

WHY NOT
live
large

LIVEABLE RETREAT WEEKEND HOME

shaantivan

GATED COMMUNITY IN PUNE EAST

Shaantivan by Excellence Farms is the ultimate Retreat Weekend Home Gated Community, tailored for C-suite executives seeking a serene escape from their busy lives. Nestled in the tranquil foothills of Dhawalgad, Pune East, and just a 1-hour drive from Kharadi, this 7.75-acre community offers 28 exclusive units designed for luxury and comfort.

Enjoy top-notch amenities including cement roads, electricity, water taps, a main gate, and a common gazebo.

Engage in trekking, hiking, and organic farming, and host memorable gatherings with family and friends.

Shaantivan promises a peaceful, healthy, and luxurious lifestyle, providing the perfect getaway for high-achieving professionals.



OUR BRAND history

Founded in 2008 by the visionary **Dr. Naresh Bharde** and a dynamic group of young individuals, Excellence Shelters embarked on a mission to enhance the quality of life for millions. With over **15 years** of unwavering commitment to the real estate sector, Excellence Shelters has become a beacon of excellence, completing 16 impactful projects encompassing a remarkable **10 million square feet**. Our footprint extends globally, having served more than **1500 clients** in seven countries, including **India, USA, Dubai, Singapore, Australia, Hong Kong, and the UK**. Excellence Shelters' dedication to transparent and legally clear real estate transactions has earned prestigious recognition, with Brands Academy awarding us The Most Promising Real Estate Developer in both 2014 and 2015.

Acknowledging our contributions, APB News honored us with the title of '**Developer of the Year - Plot & Shelters 2016**.' Along with this we have received **Real Estate Developer of the year 2014 and 2015**. Beyond our achievements in the real estate realm, Excellence Shelters is equally passionate about making a positive impact on society. We take pride in our extensive philanthropic endeavors, having supported over 300 NGOs, embodying our commitment to social responsibility. As we reflect on our journey, Excellence Shelters remains driven by the vision of creating not just living spaces but communities that thrive. We look forward to continuing our legacy of excellence, innovation, and social contribution in the years to come.

Excellence Shelters, with a rich legacy of delivering 10 million square feet of government-approved plots, adapted during the challenges of COVID. Recognizing the growing demand for countryside farmhouses, we proudly introduce **Excellence Farms**. This new brand offers a comprehensive solution—from land acquisition and plot development to farmhouse construction and maintenance. Our innovative approach includes the concept of livable farmhouse gated communities, providing peace and luxury. Having successfully completed projects in Mulshi, we now venture into areas near Pune, creating homes that blend seamlessly with nature, offering a haven for families to cherish moments and embrace a Home Away from home.

OUR LEGACY



LEGALLY CLEAR TITLE



16 YEARS OF LEGACY



1550 + HAPPY CLIENTS



1 CR. SQ FT DELIVERED



GATED FARMHOUSE
COMMUNITY

CHALLENGES IN OWNING RETREAT WEEKEND HOME



OUR SOLUTION

Retreat Weekend Home Gated community

Achieve Your Weekly Fitness Goals



Embrace the thrill of adventure with trekking and hiking at Dhawalgad. Stay active and enjoy the scenic beauty while meeting your fitness targets.

Farm-to-Table Organic Veggies

Delight in the joy of eating your own farm-grown organic vegetables. Experience the freshness and health benefits of produce straight from your garden to your plate.



Perfect Party Place



Whether it's a family celebration or a business gathering, our community offers the ideal venue for memorable events. Celebrate in style and comfort in our beautifully designed spaces.

Distances

Urali Kanchan : 6km
Loni Kalbhor : 18km
Hadapsar-Magarpatta City : 30km
Amanora : 34km
Kharadi : 34km
Koregaon Park : 36km
Pune Station : 36km
Pune Airport : 40km
Baner : 50km



Direction Map

WHY URALIKANCHAN ?

Medical Tourism



Nisargopchar Ashram
(7 km)

Founded by **Mahatma Gandhi** and **Dr. Sushila Nayar** in 1946, is a premier center for holistic health and natural healing. Located in Uralikanchan, this serene naturopathy center offers a tranquil environment and a range of natural therapies, including hydrotherapy, mud therapy, massage therapy, diet therapy, and fasting therapy. The Ashram also provides daily yoga and meditation sessions, Ayurvedic treatments, therapeutic exercises, wellness programs, health education, and organic farming activities.

Asia's Biggest Indoor Nurseries (7km to 10km)



- Krupa Rose Nursery
- Phoolban Nursery
- Tuljai Nursery
- Jagtap Nursery
- Elite group Nursery



Under PMRDA



MSRDC Ring Road
(2.5 km)



MIT Vishwashanti
(8 km)



Dhawalgad
(0 km)



Dalimb Prativithhal
Mandir
(1 km)



Pune Airport
(45 km)

HOSPITAL



- Vishwaraj hospital
(8 km)
- Nobel Hospital
(30 km)

TOWNSHIP



- Magarpatta
(30 km)
- Amanora
(32 km)
- SP kingstown
(15 km)

IT PARK (30 km)



- Eon IT park
- Fursungi IT park
- Panchashil IT Park



(8 km)

HOTEL

- Kanchan Veg
- Chul mutton Hotel
- Hotel 7/12
- Krushna Veg
- Shouryawada
- Hotel Elite
- Nisarga Misal
- Hotel Gavkari
- Shivar Hotel
- Hotel Ashoka

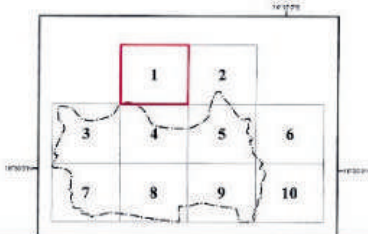
GROWING URULIKANCHAN



DRAFT DEVELOPMENT PLAN OF PUNE METROPOLITAN REGION

PUBLISHED U/S 26 (1) OF M.R. & T.P. ACT 1966

URBAN GROWTH CENTRE : URULI KANCHAN



❖ UNDER PROPOSED PMRDA ❖ DEVELOPMENT PLAN (PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY)

SOURCE OF DETAILS :

PMRDA OFFICIAL WEBSITE :

([HTTPS://GEOPORTAL.PMRDA.GOV.IN/DP-PMRDA-V1/](https://geoportal.pmrda.gov.in/dp-pmrda-v1/))

AMONG 18 URBAN GROWTH CENTERS

❖ MSRDC RING ROAD ❖

(MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LIMITED)

SOURCE OF DETAILS :

MSRDC OFFICIAL WEBSITE :

([HTTPS://MSRDC.IN/1307/HOME](https://msrdc.in/1307/home))

**NEAR SHINDAVANE
DISTANCE 3.5 KM FROM
THE SHAANTIVAN SITE**



❖ PROPOSED GREENFIELD INTERNATIONAL AIRPORT JUST 12 KM FROM THE SHAANTIVAN ❖

SOURCE OF DETAILS :

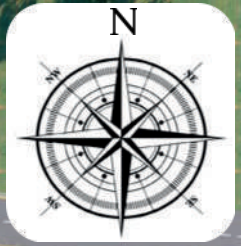
AIRPORT DEVELOPMENT OFFICIAL WEBSITE :

([HTTPS://WWW.MADCINDIA.ORG/
PUNE_OVERVIEW](https://www.madcindia.org/pune_overview))

❖ URULIKANCHAN RAILWAY STATION 9.8 KM FROM SHAANTIVAN ❖



Plot Layout



Features

ALL TYPES OF FACILITIES AVAILABLE

PLOT FEATURES



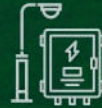
Cement Road



Chainlink Around
each Plot



Water Tap
to each Plot



Electricity
(Street Pole Facility)



Name Plate
to each plot

PROJECT FEATURES



Safety



CCTV Security
(Entrance)



Entrance Gate



Maintainance
(Outside)



Neighborhood in
Community



Roadside
Plantation



2 Residence for
Security & Gardener



Security cabin
at Entrance Gate

AMENITIES



Children
Play area



Common
Gazebo



Jogging Track



Open Gym



Pet Park

Actual Image



Kitchen Garden



Farmhouse Construction



The farmhouses are enveloped by meticulously landscaped gardens and biofencing, offering an opportunity to immerse oneself in a verdant environment. These residences exhibit diverse designs, ranging from modern to luxurious, complemented by enchanting lighting. Ideally suited for residential purposes amidst agricultural surroundings, these farmhouses provide a serene escape from the urban hustle and bustle. Surrounded by lush greenery, hills, and expansive fields, they offer breathtaking views of nature.

Farmhouse Construction: We extend comprehensive support for farmhouse construction, boasting a specialized team of construction and engineering experts equipped with cutting-edge technology.

Farmhouse Maintenance: To ensure optimal upkeep, we establish housing societies dedicated to maintaining the farmhouses. This ensures meticulous care, and resources such as maids, cooking, and cleaning staff can be shared on an hourly basis.



FOR ENQUIRY

8459414462

PROJECT BY



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