

VSG

SURAKSHA ENCLAVE

ULTRA-LUXURY RESIDENTIAL

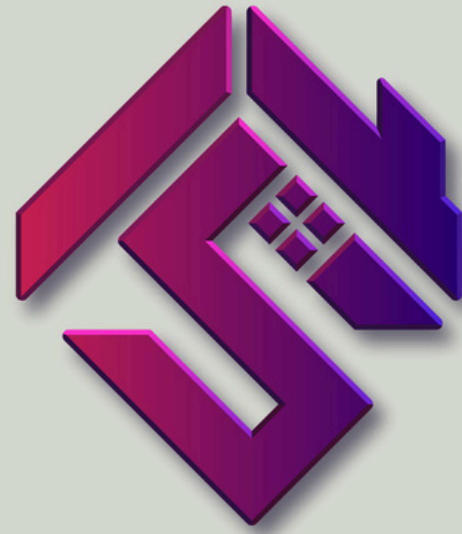
NA PLOTS

An aerial photograph of a dense, lush green forest. A narrow, light-colored road or path winds through the trees, curving from the left towards the right. The trees are tall and closely packed, creating a rich texture of green. The lighting is soft, suggesting a slightly overcast day or early morning/late afternoon.

AN EXQUISITE LIFESTYLE
AMIDST NATURE

TALEGAON-KANHÉ
12.5 Acres NA Plots Near Pune-Mumbai Expressway

STRATEGIC PARTNER



SHADOW INFRATECH PVT LTD

THE KEY OF YOUR DREAM HOME

SETTING BENCHMARKS IN LAND INVESTMENT

NATURE

► WHY BLEND IN, WHEN YOU CAN STAND OUT?

Invest in premium NA plots at Talegaon-Kanhe and create a space that's uniquely yours. Surrounded by nature, excellent connectivity, and future-ready infrastructure — it's more than just a plot, it's your statement of success.

An aerial photograph of a dense, lush green forest. A winding asphalt road with yellow lane markings curves through the trees on the right side of the image. A few cars are visible on the road. The overall scene is vibrant and natural.

► **SURAKSHA ENCLAVE** **LUXURIOUS NA PLOTS IN PUNE 3.0**

Suraksha Enclave is a premium 12.5-acre NA plots project on the Pune-Mumbai Highway at Talegaon-Kanhe Phata — the rising Pune 3.0 zone. With legally sanctioned, highway-touch plots, it's perfect for your dream bungalow, weekend home, or smart investment. Enjoy seamless connectivity, lush surroundings, and a secure, ready-to-move plots with top-notch amenities and clear titles.





CRAFTED FOR LIFESTYLE, *DESIGNED FOR YOU*

- ▶ Clearly Demarcated & Developed NA Bungalow Plots.
- ▶ PMRDA Sanctioned Project.
- ▶ Individual 7/12 Extract for Every Plot.
- ▶ 100% Bank Loan Facility Available.
- ▶ Generous FSI of 1.56 — Build Without Limits.
- ▶ Prime Location in an Established Residential Vicinity.
- ▶ Proximity to Schools, Colleges, Hospitals & Malls.
- ▶ Plug & Play Infrastructure.



WHY CHOOSE SURAKSHA ENCLAVE?

Legally Approved & RERA Registered Project

Invest with confidence in a fully approved, transparent project.

Affordable Investment with High Appreciation Potential

Perfect for first-time buyers, investors, and those seeking a second home.

Planned Infrastructure & Quality Development

Modern amenities with essential services for a hassle-free lifestyle.

Safe & Secure Community Living

Modern amenities with essential services for a hassle-free lifestyle.
Fenced layout with a gated entrance ensures privacy and security.

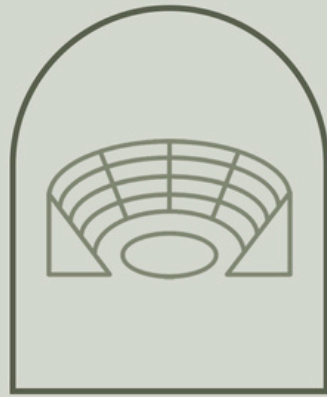
Future-Ready Investment

With increasing urbanization and demand for plotted developments, this is your chance to own land in a rapidly growing zone.

AMENITIES



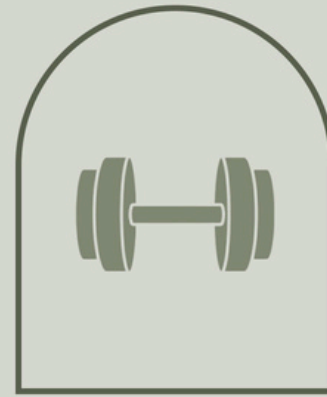
Swimming
Pool



Amphitheatre



Gazebo



Gym



Club
House



Football
court



Basketball
Court



Children
Play Area



24 X 7
CCTV



Internal 30 Ft.
Concrete Road



Landscape
Garden



Paving block
Pathway



Residence
Sitting Area



Well-Defined
Compound



Drainage
Line



Tree
Plantation



Street
Lights

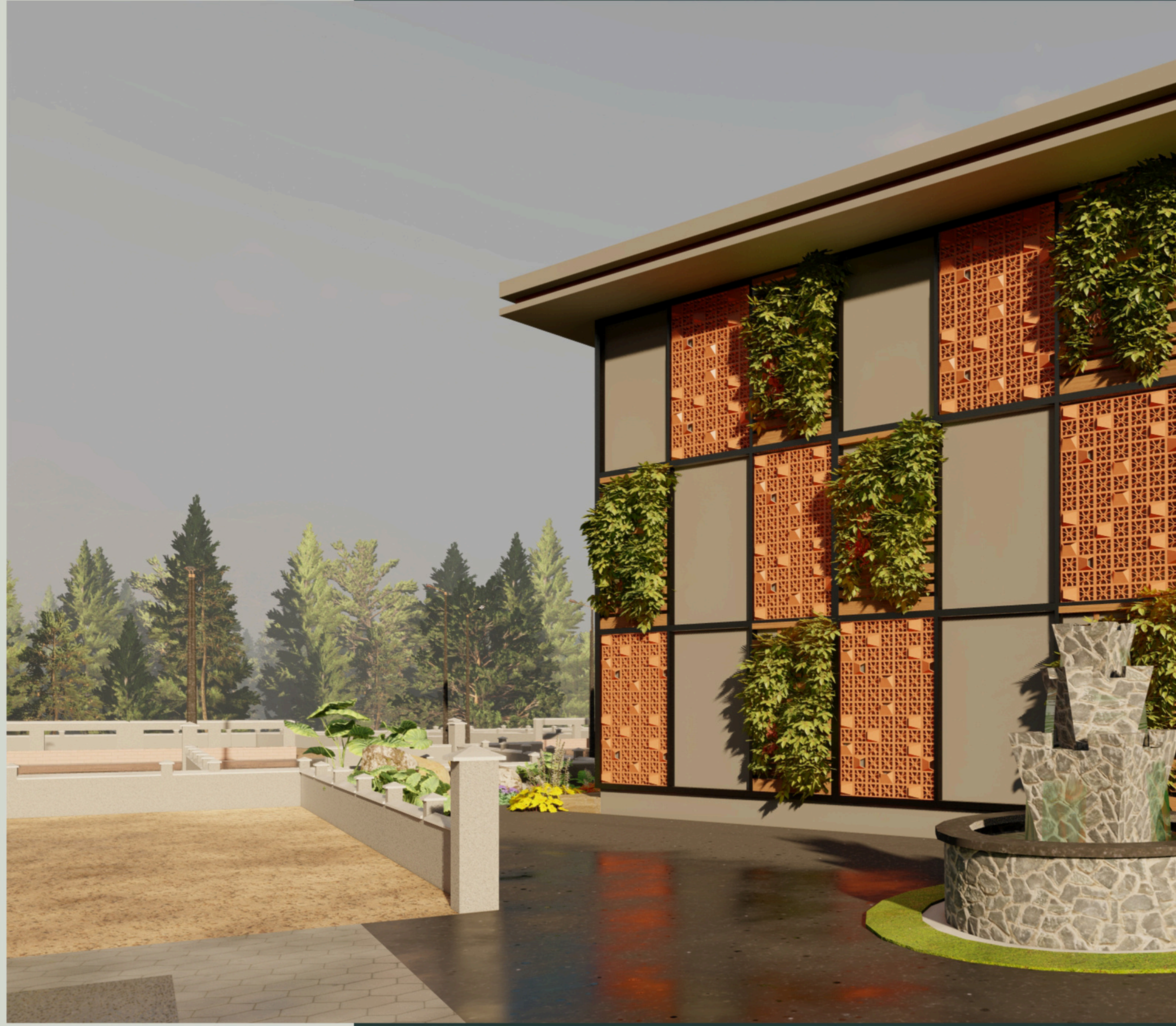
SWIMMING POOL





Suraksha Enclave offers the perfect blend of relaxation and luxury with stunning poolside living. Unwind under the sun or enjoy serene evenings—because the pool life here is designed to elevate your every moment.

CLUB HOUSE





Suraksha Enclave's Exclusive Clubhouse. Immerse yourself in the elegance of perfectly designed spaces, unwind with breathtaking views, and indulge in world-class amenities for fitness, fun, and relaxation. It's not just a clubhouse; it's your gateway to an extraordinary life. Ready to elevate your living experience?



AMPHITHEATRE

At Suraksha Enclave, every event at our amphitheatre feels like a special show just for you! With great seats and amazing acoustics, whether it's a concert, play, or community gathering, you'll enjoy a fantastic experience every time.



GAZEBO

Discover a lifestyle that's peaceful, serene, and truly relaxing at Suraksha Enclave. With thoughtfully curated spaces and seating, every moment here is an invitation to rejuvenate your senses. Escape the hustle of city life and embrace a sanctuary crafted just for you.



LANDSCAPE GARDEN

Cherish your family time at Suraksha Enclave. Our thoughtfully designed gardens and pathways are perfect for families to enjoy together, especially for the elder ones, who love to cherish quality time with their loved ones. experience the warmth of family moments in a serene, beautiful setting.





Why buy a plot **IN TALEGAON-KANHE PUNE?**

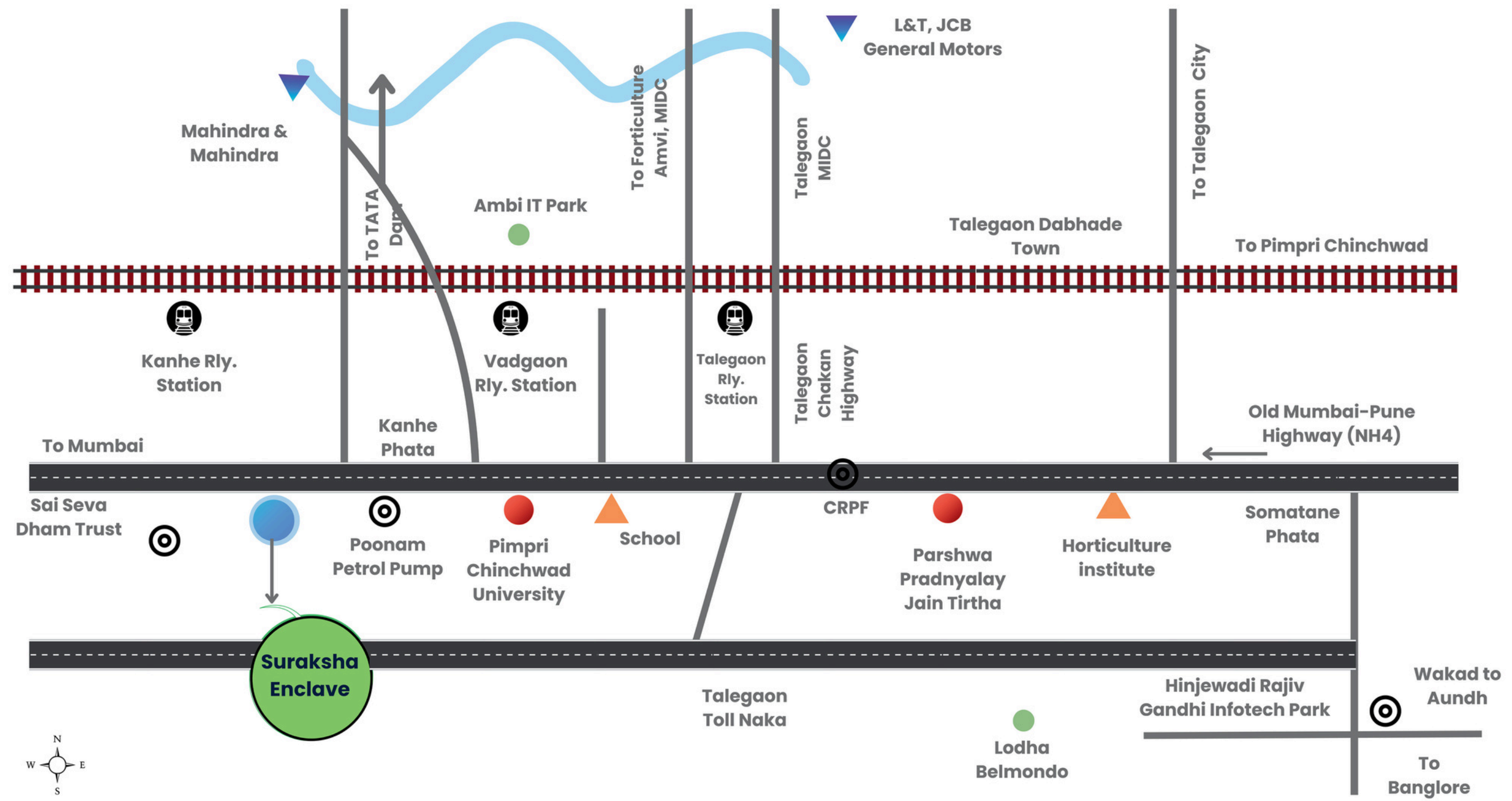
MUMBAI-PUNE HIGHWAY (NH4)

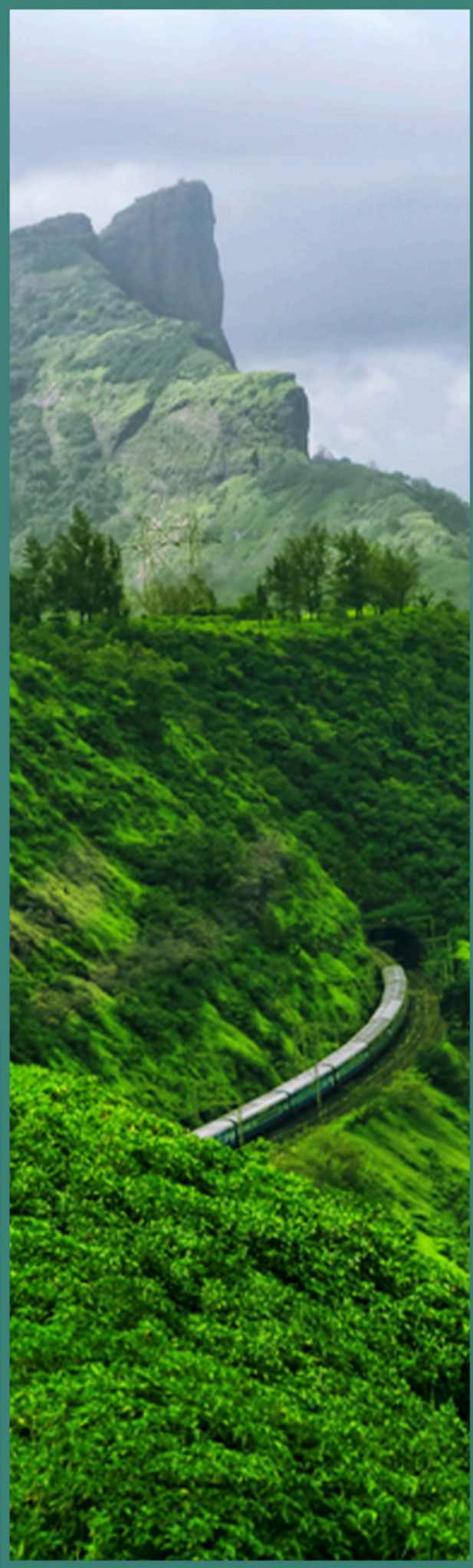
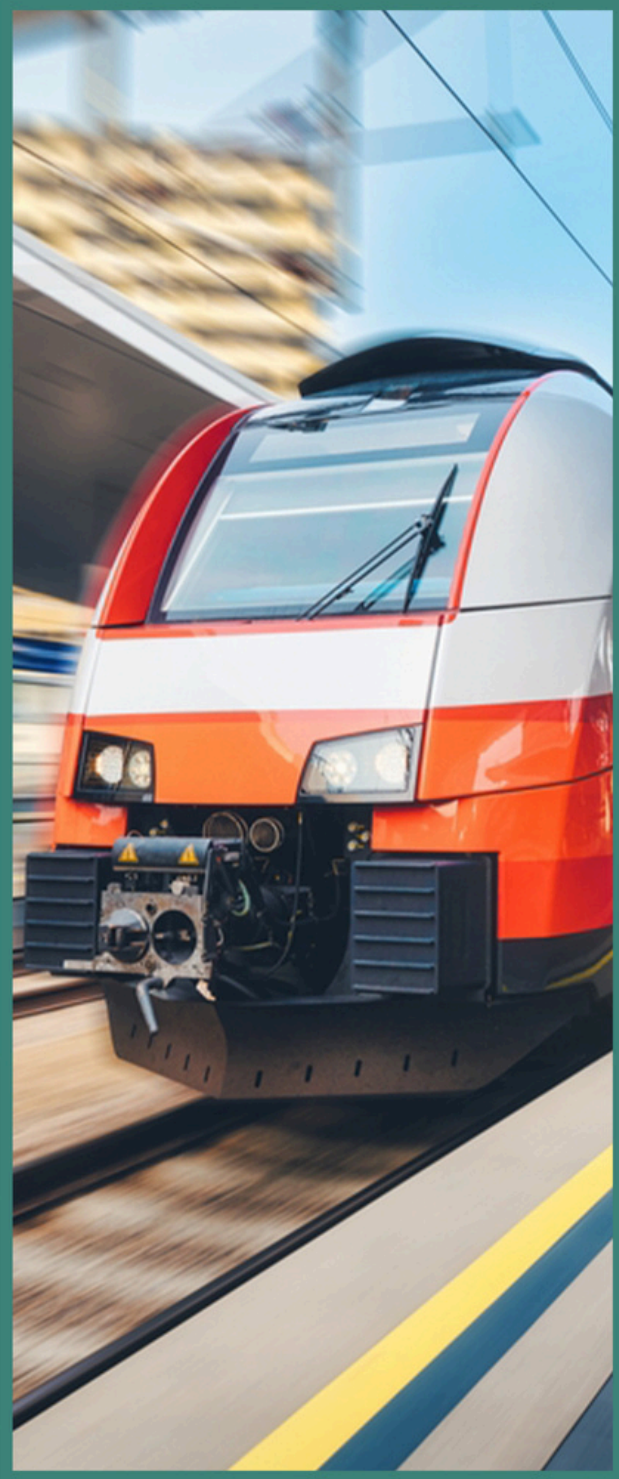
Talegaon-Kanhe has rapidly emerged as a prime destination for plot investment, thanks to its strategic location on the Mumbai-Pune Highway, equidistant from both cities and well-connected via road, rail, and upcoming metro projects. The region offers a pollution-free, pleasant climate with lush greenery, making it ideal for weekend homes and retirement living. Surrounded by major industrial hubs like Chakan and Talegaon MIDC, it promises rising job opportunities and steady land value appreciation. With multiple NA plot projects, clear legal titles, proximity to reputed schools, colleges, and hospitals, and future infrastructure developments like the Pune Ring Road, Talegaon-Kanhe stands out as a smart, future-ready investment option.



Ghar
102

LOCATION MAP





LOCATION HIGHLIGHTS

Mumbai (via Expressway)	1 hr
Lonavala	20 min
Talegaon MIDC	15 min
Pune Ring Road Access	15 min
Pune	40 min
Hinjewadi IT Park	35 min
Kanhe Railway Station	1 min
Pimpri-Chinchwad	40 min





TALEGAON-KAHNE PHATA REAL ESTATE INVESTMENT REPORT (2025)



Location & Connectivity

Located on Old Mumbai-Pune Highway, near Talegaon MIDC, 10-12 km from Chakan MIDC, 30-35 km from Pune city, and 110 km from Mumbai via Expressway.
Excellent access via Expressway, Talegaon Railway Station (direct Pune-Mumbai trains), 45 mins to Hinjewadi IT Park via internal roads and Expressway.



Infrastructure & Industrial Growth

Rapid development nearby: MIDC biotech park, logistics hubs, and major players like Volkswagen, GM, JCB, L&T, Bajaj Auto.
Key projects include a 250-acre biotech park, floriculture zones, elevated expressways, and a planned Pune international airport at Chakan-Purandar corridor



Real Estate & Pricing Trends

- NA Residential Plots: Rs. 2,200-3,300/sq. ft.
 - Farmhouse/Farm Plots: Rs. 800-1,800/sq. ft.
 - Apartment resale: Rs. 4,000-5,200/sq. ft.
- Capital appreciation approx. 5-7% CAGR for plots, 6-8% for flats. Rental yield 3-5% based on proximity to Talegaon Station and MIDC.





Detailed Summary Highlights

- Industrial Growth: Chakan-Talegaon MIDC driving demand
- Developers: Namrata Group, Tata La Montana, Siddhivinayak Group, Naiknavare, Vision Skylish Group, and others
- Future Outlook (2025-2030): High potential for weekend homes, industrial housing, capital value increase after infrastructure upgrades.



Investment Suitability (Buyer Profile)

End-User/First-time Homebuyer: Apartment in gated project
Weekend/Second Home Buyer: Farmhouse plot/NA Plot
Long-term Investor: NA Plots near Talegaon-Kahne MIDC
NRI/Passive Investor: Rental flats in ready projects
Senior Living Buyer: Villa/Row House in gated community

KAHANE
RAILWAY
STATION
5.7 KM

HOSPITAL
2.3 KM

POST OFFICE
NEAR 2.7 KM

AIR PORT
45 KM

<<< OLD MUMBAI - PUNE HIGHWAYS >>>

TO MUMBAI

TO PUNE

BUS STOP
1.6 KM

PETROL PUMP
NEAR 2.2 KM

SCHOOL
4.5 KM

12.00M WIDE ROAD





PROJECT



**SURAKASHA
ENCLAVE**
ULTRA-LUXURY RESIDENTIAL
NA PLOTS

STRATEGIC PARTNER



SHADOW INFRA TECH PVT LTD
THE KEY OF YOUR DREAM HOME

PROJECT BY



SIDDHIVINAYAK
A RAJESH NAUPATIAL SAKLA VENTURE GROUPS

Contact Us



www.shadowinfratech.com

+91 97 97 97 41 49



MahaRERA Reg. No:
P52100077124

Site Address