



*“Unplug Yourself from the world
with Nature “*



Everything about Eagle's Nest is 'This Is It'!

Eagle's Nest is not merely a housing project. It's an idea. It's a thought. It's a piece of art created by meticulous planning and flawless execution...

Eagle's Nest is located next to a reserve forest that rests on a hill, which is a part of the Sahyadri range. The majestic Indrayani Valley is right in the front. It is perched at a height of 1900 feet above sea level. Call it a home at a hill station or a hill station around your home, you end up living at a place that is nature's abode. Accessibility to Pune as well as Mumbai is just perfect. Lonavala is a short drive away. One visit to Eagle's Nest, and only three words will come to your mind:

This Is It!

Actual Site View



MASTER PLAN

Landscaping

we have made sure not to disturb the biggest visual asset of the location - the Nature. The landscaping of Eagle's Nest doesn't break the natural endowments around, but merges seamlessly with them. you will never know when a walk in the garden ended up in the dense forest or when a stroll by the pool ended up in a natural water stream.

The walkways have been designed in such a way that you can walk easily from one corner of the project to the other, irrespective of the elevation. A prudent ratio of 75% landscaped area and 25% constructed area is maintained. A brook flows from the top of the hill and flows right through the project and joins hands with the Indrayani river below. Even each house is designed as per the natural terrain around.

To cut a long story short, we have made sure the beautiful tapestry of nature runs throughout the fabric of Eagle's Nest.

SR.NO.	TYPE	COLOR COOD	PARTICULARS	USABLE CARPET AREA	
				SQ.M.	SQ.FT.
1.			EAGLE'S NEST PHASE - I		
2.			FUTURE DEVELOPMENT		
3.	A1		3 BHK FLATS	129.69	1395.98
4.	A2		2 BHK FLATS	92.08	991.15
5.	A3		1+2 BHK FLATS	75.76	815.48
6.	DPLX - 1 D1, D2		DUPLEX FLATS		
			A) 3 BHK GARDEN DUPLEX WITH SERVANT ROOM	212.24	2284.55
			B) 4.5 BHK TERRACE DUPLEX WITH SERVANT ROOM	212.75	2290.04
7.	DPLX - 1 D3, D4		A) 3 BHK GARDEN DUPLEX WITH SERVANT ROOM	207.75	2236.22
			B) 3 BHK FLATS	113.25	1219.02
8.	RH-II		3 BHK ROW HOUSE WITH SERVANT ROOM	243.60	2622.11
9.	RH-III		3 BHK ROW HOUSE (NEW)	136.16	1465.00
10.	RH-IV		2 BHK ROW HOUSE (NEW)	104.52	1125.00
11.	RH-V		3 BHK ROW HOUSE (NEW)	136.16	1465.00
12.	TH-II		3 BHK TOWN HOUSE WITH SERVANT ROOM	300.07	3229.95





EAGLE'S NEST – PHASE-I

(A project by Naiknavare Townships LLP)

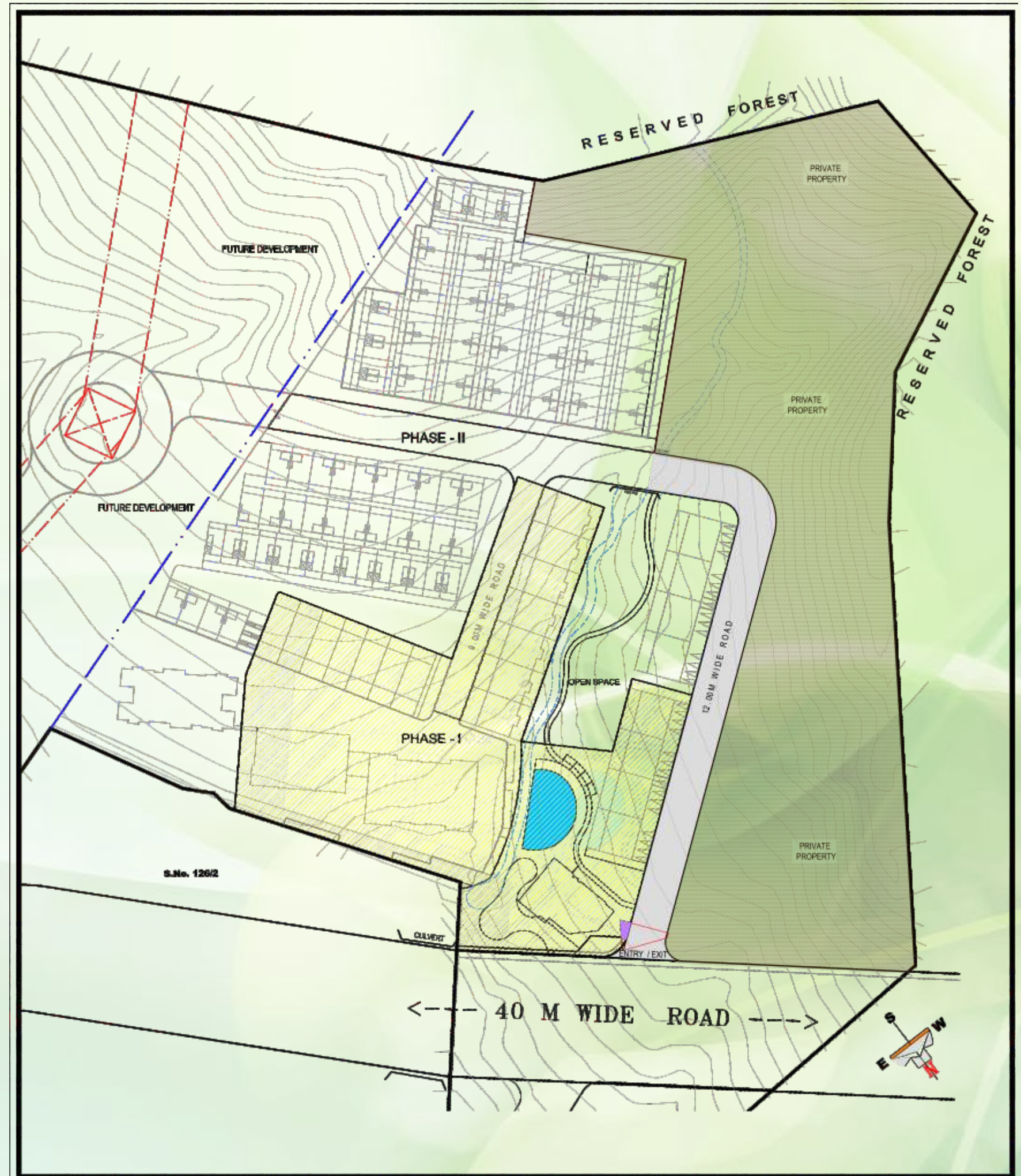
UNIT TYPES

LOWERISE

- ▶ 3 BHK ROW HOUSE
- ▶ 3.5 BHK TOWN HOUSE
- ▶ DUPLEX (D1 TO D2)

HIGHRISE (P+9 TOWERS)

- ▶ TOWER A-1 (3 BHK)
- ▶ TOWER A- 2 (2 BHK)

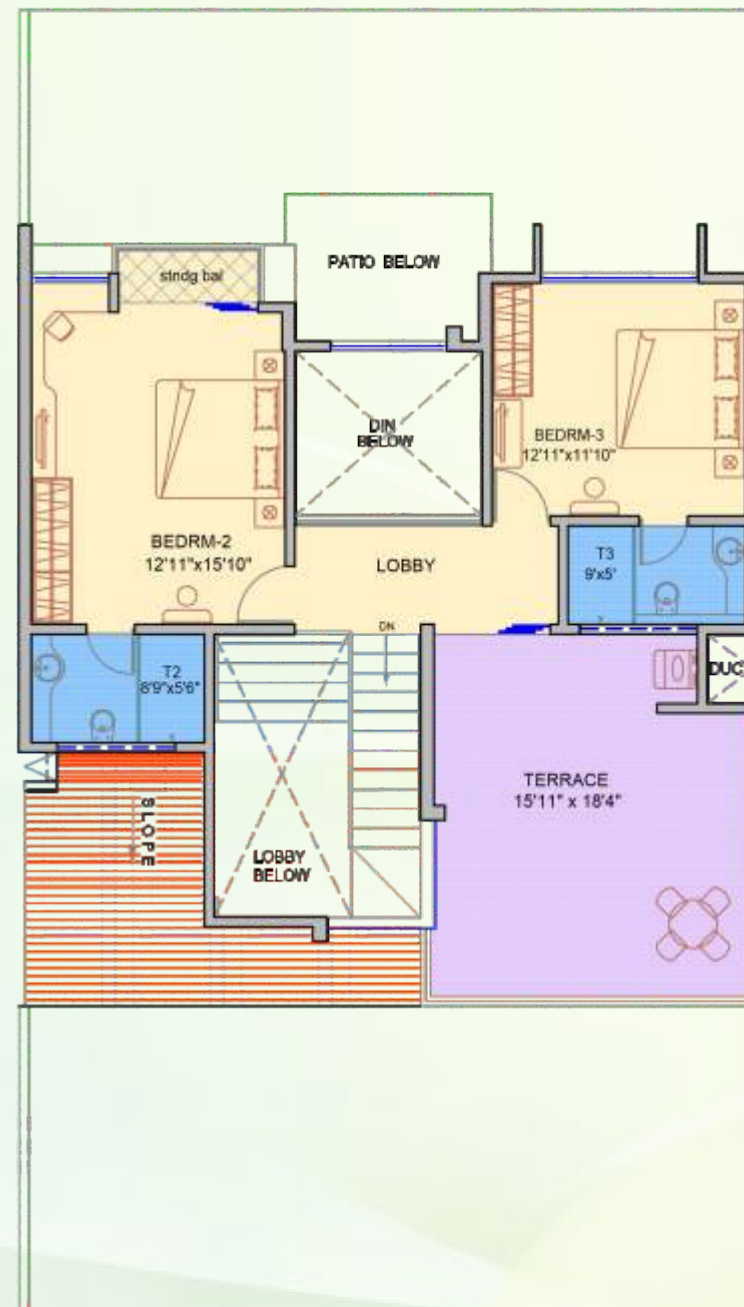




3 BHK ROWHOUSE



GROUND FLOOR PLAN



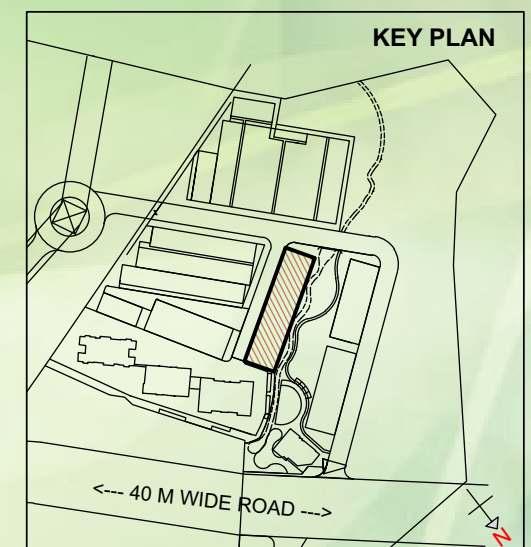
FIRST FLOOR PLAN

(AREA AS PER RERA CALCULATION)

- Double height dining area.
- Living-dining and all bedrooms facing garden and open space beyond.
- Servant room with toilet.

CARPET AREA		EXCLUSIVE BALCONY AREA		EXCLUSIVE TERRACE AREA		OPEN GARDE AREA		TOTAL USABLE CARPET AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
144.92	1559.92	1.63	17.55	25.92	279.00	71.13	765.64	243.60	2622.11

REGISTRATION NO.
Project 1 - P52100002518



3.5 BHK TOWN HOUSE

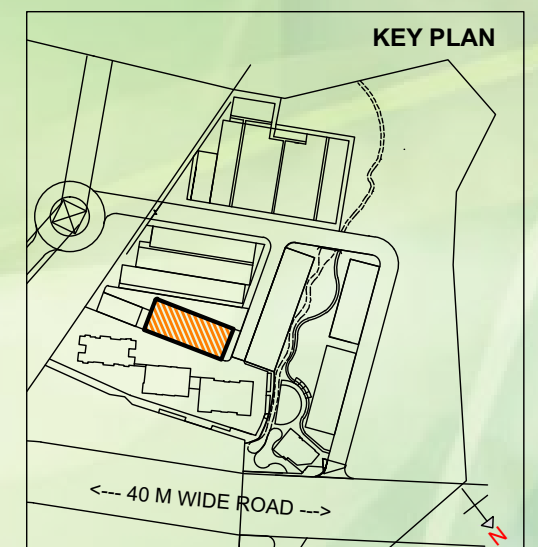
- Double-height dining area.
- Provision of Homelift.
- Rooftop terrace with toilet.
- Servant room with toilet.



(AREA AS PER RERA CALCULATION)

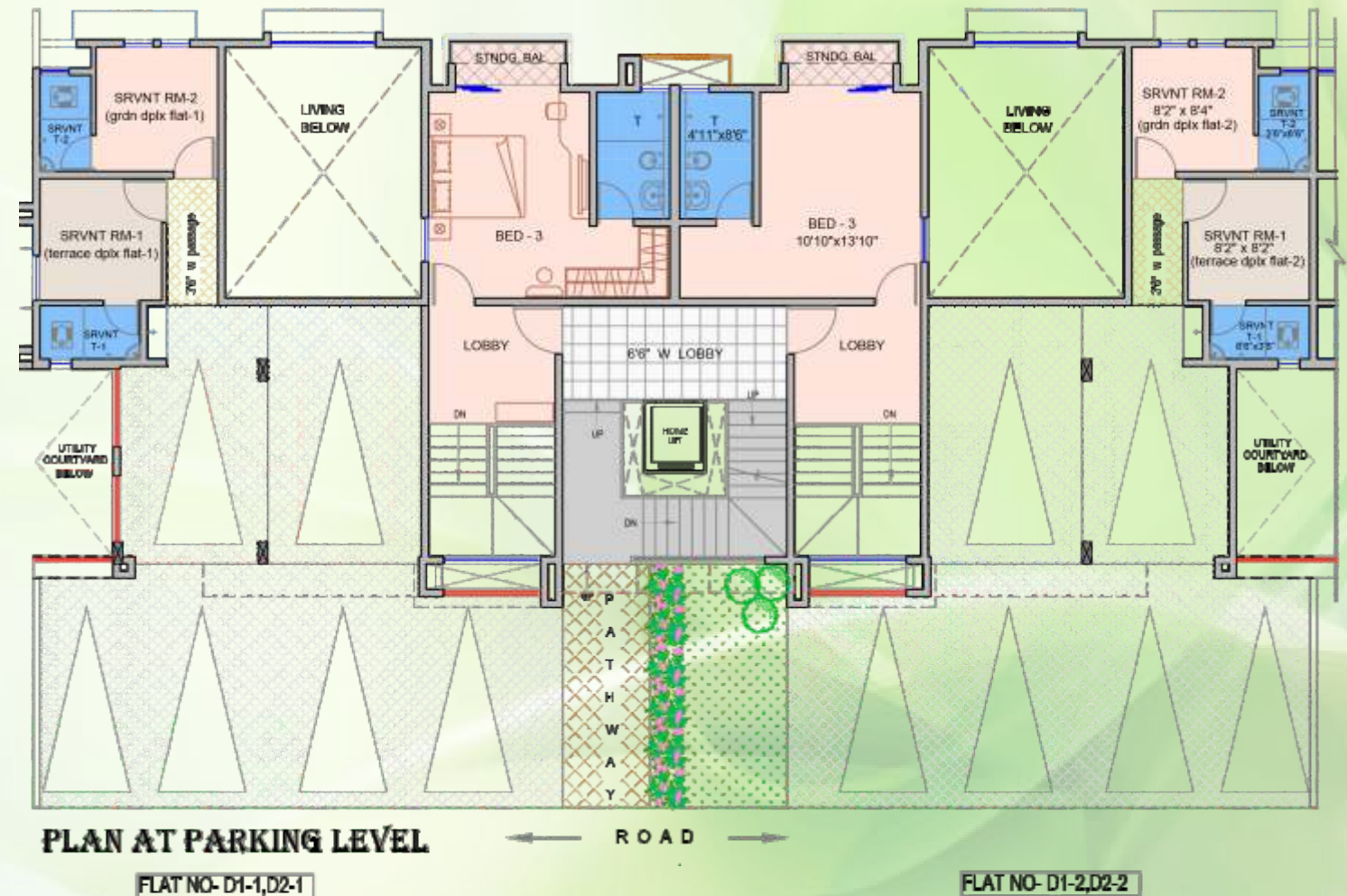
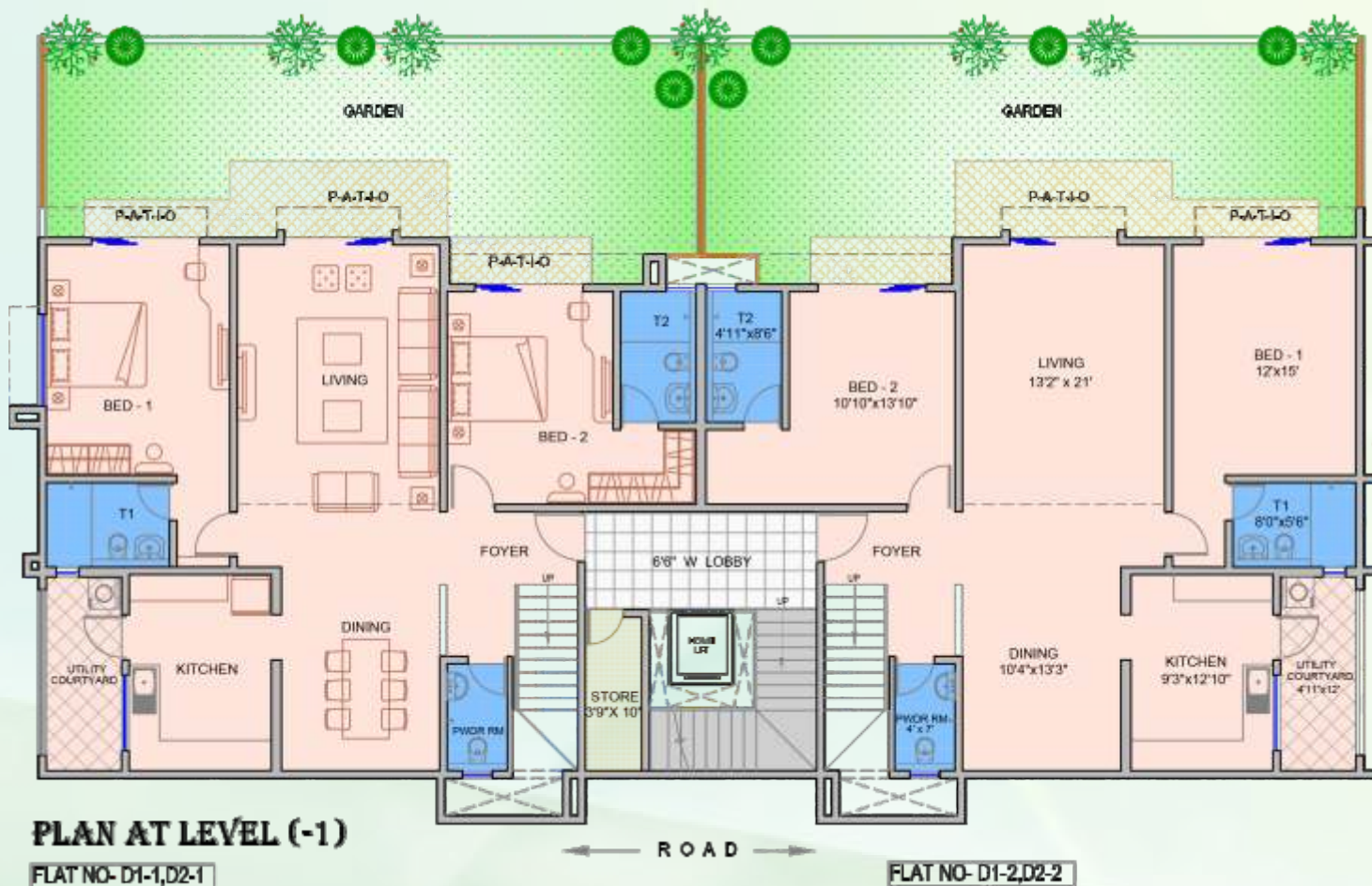
CARPET AREA		EXCLUSIVE BALCONY AREA		EXCLUSIVE TERRACE AREA		OPEN GARDE AREA		TOTAL USABLE CARPET AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
196.39	2113.94	1.63	14.64	36.71	395.15	65.61	706.23	300.07	3229.95

REGISTRATION NO.
Project 1 - P52100002518



3BHK GARDEN DUPLEX (D1 TO D2)

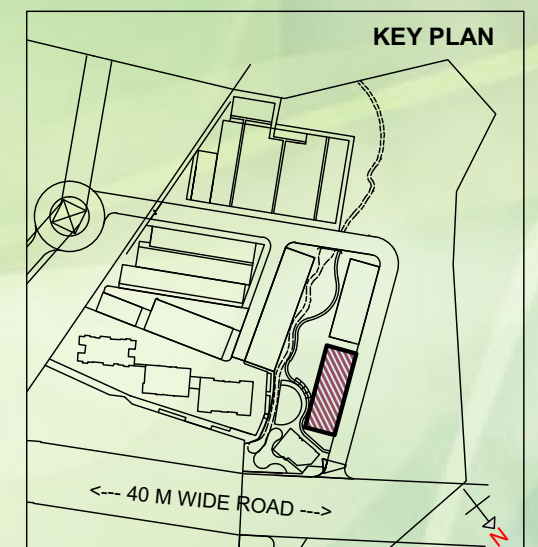
- Double-height living area.
- Living room and all bedrooms facing garden and open space beyond.
- Servant room with attached toilet for each unit.



(AREA AS PER RERA CALCULATION)

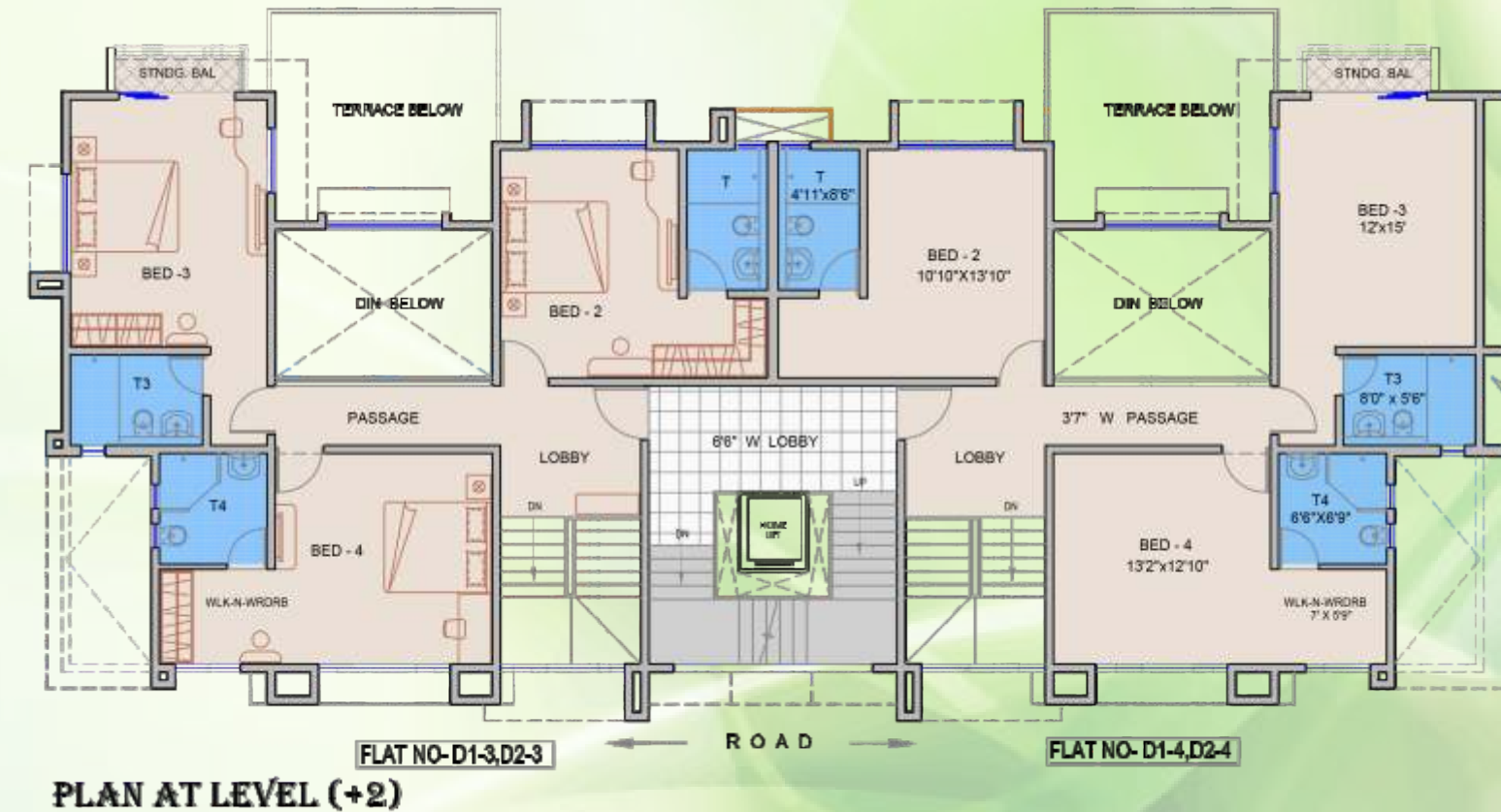
CARPET AREA		EXCLUSIVE BALCONY AREA		OPEN GARDE AREA		TOTAL USABLE CARPET AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
151.83	1634.30	1.79	19.27	58.62	630.99	212.24	2284.55

REGISTRATION NO.
Project 2 - P52100002090



4.5 BHK TERRACE DUPLEX (D1 TO D2)

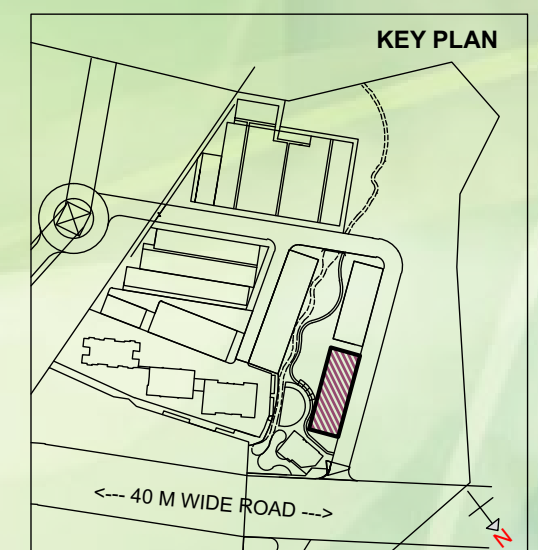
- Double height dining space.
- Servant room with attached toilet for each unit.



(AREA AS PER RERA CALCULATION)

CARPET AREA		EXCLUSIVE BALCONY AREA		OPEN GARDE AREA		TOTAL USABLE CARPET AREA	
SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
189.11	2035.58	8.16	87.83	15.48	166.63	212.75	2290.04

REGISTRATION NO.
Project 2 - P52100002090



■ A-1 TOWER (3BHK) TYPICAL FLOOR PLAN (1ST TO 9 TH FLOOR)

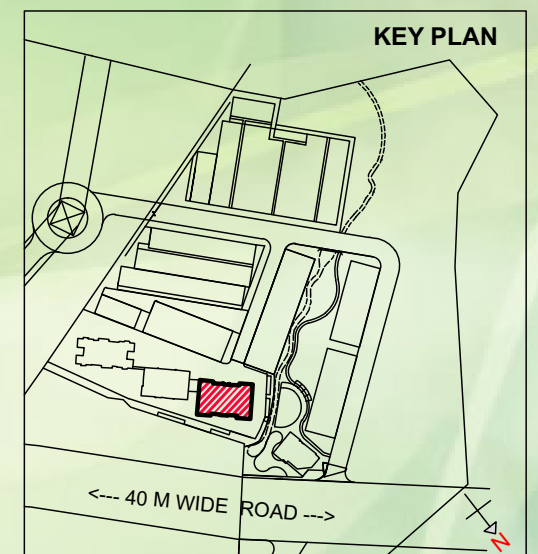


- Spacious flats with attached balcony to all major rooms.
- Spacious kitchen with utility balcony.

(AREA AS PER RERA CALCULATION)

FLAT NO	FLAT TYPE	CARPET AREA OF FLAT		EXCLUSIVE BALCONY AREA		TOTAL USABLE CARPET AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904.	3BHK	114.71	1234.74	14.98	161.24	129.96	1395.98

REGISTRATION NO.
Project 3 - P52100003209



A-2 TOWER (2BHK)

TYPICAL FLOOR PLAN (1ST TO 2ND FLOOR)

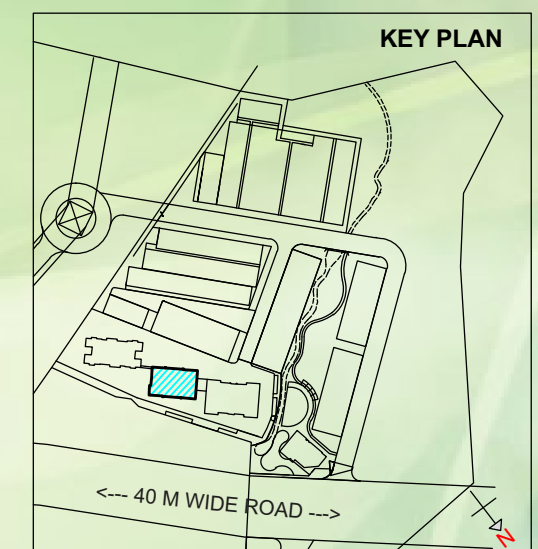


- Spacious 2 BHK flats with built-in wardrobe spaces.
- Kitchen with utility balcony.
- Attached balcony to living room and both bedrooms.

(AREA AS PER RERA CALCULATION)

FLAT NO	FLAT TYPE	CARPET AREA OF FLAT		EXCLUSIVE BALCONY AREA		TOTAL USABLE CARPET AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101, 102, 103, 104, 201, 202, 203, 204,	2BHK	79.32	853.80	12.76	137.35	92.08	991.15

REGISTRATION NO.
Project 4 - P52100002348



A-2 TOWER (2BHK)

TYPICAL FLOOR PLAN (3RD TO 9TH FLOOR)

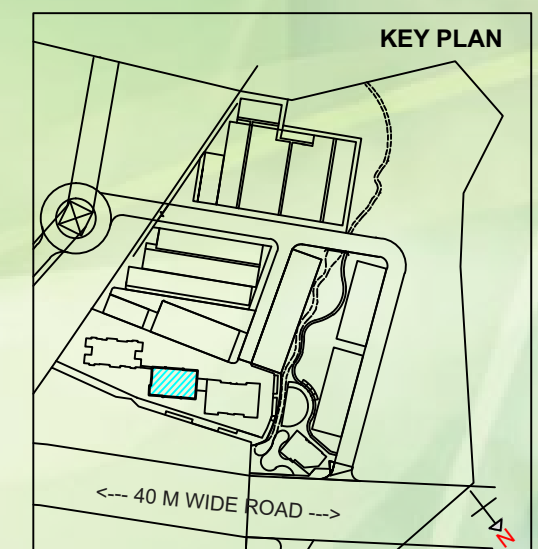


- Kitchen with utility balcony.
- Attached Balcony to Living Room

(AREA AS PER RERA CALCULATION)

FLAT NO	FLAT TYPE	CARPET AREA OF FLAT		EXCLUSIVE BALCONY AREA		TOTAL USABLE CARPET AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904	3BHK	70.30	756.71	5.46	58.77	75.76	815.48

REGISTRATION NO.
Project 4 - P52100002348



Lowrise Units (RERA Project 1 &2)
(3BHK ROWHOUSE, 3.5BHK TOWNHOUSE, DUPLEX -D1-D2)
COMMON AMENITIES

- 1) Impressive Entrance Gateway, security cabin and intercom facility.
- 2) Vehicle-free, large landscaped garden with jogging/walking track,
- 3) Kid's play-area,
- 4) Intercom facility for all units,
- 5) Generator back-up for common lights, lifts, pumps, Club House,
- 6) Paved Internal roads,
- 7) Sewage Treatment Plant, water-conservation by recycling for flushing & gardening,
- 8) Organic (wet) garbage converter system for recycling of waste as manure,
- 9) Rainwater harvesting-by re-charging pits and bore-wells,
- 10) Clubhouse with a multipurpose hall, gym, indoor games room, society office, conference room, swimming pool and party-lawn.

**Highrise Units (RERA Project 3 & 4)
(3BHK TOWER 'A1' , 2BHK TOWER 'A2')
COMMON AMENITIES**

- 1) Impressive Entrance Gateway, security cabin and intercom facility.
- 2) Vehicle-free, large landscaped garden with jogging/walking track,
- 3) Kid's play-area,
- 4) Intercom facility for all units,
- 5) Generator back-up for common lights, lifts, pumps, Club House,
- 6) Paved Internal roads,
- 7) Sewage Treatment Plant, water-conservation by recycling for flushing & gardening,
- 8) Organic (wet) garbage converter system for recycling of waste as manure,
- 9) Rainwater harvesting-by re-charging pits and bore-wells,
- 10) Clubhouse with a multipurpose hall, gym, indoor games room, society office, conference room, swimming pool and party-lawn.

Lowrise Units (RERA Project 1 &2)
(3BHK ROWHOUSE, 3.5BHK TOWNHOUSE, DUPLEX -D1-D2)
Specifications

1. Structure : RCC frame structure with brick/block masonry walls.

2. Flooring :

- a) Living, Dining, passage, kitchen, Bedrooms, attached Balcony – designer vitrified tiles.
- b) Toilets : Matt vitrified tiles for flooring and designer ceramic tiles for dado upto 7' height.

3. Kitchen : Granite kitchen platform with s.s. sink.

4. Toilets : Sanitary fittings, cp fittings and wall-mixer of standard make.

5. Electrification & Cabling :

- a) Concealed copper wiring with modular switches
- b) Provision of telephone point in living & master bedroom.
- c) Provision of TV point in living room.

6. Doors :

- a) Main Door – Designer laminated flush door/skin-moulded door with wooden frame.
- b) Bedroom door – Skin-moulded with paint finish and wooden frame.
- c) Toilet door – Skin-moulded with paint finish and wooden frame.

7. Windows : Powdercoated aluminium sliding windows with mosquito net.

8. Painting :

- a) Internal Painting – Oil-bound distemper (OBD) paint for all walls and ceilings.
- b) External Painting – Acrylic paint.

Highrise Units (RERA Project 3 & 4) (3BHK TOWER 'A1' , 2BHK TOWER 'A2') Specifications

1)Structure : Combination of conventional RCC frame-structure & RCC shearwall construction.

2)Flooring :

- a) Living, Dining, passage, kitchen, Bedrooms, attached Balcony – designer vitrified tiles.
- b) Toilets : Matt vitrified tiles for flooring and designer ceramic tiles for dado upto 7' height.

3) Kitchen : Granite kitchen platform with s.s. sink.

4) Toilets : Sanitary fittings, cp fittings and wall-mixer of standard make.

5) Electrification & Cabling :

- a) Concealed copper wiring with modular switches
- b) Provision of telephone point in living & master bedroom.
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7) Windows : Powder-coated aluminium sliding windows with mosquito net.

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- a) Internal Painting – Oil-bound distemper (OBD) paint for all walls and ceilings.
- b) External Painting – Acrylic paint.

CUSTOMER RELATIONS MANAGEMENT DEPARTMENT – CRM

To serve our valued customers with the finest after services, we have strengthened our post sales services with the Customer Relations Management Department.

This Department is established with the purpose of understanding customers’ needs and behaviour in order to develop stronger relationships with them and to fulfill better living for all.

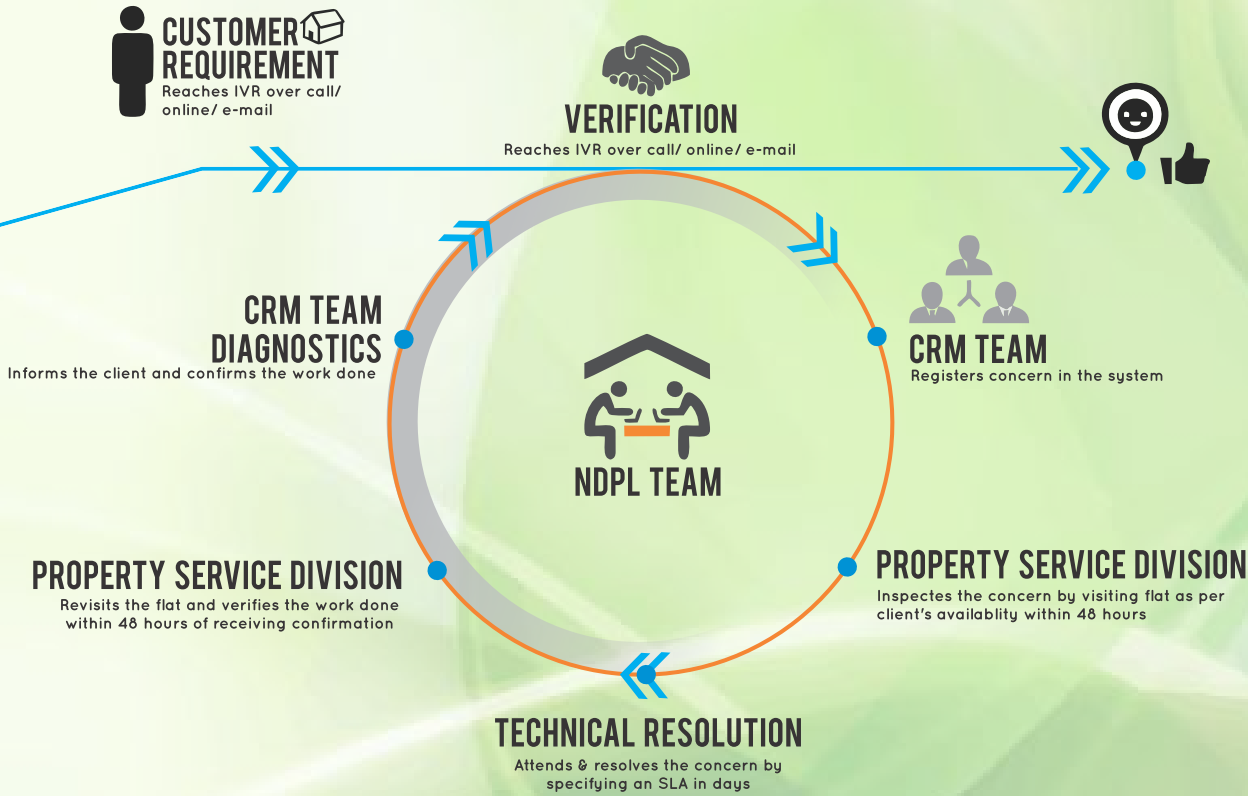
“Your Satisfaction is our Priority” by resolving your queries to our extreme competency and also ensuring a delighted stay with us through our customer engagement activities such as Possession Ceremonies, Handing over Ceremonies, Old Society Retrospect, Referral Programs, Loyalty Programs and many such events.

ENTERPRISE RESOURCE PLANNING DEPARTMENTS

We at Naiknavare Developers take care of the customers’ needs by providing and delivering professional help throughout your journey with us. We provide you quality service and assistance with our centralized IVR system which is automated to reduce human error with predefined timelines for every costumer requirement.



CLOSED LOOP CUSTOMER CONCERN HANDLING PROCESS



TAKING YOU THROUGH EVERY DETAIL, BEGINNING TO END.

- By personfying the 'Voice of the Customer' and conveying it to the management with complete Transparency
 - By effectively managing customer service requests and ensuring Customer Satisfaction
 - By ensuring thorough implementation of feedback mechanism to improve Quality
- By perpetually introducing Innovation in our services & processes to create more personalized customer experiences
 - By improving backend processes via tracking customer actions and preferences to emerge as a Process Driven Organization

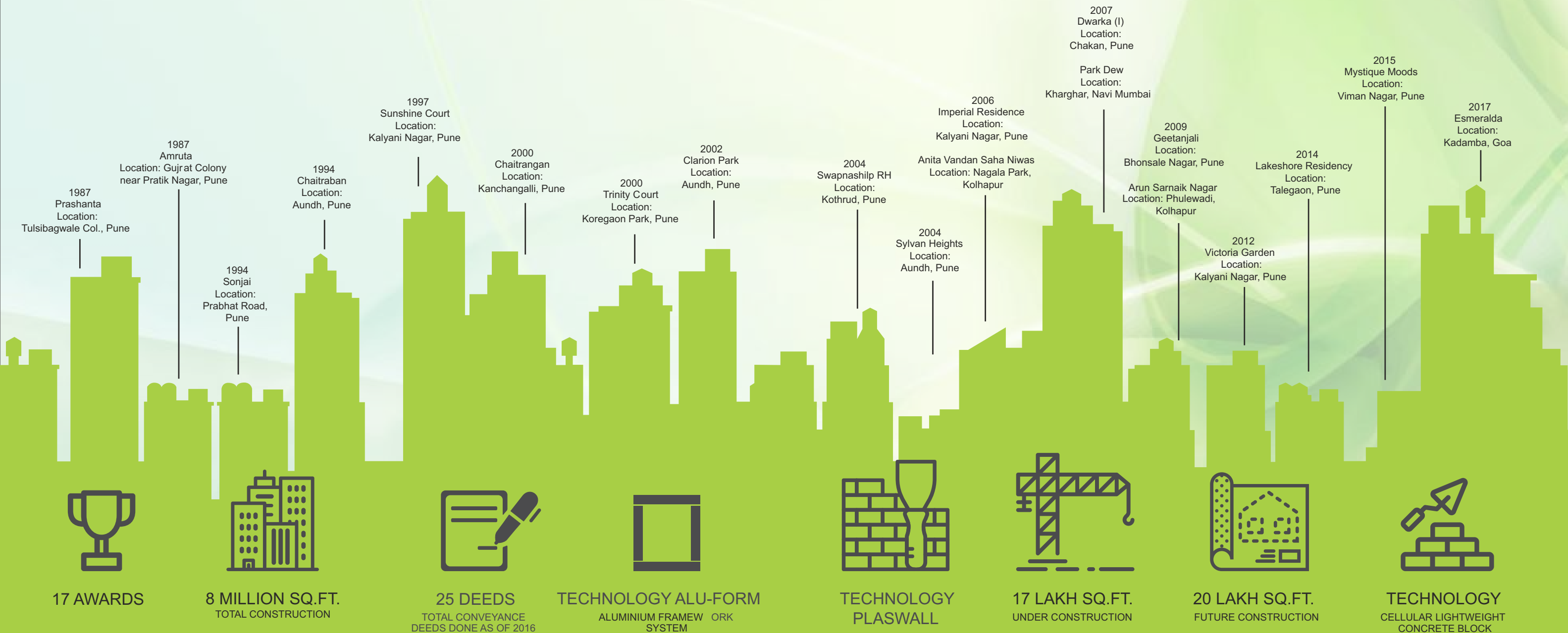
Our Customer Relations team is readily available for your assistance with our IVR system on 020-41471111 & customerservices@naiknavare.com



NAIKNAVARE DEVELOPERS

NOT JUST BETTER HOUSING...BUT BETTER LIVING, FOR ALL...

Since 1987



Easy Access: Location Map



NOT JUST BETTER HOUSING...BUT BETTER LIVING, FOR ALL...

A project by Naiknavare Townships LLP.

MAHARERA NO.

Eagles Nest Project 1 - P52100002518

Eagles Nest Project 2 - P52100002090

Eagles Nest Project 3 - P52100003209

Eagles Nest Project 4 - P52100002348

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