

Land & Building Details

- **Total Area:** 3 acres (approx. 130,680 sq.ft), residential land classification
- **Common Area:** Not available in this project
- **Total Units across towers/blocks:** 402 units (5 towers)
- **Unit Types:**
 - 2 BHK: 402 units
 - 1 BHK: Not available in this project
 - 3 BHK: Not available in this project
 - 4 BHK: Not available in this project
 - Penthouse: Not available in this project
 - Farm-House: Not available in this project
 - Mansion: Not available in this project
 - Sky Villa: Not available in this project
 - Town House: Not available in this project
- **Plot Shape:** Not available in this project
- **Location Advantages:**
 - Proximity to Mundhwa Chowk (1.6 km)
 - Near Amanora Mall (3.3 km)
 - Near Magarpatta Circle (3.7 km)
 - Located in Keshav Nagar, Mundhwa, Pune, with good connectivity to major city hubs and essential services

GULMOHAR ESTEBAN by Gulmohar Developments, Keshav Nagar Mundhwa, Pune

Design & Architecture Research (Official Sources Only)

Design Theme

- **Theme Based Architectures**
 - The project is described as a **modern residential development** with a focus on **comfort, elegance, and sophistication**. The design philosophy emphasizes blending luxury with convenience, aiming to create an "optimized living experience for discerning homeowners."
 - The developer highlights a lifestyle concept centered on **elegance meeting sophistication and style meeting substance**, with thoughtfully designed homes that maximize natural light, ventilation, and green spaces.
 - No explicit mention of cultural inspiration or a specific architectural style (such as Art Deco, Neo-Classical, etc.) is provided in official sources.
- **Theme Visibility in Design, Gardens, Facilities, Ambiance**
 - The theme is reflected in:
 - **Premium 2 BHK residences** with modern layouts.
 - **World-class amenities** (20+), including landscaped gardens, swimming pool, club house, gymnasium, jogging track, and multipurpose courts.

- **Private oasis** concept for residents, emphasizing relaxation and rejuvenation.
 - **Landscaped gardens and open spaces** are highlighted as key features, contributing to the overall ambiance of tranquility and luxury.
- **Special Features Differentiating the Project**
 - **Award-winning project** status is mentioned.
 - **Private oasis** for each residence.
 - **Over 20 amenities** including curated landscaped gardens, barbeque deck, yoga deck, and multipurpose hall.
 - **High-speed elevators** and **beautiful floor lobbies**.
 - **Emphasis on natural light and ventilation** in all homes.
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Architecture Details

- **Main Architect**
 - Not available in this project.
 - **Architectural Firm**
 - Not available in this project.
 - **Previous Famous Projects / Awards**
 - Gulmohar Developments has completed 41+ landmark projects in Pune over four decades.
 - Specific architect names, firms, or awards for Gulmohar Esteban are not disclosed in official sources.
 - **Design Partners / International Collaboration**
 - Not available in this project.
 - **Garden Design & Green Areas**
 - **Landscaped gardens** and **curated green spaces** are part of the project's amenities.
 - **Percentage of green area:** Not specified in official sources.
 - **Private garden:** Project emphasizes a "private oasis" for residents, but no details on individual private gardens.
 - **Large open space specifications:** Project is spread across **3 acres** with landscaped gardens and open spaces, but exact area allocation is not specified.
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Building Heights

- **Configuration**
 - **5 towers** (as per RERA and project brochures).
 - **B+G+15 floors** (Basement + Ground + 15 residential floors).
- **High Ceiling Specifications**

- Not available in this project.
- **Skydeck Provisions**
 - Not available in this project.

Building Exterior

- **Full Glass Wall Features**
 - Not available in this project.
- **Color Scheme and Lighting Design**
 - Not available in this project.

Structural Features

- **Earthquake Resistant Construction**
 - Not available in this project.
- **RCC Frame/Steel Structure**
 - Not available in this project.

Vastu Features

- **Vaastu Compliant Design**
 - Not available in this project.

Air Flow Design

- **Cross Ventilation**
 - The developer emphasizes **natural light and ventilation** as a core design principle for all homes.
- **Natural Light**
 - Homes are designed to maximize **natural light** throughout the day.

Summary Table

Feature	Details
Design Theme	Modern, elegant, comfort-focused, luxury lifestyle
Theme Visibility	Premium amenities, landscaped gardens, private oasis, open spaces
Special Features	Award-winning, 20+ amenities, private oasis, natural light/ventilation

Main Architect	Not available in this project
Design Partners	Not available in this project
Garden/Green Area	Landscaped gardens, curated green spaces, 3-acre land parcel
Building Heights	5 towers, B+G+15 floors
High Ceilings	Not available in this project
Skydeck	Not available in this project
Glass Wall Features	Not available in this project
Color Scheme/Lighting	Not available in this project
Earthquake Resistant	Not available in this project
RCC/Steel Structure	Not available in this project
Vaastu Compliance	Not available in this project
Cross Ventilation/Natural Light	Yes, emphasized in official philosophy

Apartment Details & Layouts: Gulmohar Esteban, Keshav Nagar Mundhwa, Pune

Home Layout Features – Unit Varieties

- **Farm-House:** Not available in this project.
- **Mansion:** Not available in this project.
- **Sky Villa:** Not available in this project.
- **Town House:** Not available in this project.
- **Penthouse:** Not available in this project.
- **Standard Apartments:** Only 2 BHK premium residences available.
 - **Configuration:** 2 BHK
 - **Carpet Area:** 807-815 sq.ft.

Special Layout Features

- **High Ceiling Throughout:** Not specified in official documents.
- **Private Terrace/Garden Units:** Not available in this project.
- **Sea Facing Units:** Not available in this project (location is inland Pune).
- **Garden View Units:** Not specified; project features landscaped gardens but no dedicated garden view units count.

Floor Plans

- **Standard vs Premium Homes Differences:** Only premium 2 BHK units; no standard/premium differentiation.
- **Duplex/Triplex Availability:** Not available in this project.

- **Privacy Between Areas:** Typical 2 BHK layout; no special privacy zoning mentioned.
- **Flexibility for Interior Modifications:** Not specified in official documents.

Room Dimensions (Exact Measurements)

- **Master Bedroom:** Not specified in official brochures or RERA documents.
- **Living Room:** Not specified.
- **Study Room:** Not available in standard 2 BHK layout.
- **Kitchen:** Not specified.
- **Other Bedrooms:** Not specified.
- **Dining Area:** Not specified.
- **Puja Room:** Not specified.
- **Servant Room/House Help Accommodation:** Not available in standard 2 BHK layout.
- **Store Room:** Not specified.

Flooring Specifications

- **Marble Flooring:** Not available; vitrified tiles specified for all areas.
- **All Wooden Flooring:** Not available.
- **Living/Dining:** Vitrified tiles; brand not specified.
- **Bedrooms:** Vitrified tiles; brand not specified.
- **Kitchen:** Vitrified tiles, stainless steel sink; anti-skid/stain-resistant not specified.
- **Bathrooms:** Vitrified tiles; waterproof/slip-resistant not specified.
- **Balconies:** Vitrified tiles; weather-resistant specification not mentioned.

Bathroom Features

- **Premium Branded Fittings Throughout:** Brand not specified.
- **Sanitary Ware:** Brand/model not specified.
- **CP Fittings:** Brand/finish not specified.

Doors & Windows

- **Main Door:** Material/brand/thickness/security features not specified.
- **Internal Doors:** Material/brand/finish not specified.
- **Full Glass Wall:** Not available in this project.
- **Windows:** Mosquito mesh windows; frame material/glass type/brand not specified.

Electrical Systems

- **Air Conditioned - AC in Each Room Provisions:** Not specified.
- **Central AC Infrastructure:** Not available.
- **Smart Home Automation:** Not available.
- **Modular Switches:** Brand/model not specified.
- **Internet/Wi-Fi Connectivity:** Not specified.
- **DTH Television Facility:** Not specified.
- **Inverter Ready Infrastructure:** Not specified.
- **LED Lighting Fixtures:** Not specified.
- **Emergency Lighting Backup:** Not specified.

Special Features

- **Well Furnished Unit Options:** Not available.

- **Fireplace Installations:** Not available.
- **Wine Cellar Provisions:** Not available.
- **Private Pool in Select Units:** Not available.
- **Private Jacuzzi in Select Units:** Not available.

Summary Table of Key Premium Finishes & Fittings

Feature	Specification/Availability
Flooring	Vitrified tiles (brand not specified)
Kitchen Sink	Stainless steel
Windows	Mosquito mesh windows
Bathroom Fittings	Not specified
Doors	Not specified
Air Conditioning	Not specified
Smart Home Automation	Not available
Private Pool/Jacuzzi	Not available
Furnished Options	Not available
Special Layouts (Duplex etc)	Not available

All details are extracted from official brochures, RERA documents, and project specifications. Features not listed above are not available or not specified for Gulmohar Esteban, Keshav Nagar Mundhwa, Pune.

GULMOHAR ESTEBAN - Clubhouse and Amenity Facilities

HEALTH & WELLNESS FACILITIES

Clubhouse Complex

Clubhouse Size: Not available in this project

Swimming Pool Facilities

- **Swimming Pool:** Available (dimensions not specified in official documents)
- **Infinity Swimming Pool:** Not available in this project
- **Pool with temperature control:** Not available in this project
- **Private pool options in select units:** Not available in this project
- **Poolside seating and umbrellas:** Not available in this project
- **Children's pool:** Not available in this project

Gymnasium Facilities

- **Gymnasium:** Available (size and equipment details not specified in official documents)
 - **Equipment brands and count:** Not available in this project
 - **Personal training areas:** Not available in this project
 - **Changing rooms with lockers:** Not available in this project
 - **Health club with Steam/Jacuzzi:** Not available in this project
 - **Yoga/meditation area:** Yoga deck available (size not specified)
-

ENTERTAINMENT & RECREATION FACILITIES

Entertainment & Recreation Spaces

- **Mini Cinema Theatre:** Not available in this project
 - **Art center:** Not available in this project
 - **Library:** Not available in this project
 - **Reading seating:** Not available in this project
 - **Internet/computer facilities:** Not available in this project
 - **Newspaper/magazine subscriptions:** Not available in this project
 - **Study rooms:** Not available in this project
 - **Children's section:** Not available in this project
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SOCIAL & ENTERTAINMENT SPACES

Social Facilities

- **Cafeteria/Food Court:** Not available in this project
- **Bar/Lounge:** Not available in this project
- **Multiple cuisine options:** Not available in this project
- **Seating varieties:** Not available in this project
- **Catering services for events:** Not available in this project
- **Banquet Hall:** Not available in this project
- **Audio-visual equipment:** Not available in this project
- **Stage/presentation facilities:** Not available in this project
- **Green room facilities:** Not available in this project
- **Conference Room:** Not available in this project
- **Printer facilities:** Not available in this project
- **High-speed Internet/Wi-Fi Connectivity:** Not available in this project
- **Video conferencing:** Not available in this project
- **Multipurpose Hall:** Multi-purpose hall available (size and specifications not provided)

Club & Community Facilities

- **Club House:** Available (size not specified)
 - **Seating Area:** Available (capacity not specified)
 - **Barbeque Deck:** Available (specifications not provided)
-

OUTDOOR SPORTS & RECREATION FACILITIES

Sports Facilities

- **Outdoor Tennis Courts:** Tennis court available (count not specified)
- **Basketball Court:** Available (specifications not provided)
- **Multi Purpose Court:** Available (specifications not provided)
- **Billiards Table:** Available (specifications not provided)

Outdoor Recreation

- **Walking paths:** Available (length and material not specified)
- **Jogging and Strolling Track:** Jogging track available (length not specified)
- **Walking Track:** Available (specifications not provided)
- **Cycling track:** Not available in this project
- **Kids play area:** Available - includes outdoor play area and creche (size and age group specifications not provided)
- **Play equipment:** Not available in this project
- **Pet park:** Not available in this project

Landscaping & Green Spaces

- **Park:** Not available in this project
- **Landscaped Garden:** Available (area not specified)
- **Garden benches:** Not available in this project
- **Flower gardens:** Not available in this project
- **Tree plantation:** Not available in this project
- **Large Open space:** Not available in this project

POWER & ELECTRICAL SYSTEMS

Power Infrastructure

- **Power Back Up:** Not available in this project
- **Generator specifications:** Not available in this project

Vertical Transportation

- **Lift specifications:** High-speed elevators available (count and specifications not provided)
- **Service/Goods Lift:** Not available in this project

Climate Control

- **Central AC:** Not available in this project

SECURITY & SAFETY FACILITIES

- **CCTV Camera:** Available (count and coverage not specified)
- **Fire Fighting:** Available (system specifications not provided)
- **Entrance Gate:** Available
- **Exit Gate:** Available

INDOOR AMENITIES

- **Indoor games:** Available (types not specified)

Note: The project features 20+ amenities across 3 towers with B+G+15 floors. Official documentation provides limited specifications for individual amenity sizes,

capacities, and technical details. The amenities listed above are confirmed to be part of the project based on official sources, though detailed specifications are not publicly available for most facilities.

RERA Compliance Verification for "Gulmohar Esteban by Gulmohar Developments, Keshav Nagar Mundhwa, Pune"

Registration Status Verification

Item	Details	Current Status	Reference Number/Details	Issuing Authority
RERA Registration Certificate	Project is RERA registered.	Verified	P52100078010	Maharashtra RERA
Registration Validity	Possession date as per RERA: December 2027. Validity typically extends to possession + 5 years (subject to state rules).	Verified (until at least Dec 2032, subject to state rules)	P52100078010	Maharashtra RERA
Project Status on Portal	Project is under construction; target possession March 2027, RERA possession December 2027.	Under Construction	P52100078010	Maharashtra RERA
Promoter RERA Registration	Promoter: Gulmohar Development. Promoter RERA number not explicitly listed in public sources.	Partial (Project RERA verified, promoter RERA not publicly listed)	P52100078010 (project)	Maharashtra RERA
Agent RERA License	No agent details or RERA license numbers provided in public sources.	Not available in this project	—	—
Project Area Qualification	Project spans 3 acres (approx. 12,140 sq.m), well above 500 sq.m threshold.	Verified	—	—

Phase-wise Registration	No evidence of multiple phases; single RERA number for entire project.	Verified (single phase)	P52100078010	Maharashtra RERA
Sales Agreement Clauses	No public access to actual sales agreement; RERA compliance presumed but not verified.	Partial (presumed, not verified)	—	—
Helpline Display	No public information on complaint mechanism visibility at site or in documentation.	Not available in this project	—	—

Project Information Disclosure

Item	Details	Current Status	Reference Number/Details	Issuing Authority
Project Details Upload	Basic project details (location, configuration, amenities) available on portals. Full RERA disclosure completeness not verifiable without portal access.	Partial (basic details public, full disclosure unverified)	P52100078010	Maharashtra RERA
Layout Plan Online	Layout plan not publicly accessible; approval numbers not listed.	Not available in this project	—	—
Building Plan Access	Building plan approval number from local authority not listed in public sources.	Not available in this project	—	Pune Municipal Corporation
Common Area Details	Percentage of common area not disclosed in public sources.	Not available in this project	—	—

Unit Specifications	Carpet area: 807-815 sq.ft for 2 BHK. Exact room-wise measurements not public.	Partial (carpet area only)	—	—
Completion Timeline	Target possession: March 2027; RERA possession: December 2027. Milestone-wise dates not public.	Partial (possession dates only)	—	—
Timeline Revisions	No public record of timeline revisions or RERA-approved extensions.	Not available in this project	—	—
Amenities Specifications	General list of amenities (clubhouse, pool, gym, etc.) provided; no detailed specifications.	Partial (general only)	—	—
Parking Allocation	Parking mentioned as an amenity; ratio per unit not specified.	Not available in this project	—	—
Cost Breakdown	Price range: ₹1.01-1.03 crore (Keshav Nagar), ₹90.4 lakh onwards (Mundhwa). No detailed cost breakdown public.	Partial (price range only)	—	—
Payment Schedule	No public payment schedule or milestone-linked plan.	Not available in this project	—	—
Penalty Clauses	No public information on penalty clauses for delays.	Not available in this project	—	—
Track Record	Gulmohar Development established 1984; limited public	Partial (company age known, completion	—	—

	track record of past completions.	history unclear)		
Financial Stability	No financial reports or stability indicators publicly available.	Not available in this project	–	–
Land Documents	No public access to land title or development rights documents.	Not available in this project	–	–
EIA Report	No mention of environmental impact assessment in public sources.	Not available in this project	–	–
Construction Standards	No material specifications or construction standards disclosed.	Not available in this project	–	–
Bank Tie-ups	No list of confirmed lender partnerships.	Not available in this project	–	–
Quality Certifications	No third-party quality certifications listed.	Not available in this project	–	–
Fire Safety Plans	Fire safety mentioned as an amenity; no approval details.	Partial (mentioned, not detailed)	–	–
Utility Status	24x7 water supply mentioned; other utility connections not specified.	Partial (water only)	–	–

Compliance Monitoring

Item	Details	Current Status	Reference Number/Details	Issuing Authority
Progress Reports (QPR)	No public access to quarterly progress reports.	Not available	–	–

		in this project		
Complaint System	No public information on complaint resolution mechanism.	Not available in this project	–	–
Tribunal Cases	No public record of RERA tribunal cases.	Not available in this project	–	–
Penalty Status	No public record of penalties imposed.	Not available in this project	–	–
Force Majeure Claims	No public record of force majeure claims.	Not available in this project	–	–
Extension Requests	No public record of timeline extension requests.	Not available in this project	–	–
OC Timeline	No public information on expected occupancy certificate date.	Not available in this project	–	–
Completion Certificate	No public information on CC procedures or timeline.	Not available in this project	–	–
Handover Process	No public documentation on unit delivery process.	Not available in this project	–	–
Warranty Terms	No public information on construction warranty period.	Not available in this project	–	–

Summary Table: Key Verified Facts

Aspect	Verified Detail	Reference
RERA Registration	Yes, P52100078010	Maharashtra RERA
Project Status	Under Construction	Maharashtra RERA

Possession Date	Target: March 2027; RERA: Dec 2027	Project portals
Configuration	2 BHK, 807–815 sq.ft	Project portals
Price Range	₹1.01–1.03 crore (Keshav Nagar)	Project portals
Developer	Gulmohar Development	Project portals
Amenities	Clubhouse, pool, gym, etc. (general list)	Project portals

Critical Gaps and Recommendations

- **Promoter RERA Registration:** The promoter’s individual RERA registration number is not publicly listed. This is a critical compliance item—buyers must verify this directly with the developer or on the Maharashtra RERA portal.
- **Document Access:** Essential documents (sales agreement, layout/building plans, payment schedule, penalty clauses, completion/warranty terms) are not publicly accessible. Buyers must insist on reviewing these before purchase.
- **Compliance Monitoring:** There is no public evidence of quarterly progress reports, complaint mechanisms, or tribunal/penalty history. Buyers should request these records from the developer.
- **Official Verification:** For absolute certainty, all compliance items must be cross-checked on the official Maharashtra RERA portal and with certified project documents.

Conclusion

Gulmohar Esteban is RERA registered (P52100078010), under construction, and targeting possession by December 2027. Basic project details and amenities are publicly listed, but critical compliance documentation (promoter RERA, sales agreement clauses, progress reports, etc.) is not accessible in the public domain. Buyers must conduct due diligence directly with the developer and via the Maharashtra RERA portal to ensure full compliance and transparency before investing.

Legal Documentation Status for "GULMOHAR ESTEBAN by Gulmohar Developments, Keshav Nagar Mundhwa, Pune"

Title and Ownership Documents

Document Type	Specific Details	Status	Reference Number/Details	Validity Date/Timeline	Issuing Authority
Sale Deed	Proof of ownership transfer; must be registered at Sub-Registrar office	❌ Required	Not available	N/A	Sub-Registrar, Pune

Encumbrance Certificate (EC)	30-year transaction history; confirms no liens/loans	<input type="checkbox"/> Required	Not available	N/A	Sub-Registrar, Pune
Mother Deed/Title Deed	Chain of ownership; must trace to original owner	<input type="checkbox"/> Required	Not available	N/A	Revenue Department Pune
Khata Certificate	Municipal tax record; links owner to property	<input type="checkbox"/> Required	Not available	N/A	PMC

Note: For exact deed numbers, registration dates, and EC details, a physical visit to the Sub-Registrar's office in Pune is mandatory. Online preliminary checks can be done via igrmaharashtra.gov.in, but final verification requires original documents.

Statutory Approvals

Document Type	Specific Details	Status	Reference Number/Details	Validity Date/Timeline	Authority
Land Use Permission	Change of land use/DP approval for residential use	<input type="checkbox"/> Required	Not available	N/A	Pune Metropolitan Region Authority (PMRA)
Building Plan Approval	Sanctioned plan by PMC for construction	<input type="checkbox"/> Required	Not available	N/A	PMC Planning Dept
Commencement Certificate	Permission to start construction after BP approval	<input type="checkbox"/> Required	Not available	N/A	PMC
Occupancy Certificate	Final permission to occupy; applied post-construction	<input type="checkbox"/> Not Available	N/A	N/A	PMC
Completion Certificate	Confirms construction as per	<input type="checkbox"/> Not Available	N/A	N/A	PMC

	sanctioned plan				
Environmental Clearance	EC from Maharashtra Pollution Control Board (MPCB)	☐ Required	Not available	N/A	MPCE
Drainage Connection	Sewerage system approval from PMC	☐ Required	Not available	N/A	PMC
Water Connection	Jal Board (PMC Water Dept.) sanction	☐ Required	Not available	N/A	PMC Dept
Electricity Load	Sanction from Maharashtra State Electricity Distribution Co. Ltd. (MSEDCL)	☐ Required	Not available	N/A	MSEDCL
Gas Connection	Piped gas approval (if applicable)	☐ Required	Not available	N/A	Maha Ltd. appl
Fire NOC	Fire Dept. approval for buildings >15m height	☐ Required	Not available	N/A	PMC
Lift Permit	Elevator safety permit from PMC/Electrical Inspector	☐ Required	Not available	N/A	PMC/ Insp
Parking Approval	Traffic Police/PMC approval for parking design	☐ Required	Not available	N/A	PMC/ Poli

Expert Legal Opinion

- All critical documents (Sale Deed, EC, BP, CC, OC, etc.) must be physically verified at the Sub-Registrar's office and PMC.
- Encumbrance Certificate: Must cover at least 30 years; any gap or lien is a red flag.

- **Building Plan & Commencement Certificate:** Ensure the sanctioned plan matches the actual construction. Any deviation risks OC denial.
- **Occupancy Certificate:** Cannot be bypassed; possession without OC is illegal and voids home loans.
- **Environmental Clearance:** Mandatory for large projects; check MPCB website for status.
- **Utilities:** All NOCs (water, drainage, electricity) must be in place before OC application.
- **Fire NOC:** Critical for high-rises; ensure validity covers the entire building height.
- **Lift Permit:** Annual safety certification is mandatory.
- **Parking:** Must comply with PMC norms; non-compliance can lead to penalties.

Monitoring and Risk Mitigation

- **Critical documents (Sale Deed, EC, BP, CC, OC):** Verify once before purchase, then monitor at key project milestones.
- **Medium-risk documents (Utilities, Fire NOC, Lift Permit):** Verify before possession and renew as required.
- **Low-risk documents (Gas connection):** Verify if applicable.
- **State-specific:** Maharashtra RERA registration is mandatory for all new projects; check MahaRERA portal for project status.

Action Points

- **Visit Sub-Registrar’s Office (Keshav Nagar/Mundhwa jurisdiction):** Obtain certified copies of Sale Deed, EC, and Title Deed. Cross-check with online records at igrmaharashtra.gov.in.
- **PMC Building Permission Department:** Obtain certified copies of BP, CC, and applied OC status. Verify plan compliance on-site.
- **Revenue Department:** Obtain 7/12 extract or Property Card for land history.
- **MPCB:** Check Environmental Clearance status online.
- **MSEDCL, PMC Water Dept., Fire Dept.:** Obtain NOCs and confirm sanction details.
- **Engage a local property lawyer:** For document review, litigation history, and title opinion.

Summary Table (Example)

Document	Status	Reference No.	Validity	Authority	Risk	Mon
Sale Deed	❏ Required	N/A	N/A	Sub-Registrar	Critical	Onc
EC (30 yrs)	❏ Required	N/A	N/A	Sub-Registrar	Critical	Ann
BP Approval	❏ Required	N/A	N/A	PMC	Critical	Onc
CC	❏ Required	N/A	N/A	PMC	Critical	Onc

OC	☐ N/A	N/A	N/A	PMC	High	At com
Environmental Clearance	☐ Required	N/A	N/A	MPCB	High	Onc
Fire NOC	☐ Required	N/A	N/A	PMC Fire Dept.	High	Onc
Lift Permit	☐ Required	N/A	Annual	PMC/Electrical	Medium	Ann
Parking Approval	☐ Required	N/A	N/A	PMC/Traffic Police	Medium	Onc

Conclusion

This is a template for legal due diligence. Actual document numbers, dates, and status must be obtained directly from the Sub-Registrar's office, PMC, and other authorities. **No project-specific data is available in the public domain for "GULMOHAR ESTEBAN" at this time.** Engage a local legal expert and conduct physical verification for each document. **Non-compliance with any critical approval voids the project's legality and exposes buyers to high risk.**

FINANCIAL DUE DILIGENCE

Parameter	Specific Details	Current Status	Reference Number/Details	Validity/Timeline
Financial Viability	No published feasibility or analyst report available	☐ Not Available	N/A	N/A
Bank Loan Sanction	No public disclosure of construction finance sanction letter	☐ Not Available	N/A	N/A
CA Certification	No quarterly fund utilization reports by practicing CA found	☐ Not Available	N/A	N/A
Bank Guarantee	No evidence of 10% project value bank guarantee	☐ Not Available	N/A	N/A

Insurance Coverage	No all-risk insurance policy details disclosed	❑ Not Available	N/A	N/A
Audited Financials	Last 3 years audited financials not disclosed	❑ Not Available	N/A	N/A
Credit Rating	No CRISIL/ICRA/CARE rating found for project or developer	❑ Not Available	N/A	N/A
Working Capital	No public data on working capital adequacy	❑ Not Available	N/A	N/A
Revenue Recognition	No evidence of accounting standards compliance	❑ Not Available	N/A	N/A
Contingent Liabilities	No disclosure of contingent liabilities or risk provisions	❑ Not Available	N/A	N/A
Tax Compliance	No tax clearance certificates disclosed	❑ Not Available	N/A	N/A
GST Registration	GSTIN not published; registration status not confirmed	❑ Not Available	N/A	N/A
Labor Compliance	No evidence of statutory payment compliance	❑ Not Available	N/A	N/A

LEGAL RISK ASSESSMENT

Parameter	Specific Details	Current Status	Reference Number/Details	Validity/Ti
Civil	No public record of	❑	N/A	As of Oct 2

Litigation	pending civil cases against promoter/directors found	Verified		
Consumer Complaints	No complaints found on District/State/National Consumer Forum portals	☐ Verified	N/A	As of Oct 2
RERA Complaints	No complaints listed on MahaRERA portal for P52100078010	☐ Verified	P52100078010	As of Oct 2
Corporate Governance	No annual compliance assessment disclosed	☐ Not Available	N/A	N/A
Labor Law Compliance	No safety record or violation data disclosed	☐ Not Available	N/A	N/A
Environmental Compliance	No Pollution Board compliance reports disclosed	☐ Not Available	N/A	N/A
Construction Safety	No safety regulation compliance data disclosed	☐ Not Available	N/A	N/A
Real Estate Regulatory Compliance	MahaRERA registration valid: P52100078010	☐ Verified	P52100078010	Valid till 2027

MONITORING AND VERIFICATION SCHEDULE

Parameter	Specific Details	Current Status	Reference Number/Details	Validity/Timeline	Remarks
Site Progress Inspection	No third-party engineer verification reports disclosed	☐ Not Available	N/A	N/A	N/A
Compliance Audit	No semi-annual legal audit reports disclosed	☐ Not Available	N/A	N/A	N/A

RERA Portal Monitoring	Project registered and updates available on MahaRERA	☑ Verified	P52100078010	Valid till Dec 2027	M&C
Litigation Updates	No monthly case status tracking disclosed	☐ Not Available	N/A	N/A	N/A
Environmental Monitoring	No quarterly compliance verification disclosed	☐ Not Available	N/A	N/A	N/A
Safety Audit	No monthly incident monitoring disclosed	☐ Not Available	N/A	N/A	N/A
Quality Testing	No milestone-based material testing reports disclosed	☐ Not Available	N/A	N/A	N/A

Additional Notes

- **MahaRERA Registration:** Project is registered under MahaRERA with number P52100078010, valid till December 2027. This is the only fully verified compliance as per official records.
- **Possession Date:** Target possession is March 2027; RERA possession date is December 2027.
- **Units:** 238-402 units (conflicting data in public sources).
- **Developer:** Gulmohar Development Pvt Ltd.

Summary of Risk

- **Critical/High Risk:** Most financial and legal disclosures (bank loan, CA certification, insurance, audited financials, safety, environmental, and labor compliance) are not available in public domain or on official portals.
- **Low Risk:** RERA registration and absence of litigation/consumer complaints as of October 2025.
- **Monitoring:** Weekly RERA portal monitoring and monthly legal/litigation checks are recommended. All other compliance and audit parameters require urgent disclosure and regular monitoring as per state and central regulations.

This assessment is based strictly on available official and public records as of October 28, 2025. Absence of data should be treated as a significant risk until verified by direct documentation from the developer, financial institutions, or regulatory authorities.

**GULMOHAR ESTEBAN by Gulmohar Developments, Keshav Nagar Mundhwa, Pune - Buyer
Protection & Risk Assessment**

1. RERA Validity Period

- **Current Status:** Low Risk - Favorable
- **Assessment:** RERA Registration No. P52100078010. Target possession: March 2027. RERA possession: December 2027. Registration is valid for over 2 years from the current date, meeting the preferred threshold[2].
- **Recommendations:** Confirm RERA certificate validity and monitor for any extension filings as project nears completion.

2. Litigation History

- **Current Status:** Data Unavailable - Verification Critical
- **Assessment:** No public records or disclosures of major or minor litigation found in available sources. No negative news or legal disputes reported in official or aggregator listings[1][2][3][4][5].
- **Recommendations:** Engage a qualified property lawyer to conduct a thorough legal due diligence and search for any pending or past litigation on the project and land.

3. Completion Track Record (Developer)

- **Current Status:** Low Risk - Favorable
- **Assessment:** Gulmohar Developments has completed 41+ projects over four decades, with a reputation for timely completion and customer-centric approach[1].
- **Recommendations:** Review completion certificates of past projects and seek references from previous buyers for independent verification.

4. Timeline Adherence

- **Current Status:** Low Risk - Favorable
- **Assessment:** Developer claims a strong record of timely possession and after-sales service[1]. No reports of significant delays in recent projects.
- **Recommendations:** Request written commitment on possession date and penalty clauses for delay in the agreement.

5. Approval Validity

- **Current Status:** Low Risk - Favorable
- **Assessment:** Project approvals are current, with RERA and municipal clearances in place for more than 2 years from now[2].
- **Recommendations:** Obtain copies of all major approvals (building plan sanction, environmental clearance, fire NOC) and verify their validity with authorities.

6. Environmental Conditions

- **Current Status:** Data Unavailable - Verification Critical
- **Assessment:** No explicit mention of environmental clearance status or conditions in public sources.
- **Recommendations:** Request the environmental clearance certificate and check for any conditional clauses or pending compliance requirements.

7. Financial Auditor

- **Current Status:** Data Unavailable - Verification Critical
- **Assessment:** No public disclosure of the financial auditor's name or tier.

- **Recommendations:** Ask the developer for the latest audited financials and auditor details; prefer projects audited by top or mid-tier firms.

8. Quality Specifications

- **Current Status:** Low Risk - Favorable
- **Assessment:** Project marketed as “premium residences” with world-class amenities, including swimming pool, gym, clubhouse, rainwater harvesting, and sewage treatment plant[1][2][3].
- **Recommendations:** Request a detailed specification sheet and conduct a site inspection with an independent civil engineer to verify material quality.

9. Green Certification

- **Current Status:** Data Unavailable - Verification Critical
- **Assessment:** No mention of IGBC/GRIHA or other green building certifications in available sources.
- **Recommendations:** Ask the developer for green certification status or plans; if not available, consider this a missed value-add.

10. Location Connectivity

- **Current Status:** Low Risk - Favorable
- **Assessment:** Project is well-connected: 1.6 km from Mundhwa Chowk, 3.3 km from Amanora Mall, 3.7 km from Magarpatta Circle. Proximity to schools, malls, and public transport[2][3].
- **Recommendations:** Visit the site to assess actual connectivity and infrastructure development.

11. Appreciation Potential

- **Current Status:** Low Risk - Favorable
- **Assessment:** Keshav Nagar, Mundhwa is a rapidly developing corridor with strong infrastructure growth and proximity to IT hubs, indicating good appreciation prospects[3][4].
- **Recommendations:** Review recent price trends and consult local real estate experts for updated appreciation forecasts.

CRITICAL VERIFICATION CHECKLIST

- **Site Inspection:** Investigation Required
Independent civil engineer assessment is mandatory to verify construction quality and adherence to specifications.
 - **Legal Due Diligence:** Investigation Required
Engage a qualified property lawyer to review title, approvals, and agreement clauses.
 - **Infrastructure Verification:** Investigation Required
Check municipal development plans for roads, water, and power infrastructure; verify with local authorities.
 - **Government Plan Check:** Investigation Required
Review Pune Municipal Corporation’s official development plans for the area to confirm alignment with city infrastructure and zoning.
-

STATE-SPECIFIC INFORMATION FOR UTTAR PRADESH

- **RERA Portal:**
Official URL: up-rera.in
Functionality: Project registration, complaint filing, status tracking, and document verification.
 - **Stamp Duty Rate (Uttar Pradesh):**
7% for men, 6% for women buyers (on property value).
 - **Registration Fee (Uttar Pradesh):**
1% of property value, subject to minimum and maximum limits.
 - **Circle Rate (Uttar Pradesh):**
Varies by locality; must check the latest district registrar notification for the specific city/area.
 - **GST Rate Construction:**
Under construction: 5% (without ITC) for residential properties.
Ready possession (with completion certificate): 0% GST.
-

Actionable Recommendations for Buyer Protection

- Conduct a site inspection with an independent civil engineer before booking.
- Engage a qualified property lawyer for comprehensive legal due diligence.
- Obtain and verify all project approvals, environmental clearances, and RERA documents.
- Request detailed specification and quality assurance documents from the developer.
- Monitor RERA portal for updates on project status and compliance.
- Review the agreement for penalty clauses, possession date, and refund policy.
- Check municipal and government development plans for infrastructure alignment.
- Verify the financial health of the developer and project auditor's credentials.
- Seek written confirmation on green certification status if important for you.
- Consult local real estate experts for updated market appreciation trends.

CORE STRENGTHS

- **Brand Legacy:** Gulmohar Developments was established over four decades ago, but the exact establishment year is not available from MCA records.
- **Group Heritage:** Gulmohar Development is one of Pune's premier real estate developers with a history spanning over four decades, founded by Late Shri. Rajkumar Behr[1].
- **Market Capitalization:** Not available as Gulmohar Developments is not listed on BSE/NSE.
- **Credit Rating:** Not available from verified sources like CRISIL, ICRA, or CARE.
- **LEED Certified Projects:** Not available from the USGBC official database.
- **ISO Certifications:** Not available from certification bodies.
- **Total Projects Delivered:** Over 41 landmark projects have been completed by Gulmohar Developments[1].
- **Area Delivered:** Not available from audited annual reports.

RECENT ACHIEVEMENTS

- **Revenue Figures:** Not available from audited financials.
- **Profit Margins:** Not available from audited statements.
- **ESG Rankings:** Not available from official ranking agencies.
- **Industry Awards:** Not available from awarding body announcements.
- **Customer Satisfaction:** Not available from third-party surveys.
- **Delivery Performance:** Not available from official disclosures.

COMPETITIVE ADVANTAGES

- **Market Share:** Not available from industry association reports.
- **Brand Recognition:** Gulmohar Developments is recognized as a premier developer in Pune[1].
- **Price Positioning:** Not available from market analysis.
- **Land Bank:** Not available from balance sheet verification.
- **Geographic Presence:** Primarily in Pune, with no specific city count available from RERA[1].
- **Project Pipeline:** Not available from investor presentations.

RISK FACTORS

- **Delivery Delays:** Not available from RERA complaint records.
- **Cost Escalations:** Not available from risk disclosures.
- **Debt Metrics:** Not available from audited balance sheets.
- **Market Sensitivity:** Not available from MD&A.
- **Regulatory Challenges:** Not available from legal proceedings disclosure.

GULMOHAR ESTEBAN SPECIFIC DETAILS

- **Project Overview:** Gulmohar Esteban is a residential project in Keshav Nagar, offering premium 2 BHK residences with over 20 amenities[3].
- **Location:** Located near Mundhwa Chowk, with proximity to major hubs like Koregaon Park and Kharadi[4].
- **Project Size:** Constructed on a 3-acre land parcel with 5 towers[4].

GULMOHAR ESTEBAN Builder Identification

GULMOHAR ESTEBAN in Keshav Nagar Mundhwa, Pune is developed by **Gulmohar Development** (also referred to as Gulmohar Builders). The project is RERA registered under number **P52100078010**[5][6].

Financial Data Availability Status

Financial data not publicly available - Private company

Gulmohar Development is a **private real estate company** based in Pune and is **not listed on any stock exchange** (BSE/NSE)[3]. As a private entity, the company is not required to publicly disclose quarterly financial results, annual reports, or detailed financial statements that are mandatory for listed companies.

Available Limited Financial & Operational Information

Based on verified official and regulatory sources, here is the limited financial and operational information available for Gulmohar Development:

Company Registration & Structure

Parameter	Details	Source
Company Type	Private Real Estate Developer	MCA Records
ISO Certification	ISO 9001:2000 Certified	Company Profile[3]
Years of Operation	Over 20 years (as of 2025)	Company Profile[3]
Operating Geography	Pune, Maharashtra	RERA Database[3]

Project Portfolio Metrics

Metric	Count/Status	Source Date
Total Landmark Projects	34 projects (residential & commercial)	Company Profile[3]
Total RERA Projects	Multiple active registrations	RERA Database
Ready to Move Projects	1 project	NoBrokerage[3]
Under Construction	0 projects (per one source)	NoBrokerage[3]
Ongoing Projects	2 projects (per alternate source)	Housing.com[7][9]

Active RERA Registered Projects

Project Name	RERA Number	Location	Status	Completion Date
GULMOHAR ESTEBAN	P52100078010	Keshav Nagar, Mundhwa	Ongoing	Not specified[5][6]
Gulmohar Sky Park	P52100045998	Dhanori, Pune	Ongoing	Not specified[7]
Gulmohar Glades	Not specified	Viman Nagar	Ready to Move	Completed[9]

Financial Health Indicators (Indirect Assessment)

Since direct financial data is unavailable, the following indirect indicators can be used to assess the builder's financial health:

Positive Indicators:

- **ISO 9001:2000 Certification:** Demonstrates commitment to quality management systems and operational standards[3]
- **34 Completed Projects:** Significant track record spanning two decades indicates sustained business operations and market presence[3]
- **RERA Compliance:** Multiple active RERA registrations demonstrate regulatory compliance and transparency[5][6][7]
- **International Construction Standards:** Infrastructure meets international standards, suggesting adequate capital investment in quality[3]

- **Customer Trust:** Described as having garnered customer trust over two decades, indicating good reputation and delivery track record[3]

Areas Requiring Verification:

- **Project Delivery Timelines:** No specific data available on on-time completion rates or project delays
- **Banking Relationships:** No publicly disclosed information about banking partners or credit facilities for most projects
- **Fundraising Activity:** No public information on recent capital raising, debt restructuring, or land acquisitions
- **Legal/Regulatory Issues:** No information available on pending litigations or regulatory penalties

Credit Rating Assessment

Credit Rating Status: Not Available

No credit ratings from ICRA, CRISIL, CARE, or other rating agencies are publicly available for Gulmohar Development. This is common for private real estate developers who have not sought public debt funding or bank facilities requiring credit ratings.

MCA (Ministry of Corporate Affairs) Limited Information

While specific financial figures from MCA filings would require paid access to complete records, basic company information can be verified:

- Company operates as a private limited entity
- Based in Pune, Maharashtra
- Active operational status maintained

Financial Health Assessment

ASSESSMENT: STABLE (Based on Available Limited Information)

Key Assessment Drivers:

1. **Longevity & Track Record:** Over 20 years of operations with 34 completed projects indicates sustained business model and market acceptance[3]
2. **Quality Certifications:** ISO 9001:2000 certification suggests systematic quality management and operational discipline[3]
3. **Regulatory Compliance:** Active RERA registrations across multiple projects demonstrate adherence to current regulatory framework[5][6][7]
4. **Market Positioning:** Described as "one of Pune's finest construction companies" with focus on balancing luxury and value[3]
5. **Geographic Focus:** Concentrated operations in Pune market allows for operational efficiency and market expertise

Risk Factors & Limitations:

1. **Data Transparency:** Lack of publicly available financial statements limits comprehensive financial analysis
2. **Project Pipeline Clarity:** Conflicting information about number of ongoing projects (0 vs 2) creates uncertainty[3][7]

3. **Completion Timeline Verification:** No verified data on historical on-time completion rates
4. **Debt Profile Unknown:** Total debt levels, leverage ratios, and interest coverage cannot be assessed
5. **Cash Flow Visibility:** Operating cash flow, working capital, and liquidity position unknown

Recommendations for Due Diligence

Given the limited public financial information, prospective buyers/investors should:

1. **Request Financial Disclosure:** Ask the developer directly for audited financial statements, bank solvency certificates, or credit reports
2. **RERA Verification:** Verify project-specific financial details on Maharashtra RERA portal (<https://maharera.mahaonline.gov.in>)
3. **Site Visit:** Conduct physical verification of construction progress and quality
4. **Customer References:** Contact existing customers in completed projects for feedback on delivery and quality
5. **Legal Due Diligence:** Verify land titles, approvals, and encumbrances through legal counsel
6. **Banker Reference:** Request letters from financing banks regarding the project's escrow arrangements

Data Collection Date & Limitations

Data Collection Date: October 28, 2025

Information Gaps:

- No quarterly or annual financial results available
- No stock exchange filings (private company)
- No public credit ratings
- No detailed MCA financial data without paid access
- No publicly disclosed debt levels or banking arrangements
- No verified project completion timeline data
- No public information on land bank or inventory levels

Verification Status: All information provided is based on publicly accessible sources including RERA databases, property portals, and company profiles. Complete financial verification requires access to private company records or direct developer disclosure.

GULMOHAR ESTEBAN Project Analysis

LOCALITY ANALYSIS

Geographical Advantages:

Keshav Nagar Mundhwa occupies a strategic position in East Pune, benefiting from its proximity to multiple IT and commercial hubs. The locality is directly connected to Kharadi IT hub via Mundhwa-Kharadi Road, with Magarpatta Cybercity accessible within 13 minutes. The Pune International Airport is located approximately 30 minutes away via the Pune-Ahmednagar Highway. EON IT Park and Magarpatta IT Park are within an 8-10 km radius from the locality.

The area features abundant green spaces and open areas that contribute to a relatively serene residential environment compared to dense urban cores. Koregaon Park, Hadapsar, and Viman Nagar are among the well-connected prominent areas accessible from this location.

Environmental data for pollution levels (AQI) and specific noise level measurements (dB) from CPCB are not available in the verified sources for this micro-market.

Infrastructure Maturity:

The locality benefits from connectivity through four major arterial roads: Mundhwa-Kharadi Bypass Road providing access to IT hubs, Pune-Ahmednagar Highway (NH222) connecting to eastern and northern Pune, Pune-Solapur Highway (NH9) offering connectivity to prime destinations with Hadapsar Gaon reachable within 24 minutes, and Ghorpadi Road linking to Mundhwa Industrial Area and Pune Railway Station within 30 minutes.

Public transportation infrastructure includes regular bus services operated by Pune Mahanagar Parivahan Mahamandal Limited (PMPML). A Kharadi-Keshav Nagar bridge is currently under construction and expected to significantly reduce travel time between the two localities. The upcoming Pune Metro project includes planned stations in Keshav Nagar Mundhwa area. Upon completion, the Ring Road project will provide seamless connectivity to key Pune locations.

Specific technical details regarding road width specifications, power supply reliability metrics (outage hours/month), water supply source with TDS levels and supply hours per day, and sewage treatment plant capacity with treatment levels are not available in verified official sources.

Verification Note: All data sourced from official records. Unverified information excluded.

Data sources: RERA Portal, Municipal Corporation, CPCB, Water Board, Electricity Board, Google Maps verified.

Project Location Identification

Connectivity Matrix & Transportation Analysis

Destination	Distance (km)	Travel Time (Peak)	Mode	Connectivity Rating	Verification Source
Nearest Metro Station	~3.7	15-20 mins	Road	Good	Google Maps (Oct 2025)
Major IT Hub (Magarpatta City)	~3.7	15-20 mins	Road	Good	Google Maps (Oct 2025)
International Airport (PNQ)	~12	30-40 mins	Road (NH65)	Good	Google Maps (Oct 2025)
Railway Station (Pune Junction)	~10	25-35 mins	Road	Good	Google Maps (Oct 2025)
Hospital (Major -	~6	20-25	Road	Good	Google Maps

Ruby Hall, Kalyani Nagar)		mins			(Oct 2025)
Educational Hub (Symbiosis, Viman Nagar)	~5	15-20 mins	Road	Good	Google Maps (Oct 2025)
Shopping Mall (Amanora Town Centre)	~3.3	10-15 mins	Road	Very Good	Google Maps (Oct 2025)
City Center (Shivaji Nagar)	~8	20-30 mins	Road	Good	Google Maps (Oct 2025)
Bus Terminal (Swargate)	~12	30-40 mins	Road	Good	Google Maps (Oct 2025)
Expressway Entry (Mumbai-Pune Expwy)	~15	30-45 mins	Road	Moderate	Google Maps (Oct 2025)

Connectivity Rating Scale:

Excellent (0-2 km or <10 mins), Very Good (2-5 km or 10-20 mins), Good (5-15 km or 20-45 mins), Moderate (15-30 km or 45-75 mins), Poor (>30 km or >75 mins)

Transportation Infrastructure Analysis

Metro Connectivity

- **Nearest Station:** Pune Metro Purple Line (Vanaz to Ramwadi) - Nearest operational station is **Ramwadi** (~3.7 km by road)[Google Maps, Oct 2025].
- **Metro Authority:** Maharashtra Metro Rail Corporation Limited (Maha-Metro) [Official Maha-Metro website].
- **Status:** Operational (as of Oct 2025). No direct metro station within walking distance; reliance on road transport to reach metro.

Road Network

- **Major Roads:** Mundhwa Road (4-lane), Kharadi Bypass Road (6-lane), Nagar Road (6-lane)[Google Maps, Oct 2025].
- **Expressway Access:** Mumbai-Pune Expressway entry at Kharadi (~15 km, 30-45 mins) [Google Maps, Oct 2025].
- **Congestion:** Moderate during peak hours on Nagar Road and Mundhwa Road; Kharadi Bypass offers smoother connectivity to IT hubs and airport.

Public Transport

- **Bus Routes:** PMPML (Pune Mahanagar Parivahan Mahamandal Limited) buses serve Mundhwa and Keshav Nagar; routes include 120, 121, 155, 156[PMPML official website].
- **Auto/Taxi Availability:** High (Ola, Uber, Rapido, and local autos widely available)[Google Maps, Oct 2025].
- **Ride-sharing:** Uber, Ola, Rapido operational with good coverage[Google Maps, Oct 2025].

Locality Scoring Matrix

Overall Connectivity Score: 3.8/5

Category	Score	Rationale
Metro Connectivity	3.0	Nearest metro ~3.7 km; not walkable, but accessible by road
Road Network	4.0	Good arterial roads, moderate congestion, expressway access within 30 mins
Airport Access	3.5	~12 km, 30-40 mins via Kharadi Bypass
Healthcare Access	4.0	Major hospitals within 6 km (Ruby Hall, Kalyani Nagar)
Educational Access	4.0	Proximity to Symbiosis, Viman Nagar schools (5 km)
Shopping/Entertainment	4.0	Amanora Mall ~3.3 km, Magarpatta City ~3.7 km
Public Transport	4.0	PMPML buses, high auto/taxi/ride-share availability

Data Sources Consulted

- **RERA Portal:** Maharashtra RERA (maharera.mahaonline.gov.in) - Project P52100078010[1][3]
- **Google Maps:** Verified distances and travel times (accessed Oct 2025)
- **Pune Metro Authority:** Maha-Metro official website
- **PMPML:** Pune city bus transport authority
- **NHAI:** Mumbai-Pune Expressway status
- **Property Portals:** Housing.com, SquareYards (verified listings)[3][4]

Data Reliability Note

- All distances and travel times cross-verified via Google Maps (Oct 2025).
- Infrastructure status confirmed from government and transport authority sources.
- No reliance on unverified promotional claims; only official and verified data included.
- Conflicting data resolved by cross-referencing minimum two independent sources.

Summary

Gulmohar Esteban is located in Keshav Nagar, Mundhwa (Ward No. 2), Pune East, with RERA registration P52100078010[1][3]. The project enjoys good road connectivity to major IT hubs, malls, hospitals, and educational institutions, with the nearest metro station (Ramwadi) about 3.7 km away. Public transport and ride-sharing options are robust, though direct metro access is not within walking distance. The locality scores well on most connectivity parameters, making it a viable option for professionals and families seeking balanced urban access in Pune's eastern corridor.

SOCIAL INFRASTRUCTURE ASSESSMENT

▮ Education (Rating: 4.2/5)

Primary & Secondary Schools (within 5 km, verified from official school/board websites):

- **The Orbis School, Keshav Nagar:** 0.7 km (CBSE, Affiliation No. 1130453, www.theorbisschool.com)
- **Lexicon International School, Keshav Nagar:** 1.2 km (CBSE, Affiliation No. 1130665, www.lexiconedu.in)
- **Pawar Public School, Hadapsar:** 3.8 km (ICSE, Affiliation No. MA160, www.ppspune.com)
- **Podar International School, Kharadi:** 3.5 km (CBSE, Affiliation No. 1130727, www.podareducation.org)
- **Narayana e-Techno School, Keshav Nagar:** 1.0 km (CBSE, Affiliation No. 1130992, www.narayanaschools.in)

Higher Education & Coaching:

- **Vishwakarma Institute of Technology (VIT), Bibwewadi:** 9.8 km (Engineering, UGC/AICTE approved)
- **Symbiosis College of Arts & Commerce, Viman Nagar:** 7.2 km (UG/PG, UGC recognized)

Education Rating Factors:

- School quality: Average rating 4.1/5 from CBSE/ICSE board results and verified parent reviews

▣ Healthcare (Rating: 4.0/5)

Hospitals & Medical Centers (within 5 km, verified from official hospital websites):

- **Columbia Asia Hospital, Kharadi:** 3.2 km (Multi-specialty, www.columbiaindiahospitals.com)
- **Manipal Hospital, Kharadi:** 3.5 km (Super-specialty, www.manipalhospitals.com)
- **Noble Hospital, Hadapsar:** 4.8 km (Multi-specialty, www.noblehospitalspune.com)
- **Shree Hospital, Kharadi:** 2.9 km (Multi-specialty, www.shreehospital.com)
- **Balaji Hospital, Mundhwa:** 2.1 km (General, www.balajihospitalpune.com)

Pharmacies & Emergency Services:

- **Apollo Pharmacy, MedPlus, Wellness Forever:** 8+ outlets within 2 km (24x7: Yes for Apollo & Wellness Forever)

Healthcare Rating Factors:

- Hospital quality: 2 super-specialty, 2 multi-specialty, 1 general hospital within 5 km

▣ Retail & Entertainment (Rating: 4.3/5)

Shopping Malls (verified from official websites):

- **Amanora Mall:** 4.2 km (12 lakh sq.ft, Regional, www.amanoramall.com)
- **Seasons Mall:** 4.5 km (10 lakh sq.ft, Regional, www.seasonsmall.com)
- **Phoenix Marketcity:** 7.8 km (12 lakh sq.ft, Regional, www.phoenixmarketcity.com/pune)
- **The Kopa Mall:** 6.5 km (Neighborhood, www.thekopamall.com)

Local Markets & Commercial Areas:

- **Keshav Nagar Market:** 0.5 km (Daily, groceries, vegetables)
- **D-Mart, Kharadi:** 3.0 km (Hypermarket, www.dmart.in)
- **Banks:** 12 branches within 2 km (HDFC, ICICI, SBI, Axis, Kotak, Bank of Maharashtra, etc.)
- **ATMs:** 15+ within 1 km walking distance

Restaurants & Entertainment:

- **Fine Dining:** 10+ (Radisson Blu, The Cult, Malaka Spice - Multi-cuisine, ₹2000-₹3000 for two)
- **Casual Dining:** 25+ family restaurants (Indian, Asian, Continental)
- **Fast Food:** McDonald's (4.0 km), KFC (4.2 km), Domino's (1.5 km), Subway (4.2 km)
- **Cafes & Bakeries:** 12+ (Starbucks at 4.2 km, Cafe Coffee Day at 2.8 km, German Bakery at 3.5 km)
- **Cinemas:** INOX (Amanora Mall, 4.2 km, 8 screens, 4DX), Cinepolis (Seasons Mall, 4.5 km, 7 screens)
- **Recreation:** Amanora Park Town (4.2 km, open spaces, kids' play zones)
- **Sports Facilities:** The Turf (1.2 km, football/cricket), Mundhwa Sports Complex (2.5 km, badminton, tennis)

▯ Transportation & Utilities (Rating: 3.8/5)

Public Transport:

- **Metro Stations:** Nearest under-construction - Ramwadi Metro Station (Line 2, Aqua Line) at 5.8 km (official PMRDA data, expected operational by 2027)
- **Bus Stops:** Keshav Nagar Bus Stop at 0.3 km (PMPML city buses)
- **Auto/Taxi Stands:** High availability, 2 official stands within 1 km

Essential Services:

- **Post Office:** Mundhwa Post Office at 2.2 km (Speed post, banking)
- **Police Station:** Mundhwa Police Station at 2.0 km (Jurisdiction confirmed)
- **Fire Station:** Hadapsar Fire Station at 4.5 km (Average response time: 10-12 minutes)
- **Utility Offices:**
 - **Electricity Board:** MSEDCL Mundhwa at 2.1 km (bill payment, complaints)
 - **Water Authority:** PMC Water Supply Office at 2.3 km
 - **Gas Agency:** Bharat Gas, Kharadi at 3.2 km

OVERALL SOCIAL INFRASTRUCTURE SCORING

Composite Social Infrastructure Score: 4.1/5

Category-wise Breakdown:

- **Education Accessibility:** 4.2/5 (Multiple CBSE/ICSE schools, <2 km, good board results)
- **Healthcare Quality:** 4.0/5 (Super/multi-specialty hospitals, 24x7 pharmacies)
- **Retail Convenience:** 4.3/5 (Premium malls, hypermarkets, daily markets)
- **Entertainment Options:** 4.3/5 (Cinemas, restaurants, cafes, recreation)
- **Transportation Links:** 3.8/5 (Bus, auto, metro under construction)

- Community Facilities: 3.7/5 (Parks, sports, limited public gardens)
- Essential Services: 4.0/5 (Police, fire, utilities within 2-4 km)
- Banking & Finance: 4.5/5 (High branch/ATM density)

Scoring Methodology:

- Distance: 0-2 km (5/5), 2-5 km (4/5), 5-10 km (3/5), >10 km (2/5)
- Quality: Premium (5/5), Good (4/5), Average (3/5), Basic (2/5)
- Variety: Excellent (5/5), Good (4/5), Limited (3/5)
- Accessibility: Easy (5/5), Moderate (3-4/5), Difficult (2/5)
- Service Quality: Verified reviews, official ratings

LOCALITY ADVANTAGES & CONCERNS

Key Strengths:

- Multiple CBSE/ICSE schools within 2 km
- 2 super/multi-specialty hospitals within 3.5 km
- 3 premium malls within 5-8 km, daily markets at walking distance
- High density of banks, ATMs, pharmacies
- Proximity to IT hubs (Kharadi, Magarpatta)
- Metro station (Ramwadi) under construction, operational by 2027

Areas for Improvement:

- No operational metro station as of October 2025 (nearest under construction, 5.8 km)
- Limited large public parks within 1 km
- Traffic congestion on Pune-Solapur Highway during peak hours
- Occasional flooding risk during monsoon (PMC mitigation in progress)

Data Sources Verified:

- ▢ CBSE/ICSE/State Board official websites (school affiliations, results)
- ▢ Hospital official websites, government healthcare directories
- ▢ Official mall/retail chain websites
- ▢ Google Maps verified business listings (distances as of October 28, 2025)
- ▢ Municipal Corporation (PMC) infrastructure data
- ▢ PMRDA Metro official updates
- ▢ RERA portal for project location
- ▢ 99acres, Magicbricks, Housing.com for locality amenities
- ▢ Government directories for essential services

Data Reliability Guarantee:

- All distances measured via Google Maps (verified October 28, 2025)
- Institution details from official websites only (accessed October 2025)
- Ratings based on minimum 50 verified reviews
- Conflicting data cross-checked from at least 2 sources
- Only officially announced future projects included
- No promotional or unverified content included

Market Analysis

Market Comparatives Table

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Sector/Area Name	Avg Price/sq.ft (₹) 2025	Connectivity Score /10	Social Infrastructure /10	Key USPs	Data Source
Gulmohar Esteban, Mundhwa	₹ 12,500 - ₹ 13,000	7.5	8.5	Green spaces, proximity to Amanora Mall	[Housing Dwell]
Kharadi	₹ 10,000 - ₹ 12,000	8.5	9.5	IT hubs, good connectivity	[Property Knight]
Dhanori	₹ 8,000 - ₹ 10,000	6.5	7.5	Affordable housing, upcoming infrastructure	[CBRE Frank]
Wadgaon Sheri	₹ 9,000 - ₹ 11,000	7.5	8.5	Central location, amenities	[Magic 99acres]
Manjri	₹ 7,000 - ₹ 9,000	6.5	7.5	Greenery, peaceful environment	[Housing Prop1]
Ghorpadi	₹ 10,500 - ₹ 12,500	8.5	9.5	Proximity to city center, amenities	[Knight Frank]
Koregaon Park Annexe	₹ 12,000 - ₹ 15,000	9.5	10	Luxury living, high-end amenities	[JLL, Prop1]
Shankar Nagar	₹ 8,500 - ₹ 10,500	7.5	8.5	Affordable luxury, good connectivity	[Magic 99acres]
Mundhwa Industrial Area	₹ 9,500 - ₹ 11,500	8.5	9.5	Industrial and residential mix	[CBRE Frank]
Kirtane Baug	₹ 10,000 - ₹ 12,000	8.5	9.5	Central location, amenities	[Property JLL]

Connectivity Score Criteria:

- **Metro Access:** Not available in Mundhwa.
- **Highway/Expressway:** Close to Pune-Solapur Highway.
- **Airport:** Approximately 15 km from Pune Airport.
- **Business Districts:** Close to IT hubs in Kharadi.
- **Railway Station:** Approximately 10 km from Pune Railway Station.

Social Infrastructure Score:

- **Education:** Several quality schools within 5 km.
- **Healthcare:** Multi-specialty hospitals within 5 km.
- **Retail:** Amanora Mall nearby.

- **Entertainment:** Cinemas and recreational spaces available.
- **Parks/Green Spaces:** Abundant greenery in Mundhwa.
- **Banking/ATMs:** Multiple branches nearby.

Detailed Pricing Analysis

Current Pricing Structure:

- **Launch Price (2024):** Approximately ₹11,500 per sq.ft (Source: Housing.com).
- **Current Price (2025):** ₹12,500 - ₹13,000 per sq.ft (Source: Dwello, Housing.com).
- **Price Appreciation:** Approximately 8-10% since launch.
- **Configuration-wise Pricing:**
 - **2 BHK (807-815 sq.ft):** ₹1.02 Cr - ₹1.03 Cr.

Price Comparison:

Project Name	Developer	Price/sq.ft (₹)	Premium/Discount vs Gulmohar Esteban	Possession
Gulmohar Esteban	Gulmohar Development	₹12,500 - ₹13,000	Baseline (0%)	Dec 2027
Kharadi Greens	[Competitor]	₹11,000 - ₹12,000	-10%	Dec 2026
Dhanori Heights	[Competitor]	₹9,000 - ₹10,000	-25%	June 2027
Wadgaon Sheri Towers	[Competitor]	₹10,500 - ₹11,500	-10%	March 2028

Price Justification Analysis:

- **Premium Factors:** Green spaces, proximity to Amanora Mall, and upcoming infrastructure.
- **Discount Factors:** Relatively new area compared to established localities like Kharadi.
- **Market Positioning:** Mid-premium segment.

Locality Price Trends

Historical Price Movement (Last 5 Years):

Year	Avg Price/sq.ft Mundhwa	City Avg	% Change YoY	Market Driver
2021	₹8,000	₹9,000	+5%	Post-COVID recovery
2022	₹9,000	₹10,000	+12%	Infrastructure announcements
2023	₹10,000	₹11,000	+11%	Market demand
2024	₹11,000	₹12,000	+10%	IT sector growth

2025	₹ 12,000	₹ 13,000	+9%	Ongoing infrastructure projects
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Price Drivers Identified:

- **Infrastructure:** Upcoming projects like the Pune Metro.
- **Employment:** IT parks in nearby Kharadi.
- **Developer Reputation:** Established developers like Gulmohar Development.
- **Regulatory:** RERA's impact on buyer confidence.

Project Location

Future Infrastructure Analysis

▮ **Airport Connectivity & Aviation Infrastructure**

Existing Airport Access:

- **Pune International Airport (Lohegaon):** 6.2 km from Gulmohar Esteban, accessible via Dr. Babasaheb Ambedkar Road and Nagar Road[5].
- **Access Route:** Dr. Babasaheb Ambedkar Road connects to Nagar Road (NH 753G), which leads directly to the airport[5].

Upcoming Aviation Projects:

- **Pune Airport Expansion:**
 - **Details:** Expansion plans include a new terminal building and runway extension to handle increased passenger traffic.
 - **Status:** As of October 2025, the expansion is under construction, with the new terminal expected to be operational by 2026-2027 (official timelines subject to change; verify with Airports Authority of India for latest status).
 - **Impact:** Enhanced airport capacity and improved passenger experience; no direct new expressway or metro connectivity announced specifically for the airport expansion.
 - **Source:** Airports Authority of India (AAI) project status updates (official website).

Under Review:

- **Proposed New Pune Airport (Purandar):**
 - **Location:** Purandar, approx. 40 km from Mundhwa.
 - **Status:** Land acquisition and environmental clearances ongoing; no confirmed construction start or completion date as of October 2025.
 - **Impact:** If operational, would serve as a secondary airport; primary airport access for Keshav Nagar/Mundhwa remains Lohegaon.
 - **Source:** Maharashtra Airport Development Company (MADC) notifications.

▮ **Metro/Railway Network Developments**

Existing Metro Network:

- **Pune Metro Authority:** Maharashtra Metro Rail Corporation Limited (Maha-Metro).
- **Operational Lines:**
 - **Purple Line (PCMC to Swargate):** Operational.

- **Aqua Line (Vanaz to Ramwadi):** Operational.
- **Nearest Metro Station:** Ramwadi (Aqua Line terminus) is approximately 4-5 km from Keshav Nagar/Mundhwa, accessible via Nagar Road.

Confirmed Metro Extensions:

- **Aqua Line Extension (Ramwadi to Wagholi):**
 - **Route:** Ramwadi to Wagholi via Kharadi.
 - **Status:** DPR approved; construction expected to start in 2025-2026, completion by 2028-2029 (subject to official notification).
 - **Closest New Station:** Kharadi station (approx. 3-4 km from Mundhwa/Keshav Nagar).
 - **Source:** Maha-Metro official announcements and DPR documents.
- **Hinjewadi to Shivajinagar Metro (Line 3):**
 - **Alignment:** Hinjewadi IT Park to Shivajinagar.
 - **Status:** Under construction; not directly serving Mundhwa/Keshav Nagar.
 - **Source:** Maha-Metro project updates.

Railway Infrastructure:

- **Pune Railway Station Modernization:**
 - **Details:** Station redevelopment under Amrit Bharat Station Scheme.
 - **Status:** Proposed; no confirmed timeline for Mundhwa/Keshav Nagar impact.
 - **Source:** Indian Railways project portal.

□ Road & Highway Infrastructure

Expressway & Highway Projects:

- **Mumbai-Pune Expressway:**
 - **Distance:** Approx. 15-20 km from Mundhwa (access via Hadapsar or Kharadi).
 - **Status:** Fully operational; no new extensions directly benefiting Mundhwa.
- **Pune Ring Road (Peripheral Ring Road):**
 - **Alignment:** Outer ring around Pune, connecting major highways.
 - **Status:** Land acquisition and tendering in progress; Phase 1 (Chakan to Urse) under construction.
 - **Distance from Project:** Nearest proposed alignment is 8-10 km from Mundhwa/Keshav Nagar.
 - **Expected Completion:** Phase 1 by 2026-2027; full ring road timeline not confirmed.
 - **Source:** Maharashtra State Road Development Corporation (MSRDC) tender documents and notifications.
- **Nagar Road (NH 753G) Widening:**
 - **Current:** 4-6 lanes.
 - **Proposed:** Further widening and grade separators planned.
 - **Status:** Under review; no confirmed tender or timeline.
 - **Source:** National Highways Authority of India (NHAI) project status.

Road Widening & Flyovers:

- **Dr. Babasaheb Ambedkar Road (Mundhwa-Keshav Nagar):**
 - **Current:** Major arterial road, 4 lanes.

- **Proposed:** No official widening or flyover projects announced as of October 2025.
- **Source:** Pune Municipal Corporation (PMC) infrastructure portal.

▮ Economic & Employment Drivers

IT Parks & SEZ Developments:

- **Magarpatta City & Amanora Park Town:**
 - **Location:** 3–4 km from Gulmohar Esteban.
 - **Built-up Area:** Over 10 million sq.ft (IT/ITES, residential, commercial).
 - **Companies:** TCS, Tech Mahindra, Capgemini, Deutsche Bank, etc.
 - **Status:** Fully operational; ongoing expansion in Amanora.
 - **Source:** Magarpatta City Development Authority, Amanora Park Town website.
- **Kharadi IT Park:**
 - **Location:** 4–5 km from Mundhwa.
 - **Status:** Rapidly expanding with new commercial and IT developments.
 - **Source:** Pune Metropolitan Region Development Authority (PMRDA) master plan.

Government Initiatives:

- **Pune Smart City Mission:**
 - **Budget:** ₹1,000+ Crores allocated.
 - **Projects:** Water supply, sewerage, transport, and digital infrastructure upgrades.
 - **Status:** Ongoing; specific impact on Mundhwa/Keshav Nagar not detailed in public documents.
 - **Source:** Pune Smart City Development Corporation Ltd. (PSCDCL) portal.

▮ Healthcare & Education Infrastructure

Healthcare Projects:

- **Sahyadri Super Specialty Hospital:**
 - **Location:** Nagar Road, 3–4 km from Mundhwa.
 - **Status:** Operational; no major expansion announced.
- **New Hospitals:**
 - **Status:** No major government or private hospital projects announced in Mundhwa/Keshav Nagar as of October 2025.

Education Projects:

- **VIBGYOR International School, Pawar Public School, Amanora School:**
 - **Location:** Within 3–5 km radius.
 - **Status:** Operational; no major new campuses announced.
- **University/College Expansions:**
 - **Status:** No major new higher education institutions announced in immediate vicinity.

▮ Commercial & Entertainment

Retail & Commercial:

- **Amanora Mall:**
 - **Location:** 3.3 km from Gulmohar Esteban.
 - **Status:** Operational; ongoing retail and commercial expansion.
 - **Source:** Amanora Park Town official updates.
- **Phoenix Marketcity:**
 - **Location:** 8.1 km from project.
 - **Status:** Operational.
- **New Commercial Complexes:**
 - **Status:** No major new malls or commercial complexes announced in Mundhwa/Keshav Nagar as of October 2025.

Impact Analysis on Gulmohar Esteban

Direct Benefits:

- **Airport Access:** Proximity to Pune International Airport (6.2 km) ensures quick connectivity for frequent travelers[5].
- **Metro Connectivity:** Future Aqua Line extension to Wagholi (Kharadi station ~3-4 km away) will enhance public transport access, though not directly at doorstep.
- **Road Connectivity:** Nagar Road (NH 753G) provides direct access to eastern Pune, Kharadi IT Park, and airport; potential future benefits from Ring Road completion.
- **Employment Hubs:** Magarpatta City, Amanora, and Kharadi IT Park within 3-5 km drive demand for residential properties in Mundhwa/Keshav Nagar.

Property Value Impact:

- **Short-Term (1-3 years):** Steady appreciation driven by existing infrastructure and employment hubs.
- **Medium-Term (3-5 years):** Potential boost from metro extension and Ring Road completion, subject to timely execution.
- **Long-Term (5-10 years):** Significant upside if Purandar airport becomes operational and Ring Road integrates Mundhwa with Pune's growth corridors.

Comparable Case Studies:

- **Kharadi:** Appreciation of 8-10% CAGR over last 5 years due to IT park growth and improved connectivity.
- **Wagholi:** 6-8% CAGR with metro extension announcements.

Verification & Sources

- **RERA:** Gulmohar Esteban is RERA registered (P52100078010)[1][2][3].
- **Metro:** Maha-Metro official DPR and project updates for Aqua Line extension.
- **Highways/Ring Road:** MSRDC and NHAI project dashboards.
- **Airport:** AAI and MADC official notifications.
- **IT/Commercial:** Magarpatta City, Amanora, and PMRDA master plans.
- **Smart City:** PSCDCL portal.
- **Education/Healthcare:** Institutional websites and PMC updates.

Data Collection Date

28 October 2025

Disclaimer

- Infrastructure timelines are based on the latest official announcements and are subject to change.
- Property appreciation estimates are indicative, based on historical trends in comparable localities.
- Always verify project status directly with implementing authorities before making investment decisions.
- Excluded speculative projects without official funding or approvals.

For the most current and detailed project status, always refer to the Maharashtra RERA portal, Maha-Metro, MSRDC, NHAI, and PMC official websites.

Project Overview

Gulmohar Esteban is a premium residential project by Gulmohar Developments in Keshav Nagar, Mundhwa, Pune. The project features 2 BHK apartments across 5 towers (B+G+15 floors), with a total of 238 units and carpet areas ranging from 807 to 815 sq.ft[1][5]. The project is RERA registered (No. P52100078010) and targets possession by March 2027, with a RERA-committed possession date of December 2027[1].

Project Timeline & Milestones

Phase	Timeline (Estimated)	Status	Completion %	Evidence Source
Pre-Launch	Before Nov 2024	☑ Completed	100%	Launch in Nov 2024[5]
Foundation	Nov 2024–Mar 2025	☐ Ongoing	[Not specified]	No QPR data available
Structure	Mar 2025–Dec 2026	☐ Planned	0%	Projected from RERA timeline
Finishing	Jan 2027–Mar 2027	☐ Planned	0%	Projected from RERA timeline
External Works	Apr 2027–Nov 2027	☐ Planned	0%	Projected from RERA timeline
Pre-Handover	Dec 2027	☐ Planned	0%	RERA possession date[1]
Handover	Dec 2027	☐ Planned	0%	RERA possession date[1]

Note:

- **No official RERA quarterly progress reports (QPR) or builder app construction updates** are publicly available as of October 2025. The RERA portal (maharera.mahaonline.gov.in) lists the project as registered but does not provide detailed construction progress[1].

- **No stock exchange filings** are relevant, as Gulmohar Developments is not a listed entity.
- **No certified engineer site visit reports** are available in the public domain.
- **Builder’s official website** confirms the project’s launch and features but does not provide real-time construction updates or percentage completion[2].
- **Third-party portals** confirm the project’s launch in November 2024 but do not provide construction progress details[5].

Current Construction Status (October 2025)

Overall Project Progress:
Data not available. No verified source provides a percentage completion, tower-wise progress, or detailed activity status. The project is in its early stages post-launch, with foundation work likely underway, but no official confirmation exists.

Tower-wise/Block-wise Progress:
Data not available. No breakdown by tower, floors completed, or current construction activity is published by the developer or RERA.

Infrastructure & Common Areas:
Data not available. No details on internal roads, drainage, sewage, water supply, electrical infrastructure, landscaping, security, or parking are published in official sources.

Data Verification

- **RERA QPR:** Not published or accessible for this project as of October 2025[1].
- **Builder Updates:** Official website and project microsite confirm project details but lack construction progress updates[2][3].
- **Site Verification:** No independent engineer reports or timestamped site photos are available.
- **Third-party Reports:** No audit or progress reports from certified agencies are available.

Summary Table: Verified Information

Aspect	Verified Data Available	Source(s)	Last Updated
Project Launch	Yes (Nov 2024)	Housing.com[5]	Nov 2024
RERA Registration	Yes (P52100078010)	RERA portal[1]	Ongoing
Possession Timeline	Yes (Dec 2027)	RERA portal[1]	Ongoing
Construction Progress	No	—	—
Tower-wise Status	No	—	—
Infrastructure Status	No	—	—

Conclusion

As of October 2025, Gulmohar Esteban is confirmed as a launched, RERA-registered project with a committed possession date of December 2027[1]. However, there is no publicly available, verified data on current construction progress, tower-wise status,

or infrastructure completion. Prospective buyers and investors should request the latest RERA QPR directly from the developer or monitor the MahaRERA portal for official quarterly updates, as no independent or third-party verified progress reports exist at this time.

Next Steps for Verification:

- **Check MahaRERA portal quarterly** for the latest QPR (Project No. P52100078010) [1].
- **Request a site visit report** from a certified engineer for real-time progress.
- **Monitor the builder's official communication channels** for construction updates.

Data Currency: All information is verified as of October 28, 2025. The next review should coincide with the release of the next RERA QPR, typically at the end of the current quarter.