

# TRUST NO ONE.

## Not even us...

Investing in property is tricky business; you have to know what you're getting into. Allow us to help you build your dream home.

# THE HAMLET

## THEUR

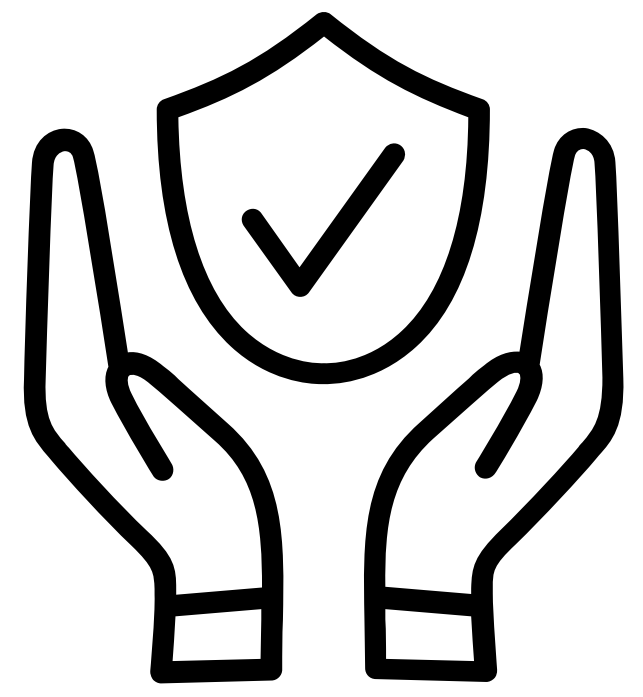


Your  
Gateway  
to a Richer  
Life

[www.theurhamlet.com](http://www.theurhamlet.com)



# Real estate has a serious image problem.



## Trust and transparency are in very short supply.

The real estate sector while being one of the fastest growing markets in India, suffers from a massive crisis of confidence. Unending delays, incomplete projects, fly-by-night builders, high property prices, legal hassels, and much more. Yet, it is everyones dream to have their own home. A piece of land or a physical structure for families to feel like they belong; a place for them to raise children and provide them with a good education; and to make an investment that grows in value year after year.

At The Hamlet Theur we will simplify for you the process of selecting your future home, whether for your family, or as an investment for the future. We will help you not just pick out your dream home, but also tell you about the questions you must ask us or any other developer before you make the decision to invest. What facilities to inspect, what documents to examine, what agreements mean, how to protect your rights, and most importantly how to save your money.

Trust is built slowly. Let's build it together.

**THE  
HAMLET  
THEUR**

Your  
Gateway  
to a Richer  
Life



# 6 questions you must ask before you decide to invest in property.



The process of investing in a property can be a minefield for many first-timers. Here are some of the questions you must ask before you decide to hand over your hard-earned savings.

- 1. Who are the owners of the land? Does the builder or developer have sufficient authority to represent the land owners?**
- 2. Have you seen the land documents and the copy of the agreement? Is there any loading of common areas in the agreement?**
- 3. Are the payment terms clearly mentioned in the agreement? Are there any hidden costs?**
- 4. How is the property zoned? Does the development follow existing rules and regulations promulgated by the government?**
- 5. Are you getting an individual registered agreement that is fully assignable and transferrable?**
- 6. Are the rights of buyers and owners clearly mentioned in the agreement?**

# Flexible Payment Terms



Trust and transparency lie at the heart of our payment terms. Our clients pay only 50% of the total consideration at the time of registration of the property. The balance amount can then be paid in instalments up to 60 months (five years).

# Transparent Documentation



Before making an investment decision in one of our plots, we suggest that you review our property documentation. We have kept our property records dating from the 1930s on our website for your perusal. You will find draft copies of our agreements, sale deeds, revenue records, and search reports online. Click here and follow the link to access our legal documentation.

<https://www.theurhamlet.com/legal>

# WHO WE ARE.

## THE HAMLET THEUR



## THE TEAM

We've brought together people who are experts in their field to create a relaxed and responsive experience that our clients love. Meet the people who make The Hamlet Theur.



CDR DIPAK NAIK (RETD.)  
**CHAIRMAN**



LTCDR NEELESH NAIK (RETD.)  
**HEAD OF OPERATIONS**



AASHISH KHANDELWAL  
**HEAD OF SALES**



ADV. SUNITA PAGEY  
**HEAD OF LEGAL**



ADV. ZAHEER KHAMBATTA  
**LEGAL CONSULTANT**



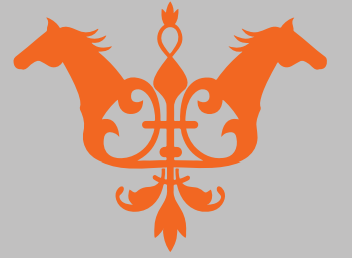
ARCH. ABU BAKAR  
**HEAD OF DESIGN**

The promoters of The Hamlet Theur have been landowners in the village of Theur for over a century. They also have over two decades of experience in the field of luxury automobiles and ecological conservation. NERIL is a world bank recognised environment company with a pan India presence. The promoters have also held dealerships of six automobile franchises under the banner of Millennium Motors. These include India's most awarded Mercedes-Benz dealership, India's first Fiat Café and the first Indian dealership of Vespa scooters. Based on this background the Hamlet is conceived as an environmentally responsible luxury development. A unique one-of-its-kind combination of comfort and environmentally responsible living. We understand luxury and exclusivity, and more importantly, we care a lot about the environment and our place in it.

# Project History & Future Timeline.

# THE HAMLET

THEUR



Your Gateway to a  
Richer Life

2004 - 2006	Aquisition of land in Gat No 144 at Theur by Cdr. Dipak Naik (Retd.) from other members of Naik family and land in Gat nos. 145,146, and 161 from local villagers.
2006 - 2009	Development of a 3 acre lake within the combined plots (future site of The Hamlet Theur) for draining low lying lands & creating a perennial water supply.
2006 - 2013	Combined plots put to agricultural use by the Naik family with 5 acres of greenhouses 10 acres of open fields.
2014	The idea of The Hamlet Theur was conceived as a luxurious environmentally conscious development on the Naik farms and a Developer was appointed to carry out the project.
2016	The Developer was terminated by the Naik family due to his financial irregularities and the sales shelved temporarily. Search commenced for new Developer to take the project forward.
Oct 2019 - Jun 2020	Naik family took on the responsibility of development of the project, sales recommenced. Phase 1 development commences in spite of frequent stoppages due to COVID19 pandemic lockdowns.
Nov 2020 - Apr 2021	Phase 2 development scheduled.
Dec 2022	Estimated completion date of the project.

# What should you look for in your future Home?



Investing in a home is an important decision. As a prospective homeowner, here are some of the top things to consider.

**Comfortable**



**Affordable**



**Safe**



**Investment**



**Connectivity**



**Good for Children**



**Community**



**Unique & Flexible**



**Sustainable**



**Open Spaces**

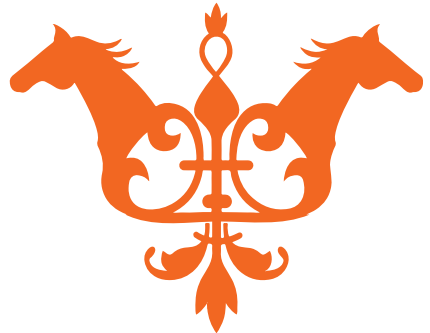


Welcome to

# THE HAMLET

THEUR

Your  
Gateway  
to a Richer  
Life



## hamlet

ham·let/'hamlit

*noun*

A small settlement,  
generally one smaller  
than a village



The Hamlet Theur is a lush green 30 acre estate set around a private 3 acre lake. Where you are surrounded by breathtaking views, wide open spaces, whispering winds, and the sounds of birdsong. A haven of tranquillity that is close to the city, yet far enough to feel the peace and calm of the countryside.

Complementing the exclusive residential plots, are the amenities and playing fields which offer an incomparable lifestyle. You will have access to a well-appointed clubhouse, swimming pool, a cricket green, futsal court, tennis court, basketball court, and much more.

Theur is a significant landmark in Pune as the seat of the historic Chintamani Ganpati, as well as, home of the world-famous Poonawala Stud Farms. You will be far from the crowds of the city, yet close enough to the conveniences of a large metropolis.

There is great wisdom in investing in landed property. An investment in a plot of land is always rewarding, and at the Hamlet, it can be so much more.



# LOCATION.

## AN IDYLIC NEIGHBOURHOOD

Close to the City, Far from its Crowd



**The Hamlet is located only ten kilometers from the city limits of Pune along the Solapur highway. Theur is a significant landmark as the location of the historic Chintamani Ganpati and is well known in the glamour circles of Pune as the home of the Poonawala Stud Farms, India's premier equine breeding establishment. It is located in close proximity to a large number of reputed educational institutions, industrial parks, IT hubs and tourist destinations.**

**5 m drive**

### **Sati Ramabai Memorial, Theur**

Madhav Rao I was the 8th Peshwa of the Maratha Empire who was responsible for the Maratha Resurrection. He died of Tuberculosis at the Chintamani Temple in Theur. His wife Ramabai committed Sati on the funeral pyre where a memorial is constructed to remember her sacrifice..



**5 m drive**

### **Chintamani Ganpati Temple, Theur**

One the eight ashtavinayaka, the present day temple dates back to the 13th century. Mythological stories mentioning the deity and the temple are found in the Puranas. The temple enjoyed royal patronage under Peshwa rulers, who donated large sums of money and artefacts to the temple.



**5 m drive**

### **Poonawala Stud Farms, Theur**

The most awarded stud farm in the country, "The Poonawala Stud Farms" were founded in 1946 and have since then become synonymous with the world of equine sports. It is the highest stakes earning establishment in the country and it's stallions have consistently produced classic horses.



**20 m drive**

### **Nisargopchar Ashram, Uruli-Kanchan**

The Nisargopchar ashram was founded by Mahatma Gandhi in March 1946 during a visit to Pune, and is dedicated to the principles and practice of naturopathy. It is an immensely popular health institute and has gained a reputation for the efficacy of their treatments.



**20 m drive**

### **New Pune International Airport, Purandar**

Pune's new international airport, the Chhatrapati Sambhaji Raje Airport is proposed to be developed near Saswad and Jejuri in Purandar Taluka.



**15 m drive**

### **Riverview City, Kadamvakvasti**

Riverview city is an upcoming 500 acre township project by the developers of Magarpatta City.



**15 m drive**

### **Kavdipat Birdwatching, Kavdipat**

Kavadi Pat is one of the best places near Pune to spot number of exotic birds. The village is located around 15 km from the Pune city on Pune Solapur highway and a small bridge on the river offers wetland to list of migratory and local birds.



**15 m drive**

### **SP Infocity, Fursungi**

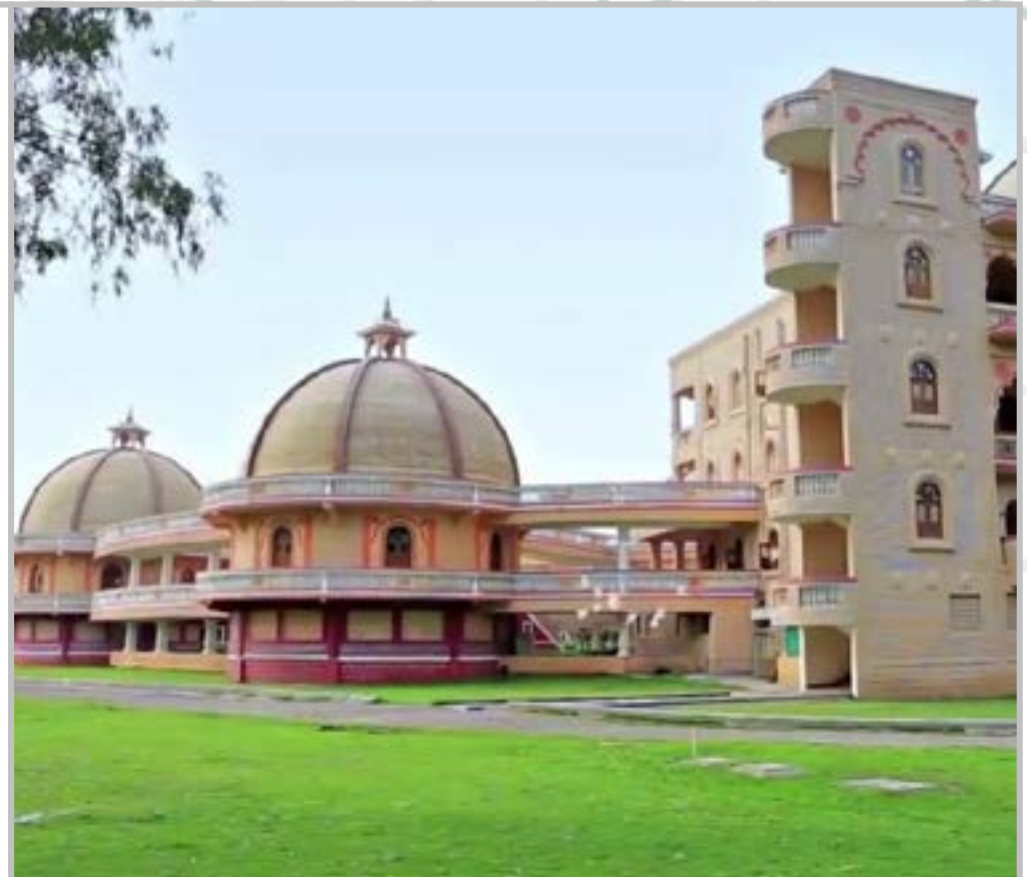
SP Infocity Pune features spacious and beautifully landscaped layouts for fostering a lively work environment. It harbors global corporations like IBM, Accenture, ADP, Allstate, Amdocs, Amazon, and Wipro.



**10 m drive**

### **MIT Rajbaug Campus, Loni**

MIT Pune is, one of the top universities in India and offers UG & PG programs across many faculties. The Rajbaug campus is also home to MIT Gurukul, one of India's best IB schools.



**10 m drive**

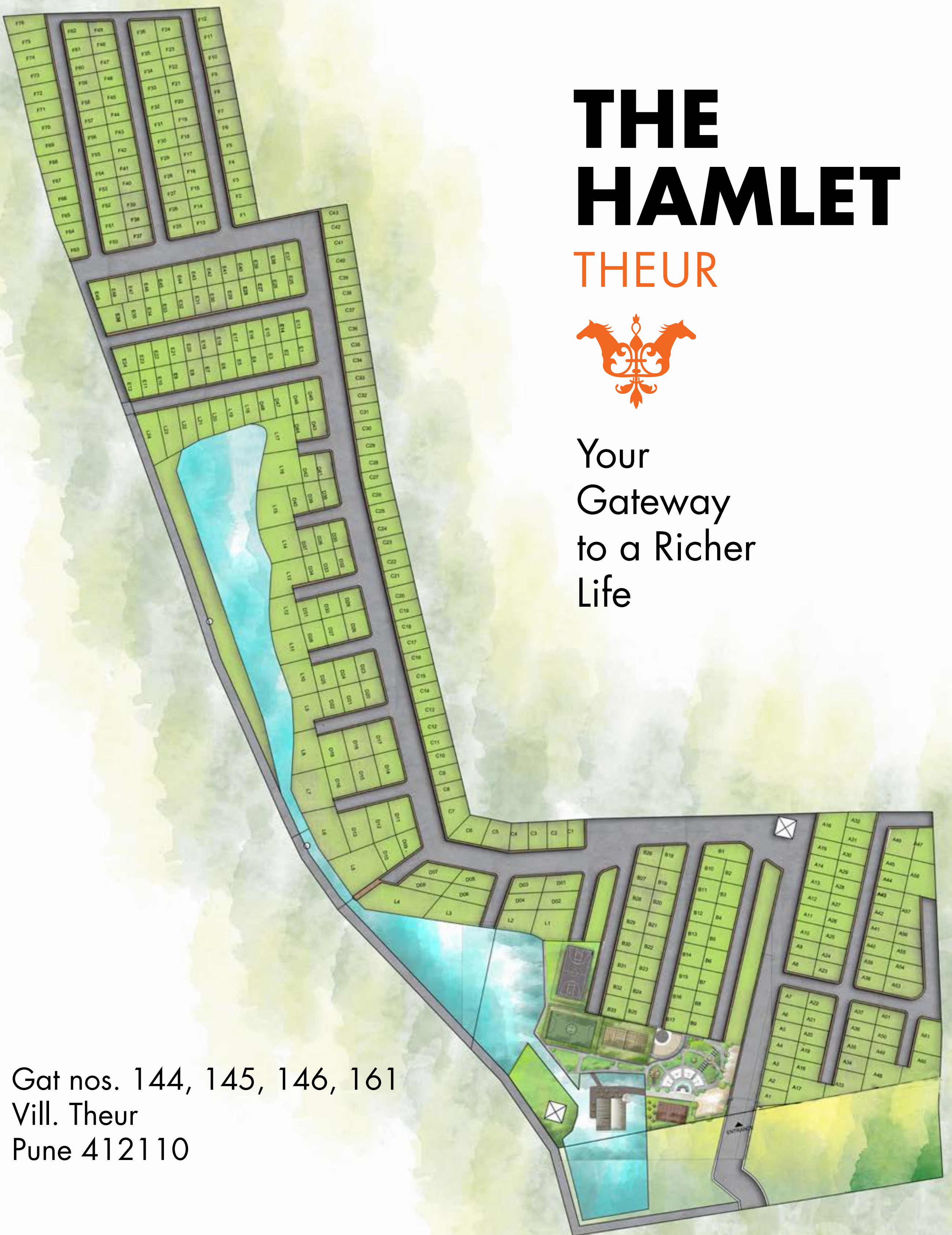
### **Vishwa Raj Hospital, Loni**

Vishwa Raj Hospital is a 330+ bed super speciality hospital that prides itself in providing the best services for the most critical departments. Equipped with the best state-of-the-art technology, 24/7 back up of senior consultants and a dedicated allied health professionals team..

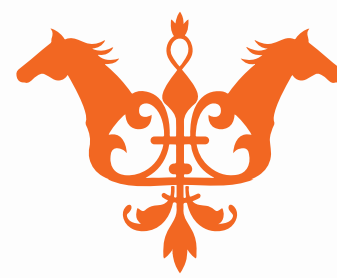


# THE PLOTS.

You can choose from a range of lakefront and garden properties set around our picturesque lake. Every plot has its own distinct character with regards to the lay of the land, it's orientation and landscaping.



## THE HAMLET THEUR



Your  
Gateway  
to a Richer  
Life

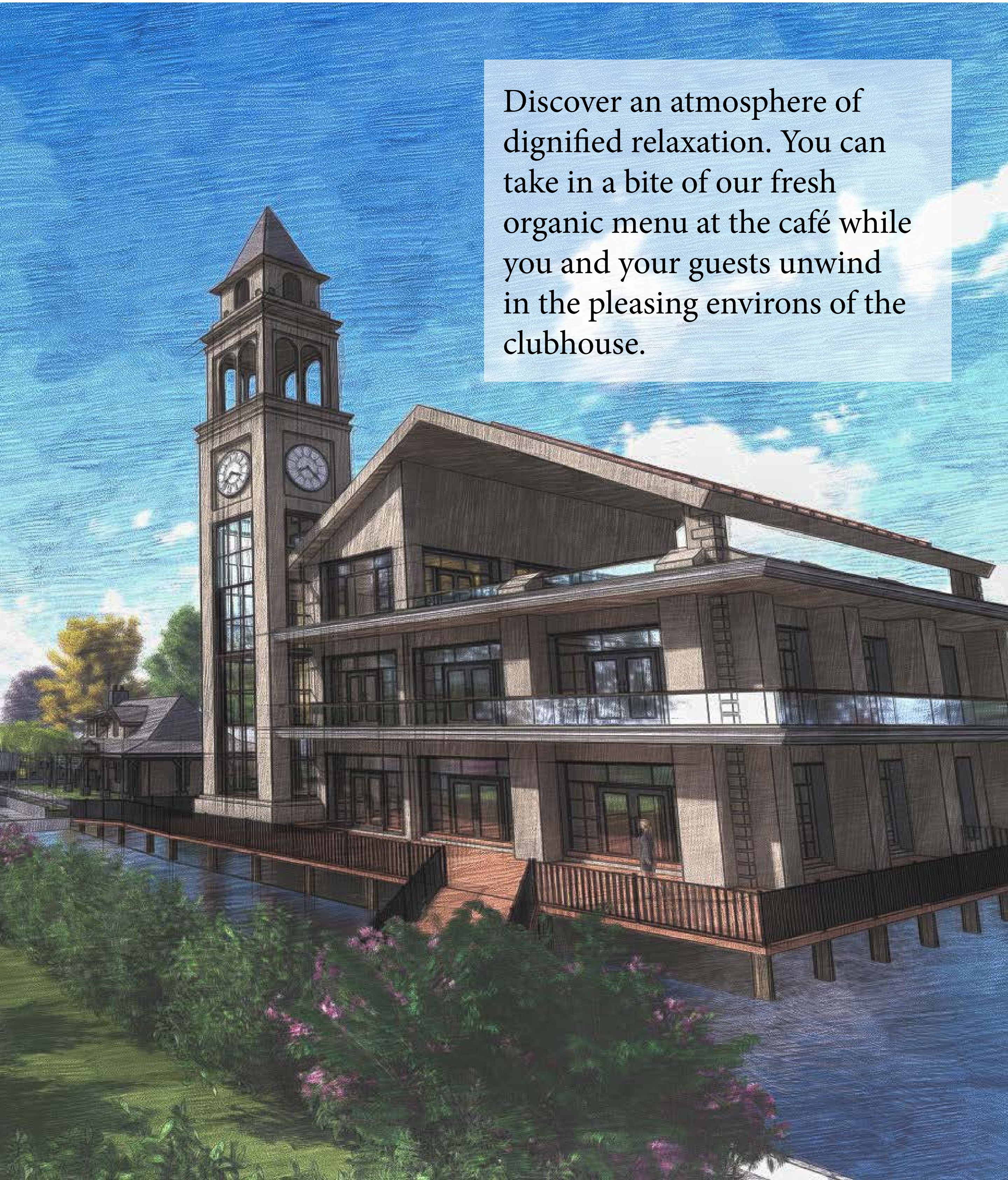
Gat nos. 144, 145, 146, 161  
Vill. Theur  
Pune 412110

# THE AMENITIES.

Complementing the exclusive plots, our amenities and playing fields offer a lifestyle that is impossible to find in a city.

## THE CLUBHOUSE

Discover an atmosphere of dignified relaxation. You can take in a bite of our fresh organic menu at the café while you and your guests unwind in the pleasing environs of the clubhouse.





### Lakeside Gardens

The serenity and luxury of a lakeside garden is hard to match. You can take an invigorating walk and feel the fresh air as it fills your lungs, or you can just sit back on a convenient bench and allow your eyes to take in the incredible vistas on display.



### Boating

Take your boat for a punt down the lake. Enjoy the feeling of being close to the waters edge. Few pleasures of life compare to the sheer unbridled fun of boating in a placid lake.



### Angling & Lake Fishing

The sport of fishing is relaxing and invigorating at the same time. The lake at The Hamlet Theur offers you a selection of freshwater fish to catch, and a restful yet exciting time on its banks.



### Picnic Spots

A picnic is a meal taken outdoors as part of an excursion – ideally in scenic surroundings, such as a park or a lakeside. The Hamlet Theur has many such spots where you can spend a relaxing time with your family.



### Jogging Trails

Running is a great way to get into shape, but it also can benefit almost every part of your body and lift your mood. The jogging trails gives you one more reason to head outdoors and give yourself a lift as you get fit



### Indoor Games

Whether it be cards, chess, pool, carrom, or even a playstation. The clubhouse at The Hamlet offer a selection of indoor games for you to bond over with your friends.



### Yoga Room

Years of ancient wisdom come together in the practise of Yoga. It is not only a great way to work on your flexibility and strength, but also, it improves your ability to concentrate and enhances mental acuity. The Yoga Room at the Hamlet allows you to connect with yourself while you get fitter, calmer, and smarter.



### Children's Playground

Let your children run free in the secure and safe environment of the gated community. Slides, swings, merry-go-rounds, and sandpits will excite their imagination and enhance their creativity while at the same time be loads of fun.



### Business Centre

Whether you need an office away from your office, or a conference room close to home, or secretarial support for your pet project, the business centre at the clubhouse is always at your service. Organise meetings, conferences, arrange for prints, we will try to make your work life as smooth as we can.



### Futsal Court

(Mini Football)

Futsal is an exciting, fast-paced small sided soccer game that is played across the world and is officially recognized by both FIFA and UEFA. The sport is a great skill developer as it demands quick reflexes, fast thinking and pin-point passing.



### Basketball Court

Basketball is one of the most popular sports in the world. The sport also is great for one-on-one play all the way up to 5-on-5, so you don't need a big crowd to get a good game going.



### Tennis Court

Tennis builds a strong body, develops hand-eye coordination, reduces stress, improves social skills, enhances brain power, and gets you fit at the same time. The Hamlet has a Tennis clay court which provides a moderate learning curve for beginners and is challenging enough for experienced players.



### Wide Roads

The central avenue of the Hamlet is 15 metres or about 50 feet wide with, while the adjoining roads are 9 metres or about 30 feet wide. The tree-lined roads are designed with plenty of pedestrian-friendly features like park benches, smooth pavements.



### Grand Entrance Plaza

The grand entrance of the Hamlet is your portal to enter into a different world. Equipped with state of the art security systems, you can rest assured that you and your family are secure within the gated community.



### Purified Drinking Water Supply

Water is the elixir of life. At The Hamlet Theur it is available on tap. All our homes are provided with an reverse osmosis purified drinking water supply.



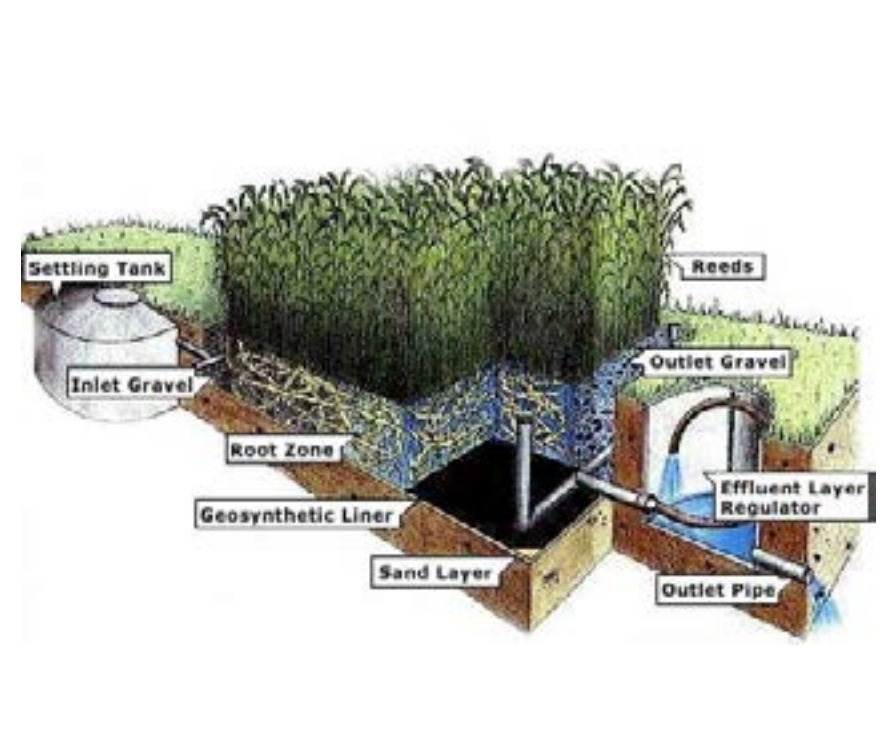
### Underground Electric Supply

Power reaches your home safely and securely through underground electric cables. The lines are routed through conduits underground so that the familiar eyesore of overhead electric lines is absent from your life.



### 24 Hour CCTV Surveillance & Security

One of the charms of any gated community is the knowledge that you are completely secure within its walls. Security guard patrols and CCTV cameras cover every corner of the property and provide you the comfort of knowing that you are being protected 24x7.



### Centralised Drainage System with Root-zone Treatment

Root-zone wastewater treatment relies on biological degradation of wastewater by microbes found in the root zones of various plant species. The result is a smell free and stress free sewage treatment that is cost effective and environmentally friendly.

# SPECIFICATIONS.

## SUSTAINABILITY

- Sustainable plantations of over 3500 trees and plants.
- Plant species mix to include mostly indigenous trees, plants and shrubs
- Solar passive design for reduced heat ingress and reduced cooling load
- Fully renewable captive water supply
- Centralised reverse osmosis plant for purified drinking water provided in the kitchen for drinking and cooking
- Filtered water provided in all bathrooms
- Recycled and filtered greywater provided for gardens
- Surface runoff recycling
- Root zone wastewater treatment for eco-friendly sewage disposal and recycling of water

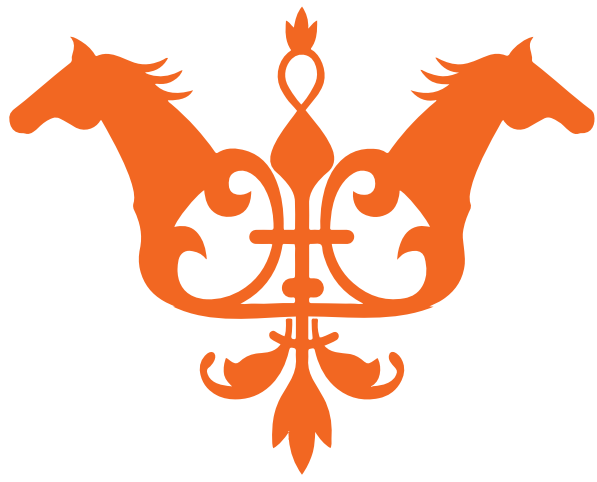
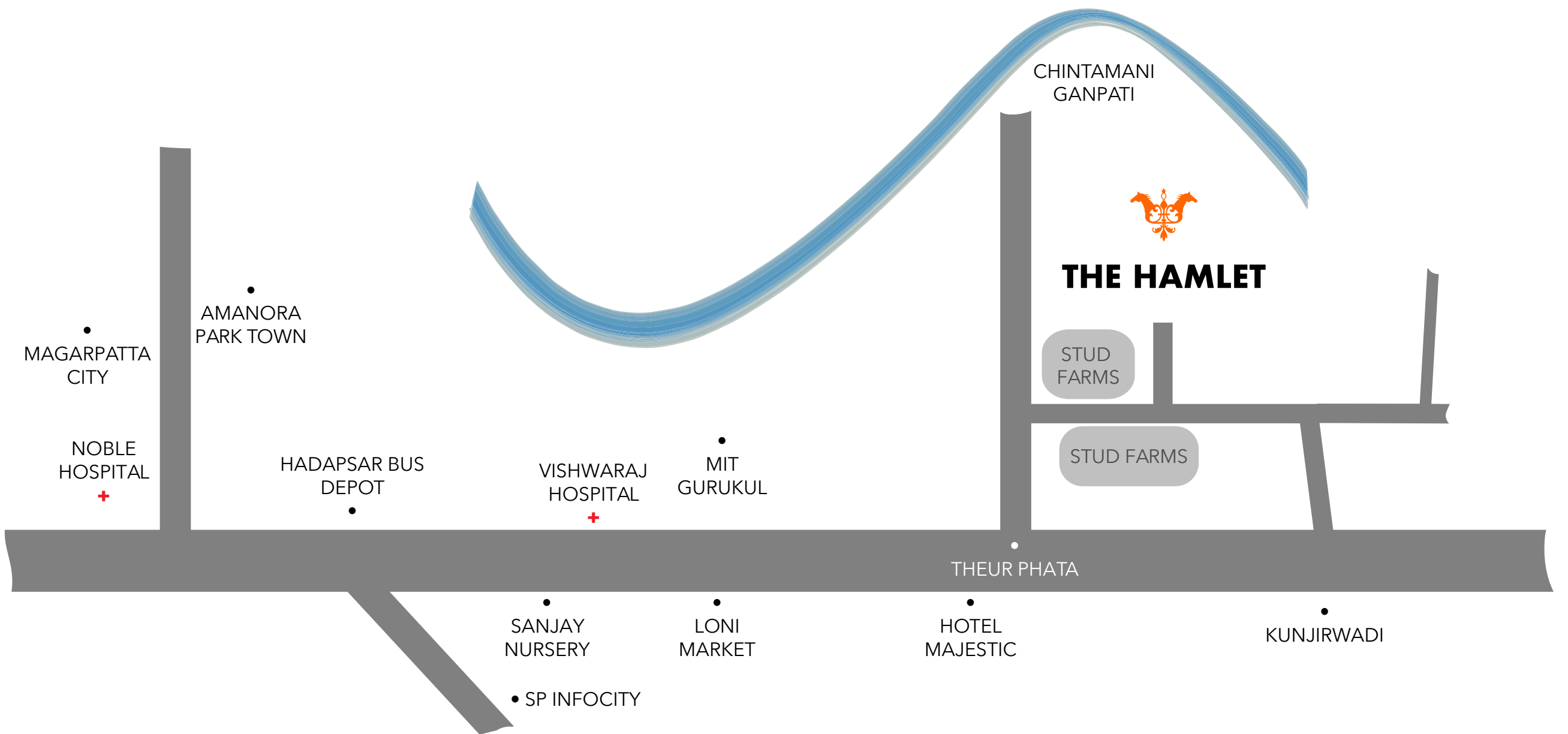
## SECURITY

- Compound wall with 24x7 CCTV surveillance coverage.
- Electronic intruder sensing system.
- CCTV feed to be available to all residents.

## ROADS

- Maintenance-free concrete road with separate pedestrian pavements, and roadside plantations of long-lived native trees.
- 15 m wide main road.
- 09 m wide internal roads.
- 5m wide walking/biking trail along the lake.
- Stormwater drainage provision.
- Underground channels for cables and pipelines along the road.





### Head Office:

41 Ex-servicemen colony,  
Paud Road,  
Pune - 411 038



### Sales Office:

S No. 86, Umbrella House,  
Opp Manjari Stud Farms,  
Hadapsar,  
Pune: 412 307

### Site Office:

The Hamlet Theur,  
Village Theur, Tal. Haveli,  
Pune - 412 110

Call us:

+919022204902; +919373949233; +917020783592

[www.theurhamlet.com](http://www.theurhamlet.com)

