

MANJRI: AN ATTRACTIVE DESTINATION

Maniri has all it takes to become one of the most sought after residential locations in Pune, NIKITA PEER has the details





tages such as proximity to the

airport, railway station,

Kharadi, Koregaon Park,

Kalyani Nagar and the many

malls on Nagar Road, Land

availability for new construc-

tions is still fairly good, indi-

cating a lot of future develop-

ment potential. The onus on

Manjiri is currently skewed

towards mid-income housing.



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MANJRI IS CALM AND GREEN SURROUNDINGS A POLLUTION FREE ZONE, THE AREA IS WELL-CONNECTED BY ROADS, RAILWAY AND THE

anjri, an emerging suburb of Pune which is just a few kilometres away from Hadapsar, has abundant greenery, open spaces and very less pollution. After the saturation of Keshay Nagar, Manjri is the natural extension for the city. Though the area is very close to Pune city, Magarpatta, Infocity and the Pune-Solapur highway; it somehow managed to remain a quaint village until a few years ago.

Considering that many new companies were making Pune their hub, developers, even Mumbai-based ones, spotted an opportunity in Manjri, which it believes has everything that can support growth and development to make it one of the vital areas in Pune city. Kalpataru Developers' company spokesperson explains. "Pune has emerged as a destination for investment, which has resulted in increased demand for quality residential and commercial projects in the city. Maniri is strategically located close to Magarpatta city and SP Infoc ity Besides, Manjri is known for its calm and green surroundings. A pollution-free zone, the area is well-connected by roads, railway and the airport. Important social infrastructure such as schools, colleges, markets and hospitals, are also closely located in this area. The most important aspect of this location is the presence of IT companies. Manjri can provide good long term as well as short term re turns on investment and is an ideal location for accommo



Maniri can be a good bet considering its location, Sanjay Bajaj, managing director-Pune, Jones Lang LaSalle India, says, Keshav Nagar, to which Man-Jiri serves as an extension, has already seen rapid development and increase in property rates. Manjiri shares Keshav Nagar's connectivity advan-

While talking about how The road infrastructure is still rather basic. One needs to choose one's project with care and due diligence. Depending on the exact location of the project and the reputation of the developer, property in Maniri can be a good option for both, end-users and investors

According to Mahendra quiries from IT professionals.

Raut, who currently resides in Nana Peth area and has invested in Manjri, the area is going through a metamorphosis. "The influx of IT companies in and around the area has resulted in an increase in realty demand. Though it currently lacks infrastructure, the locality is known for its greenery and a calm atmosphere. It has a lot of open spaces. Since it has good connectivity, Manjri has the potential to become the prime suburb in Pune. The area may see development on the lines of Hadapsar in a few years," he adds.

Kruti Jain, director, Kumar Urban Development, seconds this. "Today, Manjri is one of the most rapidly growing localities in Pune and is in the process of a massive transformation. It was once a rural village but today, it is urbanised. The growth of IT and the industrial sector has played a crucial role in upscaling the potential of Maniri. It is now witnessing rapid development and has a good mix of independent bungalows, row houses and apartments to offer: Our projects are essentially targeted towards the middle-class segment of the society. Being in close proximity to IT hubs, the projects draw a lot of in-

This location also ensures possibilities of clientele buying houses for a good rental income. It is also a suitable place for working professionals to reside in. Manjri provides good value for money not only

for buyers but to the develop-

People who buy a home in Maniri now are early birds, Jain opines, "Currently, the residential property rate is Rs 3,960 per sq ft while Kharadi is approximately Rs 5500 sq ft. The rate of Kharadi in the

year 2010 stood at Rs 2,900 per sq ft and in a short span of three years, it has seen an appreciation of almost two times. Taking a smart decision at the opportune time will always pay big dividends," Jain signs off