

C R E D I T S



Beyond Compare!

HERE IS TATHAWADE'S ABSOLUTE WINNER.

Ready Possession 2 BHKD Biggest carpet 851 sq.ft.

SHIRKE[®]

B.G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.

📞 **98220 98220**

www.edengardentathawade.com



Site Address: Next to Tata Motors, Mumbai Pune Highway, Survey No.: 126+127/1, Tathawade, Pune-411033



Topmost Construction



Superb Elevation



Ready Possession!



**EDEN
GARDEN**

PREMIUM
2 & 4+ BHKD

@ Tathawade, Pune

Smallest Price. Biggest Carpet.

These Homes are Just Perfect!

STRIKING FEATURES

Excellent Location near Indira Institute	Large Carpet of 851 sq. ft.	Smart Layout of Homes with 3 Balconies for each flat	High-rise Towers with Premium Amenities
Proposed Mega Mall in the Premises	Cost is 20 to 25 L lesser than the 2 BHKs in surrounding area	No Floor-rise No GST	

3 side open PLUS TOWERS

with –

More Sunlight | Cross Ventilation | Amazing Views

Privacy | Smart Space Planning

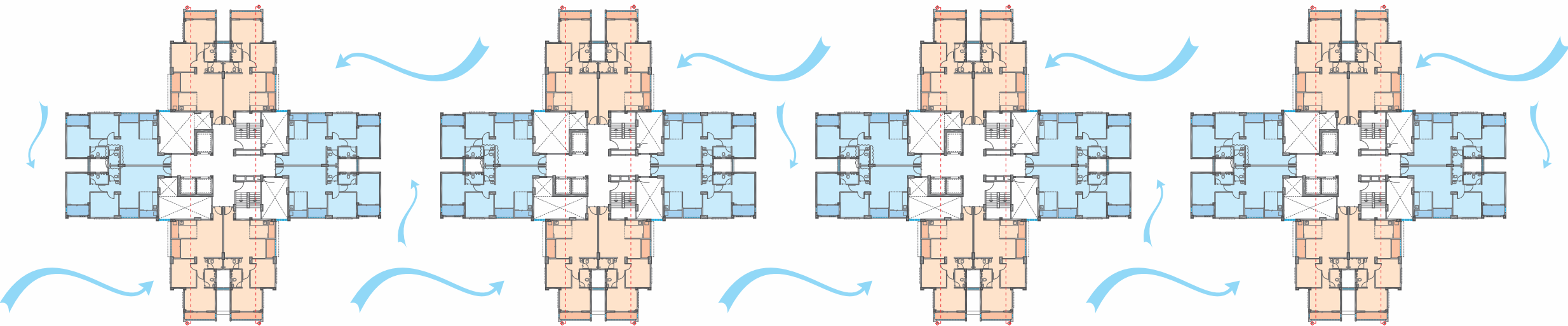
Nature comes quite naturally in every home. Being one of the tallest towers in the vicinity and the vast open surrounding, there is no obstruction to Sunlight, Breeze and Views too! In fact, during the East to West Sun-path everyday, each home would welcome bright Sunrays sometime during the day. And any direction of the Wind-flow would equally benefit every home as the breezes will keep whirling inside and outside too...



Better Ventilation



Better Light



More surprises. More gains.

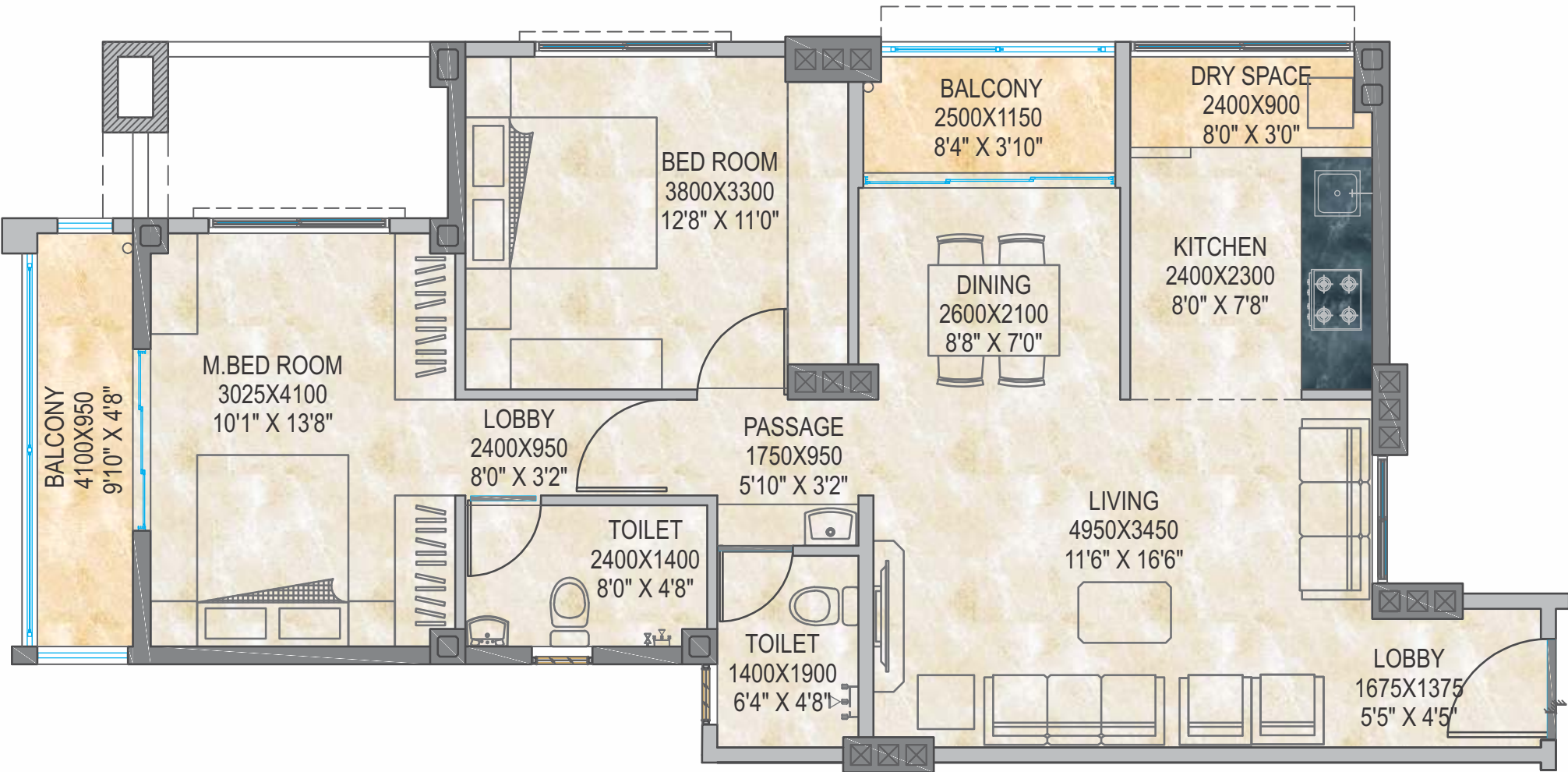
Wide Corridors | Huge Lobby Area | Vast Open Spaces | Smart Elevators

More Savings.
More Reasons. More Celebration.

Ready Possession | No GST | No Floor-Rise | Parking Included |MSEB Included

2 BHKD. The Layout Innovation.

All homes are **2 BHKD** where **D** stands for **Dining area**. It is so very well demarcated separately and yet spaciouly adds to the Living Room as well as the Kitchen, that you would find that this is the best-ever value-addition in the layout planning of 2 Bedroom home. You can actually get imaginative and utilize this space to your best advantage. Instead of a Dining Table you can create your WFH workstation, or a study along with a bookshelf or a Pooja Ghar also. Possibilities are too many. Terrace adjoining this area is one more amazing benefit.

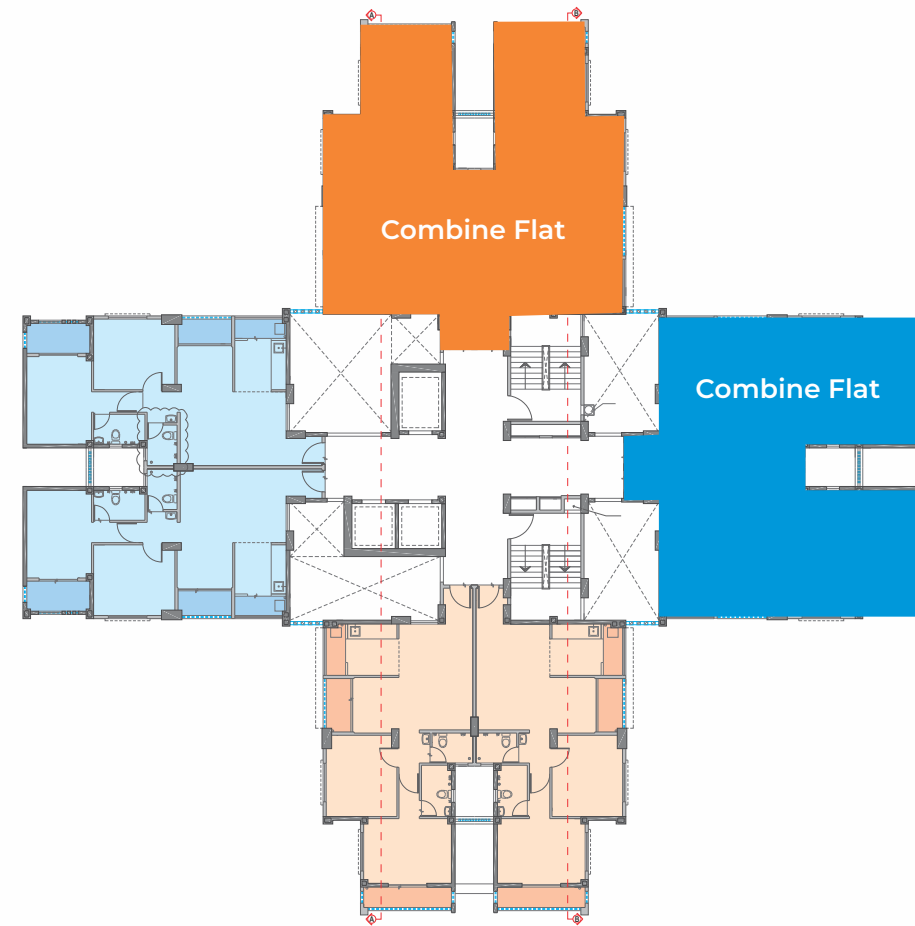
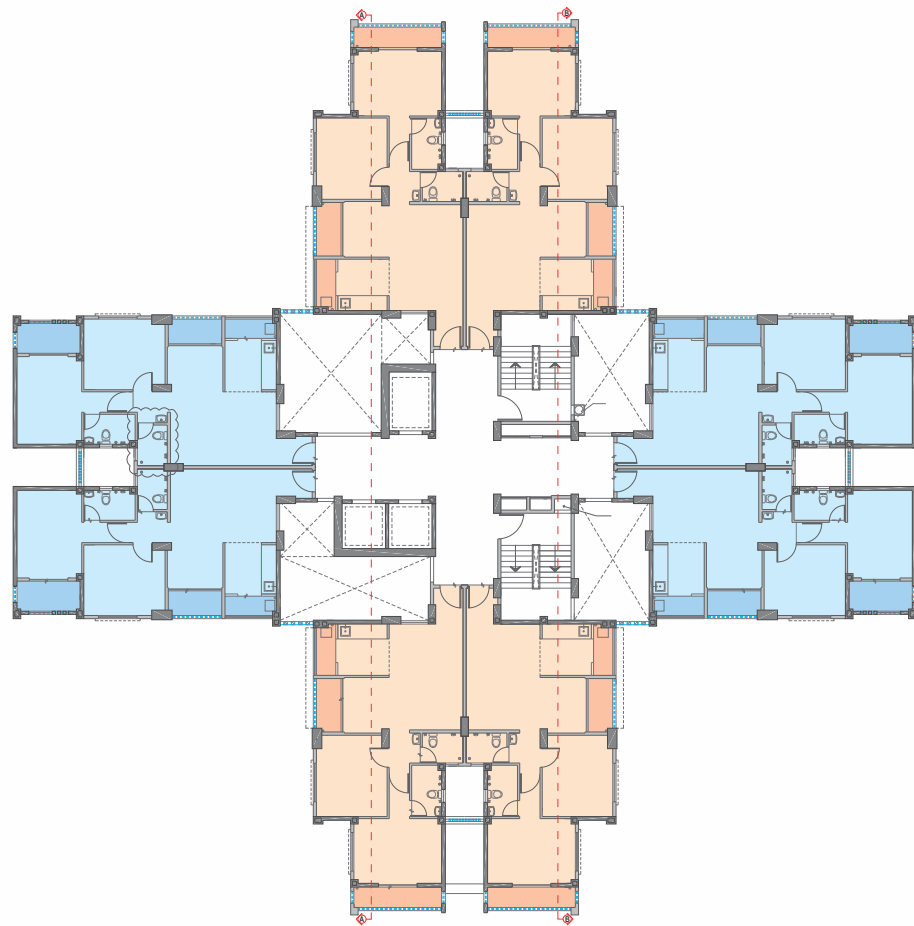


Bigger. Smarter. Merrier.

Presenting the **JODI HOMES!**

Yes you read it right. If you wish to go bigger and live a royal life in a smarter, merrier way, steal the deal of a best Jodi Home. **Combine two 2 BHKDs and make it a grand 4.5 to 5 BHK simplex.**

And you know what, the incredible part is that you can actually join two Halls together and make a huge, royal Living Room suitable for a royal family like yours. Come and explore this with your thinking cap on and you would realize that this is an all-time great deal of Tathawade at an unbelievably low price.

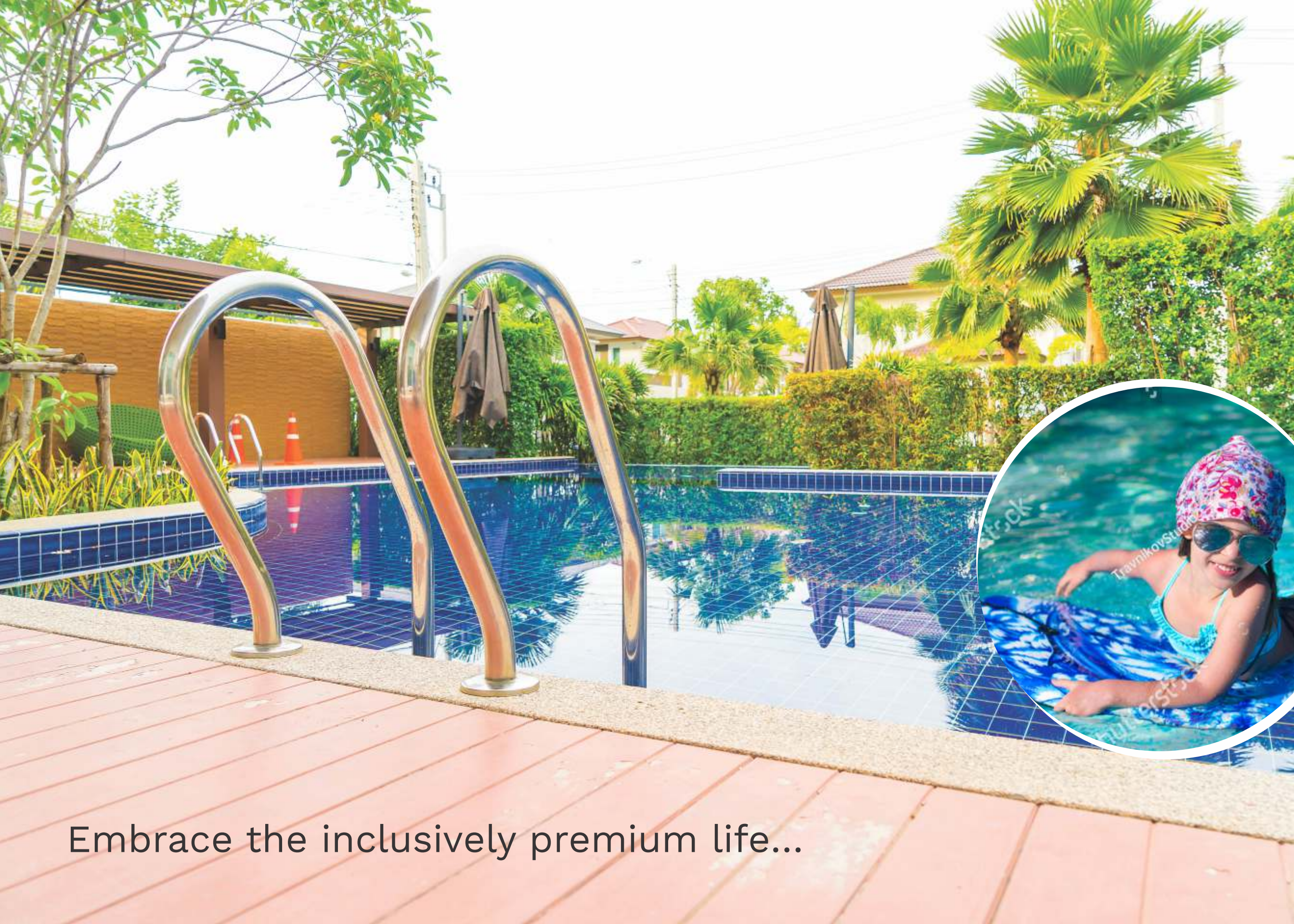


Celebrate Leisure in Thoughtfully Developed Amenity Infrastructure

Here comes an opportunity you have been so expectantly waiting for! Now upgrading to a splendid life has come closer to you at Tathawade. Grab this opportunity with open arms and welcome perpetual happiness for each one in your family. Make this awe-inspiring creation your home. Feel blessed by a superlative lifestyle. Celebrate leisure and experience abundance of joyful moments...now & forever!

More comfort, more space, more class, more style, more affluence and more leisure. All these expectations will be profusely met at Eden Garden. Moreover, what differentiates it is the unique set of amenities! Needless to say, you have a much more to experience, exhilarate & explore. So much so, that you don't have to go out for workout, relaxation or recreation. Simply spend lot a time with self or with your loved ones and...unwind!

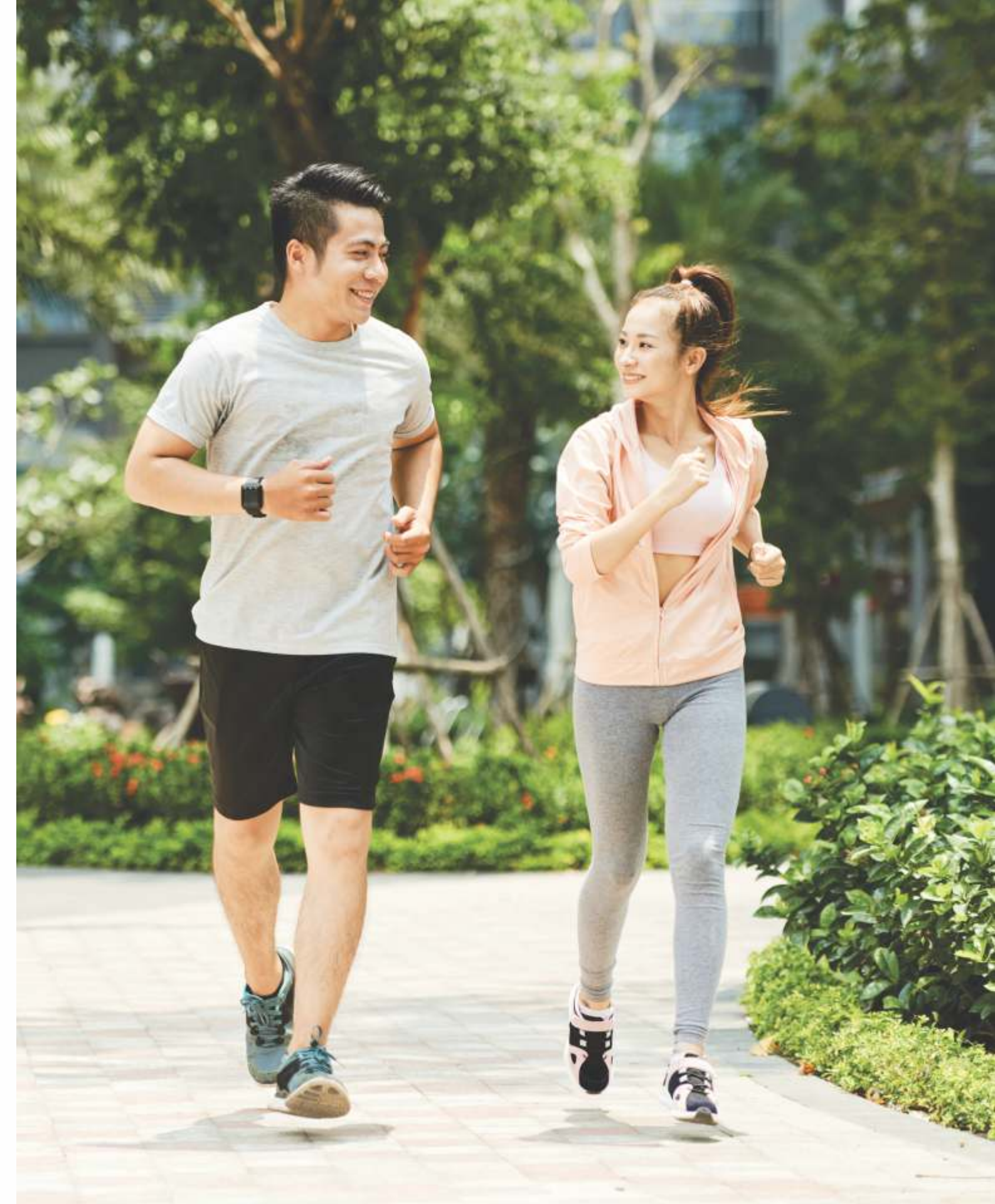




Embrace the inclusively premium life...

AMENITIES

- Landscape Garden & Children play area
- Jogging Park
- Swimming Pool
- Outdoor Gym
- Club House
- Free 4-wheeler Parking
- Compound Wall & Entrance Gate
- Internal Roads
- Sewage Treatment Plant
- Organic Waste Converter Plant
- Firefighting System
- Solar Net metering System





HIGHLIGHTS OF THE PROJECT

- 22 Storey Building
- Located at the heart of Tathwade
- 3 Balconies for each flat
- 3 High-speed Lifts for each building with DG backup
- Well Ventilated Apartment with Ample Natural light
- High-end Safety & Security
- Solar Lighting for common Areas
- Compound Wall & Entrance Gate
- Internal Roads
- Sufficient Water Supply
- Sewage Treatment Plant
- Organic Waste Converter Plant
- Firefighting System
- Solar Net metering System
- Rain Water Harvesting
- No Floor Rise Charges



Security Campus
with CCTV



Premium
High Speed Lift



Safety & Security



Power Backup



Fire Extinguisher





2 BHK



Embrace the inclusively premium life...

The Location
This is one place with boundless possibilities of growth, fulfilling life and a promising future. Shopping, quality education, finedine & healthcare are within easy reach.

Thoughtfully Designed
These are homes with zero wastage of space. Every inch has been astutely utilized keeping in mind your needs, ideas and aspirations.

Connectivity
Access all your desired destinations easily. Wide roads & excellent infrastructure offers good connectivity. Besides, shortly there will be an easy & quick access to Hinjawadi

Phase 1. Development Plan
There's a lot to come within the premises. The plan encompasses amenity development, one more cluster of residential towers and large-scale commercial too.

Reference Image





D-Mart



Pune-Mumbai Highway



Hinjawadi IT Park



Public Transport



Akurdi Station

Great Conectivity

- At Pune Mumbai Highway
- Bhumkar Chowk - 6 Min.
- Wakad - 6 Min
- Hotel Sayaji, Wakad - 7 Min.
- Balewadi Sports Complex, Balewadi - 12 Min.
- MCA International Cricket Stadium, Gahunje - 14 Min.
- Hinjawadi IT Park - 15 Min.
- Akurdi Railway Station - 15 Min.
- Courtyard by Marriott, Hinjawadi - 16 Min.
- Inox Akurdi - 20 Min.



The Construction Conglomerate that Has Built The Masterpiece



B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD., PUNE

B. G. Shirke Construction Technology Pvt Ltd is a plus Rs. 3000 Crore Group with millions of sq. ft of construction encompassing mass housing projects, administrative facilities, airports, bridges, roads, flyovers, monuments, entertainment malls and industrial complexes.

Development of megastructures and iconic landmarks have been the hallmarks of the company's trusted legacy of engineering excellence.

The founder, Late B. G. Shirke, was a fatherly figure in the field of construction. He was conferred upon most prestigious and the fourth highest civilian award of the Indian Republic, the Padma Shree!



District office complex, Mysuru



Dr. B. R. Ambedkar School of Economics University at Bengaluru



Bharatratna J R D Tata flyover (2010)
the flyover is located in Kasarwadi-Pune



Shree Chhatrapati Shivaji Sports Complex (Balewadi stadium) Pune

So plush. So premium. So perfect. Surprisingly MHADA!



MHADA has changed. And it has emerged smarter and a lot more superior. The acclaimed State-owned institution has now ventured into Premium Housing in a big way. And the 22 Storeys vantage creation like Eden Garden, Tathawade, spread across whopping _ Acres, is the best exemplar of this fact which is not widely known in the fraternity of homebuyers. That's precisely why it is full of pleasant surprises & valuable gains at an amazingly low competitive price! Visit Eden Garden at Tathawade with all your pre-conceived notions about MHADA. We're more than sure that this experience would clear all your myths & misconceptions. On par with all other projects in the vicinity, in fact far grander than many of them, it is the best package deal available at Government rates. And despite being a MHADA creation, there is no lottery system and these homes are available for first as well as second home buyers!

Floor Plan

Floor Plan