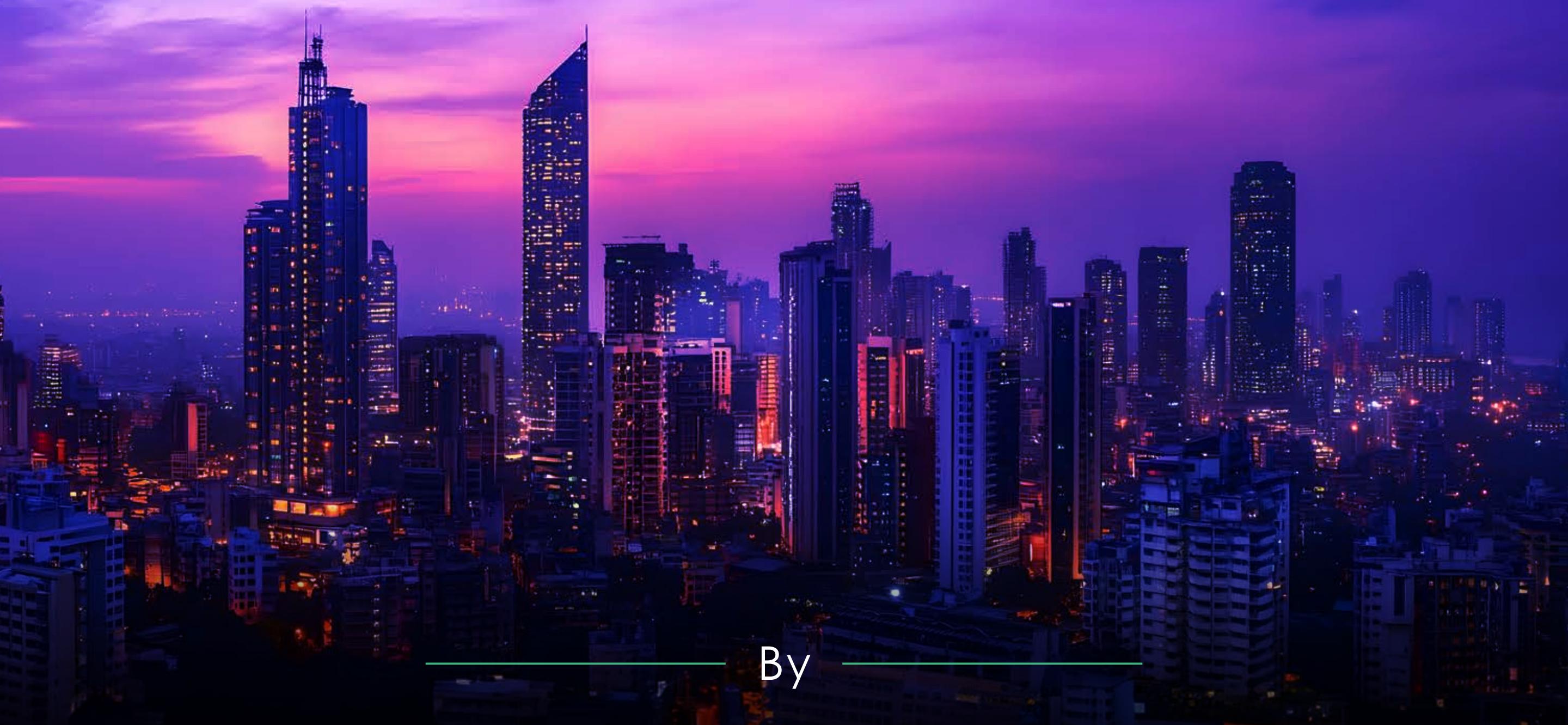


PCMC

A COMPARATIVE
3 BHK
INTELLIGENCE REPORT
FOR HOMEBUYERS



By

 **BeyondWalls®**

Who WE ARE

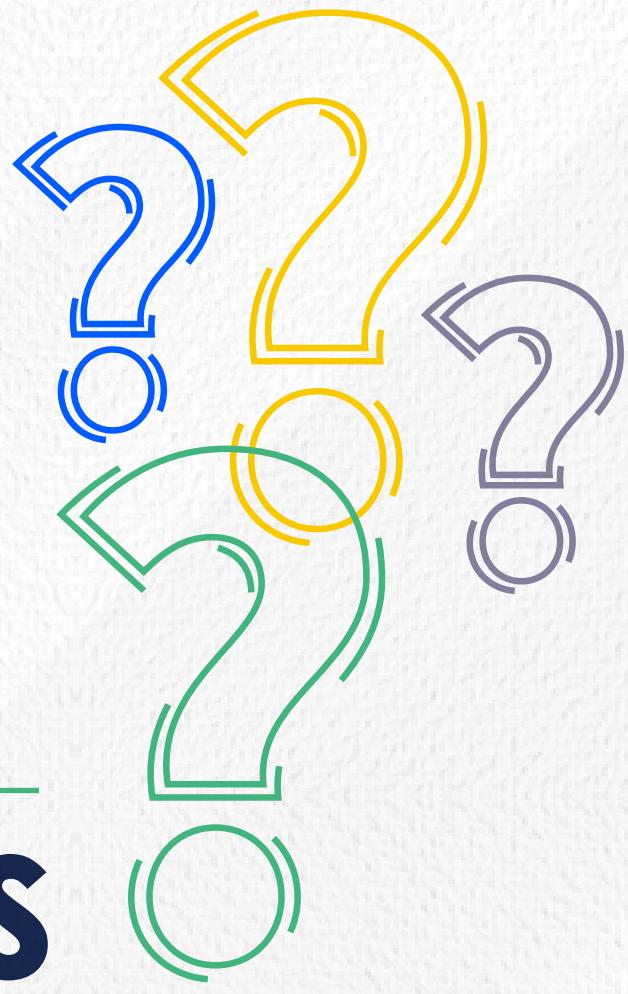


BeyondWalls is a **real estate intelligence platform** built to simplify homebuying decisions through data, structure, and clarity.

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 presents a PCMC-focused snapshot of the residential market by analysing the **most active 3 BHK projects** linked to the PCMC homebuyer consideration set during **July to December 2025**.

Unlike multi-locality formats, this edition treats **PCMC as a single market**, allowing a tighter reading of buyer behaviour, pricing alignment, project scale, and delivery timelines within one geography.

The report is designed to help homebuyers and industry stakeholders understand:

- ◆ **Where recent buyer activity is concentrated** within PCMC
- ◆ **How projects compare on scale, density, pricing, carpet size, and possession** within the same market
- ◆ **What patterns are driving demand** in PCMC's 3 BHK segment during this period

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 (3BHK)

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

AREA & PROPERTIES





PCMC

PROJECT SCALE AND DENSITY

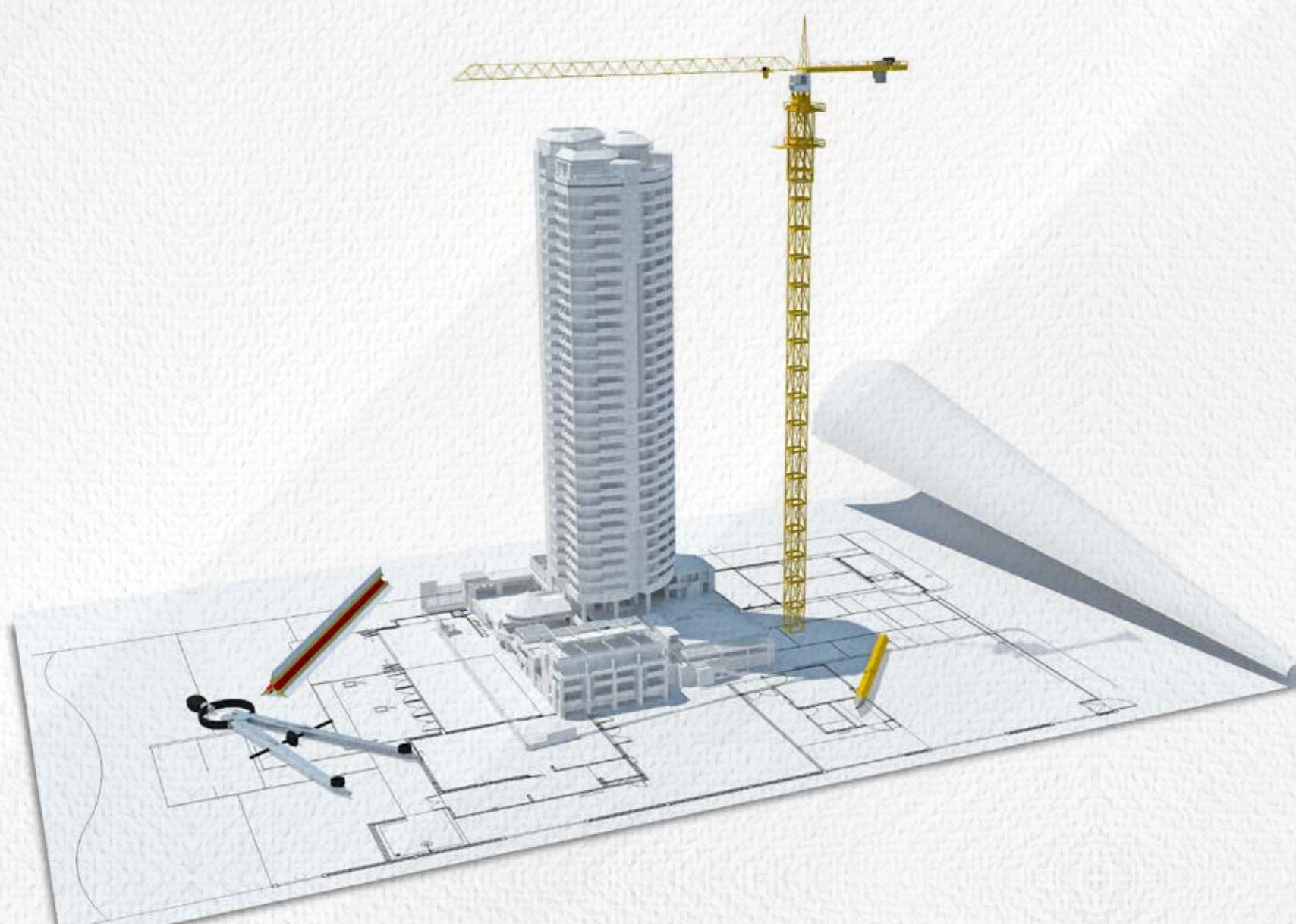


PCMC's 3 BHK supply spans everything from compact parcels inside established pockets to large multi-acre communities on the city's growth edges. In this set, density ranges from ~61 units/acre to ~183 units/acre, which changes how daily living is likely to work once projects are occupied. Higher density often indicates a more vertical format, where lift capacity, circulation, and parking discipline decide comfort. Larger parcels can still run dense if unit volumes are high, so land size alone does not guarantee openness. A big share of projects sit in the ~103 to ~128 units/acre band, where the overall experience depends on planning efficiency rather than density extremes. This range is where many 3 BHK buyers will end up comparing project management quality, internal roads, shared spaces, and how the development handles resident load over time.

PROJECT NAME	SIZE (AREA IN ACRE)	NO OF UNITS	DENSITY (UNITS / ACRE)
YOO PRISTINE	6	770	128
TAYAL ENVOGUE2	7	750	107
P K HILLCREST	1.32	136	103
PARSHWA 24 SUNSHINE VIVA	0.74	84	114
SUKHWANI EMPIRE SQUARE	12	2040	170
GOLDFINGER TAMARA	3.13	336	107
MAHINDRA CITADEL	11.5	1920	167
WAMANBAU 121 PARADISE	3	384	128
NAMRATA AMBERWOOD	3.5	396	113
MANGALAM SHYNI GOLD	1.5	110	72
VISHNU CROWN	3	220	73
SHUBH VEDA	13.5	1020	76
S P B PALAASH AAYUSH	2	240	120
VIKRAM MIDORI TOWER	4.5	824	183
SONIGARA THE MARK	2.07	192	93
SAI LANDMARK (THERGAON)	0.59	36	61
SUKHWANI KINGSLEY	5.35	800	150
RATHOD KRISHNA PRABHA AANGAN	66	0.93	150

Insights

- ◆ **Vikram Midori Tower** sits at the highest density in this set (**~183.11 units/acre**), pointing to a strongly vertical living format where internal circulation and parking efficiency will matter more than land size.
- ◆ **Mahindra Citadel (~166.96) and Sukhwani Empire Square (170)** form a high-density, large-parcel cluster with very high unit volumes (**1,920 and 2,040 units**). Here, comfort depends on internal road planning and how shared spaces manage resident load.
- ◆ **Sai Landmark (Thergaon)** is the lowest-density project in this set (**~61.02 units/acre**), which typically signals a calmer resident concentration, provided internal planning is practical for a small parcel.
- ◆ A large share sits in the **~103 to ~128 units/acre** band (**examples: P K Hillcrest, Tayal Envogue2, Goldfinger Tamara, Namrata Amberwood, Wamanbhau 121 Paradise, Yoo Pristine**). In this band, the living outcome is more driven by layout efficiency than by density extremes.



POSSESSION, HOME SIZE AND PRICE ALIGNMENT



This **3 BHK** set shows a clear split between near-term delivery and long-horizon premium buying. Possession runs from **30/12/2026** to **31/12/2030**, while average carpet sizes range from **973 sq.ft. to 1,300 sq.ft.** APR moves from **5,049** to **8,598**, so value depends on how size and timeline justify the rate. Some projects price aggressively despite later possession, which means the buyer is paying for positioning and confidence more than immediacy. Others deliver earlier at mid APR bands, which can offer clearer value visibility when the carpet size stays strong. The smartest reading here is to spot which projects combine usable space and delivery comfort without pushing into the highest APR band, and which ones ask for a premium based on brand strength, internal planning, or long-term corridor upside.

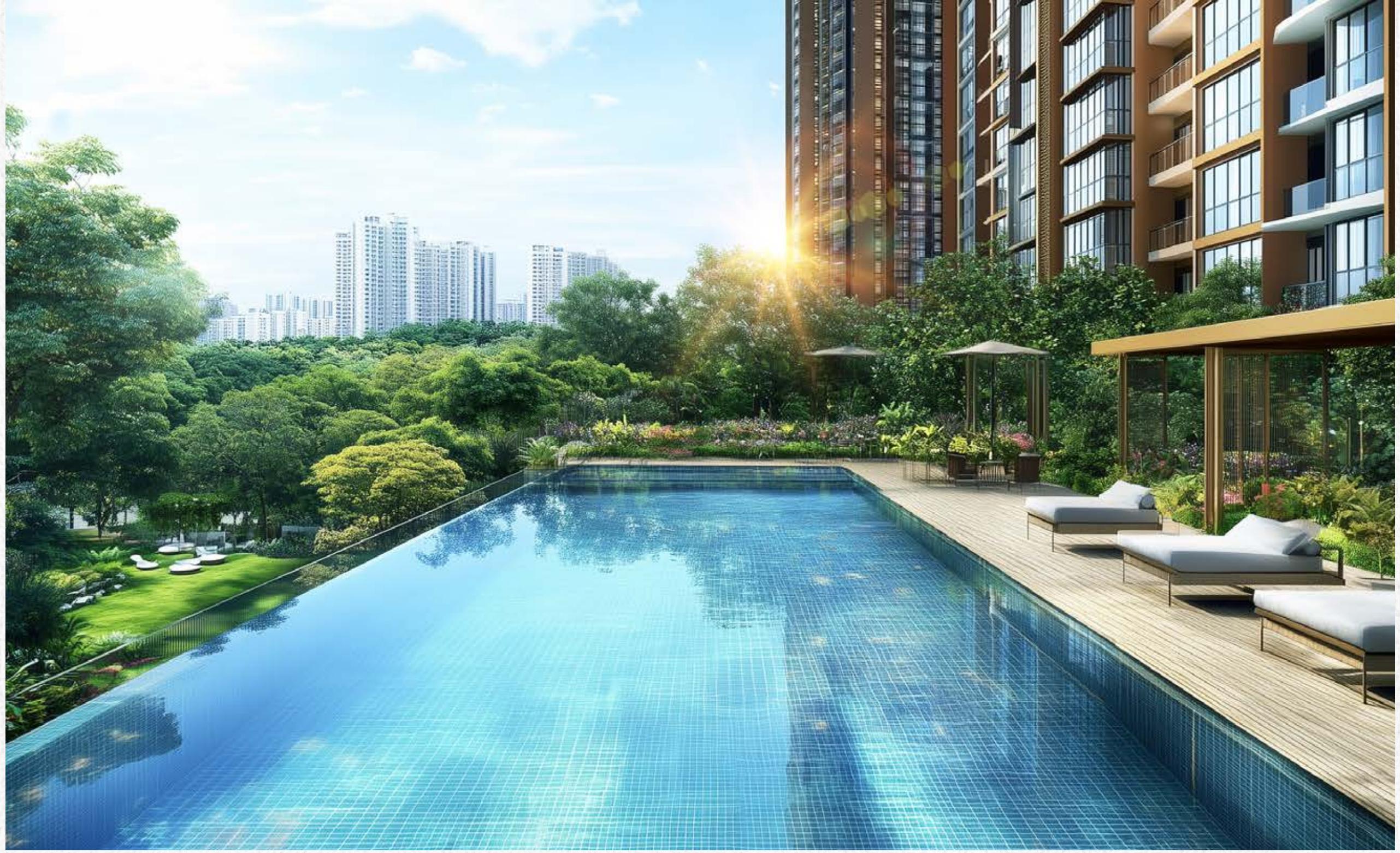
PROJECT NAME	POSSESSION DATE	SMALLEST CARPET SIZE	BIGGEST CARPET SIZE	AVG CARPET SIZE	AVERAGE OF APR
YOO PRISTINE	12/31/2028	1022	1130	1124	₹ 8077
TAYAL ENVOGUE2	12/31/2028	1265	1269	1265	₹ 7858
P K HILLCREST	11/30/2027	1149	1160	1159	₹ 8564
PARSHWA 24 SUNSHINE VIVA	12/31/2026	969	1134	1091	₹ 6986
SUKHWANI EMPIRE SQUARE	12/31/2028	950	1187	1113	₹ 7503
GOLDFINGER TAMARA	12/30/2026	1181	1267	1247	₹ 6764
MAHINDRA CITADEL	6/30/2028	1001	1232	1146	₹ 8598
WAMANBHAU 121 PARADISE	12/31/2027	970	1054	1042	₹ 6221
NAMRATA AMBERWOOD	12/30/2028	1049	1121	1096	₹ 7624
MANGALAM SHYNI GOLD	12/31/2026	970	1102	1064	₹ 5905
VISHNU CROWN	12/31/2028	980	1272	1300	₹ 6966
SHUBH VEDA	12/31/2030	1101	1294	1204	₹ 8310
S P B PALAASH AAYUSH	1/31/2027	903	1110	1033	₹ 7483
VIKRAM MIDORI TOWER	9/30/2027	1154	1157	1155	₹ 7877
SONIGARA THE MARK	12/31/2028	1258	1258	1258	₹ 8052
SAI LANDMARK (THERGAON)	10/8/2028	1111	1169	1134	₹ 5049
SUKHWANI KINGSLEY	12/31/2028	965	976	973	₹ 7202
RATHOD KRISHNA PRABHA AANGAN	11/30/2026	1064	1268	1217	₹ 5167

Insights

- ◆ **Mahindra Citadel** leads pricing at **8,598 APR** with **1,146 sq.ft.** avg carpet and a **30/06/2028** possession. This is a premium rate, so the buyer is paying for execution confidence and project positioning, not just size.
- ◆ **Vishnu Crown** is the largest home-size marker with 1,300 sq.ft. avg carpet at **6,966 APR** and **31/12/2028** possession. This reads as a space-forward option that stays out of the top APR band.
- ◆ **P K Hillcrest** sits in the high-premium cluster at **8,564 APR** despite a **11/30/2027** possession and **1,159 sq.ft. avg carpet**, so the pricing logic is driven by positioning rather than timeline advantage.
- ◆ **Goldfinger Tamara** delivers early (**30/12/2026**) with a strong **1,247 sq.ft.** avg carpet at **6,764 APR**, giving a clearer size-to-timeline alignment without stretching into peak pricing.
- ◆ **Sai Landmark (Thergaon)** is the lowest APR at **5,049** with **1,134 sq.ft.** avg carpet and **08/10/2028** possession. The low rate makes it stand out, but buyers should validate scope and delivery strength before treating it as straightforward value.



LOCATION, AMENITIES AND DEVELOPER CONFIDENCE



In **PCMC's 3 BHK** segment, location advantage is usually decided by access to employment zones, metro connectivity, and established social infrastructure. Many projects reference similar corridors, so the sharper differences come from amenity depth and developer credibility. Amenity positioning varies widely, from 8-amenity basic formats to lifestyle-heavy projects listing over 40 amenities, and even multi-level amenity acreage. Developer information also differs in clarity. Where the developer profile is detailed, buyers can justify higher APRs and longer timelines with greater confidence. Where it is missing or vague, the risk shifts to buyer verification, site progress, and clarity on what is actually committed versus what is implied.

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
YOO PRISTINE	<p>DR. D. Y. PATIL INSTITUT OF TECHNOLOGY – 10 MINS</p> <p>PCET ENGINEERING COLLEGE – 10 MINS</p> <p>AKURDI METRO STATION – 04 MINS</p> <p>PCMC METRO STATION – 09 MINS</p> <p>LOKMANYA HOSPITAL, CHINCHWAD – 03 MINS</p> <p>ADITYA BIRLA MEMORIAL HOSPITAL – 10 MINS</p> <p>ZUDIO – 04 MINS</p> <p>ELPRO CITY SQUARE MALL – 08 MINS</p> <p>CHAKAN MIDC – 08 MINS</p> <p>TALAWADE IT PARK – 18 MINS</p> <p>HINJAWADI IT PARK – 25 MINS</p>		25+ PREMIUM AMENITIES	<p>PRISTINE GROUP</p> <p>40 YEARS OF LEGACY</p> <p>38+ COMPLETED PROJECTS</p> <p>10,000+ SATISFIED FAMILIES</p> <p>25+ LOCATIONS FOOTPRINT</p> <p>22+ MILLION SQ. FT. CONSTRUCTED</p> <p>13 AWARDS</p>
TAYAL ENVogue 2	<p>ELPRO INTERNATIONAL SCHOOL — 06 MINS</p> <p>ORCHIDS – THE INTERNATIONAL SCHOOL — 09 MINS</p> <p>UNIQUE MULTISPECIALITY HOSPITAL — 03 MINS</p> <p>ADITYA BIRLA MEMORIAL HOSPITAL — 08 MINS</p> <p>INOX CARNIVAL CINEMA — 11 MINS</p> <p>VISHAL E SQUARE — 11 MINS</p> <p>ELPRO CITY SQUARE MALL — 08 MINS</p> <p>D MART — 10 MINS</p> <p>METRO AKURDI — 04 MINS</p> <p>METRO PCMC — 09 MINS</p>		24+ PREMIUM AMENITIES	<p>TAYAL CORP</p> <p>YEARS OF OPERATION: 12+ YEARS</p> <p>TOTAL PROJECTS COMPLETED: 10+</p> <p>TOTAL BUILT-UP AREA DELIVERED: 1.6 MILLION SQ. FT.</p> <p>RESIDENTIAL & COMMERCIAL UNITS DELIVERED: 1,000+</p> <p>FAMILIES SERVED: 1,500+</p>

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
P K HILLCREST	AIRPORT - 18 KM PUNE UNIVERSITY — 11.1 KM PUNE STATION — 15 KM NASHIK PHATA - 4.4 KM BHOSARI MIDC - 9 KM SMBP SCHOOL - 1.7 KM ELPRO SCHOOL - 5.6 KM MERCEDES BENZ SCHOOL — 9.6 KM SWAMIJI PALVE UDYAN — 2.1 KM PK SCHOOL - 180 MTR 18 DEGREE MALL - 1.7 KM LOTUS HOSPITAL - 600 MTR MUMBAI-PUNE EXPRESS WAY - 13.3 KM	70% AREA USED FOR AMENITIES 32+ AMENITIES		PK GROUP
PARSHWA 24 SUNSHINE VIVA	MUMBAI BANGALORE HIGHWAY - 5.8 KM KASARWADI RAILWAY STATION - 3.9 KM PUNE INTERNATIONAL AIRPORT - 19 KM METRO STATION KASARWADI - 4 KM SBI BANK - 1 KM PHOENIX MALL OF THE MILLENNIUM - 5 KM ELPRO CITY SQUARE MALL - 5 KM DELHI PUBLIC INT. SCHOOL - 20 MTR LOTUS HOSPITAL - 2.5 KM WELLNESS HOSPITAL - 1.5 KM GOLDS GYM - 3.6 KM			SONIGARA CORP 26 YEARS OF LEGACY 7+ MILLION SQ. FT. DELIVERED 20 COMPLETED PROJECTS 9 ONGOING PROJECTS

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
SUKHWANI EMPIRE SQUARE	<p>HDFC BANK 5 MIN</p> <p>LOKMANYA HOSPITAL 10 MIN</p> <p>DR. D Y PATIL COLLEGE 20 MIN</p> <p>CHINCHWAD RAILWAY STATION 10 MIN</p> <p>CARNIVAL CINEMAS 5 MIN</p>		26+ AMENITIES	<p>SUKHWANI ASSOCIATES</p> <p>45+ YEARS OF EXPERIENCE</p> <p>6+ MILLION SQ. FT. DEVELOPED</p> <p>PRESENCE ACROSS 13 LOCATIONS</p> <p>5K+ APARTMENTS DELIVERED</p>
GOLDFINGER TAMARA	<p>HINJEWADI IT PARK - 7 KMS</p> <p>AUNDH - 6 KMS</p> <p>PUNE UNIVERSITY CIRCLE - 9 KMS</p> <p>DECCAN GYMKHANA - 13 KMS</p> <p>PUNE RAILWAY STATION - 16 KMS</p> <p>ADITYA BIRLA MEMORIAL HOSPITAL - 5 KMS</p> <p>AIRPORT - 20 KMS</p> <p>DAV SCHOOL - 7 KMS</p> <p>PIMPRI STATION - 3.5 KMS</p> <p>KALE WADI PHATA - 1 KM</p>		8 AMENITIES	<p>GOLDFINGER GROUP</p> <p>6+ COMPLETED PROJECTS</p> <p>540 APARTMENTS SOLD</p> <p>4 PROJECTS UNDERWAY</p> <p>30+ YEARS OF EXPERIENCE</p>
MAHINDRA CITADEL	<p>OLD MUMBAI-PUNE HIGHWAY - 0.0 KM</p> <p>PIMPRI RAILWAY STATION - 2.2 KM</p> <p>D. Y. PATIL MEDICAL COLLEGE, HOSPITAL & RESEARCH CENTRE - 2.1 KM</p> <p>D. Y. PATIL INSTITUTE OF TECHNOLOGY - 1.3 KM</p> <p>PVR - 4.1 KM</p> <p>SANT TUKARAM NAGAR METRO STATION - 0.0 KM</p> <p>PIMPRI METRO STATION - 1.6 KM</p> <p>YASHWATRAO CHAVAN MEDICAL HOSPITAL - 2.0 KM</p>			<p>MAHINDRA LIFESPACE DEVELOPERS</p> <p>53 RESIDENTIAL PROJECTS</p> <p>PRESENCE ACROSS 9 CITIES IN INDIA</p> <p>21.14 MSFT OF COMPLETED RESIDENTIAL DEVELOPMENT</p> <p>16.19 MSFT OF ONGOING AND FORTHCOMING RESIDENTIAL DEVELOPMENT</p>

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
WAMANBHAU 121 PARADISE	ADITYA BIRLA MEMORIAL HOSPITAL - 5.3 KM CENTRAL MALL - 2.4 KM A.P.J ABDUL KALAM GARDEN - 1.8 KM			
NAMRATA AMBERWOOD	VIGHNAHARTA HOSPITAL - 3 MINS FORTUNE HOSPITAL - 8 MINS. HELIOS HOSPITAL - 7 MINS PIMPRI RAILWAY STATION - 10 MINS KALEWADI CHOWK FOR BRTS - 08 MINS ELPRO CITY MALL - 10 MINS. SNBP INTERNATIONAL SCHOOL - 08 MINS ELPRO INTERNATIONAL SCHOOL - 10 MINS. DY PATIL INSTITUTE OF TECHNOLOGY - 05 MINS PIMPRI MARKET - 12 MINS PVR CITY ONE MALL - 10 MINS PHOENIX MOM - 05 MINS	8 AMENITIES	WAMANBHAU DEVELOPERS	

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
MANGALAM SHYNI GOLD	<p>ELPRO INTERNATIONAL SCHOOL 7 MIN (3.0 KM)</p> <p>ELPRO CITY SQUARE MALL 6 MIN (2.4 KM)</p> <p>D MART 5 MIN (2.0 KM)</p> <p>ADITYA BIRLA MEMORIAL HOSPITAL 6 MIN (2.3 KM)</p> <p>INOX 6 MIN (2.4 KM)</p> <p>CARNIVAL CINEMA 12 MIN (5.8 KM)</p> <p>AXIS BANK 6 MIN (2.8 KM)</p>		15 AMENITIES	<p>MANGALAM LANDMARKS</p> <p>23+ COMPLETED PROJECTS</p> <p>25L+ SQ. FT. DELIVERED DEVELOPMENT</p> <p>55L+ SQ. FT. ONGOING DEVELOPMENT</p> <p>23L+ SQ. FT. UPCOMING DEVELOPMENT</p>
VISHNU CROWN	<p>3 MIN - UPCOMING CHINCHWAD METRO</p> <p>5 MIN - OLD MUMBAI PUNE HIGHWAY</p> <p>6 MIN - CITY ONE MALL & ELPRO MALL</p> <p>6 MIN - ELPRO & PODAR INTERNATIONAL SCHOOLS</p> <p>7 MIN - NIRAMAY HOSPITAL</p> <p>10 MIN - AKURDI RAILWAY STATION</p> <p>30 MIN - HINJAWADI IT PAR</p>		1+ ACRE OF AMENITIES ACROSS 3 LEVELS	<p>VISHNU DEVELOPERS</p> <p>7+ SUCCESSFUL PROJECTS</p> <p>3000+ HAPPY CUSTOMERS</p> <p>RESIDENTIAL + HOSPITALITY</p>
SHUBH VEDA	<p>INTERNATIONAL SCHOOL - 06 MINS</p> <p>ORCHID INTERNATIONAL SCHOOL - 09 MINS</p> <p>ADITYA BIRLA MEMORIAL HOSPITAL - 08 MINS</p> <p>UNIQUE MULTISPECIALITY HOSPITAL - 03 MINS</p> <p>RELIANCE FRESH - 07 MINS</p> <p>ELPRO CITY SQUARE MALL - 08 MINS</p> <p>AKURDI METRO - 00 MINS</p> <p>PCMC METRI - 09 MINS</p> <p>DAPODI MIDC - 18 MINS</p>			<p>SHUBH DEVELOPERS</p> <p>SINCE 2011</p> <p>1,200+ HAPPY FAMILIES</p> <p>13 EXISTING PROJECTS</p>

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
S P B PALAASH AAYUSH	ORCHIDS THE INTERNATIONAL SCHOOL - 550 M LOKMANYA HOSPITAL - 1.0 KM D. Y. PATIL INTERNATIONAL UNIVERSITY - 5.4 KM CHINCHWAD JUNCTION - 2 KM PUNE INTERNATIONAL AIRPORT - 19.7 KM ELPRO CITY SQUARE MALL - N1.2 KM OLD MUMBAI - PUNE HWY - 3.9 KM BAJAJ AUTO STADIUM - 3.8 KM PINWOODS GOLF CLUB - 11.7 KM PIMPRI METRO STATION - 2.1 KM APPU GHAR - 6.8 KM		UNDETERMINED	SPB INFRA
VIKRAM MIDORI TOWER	SCHOOLS & COLLEGES TICTACTOE PRE-SCHOOL - 400 M MILKYWAY PRESCHOOL - 450 M ORCHID SCHOOL - 3 KM RABINDRANATH TAGORE SCHOOL OF EXCELLENCE - 4.5 KM HOSPITALS APPLE HOSPITAL - 1.8 KM JUPITER HOSPITAL - 2.3 KM AUNDH E.S.I.C HOSPITAL - 3.7 KM LANDMARKS BALEWADI HIGH STREET - 4 KM JAGTAP DAIRY CHOWK - 3.2 KM RESTAURANTS CAFÉ COFFEE DAY - 1.9 KM MCDONALD'S - 4 KM		42+ AMENITIES	VIKRAM MIDORI TOWER

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
SONIGARA THE MARK	<p>CHINCHWAD RAILWAY STATION - 2.0 KMS</p> <p>AUNDH - RAVET BRTS ROAD - 3.8 KMS</p> <p>NASHIK PHATA BHOSARI) METRO STATION - 6.8 KMS</p> <p>MUMBAI EXPRESSWAY - 9.2 KMS</p> <p>PUNE UNIVERSITY - 14.0 KMS</p> <p>OLD MUMBAI - PUNE HIGHWAY - 19.6 KMS</p>		35+ AMENITIES	<p>SHREE SONIGARA DEVELOPERS</p> <p>ESTABLISHED IN 2000</p> <p>7 MILLION SQ. FT. DELIVERED</p> <p>20+ SUCCESSFUL PROJECTS</p> <p>AFFORDABLE HOUSING, LUXURY RESIDENCES, COMMERCIAL SPACES, AND PLOTTED DEVELOPMENTS</p>
SAI LANDMARK (THERGAON)	<p>GOOD MORNING SUPER-SPECIALITY HOSPITAL - 2 MINS(1.2 KM)</p> <p>CHINCHWAD JUNCTION - 7 MINS(4.8 KM)</p> <p>PCMC METRO STATION - 7 MINS(5.5 KM)</p> <p>ELPRO CITY SQUARE MALL - 8 MINS (3KMS)</p> <p>PHOENIX MALL OF THE MILLENNIUM - 10 MINS (4KMS)</p>		12+ AMENITIES	
RATHOD KRISHNA PRABHA AANGAN	<p>MAR IVANIOS CONVENT SCHOOL PIMPRI-CHINCHWAD - 1 MIN(0.4 KM)</p> <p>JUNIORS ORCHID SCHOOL & JR.COLLEGE - 5 MIN (1.9 KM)</p> <p>DAV PUBLIC SCHOOL - 15 MIN (5.6 KM)</p> <p>SAISHREE HOSPITAL - 15 MIN (5.5 KM)</p> <p>JUPITOR HOSPITAL - 20 MIN (8.7 KM)</p> <p>KRISHNA CHOWK BUS STOP - 2 MINS (0.9 KM)</p> <p>PIMPLE GURAV BUS STATION - 3 MINS (1.4 KM)</p> <p>WESTEND MALL - 14 MIN (5.2 KM)</p>		14 AMENITIES	

PROJECT NAME	LOCATION DETAILS	LOCATION RATING	TOTAL AMENITY AREA IN SQ FT	DEVELOPER INFORMATION
SUKHWANI KINGSLEY	WAKAD / PUNAWALE BELT ADITYA BIRLA MEMORIAL HOSPITAL - 1 KM (6 MIN) MUMBAI-BANGALORE HIGHWAY - 1 KM HINJEWADI PHASE 1 - 6 KM (15-20 MINS) AKURDI RAILWAY STATION - 5 KM		30+ AMENITIES	SUKHWANI ASSOCIATES 45+ YEARS OF EXPERIENCE 6+ MILLION SQ. FT. DEVELOPED PRESENCE ACROSS 13 LOCATIONS 5K+ APARTMENTS DELIVERED

Insights

- ◆ **Metro-linked access shows up as a strong pattern** in this set, with repeated mentions of **Akurdi Metro** and **PCMC Metro** for projects like **Yoo Pristine**, **Tayal Envogue2**, and **Shubh Veda**, which strengthens daily convenience for larger-home buyers.
- ◆ **Amenity depth splits the segment:** lifestyle-heavy formats include **Vikram Midori Tower (42+)**, **Sonigara The Mark (35+)**, **P K Hillcrest (32+ plus 70% area for amenities)**, **Sukhwani Kingsley (30+)**, and **Yoo Pristine (25+)**, while basic offerings like **Goldfinger Tamara (8)** and **Wamanbhai 121 Paradise (8)** rely more on location and price logic.
- ◆ **Developer confidence is clearer in some projects than others.** Strong profiles are provided for **Pristine Group**, **Tayal Corp**, **Mahindra Lifespace**, **Sukhwani Associates**, **Namrata Group**, **Vishnu Developers**, and **Shree Sonigara Developers**, while multiple projects show missing or minimal developer data, shifting the burden to buyer checks.
- ◆ **Employment connectivity is referenced in two ways:** some projects anchor to **Hinjewadi travel time** (Yoo Pristine, Tayal Envogue2, Vishnu Crown), while others lean on **city infrastructure and established nodes** like hospitals, malls, stations, and expressway access (P K Hillcrest, Mahindra Citadel).

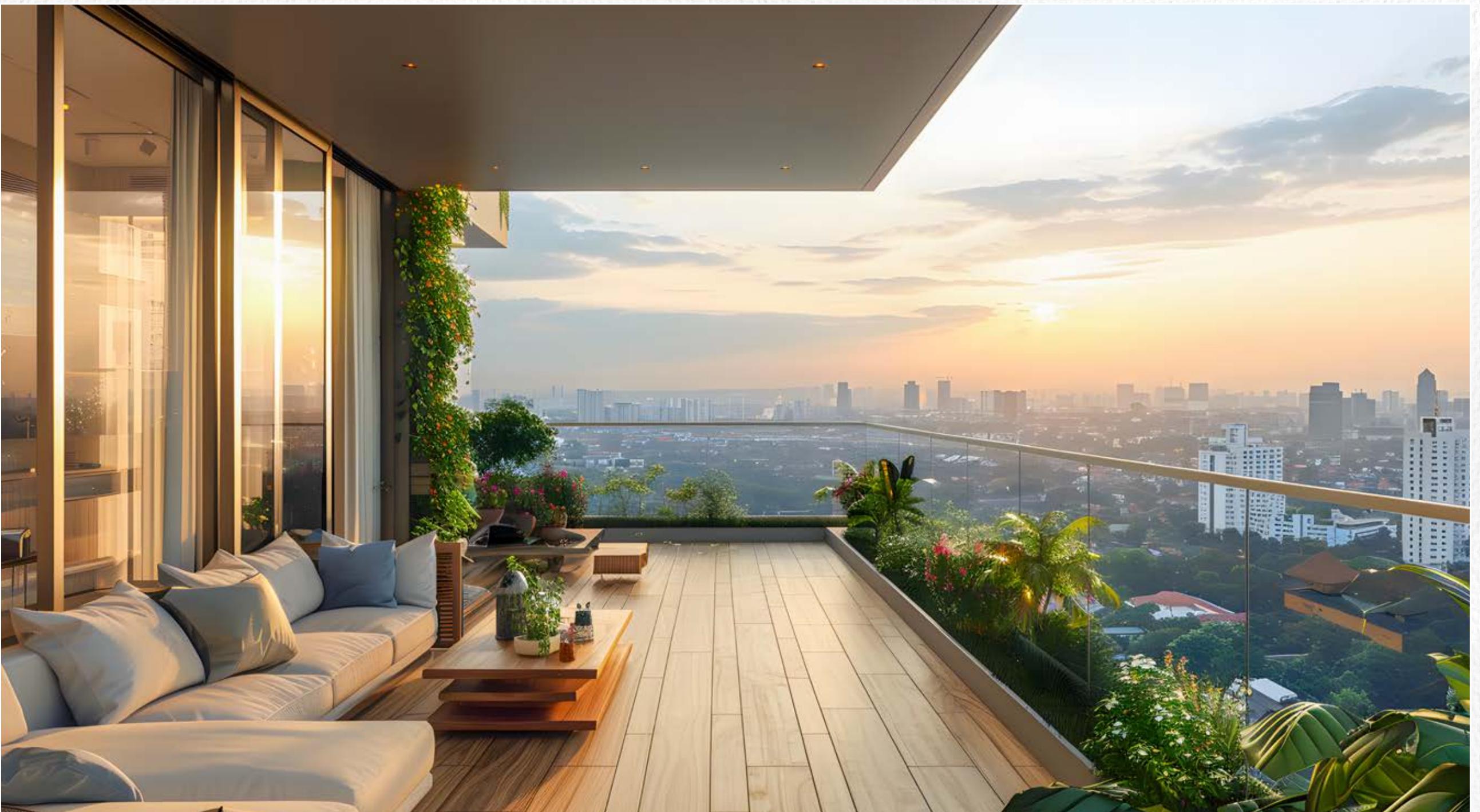


Master Conclusion

PCMC

3BHK Perspective





PCMC's 3 BHK market shows clear separation in how projects are planned, priced, and positioned, even when many of them reference similar metro access, highway connectivity, and social infrastructure. The spread is wide on every core parameter. Density runs from **~61 units/acre** to **~183 units/acre**, possession timelines stretch from **30/12/2026** to **31/12/2030**, average home sizes move from **973 sq.ft.** to **1,300 sq.ft.**, and APR ranges from **5,049** to **8,598**.

Projects that deliver earlier with strong usable carpet sizes offer clearer value visibility. Projects that sit in later possession windows need stronger justification through planning efficiency, amenity depth, and developer credibility because the waiting period is part of the buyer's cost.

Reading scale, density, possession, carpet size, and APR together helps buyers shortlist the right kind of 3 BHK for their timeline and lifestyle expectations, instead of relying on surface-level positioning within the PCMC market.

Need help
**SHORTLISTING THE RIGHT
3 & 4 BHK?**

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.