

NATURE'S
OWN
ESTATE

Shapoorji Pallonji
TREETOPIA
PUNE GROWTH CORRIDOR

The chaos of the city replaced by the rustle of the wind in the trees. The skyscrapers, by trees, whilst the party strobes give way to the colours of peacock tails. Such is the life brought to you by Treetopia, plotted and developed land parcels for homes in what we like to call,

“NATURE’S OWN ESTATE”.

Minutes away from Pune, at an elevation of ~850 mts. above sea level, Treetopia is a sylvan green estate of ~105 acres¹ set right amidst a forest of trees. Despite being secluded it will soon be a hub of connectivity, with the outer ring road and the inner ring road on either side. Additionally, with the highway as well as the airport merely minutes away, getting anywhere is a doddle.

This means, you have the best of both worlds: serene nature centric living and the city life when you need it.

¹ 1 Acre = 4046.86 Sq. Mtrs.



INDEX

- **Pune:** A portrait of India's fastest-growing metropolis and the forces shaping its future.
- **PGC:** A closer look at the Pune Growth Corridor and its emergence as a landscape of opportunity.
- **Plots:** The enduring value of land - Redefined for a new generation of investors and homeowners.
- **Jadhavwadi:** Where natural beauty, location and long-term promise come together.
- **Daily Conveniences:** The comfort of everyday essentials, thoughtfully placed around your life.
- **Treetopia:** A master-planned estate revealed through sweeping aerial perspectives and defining features.
- **Shapoorji Pallonji Group:** A legacy of trust and craftsmanship, built over 160 years.





PUNE GROWTH CORRIDOR: A HUB FOR TOMORROW'S DEVELOPMENT.



THE GATEWAY TO 'NATURE'S OWN ESTATE': ALSO, INDIA'S FASTEST-GROWING METROPOLIS.

Pune has already grown 332% in built-up area between 1995 and 2025*. From a small town, it is today a hub of education, IT and entrepreneurship. What's more, this growth is expected to continue well into the future.

As one of India's 10 largest, and fastest growing metropolises, the projected growth in Pune's real estate demand is 15% YOY (much above the national average of 10%). This makes the city one of India's most dynamic real estate hubs fuelled by a combination of economic, infrastructural and lifestyle advantages - an ideal location for investors, homebuyers and developers alike.



Here are a few reasons why Pune is the ideal city to buy a plot in:
Growing population & housing demand | Strong economics & job market
| Massive infrastructure development | Proximity to IT hubs & education
clusters | Government support & policy incentives

*Report by the real estate platform - Square Yards. | *Source: Square

WHERE INFRASTRUCTURE
GROWS. RIGHT
ALONGSIDE NATURE.

As Pune continues to expand, the city's growth is naturally moving towards emerging corridors. Pune Growth Corridor is at the heart of this progress planned by the administration. With infrastructure rapidly taking shape, from enhanced road and air connectivity to robust business and social amenities - the area is poised for transformative development. This evolution positions Pune Growth Corridor as an ideal destination for those seeking a peaceful, nature-embraced lifestyle without sacrificing modern convenience. A place where the city's rush gives way to serene landscapes, yet every essential comfort remains within easy reach.



P.G.C
PUNE GROWTH CORRIDOR

CONNECTED TO URBAN CONVENIENCES AS WELL AS, TO SERENITY.

Treetopia brings you a rare balance of accessibility and stillness. Where you can connect to modern life when you need to and yet, disconnect when you want to.

It lies in Jadhavwadi, Pune's newest corridor of growth and focus of urban infrastructure development. The new Purandar international airport is already nearing completion and fast-tracked road network development is on its way. Key highways, industrial/commercial belts are already in place and soon, 2 ring roads, the outer and the inner, will take shape on either side of Treetopia.

The authorities have already approved the land acquisition plans and villages are being relocated for speedy construction. Whether you're commuting, travelling or investing - everything is aligned for long-term value.

Inner Ring Road

AHILYANAGAR

Outer Ring Road

MUMBAI

RAVET

WAKAD

HINJEWADI

AUNDH

BANER

BAVDHAN

VIMAN NAGAR

WAGHOLI

KHARADI

KALYANI NAGAR

KOREGAON PARK

MAGARPATTA

CAMP

HADAPSAR

SOLAPUR

MANJRI

NIBM

KONDHWA

KATRAJ

UNDRI

Saswad RTO

Shapoorji Pallonji
TREETOPIA
PUNE GROWTH CORRIDOR

Purandar MIDC

Purandar Intl. Airport

Saswad

SATARA

BARAMATI

The zone where all the action is

Map not to scale. Above infrastructure is upcoming

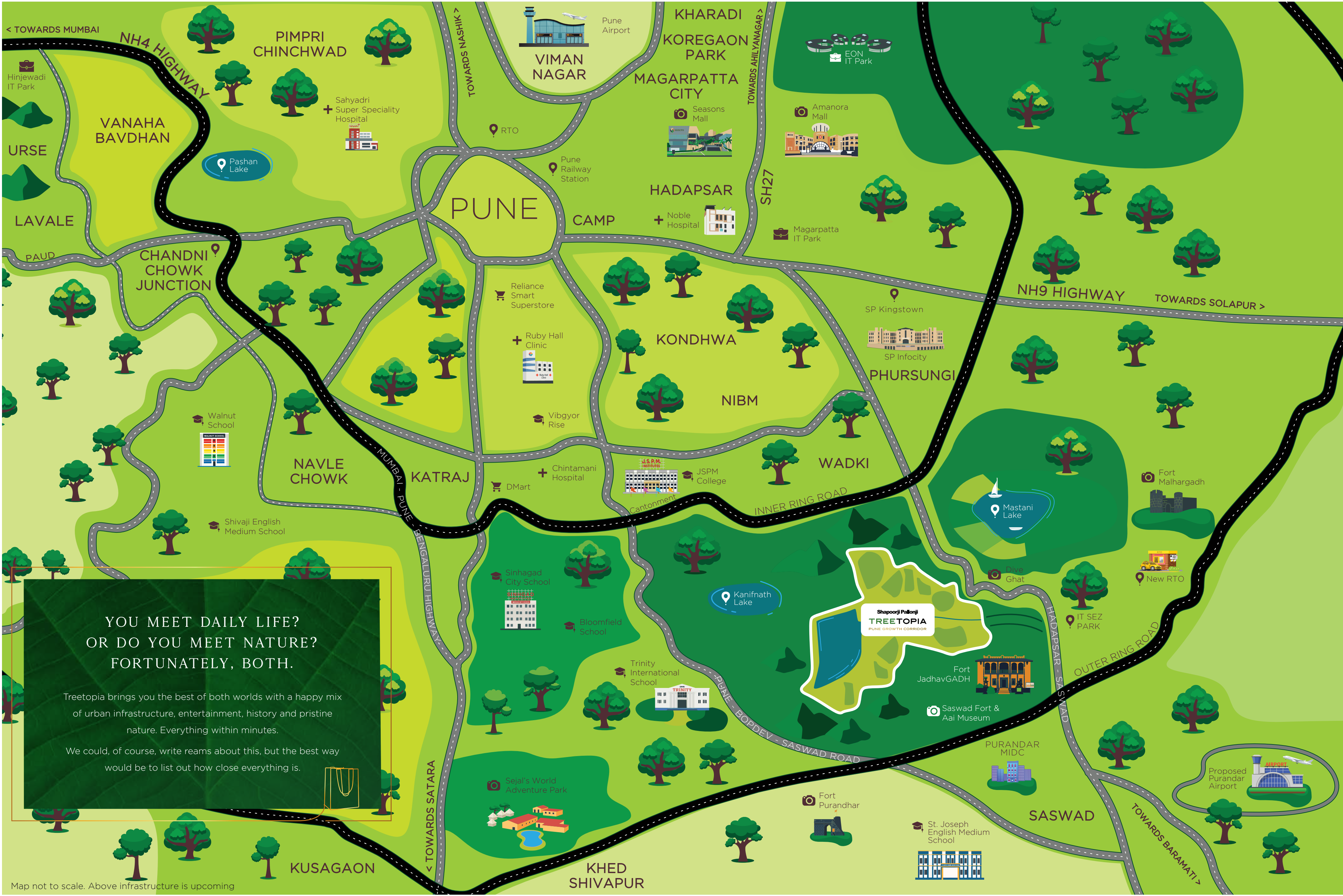
HISTORY. GEOGRAPHY.
METEOROLOGY. AT
JADHAVWADI, EVERYTHING
HAS BEEN DESIGNED FOR YOU
SINCE TIMES IMMEMORIAL.

Even reaching home is an experience. Driving past sugarcane and karanj you reach a brown-gold plateau, where orange Palash flare beside ancient banyans.

Lemongrass and Neem scent the air; sunset drips yellow Amaltas across stone paths toward a lotus-ringed dam.

In the quiet shadow of Jadhavgadh Fort a beacon of Maratha grandeur, this highland is Jadhavwadi. Lying in the Purandar Taluka, on the Hadapsar-Saswad highway, this is an ancient land nestled in a valley where even the air is at a comfortable temperature. All the while nature unfolds its majesty in 360° views of mountains, undulating plains and magnificent sunrises. In fact, you could call it a time-capsule of life.





LOCALITIES

- Saswad ~10 Mins.
- Wadki ~12 Mins.
- Hadapsar ~28 Mins.
- SP Infocity ~30 Mins.
- Magarpatta IT Park ~43 Mins.
- Kalyani Nagar ~51 Mins.
- Turf Club ~54 Mins.
- Kharadi IT Park ~55 Mins.
- Camp ~55 Mins.
- Koregaon Park ~55 Mins..
- Viman Nagar ~58 Mins.
- Pune Airport ~75 Mins.
- Hinjewadi IT Park ~87 Mins.

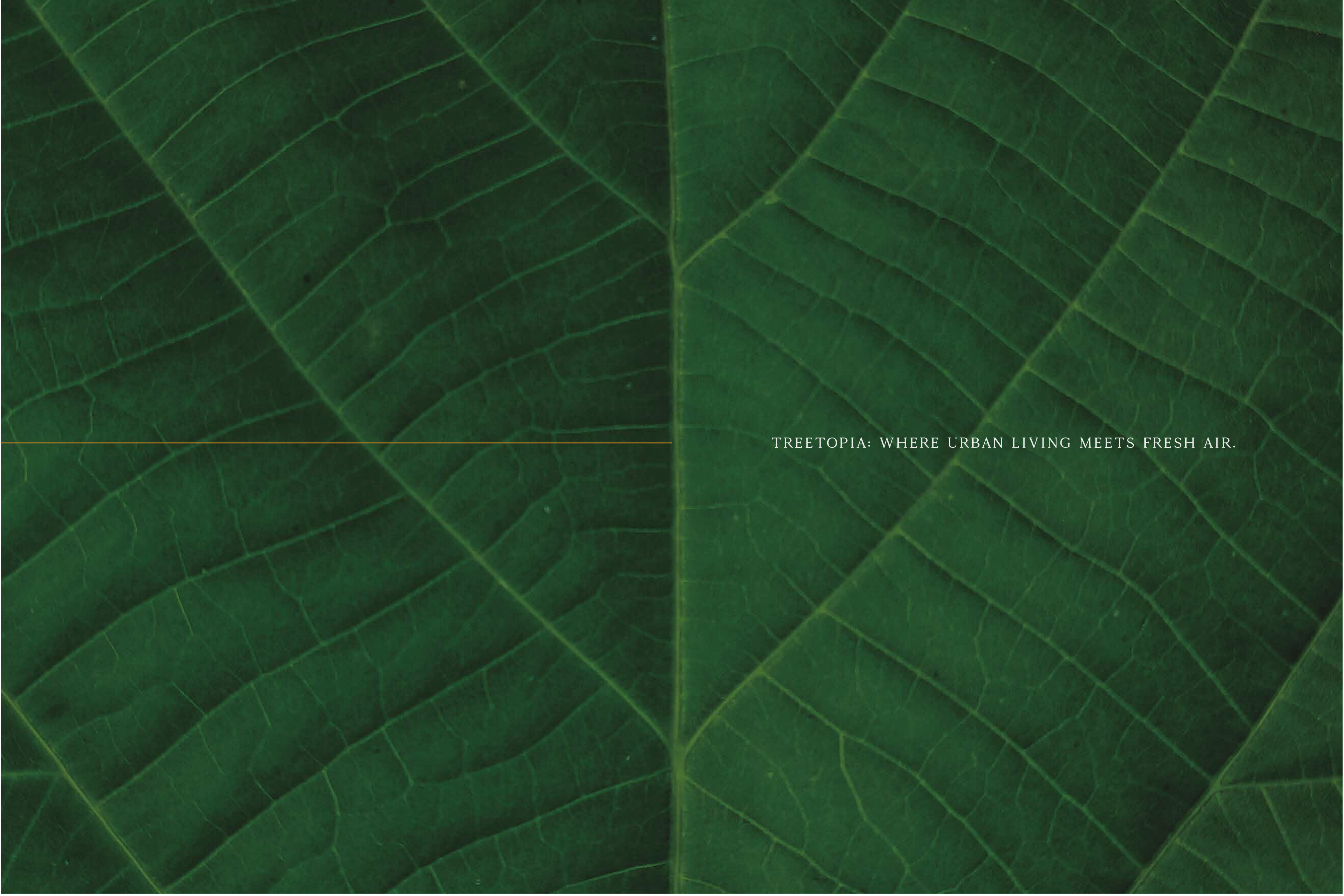
SCHOOLS

- Katoba High School ~9 Mins.
- Lotus Garden School ~17 Mins.
- ISMR Pune School ~19 Mins.
- Bloomfield School ~22 Mins.
- Vibgyor Rise, Phursungi ~25 Mins.
- Trinity Intl. School ~30 Mins.
- Walnut School, Phursungi ~30 Mins.
- Dhruv Global School, Undri ~30 Mins.

HOSPITALS

- Shreeram Hospital ~17 Mins.
- Dhanwantari Hospital ~22 Mins.
- Vignaharta Hospital ~26 Mins.
- Villoo Poonawalla Hospital ~33 Mins.
- Sahyadri Hospital ~35 Mins.
- Noble Hospital ~35 Mins.
- Ruby Hall Clinic ~46 Mins.

Source: Internet. Estimated travel time & distance is tentative and based on normal traffic conditions.



PRISTINE NATURE IS ALWAYS
FERTILE FOR GROWTH.
EVEN FOR YOUR INVESTMENT.

Whether as a home, an office or just as an investment,
land has always been one of the finest assets to own.

When it lies at the confluence of nature and urban
infrastructure it becomes even more valuable.

Treetopia in Jadhavwadi, a part of Pune's newest growth
corridor, is one of the finest examples of such land. A plot
here will not only grow the future of your family through
the nature-centric lifestyle it provides, but it will also grow
your investment manifold as infrastructure continues to
develop, given its proximity to upcoming work hubs and
global connectivity.



Why Plots?

- Designed for meaningful appreciation across market cycles
- A lower entry threshold with expansive participation potential
- Build today, lease tomorrow, or divest when the moment is right
- Streamlined ownership with minimal ongoing commitments
- An opportunity aligned with India's accelerating real estate evolution

COME HOME TO
A MOTHER'S LAP: THE LAP OF
MOTHER NATURE.

There is nothing more restful than home after a full day.
That too when it is surrounded by the hushed whispers of
nature. Especially when this serenity is guarded by mountains
that stand like sentinels, silent and reassuring, and vitalised
by lakes that lie still as mirrors right next to your home.

This is the life brought to you at Treetopia, plotted and
developed land parcels for homes in what we like to call,
'Nature's Own Estate'.



Shot at Location



Shot at Location

~105 ACRES^{*} NESTLED
IN THE MOUNTAINS.
YOU MIGHT EVEN
CALL IT THE VALLEY
OF GROWTH.

SCENERY & OPEN VISTAS

- Hill formations framing the development from the north, south, and west, enhancing the sense of seclusion and serenity
- Private terraces^{*} offering sweeping 360° mountain views
- A pristine ~25-acre lake integrated thoughtfully into the master layout
- Well-planned internal roads ranging from 9-18 meters, ensuring smooth circulation and a sense of openness

AMENITIES & LIFESTYLE

- A grand ~3-acre clubhouse envisioned as the social and recreational heart of the community
- ~7 acres dedicated to curated amenities, leisure experiences, and lush landscaped greens
- A picturesque ~1.5 km lakeside promenade designed for leisurely strolls, tranquil reflection, and everyday wellness

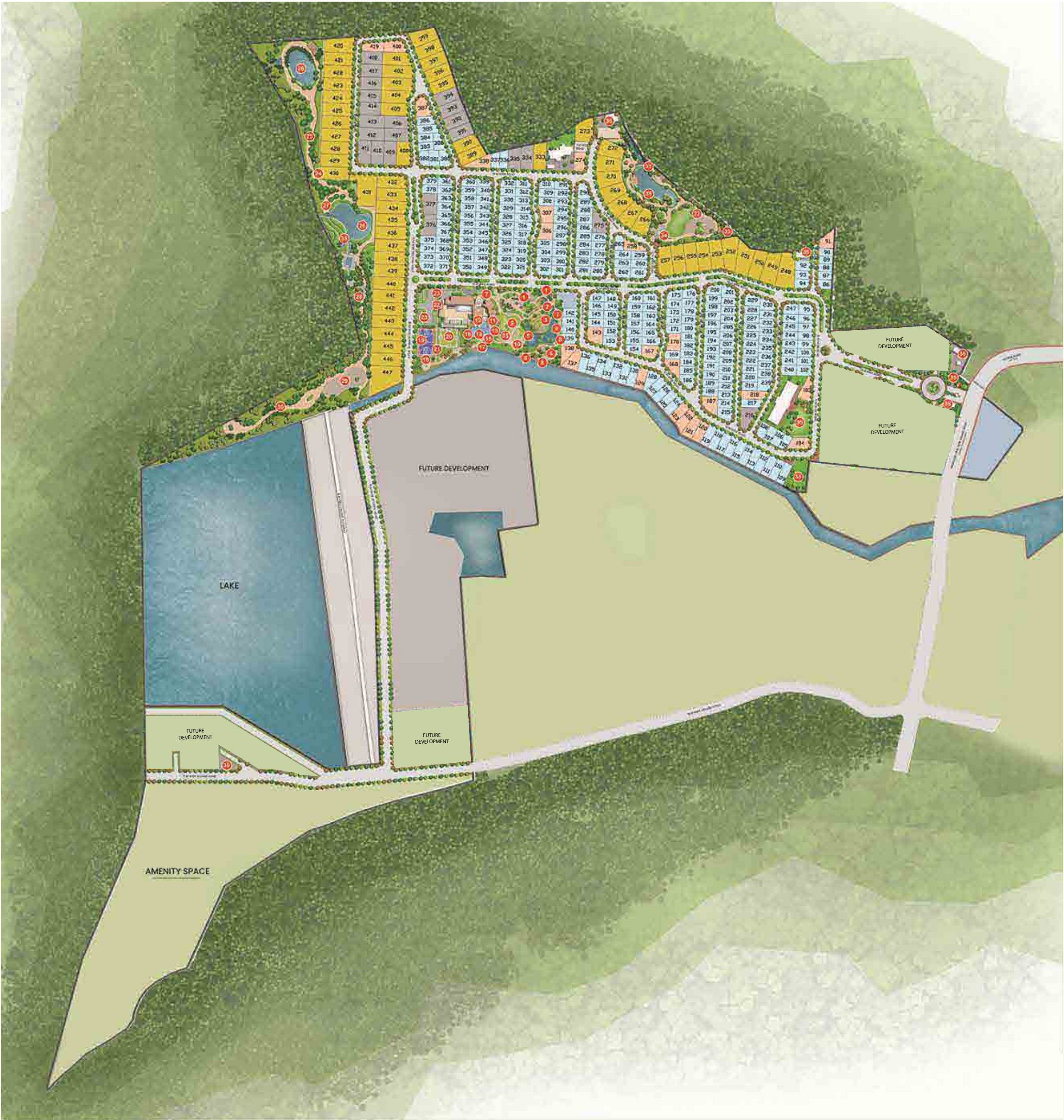
LAND & OWNERSHIP

- A choice of flexible, thoughtfully carved plot sizes suited for bespoke residences or prudent long-term investments
- Clear title ownership with individual 7/12 documentation, ensuring complete transparency and confidence

NATURE & ENVIRONMENT

- An impressive ~67% green space ratio, offering an expansive and breathable living experience
- Cradled by ~623 acres^{*} of protected forest, preserving tranquillity and ecological balance
- Naturally cooler by 2-3°C with gentler rainfall, creating a comfortable microclimate throughout the year
- An eco-sensitive master plan that safeguards natural terrain, existing tree cover, and native biodiversity

^{*}1 Acre = 4046.86 Sq. Mtrs.
^{*}When the villa is self-built by the owner



Shapoorji Pallonji
TREETOPIA
PUNE GROWTH CORRIDOR

1. NATURAL PLAY AREA
2. STREAM/ PLAY POND
3. SLOPPING LAWN WITH BUND WALL
4. ECOPOND WITH ISLAND
5. FOUNTAIN
6. BARBEQUE AREA
7. PATHWAY
8. VIEWING/FISHING DECK
9. OPEN LAWN FOR MULTIPLE USAGE
10. AMPHITHEATRE
11. POOL DECK
12. SHALLOW POOL
13. KIDS' POOL
14. SWIMMING POOL
15. INFINITY EDGE
16. LOUNGING AREA
17. GHAT LEADING TO WATER
18. SEATING AREA
19. PLAY COURT
20. BANQUET LAWN
21. PATH
22. WATER FEATURE
23. PARKING
24. HIKING TRAIL
25. WALK THROUGH DENSE CANOPY
26. LANDSCAPED WATER BODY
27. DECK/ PICNIC AREA WITH WATER VIEW
28. EXISTING TEMPLE
29. RIDING AREA
30. RIDING TRAIL
31. BRIDGE
32. PLAY AREA
33. PAVILION
34. BUGGY PICKUP/ WAITING POINT
35. GREEN SPACE
36. SERVICES





THREE SIDES OF HILLS. ZERO SIDES OF STRESS.

Surrounded by hills on three sides, the masterplan feels naturally sheltered from the city's chaos, offering quieter mornings, cooler air, sweeping green horizons and a sense of retreat without losing connectivity.



A CLUBHOUSE WHERE
YOU ORDER THE NUTS.
AND THE SQUIRRELS
COME FREE.

Imagine a clubhouse where you can simply
de-stress any way you choose.
A quick game of billiards or, a refreshing swim.
Watched over by the trees.

Begin your day with an adrenaline boost at a fully
equipped gym or, an energetic game of tennis.
Where even the birds applaud with their chirping. Or, just
relax with friends and family over a leisurely gourmet
meal. Created for you by highly-trained chefs.

As for the ambience, our clubhouse is set in
~3 acres* of land to ensure that nothing intrudes
on your moments of relaxation.

No matter what you choose, ~45 world-class amenities
will ensure that this is the perfect place to unwind,
energise or network with like-minded gentry.

*1 Acre = 4046.86 Sq. Mtrs.



Artist's Impression

BLUE WATER. MULTI-HUED
FEATURES. ALL
ENVELOPED IN GREEN.

While the clubhouse provides you with multiple indoor features for relaxation or activity, we are curating multiple privileges of luxury outside too. The acres of open space allow us to give you a lifestyle worthy of your stature in the world. And to give your family the happiness and joy it deserves.



Amenities under the open sky:

- Natural play area • Stream / play pond • Slopping lawn with bund wall • Eco pond with island • Fountain
- Barbeque area • Boardwalk • Fishing deck • Open lawn for multiple usage • Amphitheatre • Pool deck
- Shallow pool • Kids' pool • Swimming pool • Infinity edge • Lounging area • Ghat leading to water
- Seating area • Play court • Banquet lawn Path • Water feature • Parking

Artist's Impression



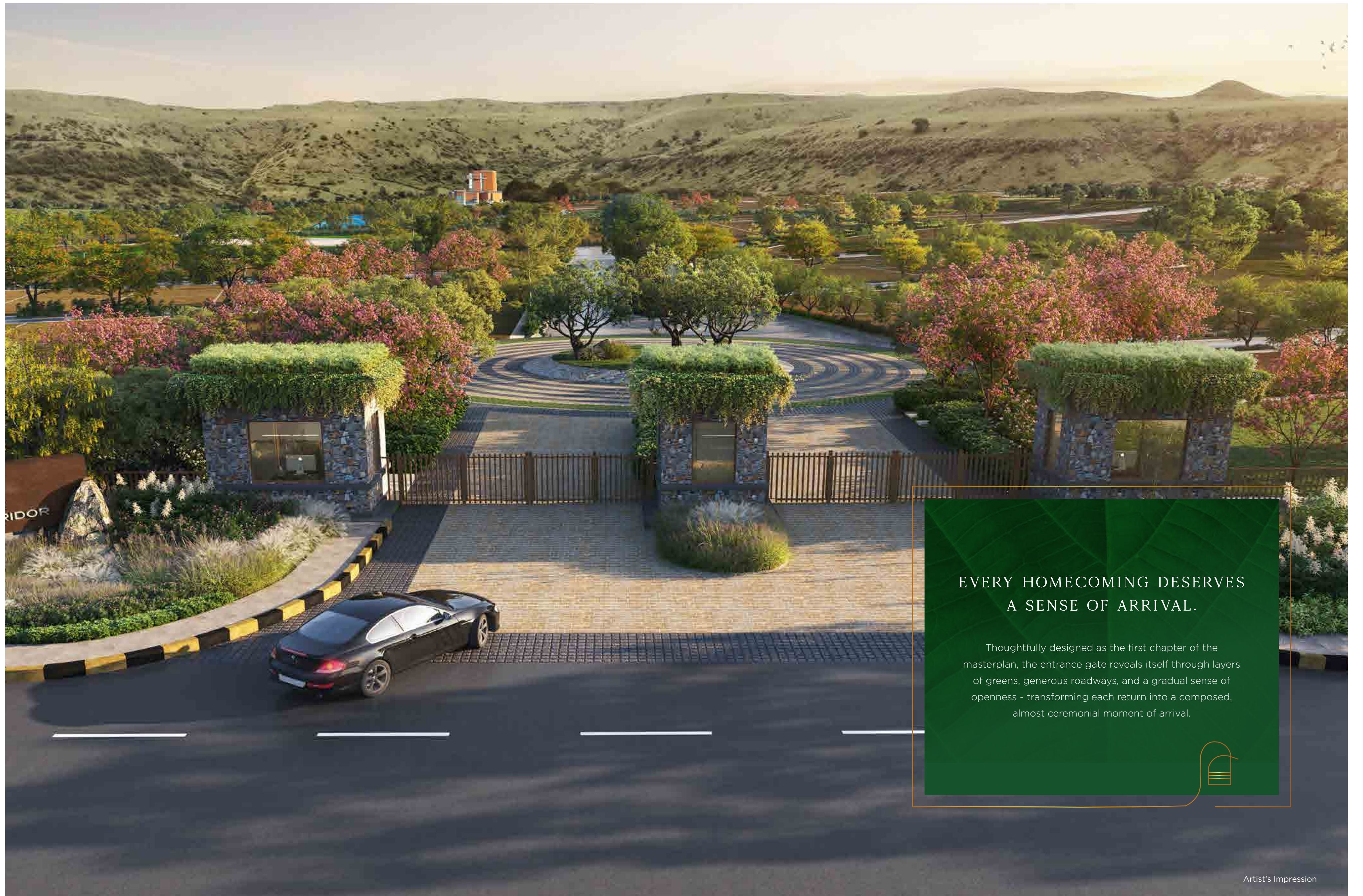
SOME PEOPLE BUY PLOTS. YOU MOVE IN WITH A LAKE.

This masterplan is designed around a 25-acre¹ lake that becomes part of your daily rhythm from quiet sunrise moments to slow evening strolls by the water, creating a life that feels naturally unhurried.



¹ 1 Acre = 4046.86 Sq. Mtrs.

Artist's Impression



EVERY HOMECOMING DESERVES A SENSE OF ARRIVAL.

Thoughtfully designed as the first chapter of the masterplan, the entrance gate reveals itself through layers of greens, generous roadways, and a gradual sense of openness - transforming each return into a composed, almost ceremonial moment of arrival.





SIMPLE, SECURE OWNERSHIP WITH N.A. AND INDIVIDUAL 7/12 REGISTRATION.

An intelligently designed master layout offering a wide spectrum of plot configurations, carefully optimised to suit varied aspirations - whether you're building a home for today or investing for tomorrow. The flexible plot sizes allow for efficient space planning, future expansion, and personalised design possibilities. Every plot is seamlessly integrated within a thoughtfully planned ecosystem, ensuring optimal orientation, access, and long-term usability. Backed by a clear and undisputed legal title, the development offers complete transparency, secure ownership, and the confidence of an investment that is both well-planned and future-ready.





CONNECTED TO THE CITY OUTSIDE. AND TO EVERY DESTINATION WITHIN.

Spread over ~105 acres*, Treetopia has far flung amenities in every corner of the estate. Clubhouse, lake, lakeside promenade, fishing dam, barbecue zone – everything is at a distance from each other. To connect up your residence with all these features, we're building a paved Central Avenue ~18 mtrs. wide and lined with trees.

It's a picturesque drive or cycle ride or even a pleasant stroll through the heart of the project.



*1 Acre = 4046.86 Sq. Mtrs.

Artist's Impression

THE SOCIAL HEART OF THE COMMUNITY

At the centre of the township lies a space designed for connection and rejuvenation. A clubhouse surrounded by nature, offering amenities that cater to wellness, leisure and social life. Here, mornings begin with calm, afternoons bring activity, and evenings turn into conversations and celebrations. A place where the rhythm of the community truly comes alive.



Artist's Impression



A GIFT FROM NATURE. PRESENTED BY A LEGACY OF 160 YEARS.

VIEWS FOR THOSE WHO LIVE CLOSE TO THE CITY.

This page contains thousands of words. Because as they say, each picture is worth a thousand words. The journey home is a nature film seen live. And once you get home, the 360° views from your terrace or lawn will make it even better. Because you have a choice of views – hills, lakes, forests, sunrises and sunsets – all vying for your attention.



Representational Image



Shot at Location



Shot at Location



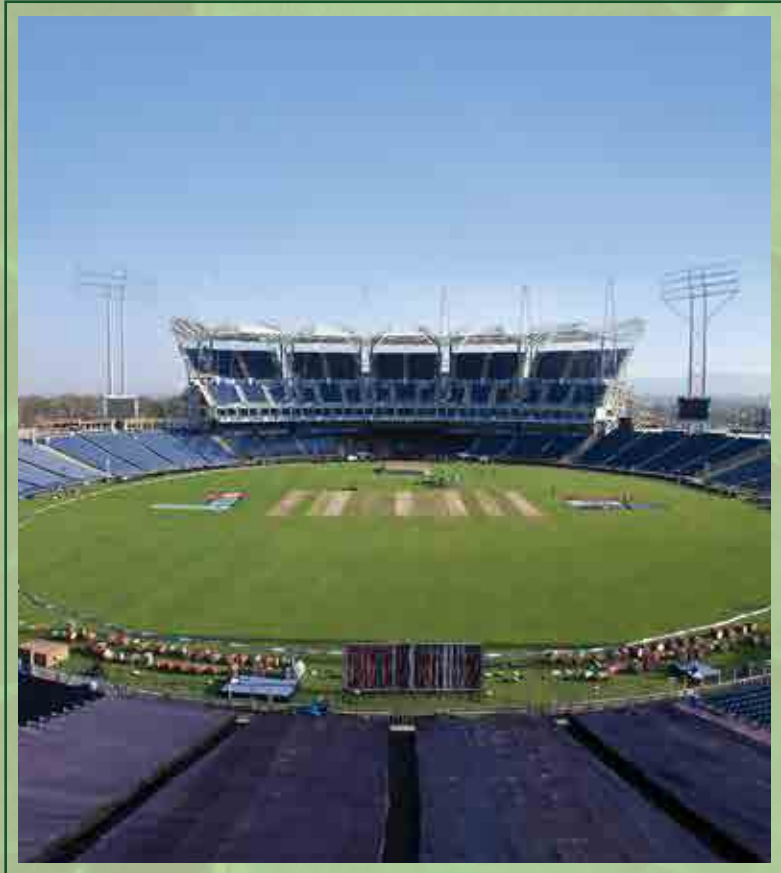
Artist's Impression

WE'VE BUILT LANDMARKS
ACROSS THE WORLD.
AND AN ENVIABLE LEGACY.

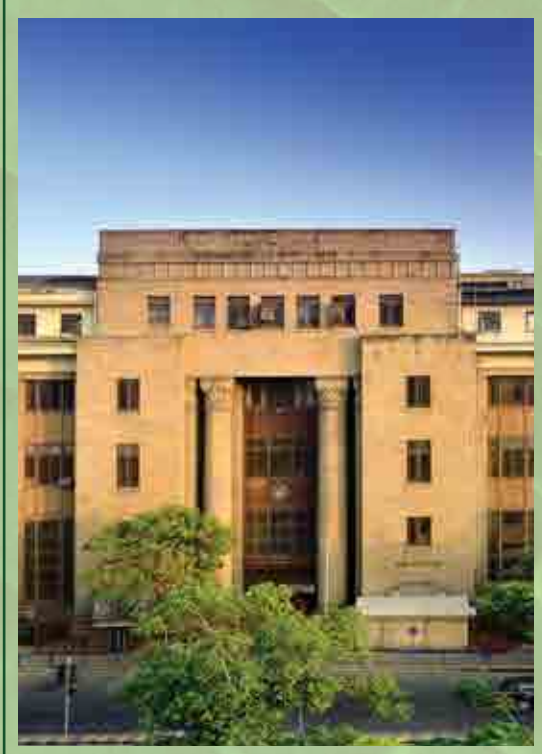
The Shapoorji Pallonji Group has a long and distinguished legacy of building landmark projects. Homes, nation-building infrastructure and international icons – you name it, we've built it. From Mumbai to Pune, Bengaluru to Kolkata and Delhi NCR to projects in 40 countries across the globe, our presence spans India's, and the world's, most dynamic urban centres. Each project is a testament to our commitment to quality, innovation and long-term value creation. In the process, we've created not just landmark structures but a legacy of trust.



CHENAB RAIL BRIDGE



MCA STADIUM



RBI BUILDING



BHARAT MANDAPAM



WILDERNEST



THE IMPERIAL TOWERS



PALACE OF SULTAN OF OMAN



SP INFOCITY



ATAL TUNNEL



BAPS MANDIR



CHENANI-NASHRI TUNNEL

A FOOTPRINT THAT SPANS CONTINENTS. AND GENERATIONS.

Generation after generation, the Shapoorji Pallonji Group has been leading the charge of the Indian construction industry across the globe. In the process we have expanded our footprint to 40 countries in 5 continents. And yet, it's not enough. We shall continue to lead India to newer heights.



CREATING LANDMARKS
FOR OVER 160 YEARS



PRESENCE IN OVER
40 COUNTRIES



OVER 37,000
EMPLOYEES



Map not to scale

TRANSFORMING LIFESTYLES.
AND THE NATION.

When the development industry is mentioned in India, few names carry as much weight as Shapoorji Pallonji. Starting from one city, today the name echoes in every part of the country – whether for transformational homes or for national icons. A legacy we're proud to own.



GURUGRAM

- Joyville Gurugram, Sec 102
- The Dualis, Sec 46

MUMBAI (MMR)

- The Imperial, Tardeo (SD Corp)
- Heartland, Mulund
- Northern Lights, Thane
- Skyraa, Thane
- The Impulse, Thane
- Vicinia, Powai
- The Designate, Khar
- The Canvas Residences, Sewri (SD Corp)
- Sarova, Kandivali (SD Corp)
- BKC 28, Bandra East
- BKC 9, Bandra East
- Joyville Virar

PUNE

- Treetopia, Pune Growth Corridor
- The Vastion, SP Kingstown, Pune-Solapur Highway
- Wildernest, SP Kingstown, Pune-Solapur Highway
- Joyville Celestia, SP Kingstown, Pune-Solapur Highway
- Vanaha, Bavdhan
- Joyville Sensorium, Hinjawadi
- Joyville Hinjawadi
- SP Residency
- SP Infocity

BENGALURU

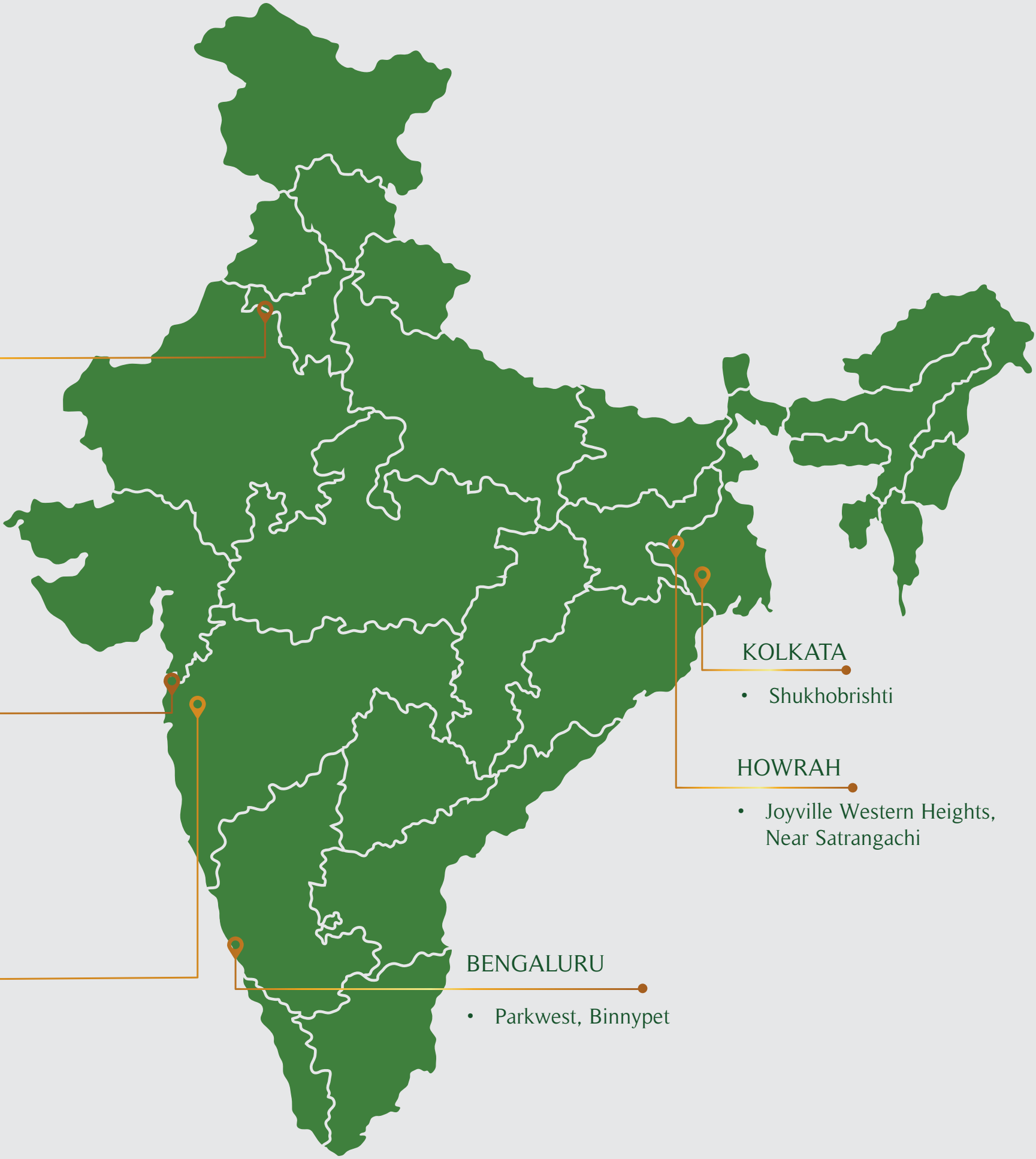
- Parkwest, Binnypet

KOLKATA

- Shukhobrishti

HOWRAH

- Joyville Western Heights, Near Satrangachi



MahaRERA Number: Shapoorji Pallonji Treetopia

Phase 1	Phase 2	Phase 3
		
PP1261012501803	PP1261012502463	PP1261012502493

—— maharera.maharashtra.gov.in ——



Site address: Village - Jadhavwadi, Saswad Highway, Taluka - Purandar, District - Pune, Maharashtra, India - 412301

Disclaimer: Manjri Horse Breeders' Farm Private Limited is the promoter of the plotted development project, which shall be developed in phases. This material does not constitute an offer and/or contract of any type. Any prospective sale shall be governed by the terms and conditions of the Agreement for Sale to be entered into between the parties. This Master Layout Plan shown is an artist's impression of the actual space and is not to scale. The purpose of this material/communication is to indicate to the customers the range of the amenities and facilities that may come up in the project as per the present approved layout. Images / Visuals used are for representative purposes only. Images are digitally enhanced and no photos have been shot at site unless mentioned otherwise. Products, features, equipment, furniture, furnishings, light fittings etc. shown are for reference only. A few of the common amenities and facilities will be completed along with the completion of all phases in the project. The promoter reserves its right to shift the location of some of the amenities for better space planning. Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/ trees/ plantation/ flowers in the image is shown as fully grown in the healthy conditions. The growing time of the plantation may vary depending upon the type and species. Before making a decision to purchase, customers are requested to independently, either directly or through customers' legal/financial advisors, thoroughly verify all details/documents pertaining to the projects. The project is mortgaged to Beacon Trusteeship Ltd., whose NOC will be provided for sale of flats therein. Other terms and conditions apply. Visit official website: www.shapoorjirealestate.com for more details.