



Pristine<sup>®</sup>

■■■■■■ PROPERTIES

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CRAFTING DELIGHTFUL SPACES

**Trust, Built Over 4 Decades.**





# Rooted in Pune. Built with Purpose.

Founded in 1985, Pristine Properties has grown alongside Pune. For over four decades, we have built homes, workplaces, and infrastructure guided by one simple belief - "Do it Right, and Do it Honestly."

What began as a local commitment has evolved into a brand known for integrity, discipline, and thoughtful development across residential, commercial, warehousing, and mixed-use spaces.



# Over 40 Years Of Crafting Delightful Spaces



**40+**

COMPLETED  
PROJECTS

**22+**

MILLIONS SQ. FT  
DEVELOPED

**10+**

MILLIONS SQ. FT  
UNDER  
DEVELOPMENT

**25+**

LOCATION  
FOOTPRINTS

**10,000+**

SATISFIED  
FAMILIES

**17**

AWARDS

## AWARDS & RECOGNITIONS

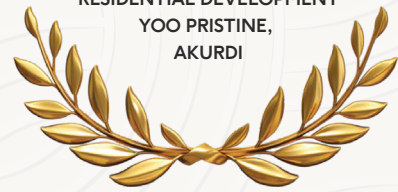
**2025**

LEGACY OF EXCELLENCE-  
40+ YEARS OF REAL ESTATE  
LEADERSHIP PRISTINE  
PROPERTIES



**2025**

PIONEER IN INNOVATIVE  
RESIDENTIAL DEVELOPMENT  
YOO PRISTINE,  
AKURDI



**2025**

EXCELLENCE IN ULTRA  
LUXURY PROJECT (PUNE)  
PRISTINE KYRA,  
VIMAN NAGAR



**2025**

EXCELLENCE IN  
PREMIUM RESIDENTIAL  
DEVELOPMENT (PCMC)  
YOO PRISTINE, AKURDI



**2024**

EXCELLENCE  
IN ULTRA LUXURY  
PROJECT EAST PUNE AT  
TIMES REALTY ICONS  
MAHARASHTRA



**2024**

INDIAN GREEN  
BUILDING  
COUNCIL



**2024**

ET NOW  
BEST REALTY  
BRAND



**2023**

CNBC AWAAZ  
REAL ESTATE  
AWARDS



**2022**

BW BUSINESS  
WORLD & EXCHANGE  
MEDIA GROUP



**2018**

TIMES  
REALTY  
ICONS



**2018**

EXCELLENCE  
IN DELIVERY  
AWARD



**2017**

CRISIL  
SME  
RATING



**2017**

REALTY  
INDIA  
AWARDS



# Built Over Time

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Our journey reflects a steady evolution from early developments to complex, large-format projects that demanded deeper design thinking, stronger engineering, and disciplined execution.

Each phase strengthened our understanding of the city and our responsibility as developers. What we build today is the result of decades of learning, refining, and consistency.





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## MR. ISHWARCHAND GOYAL

FOUNDER & CHAIRMAN

For Mr. Ishwarchand Goyal, real estate has always been guided by values before scale. His leadership is rooted in honesty, transparency, and long-term responsibility - principles that have shaped Pristine's culture for over four decades. Every decision, big or small, reflects a belief that trust is not built through claims, but through consistency and integrity over time.

***"Pristine stands where it does today because we chose principles over compromise - every time."***





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## MR. PRITAM GOYAL

MANAGING DIRECTOR

Mr. Pritam Goyal believes that strong organizations are built by strong relationships. His leadership focuses on people - Consumer, Employees, Channel Partners, stakeholders - ensuring fairness, clarity, and respect at every touchpoint. By fostering trust within teams and with customers alike, he continues to strengthen Pristine as a dependable and people-first organization.

***“We set out to change how people view builders and today, over 10,000 families believe in what we stand for.”***



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## MR. JAIKRIT GOYAL

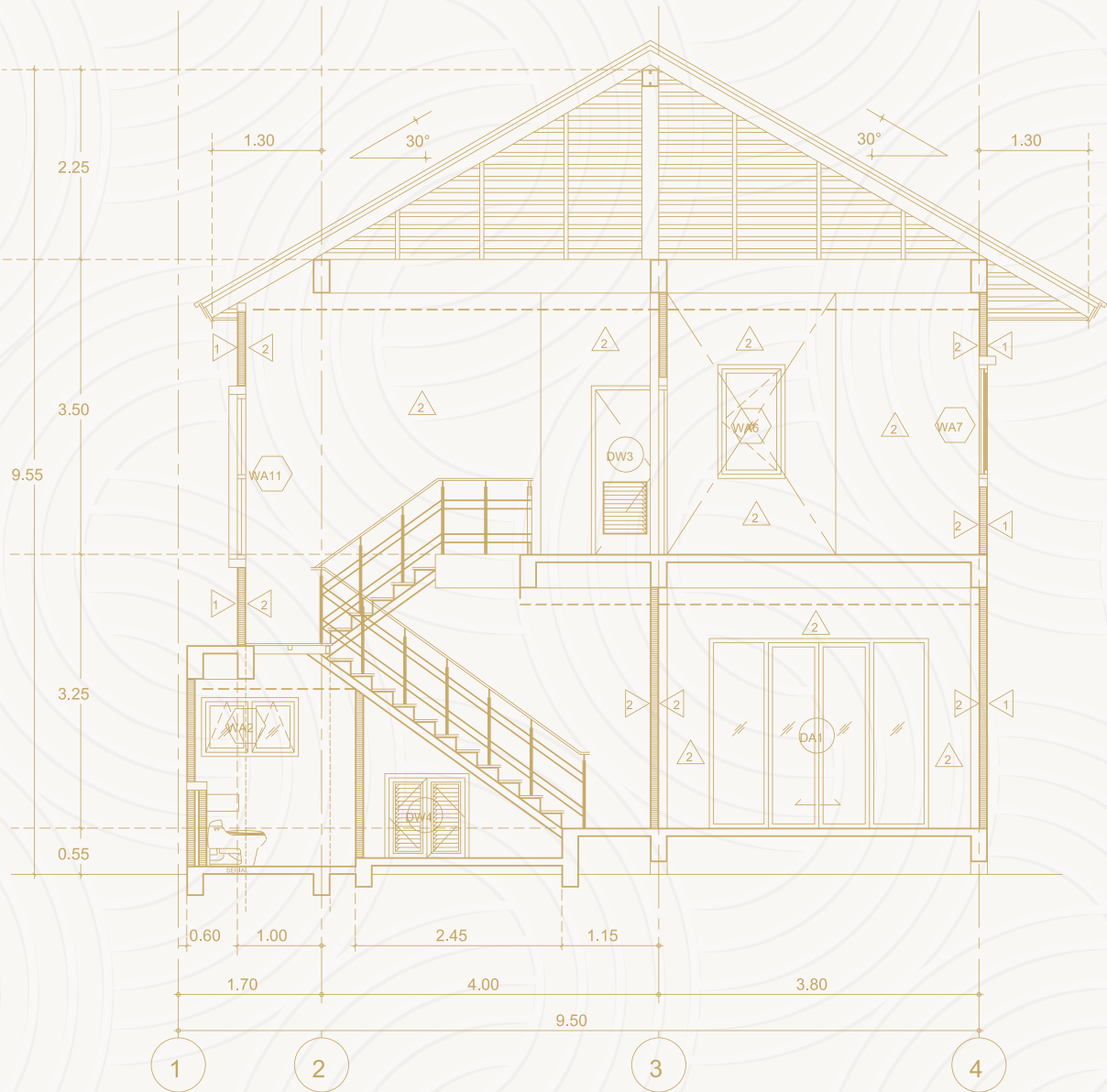
DIRECTOR

Mr. Jaikrit Goyal brings a future-focused perspective, grounded in design intelligence and engineering precision. With a deep interest in planning, sustainability, and construction systems, he is committed to integrating thoughtful design with robust engineering practices. His approach reflects Pristine's evolution where technology, efficiency, and responsible building shapes developments that move the city forward.

***“The future of real estate lies in building responsibly, with quality, clarity, and long-term intent.”***



# PILLARS OF DISTINCTION



- **Timeless Architecture**

Thoughtfully planned spaces that prioritise proportion, light, ventilation, and longevity over trends.



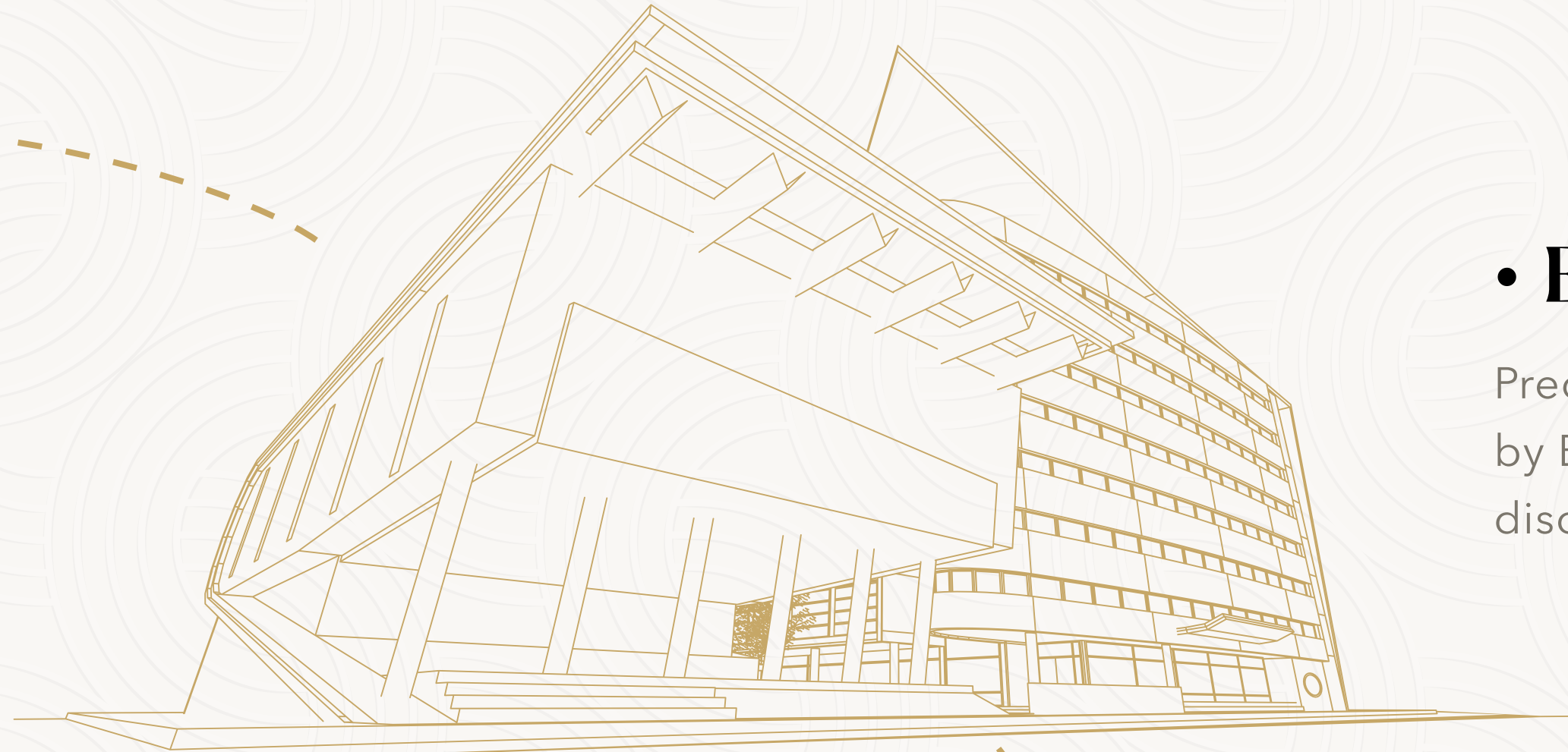
- **Promises Kept**

Four decades of transparent practices, ethical conduct, and timely delivery form the foundation of Pristine.



# PILLARS OF DISTINCTION

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## • **Engineering Excellence**

Precision-led construction supported by BIM, rigorous quality systems, and disciplined execution.



## • **People First**

A culture built on respect, accountability, and long-term relationships with customers, partners, and communities.





Residential

Warehousing

Mixed-Use & Hospitality

# Business Hubs



AP4



Work That Speaks For Itself

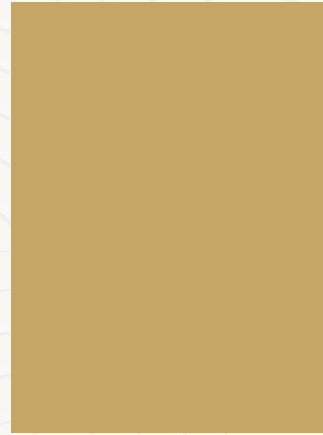
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40+  
Completed  
Projects

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# Building Today

MahaRERA No.:  
**P52100055515**  
<https://maharera.mahaonline.gov.in>



## PRISTINE KYRA VIMAN NAGAR



3 levels of amenities



Biophilic design.



IGBC Platinum certification



Expansive layouts

# yoo PRISTINE AKURDI



4 towers spread across 6 acres



Retail promenade



PCMC's most appreciated project



60+ lifestyle amenities



MahaRERA No.:  
**P52100078555**  
<https://maharera.mahaonline.gov.in>



# AP4

- Pristine's completed developments reflect engineering discipline beyond scale.
- From Pune's largest slab cast at AP4 (2024) to the city's largest commercial transaction (2023), every milestone showcases precision and planning.
- Together, they stand as proven capability built through consistent execution.



# AP81



- Recognised as Pune's largest commercial real estate transaction.
- Fully acquired by Mr. Adar Poonawalla through Serum Institute of India's finance arm and Poonawalla Fincorp.
- AP81, home to Google's first office and headquarters in Pune.
- 1 million sq. ft. landmark commercial development, delivered during the COVID period in an accelerated 26 months.

*Shaping the Pune skyline, since 1985*



# A Belief That Continues...

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**“My perspective on real estate was shaped early where ambition took form, ideas found structure, and spaces were imagined long before they were built.”**

**- Jaikrit Goyal**

Director - Pristine Properties





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