



  
**Met Valley**  
ECO ESTATE  
FARMLANDS AT RAJGAD - VELHE

A 100+ ACRES SUSTAINABLE FARMLAND PROJECT  
**RAJGAD, VELHE**

Project By



## VISTAAR UGAM DEVELOPERS LLP

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**Vistaar Ugam Developers LLP** is a joint venture between **Vistaar Realities & Ugam Studio**. It offers a fresh new perspective in real estate with seasoned professionals at its helm.

**Team Vistaar** brings to the table its extensive experience of over 35 years in the real estate field and has successfully made its mark on Pune's skyline. **UGAM Studio**, on the other hand, is a visionary architectural firm. The studio is deeply committed to creating designs that incorporates philosophies grounded in contextual sensitivity and sustainable practices.

Together, **Vistaar Ugam Developers LLP** seek to craft spaces that resonate with the environment, reflect cultural heritage, and foster meaningful human experiences. Each venture undertaken by these forces would bear the distinct mark of aesthetics, functionality, and thoughtful architecture.

Here, spaces are built in tandem with nature, providing a new, sustainable lifestyle woven with luxury to every home-buyer.

## GROUP LEGACY

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35

YEARS IN REAL ESTATE

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20,000,000

SQ. FT. DEVELOPED

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90+

COMPLETED PROJECTS

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3500+

HAPPY CLIENTS SERVED

## ABOUT OUR TEAM

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### MR. PRAMOD KHAIRNAR

Chairman, Vistaar Realities

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With over 35 years in the real estate industry, Pramod Khairnar founded Marathwada Constructions in 1991 and has delivered 50+ residential, commercial & plotting projects across Maharashtra. A civil engineer by profession, he is known for his precision and site execution expertise.

As a senior CREDAI leader, former President of CREDAI Maharashtra, and current Joint Secretary of CREDAI National, he brings unmatched credibility and vision to Vistaar's growth in Pune.



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## **MR. SANJAY DAPODIKAR**

Civil Engineer and Real Estate Developer

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Mr. Sanjay Dapodikar is a highly respected civil engineer and real estate developer with over 40 years of experience in Pune's construction industry, having successfully delivered more than 1 Million Sq. Ft. of residential and commercial spaces.

A passionate environmentalist, he has transformed Zunjar Machi Homestead into a thriving private forest over the last two decades. He currently serves as the President of Kille Rajgad Utsav, working actively for conservation and community upliftment in the Rajgad-Torna region.

His legacy blends thoughtful development with ecological commitment and cultural pride.



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## **MR. PRATIK KHAIRNAR**

**Managing Director, Vistaar Realities**

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A civil engineer from Sinhgad College and a Master's graduate from Georgia Tech, Atlanta, USA, Pratik brings international expertise and a modern approach to Indian real estate. With 10+ years of experience across Pune and Chh. Sambhajinagar, he leads Vistaar with a focus on quality, design, and timely delivery. Known for his attention to detail and marketing instinct, he believes that giving someone a home is one of the greatest services.



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## **MISS. PRIYANKA DAPODIKAR**

Entrepreneur and Architect, Studio Ugam

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Miss Priyanka Dapodikar is an entrepreneur and architect, having completed both her undergraduate and postgraduate studies in architecture in London, UK. Deeply inspired by nature, her work focuses on sustainable design, bamboo architecture, conservation, and natural living. She is currently spearheading innovative projects at Zunjar Machi Homestead, a private forest and eco-living space that reflects her commitment to harmonious living with nature.

WELCOME TO A WORLD...

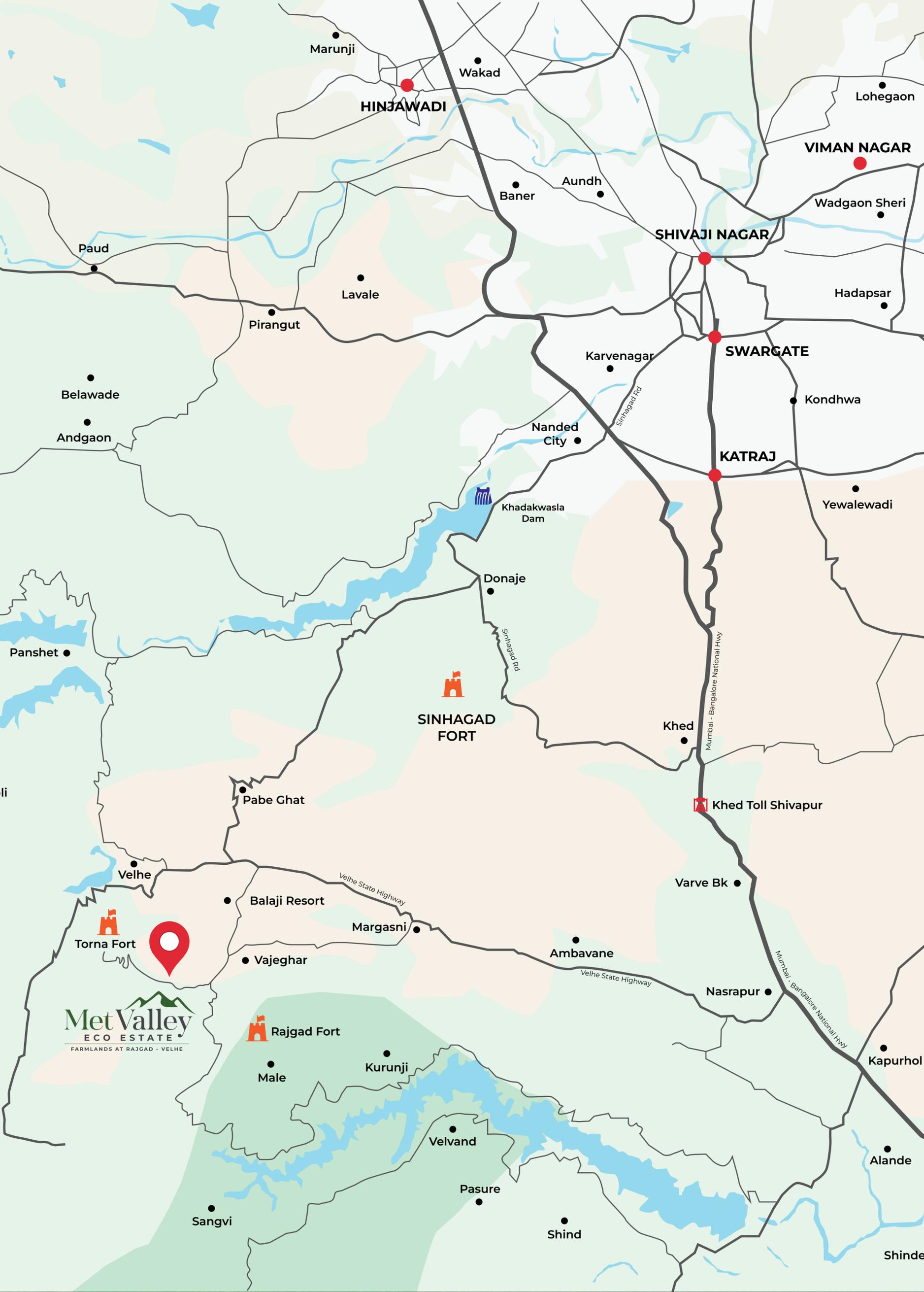


# WHERE HERITAGE MEETS HARMONY

Met Valley Eco Estates is more than just a farmland development - it is a thriving ecosystem nurtured by passionate nature enthusiasts. Spread over 100+ acres, the expanse is transformed into a flourishing forest homestead, enriched with food forests, grasslands, and preserved water bodies.

Set amidst the lush valley of Torna and Rajgad, this project offers a unique opportunity to live in harmony with nature. More than just farmland, this is a conscious community where you can reconnect with nature and shape the landscape around you. The meticulously designed amenities use sustainable materials and local architectural techniques, ensuring a comfortable yet traditional living experience for you.





## LOCATION MAP



## KEY DISTANCES

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### PUNE

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Shivajinagar	50 km
Kothrud	45 km
Baner	60 km
Katraj	50 km
PCMC	70 km
Hinjawadi	65 km
Kharadi	65 km
Koregaon Park	60 km

### TOURISM

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Torna Fort	3 km
Rajgad Fort	10 km
Sinhgad Fort	35 km
Khadakwasla Dam	30 km
Necklace Point - Bhatghar Dam	30 km
Madhe Ghat Waterfall	25 km

### DEVELOPMENT

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Dighi Port Proposed Route	150 km
Mumbai	194 km
Proposed Purandar Airport	65 km
Ring Road	35 km
Mumbai Bengaluru Hwy	25 km



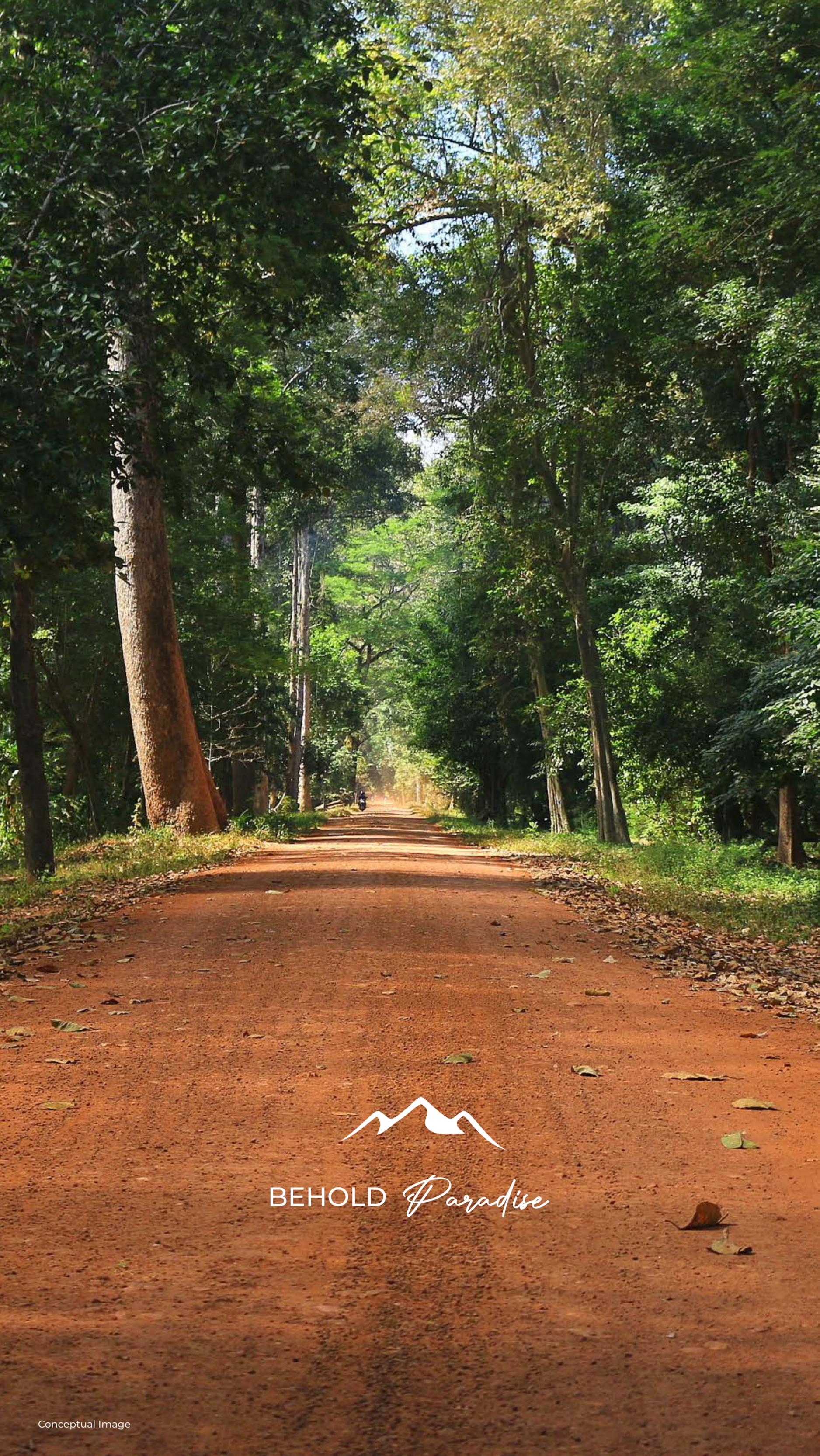
## A PLACE WHERE *You Belong*

In the fast-paced age of relentless hustle, everyone needs a break. Everyone needs a space to call their haven of peace, where they can let go of all their worries and be one with nature. A place that can be your home away from home.

Bringing you a confluence of legacy and luxury in the vast expanse of greenery at the foothills of some of our most prominent heritage sites. Cradled in nature's quiet embrace, here is a sanctuary where time comes to a halt, where you can leave behind the worries of your ever-connected life.

Listen to the gentle trickle of the streams, the silent whispers of the woods, and watch the sun paint the skies with new hues. Welcome to a sustainable living experience, that's a retreat for your soul. Welcome to a place -

**WHERE YOU BELONG at Met Valley Eco Estates**



BEHOLD *Paradise*

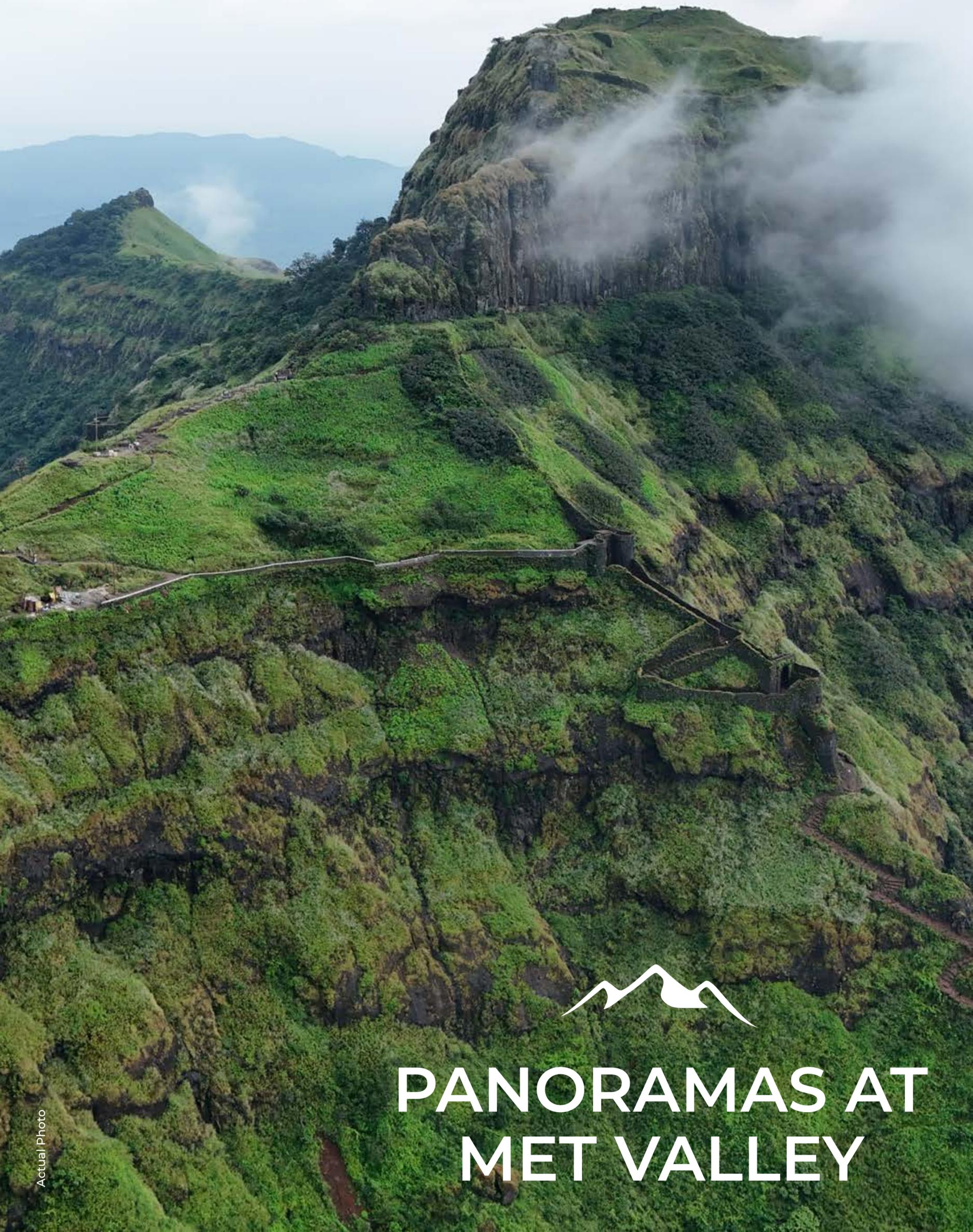


Met Valley  
ECO ESTATE

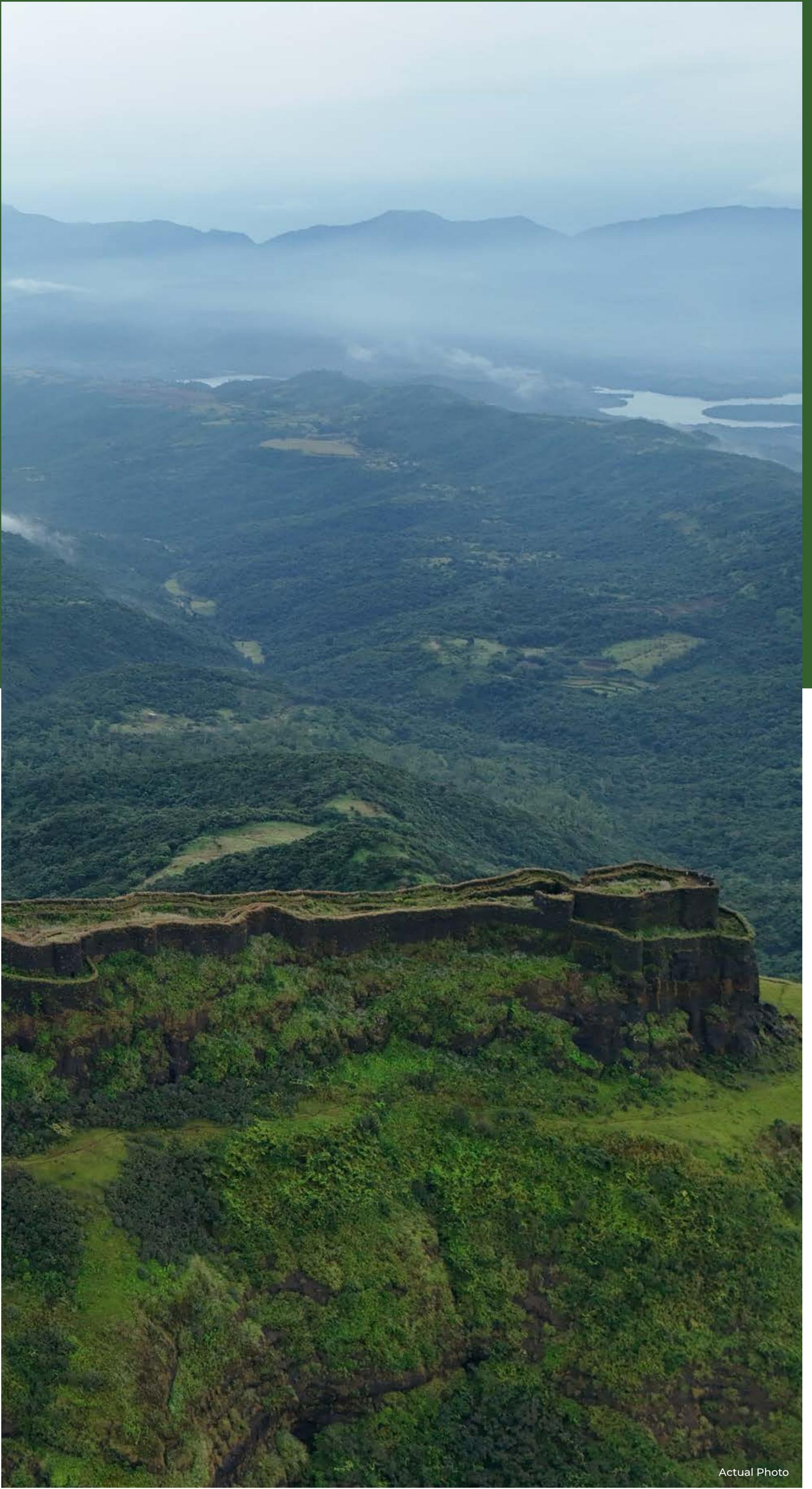
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FARMLANDS AT RAJGAD - VELHE

RAJGAD FORT



PANORAMAS AT  
MET VALLEY

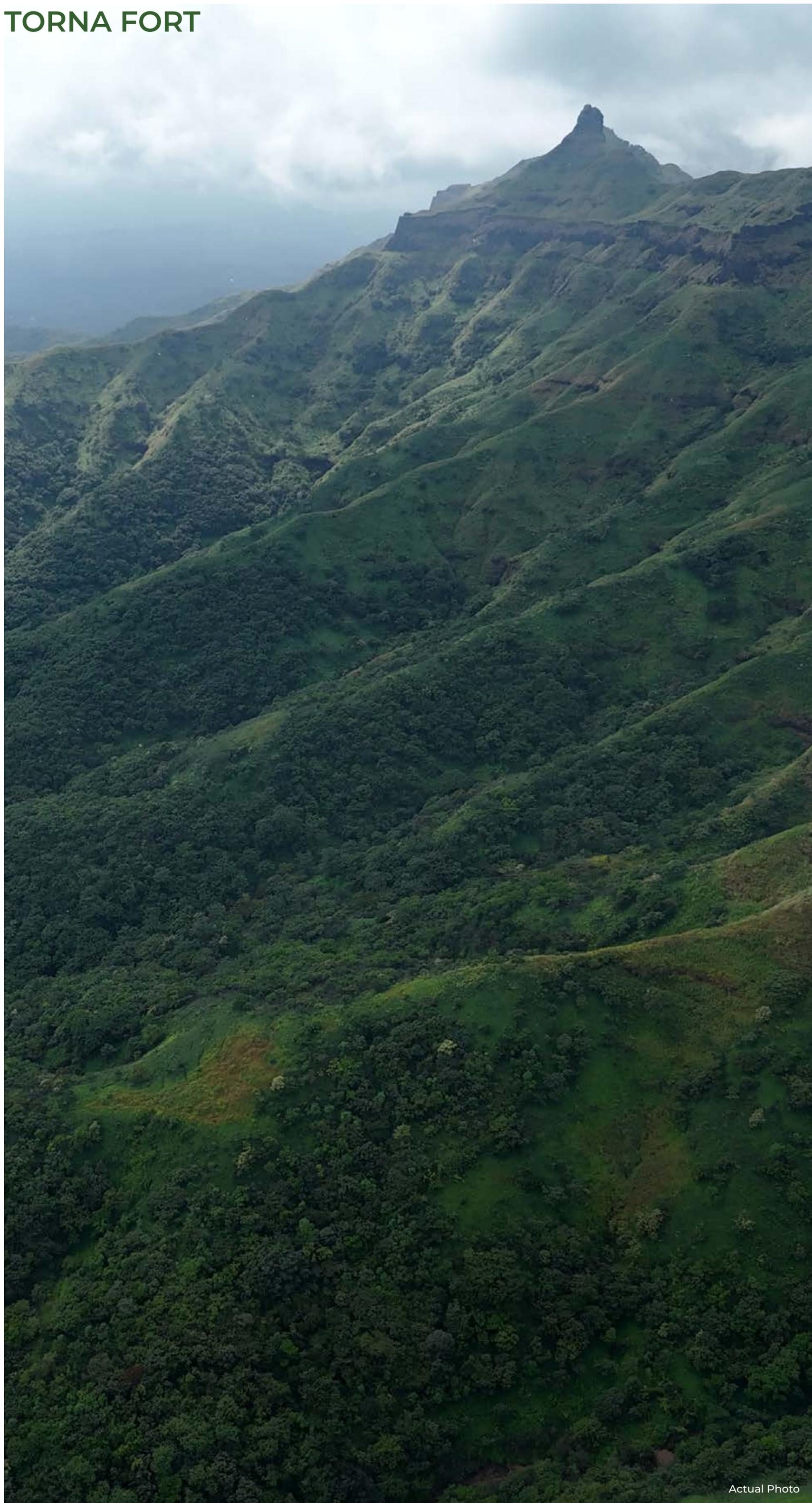


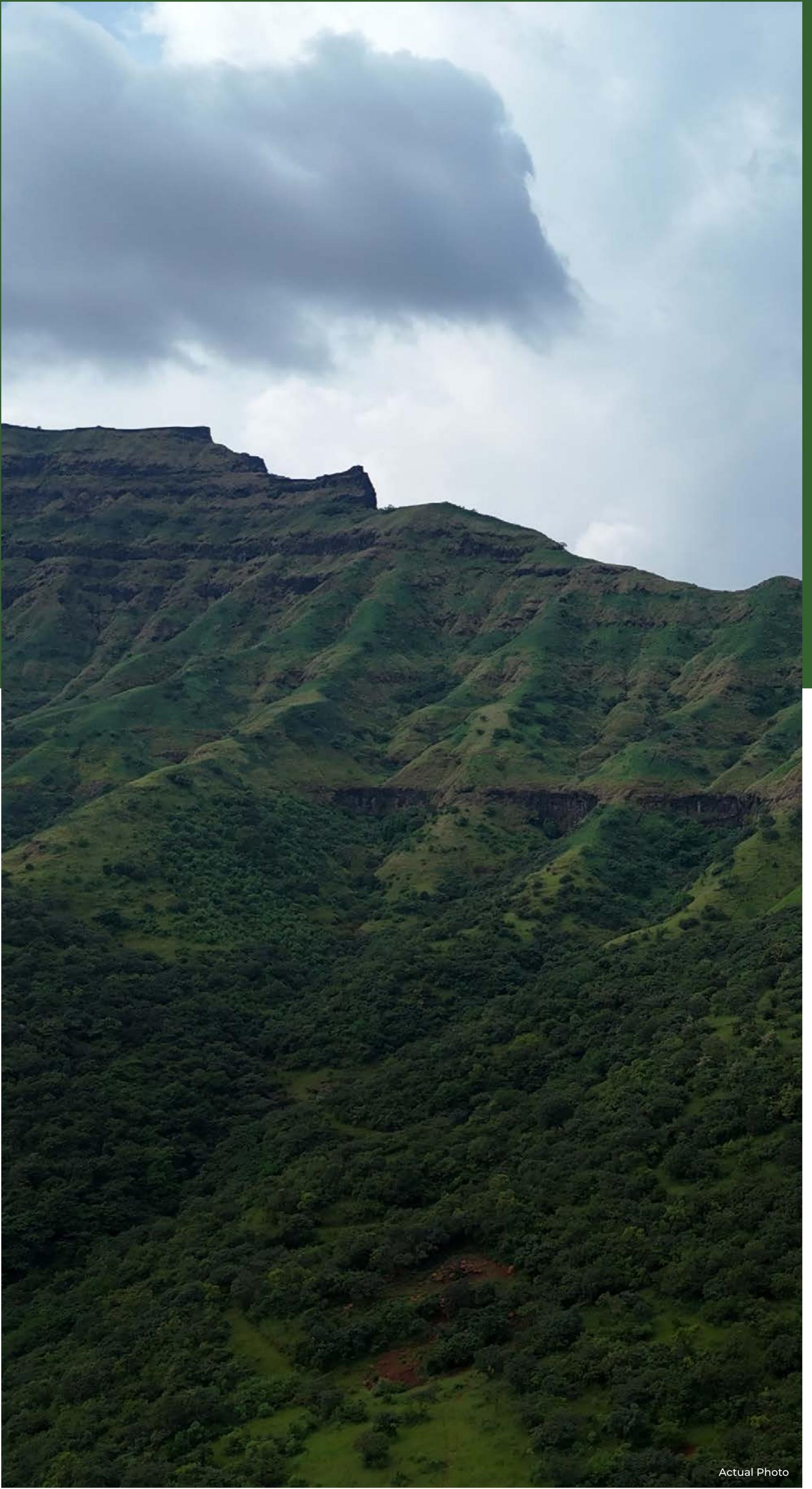
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# RAJGAD FORT



# TORNA FORT

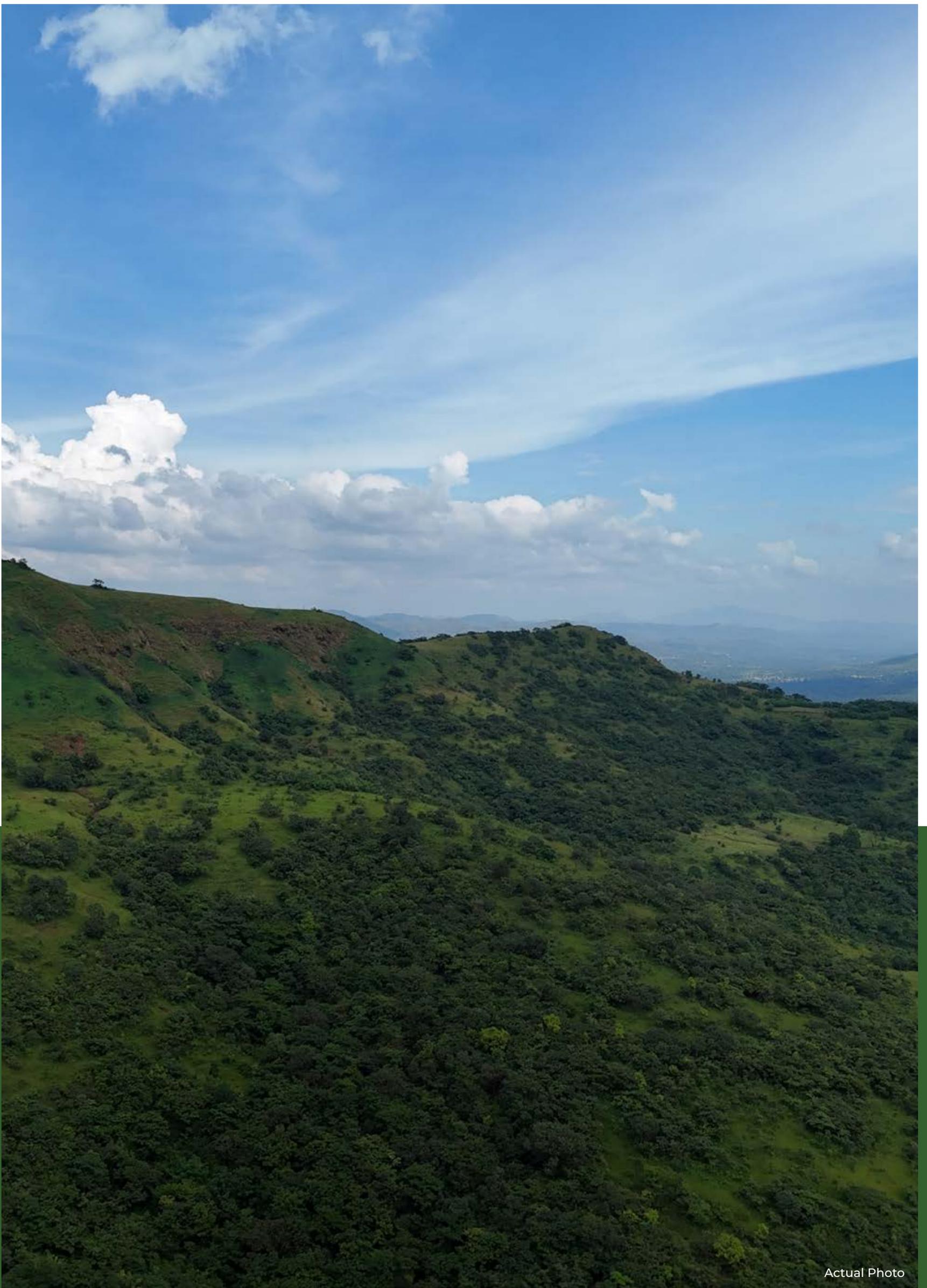




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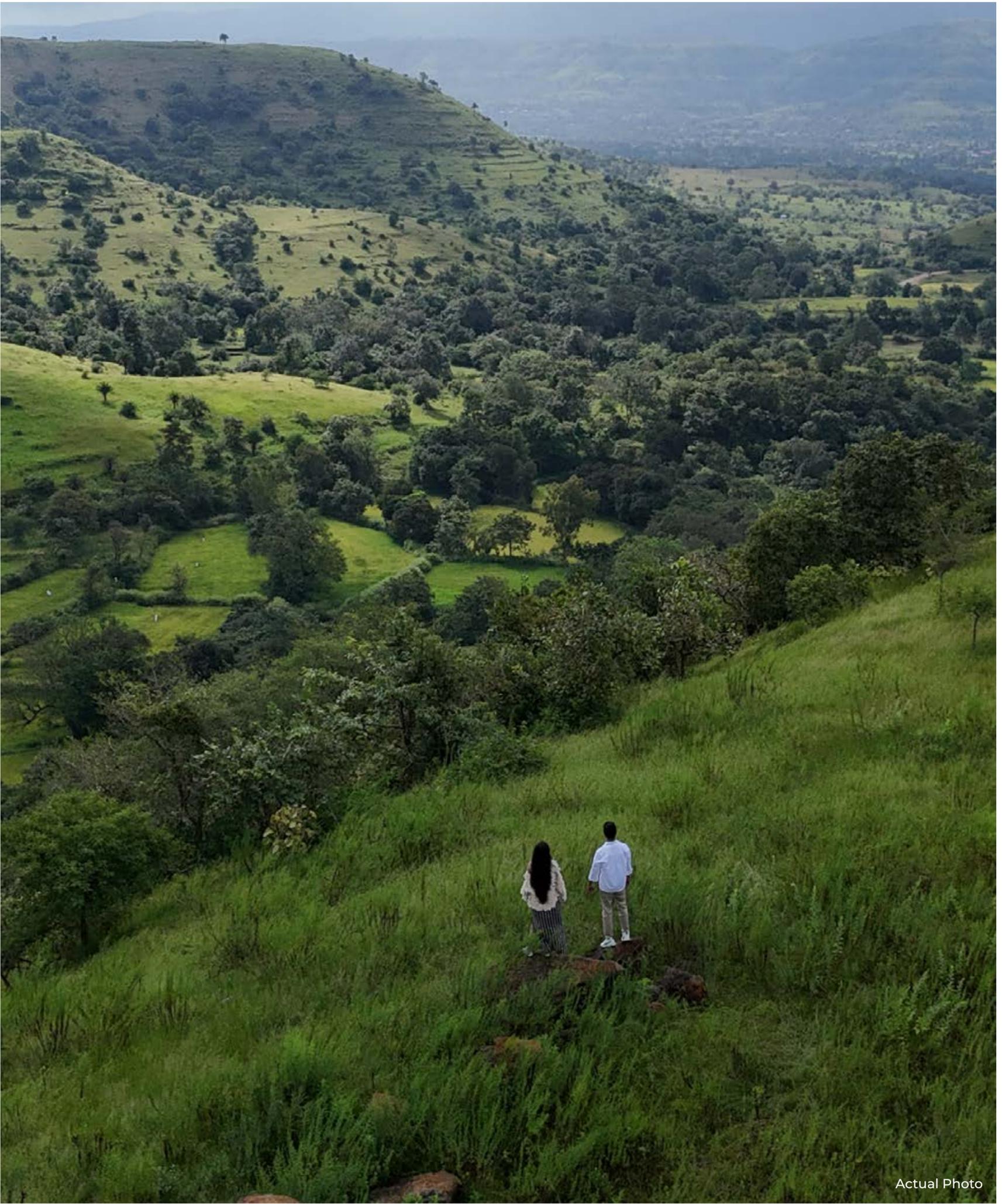
WHERE  
CULTURE MEETS  
ETHEREAL CHARM...



Actual Photo



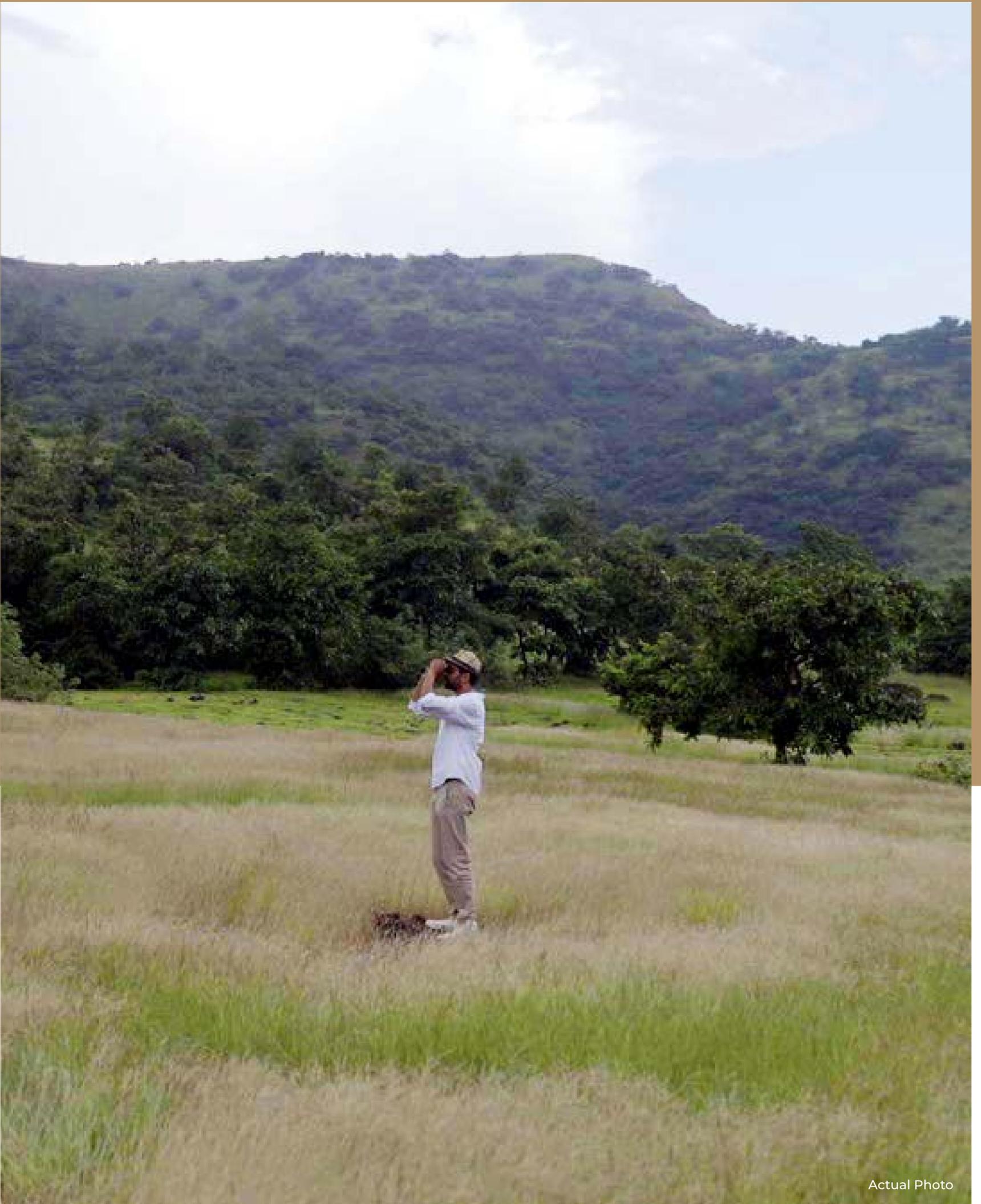
MET VALLEY ECO ESTATE PROJECT LAND



Actual Photo



Actual Photo



Actual Photo



Actual Photo





Rajgad Fort

Met Valley Eco Estate

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A LIFE SUSTAINED BY *Nature*



Torna Fort

Zunzar Machi Land

Metpilaware Village

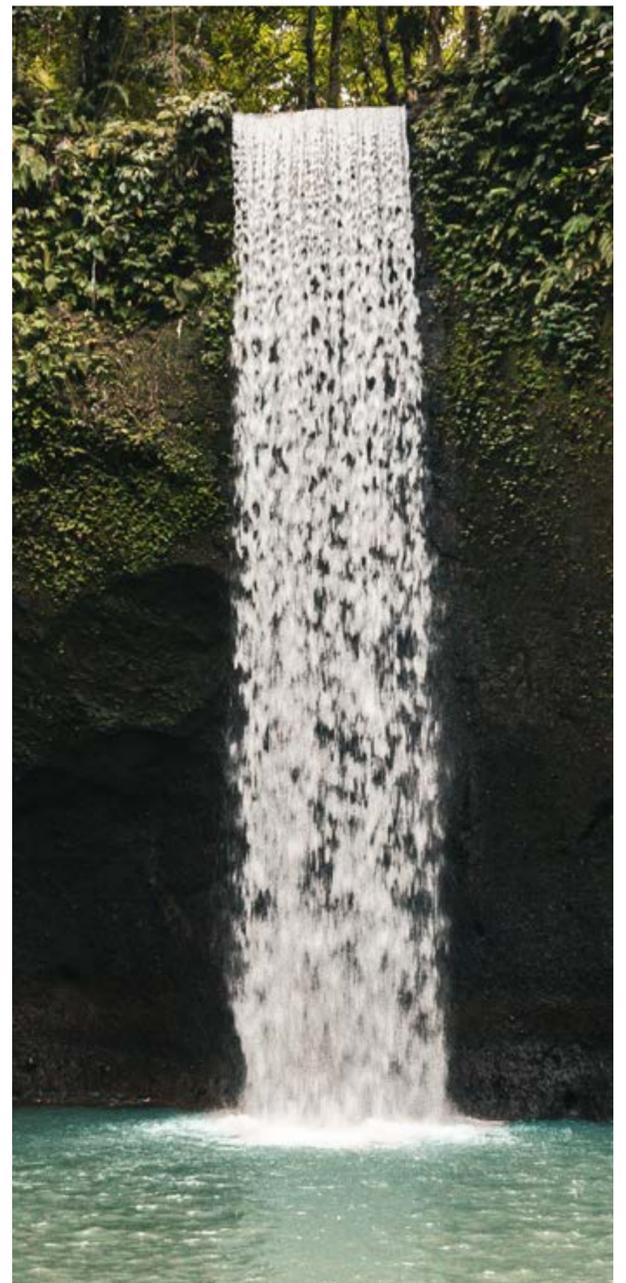


Conceptual Image

## NATURE & WELLNESS

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- » Clubhouse
- » Organic Café
- » Bird Watching Deck
- » Infinity Pool
- » Meditation Zone
- » Waterfalls
- » Forest Trail



All Above Images are Conceptual Images



Conceptual Image

## ADVENTURE & RECREATION

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- » Tree Houses
- » Adventure Sports
- » Cycling Tracks
- » Open-air Amphitheatre
- » Farmers' Market
- » Luxury Tents





- » Nature Hikes / Excursions
- » Horticulture
- » Farm Visits
- » Outdoor Play Area
- » Children's Play Area
- » Indoor Sports
- » Nursery





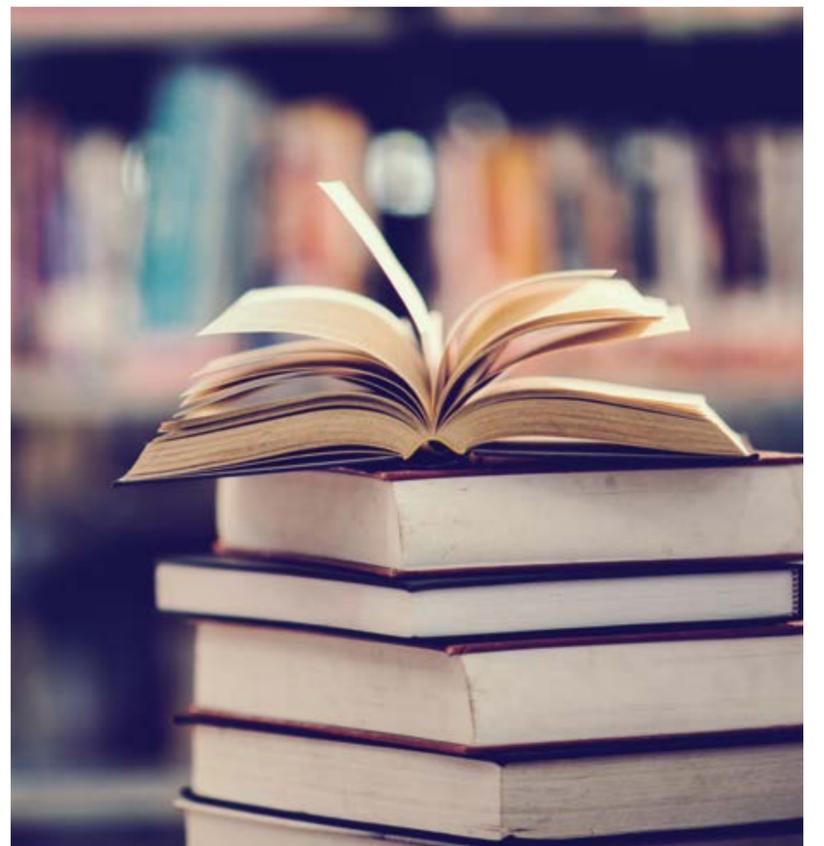
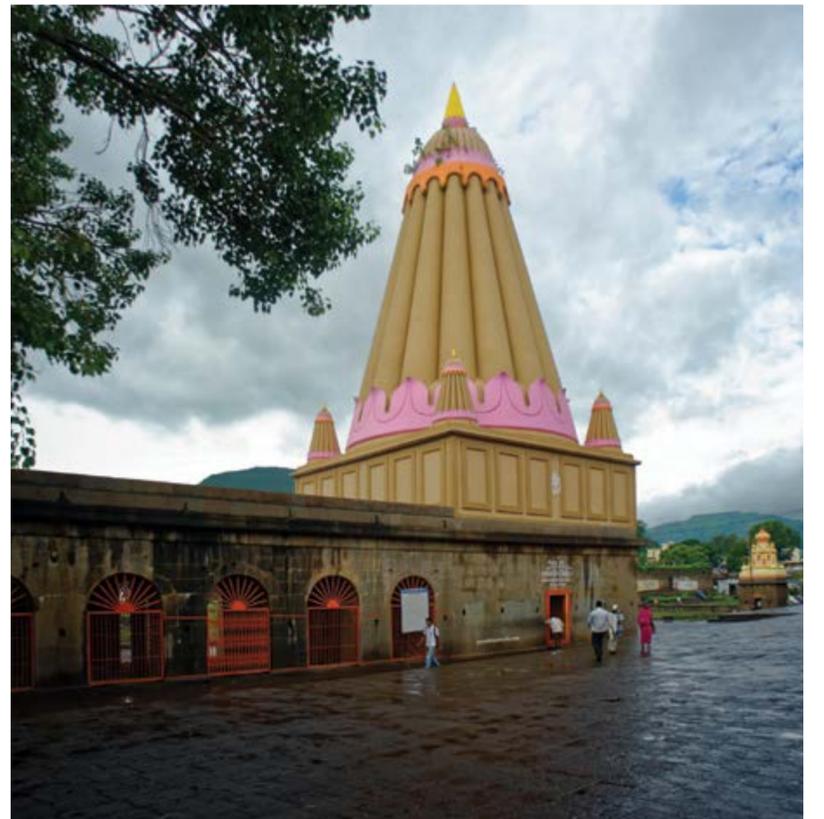
Conceptual Image

## ART & COMMUNITY

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- » Art Studio
- » Heritage Corner
- » Co-working Pods
- » DIY Handicraft Centre  
(Pottery, Weaving, Painting)
- » Library
- » Temple



Actual Photo

All Above Images are Conceptual Images



Conceptual Image

## LEISURE & ENTERTAINMENT

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Conceptual Image

» BBQ Area



Conceptual Image

» Multipurpose Court



Conceptual Image

» Exclusive Retreat Spaces



# ABOUT PROJECT

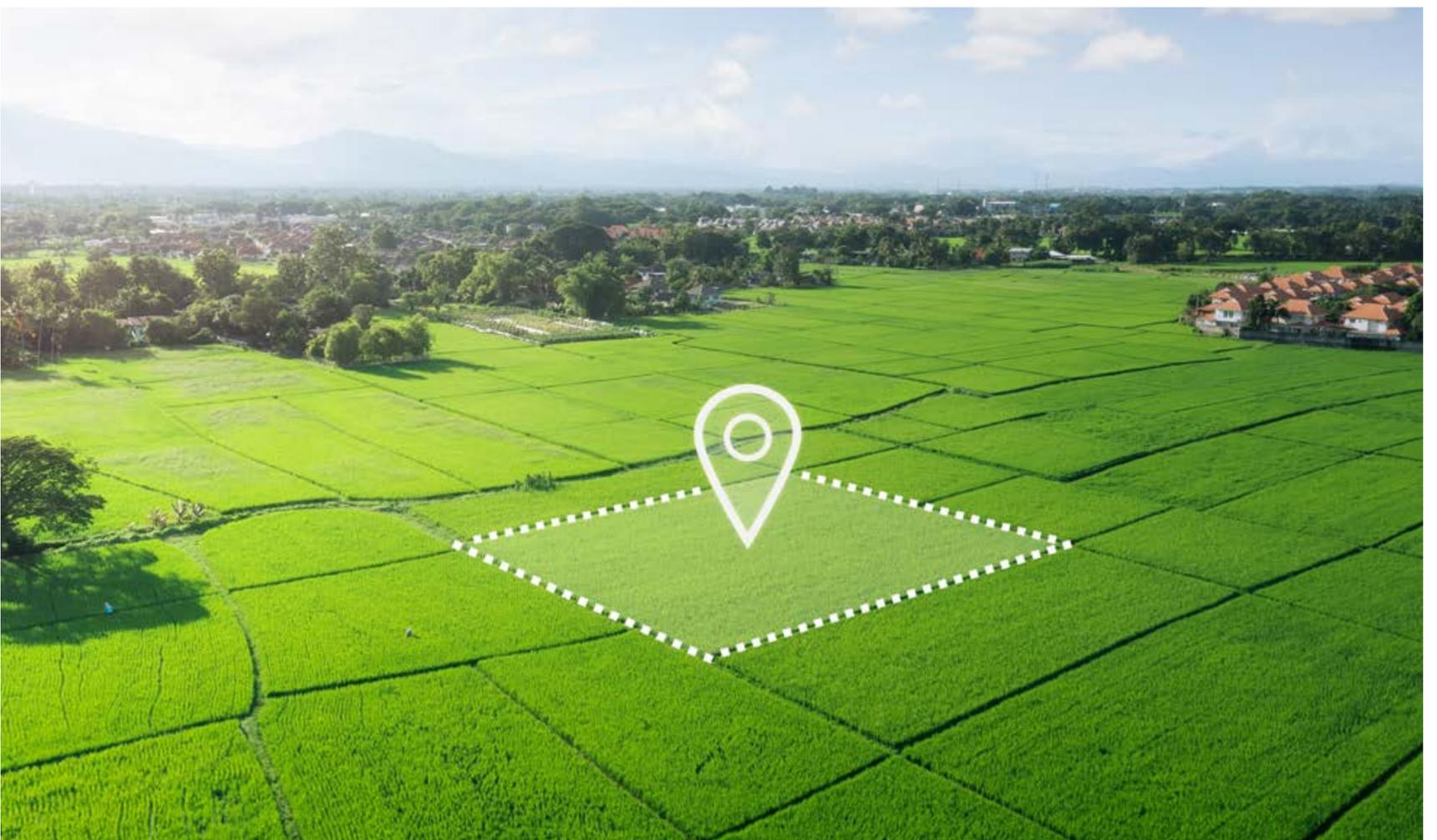


Farmland starting from 11000 Sq. Ft.

# WHERE COMFORTS ARE FOUND APLENTY...

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- » Meter Water Connection
- » Electricity Connection
- » Main Entrance Road
- » Internal WBM Roads
- » Gated Project
- » Security
- » Street Lights
- » Bio-fencing for Each Plot



# WHY JOIN US?



Conceptual Images

We are a multidisciplinary team of nature enthusiasts who are striving to collaborate with like-minded people who love nature. We started out with a dream of owning a little farm in the midst of a stunning cultural landscape and slowly it folded out into a dream of restoring our private forest. We have planted on our 100+ acres of afforestation land since 2005 and restored forest homesteads with food forest, grasslands, conserved water bodies, and flora and fauna. Come discover a peaceful life in the valley of Torna and Rajgad surrounded by lush forests.

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## **NOW YOU CAN HAVE A CHANCE TO DO THE SAME!**

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We are finally sharing a new and exciting opportunity for nature lovers to own and be a part of a conscious lifestyle here in our eco scheme - **Met Valley Eco Estates.**

Explore and live nature's magic.



# PROJECT LAYOUT



## LEGEND

-  INDEPENDENT FARMLAND
-  GREEN ZONE
-  WATER BODY
-  MANDIR
-  FOREST TRAIL
-  CHALET
-  BRIDGE
-  GATE
-  VIEW POINT
-  EXISTING TREES

# A RARE OPPORTUNITY



## EARLY-STAGE INVESTMENT

Own farmland at discounted pricing with a choice of farm sizes and locations.

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## PREMIUM AMENITIES & RESORT ACCESS

Enjoy access to world-class amenities and a future on-site resort. Farmland owners receive time-share benefits at the resort and full access to all common amenities.

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## MANAGED FARMLAND SERVICES

Leave the hard work to us. We offer:

- » **Design & Planning** – Expert architects for farmhouses, landscape, and layout
- » **Construction Contracts** – Turnkey “Lock & Key” farmhouse builds
- » **Farming Support** – Crop planning, irrigation, agroforestry, and maintenance
- » **Skilled Labour** – End-to-end management of your farm

## AGROFORESTRY INCOME OPPORTUNITY

Generate returns with curated plantations:

- » **Fruit crops** – Mango, Chikoo, Kokam
- » **Exotic varieties** – Avocado
- » **Timber & Agroforestry** – Bamboo

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## AIRBNB & RENTAL SUPPORT

Build a farmhouse and earn passive income through vacation rentals. We provide full property management, housekeeping, and Airbnb assistance.

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## SUSTAINABLE, LONG-TERM VALUE

Your investment includes long-term infrastructure upkeep via annual maintenance, covering roads, water, landscaping, and security.

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## WHY INVEST?

- » Rapidly developing eco-tourism belt
- » Scenic, historic location near Pune
- » Transparent land ownership
- » High ROI with future growth potential

## AN INVESTMENT LIKE NO OTHER



Conceptual Image

As part of our exclusive pre-launch phase, early buyers will receive the following benefits:

- » A special discounted rate
- » Early access to choice of premium plots with the best views
- » Complimentary consultations with our ecology experts for custom land development

# SEAMLESS PURCHASE EXPERIENCE

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- » A clear title and verified 7/12 documentation
- » Up-to-date paperwork reviewed by legal professionals
- » Defined plot boundaries and a detailed layout plan

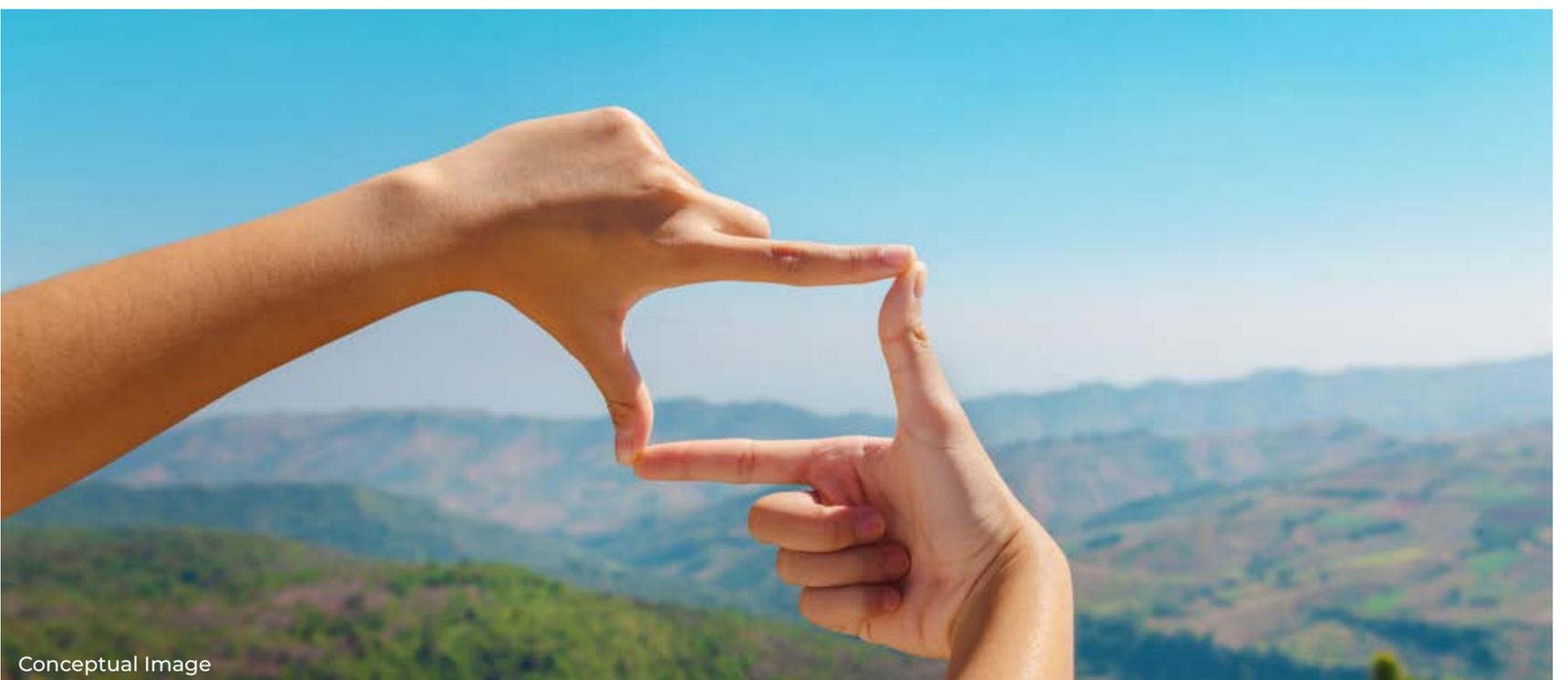


Guided by a team with decades of real estate expertise, your experience includes:

- » Transparent agreements
- » End-to-end handholding - from site visits and due diligence to registration
- » Customised farm and layout planning, if desired

*“Whether it’s your first land investment or your fiftieth, everything here is rooted in integrity.”*

*This isn’t just a transaction-it’s your first step into a life aligned with nature.”*



NOW WELCOMING FIRST BUYERS...



**SITE ADDRESS**

Metpilaware, Rajgad Velhe, Pune

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**DECCAN OFFICE**

Flat 8, Manager CTS No 106/5 58/5,  
Prabhat Road, Erandwane, Pune

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**KOREGAON PARK OFFICE**

1st Floor, Arcadian Building, Lane 5A, N Main  
Rd, Koregaon Park, Pune

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9270266955 | 9226544955 | 9136859695 |

[www.vistaarrealities.com](http://www.vistaarrealities.com) | [metvalley.in](http://metvalley.in)



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