



Own the King-Size Life!



**GOODWILL
COUNTY**

A Dream Urban Village



**PREMIUM NA
DEVELOPED BUNGALOW PLOTS
AT HIVARE NEAR SHIKRAPUR, PUNE**



WHY SHIKRAPUR? AN EMERGING URBAN VILLAGE BRIMMING WITH ABUNDANCE.

Through the establishment of 18 urban growth centres and 8 rural growth centres connected via a robust mass transit system, the PMRDA envisions fostering cohesive development across the region. These growth centres are poised to emerge as dynamic hubs of economic activity, complementing the existing urban fabric of PMC and PCMC.

SHIKRAPUR is declared as one of these 18 Urban Growth Centers and Pabal is declared as a Rural Growth Center. Hivare which is only at a few minutes from Shikrapur is located strategically between Shikrapur Urban Growth Center & Pabal Rural_Growth_Center. It is also surrounded by many MIDCs making it a hub of economic activity.

The proposed Pune Aurangabad 6 lane expressway will make travelling to and from Shikrapur a breeze. You can expect the same growth that Wagholi and Kharadi have seen over the past 5-7 years.



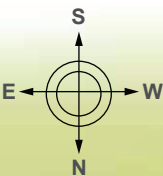
EMBRACE DREAM LIVING AT GOODWILL COUNTY

Goodwill County offers a perfect blend of retirement & first home with the growth benefits of NA plot investment.

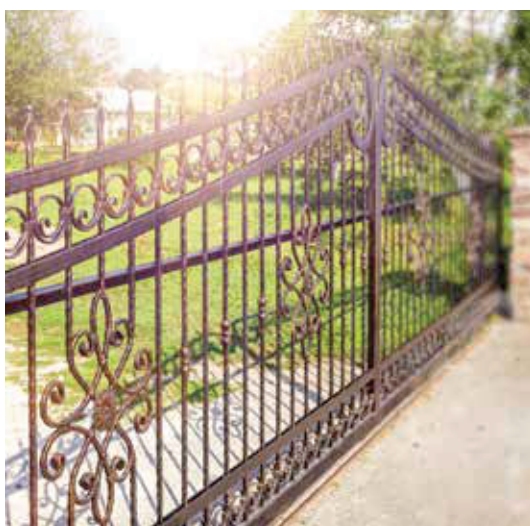
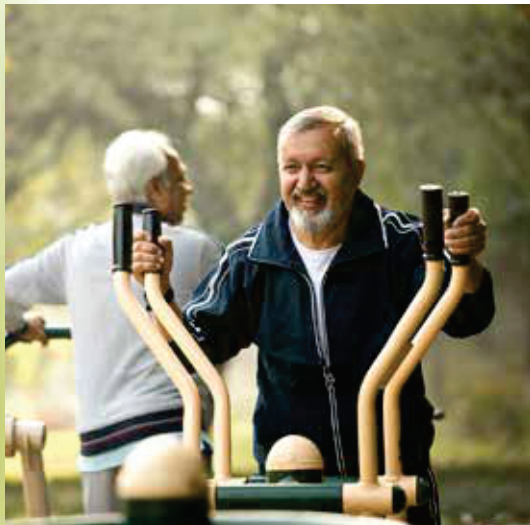
- Ample space for Growing Families (With FSI of 1.4, you can build as and when you need it)
- Enjoy a breath of fresh air each day, every day. Goodwill County is surrounded by year round lush green fields. The natural greenery assures that you LIVE AN ECO-ABUNDANT LIFE.
- Enjoy your privacy in your own Gardens & Terraces. Did you know that Gardening is a great stress buster which keeps your body and mind active and engaged.
- With Pune's growth extending to its outskirts, Goodwill County is ideally situated to benefit from this expansion, making it a prime investment choice.
- Our Project is adjacent to 120 foot proposed SEZ DP road, making it a hub of activity in the near future.

N.A. Developed Plots From
1000 Sq.Ft. to 5000 Sq.Ft.

SITE LAYOUT
Not to scale



- PLOTS
- OPEN SPACE
- AMENITY SPACE



Gated Community



24 x 7 Security



8 Mins. from
Nagar Road



Children's
Play Area



Multipurpose
Lawn



Open Gym



Separate 7/12



FSI 1.4



Loan From Banks




Plug & Play Infra
(Water, Electricity &
Drainage upto each Plot)



Internal Concrete
Road with Street
Lights



Landscaping



BENEFITS OF BUYING A NA PLOT (JUST LIKE 24 CARAT)

- The entire layout is sanctioned by PMRDA, eliminating the risk of future government reservations.
- All plots, roads, and open spaces are clearly demarcated, preventing trespassing and illegal possession.
- Each plot has a separate 7/12 and government record, ensuring you are not entangled with other plot holders.
- With an FSI of 1.4, you can build according to your present and future needs, with all construction being official.
- Easy financing is available from major banks, making it effortless to own your dream plot.

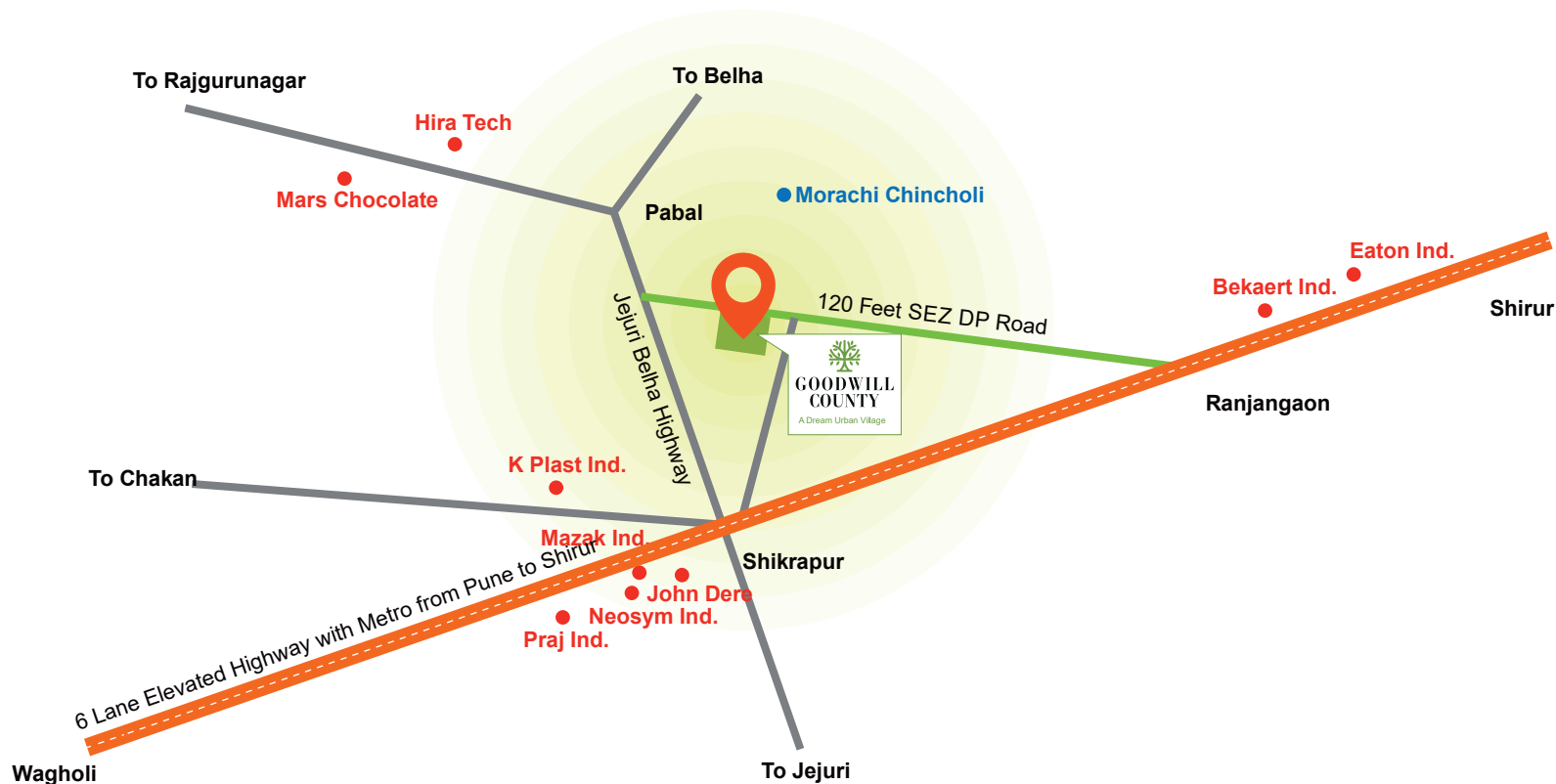


About Choice Group

We have come a long way after constructing more than 38 successful projects across Dhanori, Lohegaon, Vimannagar, Keshavnagar, Wadgaonsheri, Koregaon Park & PCMC areas as of today's date. This rendezvous of more than 30 years has made us a team of highly experienced construction experts

Keeping abreast with the latest technology and implementation of world-class techniques are the reasons why our structures are not just luxurious design marvels, but also a perfect specimen of 'beauty with quality'.

- Founded in 1994, Choice group has grown to become one of the most trusted & sought after real estate companies in East Pune.
- Have completed 38 projects till date.
- 12900 Happy Souls
- 38 Lac Sqft of World Class Construction.



FAMOUS LOCATIONS WITHIN 10-15 MINUTES

- Ranjangaon Ganpati
- Morachi Chincholi
- 4-5 Schools, Colleges
- 5-6 Hospitals
- Ranjangaon MIDC
- Sanaswadi MIDC

- Sap Parts Pvt. Ltd.- 11.5 Km.
- Zen Techno Engineering Pvt. Ltd.- 12.0 Km.
- John Deere Company Pvt. Ltd. - 12.0 Km.
- Mutual Automotive Pvt. Ltd.- Sanaswadi - 12.0 Km.
- Mazak India - 12.5 Km.
- Comau india Pvt. Ltd.- 13.0 Km.
- Chromewell Engineering Pvt. Ltd. - 15.5 Km.
- Hirschvogel Components India Pvt. Ltd.- 17.0 Km.

A PROJECT BY



STRATEGIC PARTNER



Site address- GatNo.764and765,Village - Hivare,Tal. Shirur, Dist - Pune

Office Address - Fno 4 khedekar chembur vishrantwadi pune 411015

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