

PUNAWALE REAL ESTATE, UNLOCKED.

Comprehensive Homebuyer Guide 2026

- ✓ 20 Projects Benchmarked
- ✓ Genuine Insights
- ✓ Unlock True Cost of Home Ownership



WHY PUNAWALE?

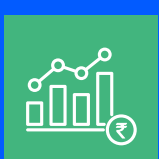


Once a quiet stretch behind Wakad, Punawale has grown into one of Pune's fastest-moving residential markets.



Seamless Connectivity:

Direct reach to the Pune-Bangalore Highway, with DP road access opening across the belt and Hinjewadi within a short drive.



Strategic Growth:

A sanctioned biodiversity reserve and fresh road infrastructure are lifting the whole belt, with employment hubs sitting close by.



Developer Confidence:

Twenty ongoing projects from established and emerging names now compete inside this single micro-market.



Mid-Tier Pricing, High-Value Living:

Premium layouts and amenities remain within reach here, at a point where Wakad and Hinjewadi have moved out of range for many buyers.

Punawale has become the address of choice for first-time buyers and upgraders who want privacy and greenery without paying the older-suburb premium.

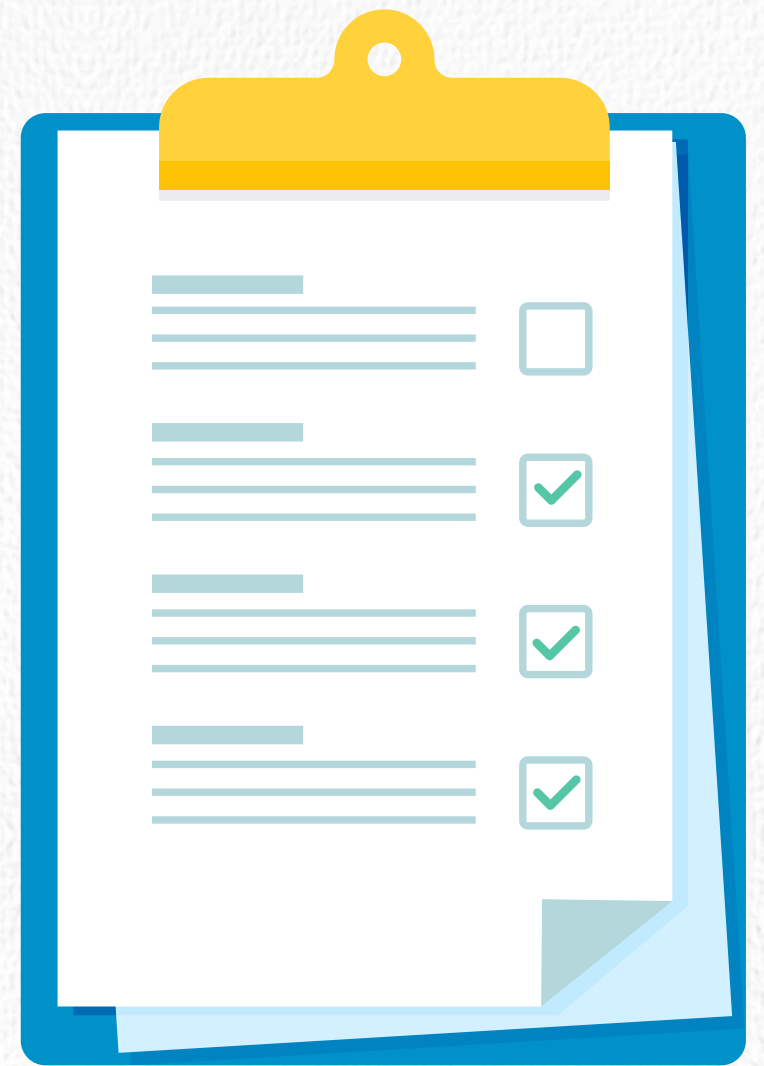
This 2026 guide puts twenty ongoing Punawale projects side by side on the numbers that decide a purchase, so you can shortlist with confidence.

WHO WE ARE: Beyond Walls

We are India's real estate intelligence ecosystem, built to help buyers compare projects on evidence and close with clarity. This guide puts eleven ongoing Punawale projects side by side on the numbers that decide a purchase, so you can shortlist with confidence.

WHAT SMART BUYERS CHECK BEFORE THEY BOOK

Evaluation Parameters Explained



Accessibility

Time to the highway, the tech parks and the schools shapes your commute every single day. It shapes your resale conversation years later too.



Amenities & Lifestyle Quotient

A clubhouse on a brochure counts for little on its own. What matters is how the amenities are zoned, how many of them you will actually use, and how easily you reach them from your own door.



Pricing

Rate per carpet square foot is the only figure that lets you compare two projects honestly. Built-up numbers flatter the brochure and confuse the comparison.



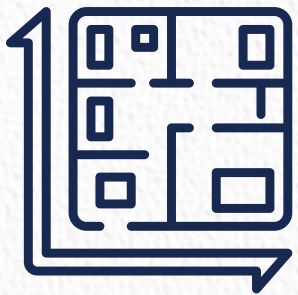
Possession

A date on a booking form means little by itself. What counts is the distance between that date and the day the home is ready to live in. Shorter timelines lower your cost and your risk together.



Developer Credibility

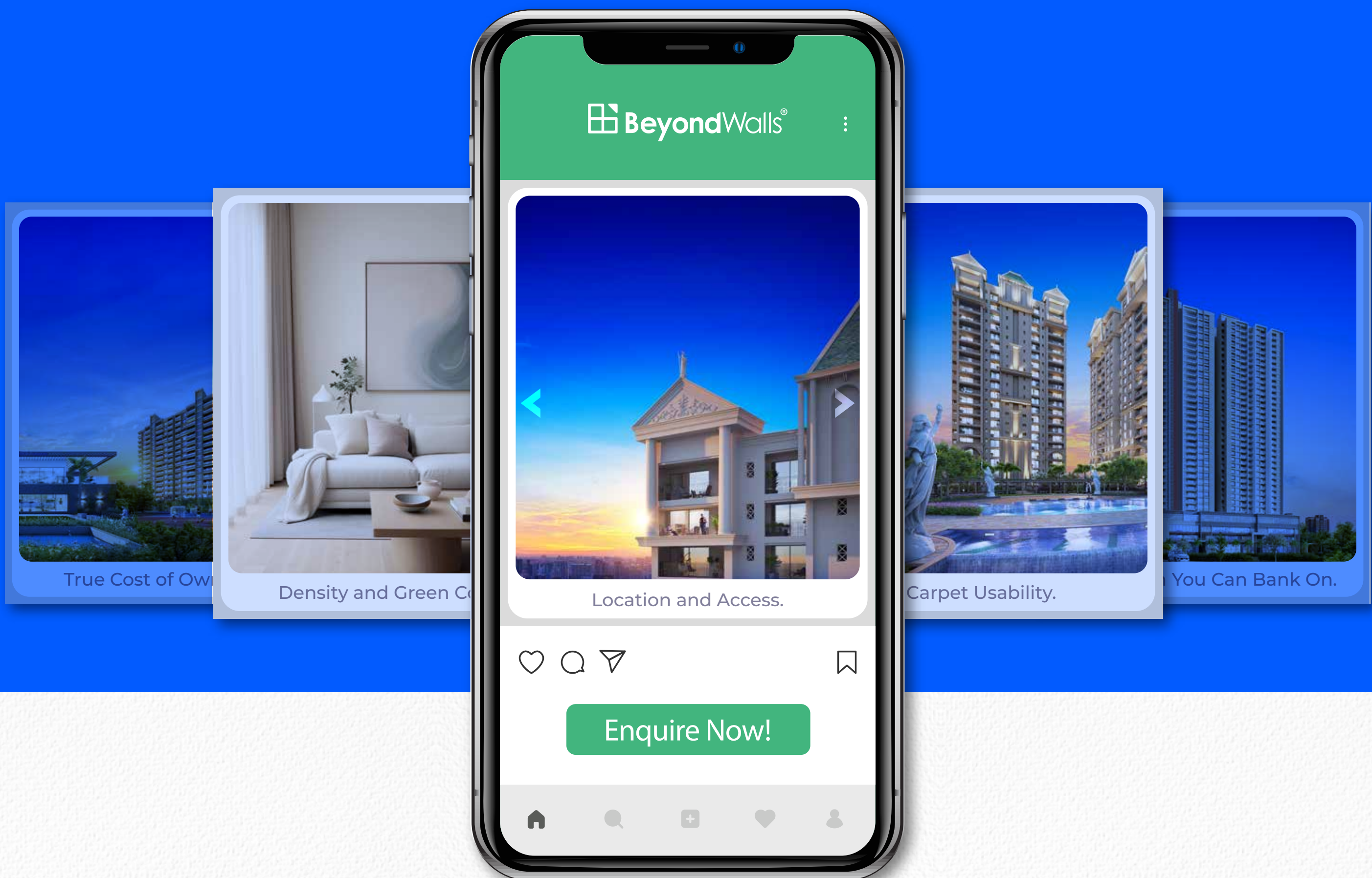
A brand is worth what it has already handed over. A steady delivery record protects your peace of mind, your resale, and your appetite for surprises after possession.



Layout Efficiency

Even a large flat lives small when the plan is poor. Usable carpet is the figure that matters. Add ventilation and an open view, and that carpet turns into a place you want to come home to.

This report runs every major ongoing project in Punawale through these six criteria, so your decision rests on data rather than marketing claims.



Pricing & Possession

What is your cost versus timeline equation?



Rate per carpet square foot, read alongside the possession window, is where financial planning begins. All rates below are agreement value divided by carpet area.

Project	Price (₹ Agreement value/sq.ft)	Possession
Gaikwad Florio	₹7,392	Dec 2029
Millennium Samriddhi	₹7,392	Dec 2029
Namrata Manifesta	₹7,766 (3 BHK)	Dec 2029
Akshara Grandeur	₹7,889	Dec 2028
41 Zillenia Phase 2	₹8,120	Aug 2027
West World	₹8,218	Dec 2028
Anika Piccadilly Phase 3	₹8,268	Dec 2028
4th Axis	₹8,540	Dec 2026 / Dec 2027
Eevva	₹8,750	Dec 2032
Que154	₹8,960	Sep 2029
Sentosa Edge	₹9,002	Jun 2030
108 Astera	₹9,068	Dec 2030 / Dec 2031
Codename Pearl of Punawale	₹9,100	Dec 2029
RGS Forte	₹9,100	Mar 2027 / Dec 2031
K Shire	₹9,688	Dec 2029
f.Premium	₹9,771	Mar 2029
Yashada Evo	₹10,143	Dec 2034
f.Signature	₹10,220	Jun 2030
Supreme Rivana	₹10,403	Dec 2029
PuneVille	₹11,011	Mar 2031

INSIGHTS:

- Akshara Grandeur pairs one of the lowest carpet rates in the market with a December 2028 handover, which is an early date among the twenty.
- Gaikwad Florio and Millennium Samriddhi hold the lowest rates on the table, on 2029 timelines.
- 4th Axis, 41 Zillenia and RGS Forte carry the earliest handover dates for buyers who want the keys soonest.
- PuneVille, Supreme Rivana and f.Signature sit at the top of the rate band, matched to township scale and brand pedigree.
- Yashada Evo and Eevva ask the longest wait, which suits buyers with the holding capacity for a 2032 to 2034 horizon.



True Cost Of Buying, Beyond The Base Price

Most buyers anchor on the quoted price and the carpet area. The figure that decides your finances is the total cost of ownership. It folds in the pre-EMI you pay during construction and the rent that keeps leaving while you wait for the keys. A late handover adds one more cost, the appreciation you never earned.

Total = (A) Closing Package + (B) Pre-EMI till possession + (C) Rent till possession.

Project	Configuration	(A) Average Closing Package (in Rs)	Months to Possession	(B) Pre-EMI till Possession	(C) Rent till Possession	(C) Rent till Possession	Value for Money Rating (/5)
41 Zillenia Phase 2	2 BHK	₹64.3 L	18	₹8.10 L	₹4.50 L	₹76.9 L	3.75
	3 BHK	₹84.3 L	18	₹10.80 L	₹6.30 L	₹1.01 Cr	
4th Axis	2 BHK	₹65.5 L	18	₹8.10 L	₹4.50 L	₹78.1 L	3.5
	3 BHK	₹98.8 L	18	₹10.80 L	₹6.30 L	₹1.16 Cr	
Akshara Grandeur	2 BHK	₹63.9 L	30	₹13.50 L	₹7.50 L	₹84.9 L	4
	3 BHK	₹93.0 L	30	₹18.00 L	₹10.50 L	₹1.21 Cr	
Anika Piccadilly Phase 3	2 BHK	₹70.1 L	30	₹13.50 L	₹7.50 L	₹91.1 L	3.5
	3 BHK	₹84.2 L	30	₹18.00 L	₹10.50 L	₹1.13 Cr	
West World	2 BHK	₹70.4 L	30	₹13.50 L	₹7.50 L	₹91.4 L	4
	3 BHK	₹88.6 L	30	₹18.00 L	₹10.50 L	₹1.17 Cr	
Gaikwad Florio	2 BHK	₹66.2 L	42	₹18.90 L	₹10.50 L	₹95.6 L	3.5
	3 BHK	₹90.6 L	42	₹25.20 L	₹14.70 L	₹1.30 Cr	
Millennium Samriddhi	2 BHK	₹71.2 L	42	₹18.90 L	₹10.50 L	₹1.01 Cr	3
	3 BHK	₹90.8 L	42	₹25.20 L	₹14.70 L	₹1.31 Cr	
Que154	2 BHK	₹79.0 L	42	₹18.90 L	₹10.50 L	₹1.08 Cr	2.5
	3 BHK	₹98.5 L	42	₹25.20 L	₹14.70 L	₹1.38 Cr	
f.Premium	2 BHK	₹87.3 L	36	₹16.20 L	₹9.00 L	₹1.12 Cr	2
	3 BHK	₹1.16 Cr	36	₹21.60 L	₹12.60 L	₹1.50 Cr	
Sentosa Edge	2 BHK	₹74.7 L	54	₹24.30 L	₹13.50 L	₹1.12 Cr	2
	3 BHK	₹97.0 L	54	₹32.40 L	₹18.90 L	₹1.48 Cr	
Supreme Rivana	2 BHK	₹86.0 L	42	₹18.90 L	₹10.50 L	₹1.15 Cr	1.5
	3 BHK	₹1.27 Cr	42	₹25.20 L	₹14.70 L	₹1.67 Cr	
K Shire	2 BHK	₹87.6 L	42	₹18.90 L	₹10.50 L	₹1.17 Cr	1.5
	3 BHK	₹91.7 L	42	₹25.20 L	₹14.70 L	₹1.32 Cr	
PuneVille	2 BHK	₹77.6 L	60	₹27.00 L	₹15.00 L	₹1.20 Cr	1.5
	3 BHK	₹1.01 Cr	60	₹36.00 L	₹21.00 L	₹1.58 Cr	
f.Signature	2 BHK	₹84.3 L	54	₹24.30 L	₹13.50 L	₹1.22 Cr	1.5
	3 BHK	₹1.12 Cr	54	₹32.40 L	₹18.90 L	₹1.63 Cr	
Eevva	2 BHK	₹78.4 L	78	₹35.10 L	₹19.50 L	₹1.33 Cr	1.5
	3 BHK	₹96.6 L	78	₹46.80 L	₹27.30 L	₹1.71 Cr	
108 Astera	2 BHK	₹92.6 L	66	₹29.70 L	₹16.50 L	₹1.39 Cr	1.5
	3 BHK	₹1.00 Cr	66	₹39.60 L	₹23.10 L	₹1.63 Cr	
Yashada Evo	2 BHK	₹92.0 L	102	₹45.90 L	₹25.50 L	₹1.63 Cr	1
	3 BHK	₹1.21 Cr	102	₹61.20 L	₹35.70 L	₹2.18 Cr	
RGS Forte	3 BHK	₹1.05 Cr	66	₹39.60 L	₹23.10 L	₹1.68 Cr	1
Namrata Manifesta	2 BHK	₹65.3 L	42	₹10.5 L	₹18.9 L	₹94.4 L	2.5
	3 BHK	₹96.3 L	42	₹25.20 L	₹14.70 L	₹1.36 Cr	
Codename Pearl of Punawale	2 BHK	₹70.57 L	30	₹13.50 L	₹7.50 L	₹96.9 L	2.5
	3 BHK	₹97.74 L	30	₹18.00 L	₹10.50 L	₹1.33 Cr	

INSIGHTS:

- Akshara Grandeur and 41 Zillenia hold the lightest ownership cost across both configurations read together, which makes them the two most consistent value plays on the table.
- 41 Zillenia, 4th Axis and Akshara Grandeur carry the three lowest 2 BHK totals, each helped by an early handover that keeps pre-EMI and rent contained.
- Akshara Grandeur returns the second lowest 3 BHK total at ₹1.04 Cr, roughly ₹12 lakh below the next cluster of projects.
- A long possession window is the single heaviest cost driver here. Yashada Evo carries ₹71 lakh of pre-EMI and rent on a 2 BHK before a key turns, which suits buyers holding for the long horizon.
- Sentosa Edge, PuneVille and f.Signature offer strong brand and lifestyle propositions, with a rent and pre-EMI load that reflects their timelines.

Layout Efficiency & Carpet Usability



Density and plan quality decide how a home lives long after the brochure is put away. Density is calculated as total units divided by land parcel.

Project	Density (Flats/Acre)	Project Layout Highlights	Project Layout Rating (/5)	Carpet Usability Remarks (Avg Carpet)
Akshara Grandeur (3 Acres)	117	Four levels of amenities with good ventilation and views that stay unblocked	4	2 BHK: 724–776 sq.ft 3 BHK: 1,047–1,053 sq.ft
West World (5 Acres)	130	Elongated linear design stretched across the parcel	3	2 BHK: 765–832 sq.ft 3 BHK: 950–1,060 sq.ft
4th Axis (2 Acres)	110	Balanced plan with widespread amenities, good ventilation and long views	4	2 BHK: 685–781 sq.ft 3 BHK: 977–987 sq.ft
Anika Piccadilly Phase 3 (7 Acres)	143	Angular interconnected layout of multiple residential blocks	2	2 BHK: 757–867 sq.ft 3 BHK: 894–901 sq.ft
41 Zillenia Phase 2 (7 Acres)	120	U-shaped layout across two structural wings	3	2 BHK: 708–753 sq.ft 3 BHK: 904–930 sq.ft
Gaikwad Florio (2.25 Acres)	86	L-shaped plot built around a central residential core, with vehicular movement separated from recreation zones	3	2 BHK: 800–804 sq.ft 3 BHK: 1,058–1,064 sq.ft
Namrata Manifesta (2.5 Acres)	110	[To be confirmed]	3	2 BHK: 776–835 sq.ft 3 BHK: 1,108 sq.ft
Millennium Samriddhi (3 Acres)	350	Three buildings in a row, with recreation set in the open spaces between them	4	2 BHK: 860–865 sq.ft 3 BHK: 1,073–1,200 sq.ft
Que154 (6 Acres)	142	Elongated layout along a narrow, tapered parcel	3	2 BHK: 788–841 sq.ft 3 BHK: 967–1,063 sq.ft
Sentosa Edge (2.5 Acres)	128	Linear master layout framed by buildings on both sides	3	2 BHK: 741–826 sq.ft 3 BHK: 942–1,114 sq.ft
Supreme Rivana (12.6 Acres)	151	Triangular footprint with major lifestyle amenities set into the centre	4	2 BHK: 746–786 sq.ft 3 BHK: 1,050–1,167 sq.ft
f.Premium (10 Acres)	99	Balanced layout with proper sunlight, ventilation and evenly spaced amenities	5	2 BHK: 798 sq.ft 3 BHK: 1,009–1,066 sq.ft
f.Signature (14 Acres)	114	Multiple towers in parallel alignment across a large parcel	3	2 BHK: 737 sq.ft 3 BHK: 940–1,050 sq.ft
108 Astera (4.5 Acres)	128	Buildings ringed around the plot edge, leaving a large central open space for amenities	5	2 BHK: 760–849 sq.ft 3 BHK: 980–1,109 sq.ft
Eevva (3.5 Acres)	143	Linear layout with towers arranged in a staggered line	4	2 BHK: 801–806 sq.ft 3 BHK: 965–1,102 sq.ft
RGS Forte (3.5 Acres)	153	Staggered, non-linear layout that prioritises privacy, natural light and space optimisation	3	2 BHK: [To be confirmed] 3 BHK: 930–1,070 sq.ft
K Shire (11 Acres)	164	Two square clusters facing centralised amenities	2	2 BHK: 808 sq.ft 3 BHK: 922–1,125 sq.ft
PuneVille (28 Acres)	64	Township-scale format across the largest parcel in the market	3	2 BHK: 630–874 sq.ft 3 BHK: 933–1,172 sq.ft
Yashada Evo (14 Acres)	136	Pentagon layout with central amenity space across eight towers	4	2 BHK: 810–874 sq.ft 3 BHK: 1,065–1,223 sq.ft
Codename Pearl of Punawale (2.75 Acres)	104	[To be confirmed]	4	2 BHK: 726–762 sq.ft 3 BHK: 974 sq.ft

INSIGHTS:

- f.Premium and 108 Astera carry the highest layout ratings in the market, each scoring 5 on master plan quality.
- Akshara Grandeur, 4th Axis, Millennium Samriddhi, Supreme Rivana, Eevva and Yashada Evo follow at 4, with Akshara Grandeur rated for four amenity levels, good ventilation and sightlines that stay open.
- PuneVille, Anika Piccadilly and 41 Zillenia return the lowest densities on the table, each built on a large parcel.
- Akshara Grandeur builds 350 homes in total, one of the smaller resident counts among the twenty.

Lifestyle Quotient & Accessibility

How livable is the project?

Lifestyle comes down to how often you use what you have paid for. Daily convenience comes down to how the roads treat you.



Project	No. of Amenities	Lifestyle Rating (/5)	Access Quality	Time to NH-48	Access Rating (/5)
Akshara Grandeur	40+	5.0	Next to the biodiversity reserve via DP road. Cambridge International School opposite the project at 1 min. Decathlon 8 min, Xion Mall 15 min, Phoenix Mall 15 min	4 min	3.5
West World	50+	5.0	Three-side access to the highway via DP roads on main Punawale DP Road. Upcoming metro 5 min, WTC 10 min, Hinjewadi Phase 1 10 min	1 min	5.0
4th Axis	30+	3.5	Next to the biodiversity reserve via DP road. Poddar International School 2 min, Phoenix Mall 15 min, Hinjewadi IT Park 15 min	5 min	3.5
Anika Piccadilly Phase 3	50+	5.0	Mumbai-Bangalore Highway 4 min, Zudio - 5 min, D-Mart - 7 min	1 min	5.0
41 Zillenia Phase 2	40+	5.0	[To be confirmed]	7 min	5.0
Gaikwad Florio	50+	3.5	18 Latitude Mall 4 min, MediLife Clinic 4 min, Lotus Business School 7 min, Hinjewadi IT Park 7 min	6 min	4.0
Namrata Manifesta	40+	5.0	One Mall 9 min, Vision One Mall 10 min, D-Mart 11 min, Phoenix Marketcity Wakad 12 min	5 min	5.0
Millennium Samriddhi	18+	3.5	Two-side internal road. Adhira International School 3 min, Lotus Business School 3 min, Sayaji Hotel 10 min	4 min	4.5
Que154	50+	4.5	Hinjewadi IT Park 15 min, Wakad 10 min	10 min	4.0
Sentosa Edge	50+	4.0	On Punawale main road parallel. 18 Longitude Mall 4 min, Zudio 4 min, White Square Mall Hinjewadi 20 min	4 min	4.0
Supreme Rivana	50+	5.0	Indira National School 5 min, Orchids International 6 min, Phoenix Mall 10 min	8 min	4.5
f.Premium	50+	5.0	Mumbai-Pune Expressway 3 min, Ojas Multispecialty Hospital 4 min, Reliance Superstore Ravet 5 min	1 min	5.0
f.Signature	50+	5.0	[To be confirmed]	2 min	5.0
108 Astera	30+	4.0	Near the biodiversity zone via upcoming DP access. Life Care Hospital 8 min, Vision Mall 10 min, Akurdi Station 15 min	5 min	3.5
Eevva	60+	5.0	[To be confirmed]	3 min	5.0
RGS Forte	60+	4.5	Mumbai-Pune Expressway 8 min, Mukai Chowk 9 min, BRTS Road 9 min	3 min	4.0
K Shire	40+	5.0	Near the highway on Punawale main DP road	1 min	5.0
PuneVille	40+	5.0	Sayaji Hotel 15 min, Indira Group of Institutes 15 min, Aditya Birla Hospital 20 min, MCA Stadium 25 min	4 min	5.0
Yashada Evo	70+	5.0	Ranka Hospital 4 min, Indira National School 6 min, D-Mart 7 min, Bhumkar Chowk 10 min, Phoenix Mall 10 min	1 min	5.0
Codename Pearl of Punawale	30+	3.5	Life Care Hospital 1 min, Balaji Temple 4 min, Adhira International School 5 min, JSPM College 10 min	6 min	3.5

INSIGHTS:

- West World, K Shire, f.Premium, Anika Piccadilly and Yashada Evo sit closest to the highway, each within a minute, which serves the daily commuter.

- Yashada Evo, RGS Forte and Eevva carry the deepest amenity counts on the table.

- Akshara Grandeur combines a top lifestyle rating of 5 with a school directly opposite the project and the biodiversity reserve alongside, which is a rare daily-life pairing in this market.

- 108 Astera and Akshara Grandeur are the two projects placed against the biodiversity reserve, so both deliver calm and long green views.

Developer Credibility



A developer is worth what has already been handed over,
and what the land is free of.

Project	Developer Name	Projects	Salient Info
Akshara Grandeur	Garve Developers	5+ Delivered	10 years of experience
West World	Sankla Buildcoon, Sonigara Corp, Parshwa Realty	50+ Delivered	Three brands with a combined legacy of 75 years
4th Axis	LifeCraft Realty	5+ Delivered	10 years of experience
Anika Piccadilly Phase 3	Arun Sheth and Co	41+ Delivered	41 years of experience
41 Zillenia Phase 2	Krisala Developers	16+ Delivered	12 years of experience
Gaikwad Florio	Gaikwad Corp	4+ Delivered	8 years of experience
Namrata Manifesta	Namrata Group	150+ Delivered	37 years of experience
Millennium Samriddhi	Millennium Developers	12+ Delivered	23 years of experience
Que154	Unique Properties	5+ Delivered	14 years of experience, 2,000+ happy families
Sentosa Edge	Sentosa Developers	9+ Delivered	20 years of experience, 1,000+ happy families
Supreme Rivana	Supreme Universal	70+ Delivered	40 years of experience
f.Premium	Aishwaryam Group	50+ Delivered	17 years of experience
f.Signature	Aishwaryam Group	50+ Delivered	17 years of experience
108 Astera	Rohit Group	13+ Delivered	25 years of experience
Eewva	Siddhashila Group	6+ Delivered	5 years of experience
RGS Forte	RGS Realty	1 Delivered	6 years of experience
K Shire	Tayal Developers	10+ Delivered	Established Pune presence
PuneVille	[Pharande Spaces, to be confirmed]	30+ Delivered	Township-scale delivery record
Yashada Evo	Yashada Realty Group	17+ Delivered	12 years of experience
Codename Pearl of Punawale	Gudwill Spaces	5+ Delivered	10 years of experience

INSIGHTS:

- Namrata Group, Supreme Universal and Arun Sheth and Co carry the deepest delivery records in this market.
- West World brings three developer brands together, with a combined legacy of 75 years.
- Emerging brands can offer sharper pricing, and they reward a closer look at the delivery record before you book.

Final Verdict Project Positioning

With twenty projects competing in Pune's most active micro-market, it is easy to get overwhelmed. That is why every offering here has been benchmarked across pricing, layout, lifestyle, brand strength and possession timelines.

Below are the final takeaways to help you align your needs with the right projects quickly and confidently.

CATEGORY	TOP PROJECTS
Most Well Rounded	Akshara Grandeur, West World
Best Value for Money	Akshara Grandeur, 41 Zillenia, 4th Axis
Lightest Ownership Cost	41 Zillenia, 4th Axis, Akshara Grandeur
Best Entry Rate	Gaikwad Florio, Millennium Samriddhi, Akshara Grandeur
Best Layout Efficiency	f.Premium, 108 Astera, Akshara Grandeur
Best for End-Use Families	Akshara Grandeur, West World, PuneVille
Best for Investors	4th Axis, 41 Zillenia
Best Developer Legacy	Namrata Group, Supreme Universal, Arun Sheth and Co
Best Accessibility	West World, K Shire, f.Premium, Anika Piccadilly
Best for Nature & Green Views	Akshara Grandeur, 108 Astera, 4th Axis,
Best Amenity Depth	Yashada Evo, RGS Forte, Eevva
Best Low-Density Living	PuneVille, Anika Piccadilly, f.Signature
Best Highway-Side Convenience	Sentosa Edge, Millennium Samriddhi
Best Township Scale	PuneVille, Supreme Rivana

SUGGESTED PROJECTS	BUYER PERSONA
First-time Buyers	Akshara Grandeur, 41 Zillenia, West World
Budget-conscious Buyers	Akshara Grandeur, Gaikwad Florio, Millennium Samriddhi
Families with School-going Children	Akshara Grandeur, Supreme Rivana, Millennium Samriddhi
Green-living & Low-Rise Seekers	Akshara Grandeur, 108 Astera, PuneVille
Early-Possession Seekers	4th Axis, 41 Zillenia, Akshara Grandeur
Space-focused End Users	Millennium Samriddhi, PuneVille, Supreme Rivana
Investors Seeking Appreciation	4th Axis, 41 Zillenia, RGS Forte
Commute-driven Professionals	West World, K Shire, f.Premium
Township Lifestyle Seekers	PuneVille, Supreme Rivana, Que154
Brand-conscious Buyers	Supreme Rivana, Namrata Manifesta, f.Signature
Amenity-first Buyers	Yashada Evo, Eevva, Sentosa Edge

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