



RAJTORAN HILLS

THREE VIEWS.
ONE RARE ADDRESS.

FARMHOUSE AGRICULTURE PLOTS
Kondhavale, Rajgad (Velhe), Pune

SITE PHOTOGRAPH · RAJTORAN, KONDHAVALA

PRE-LAUNCH

₹23.51 LAKHS ONWARDS*

*Terms & conditions apply. Project details subject to applicable approvals and final documentation.

THE OPENING STATEMENT

WHERE THE SAHYADRIS BECOME YOUR BACKDROP.

Introducing Rajtoran Hills — an exclusive farmhouse agriculture plots project spread across approximately 5 acres in Kondhavale, Rajgad (Velhe), Pune.

A rare opportunity to own a spacious 11,000 Sq. Ft. plot surrounded by the timeless beauty of the Sahyadris.

THREE DEFINING VIEWS

01 — TORNA FORT

02 — RAJGAD FORT

03 — PANORAMIC HILLS & VALLEYS

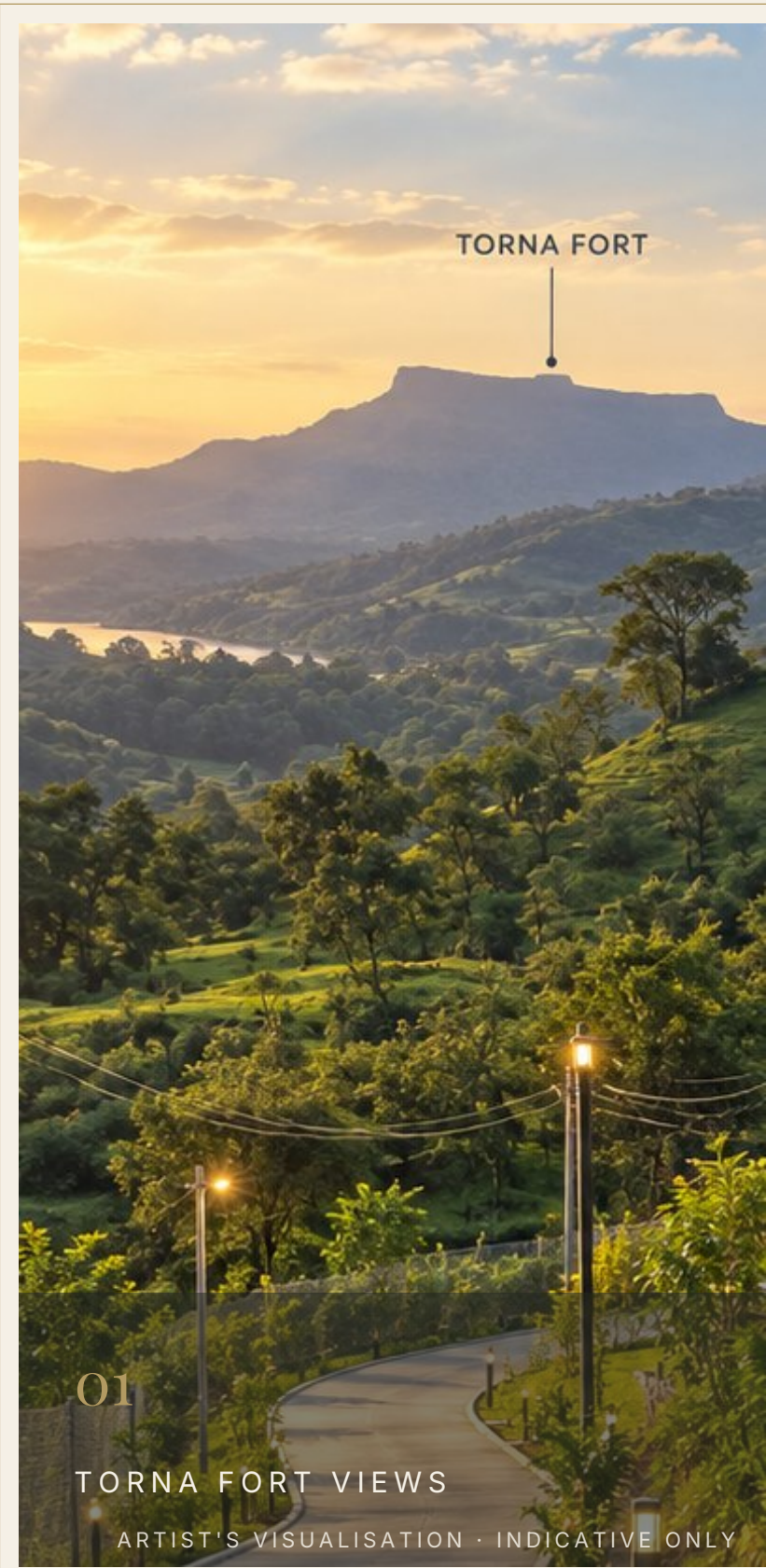


SITE PHOTOGRAPH
02

THREE VIEWS

THREE VIEWS. ONE RARE ADDRESS.

A setting where historic forts, dramatic mountain contours and endless green valleys come together to create an exceptional countryside address.



Fort positions in visualisations are indicative of view direction. Actual view experience varies by plot.



THE RAJTORAN HILLS EXPERIENCE

MORE THAN LAND. A PLACE TO RETURN TO.

01 — FUTURE FARMHOUSE

02 — WEEKEND RETREAT

03 — MORNING WALKS

04 — FAMILY TIME

05 — VALLEY VIEWS

06 — QUIET EVENINGS

07 — PERSONAL GARDEN

08 — OUTDOOR LIVING



Imagine mornings that begin with mist on the hills, and evenings that end with the whole valley at your feet — a future farmhouse, entirely yours to imagine.

ARTIST'S VISUALISATION · INDICATIVE ONLY · FUTURE LIFESTYLE VISION, NOT AN EXISTING STRUCTURE

SITE PHOTOGRAPH

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PROJECT HIGHLIGHTS

DESIGNED AROUND THE WAY
YOU WANT TO LIVE.



PEACEFUL NATURAL SURROUNDINGS



WATER PROVISION



ELECTRICITY PROVISION



INTERNAL ROADS



OUTER BOUNDARY FENCING



GREEN LANDSCAPE



FUTURE FARMHOUSE POTENTIAL



SAHYADRI VIEWS

Provisions and features are as planned by the developer and subject to final development and documentation.

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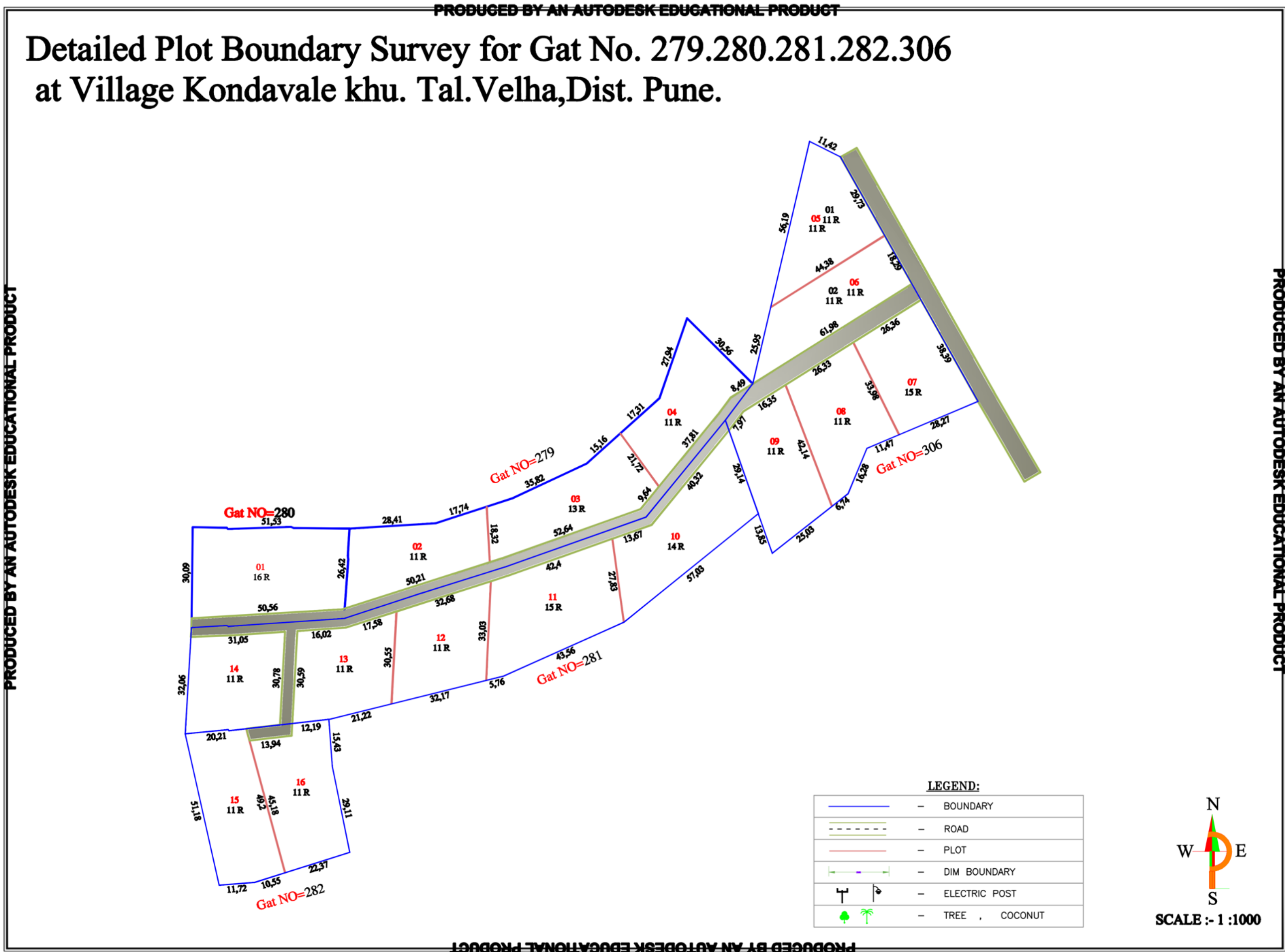
PLOT LAYOUT

YOUR SPACE.
YOUR VIEW.
YOUR POSSIBILITIES.

INDICATIVE PLOT LAYOUT

Layout shown for presentation purposes. Final dimensions, boundaries and development details are subject to applicable approvals and final documentation.

Source: Detailed Plot Boundary Survey, Gat Nos. 279, 280, 281, 282, 306, Village Kondavale khu., Tal. Velha, Dist. Pune. Reproduced unaltered.



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RAJTORAN

KONDHAVALA · RAJGAD (VELHE)

SITE PHOTOGRAPH

LIMITED PRE-LAUNCH INVENTORY

P R E - L A U N C H

RAJTORAN HILLS

11,000 SQ. FT.

₹23.51 LAKHS*

O N W A R D S

Own your piece of the Sahyadris before the pre-launch inventory is sold out.

— Approx. 5-acre boutique project

— 11,000 Sq. Ft. minimum plot size

— Three signature views

— 5 minutes from State Highway 65

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LOCATION & CONNECTIVITY

CONNECTED TO THE CITY.
DISTANCED FROM THE NOISE.

KONDHAVALE, RAJGAD (VELHE), PUNE

5 MINUTES

FROM STATE
HIGHWAY 65

NEARBY

VELHE VILLAGE	~1 km
PUNE RING ROAD	~12 km
PANSHET	~20 km
KHADAKWASLA	~45 mins

TOURIST SPOTS

- Madhe Ghat Waterfall
- Torna Fort
- Rajgad Fort
- Sinhagad Fort

GPS 18°18'26.70"N 73°39'02.30"E



AMENITIES & PROVISIONS

EVERYTHING YOU NEED
TO BEGIN YOUR ESCAPE.

Provisions are as planned by the developer. Visuals marked as visualisation are illustrative and do not represent completed works.

ARTIST'S VISUALISATION · INDICATIVE ONLY



INTERNAL ROADS

ARTIST'S VISUALISATION · INDICATIVE ONLY



WATER PROVISION

ARTIST'S VISUALISATION · INDICATIVE ONLY



ELECTRICITY PROVISION

ARTIST'S VISUALISATION · INDICATIVE ONLY



OUTER BOUNDARY FENCING

SITE PHOTOGRAPH



NATURAL LANDSCAPE

ARTIST'S VISUALISATION · INDICATIVE ONLY



FUTURE FARMHOUSE LIFESTYLE

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ARTIST'S VISUALISATION · A FUTURE POSSIBILITY, NOT AN EXISTING STRUCTURE

FUTURE FARMHOUSE VISION

IMAGINE YOUR OWN
PRIVATE ESCAPE.

*Your land. Your design.
Your way of living.*



RAYNOVAA VENTURES
THE GREEN FUTURE

ABOUT RAYNOVAA VENTURES

CREATING SPACES BEYOND ORDINARY.

RAYNOVAA VENTURES is a real estate development company focused on creating thoughtfully planned land and farmhouse destinations across the scenic landscapes of Maharashtra.

With a focus on land, lifestyle and long-term vision, RayNovaa Ventures develops destinations that bring people closer to nature while maintaining practical connectivity and thoughtful infrastructure.

01

LAND

02

LIFESTYLE

03

LONG-TERM VISION

Driven by experience. Inspired by nature. Built for tomorrow.

SITE PHOTOGRAPH

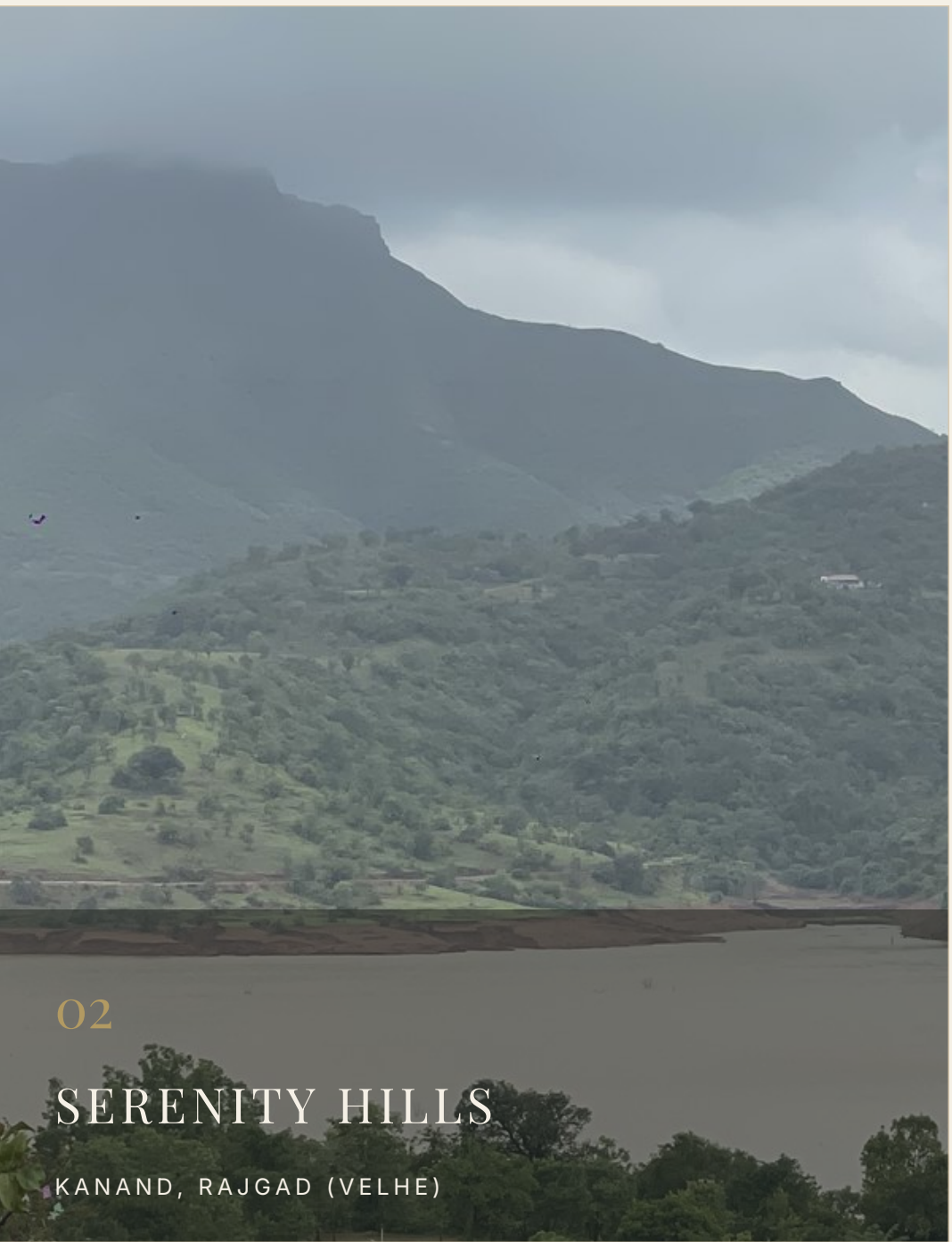
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OUR PROJECT PORTFOLIO

ONE VISION. MULTIPLE DESTINATIONS.



01
RAJTORAN HILLS
KONDHAVALA, RAJGAD (VELHE)



02
SERENITY HILLS
KANAND, RAJGAD (VELHE)



03
HAARVEST HILLS
NIVI, RAJGAD (VELHE)

Site photographs of each project.

*Terms & conditions apply. Project details subject to applicable approvals and final documentation.



SITE PHOTOGRAPH · INTERNAL ROAD

SERENITY HILLS

SITE PHOTOGRAPH

FEATURED PROJECT

WHERE THE HILLS MEET THE BACKWATERS.

LOCATION

Kanand, Rajgad (Velhe), Pune

PROJECT AREA

Approximately 22 Acres

PROJECT TYPE

Proposed NA Farmhouse Plots

PRICE

₹1 Crore / Acre

11,000 SQ. FT.

₹25 Lakhs Onwards

PROPOSED FEATURES

- Dam Backwater Views
- Wide Internal Roads
- Water Connection
- Wire Fencing
- Clubhouse
- Gazebo
- Swimming Pool
- Valley & Hill Views
- Electricity
- Tree Plantation
- Grand Entrance Gate
- Children's Play Area
- Landscaped Garden

Features are proposed / as planned by the developer and not confirmed as completed.



SITE PHOTOGRAPH · ENTRANCE

HAARVEST HILLS

SITE PHOTOGRAPH

FEATURED PROJECT

WHERE NATURE BECOMES A LIFESTYLE.

LOCATION

Nivi, Rajgad (Velhe), Pune

PROJECT AREA

Approximately 25 Acres

PROJECT TYPE

Farmhouse Agriculture Plots

PROPOSED FEATURES

- Gunjawane Dam Backwater Views
- Wide Internal Roads
- Electricity & Meter Connection
- Overhead Water Tank
- Tree Plantation
- Outer Wire Fencing
- Gazebo
- Torna Fort Views
- 24×7 Security
- Water Supply
- Designer Streetlights
- Children's Play Zone
- Landscaped Garden
- Viewing Deck

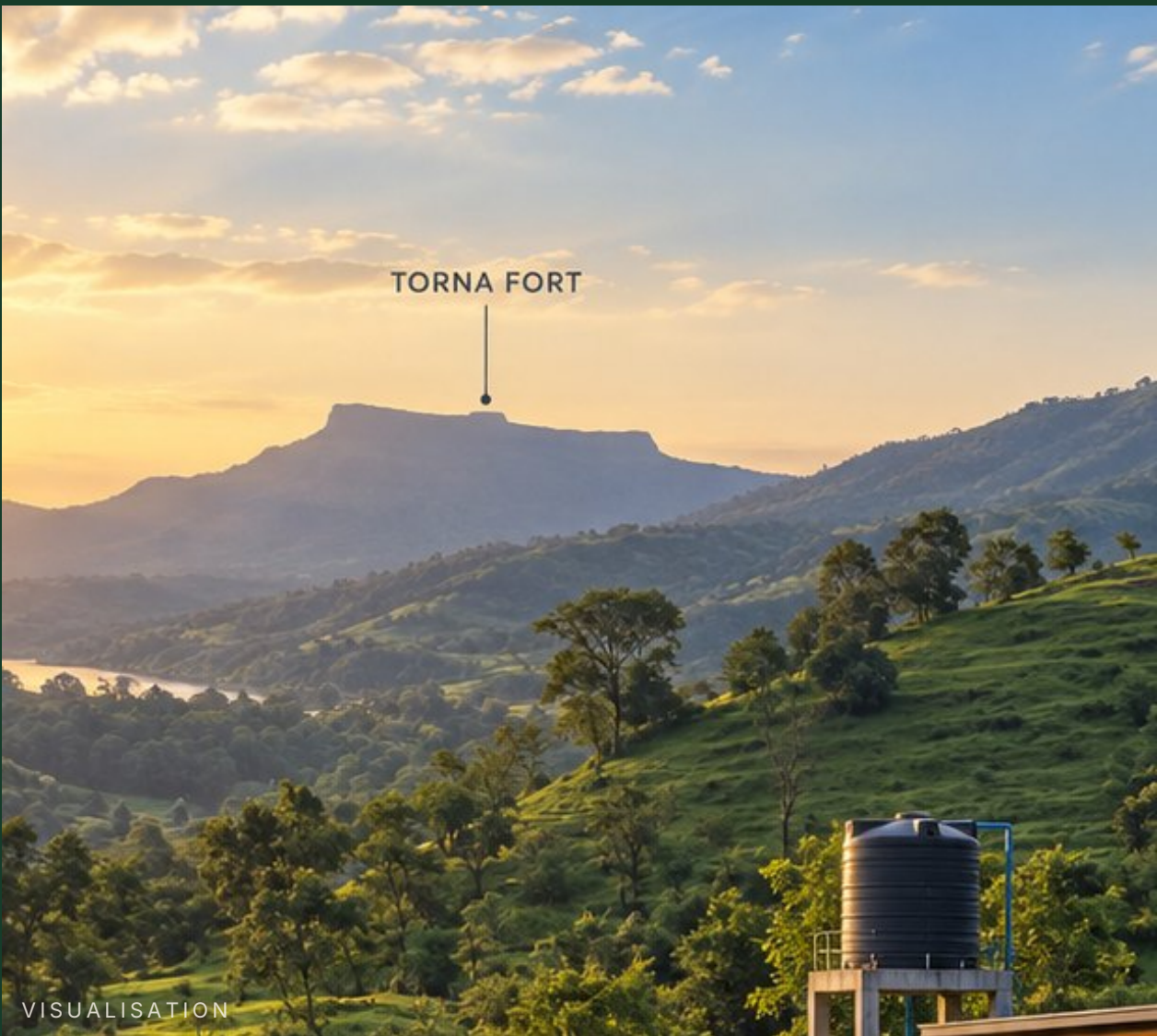
Features as per developer; final development subject to documentation.

WHY RAJGAD / VELHE

THE SAHYADRIS, JUST A DRIVE AWAY.

Rajgad and Velhe bring together history, mountains, forests, water and open landscapes — creating a distinctive countryside environment for weekend living and future farmhouse destinations.

- 01 — FORT LANDSCAPES
- 02 — GREEN VALLEYS
- 03 — MONSOON HILLS
- 04 — VILLAGE ROADS
- 05 — FARM LANDSCAPES
- 06 — GOLDEN-HOUR SKIES



SITE PHOTOGRAPHS & ONE ARTIST'S VISUALISATION

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AN INVITATION

YOUR RARE ADDRESS AWAITS.

RAJTORAN HILLS
THREE VIEWS. ONE RARE ADDRESS.

PRE-LAUNCH · 11,000 SQ. FT. · ₹23.51 LAKHS ONWARDS*

BOOK YOUR SITE VISIT

ARTIST'S VISUALISATION · INDICATIVE ONLY · SUNSET SCENE

RAYNOVAA VENTURES

Creating spaces beyond ordinary.

CONTACT RAYNOVAA VENTURES

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www.raynovaaventures.com

SCAN TO
BOOK A SITE VISIT



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