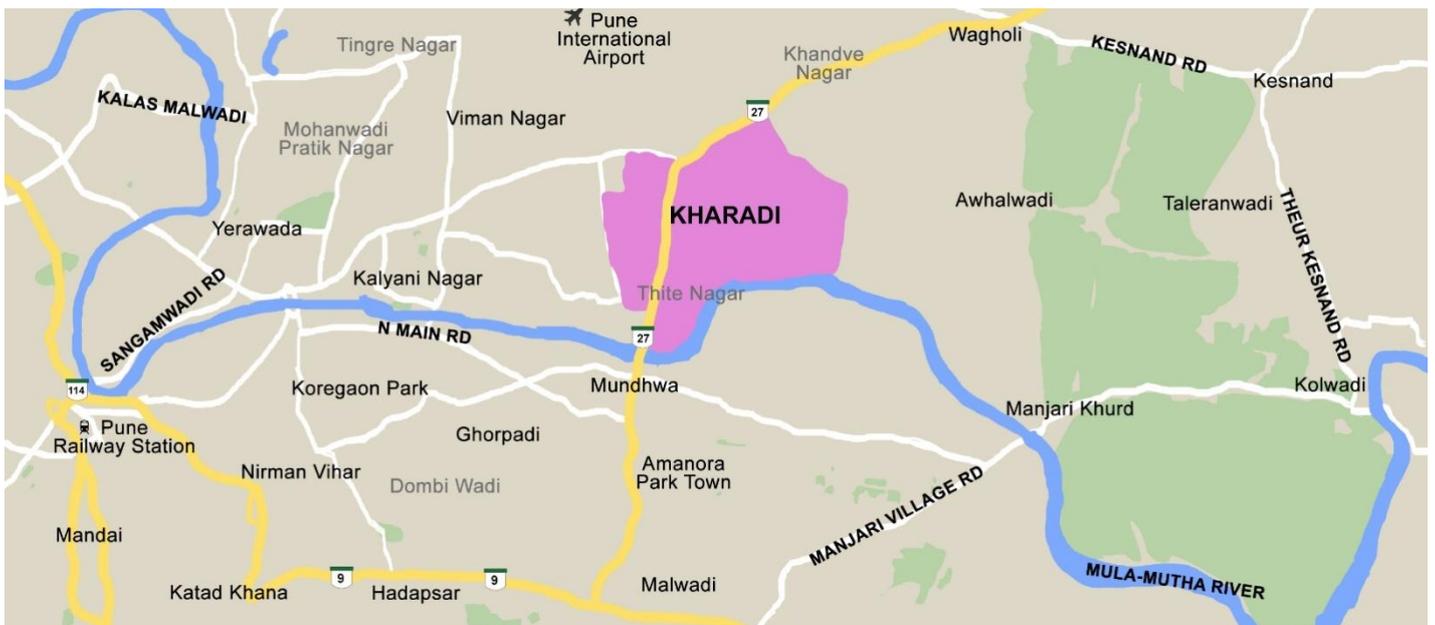
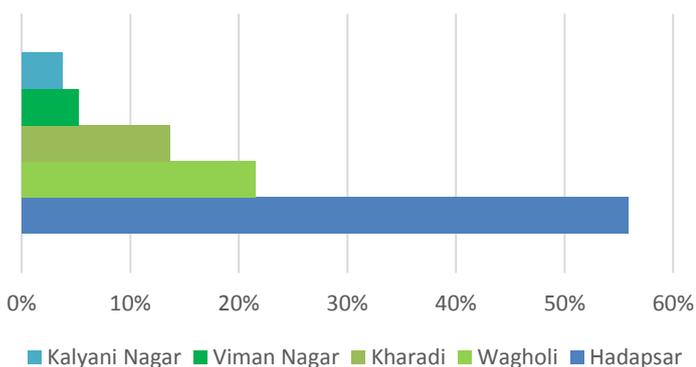


Kharadi

Kharadi is a suburb which is located in the north eastern part of Pune. The area is surrounded by Viman Nagar in the north, Wadgaon Sheri in the west, Mundhwa in the south and ChokhiDhani in the east. River MulaMutha passes through this locality. Kharadi which was once a village is today one of the most modern localities in Pune. It is home to the EON Free Zone which is a Special Economic Zone where companies such as Wipro, Honeywell, Mphasis, Polaris, Reliance, and Tata Communications are present. Some of the important sub localities here are the EON Free Zone (SEZ), Ashoka Nagar, Rakshak Nagar, Thite Nagar, and TulajaBhawani Nagar.



Locality Ranking: Kharadi



Connectivity

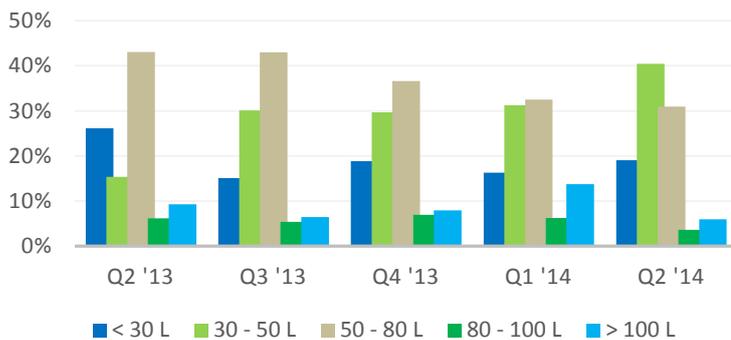
- The major roads which pass through Kharadi are State Highway 2, Pune Nagar Road, SamratAshoka Road, MundhwaKharadi Road, Fountain Road and Old Mundhwa Road
- Apart from these major roads there are many more small roads and lanes that provide easy intra connectivity in Kharadi
- Buses which are operated by the Pune MahanagarParivahanMahamandal Ltd connect this micro market to the rest of Pune
- Auto rickshaws and share autos are also available here

- The Hadapsar railway station which is at a distance of 4.5 km is the closest railway station to Kharadi. The Pune railway station is located at a distance of 12 km
- The Pune International Airport is located 7 km from Kharadi. It can be easily accessed through the Viman Nagar Road from Kharadi
- The proposed BRTS and metro lines will further enhance the locality's connectivity

Infrastructure

- Kharadi is set to get a metro station through an extension of Line 2 between Vanaz and Ramwadi in the proposed Phase 1 of the Pune metro
- Kharadi will also have BRTS connectivity under the Warje - Kharadi corridor. This corridor is almost complete but the project is currently on hold
- The proposed 23 km 6 lane riverside road along the MulaMutha River is set to connect Kharadi and Shivane
- The EON Free Zone SEZ which employs about 55000 people has been a positive influence here. The SEZ also houses some residential blocks
- The recently constructed World Trade Centre located within the EON Free Zone will provide more employment opportunities

Budget Preference of Buyers



- Rental for flats here stands at INR 14 psft
- Flats for sale in Kharadi are priced between INR 5100 and 9000 psft. The prices have appreciated by 12% over the past year
- Plots in this micro market cost anywhere between INR 2500- 3000 psft. Prices for plots has appreciated by 5% over the past year
- The price for villas here falls between INR 8000 to 18000 psft
- 2 BHK apartments are most popular among home buyers at 55% while 1 BHKs come in second at 33%
- 90% of the projects present here are flats, 5% are individual houses, 3% are plots and villas come in last at 1.5%

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Some Facts

Road Connectivity	State Highway 2, Pune Nagar Road, SamratAshoka Road, MundhwaKharadi Road
Public Transport	PMPML buses, metro connectivity
Distance from Kharadi	Pune International Airport: 7 km Pune Railway Station: 12km

- Educational institutions and healthcare facilities are present in this micro market
- Basic amenities such as roads, water, sewage system and electricity are present in most parts of Kharadi, but few areas here are still lacking these amenities

Real estate

- Kharadi was once a village with huge parcels of barren land. Development began in 2004 with a number of residential, commercial and IT complexes being constructed here
- Because [properties in Kharadi](#) are expensive, rental properties here are in demand

Unit Size Preference of Buyers

