



PAUD

THE FASTEST GROWING SUBURB OF PUNE



LOCATION

- Paud is a major economic extension of Pune.
- This bustling suburb is situated at the foothills of the Sayhadri Range and offers the best of nature.
- The city is a popular destination for several large multinational companies like Wipro and Infosys.
- It is close to several important regions like Hinjewadi and Pirangut.
- Thanks to excellent road connectivity, Paud is easily accessible to all parts of Pune City.
- 30 minutes Drive from Tamhini Ghat which connects to Mumbai - Goa Highway.

CONNECTIVITY

- Easy connectivity to Mumbai and Pune via the Expressway and the Sion - Panvel Expressway.
- A mere 15 minutes away from Pune.
- Just a 10 minute drive from Pirangut.
- Frequent Bus & Taxi services from Pune.



RAJEEV GANDHI TECHNOLOGY PARK HINJEWADI

Pune has seen tremendous industrial development and the growth of the city into a software hub have led to a major influx of finance from around the world. This has seen the city transform into one of the most important metropolitans in India.

The 500 acre State of the art Rajeev Gandhi Technology Park is located in Hinjewadi, near Pune. It has been developed by the Maharashtra Industrial Development Corporation (MIDC) and is home to a number of IT - enabled services and business process outsourcing units. Some of them include, Infosys, Wipro, Geometric, Cognizant, Aztec Soft and IBM.

The introduction of such multinational companies has made Hinjewadi a major attraction for industry and businesses all over the country. Today, Hinjewadi has rightly been compared to the Silicon Valley of San Francisco.



PAUD IN THE NEWS

The progress of Paud has not gone unnoticed. Nearby Hijnewadi and Pirangut have been grabbing the headlines credited to the rapid growth the area is experiencing.



Blackstone to invest Rs. 1,200 crore in Hinjewadi

BLACKSTONE | Hindustan Times | June 30, 2015



Microsoft CEO Satya Nadella meets CM Fadnavis to discuss development of digital city

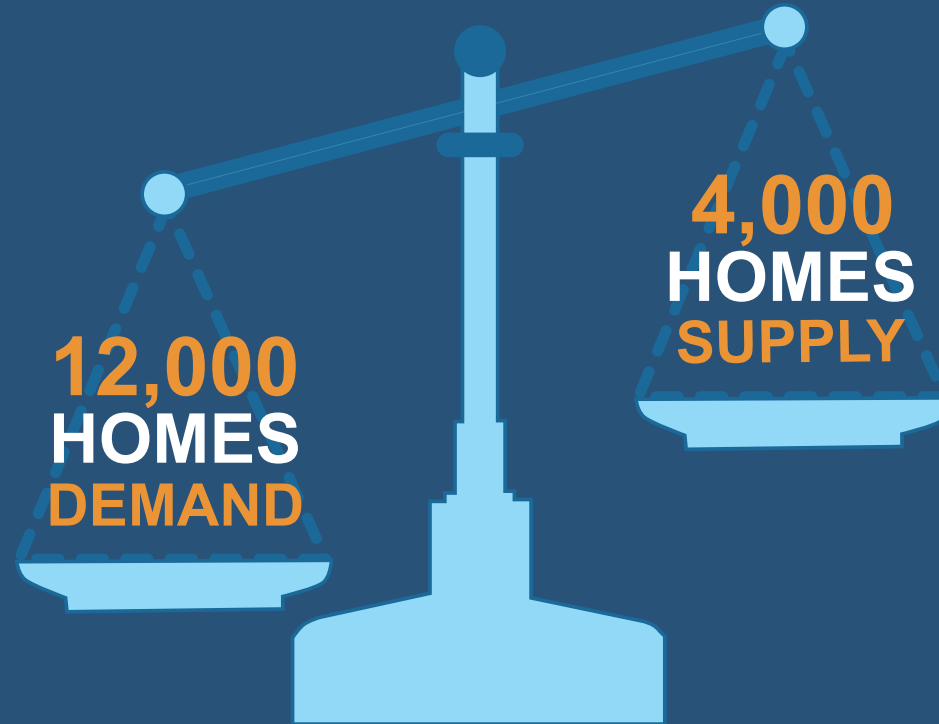
MICROSOFT | F Business | July 3, 2015



Tsubaki raises stake to 51% in Mahindra Conveyor Systems, Piratgut Plant

MAHINDRA CONVEYOR SYSTEMS | Business Line | Aug 4, 2015

DEMAND SUPPLY IMBALANCE



- A further influx of development will increase land prices & impact the housing rates.
- Further job opportunities will increase housing demands in the area.
- There is a fast growing need for affordable homes to meet these demands.

APPROX. 750
INDUSTRIES



OVER 16,000
WORKING PEOPLE



ONLY
4,000 HOMES
PRESENT



REQUIRED
12,000 HOMES





DEVELOPMENT AROUND PAUD

HINJEWADI

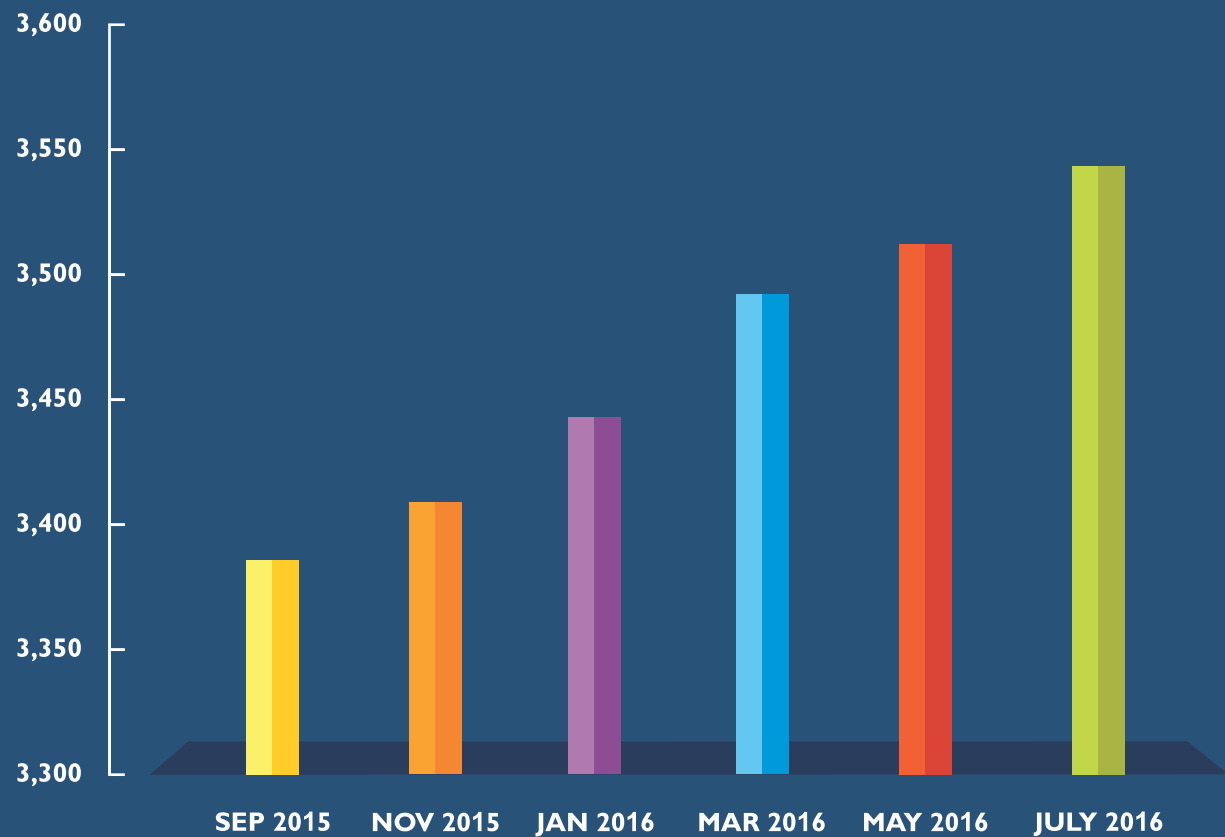
- A working population of roughly 100,000 people.
- Proposed hub for several integrated townships by the Maharashtra government.
- Rajiv Gandhi I.T. park is spread across 1000 acres.
- Home to MNC's like Infosys, Tech Mahindra, Wipro and Tata Consultancy Services.
- Close proximity some of the finest Schools and Colleges in the country.

PIRANGUT

- A mere 15 mins away from Paud.
- Road connectivity to Pune and Mumbai via the Expressway.
- Schools like Pawan Gandhi Sinhgad Spring Dale School, S.K. Sinhgad School of business are present in the area.
- Host to companies like Phoenix Mecano India Pvt. Ltd., Bobst India Pvt. Ltd., Enertech UPS Pvt. Ltd., Jay Engineering Company and Cybernetik Technologies.

PRICE ESCALATION

As demonstrated in the graph below, property prices have seen a steady growth in appreciation. This trend is only likely to grow as people from smaller surrounding cities and towns come to Paud in search of jobs. The increase of jobs will have a direct impact on the demand and prices of the real estate market of Paud.



*CDC prices additional. Prices vary from project to project.

*Disclaimer : This price is subject to change.



EDUCATION

Since Paud is conveniently located amongst business hubs and large companies, there is a great need for qualified professionals. Paud is home to several schools and colleges to provide the needed supply of businesses.

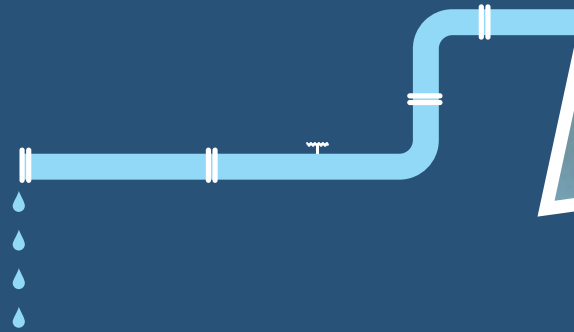
SCHOOLS AND COLLEGES

- Close to the Mercedes - Benz International School, Blue Ridge Public School, Pawar Public School and Mahindra School.
- Proximity to institutes like NIIT, Symbiosis International University and the Indian Institute of Management (IIM).
- The Schools and Colleges are a mere 10 kms away from the area.
- The institutes have a healthy mix of International and Indian students.



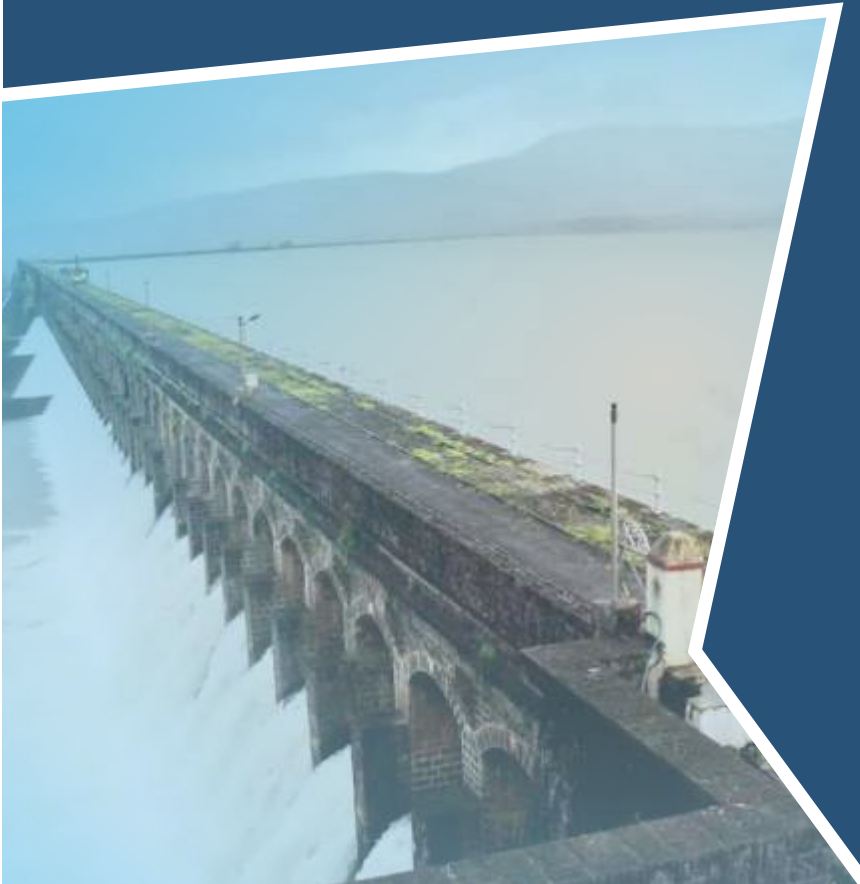
ELECTRICITY AND WATER SUPPLY

In order for Paud to develop further, it will require a steady supply of electricity. Formed on 20th June, 1960 and its headquarters in Kothrud, the (MSEB) Maharashtra State Electricity Distribution Co supplies Paud with electricity it requires. Paud is just one part of a larger network of cities the MSEB supplies to around the state of Maharashtra.



RIVERS AROUND PAUD

Paud is conveniently located near the Mulshi River, which is not only an important water source, but also happens to be a popular tourist destination because of its clean water and scenic surroundings. The city generates water from the Mulshi dam for irrigation purposes, as well as generating hydroelectricity through the area. The dam is located on the Mula River which forms the boundary between the limits of the Pimpri - Chinchwad Municipal Corporation and the Pune Municipal Corporation along the Old Pune - Mumbai Highway.





PAUD

A GREAT INVESTMENT OPTION

The past few years have seen Paud transform from an average town into a Real Estate hub as international and national companies like Wipro and Infosys continue to make the city their home. The future will see a further influx of development which will further aid Paud to become a greater Real Estate destination.

HIGHLIGHTS

- Rising Real Estate Prices in and around the region.
- Demand for homes to keep up with the rising population.
- Homes for residential and investment options available.
- Affordable homes are host to state of the art amenities.

SECURED INVESTMENT (Figures in Lacs)

	2015	2016	2017	2018
Gold	12.75	14.02	15.42	16.97
Blue Chip Stock	12.75	13.77	14.87	16.06
Paud Pune	12.75	14.28	15.99	17.91

Overall appreciation rates:
Gold 10% | Blue Chip Stock 8% | Ranjangaon 12%

POWERED BY

