare.
- **Natural capital:** River views + green edges ensure long-term premium.

While the rest
of India is dreaming
of 15-minute cities,
the future
is already here.

Driving this growth area is the township advantage:









Driving this growth area is the township advantage:

- A 7.5-acre central park
- Sports complex by Ileseum Clubs and their global sporting alliance
- Riverside promenade
- Leading international school
- Proposed club and school

*Part of Mahalunge-Mann township



When design meets foresight, value follows.

At Mahalunge, homes are crafted not just
for today's lifestyle but for tomorrow's value.

- **Neo-classical architecture**
- **Premium 2,3 & 4 bed homes with deck**
- **Amenities spread across three levels**
- **~2.65 acres of central courtyard**
- **Located on the scenic foothills**





Next-generation homes, conceived for citizens of the world.

A superior lifestyle with two clubhouses of ~28,000 sq. ft., a half-olympic-sized pool, a pickleball court, and more*, for every generation to find its place here. These aren't extras; they are life essentials, built in.

Few decisions carry the approval of every generation. This is one of them.



K Raheja Corp Homes:
Trust That Transforms Neighbourhoods.

A partner with a proven record to guide you.

Building on the landmark success of NIBM, K Raheja Corp Homes now brings its legacy to Mahalunge. Known for identifying high-potential corridors and turning them into thriving ecosystems, the brand delivers not just homes but enduring communities with appreciation built in.

- **India's most trusted name in real estate, with 6 decades of experience.**
- **Pioneers in large-scale transformation:** Shaping South Pune's NIBM, Raheja Vihar in Central Mumbai, Vivarea in South Mumbai + Bangalore, and more.
- **Proven value creation:** Stronger appreciation and rental yields than market averages.
- **Superior living:** Larger unit sizes, world-class amenities, and a premium lifestyle.
- **Exclusive pre-launch advantage:** Attractive pricing with choicest inventory.
- **Reliable delivery:** On-time track record, trusted by thousands of families.
- **Future-ready promise:** Projects that secure appreciation and community growth.

K RAHEJA CORP HOMES™

SITE OFFICE: Raheja Vistas, Hissa No. 1, Sector R – 13, S. No. 39, West Pune, Mahalunge, Maharashtra 411045.

HEAD OFFICE: Raheja Tower, Opp SIDBI, Block G, Plot No. C 30, Bandra Kurla Complex Road, Bandra (E), Mumbai, Maharashtra - 400 051.

Note - Raheja Vistas ("Project") is a part of the Integrated Township Project situated at Village Mahalunge, and Maan and Hinjewadi, Pune. The Project is being developed by the Promoter-KRC Queens Private Limited and is registered with MahaRERA under Registration No: Tower 1&2 PR1260002501597, the details whereof are available on the website https://maharera.mahaonline.gov.in/ under registered projects. The images depicted are either actual or indicative images for illustration only. The references of locations/landmarks are as on date and may be subject to change, and the Promoter makes no representation regarding existence/continuity of existence of the same. The common amenities and facilities showcased are indicative images of the common amenities and facilities proposed to be provided for the Project 'Raheja Vistas' at the time of its completion. List of standard offerings and other details are available for verification at site. Details of the specifications of the building/flats, standard offerings, amenities and facilities are available at site for verification. The sale of the flats/units in the Project are subject to the terms of the application form and the agreement for sale. The references of locations/landmarks are as on date and may be subject to change. The Promoter makes no representation regarding existence/continuity of existence of any locations/landmarks shown above as the Promoter has no control over the same. Intending purchasers are requested to verify all details before acting in any manner with respect to the Project.. The Promoter reserves the right to revise the plans in accordance with the applicable laws, subject to final approval of PMRDA.

RAHEJA

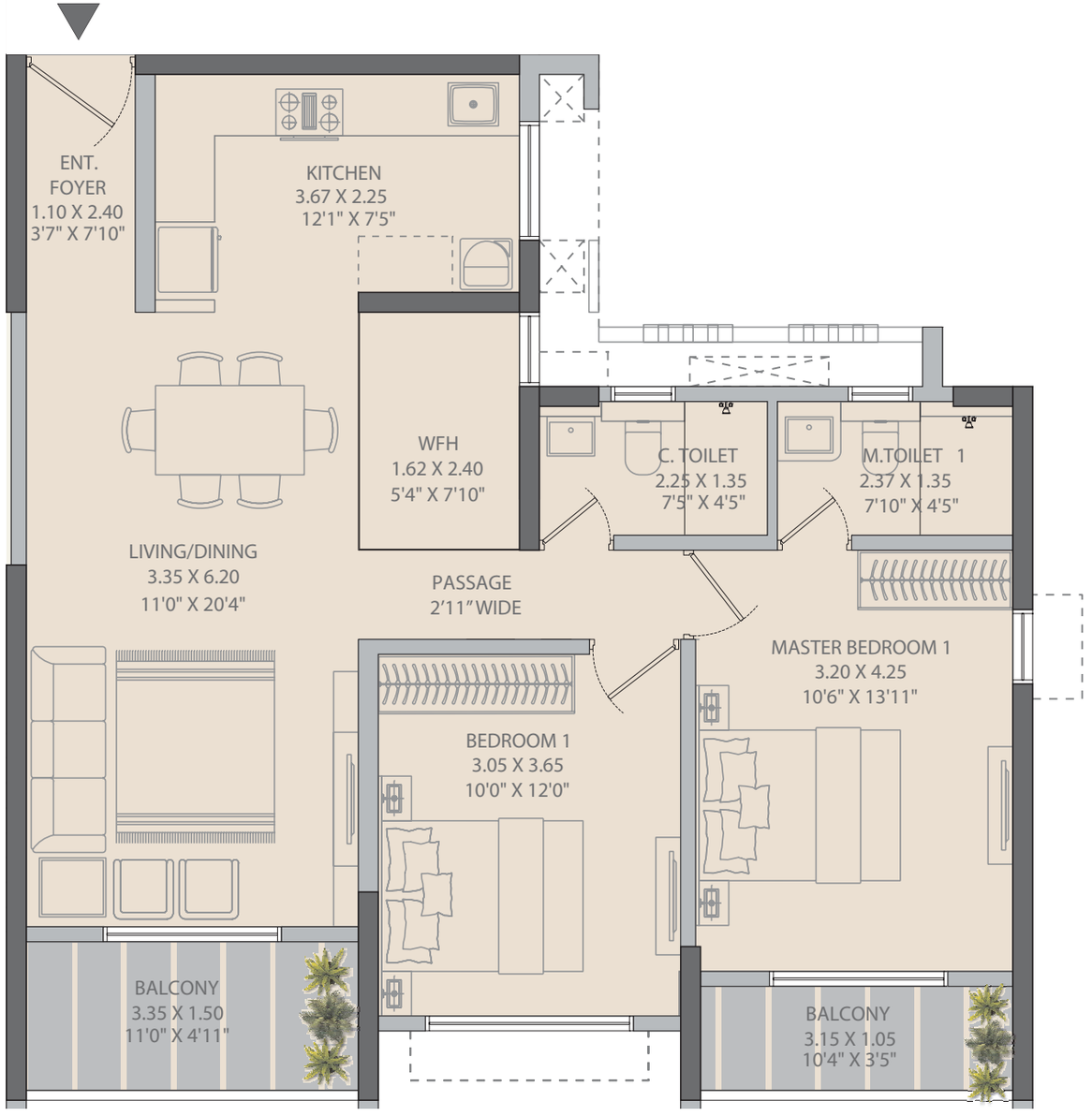
VISTAS

WEST PUNE

PLANS - TOWER 1

TOWER I

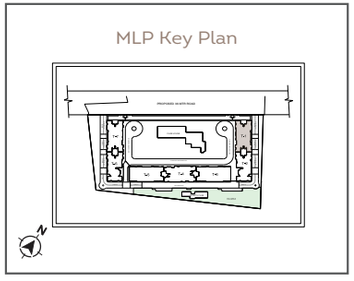
Unit 1 : 2-Bed Luxe



Area Statement

Rera Carpet	74.87 Sq.mts	805.90 Sq.ft.
Balcony	8.33 Sq.mts	89.66 Sq.ft.
Total	83.20 Sq.mts	895.56 Sq.ft.

MLP Key Plan



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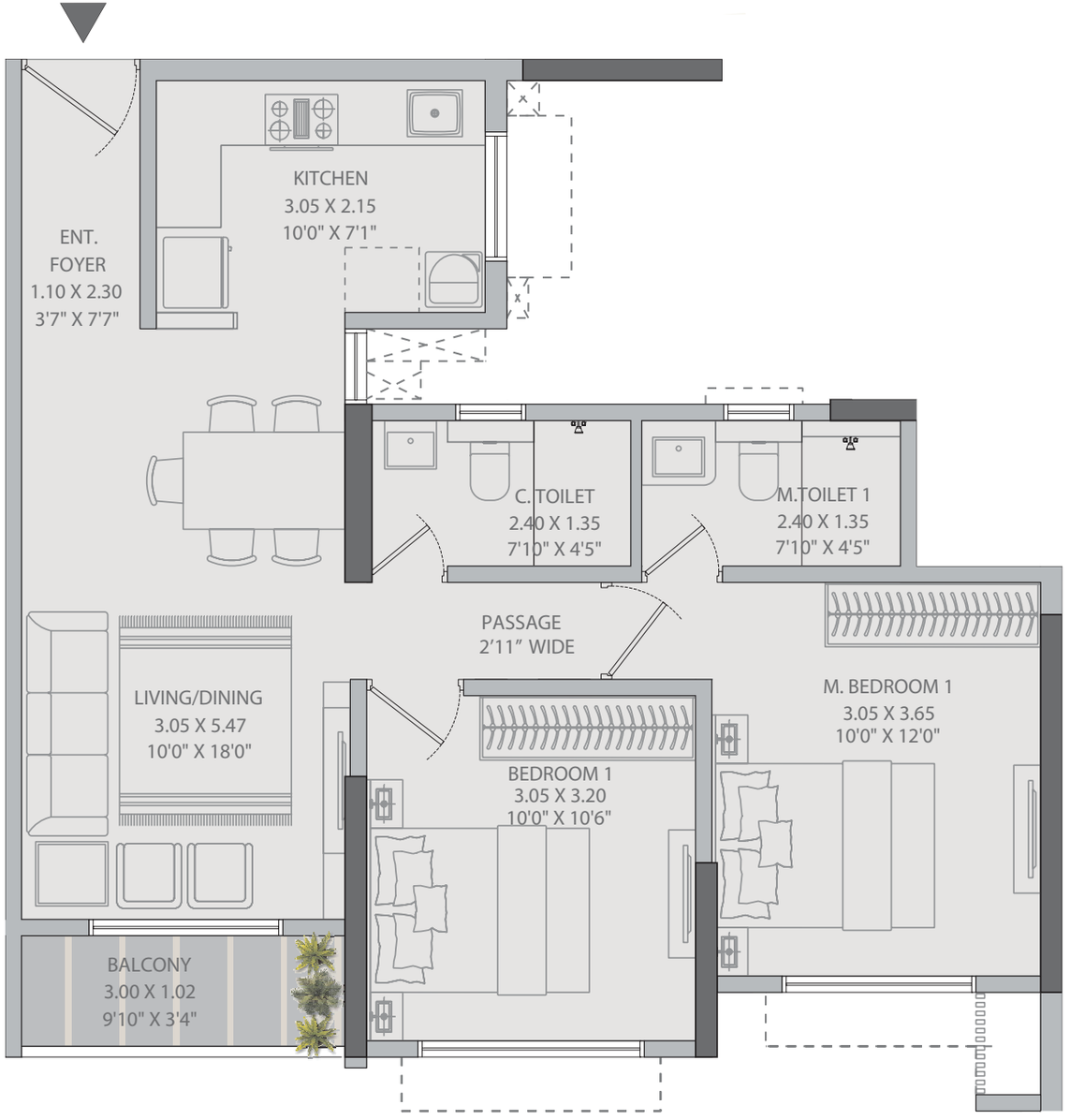
TOWER I

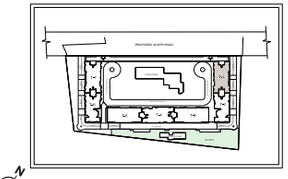
Unit 2 : 2-Bed Elite



Area Statement

Rera Carpet	60.00 Sq.mts	645.84 Sq.ft.
Balcony	3.08 Sq.mts	33.15 Sq.ft.
Total	63.08 Sq.mts	678.99 Sq.ft.

MLP Key Plan



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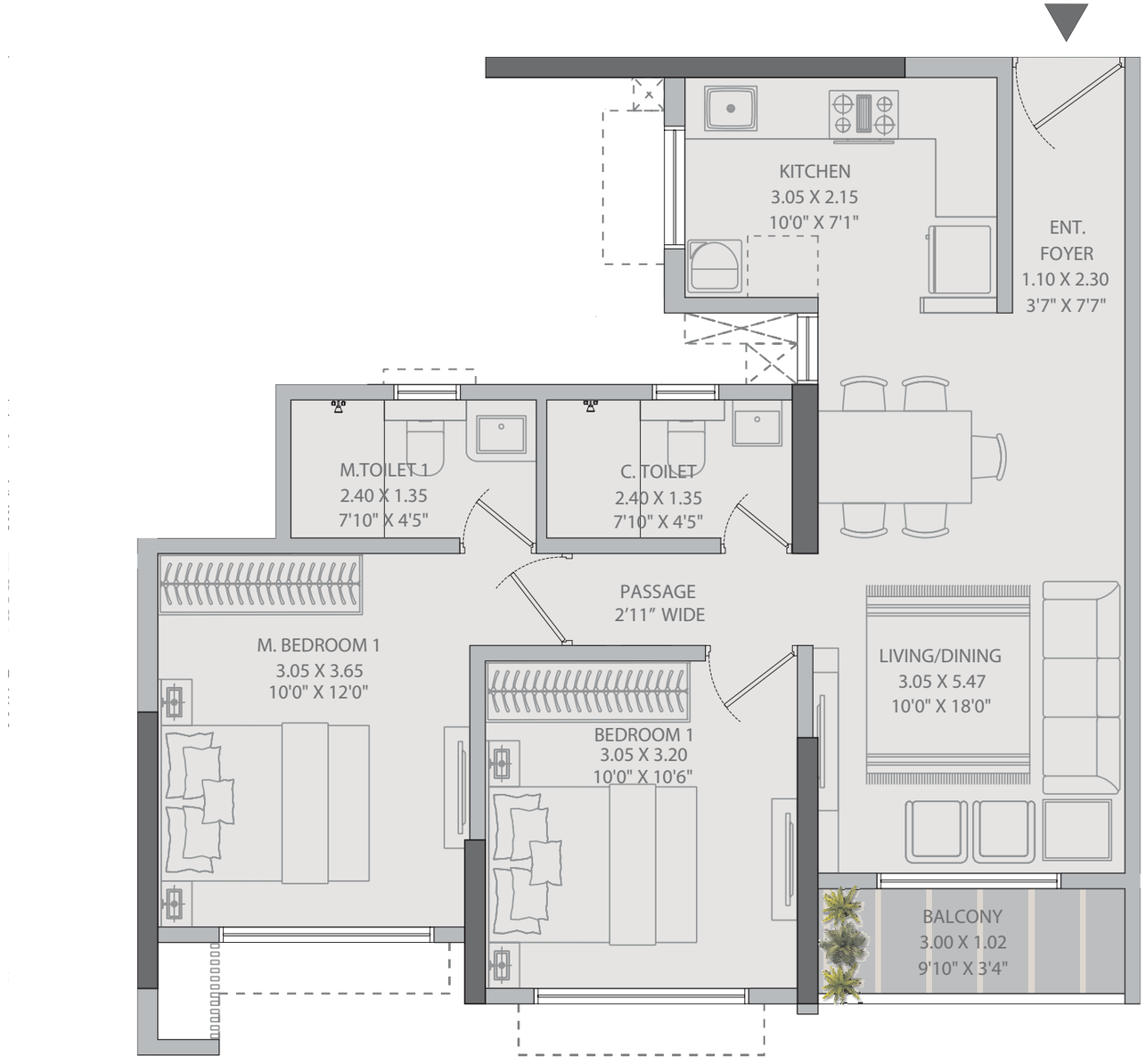
TOWER I

Unit 3 : 2-Bed Elite



Area Statement

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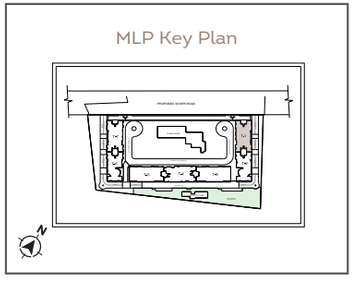

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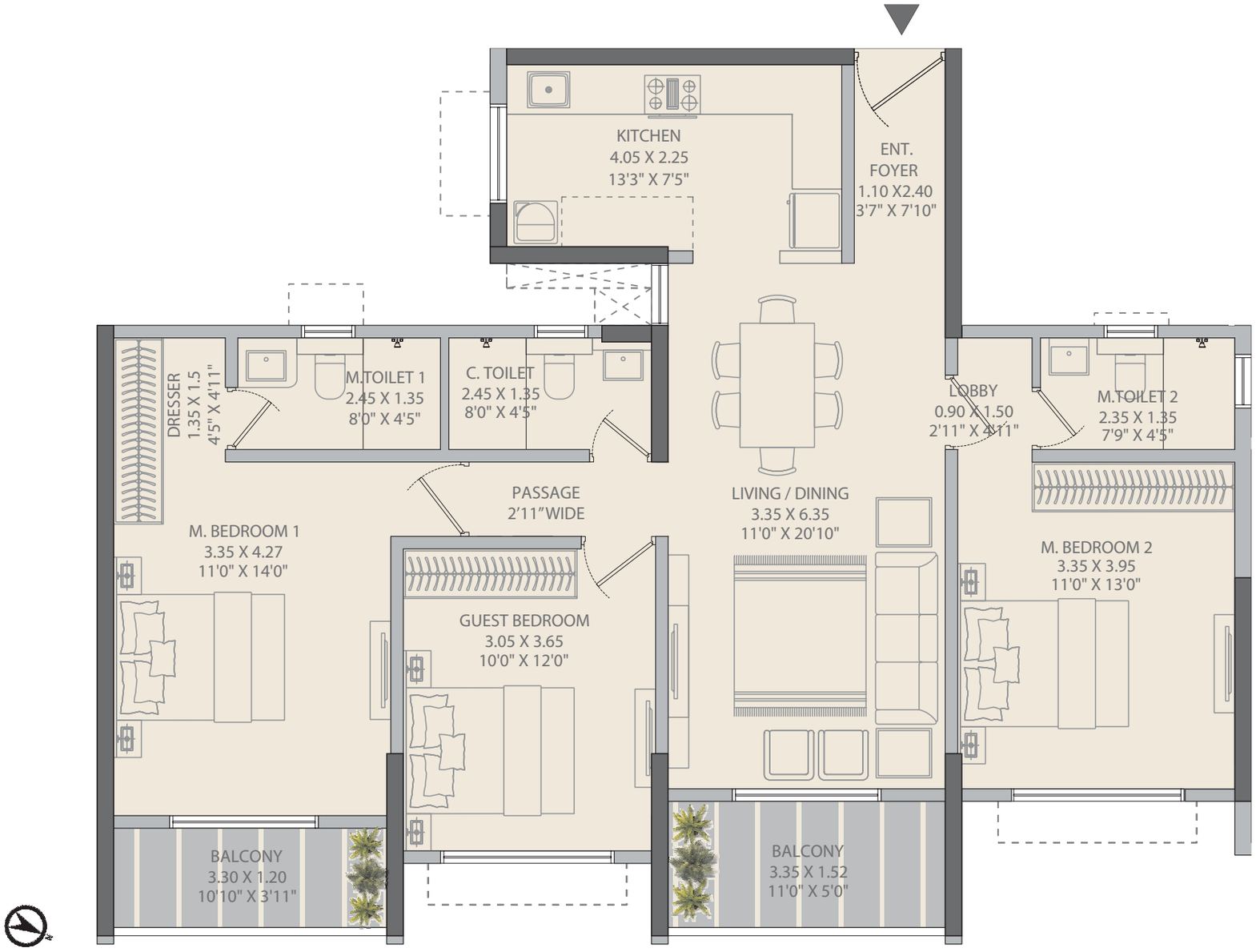
TOWER I

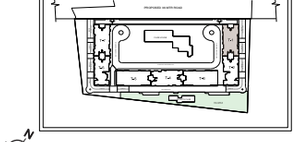
Unit 4 : 3-Bed Signature



Area Statement

Rera Carpet	94.13 Sq.mts	1013.22 Sq.ft.
Balcony	9.07 Sq.mts	97.63 Sq.ft.
Total	103.20 Sq.mts	1110.84 Sq.ft.

MLP Key Plan



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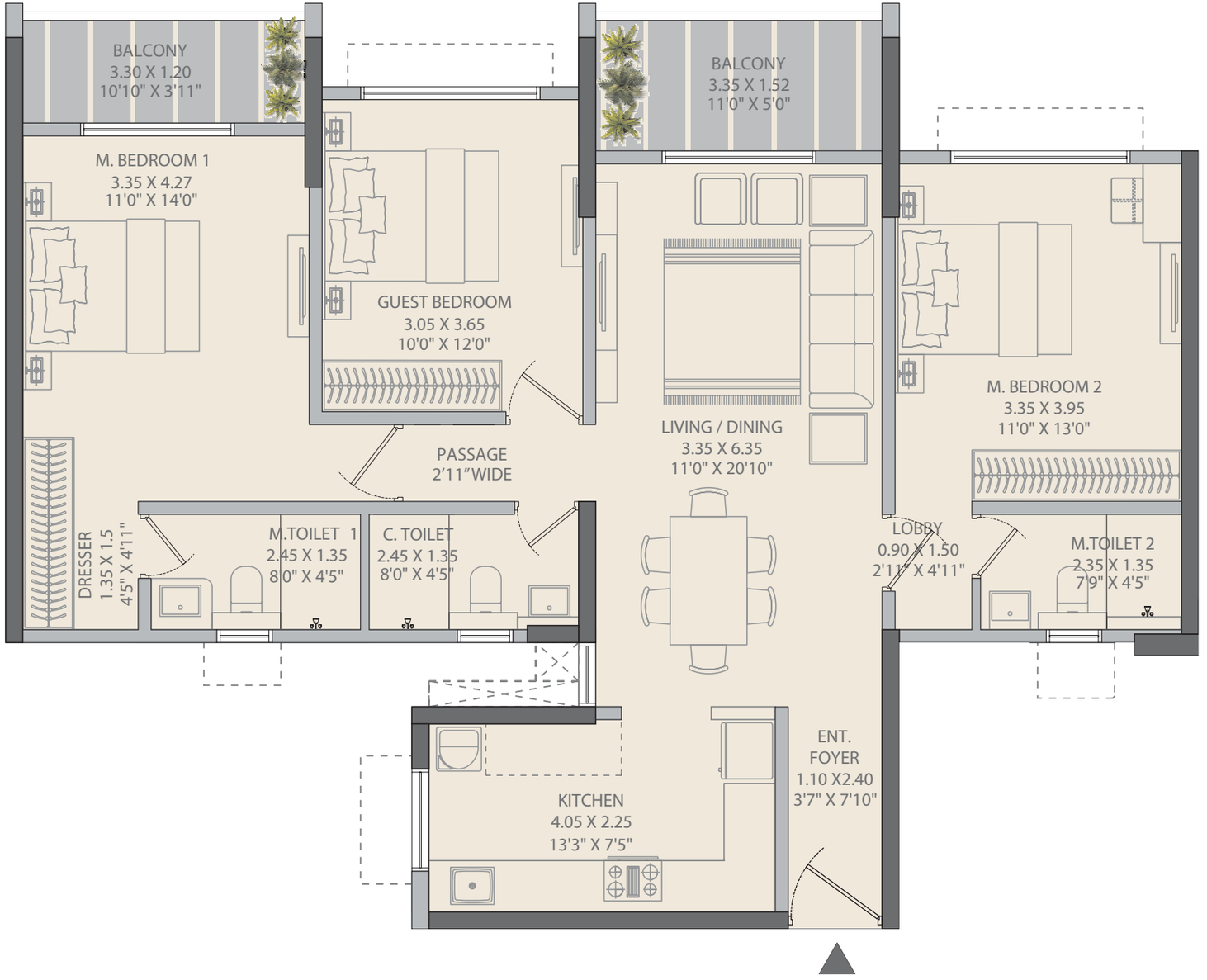
TOWER I

Unit 5 : 3-Bed Signature



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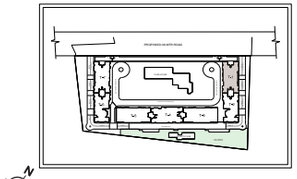

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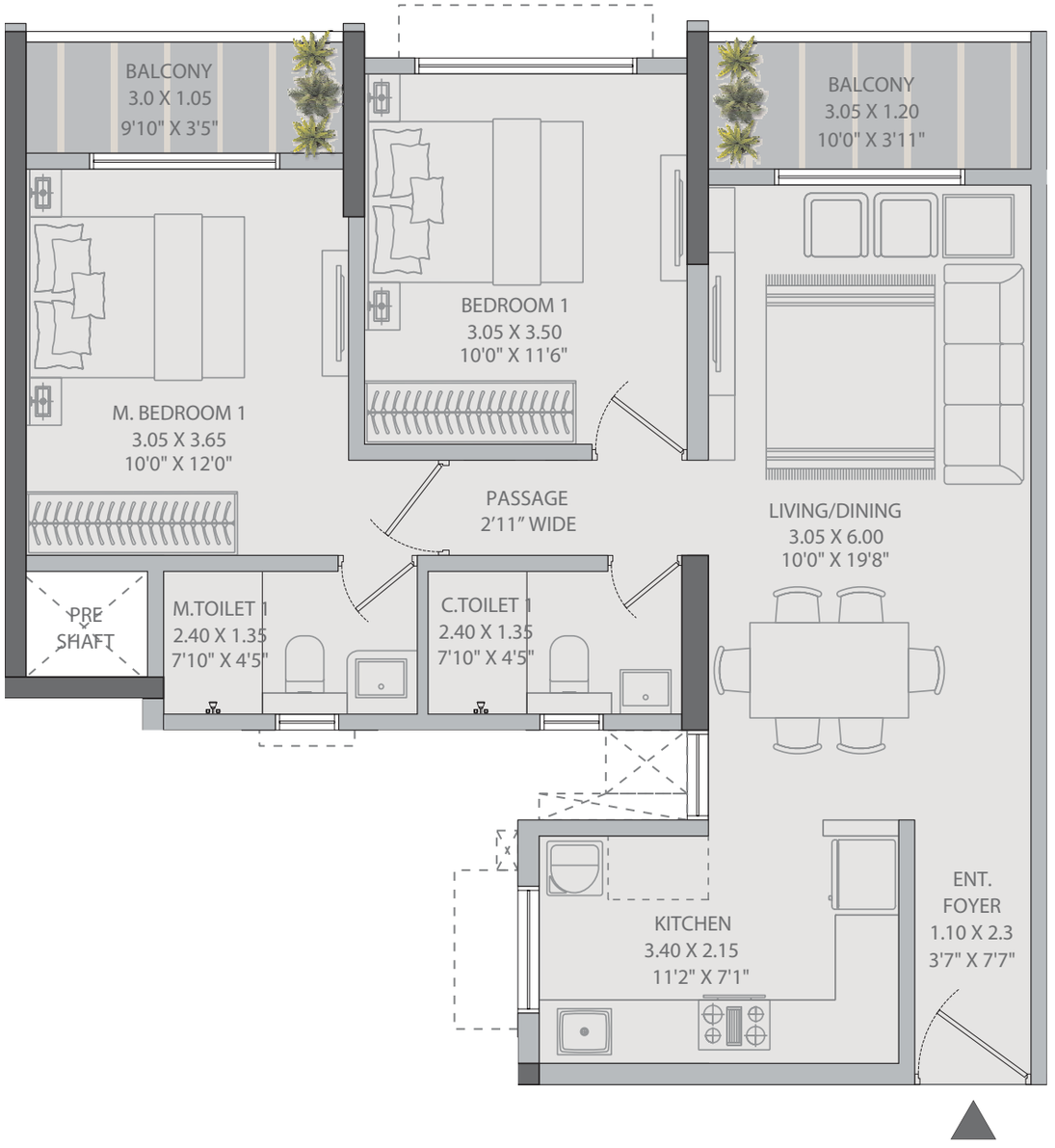
TOWER I

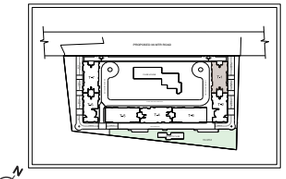
Unit 6 : 2-Bed Regalia



Area Statement

Rera Carpet	64.26 Sq.mts	691.69 Sq.ft.
Balcony	6.81 Sq.mts	73.30 Sq.ft.
Total	71.07 Sq.mts	765.00 Sq.ft.

MLP Key Plan



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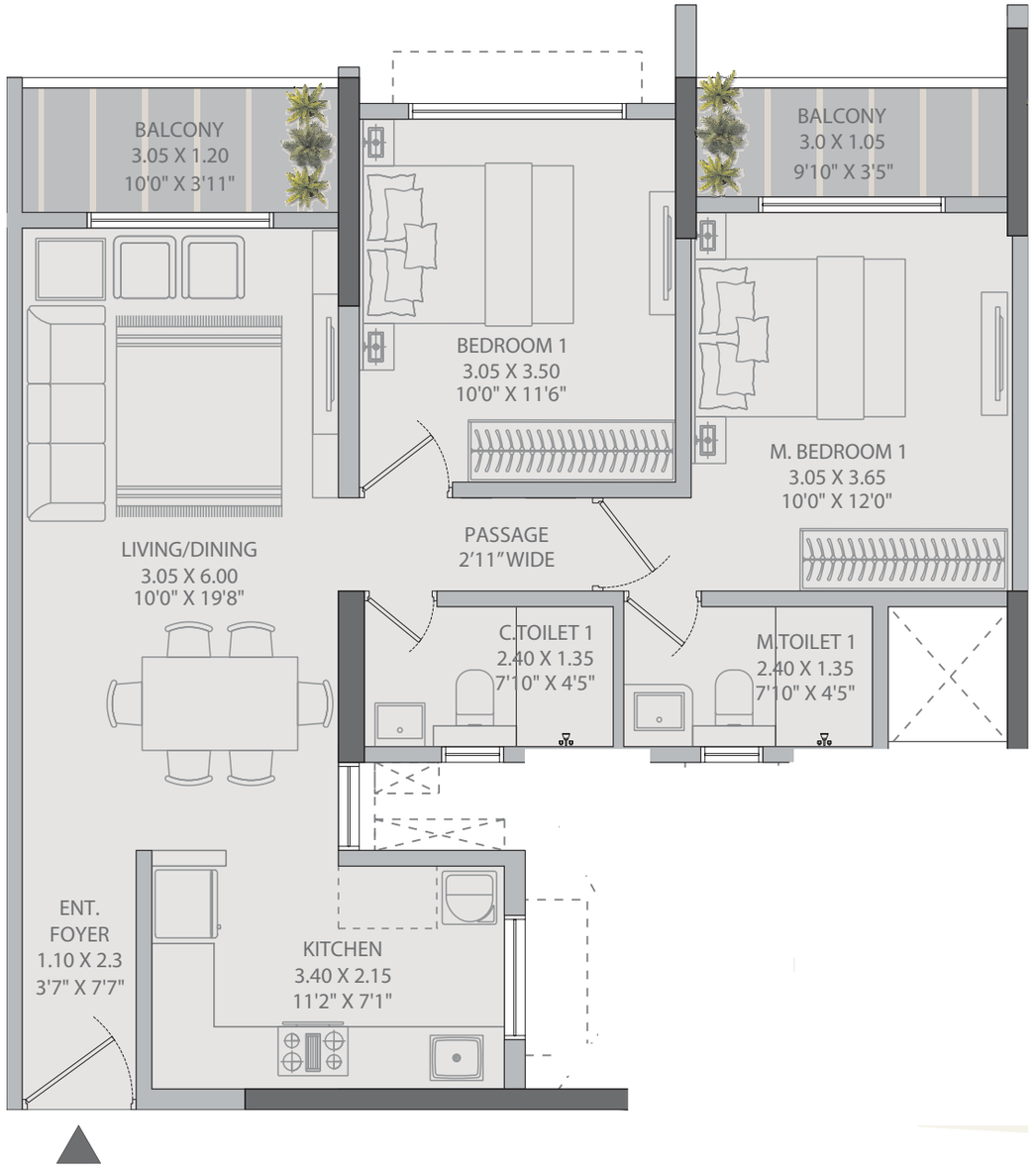
TOWER I

Unit 7 : 2-Bed Regalia



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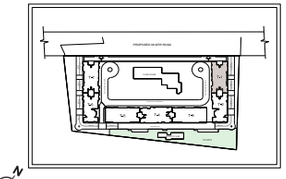
MLP Key Plan



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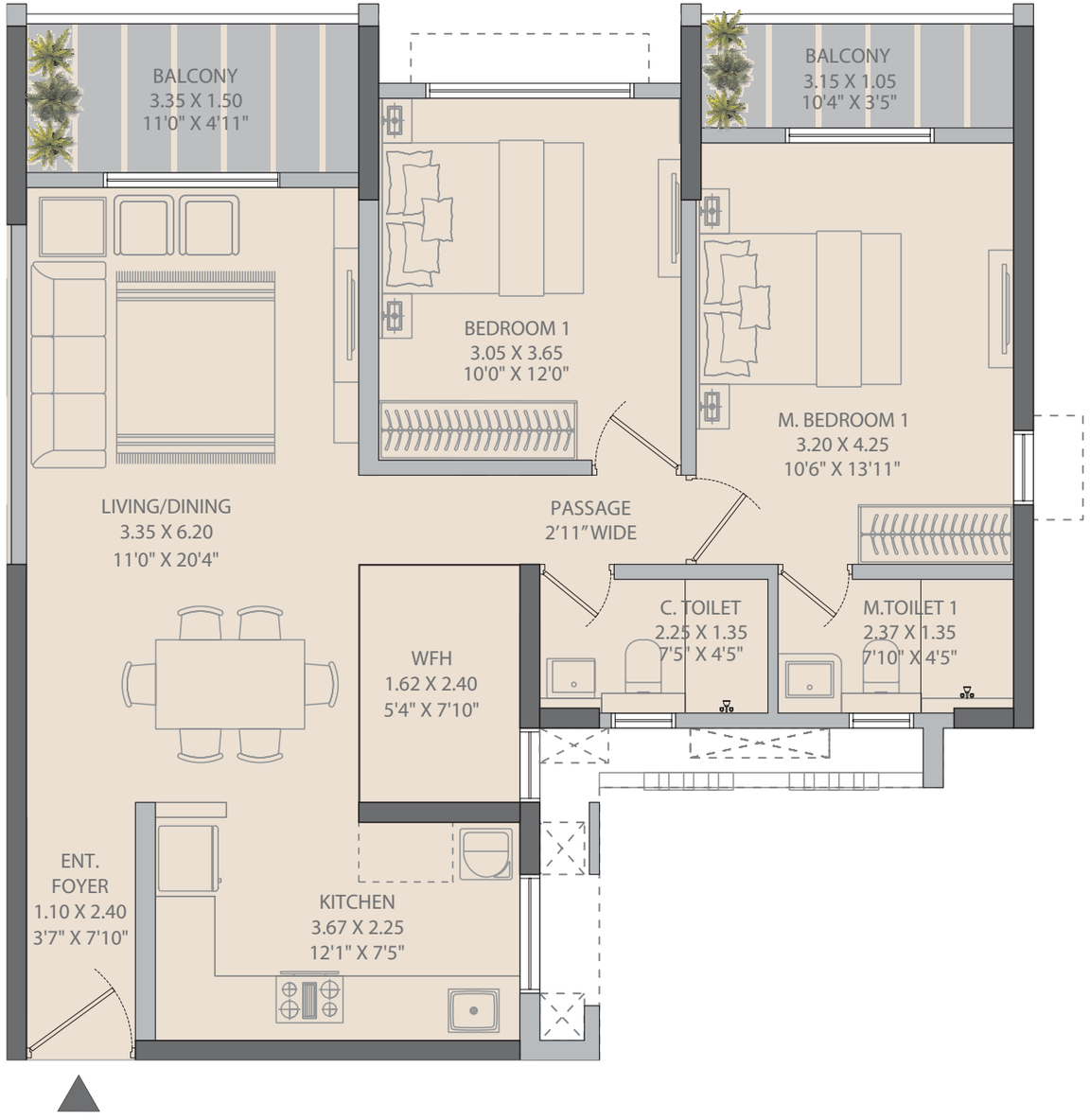
TOWER I

Unit 8 : 2-Bed Luxe



Area Statement

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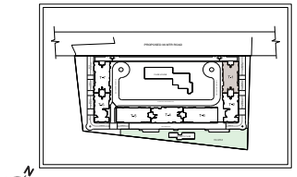
Balcony	8.33 Sq.mts	89.66 Sq.ft.
Total	83.20 Sq.mts	895.56 Sq.ft.

MLP Key Plan



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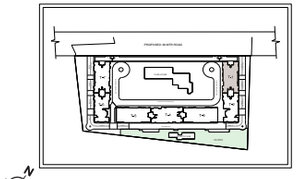
JODI FLAT



Area Statement

Rera Carpet	120.98 Sq.mts	1302.23 Sq.ft.
Balcony	6.30 Sq.mts	67.81 Sq.ft.
Total	127.28 Sq.mts	1370.04 Sq.ft.

MLP Key Plan



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K RAHEJA
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HEAD OFFICE: Raheja Tower, Opp SIDBI, Block G, Plot No. C 30, Bandra Kurla Complex Road, Bandra (E), Mumbai, Maharashtra - 400 051.

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RAHEJA

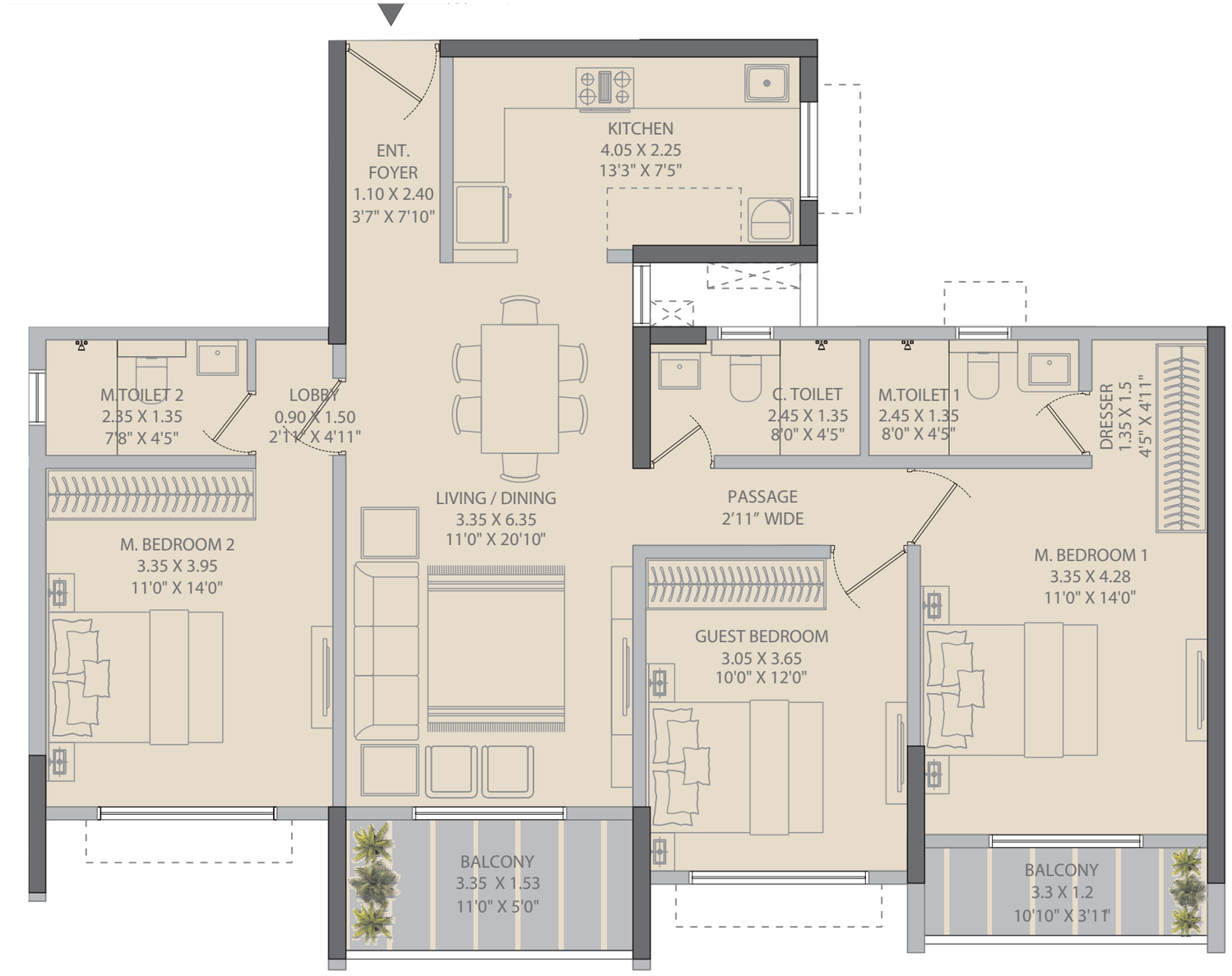
VISTAS

WEST PUNE

PLANS - TOWER 2

TOWER 2

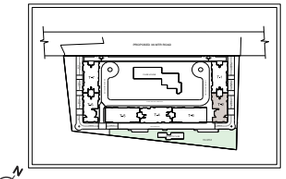
Unit 1 : 3-Bed Signature



Area Statement

Rera Carpet	94.13 Sq.mts	1013.22 Sq.ft.
Balcony	9.07 Sq.mts	97.63 Sq.ft.
Total	103.20 Sq.mts	1110.84 Sq.ft.

MLP Key Plan



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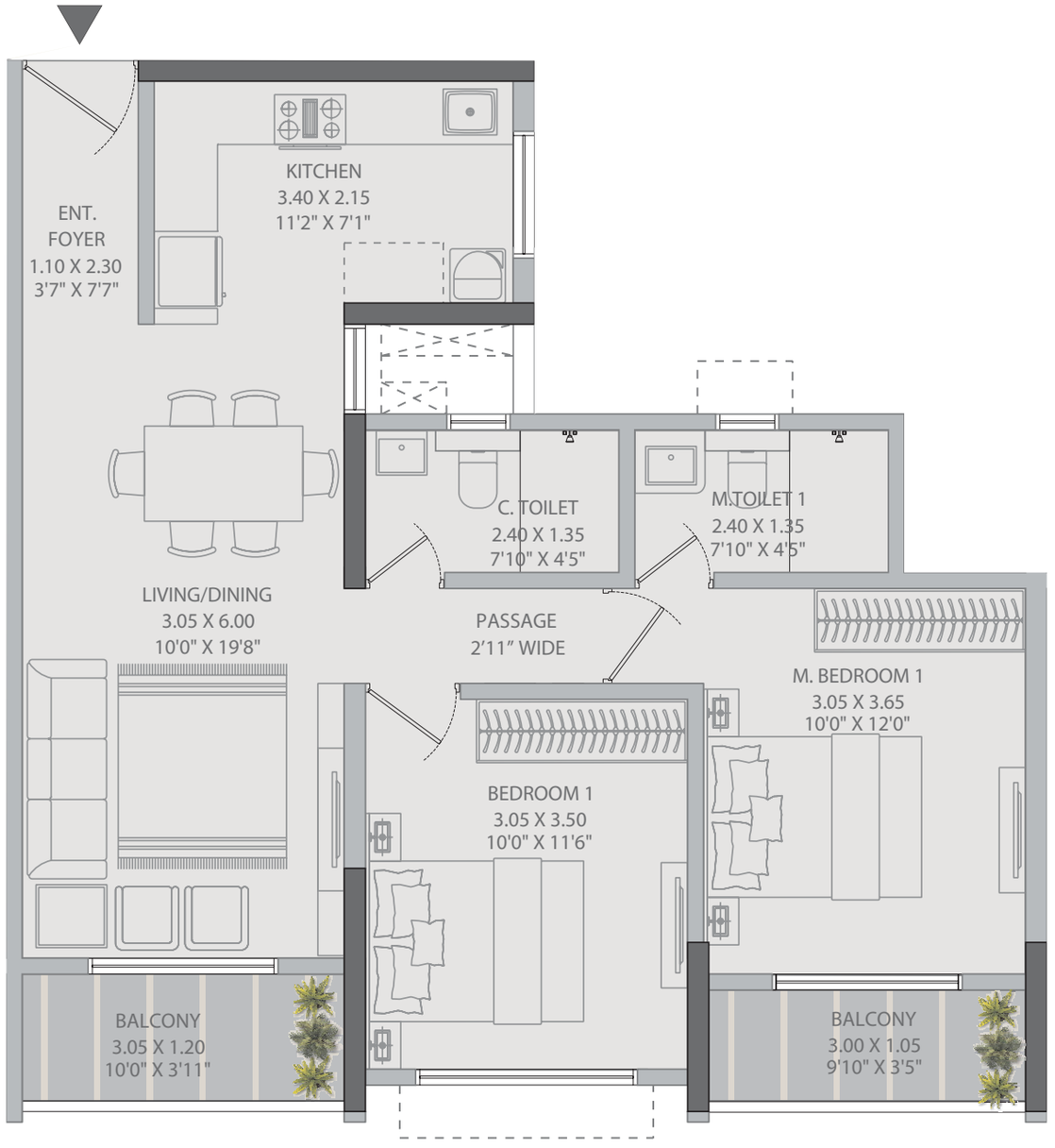
TOWER 2

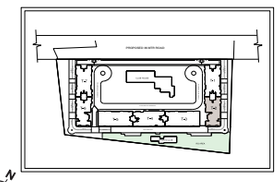
Unit 2 : 2-Bed Regalia



Area Statement

Rera Carpet	64.26 Sq.mts	691.69 Sq.ft.
Balcony	6.81 Sq.mts	73.30 Sq.ft.
Total	71.07 Sq.mts	765.00 Sq.ft.

MLP Key Plan



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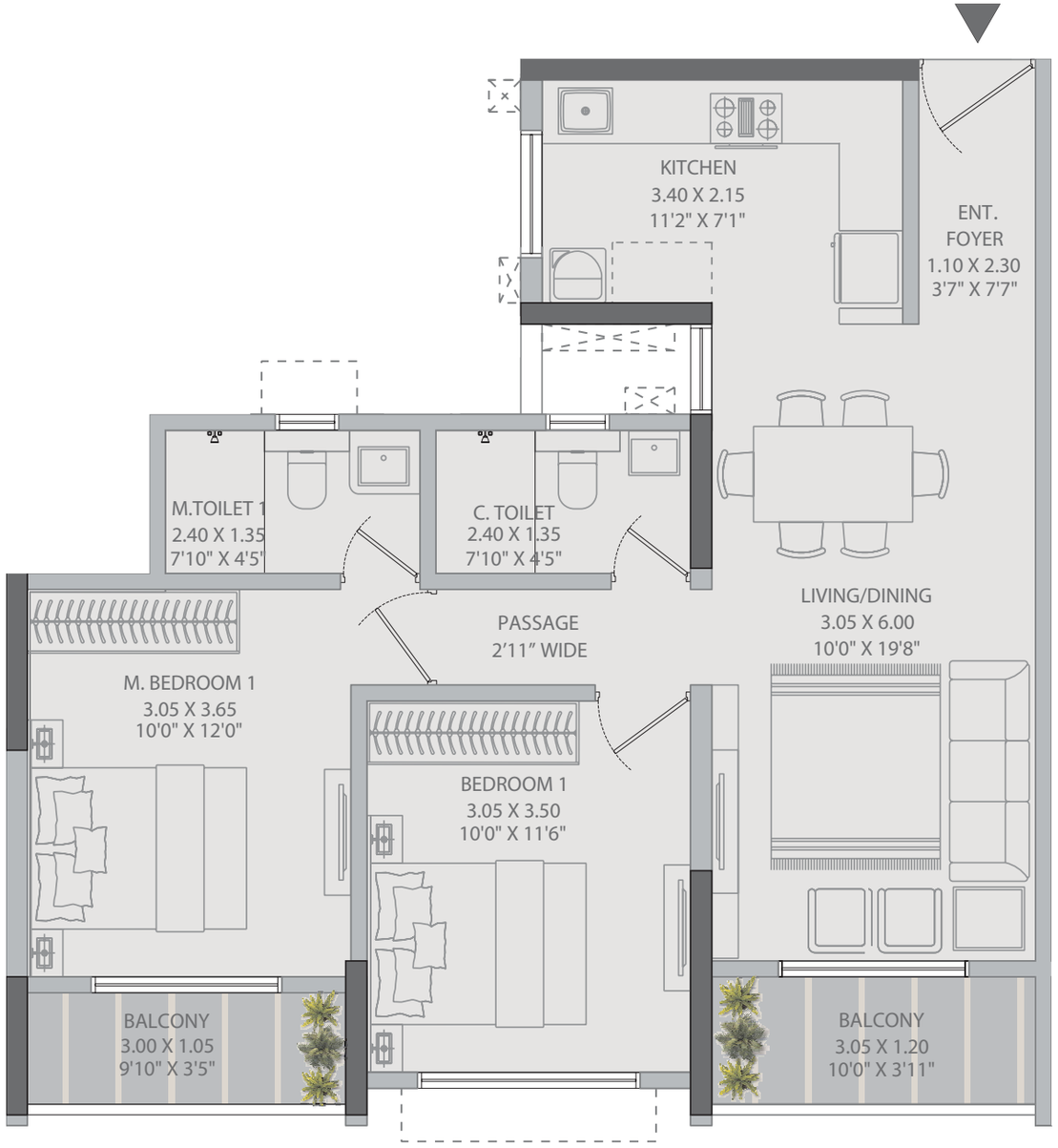
TOWER 2

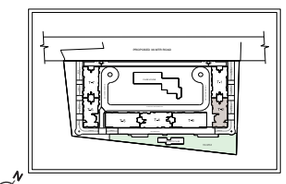
Unit 3 : 2-Bed Regalia



Area Statement

Rera Carpet	64.26 Sq.mts	691.69 Sq.ft.
Balcony	6.81 Sq.mts	73.30 Sq.ft.
Total	71.07 Sq.mts	765.00 Sq.ft.

MLP Key Plan



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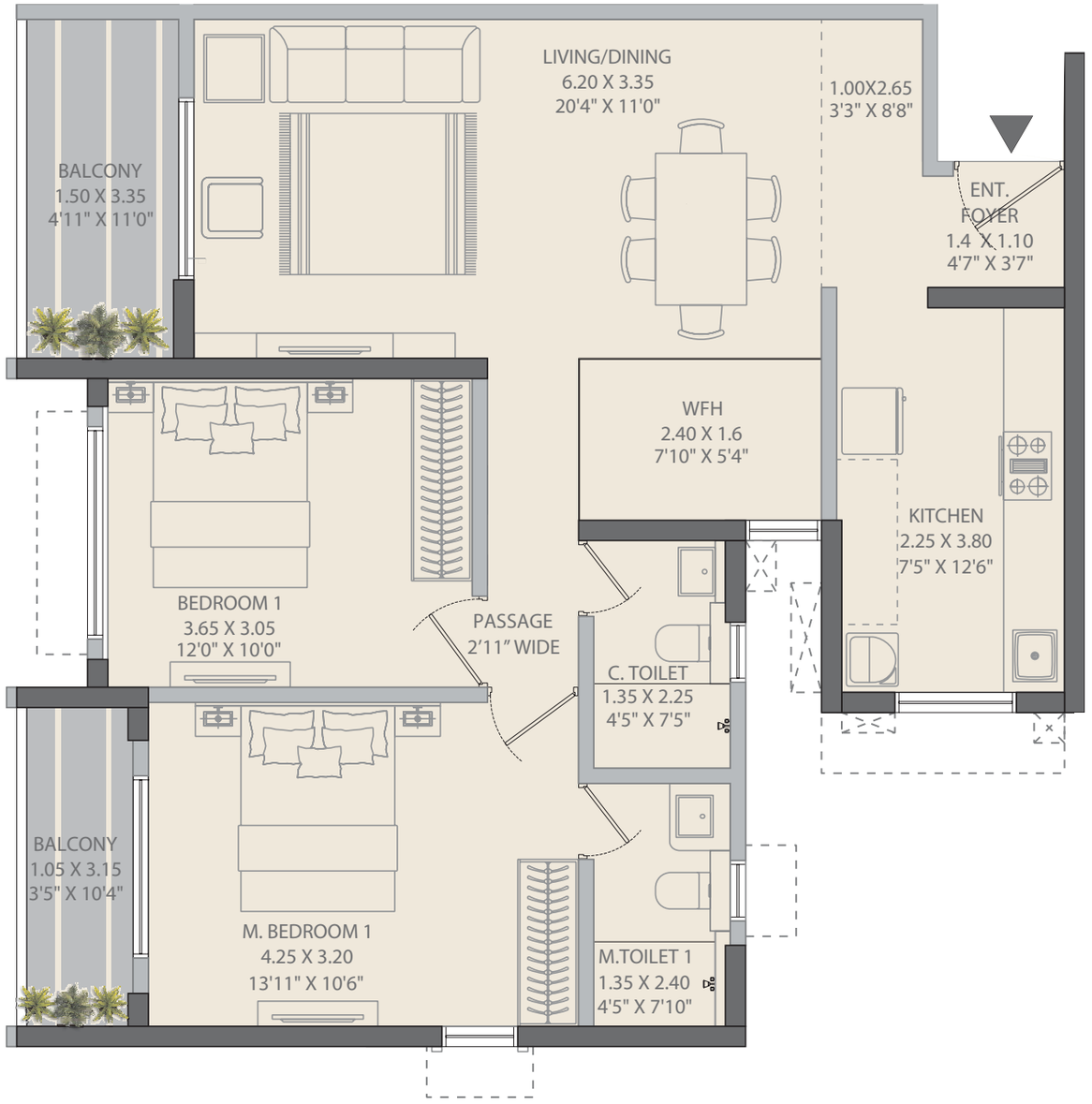
TOWER 2

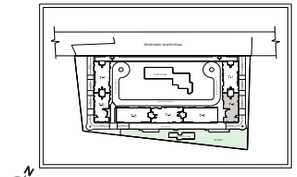
Unit 4 : 2-Bed Luxe



Area Statement

Rera Carpet	76.39 Sq.mts	822.26 Sq.ft.
Balcony	8.33 Sq.mts	89.66 Sq.ft.
Total	84.72 Sq.mts	911.93 Sq.ft.

MLP Key Plan



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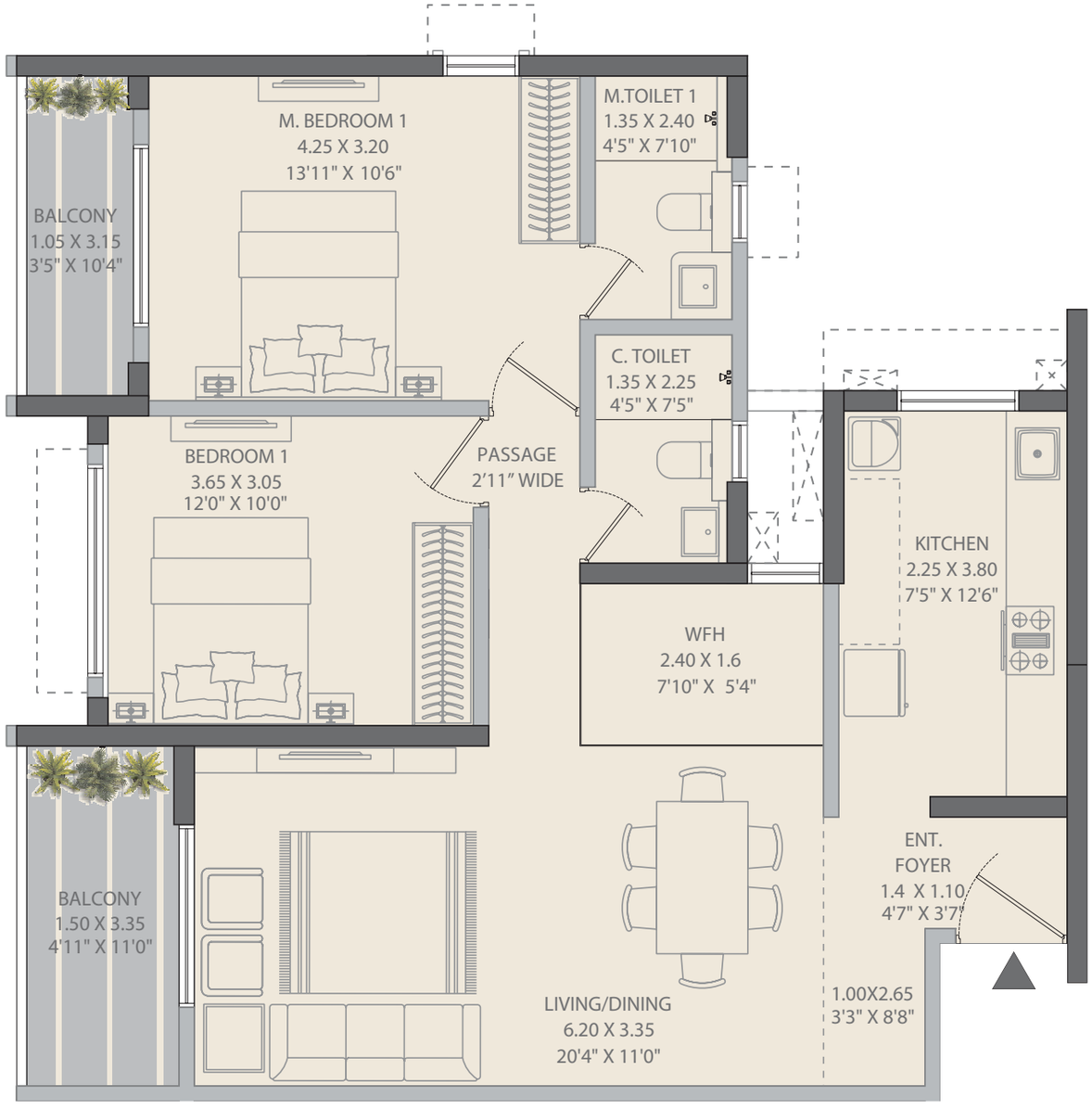
TOWER 2

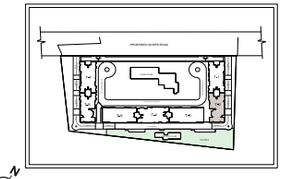
Unit 5 : 2-Bed Luxe



Area Statement

Rera Carpet	76.39 Sq.mts	822.26 Sq.ft.
Balcony	8.33 Sq.mts	89.66 Sq.ft.
Total	84.72 Sq.mts	911.93 Sq.ft.

MLP Key Plan



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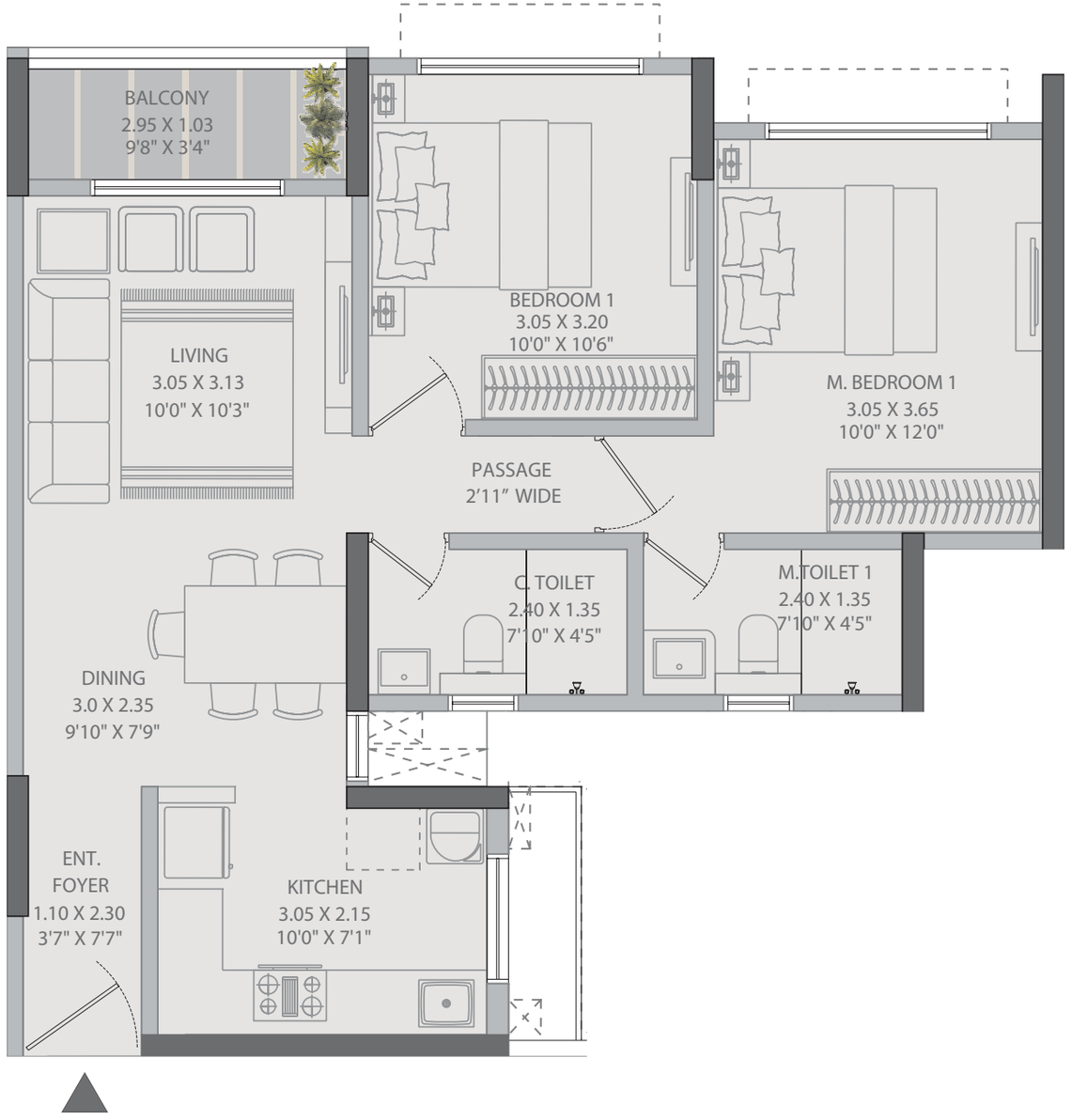
TOWER 2

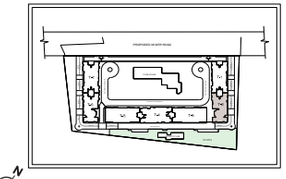
Unit 6 : 2-Bed Elite



Area Statement

Rera Carpet	60.00 Sq.mts	645.84 Sq.ft.
Balcony	3.08 Sq.mts	33.15 Sq.ft.
Total	63.08 Sq.mts	678.99 Sq.ft.

MLP Key Plan



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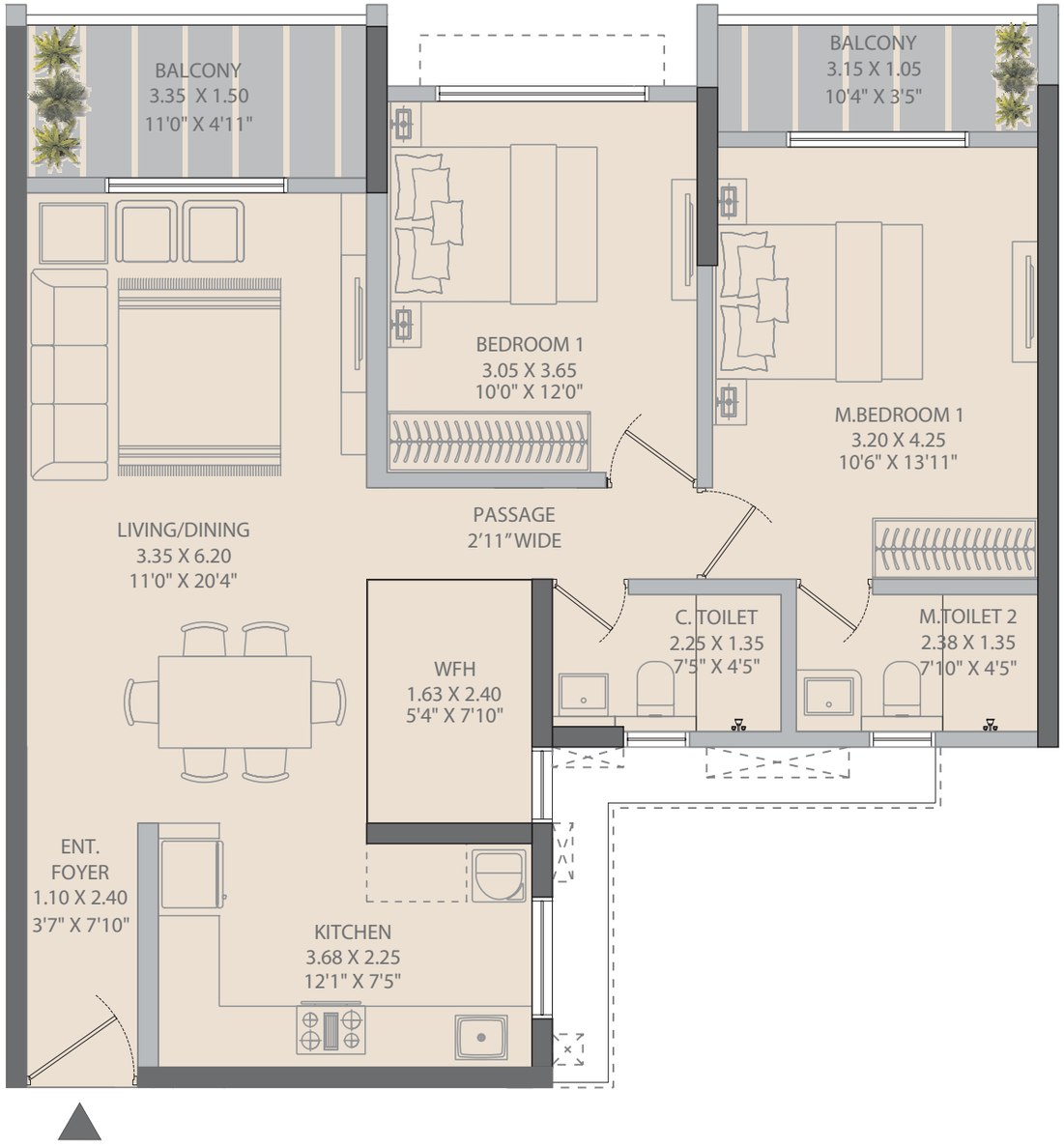
TOWER 2

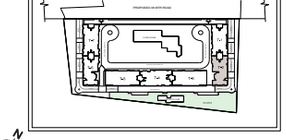
Unit 7 : 2-Bed Luxe



Area Statement

Rera Carpet	74.87 Sq.mts	805.90 Sq.ft.
Balcony	8.33 Sq.mts	89.66 Sq.ft.
Total	83.20 Sq.mts	895.56 Sq.ft.

MLP Key Plan



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