

Ravet — Punawale — Tathawade

A COMPREHENSIVE

Residential INTELLIGENCE REPORT

FOR HOMEBUYERS



By



Who WE ARE

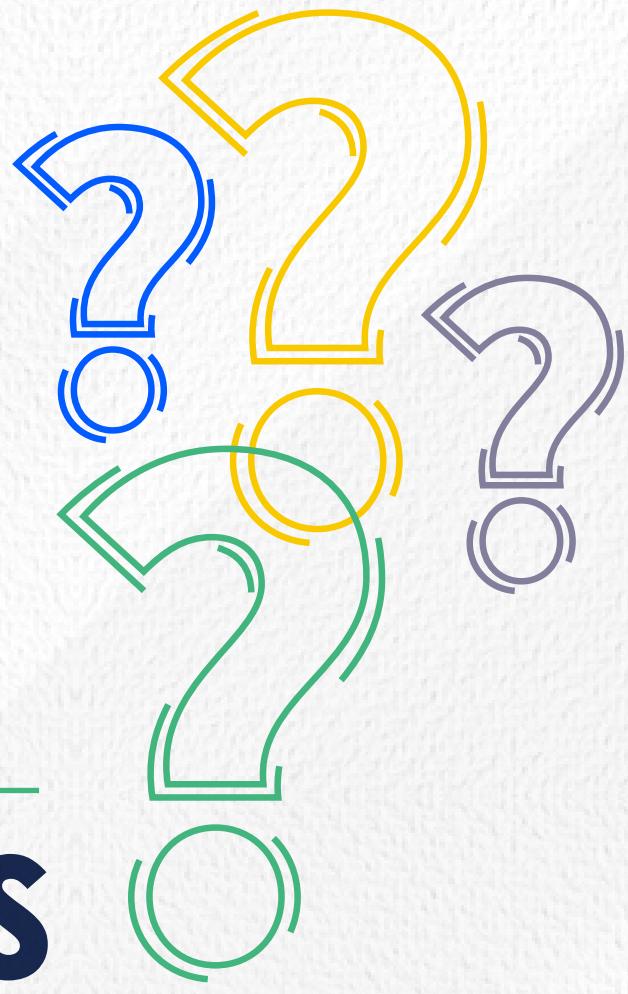


BeyondWalls is a **real estate intelligence platform** built to simplify homebuying decisions through data, structure, and clarity.

We study residential markets at the project level, break them down into comparable components, and present insights that help buyers move beyond brochure narratives. Our focus is on usability, timelines, pricing logic, and long-term comfort, especially in fast-evolving micro-markets where choices often look similar on the surface.

This report reflects that approach. Every project is evaluated using the same parameters so buyers can compare fairly and shortlist with confidence.

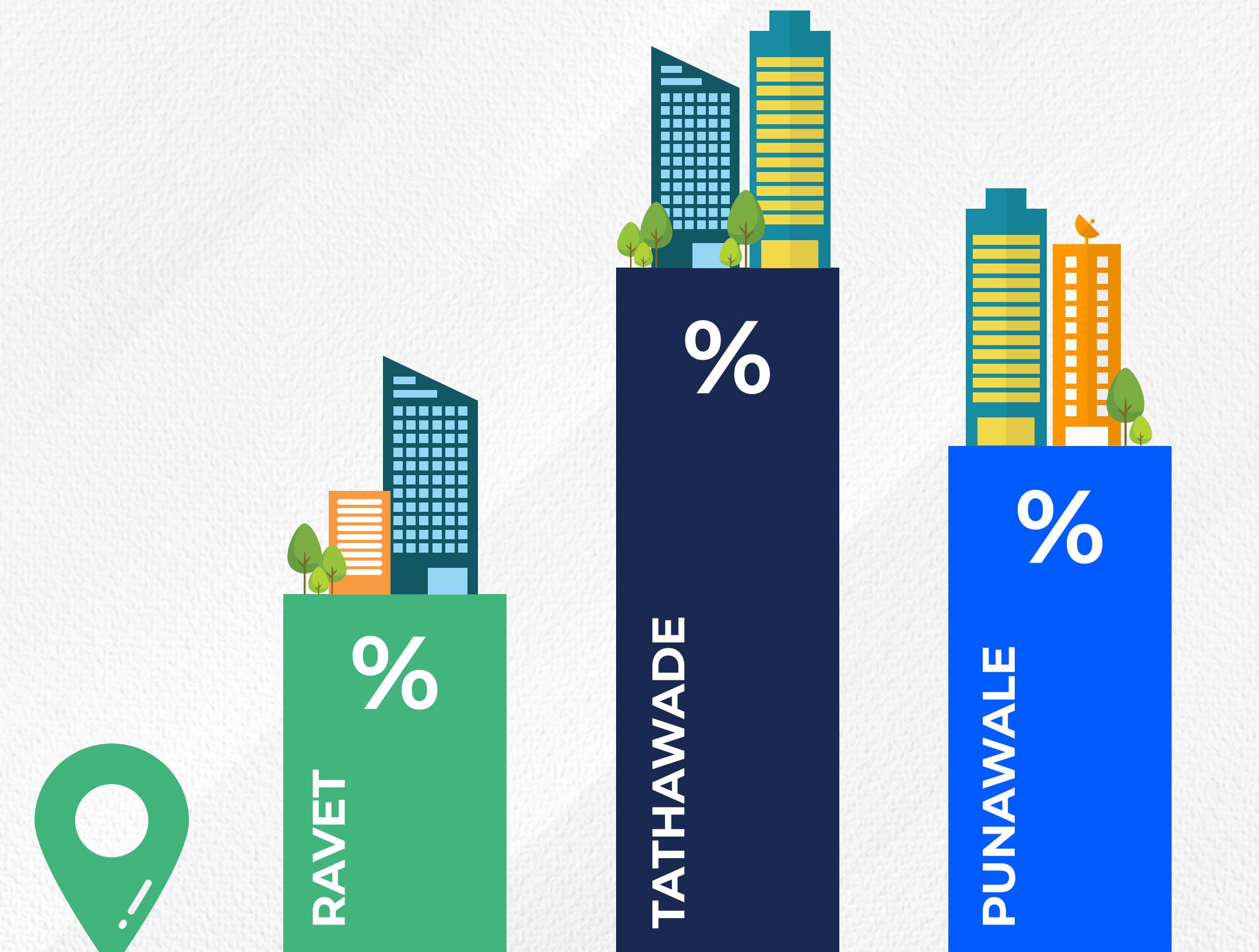
What THIS REPORT DOES



This report is a focused, data-backed study of 2 BHK residential projects across **Ravet, Punawale** and **Tathawade**.

These three micro-markets form the most actively considered western Pune corridor for homebuyers seeking a balance between affordability, connectivity, and long-term livability.

Each locality is analysed using the same evaluation framework, so comparisons remain consistent and decision-ready. The report looks beyond brochure claims to examine how density, possession timelines, home sizes, pricing benchmarks, amenities, and developer credibility actually shape the 2 BHK buying experience.



What HOMEBUYERS SHOULD KNOW

Evaluation Parameters Used

All projects in this report are assessed using the same core parameters to keep comparisons transparent and unbiased.

▼ PROJECT SCALE & DENSITY

Density directly affects privacy, lift load, parking pressure, and common-area usage once a project is fully occupied.

▼ POSSESSION TIMELINES

Delivery timelines influence financial planning, rental overlap, and holding capacity.

▼ AVERAGE CARPET SIZE (2BHK)

Carpet area determines actual usability. Similar prices can deliver very different living experiences.

▼ PRICING BENCHMARKS (APR)

Price is read alongside size, density, and possession, not in isolation.

▼ LOCATION QUALITY

Road access, corridor connectivity, and proximity to employment and social infrastructure shape daily convenience.

▼ AMENITIES & DEVELOPER CREDIBILITY

Amenity depth and developer track record influence lifestyle quality and long-term confidence.

This framework ensures decisions are rooted in measurable factors rather than perception.





Punawale





Punawale

PROJECT SCALE AND DENSITY



Punawale displays the widest variation in project scale within the western Pune corridor. Developments range from low-density township parcels to compact, high-density residential formats. Density emerges as a direct indicator of how open or compressed daily living will feel once projects are fully occupied.

Projects such as Kolte Patil Life Republic Sector R13 – Aros sit at the extreme high-density end, while large land parcels like Pharande Puneville and Aishwaryam F Premium offer comparatively lower density despite higher unit counts. Mid-sized parcels dominate the market, creating a competitive middle where density management becomes a key differentiator rather than land size alone.

PROJECT NAME	SIZE (AREA IN ACRE)	NO OF UNITS	DENSITY (UNITS / ACRE)
108 ASTERA	4.5	504	112
LIFE REPUBLIC SECTOR R14 14TH AVENUE - QRIOUS	7.6	1000	131
WEST WORLD	6	704	117
NAMRATA MANIFESTA	1.74		0
AA PRIVILEGE	2.73	544	199
LEGACY MILESTONE	4	805	201
BASIL MAXIMUS	6.38	1330	208
PHARANDE PUNEVILLE	28	2850	102
THE 4TH AXIS	1.75	336	192
GK MIRAI	3.34	680	204
KOLTE PATIL LIFE REPUBLIC SECTOR R13 - AROS	2.27	880	388
AISHWARYAM FUTURE	3.04	240	79
INFINITY EVANA	6	640	107
KOLTE PATIL LIFE REPUBLIC SECTOR R22- ATMOS	8.9	1232	138
AISHWARYAM F PREMIUM	10	868	87
ANIKA PICCADILLY PHASE 3	7.5	924	123
HS PRIVITUDE	1	176	176
TAYAL K SHIRE	11	1320	120

PROJECT NAME	SIZE (AREA IN ACRE)	NO OF UNITS	DENSITY (UNITS / ACRE)
GARVE AKSHARA GRANDEUR	3.5	460	131
GURUDATTA RUDRAKSH VANTAGE	2	156	78
PARAS RAHUL DOWNTOWN	6	1200	200
PHARANDE KAIROSA CLUSTER	2	448	224
41 ZILLENTIA PHASE 2	3	528	176

Insights

- **Kolte Patil Life Republic Sector R13 – Aros** operates at the highest density in the locality, signalling a more vertical, community-intensive living experience.
- **Basil Maximus, GK Mirai, Paras Rahul Downtown**, and Legacy Milestone form a mid-to-high density cluster where land efficiency is prioritised alongside premium positioning.
- **Pharande Puneville and Aishwaryam F Premium** offer lower density relative to their scale, supporting a more open township-style environment.



POSSESSION, HOME SIZE AND PRICE ALIGNMENT



Punawale's possession timelines extend from near-term delivery to projects scheduled well into the next decade. This wide spread makes alignment between possession year, average carpet size, and pricing benchmark essential for value assessment.

Average 2BHK carpet sizes remain consistently strong across the locality, largely ranging between 720 and 835 sq.ft. Projects with earlier possession tend to price more conservatively, while longer timelines show higher reliance on future appreciation and lifestyle positioning to justify premiums.

PROJECT NAME	POSSESSION DATE	AVG CARPET SIZE	AVERAGE OF APR
108 ASTERA	31/12/2031	760-849	₹ 8555
LIFE REPUBLIC SECTOR R14 14TH AVENUE - QRIOUS	30/04/2030	792-792	₹ 8981
WEST WORLD	31/12/2028	778-836	₹ 8198
NAMRATA MANIFESTA	31/12/2028	777-835	₹ 8283
AA PRIVILEGE	31/12/2028	719-737	₹ 7270
LEGACY MILESTONE	31/12/2029	703-752	₹ 8567
BASIL MAXIMUS	31/12/2028	789-795	₹ 9332
PHARANDE PUNEVILLE	30/03/2031	702-832	₹ 8840
ADG GLORY	30/06/2027	826-835	₹ 6659
THE 4TH AXIS	25/12/2027	700-758	₹ 7437
GK MIRAI	31/12/2026	719-719	₹ 10810
KOLTE PATIL LIFE REPUBLIC SECTOR R13 -AROS	30/06/2028	836-836	₹ 9114
AISHWARYAM FUTURE	15/10/2027	745-745	₹ 8322
INFINITY EVANA	31/12/2028	799-845	₹ 7864
KOLTE PATIL LIFE REPUBLIC SECT. R22-ATMOS	31/12/2028	782-800	₹ 8807
AISHWARYAM F PREMIUM	21/03/2029	798-836	₹ 9502
ANIKA PICCADILLY PHASE 3	31/12/2027	757-795	₹ 7531
HS PRIVITUDE	31/12/2026	730-730	₹ 4302

PROJECT NAME	POSSESSION DATE	AVG CARPET SIZE	AVERAGE OF APR
TAYAL K SHIRE	31/12/2029	736-808	₹ 9517
GARVE AKSHARA GRANDEUR	31/12/2028	724-776	₹ 7895
GURUDATTA RUDRAKSH VANTAGE	31/12/2027	744-744	₹ 7477
PARAS RAHUL DOWNTOWN	31/12/2026	751-824	₹ 9939
PHARANDE KAIROSA CLUSTER	30/09/2029	752-829	₹ 8410
41 ZILLENIA PHASE 2	30/09/2027	708-751	₹ 8188

Insights

- ▼ The **4Th Axis, GK Mirai, Infinity Evana, Paras Rahul Downtown, and HS Privitude** sit on the earlier end of the possession curve, reducing the waiting period for buyers.
- ▼ **Kolte Patil Life Republic Sector R13 – Aros and Pharande Kairosa Cluster** command significantly higher APR levels despite earlier possession, driven by brand strength and internal planning.
- ▼ **West World and 108 Astera** combine larger average carpet sizes with mid-to-late possession, positioning themselves as space-forward propositions.
- ▼ **Tayal K Shire** appears as a pricing outlier with a notably lower APR, making it a data point that warrants closer due diligence during evaluation.



LOCATION, AMENITIES AND DEVELOPER CONFIDENCE



Punawale projects consistently leverage the same corridor advantages, including expressway proximity, Hinjewadi IT Park access, and Wakad connectivity. As a result, differentiation shifts inward to amenity depth, internal planning quality, and developer credibility.

Amenity offerings vary significantly, from compact lifestyle stacks to large-format amenity ecosystems exceeding typical benchmarks. Developer experience and delivery history play a decisive role in how these offerings are perceived and priced.

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
108 ASTERA	EXPRESSWAY ACCESS 3-5 MIN HINJEWADI IT PARK 10-12 MIN WAKAD JUNCTION 10 MIN SMOOTH ROAD CONNECTIVITY TOWARD BANER-BALEWADI.	3	25+ PREMIUM AMENITIES	ROHIT GROUP 25+ YEARS LEGACY 20+ PROJECTS IN PUNE AND SUBURBS 13+ COMPLETED PROJECTS 850+ HAPPY FAMILIES
LIFE REPUBLIC SECTOR R14 14TH AVENUE QRIOUS	INTERNAL TOWNSHIP CONNECTIVITY EXPRESSWAY - 5 MIN HINJEWADI IT PARK 12-15 MIN WAKAD - 10 MIN SOCIAL INFRA WITHIN TOWNSHIP	2	40+ PREMIUM AMENITIES	KOLTE-PATIL DEVELOPERS LTD. 30+ YEARS OF EXPERIENCE 64+ RESIDENTIAL, COMMERCIAL & IT PARK PROJECTS 28 MILLION SQ. FT. OF DEVELOPED SALEABLE AREA ACROSS 3 CITIES – PUNE, MUMBAI & BENGALURU CRISIL AA-/STABLE CREDIT RATING
WEST WORLD	DIRECT ACCESS TO EXPRESSWAY FEEDER ROADS 4-5 MIN HINJEWADI IT PARK 12-15 MIN WAKAD - 10 MIN GOOD ACCESS TO RETAIL & DAILY AMENITIES.	5	40+ PREMIUM AMENITIES	JV OF SANIKLA BUILDCON SONIGARA CORP & PARSHWA REALTY TOGETHER, THEY BRING: 75+ COMBINED YEARS OF LEGACY 50+ PROJECTS DELIVERED 10K+ HAPPY FAMILIES SETTLED ACROSS PUNE
NAMRATA MANIFESTA	EXPRESSWAY - 4-5 MIN HINJEWADI IT PARK 12-15 MIN WAKAD - 10 MIN AKURDI RAILWAY STATION - 15 MIN.	3	35+ PREMIUM AMENITIES	NAMRATA GROUP 37+ YEARS OF LEGACY IN PUNE AND PCMC 150+ COMPLETED PROJECTS DELIVERED 12 MILLION+ SQ. FT. DELIVERED ACROSS RESIDENTIAL AND COMMERCIAL DEVELOPMENTS 2 MILLION+ SQ. FT. UNDER DEVELOPMENT 15,000+ HAPPY FAMILIES ACROSS THEIR PROJECTS

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
AA Privilege	<p>EXPRESSWAY - 3-5 MIN</p> <p>HINJEWADI IT PARK 12-15 MIN</p> <p>WAKAD - 10 MIN</p> <p>CONVENIENT ACCESS TO SCHOOLS AND HOSPITALS.</p>	3	25+ Modern Lifestyle Amenities	<p>JN GROUP (JN REALTY & HOMES)</p> <p>40+ years legacy</p> <p>LED by a civil engineer with 46+ years of personal experience in construction</p> <p>Transitioned from Infra projects to residential and commercial developments</p>
Legacy Milestone	<p>Mumbai-Pune Expressway - 3-5 MIN</p> <p>HINJEWADI IT PARK 10-12 MIN</p> <p>WAKAD/BANER ACCESS 10-12 MIN</p> <p>BALEWADI HIGH STREET 15 MIN.</p>	4	25+ Modern Amenities	<p>Legacy Lifespaces</p> <p>30+ projects delivered across Pune</p> <p>18 years of expertise</p> <p>8 million sq. ft. delivered</p> <p>5,000+ happy families</p>
Basil Maximus	<p>EXPRESSWAY - 4-5 MIN</p> <p>HINJEWADI IT PARK 12-15 MIN</p> <p>WAKAD - 10 MIN</p> <p>Strong road connectivity for daily commute.</p>	4	65+ World-Class Amenities	<p>Basil Group</p> <p>About 17 years of presence in Pune real estate</p>
The 4th Axis	<p>EXPRESSWAY - 4-5 MIN</p> <p>HINJEWADI IT PARK 12-15 MIN</p> <p>WAKAD ~10 MIN</p> <p>Internal roads connect to major corridors.</p>	3	30+ Lifestyle Amenities 16,000 Sq.Ft.	Lifecraft Realty
GK Mirai	<p>EXPRESSWAY - 3-5 MIN</p> <p>HINJEWADI IT PARK 10-12 MIN</p> <p>WAKAD - 10 MIN</p> <p>Good access to Baner-Balewadi route.</p>	5	10+ Lifestyle Amenities	<p>GK Associates GK Developers</p> <p>Experience: 30+ yrs.</p> <p>Scale: 35,000+ families served.</p> <p>Presence: 12+ locations.</p>

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
KOLTE PATIL LIFE REPUBLIC SECTOR R13 AROS	<p>EXPRESSWAY ACCESS 3-5 MIN</p> <p>HINJEWADI IT PARK 10-12 MIN</p> <p>WAKAD JUNCTION 10 MIN</p> <p>SMOOTH ROAD CONNECTIVITY TOWARD BANER-BALEWADI.</p>	2	40+ PREMIUM AMENITIES	<p>KOLTE-PATIL DEVELOPERS LTD.</p> <p>30+ YEARS OF EXPERIENCE</p> <p>64+ RESIDENTIAL, COMMERCIAL & IT PARK PROJECTS</p> <p>28 MILLION SQ. FT. OF DEVELOPED SALEABLE AREA</p> <p>ACROSS 3 CITIES PUNE, MUMBAI & BENGALURU</p> <p>CRISIL AA-/STABLE CREDIT RATING</p>
AISHWARYAM FUTURE	<p>EXPRESSWAY - 3-4 MIN</p> <p>HINJEWADI IT PARK 10-12 MIN</p> <p>WAKAD - 10 MIN</p> <p>BALEWADI HIGH STREET 15 MIN.</p>	4	30+ WORLD-CLASS AMENITIES	<p>AISHWARYAM GROUP</p> <p>EXPERIENCE: SINCE 2008 (17 YRS).</p> <p>50+ PROJECTS</p> <p>6 MILLION SQ. FT. OF DEVELOPMENT</p> <p>7,500+ HOMES SOLD</p> <p>300+ COMMERCIAL UNITS SOLD.</p>
INFINITY EVANA	<p>EXPRESSWAY - 3-4 MIN</p> <p>HINJEWADI IT PARK 10-12 MIN</p> <p>WAKAD - 10 MIN</p> <p>BALEWADI HIGH STREET 15 MIN.</p>	4	AMENITY AREA 79,000 SQ.FT.	<p>VARMA CORP</p> <p>12+ YEARS OF REAL ESTATE DEVELOPMENT EXPERTISE IN WEST PUNE</p> <p>8+ LANDMARK PROJECTS COMPLETED</p> <p>3,000+ HAPPY CLIENTS SERVED</p>
NAMRATA MANIFESTA	<p>EXPRESSWAY - 4-5 MIN</p> <p>HINJEWADI IT PARK 12-15 MIN</p> <p>WAKAD - 10 MIN</p> <p>EASY ACCESS TO BANER CORRIDOR.</p>	3	AMENITY AREA: 79,000 SQ.FT.	<p>VARMA CORP</p> <p>12+ YEARS OF REAL ESTATE DEVELOPMENT EXPERTISE IN WEST PUNE</p> <p>8+ LANDMARK RESIDENTIAL PROJECTS COMPLETED</p> <p>3,000+ HAPPY CLIENTS SERVED</p> <p>POSITIONED AS A LUXURY-FOCUSED DEVELOPER IN PCMC AND WESTERN CORRIDORS</p>

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
KOLTE PATIL LIFE REPUBLIC SECTOR R22 ATMOS	<p>INTERNAL TOWNSHIP ACCESS</p> <hr/> <p>EXPRESSWAY - 5 MIN</p> <hr/> <p>HINJEWADI IT PARK 12-15 MIN</p> <hr/> <p>SEAMLESS INTERNAL CONNECTIVITY.</p>	2	40+ PREMIUM AMENITIES	<p>KOLTE-PATIL DEVELOPERS LTD.</p> <hr/> <p>30+ YEARS OF EXPERIENCE</p> <hr/> <p>64+ RESIDENTIAL, COMMERCIAL & IT PARK PROJECTS</p> <hr/> <p>28 MILLION SQ. FT. OF DEVELOPED SALEABLE AREA</p> <hr/> <p>ACROSS 3 CITIES PUNE, MUMBAI & BENGALURU</p> <hr/> <p>CRISIL AA-/STABLE CREDIT RATING</p>
AISHWARYAM F PREMIUM	<p>EXPRESSWAY - 3-4 MIN</p> <hr/> <p>HINJEWADI IT PARK 10-12 MIN</p> <hr/> <p>WAKAD - 8-10 MIN</p> <hr/> <p>STRONG DAILY COMMUTE CONNECTIVITY.</p>	5	50+ AMENITIES	<p>AISHWARYAM GROUP</p> <hr/> <p>EXPERIENCE: SINCE 2008 (17 YRS).</p> <hr/> <p>50+ PROJECTS</p> <hr/> <p>6 MILLION SQ. FT. OF DEVELOPMENT</p> <hr/> <p>7,500+ HOMES SOLD</p> <hr/> <p>300+ COMMERCIAL UNITS SOLD</p>
ANIKA PICCADILLY PHASE 3	<p>EXPRESSWAY - 4-5 MIN</p> <hr/> <p>HINJEWADI IT PARK 12-15 MIN</p> <hr/> <p>WAKAD - 10 MIN</p> <hr/> <p>ACCESS TO KEY LIFESTYLE HUBS.</p>	3	40+ AMENITIES	<p>ARUN SHETH & CO REAL ESTATE AND CONSTRUCTION FIRM ACTIVE SINCE 1981</p> <hr/> <p>FOUR DECADES OF EXPERIENCE DELIVERING PROJECTS ACROSS PUNE</p> <hr/> <p>18+ PROJECTS CREDITED TO THE GROUP</p>
HS PRIVITUDE	<p>EXPRESSWAY - 4-5 MIN</p> <hr/> <p>HINJEWADI IT PARK 12-15 MIN</p> <hr/> <p>WAKAD - 10 MIN</p> <hr/> <p>CONNECTED VIA INTERNAL ARTERIAL ROADS.</p>	3	19 AMENITIES	HS ASSOCIATES

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
TAYAL K SHIRE	<p>EXPRESSWAY - 3-4 MIN</p> <p>HINJEWADI IT PARK 10-12 MIN</p> <p>WAKAD - 10 MIN</p> <p>BALEWADI HIGH STREET - 15 MIN.</p>	5	20+ Premium Amenities	<p>TAYAL CORP</p> <p>12+ Years of Experience</p> <p>3.5 Million Sq. Ft. of Land Area Developed</p> <p>8.1 Million Sq. Ft. Ongoing Development</p> <p>12+ Landmark Projects Delivered</p>
GARVE AKSHARA GRANDEUR	<p>EXPRESSWAY - 4-5 MIN</p> <p>HINJEWADI IT PARK 12-15 MIN</p> <p>WAKAD - 10 MIN</p> <p>AKURDI RAILWAY STATION - 15 MIN.</p>	3	40+ Amenities	<p>GARVE GROUP</p> <p>10+ Years' Developer Legacy</p> <p>6.5L+ Sq.Ft Developed</p> <p>9L+ Sq.Ft Ongoing Development</p> <p>15L+ Sq.Ft Proposed Development</p> <p>500+ Happy Families</p> <p>5+ Completed Projects</p>
GURUDATTA RUDRAKSH VANTAGE	<p>EXPRESSWAY - 4-5 MIN</p> <p>HINJEWADI IT PARK 12-15 MIN</p> <p>WAKAD - 10 MIN</p> <p>EVERYDAY AMENITIES WITHIN SHORT DRIVE.</p>	3	30+ Amenities	GURUDATTA DEVELOPERS
PARAS RAHUL DOWNTOWN	<p>EXPRESSWAY- 3-5 MIN</p> <p>HINJEWADI IT PARK 10-12 MIN</p> <p>WAKAD - 8-10 MIN</p> <p>Good Access to Retail Corridors.</p>	5	25+ Amenities	PARAS MULTISPACE LLP
PHARANDE KAIROSA CLUSTER	<p>EXPRESSWAY - 3-5 MIN</p> <p>HINJEWADI IT PARK 12-15 MIN</p> <p>WAKAD - 10 MIN</p> <p>Connectivity toward Baner-Balewadi.</p>	3	30+ Amenities	<p>PHARANDE SPACES</p> <p>30-Year Legacy</p> <p>12+ Million Sq.Ft. Developed</p> <p>5000+ Happy Families</p>

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
41 ZILLENIA PHASE 2	EXPRESSWAY - 4-5 MIN HINJEWADI IT PARK 12-15 MIN WAKAD - 10 MIN ACCESS TO SCHOOLS, HOSPITALS & RETAIL	3	41+ LIFESTYLE AMENITIES	KRISALA DEVELOPERS 13+ YEARS OF EXPERIENCE 16+ PROJECTS DELIVERED 2M+ SQ. FT. AREA DEVELOPED 6M+ SQ. FT. AREA UNDER DEVELOPMENT 5200+ HAPPY FAMILIES

Insights

- ▀ **Kolte Patil Life Republic** sectors benefit from township-scale planning, internal social infrastructure, and strong long-term brand credibility.
- ▀ **Infinity Evana** stands out for amenity scale, with one of the largest declared amenity footprints among Punawale projects.
- ▀ **Basil Maximus** and **Anika Piccadilly Phase 3** position themselves as lifestyle-heavy developments with 50+ amenities supporting premium pricing.
- ▀ Mid-scale developers such as **Legacy Lifespaces**, **Pharande Spaces**, and **Garve Group** rely on a balance of connectivity, amenity stacking, and execution track record to remain competitive within the locality.





Ravet





Ravet

PROJECT SCALE AND DENSITY



Ravet shows a **balanced spread of project sizes**, with fewer extreme township formats and a stronger concentration of mid-sized developments. Density varies sharply across the locality and directly influences lift load, open-space pressure, and how shared areas function once the project reaches full occupancy.

Lower-density projects such as Arun Sanctum and Gini Vivante point to more breathing room per acre, which generally translates into calmer circulation and less stress on common infrastructure. Compact parcels like Glorious Tathastu and Giritirtha Solasta operate at very high densities, where thoughtful internal planning becomes critical to preserve daily comfort. Projects in the mid-density range, including Kolte Patil Little Earth, Hapse Park West, and Royal Park (Kivale), typically offer a more even balance between scale and livability when execution is consistent.

PROJECT NAME	SIZE (AREA IN ACRE)	NO OF UNITS	DENSITY (UNITS / ACRE)
MOHISHA THE SKYLARK	3.6	780	216
KOLTE PATIL LITTLE EARTH	25	3300	132
GINI VIVANTE	17.5	1440	82
THE RISING (KIVALE)	5	616	123
SANTIAGO SKYTOWN	0.89	150	168
ACE ASTER	1.48	324	218
SHRI OM MANGALAM PATH			
ARUN SANCTUM	3	208	69
DOLPHIN PALMS	1.5	260	173
GOVIND SHREE GANESH GRACIA	0.87	132	151
KIWALE NAVYAM	2.28	544	238
KRISHNA THE MIRACLE	0.91		
LEGACY AQUA LIFE	1.5	156	104
ROHAN SILVER GRACIA	5	576	115
ADITYA VIVAAZ	3.5	528	150
GIRITIRTHA SOLASTA	2	480	240
JHAMTANI ACE ATMOSPHERE	2.5	462	184
LS MEHETRE LAXMI EMPIRE	2.5	384	153
ROYAL PARK (KIVALE)	1.5	192	128
PREET SHIVAM RESIDENCY	1.74	252	144
HAPSE PARK WEST	2.5	330	132

PROJECT NAME	SIZE (AREA IN ACRE)	NO OF UNITS	DENSITY (UNITS / ACRE)
GLORIOUS TATHASTU	0.22	56	254
TATVAM V UPTOWN	4.5	820	182
MALHAR MAGNUS EVOQ	1.16	216	186
MARUTI 7 VERVE	1	112	112
SHALIGRAM SKY	4	720	180
VELLKIN BASIL FLORA	2	378	189

Insights

- ◀ **Arun Sanctum** and **Gini Vivante** sit at the lower-density end, supported by larger land parcels relative to unit count.
- ◀ **Glorious Tathastu** records the highest density in this set, followed by Giritirtha Solasta and Kiwale Navyam, placing greater emphasis on internal planning quality.
- ◀ **High-density projects** such as Mohisha The Skylark, Ace Aster, and Malhar Magnus EVOQ rely heavily on lift design, lobby sizing, and usable amenity space to sustain comfort.



POSSESSION, HOME SIZE AND PRICE ALIGNMENT



Possession timelines in Ravet now span from ready inventory to projects delivering through 2029, offering buyers flexibility across immediate and future-oriented purchase horizons. With this spread, price-to-size alignment becomes easier to assess, especially since most projects in this set cluster within a fairly narrow 2BHK carpet size band.

Average carpet sizes largely range between the low **700s and just over 800 sq.ft**, keeping comparisons relatively clean. APR, however, varies noticeably even among projects with similar possession timelines, reinforcing the need to assess pricing alongside density, amenity depth, and developer standing rather than in isolation.



PROJECT NAME	POSSESSION DATE	AVG CARPET SIZE	AVERAGE OF APR
MOHISHA THE SKYLARK	30/06/2027	647-847	₹ 5416
KOLTE PATIL LITTLE EARTH	2026,27,28,29	681-714	₹ 5727
GINI VIVANTE	2026,27,28	681-815	₹ 6000
THE RISING (KIVALE)	2027 AND 2028	723-788	₹ 5489
SANTIAGO SKYTOWN	30/06/2027	728-806	₹ 4707
ACE ASTER	31/03/2029	767-786	₹ 5364
SHRI OM MANGALAM PATH	30/06/2027	736-754	₹ 4970
ARUN SANCTUM	31/12/2028	793-793	₹ 6160
DOLPHIN PALMS	31/03/2027	717-818	₹ 5504
GOVIND SHREE GANESH GRACIA	31/12/2027	758-775	₹ 4567
KIWALE NAVYAM	31/12/2029	753-756	₹ 5952
KRISHNA THE MIRACLE	15/11/2026	774-774	₹ 4694
LEGACY AQUA LIFE	AUG 2026, JUN 2027	775-792	₹ 6040
ROHAN SILVER GRACIA	31/08/2024	751-807	₹ 6371
ADITYA VIVAAZ	31/12/2028	730-805	₹ 6855
GIRITIRTHA SOLASTA	2025, 2026	805-829	₹ 5592
JHAMTANI ACE ATMOSPHERE	29/09/2028	799-847	₹ 6648
LS MEHETRE LAXMI EMPIRE	31/12/2026	725-777	₹ 6183
ROYAL PARK (KIVALE)	30/04/2026	771-839	₹ 5840

Project Name	Possession Date	Avg Carpet Size	Average of APR
Preet Shivam Residency	31/05/2027	759-836	₹ 5895
Hapse Park West	31/12/2028	764-797	₹ 5966
Glorious Tathastu	31/12/2025	647-798	₹ 5568
Tatvam V Uptown	30/06/2026	762-762	₹ 4669
Malhar Magnus EVOQ	31/12/2028	728-750	₹ 4489
Maruti 7 Verve	31/12/2028	745-795	₹ 6075
Shaligram Sky	30/08/2026	702-809	₹ 5549
Vellkin Basil Flora	30/08/2026	797-797	₹ 5185

Insights

- **Rohan Silver Gracia** stands out as ready inventory, while Glorious Tathastu anchors the early possession cluster.
- Projects such as **Giritirtha Solasta, Aditya Vivaaz, Legacy Aqua Life**, and Vellkin Basil Flora offer larger average home sizes within this dataset.
- Higher APR positioning is seen in **Aditya Vivaaz, Jhamtani Ace Atmosphere**, and **Rohan Silver Gracia**, where pricing expects support from location clarity, brand strength, or amenity scale.
- More value-oriented APRs appear in Malhar Magnus EVOQ, Govind Shree **Ganesh Gracia, Tatvam V Uptown**, and **Santiago Skytown**, making execution quality a key evaluation factor.



LOCATION, AMENITIES AND DEVELOPER CONFIDENCE



Ravet's location narrative is broadly consistent across projects, anchored around expressway access, NH-48 connectivity, and linkages toward Hinjawadi and Wakad. Since external connectivity advantages are largely shared, meaningful differentiation within the micro-market shifts inward to amenity depth and developer credibility.

Amenity offerings range from compact stacks suited to mid-density developments to lifestyle-heavy formats featuring 50-plus and even 100-plus amenities. In parallel, developer profiles vary widely, making track record, delivery history, and information transparency important confidence markers during shortlisting.

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
MOHISHA THE SKYLARK	<p>2 MIN TO MUMBAI-PUNE EXPRESSWAY</p> <p>NEAR HIGHWAY ACCESS & LOCAL BUS TRANSIT</p> <p>SCHOOLS/HOSPITALS WITHIN 2-4 KM RADIUS (CITY PRIDE SCHOOL 2.4 KM).</p> <p>(99ACRES)</p>	5		MOHISHA REALTORS LLP
KOLTE PATIL LITTLE EARTH	NO INFORMATION	2	50+ LIFESTYLE AMENITIES 5 CLUBHOUSES	<p>KOLTE-PATIL DEVELOPERS LTD.</p> <p>30+ YEARS OF EXPERIENCE</p> <p>64+ RESIDENTIAL, COMMERCIAL & IT PARK PROJECTS</p> <p>28 MILLION SQ. FT. OF DEVELOPED SALEABLE AREA</p> <p>ACROSS 3 CITIES PUNE, MUMBAI & BENGALURU</p> <p>CRISIL AA-/STABLE CREDIT RATING</p>
GINI VIVANTE	<p>LOCATED IN KIWALE CORRIDOR</p> <p>CLOSE ACCESS TO MUMBAI-PUNE EXPRESSWAY AND INTERNAL ARTERIAL ROADS TOWARD HINJEWADI & BANER</p> <p>TYPICAL KIWALE EXPRESSWAY PROXIMITY. (99ACRES)</p>	2	35+ PREMIUM AMENITIES	<p>GINI CONSTRUCTIONS</p> <p>20+ YEARS OF REAL ESTATE EXPERIENCE</p> <p>1 MILLION SQ. FT. DELIVERED ACROSS PROJECTS</p> <p>2500+ HAPPY FAMILIES</p> <p>PRESENCE IN 3 CITIES MUMBAI, PUNE & AHMEDABAD</p>
THE RISING (KIVALE)	<p>NEAR MUKAI CHOWK ADARSH NAGAR</p> <p>(AS STATED IN PROJECT INFO). (THE RISING SANIKET)</p>	3	NO INFORMATION	<p>SANIKET BUILDERS</p> <p>15+ YEARS OF EXPERIENCE</p> <p>14+ COMPLETED PROJECTS</p> <p>4+ ONGOING PROJECTS</p> <p>10+ UPCOMING PROJECTS</p>

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
SANTIAGO SKYTOWN	<p>Access via Expressway & local arterial network</p> <p>Bus stops and neighborhood amenities in 5-10 min</p> <p>Connectivity toward Hinjewadi/Wakad corridors typical of area.*</p>	4	20+ Amenities	<p>SANTIAGO REALTY</p> <p>20+ years of trust</p> <p>1.5M Sq. Ft. delivered</p> <p>3.3M Sq. Ft. ongoing</p>
ACE ASTER	<p>Close to major roads linking to Expressway</p> <p>Easy local transit towards Hinjewadi Wakad</p> <p>Schools & hospitals reachable within short drives.*</p>	3	40+ Amenities	<p>JHAMTANI GROUP</p> <p>40+ years of legacy</p> <p>11K+ happy faces</p> <p>10 ongoing projects</p> <p>2.6M+ Sq. Ft. delivered</p> <p>5M+ Sq. Ft. in pipeline</p> <p>17 completed projects</p> <p>3M+ Sq. Ft. under construction</p>
SHRI OM MANGALAM PATH	<p>Linked via Ravet Road to Expressway junctions</p> <p>Bus connections to major nodes</p> <p>Local schools, clinics in short distance.*</p>	2	20+ Amenities	<p>ARUN DEVELOPERS</p> <p>Over 30 years of expertise.</p> <p>2500+ families served.</p> <p>20+ completed projects.</p> <p>2.5M+ Sq ft area developed.</p>
KRISHNA THE MIRACLE	<p>Immediate arterial routes to Expressway</p> <p>Bus stops and neighborhood market connectivity within short drives.*</p>	2	9+ Amenities	
ARUN SANCTUM	<p>Linked via Ravet Road to Expressway junctions</p> <p>Bus connections to major nodes</p> <p>Local schools, clinics in short distance.*</p>	4	20+ Amenities	<p>ARUN DEVELOPERS</p> <p>Over 30 years of expertise.</p> <p>2500+ families served.</p> <p>20+ completed projects.</p> <p>2.5M+ Sq ft area developed.</p>

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
GOVIND SHREE GANESH GRACIA	KIWALE CONDUIT ROADS TO EXPRESSWAY & ADJACENT SUBURBS LOCALIZED BUS CONNECTIVITY TYPICAL AREA TRANSIT.*	2	NO INFORMATION	GOBIND BUILDERS SINCE 2010
KIWALE NAVYAM	ARTERIAL ACCESS TO EXPRESSWAY AND KEY INTERNAL ROADS LOCAL TRANSPORT TO NEARBY EDUCATIONAL & RETAIL HUBS.*	2	30+ AMENITIES	<p>GIRITIRTHA ASSOCIATES</p> <p>NAVYAM IS A JOINT CREATION OF NM CORP, AASHIRWAD HOMES, KRISHNA RAMA PROPERTIES, AND SUCCESS INFRA.</p> <p>10+ YEARS OF REAL ESTATE EXPERTISE</p> <p>17+ PROJECTS</p> <p>5+ ONGOING PROJECTS</p> <p>12+ COMPLETED PROJECTS</p> <p>10 LACS SQ.FT. ONGOING CONSTRUCTION</p> <p>19.6 LACS SQ.FT. CONSTRUCTION DELIVERED</p> <p>3000+ HAPPY FAMILIES</p>
DOLPHIN PALMS	ACCESS TO EXPRESSWAY VIA RAVET/KIWALE CONNECTORS NEARBY PRIMARY SCHOOLS & HEALTHCARE APPROX 2-4 KM FREQUENT BUS ROUTES.*	3	50+ AMENITIES	<p>DOLPHIN GROUP</p> <p>ESTABLISHED IN 2005.</p> <p>20+ YEARS OF DELIVERY.</p> <p>2M+ SQ FT DELIVERED ACROSS RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROJECTS IN PUNE AND PCMC.</p>
LEGACY AQUA LIFE	LINKED VIA MAIN ROAD & FEEDER CONNECTORS TO EXPRESSWAY EASY ROUTES TO IT HUBS LOCAL TRANSIT AVAILABLE.*	2		<p>LEGACY LIFESPACES</p> <p>30+ PROJECTS DELIVERED ACROSS PUNE</p> <p>18 YEARS OF EXPERTISE</p> <p>8 MILLION SQ. FT. DELIVERED</p> <p>5,000+ HAPPY FAMILIES</p>

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
ROHAN SILVER GRACIA	<p>ROAD LINKS TOWARD EXPRESSWAY</p> <p>SCHOOL & RETAIL WITHIN SHORT TRAVEL DISTANCES</p> <p>BUSES/AUTO ROUTES COMMON IN AREA.*</p>	4	15+ AMENITIES	
ADITYA VIVAAZ	<p>CONNECTIVITY TO EXPRESSWAY VIA INTERNAL ROAD NETWORK</p> <p>PROXIMITY TO LOCAL AMENITIES</p> <p>PUBLIC TRANSITS AVAILABLE.*</p>	3	31+ AMENITIES	ADITYA BUILDERS SINCE 1979 OVER 4 DECADES OF EXPERIENCE 10,000+ JOYFUL FAMILIES.
GIRITIRTHA SOLASTA	<p>MAIN ROAD ACCESS TO EXPRESSWAY</p> <p>BUS ROUTE CONNECTIVITY</p> <p>PROXIMATE CLINICS & SHOPS IN SHORT DISTANCES.*</p>	3		GIRITIRTHA ASSOCIATES
JHAMTANI ACE ATMOSPHERE	<p>CLOSE FEEDER ROAD ACCESS TO EXPRESSWAY</p> <p>BUSES/AUTO TO LOCAL NEIGHBORHOODS</p> <p>SCHOOLS & SERVICES REACHABLE.*</p>	4	52+ AMENITIES	JHAMTANI GROUP 40+ YEARS OF LEGACY 11K+ HAPPY FACES 10 ONGOING PROJECTS 2.6M+ SQ. FT. DELIVERED 5M+ SQ. FT. IN PIPELINE 17 COMPLETED PROJECTS 3M+ SQ. FT. UNDER CONSTRUCTION
LS MEHETRE LAXMI EMPIRE	<p>CONNECTED VIA PRINCIPAL ROAD NETWORK TO EXPRESSWAY</p> <p>REGULAR LOCAL TRANSPORTATION AVAILABLE.*</p>	3		L. S. MEHETRE PROMOTERS & BUILDERS 28 YEARS

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
ROYAL PARK (KIVALE)	<p>QUICK ACCESS TO EXPRESSWAY</p> <hr/> <p>INTERNAL ROADS TOWARD HINJEWADI & NEIGHBORING HUBS</p> <hr/> <p>LOCAL TRANSIT LINKS.*</p>	3		MOHISHA REALTORS LLP
PREET SHIVAM RESIDENCY	<p>ROAD CONNECTIONS TO EXPRESSWAY</p> <hr/> <p>BUS ROUTES TO NEARBY COMMERCIAL & EDUCATIONAL HUBS</p> <hr/> <p>TYPICAL AREA ACCESSIBILITY.*</p>	3		
HAPSE PARK WEST	<p>EXPRESSWAY ACCESSIBILITY VIA KIWALE ROADS</p> <hr/> <p>LOCAL BUSES, SCHOOL HOSPITAL PROXIMITY.*</p>	2	40+ AMENITIES	HAPSE SPACES
GLORIOUS TATHASTU	<p>CONNECTED TO MAIN ROADS FEEDING EXPRESSWAY</p> <hr/> <p>BUS SERVICES & LOCAL ID AMENITIES ACCESSIBLE.*</p>	2	21+ AMENITIES	GLORIOUS BUILDCON (GLORIOUS CONSTRUCTION) <hr/> 1100 HAPPY FAMILIES <hr/> 10 YEARS OF EXPERIENCE <hr/> 8 COMPLETED PROJECTS
TATVAM V UPTOWN	<p>INTERNAL CONNECTIVITY TO EXPRESSWAY & KEY EMPLOYMENT CORRIDORS</p> <hr/> <p>LOCAL PUBLIC TRANSPORT AVAILABLE.*</p>	2	40+ AMENITIES	TATVAM CONSTRUCTIONS <hr/> SINCE 2007 <hr/> 14+ COMPLETED PROJECTS
MALHAR MAGNUS EVOQ	<p>EXPRESSWAY ACCESS VIA ARTERIAL ROADS</p> <hr/> <p>TYPICAL KIWALE TRANSIT & NEIGHBORHOOD CONNECTIVITY.*</p>	2		MALHAR ASSOCIATES

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
MARUTI 7 VERVE	STANDARD EXPRESSWAY LINKAGE BUSES TO RETAIL EDUCATION HUBS SHORT DRIVES TO SERVICES.*	2		MOHISHA REALTORS LLP
PREET SHIVAM RESIDENCY	ROAD CONNECTIONS TO EXPRESSWAY BUS ROUTES TO NEARBY COMMERCIAL & EDUCATIONAL HUBS TYPICAL AREA ACCESSIBILITY.*	2		THE MARUTI GROUP SINCE 1987 2.0+ MILLION SQ.FT. DEVELOPED 5,000+ CLIENTS.
SHALIGRAM SKY	ROAD CONNECTORS TO EXPRESSWAY BUS AND SHARED TRANSPORT TO KEY NODES.*	3		SHALIGRAM BUILDCON OVER 18 YEARS OF EXPERIENCE
VELLKN BASIL FLORA	2 MIN TO MUMBAI PUNE EXPRESSWAY CLOSE TO DEHU ROAD RAILWAY STATION 8 MIN HINJEWADI 15-20 MIN WAKAD/BANER 20-25 MIN. (99ACRES)	3		VELLKN SPACES

Insights

- **Mukai Chowk and expressway-facing access remains the strongest location advantage**, with projects closer to primary junctions and feeder roads offering more predictable commute times toward Hinjawadi, Wakad, and PCMC. These locations tend to age better from a resale and rental standpoint than deeper internal pockets.



- ▼ **Projects positioned closer to NH-48 and expressway ramps benefit from clearer mobility narratives**, while interior Ravet–Kiwale projects rely more on internal road width and last-mile ease rather than headline distance claims.
- ▼ **Location differentiation inside Ravet is marginal rather than dramatic**, which means buyers experience diminishing returns by paying purely for “minutes to expressway” once inside the same micro-belt. Internal planning and execution begin to outweigh small distance differences.
- ▼ **Amenity-heavy projects** such as Gini Vivante, Kolte Patil Little Earth, and Jhamtani Ace Atmosphere compensate for location similarity by strengthening the internal lifestyle proposition, making the project feel more self-contained rather than commute-dependent.
- ▼ **Developer credibility acts as a proxy for location risk**, especially in projects where connectivity claims are generic. Builders with longer delivery histories inspire more confidence that access roads, services, and promised infrastructure will mature as projected.





Tathawade





Tathawade

PROJECT SCALE AND DENSITY



Tathawade shows the sharpest contrast between low-density, large-parcel developments and compact, high-rise formats.

Density varies widely, which directly influences perceived openness, privacy, and common-area load once projects are fully occupied.

Lower-density projects like Divya Austin Yana and Rohan Harita indicate a more open living environment driven by larger land parcels. On the other end, high-density formats such as Harvishva Skyfinia, Pebbles Greenfields, and Vardhaman Altezza pack significantly more units per acre, making internal planning and amenity distribution more important for daily comfort.

PROJECT NAME	SIZE (AREA IN ACRE)	NO OF UNITS	DENSITY (UNITS / ACRE)
ROHAN HARITA	8.5	499	59
ITREND VESTA	3	432	144
MERIDIAN SQUARE	0.74	132	178
RENUKA PANCH TATTVA	4.5	901	200
MAHINDRA HAPPINEST TATHAWADE	7	924	132
PRITHVI PARADISE	2	204	102
LINUX IOS PRIME	5.5	432	79
NIRMAN SERENOPOLIS	1	144	144
33 CENTRAL AVENUE	2.5	504	202
RAVIMA NEWTON HOMES TATHAWADE	2.5	384	154
DIVYA AUSTIN YANA	15	637	42
ORIANA WORLD	5	750	150
ROSHAN SILVER METEOR	6	673	112
GRAND EXOTICA	2.5	384	154
KOHINOOR SAPPHIRE	3	640	213
ALANKAR BAGAL AUDUMBAR GREEN			-
VARDHAMAN ALTEZZA	1.85	420	227
KRISALA 41 LUXOVERT	3.7	720	195
GAWADE GALORE	1	160	160
HARVISHVA SKYFINIA	6	1920	320

PROJECT NAME	SIZE (AREA IN ACRE)	NO OF UNITS	DENSITY (UNITS / ACRE)
GURU BVM FLORA	0.21	30	143
EH TOWERS	1.11	196	177
MERLIN ELEMENTA	2.7	312	116
PEBBLES GREENFIELDS	4.5	1116	248
IMPERIO TOWERS	5.5	1080	196

Insights

- Divya Austin Yana (15 acres, ~42.47 units/acre) and Rohan Harita (8.5 acres, ~58.71 units/acre) sit at the open end of the density spectrum, supporting a more spacious community feel.
- Harvishva Skyfinia (6 acres, 320 units/acre) is the highest-density project in this set, signalling a heavily vertical format with higher shared-space usage.
- Pebbles Greenfields (4.5 acres, ~248 units/acre) and Vardhaman Altezza (1.85 acres, ~227.03 units/acre) also sit in the high-density band.
- Meridian Square reinforces how compact parcels push density upward, even with a smaller unit count.



PROJECT NAME	POSSESSION DATE	AVG CARPET SIZE	AVERAGE OF APR
ROHAN HARITA	12/31/2029	651-817	₹ 9782
ITREND VESTA	4/30/2029	715-756	₹ 9363
MERIDIAN SQUARE	12/31/2028	756	₹ 7272
RENUKA PANCH TATTVA	12/15/2030	733	₹ 9785
MAHINDRA HAPPIEST TATHAWADE	12/31/2027	752-784	₹ 10031
PRITHVI PARADISE	10/31/2027	702	₹ 8541
LINUX IOS PRIME	12/30/2029	779-781	₹ 8573
NIRMAN SERENOPOLIS	12/31/2028	757	₹ 9153
33 CENTRAL AVENUE	12/31/2028	757-779	₹ 9421
RAVIMA NEWTON HOMES TATHAWADE	12/30/2028	752-783	₹ 8777
DIVYA AUSTIN YANA	12/16/2029	651-756	₹ 97147
ORIANA WORLD	12/31/2028	798	₹ 9107
ROSHAN SILVER METEOR	12/31/2028	734	₹ 8304
GRAND EXOTICA	12/31/2026	764-812	₹ 8067
KOHINOOR SAPPHIRE	2/28/2026	750	₹ 9445
ALANKAR BAGAL AUDUMBAR GREEN	4/30/2026	732-794	₹ 6780
VARDHAMAN ALTEZZA	6/30/2028	660	₹ 8758

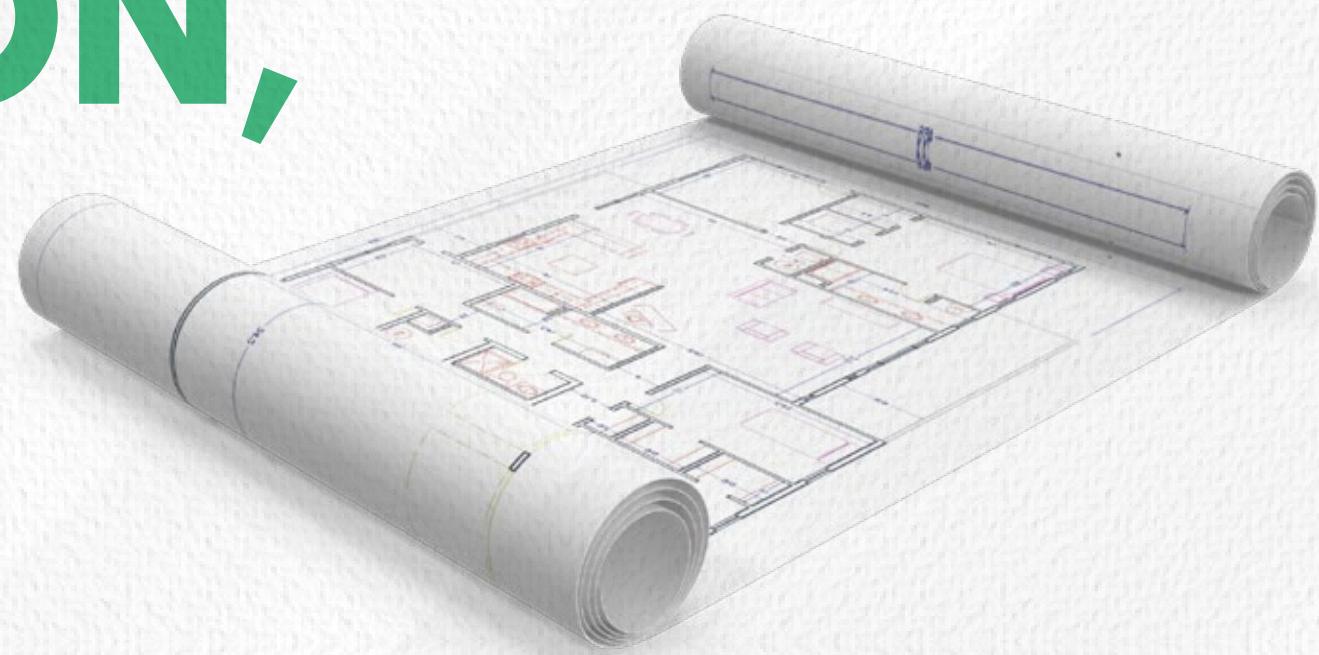
PROJECT NAME	POSSESSION DATE	AVG CARPET SIZE	AVERAGE OF APR
KRISALA 41 LUXOVERT	7/31/2028	739-817	₹ 9725
GAWADE GALORE	3/31/2028	765	₹ 9184
HARVISHVA SKYFINIA	12/31/2030	786	₹ 9337
GURU BVM FLORA	7/31/2025	787	₹ 8884
EH TOWERS	12/30/2028	692	₹ 8847
MERLIN ELEMENTA	12/31/2027	746	₹ 10250
PEBBLES GREENFIELDS	6/30/2027	750-762	₹ 11168
IMPERIO TOWERS	12/31/2031	736	₹ 10363

Insights

- Earlier possession options within the set include **Guru BVM Flora (31/07/2025)**, **Kohinoor Sapphire (28/02/2026)**, Alankar Bagal Audumbar Green (30/04/2026), and Grand Exotica (31/12/2026).
- High APR benchmark: **Pebbles Greenfields (APR ~7977.19)** sits at the top end, requiring strong justification through overall positioning and location confidence
- Premium pricing cluster: **Merlin Elementa (APR ~7321.44)** and **Imperio Towers (APR ~7402.15)** sit in the upper tier, aligning with stronger location ratings and amenity-heavy narratives.
- Long possession horizon flags: **Renuka Panch Tattva (15/12/2030)** and **Harvishva Skyfinia (31/12/2030)** push late, making execution confidence and lifestyle depth especially important.
- Value-sensitive indicator: **Alankar Bagal Audumbar Green (APR 4842.83)** is the lowest APR in the set, paired with a smaller average carpet size, making it a budget-positioned data point within the locality.



POSSESSION, HOME SIZE AND PRICE ALIGNMENT



Tathawade is heavily clustered around later possession years, with many projects scheduled between 2027 and 2030, and a few extending beyond. This places higher importance on carpet efficiency, long-term livability, and whether pricing benchmarks are justified through location rating, developer confidence, or amenity depth.

Average carpet sizes for 2BHKs remain relatively consistent across the locality, commonly sitting in the 720–790 sq.ft range. With size staying fairly stable, APR differences tend to track brand strength, amenity positioning, and location confidence rather than carpet size alone.

LOCATION, AMENITIES AND DEVELOPER CONFIDENCE



Tathawade's value narrative is built on proximity to NH-48, the Katraj–Dehu Bypass corridor, and Hinjawadi-facing connectivity. Since many projects share similar external access claims, the shortlist is best refined through measurable internal differentiators: location rating, amenity scope, and developer track record.

Amenity positioning ranges from compact essential sets in small parcels to highly layered lifestyle ecosystems, including rooftop amenities, co-working infrastructure, and large-format community planning.

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
ROHAN HARITA	<p>HIGHWAY NEAR KATRAJ-DEHU RD BYPASS</p> <p>METRO: NEAR PROPOSED HINJEWADI LINE.</p> <p>LANDMARKS: BHUMKAR CHOWK (~2.3 KM),</p> <p>PHOENIX MALL OF MILLENNIUM (~3.2 KM).</p>	3.5	NO INFORMATION	<p>32 YEARS</p> <p>15M SQ FT DELIVERED</p>
ITREND VESTA	<p>HIGHWAY: 0 MINS FROM MUMBAI-BANGALORE HIGHWAY.</p> <p>METRO: UPCOMING STATION: 5 MINS</p> <p>LANDMARKS: JSPM ENGINEERING COLLEGE</p> <p>PULSE HOSPITAL (1.2 KM).</p>	5	30+ WORLD-CLASS AMENITIES.	1.5M SQ FT DELIVERED
MERIDIAN SQUARE	<p>HIGHWAY: PROXIMITY TO NH-48.</p> <p>METRO: NEAR PROPOSED HINJEWADI LINE.</p> <p>LANDMARKS: PODAR INT'L SCHOOL</p> <p>ELPRO MALL,</p> <p>RAVET PUMPING STATION</p> <p>BUS STOP (4.1 KM).</p>	4.7	NO INFORMATION	<p>20+ YEARS OF EXPERIENCE</p> <p>2M+ SQ. FT. DEVELOPED</p> <p>1500+ HAPPY FAMILIES</p> <p>25+ COMPLETED PROJECTS</p> <p>10+ ONGOING PROJECTS</p>
RENUKA PANCH TATTVA	<p>HIGHWAY: ACCESSIBLE VIA NH-48 AND AUNDH-RAVET BRTS ROAD.</p> <p>METRO: AKURDI RAILWAY STATION (6 KM).</p> <p>LANDMARKS: JSPM,</p> <p>INDIRA COLLEGE,</p> <p>XION MALL.</p>	3.5	40+ LIFESTYLE ROOFTOP AMENITIES.	40+ DELIVERED
MAHINDRA HAPPINEST TATHAWADE	<p>HIGHWAY: CLOSE TO MUMBAI PUNE EXPRESSWAY (NH-48).</p> <p>METRO: AKURDI RAILWAY STATION (UNDER 4 KM).</p> <p>LANDMARKS: GOLDEN CARE HOSPITAL (3.5 KM), VISION ONE MALL (2.4 KM).</p>	4.7	60+ WORLD-CLASS AMENITIES.	<p>9 CITIES IN INDIA</p> <p>49.26M SQ.FT. FOOTPRINT</p>

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
PRITHVI PARADISE	<p>HIGHWAY: LOCATED NEXT TO HOTEL MALHAR, SERVICE ROAD, OFFERING EXCELLENT CONNECTIVITY.</p> <p>METRO: NEAR PROPOSED HINJEWADI LINE.</p> <p>LANDMARKS: HOTEL MALHAR, TOP EDUCATIONAL INSTITUTES NEARBY.</p>	4	40+ AMENITIES	<p>12+ YEARS OF TIMELY DELIVERY</p> <p>10+ PROJECTS COMPLETED</p> <p>1K+ HAPPY CUSTOMERS</p>
LINUX IOS PRIME	<p>HIGHWAY: CLOSE TO NH-48 AND AUNDH RAVET BRITS ROAD.</p> <p>METRO: NEAR UPCOMING METRO LINES.</p> <p>LANDMARKS: INDIRA INSTITUTE OF MANAGEMENT, XION MALL, HINJEWADI IT PARK (PROXIMITY).</p>	4	60+ LUXURY AMENITIES	SINCE 2010
NIRMAN SERENOPOLIS	<p>HIGHWAY: GOOD CONNECTIVITY TO MAJOR ROADS.</p> <p>METRO: NEAR UPCOMING METRO LINES</p> <p>LANDMARKS: NEXT TO SHARAYU TOYOTA (DEALERSHIP).</p>	4	NO INFORMATION	<p>30+ YEARS OF EXPERIENCE</p> <p>25+ PROJECTS COMPLETED</p> <p>6+ MILLION SQ.FT. DEVELOPED</p> <p>3035+ HAPPY FAMILIES</p> <p>8000+ TREES PLANTED</p>
33 CENTRAL AVENUE	<p>HIGHWAY: CLOSE TO KATRAJ DEHU BYPASS (NH-48) WITH 100 FT. ROAD FRONTAGE.</p> <p>METRO: NEAR PROPOSED HINJEWADI LINE.</p> <p>LANDMARKS: AKSHARA INTERNATIONAL SCHOOL (1 MIN), UON IT PARK.</p>	4	30+ AMENITIES	<p>SINCE 2013</p> <p>500+ HAPPY FAMILIES</p> <p>5+ COMPLETED PROJECTS</p> <p>15 L + SQ.FT. PROPOSED DEVELOPMENT</p>
RAVIMA NEWTON HOMES TATHAWADE	<p>HIGHWAY: PROXIMITY TO NH-48.</p> <p>METRO: NEAR PROPOSED HINJEWADI LINE.</p> <p>LANDMARKS: STANDARD CORRIDOR CONNECTIVITY.</p>	3	NO INFORMATION	<p>20+ YEARS LEGACY</p> <p>2,500+ HAPPY FAMILIES</p> <p>2 MILLION SQ. FT. DELIVERED</p> <p>1.3 MILLION SQ. FT. ONGOING</p> <p>7 LOCATIONS</p>

Project Name	Location Details	Location Rating	Total Amenity Area in Sq Ft	Developer Information
Divya Austin Yana	<p>HIGHWAY: 0.5 KM FROM NH-48.</p> <p>METRO: NEAR UPCOMING HINJEWADI LINE.</p> <p>LANDMARKS: PULSE HOSPITAL (0.45 KM), DR. D. Y. PATIL UNITECH ARTS (~0.29 KM)</p>	4	40+ WORLD-CLASS AMENITIES.	19 YEARS OF EXPERIENCE 21L SQ.FT DELIVERED 7 PROMINENT LOCATIONS 2,600 HAPPY CUSTOMERS
Oriana World	<p>HIGHWAY: ENSURES EASY CONNECTIVITY TO KEY CITY DESTINATIONS.</p> <p>METRO: NEAR PROPOSED HINJEWADI LINE.</p> <p>LANDMARKS: PRIME LOCATION WITHIN THE CORRIDOR.</p>	4	50+ PREMIUM LIFESTYLE AMENITIES.	30+ YEARS 450+ FAMILIES
Roshan Silver Meteor	<p>HIGHWAY: PROXIMITY TO NH-48.</p> <p>METRO: NEAR PROPOSED HINJEWADI LINE.</p> <p>LANDMARKS: STANDARD CENTRAL CORRIDOR CONNECTIVITY.</p>	3	NO INFORMATION	15 COMPLETED
Grand Exotica	<p>HIGHWAY: GOOD ACCESS TO MUMBAI PUNE EXPRESSWAY.</p> <p>METRO: NEAR PROPOSED HINJEWADI LINE.</p> <p>LANDMARKS: DEDICATED AMENITY SPACE (13,000 SQ FT) IN THE HEART OF THE AREA.</p>	4	NO INFORMATION	NO INFORMATION
Kohinoor Sapphire	<p>HIGHWAY: DIRECT ACCESS FROM 45M WIDE AUNDH RAVET BRT ROAD.</p> <p>METRO: MUMBAI BANGALORE HIGHWAY (3 KM).</p> <p>LANDMARKS: PULSE MULTISPECIALITY HOSPITAL (0.92 KM).</p>	4.4	NO INFORMATION	41 YEARS OF LEGACY 49 PROJECTS DELIVERED 19+ ONGOING PROJECTS 11M SQ. FT. DELIVERED 17M SQ. FT. IN PROGRESS 20,000+ HAPPY FAMILIES

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
ALANKAR BAGAL AUDUMBAR GREEN	HIGHWAY: CLOSE TO KALEWADI MAIN ROAD AND NH-48. METRO: NEAR PROPOSED HINJEWADI LINE. LANDMARKS: JSPM SCHOOL (0.34 KM), ASHWINI HOSPITAL		NO INFORMATION	NO INFORMATION
VARDHAMAN ALTEZZA	HIGHWAY: PROXIMITY TO NH-48. METRO: NEAR PROPOSED HINJEWADI LINE. LANDMARKS: EXCELLENT CONNECTIVITY TO HINJEWADI IT PARK AND TOP SCHOOLS.	3	38+ PREMIUM LIFESTYLE AMENITIES.	18+ YEARS OF EXPERIENCE 2700+ HAPPY FAMILIES 20 ACRES DEVELOPED
KRISALA 41 LUXOVERT	HIGHWAY: MUMBAI BENGALURU HIGHWAY (1.7KM). METRO: NEAR PROPOSED HINJEWADI LINE. LANDMARKS: PHOENIX MALL OF THE MILLENNIUM (3.7 KM).	4	50+ LIFESTYLE AMENITIES.	13+ YEARS OF EXPERIENCE 5200+ HAPPY FAMILIES 16+ PROJECTS DELIVERED 2.3M+ SQ. FT. AREA DEVELOPED 6.3M+ SQ. FT. AREA UNDER DEVELOPMENT
GAWADE GALORE	HIGHWAY: GOOD ACCESS TO MAJOR CONNECTING ROADS. METRO: NEAR PROPOSED HINJEWADI LINE. LANDMARKS: BLOSSOM PUBLIC SCHOOL (0.51 KM) PODAR INTERNATIONAL SCHOOL (0.87 KM).	4	12 AMENITIES	NO INFORMATION
HARVISHVA SKYFINIA	HIGHWAY: QUICK ACCESS TO MUMBAI PUNE EXPRESSWAY & RAVET BRIDGE. METRO: QUICK ACCESS TO BRTS CORRIDOR. LANDMARKS: CLOSE TO HINJAWADI IT PARK.	4.6	45+ LUXURIOUS AMENITIES.	NO INFORMATION

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
GURU BVM FLORA	HIGHWAY: PROXIMITY TO MAJOR ROADS. METRO: RAVET PUMPING STATION BUS STOP (3.1 KM). LANDMARKS: ELPRO CITY SQUARE MALL, SURYA HOSPITAL.	4.7	4+ AMENITIES.	NO INFORMATION
EH TOWERS	HIGHWAY: STRATEGICALLY LOCATED NEAR MUMBAI PUNE EXPRESSWAY. METRO: NEAR HINJEWADI IT PARK. LANDMARKS: PREMIUM 14-STORY HIGH-RISE.	4	7+ AMENITIES.	NO INFORMATION
MERLIN ELEMENTA	HIGHWAY: MUMBAI PUNE HIGHWAY: 01 MIN. METRO: PROPOSED STATION: 8 MINS LANDMARKS: PODAR INTERNATIONAL SCHOOL (1 MIN), HINJAWADI IT PARK (12 MINS).	5	30+ LIFESTYLE AMENITIES.	40 YEARS EXPERIENCE 150+ PROJECTS DELIVERED 20 MN. SQ. FT. DEVELOPED 10 MN. SQ. FT. UNDER CONSTRUCTION
PEBBLES GREENFIELDS	HIGHWAY: PRIME LOCATION @ DANGE CHOWK WAKAD. METRO: NEAR PROPOSED HINJEWADI LINE. LANDMARKS: ADJACENT TO 300+ ACRES GREEN ZONE, IGBC PRE CERTIFIED GOLD	4.5	NO INFORMATION	28+ YEARS 23+ PROJECTS DELIVERED 9M+ AREA COVERED
IMPERIO TOWERS	HIGHWAY: DIRECTLY ON THE BUSTLING AUNDH-RAVET BRTS ROAD. METRO: RAVET PUMPING STATION BUS STOP (1.2 KM). LANDMARKS: ELPRO INTERNATIONAL SCHOOL, ELPRO CITY SQUARE MALL.	4.7	60+ LUXURIOUS AMENITIES.	SINCE 2010 3LAKH+ SQ.FT. DELIVERED

Insights

- ▼ Location and developer confidence leaders: **Itrend Vesta and Merlin Elementa** sit at the top end on both location rating and developer rating, supported by strong amenity narratives.
- ▼ Open-living proposition: **Divya Austin Yana** combines lower density with strong developer rating, positioning itself as a spacious community-led option.
- ▼ Amenity-heavy positioning: **Imperio Towers (60+ amenities)** and **Mahindra Happinest (60+ amenities)** push a lifestyle-forward proposition where internal experience becomes the key differentiator.
- ▼ Density vs lifestyle trade-off: high-density projects such as **Harvishva Skyfinia and Vardhaman Altezza** rely more heavily on amenity layering and internal planning to sustain comfort.



Master Conclusion

Ravet | Punawale | Tathawade

2BHK Perspective





Across **Ravet, Punawale, and Tathawade**, the **2BHK segment** reveals three distinct living propositions shaped by density, timelines, and internal project quality.

Punawale offers the widest spread in project formats.

Buyers here choose between township-scale developments with long-term horizons and compact high-density projects positioned for faster decision-making. Density and possession timelines play the biggest role in separating value from perception.

Ravet presents the most balanced profile. Project sizes are more evenly distributed, possession timelines are tighter, and average carpet sizes tend to be larger. This makes Ravet a market where price alignment with usable space becomes especially important.

Tathawade shows the sharpest contrast. Large land parcels with low density coexist alongside highly vertical developments. Possession timelines skew later, which shifts buyer focus toward layout efficiency, amenity depth, and developer confidence rather than immediacy.

Across all three localities, the strongest 2BHK decisions come from reading density and possession together, validating price against actual carpet size, and using developer credibility and amenity planning as final decision filters.

Need help
shortlisting the right 2BHK?
Get a free consultation
today.

Speak to a BeyondWalls property expert for a personalised comparison based on your budget, timeline, and lifestyle priorities.



DISCLAIMER

This report is prepared for informational and comparative purposes only. All project details including pricing benchmarks, possession timelines, layouts, amenities, location descriptions, and developer information are based on data available at the time of compilation from public sources or developer-provided inputs.

Buyers are advised to independently verify all project details, approvals, and timelines with the developer and through official authorities including MahaRERA before making a purchase decision.