



**BEST PLACE FOR SECURED RETURNS**  
**WHERE YOUR INVESTMENT HAS ASSURED RETURNS**

## **EXPERTS IN GATED COMMUNITY**

*Seldom do you come across a brand whose foundation is laid on the belief of delivering high quality through utmost integrity without compromising on beauty. Guru Punvaanii is one such brand. Known to be a trend-setter in the real estate world with its unique approach towards offering plotted development concepts, Guru Punvaanii offers a perfect balance of strategically identified hotspots, eco-friendly and sustainable concepts and competitive pricing.*

## **THE FORUM**

*On account of successful completion of 2 years, Guru Punvaani has decided to come closer to customers by launching the NEWSLETTER.*

*It is officially named as “**THE FORUM**”*

*A platform for all to connect with us and view our updates and concepts.*



**Mr. Sanjay Baid, Managing Director**

## MEET OUR MANAGING DIRECTOR

Guru Punvaani 2.0 has taken a great start with other exciting projects to be launched in near future. Some are being newly enrolled in pipeline. To emphasise this moment, we interviewed our MD.

This is what he has to say,

*Hope it helps you in a better way of understanding about the projects*

**Since Guru Punvaanii completed 2 glorious years in the real estate industry, how has the overall journey been till now?**

Quality projects with clear titles has always been the intent of Guru Punvaanii and to top it, all our projects are reasonably priced at all segments of our projects. It was exceptionally difficult 2 years for our company due to the large-scale pandemic hit across the globe decreasing business openings and lockdown in Karnataka. However, we defeated that load of difficulties and demonstrated that we convey the best in testing times too.

**We understand that it has been a challenging journey till now. But tell us, how did you overcome the challenges?**

We at Guru Punvaanii understand the value of your money and hence focus on projects that delivers value as the outcome. Our properties are RERA registered or approved by respective sanctioning authorities, so at any given point of time there is a value associated with all Guru Punvaanii projects. Be it price, location or project development, we always have the values on top. The real estate market has been responding well to plotted developments in the region and when our company values are marketed along with our projects, it is always a win-win for the customer and the company.



# ‘ Suggestion to the younger generation is,

*Begin investing early and earn the profits, contrasted with some other types of ventures like gold, common asset, stocks and so forth. Investment in land venture is consistently high ground as it is considered as a resource and for more youthful age who have begun working, can begin contributing with simple insignificant sum and rest bank credit offices are made accessible for them to take measure.*

**How do you see plotted development culture compared to apartment culture in Bengaluru which is on a rise and what advice would you give to people who want to invest in real estate?**

Plotted Development with proper approvals consistently have a worth and evaluation as far as resale. Also, an advantage contrasted with condos and estates as empty land always appreciates more when compared with different verticals like apartments and villas.

**Guru Punvaanii, as a brand, is growing fast in the real estate industry. So, where do you see your brand in the coming years?**

As we create and market our own undertakings and we keep up with the nature and quality project development. We are planning to be among top 5 plotted developers in Bangalore and Karnataka in next 5 years.

**We understand that this pandemic has affected lots, in terms of business and jobs. How severe was your brand (Guru Punvaanii) impacted?**

As mentioned, we are purely into plotted Development and in an affordable segment, so pandemic hasn't really impacted us.

**Do you think investing in plots is much safer than investing in apartments? Why?**

Indeed, investing in plots is consistently more secure on the grounds that land esteem consistently appreciates when compared to apartments and villas. So anytime plotted gives a decent return.

**Lastly, there are new and young investors in the market now investing in real estate. What message do you have for them considering investment in plots over apartments?**

Considering all, we undertake and develop projects in leading locations with moderate prices. We assist the bank credit facilities too. Investment in plots is easy as the financials are also moderate and construction of houses is completely dependent on the customers on their desire as per their arranged spending plan.



## Guru Punvaanii EKA



**PROJECT NAME:** Guru Punvaanii EKA

**TOTAL LAND AREA :** 41 Acres

**TOTAL NO OF SITES :** 556

**Unit Dimension:**

30 ft \* 40 ft

30 ft \* 50 ft

40 ft \* 60 ft

ODD PLOTS

**Location :** Anekal (on Anekal – Hosur Road)

**Approval :** BMRDA Approved, Anekal Planning Authority

RERA No. PRM/KA/RERA/1251/308/PR/171201/000535

### Status:

Ready for Registration and construction 75% inventory sold out

Park work , STP work in progress

Tar work will be completed soon

Clubhouse work will be started ASAP.

## Guru Punvaanii Lotus



**Total Land Area:** 6 Acres 20 Guntas

**Project Type:** Premium Plotted Development Project

**Unit Dimension:**

30 \* 40

30 \* 50

40 \* 60

ODD SITES

**AVAILABLE PLOTS:** - 114 Nos (30 X 40 & Odd Sites)

**Location :** Kumarabeedu, Bogadi Main Road, Next to Pandit Orchid's School, Mysuru

**Approval :** DTCP Approved

RERA No. PRM/KA/RERA/1268/378/PR/200624/003460

### Status:

80% inventory sold

**Work completed -**

Entrance Arch

Roads , sanitary, water line , electricity , compund wall , water tank .

.will handover the project in next couple of months.



## Guru Punvaanii Primrose



**PROJECT NAME:** Guru Punvaanii PRIMROSE

**TOTAL LAND AREA :** 5.36 Acres

**TOTAL NO OF SITES :** 86

**Unit Dimension:**

30 \* 40

30 \* 50

40 \* 60

ODD PLOTS

**Location :** close to Bommasandra Link Road ,  
In the Vicinity of HCL and BIOCON, Jigani Adjacent  
to Karnataka Housing Board Suryanagar Phase -4

**Approval :** BMRDA Approved

RERA No. Applied

### Status:

*It's in Prelaunch Phase have sold  
40% of the inventory.*

**Development -**

*Land leveling*

*Drain work completed*

*Entrance Arch work started*

*Retaining wall work started*

## Guru Punvaanii Sankeshwar Padmavathi Nagar



**PROJECT NAME:** Guru Punvaanii PRIMROSE

**TOTAL LAND AREA :** 5.36 Acres

**TOTAL NO OF SITES :** 86

**Unit Dimension:**

30 \* 40

30 \* 50

40 \* 60

ODD PLOTS

**Location :** close to Bommasandra Link Road ,  
In the Vicinity of HCL and BIOCON ,  
Jigani Adjacent to Karnataka Housing Board Suryanagar Phase -4

**Approval :** BMRDA Approved

RERA No. Applied

### Status:

*Drain work is completed*

*Road formation on going*

*It's under soft launch*

## C O N T A C T S   U S

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*VISIT OUR WEBSITE FOR COMPLETE DETAILS ON **THE CURRENT PROJECTS***

## T H A N K   Y O U

